
FACILITIES MANAGEMENT AND ALL IT ENTAILS

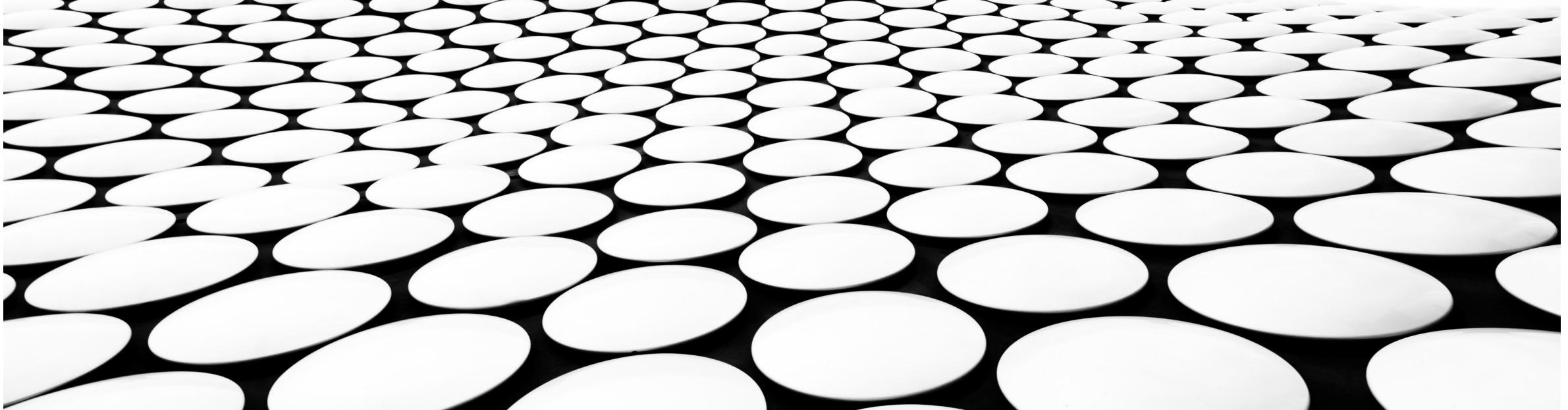
ACBO INSTITUTE I

APRIL 24, 2025

PRESENTED BY:

ANN-MARIE GABEL, VICE CHANCELLOR, BUSINESS SERVICES

SOUTH ORANGE COUNTY CCD

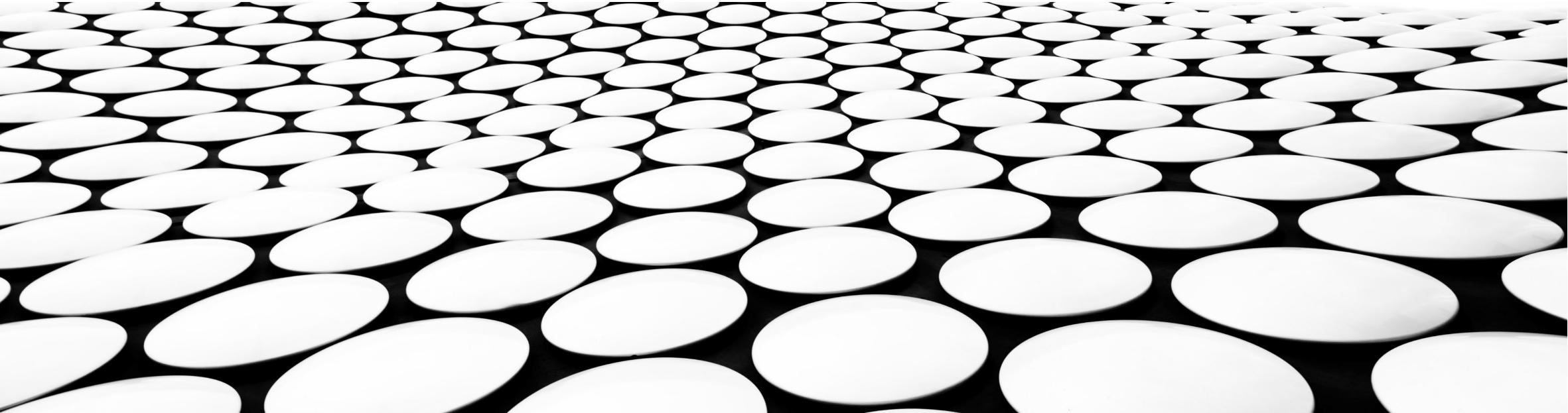


LEARNING OBJECTIVES

- Maintenance and Operations
- Chancellor's Office Reports
 - Capital Outlay
 - Space Inventory
 - Scheduled Maintenance
- Climate Action and Sustainability
- Bond Programs
- Planning Documents and Accreditation Standards



MAINTENANCE AND OPERATIONS



MAINTENANCE AND OPERATIONS

■ Custodial

- Consider porter services throughout the day
- Consider square footage assigned
 - Classrooms different than offices
 - Rule of thumb = 20,000-25,000 sq. ft. per person
 - Teams vs. individual assignments
- Typically get the most complaints from this area
- Graveyard shift difficult to manage
- Supply inventory management is critical



MAINTENANCE AND OPERATIONS

■ Skilled Maintenance

- Trades – Plumber, HVAC, Painter, Electrician, Locksmith, Skilled Maintenance workers
- Preventative Maintenance is key
- Building Management Systems
- Work Order Systems
- Key Control Systems
- Establish District standards
- Expect the unexpected



MAINTENANCE AND OPERATIONS

- Grounds
 - Irrigation Controls
 - Plant pallets
 - Athletic fields
 - Composting



