



**SANTA ANA COLLEGE  
FACILITIES COMMITTEE MEETING  
MARCH 20, 2018**



**SANTA ANA  
COLLEGE**



## 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). The Central Plant includes a new underground chilled water distribution piping system. Provisions and pipe sizing for the underground chilled water system is designed to provide for future expansion to other buildings.
- ▶ Mechanical Upgrades to seven (7) buildings connecting them to the new central plant building. Existing rooftop HVAC equipment in seven existing buildings were replaced with new equipment suitable to connect to the chilled water system.
- ▶ Site Improvements to the aesthetic character of the campus with replacement of existing landscaping with drought tolerant plants, construction of an amphitheater between Dunlap Hall and Library, replacement of concrete paving, seating, and a new fountain along pedestrian walkways with new paths created throughout the main quad of the campus to make accessible compliant.
- ▶ The project is designed to improve HVAC system efficiencies to lower operational and maintenance costs.

## Budget:

- ▶ \$68.17 million



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project 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.
- ▶ Central Plant has two 600 ton chillers with growth space for an additional chiller.
- ▶ Ice Thermal Storage Yard consists of 60 ice storage tanks with growth space for an additional 24 tanks.
- ▶ Two 1875 GPM Baltimore Cooling Towers with growth space for an additional tower.
- ▶ New Electrical Building is 1,120 sf in a fenced yard totaling 1,255 sf and includes a new transformer room, electrical meter and main switch gear.



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Current Status:

- ▶ Project is 100% complete
- ▶ Punch Lists / Final Corrections Ongoing
- ▶ Replacement of Island Oak with Holly Oak Tree (Anticipated March 26 – April 6, 2018)
- ▶ Warranty Items
- ▶ Working on Contract Close-Out

## Target Occupancy/Completion

- ▶ January 2018 – Substantial Completion was Issued on January 5, 2018
- ▶ Project Close-Out Ongoing
- ▶ Grand Opening of the Central Mall is being Planned by the College for March 23, 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 (Phase I).

## Current Status:

- ▶ Decommissioning activities for the demolition began in summer 2016.
- ▶ The Board of Trustees approved a rejection of all bids at the October 23, 2017 Board meeting.
- ▶ Due to the bid rejection, the District evaluated and revised the lease-leaseback construction delivery method to include two phases of construction for the new Johnson Student Center project. The first phase would now include demolition of the building and the second phase would continue with construction of the new building.
- ▶ At the Board of Trustees meeting on January 22, 2018, a resolution was approved which outlined the procedures for the lease-leaseback delivery of construction for the demolition and construction of the Johnson Student Center, including a competitive selection process to prequalify general contractors and subcontractors.
- ▶ Phase I work includes building demolition and site work preparation (DSA Increment I).
  - ▶ New Increment I work received DSA approval on February 20, 2018, which is in advance of the schedule anticipated.
  - ▶ The Phase I demolition work is anticipated to start in August 2018 through May 2019.



## Budget:

- ▶ \$2.5 million





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

## Project Summary:

- ▶ Construction of a 63,642 square foot new Johnson Student Center.
- ▶ Building 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.
- ▶ Site improvements include new hardscape, landscape and shade shelter around the Johnson Center as well as renovations to the "West Plaza" including new landscape, hardscape, a shade structure, and a lunch serving kiosk for Middle College High School (MCHS).

## Current Status:

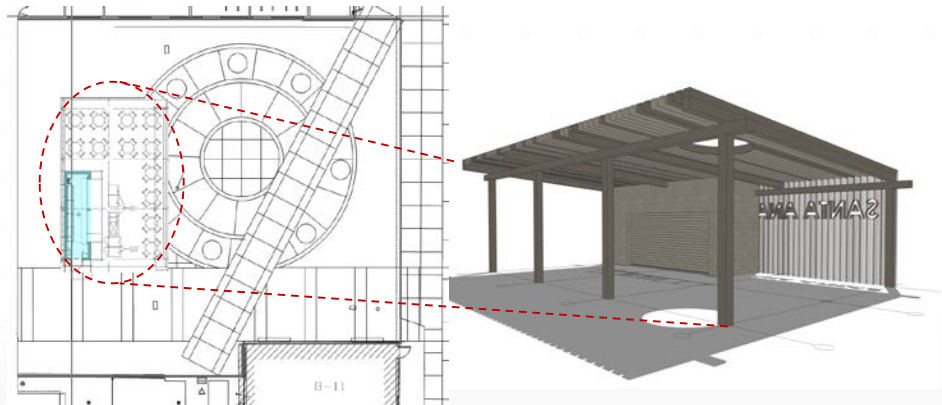
- ▶ District/Consultant review of revised 100% Construction Document documents ongoing.
- ▶ New Increment 2 was submitted to DSA on February 15, 2018.
- ▶ DSA approval anticipated November 2018.
- ▶ Target construction start late Spring 2019 following demolition.
- ▶ Target occupancy late Spring 2021.
- ▶ The construction of the new building will be Phase 2 and is anticipated to continue following the lease-leaseback construction delivery as previously noted for Phase 1 demolition.

