



**SANTA ANA COLLEGE
FACILITIES COMMITTEE MEETING
SEPTEMBER 18, 2018**



**SANTA ANA
COLLEGE**



PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure - Completed
- ▶ Johnson Student Center & Demolition
- ▶ Science Center & Building J Demolition



PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER & BUILDING J DEMOLITION

Project Summary:

- ▶ Construction of a new three-story, 64,785 square foot science center and 880 square foot greenhouse
- ▶ 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 Lab & Support Space, Student Collaboration Areas
- ▶ Project includes demolition of (3) J Buildings

Current Status:

- ▶ New Completed Exporting of Dirt Spoils
- ▶ New Completed Underground Site Drainage Activities
- ▶ New Completed Reinforcing Bar and Vapor Barrier for Slab On Grade Pour No. 1
- ▶ New Completed Placing of Concrete for Slab On Grade Pour No. 1
- ▶ New Vapor Barrier for Slab On Grade Pour No. 2
- ▶ New Concrete Reinforcement for Slab On Grade Pour No. 2
- ▶ New Underground Gas Lines
- ▶ Target occupancy Summer 2020

Budget: \$73.38 million





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

Project Summary:

- ▶ Demolition of existing building.
- ▶ 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:

- ▶ Increment 1 (Site Preparation) received DSA approval on February 20, 2018
- ▶ New Increment 2 (Building) received DSA approval anticipated August 2018
- ▶ RFP for lease-leaseback construction delivery is anticipated to be solicited in September 2018
- ▶ Bid phase anticipated September – November 2018
- ▶ Target construction start Winter 2018 - Spring 2021
- ▶ Target occupancy Spring 2021

Budget:

- ▶ \$51 million (Budget is under review pending bid phase)
- ▶ \$44.27 million funded by Measure Q
- ▶ Note: The budget is currently deficient by \$6.73 million and a new budget update is pending upon a reallocation of budgets from the Central Plant project



SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Window Replacement (H) (SM 16-17)	The windows have been installed and new concrete has been installed at the main entrance. Temporary relocation of summer office workstations to Russell Hall R-118B was completed. The building punch walk was completed. The District has rejected the window installation due to failure to pass water test. The scope of corrective work is currently under review and a timeline for correction has yet to be determined.	\$731,535* * Budget Breakdown: <ul style="list-style-type: none">• \$440,000 funded by SM17• \$260,000 funded by the Campus• \$31,535 funded by Capital Facilities Fund
Future Barrier Removal (SM 18-19)	A new state allocation is anticipated for 18-19. The District is currently evaluating a restroom upgrade as a potential barrier removal project.	\$431,479



CURRENT CAPITAL PROJECTS

RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

Project Summary:

- ▶ Construction of a new 55,563 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 Preliminary Plan was approved by the State on June 6, 2018
- ▶ New The design team submitted 60% construction documents to the District on September 4, 2018
- ▶ New The geotech/geohazard report was submitted to California Geological Survey for review/comment
- ▶ **No changes are allowed to square footage and/or programs**
- ▶ DSA submittal anticipated February 2019
- ▶ DSA approval anticipated November 2019
- ▶ Target construction start April 2020
- ▶ Target occupancy May 2022

