

Santa Ana College Facilities & Safety Committee Meeting

September 17, 2024

A photograph of the Santa Ana College sign at night. The sign is illuminated and features the college's name in large, bold letters. Below the main name, it reads "MANUEL SANTIAGO COMMUNITY COLLEGE DISTRICT". The sign is set against a dark background with some foliage in the foreground.

SANTA ANA COLLEGE
MANUEL SANTIAGO COMMUNITY COLLEGE DISTRICT

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

Project Summary:

- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Assistant, Emergency Medical Technician, Pharmacy Technology, and 20 general classrooms and computer labs. New building will be located south of the existing library and north of the new Science Center
- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Project reached final completion on November 30, 2023.
- ▶ Notice of Completion approved by the Board of Trustees on December 11, 2023.
- ▶ The College held a Grand Opening event on January 10, 2024.

Budget:

- ▶ \$58.8 million (budget under review) includes demo budget
- ▶ \$19,707,000 state funded (2023 estimated contribution) includes demo budget



Current Capital Projects

Russell Hall Demolition

Santa Ana College

Project Summary:

- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Construction operations will continue at Russell Hall through October
- ▶ Demolition operations will cause vibration to surrounding buildings
- ▶ Increased noise levels due to construction operations and heavy equipment
- ▶ Contractor is using machinery to load demo debris into trucks to be hauled offsite
- ▶ Site Inspection and clean up

Budget:

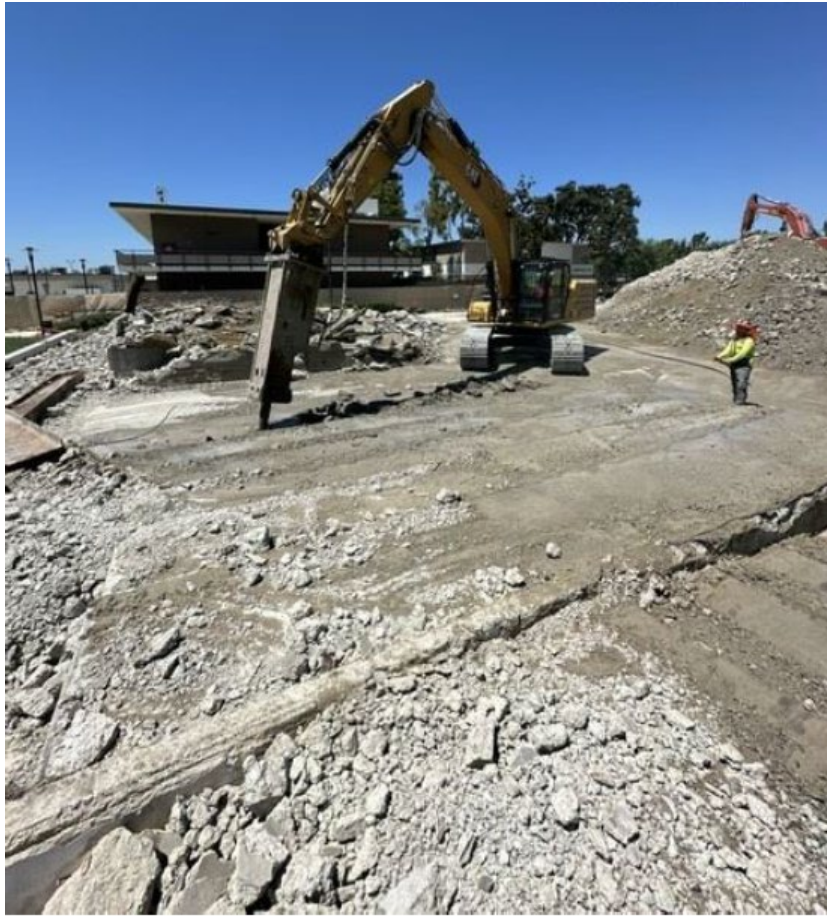
- ▶ \$2.5 million
- ▶ \$1,697,000 state funded (2023 estimated contribution)



