

Santa Ana College Facilities & Safety Committee Meeting

May 20, 2025

A nighttime photograph of the Santa Ana College sign. The sign is a large, curved, light-colored stone or concrete structure with a decorative border of small, repeating geometric patterns. The words "SANTA ANA COLLEGE" are prominently displayed in large, bold, blue letters with a white outline. Below this, in smaller, dark letters, is "RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT". The sign is illuminated from below, and the background shows a dark sky with some clouds and trees. In the foreground, there are dark, leafy bushes.

SANTA ANA COLLEGE
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

Project Summary:

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

Current Status:

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

Budget:

- ▶ \$58.8 million (budget under review) includes demo budget
- ▶ \$20,729,000 state funded (2023 estimated contribution) includes demo budget



Current Capital Projects

Russell Hall Demolition

Santa Ana College

Project Summary:

- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Notice of Completion was approved by the Board of Trustees on November 13, 2024.
- ▶ The State Chancellor's Office approved additional allocation of funds.

Budget:

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



Current Capital Projects

Campus Entrance Improvements

Santa Ana College

Project Summary:

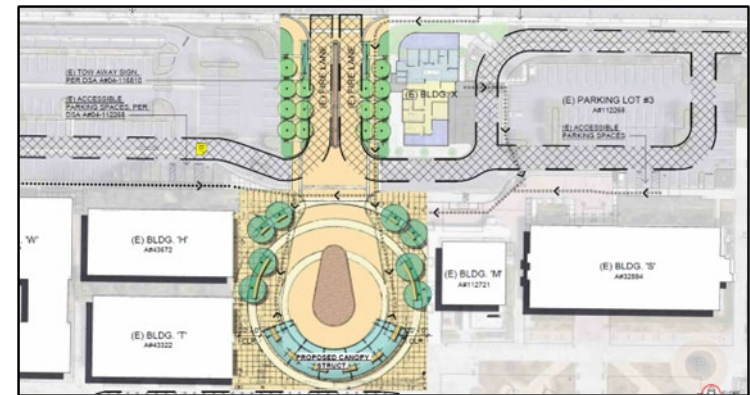
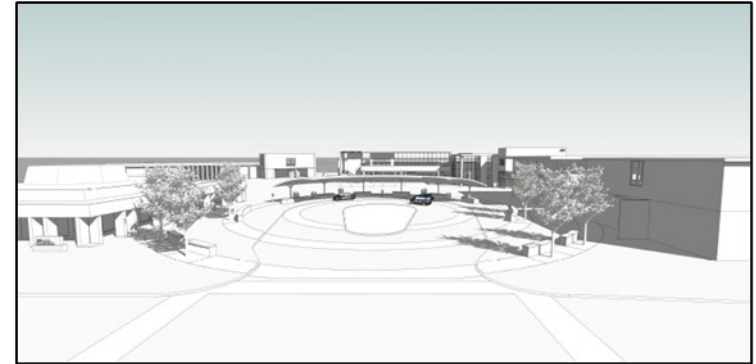
- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated October 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share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

Current Status:

- ▶ Base installation, form and pour concrete, light bollards installation, excavation, exporting soil and importing materials.

Budget:

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



Current Capital Projects

Campus Entrance Improvements

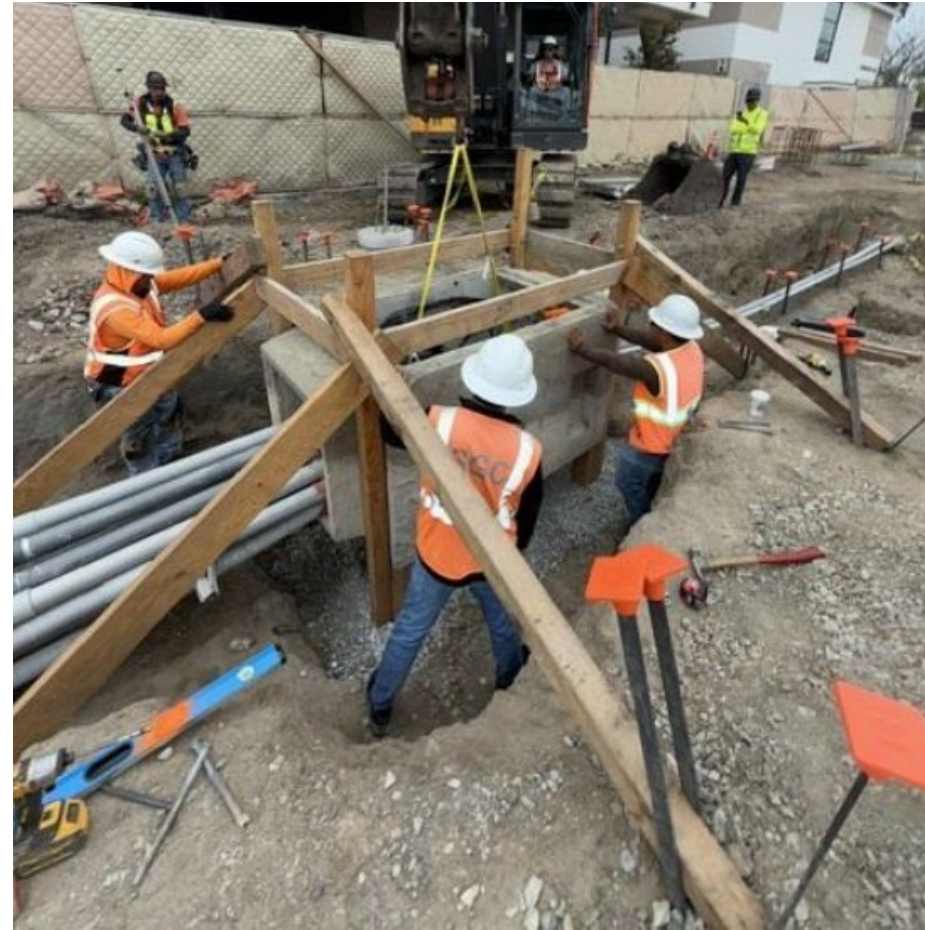
Santa Ana College



Current Capital Projects

Campus Entrance Improvements

Santa Ana College



Current Capital Projects

Construction Logistics Plan

Alternate Campus Entrances and Vehicular Routes



Current Capital Projects

Construction Logistics Plan

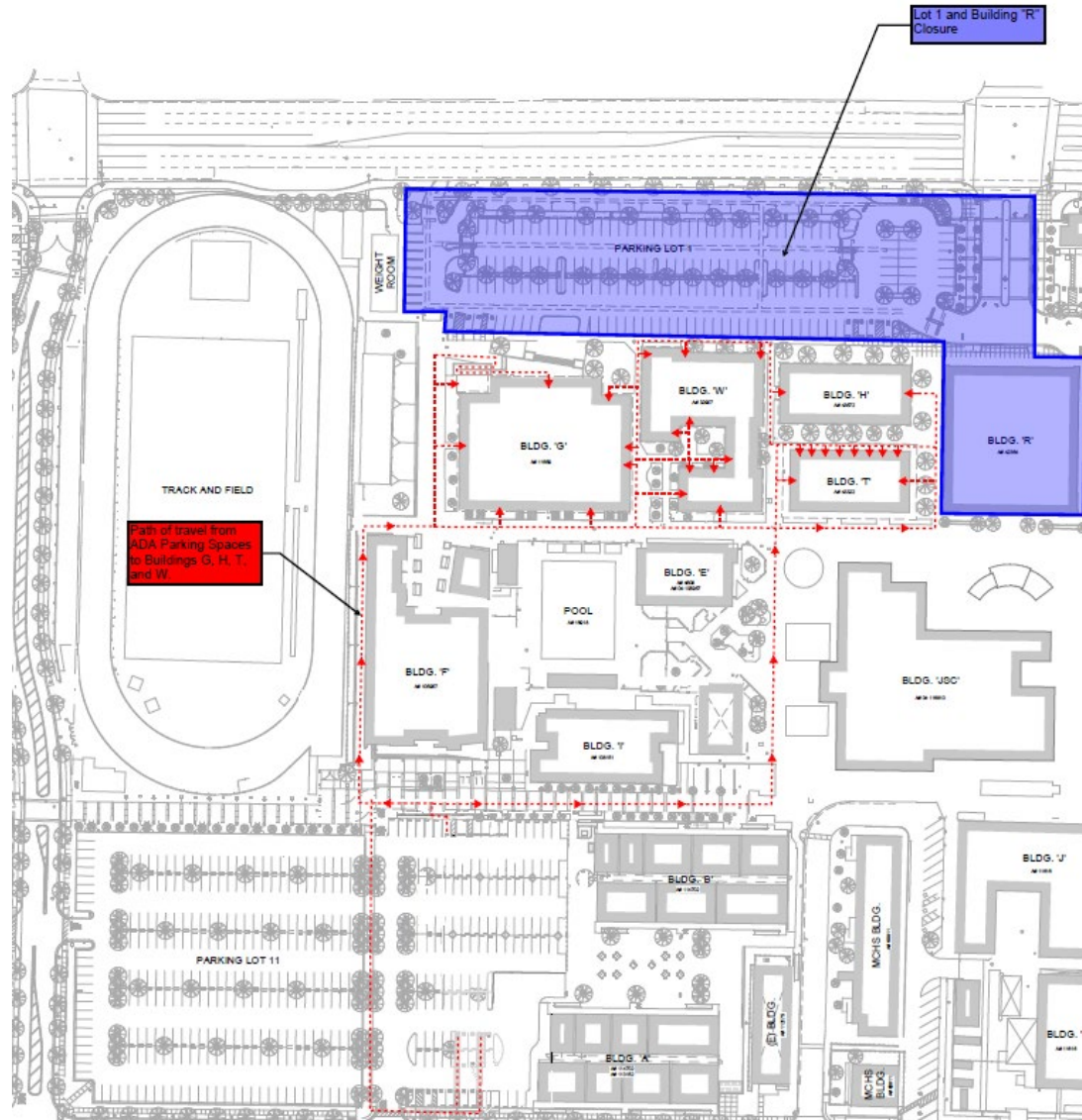
Pedestrian Paths of Travel



Current Capital Projects

Construction Logistics Plan

ADA Parking Path of Travel



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Estimated Budget
Health Sciences Building Secondary Projects	<p>The secondary projects are ongoing. Status of each of the projects:</p> <ul style="list-style-type: none">-Storm drain system improvements (This will be reported as a separate capital project going forward)-Installation of additional low voltage data cabling (Completed)	\$224,325

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	The first phase of construction is completed and included the Fashion Design Program, the Thrive Center, and associated offices. All planned relocations have been finalized as part of this phase. The next phase of the project is on track for completion in Spring 2025. The El Don Media program is scheduled to relocate at the end of the Spring Semester.	\$1,633,466



Current Capital Projects

Santa Ana College

Project	Status	Estimated Budget
DW ITS Center Reconfiguration	Design development phase.	\$2,891,000
Stormwater Management Site Improvements	Construction phase.	\$200,000

Current Capital Projects

Centennial Education Center Redevelopment

Santa Ana College

Project Summary:

