

Santa Ana College
Facilities & Safety Committee Meeting
November 17, 2026

Facility Planning, Construction & District Support Services

RANCHO SANTIAGO
Community College District

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Capital Projects

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Current Capital Projects
Campus Entrance Improvements
Santa Ana College

Project Summary:

- Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated October 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share drop-offs, and improve the campus front entry.
- In an effort to minimize college impacts and provide flexible construction budget options, project will be phased into three (3) phases.
- Phase 1: front entry renovations, softscape and hardscape improvements, introduction of a new “hairpin” vehicular turn, shade structure and front entry plaza improvements.
- Phase 2: Parking Lot # 1 renovations with hardscape and softscape improvements and increased parking stalls counts.
- Phase 3: Parking Lot # 3 and # 4 renovations with hardscape and softscape improvements, increased parking stall counts, increased drop-off areas, and dedicated ride-sharing areas.
- All phases will improve traffic and pedestrian circulation & safety and remove accessibility barriers.

Current Status:

- Working on final close-out.

Budget:

- $5.5 million



Current Capital Projects
Centennial Education Center Redevelopment

Project Summary:

- The Centennial Education Center (CEC) was built in 1980.
- Located at 2900 W. Edinger Avenue in the City of Santa Ana.
- 80-year lease with City of Santa Ana, May 8, 2020 - June 3, 2101 (supersedes prior agreement from 1979).
- New lease requires significant improvements.
- The existing campus comprises seven modular buildings of approximately 48,157 GSF and is currently located within a leased site boundary of approximately 109,000 SF in Centennial Park.
- The CEC Replacement project is a phased replacement of campus facilities. Phase 1 includes Bldg. B replacement, new culinary instructional kitchen (Bldg. E partial remodel), and various site improvements and renovations to support the new facilities.
- Relocate telecom main point of entry from Building B to Building A.
- Interim Relocation plan of Building B occupants.

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Current Capital Projects
Existing Centennial Education Center Site

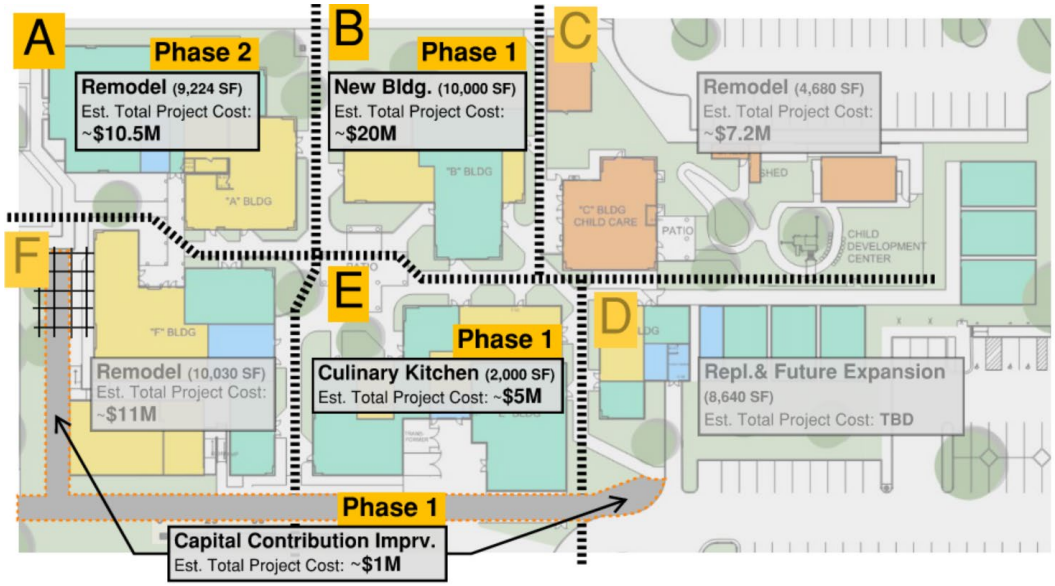


Current Capital Projects
Centennial Education Center Phasing Plan

The CEC Renovation project is a phased replacement of campus facilities with additional phases to be determined.

