



SANTA ANA
COLLEGE

FACILITIES COMMITTEE MEETING NOVEMBER 19, 2013



PROJECT UPDATES



RANCHO SANTIAGO
Community College District

MEASURE E

ACTIVE MAJOR PROJECT UPDATES

- ▶ Perimeter Site Improvements
- ▶ Building G Renovation
- ▶ Parking Lot #11 Expansion & Improvements
- ▶ Tessman Planetarium Upgrade & Restroom Addition
- ▶ Temporary Village
- ▶ Central Plant (Design)
- ▶ Chavez Hall Renovation
- ▶ Property Acquisition of 17th St. & Bristol St.

MEASURE Q

MAJOR PROJECT UPDATES

- ▶ Dunlap Hall Renovation
- ▶ Central Plant 3 Phases
- ▶ Johnson Center Renovation
- ▶ Science, Technology, Engineering and Mathematics (STEM) Building
- ▶ Health Sciences Building

ACTIVE SCHEDULED MAINTENANCE & OTHER PROJECTS

- ▶ Buildings A, F & R Boiler Replacements
- ▶ Parking Lots 6 & 8 Asphalt Overlay & Seal/Striping
- ▶ Russell Hall Guard Rail Repair & Replacement

MEASURE at WORK E



MAJOR PROJECT UPDATE

SANTA ANA COLLEGE

PERIMETER SITE IMPROVEMENTS

Project Summary:

- ▶ Renovation of parking lots 1, 2, 3, 4, 5 and 6. Construction of the entries at Bristol and 17th Streets including pedestrian access, landscaping and walkways.
- ▶ Update pedestrian pathways, parking lighting, provide exterior campus signage and graphics for the entire campus.

Current Status:

- ▶ Under construction and target completion is December 2013.
- ▶ This project is behind schedule.

Budget:

- ▶ \$ 7 million





MAJOR PROJECT UPDATE

PERIMETER SITE IMPROVEMENTS

CONSTRUCTION PROGRESS

Phase I:

- ▶ Installation of SAC banners.
- ▶ Installation of CMU direction monuments.

Phase II:

- ▶ Installation of plaque.
- ▶ Final power termination to uplights.
- ▶ Cut CMU wall at Bristol St.
- ▶ Landscaping and irrigation in Parking Lot 5.

Phase III:

- ▶ Installation of CMU direction monuments.
- ▶ Installation IPE wood benches.
- ▶ Installation of SAC banners.



Phase IV:

- ▶ Paving/stripping within construction area.
- ▶ Irrigation at planters.
- ▶ Installation of back-lit letters.
- ▶ Installation of pedestrian pavers on the center of Bristol and Washington Streets.
- ▶ Installation of CMU direction monuments.
- ▶ Installation IPE wood benches.
- ▶ Installation of SAC banners.

Phase V:

- ▶ Safe-off utilities.
- ▶ Demolition of asphalt and concrete.
- ▶ Demolition of trees and shrubs.
- ▶ Begin over-excavation of new curbs.





MAJOR PROJECT UPDATE

PERIMETER SITE IMPROVEMENTS

UPCOMING ACTIVITIES

Phase I:

- ▶ Completion of installation of lighting, irrigation and landscaping.

Phase II:

- ▶ Construction of structural steel “Art Wall”.

Phase III:

- ▶ Completion of installation of site lighting, irrigation and landscaping.

Phase IV:

- ▶ Installation of decorative tile inserts to new masonry monument walls.
- ▶ Completion of installation of lighting, irrigation and landscaping.

Phase V:

- ▶ Construction of new redesigned asphalt paving, curbs and gutters.
- ▶ Completion of installation of lighting, irrigation and landscaping.





MAJOR PROJECT UPDATE SANTA ANA COLLEGE BUILDING G RENOVATION

Project Summary:

- ▶ Replace gym doors and storefront glass at the entrance, replace non-compliant stairs, improve pedestrian access at side walk and parking lot I.
- ▶ Replace exterior building lights with new LED fixtures for energy efficiency.

Current Status:

- ▶ Project is complete.
- ▶ In Division of the State Architect certification phase.