- ▶ The Centennial Education Center (CEC) was built in 1980
- ▶ Located at 2900 W. Edinger Avenue in the City of Santa Ana
- ▶ 80-year lease with City of Santa Ana May 8, 2020 - June 3, 2101 (supersedes prior agreement from 1979)
- ▶ New lease requires significant improvements, also \$1 million of additional improvements for City property outside/adjacent lease boundary and construction for significant improvements shall commence no later than November 8, 2030
- ▶ The existing campus is comprised of seven modular buildings of approximately 48,157 gsf and is currently located within a leased site boundary of approximately 109,000 sf in Centennial Park
- ▶ The CEC Replacement project considers a new 77,135 gsf campus facility

Current Status:

- ▶ Upon completion of the Site Planning Analysis Study in February 2024, the District hired MRY Architects to continue with Program Refinement and Schematic Design. Currently working on new scope of work to amend agreement
- ▶ Meetings with President's Cabinet and work groups are on-going.
- ▶ Development scenarios being studied.

Budget:

- ▶ Planning Only \$908,365 (under review)
- ▶ \$1 Million Improvement Contribution

Current Capital Projects

Existing Centennial Education Center Site

Santa Ana College



Current Capital Projects

Existing Centennial Education Center Campus

Santa Ana College



Current Capital Projects

Current Centennial Education Center Concept

Santa Ana College



Centennial Education Center Redevelopment Scenarios

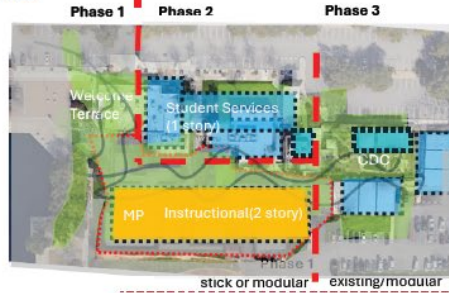
\$70 Million Target Project Budget

40,000 - 45,000 Gross Square Feet

- ▶ Hybrid of new and rehabilitation to maximize gsf to match or exceed existing gsf.
- ▶ New modular construction of 40,000 - 45,000 gsf.
- ▶ This is a total project cost (includes construction and soft costs and interim housing costs).

1: "Original Concept - Hybrid"

3 Phase



PROS:

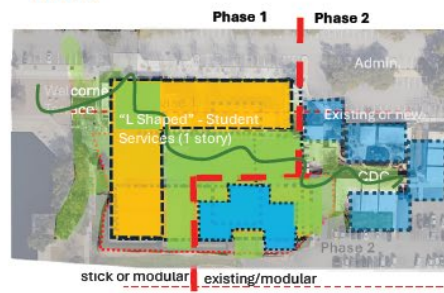
- maximizes phasing optionality
- modular 1 story only (recommended)
- stepped massing (N to S)
- maintains majority of classrooms in phase 1
- MP stick built (recommended)
- potential to align with anticipated budget

CONS:

- splits existing admin and classrooms
- north face of campus remains until phase 2
- welcome terrace in phase 2

2: "Modified L"

2 Phase



PROS:

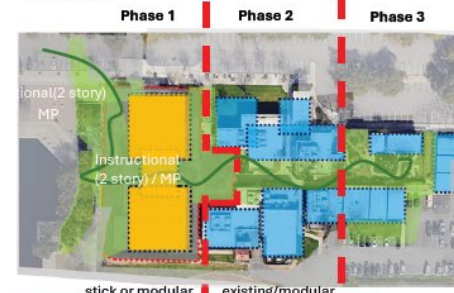
- single building efficiency
- security
- single phase, all CEC/no split programs
- MP stick built (recommended)
- welcome terrace in phase 1
- E/W building orientation

CONS:

- not aligned with anticipated current budget
- limited phasing optionality
- all CEC programs relocated in phase 1, sans CDC

3: "Keyhole"

3 Phase



PROS:

- maximizes phasing optionality
- modular 1 story only (recommended)
- MP stick built (recommended)
- potential to align with anticipated budget
- N/W & S/W face to park, new construction

CONS:

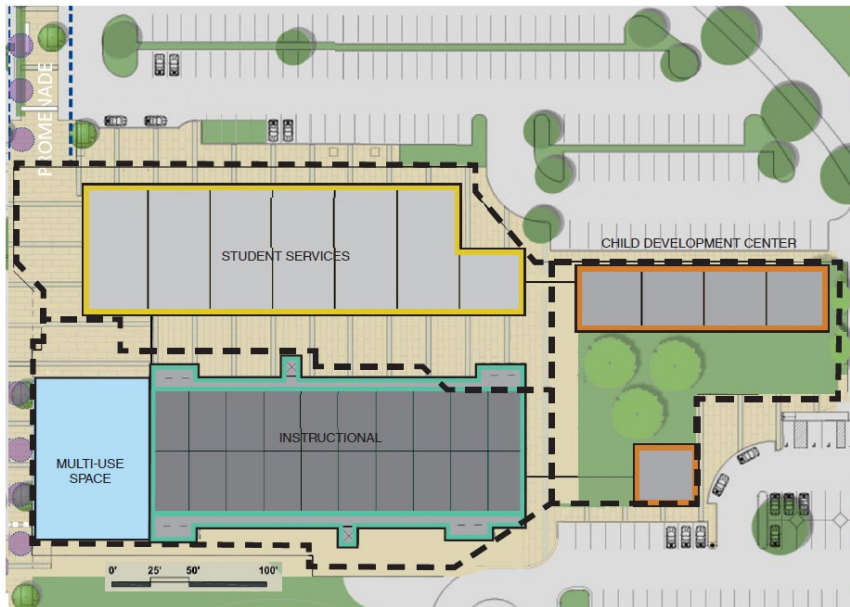
- solar orientation n/s, negative impact
- does not retain maximum classrooms in phase 1
- splits admin and classrooms in phase 1

Phase 1 Extents



Centennial Education Center Redevelopment Development Phases and Implementation Strategies Santa Ana College

- Depends on availability of funds
- Type of construction delivery method
- Typical construction and/or modular construction



Centennial Education Center Redevelopment

Estimated Budget Breakdown

Santa Ana College

	Cost \$ (Millions)	Notes
Construction Cost (~68%)	~\$47M	Includes demolition, sitework, building construction, temporary housing, design contingency, GC overhead & profit, escalation
Project Soft Cost (~32%)	~\$23M	Includes project management & design fees, inspections, FF&E (furniture, fixtures, equipment), AV
Total Project Cost (100%)	\$70M	Construction Cost + Project Soft Cost

	Cost	Notes
Building (Permanent Modular)	\$30.2M	40,500sf @\$844.6/sf \$1000/sf (Multi-use) \$700/sf (Inst/Admin) \$800/sf (CDC)
Sitework	\$7.6M	101,400sf @\$74.77/SF
Temporary Housing	\$3.7M	20,000sf, 2-year lease portable modular
Escalation	\$5.4M	13.08% (July 2027)
Recommended Budget	~\$47M	Construction Cost

Notes:

- Based on 12/24/24 Preliminary Estimate by MGAC. Estimates are subject to change.
- Potential cost increases may occur due to natural disasters, tariffs, sudden escalation, material and labor shortages, etc.
- Soft cost: A/E,CM,PM,FF&E, Inspections, Due Diligence, Permits, Contingencies assumed at 32%.



Current Capital Projects

Planning Activities

Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	Bid phase.	\$6.47M (under evaluation)
Building K Canopy	The project was submitted to DSA. California Geological Survey review requested and underway. Additional structural and fire sprinkler services added to A&E Services per backcheck comment from DSA. Combustibility testing and Dust Hazard Analysis report are also requested from DSA and underway.	\$724,708
DMC Relocation	Project is in the planning and design phase. RFP for architectural services to be issued April 2025.	\$5,811,000
SAC AV Upgrade	Project submitted to DSA and pending approval.	\$750,000
CEC AV Upgrade	Project submitted to DSA and pending approval.	\$1,070,000

