

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**  
**DISTRICT OFFICE - BUSINESS OPERATIONS/FISCAL SERVICES**

To:	Board of Trustees	Date: June 17, 2013
Re:	Approval of Five Year Construction Plan (2015-2019); Initial Project Proposals (IPP's) for the following projects: Santa Ana College – Library (LRC), Vocational Technology Complex, Santiago Canyon College - Student Services Building and the Final Project Proposal (FPP) for the Fine and Performing Arts Complex Replacement at Santa Ana College	
Action:	Request for Approval	

**BACKGROUND**

In compliance with the California Community College Chancellor's Office Facilities Planning Manual, community college districts are required to submit on July 1<sup>st</sup> of each year all major capital projects (in excess of \$400,000) that they intend to construct over the next five (5) year period. All potential projects are to be included, regardless of funding source (i.e. state funding, special grants, district resources, local bonds, etc.).

Each year the District has an opportunity to update its Five Year Construction Plan.

**ANALYSIS**

The District is resubmitting projects for State funding in its Five Year Construction Plan. A detailed list is attached showing the project location, estimated date of completion (occupancy) and potential source of funding.

For state funding consideration in 2016-17, the District is submitting Initial Project Proposals (IPP's) for the following projects: Santa Ana College: Library (LRC), Vocational Technology Complex and the Student Services Building at Santiago Canyon College. A Final Project Proposal (FPP) for 2015-16 is being submitted for the Fine and Performing Arts Complex Replacement at Santa Ana College.

**RECOMMENDATION**

It is recommended that the Board of Trustees approve the Five Year Construction Plan (2015-2019); Initial Project Proposals (IPP's) for the following projects: Santa Ana College – Library (LRC), Vocational Technology Complex, Santiago Canyon College - Student Services Building and the Final Project Proposal (FPP) for the Fine and Performing Arts Complex Replacement at Santa Ana College as presented

Fiscal Impact:	Varies with each project	Board Date: June 17, 2013
Prepared by:	Peter J. Hardash, Vice Chancellor, Business Operations/Fiscal Services	
Submitted by:	Peter J. Hardash, Vice Chancellor, Business Operations/Fiscal Services	
Recommended by:	Raúl Rodríguez, Ph.D., Chancellor	5.4 (1)

No.	Project	Occupancy	Source	Schedule of Funds					
				2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
1	HUMANITIES BUILDING 52,420	2012/2013 \$33,000,000	NonState	Santiago Canyon College					
2	TESSMAN PLANETARIUM RENOVATIO	2013/2014 \$2,000,000	NonState	Santa Ana College (C)(E) \$1,750,000					
3	OEC RENOVATION	2014/2015 \$13,000,000	NonState	Orange Education Center (W)(C) \$12,750,000					
4	JOHNSON CENTER RENOVATION	2015/2016 \$12,000,000	NonState	Santa Ana College (C)(P)(W) (E) \$11,300,000 \$700,000					
5	DUNLAP HALL RENOVATION	2015/2016 \$10,000,000	NonState	Santa Ana College (W) (C) \$485,000 \$9,060,000					
6	CENTRAL PLANT AND INFRASTRUCTU	2016/2017 \$35,000,000	NonState	Santa Ana College (P)(W) (C) \$2,668,000 \$32,332,000					
7	SCIENCE BUILDING 40,598	2017/2018 \$49,169,000	NonState	Santa Ana College (P)(W) (C)(E) \$3,498,000 \$45,671,000					
8	CENTRAL PLANT AND INFRASTRUCTU	2017/2018 \$10,000,000	NonState	Santiago Canyon College (P)(W) (C) \$913,000 \$9,087,000					
9	Fine and Performing Arts Center -672	2018/2019 \$22,089,000 \$23,430,000	State NonState	Santiago Canyon College (P)(W) (C)(E) \$1,598,000 \$20,491,000 \$1,730,000 \$21,700,000					
10	RUSSELL HALL REPLACEMENT -10,825	2018/2019 \$19,792,000 \$19,301,000	State NonState	Santa Ana College (P)(W) (C)(E) \$1,606,000 \$18,186,000 \$1,409,000 \$17,892,000					
11	FINE AND PERFORMING ARTS COMPL 1,091	2018/2019 \$13,333,000 \$13,332,000	State NonState	Santa Ana College (P)(W) (C)(E) \$1,078,000 \$12,255,000 \$1,078,000 \$12,254,000					
12	STUDENT SERVICES BUILDING 13,036	2019/2020 \$15,245,000 \$3,810,000	State NonState	Santiago Canyon College (P)(W) (C)(E) \$985,000 \$14,260,000 \$800,000 \$3,010,000					
13	VOCATIONAL TECHNOLOGY COMPLEX 2,422	2019/2020 \$18,754,000 \$18,754,000	State NonState	Santa Ana College (P)(W) (C)(E) \$1,499,000 \$17,255,000 \$1,400,000 \$17,354,000					

No.	Project	Occupancy	Source	Schedule of Funds						
				2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
14	LIBRARY/LRC 25,916	2019/2020		Santa Ana College						
		\$40,062,000	State				(P)(W)	(C)(E)		
		\$10,015,000	NonState				\$1,830,000	\$38,232,000		
							\$1,800,000	\$8,215,000		
15	PARKING STRUCTURE	2019/2020		Santa Ana College						
		\$20,841,975	NonState					(P)(W)	(C)	
								\$1,784,475	\$19,057,500	
16	PHYSICAL EDUCATION-SEISMIC REPL.	2006/2007		Santa Ana College						
		\$5,460,000	State							
		\$10,130,000	NonState							
17	Science Building	2009/2010		Santiago Canyon College						
		\$12,612,000	State							
		\$7,625,000	NonState							

District: Rancho Santiago Community College District  
 College / Center: Santa Ana College  
 Project Name: LIBRARY/LRC  
 Project Type: New Construction

**Project Funding**

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2016
Prelim. Plans:	\$907,000	\$900,000	Const. Cost Index: 5754
Working Draw. :	\$923,000	\$900,000	5 yr. Plan Priority: 14
Construction:	\$36,513,000	\$7,215,000	Net ASF: 25,916
Equipment:	\$1,719,000	\$1,000,000	Total GSF: 94,000
	<u>\$40,062,000</u>	<u>\$10,015,000</u>	
<b>Total Cost:</b>	<b>\$50,077,000</b>		

**Project Description:** The current Library at Santa Ana College is too small which causes constant overcrowding and long waits for students doing research in the electronic computer area. Although there was a minor renovation in 1994, the facility has never had major modifications, so mechanical and electrical systems have outlived their usefulness. The current facility was constructed before the computer was invented, which has caused major issues to get data and electrical infrastructure installed throughout the building. In addition, this added heat load has overtaxed the HVAC system. This project will demolish the existing 57 year old undersized facility and construct a real "LRC" with combined library and tutorial services in a central location to improve student's access to support services which will lead to increased student success.

**Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:**

The 2011 Facilities Master Plan supports teaching and educational goals along with standards of the District. The Facilities Master Plan lists replacement of the oldest facilities on campus as a priority. The existing Library Building meets this criteria.

**Provide the CEQA Status of the project. Check all that apply.**

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative Declaration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Type of Project and Qualifying Information:

Please answer all questions. Unanswered questions will be considered not applicable

Yes No N/A

**Life Safety Project** - Required Supporting report is attached to establish imminent danger

**Project Design** - Constuction and equipment design conform with State design and cost guidelines

**Infrastructure**

Check type of project:  New Construction  Reconstruction  Replacement

- Loss or failure of infrastructure is imminent.

**Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund

**Instructional Space**

Check type of space:  New Construction  Replacement  Alteration

Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center

Office  AVTV  Other

- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.

**Academic Support, Student Services or Adminstrative Space**

Check type of space:  New Construction  Replacement  Alteration

Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center

Office  AVTV  Other

**Other Facility Projects**

Check type of space:  New Construction  Replacement  Alteration

Check primary ASF of request space:  Physical Educ.  Performing Arts

Child Develop.  Maintenance  Warehouse  Cafeteria

Other facilities (to complete a balance campus)

- There is an existing facility building in use for this proposed project.

**Supplemental Information and Alternatives Explored**

- There is an existing facility in use for this proposed project.

- Cost to reconstruct existing building is more than 50% of cost of a new building.

- Usage in the new building will be the same as usage in the building replaced.

- Replaced building will be demolished and costs are include in the project.

- Alternative instructional delivery system, distance learning, other such means.

- District or private funding sources

- Other:  
The districts intends to pay for 20% of the State supportable costs.

- Total construction period in number of Months:

Yes No N/A

**Additional Forms/Pages enclosed:**

- District Five-Year Construction Plan or project related pages of said document
- Critical Life-safety thlrđ party justification
- Engineering test or other related documents
- JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
- Other FPP related forms: JCAF 31, JCAF 33 and Project Summary Form

District Contact: Peter Hardash Phone No. : 714 - 480 - 7340

Date: 5/24/2013 FAX No. : 714 - 480 - 3950

Prepared by: Eric Mittlestead E-mail Address: FPACS2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

Name / Title	Signature / Date

District: Rancho Santiago Community College District  
 College / Center: Santa Ana College  
 Project Name: VOCATIONAL TECHNOLOGY COMPLEX  
 Project Type: New Construction

**Project Funding**

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2016
Prelim. Plans:	\$760,000	\$700,000	Const. Cost Index: 5754
Working Draw. :	\$739,000	\$700,000	5 yr. Plan Priority: 13
Construction:	\$16,674,000	\$17,354,000	Net ASF: 2,422
Equipment:	\$581,000	\$0	Total GSF: 78,000
	<hr/>	<hr/>	
	\$18,754,000	\$18,754,000	
<b>Total Cost:</b>	<b>\$37,508,000</b>		

**Project Description:** The current diesel technology, automotive technology, manufacturing, industrial technology, engineering and construction crafts programs are housed in 1950's era facilities with inadequate space and are spread throughout the campus. This prevents interdisciplinary collaboration and natural synergies that occur within these areas. In addition, outdated building systems and aged infrastructure do not support the current program needs. This project will consolidate and expand the vocational programs and provide state of the art facilities for students to learn in. As part of this project the Auto Diesel (Bldg 18), Diesel (Bldg 19), Technical Building (Bldg 24) and Hammond Hall (Bldg 9) will be demolished.

**Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:**

The 2011 Facilities Master Plan supports teaching and educational goals along with standards of the District. The Facilities Master Plan lists replacement of the oldest facilities on campus as a priority. The Auto Diesel Building, Diesel Building, Technical Building and Hammond Hall meet this criteria.

**Provide the CEQA Status of the project. Check all that apply.**

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative Declaration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Type of Project and Qualifying information:**

Please answer all questions. Unanswered questions will be considered not applicable

Yes No N/A

- Life Safety Project** - Required Supporting report is attached to establish imminent danger
  - Project Design** - Construction and equipment design conform with State design and cost guidelines
  - Infrastructure**  
 Check type of project:  New Construction  Reconstruction  Replacement
  - Loss or failure of infrastructure is imminent.
  - Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
  - Instructional Space**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center  
 Office  AVTV  Other
  - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.
  - Academic Support, Student Services or Administrative Space**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center  
 Office  AVTV  Other
  - Other Facility Projects**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check primary ASF of request space:  Physical Educ.  Performing Arts  
 Child Develop.  Maintenance  Warehouse  Cafeteria  
 Other facilities (to complete a balance campus)
  - There is an existing facility building in use for this proposed project.
- Supplemental Information and Alternatives Explored**
- There is an existing facility in use for this proposed project.
  - Cost to reconstruct existing building is more than 50% of cost of a new building.
  - Usage in the new building will be the same as usage in the building replaced.
  - Replaced building will be demolished and costs are included in the project.
  - Alternative instructional delivery system, distance learning, other such means.
  - District or private funding sources
  - Other:  
 The District intends to pay for 50% of the State supportable costs for this project.
  - Total construction period in number of Months:



Yes No N/A

**Additional Forms/Pages enclosed:**

- District Five-Year Construction Plan or project related pages of said document
- Critical Life-safety third party justification
- Engineering test or other related documents
- JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
- Other FPP related forms:

District Contact:

Phone No. :

Date: 5/24/2013

FAX No. :

Prepared by: Eric Mittlestead

E-mail Address: FPACS2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
Name / Title

\_\_\_\_\_  
Signature / Date

District: Rancho Santiago Community College District  
 College / Center: Santiago Canyon College  
 Project Name: STUDENT SERVICES BUILDING  
 Project Type: New Construction

**Project Funding**

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2016
Prelim. Plans:	\$518,000	\$500,000	Const. Cost Index: 5754
Working Draw. :	\$467,000	\$300,000	5 yr. Plan Priority: 12
Construction:	\$13,696,000	\$3,010,000	Net ASF: 13,036
Equipment:	\$564,000	\$0	Total GSF: 43,500
	<hr/>	<hr/>	
	\$15,245,000	\$3,810,000	
<b>Total Cost:</b>	<b>\$19,055,000</b>		

**Project Description:** Santiago Canyon College's student services programs are scattered throughout campus making it difficult for students to cohesively access the programs to ensure student success and accountability. This Category E project constructs a new 43,500 gross square feet (gsf) building for the consolidation of the college's student services programs. The new 27,436 assignable square feet (asf) facility plans for 8,742 asf office, 11,498 asf library, and 7,196 asf other (including meeting rooms, student wellness center, assembly, storage, and support) spaces. The proposed building's associated site development and utilities are also a part of the project scope. The secondary effects include vacating Building E, Admissions/Cashier, 1,499 (asf) office; Financial Aid, 1,260 (asf) office; DSPS, 742 (asf) office and 543 (asf) Clinic St Care; Testing Center, 1,036 (asf) classroom; EOPS/CARE/CalWorks, 887 (asf) office and 160 (asf) Clinic St Care and 128 (asf) Public waiting. Building D, Student Placement, 1,380 (asf) office; Counseling/ Career Services, 1,992 (asf) office; Career Transfer/ Adult re-entry, 1,080 (asf) office; Building T, Health Center, 192 (asf) office and 900 (asf) Treatment; and Building A, CAMP, 417 (asf) office and 860 (asf) shops; Outreach/Americorps, 1,324 (asf) office. The project's secondary effects will be funded by district funds and are not included in this project's cost estimate.

**Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:**

This project supports Santiago Canyon College's 2010 Educational and Facilities Master Plan which recommends the replacement of these aging facilities in order to address the infrastructure and code deficiencies and support the instructional programs that are housed there.