- Transportation
 - Fleet: buy vs. lease
 - Zero emission vehicles
 - Trucks vs. golf carts
 - Driver policy (Driver license pull program)



- Emergency Operations
 - Search and rescue
 - Fire alarms
 - Structural checks

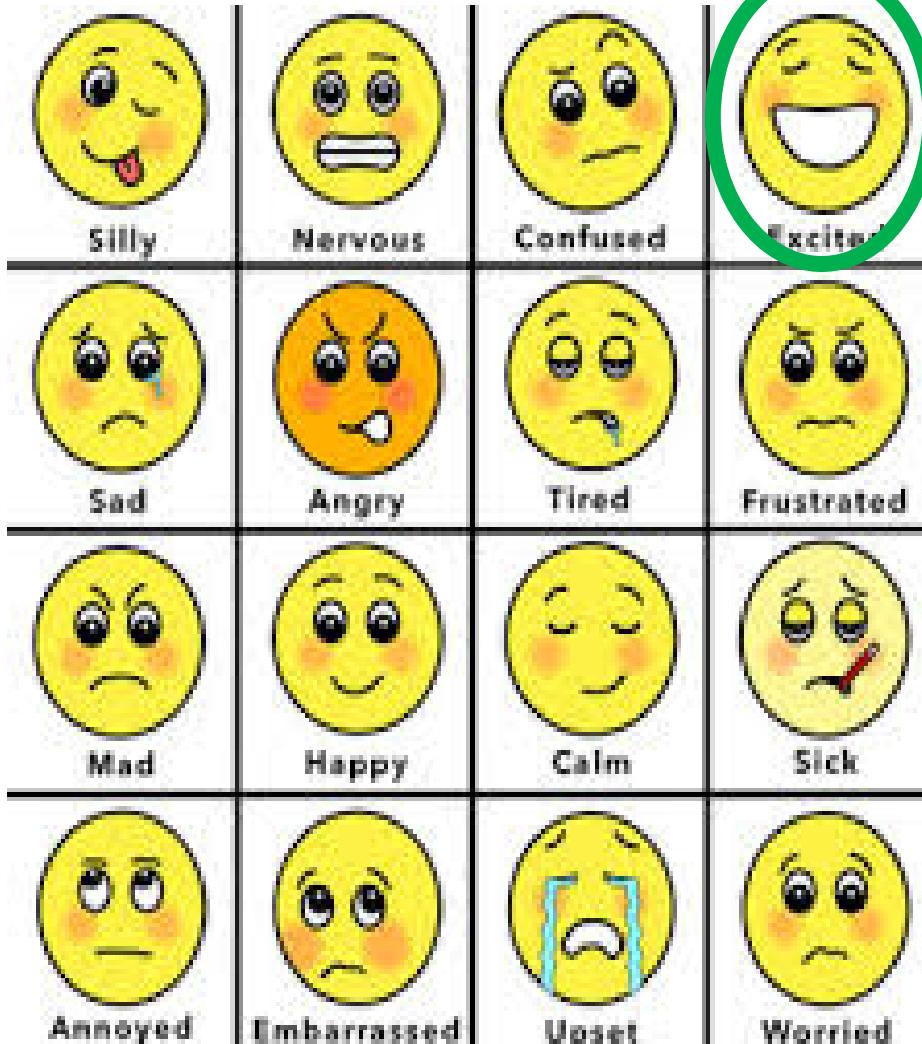
MAINTENANCE AND OPERATIONS



- Student Housing
 - In-house maintenance vs. contracted out
 - 24/7 needs
 - Guidelines

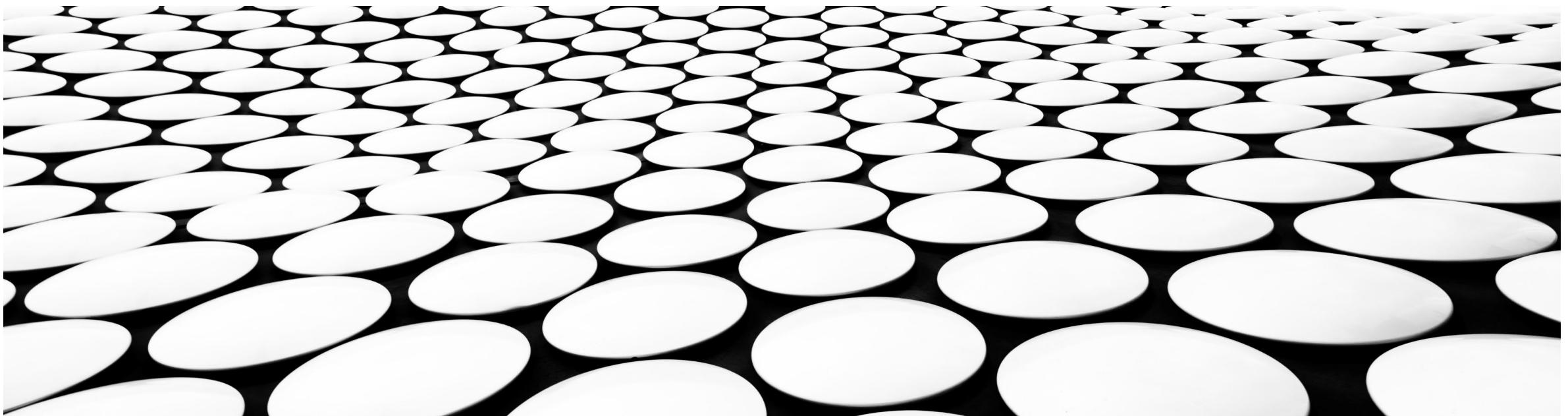


MAINTENANCE AND OPERATIONS



- Communication and Coordination is critical!
 - Responsiveness
 - Provide progress updates
 - Timing

