



**SANTA ANA COLLEGE
FACILITIES COMMITTEE MEETING
SEPTEMBER 20, 2016**





ACTIVE PROJECTS

Santa Ana College

- ▶ Chavez Hall Renovation (will be moved to Capital Outlay Section for future reports)
- ▶ Central Plant, Infrastructure and Mechanical Upgrades

Santa Ana College

- ▶ Perimeter Site Improvements
- ▶ Building G Renovation
- ▶ Artesia Street Improvements
- ▶ Property Acquisition of 17th/Bristol St. Lot
- ▶ Dunlap Hall Renovation
- ▶ Temporary Village
- ▶ Parking Lot 11 & Site Improvements
- ▶ Tessmann Planetarium & Restroom Addition
- ▶ Temporary Village Phase 2



PROJECT UPDATE SANTA ANA COLLEGE CHAVEZ HALL RENOVATION

Project Summary:

- ▶ Repairs to the roof, exterior walls, windows, parapet and restoration of interior and exterior finishes.
- ▶ Multiple remediation efforts to be undertaken.

Current Status:

- ▶ Monitoring of concrete slab sealant ongoing.
- ▶ Currently developing scope of work to remediate/renovate building. Scope could be completed in phases.
- ▶ Developing budget for project.

Budget: Project has moved to Capital Outlay Fund

- ▶ \$138,168





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 central plant building and replacement of all underground utilities (domestic water, sewer, fire water, storm drain, gas, electric and data).
- ▶ Central Plant facts:
 - ▶ Reduces electrical loads during peak demand periods.
 - ▶ Has a chilled water loop, connecting 7 existing buildings to the HVAC equipment to provide cooling.
 - ▶ Includes a new Energy Management System (EMS) to control building temperatures and monitor system remotely.
 - ▶ Building is designed to meet LEED Silver certification.

Budget:

- ▶ \$68.17 million





PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

Current Activities:

- ▶ Concrete pour between buildings N and P
- ▶ Excavate, install and backfill electrical conduit (phase 5)
- ▶ Install first course block (Central Plant building)
- ▶ Install structural steel, decking and roofing (electrical building)



Upcoming Activities:

- ▶ Install base and compact for site concrete (phase 3)
- ▶ Install rebar for site concrete (phase 3)
- ▶ Excavate and install conduit (phase 5)
- ▶ Install and grout third concrete masonry unit (Central Plant building)

Current Status:

- ▶ The project is approximately 2 months behind the original target schedule.
- ▶ There have been numerous unforeseen conditions encountered.
- ▶ The project is 20-30% complete.

Target Occupancy/Completion

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



SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE TRAFFIC & PEDESTRIAN MAP





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

Project Summary:

- ▶ Demolition of existing Johnson Student Center.

Current Status:

- ▶ District is assessing various options for demolition based on College Academic Schedules.
- ▶ District will review options with the College prior to making a final recommendation.
- ▶ Decommissioning activities began in summer 2016.
- ▶ Target out-to-bid under review
- ▶ Target demolition start under review
- ▶ Due to the delays associated with Central Plant Infrastructure project, the demolition will be delayed. An alternate schedule is currently under review.



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:

- ▶ District received revised Schematic Design package incorporating comments received from user groups. Review with College and user groups ongoing.
- ▶ Additional geotechnical borings need to be completed to determine soil conditions.
- ▶ DSA approval anticipated May 2018.
- ▶ New Target construction start September 2018.
- ▶ New 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 | ➤ Financial Aid |
| ➤ Grab-n-Go / Coffee & Juice | ➤ Student Placement |
| ➤ DSPS | ➤ Health & Wellness Center |
| ➤ EOPS/CARE & CalWORKS | ➤ DSPS |
| ➤ Student Financial Services | ➤ Office of Student Life |
| ➤ SSSP / Upward Bound | ➤ ASG |
| ➤ Warehouse | ➤ The Spot |
| ➤ Reprographics | |
| ➤ Conference Center | |





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:

- ▶ 60% Construction Development package received by District. Ongoing review meetings with Campus user groups, M&O and IT.
- ▶ 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:

- ▶ New Relocation anticipated for summer 2017.
- ▶ District coordination meetings with user groups ongoing.
- ▶ New Target decommissioning activities fall 2017.

Budget:

- ▶ Included in Science Center Budget.



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

Project Summary:

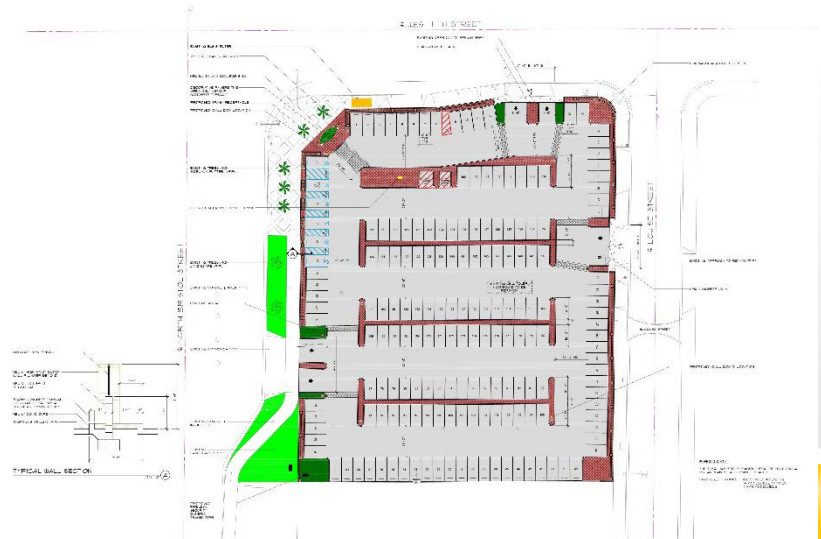
- ▶ New surface parking lot.

