



Santa Ana College

Facilities Meeting

October 20, 2015





SAC Facilities Committee
October 20, 2015
1:30p.m. – 3:00p.m.
SAC Foundation Board Room, S-215

***THE FACILITIES COMMITTEE** is the participatory governance committee responsible for identifying and prioritizing capital projects including scheduled maintenance projects. It serves as an information and exchange body on facilities projects that are in construction or that are being planned.*

Santa Ana College Participatory Governance Structure Handbook (May 8, 2013)

Agenda

1. Welcome and Introductions
2. Public Comments
3. Approval of Minutes – September 15, 2015 ACTION
4. Project Updates- Carri Matsumoto/ Darryl Taylor/ Matt Schoeneman INFORMATION
 - Bond Projects Update
 - SAC Active Project Update
 - Scheduled Maintenance Projects
5. Standing Reports (5mins.) INFORMATION
 - HEPSS Task Force – no meeting this month/no report
 - Facilities Report – Mark Wheeler
 - Environmental Task Force
6. Old Business
7. New Business INFORMATION
8. Other
 - Next Meeting - Tuesday, November 17, 2015

The mission of Santa Ana College is to be a leader and partner in meeting the intellectual, cultural, technological, workforce and economic development needs of our diverse community. Santa Ana College prepares students for transfer, employment, careers and lifelong intellectual pursuit in a dynamic learning environment.



**SAC FACILITIES MEETING
MINUTES – SEPTEMBER 15, 2015
1:30P.M. – 3:00P.M.**

Draft for Approval

The mission of Santa Ana College is to be a leader and partner in meeting the intellectual, cultural, technological and workforce development needs of our diverse community. Santa Ana College provides access and equity in a dynamic learning environment that prepares students for transfer, careers and lifelong intellectual pursuits in a global community.

Administrators		Academic Senate		CSEA	
Michael Collins, Co-chair(a)	Rhonda Langston	Dietrich Kanzler(a)	Susan Sherod	Mike Ediss(a)	Mike Turrentine(a)
Sherry DeRosa(a)	Christine Leon(a)	Brian Kehlenbach, Co-chair	Valinda Tivenan(a)	Sarah Salas	Maria Taylor(a)
Bart Hoffman(a)	Mark Wheeler(a)	George Moore	John Zarske	District Liaison	
Nilo Lipiz(a)				Carri Matsumoto(a)	
Eve Kikawa				Darryl Taylor	
Guests				Campus Safety & Security	
Elloitt Jones				Mike Colver	
Matt Schoeneman				ASG Representative	
				Stacy Palencia	
1. WELCOME AND INTRODUCTIONS					
		Self-Introductions were made. Members were advised that Dr. Collins and Mark Wheeler were attending the CCFC Community College Facility Coalition 22 nd Annual Conference in Sacramento.		Meeting called to order – 1:32p.m. Adjourned at 2:31p.m.	
2. PUBLIC COMMENTS					
		It was noted that the campus suffered some roof leaks from the recent rains.			
3. MINUTES		DISCUSSION/COMMENTS		ACTIONS/ FOLLOW UPS	
		The April 28, 2015 meeting minutes were presented for approval.		ACTION Motion was moved by E. Kikawa to approve the April 28, 2015 Facilities committee minutes as presented. 2 nd – R. Langston The motion carried unanimously.	
4. PROJECT UPDATES		DISCUSSION/COMMENTS		ACTIONS/ FOLLOW UPS	
		The membership was provided with an overview of the Measure Q projects as well as Active Projects (see attached). Additional comments as noted: Other Projects Regarding the CEC parking lot slurry and stripping work, it was noted that students are unaware of alternate parking areas when the parking lots are			