## Budget:

- ▶ \$40.7 million (Note: There have been final scope changes, value engineering and current estimates of cost for the project and the Budget is under review.)

\$39.45 million funded by Measure Q

Note: Budget is currently deficient by \$1.25 million and a new Budget update is pending.



West Plaza







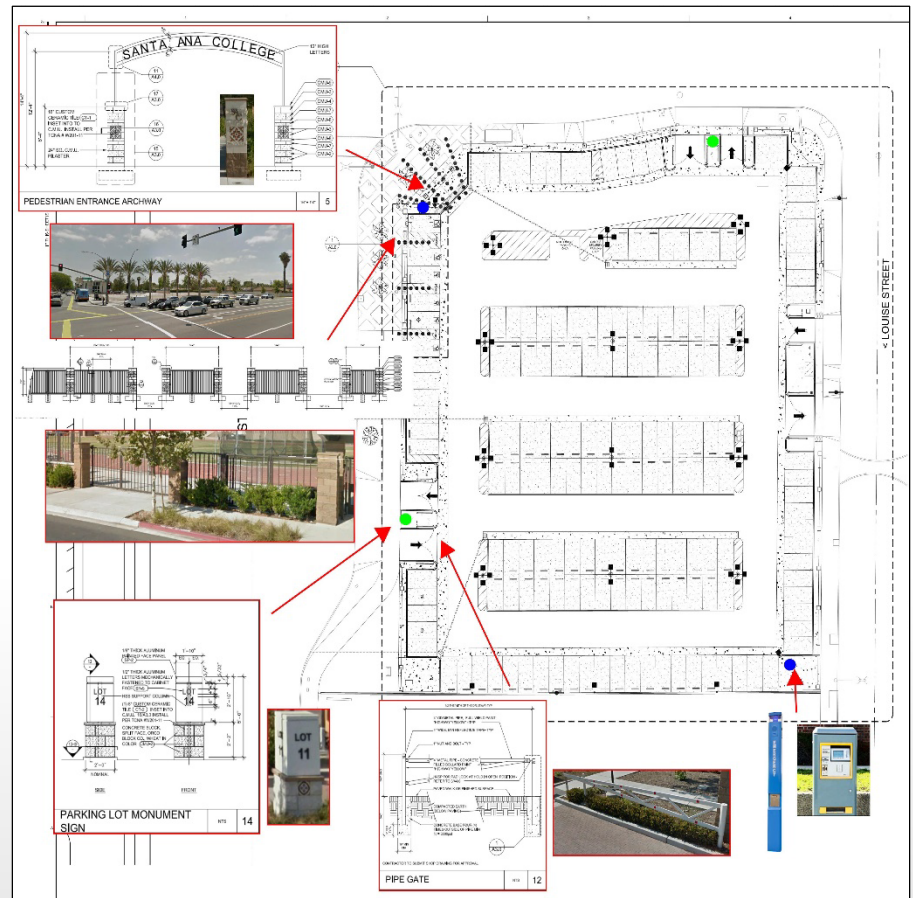
# PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17<sup>TH</sup>/BRISTOL ST.

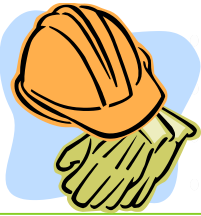
## Project Summary:

- New surface parking lot.

## Current Status:

- Project is on hold.
- To be used as overflow parking for contractors for the Science Center and Johnson Student Center.