Current Status:

- ▶ Architect is revising 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. A re-submittal is required due to the revision of the plans.
- ▶ Target construction under review.

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)
- ▶ Window Replacement (H)
- ▶ Door Hardware Upgrade

* All projects are in the planning phase



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 and OCSRTA)
- ▶ 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.

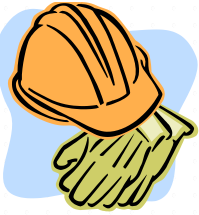


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2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement (W)	Notice of completion approved by Board of Trustees on August 15, 2016. Project to be closed out.	\$357,235
Roof Replacement (E, G, K, S)	Contractor was approved by Board of Trustees on August 15, 2015. Construction anticipated for September 12, 2016 with a phased implementation work plan in coordination with campus. Project underway. *	\$1,059,100
Waste Oil Tank Replacement	Award of environmental consultant anticipated for September 26, 2016. Bid documents to be developed for release November 2016.	\$62,540
Water Conservation	Scope has been defined and locations for installation of water irrigation controllers have been finalized.	\$80,000
Door Replacement (C, H, L, R, S, OCSRTA)	Scope of work has been developed. Bid documents were released September 9 with a due date of October 12, 2016.	\$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)	In design, architect pending, new schedule TBD. *	Included in Flooring Repair Budget
Painting (C, P, S)	Schedule under review. Budget under review. Central Plant coordination of construction activities.	\$78,255 * Budget under review
Carpet Replacement (B, L, S)	Portion of carpet delivered August 28, 2016. Installation in Building B has been completed. Installation in Building L and S is pending.	SM 2015 carryover
* Updated as of September 15, 2016		TOTAL \$1,837,665



CURRENT CAPITAL PROJECTS

SANTA ANA COLLEGE

Orange County Sheriff's Regional Training Academy – Storm Water Management Improvements

Project Summary:

- ▶ City of Tustin completed a site visit and reported maintenance was needed for proper storm water runoff drainage and erosion control.

Current Status:

- ▶ Storm water management design plan has been completed.
- ▶ Bid was advertised on August 26, 2016, with a due date of September 20, 2016.

Budget:

- ▶ \$153,500

Emergency Blue Phone & Path of Travel

Project Summary:

- ▶ Replace all non-ADA compliant existing solar, cellular emergency phone stations with new ADA-compliant emergency blue phones, including accessible route of travel to the phone stations.
- ▶ Santa Ana College, Digital Media Center, Centennial Education Center, and Orange County Sheriff's Regional Training Academy.

Current Status:

- ▶ Architect conducted site visits on July 19 and 20, 2016.
- ▶ Ongoing coordination with campus administration and security regarding locations of the phones.

Budget:

- ▶ \$674,800



CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

Football Field Fence & Gate

Project Summary:

- ▶ Installation of steel fence and gate at the entry vestibule of the football field restroom.
- ▶ Gate needs lockable panic hardware and screen to prevent a person (s) from being locked inside.
- ▶ Project will require DSA approval.

Current Status:

- ▶ RFP for architectural services was released however no responses were received.
- ▶ RFP re-released to three additional architects.

Budget:

- ▶ \$14,000 (SAC Redevelopment Funds)

Hammond Hall Clean Room

Project Summary:

- ▶ Pharmacy Department Chair requested a clean room to be installed in Hammond Hall as a grant was received through CTEA.
- ▶ Project requires DSA approval.

Current Status:

- ▶ Plans submitted to DSA April 18, 2016 and an expedited review was requested.
- ▶ DSA requested additional ADA scope, and architect has been revising plans. Re-submittal to DSA October 25, 2016.
- ▶ Due to the grant cut-off date, the campus has redirected the funds to purchase an electric welding machine.
- ▶ The project is still pending DSA approval.

Budget:

- ▶ \$113,500 (SAC Grant Funds)



CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

Orange County Sheriff's Regional Training Academy – Block Wall

Project Summary:

- ▶ New block wall to screen training area from the public right-of-way.
- ▶ Temporary screening as an interim measure.

Current Status:

- ▶ DSA approval received on May 5, 2016.
- ▶ Anticipated Bid advertisement is September 2016.
- ▶ Anticipated construction December 2016.

Budget:

- ▶ \$420,000 (SAC Redevelopment Funds)



PROP 39 PROJECTS SANTA ANA COLLEGE

YEAR 3 - Project Summary:

- ▶ Additional Year Three project.
- ▶ LED Lighting conversion at Building I and Z at Santa Ana College.

Current Status:

- ▶ All projects have been completed and are in the close-out phase.
- ▶ California Public Utilities Commission Partnership (CPUP) have completed their walk-throughs of each project.
- ▶ Incentive rebates are expected by the end of September.

Budget:

- ▶ \$931,201

YEAR 4 - 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:

- ▶ Expenditure applications have been submitted April 2016.
- ▶ State approval of Prop 39 funds has been received.
- ▶ Condition assessment of existing equipment commenced September 12, 2016 through September 30, 2016.
- ▶ RFP for energy services contractor pending release September 2016.

Budget:

- ▶ \$1,096,152



QUESTIONS