



**SANTA ANA COLLEGE
FACILITIES COMMITTEE MEETING
FEBRUARY 21, 2017**





PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17th & 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).
- ▶ Mechanical Upgrades to seven (7) buildings connecting them to the new central plant building.
- ▶ Improvement to the aesthetic character of the campus by major improvement of the landscaping incorporating drought tolerant design features, construction of an amphitheater between the Dunlap building and library, and replacement of concrete paving along pedestrian walkways with new concrete and pavers throughout the campus.
- ▶ Central Plant 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.

Budget:

- ▶ \$68.17 million



New Central Plant



PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

Current Activities:

- ▶ Installation of concrete flatwork
- ▶ Install pavers
- ▶ Set-up fencing and temporary walkways
- ▶ Insulate chilled water lines
- ▶ Install gas lines
- ▶ Install conduits and plumbing in central plant building
- ▶ Install slab on grade in central plant building



Upcoming Activities:

- ▶ Install rebar and starter wall formwork - amphitheater
- ▶ Install storm drain and sewer lines
- ▶ Install interior controls and HVAC upgrades – Building D
- ▶ Install interior controls and HVAC upgrades – Building S

Current Status:

- ▶ There have been numerous unforeseen conditions encountered and weather delays.
- ▶ Night shift work has begun on various buildings for mechanical upgrades.
- ▶ The project is 52% complete.

Target Occupancy/Completion

- ▶ December 2017 (under review)
- ▶ Project Close-Out 2018 (under review)



PROJECT UPDATE SANTA ANA COLLEGE EMERGENCY RELOCATION OF MUSIC BUILDING

Emergency Relocation of Building (N) Music

- ▶ During the winter break, the Central Plant contractor was undertaking mechanical upgrades related to the Central Plant project in Building N (Music) and discovered cracked wooden roof joists. The DSA field inspector was immediately informed and visited the building. It was determined that the joists need to be repaired and plans need to be submitted to DSA.
- ▶ Due to this unfortunate and unforeseen condition, it was determined that spring classes could not be held in the Music Building and that an emergency relocation needed to occur.
- ▶ An interim solution was discussed with the College, the Facility Department, the Division Dean and a music faculty representative that the best option would be to relocate all programs and classes to the first floor of the Johnson Student Center.
- ▶ Immediate action was undertaken as emergency work to start tenant improvements and conversions of the Johnson Student Center to accommodate the specialized music classrooms, practice rooms, faculty offices, storage, etc.
- ▶ All music program classes have continued as scheduled at the start of the spring semester 2017 in the Johnson Student Center.
- ▶ It is anticipated that the classes will return to the Music Building (N) at the end of the spring semester 2017 contingent upon completion of the joist repairs.

Budget:

- ▶ Costs to be determined, but estimated at \$900,000 (funding sources may be multiple and is under review)





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

Project Summary:

- ▶ Demolition of existing Johnson Student Center.

Current Status:

- ▶ Decommissioning activities for the demolition began in summer 2016.
- ▶ Target out-to-bid spring/summer 2017.
- ▶ Target demolition to be undertaken in phases - target start interior demolition fall 2017 target start exterior/hard demolition winter 2017 through spring 2018 to mitigate noise impacts with least amount of occupants on site during the winter holiday break.

Budget:

- ▶ \$2.5 million (increased budget due to costs associated with construction)





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

Project Summary:

- ▶ Construction of a 59,638 square foot new Johnson Student Center.

Current Status:

- ▶ Design Development Phase. Review with College and user groups ongoing.
- ▶ New DSA approval anticipated June 2018.
- ▶ New Target construction start October 2018.
- ▶ Target occupancy fall 2020.

Budget:

- ▶ \$40.7 million target
 \$38.96 million funded by Measure Q
 Note: Budget is currently deficient by \$1.74 million

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





PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER

Project Summary:

- ▶ Construction of a new 65,428 square foot science center housing modern laboratories, classrooms, lecture classrooms, and faculty offices.
- ▶ Demolition of (3) J Buildings.

Current Status:

- ▶ New DSA submittal December 22, 2016 – DSA review ongoing.
- ▶ DSA approval anticipated September 2017.
- ▶ Target construction start January 2018.
- ▶ Target occupancy summer 2020.

Budget:

- ▶ \$73.38 million

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 Labs & Support Space
- ▶ Student Collaboration Areas





PROJECT UPDATE SANTA ANA COLLEGE BUILDING J DEMOLITION (SCIENCE CENTER)

Project Summary:

- ▶ Relocation of Quick Copy Center into Temporary Village prior to demolition of (3) J Buildings.
- ▶ Relocation of maintenance storage items.
- ▶ Demolition of (3) J Buildings – part of the Science Project.

Current Status:

- ▶ Relocation anticipated for summer 2017.
- ▶ Relocation of quick copy center anticipated for end of fall semester 2017.
- ▶ Target decommissioning activities of J Buildings fall/winter break 2017.

Budget:

- ▶ Included in Science Center Budget.





PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17TH/BRISTOL ST.

Project Summary:

- ▶ New surface parking lot.

Current Status:

- ▶ Architect has completed revision of plans to include walls, columns and fence as requested by the District and the Campus to address neighbor concerns.
- ▶ Plans submitted to City of Santa Ana Department of Public Works on March 8, 2016.
- ▶ Plans submitted to DSA on March 22, 2016. Re-submittal scheduled for February 2017 with revised drawings and monument sign entrance.
- ▶ Target construction start summer/fall 2017.

