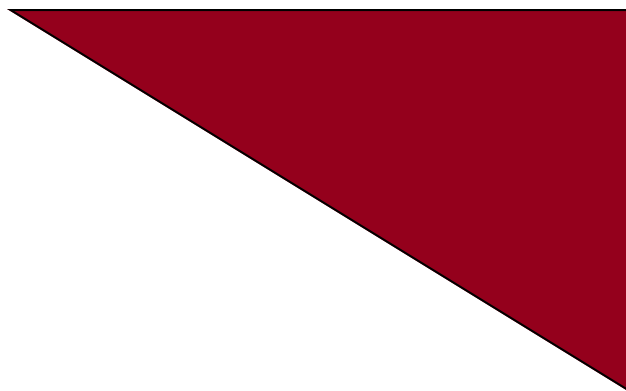




**SANTA ANA**  

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**COLLEGE**



# **Santa Ana College**

**Facilities Meeting**

**September 20, 2016**





SAC Facilities Committee  
September 20, 2016  
1:30p.m. – 3:00p.m.  
SAC Foundation Board Room, S-215

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*THE FACILITIES COMMITTEE is the participatory governance committee responsible for identifying and prioritizing capital projects including scheduled maintenance projects. It serves as an information and exchange body on facilities projects that are in construction or that are being planned.*

*Santa Ana College Participatory Governance Structure Handbook (May 27, 2015)*

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### Agenda

1. Welcome and Introductions
2. Public Comments
3. Approval of Minutes: May 17, 2016 ACTION  
July 5, 2016
4. Project Updates- Carri Matsumoto/ Darryl Taylor/ Matt Schoeneman INFORMATION
  - Bond Projects Update
  - SAC Active Project Update
  - Scheduled Maintenance Projects
5. Standing Reports (5mins.) INFORMATION
  - HEPSS Task Force - No report
  - Facilities Report – Mark Wheeler
  - Environmental Task Force – Susan Sherod
6. Old Business
  - Skateboard policy, best practices – Lt. Baker
  - Staff parking stalls options – Lt. Baker
  - Use of Facilities current policies update
7. New Business
8. Other

Next Meeting - Tuesday, October 18, 2016

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*The mission of Santa Ana College is to be a leader and partner in meeting the intellectual, cultural, technological, workforce and economic development needs of our diverse community. Santa Ana College prepares students for transfer, employment, careers and lifelong intellectual pursuit in a dynamic learning environment.*

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**SAC FACILITIES MEETING  
MINUTES – MAY 17, 2016  
1:30P.M. – 3:00P.M.**

Draft for Approval

The mission of Santa Ana College is to be a leader and partner in meeting the intellectual, cultural, technological and workforce development needs of our diverse community. Santa Ana College provides access and equity in a dynamic learning environment that prepares students for transfer, careers and lifelong intellectual pursuits in a global community.

Administrators		Academic Senate		CSEA	
Michael Collins, Co-chair	Rhonda Langston	Dietrich Kanzler(a)	Susan Sherod	Sarah Salas	Mike Turrentine
Bart Hoffman(a)	Christine Leon(a)	Brian Kehlenbach, Co-chair	Valinda Tivenan(a)		Maria Taylor(a)
Nilo Lipiz(a)	Mark Wheeler	George Moore	John Zarske	<b>District Liaison</b>	
Eve Kikawa(a)				Carri Matsumoto	
				Darryl Taylor	
Guests				Campus Safety & Security	
Elliott Jones	Matt Schoeneman			Mike Colver	
Marty Rudd	Brian Sos			<b>ASG Representative</b>	
Heller Sanchez				Darlene Zepeda-Field(a)	
<b>1. WELCOME AND INTRODUCTIONS</b>					
	Self-Introductions were made.			Meeting called to order – 1:30p.m. Adjourned at 3:25p.m.	
<b>2. PUBLIC COMMENTS</b>					
	The following public comments were noted: A concern was shared in regards to the costs related to using the college facility by faculty such as facility use for coaches.			<b>FOLLOW UPS</b> The item was placed under New Business for this meeting.	
<b>3. MINUTES</b>					
	<b>DISCUSSION/COMMENTS</b> The April 19 meeting minutes were presented for approval.			<b>ACTIONS/ FOLLOW UPS</b> <b>ACTION</b> Motion was moved by D. Mahany to approve the April 19, 2016 Facilities committee minutes as presented. 2 <sup>nd</sup> – M. Wheeler The motion carried unanimously.	
<b>4. PROJECT UPDATES</b>					
	<b>DISCUSSION/COMMENTS</b> Carrie Matsumoto provided the Measure E and Q bond project updates <b>Bristol Street Sidewalk Improvement</b> The membership was advised that the district met with the City of Santa Ana and were advised that the city is taking over this project. This project will be taken off the district's list.			<b>ACTIONS/ FOLLOW UPS</b>	