CHANCELLOR'S OFFICE REPORTS



CO REPORTS - CAPITAL OUTLAY PROCESS

Initial Project Proposal (IPP)

Concept paper that includes:

- Type of project (A,M,G)
- District match amount
- Change in Primary and Secondary ASF by category
- Initial and Final Cap/Load by category

July 2025

Final Project Proposal (FPP)

Contractual Grant Application that includes:

- Project Scope
- JCAF 31, 32, and 33
- BOG Energy and Sustainability Policy
- Justification (SAM)
- CEQA
- Analysis of Future Cost
- Pre-schematic Plans
- *Seismic Survey*

July 2026

State Budget Funding (14D)

Must appear in State Budget:

- Typically only funding Preliminary Plans (P) and Working Drawings (W) in first year.
- Construction (C) and Equipment (E) in next year.
- Cannot move forward without Form 14D

July 2028

WHERE ARE WE NOW...

- Overall Guidelines
 - Projects must be capacity load eligible
 - Must be in alignment with AB 19 minimum conditions
 - Partner with LEA to establish early commitment to college
 - Partner with LEA to improve student preparation for college
 - Utilize evidence-based assessment and placement practices, including multiple measures
 - Participate in Guided Pathways program
 - Maximize student access to need-based financial aid (i.e. participate in federal student loan program)
 - Effective for FPPs and IPPs submitted July 1, 2021

WHERE ARE WE NOW...

- All categories require minimum 25% Local contribution and have Hardship Component
- Hardship = 25 points maximum
 - Demonstrate local effort to raise revenues by meeting one of the following:
 - District passed a local GO bond within the past two years but it is not sufficient to fund the project
 - Debt-level of at least 70 percent of bonding capacity (2.5 percent of AV
 - Total District bonding capacity less than \$50 million

CO REPORTS – CAPITAL OUTLAY PROCESS

Category	Description	Funding by Category
Funding for Category A		
A	Fire Life-Safety	50%
Distribution of Remaining Funds		
M	Modernize Instructional and Institutional Support Space	65%
G	Increase Instructional and Institutional Support Space	35%

CO REPORTS – CAPITAL OUTLAY PROCESS

Category M	Description	Proposed Points
Age of Project Building	<p>This factor provides priority to facilities 15 years and older that have a greater need for program space renovations.</p> <p>Scale: One point for every year, starts with 15 years equal to 15 points and so forth to 60 years equal 60 points.</p>	60
Facility Condition Index (FCI)	FCI is from the FUSION assessments (start at 5%=1 point; increase 2% points for each point thereafter; 80% and higher reaches a maximum of 40 points)	40
FTES	FTES Scale (per site): 500-999=6 pts; 1,000-9,999=12 pts; 10,000-19,999=16 pts; 20,000+=20 pts	20
CTE Programs (Vision for Success)	This factor promotes projects that create the needed space type for CTE related TOP codes	25
Regions of High Need (Vision for Success)	Regions of High Need: Central Valley, Sierras, Inland Empire, and Far North	5
Local Contribution	Minimum Local Contribution=25% (25 points) can contribute more for more points up to 50 max OR Hardship = 25 points Maximum	50
	Total	200

CO REPORTS – CAPITAL OUTLAY PROCESS

Category G	Description	Proposed Points
Enrollment Growth	This factor looks at the campus' enrollment (WSCH) change over a 5-year period; the higher the enrollment increase, the more points you get	50
Existing Inventory	This calculation compares the existing space capacity to the enrollment need or load. So, the lower the capacity load ratio, the greater the need for additional space	50
FTES	FTES Scale (per site): 500-999=6 pts; 1,000-9,999=12 pts; 10,000-19,999=16 pts; 20,000+=20 pts	20
CTE Programs (Vision for Success)	This factor promotes projects that create the needed space type for CTE related TOP codes	25
Regions of High Need (Vision for Success)	Regions of High Need: Central Valley, Sierras, Inland Empire, and Far North	5
Local Contribution or Hardship	Minimum Local Contribution=25% (25 points) can contribute more for more points up to 50 max OR Hardship = 25 points Maximum	50
	Total	200

CO REPORTS – FIVE-YEAR CONSTRUCTION PLAN

- Prioritized list – one page summary
- Instructional Delivery Locations
- Timeline and costs by fiscal year
- Capacity/Load Ratio by category
- Load Distribution and Staff Forecast
- Cumulative Sum of Existing & Proposed Space
- Capacity of Net Existing On-Campus
- Project Intent & Scope

Due July 1

EXHIBIT B
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Capital Outlay Plan Page 39 / 108

Project Intent & Scope
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FUSION2
Planning
South Orange County Community College District 890
Saddleback College 891

District Priority & Project: **1 STADIUM AND SITE IMPROVEMENTS**

Project Type:	<input type="checkbox"/> Site Acquisition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Reconstruction
	<input type="checkbox"/> Replacement	<input type="checkbox"/> Infrastructure	<input type="checkbox"/> Equipment

Total Estimated Cost: \$62,230,000

Anticipated Source(s) of Funds: Non-State

Type of Construction
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule

Year	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
2016-2017				2017-2018	2018-2019	2019-2020
Estimated Cost		\$778,000		\$5,134,000		\$56,318,000

Explain why this project is needed:

This project replaces the existing Athletic Stadium. Scope of work will include installation of new 8,000 seat multi-sport stadium with retractable roof, team rooms, concession stand, ticket booth, storage, press box, score board, synthetic turf and nine lane running track, ADA and seismic compliance upgrades. Existing facilities at the football stadium will be demolished as a secondary effect of this project.