Current Capital Projects

Campus Requested

Santa Ana College

Project	Status	Estimated Budget
Building S Security Doors	Intercom requirement under review with ITS. 100% Construction Document completed and pending DSA approval. Backcheck document submitted.	\$139,240
SAC Dunlap Amphitheater Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership and user groups.	\$1,524,500
SAC Central Mall Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership and user groups.	\$342,500
Building L Elevator Modernization	Design Phase.	\$588,200
Public Safety Feasibility Study	Feasibility study is being finalized.	\$210,000

Current Capital Projects Campus Requested Santa Ana College

Project	Status	Estimated Budget
Weight Room Windows/Field Railings	Agreement for architectural services was approved by the Board on Trustees on April 14, 2025.	TBD
VL205 PRIDE Center	Construction Document phase underway.	\$167,500
VL107 Reconfiguration	Construction Document phase underway.	\$111,100
S213 Reconfiguration	Agreement for architectural services was approved by the Board on Trustees on April 14, 2025.	\$165,000

Scheduled Maintenance Funding Allocations Santa Ana College

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

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

Project	Status	Estimated Budget
CEC Improvements	Construction phase. Phase 1 (Interior Improvements) is ahead of schedule and is nearing completion. Phase 2 (Exterior Improvements & HVAC) is in the planning and design phase.	\$1,200,000
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Construction phase. Construction started at DMC in late April and will continue at OCSRTA in early summer.	\$1,177,553
Bldg E Pool Equipment Replacement	Bid phase.	\$700,000
Bldg E Pool Resurface	Bid phase.	\$470,000
Bldg A Data Center HVAC Upgrade	Planning and design phase. RFP for architectural services was solicited in April 2025.	\$500,000

2022-2032 Completed SM23 Projects Santa Ana College

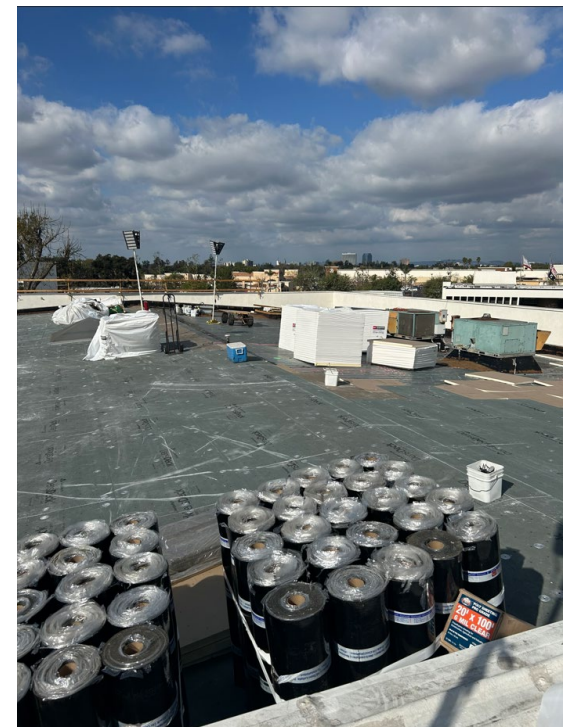
Project	Status	Expended Amount
CEC Roofing Repairs	Completed.	\$962,013

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

Project	Status	Estimated Budget
Building G HVAC Replacement	Project currently in DSA backcheck for approval. Backcheck approval anticipated for mid-May.	\$1,992,831 (under review)
Barrier Removal Campus-wide	Signage project is completed. Agreement for architectural services for Phase 2 at CDC was approved by the Board on Trustees on April 14, 2025.	\$200,000

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

Project	Status	Estimated Budget
Buildings L, T, W & X HVAC & Roof Replacements	Construction phase. Emergency relocation of Building T vacated March 10, 2025. DSA has been notified and the District is working on remediation repairs with contractors. Classes will be held in temporary locations for the remainder of Spring semester.	\$2,700,323



