



Santa Ana College

Facilities Update

November 2010

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Work to Start in November and December:

SANTA ANA COLLEGE:

Power Outage:

The switchgear on the main electrical panel at Santa Ana College will be replaced on Monday December 20th. All power to the main campus will be completely off from 7 am to noon.

Chavez Carpet:

The carpet in the Chavez building will be replaced from December 20th 2010 through January 23, 2011. Chavez occupants will receive more information in the very near future.

Sewer Line Replacement:

A large portion of our deteriorating sewer system on the west end of campus will be replaced from December 10 to February 10, 2011.

CENTENNIAL EDUCATION CENTER

Roofing Project:

The roofing improvement project at CEC will extend the useful life of the roofs and gutters by five years. This is a 60-day project scheduled for November 15 through January 15th.

Exterior Siding and Painting Project

The CEC remodeling project to replace selected siding, trim, down spouts, window sills, fencing, and painting is scheduled to start in December and be completed in February.

Current Work in Progress to be Completed in December:

Santa Ana College

Baseball Complex

The upgrade to the baseball complex to meet current Americans with Disabilities Act (ADA) started on September 7th. The scope of the project includes pouring concrete under the bleachers, creating a pathway to the restrooms/concession stand, and creating a ramp for access to the scoring area. The project is slightly behind schedule due to recent rains but is scheduled to be completed in December.

FROM THE ENVIRONMENTAL SUBCOMMITTEE MEETING (Nov 8th):

Drinking Fountain Cooling:

Teresa Simbro researched drinking fountain cooling and submitted her findings. The question came up during an early meeting when the subcommittee asked whether or not cooled water was required for drinking fountains. Here is the short answer:

There is no danger in non-chilled water in water fountains in the U.S. The reason why fountains are chilled is simply for taste. When water is cold, that is first sensation a

person experiences so it disguises any bad flavor the water might have (most often this “bad taste” is related to chlorine).

The entire document is posted on the Inside SAC Environment Sub Committee page at http://www.insidesac.net/support_services/adm_svr/docs/Chilled%20Drinking%20Fountains.pdf

Master Plan Review:

The Environmental Subcommittee recommends that the portion of the HMC Master Plan that deals with Sustainability be posted on InsideSAC. Proposed projects should be evaluated for how they will affect the campus carbon footprint, how durable the project materials/components are, and how campus the population might affect such things as the location of bike racks. The Environmental Subcommittee would like to be part of future discussions with the architects regarding building locations.

Central Plant Critique:

Members reviewed the plans for the Central Cooling Plant that is being prepared by P2S Engineering, Inc. (To view the report - [click here.](#)) The central plant cooling system was compared to night sky cooling systems. Here are the potential advantages of using night sky cooling:

Construction cost savings could be in the millions of dollars, as night sky cooling is estimated to be about 1/8th the cost of a central cooling plant.

Reduced heat loads with night sky cooling will leave a smaller carbon footprint than a central plant. Strategies that could contribute to Night Sky Cooling being even more effective are: Thermal Massing, Insulation improvements, shading with native California plants/trees to further reduce external heat gain. To reduce internal heat gain, the campus should look at server-based computer workstations, more efficient lighting such as LED tubes, Title 24 compliant building controls, such as light motion sensors, certain other kinds of building system controls (thermostats, etc.) that offer variable settings.

Implementation of Night Sky Cooling and complimentary strategies could begin with an initial pilot group of buildings to measure costs and savings.

If you have any questions about any of this work, please let me know.

Paul Foster
Vice-President of Administrative Services
Santa Ana College
714-564-6981