Current Capital Projects

Russell Hall Demolition

Santa Ana College



Current Capital Projects

Russell Hall Demolition

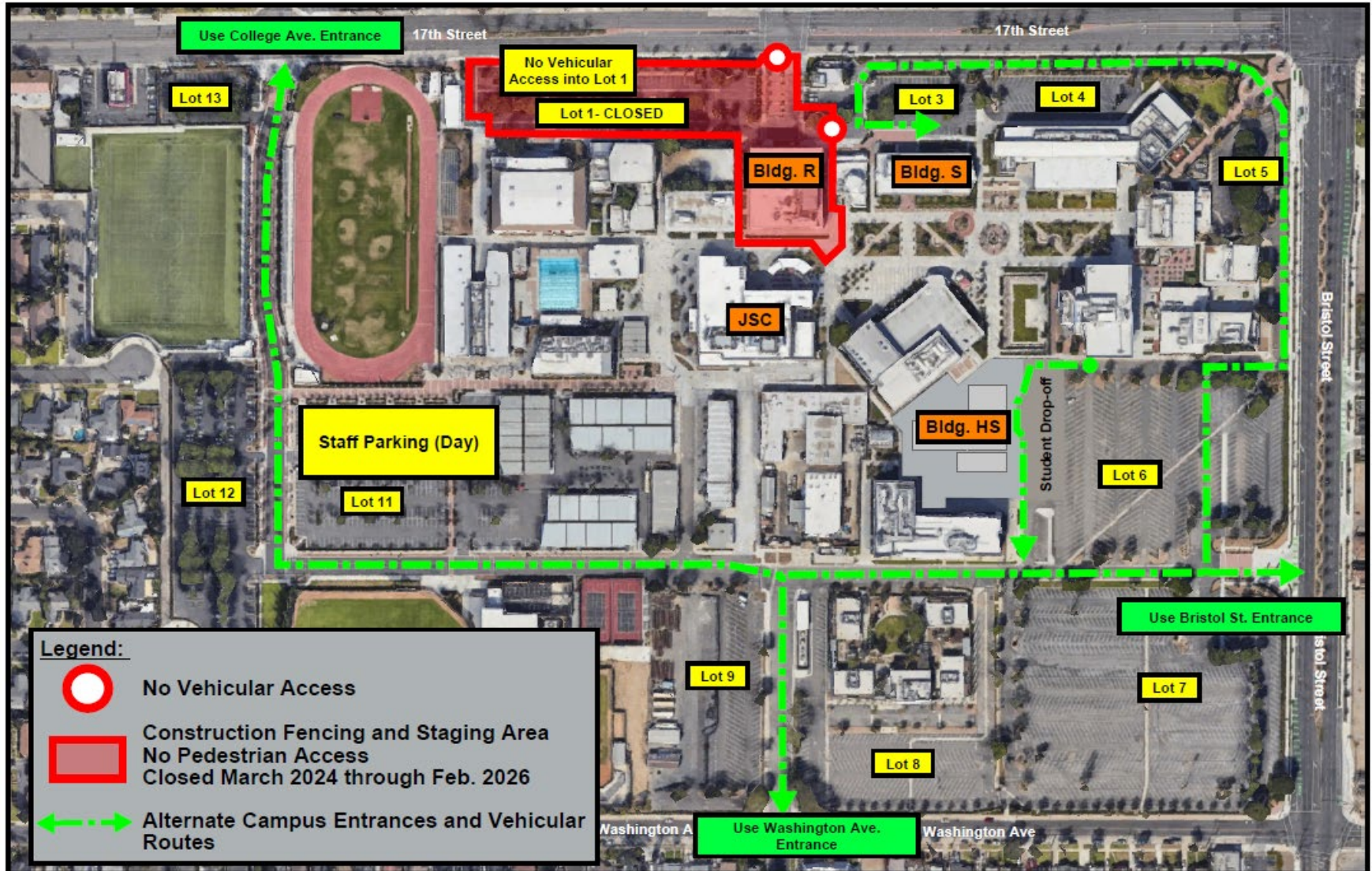
Santa Ana College



Current Capital Projects

Russell Hall Demolition Logistics Plan

Alternate Campus Entrances & Vehicular Routes



Current Capital Projects

Russell Hall Demolition Logistics Plan

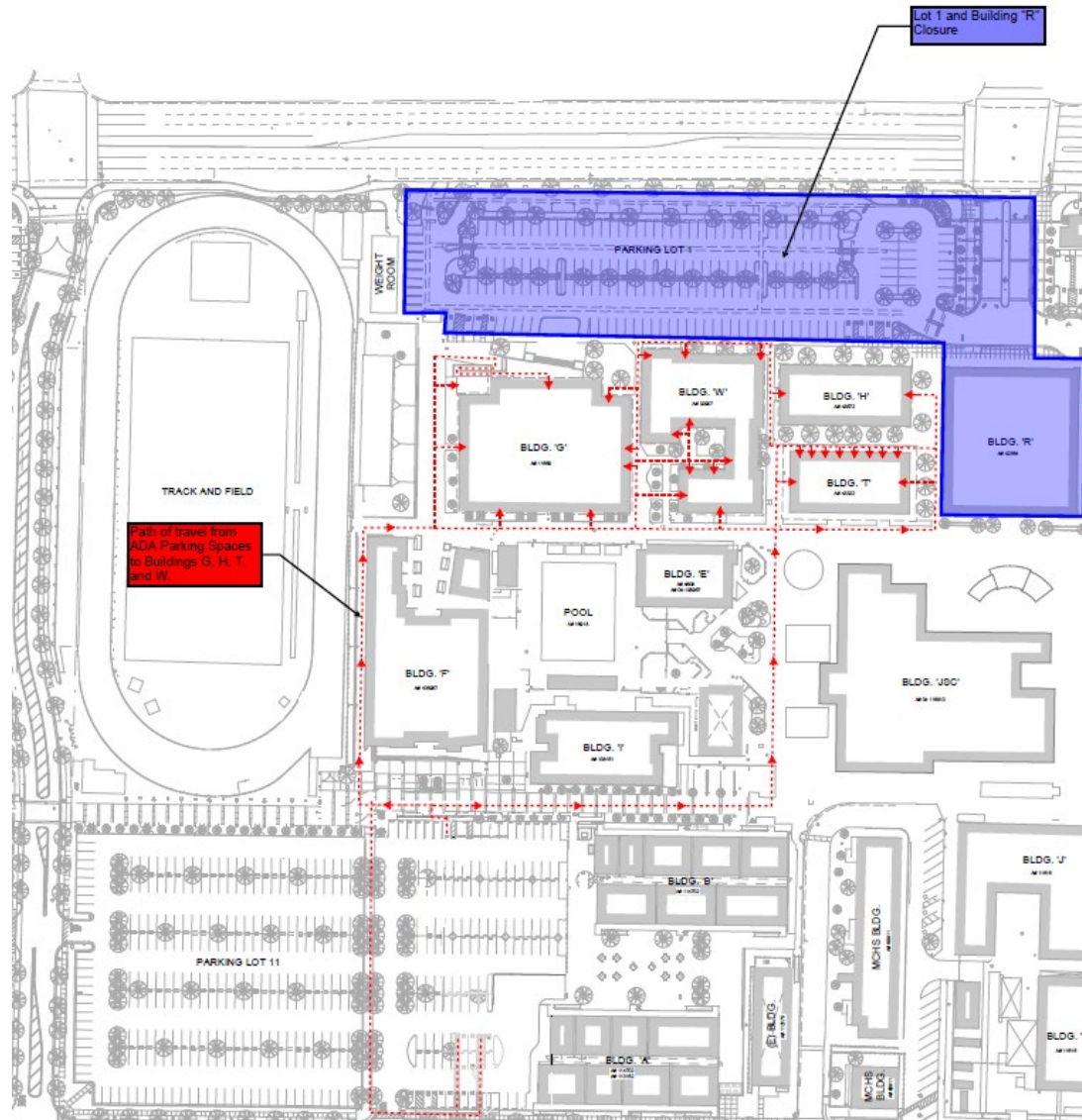
Pedestrian Paths of Travel



Current Capital Projects

Russell Hall Demolition Logistics Plan

ADA Parking Path of Travel



Current Capital Projects

Campus Entrance Improvements

Santa Ana College

Project Summary:

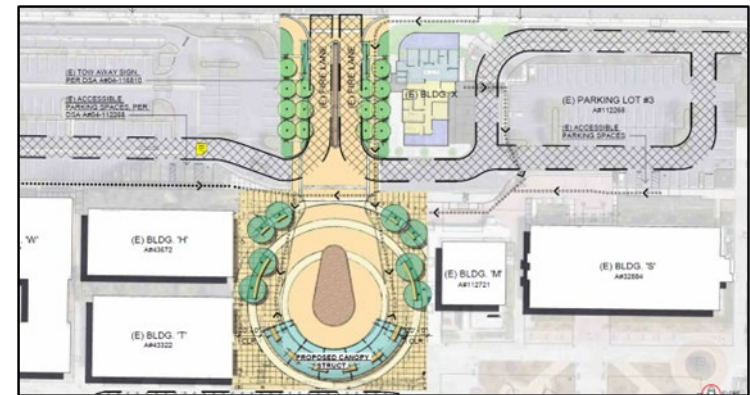
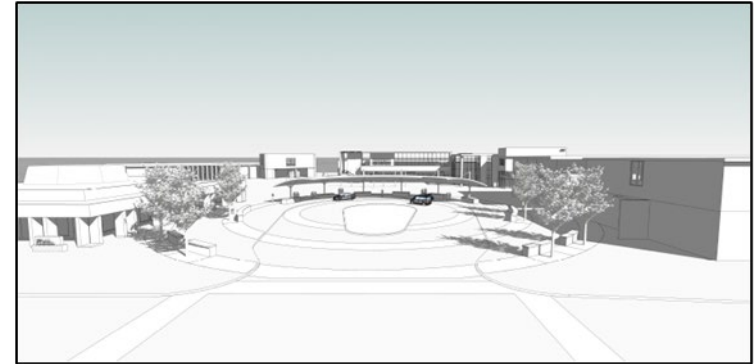
- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated **October 2024**. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share drop-offs, and improve the campus front entry.
- ▶ In an effort to minimize college impacts and provide flexible construction budget options, project will be phased into three (3) phases.
- ▶ Phase 1: front entry renovations, softscape and hardscape improvements, introduction of a new “hairpin” vehicular turn, shade structure and front entry plaza improvements.
- ▶ Phase 2: Parking Lot # 1 renovations with hardscape and softscape improvements and increased parking stalls counts.
- ▶ Phase 3: Parking Lot # 3 and # 4 renovations with hardscape and softscape improvements, increased parking stall counts, increased drop-off areas, and dedicated ride-sharing areas.
- ▶ All phases will improve traffic and pedestrian circulation & safety and remove accessibility barriers.

Current Status:

- ▶ Award of bid for the contractor for Phase 1 was approved by the Board of Trustees on August 12, 2024.
- ▶ Construction is anticipated to start in October 2024 after Building R is demolished.

Budget:

- ▶ \$5.3 million for Phase 1 only (under review)



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Estimated Budget
Health Sciences Building Secondary Projects	<p>The secondary projects are ongoing. Status of each of the projects:</p> <ul style="list-style-type: none">-Stairwell flooring (completed)-Window shades and bathroom accessories revisions (completed)-Added card readers at two locations (completed)-Interior and exterior signage revisions (completed)-Building automation minor revisions (completed)-Storm drain system improvements (planning work started)	\$150,000

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	Award of bid for the contractor was approved by the Board of Trustees on May 13, 2024. Construction started and will continue into Fall 2024.	\$1,171,000