PROJECT UPDATES (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p><b>Campus Parking Study</b></p> <p>Ms. Matsumoto presented the results of the Campus Parking Study.</p> <ul style="list-style-type: none"> <li>• The study was done the 3<sup>rd</sup> week of the semester.</li> <li>• It identified the average peak parking demand to be 11:00a.m.</li> <li>• In looking at potential enrollment, the study confirmed that the college will need more parking.</li> <li>• Staff parking was included in the study as part of the inventory.</li> <li>• Fridays were not part of the studies as Fridays are not typical days.</li> </ul> <p>Discussion ensued.</p> <p>Ms. Matsumoto noted that 60 spaces are to be added back into the inventory in May. In addition, the new parking lot on the corner of Bristol Street and 17<sup>th</sup> will add 180 spaces. She also noted that if the enrollment trend indicates that a parking structure is needed, a plan will be developed that will take the future buildings into consideration.</p> <p>The committee discussed Bristol and 17<sup>th</sup> street parking lot plans. These plans are currently in plan check with DSA. Additionally, plans have been submitted to the city.</p> <p>Dr. Collins noted that it is important to be sensitive to the Washington Square Neighborhood Association concerns as this project is right on their doorstep and the neighborhood supported and funded the activities in the bond.</p> <p>Plans for the lot have been modified to include a 3' wall with fencing and centennial tile around the perimeter. This was part of the original design but had been removed for budgetary reasons.</p> <p>It was noted that the city is not in favor of the parking lot and would prefer commercial building space that would generate tax revenue. Members were advised that the district is responsible to the State not the City for design and construction. The district is experiencing some delay with the cities' approval for the off-site permit that would allow the district to tie into a city storm drain for storm water management for the new development. The District is planning on moving forward with the project.</p> <p>Discussion ensued:</p> <ul style="list-style-type: none"> <li>• Long term development for the property is still in discussions with the campus.</li> <li>• The surface parking lot satisfies an interim purpose.</li> <li>• The estimated timeline for the surface parking to be ready is at least a year.</li> <li>• Discussions continue with the City regarding plans for the lot are ongoing.</li> <li>• Electronic billboard advertisement and/or commercial lease spaces may be a way to satisfy the City.</li> <li>• There has been thought to utilizing the mall parking to help alleviate traffic and parking issues.</li> </ul> <p>In addition to the report provided by Ms. Matsumoto, Matt Schoeneman provided some additional information on the Central Plant.</p> <ul style="list-style-type: none"> <li>• Lot 6 will be returned to the campus next week.</li> <li>• Over the summer two-way traffic will be accessible on Campus Rd.</li> <li>• Started potholing by Russell and the Football field. The potholing will allow the team to get an idea of what is under the concrete.</li> <li>• There will be some rerouting of the existing water lines as they are conflicting with the utilities.</li> </ul>	

PROJECT UPDATES (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>• Phase 5 drives the schedule and will be implemented before Phase 4. <ul style="list-style-type: none"> <li>○ A logistics plan will be developed with input from the user groups.</li> <li>○ Phase 5 will start early June. Phase will be taken in pockets.</li> <li>○ Work will include demo, concrete breakup, and tree removal.</li> <li>○ A revised map will be issued this week.</li> </ul> </li> </ul> <p>Members were also advised that there was a flooding of the footings in the Central Plant location related to the water irrigation system. Some of that work will need to be re-done. Cost and delay yet to be determined.</p> <p><b><u>Quad &amp; Amphitheater</u></b>  In addition to the project summary provided. The drought tolerant landscape plan was presented to the membership.</p> <ul style="list-style-type: none"> <li>• Due to new state requirements regarding irrigation, controller some redesign will be needed.</li> <li>• The overview identified all the different trees, plants, shrubs, bushes and flowers that will be put back into the design.</li> <li>• The watering schedule will be changed.</li> <li>• A lot movement in landscape and change in design. Important to keep with the motif that is being established.</li> </ul> <p><b><u>MCHS Relocation</u></b>  There is a possibility that MCHS will be staying in the Village through the course of the Johnson construction.  In light of the delay with the Central Plant project and the impact, the schedule is being reevaluated.  MCHS will be utilizing the 300 wing.</p> <p><b><u>2015-2016 Scheduled Maintenance Projects</u></b>  A status update of the campus scheduled maintenance projects were presented.  Members were advised that there will be another allocation for Scheduled Maintenance and Instructional Equipment for 16/17 however, the allocation will be a decrease from the January budget proposal.  It was also noted that by early fall, 80% of the roofs on campus will have been replaced.</p> <p><b><u>Door Hardware Upgrade</u></b>  An RFP is out for a district wide assessment and proposed solutions for lock down scenarios.  Members were advised that the campus Door Hardware Upgrade is a core replacement to ensure safety and security.</p> <p><b><u>Prop 39 Projects, Year 4</u></b>  Members were advised that Year 4 will be upgrading the EMS system at the DMC, Sheriff's Academy and all the other buildings on the SAC campus that are not part of the Central Plant project. This project may need to be phased over two years as it is over the allocation.</p>	