PROGRESS SCHEDULE

PROJECT STATUS

Bid #1166	Centennial Ed. Center Ext. Siding Repl. Metal & Paint.	\$250,000.00		SCHEDULED																							
	General Contractor	\$142,000.00	Color New Co.	ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED	DRAWINGS APPROVED	BIDS DUE	CONTRACT AWARDED	10/4/2010 Project is out to Bid. Bids are due Wednesday, October 22, 2010 @ 2:00 PM		The apparent low bidder is Color New Co. Waiting for Contractor to submit documents necessary to generate a P.O.																					
CONSTRUCT. STARTED	SCHEDULED COMPLETION	REVISED COMPLETION	CHANGE ORDER #	10/18/2010 Revised Date: Friday, October 22, 2010 @ 2:00 PM																							
				11/4/2010 Bids received 10/22/10																							
				Bids ranged from \$ 142,000.00 - \$ 279,000.00																							
Bid # 1156	CEC Child Develop. Center Renov.		LPA	SCHEDULED																							
	General Contractor	\$465,000.00	MDE	ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED 2/22/2010	DRAWINGS APPROVED	BIDS DUE	CONTRACT AWARDED	9/1/2010 Renovations are complete. Child Dev. has occupied the classrooms.																							
CONSTRUCT. STARTED	SCHEDULED COMPLETION	REVISED COMPLETION	CHANGE ORDERS	10/4/2010 Preparing paperwork for closeout of project.																							
				11/4/2010 Finalizing paperwork for closeout.																							
Multiple Prime	SAC Child Dev. Center	\$ 7,500,000.00		SCHEDULED																							
	Multiple-Prime Contractors			ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED	DRAWINGS APPROVED	BIDS DUE	CONTRACT AWARDED	6/15/2010 The interior painting is 70% complete in each building. The ceramic tile is 65% complete. The aluminum doors and frames are 90% complete The site work is 30%. The playground equipment is scheduled for the first week of July.		9/1/2010 Punch List items are 75% complete. Site work is 95% complete. Licensing and the Health Dept is scheduled to sign off on 9/8/10. Sod is being installed on 9/7/10		working on his Punch list items.																			
CONSTRUCT. STARTED 7/1/2009	SCHEDULED COMPLETION	REVISED COMPLETION	CHANGE ORDERS			10/4/2010 Punch List Items are 90% complete and the landscape contractor is		11/4/2010 Punch List items are 95% complete. The Punch List Items will take longer to be completed because the work cannot take place until after the kids have vacated the classrooms and the play area.																			
Bid # 1163 Re-bid	SAC Baseball Complex Improvements		LPA	SCHEDULED																							
	General Contractor	\$305,000.00	B-One Construct.	ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED	DRAWINGS APPROVED	BIDS DUE 7/13/2010	CONTRACT AWARDED	10/4/2010 Trenching for the storm drain is complete.																							
CONSTRUCT. STARTED 9/8/2010	SCHEDULED COMPLETION 11/8/2010	REVISED COMPLETION	CHANGE ORDERS	11/4/2010 Rain has delayed the grading and the forming for the concrete work.																							
Bid #1165	Centennial Ed. Center Roof Maintenance & Rain Gutter	\$175,000.00		SCHEDULED																							
	General Contractor	\$192,121.00	Rite Way Roof	ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED	DRAWINGS APPROVED	BIDS DUE 10/13/2010	CONTRACT AWARDED	10/4/2010 Project is out to Bid. Bids are due Wednesday, October 13, 2010 @ 10:00 AM																							
CONSTRUCT. STARTED	SCHEDULED COMPLETION	REVISED COMPLETION	CHANGE ORDERS	11/4/2010 There were (7) Bids received and they ranged from \$192,121.00 to \$392,000.00		The apparent low bidder is Rite Way Roof Corp.																					
				The apparent low bidder is Rite Way Roof Corp.																							
Bid #1169	SAC Sewer & Gas Line Repair	\$425,000.00	LTI	SCHEDULED																							
	General Contractor	\$355,300.00	Atlas-Allied, Inc.	ACTUAL	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	96	97	98	99
BOARD APPROVED	DRAWINGS APPROVED	BIDS DUE 10/28/2010	CONTRACT AWARDED	10/4/2010 Project is out to Bid. Bids are due Thursday, October 28, 2010 @ 2:00 PM		The apparent low bidder is Atlas-Allied, Inc at \$355,300.00																					
CONSTRUCT. STARTED	SCHEDULED COMPLETION	REVISED COMPLETION	CHANGE ORDERS	11/4/2010 There were (5) Bids received and they ranged from \$189,021.00 to \$489,500.00		VCI Telecom was declared Non-Responsive They made a mathematical error.																					



MAINTENANCE & OPERATIONS FACILITIES UPDATE

November 2010

Facility Accomplishments - Highlights

1. Repaired U Elevator near Bookstore has been delayed due to conflict with vendors
2. Added LED lights to Pool
3. Renumbered J and E Buildings with ADA signs
4. Asbestos abatement in R108 electrical room
5. Repair break in sewer pipe west side of U Building

Projects/Major Repairs Begun or Planned

1. Repair J104 Restroom
2. Schedule High Voltage Switch for Dec. 20 at 7am
3. Nov Start Construction Project - Roofing repairs for the CEC Buildings
4. Dec/Intersession Construction Project Phase 1 and 2 - Sewer line and Gas line repairs west and south of Gym and west of F Locker rooms
5. Dec/Intersession Construction Project Phase 3 - Addition of a Grease Clarifier and sewer line repairs south of U Building and east of B Building

Work Orders and Requests Completed (between 9/17 and 10/13)

There were 49 work orders completed.

There were 87 work requested forms completed.