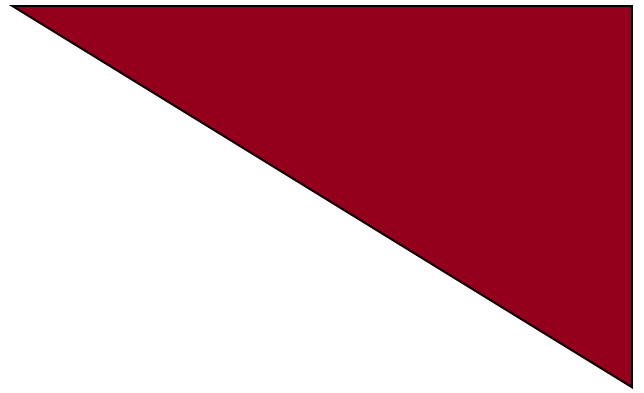




**SANTA ANA**  

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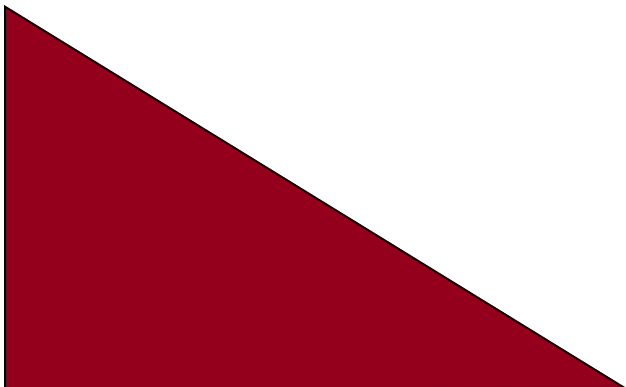
**C O L L E G E**



# **Santa Ana College**

## **Facilities Meeting**

**April 18, 2017**





SAC Facilities Committee  
April 18, 2017  
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: ACTION
  - February 21, 2017
  - March 21, 2017
4. Project Updates- Carri Matsumoto/ Darryl Taylor/ Matt Schoeneman INFORMATION
  - Johnson Center Presentation/Project Update - HPI Architects
  - Bond Projects Update
  - SAC Active Project Update
  - Scheduled Maintenance Projects
5. Standing Reports (5mins.) INFORMATION
  - HEPSS Task Force - Don Mahany
  - Facilities Report – Mark Wheeler
  - Environmental Task Force – Susan Sherod
6. Accreditation INFORMATION
7. Old Business INFORMATION
8. New Business
9. Other

Next Meeting - Tuesday, April 18, 2017

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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 – FEB 21, 2017  
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	Christine Leon	Genice Gilreath(a)	Tommy Strong(a)	Sarah Salas(a)	Mike Turrentine(a)
Bart Hoffman(a)	Dan Mahany	Ben Hager	Valinda Tivenan(a)		
Nilo Lipiz	Veronica Oforlea	Brian Kehlenbach, Co-chair		<b>District Liaison</b>	
Eve Kikawa	Mark Wheeler	Noemi English		Carri Matsumoto	Darryl Taylor(a)
Rhonda Langston		Susan Sherod			
Guests				<b>Campus Safety &amp; Security</b>	
*Ray Stowell for Scott Baker	Elliott Jones	James "Marty" Rudd		*Scott Baker	
Harold Pierre	Roy Shahbazian	Aggie Kellet		<b>ASG Representative</b>	
Ron Jones	Michelle Parolise	Heller Sanchez		Mario Cruz	
<b>1. WELCOME AND INTRODUCTIONS</b>					
	Self-Introductions were made.			Meeting called to order – 1:32p.m.	
<b>2. PUBLIC COMMENTS</b>					
	Dr. Kehlenbach shared his appreciation and gratitude to Carri Matsumoto, Dr. Collins, Mark Wheeler as well as all the individuals and teams involved with the recent move of the N building to the Johnson Center. He further noted the outstanding execution of the project helped to put the department at ease. Dr. Collins concurred with Dr. Kehlenbach sentiments.				
<b>3. MINUTES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	The following meeting minutes were presented for approval: September 20, 2016 October 18, 2016			Motion was moved by S. Sherod to approve the meeting minutes from September 20, 2016 and October 18, 2016. 2 <sup>nd</sup> – N. Lipiz The motion carried unanimously.	
<b>4. PROJECT UPDATES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	Carrie Matsumoto provided Measure Q bond project updates, Scheduled Maintenance updates and Prop 39 Year Four projects. The major projects were highlighted. <ul style="list-style-type: none"> <li>This past weekend there was a planned campus outage to allow for energizing of the electrical panel in the new Electrical building. There will be more scheduled outages planned throughout the project</li> <li>Night shift work has begun related to in some of the seven buildings. Work consists of changing out the thermostats, checking the VAB boxes to monitor the airflow as well as some mechanical upgrades to equipment.</li> </ul>			<b>FOLLOW UPS</b> The Phasing will be brought back to the March meeting for the committee's review.	