5. Standing Reports	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
HEPSS (Health, Emergency Preparedness, Safety and Security) Task Force	<p>Don Mahany provided a brief overview of the May 17 meeting:</p> <ul style="list-style-type: none"> <li>The task force team has developed an office security protocol as well as a bomb threat protocol for the department and division offices. Security officers will be visiting the various offices and explain the process.</li> <li>A new mobile app (LIVE SAFE) will be introduced on campus once the Security becomes familiar with it more information will be forthcoming.</li> <li>The task force had an extensive discussion on skateboards and bicycles on campus especially with the extensive construction on campus.</li> </ul>	<p><b><u>FOLLOW UP</u></b> Lt. Colver will meet with Student Life and with ASG to discuss skateboard enforcement, policies and best practices. In addition, he will research policies from other college campuses for the possibility of future consideration.</p>
Facilities Report	Mark Wheeler, facilities manager, presented a report on SAC facilities team activities, work order requests and completion, and planned work ahead on campus.	
Environmental Task Force	Susan Sherod provided a brief overview on Site Based DC Power and how implementing this could benefit the college for future buildings and major remodels.	
6. Old Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	No old business.	
7. New Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p><b><u>Parking Improvements</u></b> Some options were presented to the membership regarding moving staff stalls from parking Lot 6 to parking Lot 11 to accommodate for the staff that have moved to the Village.</p>	<p><b><u>FOLLOW UP</u></b> Lt. Colver and his team will assess the options presented and bring back any recommendations.</p>
	<p><b><u>Lot 1 Electric Car Stations</u></b> It was noted that the original plan was for additional electric car stations to be placed in the area of where the 300 wing of the Village currently resides. Members were advised that in light of the relocation of MCHS to the 300 wing for the duration of the Johnson project this would not occur for a while.</p>	
	<p><b><u>Bicycle Parking</u></b> No update</p>	
	<p><b><u>Faculty Use of Facilities</u></b> As a follow up to the public comments made earlier in the meeting, a discussion ensued regarding Faculty Use of Facilities.</p> <p>Members were reminded that the Board Policy and the Administrative Regulations were beyond the scope of the committee. However, the committee could discuss the college's current procedures and the way the Administrative Regulations are undertaken at SAC are within the purview of the Facilities committee.</p> <ul style="list-style-type: none"> <li>It was decided that at the September 20, 2016, SAC Facilities meeting the committee would review what the current policies are along with some examples of situations that have occurred. This action will allow for the members to more educated on the subject and possible present some opportunities for changes.</li> </ul>	<p><b><u>FOLLOW UP</u></b> At the September 20, 2016, SAC Facilities meeting the committee would review what the current policies are along with some examples of situations that have occurred.</p>
8. Other	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	Members were informed that district wide there has been a 29% reduction in water usage. She thanked the college for their efforts.	



**SPECIAL SAC FACILITIES MEETING  
MINUTES – JULY 5, 2016  
12:00P.M. – 1:30P.M.**

Draft for Approval

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Administrators		Academic Senate		CSEA	
Michael Collins, Co-chair	Rhonda Langston	Dietrich Kanzler(a)	Susan Sherod(a)	Sarah Salas	Mike Turrentine(a)
Bart Hoffman(a)	Christine Leon	Brian Kehlenbach, Co-chair	Valinda Tivenan(a)		
*Nilo Lipiz	Veronica Oforlea	George Moore(a)	*John Zarske	<b>District Liaison</b>	
Eve Kikawa	Mark Wheeler			Carri Matsumoto	Darryl Taylor
Guests				<b>Campus Safety &amp; Security</b>	
*Elliott Jones for John Zarske	Matt Schoeneman	Sara Lundquist		Mike Colver	
*Jim Kennedy for Nilo Lipiz	Curtis Horner			<b>ASG Representative</b>	
Dave Gonzales	Evin Lambert			Darlene Zepeda-Field	
<b>1. WELCOME AND INTRODUCTIONS</b>					
		Self-Introductions were made.		Meeting called to order – 1:30p.m. Adjourned at 3:00p.m.	
<b>2. PUBLIC COMMENTS</b>					
		No public comments		<b>ACTIONS/ FOLLOW UPS</b>	
<b>3. Cork Oak Tree</b>					
		<b>DISCUSSION/COMMENTS</b>		<b>ACTIONS/ FOLLOW UPS</b>	
		<p>The membership met to discuss the Cork Oak Tree that had been intended to be preserved as part of the Centennial Circle area in the central mall. Due to some recent findings there was a special meeting of the Facilities Committee held to discuss with the membership the findings.</p> <p>The following reports were provided to the membership for review:</p> <ul style="list-style-type: none"> <li>• Cork Oak Arborist Report</li> <li>• Arborwell Pathology Report</li> </ul> <p>In addition, Ms. Matsumoto provided a presentation that outlined the quad mall design. It was noted that the Cork Oak tree had been intended to be the focal point of the Centennial Circle.</p> <ul style="list-style-type: none"> <li>• The district hired an arborist, Arborwell Professional Tree Management to assess the condition of the tree and to provide recommendations on how to protect the tree during the construction process. <ul style="list-style-type: none"> <li>o In its current condition the tree has a 30% chance of survival.</li> <li>o There appears to be root damage as a result of repairs and replacement of existing concrete walkways.</li> <li>o The proposed construction plan around the tree will cause the tree’s further decline in health and the tree could possibly die.</li> </ul> </li> </ul>		<p><b>ACTION</b></p> <p>Motion was moved by E. Kikawa to approve Option 1 for Removal and Replacement of the Cork Oak Tree as presented.</p> <p>2<sup>nd</sup> – D. Zepeda-Fields</p> <p>The motion carried unanimously.</p>	