Phase 1:

- Bldg. B Replacement and Sitework – *($21M - under review)*
- Culinary Kitchen Renovation at Bldg. E *($6.5M - under review)*
- $1M Capital Contribution to City of Santa Ana - South Campus Pathway - *($1.4M - under review)*
- Bldg. B MPoE Relocation – (~$1M – under review)



Current Capital Projects
Centennial Education Center Phase 1
Building B Replacement

Project Summary:

- Demolish existing Bldg. B
- Construct new Administrative / Student Services Bldg. (~10,000 SF)
- New courtyard, site improvements, and infrastructure
- Relocate MPoE (Main Point of Entry) to Bldg. A to support campus-wide telecommunications and fire alarm infrastructure
- Interim housing and program relocation

Current Status:

- Completed Schematic Design
- In Design Development

Budget:

- $21M (under review)



Current Capital Projects
Centennial Education Center Phase 1
Building B Replacement







Current Capital Projects
Centennial Education Center Phase 1
Culinary Kitchen (Building E)

Project Summary:

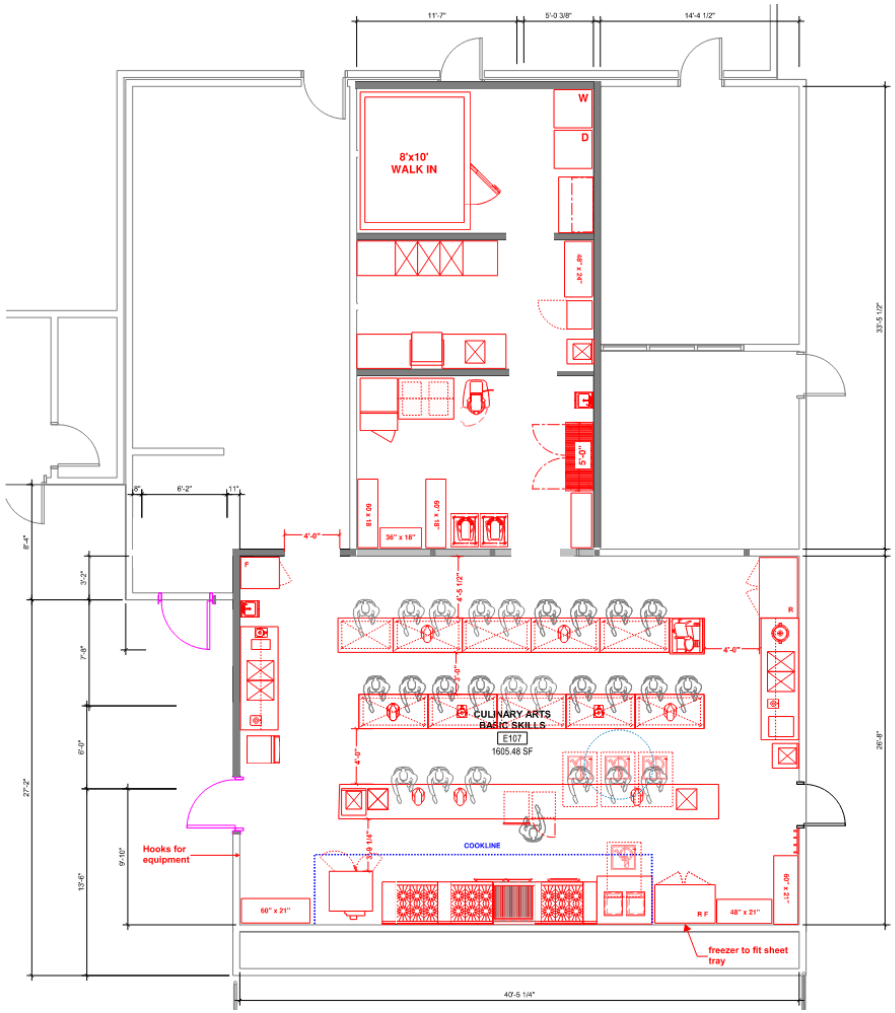
- Remodel Portion of Bldg. E (~1,800 SF)
- ~1,300 SF laboratory/classroom
- ~500 SF ware-washing area
- Exterior site/utility improvements
- Function as a classroom/laboratory

Current Status:

- Design Development

Budget:

- $6.5M (under review)



Kitchen Preliminary Study

Current Capital Projects
Centennial Education Center Phase 1
Capital Contribution Improvements

Project Summary:

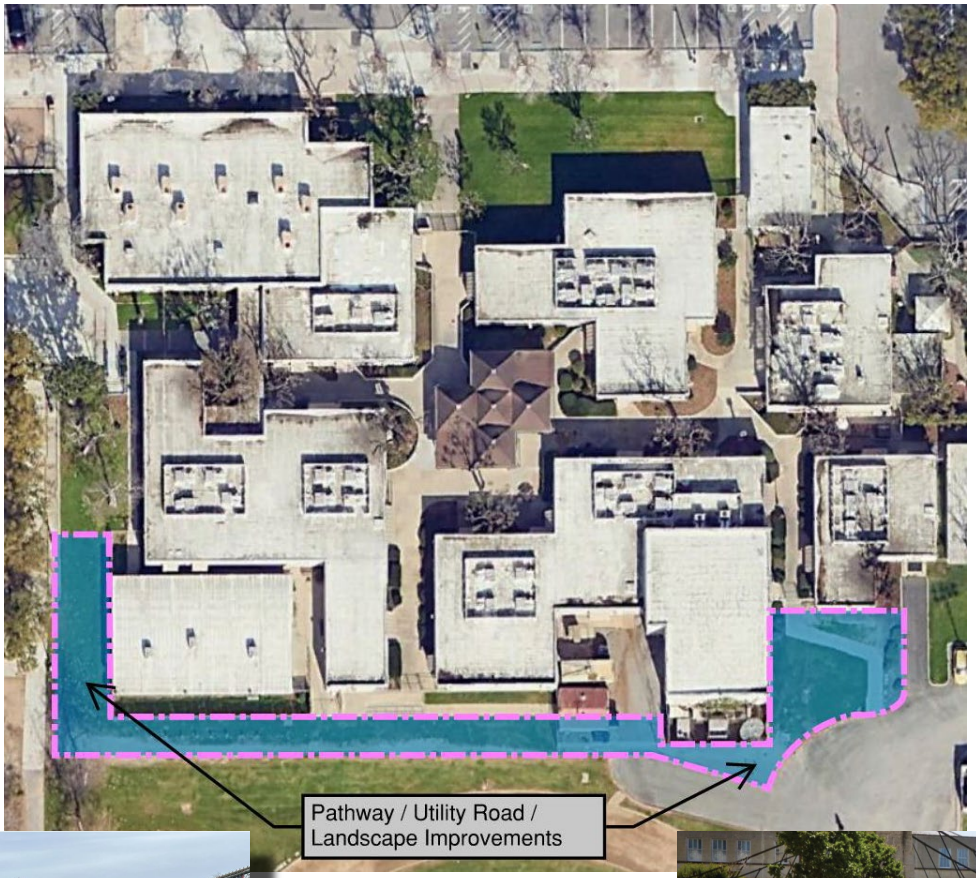
- One-time Capital Contribution to Centennial Park ($1M)
- Per Ground lease (May 8, 2020) w/ City of Santa Ana - Improvements shall be agreed upon by both parties.
- Potential improvements to be adjacent to lease boundary:
  - Concrete pathway
  - Exterior lighting
  - Landscape improvements
  - Outdoor area for events/gatherings

Current Status:

- Design Development

Budget:

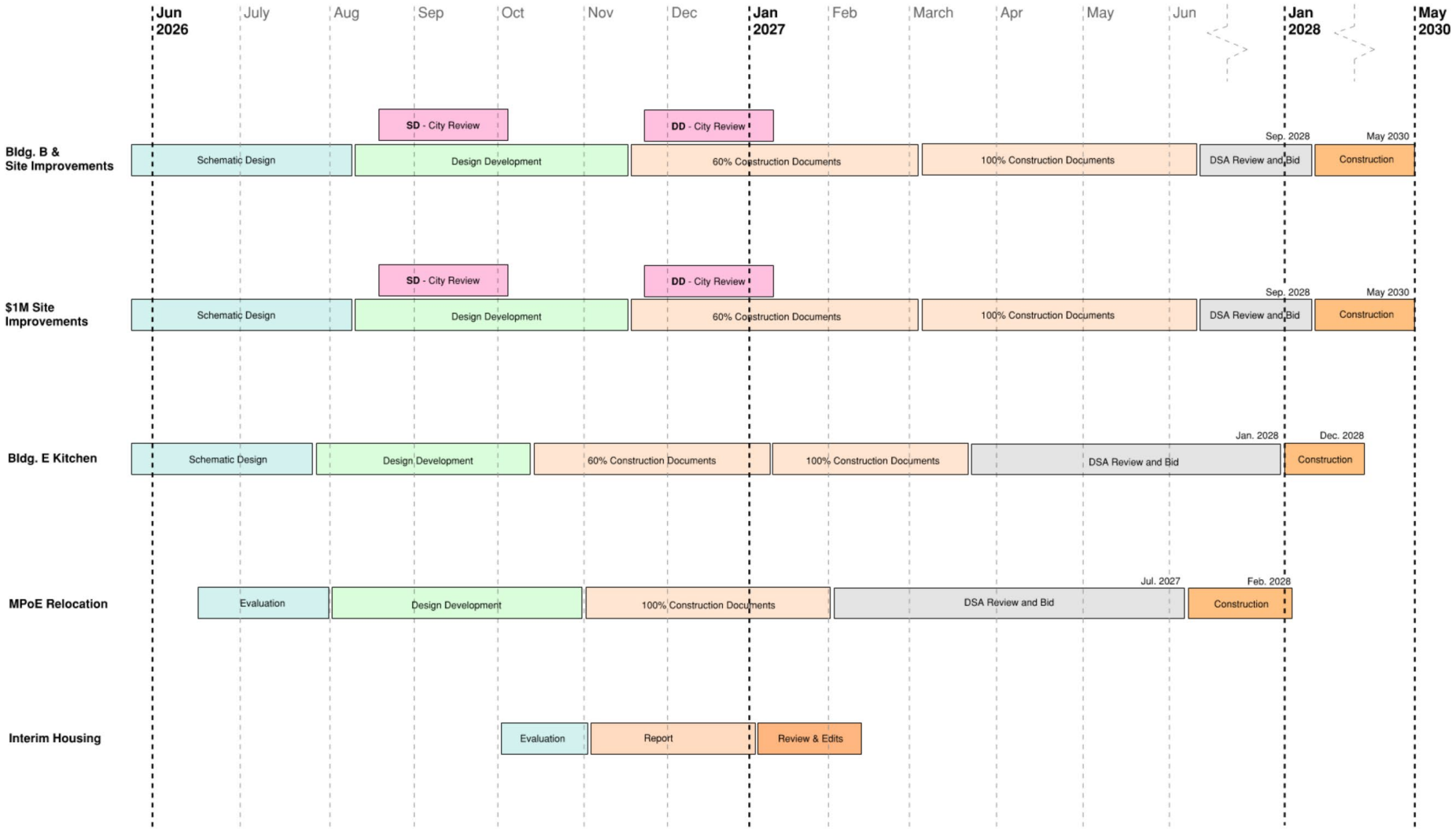
- $1.4M (under review)







Current Capital Projects
Centennial Education Center Phase 1
Tentative Project Timeline (under review)



Current Capital Projects
Santa Ana College

Project	Status	Estimated Budget
DW ITS Center Reconfiguration	DSA approved. Project is on hold.	$2,891,000 (Design budget only)
Building Z Access Control - Traka	Close-out phase.	$70,000
Parking Lot 8 Re-striping	Bid phase. Restriping of Lot 8 is anticipated to be done in winter break to restore the 2008 DSA approved Fire Lane. This will result in a reduction of approximately 55 parking spaces.	$200,000

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Santa Ana College
Pending Capital Projects

- 3195 Centennial Education Center Redevelopment, Future Phases 2+
- 3758 Bristol & 17th Street Undeveloped Lot
- 3781 Criminal Justice Academies Undeveloped Property
- FMR 27-05 Temporary Portable/Modular Culinary Labs
- FMR 27-09 SAC CJA Undeveloped Lot (Fire Tech)

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Current Capital Projects Districtwide

Project	Status	Estimated Budget
Districtwide Utility Survey	The districtwide survey will continue into the end of December 2026.	$700,000

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Scheduled Maintenance Projects

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2026-2027 (SM27)
Scheduled Maintenance Projects

State Allocation

- Allocation for Scheduled Maintenance and Instructional Equipment from the State was $3,447,869. All funding will be allocated to Scheduled Maintenance only.
- The project priorities have been identified.

SAC	$2,241,115
SCC	$965,403
DO	$241,351
	$3,447,869

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2026-2027 (SM27)
Scheduled Maintenance
Santa Ana College Projects

Project	Status	Estimated Budget
Bldg. T Elevator Modernization	Construction phase. Reviewing unforeseen underground issue.	$1,000,000
Bldg. L Elevator Modernization	DSA review.	$1,000,000
Campuswide Lighting Inverter Repairs	Bid phase.	$241,115

2022-2023 (SM23)
Scheduled Maintenance Projects

State Allocation

- Allocation for Scheduled Maintenance and Instructional Equipment from the State was $7,651,534. All funding will be allocated to Scheduled Maintenance only. The original allocation was $18,882,875, a reduction of $11,231,341 due to State budget reductions.
  - The allocation for 23/24 was $128,753. The allocation is $87,553 for SAC and $41,200 for SCC. All funding for 23/24 is to be utilized for SM23 projects due to shortfall in budgets. Total SM23 allocation is $7,780,287.