	<p>being reconditioned.</p> <p>Dunlap Hall</p> <p>An overview was presented on the Dunlap Hall project (see attached). Additional comments as noted:</p> <ul style="list-style-type: none"> • Elevator State Inspection scheduled for the beginning of October. • Reroofing project is targeted to start in October. It will consist of removing and re-roofing the building. • It was confirmed that plan is to have every classroom mediated. There was mention that the hanging of projectors is pending approval from DSA, this may cause a delay in the mediation. • There was an inquiry regarding the current amphitheater. <ul style="list-style-type: none"> ○ The old area of the amphitheater will fence in for the next phase. ○ It will serve as a staging area. ○ As the amphitheater comes into play in the schedule, the soil will be excavated and start the flat work and landscaping work. ○ It was noted that the new hardscape will complement the Central Plant project. • There was a concern regarding the possibility of the relocation of the Drip. Rhonda Langston requested that any information regarding the Drip be brought to her attention as soon as possible. 	
5. Standing Reports	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
HEPSS (Health, Emergency Preparedness, Safety and Security Task Force)	Don Mahany presented the attached report. In addition, Don has been selected to chair the HEPSS task force again this year.	
Facilities Report	The SAC Facilities Report was presented to the committee for review (see attached).	
Environmental Task Force	<p>Ms. Sherod shared the following website:</p> <p>CURC - College and University Recycling Coalition</p> <p>The site is free to join and take advantage of the free webinars that can help the college get to zero waste.</p> <p>Ms. Sherod provided some suggestions and slides for the members to preview.</p> <p>Also she provided information from PresidentsClimateCommitment.org that helped to explain the process of managing Green House Gas Carbon Emissions.</p> <p>This information was provided as options that may be considered.</p>	

6. Old Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	There was no old business.	
7. New Business	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	There was no new business.	
8. Other	DISCUSSION/COMMENTS	ACTIONS/ FOLLOW UPS
	<ul style="list-style-type: none"> • Clarification on the process for replacing lights in common areas. • There was a concerned shared regarding overgrown hedges and the safety issues related. It was clarified that the issue had already been brought to the attention Mark Wheeler. It was also noted that the SAC M&O team has had an extremely good response time in remedying issues that the team has been alerted to. • A concern was raised regarding the foot traffic across the island in Lot 5. The plants are being trampled. A foot path was recommended. • The air in the C building was not functioning last Friday. The concern was that the HVAC system had not been switched from summer to fall. 	

SUBMITTED BY Geni Lusk 10/7/2015



**SANTA ANA COLLEGE
FACILITIES COMMITTEE MEETING
OCTOBER 20, 2015**





ACTIVE PROJECTS

Santa Ana College

- ▶ Dunlap Hall Renovation
- ▶ Chavez Hall Renovation
- ▶ Temporary Village Phase 2

Santa Ana College

- ▶ Perimeter Site Improvements
- ▶ Building G Renovation
- ▶ Artesia Street Improvements
- ▶ Property Acquisition of 17th/Bristol St. Lot
- ▶ Central Plant (Design)
- ▶ Dunlap Hall Renovation (Design)
- ▶ Temporary Village
- ▶ Parking Lot 11 & Site Improvements
- ▶ Tessmann Planetarium & Restroom Addition



PROJECT UPDATE SANTA ANA COLLEGE CHAVEZ HALL RENOVATION

Project Summary:

- ▶ Repairs to the roof, exterior walls, windows, parapet and restoration of interior and exterior finishes.

Current Status:

- ▶ Geotechnical investigation underway.
- ▶ Test pilot project underway.
- ▶ Multi-phased project still under review.

Budget:

- ▶ \$400,000 (under review).





PROJECT UPDATE SANTA ANA COLLEGE TEMPORARY VILLAGE PHASE 2

Project Summary:

- ▶ Relocation of current Johnson programs into The Village including reconfiguration.

Current Status:

- ▶ Currently in construction documents phase.
- ▶ Target construction February 2016 – April 2016.
- ▶ Target move into Temporary Village – spring 2016.