Cork Oak Tree (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p>o It is believed that the Cork Oak tree may be or is highly likely to be infested with the Polyphagous Shot Hole Borer beetle.</p> <ul style="list-style-type: none"> <li>▪ There are nearby trees already infested with the species.</li> <li>▪ If the tree becomes infested with the PSHB beetle the chances of survival with decrease less than 30%.</li> </ul> <p>o Evin Lambert, from Arborwell provided a brief notation about the beetle</p> <ul style="list-style-type: none"> <li>▪ The Cork Oak Tree is a known host for the species.</li> <li>▪ The Polyphagous Shot Hole Borer beetle is a carrier for the Fusarium euwallacea disease. This is a deadly disease.</li> </ul> <p>These findings required the District to reassess the original construction plan.</p> <p>A discussion ensued and the membership was provided an opportunity for questions.</p> <ul style="list-style-type: none"> <li>• It was clarified that the tree was planted fifty years ago.</li> <li>• The environmental pattern was different at the time the tree was originally planted.</li> <li>• Water availability was different at that time from what it is today.</li> <li>• With today's climate pattern it is important that the college to design forward.</li> <li>• The health of the tree and the safety and security of faculty, staff and students is a primary concern.</li> </ul> <p>The members were provided with two options for addressing the Cork Oak Tree. The overviews also provided the costs and schedule impacts.</p> <p>Members were advised that a communication will be sent to the campus community regarding the Cork Oak Tree decision.</p> <p>A motion was made in favor of moving forward with Option #1. Dr. Collins thanked Ms. Matsumoto and her team for the detailed presentation provided to the membership.</p>	
<p><b>4. Central Plant Fencing Plan</b></p>		
	<p>Matt Schoeneman provided an overview of the Traffic and Pedestrian Map.</p> <ul style="list-style-type: none"> <li>• The highlighted orange areas noted the construction areas.</li> <li>• The yellow dotted line noted the pedestrian walkways.</li> <li>• Lot 6 will be restored before the beginning of the semester.</li> <li>• There will be a walkway between the Don Express and building D.</li> <li>• Trying to work on a walkway on the north side of D.</li> <li>• There will be a temporary walkway between S&amp;L for the first 3 weeks of classes. It will then be closed. <ul style="list-style-type: none"> <li>o The decision was made to close the walkway as it will help the construction team be more productive rather than to keep having to open gates and stopping students.</li> <li>o This also allows for crossover from phase 3 to phase 5.</li> </ul> </li> </ul> <p>Ms. Matsumoto noted the challenge of the fencing on campus and its impacts on the paths of travel for students. Furthermore, she noted that she has considered alternate ways but unfortunately this is the most efficient way to proceed with the utilities lines within the path of travel.</p> <ul style="list-style-type: none"> <li>• She expressed her appreciation for the college feedback and noted the importance of continuing to work with the campus on this issue.</li> </ul> <p>Dr. Collins stressed the responsibility and the importance of helping students actively navigate around campus through personal contact, signage, and/or SAC mobile app.</p>	



5. Johnson Demolition	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p>Ms. Matsumoto updated the members on the Johnson demolition schedule. The Johnson demolition schedule had been pushed back due to the delays with the Central Plant.</p> <ul style="list-style-type: none"> <li>• Consideration is being given to push it back even further due to the level of impact on the college.</li> <li>• Central Plant delays have impacted other projects.</li> <li>• The schedule has to hit at the right window of time due to the amount of demolition there is.</li> <li>• Quality of environment will diminish with that amount of impact.</li> <li>• She considering the interior demo in Fall 2017. Hard demolition in Winter 2017 through beginning of Spring semester. <ul style="list-style-type: none"> <li>○ An official recommendation has not been made, due to the delays accumulating and the and the amount of work congested in that area her initial sense is to delay the demo.</li> </ul> </li> </ul> <p>Discussion ensued.</p> <ul style="list-style-type: none"> <li>• Concerns were shared regarding the delay and the effects on Student Life. <ul style="list-style-type: none"> <li>○ The Spot can be used on a limited basis as long as the college can control the egress and fire life safety issues.</li> </ul> </li> <li>• To accelerate the demo there is cost and impact to the environment that needs to be considered.</li> <li>• The Johnson project is not yet fully funded.</li> <li>• The completion timeline of the project will not change if the demo is accelerated.</li> <li>• The team is examining options and will bring those back to the college.</li> </ul>	
6. Other	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p>There was a request for the committee to discuss making the Village more livable for the occupants and the students. Currently there are no drinking fountains or shade covers.</p>	