**Provide the CEQA Status of the project. Check all that apply.**

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative Declaration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Type of Project and Qualifying Information:**

Please answer all questions. Unanswered questions will be considered not applicable

Yes No N/A

- Life Safety Project** - Required Supporting report is attached to establish imminent danger
- Project Design** - Constuction and equipment design conform with State design and cost guidelines
- Infrastructure**  
 Check type of project:  New Construction  Reconstruction  Replacement
- Loss or failure of infrastructure is imminent.
- Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
- Instructional Space**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center  
 Office  AVTV  Other
- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.
- Academic Support, Student Services or Administrative Space**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check major ASF:  Classroom  Teaching Lab  Lib/Learning Center  
 Office  AVTV  Other
- Other Facility Projects**  
 Check type of space:  New Construction  Replacement  Alteration  
 Check primary ASF of request space:  Physical Educ.  Performing Arts  
 Child Develop.  Maintenance  Warehouse  Cafeteria  
 Other facilities (to complete a balance campus)
- There is an existing facility building in use for this proposed project.
- Supplemental information and Alternatives Explored**
- There is an existing facility in use for this proposed project.
- Cost to reconstruct existing building is more than 50% of cost of a new building.
- Usage in the new building will be the same as usage in the building replaced.
- Replaced building will be demolished and costs are include in the project.
- Alternative instructional delivery system, distance learning, other such means.
- District or private funding sources
- Other:
- Total construction period in number of Months:

Yes No N/A

**Additional Forms/Pages enclosed:**

- District Five-Year Construction Plan or project related pages of said document
- Critical Life-safety third party justification
- Engineering test or other related documents
- JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
- Other FPP related forms: JCAF 31, JCAF 33 and Project Summary Form

District Contact: Peter Hardash

Phone No. : 714 480 7340

Date: 5/24/2013

FAX No. : 714 480 3950

Prepared by: Eric Mittlestead

E-mail Address: FPACS2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
Name / Title

\_\_\_\_\_  
Signature / Date

# Final Project Proposal

## 2015-2016

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Fine and Performing Arts Complex Replacement**

Proposal Name

**Rancho Santiago Community College District**

Community College District

**Santa Ana College**

College or Center

**July 1, 2013**

Date

A \_\_\_\_\_ P  \_\_\_\_\_ W  \_\_\_\_\_ C  \_\_\_\_\_ E  \_\_\_\_\_

## 2.1 Final Project Proposal Checklist

**District:** Rancho Santiago Community College District  
**College:** Santa Ana College  
**Project:** Fine and Performing Arts Complex Replacement  
**Prepared by:** HMC Architects/FPACS **Date:** July 1, 2013

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>5/19/2013</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>5/19/2013</u>
3.1	Approval Page - Final Project Proposal (with original signatures)	<u>Complete</u>	<u>5/19/2013</u>
3.2	Project Terms and Conditions	<u>Complete</u>	<u>5/19/2013</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>Complete</u>	<u>5/20/2013</u>
5.1	Cost Estimate Summary - JCAF 32	<u>Complete</u>	<u>5/21/2013</u>
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section.)</i>	<u>Complete</u>	<u>5/21/2013</u>
6.1	California Energy Commission Approved Audit	<u>Complete</u>	<u>5/19/2013</u>
7.1	Responses to Specific Requirements – State Administrative Manual	<u>Complete</u>	<u>5/27/2013</u>
	<i>(Also provide this section electronically in Word 6. Version)</i>	<u>Complete</u>	<u>5/27/2013</u>
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	<u>Complete</u>	<u>5/19/2013</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>5/19/2013</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>5/23/2013</u>
10.2	Diagrams of Building Areas <i>(include floor plans with building areas affected.) (Insert half-sized scaled conceptual drawings into the FPP.)</i>	<u>Complete</u>	<u>5/23/2013</u>
10.3	Site Plans	<u>Complete</u>	<u>5/23/2013</u>
10.4	Floor Plans	<u>Complete</u>	<u>5/23/2013</u>
10.5	Exterior Elevations	<u>Complete</u>	<u>5/23/2013</u>
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	<u>Complete</u>	<u>5/20/2013</u>
12.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	<u>NA</u>	<u>NA</u>
13.1	Detailed Equipment List	<u>Complete</u>	<u>5/27/2013</u>

### 3.1 Approval Page

#### Final Project Proposal

Budget Year: 2015-2016

**District:** Rancho Santiago Community College District

**Project Location:** Santa Ana College  
*(College, campus, or center)*

**Project Name:** Fine and Performing Arts Complex Replacement

The district proposes funds for inclusion in the State capital outlay budget (check items):

site acquisition  preliminary plans  working drawings  construction  equipment

#### District Certification

**Contact Person:** Peter Hardash **Telephone:** 714-480-7340  
*(Facilities, Planning and Development)*

**E-Mail Address:** Hardash Peter@rscdd.edu **Fax:** 714-796-3950

**Approved for submission:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
*(Chancellor/President/Superintendent Signature)*

#### District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

\_\_\_\_\_  
*(President of the Board of Trustees Signature and Date)*

\_\_\_\_\_  
*(Secretary of the Board of Trustees Signature and Date)*

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:  
Facilities Planning and Utilization  
Chancellor's Office  
California Community Colleges  
1102 Q Street, 4th Floor  
Sacramento, CA 95814

#### Chancellor's Office Certification

Reviewed by: \_\_\_\_\_

Date Completed: \_\_\_\_\_

### 3.2 PROJECT TERMS AND CONDITIONS

District: Rancho Santiago Community College District

College: Santa Ana College

Project: Fine and Performing Arts Complex Replacement

Budget Year: 2015-2016

- 1 The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.
  
- 2 The applicant hereby assures the Board of Governors of the California Community Colleges that:
  - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
  - b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.  
If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
  - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
  - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services Division of the State Architect.
  - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
  - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms with the approved plans and specifications.
  - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
  
- 3 It is understood by the applicant that:
  - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
  - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
  - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
  
- 4 It is further understood that:
  - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
  - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
  - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.



JCAF 31- FINE AND PERFORMING ARTS COMPLEX REPLACEMENT (Santa Ana College/Rancho Santiago CCD) (Official)

CCI: 5754 D (7/13)

Reconsl.	Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
<input type="checkbox"/>	110	Classroom	0099	General Assignment			Bldg 29	3,310	-100	-3,353	-43
<input type="checkbox"/>	210	Class Lab	0602	Journalism			Bldg 29		-291	-622	-622
<input type="checkbox"/>	210	Class Lab	1002	Art (Painting, Drawing and Sculpture)			Bldg 29	7,000	-127	-7,327	-327
<input type="checkbox"/>	210	Class Lab	1004	Music			Bldg 25	6,255	712	-4,425	1,830
<input type="checkbox"/>	210	Class Lab	1007	Dramatic Arts			Bldg 14	3,240	478	-2,012	1,228
<input type="checkbox"/>	210	Class Lab	1008	Applied Design			Bldg 29		-423	-1,088	-1,088
<input type="checkbox"/>	210	Class Lab	1030	Graphic Arts and Design			Bldg 29		-52	-134	-134
<input type="checkbox"/>	310	Office	0099	General Assignment			Bldgs 14 25 29	2,100		-2,101	-1
<input type="checkbox"/>	610	Assembly	1007	Dramatic Arts			Bldg 14	10,590		-10,120	470
<input type="checkbox"/>	620	Exhibition	8140	Museums and Galleries			Bldg 29	1,750		-1,293	457
<input type="checkbox"/>	720	Shop	6530	Custodial Services			Bldg 25			-76	-76
<input type="checkbox"/>	880	Public Waiting	1007	Dramatic Arts			Bldg 14			-603	-603
<b>Totals:</b>								<b>34,245</b>	<b>196</b>	<b>-33,154</b>	<b>1,081</b>

\* Indicates manual override

# COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

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Campus: Santa Ana College (Rancho Santiago CCD)    Date Prepared: 5/21/2013    Original CCI: 5754    Budget Ref #: 40.41,XXX  
 Project Title: FINE AND PERFORMING ARTS COMPLEX REPLACEMENT (Official)    Prepared by: HMC/FPACS  
 Request For:  L    P    W    C    E