FUSION2
Planning
South Orange County Community College District 890
Saddleback College 891

District Priority & Project: **1 STADIUM AND SITE IMPROVEMENTS**

Outline of Project Space - Buildings and Remodelings

Classroom	Laboratory	Office	Library	AV/TV	All Other	Total ASF
100s	210 - 255	300s	400s	530 - 535		
Project Primary				1,478	19,115	20,593
Project Secondary				0	-2,025	-2,025
Project Net ASF				1,478	17,090	18,568

Project Net Capacity

Classrooms, Classroom Service (Room Use Code 100s)

Summary	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0	0

Laboratories & Laboratory Service Areas (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect	Secondary Effect	
	Net ASF	ASF per 100 WSCH	Capacity WSCH
-	0	0	0
Summary	Net ASF	0	0
Lab Space	0	0	0

Office & Office Service Areas (Room Use Code 300s)

Summary	Net ASF	ASF per FTE	Capacity FTE
Office Space	0	0.00	0.00

CO REPORTS – SPACE INVENTORY REPORT

- Purpose:
 - Detail for current and anticipated space
 - Basis for 5-Year Construction Plan
 - Analysis of space utilization
- Classifies space
 - Assignable vs. Non-assignable
 - TOPS Code
 - Room Type: classroom, lab, office, study, special use, general use, support, health care, residential, out of service

