



**SANTA ANA COLLEGE  
FACILITIES COMMITTEE MEETING  
APRIL 17, 2018**





## PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17<sup>th</sup> & Bristol Street Parking Lot



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project Summary:

- ▶ Construction of a new 18,000 square foot two-story central plant building, a new electrical building and replacement of all underground utilities (domestic water, sewer, fire water, storm drain, gas, electric and data). The Central Plant includes a new underground chilled water distribution piping system. Provisions and pipe sizing for the underground chilled water system is designed to provide for future expansion to other buildings.
- ▶ Mechanical Upgrades to seven (7) buildings connecting them to the new central plant building. Existing rooftop HVAC equipment in seven existing buildings were replaced with new equipment suitable to connect to the chilled water system.
- ▶ Site Improvements to the aesthetic character of the campus with replacement of existing landscaping with drought tolerant plants, construction of an amphitheater between Dunlap Hall and Library, replacement of concrete paving, seating, and a new fountain along pedestrian walkways with new paths created throughout the main quad of the campus to make accessible compliant.
- ▶ The project is designed to improve HVAC system efficiencies to lower operational and maintenance costs.

## Budget:

- ▶ \$68.17 million



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project Facts:

- ▶ Reduces electrical loads during peak demand periods.
- ▶ Includes a new Energy Management System (EMS) to be able to control building temperatures and monitor system remotely.
- ▶ Building is designed to meet LEED Silver certification.
- ▶ Central Plant has two 600 ton chillers with growth space for an additional chiller.
- ▶ Ice Thermal Storage Yard consists of 60 ice storage tanks with growth space for an additional 24 tanks.
- ▶ Two 1875 GPM Baltimore Cooling Towers with growth space for an additional tower.
- ▶ New Electrical Building is 1,120 sf in a fenced yard totaling 1,255 sf and includes a new transformer room, electrical meter and main switch gear.



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Current Status:

- ▶ Project is 100% Complete
- ▶ Punch Lists / Final Corrections Ongoing
- ▶ Replacement of Island Oak with Holly Oak Tree (Currently Being Rescheduled )
- ▶ Warranty Items
- ▶ Working on Contract Close-Out

## Target Occupancy/Completion

- ▶ January 2018 – Substantial Completion was Issued on January 5, 2018
- ▶ Project Close-Out Ongoing
- ▶ Grand Opening of the Central Mall took place March 23, 2018.







# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

## Project Summary:

- ▶ Demolition of existing building.
- ▶ Construction of a 63,642 square foot new Johnson Student Center.
- ▶ Building Programs Include: Campus Store, Grab-n-Go/Coffee & Juice, DSPS, EOPS/CARE & CalWORKS, Student Financial Services, SSSP/Upward Bound, Warehouse, Reprographics, Conference Center, Financial Aid, Student Placement, Health & Wellness Center, DSPS, Office of Student Life, ASG, The Spot.
- ▶ Site improvements include new hardscape, landscape and shade shelter around the Johnson Center as well as renovations to the “West Plaza” including new landscape, hardscape, a shade structure, and a lunch serving kiosk for Middle College High School (MCHS).



## Current Status:

- ▶ New Final decommissioning activities will be completed summer 2018.
- ▶ New Increment 1 (Demolition) received DSA approval on February 20, 2018.
- ▶ New Increment 2 (Building) was submitted to DSA on February 15, 2018.
- ▶ New Increment 2 (Building) DSA approval anticipated August 2018.
- ▶ New The screening panel has completed the review process and additional general contractors and subcontractors were added to the prequalified lists.
- ▶ New Target construction start Fall 2018 - Spring 2021.
- ▶ Target occupancy late Spring 2021.
- ▶ RFP for lease-leaseback construction delivery is under development.

## Budget:

- ▶ New \$50 million (Note: This budget is deficient by approximately \$6.8 million according to current construction cost estimates.)
- ▶ New \$41.95 million funded by Measure Q
- ▶ New Note: Budget is currently deficient by \$8.05 million and a new budget update is pending upon on reallocated budgets from the Central Plant and 17<sup>th</sup>/Bristol St. Parking Lot projects.





# PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER & BUILDING J DEMOLITION

## Project Summary:

- ▶ Construction of a new three-story, 64,785 square foot science center and 880 square foot greenhouse.
- ▶ Programs Include: Division Office, Faculty Offices, (2) Standard Classrooms, (1) Large Classroom, (1) Large Divisible Classroom, (1) Computer Lab, (1) Engineering Lab & Support Space, (6) Biology Labs & Support Space, (2) Geology Labs & Support Space, (5) Chemistry Labs & Support Space, (1) Physics Lab & Support Space, Student Collaboration Areas.
- ▶ Project includes demolition of (3) J Buildings.