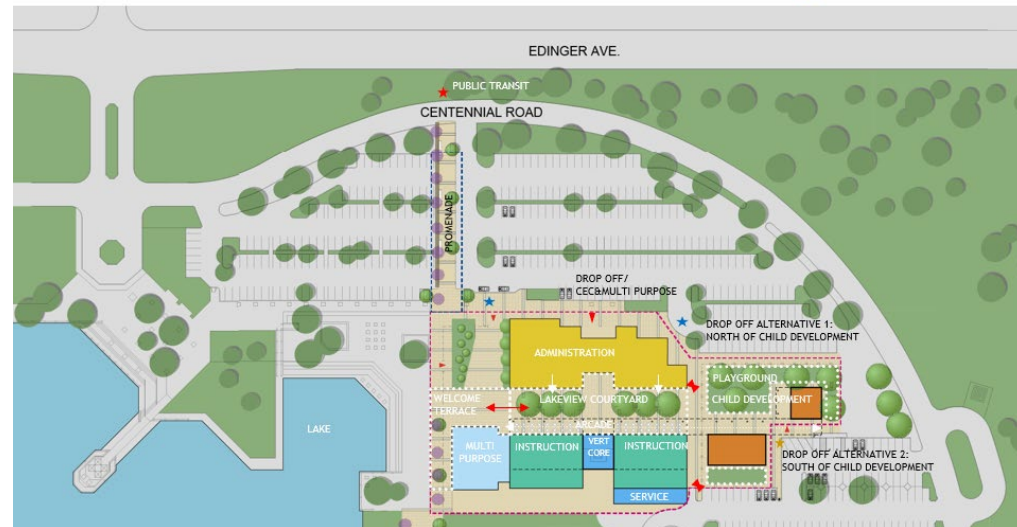
Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	Upon completion of the Site Planning Analysis Study in February 2024, the District hired MRY Architects to continue with Program Refinement and Schematic Design. Kickoff meetings are being held with Executive and User Groups. Several work sessions will take place to confirm space programming needs.	Planning Only \$908,365 (under review) \$1 million Improvement Contribution

PROJECT SCOPE

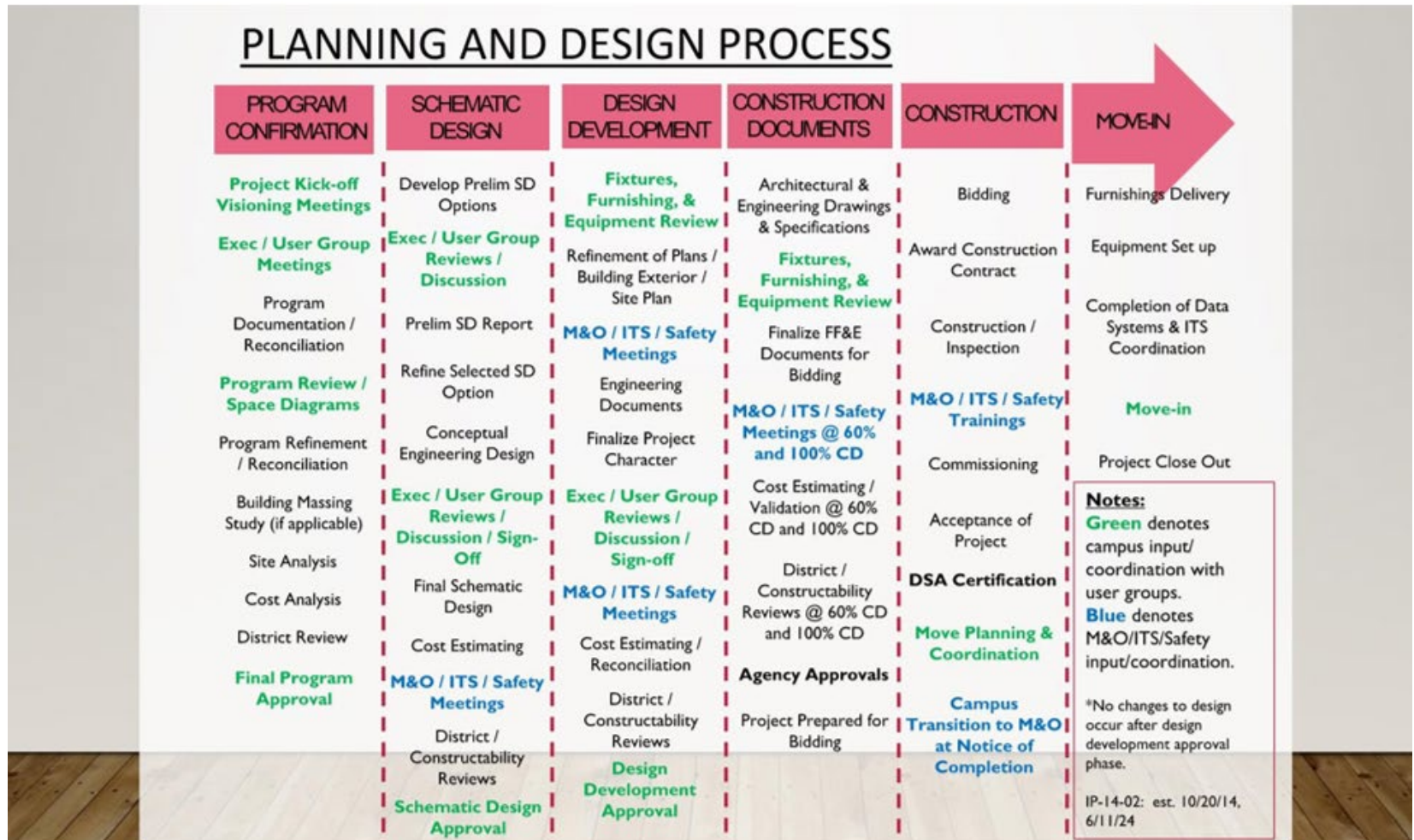
- New Building Area = 57,000 – 60,000 GSF
 - CEC Campus Modular Building Replacement – 52,500 SF
 - Academic/Instruction & Student Services ~ 27,000 SF
 - Administration ~ 16,500 SF
 - Child Development Center ~ 5,000 SF
 - New Multi-Use Space ~ 6,000 SF
- Exterior Space = 68,300 SF
 - Welcome Terrace
 - Lakeview Courtyard: Outdoor Learning & Student Life
 - Child Development Playground
 - Pedestrian Connection to Public Bus Stop