2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740
Bldg I and B10/B11 Roof	Completed.	\$172,670

Facility Modification Requests Santa Ana College Projects

- ▶ 24-28 DMC Relocations to SAC
- ▶ 24-67 SC Fume Hoods
- ▶ 24-78 OCSRTA AV Upgrades
- ▶ 24-80 Career & Assessment Center & Learning Center
- ▶ 24-91 Math Faculty Home
- ▶ 24-114 CEC Vending Machine Room Hydration Station
- ▶ 24-115 CEC Exterior Signage
- ▶ 24-137 OCSRTA Storage Container
- ▶ 24-145 T-107 CNC Lathe Replacement
- ▶ 24-149 Fine & Performing Arts Dust Collector
- ▶ 24-150 Fine & Performing Arts Projector & Screen Relocation
- ▶ 24-152 Fine & Performing Arts Lockers
- ▶ 25-05 OCSRTA Undeveloped Land Lease
- ▶ 25-42 S213 Reconfiguration
- ▶ 25-51 OCSRTA Storage Containers
- ▶ 25-58 Building P Glass Cases
- ▶ 25-60 Library Book Drop Box
- ▶ 25-67 Building T Elevator
- ▶ 25-68 OCSRTA Ground Swales
- ▶ 25-87 MCHS New E-Sports Lab

Current Test Pilots Access Control & Key Projects Districtwide

Project	Status	Estimated Budget
SAC Building D	Received DSA approval in June 2023. Construction is currently unfunded.	\$1,626,855 (under review)
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DO & DW (SAC, OCSRTA, DMC & SCC) Medeco Rekey	Phase 1 includes Santa Ana College. The award of bid was approved by the Board of Trustees on May 12, 2025.	\$500,000 (under review)

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

ADA Transition Plan

Description/Scope: Removal of Barriers as outlined in the ADA Transition Plan.

Completed Activities as of May 19, 2025:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,431	1,506	49%
SAC	6,166	2,557	3,609	41%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,263	6,587	39%

Districtwide Unfunded Projects

As of March 4, 2025:

- ▶ Five-Year Capital Construction Plan (Facility Master Plan 2026-2030): \$1.2 billion
- ▶ Five-Year Scheduled Maintenance Plan and Repair Work (w/ADA): \$231 million
- ▶ Fire Life Safety Repair Work: \$14 million
- ▶ Stormwater and Sustainability Projects: \$69.6 million
- ▶ Safety/Security Projects (e.g. Key and Access Control Infrastructure) \$104 million
- ▶ Districtwide Technology Infrastructure (e.g. ITS): \$20.6 million

Note: Projects may be listed on multiple categories due to the nature of the scope of work (e.g. infrastructure and technology)

Districtwide Planning

State Chancellor's Office Deadlines

- ▶ 2026-30 Five-Year Capital Outlay Plan was due July 1, 2024 - submitted
- ▶ 2024-25 Five-Year Scheduled Maintenance Plan was due October 28, 2024 - submitted
- ▶ 2024-25 Space Inventory Report was due October 4, 2024 - submitted
- ▶ 2023-24 Energy Usage Data is due December 2, 2024 - submitted
- ▶ 2024-25 Instructional Support Equipment Five-Year Plan was due December 2, 2024 - submitted

In Progress:

- ▶ Currently working on Five-Year Capital Outlay Plan that is due July 1, 2025

Districtwide Planning

2027-31 Five-Year Capital Outlay Plan Project List

Santa Ana College

The Projects listed below are included as part of the District's Five-Year Capital Construction Plan submitted to the State on an annual basis. The projects listed are noted in the Facility Master Plan 2022 Update and is subject to change depending on funding availability and priorities. This list is intended for planning purposes and is updated annually. Occupancy Year is subject to change.