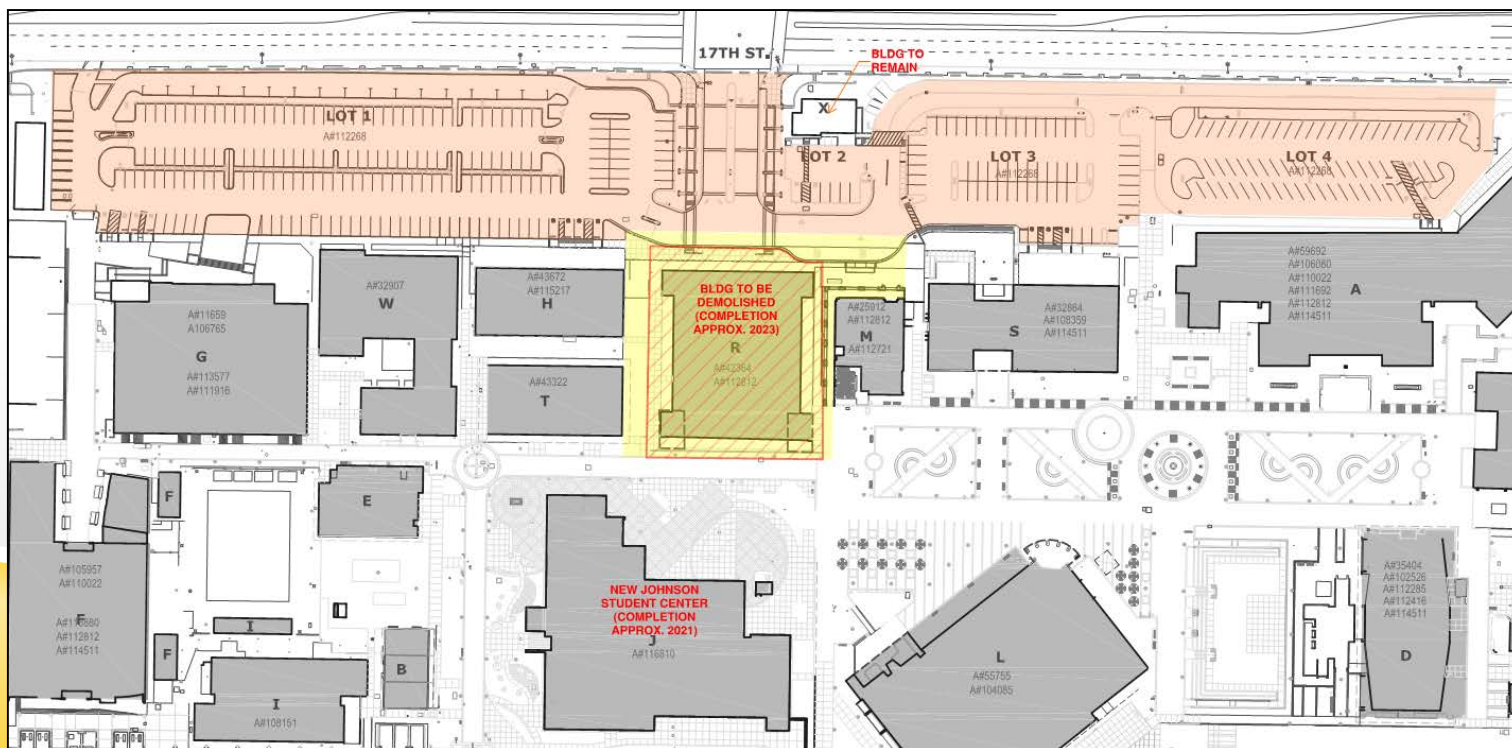
Budget:

- ▶ **\$58.8 million*** (District to contribute 50% - subject to change based on annual State Budget changes for inflation adjustments)
- ▶ \$20,475,000 state funded
- ▶ Budget under review



RUSSELL HALL REPLACEMENT SECONDARY EFFECTS PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Entrance Improvements	This project is in the initial start-up of planning. An RFP for architectural services has been solicited on August 13, 2018 with a due date of September 14, 2018.	\$3.5 million



CURRENT CAPITAL PROJECTS

SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Directory & Wayfinding	The architect presented the design on July 26, 2018 to the District and college. The architect walked with campus staff and the locations for the directories were confirmed by the campus. Electrical requirements were confirmed on with the architect and the electrical engineer. The scope of work includes making modifications to the existing wayfinding monument signs by adding direction. In addition, new ones and various signs will be added to enhance the exterior wayfinding around the campus and parking lots.	\$82,500 (under review)
Barrier Removal Signage/Wayfinding	This project is for miscellaneous additional accessibility signage as needed (i.e. signage in Parking Lot 11 to fields).	\$115,000