Item Description	Acres:	Budget CCI: 5754	True	Budget EPI: 3147	Total Cost		District Funded		
					State Funded	State Supportable	State Supportable	Non State-Supportable	
<b>1. Site Acquisition</b>									
<b>2. Plans</b>						\$658,000	\$658,000		
A. Architectural Fees (for preliminary plans)						\$610,000			
B. Project Management (for preliminary plans)						\$218,000			
C. Preliminary Tests (soils, hazardous materials)						\$38,000			
D. Other Costs (for preliminary plans)						\$450,000			
<b>3. Working Drawings</b>						\$840,000	\$420,000	\$420,000	
A. Architectural Fees (for working drawings)						\$698,000			
B. Project Management (for working drawings)						\$0			
C. Office of the State Architect, Plan Check Fee						\$62,000			
D. Community College Plan Check Fee						\$80,000			
E. Other Costs (for working drawings)									
(Total PW may not exceed 13% of construction)									
<b>4. Construction</b>			True			\$21,799,000	\$10,900,000	\$10,899,000	
A. Utility Service						\$432,000			
B. Site Development, Service						\$896,000			
C. Site Development, General						\$1,373,000			
D. Other Site Development						\$204,000			
E. Reconstruction						\$18,524,000			
F. New Construction (building) (w/Group I equip)						\$370,000			
G. Other						\$1,090,000	\$545,000	\$545,000	
<b>5. Contingency</b>						\$436,000	\$218,000	\$218,000	
<b>6. Architectural and Engineering Oversight</b>						\$511,000	\$255,000	\$255,000	
<b>7. Tests and Inspections</b>						\$218,000			
A. Tests						\$293,000			
B. Inspections						\$470,000	\$235,000	\$235,000	
<b>8. Construction Management (if justified)</b>						\$24,306,000	\$12,153,000	\$12,153,000	
<b>9. Total Construction Costs (items 4 through 8 above)</b>						\$203,000	\$102,000	\$101,000	
<b>10. Furniture and Group II Equipment</b>						\$26,665,000	\$13,333,000	\$13,332,000	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>						\$26,665,000	\$13,333,000	\$13,332,000	
<b>12. Project Data</b>									
Construction	Outside GSF	52,685	Ratio ASF/GSF	0.65	Unit Cost Per ASF	\$541	State Funded	\$658,000	
Reconstruction	Assignable Square Feet	34,245			Unit Cost Per GSF	\$352	Non Supportable	\$420,000	
<b>13. Anticipated Time Schedule</b>									
Start Preliminary Plans	8/1/2015	Advertise Bid for Construction	4/1/2017				State Funded	\$12,153,000	
Start Working Drawings	12/1/2015	Award Construction Contract	6/1/2017				Non Supportable	\$101,000	
Complete Working Drawings	8/1/2016	Advertise Bid for Equipment	6/1/2018				State Funded	\$13,332,000	
DSA Final Approval	3/1/2017	Complete Project	6/1/2019				SS Total:	\$26,665,000	
							% of SS Total	50.00%	

5.2 - Quantities and Unit Costs Supporting the JCAF 32  
State Supportable Costs

District: Rancho Santiago Community College District  
College: Santa Ana College  
Project: Fine and Performing Arts Complex Replacement

Date: July 1, 2013  
Prepared By: HMC Architects/FPACS  
CCI / ENR: 5754     3147  
Construction Months: 24

NOTE: Total fees may not exceed 13% 8.9%

1	SITE (District owned)					\$0
2	PRELIMINARY PLANS					
	A. Architectural Fees (for Preliminary Plans)	8% x	\$21,799,000 x	0.35		\$610,000
	B. Project Management for Preliminary Plans	1.0% x	\$21,799,000			\$218,000
	C. Preliminary Tests (Soils, hazardous materials)					
	1) Soils Tests & Geotechnical Reports				\$19,000	
	2) Topographic/Land Survey				\$15,000	
	3) Geologic Hazard Report				\$3,600	
						\$38,000
	D. Other Costs (for Preliminary Plans)					
	1) SWPPP Plan				\$40,000	
	2) Data/Technology Consultant				\$70,000	
	3) Waterproofing Consultant				\$60,000	
	4) Constructability Review				\$30,000	
	5) CEQA (Environmental Documents)				\$40,000	
	6) Acoustical Consultant				\$50,000	
	7) Lighting Consultant				\$40,000	
	8) DSA Plan Check Fee from below				\$119,955	
						\$450,000
						\$1,316,000
3	WORKING DRAWINGS					
	A. Architectural Fees (for Working Drawings)	8% x	\$21,799,000 x	0.40		\$698,000
	B. Project Management (for Working Drawings)	0.0% x	\$21,799,000			\$0
	C. Office of State Architect, Plan Check Fee					
	(1) Structural Safety Fee	0.007 x	\$1,000,000			\$7,000
		0.005 x	\$21,799,000 -	\$1,000,000		\$103,995
	(2) Physically Handicapped Fee	0.004 x	\$500,000		\$2,000	
		0.002 x	\$1,500,000		\$3,000	
		0.0002 x	\$19,799,000		\$3,960	
						\$8,960
	Total -State Supportable DSA, Plan Check Fee					
	D. Community College, Plan Check Fee					
	State Funded: 2/7 of 1% of Construction Cost	\$21,799,000 x		0.00286		\$62,000
	E. Other Costs (Legal Advertising)(EIR),etc.					
	1) Printing and Advertising				\$70,000	
	2) Legal Services				\$10,000	
						\$80,000
	Total - Working Drawings					\$840,000

**5.2 - Quantities and Unit Costs Supporting the JCAF 32  
State Supportable Costs**

District: Rancho Santiago Community College District  
College: Santa Ana College  
Project: Fine and Performing Arts Complex Replacement

Date: July 1, 2013  
Prepared By: HMC Architects/FPACS  
CCI / ENR: 5754 3147  
Construction Months: 24

**4 CONSTRUCTION**

**A. Utility Service**

(1) Site Mechanical Utilities

**Water Supply**

(a) Point of Connection, Piping, Appurtenances,  
DW 300 LF @ \$59.68 \$17,904

(b) Point of Connection, Piping, Appurtenances,  
FL 100 LF @ \$149.24 \$14,924

**Sanitary Sewer**

(a) Point of Connection, Piping, Appurtenances  
Storm Drainage LF \$82.09 \$26,679

(a) Point of Connection, Piping, Appurtenances  
Fuel Distribution LF @ \$97.02 \$145,530

(a) Point of Connection, Piping, Appurtenances 75 LF @ \$44.80 \$3,360  
**Total - Site Mechanical Utilities** \$208,397