## Current Status:

- ▶ Underground electrical runs
- ▶ Underground plumbing activities
- ▶ Underground site utilities
- ▶ Exporting of excess native soils
- ▶ Anti-graffiti coating on new concrete masonry wall

Target Occupancy/Completion: April 2020 and Close-Out August 2020

Budget: \$73.38 million







# SCHEDULED MAINTENANCE PROJECTS (SMI6) SANTA ANA COLLEGE



PROJECT	STATUS	ESTIMATED BUDGET
Water Conservation	A smaller scope of work has been identified to undertake an Irrigation Phase I project, which the scope of work is to repair and replace some of the existing landscaping and irrigation until the larger project scope of work can be identified. A mandatory job walk was held on March 14, 2018. Bids were due March 27, 2018 and the District received one bid. The award of bid is anticipated for ratification by the Board of Trustees on April 23, 2018. The work is anticipated to start in April 2018 and complete in June 2018.	\$96,915 (under review)
<b>TOTAL ALLOCATION (active projects only)</b>		<b>\$96,915</b>



# 2016-2017 SCHEDULED MAINTENANCE PROJECTS (SM17) SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Window Replacement (H)	A pre-construction meeting was held on March 5, 2018. A DSA project inspector agreement is anticipated for approval by the Board of Trustees on April 23, 2018. The project is anticipated to start construction in June 2018.	\$731,435*  * Budget Breakdown: <ul style="list-style-type: none"><li>• \$440,000 funded by SM17</li><li>• \$260,000 funded by the Campus</li><li>• \$31,435 funded by Capital Facilities Fund</li></ul>
<b>TOTAL BUDGET ALLOCATION</b>		<b>\$731,435</b>





# CURRENT CAPITAL PROJECTS RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Welding Relocation Relocation required due to demolition of (3) J Buildings.	<i>No change in status.</i> The District installed new temporary power to temporarily accommodate the welding stations housed along the J Building. The permanent solution will have power in the new masonry wall west of the Science Center. In addition, new asphalt and three containers were installed for storage of all materials previously stored in the J Building.	\$122,000
Maintenance/Custodial Relocation Relocation required due to demolition of (3) J Buildings.	The relocation of the M&O storage items into the Central Plant was completed. This will be removed from future updates.	\$16,000
Window Replacement (H) Temporary Relocation to Russell Hall R-118B	Temporary swing space/workstations (6) provided for staff during Summer 2018 work and reconfiguration of space.	Included in SM17 Window Replacement (H) Budget



# CURRENT CAPITAL PROJECTS RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

## Project Summary:

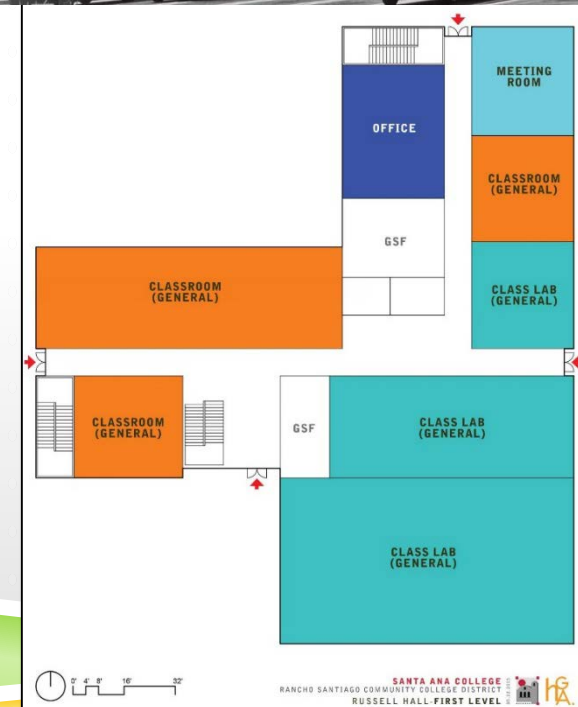
- ▶ Construction of a new 55,138 square foot Health Sciences Building to include Nursing, Occupational Therapy Technology, Emergency Medical Services, Pharmacy Technology, general classrooms and computer labs. The new building will be located south of the existing library and north of the new Science Center.
- ▶ Demolition of existing Russell Hall Building.
- ▶ The District will have to adhere to a strict state process and guidelines.

## Current Status:

- ▶ New The Preliminary Plan was submitted to the State on February 28, 2018 and is under review.
- ▶ New Design development documents scheduled to be submitted to the District late May 2018.
- ▶ User group meetings are in progress.
- ▶ **No changes are allowed to square footage and/or programs.**
- ▶ DSA submittal anticipated February 2019.
- ▶ DSA approval anticipated November 2019.
- ▶ Target construction start June 2020.
- ▶ Target occupancy July 2022.