SUBMITTED BY Geni Lusk 8/02/2016



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





## ACTIVE PROJECTS

### Santa Ana College

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

## Santa Ana College

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



# PROJECT UPDATE SANTA ANA COLLEGE CHAVEZ HALL RENOVATION

## Project Summary:

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

## Current Status:

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

## Budget: Project has moved to Capital Outlay Fund

- ▶ \$138,168





## PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17<sup>th</sup> & Bristol Street Parking Lot



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project Summary:

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

## Budget:

- ▶ \$68.17 million





# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Current Activities:

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



## Upcoming Activities:

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

## Current Status:

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

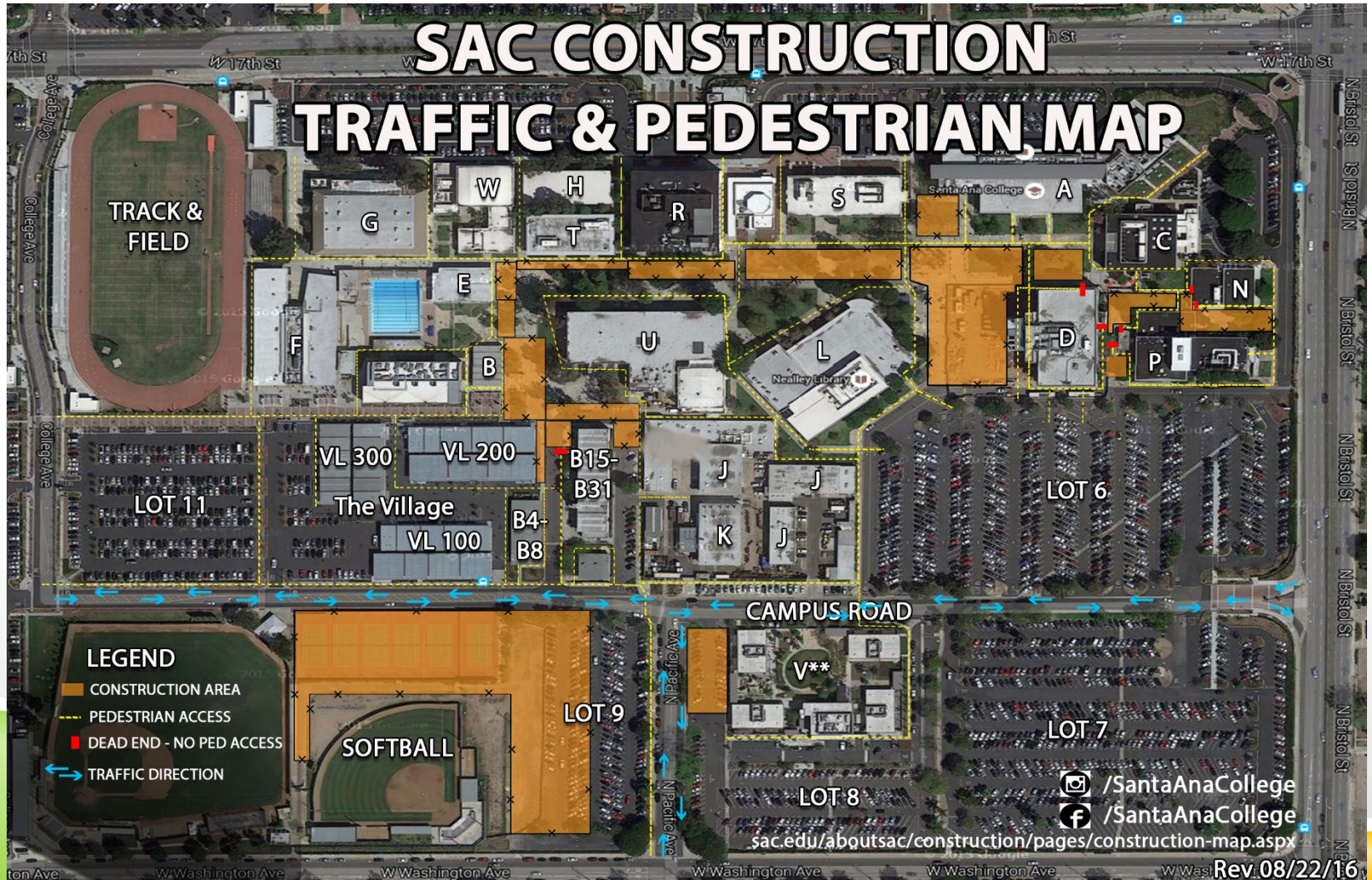
## Target Occupancy/Completion

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





# SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE TRAFFIC & PEDESTRIAN MAP





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

## Project Summary:

- ▶ Demolition of existing Johnson Student Center.

## Current Status:

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



## Budget:

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



# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

## Project Summary:

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

## Current Status:

- ▶ District received revised Schematic Design package incorporating comments received from user groups. Review with College and user groups ongoing.
- ▶ Additional geotechnical borings need to be completed to determine soil conditions.
- ▶ DSA approval anticipated May 2018.
- ▶ New Target construction start September 2018.
- ▶ New Target occupancy fall 2020.