SITE PLAN: Preferred Concept



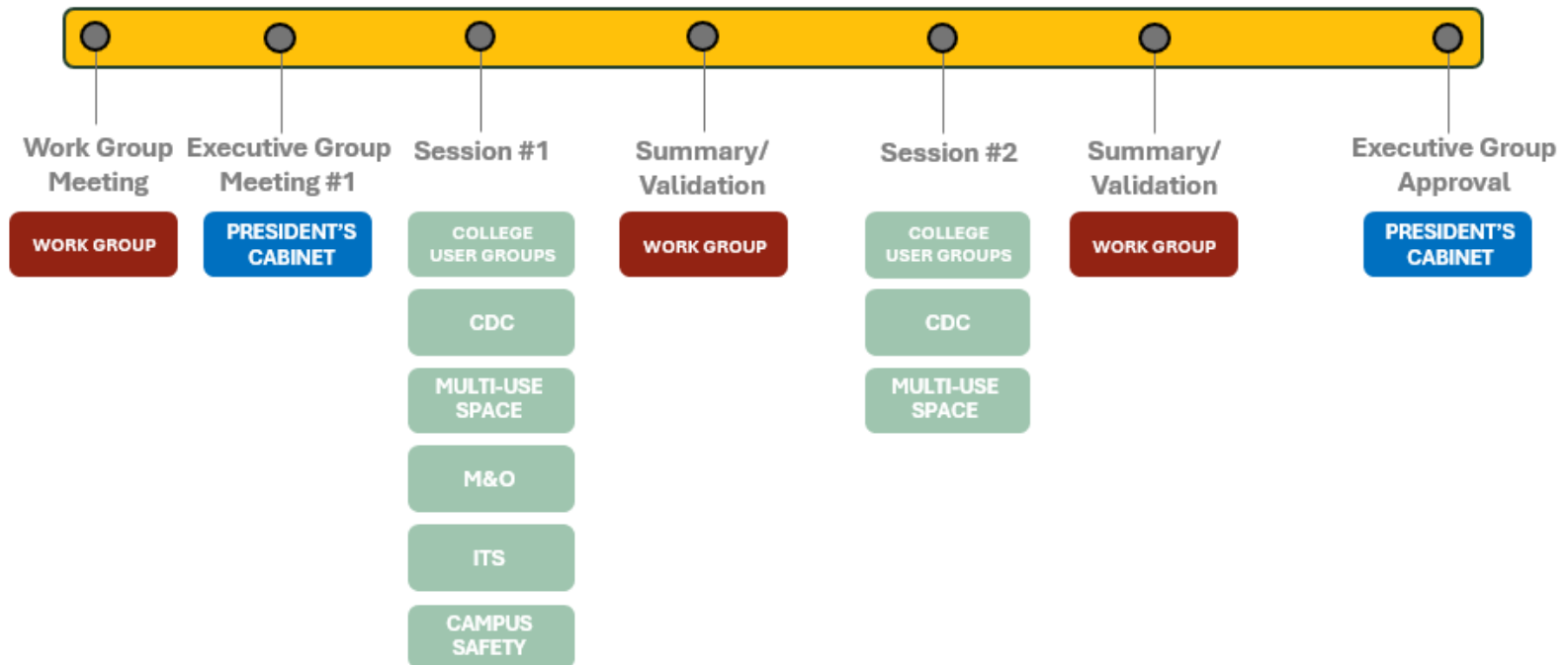
Current Capital Projects Planning Activities Centennial Education Center Redevelopment

PLANNING & DESIGN PROCESS



Current Capital Projects Planning Activities Centennial Education Center Redevelopment

PROCESS: Program Refinement



- Project Goals
- Process

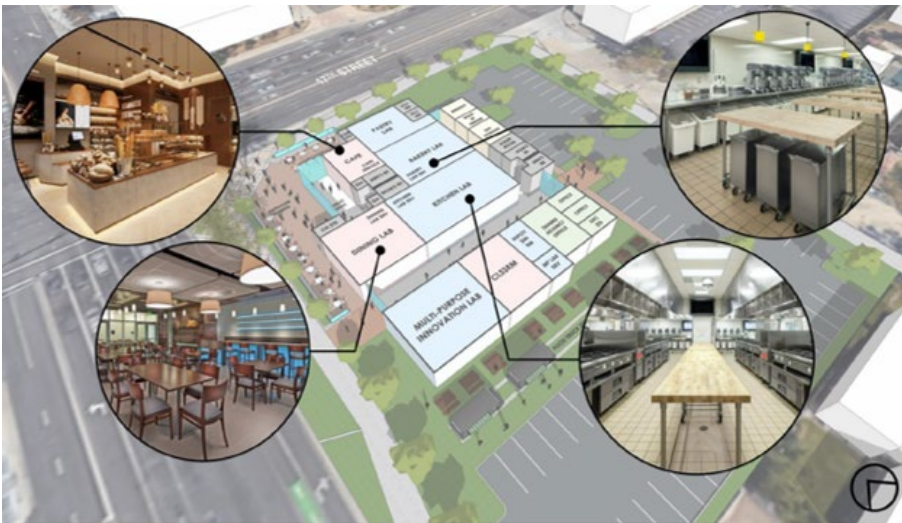
- Precedents
- Visioning
- Adjacency Overview
- Space Needs Confirmation

- Program Confirmation
- Planning Options
- Adjacency Confirmation
- Qualitative Space Needs