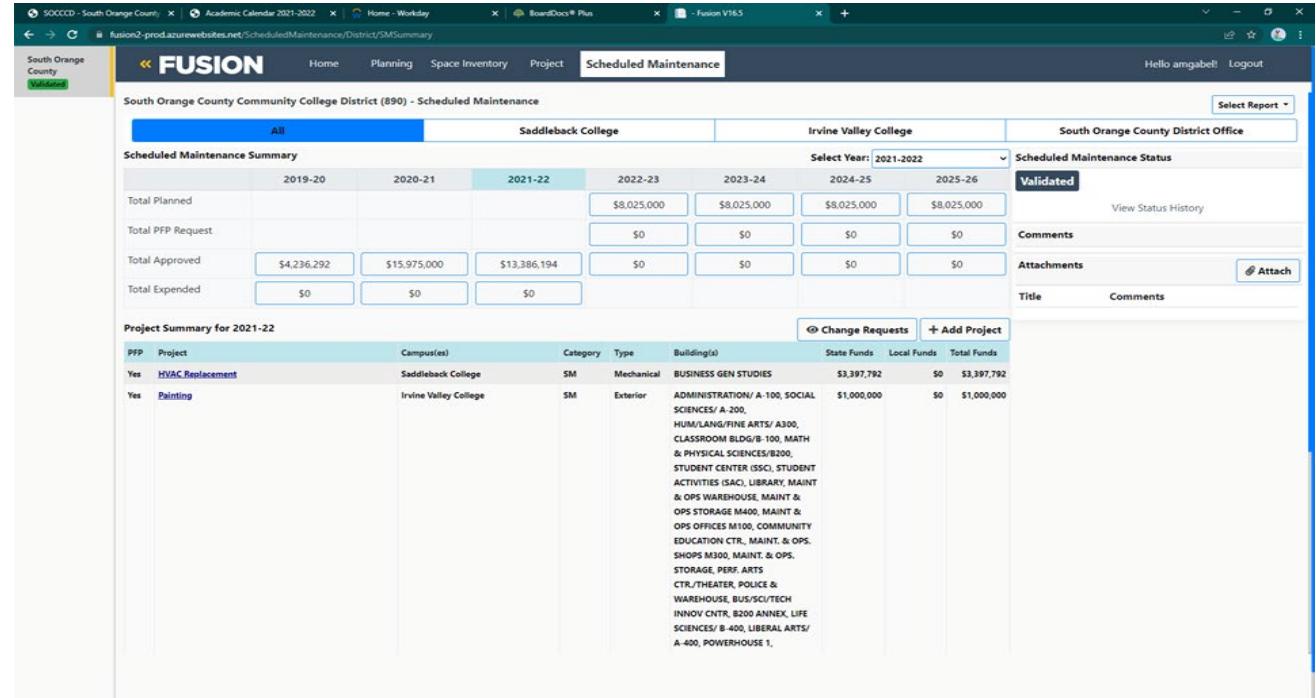
Due November 1

Report 17 - Room Detail Report (2019 - 2020)						
FUSION2 Space Inventory						
890 - South Orange County Community College District						
K-3-A	050 Inactive Area	160	0	45	6500 Maintenance and Operation of Plant	A
Total Rooms: 4		2,997	0			
Building 15 COMMUNITY ED (VIL 9)						
Room #	Room Type	ASF	Stations	Dept	Prog	TOP/Service and Support
903	410 Read/Study Room	1,406	46	53	6320 Placement Services	Saddleback College
904	410 Read/Study Room	1,395	41	53	6320 Placement Services	A
Total Rooms: 2		2,801	87			
Building 19 TRANSPORTATION (T)						
Room #	Room Type	ASF	Stations	Dept	Prog	TOP/Service and Support
T-1	720 Shop	2,118	0	65	6510 Building Maintenance and Operation Support	Saddleback College
T-1-A	310 Office	132	1	65	6510 Building Maintenance and Operation Support	A
T-4	720 Shop	465	0	65	6510 Building Maintenance and Operation Support	A
T-4-A	310 Office	290	1	65	6510 Building Maintenance and Operation Support	A
T-5	650 Lounge	722	10	65	6510 Building Maintenance and Operation Support	A
T-6	730 Storage	927	0	65	6510 Building Maintenance and Operation Support	A
T-7	720 Shop	173	0	65	6510 Building Maintenance and Operation Support	A
T-8	310 Office	133	1	65	6510 Building Maintenance and Operation Support	A
Total Rooms: 8		4,960	13			
Building 25 LIBRARY AND LRC						
Room #	Room Type	ASF	Stations	Dept	Prog	TOP/Service and Support
L-101	210 Class Lab	387	10	11	1506 Speech Communication	Saddleback College
L-102	210 Class Lab	856	25	11	1011 Photography	A
L-103	210 Class Lab	789	26	11	1011 Photography	A
L-104	110 Classroom	1,288	60	11	0099 General Assignment	A
L-105	110 Classroom	809	47	11	0099 General Assignment	A
L-106	410 Read/Study Room	280	6	11	0099 General Assignment	A
L-107	110 Classroom	886	48	11	0099 General Assignment	A
L-108	110 Classroom	818	50	11	0099 General Assignment	A
L-109	310 Office	103	1	11	0099 General Assignment	A
L-110	680 Meeting Room	254	8	11	0099 General Assignment	A
L-111	310 Office	116	2	11	0602 Journalism	A
L-112	310 Office	122	2	11	0602 Journalism	A
L-114	310 Office	388	10	11	0099 General Assignment	A

CO REPORTS – SCHEDULED MAINTENANCE

- Purpose:
 - Tracks expenditures from Physical Plant and Instructional Support Funds
 - Five-year plan in FUSION
 - Must submit Project Funding Proposals (PFPs) for:
 - Exterior
 - Mechanical
 - Other
 - Roof
 - Utility
 - Energy ???

Due October 1

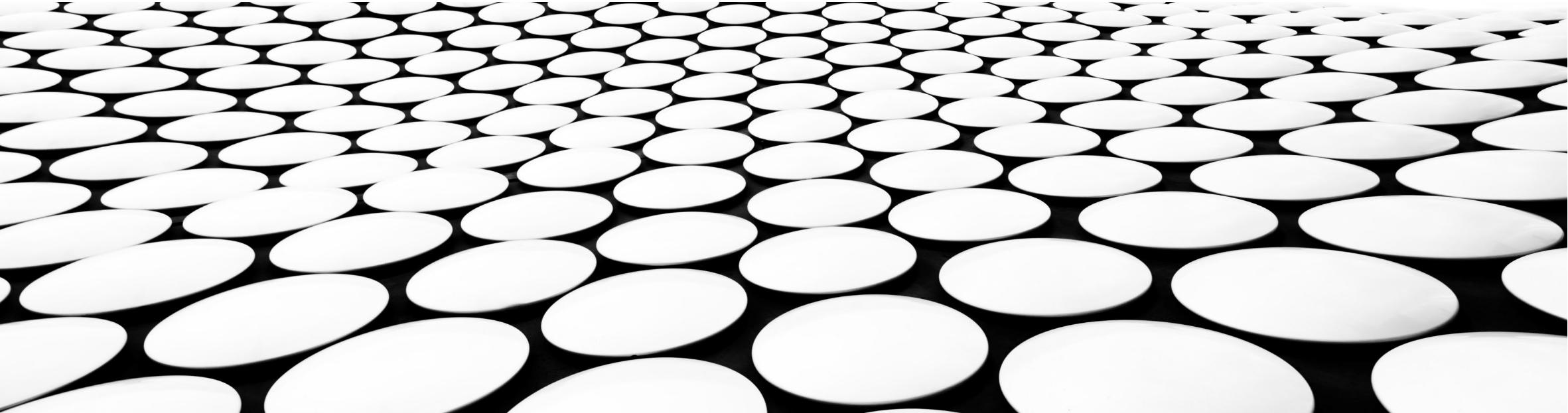


Scheduled Maintenance Summary						
2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Total Planned			\$8,025,000	\$8,025,000	\$8,025,000	\$8,025,000
Total PFP Request			\$0	\$0	\$0	\$0
Total Approved	\$4,236,292	\$15,975,000	\$13,286,194	\$0	\$0	\$0
Total Expended	\$0	\$0	\$0			

Project Summary for 2021-22

PFP	Project	Campus(es)	Category	Type	Building(s)	State Funds	Local Funds	Total Funds
Yes	HVAC Replacement	Saddleback College	SM	Mechanical	BUSINESS GEN STUDIES	\$3,397,792	\$0	\$3,397,792
Yes	Painting	Irvine Valley College	SM	Exterior	ADMINISTRATION/ A-100, SOCIAL SCIENCES/ A-200, HUM/LANG/FINE ARTS/ A300, CLASSROOM BLDG/B-100, MATH & PHYSICAL SCIENCES/B200, STUDENT CENTER (SSC), STUDENT ACTIVITIES (SAC), LIBRARY, MAINT & OPS WAREHOUSE, MAINT & OPS STORAGE M400, MAINT & OPS OFFICES M100, COMMUNITY EDUCATION CTR, MAINT. & OPS. SHOPS M300, MAINT. & OPS. STORAGE PER. ARTS CTR/THEATER, POLICE & WAREHOUSE, BUS/SCU/TECH INNOV CNTR, B200 ANNEX, LIFE SCIENCES/ B-400, LIBERAL ARTS/ A-400, POWERHOUSE 1,	\$1,000,000	\$0	\$1,000,000