Budget:

- ▶ \$3 million (under review)





PROJECTS

- ▶ Dunlap Hall Renovation
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17th & Bristol Street Parking Lot



PROJECT UPDATE SANTA ANA COLLEGE DUNLAP HALL RENOVATION

Project Summary:

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

Current Status:

- ▶ Current activities include painting of exterior building, apply traffic coating on balcony and steel handrails and install concrete curbs. Anticipated construction completion is October 2015.
- ▶ Contractor for roof replacement was approved by Board of Trustees on September 28, 2015 (Scheduled Maintenance Funded project.)
- ▶ Anticipated roof construction start October 2015 through January 2016.
- ▶ Target re-occupancy January 2016 for Spring Semester 2016.

Budget:

- ▶ \$17.22 million





PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

Project Summary:

- ▶ Construction of a new central plant building, a new electrical building, utility replacement, and mechanical upgrades to 7 buildings. Site improvements include an underground chilled water piping loop, new gas, electrical, domestic water lines, sewer, drainage and fire water systems. A new fountain and trellis along with hardscape and low watering landscaping.
- ▶ Includes HVAC system conversion for 7 existing buildings to be connected to the new central cooling plant, including a new campus wide energy management system (EMS).
- ▶ The central plant building will be designed to meet LEED Silver certification.

Budget:

- ▶ \$68.17 million



Current Status:

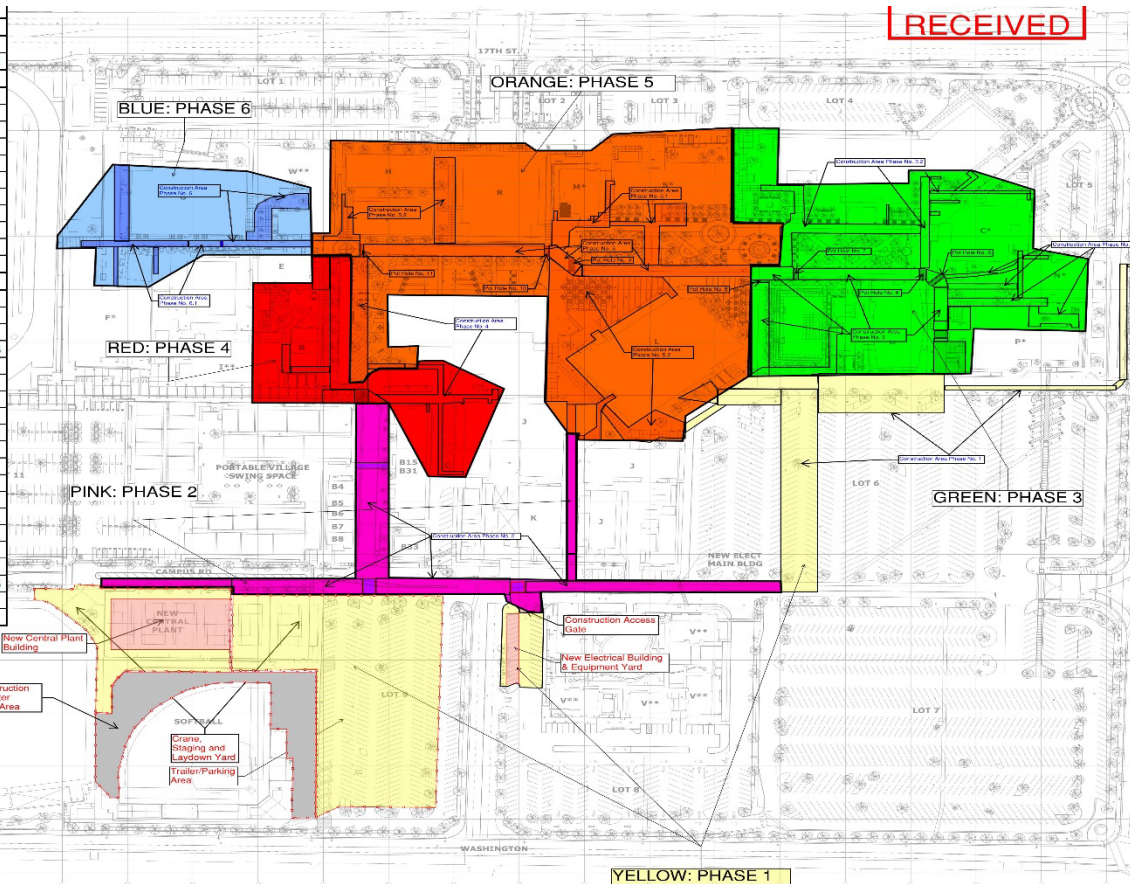
- ▶ All plan submittals have been approved by DSA – Architect is working with DSA to consolidate applications into three DSA numbers.
- ▶ Contractor kick-off meeting with campus held October 13, 2015.
- ▶ Construction fences will be going up October 16 – October 23, 2015.
- ▶ Target construction: Oct. 2015 – Dec. 2017.
- ▶ Project Close-Out 2018



PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE PHASING PLAN

[RECEIVED]

PHASE	START	FINISH
BUILDING PHASE		
CENTRAL PLANT BLDG.	October 2015	October 2016
ELECTRICAL BLDG.	November 2015	November 2016
UNDERGROUND UTILITY PHASE		
Phase 1 - East Side	October 2015	February 2016
Phase 3 - East Side	February 2016	April 2016
Phase 3.1 - East Side	April 2016	July 2016
Phase 3.2 - East Side	October 2016	January 2017
Phase 5 - East Side	April 2016	July 2016
Phase 5.1 - East Side	July 2016	October 2016
Phase 5.2 - East Side	October 2016	January 2017
Phase 2 - West Side	November 2016	March 2016
Phase 4 - West Side	March 2016	June 2016
Phase 6 - West Side	January 2017	March 2017
Phase 6.1 - West Side	March 2017	June 2017
FINISH SITEWORK PHASE		
Phase A - Parking Lot 6	February 2016	February 2016
Phase B - Campus Drive	March 2016	April 2016
Phase C.0 - East of Building D	April 2016	June 2016
Phase C.1 - DonEx & N/E of Bldg. P	July 2016	September 2016
Phase C - Amphitheater Area	July 2016	January 2017
Phase C.2 - N. of Bldg. D	August 2016	October 2016
Phase C.3 - W. Bldg. C	September 2016	December 2016
Phase C.4 - N. Bldg. C & S. Bldg. A	November 2016	January 2017
Phase C.5 - SW of Bldg. A	December 2016	February 2017
Phase C.6 - Courtyard S. of Bldg. A	January 2017	May 2017
Fountain/Trellis Area	January 2017	June 2017
Marble Monument	July 2016	October 2016
Phase D.0 - N. Bldg. L & S Bldg. T&K	October 2016	December 2016
Phase D.1 - N/E Bldg. L	November 2016	January 2017
Phase D.2 - N/W Bldg. L & S/E Bldg. S	January 2017	February 2017
Phase D.3 - S. Bldg. M and S/W Bldg. S	February 2017	April 2017
Phase E.0 - East of Building E	March 2016	July 2016
Phase E.1 - East of Building E	July 2016	September 2016
Phase F.0 - South of Building G	March 2017	May 2017
Phase F.1 - West of Building G & F	May 2017	July 2017