CURRENT CAPITAL PROJECTS

SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Exterior (Parking Lot 9 Stalls)	This project will be removed from future updates as no changes to the fencing or parking lot will occur at this time. Minor maintenance repair work will continue in the interim as the District continues to explore and review logistics and construction planning under the Johnson, Science Center and future Health Sciences projects.	\$275,000 (under review)
Chavez Hall Renovation	New carpet and vinyl flooring has been replaced in the A-107 front offices in the Business Development Department. The College Maintenance group touched up paint in this location at the request of the faculty. Furniture was returned to this space after painting was completed on July 13, 2018. The next phase of work will be in the Fire Tech Offices which is tentatively scheduled for winter break.	\$388,851 (under review)
Facility Modification Requests (FMRs) – AR 6601	The campus has submitted 20 FMRs, which are in various stages of the review and approval process.	N/A



YEAR FIVE PROP 39 PROJECTS

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

Project Summary:

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

Current Status:

- ▶ At SAC, all interior work is complete and the remaining exterior work will be completed by mid-September (Buildings H and V)
- ▶ At SCC, all interior work is complete and the remaining exterior work will be completed by mid-September (Buildings C, D, and E)
- ▶ At DOC and OCSRTA, all work is complete
- ▶ At DMC, work will be completed the second week in September
- ▶ The project is on target for completion by mid-October

Budget:

- ▶ \$993,328



CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
District-Wide Emergency Blue Phone & ADA Path of Travel (SAC, SCC, CEC, DO, OCSRTA, DMC)	The District is going to do a test pilot and mock-up starting at the DMC site. The project is now anticipated to go out to bid in September with a contract award anticipated for Board approval in November or December. Other sites will be scheduled after the test pilot is complete. The District is still in the process of procuring blue phones as an owner furnished item, contractor installed coordinated project and working with the Purchasing Department on procurement of the phones.	\$1.9 Million



CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
District-Wide Access Control & Door Hardware Survey Assessments	<p>A. A meeting was conducted with the colleges on July 9, 2018. Three firms demonstrated access control software products to the Working Group (representatives from SAC, SCC, ITS and Safety & Security) on July 12, 2018. A follow up access control software demonstration is scheduled for September 17, 2018. Software products are still under review with a recommendation forthcoming by the Working Group.</p> <p>B. The district-wide door survey was completed.</p>	\$62,800
AR 6520 Safety of District Property – Keying Guidelines	C. The District is working with a consultant and with both campus Working Groups to retain feedback on the development of keying, re-keying, and access control guidelines to ensure consistent integrity is maintained for both key and access control systems per AR 6520.	N/A
Future Retrofit & Access Control Project	D. AR 6520 will be updated once the guidelines are completely developed. A new plan will be developed as part of this planning process as the last step is to identify future projects, building door retrofits (i.e. hardware changes, for locks, access control, etc.).	TBD



ADA TRANSITION PLANNING UPDATE AND SELF EVALUATION

The Working Group has been meeting and working on developing a first draft of the Self Evaluation and Transition Plan update. The next Working Group meeting is scheduled for September 19, 2018.

- ▶ Labor Market Boom!!!
 - Lowest unemployment rate for construction workers
 - Wage and material inflation (tariff impacts: framing lumber, steel, concrete, copper, etc.)
 - All time record highs for commercial and industrial development, apartment development at a high from mid 80s
 - High Speed Rail (Madera, Fresno, San Joaquin County – 2,101 construction workers)
- ▶ Escalation
 - Current Budgets at 4 – 6%
 - Current Market trending between 5-8%
 - Latent escalation is unpredictable!
- ▶ Impacts of Fires in California (Northern CA, Santa Barbara)
 - Residences Destroyed: 8,679
 - Commercial Buildings Destroyed: 618
 - Buildings Damaged: 1,507
- ▶ Local Impacts to Construction Market
 - Material, Labor, Supply Shortages
 - Lower Bid Turnout, Less Available Contractors
 - Higher Construction Costs than Typical
 - Schedule Delays
- ▶ Planning and Preparing for Project Impacts
 - Project Phasing
 - Contingencies
 - Alternates or Deducts



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QUESTIONS