Budget:

- ▶ \$580,000





MAJOR PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT #1 EXPANSION & IMPROVEMENTS

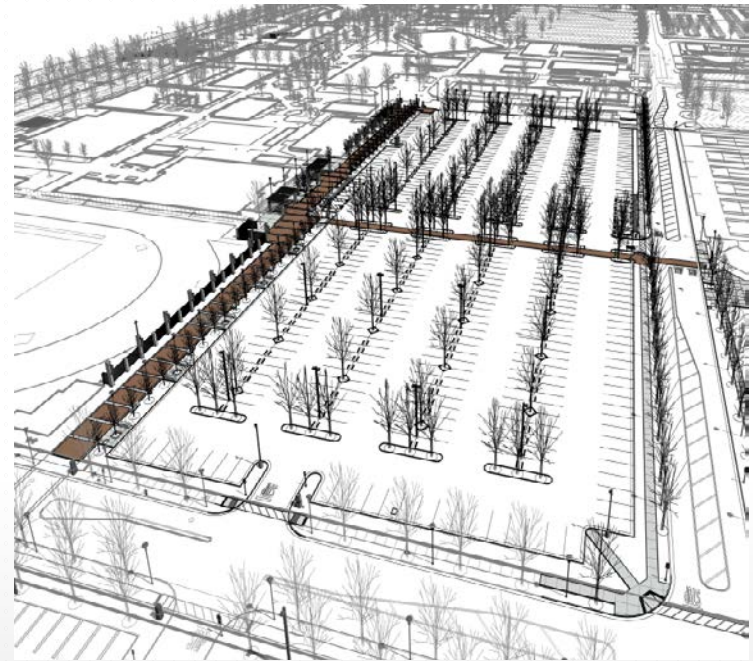
Project Summary:

- ▶ Replace the old soccer field with a new parking lot that will include new accessible (ADA) parking and an electric car charging station.
- ▶ The storm drainage system will be enhanced to provide a retention system that will divert storm runoff back into the natural aquifer reducing runoff and pollutants that would otherwise run into the ocean.

Current Status:

- ▶ Plans approved by the Division of the State Architect.
- ▶ Bids rejected. Pending re-bid utilizing Lease-Leaseback construction delivery method.
- ▶ Work is expected to begin in March 2014 with the completion expected in September 2014.

Budget: \$8.8 million





MAJOR PROJECT UPDATE SANTA ANA COLLEGE TESSMAN PLANETARIUM UPGRADE & RESTROOM ADDITION

Project Summary:

- ▶ Renovate the Tessmann Planetarium to comply with accessibility requirements and repurpose the office space for the Veterans Affairs group.
- ▶ Enhance the building exterior.
- ▶ Construct a new restroom annex.

Current Status:

- ▶ Plans approved by the Division of the State Architect.
- ▶ Bids rejected. Pending re-bid utilizing Lease-Leaseback construction delivery method.
- ▶ Work is expected to begin in March 2014 with the completion expected in October 2014.

Budget:

- ▶ \$ 2.3 million



TESSMANN PLANETARIUM





MAJOR PROJECT UPDATE SANTA ANA COLLEGE TEMPORARY VILLAGE

Project Summary:

- ▶ Provide temporary classrooms, lecture halls, and faculty offices for the Dunlap Hall project, the Johnson Building project, as needed.

Current Status:

- ▶ Plans submitted to Division of the State Architects (DSA) for approval.
- ▶ DSA approval is expected in November 2013.
- ▶ Portable building fabrication and installation is planned for Summer 2014 as part of the Lease-Leaseback construction delivery method.

Budget:

- ▶ \$ 5.25 million





MAJOR PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT (DESIGN)

Project Summary:

- ▶ Design of the Central Plant. (excludes construction).
- ▶ Includes the design of a new central cooling plant, calculations required to obtain California Community Colleges/Investment Owned Utilities (CCC/IOU) partnership incentive money, design of underground chilled water piping loop, upgrading existing site gas and domestic water piping systems, sewer, and fire water systems.
- ▶ HVAC system conversion for 8 existing buildings to be connected to the new Central Cooling Plant and the design of a new campus wide energy management system (EMS).
- ▶ The central plant building will be designed to achieve LEED Silver accreditation.
- ▶ Construction of the Central Plant project will be funded under Measure Q.

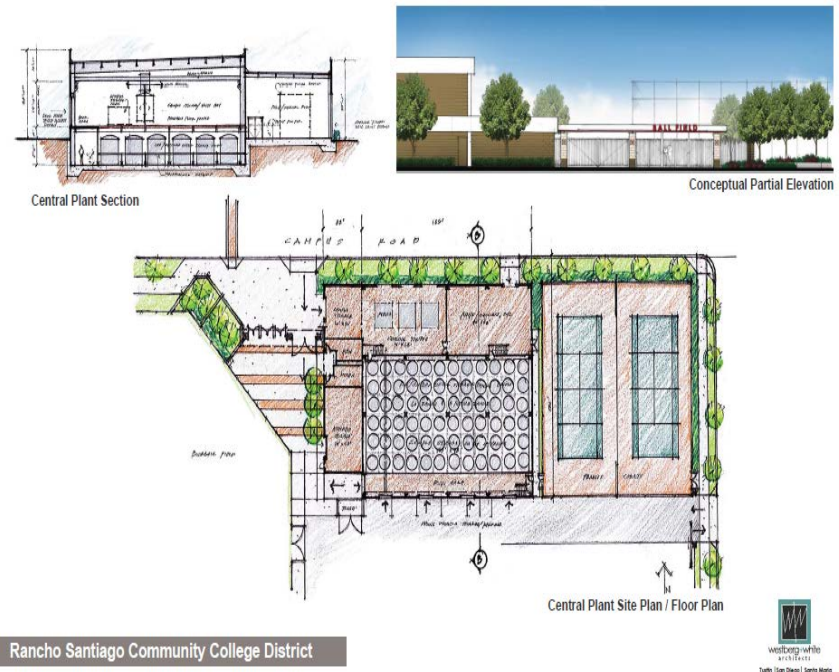
Current Status:

- ▶ Project programming is complete.
- ▶ In the design phase which is expected to be completed in April 2014.
- ▶ Target construction start is September 2014.

Budget:

- ▶ \$3.43 million
- ▶ Under review.
- ▶ Pending further funding and budget modification.

Santa Ana College - Central Plant Concept





MAJOR PROJECT UPDATE SANTA ANA COLLEGE CHAVEZ HALL PROJECT

Project Summary:

- ▶ Includes an assessment to address the exterior walls, parapet and restore or replace the exterior finish.

Current Status:

- ▶ In design phase.
- ▶ Target construction start is September 2014.

Budget:

- ▶ \$3.5 million
- ▶ Under review.





MAJOR PROJECT UPDATE SANTA ANA COLLEGE PROPERTY ACQUISITION OF 17TH/BRISTOL ST.

Project Summary:

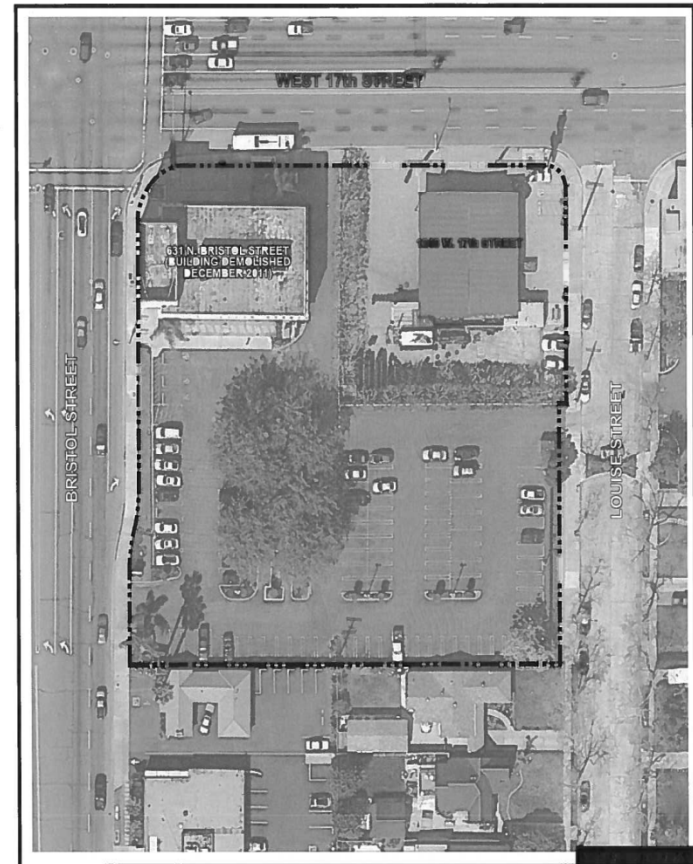
- ▶ Acquisition of property located on 17th and Bristol Streets in the City of Santa Ana.

Current Status:

- ▶ Remediation complete.
- ▶ Awaiting County Health Department site closure.
- ▶ Pending design.
- ▶ Construction to be funded from Measure Q.

Budget:

- ▶ \$5.1 million (acquisition only)



MEASURE E

COMPLETED PROJECTS (AS OF 11/1/13)

SAC	Expended
▶ Library Renovation	\$ 339,623
▶ CEC Renovation Child Care	\$ 1,662,032
▶ Land Acquisition	\$ 15,962,453
▶ Child Development Center	\$ 10,362,051
▶ Women's Locker Room	\$ 14,455,332
▶ Sheriff's Training Center	\$ 29,121,885
▶ Digital Media Center	\$ 14,000,656
▶ Parking Facilities	\$ 2,046,955
▶ Sheriff Training Academy Road	<u>\$ 56,239</u>
TOTAL SAC Projects	\$ 88,007,226





MAJOR PROJECT UPDATE SANTA ANA COLLEGE DUNLAP HALL RENOVATION

Project Summary:

- ▶ Renovate and replace the aging guard rails around the pedestrian walk ways on all levels of Dunlap Hall, as well as, providing a new elevator and stair tower.
- ▶ Remodel the existing restrooms.

