



SANTA ANA
COLLEGE



Santiago
Canyon
College



RANCHO SANTIAGO
Community College District
Santa Ana College - Santiago Canyon College

Physical Resources Committee Meeting

Project Update

RANCHO SANTIAGO
C E N T E R

Rancho Santiago Community College District

October 2, 2024

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

Project Summary:

- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Assistant, Emergency Medical Technician, Pharmacy Technology, and 20 general classrooms and computer labs. New building will be located south of the existing library and north of the new Science Center
- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Project reached final completion on November 30, 2023.
- ▶ Notice of Completion approved by the Board of Trustees on December 11, 2023.
- ▶ The College held a Grand Opening event on January 10, 2024.

Budget:

- ▶ \$58.8 million (budget under review) includes demo budget
- ▶ \$19,707,000 state funded (2023 estimated contribution) includes demo budget



Current Capital Projects

Russell Hall Demolition

Santa Ana College

Project Summary:

- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Construction operations will continue at Russell Hall through October
- ▶ Demolition operations will cause vibration to surrounding buildings
- ▶ Increased noise levels due to construction operations and heavy equipment
- ▶ Contractor is using machinery to load demo debris into trucks to be hauled offsite
- ▶ Site inspection and clean up

Budget:

- ▶ \$2.5 million
- ▶ \$1,697,000 state funded (2023 estimated contribution)