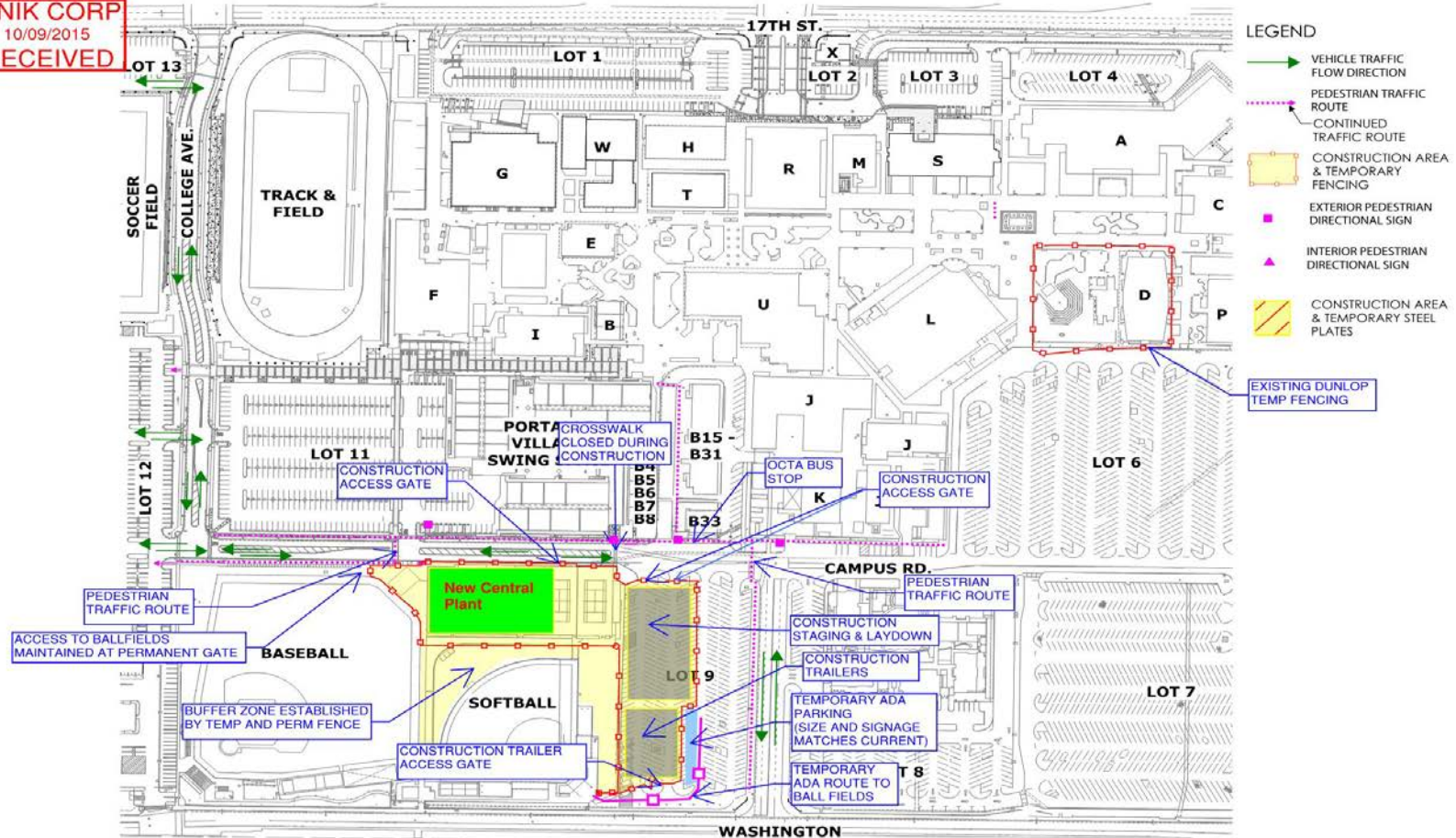


CONSTRUCTION PHASING MAP (PRELIMINARY 10.13.15)
Santa Ana College



PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE LAYDOWN PLAN

LINK CORP
10/09/2015
RECEIVED



CAMPUS IMPROVEMENT CONSTRUCTION TEMPORARY PEDESTRIAN & VEHICLE ROUTING - (10/12/2015 (NTP) - 5/31/2018 (Final Comp + 1 month))



PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

Project Summary:

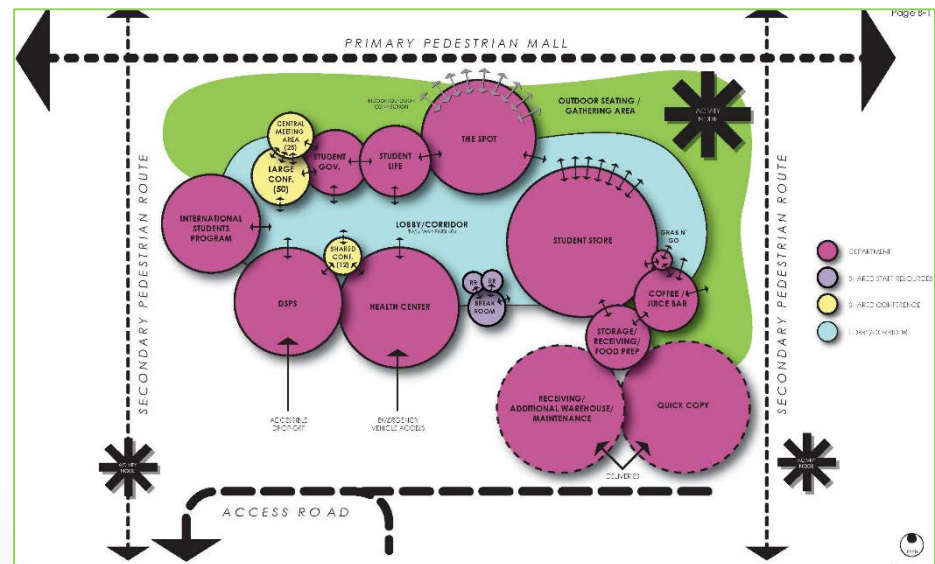
- ▶ Demolition of entire Johnson Student Center and replacement with a new Johnson Student Center.

Current Status:

- ▶ Project is on hold pending recommendation and target budget reconciliation.
- ▶ Draft program document completed.
- ▶ DSA approval TBD.
- ▶ Target new construction start TBD.

Budget:

- ▶ \$28.50 million (under review).





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

Project Summary:

- ▶ Demolition of existing Johnson Student Center.
- ▶ Demolition of J Buildings will now occur as part of the new Science Center project.

Current Status:

- ▶ Project is currently in planning phase.
- ▶ Target relocation into interim housing- spring 2016.
- ▶ Decommission building in spring/summer 2016.
- ▶ Target demolition start in summer 2016 – winter 2016

Budget:

- ▶ \$1.8 million (under review).





PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER

Project Summary:

- ▶ Construction of a new 65,428 square foot science center housing modern laboratories, classrooms, lecture classrooms, and faculty offices.
- ▶ Demolition of J Buildings.
- ▶ Relocation of Quick Copy Center and Maintenance Storage.

Current Status:

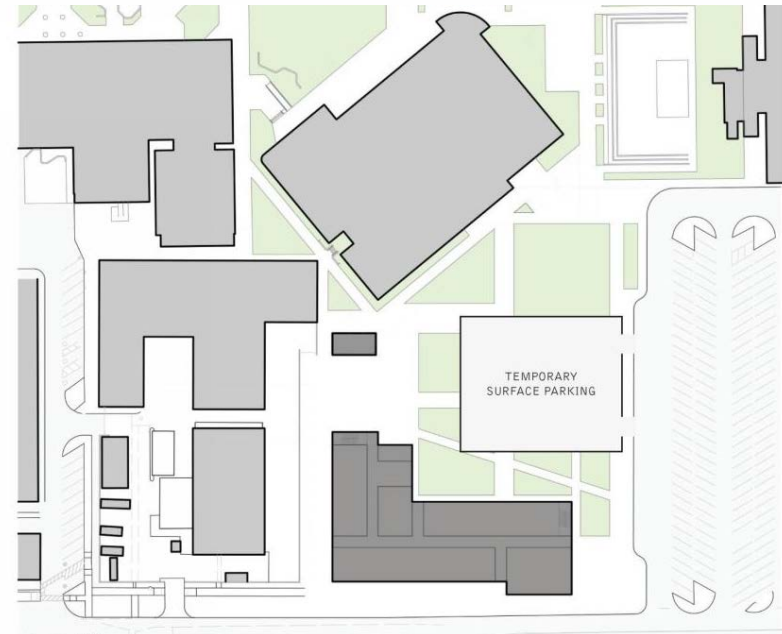
- ▶ Programming phase completed.
- ▶ HGA Architects is in the schematic design phase and continuing meetings with user groups.
- ▶ DSA approval target – September 2017
- ▶ Target construction start – December 2017

Budget:

- ▶ \$73.38 million



SCHEME 1





PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17TH/BRISTOL ST.