Campus	Title	Category	State Cost	District Cost	Total Cost	Occupancy Year	Status/Funding
SAC	Campus Entrance Site Improvements Phase 1	M: Modernization Projects	\$0	\$5,300,000	\$5,300,000	FY2025-2026	Locally funded, project is in construction
SAC	Pool Renovations	M: Modernization Projects	\$0	\$1,170,000	\$1,170,000	FY2025-2026	Locally funded.
SAC	Synthetic Football Field	M: Modernization Projects	\$0	\$12,000,000	\$12,000,000	FY2025-2026	Locally funded, bidding in progress.
SAC	Building K Canopy	M: Modernization Projects	\$0	\$1,193,000	\$1,193,000	FY2025-2026	Locally funded, agency approval in progress.
SAC	Temporary Portables Reconfiguration	M: Modernization Projects	\$0	\$1,761,220	\$1,761,220	FY2025-2026	Locally funded, pending bid award.
CEC	CEC Renovation/Replacement	M: Modernization Projects	\$0	\$121,219,344	\$121,219,344	FY2030-2031	Locally funded, feasibility study completed, program validation and schematic design only in progress.
SAC	Applied Technology Center	G: Growth Projects	\$0	\$158,485,353	\$158,485,353	FY2030-2031	Locally funded, future project.
SAC	Bristol & 17th Street Development	G: Growth Projects	\$0	\$28,839,692	\$28,839,692	FY 2031-2032	Locally funded, feasibility study completed, future project.
SAC	Learning Commons (Library Replacement)	G: Growth Projects	\$0	\$177,095,753	\$177,095,753	FY 2032-2033	State and Locally funded. The cost noted is the state eligible cost and is subject to change as the state cost model utilizes un-escalated costs and has several exclusions.
SAC	Arts and Workforce Building(s) Replacement	G: Growth Projects	\$0	\$150,495,644	\$150,495,644	FY 2033-2034	Locally funded, future project.

Notes - Clarifications and Exclusions: 1) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2028. This timeline was utilized for the purposes of estimating only. Any time beyond this date may require additional escalation costs. 2) Excluded from the estimates are escalation beyond February 2028, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing. Excludes potential excessive structural upgrades that may be unforeseen. 3) The estimates assume a competitive bid environment with a minimum of four general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs. 4) The gsf is based on the best information available at the time of the FMP 2022 Update and in working on the 2024 FMP Addendum and may be subject to change during implementation of projects due to instructional changes and college priorities.

Districtwide Planning Sustainable Master Plan Update

- ▶ The Sustainable RSCCD Committee is reviewing the 2015 Sustainability Master Plan goals and objectives to prepare for an update to the plan.
- ▶ Due to evolving State goals and priorities the District is reviewing the feasibility and impact of alignment with the State's plan.
- ▶ This information will assist the Sustainable RSCCD Committee and work group in shaping the Plan's update.
- ▶ Committee reviewed and approved final comments to the proposed plan.
- ▶ District to present the proposed plan at the next BFC meeting on May 20, 2025. Following the BFC meeting, the sustainability plan will be proposed to the Board of Trustees on May 27, 2025.
- ▶ Next Sustainable RSCCD Committee meeting is on May 21, 2025
- ▶ Link to view draft RSCCD 2025 Sustainability Plan: [Sustainable RSCCD Committee \(SRC\)](#)



District-Wide Planning Energy & Sustainable Efforts Update

Project	Status
HVAC and Building Automation Optimization	Field Verification. Reviewing existing HVAC equipment and controls to look for optimal settings that will reduce our energy usage and preserve our equipment's longevity.
Energy Management Dashboard	Developing a centralized utility data source that will generate energy management metrics and track sustainability efforts.
SCC Microgrid Feasibility Assessment	Preparing request for professional services to conduct a microgrid feasibility assessment to determine the technical and economic viability of implementing a microgrid system for SCC.

Santa Ana College Facilities & Safety Committee Meeting May 20, 2025

Questions