Current Capital Projects

Russell Hall Demolition

Santa Ana College



Current Capital Projects

Russell Hall Demolition

Santa Ana College



Current Capital Projects

Russell Hall Demolition Logistics Plan

Alternate Campus Entrances & Vehicular Routes



Current Capital Projects

Russell Hall Demolition Logistics Plan

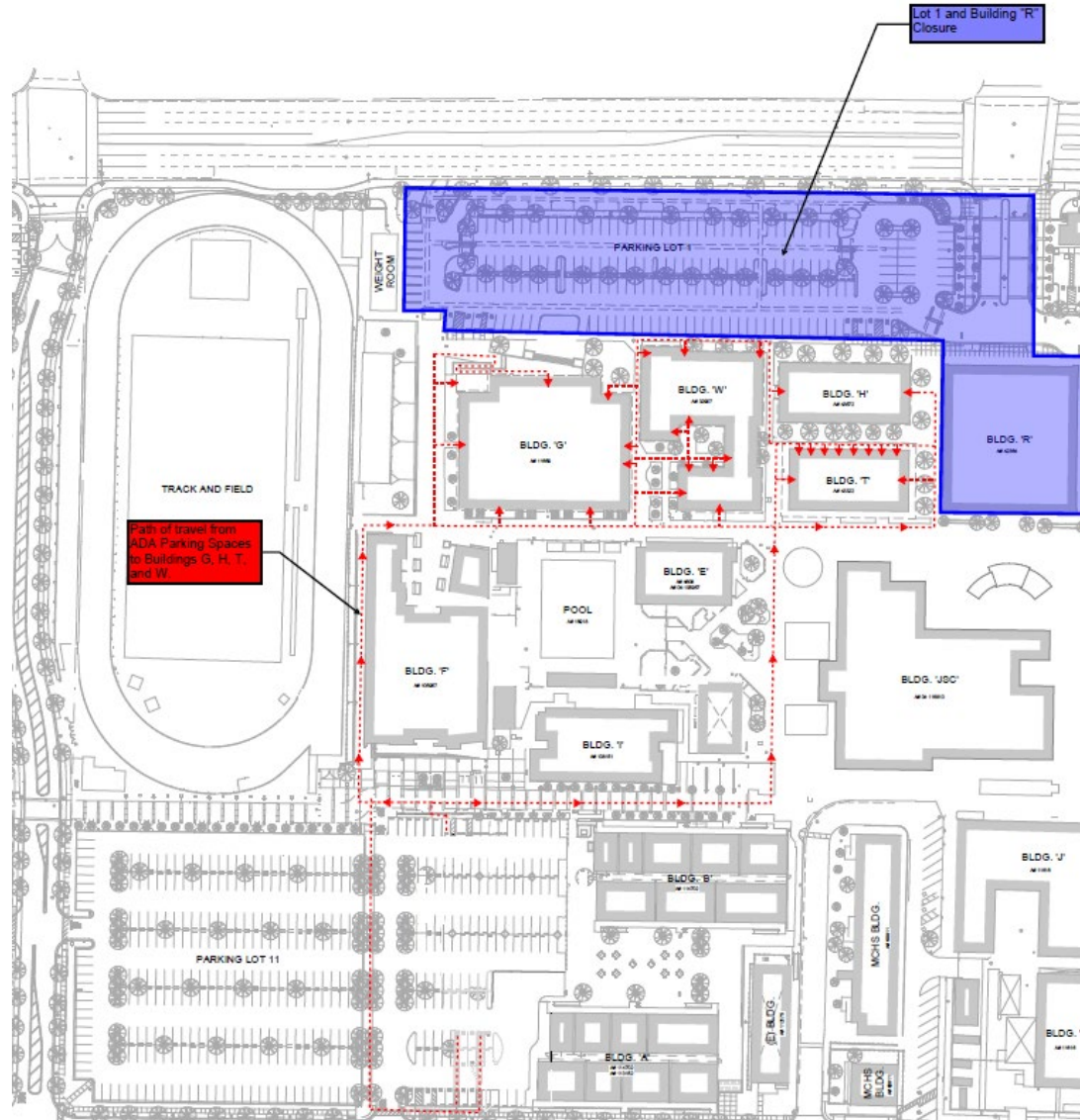
Pedestrian Paths of Travel



Current Capital Projects

Russell Hall Demolition Logistics Plan

ADA Parking Path of Travel



Current Capital Projects

Campus Entrance Improvements

Santa Ana College

Project Summary:

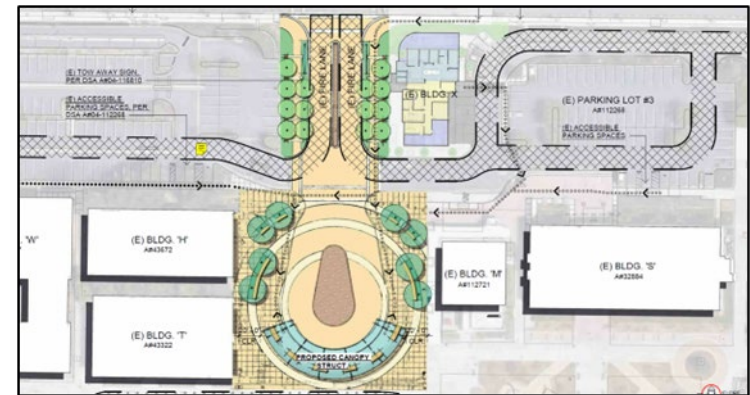
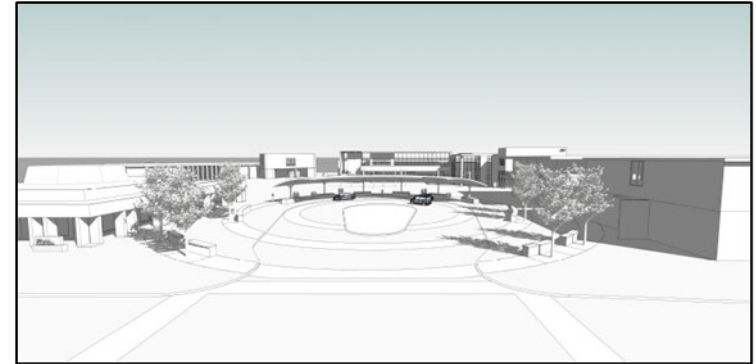
- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated October 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share 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:

- ▶ Award of bid for the contractor for Phase 1 was approved by the Board of Trustees on August 12, 2024.
- ▶ Construction is anticipated to start in October 2024 after Building R is demolished.

Budget:

- ▶ \$5.3 million for Phase 1 only (under review)



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Estimated Budget
Health Sciences Building Secondary Projects	<p>The secondary projects are ongoing. Status of each of the projects:</p> <ul style="list-style-type: none">-Stairwell flooring (completed)-Window shades and bathroom accessories revisions (completed)-Added card readers at two locations (completed)-Interior and exterior signage revisions (completed)-Building automation minor revisions (completed)-Storm drain system improvements (design phase started)-Installation of additional low voltage data cabling (bidding)	\$150,000

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	Award of bid for the contractor was approved by the Board of Trustees on May 13, 2024. Construction started and will continue into Fall 2024.	\$1,171,000