## Budget:

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

## Programs Include:

- ▶ Campus Store
- ▶ Grab-n-Go / Coffee & Juice
- ▶ DSPS
- ▶ EOPS/CARE & CalWORKS
- ▶ Student Financial Services
- ▶ SSSP / Upward Bound
- ▶ Warehouse
- ▶ Reprographics
- ▶ Conference Center
- ▶ Financial Aid
- ▶ Student Placement
- ▶ Health & Wellness Center
- ▶ DSPS
- ▶ Office of Student Life
- ▶ ASG
- ▶ The Spot





# PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER

## Project Summary:

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

## Current Status:

- ▶ 60% Construction Development package received by District. Ongoing review meetings with Campus user groups, M&O and IT.
- ▶ DSA approval anticipated September 2017.
- ▶ Target construction start January 2018.
- ▶ Target occupancy summer 2020.

## Budget:

- ▶ \$73.38 million



## Programs Include:

- ▶ Division Office
- ▶ Faculty Offices
- ▶ (2) Standard Classrooms
- ▶ (1) Large Classroom
- ▶ (1) Large Divisible Classroom
- ▶ (1) Computer Lab
- ▶ (1) Engineering Lab & Support Space
- ▶ (6) Biology Labs & Support Space
- ▶ (2) Geology Labs & Support Space
- ▶ (5) Chemistry Labs & Support Space
- ▶ (1) Physics Labs & Support Space
- ▶ Student Collaboration Areas





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

## Project Summary:

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

## Current Status:

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

## Budget:

- ▶ Included in Science Center Budget.



# PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17<sup>TH</sup>/BRISTOL ST.

## Project Summary:

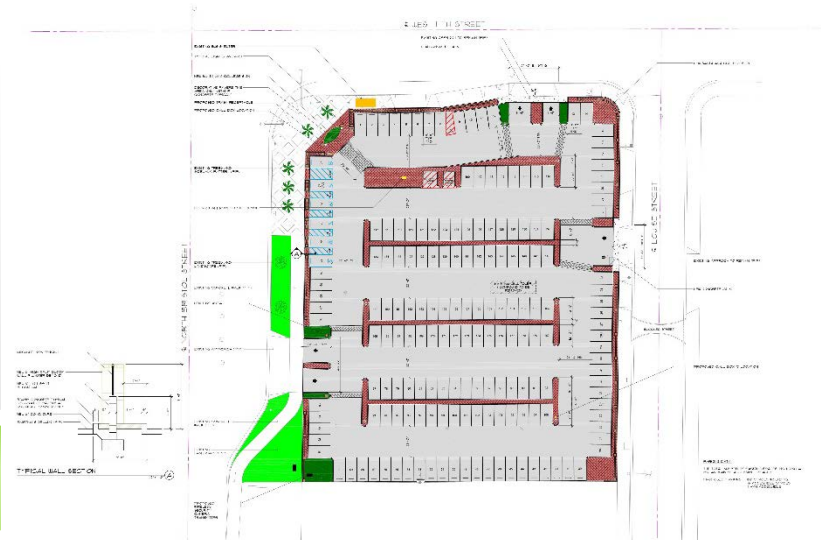
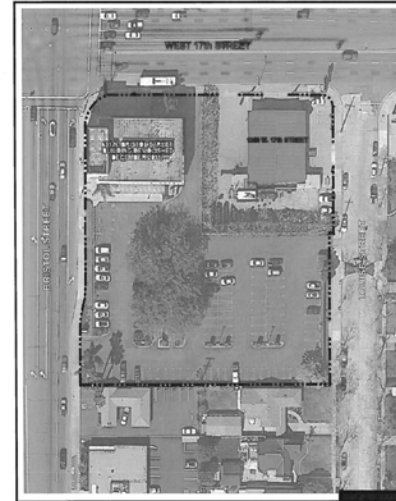
- ▶ New surface parking lot.

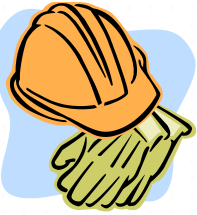
## Current Status:

- ▶ Architect is revising plans to include walls, columns and fence as requested by the District and the Campus to address neighbor concerns.
- ▶ Plans submitted to City of Santa Ana Department of Public Works on March 8, 2016.
- ▶ Plans submitted to DSA on March 22, 2016. A re-submittal is required due to the revision of the plans.
- ▶ Target construction under review.