Budget:

- ▶ \$2.5 million
- ▶ Acquisition of property was paid by Measure E funds.





NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS

Santa Ana College

State Allocation 2017 \$440,000

- ▶ Lighting Contact/Relays (D, H, L, R, T)
- ▶ Air Compressors (C, K, T) – on hold
- ▶ Window Replacement (H)
- ▶ Door Hardware Upgrade – on hold
- ▶ Water Conservation



NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Lighting Contact/Relays (D, H, L, R, T)	Project is in planning.	\$61,123
Window Replacement (H)	50% Design drawings are under review. Budget has increased as DSA is requiring ADA improvements to door hardware, water fountains and restrooms as part of this project. Anticipated DSA submittal March 2017.	\$351,129 * * \$61,129 funded from Capital Outlay due to budget short fall.
Water Conservation	Project is in planning.	\$27,748 (under review)
TOTAL ALLOCATION		\$440,000



2015-2016 SCHEDULED MAINTENANCE NEW PROJECTS

Santa Ana College

State Allocation 2016 \$1,837,665

- ▶ Roof Replacement (W)
- ▶ Roof Replacement (E, G, K & S)
- ▶ Water Conservation
- ▶ Door Replacement (C, H, L, R, S)
- ▶ Flooring Repair (Gym)
- ▶ Flooring Repair (Dance)
- ▶ Painting (C, P, S)
- ▶ Waste Oil Tank Removal & Replacement (K)
- ▶ Carpet Replacement (B, L, S) - carryover from SM 2015 - \$149,650.



2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement (W)	Notice of completion approved by Board of Trustees on August 15, 2016. Project to be closed.	\$357,235
Roof Replacement (E, G, K, S)	Notice of completion approved by Board of Trustees on February 6, 2017. Project to be closed.	\$1,059,100
Waste Oil Tank Replacement	Project completed on January 5, 2017. Project to be closed.	\$62,540 (under review)
Water Conservation	Bid documents are being prepared for anticipated release mid-March 2017.	\$80,000 (under review)
Door Replacement (C, H, L, R, S)	One bid was received on November 28, 2016. Anticipated approval by the Board of Trustees February 27, 2017. Due to a lengthy procurement timeline for the hardware, this project will commence in April 2017.	\$100,530
Flooring Repair (G)	Phase 1- Gym floor repair was completed on August 4, 2016. Phase 2- Resurface and restripe, schedule TBD.	\$100,005
Dance Room Floor Repair (G)	Bids were released January 25 with a due date of February 2017. Anticipated construction during spring break.	Included in Flooring Repair Budget
Painting (C, P, S)	Schedule under review. Budget under review. Central Plant coordination of construction activities.	\$78,255 (under review)
Carpet Replacement (B, L, S)	Installation in Buildings B and L has been completed. Installation in Building S will be completed in February and March 2017 (IT and Counseling department).	SM 2015 carryover
TOTAL ALLOCATION		\$1,837,665

CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Orange County Sheriff's Regional Training Academy – Storm Water Management Improvements	Work completed and a Notice of completion was approved on February 6, 2017 by Board of Trustees. Project to be closed out and will be removed from future updates.	\$153,500
Emergency Blue Phone & Path of Travel (SAC, DMC, CEC, OCSRTA)	DSA submittal December 16, 2016. DSA review ongoing.	\$986,745
Chavez Hall Renovation	Currently developing scope of work to remediate/renovate building.	\$262,500 (under review)
Barrier Removal Exterior	Parking Lot 6 path of travel improvements. Bid documents are being prepared for anticipated release mid-March 2017.	\$45,000 (under review)

REQUESTED PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Football Field Fence & Gate	Solicitations for Quotes ongoing.	\$14,000 (SAC Redevelopment Funds)
Hammond Hall Clean Room	A third DSA submittal has been requested to address additional structural review by DSA.	\$113,500 (SAC Grant Funds)
Orange County Sheriff's Regional Training Academy – Block Wall	A kick-off meeting was held on February 7, 2017 with the contractor and the campus. The contractor mobilized on February 8, 2017.	\$645,808 (SAC Redevelopment Funds)
All Call Fire Alarm	Re-programming has commenced on the M&O Building and Building S. Anticipated completion March 2017.	\$125,000 (under review)
Phillips Hall Projector	Structural engineer reviewed specifications of the projector and proposed projector lift. Building would require structural modifications to accommodate equipment. Campus decided to abandon project, and place projector on cart instead. To be removed from future updates.	N/A
CEC Mural	Structural Engineer's review determined masonry wall at CEC can hold weight of aluminum art panels. Mounting method still to be decided.	\$8,530 (SAC Diversified Trust Fund)



YEAR FOUR PROP 39 PROJECTS SANTA ANA COLLEGE

Project Summary:

- ▶ Energy Management Systems (EMS) upgrade at Santa Ana College (15 buildings), Digital Media Center and Orange County Sheriff's Regional Training Academy.

Current Status:

- ▶ A detailed schedule of work has been coordinated with each site.
- ▶ New energy management systems equipment will be installed at each building and offices/classrooms will receive new thermostats.
- ▶ Work has commenced at Santa Ana College on February 13, 2017.

Budget:

- ▶ \$1,096,152



QUESTIONS