(2) Site Electrical Utilities

(a) Power and Communication 400 LF @ \$223.80 \$89,521

(b) Site Lighting 58,625 SF @ \$2.29 \$134,460

**Total - Site Electrical Utilities** \$223,981

**Total - Utility Service** \$432,000

**B. Site Development Services**

(1) Paving

(a) Concrete Curb and Gutter 300 LF @ \$31.63 \$9,489

(b) AC Paving, 3" AC / 8" AB 2,000 SF @ \$6.93 \$13,868

(c) Sign with Pole 3 EA @ \$376.40 \$1,129

**Total - Paving** \$24,485

(2) Pedestrian Walks

(a) Concrete Walk 7,755 SF @ \$6.83 \$52,944

(b) Concrete Plaza Paving 14,000 SF @ \$20.13 \$281,750

(c) Concrete Ramp, Curb Cut 2 EA @ \$1,118.96 \$2,238

(d) Concrete Thickened Edge 1,500 LF @ \$15.31 \$22,962

(e) Concrete Seat Wall 520 LF @ \$179.05 \$93,107

(f) Trash Enclosure 1 EA @ \$14,919.22 \$14,919

**Total - Pedestrian Walks** \$467,920

(3) Landscaping

(a) Landscape and Irrigation, Perimeter 31,620 SF @ \$9.49 \$299,995

(b) Landscape and Irrigation, Planters at Building 3,250 SF @ \$23.58 \$76,619

(c) Trees, 24" Box 35 EA @ \$784.32 \$27,451

**Total - Landscaping** \$404,065

**Total - Site Development Services** \$896,000

**C. Site Development, General**

(1) Site Preparation

(a) Clear & Grub 129,013 SF @ \$0.21 \$27,525

**Total - Site Preparation** \$27,525

(2) Site Demolition

**Demo Existing Portable Buildings**

(a) Demo Building P 14,985 SF @ \$17 \$249,875

(b) Demo Building N 7,875 SF @ \$16.68 \$131,316

(c) Demo Building C 22,537 SF @ \$16.68 \$375,804

(d) Hazardous Waste Remediation 45,397 SF @ \$4.89 \$221,878

**5.2 - Quantities and Unit Costs Supporting the JCAF 32  
State Supportable Costs**

District: Rancho Santiago Community College District  
College: Santa Ana College  
Project: Fine and Performing Arts Complex Replacement

Date: July 1, 2013  
Prepared By: HMC Architects/FPACS  
CCI / ENR: 5754 3147  
Construction Months: 24

<b>Total - Site Demolition</b>						<b>\$978,873</b>
<b>(3) Site Earthwork</b>						
<b>Over Excavate and Recompact 5' Deep</b>						
(a) Excavate	13,035	CY	@	\$4.59		\$59,791
(b) Scarify and Compact	70,387	SF	@	\$0.43		\$30,034
(c) Fill, Spread	13,035	CY	@	\$1.97		\$25,724
(d) Fill, Allow 25%for Shrinkage, Import	3,259	CY	@	\$17.12		\$55,794
(e) Fill, Compact	16,294	CY	@	\$3.52		\$57,358
<b>Over Excavate and Recompact 2' Deep</b>						
(a) Excavate	4,343	CY	@	\$4.59		\$19,921
(b) Scarify and Compact	58,625	SF	@	\$0.43		\$25,015
(c) Fill, Spread	4,343	CY	@	\$1.97		\$8,571
(d) Fill, Allow 25%for Shrinkage, Import	1,086	CY	@	\$17.12		\$18,589
(e) Fill, Compact	5,429	CY	@	\$3.52		\$19,111
(f) General Site Grading, Rough	129,013	SF	@	\$0.21		\$27,525
(g) General Site Grading, Fine	58,625	SF	@	\$0.32		\$18,761
<b>Total - Site Earthwork</b>						<b>\$366,194</b>
<b>Total - Site Development, General</b>						<b>\$1,373,000</b>
<b>D. Other Site Development</b>						
1. Temporary fencing	1	LS	@	\$42,693.75		\$42,694
2. Temporary utilities	1	LS	@	\$161,000.00		\$161,000
<b>Total - Other Site Development</b>						<b>\$204,000</b>
<b>E. Reconstruction</b>						
<b>Total - Reconstruction</b>						<b>\$0</b>
<b>F. New Construction (Building) (Including Group I Equip.)</b>						
<b>Room Description</b>	<b>ASF</b>			<b>Unit Cost</b>		<b>Total</b>
Classroom	3,310	ASF	@	\$476		\$1,575,560
Fine and Applied Arts	7,000	ASF	@	\$489		\$3,423,000
Music Lab	6,255	ASF	@	\$599		\$3,746,745
Dramatic Arts	3,240	ASF	@	\$544		\$1,762,560
Faculty Office	2,100	ASF	@	\$502		\$1,054,200
Theater Arts	10,590	ASF	@	\$570		\$6,036,300
Exhibition Area	1750	ASF	@	\$529		\$925,750
<b>Total - New Construction</b>						<b>\$18,524,000</b>
<b>G. Other</b>						
1. Energy Efficiency Incentive	\$18,524,000		x	2%		\$370,480
<b>Total Other</b>						<b>\$370,000</b>
<b>Total - Construction</b>						<b>\$21,799,000</b>
<b>5 CONTINGENCY OF 5% (7% for Remodels)</b>						
				5% x	\$21,799,000	\$1,089,950
						<b>\$1,090,000</b>
<b>6 ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>						
A. Architects' Fee for Oversight				8% x	\$21,799,000 x	0.25
						<b>\$436,000</b>

**5.2 - Quantities and Unit Costs Supporting the JCAF 32  
State Supportable Costs**

District: Rancho Santiago Community College District  
College: Santa Ana College  
Project: Fine and Performing Arts Complex Replacement

Date: July 1, 2013  
Prepared By: HMC Architects/FPACS  
CCI / ENR: 5754      3147  
Construction Months: 24

<b>7 TESTS AND INSPECTIONS</b>					
A. Testing		1% x	\$21,799,000	\$217,990	
B. Inspection	25 mo @		\$11,712.00 =	\$292,800	\$292,800
<b>Total - Test and Inspection</b>					<b>\$511,000</b>
<b>8 CONSTRUCTION MANAGEMENT (If justified)</b>		2% x	\$21,799,000	\$435,980	
DIR Labor Compliance Fee		0.25% x	\$13,533,980	\$33,835	\$470,000
<b>9 TOTAL (Construction costs) (Item 4 through 8 above)</b>					<b>\$24,306,000</b>
<b>10 FURNITURE AND GROUP II EQUIPMENT</b>				State Supportable	<b>\$203,000</b>
<b>11 TOTAL (Project cost) (Items 1, 2, 3, 9, and 10)</b>					<b>\$26,665,000</b>

**Summary of State and Local Cost Contributions**

	Total \$	State \$	Local \$	State%	Local %	
1 Site Acquisition	\$0	\$0	\$0	100.00%	0.00%	
2 Preliminary Plans	\$1,316,000	\$658,000	\$658,000	50.00%	50.00%	
3 Working Drawings	\$840,000	\$420,000	\$420,000	50.00%	50.00%	
4 Construction	\$21,799,000	\$10,900,000	\$10,899,000	50.000%	50.000%	
5 Contingency	\$1,090,000	\$545,000	\$545,000	50.00%	50.00%	
6 A&E Oversight	\$436,000	\$218,000	\$218,000	50.00%	50.00%	
7 Testing & Inspection	\$511,000	\$255,000	\$256,000	50.00%	50.00%	
8 Construction Mgmt	\$470,000	\$235,000	\$235,000	50.00%	50.00%	
9 Total Construction (Sum 4 thru 8)	\$24,306,000	\$12,153,000	\$12,153,000			
10 Equipment	\$203,000	\$102,000	\$101,000	50.00%	50.00%	
11 Total Project	\$26,665,000	\$13,333,000	\$13,332,000	50.00%	50.00%	Total % 100.00%

## **6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT**

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs have been incorporated to shade glazing.
- Low E dual glazing will be incorporated to reduce heat gain.
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system.
- Independent HVAC controls provided where applicable.
- Natural lighting will be incorporated into most spaces.
- Energy saving lighting with automatic lighting controls and sensors.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction.
- Requested participation in the local utility's energy incentive program.
- Photovoltaic panels will be incorporated where appropriate.