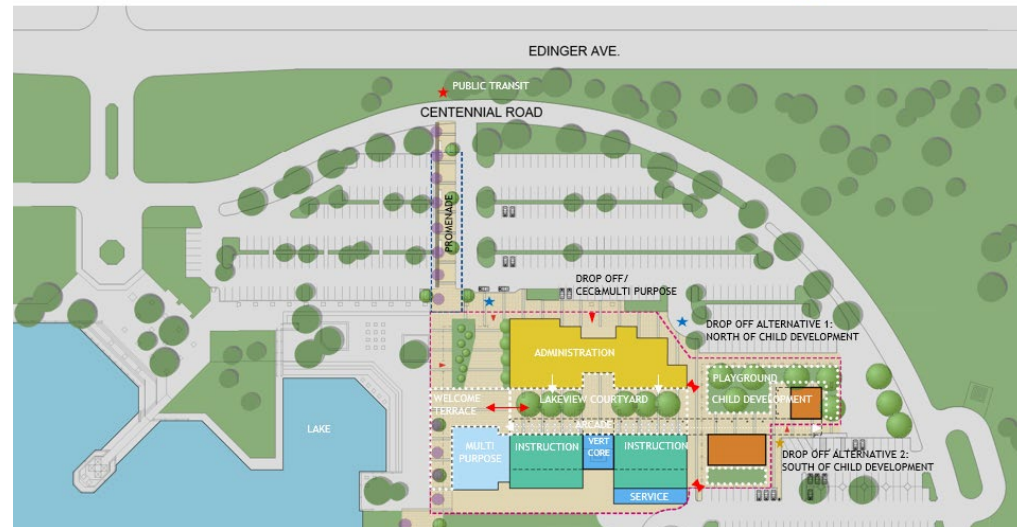
Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	Upon completion of the Site Planning Analysis Study in February 2024, the District hired MRY Architects to continue with Program Refinement and Schematic Design. Kickoff meetings are being held with Executive and User Groups. Several work sessions will take place to confirm space programming needs.	Planning Only \$908,365 (under review) \$1 million Improvement Contribution