- Program Refinement Approval

Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	The final Feasibility Planning Study for the site was completed and transmitted to Santa Ana College on August 28, 2023. The final study includes a total cost of ownership analysis/business plan for the educational plan scenarios and the FTES goals as well as cost reduction alternatives. Several program scenarios were developed with a Classroom, Kitchen Lab, Baking Lab, Pastry/Confectionary Lab, Multipurpose/Demo Lab, Dining Room, Café, Faculty Offices, and support spaces.	\$288,000 (Study Only)



Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	Design is underway.	\$300,000 (Design Only)
Building K Canopy	The project is at 95% construction document phase and DSA submittal anticipated by the end of August 2024.	\$1,115,000
SAC AV Upgrade Project	Design Phase. The agreement for architectural services was approved by the Board of Trustees on August 12, 2024.	\$750,000
CEC AV Upgrade Project	Design Phase. The agreement for architectural services was approved by the Board of Trustees on August 12, 2024.	\$1,070,000
Public Safety Feasibility Study	Feasibility study is underway. Several options are being developed along with a total cost of ownership to inform decision makers.	TBD

Scheduled Maintenance Funding Allocations Santa Ana College

State Allocation 2022-2023 (SM23)	\$5,057,553
State Allocation 2021-2022 (SM22)	\$7,284,610

2022-2023 Scheduled Maintenance (SM23) Santa Ana College Projects

Project	Status	Estimated Budget
CEC Improvements	Preparing bid documents and bid schedule.	\$1,200,000
CEC Roofing Repairs	Award of bid for the contractor was approved by the Board of Trustees on July 8, 2024. Construction started in August 2024.	\$600,000 (Under Review)
Fire Systems & Code Repairs	Bid phase. Bids received on September 4, 2024 and are under review.	\$2,087,553
Bldg E Pool Equipment Replacement	Initial assessment has been completed. Design team is preparing construction documents.	\$700,000
Bldg E Pool Resurface	Initial assessment has been completed. Design team is preparing construction documents.	\$470,000

2021-2022 Scheduled Maintenance (SM22) Santa Ana College Projects

Project	Status	Estimated Budget
Building G HVAC Replacement	Building G HVAC is now a separate DSA project. Design is 100% complete and will be submitted to DSA.	\$1,992,831 (under review)
Buildings L, T, W & X HVAC & Roof Replacements	Bid phase. Bids are due September 24, 2024.	\$2,700,323
Barrier Removal Campus-wide	Contract was awarded and construction is anticipated to start in September 2024 for ADA signage replacement at multiple buildings.	\$200,000
Bldg I and B10/B11 Roof	Bid phase.	\$200,000 (under review)

2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740

Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	Construction on this project is complete. Project is in the closeout phase.	\$685,000
Building S Security Doors	95% design development phase. Pending Executive Approval.	\$139,240
SAC Dunlap Amphitheater Shade	RFP drafted for architectural services.	\$1,524,500
SAC Central Mall Shade	RFP drafted for architectural services.	\$342,500

Current Test Pilots Access Control & Key Projects District-Wide

Project	Status	Estimated Budget
SAC Building D	Received DSA approval in June 2023. Construction is currently unfunded.	\$1,626,855 (under review)
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Received DSA approval in. Construction is currently unfunded.	\$3,225,787 (under review)
DO	The DO rekey project is underway. Additional keys and hardware are on order and has caused a project delay. Completion is scheduled for the end of September. Planning for the districtwide rekey project is underway.	\$391,160 (under review)

- ▶ Revisions to the AR 3501 are under review. Work Group meeting to be scheduled.



District-Wide Planning Sustainable Master Plan Update

- ▶ Staff is reviewing the 2015 Sustainability Master Plan goals and objectives to prepare for an update to the plan.
- ▶ Due to evolving State goals and priorities the District is reviewing the feasibility and impact of alignment with the State's plan.
- ▶ This information will assist the Sustainable RSCCD Committee and work group in shaping the Plan's update.
- ▶ The workgroup kicked off its plan update efforts and have met on:
 - ▶ May 2, 2023
 - ▶ June 2, 2023
 - ▶ September 1, 2023
 - ▶ October 6, 2023
 - ▶ December 1, 2023
 - ▶ March 1, 2024
 - ▶ March 22, 2024
 - ▶ May 3, 2024
 - ▶ August 13, 2024



**Summary of Facility Master Plan 2024 Addendum Updated Priority Projects
(See Included Detailed Summary Sheets)**

Santa Ana College

Priority	Description	Estimated Costs
1	CEC Renovation/Redevelopment (approx. 58,600 gsf)	\$ 113,289,107
2	Applied Technology Center (approx. 60,000 gsf)	\$ 148,117,153
3a	NEW: Bristol & 17th Street Development (approx. 14,615 gsf)	\$ 26,952,983
3b	Arts and Workforce Building (approx. 72,142 gsf)	\$ 140,650,135
Sub-Total		\$ 429,009,378

Santiago Canyon College

Priority	Description	Estimated Costs
1a	NEW: Partnership with OUSD. Potential development of MCHS (approx. 80,000 gsf)	\$ 125,000,000
1b	Career & Technical Education (CTE) Building (approx. 67,700 gsf), potential development with MCHS	\$ 166,939,001
1c	Acquisition of property	\$ 25,000,000
2a	Veterans and Student Life Center (formerly referenced as Center for Academic and Student Achievement Services) (approx. 57,000 gsf)	\$ 92,436,911
2b	Reconfiguration/Modernization of Building E (approx. 37,034 gsf)	\$ 34,583,460
2c	NEW: Additional spaces for: Counseling/Student Support Services offices, Conference Center/meeting spaces, executive offices (approx. 28,000 gsf)	\$ 42,000,000
3a	Science Center Reconfiguration/Modernization for Waste Water and Water Sciences, Chemistry and Biology (approx. 15,000 gsf)	\$ 27,094,475
3b	NEW: BioTechnology (approx. 10,000 gsf). Could be in conjunction with Science Center Reconfiguration/Modernization as a potential expansion	\$ 19,000,000
4	NEW: Building D Reconfiguration/Modernization/Expansion (approx. 42,508 gsf) for Performing Arts	\$ 39,683,044
Sub-Total		\$ 571,736,891