Project Summary:

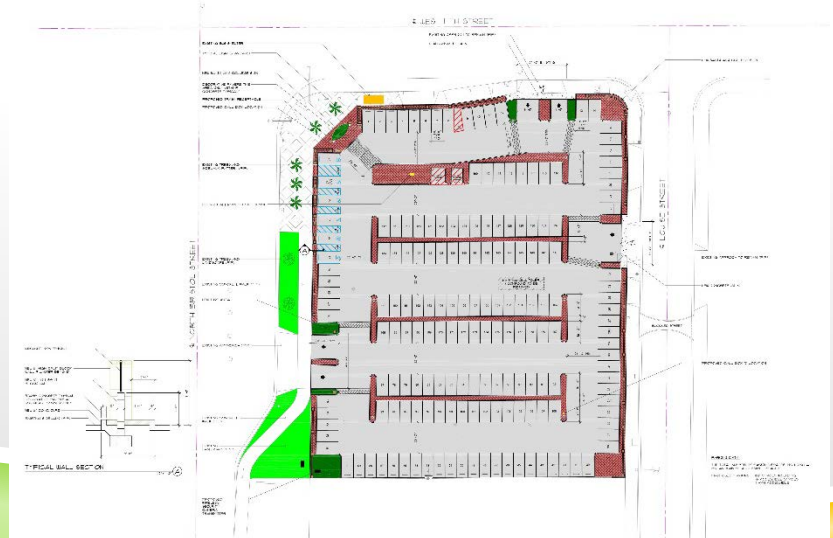
- ▶ New surface parking lot.

Current Status:

- ▶ The project is in construction document design phase.
- ▶ Parking lot to be utilized for contractor worker parking for Dunlap Hall renovation and Central Plant on an interim basis.
- ▶ Target DSA submittal fall 2015 (under review due to City reviews that may be needed).
- ▶ Target construction summer 2016.

Budget:

- ▶ \$2.5 million
- ▶ Acquisition of property was paid by Measure E funds.





2014-2015 SCHEDULED MAINTENANCE PROJECTS

Santa Ana College – Active Remaining Projects

State Allocation 2015

\$1,837,332

Dunlap Hall Roof Replacement

Project Summary:

- ▶ Repairs to roof at Dunlap Hall.

Current Status:

- ▶ Contractor was approved by Board of Trustees on September 28, 2015.
- ▶ Agreements with Spring and T-Mobile have been approved for temporary relocation of their antennae.
- ▶ Campus kick-off meeting held October 13, 2015.

Budget:

- ▶ \$455,500



2015-2016 SCHEDULED MAINTENANCE PROJECTS

Santa Ana College – In Planning

State Allocation 2016 \$1,837,665

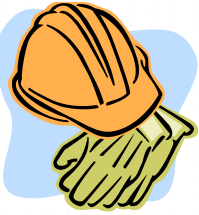
- ▶ Roof Replacement (W)
- ▶ Roof Replacement (G & S)
- ▶ Roof Replacement (E, K & T)
- ▶ Campus Water Conservation Projects
- ▶ Door Replacement (C, H, L, R, S and OCSRTA)
- ▶ Floor Repair (Gym)
- ▶ Painting (C & S)
- ▶ Waste Oil Tank Replacement (K)



OTHER CURRENT PROJECTS

Santa Ana College

- ▶ Door Hardware Upgrade
- ▶ Orange County Sheriff's Regional Training Academy Perimeter Wall



OTHER CURRENT PROJECTS

Door Hardware Upgrade

Project Summary:

- ▶ To retrofit door hardware across the campus.
- ▶ This work will be phased over the next several years.

Current Status:

- ▶ Work is ongoing.

Budget:

- ▶ \$184,318

Orange County Sheriff's Regional Training Academy

Project Summary:

- ▶ New block wall to screen training area from the public right-of-way.
- ▶ Temporary screening as an interim measure.