PROJECT UPDATES (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>• The work in Phillips Hall will begin in summer and go into fall. Members were advised that the project will have a longer timeline as it consists of structural work.</li> <li>• The overall project is about 50% through, utility work 70% complete most of underground infrastructure in place.</li> <li>• Currently in the major phase of project by G and F.</li> <li>• The project has been delayed by the rains.</li> <li>• McCarthy is currently reassessing the schedule due to unforeseen conditions.</li> <li>• Working on reviewing summer access to buildings E, W and G, as well as coordinating paths of travel and minimize disruption.</li> <li>• District team worked on adding more access where possible and alleviate the congestion, and improve path of travel over the winter break.</li> </ul> <p>An overview of the Central Plant building and Electrical building was provided:</p> <ul style="list-style-type: none"> <li>• Vertical component completed.</li> <li>• The roof structure is in place. The roof will begin in a week or so depending on the weather.</li> <li>• Interior work is in progress, installing the rough mechanical, electrical, plumbing and major equipment.</li> <li>• Chillers have not been received however, the structural component has been installed.</li> <li>• Cooling towers have been installed.</li> </ul> <p>Electrical building</p> <ul style="list-style-type: none"> <li>• Roof has been completed, will come back and do some flash work.</li> <li>• Stucco completed.</li> <li>• Major electrical component installed. A critical phase of this area will be cutting over from the existing electrical to the new electrical. This work will require a planned shutdown.</li> </ul> <p><u>Emergency Relocation of the Music Building</u></p> <p>Ms. Matsumoto shared the details of the relocation of the Music building with the membership.</p> <p>Specifically, an emergency relocation needed to occur as there was an unforeseen condition that determined spring classes could not be held in the Music building.</p> <ul style="list-style-type: none"> <li>• Good opportunity to make some minor improvements carpet, paint, etc.</li> <li>• The repairs are hoped to be completed by Spring or Summer at the latest with a move in by fall.</li> </ul> <p>Ms. Matsumoto expressed her appreciation to the faculty and staff for their support in relocation of the different items. She was extremely pleased with the collaboration, commitment and efforts of the college and campus teams by executing this project quickly and efficiently.</p> <p>Dr. Kehlenbach shared how pleased the students are in the new area.</p> <p><u>Parking Lot at 17<sup>th</sup>/Bristol St.</u></p> <p>A re-design of the property was completed. The major change was adding a perimeter fence. The district is hoping that the re-design does not trigger a DSA resubmittal. The goal is to get final approval at a back check over the counter appointment in March. Goal is to have more parking for the campus.</p>	

PROJECT UPDATES (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p>In addition, she provided an overview for the committee’s review:</p> <ul style="list-style-type: none"> <li>• 2015-2016 Scheduled Maintenance New Projects</li> <li>• 2016-2017 Scheduled Maintenance Projects</li> <li>• Current Capital Projects</li> <li>• Requested Projects - It was noted that the Football Field Fence &amp; Gate project is moving forward</li> <li>• Year Four – Prop. 39 Projects – it was clarified that the EMS upgrade are for 15 buildings not related to the Central Plant’s 7 buildings. Hoping to bring all the building to one uniformed platform on an Energy Management System.</li> </ul> <p>The following was noted related to the Door Hardware project.  The Door Hardware project is currently on hold due to lack of funding and the cost associated with it. The campus has a plan to change out door hardware across the campus throughout all their facilities. Some of the buildings hardware has already been changed out and there is another schedule for the remainder of the campus.</p> <p>If was clarified is that the Door Hardware project is different from the Door Replacement. The Door Replacement project is related to the replacement of the automatic doors.</p> <p>Each campus has a working committee reviewing access control. The district is surveying each door with Campus Safety and Maintenance on each campus to determine an access control approach for each building as well as a solution for lock down.</p>	
<b>5. Standing Reports</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
<b>HEPSS (Health, Emergency Preparedness, Sa and Security)Task Force</b>	<p>Don Mahany provided an overview of the February 2, 2017 HEPSS meeting. In addition to the report, he noted the following:</p> <ul style="list-style-type: none"> <li>• Campus Safety now has a dispatcher responding to calls.</li> <li>• Membership encouraged to sign up for Live Safe.</li> <li>• Due to the ongoing construction, the Student Emergency Notifications document that is read to students at the start of each semester has been modified. <ul style="list-style-type: none"> <li>o The Evacuation Map on the back has been removed and students are advised to evacuate to the closest parking lot.</li> </ul> </li> <li>• Safety presentations were made at the Deans and faculty meeting during flex week.</li> <li>• Important to improve the relationship between building captains, floor wardens and faculty. <ul style="list-style-type: none"> <li>o Specifically, when an instructor is notified to evacuate, it is extremely important that the faculty member responds immediately.</li> </ul> </li> </ul>	
<b>Facilities Report</b>	<p>Mark Wheeler, facilities manager provided the membership with an extensive overview of the work of his department:  In addition, he noted:</p> <ul style="list-style-type: none"> <li>• The Spot has received new carpet and furniture.</li> <li>• The college is conducting a test run for furniture for the new science building; specifically 5 classrooms have received new furniture. The team is gathering feedback.</li> <li>• There have been some light issues on campus, lights out on some exterior buildings due to the Central Plant project, in Lot 6 and outside of the F building. The team is</li> </ul>	

Standing Reports (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>• working diligently on repairs.               <ul style="list-style-type: none"> <li>○ Floodlights have been placed on the roofs of the building exteriors to light the areas affected.</li> </ul> </li> <li>• Elevator repair in the D. bldg.</li> <li>• Ceiling tiles, ballests, lamps completed in Russell Hall.</li> <li>• Installed new tables in A-214.</li> </ul> Electrical installation in the machine shop and fashion lab.	
Environmental Task Force	Susan Sherod provided a presentation to the membership regarding ways to increase bike use on campus. She noted the following: <ul style="list-style-type: none"> <li>• Ideas for making bike use safe.</li> <li>• Educate students and offer incentives.</li> <li>• Work with OCTA to provide necessary bike parking at the train and bus stations.</li> <li>• Important to support alternative commuter methods.</li> <li>• Reduces carbon footprint.</li> <li>• Offer infrastructure that supports the bike user safety.</li> </ul> <ul style="list-style-type: none"> <li>○ It was noted that there is discussion regarding supporting bike riders within the landscape plans for the new Johnson Center.</li> </ul> Members were encouraged to review the presentation material for further information.	