Current Status:

- ▶ Plans approved by the Division of State Architect.
- ▶ Pending bid utilizing Lease-Leaseback construction delivery method.
- ▶ The work is expected to begin in March of 2014 with target completion expected in June 2015.

Budget:

- ▶ \$14.2 million
- ▶ Under review.
- ▶ Pending further funding and budget modification.





MAJOR PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT (CONST.) PROJECT

Project Summary:

- ▶ Construction of the Central Plant in 3 phases.
- ▶ It includes a new central cooling plant, underground chilled water piping loop as well as upgrading existing site gas and domestic water piping system, sewer, drainage and fire water systems.
- ▶ It will also include HVAC system conversion for 8 existing buildings to be connected to the new Central Cooling Plant and a new campus wide energy management system (EMS).
- ▶ The central plant building will be designed to achieve LEED Silver accreditation.

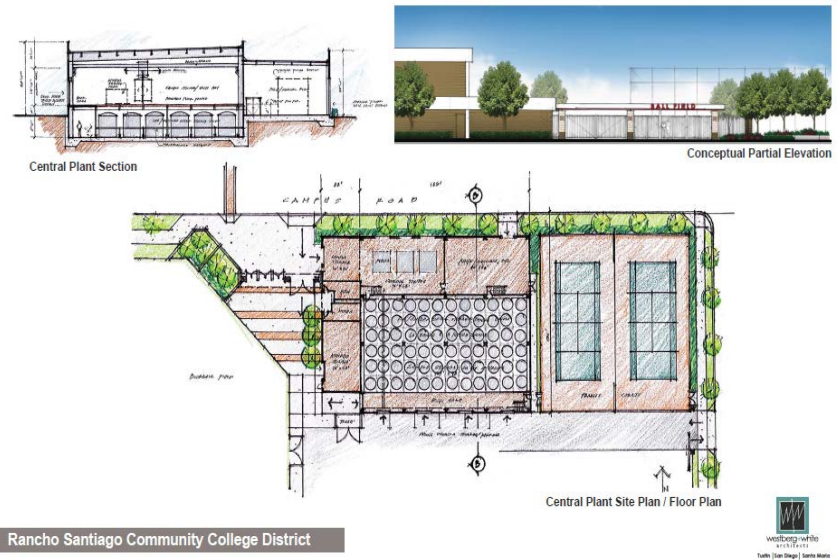
Current Status:

- ▶ Project is in design.
- ▶ First phase of the work is expected to begin in September 2014.

Budget:

- ▶ \$68.1 million
- ▶ Under review.
- ▶ Pending further funding and budget modifications.

Santa Ana College - Central Plant Concept



Rancho Santiago Community College District



MAJOR PROJECT UPDATE SANTA ANA COLLEGE JOHNSON CENTER RENOVATION PROJECT

Project Summary:

- ▶ Renovate the Johnson building to better utilize the space available and repurpose the space to support the new program requirements established by the master plan.
- ▶ The old bookstore annex will be torn down due to seismic safety issues.
- ▶ New elevators will be added to increase accessibility for students and faculty. Measure E funds supported the programming phase. The construction will be funded by Measure Q.

Current Status:

- ▶ Programming is complete.
- ▶ Pending start of design phase in March 2014.
- ▶ Target construction start is June 2015.

Budget:

- ▶ \$16.7 million
- ▶ Under review.





MAJOR PROJECT UPDATE SANTA ANA COLLEGE SCIENCE, TECHNOLOGY ENGINEERING AND MATHEMATICS (STEM)

Project Summary:

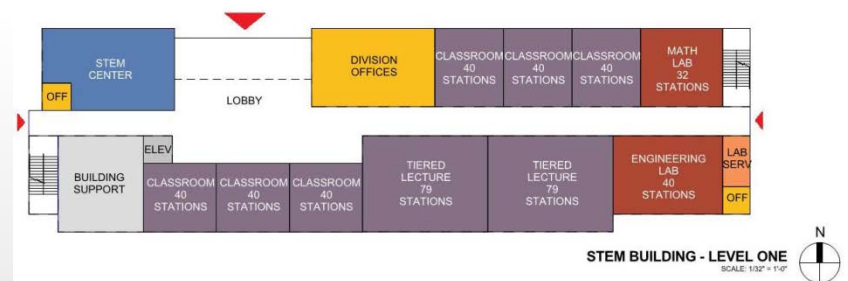
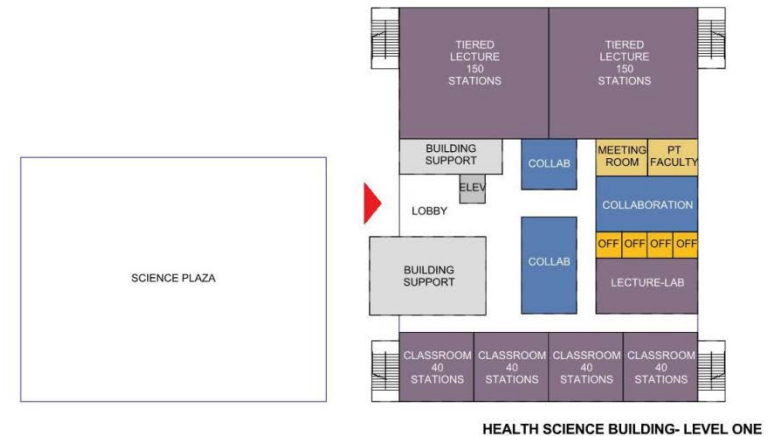
- Construction of a new 63,100 square foot science and math complex housing modern laboratories, classrooms, lecture halls, and faculty offices.

Current Status:

- The project is in the planning stages.
- Pending start of programming phase in February 2014.
- Target construction phase start summer 2015.

Budget:

- \$66 million
- Under review.





MAJOR PROJECT UPDATE SANTA ANA COLLEGE HEALTH SCIENCES PROJECT

Project Summary:

- Construction of a 55,138 square foot facility to allow for the consolidation and growth of the Health Sciences Programs including Nursing, Occupational Therapy Assistant, Medical Assistant, Emergency Medical Technician and Pharmacy Technology.

Current Status:

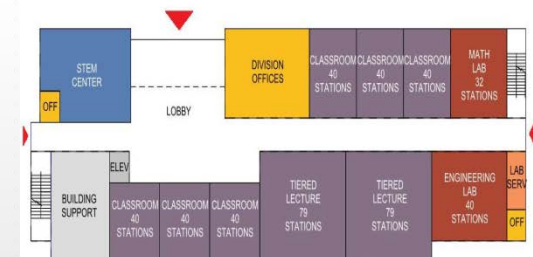
- This project has been submitted to the state for future funding.
- Design and construction start to be determined.

Budget:

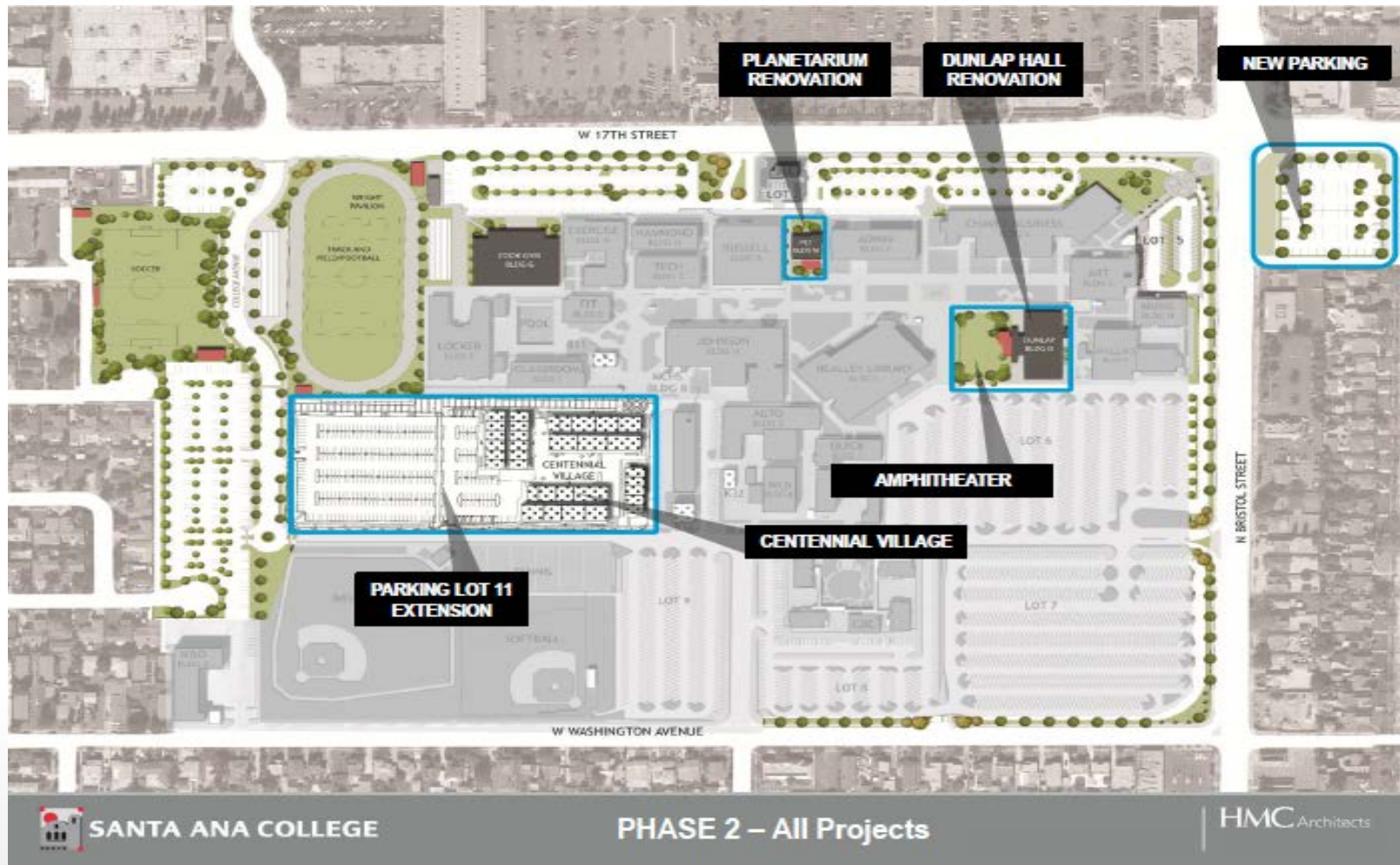
- \$50 million
- Under review.