SAC	$5,057,553
SCC	$2,181,700
DO	$541,034
	$7,780,287

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2022-2023 (SM23)
Scheduled Maintenance
Santa Ana College Projects

Project	Status	Estimated Budget
Bldg A Data Center HVAC Upgrade	Construction Phase.	$500,000
CEC HVAC Replacement	Construction Phase.	$175,500
CEC Improvements	Phase 2 for exterior improvements has been completed.	$1,200,000

2022-2023 (SM23) Completed Projects Santa Ana College

Project	Status	Expended Amount
CEC Roofing Repairs	Completed.	$983,769
Bldg E Pool Equipment Replacement	Completed.	$1,614,603
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Completed.	$581,037

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2021-2022 (SM22)
Scheduled Maintenance Projects

State Allocation

- Allocation for Scheduled Maintenance and Instructional Equipment from the State was $11,386,817. All funding will be allocated to Scheduled Maintenance only.
  - The allocation is $7,284,610 for SAC, $3,602,207 for SCC and DO $500,000.

SAC	$7,284,610
SCC	$3,602,207
DO	$500,000
	$11,386,817

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2021-2022 (SM22) Scheduled Maintenance Santa Ana College Projects

Project	Status	Estimated Budget
Buildings L, T, W & X HVAC & Roof Replacements	Completed.	$4,197,425
Building G HVAC Replacement	Construction phase.	Budget included in project above
DW Rekey SAC Phase 1	Construction phase.	$756,000 (partially funded by DO SM22)
Barrier Removal Campus-wide	The CDC path-of-travel improvements is in the construction phase.	$200,000
Fire Protection Repairs	Construction phase.	$350,000

2021-2022 (SM22)
Completed Projects
Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	$1,904,340
Bldg I and B10/B11 Roof	Completed.	$232,513

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Facility Modification Requests

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Campus Requested/Facility Modification Requests
Santa Ana College Projects
Planning/Assessment Phase

FMR #	Status	Estimated Budget
3785 DMC Relocation	Project re-opened. Planning/programming phase. Scope under review. Space programming assessment on-going.	$641,648 (under review)
26-45 Library RFID System	Form 3 Completed. Procurement in progress. Assessment underway.	$18,000
26-48 CDC Exterior Improvements	Form 2 Assessment in progress.	TBD
26-53 CEC CDC Playground Improvements	Form 2 Assessment in progress.	TBD
26-63 Bldg L Renovation	Form 2 Assessment in progress.	TBD
26-62 Bldg T Renovation	Form 3 Completed. Procurement in progress. Assessment underway.	$180,000 (under review)
26-64 CEC Bldg B Interim Housing	Form 2 Assessment in progress.	TBD
26-65 CEC Bldg A Renovation	Form 2 Assessment in progress.	TBD
26-66 Bldgs A,G,S, & W AV Upgrade	Form 3 Completed. RFP for A&E services was solicited.	$5,835,000
26-75 CJA Flooring Repair	Form 2 in approval process.	$150,000
26-80 G108 Curtain Rod Installation	Form 2 Assessment in progress.	TBD
27-03 S101 Vault Door Removal	Form 2 Assessment in progress.	TBD
27-04 S101 Front Counter	Form 2 Assessment in progress.	TBD
27-05 Temporary Culinary Spaces	Form 2 Assessment in progress. To be discussed further with F&S Committee.	TBD
27-07 Campus Branding Sign	Form 2 Assessment in progress.	TBD
27-09 SAC CJA Undeveloped Lot	Pending assessment start.	TBD
27-10 Library Stacks ADA	Form 2 Assessment in progress.	TBD

Campus Requested/Facility Modification Requests
Santa Ana College Projects
Design Phase

- All projects in this phase are undergoing a reassessment on scope, schedule and budget. This may result in a 9–12-month delay due to other high-priority projects and lack of staffing resources.