6. Accreditation	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS										
	<p><u>Mission Statement Review</u>            The committee reviewed the College Mission Statement and made the following notations:</p> <table border="1" data-bbox="562 862 1499 1523"> <thead> <tr> <th data-bbox="562 862 749 943">Broad Educational Purposes</th> <th data-bbox="749 862 869 943">Intended Student Population</th> <th data-bbox="869 862 1073 943">Types of Degrees and Other Credentials</th> <th data-bbox="1073 862 1312 943">Commitment to Student Learning and Achievement</th> <th data-bbox="1312 862 1499 943">Other</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 943 749 1523">           Stated             Notes:            Santa Ana College provides access and equity in a dynamic (add – <b>successful</b>) learning environment...             “Learning” should be in the mission statement.         </td> <td data-bbox="749 943 869 1523">           Stated         </td> <td data-bbox="869 943 1073 1523">           Stated             Notes:            Does not mention Baccalaureate degrees but neither are any other degrees.         </td> <td data-bbox="1073 943 1312 1523">           Notes:            Talks about preparing a student but does not mention the student successfully reaching goal.             Passive and indirectly in regards to learning and achievement.            Bounces around that.             Add...SAC is a <b>committed</b> leader.             Santa Ana College provides (add – <b>students</b>) access...             “Transformation of Students lives.         </td> <td data-bbox="1312 943 1499 1523">           Great if end product is something that could be memorized.         </td> </tr> </tbody> </table>	Broad Educational Purposes	Intended Student Population	Types of Degrees and Other Credentials	Commitment to Student Learning and Achievement	Other	Stated  Notes: Santa Ana College provides access and equity in a dynamic (add – <b>successful</b> ) learning environment...  “Learning” should be in the mission statement.	Stated	Stated  Notes: Does not mention Baccalaureate degrees but neither are any other degrees.	Notes: Talks about preparing a student but does not mention the student successfully reaching goal.  Passive and indirectly in regards to learning and achievement. Bounces around that.  Add...SAC is a <b>committed</b> leader.  Santa Ana College provides (add – <b>students</b> ) access...  “Transformation of Students lives.	Great if end product is something that could be memorized.	
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7. Old Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p><b>Parking</b>  The membership discussed the October recommendation noted below and feedback was provided from the respective constituency groups.</p> <ul style="list-style-type: none"> <li>• Lot #6 –release 56 staff stalls which would add them back into the lot for students.</li> <li>• Lot #11 – Take 48 parking stalls and designate them for staff parking.</li> <li>• Reallocate the 8 “staff” stalls from Lot #6 to Lot#1 along 17<sup>th</sup> street curbside area.</li> </ul>	<p>The following motion was moved by B. Hager and 2<sup>nd</sup> by R. Langston to:</p> <ul style="list-style-type: none"> <li>• Release 56 staff stalls in Lot #6 back into the lot for student use.</li> <li>• Take 48 parking stalls from Lot #11 and designate them for staff parking.</li> <li>• Reallocate the 8 “staff” stalls from Lot #6 to Lot#1 along 17<sup>th</sup> street curbside area.</li> </ul> <p>The motion carried unanimously.</p>
8. New Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
9. Other	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS

Adjourned at 3:08p.m.

SUBMITTED BY Geni Lusk 3/3/2017



SAC FACILITIES MEETING  
 MINUTES – MAR 21, 2017  
 1:30P.M. – 3:00P.M.

Draft for Approval

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Eve Kikawa(a)	Mark Wheeler	Noemi English		Carri Matsumoto	Darryl Taylor(a)
Rhonda Langston(a)		Susan Sherod			
<b>Guests</b>				<b>Campus Safety &amp; Security</b>	
Matt Schoeneman	Elliott Jones			Scott Baker	
Aggie Kellet	Heller Sanchez			<b>ASG Representative</b>	
Michelle Parolise				Mario Cruz(a)	
<b>1. WELCOME AND INTRODUCTIONS</b>					
	Self-Introductions were made.			Meeting called to order – 1:32p.m.	
<b>2. PUBLIC COMMENTS</b>					
	There were no public comments			<b>ACTIONS/ FOLLOW UPS</b>	
<b>3. MINUTES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	The February 21, 2017 minutes could not be approved due to a lack of quorum.				
<b>4. PROJECT UPDATES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	Carrie Matsumoto provided Measure Q bond project updates, Scheduled Maintenance updates and Prop 39 Year Four projects. The major projects were highlighted. <b>Johnson Center</b> <ul style="list-style-type: none"> <li>Design team met with the user groups for Johnson Center. The design team has been very diligent about getting end user feedback.</li> <li>An overview of their work will be presented at the April 18 meeting.</li> <li>Target construction date – Spring of 2019</li> <li>To be completed late Fall of 2020</li> <li>Johnson center has been instrumental in providing swing space for other projects.</li> <li>Johnson will be done in a two phase demo.</li> <li>Hard demo targeted to start in December to help minimize impact to campus.</li> </ul> <b>Phillips Hall</b> <ul style="list-style-type: none"> <li>The building will be fumigated over spring break.</li> <li>Heavy mechanical equipment will be placed on the roof.</li> <li>Unsure if there will be structural issues.</li> </ul>			<b>FOLLOW UPS</b> The Phasing will be brought back to the March meeting for the committee’s review.	