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

## A. PURPOSE OF THE PROJECT

### 1. Executive Summary

Santa Ana College is one of two colleges in the Rancho Santiago Community College District. The fine and performing arts programs are delivered in three buildings: Phillips Hall constructed in 1967, Music Building constructed in 1970 and Art Building constructed in 1972.

The scope of this project replaces the space in Phillips Hall (space inventory building #14), Music Building (space inventory building #25), and Art Building (space inventory building #29). Project spaces result in 3,310 assignable square feet (asf) lecture, 16,495 asf lab, 2,100 asf office and 12,340 asf other for a total of 34,245 asf. The increase of 1,091 asf is to meet current building codes while maintaining the same number of student stations as in the existing spaces. The existing three buildings will be demolished.

The project results in a weekly student contact hours (WSCH) increase by 196, from 13,938 WSCH to 14,134 resulting from modified space configurations and efficiencies.

This is a Category C project – modernization of instructional space.

### 2. Problem Statement

The campus of Santa Ana College is one of the two colleges in the Rancho Santiago Community College District. Established in 1915, it is the fourth oldest community college in California and serves over 18,000 students.

The fine and performing arts programs are housed in three separate buildings adjacent to in the northeast portion of the fully-built campus. Phillips Hall, the 3-story performing arts facility with an auditorium, was constructed in 1967 (space inventory building #14) and is a highly visible campus facilities bringing the community to campus. The single-story Music Building (space inventory building #25) was constructed in 1970. The youngest of the three buildings is the Art Building (space inventory #29), with two stories, was completed in 1972. None of these facilities have been significantly upgraded since original construction.

These buildings, constructed 40 to 46 years ago can no longer meet the student demands in the fine and performing arts. Specific issues include:

- **Building spaces do not provide code compliant access and restricts equal access by all students, faculty and staff.**  
Efforts have been made; however, the buildings are not fully accessible to everyone per existing physical access building codes. There is no elevator or lift to access parts of the theater including the mezzanine, control booths, theater stage, stage wings, and costume and scene storage. The theater's audience chamber is not sloped to meet current access code. Access to other spaces in the art and music buildings is also limited.



ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

- **Configuration and lack of room flexibility do not support modern instructional programming reducing effectiveness of instruction.**  
These buildings were constructed several decades ago to support instructional programs then. Instructional delivery has evolved and existing spaces lack the configuration and flexibility to adapt to today's way of teaching and learning and cannot use space resources efficiently. This hindrance is reflected from the basic classroom that is not shaped or sized to optimize space to the fly tower that is too cramped install smart lighting systems.
- **Physical design of instructional space does not support current teaching modalities and hinder students ability to learn from state-of-the-art instruction.**  
Space for the arts programs does not meet unique instructional needs. Photography lab spaces were constructed as wet labs to support the chemical development of photos many years ago. Today's digital photography needs require other lab designs. The art building does not have natural lighting for painting and drawing classes and the ceiling heights are not conducive for gallery lighting and suspension of objects for exhibitions. The Music Building was not originally designed for the music program and does not have acoustic separations and sound isolation. The current physical design does not allow for the optimum use of modern equipment in the building's instructional spaces.
- **Learning spaces are not supported by technology and does not provide full use of teaching and learning tools.**  
With rapidly changing technology, learning and teaching methods are constantly evolving to ensure student success in the workplace or transfer to other higher educational institutions. Digital fine arts programs that didn't exist even a decade ago today are the drivers of entertainment technology including digital art and video and audio productions. Updated equipment cannot be fully installed such as intelligent lighting systems in the theater. Existing academic and support spaces don't have the technical capacity to provide state-of-the art learning environments for students. Updated equipment cannot be completely installed.
- **Buildings' systems cannot support the infrastructure needed to deliver modern instructional modalities limiting the use of instructional technology.**  
The three dated buildings were constructed to support the electrical, technological, and mechanical needs of many years ago and cannot provide the infrastructure to support the performance of changing needs. The facilities do not have the electrical capacity or access to power to provide the energy for the increased needs of computers and control systems. Air handlers and associated distribution system do not have the capacity to moderate the environment for different needs.
- **Faculty offices and program support spaces lack effectiveness.**  
Faculty offices are not grouped together where they can collaborate to better coordinate programming, space use, and meet the needs of students. Program support spaces and storage are not equipped, located and sized to meet the needs of the programs. Theater

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

scenes and costumes are stored in containers in other campus locations. Art and music storage spaces are not close to program spaces.

### 3. Solution Criteria

To mitigate these problems, the College seeks a solution that meets the following criteria:

- Building spaces that are accessible per current building codes;
- Flexible instructional spaces configured to support modern instruction and adaptable for different teaching modalities that maximize space use and resources;
- Building space configuration that is efficient to operate and energy efficient;
- Spaces designed and equipped with technology, equipment and building support that promote innovative teaching modalities for the present and for decades to come;
- Instructional spaces with the design and group I equipment to support specialized programs;
- Faculty offices with adjacencies promoting collaboration;
- Program support spaces sized and equipment for maximum effectiveness;
- Permanent, centrally located, on-campus solution that does not adversely impact campus' operational budget;
- Instructional spaces consistent with the mission the campus strategic plan; and
- Least cost solution to mitigate instructional space issues.

## B. RELATIONSHIP TO THE STRATEGIC PLAN

Santa Ana College's Educational Master Plan 2007-2012 mission statement set the institution to be a leader and partner to meet the needs of students and community by preparing students for transfer to other higher education institutions, the workforce and the continuation of lifelong learning. Goals to meet the College's mission include: educating students in a technological rich environment; ensuring student success by removing barriers; employing innovative teaching techniques/non-traditional delivery modes; supporting student networks; and educating students with the academic competencies to assure continued success in the workforce and further education.

To help achieve the College's mission, the 2011 Facilities Master Plan set forth goals to provide the learning spaces where students can learn and thrive. These outcomes result in facilities that are focused on students, encourage collaboration, achieve long-term solutions that are consistent with state guidelines, and incorporate universal design principles.

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

## C. ALTERNATIVES

### 1. Alternatives

In considering alternatives the College looked at options to meet the primary needs of the College's educational and facilities master plans.

Alternatives to this project include:

- Alternative #1 – Replace existing space with new space
- Alternative #2 – Renovate existing buildings
- Alternative #3 – Lease space off-campus

#### **Alternative #1 – Replace existing space with new space**

This alternative replaces the existing three buildings (Phillips Hall, art and music) with new spaces in a single building. The option results in 3,310 asf lecture, 16,495 asf lab, 2,100 asf office and 12,340 asf other (including a theater) other spaces for a total of 34,245 asf. This option increases the asf by 1,091 to accommodate existing building codes while maintaining the same number of student stations in each space type. The three existing buildings will be demolished.

This alternative provides code compliance for physical access in addition to space configurations to maximize use. Designed with flexibility, the new spaces will have the appropriate technology, building infrastructure, and program support spaces to meet the demands of the modern program for today and several decades. Faculty offices are located to promote collaboration and optimize resource use.

The new energy efficient building, constructed in the same area as the existing buildings, allows the arts programs to maintain a visible profile and provides a permanent solution that is consistent with the campus' strategic plan. This option does not adversely impact the College's operational budget. It is the least cost solution; requires a shared capital investment from the District and the State.

#### **Alternative #2 – Renovate existing buildings**

This alternative renovates the existing spaces in Phillips Hall, Art and Music buildings to modernize the spaces. The buildings would need to be expanded to accommodate current building codes including full physical access to maintain the existing number of student stations.