CLIMATE ACTION AND SUSTAINABILITY



CLIMATE ACTION AND SUSTAINABILITY

8 GOALS

DSA moving in same direction

Goal	2025 Benchmark	2030 Build and Institutionalize	2035 Improve and Reassess
Greenhouse Gas Emissions Reduction	Conduct emissions inventory	75% below baseline	100% below baseline
Green Buildings and Grounds	Benchmark % of bldgs and landscapes that meet LEED Living Bldg Challenge LBC Cert.	LEED Gold, Living Bldg Challenge LBC Cert. 25% meet LEED O&M Certification	LEED Platinum, Living Bldg Challenge LBC Cert. 50% meet LEED O&M Certification
Energy	Benchmark Energy Usage Intensity (EUI) Benchmark % of energy that is Renewable	Decrease EUI by 25% Natural gas reduced by 30% 50% of energy Renewable	Decrease EUI by 50% Natural gas reduced by 75% 100% of energy Renewable
Water	Benchmark potable use, water use profile (landscape, cooling towers), and stormwater infiltration/ capture on site	Reduce potable use by 25% Increase nonpotable use by 25% Increase stormwater infiltration/capture by 10%	Reduce potable use by 50% Increase nonpotable use by 50% Increase storm-water infiltration/capture by 20%

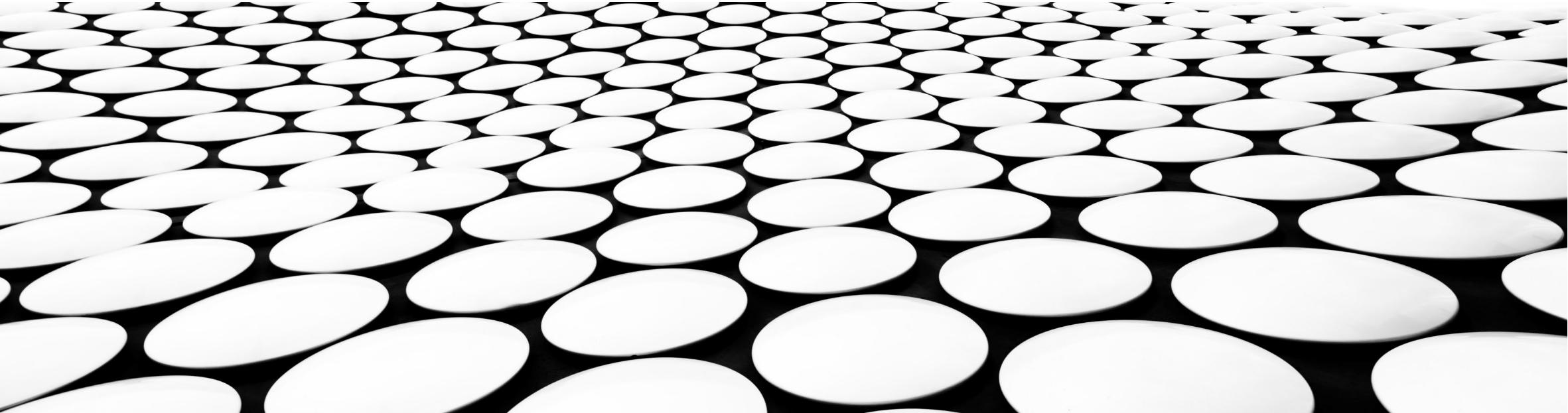
CLIMATE ACTION AND SUSTAINABILITY - 8 GOALS

Goal	2025 Benchmark	2030 Build and Institutionalize	2035 Improve and Reassess
Waste	Benchmark waste profile and % waste diverted from landfill Comply with State regs.	Divert 50% of construction Reduce total waste generated by 20% per FTES and FTE 75% diverted from landfill	Divert 75% of construction Reduce total waste generated by 40% per FTES and FTE 90% diverted from landfill
Purchasing and Procurement and Food Systems	Benchmark % dollars spent on sustainable products, local goods, food purchases, locally sourced ingredients	Increase procurement of sustainable and local products by 25% Increase sustainable food purchases by 20% Increase % of dollars spent on locally sourced ingredients by 25%	Increase procurement of sustainable and local products by 50% Increase sustainable food purchases by 80% Increase % of dollars spent on locally sourced ingredients by 50%
Transportation	Develop EV charging infrastructure, conduct fleet assessment Benchmark Student Staff Faculty commuting mode to and from campus Benchmark District vehicles mile traveled (VMT)	50% of fleet are zero emissions 25% increase of commuters use alternative transport from benchmark 25% reduction in VMT from benchmark	100% of fleet are zero emissions 50% increase of commuters use alternative transport from benchmark 50% reduction in VMT from benchmark

CLIMATE ACTION AND SUSTAINABILITY - 8 GOALS

Goal	2025 Benchmark	2030 Build and Institutionalize	2035 Improve and Reassess
General Sustainability University & College Performance	Campus food service track sustainable food purchases	Each District will submit a STARS report to AASHE and achieve a STARS reporter benchmark	Each District will achieve Gold STARS Certification