PROJECT UPDATES (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>• Move out the Black Box where classes take place over to Johnson for the beginning of the fall semester through October.</li> <li>• Building will be down from June to the beginning of October.</li> </ul> <p><b>Central Plant</b>  Matt Schoeneman provided a progress overview the Central Plant project</p> <ul style="list-style-type: none"> <li>• Since the last update, significant progress has been made.</li> <li>• Central plant building, structural steel is complete, roof decking is on; roofing is on as well as structural concrete.</li> <li>• Work is being done in preparation for the installation of the chillers.</li> <li>• Working through an elevator change.</li> <li>• Holding good on the Central Plant schedule.</li> <li>• Electric building is now powered by Edison.</li> <li>• All utilities are in.</li> <li>• The team will bringing on L, D, P, C, N, A and S onto the new electrical system at the beginning of Spring break. This will bring all the buildings on the east side up on the new system. This work will be done without having to campus shut downs.</li> <li>• Updated information regarding pedestrian access and walkways was provided.</li> <li>• All foundations have been poured for the amphitheater.</li> <li>• Team to soon begin working with the campus regarding work to R, H &amp; T.</li> <li>• Team is addressing some issues with a couple of draining culverts in U in order for water to flow away from the campus.</li> <li>• Working to restore an area of F.</li> <li>• Members advised that there are 3 Campus Alerts that will be coming out, #1 for concrete, #2 for water and #3 for fire alarm work.</li> <li>• Pushing to get all contractor work on building A completed so when the Central Plant is online it can be converted to the new system.</li> </ul> <p>Team working hard at managing through the hurdles of the project and taking advantage of Spring break window.</p>	
<b>5. Standing Reports</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
<b>HEPSS (Health, Emergency Preparedness, Safety and Security) Task Force</b>	<p>Dr. Collins provided an overview of the March 21, 2017 HEPSS meeting. In addition to the report, he noted the following:</p> <ul style="list-style-type: none"> <li>• Members were advised that the M&amp;O team has participated in emergency training and will continue training in areas that support the college in time of emergencies.</li> <li>• Future training efforts are planned for the floor wardens and building captains.</li> <li>• EOC drill will occur in the next month.</li> <li>• Members were advised that faculty and staff should coordinate with M&amp;O in regards to strapping down equipment that could fall during an earthquake.</li> </ul>	
<b>Facilities Report</b>	<p>Mark Wheeler, facilities manager provided the membership with an overview of the work of his department:  In addition, he noted:</p> <ul style="list-style-type: none"> <li>• There are ongoing issues on campus with lighting. <ul style="list-style-type: none"> <li>○ A contractor was hired to change out several fixtures and light bulbs.</li> <li>○ \$15,000 has been spent on lighting in the last month.</li> <li>○ The campus is in the process of doing an Energy Management retrofit. Part of that work involves looking at the lighting controllers.</li> </ul> </li> </ul>	

Standing Reports (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>▪ It was discovered that Climatec is in the library doing work on the system, which has resulted in the outside lights not working. The team is working to resolve that issue.</li> <li>▪ The contractor provided a great survey.</li> </ul> <p>Mr. Wheeler noted that while light bulbs going out are a common occurrence, his team is committed to addressing them as they occur.</p> <ul style="list-style-type: none"> <li>• There are 3 backflows that are in need of repairs. Two of them will be replaced and the other will be repaired.</li> </ul> <p>All backflow compliance forms have been submitted and received by the City of Santa Ana.</p>	
<b>Environmental Task Force</b>	<p>Susan Sherod provided a presentation to the membership regarding Shading with Solar Awnings.</p> <p>The following was noted:</p> <ul style="list-style-type: none"> <li>• Solar fabric generates power.</li> <li>• An overview of options for shading areas was provided to the membership such as bike lanes, walkways, seating areas, etc.</li> <li>• Shading devices can provide shelter from the rain as well.</li> <li>• With the loss of trees on campus, shade options would be a good alternative until they grow. <ul style="list-style-type: none"> <li>o In regards to the trees, it was noted that the trees replaced would be significant in size.</li> </ul> </li> </ul>	
<b>6. Accreditation</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	<p>Work continues on the mission statement.</p> <ul style="list-style-type: none"> <li>• Big focus is to capture the changes to the academic offerings and what we do at the college.</li> <li>• All of the shared governance constituencies provided feedback to College Council.</li> <li>• The committee will discuss the feedback tomorrow. The feedback will guide how we develop the new mission statement.</li> <li>• Once the new mission statement is complete, it will be brought back to the committee.</li> <li>• There will be a review of the Strategic Plan once the Mission Statement is completed.</li> </ul> <p>Members were advised that a new Educational Master Plan is also being developed. The EMP drives the Facilities Master Plan. Changes could occur to the EMP depending on the program offerings in the next five years, how our market is changing and what our student needs are. The FMP was last updated in 2014.</p> <p>Members were reminded of their role in student success. Specifically the committee's work is to drive and support the EMP and the Strategic Plan.</p>	
<b>7. Old Business</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	<p><b>Accessible Parking Spaces – Lot #6</b></p> <p>Ms. Matsumoto informed the membership that the district has been evaluating the path of travel around campus. It was determined that the accessible spaces located in Lot #6 by the south end of building D did not provide the proper path of travel.</p> <ul style="list-style-type: none"> <li>• The temporary solution will be to remove 6 accessible parking spaces and relocate 8 new accessible parking spaces to the west end of Lot 6 adjacent of to bldg. J.</li> </ul>	