# 2015-2016 SCHEDULED MAINTENANCE PROJECTS (SMI6) SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Water Conservation	A smaller scope of work has been identified to undertake an Irrigation Phase I project, which the scope of work is to repair and replace some of the existing landscaping and irrigation until the larger project scope of work can be identified. A mandatory job walk was held on March 14, 2018. Bids are due March 27, 2018.	\$96,915 (under review)
<b>TOTAL ALLOCATION (active projects only)</b>		<b>\$96,915</b>





# 2016-2017 SCHEDULED MAINTENANCE PROJECTS (SM17) SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Window Replacement (H)	A pre-construction meeting was held on March 5, 2018. The RFP for project inspector services was solicited to six prequalified firms on March 2, 2018 with a due date of March 21, 2018. The RFP for materials testing was solicited to eight prequalified firms on March 5, 2018 with a due date of March 22, 2018.	\$700,000*  * \$260,000 funded by the Campus due to budget short fall.
<b>TOTAL ALLOCATION</b>		<b>\$700,000</b>



# CURRENT CAPITAL PROJECTS RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Welding Relocation Relocation required due to demolition of (3) J Buildings.	The District installed new temporary power to temporarily accommodate the welding stations housed along the J Building. The permanent solution will have power in the new masonry wall west of the Science Center. In addition, new asphalt and three containers were installed for storage of all materials previously stored in the J Building. <i>No change in status.</i>	\$122,000
Maintenance/Custodial Relocation Relocation required due to demolition of (3) J Buildings.	The District will be adding industrial shelving to the existing M&O Building to accommodate the storage items. The custodial department will temporarily relocate to the M&O Building until their future location on the 2 <sup>nd</sup> floor in the Central Plant building has been completed. The relocation into the Central Plant building will occur during Spring Break. <i>No change in status.</i>	\$16,000



# CURRENT CAPITAL PROJECTS

## RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

### Project Summary:

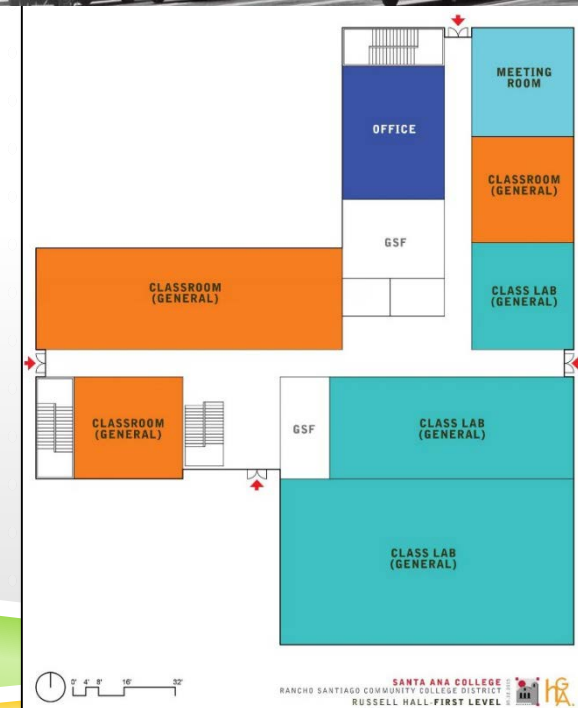
- ▶ Construction of a new 55,138 square foot Health Sciences Building to include Nursing, Occupational Therapy Technology, Emergency Medical Services, Pharmacy Technology, general classrooms and computer labs. The new building will be located south of the existing library and north of the new Science Center.
- ▶ Demolition of existing Russell Hall Building.
- ▶ The District will have to adhere to a strict state process and guidelines.

### Current Status:

- ▶ The project was approved by the Board of Governors, California Community Colleges, the State Chancellor's Office and the first phase of funding for Preliminary Plans Phase has been released.
- ▶ The Board of Trustees approved the architect agreement on October 23, 2017.
- ▶ The Board of Trustees approved the geohazard and geotechnical consulting services agreement on January 22, 2018.
- ▶ The Board of Trustees approved the planning and project management services agreement on January 22, 2018.
- ▶ New The Board of Trustees approved the cost estimating consulting services agreement on March 12, 2018.
- ▶ New The Preliminary Plan was submitted to the State on February 28, 2018.
- ▶ User group meetings are in progress.
- ▶ **No changes are allowed to square footage and/or programs.**
- ▶ DSA submittal anticipated February 2019.
- ▶ New DSA approval anticipated November 2019.
- ▶ Target construction start June 2020.
- ▶ Target occupancy July 2022.