GENERAL OBLIGATION BONDS



GENERAL OBLIGATION BONDS

Proposition 39

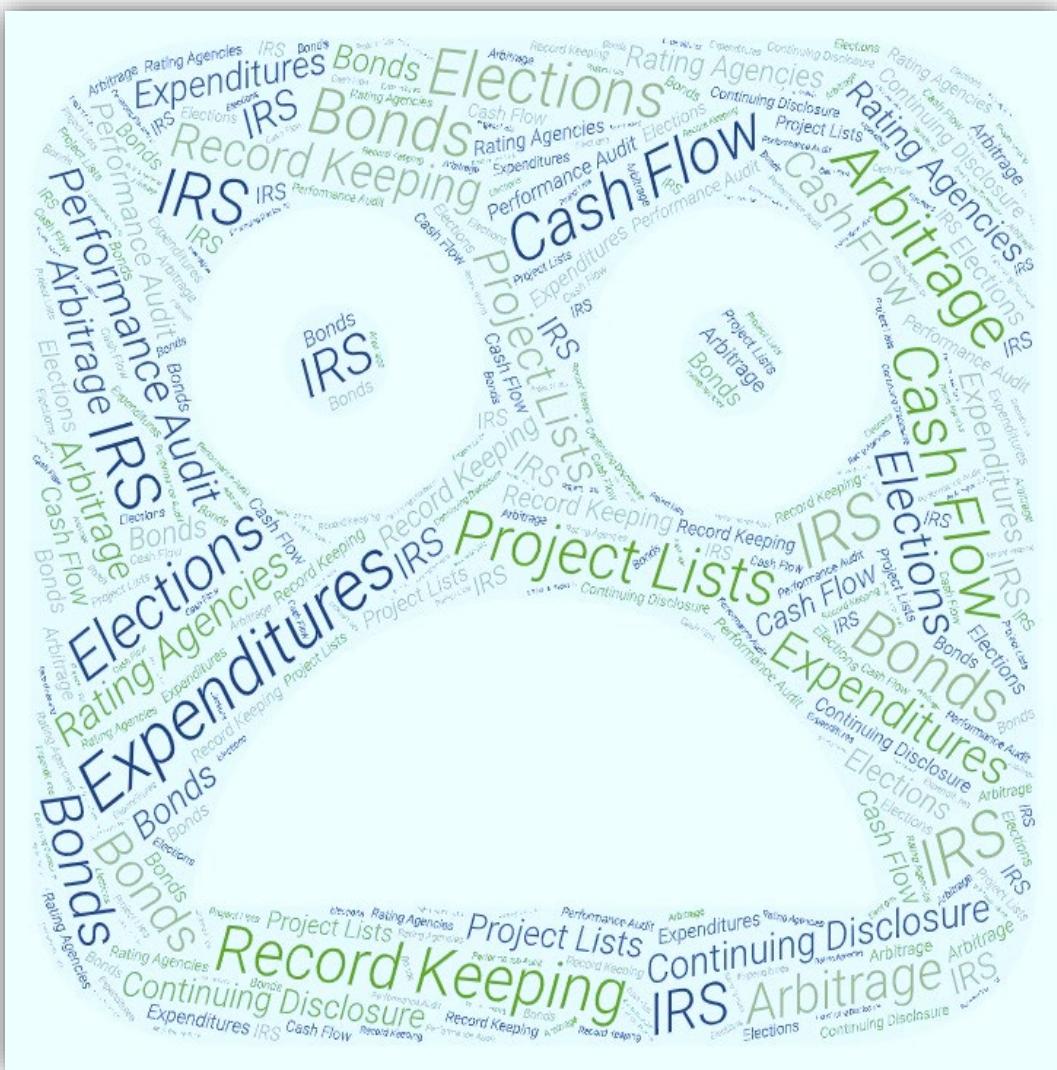
- Passed in 2000
- Requires 55% voter approval
- Allows equipment purchases needed for building
- Requires establishment of Citizens' Oversight Committee
- Requires separate financial and performance audit
- Limited to \$25 per \$100,000 of Assessed Value (AV) within District

Proposition 46

- Passed in 1986
- Requires 2/3 voter approval
- Does not allow equipment purchases
- Rarely done anymore

GENERAL OBLIGATION BONDS

Things to Know



GENERAL OBLIGATION BONDS

SOCCCD IVC & SC COMBINED IMPLEMENTATION PLAN FY 2025-26 thru FY 2039-40

FY 2025-26 CIC Meeting
RECOMMENDATIONS

PROJECTS		Total Project (Incl Escal)	Basic Aid as of 6/30/2025	Projected State/Other Match	Remaining Funds Needed as of 6/30/2025	2025-26 Request	Remaining Funds Needed as of 6/30/2026	2025		2026		2027		2028		2029		2030							
								J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	M	J	
SC	ATEP - Culinary/Auto Tech ATEP - Support Escalation Prior Basic Aid Funding	80,597,426 3,090,542	80,597,426 0	0	0 3,090,542	0 997,088	0 2,093,454			997,088			1,030,091			1,063,363									
SC	MCS Building Reconstruction MCS Building Swing Space Project budget Escalation Prior Basic Aid Funding Projected State Match	78,649,011 1,700,000	55,207,011 1,700,000	21,642,000 0	1,800,000 0	1,800,000 0		0 0		1,800,000															
IVC	Arts Promenade and Coffee Structure Project budget Escalation	14,180,468	10,380,468	3,800,000	0	0	0	0		0	0														
IVC	Baseball Team Room Project budget RDA Funding	850,000	850,000	0	0	0	0	0		0	0														
IVC	Student Services / Student Union(2 bldgs) Escalation Prior Basic Aid Funding	101,741,364	72,164,328	0	29,577,036	21,309,983	8,267,053		31			17,780,645 4,106,168 -576,850	7,773,195 493,858												
SC	SC SM Utility Distribution System (12kv) Project budget Escalation	20,802,984	12,900,000	0	7,902,984	3,902,984	4,000,000		0	0	18		4,000,000												
SC	Baseball Scoreboard Replacement Project budget Escalation	4,385,964	1,808,198	0	2,577,766	2,577,766	0		0	0	4		2,577,766												
SC	Baseball Turf Replacement & Upgrades Project budget Escalation	18,035,072	0	0	18,035,072	0	18,035,072		4		0	4,705,617	13,329,455												
IVC	Parking Lot 7 Temp to Permanent/ Sidewalk to Baseball Project budget Escalation	4,250,000	3,250,000	0	1,000,000	1,000,000	0		0	0	4	6	0	1,000,000											
SC	Solar Canopy Project Phase 2 - Parking Lots 5A2 and 13 + Battery Storage/EV Chargers Project budget Escalation	21,131,719	1,482,884	0	19,648,835	19,648,835	0		4	3	7		19,161,233 467,602												
SC	Central Plant RDA Funding + PPIS	49,687,228	7,925,145	10,266,923	31,495,160	10,393,883	21,101,278		6	3	18		26,234,739 -5,133,462												
SC	Greenhouse Biology/Horticulture Project budget Escalation	3,600,000	600,000	0	3,000,000	0	3,000,000		0	0	4	7		3,000,000											
IVC	Campus Police & IT (Repurpose SAC Bldg) Project budget Escalation	12,702,210	0	0	12,702,210	924,588	11,777,622		58	6	5	4	6	1,914,137 371,443	7,717,899 1,774,143										