Old Business (cont.)	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> <li>• The next phase is schedule for summer at which time a proper design will be to add additional accessible spaces in Lot 6 and remove the temporary spaces.</li> </ul> <p>Members were advised that it is necessary to do the work in phases in order to remedy the current issue at hand.</p> <p>The main goal of this project is to provide proper paths of travel from accessible parking spaces.</p>	
8. New Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p><b>Gender Neutral Bathroom Conversion</b></p> <p>The membership was informed about the regulatory compliance regarding all single use restroom being converted to Gender Neutral Bathrooms. Discussion ensued.</p> <ul style="list-style-type: none"> <li>• Safety concern in the evenings between J&amp;K. Specifically, questionable individuals could lock themselves in and potentially be a threat to staff working late. <ul style="list-style-type: none"> <li>○ Lt. Baker and Mark Wheeler will discuss some options to remedy the situation.</li> <li>○ Allowing doors to be locked on the outside would comprise the privacy of the person inside. <ul style="list-style-type: none"> <li>▪ It was noted that for several doors on campus changing door hardware would involve replacing the entire door.</li> </ul> </li> </ul> </li> <li>• Some requests for bathroom upgrades/remodels were brought forward, shelves, hooks, changing stations, etc.</li> <li>• Member were advised that restrooms cannot be remodeled without bringing the entire building up to code.</li> <li>• Examples of remodels were provided.</li> <li>• Everything must be ADA accessible.</li> <li>• Repairs to the existing bathroom are fine but limited with the older buildings.</li> <li>• Replacements cannot change the way it was originally designed.</li> </ul>	
9. Other	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<p><b>New work order system</b></p> <p>The membership was advised that the district has adopted a new work order system, the ONUMA work order system. The system is currently in a test run phase with the Math and Health Sciences department. It was also noted that anyone could initiate a work order.</p> <p><b>Bristol Street Widening Project</b></p> <p>The members were advised of some of the project involved with the Bristol Street Widening Project by the City of Santa Ana between Washington and 17<sup>th</sup>.</p> <ul style="list-style-type: none"> <li>• Project will start in the summer.</li> <li>• Finish the sidewalk improvement along the main campus side.</li> <li>• Raised bike lanes on both sides.</li> <li>• The city will be adding another storm drainpipe that will connect down Bristol. In addition, the district made a correction with some grading on our side of the Central Plant with the utility work.</li> <li>• There will be an improvement on the pork chop entrance. It will be slightly narrowed and re-configured.</li> </ul>	

	<b>Tree Survey</b> Members were advised of a tree survey that is underway. This survey will assist with the tree management aspects. Each tree has been numbered and is connected to a	
<b>Other (cont.)</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	database where the tree is tracked. This tracking allows for watering recommendations specific to the tree type, as well as trimming recommendations.	
<b>10. Future Agenda Items</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	Next Meeting - Presentation on new Johnson Student Center.	

Adjourned at 2:58p.m.

SUBMITTED BY Geni Lusk 3/3/2017



**SANTA ANA COLLEGE  
FACILITIES COMMITTEE MEETING  
APRIL 18, 2017**





## 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 18,000 square foot two-story central plant building, a new electrical building and replacement of all underground utilities (domestic water, sewer, fire water, storm drain, gas, electric and data).
- ▶ Mechanical Upgrades to seven (7) buildings connecting them to the new central plant building.
- ▶ Improvement to the aesthetic character of the campus by major improvement of the landscaping incorporating drought tolerant design features, construction of an amphitheater between the Dunlap building and library, and replacement of concrete paving along pedestrian walkways with new concrete and pavers throughout the campus.
- ▶ Central Plant facts:
  - ▶ Reduces electrical loads during peak demand periods.
  - ▶ Includes a new Energy Management System (EMS) to be able to control building temperatures and monitor system remotely.
  - ▶ Building is designed to meet LEED Silver certification.

## Budget:

- ▶ \$68.17 million



New Central Plant



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Current Activities:

- ▶ Install storm drains and catch basins
- ▶ Install rebar and formwork for concrete benches
- ▶ Concrete pour for benches
- ▶ Install power conduits and vaults
- ▶ Install domestic and fire water
- ▶ Pour concrete walls - amphitheater

## Current Status:

- ▶ There have been numerous unforeseen conditions encountered and weather delays.
- ▶ Night shift work continues on various buildings for mechanical upgrades – Building A has been completed.
- ▶ Power electrical shut offs are being coordinated for Spring Break – Buildings A, C, D, L, N, P, and S.
- ▶ The project is 60% complete.

## Upcoming Activities:

- ▶ Install shallow electrical and storm drain lines
- ▶ Placement of light pole bases, bench seat walls and hardscape
- ▶ Install storm and sewer lines
- ▶ Excavate for domestic and fire water lines
- ▶ Demolition of roof, light weight concrete and sheeting at Building N
- ▶ Install windows and exterior roof drain piping
- ▶ Complete chiller seismic supports and piping

## Target Occupancy/Completion

- ▶ New January 2018
- ▶ New Project Close-Out May/June 2018





# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

## Project Summary:

- ▶ Demolition of existing Johnson Student Center.

## Current Status:

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

## Budget:

- ▶ \$2.5 million





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

## Project Summary:

- ▶ New Construction of a 63,642 square foot new Johnson Student Center.