## Budget:

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





# NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS

## **Santa Ana College \***

State Allocation 2017                      \$440,000

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

\* All projects are in the planning phase



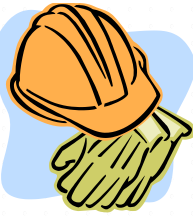
# 2015-2016 SCHEDULED MAINTENANCE NEW PROJECTS

## **Santa Ana College**

State Allocation 2016                      \$1,837,665

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



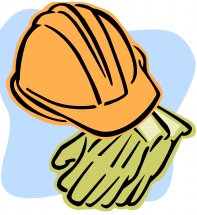


# 2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement (W)	Notice of completion approved by Board of Trustees on August 15, 2016. Project to be closed out.	\$357,235
Roof Replacement (E, G, K, S)	Contractor was approved by Board of Trustees on August 15, 2015. Construction anticipated for September 12, 2016 with a phased implementation work plan in coordination with campus. Project underway. *	\$1,059,100
Waste Oil Tank Replacement	Award of environmental consultant anticipated for September 26, 2016. Bid documents to be developed for release November 2016.	\$62,540
Water Conservation	Scope has been defined and locations for installation of water irrigation controllers have been finalized.	\$80,000
Door Replacement ( C, H, L, R, S, OCSRTA)	Scope of work has been developed. Bid documents were released September 9 with a due date of October 12, 2016.	\$100,530
Flooring Repair (G)	Phase 1-Gym floor repair was completed on August 4, 2016. Phase 2- Resurface and restripe, schedule TBD.*	\$100,005
Dance Room Floor Repair (G)	In design, architect pending, new schedule TBD.*	Included in Flooring Repair Budget
Painting (C, P, S)	Schedule under review. Budget under review. Central Plant coordination of construction activities.	\$78,255 * Budget under review
Carpet Replacement (B, L, S)	Portion of carpet delivered August 28, 2016. Installation in Building B has been completed. Installation in Building L and S is pending.	SM 2015 carryover

\* Updated as of September 15, 2016

**TOTAL    \$1,837,665**



# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

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

### Project Summary:

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

### Current Status:

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

### Budget:

- ▶ \$153,500

## **Emergency Blue Phone & Path of Travel**

### Project Summary:

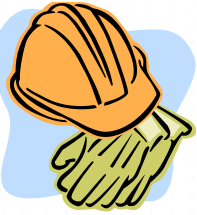
- ▶ Replace all non-ADA compliant existing solar, cellular emergency phone stations with new ADA-compliant emergency blue phones, including accessible route of travel to the phone stations.
- ▶ Santa Ana College, Digital Media Center, Centennial Education Center, and Orange County Sheriff's Regional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

### Current Status:

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

### Budget:

- ▶ \$674,800



# CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

## Football Field Fence & Gate

### Project Summary:

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

### Current Status:

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

### Budget:

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

## Hammond Hall Clean Room

### Project Summary:

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

### Current Status:

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

### Budget:

- ▶ \$113,500 (SAC Grant Funds)



# CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

## **Orange County Sheriff's Regional Training Academy – Block Wall**

### Project Summary:

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

### Current Status:

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

### Budget:

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



# PROP 39 PROJECTS SANTA ANA COLLEGE

## YEAR 3 - Project Summary:

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

### Current Status:

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

### Budget:

- ▶ \$931,201

## YEAR 4 - Project Summary:

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

### Current Status:

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

### Budget:

- ▶ \$1,096,152



# QUESTIONS



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## Central Utility Plant and Infrastructure Project

**RSCCD Project Manager:** Dave Gonzales  
**Architect:** Westberg + White Architects  
**Construction Manager:** Linik Corp.  
**Contractor:** McCarthy Building Companies  
**Contract Start:** 10/12/15  
**Contract Completion:** 04/13/18

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**Scope:** Construction of a new central plant building, a new electrical building, utility replacement, and mechanical upgrades to 7 buildings connecting them to the new central plant building. Site improvements include an underground chilled water piping loop, new gas, electrical, domestic water lines, sewer, drainage and fire water systems. New landscaping and hardscape will be replaced following the infrastructure improvements.

### Recent Construction Activities:

- Excavate and install electrical conduit (Phase 5)
- Insulate chilled water lines (Phase 5)
- Install and backfill gas lines (Phase 5)
- Install and backfill fire water/domestic water lines (Phase 4)
- Install and backfill electrical conduit (Phase 3B)

### Current Activities:

- Concrete pour between Buildings N and P (Phase 3)
- Excavate, install and backfill electrical conduit (Phase 5)
- Install first course block (Central Plant)
- Install structural steel, decking and roofing (Electrical Building)

### Upcoming Activities:

- Install base and compact for site concrete (Phase 3)
- Install rebar for site concrete (Phase 3)
- Excavate and install conduit (Phase 5)
- Install and grout third block lift (Central Plant)