Current Status:

- ▶ Project is in design.
- ▶ Anticipated DSA submittal October 2015.
- ▶ Anticipated construction March 2016.

Budget:

- ▶ \$420,000



COMPLETED SCHEDULED MAINTENANCE & OTHER PROJECTS

Santa Ana College

- ▶ Chavez Hall Window Repairs
- ▶ Hammond Hall Painting and Louver Removal
- ▶ Buildings C, N, P & R Roof Repairs
- ▶ Building E, L, T & R Exterior Painting
- ▶ Chavez Hall Roof Repairs
- ▶ CEC Parking Lot Slurry and Re-Stripe



YEAR THREE PROP 39 PROJECTS

Project Summary:

- ▶ LED lighting conversion at the Sheriff Regional Training Center (interior and exterior)
- ▶ LED lighting conversion at the Digital Media Center (interior and exterior)
- ▶ Chiller replacement at Santiago Canyon College

Current Status:

- ▶ Contractors were approved by Board of Trustees on September 14, 2015.
- ▶ Kick-off meetings were held with campuses on September 25, 2015.

Budget:

- ▶ \$831,201



QUESTIONS

Dunlap Hall Addition & Alterations

RSCCD Project Manager: Darryl Taylor

Architect: HMC Architects, Inc.

Construction Manager: Linik Corp.

Contractor: DPR Construction

Contract Start: 4/2/14

Contract Completion: 11/09/15

Scope: The Dunlap Hall Addition & Alterations project will replace the existing aging guard rails around the pedestrian walk ways on all levels of Dunlap Hall, remove the existing elevator and install two new elevators, renovate the restrooms, and provide a new monumental stairway on the south facing end of the new elevators.

Construction Alerts:

None

Status: Recent construction activities are listed below:

- Paint exterior building and stairways
- Grade dirt area for future project
- Final clean exterior of the building

Upcoming and Current Activities:

- Final clean classroom interiors
- Final clean exterior of the building
- Apply anti-graffiti coating around building
- Punch list items



Dunlap Hall with major construction activities completed.



Pavers installed near new stairway.



Facilities Update

10-20-2015

- This summer we received 398 work orders and 45 are still pending completion.
- We have been working hand in hand with WPS to go through the Sequence Of Operations for Dunlap hall and see how the changes made to the system during the renovation are going to affect the operation of the building HVAC system.
- PIN access locks for F building installed and operating. Had an issue with the unlocking mechanism this week and it has been repaired.
- Blinds installed in H207. We have received a bid for the rest of the blinds on the north side of the building and the purchase order is in process.
- Met with District and architect regarding the wall around the Academy. Plans are being submitted to DSA and should be back by the end of the year (5 week lead time). Will then go to bid in hopes of an early Feb/March start date.
- Requisition has been submitted to replace the carpet in the counseling area of S building. There is a lead time on the carpet but as soon as it arrives, we will schedule the replacement.
- Rain gutter installed outside all offices and football office to prevent waterfall.
- We are working with Linik Corp to develop a long range plan for the area behind the softball field. It needs to be addresses immediately and taken care of.
- Overhauling entrance on Bristol. Installed bark and in the process of installing a couple of natives to make the area more attractive.
- Contractor is currently on site to make the repairs to the domestic water line that feeds the Planetarium and the Village. Repair will be completed by the end of the month. We have also made the repair to the waterline that feeds W building.



Environmental Task Force Update

10-20-2015

The ENGR/CAPES Club is still inventorying aerators. So far, we noted A building has 3.7 gpm, and can improve it to as low as .5 gpm.

ENGR Dept continues to add energy courses. Approved at division level are three new courses, Renewable, BAS, Green HVAC.

I am pursuing funding from the Energy & Utilities Regional Consortia to update our A225 lab. If all goes well, we will gain significant new equipment. I'm seeking around \$130,000, and so far promised about 20k. I have 2 support letters in progress to go with my proposal. Additional letters would help, particularly from utility companies. Perhaps also from SAC.