## Current Status:

- ▶ Design Development Phase.
- ▶ New Additional site improvements considered for hardscape, landscape, vehicular access to MCHS, lunch serving shelter for MCHS, and accessible parking.
- ▶ Continuing meetings regarding furniture and equipment configurations with College and user groups.
- ▶ New DSA anticipated submittal October 2017.
- ▶ New DSA approval anticipated August 2018.
- ▶ Target construction start Spring 2019.
- ▶ 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:

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

## Budget:

- ▶ \$73.38 million



## Programs Include:

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





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

## Project Summary:

- ▶ The existing J Buildings house the custodial department, the Quick Copy Center, storage for Maintenance & Operations (M&O), and storage for welding program.
- ▶ All programs/storage areas need to be relocated and are reported under the Current Capital Projects update.
- ▶ Demolition of (3) J Buildings – part of the Science Project.

## Current Status:

- ▶ Target decommissioning activities of J Buildings winter break 2017.

## Budget:

- ▶ Included in Science Center Budget.





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

## Project Summary:

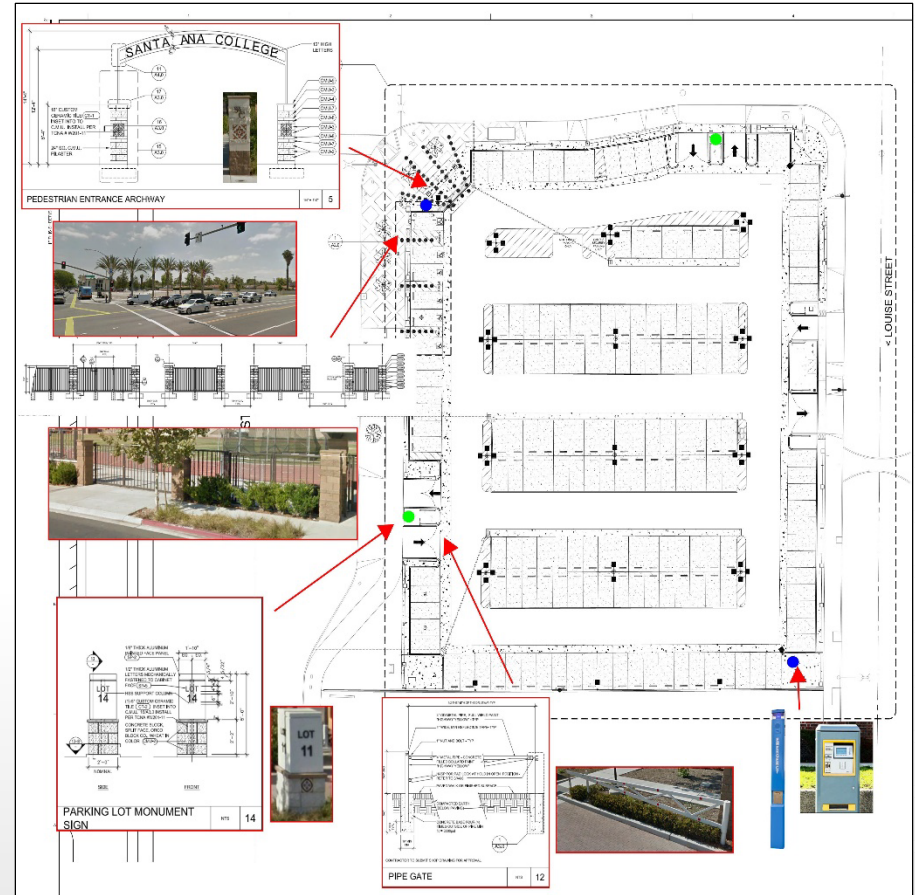
- ▶ New surface parking lot.

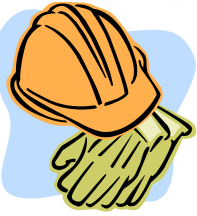
## Current Status:

- ▶ New District and Campus approved final design.
- ▶ Plans submitted to City of Santa Ana Department of Public Works on March 8, 2016.
- ▶ New Received DSA approval on April 5, 2017.
- ▶ New Target out to bid May 2017.
- ▶ New Target Board approval June 12, 2017.
- ▶ New Construction start June/July 2017.
- ▶ New Target completion December 2017.

## Budget:

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





# NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS

## **Santa Ana College**

State Allocation 2017                      \$440,000

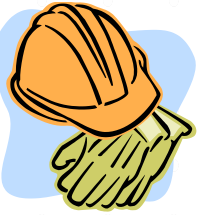
- ▶ Lighting Contact/Relays (D, H, L, R, T)
- ▶ Window Replacement (H)
- ▶ Water Conservation



# NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Lighting Contact/Relays (D, H, L, R, T)	This project is currently in construction in conjunction with the Proposition 39 year 4 EMS building upgrade project. Target completion is June 30, 2017.	\$61,123
Window Replacement (H)	Submitted to DSA on March 31, 2017. A schedule for implementation of work is under review with the College. Target DSA approval is October 2017.	\$351,129
Water Conservation	Ongoing coordination with the Central Plant design team to review locations of controllers to be installed. Bid documents being developed, for an anticipated release June 2017. This project is planned in conjunction with the Water Conservation 15-16 project.	\$27,748 (under review)
<b>TOTAL ALLOCATION</b>		<b>\$440,000</b>