PROJECT SCOPE

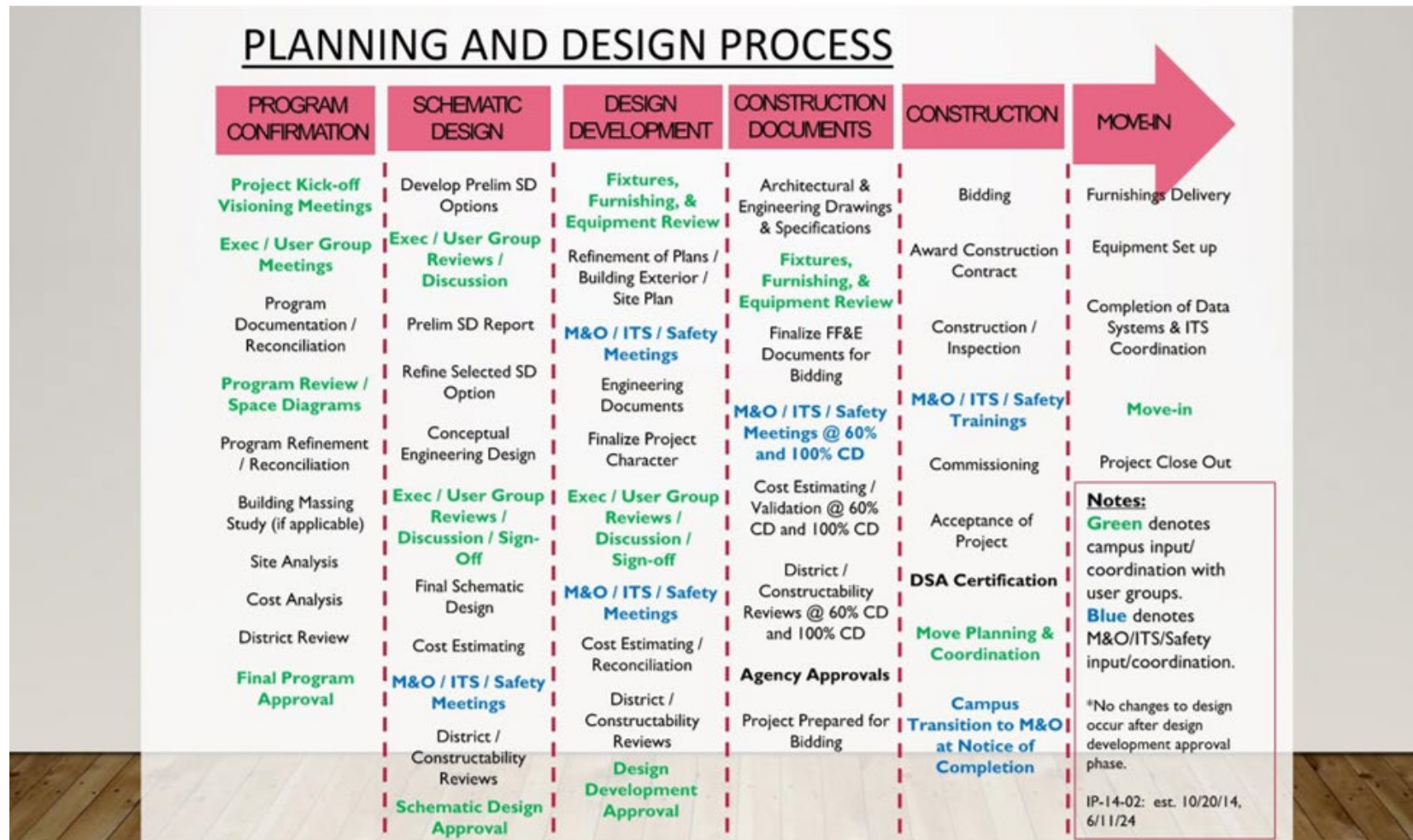
- New Building Area = 57,000 – 60,000 GSF
 - CEC Campus Modular Building Replacement – 52,500 SF
 - Academic/Instruction & Student Services ~ 27,000 SF
 - Administration ~ 16,500 SF
 - Child Development Center ~ 5,000 SF
 - New Multi-Use Space ~ 6,000 SF
- Exterior Space = 68,300 SF
 - Welcome Terrace
 - Lakeview Courtyard: Outdoor Learning & Student Life
 - Child Development Playground
 - Pedestrian Connection to Public Bus Stop

SITE PLAN: Preferred Concept



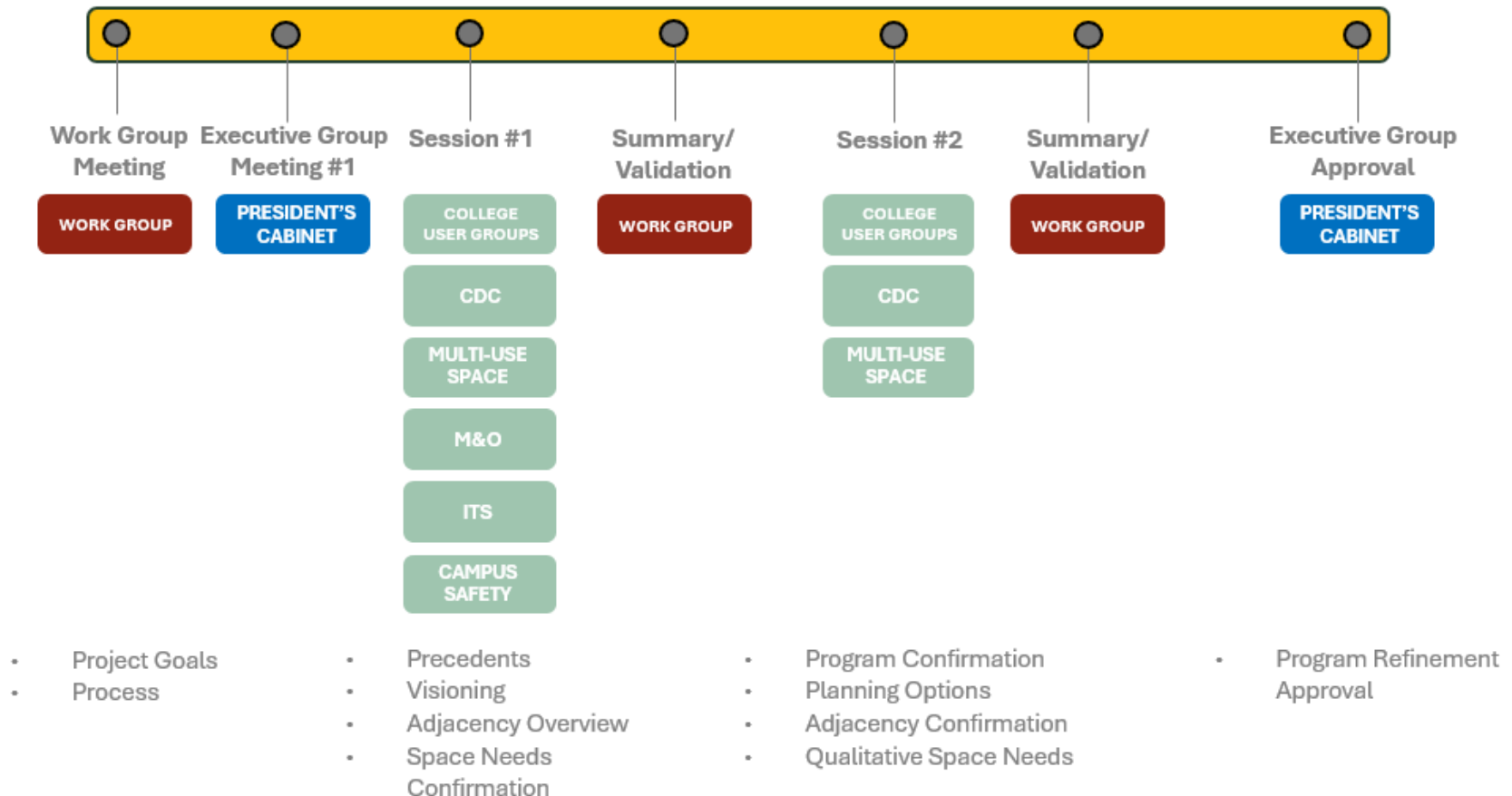
Current Capital Projects Planning Activities Centennial Education Center Redevelopment