This option provides the updated infrastructure and technology to deliver modern teaching modalities; however, not all identified issues can be addressed completely. Due to building orientation constraints, the theatre cannot be remodeled to provide the necessary theatre and wing spaces while provide full building code accommodations. An elevator would be installed to provide access to all spaces (no elevator currently exists) and the fly tower would

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

need major renovation to accommodate technologically advanced lighting systems and electrical clearances.

This alternative provides limited modern spaces, but doesn't meet the needs of the programs due to configuration constraints, does not promote collaboration amongst faculty located in separate buildings. Additionally, this alternative does not fully meet strategic plan objectives and is not the least cost solution. This option requires a shared capital investment from the District and the State.

**Alternative #3 – Lease space off-campus**

This alternative requires a long-term lease of space adjacent or close to the College suitable for the required Instructional program needs. The lease entails 34,245 asf of space to accommodate the instructional, program support, and office spaces along with a staged theater. The rented space will also provide adequate parking and security services and the building will require the approval of the Division of the State Architect.

There are no facilities of this type close to the college. The nearest high school uses their theater and does not have other spaces for College instruction particularly during the day. This option creates hardships for students who might have limited or no private transportation. Off-site program spaces can also create scheduling difficulties for students as there may be insufficient time between classes for travel from one site to another.

Leasing spaces, along with tenant improvements, parking and security services adversely impacts the College's operational budget. This alternative does not keep the fine and performing arts programs visibly located on campus, is not a permanent solution and inconsistent with the strategic plan. This is also the most expensive cost solution.

(Continued on next page)

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

**2. Criteria Analysis Matrix**

CRITERIA	Alternative #1 Replace Existing with New Space	Alternative # 2 Remodel Existing Space	Alternative # 3 Lease Space Off-Campus
Facilities that are compliant with existing building codes	Yes	Yes	Yes
Flexible spaces maximizing use, energy efficient, and efficient to operate	Yes	Yes	Yes
Facilities compliant with current building codes	Yes	Yes	Yes
Instructional that support the use of modern technology and building infrastructure support	Yes	No	Yes
Instructional spaces designed with the necessary space elements to fully deliver instruction	Yes	No	Yes
Faculty offices with adjacencies promoting collaboration	Yes	Yes	Yes
Permanent, highly visible space centrally located on campus	Yes	Yes	No
Does not adversely impact the college's operations budget	Yes	No	No
Supports the College's strategic plan	Yes	No	No
Is the least cost solution	Yes	No	No

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

**3. Economic Analysis Matrix**

	<u>Alternate #1*</u> Construct New Space	<u>Alternate #2</u> Remodel Existing	<u>Alternate #3</u> Lease Off-Site
Site Acquisition	\$0	\$0	\$0
Plans & Working Drawings	\$2,156,000	\$2,486,000	\$0
<b>Construction Costs:</b>			
Utility Service	\$432,000	\$476,000	\$0
Site Development, Service	\$896,000	\$945,000	\$0
Site Development, General	\$1,373,000	\$1,605,000	\$0
Other Site Development	\$204,000	\$254,000	\$0
Reconstruction	\$0	\$17,758,000	\$0
New Construction	\$18,524,000	\$0	\$0
Other Construction	\$370,000	\$355,000	\$0
Testing/Inspection	\$511,000	\$600,000	\$0
Contingency	\$1,090,000	\$1,497,000	\$0
CM/AE Oversight	\$906,000	\$997,000	\$0
<b>Total Construction Costs</b>	<b>\$24,306,000</b>	<b>\$24,487,000</b>	<b>\$0</b>
Equipment (Group II)	\$203,000	\$203,000	\$203,000
Leases for 50 years**	\$0	\$0	\$56,504,250
<b>Total Project Costs @ CCI 5754 and EPI 3147</b>	<b>\$26,665,000</b>	<b>\$27,176,000</b>	<b>\$56,707,250</b>

Escalated per  
 Department of Finance  
 Budget Letter BL 0X-XX

\* Figures Taken from Units and Supporting Costs for the JCAF32

\*\* \$2.75 per asf per month x 34,245 asf x 12 months x 50 years

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41.

## D. RECOMMENDED SOLUTION

### 1. Which alternative and why?

Alternative #1 – replace existing with new space is the option that meets all of the solution criteria. The new spaces will be configured and physically equipped to meet program instruction plus provide the flexibility for use by multi-disciplines into the future. The spaces are designed to be current building code compliant and provide access for all. Faculty offices enjoy adjacencies to promote collaboration for program, student and resource use. This option maintains the program spaces in a visible permanent home on campus.

This alternative is also the least cost option. Replacing buildings almost 50 years old serves students for today and into the future with the flexible and modern smart spaces. A singular new building is more efficient and cost effective to operate than three separate dated buildings and provides the desired program, program support and faculty office adjacencies. This option does not adversely impact the College's operational budget, and is consistent with the District's strategic plan.

#### Why the other alternatives are not recommended:

Alternative #2 – remodel existing space: this alternative is not recommended because it meets only some of the solution criteria. Space reconfigurations would be limited by the building envelope. Due to the way the theater building is situated, there is not enough room to expand to provide a stage and wings and audience seating to meet code and provide the spaces needed or maintain similar number of seats.

Remodeling can improve some spaces but does not allow for the optimum use of instructional space or equipment. This is not the least cost solution and is not consistent with the College's strategic plan.

Alternative #3 - Lease space off-campus: this option also does not meet all of the solution criteria. This alternative poses challenges in finding adequate State-approved space near the campus especially for the theater and support spaces. This alternative distances the programs, faculty and students from campus, creating hardship for students in the logistical issues with transportation, scheduling and resources. This alternative is inconsistent with the College's strategic plan of eliminating temporary space. This is the most expensive option and adversely impacts the campus operations budget.

### 2. Detail scope description

This is a Category C project – modernizing instructional space.

The scope of this project replaces the space in Phillips Hall (space inventory building #14), Music Building (space inventory building #25), and Art Building (space inventory building #29). Project spaces result in 3,310 asf lecture, 16,495 asf lab, 2,100 asf office and 12,340

ORG CODE: 6870 COBCP NO:    PRIORITY:    PROJECT ID: 40.41

asf other for a total of 34,245 asf. The increase of 1,091 asf is to meet current building codes while maintaining the same number of student stations as in the existing spaces. The existing three buildings will be demolished.

As reflected in the Space Analysis table below, the project also adjusts capacity/load ratios for lecture, lab and office spaces to be more in line with space guidelines assisting in the reduction of overbuilt spaces in lecture and office. The project increases the WSCH by 196, from 13,938 WSCH to 14,134 resulting from modified space configurations and efficiencies.

**Space Analysis (ASF):**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	3,310	16,495	2,100	0	0	12,340	34,245
Secondary	-3,353	-15,608	-2,101	0	0	-12,092	-33,154
Net	-43	887	-1	0	0	248	1,091
<b>Beg. Cap/Load Ratios (2015)</b>	<b>125.5%</b>	<b>87.9%</b>	<b>104.1%</b>	<b>39.3%</b>	<b>29.8%</b>	<b>N/A</b>	<b>97.7%</b>
<b>End. Cap/Load Ratios (2018)</b>	<b>108.4%</b>	<b>94.0%</b>	<b>93.7%</b>	<b>42.1%</b>	<b>28.5%</b>	<b>N/A</b>	<b>89.2%</b>

The District is contributing 50% toward state-supportable project costs.

**3. Basis for cost information**

The architect for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and professional cost estimating, has provided the cost estimates.