GENERAL OBLIGATION BONDS

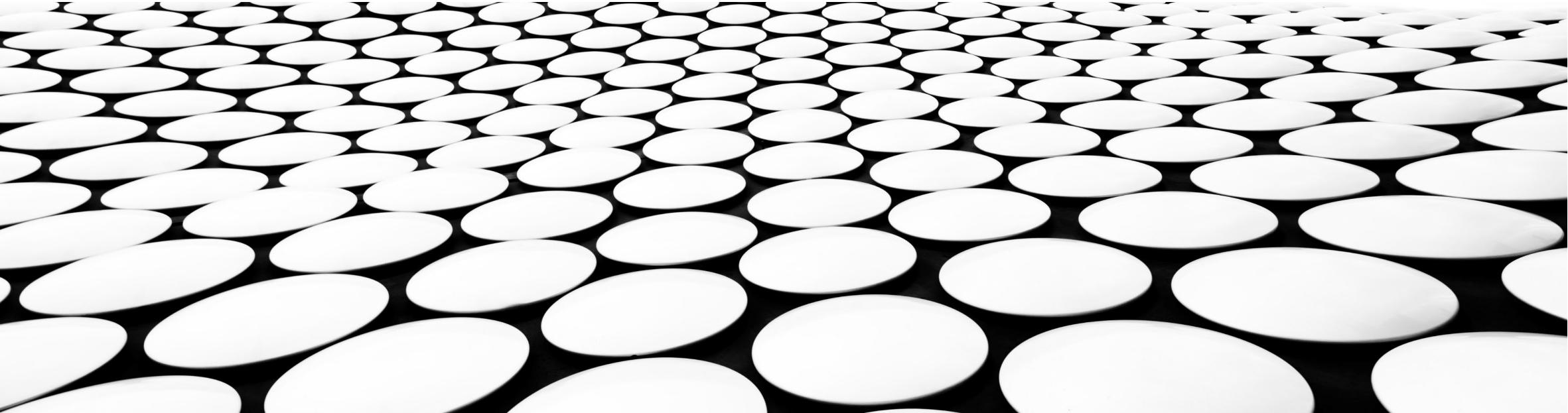
SOCCCD IVC & SC COMBINED IMPLEMENTATION PLAN FY 2025-26 thru FY 2039-40

FY 2025-26 CIC Meeting
RECOMMENDATIONS

Legend:	Planning	Design	DSA	Bid & Award	Construction	Closout
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PROJECTS	Total Project (Incl Escal)	Basic Aid as of 6/30/2025	Projected State/Other Match	Remaining Funds Needed as of 6/30/2025	2025-26 Request	Remaining Funds Needed as of 6/30/2025	2025	2026	2027	2028	2029	2030
							J A S O N D J F M A M J	J A S O N D J F M A M J	J A S O N D J F M A M J	J A S O N D J F M A M J	J A S O N D J F M A M J	J A S O N D J F M A M J
SC Infrastructure	35,274,855	1,674,855		33,600,000	1,000,000	32,600,000		1,000,000	2,100,000	2,600,000	2,100,000	2,100,000
SC Scheduled Maintenance	19,752,016	6,755,000	800,000	12,197,016	1,500,000	10,697,016		1,600,000	1,297,016	800,000	800,000	
DW District-wide ADA Project	36,000,000	21,800,000	0	14,200,000	3,000,000	11,200,000		3,000,000	3,000,000	6,000,000	3,200,000	
DW District-wide ATEP Site Development	26,250,000	5,500,000	0	20,750,000	6,750,000	14,000,000		8,750,000		2,000,000		2,000,000
DW District-wide Planning	14,333,000	1,833,000	0	12,500,000	2,000,000	10,500,000		2,000,000	4,000,000			
Adjusted Totals After Deducts:							2025-26	2026-27	2027-28	2028-29	2029-30	
IVC Requests							81,760,444	98,101,437	109,040,907	69,351,930	101,563,983	
IVC	351,182,452						23,234,571	17,552,633	24,560,766	14,828,925	39,415,339	
SC	756,314,215						46,775,873	73,548,804	77,480,141	51,323,005	60,148,644	
District	47,450,000						11,750,000	7,000,000	7,000,000	3,200,000	2,000,000	

PLANNING AND ACCREDITATION



PLANNING DOCUMENTS AND ACCREDITATION STANDARDS

Planning Documents

- Facilities Master Plan
 - Include a Cash Flow/Implementation Plan
- Sustainability Plan
- Emergency Operations Plan
 - Local Hazard Mitigation Plan
- Design Standards
- Environmental Impact Reports (CEQA)

Standard 3.8

- Constructs and maintains physical resources to:
 - Support and sustain educational services and operational functions
- Safe and effective physical resources at all locations

QUESTIONS?