FMR #	Status	Estimated Budget
3768 Bldgs D & P AV Upgrade	Design Phase.	$2,000,000 (under review)
3729 Running Track Resurface	Design phase.	$4,500,000 (under review)
3774 SAC Dunlap Amphitheater Shade	Design phase.	$3,712,915 (under review)
3786 CJA Ground Swales	Design phase. City and code requirements. Preparing construction documents and continuing with a one-phase approach.	$606,566 (under review)
3787 Weight Rm. Windows/Field Railings	Design phase. Scope under review.	$825,075 (under review)
3790 Math Relocation and Reconfiguration	Design phase.	$2,910,000 (under review)
24-149 Fine & Performing Arts Dust Collector	Design phase.	$247,000 (under review)
26-23 Bldgs N & P Canopy	Design phase.	$201,500 (under review)
26-61 Bldg P Stage Rigging System	Form 3 Completed. Design procurement in progress.	$55,000 (under review)
26-61.1 Bldg P Fire Curtain Repair	Part of FMR 26-61.	N/A

Campus Requested/Facility Modification Requests
Santa Ana College Projects
DSA Review

FMR #	Status	Estimated Budget
3775 SAC Central Mall Shade	DSA Review.	$682,145 (under review)
3789 Building L Elevator	In DSA review. The project is now tracked under Scheduled Maintenance (SM27).	$734,500 (under review)

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Campus Requested/Facility Modification Requests
Santa Ana College Projects
Bid Phase

FMR #	Status	Estimated Budget
3769 Kinesiology Branding	Bid Phase.	$710,000
24-152 Fine & Performing Arts Lockers	Bid phase.	$147,128 (under review)
25-42 S213 Reconfiguration	Bid phase.	$280,000 (under review)
26-68 CJA Gym Speakers	Bid Phase.	$85,000 (under review)

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Campus Requested/Facility Modification Requests
Santa Ana College Projects
Construction Phase

FMR #	Status	Estimated Budget
3794 SAC AV Equipment Replacement	Construction phase.	$1,010,000
3795 CEC AV Equipment Replacement	Pre-construction Phase.	$1,765,000

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Campus Requested/Facility Modification Requests
Santa Ana College Projects
Construction Phase

FMR #	Status	Estimated Budget
3727 Building K Canopy	Construction Phase.	$1,896,000





Campus Requested/Facility Modification Requests
Santa Ana College Projects
Construction Phase

FMR #	Status	Estimated Budget
3792 Building T Elevator	Construction phase. Reviewing unforeseen underground issue. The project is now tracked under Scheduled Maintenance (SM27)	$1,251,470





Campus Requested/Facility Modification Requests
Santa Ana College Projects
Close-out/Completed

FMR #	Status	Estimated Budget
3791 Building S Security Doors	Close-out phase.	$288,000
3798 New Synthetic Football Field	Close-out phase.	$6,540,058
24-118 VL205 PRIDE Center	Close-out phase.	$239,500
24-119 VL107 Reconfiguration	Close-out phase.	$224,000
26-31 S101 Reconfiguration	Close-out phase. College not proceeding at this time.	$2,160,000
26-46 Campus Wide Digital Signage Replacement	Sent Form 3 to college. College not proceeding at this time.	$5,000,000
26-69 A108 Flooring SE Review	Completed. Closeout phase.	$7,500
26-78 Bldg T Restroom Modernization (For Bldg H)	Sent Form 3 to college. College not proceeding at this time.	$1,100,000

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ADA Transition Plan

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ADA Transition Plan

Description/Scope: Removal of Barriers as outlined in the ADA Transition Plan.

Completed Activities as of October 14, 2026:

ADA Transition Plan Progress				
Site	**No. of Issues**	**Completed**	**Remaining**	**% Complete**
SCC	2937	1428	1509	**49%**
SAC	6166	2552	3614	**41%**
DOC	526	107	419	**20%**
CEC	595	104	491	**17%**
DMC	241	36	205	**15%**
CJA	385	28	357	**7%**
Total	10850	4255	6595	**39%**

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Blaser Settlement

Blaser Settlement deficiency items completed to date:

- 388 out of 417 exterior (93%) deficiencies have been corrected and 206 completed out of 241 items for interior (85%).
  - Overall, the Blaser Settlement barrier corrective items are 90% complete.
- Multiple projects are currently in various phases of planning, design and construction.

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California Community Colleges Chancellor's Office Program Review

- In November 2015, CCCO notified SCC it would be conducting an Office of Civil Rights (OCR) Program Compliance Review for accessibility.
- OCR site visit occurred at SCC in April 2016.
- Self-evaluation report with findings provided to college in summer 2016.
- 35 facility related items to be addressed.
- One (1) item is currently being addressed (Building B restrooms modernization).
- Required annual door pressure maintenance policy be implemented at college.