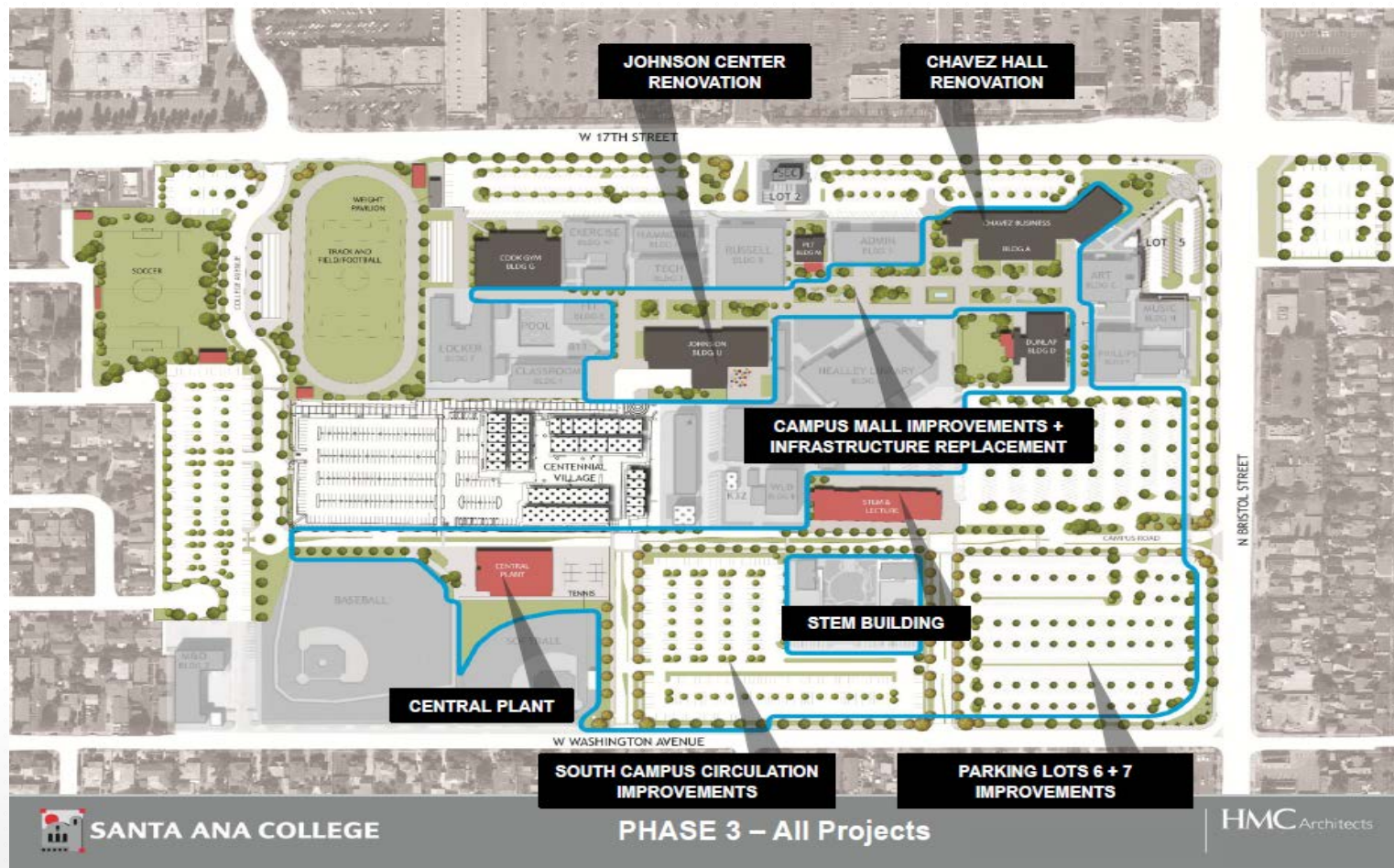


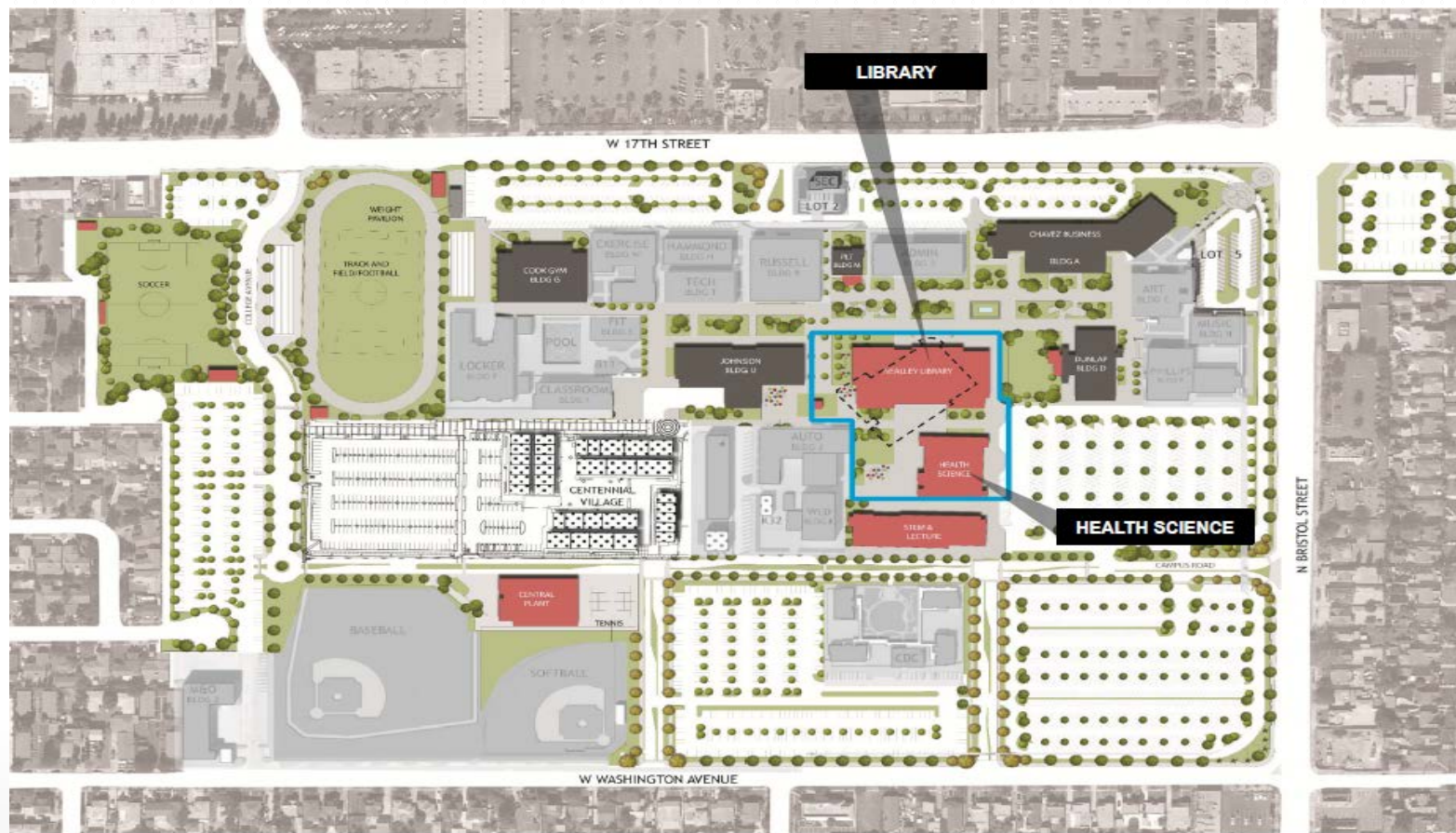
HEALTH SCIENCE BUILDING- LEVEL ONE



STEM BUILDING - LEVEL ONE
SCALE 1/32" = 1'-0"







