



**SANTA ANA COLLEGE  
FACILITIES COMMITTEE MEETING  
OCTOBER 16, 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 Crane Delivered and Setup
- ▶ New Steel Construction Underway
- ▶ New Site Utilities Completed
- ▶ New Pouring Concrete Slab On Grade Completed
- ▶ New Sealing of Slab On Grade Completed
- ▶ New Under Slab MEP's Completed
- ▶ 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
- ▶ Increment 2 (Building) received DSA approval on August 31, 2018
- ▶ New RFP for lease-leaseback construction delivery was advertised on September 5, 2018 and proposals are due November 7, 2018
- ▶ New Bid phase September – November 2018
- ▶ Target construction start Winter 2018 - Spring 2021
- ▶ Target occupancy Spring 2021

## Budget:

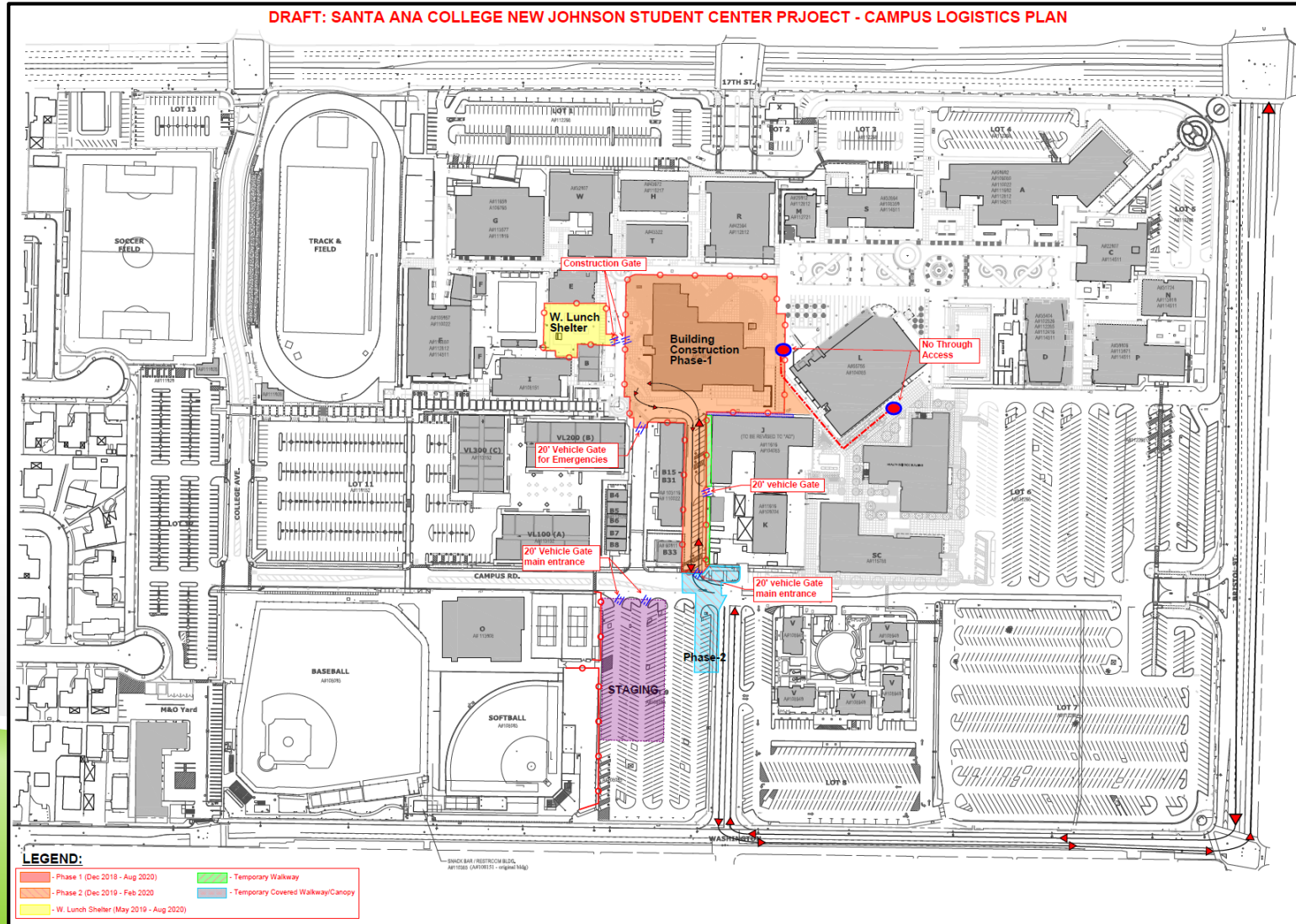
- ▶ \$51 million (Budget is under review pending bid phase)
- ▶ \$44.74 million funded by Measure Q
- ▶ Note: The budget is currently deficient by \$6.26 million and a new budget update is pending upon a reallocation of budgets from the Central Plant project





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

DRAFT: SANTA ANA COLLEGE NEW JOHNSON STUDENT CENTER PROJECT - CAMPUS LOGISTICS PLAN





## SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Window Replacement (H) (SM 16-17)	The District has rejected the window installation due to failure to pass water test. The District has hired two independent consultants. The independent parties will provide a recommendation of corrective action to the District. This is not anticipated to be completed for approximately another 3-4 weeks. The independent water test and window installation observation is scheduled for October 12, 2018.	\$731,535*  * Budget Breakdown: <ul style="list-style-type: none"><li>• \$440,000 funded by SM17</li><li>• \$260,000 funded by the Campus</li><li>• \$31,535 funded by Capital Facilities Fund</li></ul>
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:

- ▶ New The design team submitted 60% construction documents to the District on September 4, 2018 and is under review
- ▶ New The contract for non-medical equipment was approved by the Board of Trustees on September 10, 2018
- ▶ New The contract for medical equipment is anticipated for approval by the Board of Trustees on October 15, 2018
- ▶ **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. The screening panel convened and interviewed all three architectural firms that submitted proposals on September 27, 2018. Contract negotiations are underway.	\$3.5 million
Secondary Effect A-214	The College has decided to change the location from A-214 to another potential location on campus, which has yet to be decided. This move is necessary to relocate two main groups of offices (the Division Offices of Human Services and Technology, and the Career Education and Workforce Development) as they are to be relocated from Russell Hall due to the demolition and growth in staff as not all staff can be accommodated in the new buildings. Meetings are being scheduled with college staff to discuss the potential relocations.	TBD



# CURRENT CAPITAL PROJECTS

## SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Directory & Wayfinding	The architect and District continue to explore electronic directory manufacturers and products. A presentation on a type of electronic directory that will demonstrate functions occurred on September 26, 2018. Additional work on investigating products for a directory is in progress as well as standardizing the lettering type materials.	\$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
Chavez Hall Renovation	The next phase of work will be in the Fire Tech Offices which is tentatively scheduled for winter break.	\$388,851 (under review)



## 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:

- ▶ The contractor is preparing to complete punch corrections and closing out the project
- ▶ The project was substantially completed on October 8, 2018

### 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. Other sites will be scheduled after the test pilot is complete. Installation of the footings for the phones is anticipated to begin on October 12, 2018 at the DMC. 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 &amp; Security) on July 12, 2018. A follow up access control software demonstration occurred on September 17, 2018. The Working Group has concluded their review and recommendation for a software product.</p> <p>B. The district-wide door survey was completed and the data is being compiled.</p>	\$76,500
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 November 15, 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



## QUESTIONS