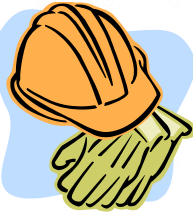


# 2015-2016 SCHEDULED MAINTENANCE NEW PROJECTS

## **Santa Ana College**

State Allocation 2016                      \$1,837,665

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



# 2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement (W)	Notice of completion approved by Board of Trustees on August 15, 2016. Project to be closed.	\$357,235
Roof Replacement (E, G, K, S)	Notice of completion approved by Board of Trustees on February 6, 2017. Project to be closed.	\$1,059,100
Waste Oil Tank Replacement	Project completed on January 5, 2017. Project to be closed.	\$62,540 (under review)
Water Conservation	Ongoing coordination with the Central Plant design team to review locations of controllers to be installed. Bid documents being developed, for an anticipated release June 2017. This project is planned in conjunction with the Water Conservation 16-17 project.	\$80,000 (under review)
Door Replacement ( C, H, L, R, S)	The doors have been ordered, and due to a lengthy procurement timeline, the installation will commence at the end of May 2017.	\$100,530
Flooring Repair (G)	Phase 1- Gym floor repair was completed on August 4, 2016. Phase 2- Resurface and restripe, schedule TBD.	\$100,005
Dance Room Floor Repair (G)	Anticipated approval of contractor on April 12, 2017. Anticipated construction has been coordinated with faculty and will commence mid-May 2017.	Included in Flooring Repair Budget
Painting (C, P, S)	This project will be put into a future scheduled maintenance year due to construction schedule conflicts with the Central Plant. The project cannot be completed by June 30, 2017 and the budget will be reallocated to another project.	\$78,255 (to be reallocated)
Carpet Replacement (B, L, S)	Installation in Buildings B and L has been completed. Installation in Building S for the IT department has been completed. Counseling installation will be completed in sections on weekends starting with April 13-15, 2017. Completion is targeted for the end of May 2017.	SM 2015 carryover
<b>TOTAL ALLOCATION</b>		<b>\$1,837,665</b>

# CURRENT CAPITAL PROJECTS RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
<p>Temporary Village Phase 4 (Quick Copy Relocation) Relocation required prior to demolition of (3) J Buildings.</p>	<p>A new interim location in VL-107 has been selected. HGA will commence re-design to accommodate the Quick Copy Center into the new location. Improvements are anticipated for late-July 2017 with relocation by winter break 2017.</p>	<p>\$53,350</p>
<p>Welding Relocation Relocation required prior to demolition of (3) J Buildings.</p>	<p>HGA has presented the user groups with (2) relocation options. Option A will add 8+ welding stations on east side of Building K. Option B will add 8+ welding stations to the south side of Building K. The District is still working with the College on options.</p>	<p>\$122,000</p>
<p>Maintenance/Custodial Relocation Relocation required prior to demolition of (3) J Buildings.</p>	<p>The District will be adding industrial shelving to the existing M&amp;O Building to accommodate the storage items. The custodial department will temporarily relocate to the M&amp;O Building until their future location on the 2<sup>nd</sup> floor in the Central Plant building has been completed.</p>	<p>\$16,000</p>

# CURRENT CAPITAL PROJECTS RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Relocation of Music to Building N	Currently in planning. Relocation to be completed by August 18, 2017.	TBD
Black Box/Phillips Relocation	Currently in planning. Relocation to be completed by August 25, 2017.	TBD
Relocation Phillips to Building P	Currently in planning. Relocation to be completed by October 9, 2017.	TBD

# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Emergency Blue Phone & Path of Travel (SAC, DMC, CEC, OCSRТА)	DSA submittal December 16, 2016. DSA review ongoing.	\$986,745
Chavez Hall Renovation	Currently developing scope of work to remediate/renovate building.	\$262,500 (under review)
Barrier Removal Exterior	Parking Lot 6 path of travel improvements. This project will be completed in 2 phases. Phase 1 of this project, adding 8 interim accessible parking stalls, was completed on March 17, 2017. Phase 2, will add 9 accessible stalls, as well as a new driveway with roller curb, is in the planning stages. Bid documents are being prepared for anticipated release mid-May 2017. Work to be completed in summer 2017.	\$275,000 (under review)

# REQUESTED PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Football Field Fence & Gate	The materials have been ordered and anticipated installation is April 2017.	\$14,000 (SAC Redevelopment Funds)
Hammond Hall Clean Room	A fourth set of comments have been received from DSA, requesting significant structural and accessible upgrades to the entire building. Options are being reviewed by the District and the College.	\$113,500 (SAC Grant Funds)
Orange County Sheriff's Regional Training Academy – Block Wall	Construction is ongoing. Anticipated completion early-June 2017.	\$645,808 (SAC Redevelopment Funds)
All Call Fire Alarm	Re-programming has commenced on the M&O Building and Building S. Additional re-programming for Buildings A, C and D are tentatively scheduled for May 2017.	\$125,000 (under review)
CEC Mural	Schedule under review. College to confirm when art murals have been completed. Once the panels have been completed, a mounting method needs to be determined and may require structural review.	\$8,530 (SAC Diversified Trust Fund)



## YEAR FOUR PROP 39 PROJECTS SANTA ANA COLLEGE

### Project Summary:

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

### Current Status:

- ▶ Work has commenced at Santa Ana College on February 13, 2017.
- ▶ Buildings I, E, G, L, M, T, V, and X are ongoing.
- ▶ The College will have full control capabilities once training is completed. This will be done on a building by building basis.