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Districtwide Access Control & Key Test Pilot Projects

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Current Test Pilots
Access Control & Key Projects
Districtwide

Project	Status	Estimated Budget
SAC Building D Access Control	Construction phase.	$2,695,639 (under review)
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	$3,225,787 (under review)
DW Rekey SAC Phase 1	Construction phase. Except for Building V (CDC), and Village Portables, all buildings are rekeyed.	$756,064 (partially funded by DO SM22)
DW Rekey SCC Phase 2	Planning phase.	$470,000

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Districtwide Unfunded Projects

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Districtwide Unfunded Projects

- Five-Year Capital Construction Plan (Facility Master Plan 2026-2030): $1.2 billion
- Five-Year Scheduled Maintenance Plan & Repair Work (w/ADA): $260+ million
- Fire Life Safety Repair Work: $20 million
- Stormwater & Sustainability Projects: $80 million
- Safety/Security Projects (e.g. Key and Access Control Infrastructure) $105 million
- Districtwide Technology Infrastructure (e.g. ITS): $21 million
- ADA Transition Plan Deficiency Corrections: $100+ million

Note: Projects may be listed on multiple categories due to the nature of the scope of work (e.g. infrastructure and technology)

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State Chancellor's Office Deadlines

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Districtwide Planning
State Chancellor's Office Deadlines

- 2028-32 Five-Year Capital Outlay Plan was due July 1, 2026 - submitted
- 2026-27 Space Inventory Report was due October 16, 2026 - submitted
  - 2027 State Changes to Space Inventory Transitioning from TOPS (Taxonomy of Programs - State) Codes to CIPS (Classification of Instructional – Federal) Codes
- 2026-27 Five-Year Scheduled Maintenance Plan due October 30, 2026 - submitted
- 2025-26 Energy Usage Data due December 1, 2026 - submitted
- 2026-27 Instructional Support Equipment Five-Year Plan due December 1, 2026

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Real Estate and Capital Planning

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Real Estate and Capital Planning

- First districtwide work group meeting occurred November 14, 2025
- Assessing short-term, long-term leases, joint-occupancy as well as surplus of properties processes.
- No new activities to report.

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Energy and Sustainability

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Districtwide Planning
Sustainability Master Plan Update

- The Sustainable RSCCD Committee completed its review of the 2015 Sustainability Master Plan goals and objectives and finalized its 2025 update.
- District presented the 2025 proposed plan to the BFC committee on May 20, 2025. The committee requested additional information regarding previous sustainability achievements. This information was presented to the BFC committee on October 21, 2025.
- The Board of Trustees approved the 2025 Sustainability Master Plan on November 10, 2025.
- The Sustainable RSCCD Committee completed its review of the 2023-2025 Biennial Report. The report is now published on the RSCCD Sustainability Webpage.
- Next Sustainable RSCCD Committee meeting is on November 18, 2026.

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District-Wide Planning
Energy & Sustainability Update

Project	Status
California Energy Commission (CEC) Energy Benchmarking Annual Report	This is an annual energy report that is required for any commercial buildings more than 50,000 sq ft. The 2026 energy benchmarking report was completed and submitted to the CEC.
Fusion Energy Reporting	This is an annual energy report that is submitted via the Fusion website for each site. The annual report was submitted on October 28, 2026.
HVAC and Building Automation Optimization	Conducted first phase of assessments and recommendations. Continuing to review existing HVAC equipment and controls to look for optimal settings that will reduce our energy usage and preserve equipment longevity. Provided building automation training to M&O staff to maximize control usage and HVAC scheduling.

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District-Wide Planning
Energy & Sustainability Update

Project	Status
Sustainability Dashboard	The final edits were made to the sustainability dashboard. Currently in coordination with ITS to publish the sustainability dashboard onto the RSCCD Sustainability webpage.
SCC Microgrid Feasibility Assessment	Microgrid and HVAC Feasibility Study was completed and presented to the District. The study provided a phased strategic approach to meeting resiliency and sustainability goals. The study was completed and presented to the District/College.
Stormwater Management Plan and Nonfunctional Turf Compliance Assessment	RFP for districtwide assessment and other planning related to future compliance with AB1572 for non-functional turf potable water irrigation was published. Responses are due 11/3/26.
Food Waste / Organic Diversion	District office implemented use of compost bins in December 2025. Waste hauling provider confirmed food waste and green waste can now be accepted in same bins. SAC is scheduled to receive additional bins for CDC, kitchen and café locations.

District-Wide Planning
Energy & Sustainability Update

Project	Status
2026 Upcoming Sustainability Related Events	Fall SRC field trip confirmed for Mt. SAC Wildlife Sanctuary on November 13, 2026 at 9:30am.







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EV Charging Costs and Rates

- Need feedback from committee about increasing rate to cover actual costs. See next slide previously discussed.
- Status check-in.