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand;
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect;
- Overhangs have been incorporated to shade glazing;
- Low E dual glazing will be incorporated to reduce heat gain;
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain;
- Heating and cooling will be provided by a highly energy efficient HVAC system;
- Independent HVAC controls provided where applicable;



ORG CODE: 6870 COBCP NO:     PRIORITY:     PROJECT ID: 40.41

- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and sensors;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated;
- A strict recycling program will be required during construction;
- Requested participation in the local utility's energy incentive program; and
- Photovoltaic panels will be incorporated where appropriate.

**4. Factors/benefits for recommended other than the least expensive alternative**

The project presents the least cost solution.

**5. Complete description of impact on support budget**

No additional personnel or operating costs will result from this remodel. Please see 9.1 Analysis of Future Costs in this proposal.

**6. Identify and explain any project risks**

No known risks have been identified for this project at this time.

**7. List requested interdepartmental coordination and/or special project approvals (including mandatory reviews and approvals, e.g. technology proposals)**

- Division of the State Architect and the State Fire Marshall review for structural safety, access compliance and fire life safety plan and field reviews
- State Public Works Board approval of preliminary plans

**E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857**

**1. Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how?**

**2. Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources?**

**3. Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth?**

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

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**8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
ENVIRONMENTAL IMPACT REPORT**

*(Reference: California Code of Regulations, Title 5, Section 57121)*

It has been determined that a Negative Declaration will apply to this project. This declaration will be submitted to the appropriate agencies for approval prior to the submission of the Preliminary Plans to the Chancellors Office.

## 9.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

### Personnel Costs

**Certificated:** Existing faculty will be moved to the new building when it is complete. Consequently, there will be no increase in costs for faculty.

**Classified:** Existing staff will be moved to the new building when it is complete. Consequently, there will be no increase in costs for faculty.

### Depreciation, Maintenance, and Operation:

No additional Maintenance and Operations resources will be required since the outside gross square footage will not change.

**Program/Course/Service Approvals:** List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are not new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

**Name of New Program/Course/Service**

**Date of Approval**

\_\_\_\_\_  
No new programs

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CFIS #: 40.41.XXX

JCAF 33- FINE AND PERFORMING ARTS COMPLEX REPLACEMENT (Santa Ana College/Rancho Santiago CCD) (Official) EPI: 33/000000

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase in Space	Equip Cost Per ASF	Total Allowable Cost
110	Classroom	0099	General Assignment				3,310	-3,353	-43	\$14.71	\$0
210	Class Lab	0602	Journalism					-622	-622	\$25.80	\$0
210	Class Lab	1002	Art (Painting, Drawing and Sculpture)				7,000	-7,327	-327	\$36.02	\$0
210	Class Lab	1004	Music				6,255	-4,425	1,830	\$57.88	\$105,920
210	Class Lab	1007	Dramatic Arts				3,240	-2,012	1,228	\$36.02	\$44,233
210	Class Lab	1009	Applied Design					-1,088	-1,088	\$36.02	\$0
210	Class Lab	1030	Graphic Arts and Design					-134	-134	\$36.02	\$0
300 - 355	Faculty Offices	0099 - 4999	General Assignment				2,100	-2,101	-1	\$23.01	\$0
610	Assembly	1007	Dramatic Arts				10,590	-10,120	470	\$73.88	\$34,724
620	Exhibition	6140	Museums and Galleries				1,750	-1,293	457	\$39.48	\$18,042
720	Shop	6530	Custodial Services					-76	-76	\$67.44	\$0
880	Public Waiting	1007	Dramatic Arts					-603	-603		\$0
<b>Totals:</b>							<b>34,245</b>	<b>-33,154</b>	<b>1,091</b>		<b>\$202,919</b>

\* Indicates manual override

**13.1 - Detailed Equipment List**

District: Rancho Santiago Community College District

Project: Fine and Performing Arts Complex  
Replacement

College: Santa Ana College July 1, 2013

Rm #	Room Description	Item Description <sup>1</sup>	Units	Unit Cost	Total Cost	Less Existing Inventory <sup>2</sup>	Total New Equipment Needed
	<b>Classroom</b>						
		Smart Workstation	3	\$2,400	\$ 7,200		\$7,200
		Instructor Computer	3	\$1,000	\$ 3,000		\$3,000
		LCD Projector	3	\$1,000	\$ 3,000		\$3,000
		Document Visual Presenter	3	\$2,400	\$ 7,200		\$7,200
		Sound System	3	\$1,000	\$ 3,000		\$3,000
		AV Presentation Equipment & Cabling	3	\$2,400	\$ 7,200		\$7,200
		Student Desks	165	\$200	\$ 33,000		\$33,000
		Faculty Chair	3	\$200	\$ 600		\$600
		Faculty Desk	3	\$970	\$ 2,910		\$2,910
		Free standing 36" Podium	3	\$264	\$ 792		\$792
		Instructor Stool for Smart Station	3	\$200	\$ 600		\$600
		Telephone	3	\$500	\$1,500		\$1,500
	<b>Faculty Offices</b>						
		Computer	21	\$1,000	\$21,000		\$21,000
		Printer/Copier	21	\$1,200	\$25,200		\$25,200
		Telephone	21	\$500	\$10,500		\$10,500
		Workstation Including Storage	21	\$1,837	\$38,577		\$38,577
		Bookcases 36' Ht	21	\$500	\$10,500		\$10,500
		Staff Task Chair	21	\$200	\$4,200		\$4,200
		Guest Chair	42	\$200	\$8,400		\$8,400
	<b>Music Lab</b>						
		Tables	13	\$475	\$6,175		\$6,175
		Chairs	39	\$200	\$7,800		\$7,800
		ADA Table	1	\$565	\$565		\$565
							\$0
	<b>Grand Total</b>				\$202,919		\$202,919
							\$202,919

NET TOTAL REQUEST

Allocation \$202,919



May 24, 2013

Ms. Lisa Hannaman  
Southern California Edison  
PO Box 300  
Rosemead, CA 91772

**Subject: Letter of Interest: California Community College New Construction for Partnerships / Savings-by-Design Participation**

**Project Name: Santa Ana College - Fine and Performing Arts Complex Replacement**

Dear Ms. Hannaman:

The Rancho Santiago Community College District (RSCCD) would like to participate in the Southern California Edison Public Utilities New Construction for Partnerships / Savings-by-Design (NCP/SBD) program for the project identified above. We understand that this is a nonresidential new construction and renovation/remodel energy efficiency program, funded by utility customers through the Public Purpose Programs surcharge. We are interested in improving the energy efficiency of our upcoming projects using design assistance and financial incentives available through the NCP/SBD program.

RSCCD agrees to provide required documentation as requested which includes a completed application for each project. We are willing to consider efficiency recommendations that will improve the performance of these projects significantly beyond Title 24 (or other baseline) requirements.

RSCCD understands that participation in the NCP/SBD program is voluntary, and that we are under no obligation to modify the design or construction of our buildings based on resulting recommendations. We also understand that we will receive financial incentives only if we complete an agreement, our eligibility is confirmed by Southern California Edison, the performance of each building in the project meets program requirements, and the energy efficiency strategies are installed and verified by Southern California Edison.

Sincerely,

Peter Hardash  
Vice Chancellor, Business Operations/Fiscal Services  
Rancho Santiago Community College District

Cc: Lan Yuan  
Capital Outlay Specialist  
California Community Colleges Facilities Planning Unit

BOARD OF TRUSTEES:

Claudia C. Alvarez • Arianna P. Barrios • John R. Hanna • Lawrence R. "Larry" Labrado • Jose Solorio • Nelida Mendoza Yanez • Phillip E. Yarbrough

CHANCELLOR:

Raúl Rodríguez, Ph.D.