**Central Plant Construction Zone**



**Electrical Building Construction Zone**



**Phase 3 Construction Zone**





**Phase 4 Construction Zone**



**Phase 5 Construction Zone**

Ongoing projects

- Replaced floor, installed electrical and compressed air lines in A214 for engineering classes.
- In A225, desks moved along with electrical and data and white boards installed on walls. Cork boards moved.
- Electrical and compressed air lines installed in machine shop T207. Also painted floor to create an area for tables and chairs for 16 computers for new class.
- Occupational Therapy lab remodeled and in operation.
- All outstanding issues at CEC completed including storage fence installed, electrical for staff lunch room, concrete repairs and lighting.
- Walked entire facility with OCFD. Identified a couple of issues that needed repairing and they are all addressed.
- Issue in floor of main gym addressed. Sent the replacement of dance floor to bid and ran into some issues. Hopefully will be rescheduled for Xmas break.
- Installed two sinks with water heaters in exam rooms for nurse use.
- Ordered an additional 40 picnic tables and umbrellas and they have been delivered and installed.
- Installed outlets for student sitting areas in I, A, C and H buildings. Waiting for tables to be delivered. Also painted walls in hallways on first and second floors of A and I buildings.
- Replaced carpet in 5 bungalows and 8 classrooms in SAC AEC (MCHS) building. Scheduling completion of carpet to include balance of bungalows, AEC, B11, S and L buildings.
- Starting on re-roof of K, E, G and S buildings.
- Football field renovated prior to season starting. Replaced worn areas with sod and football team seems happy.
- Received quote for inspection of all Inverter systems on campus. Will be generating a purchase order to make sure those are addressed.
- Moved coffee cart to new location outside U building. Provided water and electrical.
- Reconfigured fashion lab to accommodate new layout more effective for teaching.
- Completed hookup of split unit in CEC for IDF room.
- Light diffusers installed outside Russell Hall to more effectively illuminate the entry to campus.
- Solicited quote for installation of new carpet in N building, rooms 114, 117, 106 and 105. Waiting for projected start date.
- Large Coral tree on corner of Bristol and 17<sup>th</sup> street fell down. Both had been deemed threatened by arborist and as such we removed both. Investigating suitable replacements and getting quotes for installation.

## SAC Facilities Enviro Task Force update 9-15-16

1. I have continued to research funding opportunities. I have no new items to report at this time for funding, but am working on it steadily exploring a wide variety of possibilities.
2. I have continued to explore the ideas for shading to provide cooling. I will be sharing the idea of creating vertical green areas that provide shading via the *attached PPT*,
3. I have considered creating a Campus Sustainability Guide. I will be sharing a Sustainable flipbook, that is done by a four year college.

[http://www.greenmtn.edu/flipbooks/green\\_guide/index.html](http://www.greenmtn.edu/flipbooks/green_guide/index.html)

Putting it together could provide a great opportunity for assessing how we stack up regarding sustainable practices. It could be updated annually, reviewing and adding any new features.

# Vertical Succulent Garden Wall Shading



An attractive, affordable, low-maintenance wall shading & possibly thermal mass (if wall connected) option

# Step 1

- Gather “pups” from succulants - perhaps a campus wide or even community wide activity? – so everyone could contribute? (Does anyone not have succulents in So. CA? the alternative is retail and kind of costly) and allow the stems to dry a few days (at least  $\frac{1}{4}$ ” long stems)



# Step 2

- Create a series of shallow boxes with fairly solid backs and perhaps removable mesh fronts – a modular system is good so that sections may be replaced if need be. We could hire this out, or do we have staff resources? Some have reused pallets – we may have lots of those due to construction projects. Some run soaker hose through each box at this point.

# Step 3

- Set boxes horizontal, initially, and fill with bags containing planting media... note: erosion is a concern as is seismic activity, our planting media should be selected to avoid media losses; lined with landscape fabric, geotextile, etc.

# Step 4

- Place cuttings with dry stems into box front – up to 120 cuttings per square foot are needed – poke through geotextile if used over front of box, or through mesh if mesh is used.





# Step 5

- Keep growing media moist. Wait... 7-10 days for plants to take root
- Water after 7 days... and wait again...but continue to water at least weekly. Growing plants need moisture.
- 1 – 3 months later, roots will have established well enough to shift to vertical.
- During the wait...build self-supporting frames in which to place the boxes, using basic 2x non treated fencing material. They will most likely be much too heavy to hang if creating large wall gardens. Add some irrigation tubing vertically about 3' on centers.
- Alternatively, boxes can be hung on strong or reinforced walls... more difficult, but possible

# Step 6

- Rain water is preferable to tap water, if we can manage to collect and store it from the roof above, etc. it would be a best practice option.
- Mist early in day, daily on a timer, with amounts of time and water flow depending on season, wall orientation and type of plantings or use a [recirc or direct water system](#)
- Review as needed to adjust water, fertilize in spring & replace any failed plant. Weekly is not too often, especially at first, when making sure plants are established and doing well.

# References

- [https://en.wikipedia.org/wiki/Green\\_wall](https://en.wikipedia.org/wiki/Green_wall)
- <http://www.designsponge.com/2011/09/diy-project-recycled-pallet-vertical-garden.html>
- A professional vendor for vertical gardens (not an endorsement)  
<http://www.filtrexx.com/en/livingwalls/home/vertexx-free-consultation?gclid=CNfxzs3A6M4CFQaSaQodonELvw>
- <http://igrow.org/gardens/gardening/propagating-succulents-and-cacti/>
- Recirc or direct irrigation for vertical wall  
<http://www.ambius.com/blog/how-green-walls-work-irrigation/>