PLANNING & DESIGN PROCESS



Current Capital Projects Planning Activities Centennial Education Center Redevelopment

PROCESS: Program Refinement



Current Capital Projects

Planning Activities

Santa Ana College

Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	The final Feasibility Planning Study for the site was completed and transmitted to Santa Ana College on August 28, 2023. The final study includes a total cost of ownership analysis/business plan for the educational plan scenarios and the FTES goals as well as cost reduction alternatives. Several program scenarios were developed with a Classroom, Kitchen Lab, Baking Lab, Pastry/Confectionary Lab, Multipurpose/Demo Lab, Dining Room, Café, Faculty Offices, and support spaces.	\$288,000 (Study Only)



Current Capital Projects

Planning Activities

Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	Design is underway. Preparing submittal to DSA.	\$300,000 (Design Only)
Building K Canopy	The project is at 95% construction document phase and DSA submittal anticipated by the end of September 2024.	\$1,115,000
SAC AV Upgrade Project	The agreement for architectural services was approved by the Board of Trustees on August 12, 2024. Design is underway.	\$750,000
CEC AV Upgrade Project	The agreement for architectural services was approved by the Board of Trustees on August 12, 2024. Design is underway.	\$1,070,000
Public Safety Feasibility Study	Feasibility study is underway. Several options are being developed along with a total cost of ownership to inform decision makers.	TBD

Current Capital Projects

Orange Education Center Site Remediation & Redevelopment

Santiago Canyon College

Project Summary:

- ▶ While undertaking a redevelopment design option to upgrade building to meet DSA building code standards, underground soil vapor contamination was discovered. Historical data revealed existing building resided on a site that was previously used for industrial business use.
- ▶ As a result of newer environmental regulations and to meet Orange County Health Department requirements for commercial clean-up standards, building was demolished March 2020 in order to clean up soil vapors on the property.
- ▶ The District and College are exploring options of potential development of the 'non-impacted' area of the site that occur within a target budget of available funds.

Current Status:

- ▶ The Air Quality Management District has approved a revised permit. The M&O contractor restarted the equipment in February 2024 and site remediation will continue.
- ▶ Exploring various development options.
- ▶ Working on a short-term lease of site during remediation.

Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs



Current Capital Projects

Campus Entrance Improvements Phase 1

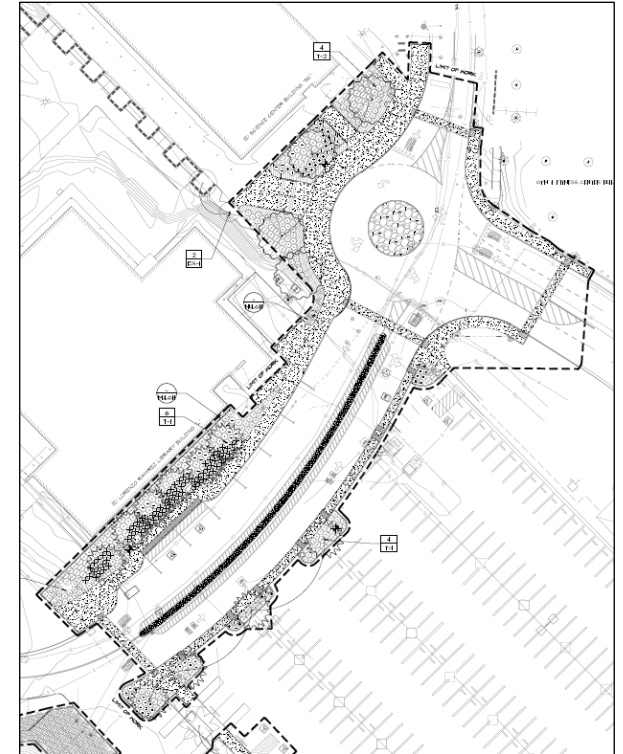
Santiago Canyon College

Project Summary:

- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction of a new roundabout and drop off east of the Library, between parking lot 6 and the East Chapman entry, which is in alignment with the Campus Facility Master Plan.

Current Status:

- ▶ The Notice of Completion was approved by the Board of Trustees on August 12, 2024.
- ▶ Secondary projects:
 - ▶ Parking Lot #6 seal coat and re-striping was completed on August 31, 2024.
 - ▶ Traffic deterrent will be installed at new bioswale curb, adjacent to drive aisle, to alert and deter vehicles from mounting curb - currently in design.



Budget:

- ▶ \$4.1 million (under review)

Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 2

Santiago Canyon College

Project Summary:

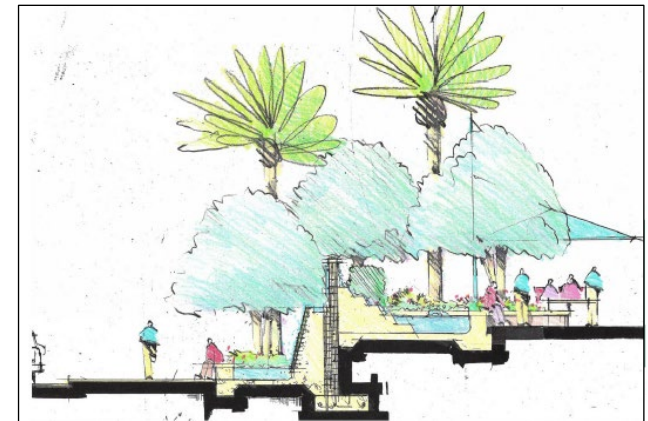
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel improvements from main Chapman entrance west sidewalk up through Strenger Plaza, fountain improvements, and hardscape/landscape work adjacent Buildings D, E and Library.

Current Status:

- ▶ Received DSA approval in April 2024
- ▶ Project phasing aligned to fit current budget and college priorities
- ▶ Coordinating logistics plan with the campus
- ▶ Contractor prequalification in process
- ▶ Target out to bid November 2024 for phases 2A & 2B (Front Entrance and Fountain Plaza)
- ▶ Target construction late Spring 2025 (under review)

Budget:

- ▶ \$12.7 million (under review)



Current Capital Projects

Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	Bid phase. Bids are due October 9, 2024.	\$1,181,530 (under review)

2022-2023 Scheduled Maintenance (SM23) Projects

State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State is \$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 is \$128,753. The allocation is \$87,553 for SAC and \$41,200 for SCC. All funding for 23/24 is to be utilized for SM 23 projects due to shortfall in budgets. Total SM23 allocation is \$7,780,287.