District Office

Priority	Description	Estimated Costs
1	Renovations including HVAC upgrades, electrical, plumbing, fire protection systems, and interior improvements	\$ 30,987,600
2	Exterior enclosure and window replacement, seismic upgrades and interim housing	\$ 26,461,512
Sub-Total		\$ 57,449,112

Districtwide

Priority	Description	Estimated Costs
1	Fire Protection Improvements	\$ 8,400,000
2	Safety and Technology Improvements (i.e. electronic access control key card projects, surveillance camera system upgrades, public address speaker systems, emergency communications systems, telephone and related technology upgrades)	\$ 124,473,000
3	ADA Transition Plan Corrections	\$ 103,777,006
4	Sustainability & Stormwater Improvements	\$ 35,000,000
Sub-Total		\$ 271,650,006

Grand Total \$ 1,329,845,387

Notes: Clarifications and Exclusions

1) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2027. This time was utilized for the estimating purposes only. Any time beyond this date may require additional escalation costs. Estimates are subject to change at time of project implementation.

2) Excluded from the estimates are escalation beyond February 2027, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing. Excludes potential excessive structural upgrades that may be unforeseen.

3) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.

4) The gsf is based on the best information available at the time of the FMP 2022 Update and in working on the 2024 FMP Addendum and may be subject to change during implementation of projects due to instructional changes and college priorities.

Sources: January 2024 third party HL cost estimate, State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

**SAC Facility Master Plan 2024 Addendum Priority List
Priorities Based on President's Cabinet Meeting Discussion on 4/16/24**

Priority	Description	Estimated Costs	Changes from Facilities Master Plan (FMP) 2022 Update	Notes
1	CEC Renovation/Redevelopment (approx. 58,600 gsf)	\$ 113,289,107	No changes from FMP 2022 Update. Replacement based off of 58,600 gsf.	
2	Applied Technology Center (approx. 60,000 gsf)	\$ 148,117,153	REVISED: Reduced to 60,000 gsf as compared to 71,000 gsf in FMP 2022 Update. Reduces general classrooms and eliminates parking structure. Includes: welding, auto diesel, diesel technology, and manufacturing engineering labs.	Gsf may fluctuate, including secondary effects to existing spaces based on reduction. See footnote #4 below.
3a	NEW: Bristol & 17th Street Development (approx. 14,615 gsf)	\$ 26,952,983	NEW: Based on 2023 feasibility study and estimate of 14,615 gsf for culinary program.	
3b	Arts and Workforce Building (approx. 72,142 gsf)	\$ 140,650,135	REVISED: Reduced to 72,142 gsf as compared to 94,000 gsf in FMP 2022 Update. Assumes 300-400 seating capacity in new theater. Removed nutrition/ culinary, fire and criminal justice programs from gsf. Includes performing arts, fashion, visual arts, digital media, journalism and communication. Reduced general classrooms.	Consider removing the "workforce" from the name of this description. This is the description in the FMP 2022 Update. Gsf may fluctuate, including secondary effects to existing spaces based on reduction. See footnote #4 below.
Total		\$ 429,009,378		

Notes: Clarifications and Exclusions

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- 3) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.
- 4) The gsf is based on the best information available at the time of the FMP 2022 Update and in working on the 2024 FMP Addendum and may be subject to change during implementation of projects due to instructional changes and college priorities.

Sources: January 2024 third party HL cost estimate, State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

SCC Facility Master Plan 2024 Addendum Priority List
Priorities Based on President's Cabinet Meeting Discussion on 4/30/24

Priority	Description	Estimated Costs	Changes from Facilities Master Plan (FMP) 2022 Update	Notes
1a	NEW: Partnership with OUSD. Potential development of MCHS (approx. 80,000 gsf)	\$ 125,000,000	NEW: MCHS for 1,000 students. Approx. 30-32 classrooms/labs. Estimate based on 80,000 gsf.	Program needs to be confirmed by College based on current and projected needs as compared to FMP 2022 Update. This requires further feasibility study and programming to justify the desired gsf. For comparison, SAC's MCHS is approx. 20,000 gsf but is integrated on campus. This could potentially be a phased development depending on the enrollment growth and funding plans.
1b	Career & Technical Education (CTE) Building (approx. 67,700 gsf), potential development with MCHS	\$ 166,939,001	CTE building with a focus on Health Sciences and Medical Occupation Careers, with growth opportunities for programs in workforce development, job placement, credit and non-credit classes, matriculation from high school classes into college or adult courses. No change in gsf from FMP 2022 Update.	Program needs to be confirmed by College based on current and projected needs as compared to FMP 2022 Update. This requires further study and programming as gsf may fluctuate, including secondary effects to existing spaces. See footnote #4 below.
1c	Acquisition of property	\$ 25,000,000		
2a	Veterans and Student Life Center (formerly referenced as Center for Academic and Student Achievement Services) (approx. 57,000 gsf)	\$ 92,436,911	Includes: Student Life (Student Health, Student Government, Clubs and Student Activities), Academic Support (Tutoring, Supplemental Instruction, Basic Needs Center), Community Services & Continuing Education; includes Café and Campus Store. May include roundabout, other rideshare/drop-off areas, and new northwest entry plaza. No change in gsf from FMP 2022 Update.	Note: There is an option to modernize/expand CDC in lieu of demo and build new, but this impacts Bldgs A, B & T which would require additional swing space and reconfiguration of other existing buildings or the addition of temporary portables. Objective per college cabinet is to not move/relocate CDC. No change in gsf from FMP 2022 Update.
2b	Reconfiguration/Modernization of Building E (approx. 37,034 gsf)	\$ 34,583,460	This building could be optimized and/or reconfigured for Student Services, Administration, office suites, read/study and/or computer labs. No change in 37,034 gsf from FMP 2022 Update.	
2c	NEW: Additional spaces for: Counseling/Student Support Services offices, Conference Center/meeting spaces, executive offices (approx. 28,000 gsf)	\$ 42,000,000	NEW: Add approximately 28,000 gsf to accommodate more office/student support spaces, conference center and executive offices.	These changes could be included in Bldg E and/or the new Veterans and Student Life Center. Program needs to be confirmed by College based on current and projected needs as compared to FMP 2022 Update. This requires further study and programming as gsf may fluctuate, including secondary effects to existing spaces.