### 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:

- Install storm drain and catch basins (Phase 3)
- Install rebar and formwork for concrete benches (Phase 3)
- Concrete pour for benches (Phase 3)
- Install power conduits and vaults (Phase 5)
- Install domestic and fire water (Phase 6)
- Pour concrete walls (Amphitheater)

### Current Activities:

- Install shallow electrical and storm drain lines (Phase 3)
- Placement of light pole bases, bench seat walls and hardscape (Phase 5)
- Install storm and sewer lines (Phase 5)
- Excavate for fire water and domestic water lines (Phase 6)
- Demo roof, light weight concrete and sheeting (Building N)
- Install windows and exterior roof drain piping (CUP)
- Complete chiller seismic supports and piping (CUP)

### Upcoming Activities:

- Test and backfill storm and sewer lines (Phase 5)
- Excavate and install fire and domestic water lines (Phase 6)
- Repair/Sister Roof Joists (Building N)
- Pour, cure and strip third wall (Amphitheater)
- Backfill retaining walls and ramps (Amphitheater)
- Install metal panels (CUP)

**Phase 3 Concrete Benches**



**Central Plant Chiller Room**



## **HEPSS Meeting Minutes for April 6, 2017**

**In Attendance:** Scott Baker, Toni Bland, Norma Castillo, Michael Collins, Renee Miller, Veronica Oforlea, Heller Sanchez

### **Old Business**

#### Cabinets

- Dept. chairs need to do work order for strapping down file cabinets in offices/classrooms
- Email Heller Sanchez/Mark Wheeler

#### Emergency Response Training

- Target audience are building captains and M&O.
- Training on a Tuesday or Thursday during this spring before semester is out (date and classroom TBD)
- Overview of what happens in case of an emergency, role of building captains, who the contacts are

#### Deans' Whereabouts after an Emergency

- Moving EOC to district safety office (currently in A-206)
  - Computers available
  - Whiteboards available
  - Phones available
  - Cameras monitoring the campus
  - Parking lot directly across district safety office can be a triage
  - Set up canopies, generators
  - Important to get out to ICS team
  - Have a 30 minute meeting with ICS team
  - Better location logistically
  - Bland/Baker will make a quick assessment of resources

### **New Business**

#### EOC Training

- Already talked about having a training (see above)

#### Wrong-Way Drivers

- Two incidents have occurred at the location near the marquee this year
- Last year, there were three incidents
- One driver last year actually turned towards the marquee to leave the campus
- Per Baker, easy fix; put up reflectors

#### Fire Alarm in R Building on 3/22/17

- Alarm in building and not all campus is designed that way

- Someone pulled the pull box of R building
- District safety gets the alert and fire department were sent
- Everyone evacuated quickly
- Whole thing was over in 10 minutes
- Alarm will only sound in building that the pull box is activated in that building
- Duct detector tied to the energy management system which was supposed to be tied to the fire alarm system; Pyro-Comm will be taking care of that one as well as trouble in a fixture in W building
- Per Heller, he knew that Pyro-Comm came but has not received a report back from them
- Trouble in a fixture in W building; per Baker, it was completed but doesn't have the report to show
- Per Dr. Collins, asked to get an update on that

#### Meeting time Location

- Location and time is good with everyone

#### Results of Evacuation Drill

- From Dr. Collins' perspective, it went pretty smoothly
- Communication has been the best that it was been
- Only issue was students left in classroom by instructor (John Strong) because they knew it was a fire drill but didn't bother to leave because they had homework to do.
- Promptly escorted students out of the classroom and out of the building with no further problems
- Per Baker, will target Flex Week to let faculty know how important it is to go through the motions to be able to do it if there were an actual emergency
- No shelter-in-place situations
- Need to do some training on Stryker chairs. Baker will look into it for a Fall drill
- Some complaints regarding construction

#### Safety Issues

- Dr. Collins reported an issue that came to him regarding lighting
- Heller reported that there was a bad ballast in U-107; sent electrician to repair it
- Safety and Security have been doing lighting surveys regularly at night to assess the lighting
- Any deficiencies are sent to Facilities to be remedied
- Lighting issues can be reported through LiveSafe app; snap a picture and send it to Security

#### Doors

- Per Bland, working on a door assessment
- Looking at ways we can lock down the doors from the inside
- Baker has agreed to put together a team to do the assessment at SAC
- Once assessment is done, they will meet with a vendor to look at what will work best to assure safety on the campus
- Assessment anticipated to be completed by June 2017
- Teaming up with Mark and Heller for the next steps

## Radios

- Went to new radios
- Added two new antennas; one at SAC and one at SCC
- Technically it's a back-up system and were going to move towards adding a permanent system but we can join county-wide communication (800 megahertz) which is normal but costs a lot less money
- Request was submitted for our district to participate in the 800 megahertz, county-wide communications and if approved, it goes to Orange County Chiefs of Police and Sheriffs Association and if they approve, we will move towards 800 megahertz and there is a one-time fee which will be cut from District Safety and will get new radios for M&O, Safety, DSPS, building captains, floor wardens, and so on.
- It will give us operability for the whole county
- Instead of using phone to call Santa Ana PD, we can use our radios
- We don't have to do any infrastructure
- We will become part of the county-wide group
- We will save a lot of money
- Current radios are old analog

## Construction Update

- Construction crew is rapidly moving forward with bringing the east-end of campus to us as soon as possible
- Pouring out the concrete benches
- Will be a linear walkway from the A building to the R building
- Anticipate easily two months so by the end of May 2017, we are going to have that walkway which will be great for our students
- We will get the F building entrance area back by April 12<sup>th</sup>
- Our students will see a different looking campus when they come back
- Summer will be tough once again; we will be under the same conditions
- Anticipate the amphitheater coming back around late September
- For the new semester, we will have walkway from lot 6 to the center part of campus accessible for our students
- All of the infrastructure is laid now
- Also, the Central Plant building is now a building
- Door were installed
- Working on the interior
- Unbelievable storage on the second floor
- Commission the Central Plant this summer starting in June or July

## New Maintenance Personnel

- Miguel Rubio; comes to us from Orange County Pump
- Plumber but has great background experience in electricity

## Meeting Adjourned