### Budget:

- ▶ \$40.9 million\* (District to contribute 50% - subject to change based on annual State Budget changes for inflation adjustments)



# CURRENT CAPITAL PROJECTS

## SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
DMC 2 <sup>nd</sup> Floor Slab Repairs	The District has received and is currently reviewing a fee proposal for structural engineering services. Meetings with occupants in progress. Scope of work is being evaluated and project may be placed on hold for implementation in the future.	\$314,500 (under review)
Barrier Removal Exterior (Parking Lot 9 Stalls)	This is a new project to address the accessible stalls and path of travel repairs needed to restore a portion of parking lot 9 after the McCarthy Construction team vacates the space and the lot is reconfigured for future construction team trailers for Johnson demolition and Science Center. Minor modifications, re-striping and re-surfacing work needs to occur in this lot as there is a transition from one construction project to the next. The architect agreement was approved by the Board of Trustees on February 26, 2018.	\$275,000 (under review)
Barrier Removal Exterior (Parking Lot 11 Stalls)	This is a new project to add 5 new accessible stalls in parking lot 11 to make a total of 16 ADA stalls. There will be a reduction of 3 regular stalls due to this change. The project is anticipated to start and complete in spring break of 2018.	\$17,000



## CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Signage/Wayfinding	The architect agreement was approved by the Board of Trustees on February 26, 2018. A kick-off meeting with the architect has been scheduled for March 16, 2018 to meet with each campus to discuss their assessment and make recommendations.	\$115,000
Campus Directory (Electronic)	The architect agreement was approved by the Board of Trustees on January 22, 2018. A kick-off meeting with the architect has been scheduled for March 16, 2018 to meet with each campus to discuss their assessment and make recommendations.	\$82,500
Chavez Hall Renovation	The next phase of the floor replacement work is anticipated to be done during the Spring break.	\$267,246 (under review)

# REQUESTED PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
CEC Mural	This project is on hold per the department. A location has yet to be determined. Due to the size of the murals the art department has been exploring locations other than the CEC for display. <i>No change in status.</i>	\$8,530 (SAC Diversified Trust Fund)
Campus Security Storage	The new Trex fence and gate was installed on February 15, 2018. The Keytrak system demonstration was held on February 22, 2018. The system can be networked but is also fully functional as a stand-alone. The structural engineer visited the site to survey the existing condition and will provide the design for the backing support of the Keytrak System by March 15, 2018. An existing storage cabinet will need to be removed to allow for the installation of the Keytrak system and lockers.	\$75,000
Building K Welding Ventilation	This is a campus requested project to replace the aging ventilation system in Building K (Welding Program). The project is in the investigation stage as an architect needs to be hired to assess the condition of the building to determine what upgrades can be undertaken. The architect agreement was approved by the Board of Trustees on February 26, 2018.	\$242,691 (under review)
Infinite Spirit Sculpture	The sculpture was installed on February 9, 2018 and the bronze plaques were attached to the pedestals on March 7, 2018. Mulch is anticipated to be placed around the sculpture on March 19, 2018. This project is in the close-out phase.	\$18,050



# YEAR FOUR PROP 39 PROJECTS SANTA ANA COLLEGE

## Project Summary:

- ▶ Energy Management Systems (EMS) upgrade at Santa Ana College (15 buildings), Digital Media Center (DMC) and Orange County Sheriff's Regional Training Academy (OCSRTA).
- ▶ Work completed:
  - ▶ Buildings L, I, G, E, M, X, V control systems have been replaced with the new EMS system. The buildings have undergone the first phase of commissioning.
  - ▶ Buildings H, R, T, V, Z, DMC and OCSRTA have undergone the second phase of commissioning.
  - ▶ Buildings T, Z, W, H, R, OCSRTA, and DMC are now under EMS control. Commissioning started the week of October 30, 2017.
  - ▶ Full control of the EMS will be turned over to the college after training on the new equipment is completed and phased in on a building by building basis.
  - ▶ Outside air economizer repairs started at OCSRTA the week of October 9, 2017 and continued at Buildings L, I, H, W, X, E and DMC.
  - ▶ Lighting control design is complete for buildings L, I, G, E, M, X, V, T, Z, W, H, R, OCSRTA, and DMC. The electrical and control work for lighting control for Buildings A, C, N, P, F, D and exterior parking lots is currently under construction and anticipated to be completed by October 27, 2017.
  - ▶ Control work at Building R at Santa Ana College.

## Current Status:

- ▶ All construction is complete
- ▶ The final training for the analytics add-on module is complete
- ▶ All contract closeout documents were provided by the contractor on January 12, 2018
- ▶ The final commissioning report was submitted on February 5, 2018
- ▶ Digital video training material was provided to SAC M&O on February 5, 2018
- ▶ A Notice of Completion and additive Change Order #1 was approved by the Board of Trustees on February 5, 2018
- ▶ This project has been completed and will be removed from future updates.