## Budget:

- ▶ \$40.9 million\* (District to contribute 50% - subject to change based on annual State Budget changes for inflation adjustments)
- ▶ Budget under review.





# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
DMC 2 <sup>nd</sup> Floor Slab Repairs	This project will be put on hold. Several meetings were held with DMC occupants and users. Due to the complexity of requiring the occupants to relocate and given the project scope of work is complicated to execute but not eminent as it is an aesthetic correction. It will be removed from future updates. This was reported at the last SAC Facilities Committee meeting on March 20, 2018.	\$314,500 (to be reallocated)
Barrier Removal Exterior (Parking Lot 9 Stalls)	This is a new project to address the accessible stalls and path of travel repairs needed to restore a portion of parking lot 9 after the McCarthy Construction team vacates the space. The construction fencing will be reconfigured for future construction team trailers for Johnson demolition and Science Center projects. Minor modifications, re-striping and re-surfacing work needs to occur in this lot as there is a transition from one construction project to the next. The architect agreement was approved by the Board of Trustees on February 26, 2018. A DSA over the counter meeting is scheduled for April 19, 2018.	\$275,000 (under review)
Barrier Removal Exterior (Parking Lot 11 Stalls)	This is a new project to add 5 new accessible stalls in parking lot 11 to make a total of 16 ADA stalls. There will be a reduction of 3 regular stalls due to this change. The project is anticipated to start and complete during spring break. This project has been completed and will be removed from future updates.	\$17,000





# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Signage/Wayfinding	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and types of signage and wayfinding monuments in May 2018.	\$115,000
Campus Directory (Electronic)	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and software requirements in May 2018.	\$82,500
Chavez Hall Renovation	The floor replacement work in the reception area and conference room of the Business Development department was completed on April 6, 2018. The next phase of work is anticipated to start in the summer.	\$267,246 (under review)

PROJECT	STATUS	ESTIMATED BUDGET
CEC Mural	This project is on hold per the department and will be removed from future updates until the project is active. A location has yet to be determined. Due to the size of the murals the art department has been exploring locations other than the CEC for display.	\$8,530 (SAC Diversified Trust Fund)
Campus Security Storage	The new Trex fence and gate was installed on February 15, 2018. The Keytrak system demonstration was held on February 22, 2018. The system can be networked but is also fully functional as a stand-alone. The structural engineer visited the site to survey the existing condition and provided the design for the backing support of the Keytrak System on March 29, 2018. An existing storage cabinet will need to be removed to allow for the installation of the Keytrak system and lockers which will likely occur in May/June 2018.	\$75,000
Building K Welding Ventilation	This is a campus requested project to replace the aging ventilation system in Building K (Welding Program). The architect agreement was approved by the Board of Trustees on February 26, 2018. The architect has commenced the investigation to assess the condition of the building to determine what upgrades can be undertaken.	\$242,691 (under review)
Infinite Spirit Sculpture	<i>No change in status.</i> The sculpture was installed on February 9, 2018 and the bronze plaques were attached to the pedestals on March 7, 2018. Mulch was placed around the sculpture on March 19, 2018. This project is in the close-out phase.	\$18,050



SANTA ANA COLLEGE, SANTIAGO CANYON COLLEGE, DIGITAL MEDIA CENTER, ORANGE COUNTY SHERIFF'S REGIONAL TRAINING ACADEMY

## YEAR FIVE PROP 39 PROJECTS

### Project Summary:

- ▶ LED lighting conversion at Santa Ana College, Santiago Canyon College, Digital Media Center and Orange County Sheriff's Regional Training Academy.

### Current Status: *No change in status.*

- ▶ Contract preconstruction has started and coordination with the colleges has begun.
- ▶ Construction is anticipated to start at SCC in June 2018 and at SAC in July 2018.

### Budget:

- ▶ \$993,328



**Santiago  
Canyon  
College**





# CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
Emergency Door Lockdown	The first shipment of devices (door magnet strips) have been received and delivered to the campuses. This is the largest quantity of devices and will provide the greatest coverage. Safety and Security will provide training to staff at each campus; distribute the devices and work with the sites to ensure ongoing transition to new door procedures with these devices. Facilities staff will continue to provide assistance as needed.	\$16,000
Door Access Control & Door Hardware	Based on the responses received for the Door Access Control RFQ/RFP, the District has requested supplemental pricing to add a complete door and door hardware assessment to the scope of work for the RFQ/RFP. The screening panel is currently reviewing the proposals and a recommendation is forthcoming.	TBD