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EV Charging Costs and Rates

- **Status:** The current EV Charging Rate of $0.25 was last revised in **2022** and currently fails to recover actual operational costs.

Site	Maintenance and Repair, Software Costs ($/kWh)	SCE Rate	Operating Costs 2025-26	Current Charging Rate	Net Amount 2025-26
SAC	$0.06	$0.22	$0.28	$0.25	-$0.03
SCC	$0.05	$0.27	$0.32	$0.25	-$0.07
Weighted Average	**$0.05**	**$0.23**	**$0.29**	**$0.25**	**-$0.04**

- **Recommendation:** As the District brings 16 new EVCS online with the Orange Education Center Batavia* site, revise EV Charging Rates to recover actual costs.

Site	Number of EV Charging Ports
SAC	7
SCC	2
OEC-BAT*	16

*Chargers online estimated January 2027

Breakeven Rate

FY2025-26	FY2026-27	FY2027-28	FY2028-29
$0.29	**$0.30**	**$0.32**	**$0.33**

Rate increases estimated at 5% annually.

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Fire Life Safety

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Districtwide Fire System Inspection, Testing & Maintenance

In accordance with AR 6520 Security for District Property, the Facility Planning, Construction, and District Support Services Department is responsible for the routine testing, inspection, maintenance and repairs of the fire protection systems and the annual certification of all fire extinguishers districtwide. Refer to AR 6520 Appendix A for Fire Protection Systems Responsibilities.

Appendix A – Fire Protection Systems Responsibilities

Employee	Campus Maintenance & Operations (M&O)	District Safety and Security (DSS)	Facility Planning, Construction, District Support Services (FPCDSS)
• Report any building fire and smoke to DSS • Use fire alarm pull stations and other fire protection initiating equipment • Evacuate building upon fire alarm and/or fire sprinkler activation and close fire doors • Proceed to designated emergency area	• Provide support and assistance for vendor access to fire protection equipment • Ensure fire/smoke resistive construction is maintained • Report fire alarm and fire sprinkler maintenance issues to FPCDSS • Ensure fire protection equipment is visually and physically unobstructed	• Coordinate with first responders upon fire alarm and/or fire sprinkler activation • Monitor fire alarm panels for signal warning, trouble warning, alarm warning, and other unusual signals • Conduct fire watch activities as required • Coordinate with fire alarm monitoring company • Report fire alarm and fire sprinkler maintenance issues to FPCDSS • Ensure fire protection equipment is visually and physically unobstructed	• Manage all fire protection vendor bids and contracts • Manage all fire protection testing, maintenance, inspections, and repairs with vendors and coordinate activities with the colleges • Maintain and distribute all fire protection testing, maintenance, inspections, and repair reports • Manage corrective actions • Manage all fire protection construction record documents • Manage fire alarm panel programming changes, software, and dedicated fire alarm network • Manage agency approvals for fire protection system revisions or additions • Provide ongoing fire protection training • Inspect, maintain, and update inventory of fire/smoke resistive construction • Coordinate and conduct Fire Marshal site visits with M&O • Manage the inspection, maintenance, and certification of fire extinguishers

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Districtwide Fire System Inspection, Testing & Maintenance

Month	Status	Testing Type
Routine Testing, Inspection, and Maintenance of Fire Alarm and Fire Sprinkler Systems	Ongoing	Year-round tasks: Routine testing, inspection, and maintenance tasks are completed **monthly, quarterly, semi-annually, and annually** in accordance with the District's Fire Protection Preventative Maintenance Plan.
June 2026	Completed	Semi-annual fire alarm testing Quarterly fire sprinkler inspection
September 2026	Completed	Quarterly fire sprinkler inspection
December 2026	Upcoming	Annual fire alarm testing Annual fire sprinkler testing
March 2027	Upcoming	Quarterly fire sprinkler inspection Annual fire extinguisher maintenance

Districtwide Fire System
Other Items

- Fire protection system troubleshooting and repairs
- Elevator fire testing
- Backflow testing
- Fire Drills
- Annual fire department inspections
- Site safety plan review
  - DSA required
- Fire alarm on test and fire watch requests
- Fire life safety observation walkthroughs

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Fire Life Safety Projects
Santa Ana College

Project	Status
Additional Fire Protection Repairs/Improvements	Construction phase. Projects will be reported in future updates.

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Fire Life Safety Projects Districtwide

Project	Status
Additional Fire Protection Repairs/Improvements	Planning phase. Projects will be reported in future updates.

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Questions/Discussion

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