## Budget:

- ▶ \$1,096,152



SANTA ANA COLLEGE, SANTIAGO CANYON COLLEGE, DIGITAL MEDIA CENTER, ORANGE  
COUNTY SHERIFF'S REGIONAL TRAINING ACADEMY

## YEAR FIVE PROP 39 PROJECTS

### Project Summary:

- ▶ LED lighting conversion at Santa Ana College, Santiago Canyon College, Digital Media Center and Orange County Sheriff's Regional Training Academy.

### Current Status:

- ▶ Contract preconstruction has started and coordination with the colleges has begun.
- ▶ Construction is anticipated to start at SCC in June 2018 and at SAC in July 2018.

### Budget:

- ▶ \$993,328



## CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
Emergency Door Lockdown	A meeting with representatives from Campus Safety, SAC, SCC and District staff was held on Wednesday, January 31, 2018 to discuss the end of the pilot program and to select the device types and counts for each campus so that the devices can be purchased. The majority of devices were received by the District and will be provided to the college for deployment with Campus Safety and instructions the week of March 12, 2018.	\$16,000
District-Wide Emergency Blue Phone & ADA Path of Travel (SAC, SCC, CEC, DO, OCSRTA, DMC)	The District has been evaluating blue phone types and is currently looking into an owner furnished procurement for the blue phones. There are 46 blue phones to be purchased and installed. Procurement of the phones is in progress. Inspector and testing and inspection service contracts being finalized.	\$1.9 Million



# CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
Door Access Control & Door Hardware	<p>The District desires to implement an automated access control system across all facilities districtwide similar to the access control features at the district office and for newer buildings at both colleges (e.g. Science Center(s), Johnson Student Center, Humanities). It has been determined the best course of action is for the District to develop two (2) Request for Proposals a) for a door hardware consultant for hardware and keying consulting services to assist in developing a proper framework and key control standard; b) access control systems (for remote locking, electrified locking of doors, etc.) across facilities to assist in this effort.</p> <p>The implementation of a districtwide access control system will take longer because it is contingent upon having a proper framework for key control and hardware standards in place.</p> <p>The door access control RFQ/RFP was advertised December 1, 2017 with a due date of January 26, 2018. The District received six proposals and interviews were held on February 14, 2018.</p> <p>The RFP for door hardware is still under development regarding scope of work.</p>	TBD



# PARKING SPACE INVENTORY SANTA ANA COLLEGE

SAC Parking Inventory		# of Spaces			
Lot/Location	Type	Spr 2014	Spr 2018	Impact to Space Count	Notes
1	Staff	216	213	loss of 3	staff parking only until 4:00 pm, misc restriping and recount
2	Staff/Safety	9	10	increase of 1	misc restriping and recount
3	Visitor	69	64	loss of 5	10 min visitor parking, misc restriping and recount
4	Staff	80	67	loss of 13	misc restriping and recount
5	Staff	56	56	no changes	
6	Staff	81	40	loss of 41	due to construction of Science Center
6		577	414	loss of 163	due to construction of Science Center and accessibility parking changes
7		726	713	loss of 13	misc restriping changes and recount
8		246	218	loss of 28	due to new electrical building (15 spaces), restriping changes and recount
9		301	110	loss of 191	due to construction fencing for Central Plant trailers
9	Staff	0	14	Increase of 14	designated staff stalls
10		na	13	increase of 13	due to dumpsters, future loss of all 13 in loop road due to Johnson Student Center construction, recount
11		212	308	increase of 99, loss of 3	added parking in 2013-2014 temp village, removal of tennis court and Campus Road parking, loss of 3 spaces due to accessible space additions
11	Staff	na	20	increase of 20 (staff)	added 20 staff designated spaces
12		231	231	no changes	
13		49	49	no changes	
14	Staff/M&O	43	37	loss of 6	due to relocation of containers, misc restriping and recount
15		70	2	loss of 68, return 2 staff	due to construction of Science Center, demolition of Bldg J and construction along Campus Road, mix of staff and regular spaces
Pacific Ave		14	14	no changes	
Total Parking Spaces		2,980	2,593	384	net loss of 384 spaces

Summary	2014	2018	Difference
Staff Parking Spaces	485	459	26
Visitor Parking Spaces	69	64	5
Parking Spaces	2,426	2,070	356
<b>Total Parking</b>	<b>2,980</b>	<b>2,593</b>	<b>387</b>
<b>Parking Demand/Need</b>	<b>2,698</b>	<b>2,176</b>	<b>522</b>



**SANTA ANA**  
**COLLEGE**



## QUESTIONS