SANTA ANA COLLEGE

PHASE 4 – All Projects

HMCArchitects

MEASURE Q MASTER PROGRAM BUDGET (BASED ON NO STATE FUNDING)

**ESTIMATED

TARGET

<u>PROJECT</u>	<u>TOTAL BUDGET</u>	<u>STATUS</u>	<u>CONSTRUCTION</u>
❖ Dunlap Hall Renovation	\$14.2 M	Pending Bid	Mar 2014 - June 2015
❖ 17 th & Bristol Parking Lot	\$ 1.6 M	Pending Design	June 2014-Sept 2014
❖ Central Plant 3 Phases	\$68.1 M	In Design	Sept 2014 – Jan 2017
❖ Johnson Center Reno	\$16.7 M	Programming	June 2015 – Aug 2016
❖ STEM Building	\$66 M	Programming	March 2015 – May 2018
❖ *Health Sciences Building	\$50 M	Pending	To Be Determined
TOTAL	\$216.6 M		

*State Funding Eligible \$19 M

**Includes construction, design and owner contingencies

SCHEDULED MAINTENANCE and Other Projects

ACTIVE SCHEDULED MAINTENANCE PROJECT UPDATE BUILDINGS A, F & R BOILER REPLACEMENTS

Project Summary:

- ▶ Remove and replace existing boilers.
- ▶ The existing boilers at Building A, F & R have been deemed by the Air Quality Management Department (AQMD) to be in non-compliance with the existing state standards

Current Status:

- ▶ Project is under construction.
- ▶ Target completion date is December 2013.

Budget:

- ▶ \$359,900

Construction Progress:

- ▶ Remove existing boiler from Building F.
- ▶ Load new boiler and pump onto roof.
- ▶ Begin re-piping for the installation of the new boiler.

Upcoming Activities:

- ▶ Removal and replacement of boilers at Buildings A & R.



ACTIVE SCHEDULED MAINTENANCE PROJECT UPDATE

PARKING LOT ASPHALT OVERLAY AND SEAL/STRIPING

Project Summary:

- ▶ Provide new asphalt, slurry, and striping work on the majority of the existing campus parking lots 6 & 8.

Current Status:

- ▶ Construction is complete.

Budget:

- ▶ \$475,027



ACTIVE OTHER PROJECT UPDATE

RUSSELL HALL GUARD RAIL EMERGENCY REPAIR AND REPLACEMENT

Project Summary:

- ▶ Remove, repair and replace guard rail screen system on second and third floors of the Russell Hall.

Current Status:

- ▶ Plans approved by the Division of the State Architect.
- ▶ Currently out to bid.
- ▶ Target construction December 2013.

Budget:

- ▶ \$400,000



2013-2014 ANTICIPATED SCHEDULED MAINTENANCE PROJECTS

- ▶ Centennial Ed Center Parking Lot Resurface
- ▶ Centennial Ed Center Renovation
- ▶ H Bldg. Windows and Screen
- ▶ H Bldg. Paint
- ▶ Install Water Softening System in F Bldg.
- ▶ Level Sod on Football Field
- ▶ Replace Water Softening System in G Bldg.
- ▶ Replace Gates at M&O Yard
- ▶ Paint Bldgs. E & J Exterior
- ▶ Remove Card Key Control all Elevators
- ▶ Key access and control door hardware upgrade
- ▶ Replace Centennial Ed Center Walks and Water Main
- ▶ Provide Partitions for Health & Wellness Center
- ▶ Performance Lighting C-104
- ▶ Add Lab Space for Nursing
- ▶ Paint R Bldg.
- ▶ Phillips Hall Roof Replacement/Repair
- ▶ Fine Arts Roof Replacement/Repair
- ▶ Russell Hall Roof Replacement/Repair
- ▶ Hammond Hall Roof Replacement/Repair
- ▶ Music Bldg. Roof Replacement/Repair

PROP 39 PROJECTS

CURRENT PROJECTS

- ▶ Replace interior lights with LED
- ▶ Replace exterior HPS with LED lights

FUTURE PROJECTS

- ▶ Monitoring Base Commissioning
- ▶ Premium Efficiency Motors
- ▶ High Efficiency Fans

► QUESTIONS?



SANTA ANA
COLLEGE



RANCHO SANTIAGO
Community College District