3a	Science Center Reconfiguration/Modernization for Waste Water and Water Sciences, Chemistry and Biology (approx. 15,000 gsf)	\$ 27,094,475	Convert 4 general classrooms to labs in SC Building for Biology (1), Chemistry (1), and Wastewater and Water Science (2) relocating classes from B and U Village portables. Relocate two general classrooms (including the sink demo tables) from SC to H Building. No change from FMP 2022 Update.	This is currently under study and the exact locations may change along with fluctuations in gsf. The project scope may also be implemented in phases depending on funding.
3b	NEW: BioTechnology (approx. 10,000 gsf). Could be in conjunction with Science Center Reconfiguration/Modernization as a potential expansion	\$ 19,000,000	NEW: Add 10,000 gsf for BioTechnology program with assumption of potential new building adjacent Science Center or expansion of footprint of existing.	These changes could potentially be included in Science Center Reconfiguration/Modernization 3a priority and/or may be an expansion project as the program needs to be confirmed by College based on current and projected needs as compared to FMP 2022 Update. This is currently under study and gsf may fluctuate and/or could potentially be reduced if labs are shared by multiple programs. Secondary effects to other existing spaces also needs to be confirmed.
4	NEW: Building D Reconfiguration/Modernization/Potential Expansion for Performing Arts (approx. 42,508 gsf)	\$ 39,683,044	NEW: Estimated 42,508 gsf reconfiguration/modernization and potential expansion. No change from FMP 2022 Update.	Program needs to be confirmed by College based on current and projected needs as compared to FMP 2022 Update. This requires further study. Building D currently hosts several fine and performing art spaces which makes this building a candidate for potential reconfiguration/modernization and perhaps expansion as another option for consideration in lieu of consolidating all into a new CTE building. The cost noted excludes any additional gsf and reflects modernization as per the FMP 2022 Update.
Total		\$ 571,736,891		

Notes: Clarifications and Exclusions

1) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2027. This time was utilized for the estimating purposes only. Any time beyond this date may require additional escalation costs. Estimates are subject to change at time of project implementation.

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4) The gsf is based on the best information available at the time of the FMP 2022 Update and in working on the 2024 FMP Addendum and may be subject to change during implementation of projects due to instructional changes and college priorities.

5) Sources: January 2024 third party cost estimate, State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

DOC Facility Master Plan 2024 Addendum Priority List
Priorities Based on Vice Chancellor of Business Services Meeting with District Facilities 5/2/24

Priority	Description	Estimated Costs	Changes from Facilities Master Plan (FMP) 2022 Update
1	Renovations including HVAC upgrades, electrical, plumbing, fire protection systems, and interior improvements	\$ 30,987,600	Completed building condition assessment and cost analysis of maintenance repairs needed.
2	Exterior enclosure and window replacement, seismic upgrades and interim housing	\$ 26,461,512	Completed structural assessment.
Total		\$ 57,449,112	

Notes: Clarifications and Exclusions

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- 5) Sources: January 2024 third party cost estimate, State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

DISTRICTWIDE Facility Master Plan 2024 Addendum Priority List
Priorities Based on Vice Chancellor of Business Services Meeting with District Facilities 5/2/24

Priority	Description	Estimated Costs	Changes from Facilities Master Plan (FMP) 2022 Update
1	Fire Protection Improvements	\$ 8,400,000	New item based on completed assessments.
2	Safety and Technology Improvements (i.e. electronic access control key card projects, surveillance camera system upgrades, public address speaker systems, emergency communications systems, telephone and related technology upgrades)	\$ 124,473,000	Ongoing work related to safety and technology needed improvements. Completed districtwide door assessment. SAC: Approx. 1,404 Doors SCC: Approx. 956 Doors OCRSTA: Approx. 147 Doors DO: Approx. 200 Doors CEC: Approx. 169 Doors
3	ADA Transition Plan Corrections	\$ 103,777,006	Ongoing ADA Transition Plan work
4	Sustainability & Stormwater Improvements	\$ 35,000,000	Ongoing work due to new codes and regulations
Total		\$ 271,650,006	

Notes: Clarifications and Exclusions

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- 5) Sources: January 2024 third party cost estimate, State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

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Questions

