

SAC Facilities Update January 11, 2011

SANTA ANA COLLEGE:

Leaks: A major leak developed in Dunlap Hall during the last storm. A roofing specialist tracked the source to the vicinity of the cell tower platform on Dunlap Hall. The contractor will make temporary repairs. The permanent fix, however, is a major project that will require removing the cell equipment with a crane, removing the metal cap, repairing damage found around the platform, repairing the roof, and reattaching the equipment. We have a similar problem in T that requires lifting the HVAC equipment off the roof to correct the problem. These permanent fixes on both roofs will be repaired over the summer.

High Voltage Maintenance:

The breaker and switchgear on the main electrical substation at Santa Ana College was replaced on December 20th. The \$22k project was paid through Fund 41. While the power was down, we also performed routine oil test. We had hoped to check the main ground; however, we were not able to coordinate with Edison, so that maintenance has been rescheduled for Friday February 18, 2011 from 8 a.m. to noon.

Cesar Chavez Carpet Replacement:

Carpet is being replaced in offices and classrooms on both floors of the Chavez building. The project will be complete prior to the January 24th semester start date. Measure E funds were used for this project (\$155,883 [Carpet = \$109,237; Installation = \$46,646]).

Sewer Line Replacement:

The scope of this project is to correct deteriorating sewer lines on the west end of campus. Problems were discovered last year during the construction of the new gym restrooms. Test results indicated problems in several large portions of the clay sewer line that flows from G, W, and E under B to Campus Drive. We also had a problem last fall with the gas line to the gym, which will be corrected as part of this project.

The sewer line between Johnson Center and Campus Drive should be complete this week. A clarifier to trap grease from the kitchen has been ordered and is expected to be installed next week.

In addition to rain delays, contractors discovered that the as-built plans are not correct. This Measure E funded, \$385,956 contract, calls for the contractor (Atlas-Allied) to locate all existing utilities prior to excavation. Utilities have been identified and marked. The contractor is currently drilling pot holes to confirm depths and exact locations. The plan calls for a 2% fall and getting around existing utilities may be a challenge. This 60-day project was originally scheduled to be completed by February 10th.

Baseball Complex:

The baseball complex is being upgraded to meet current Americans with Disabilities Act (ADA) requirements. The scope of the project includes pouring concrete under the bleachers, creating a pathway to the restrooms/concession stand, and creating a ramp for access to the scoring area. The project is behind schedule due to recent rains. Also, the scoring platform has not been DSA approved. The contractor used a New Jersey firm to design the table, and DSA will not authorize fabrication until plans have been approved in California. The manufacture and delivery time after DSA approval is six to eight weeks. This \$305,000 Measure E project started on September 7th and should have been finished in November.

Fire Alarms:

Water flow bells for fire sprinklers in six buildings (J, W, B, H, P, and K) are being replaced. The scope of this \$9,455 Fund 41 project includes installing sprinkler bells, conduit, running wires, connecting to J-boxes and fire alarm panels, and testing. This project corrected defective and outdated manual devices.

We are also spending \$8,500 from Fund 41 to add six strobes and speakers to the Johnson Center balconies. Strobes and annunciation devices are required on the Johnson Center balconies to meet current code for public gathering areas. This upgrade will be completed prior to our next evacuation drill planned for February 22nd.

Johnson Center Seismic Retrofit

The District has contracted with engineers to evaluate the structural integrity of Johnson Center. There is no immediate concern. The state required us to evaluate the building based on age and design.

District Surveillance Project

PlanNet has been retained to assess district-wide security monitoring options.

CENTENNIAL EDUCATION CENTER

Roofing Project:

The APOC roofing improvement project at CEC to extend the useful life of the roofs and gutters by five years has been delayed by recent rains. With no further delays the project is expected to be completed by January 21st. The \$192,121 project award to Rite-Way Roofing Corp was funded with Measure E dollars.

Exterior Siding and Painting Project

The CEC splash and sparkle project is progressing ahead of schedule. The scope of work includes replacing 235 sheets of paneling, painting the entire campus, and repairing selected trim, down spouts, window sills, gates, and fencing. The gazebo is being completely refurbished. The budget for this Measure E funded project is \$172,656.

Carpeting

The main lobby and office area in the A Building will be re-carpeted this spring with Measure E funds.

SAC FACILITIES MASTER PLAN UPDATE:

Architects are working on design and phasing plans for remaining Measure E projects. The architectural firm designing the soccer has met with athletic users to discuss specifics. Plans for College Avenue and the Cul-de-sac have been approved by DSA but need to be modified. District Facilities Planning is working on asbestos abatement for the old CDC.

If you have any questions about any of these projects, please let me know.

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