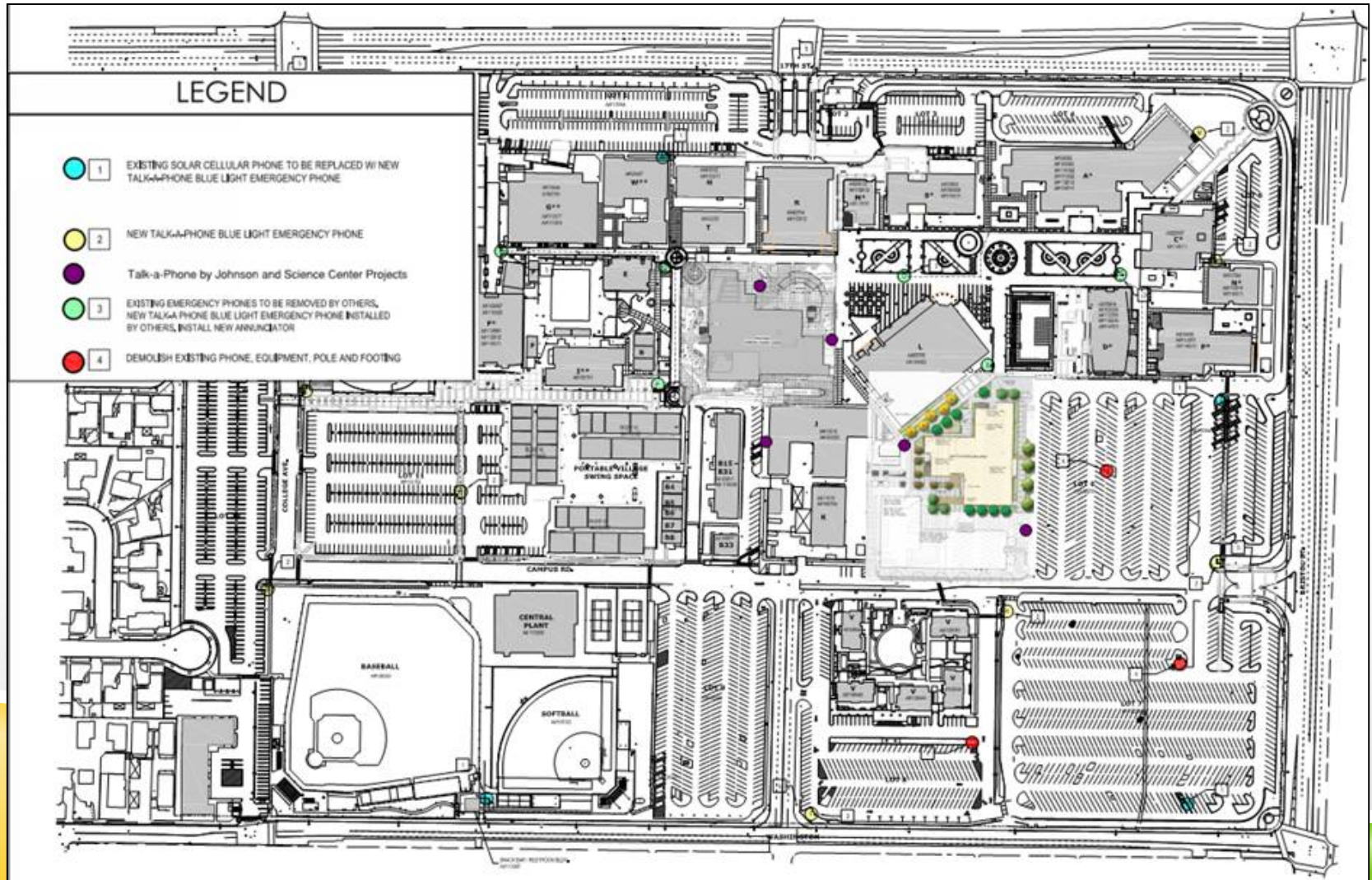
# CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
District-Wide Emergency Blue Phone & ADA Path of Travel (SAC, SCC, CEC, DO, OCSRTA, DMC)	There is ongoing review regarding the 46 blue phones to be installed and therefore the development of contract documents is on-going. Staff continues working with the Purchasing department on the procurement of phones. The architect is working on coordinating drawing and project scope with the concrete/asphalt work throughout the District on different projects to minimize the impact to the campuses. The architect anticipates completing this coordination work in April and then preparing to advertise for bidding of the project thereafter.	\$1.9 Million



**SANTA ANA**  
**COLLEGE**

# SANTA ANA COLLEGE EMERGENCY BLUE PHONE LOCATIONS MAP





## QUESTIONS