SAC	\$5,057,553
SCC	\$2,181,700
DO	<u>\$541,034</u>
	\$7,780,287



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

Project	Status	Estimated Budget
CEC Improvements	Bid Phase. Bids are due October 15, 2024.	\$1,200,000
CEC Roofing Repairs	Construction is anticipated to be completed by early November 2024.	\$600,000 (Under Review)
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Award of bid for the contractor is anticipated for approval by the Board of Trustees on October 14, 2024.	\$2,087,553
Bldg E Pool Equipment Replacement	Initial assessment has been completed. Design team is preparing construction documents.	\$700,000
Bldg E Pool Resurface	Initial assessment has been completed. Design team is preparing construction documents.	\$470,000

2022-2023 Scheduled Maintenance (SM23) Santiago Canyon College Projects

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Design phase.	\$400,000
Fire Systems & Code Repairs	Construction started in September 2024.	\$1,041,700
Bldg D HVAC	Notice of completion is anticipated for approval by the Board of Trustees on October 28, 2024.	\$150,000
Bldg G Mechanical Insulation Repairs	Bids were due September 25, 2024 and are under review.	\$120,000

2022-2023 Scheduled Maintenance (SM23) Santiago Canyon College Projects

Project	Status	Estimated Budget
SC Air & Vacuum Systems	Developing construction documents.	\$150,000
Bldg D Entrance Auto Door Replacement	Developing construction documents.	\$60,000
Bldgs D, E, H & SC Lockset Repairs	ADA door operators were installed in the summer on multiple swing-type automatic doors at the Science Center. This project is complete and closed out.	\$110,000
Bldgs A & B Siding Repairs	Developing construction documents.	\$150,000

2022-2023 Scheduled Maintenance (SM23) District Operations Center Projects

Project	Status	Estimated Budget
Fire Systems & Code Repairs	Close-out phase.	\$116,000
Plumbing Repairs	Design Phase.	\$125,034
HVAC VAV Valve Replacement	Design Phase.	\$300,000

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

Project	Status	Estimated Budget
Building G HVAC Replacement	Design is 100% complete and will be submitted to DSA.	\$1,992,831 (under review)
Buildings L, T, W & X HVAC & Roof Replacements	Bid phase. Bids were due September 24, 2024 and are under review.	\$2,700,323
Barrier Removal Campus-wide	Contract was awarded and construction started in September 2024 for ADA signage replacement at multiple buildings.	\$200,000
Bldg I and B10/B11 Roof	Bid phase.	\$200,000 (under review)

2021-2022 Scheduled Maintenance (SM22) Santiago Canyon College Projects

Project	Status	Estimated Budget
CDC Repairs	Project is in close-out.	\$100,000

2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740

2021-2022 Completed SM22 Projects Santiago Canyon College

Project	Status	Expended Amount
A&B Plaza Entry	Completed.	\$109,020
Buildings A, B, D, G, H, SC Enclosure Repairs	Completed.	\$2,727,175
Building G Pool Repair	Completed.	\$420,740
Buildings A & B Air Handler	Completed.	\$150,625

Facility Modification Requests

Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	Construction on this project is complete. Project is in the closeout phase.	\$685,000
Building S Security Doors	Design Development Completed. 60% Construction Document under review.	\$139,240
SAC Dunlap Amphitheater Shade	RFP responses for architectural services are under review.	\$1,524,500
SAC Central Mall Shade	RFP responses for architectural services are under review.	\$342,500

Facility Modification Requests

Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	First set of furniture (workbench and racks) was installed. The remaining set of furniture is expected to be delivered and installed in October 2024.	\$99,000
CDC Interior Improvements	Phase 2 (Kitchen Repairs): The project was advertised for bids.	\$105,000

Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 380 out of 417 exterior (91%) deficiencies have been corrected and 206 completed out of 241 items for interior (85%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 89% complete.
- ▶ Multiple projects are currently in various phases of planning and design.

Current Test Pilots Access Control & Key Projects District-Wide

Project	Status	Estimated Budget
SAC Building D	Received DSA approval in June 2023. Construction is currently unfunded.	\$1,626,855 (under review)
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DO	Completing punch corrections and project close-out. Planning for the districtwide rekey project is underway.	\$391,160 (under review)

- ▶ Revisions to the AR 3501 are under review. Work Group meeting to be scheduled.

District-Wide Planning Sustainable Master Plan Update

- ▶ Staff is reviewing the 2015 Sustainability Master Plan goals and objectives to prepare for an update to the plan.
- ▶ Due to evolving State goals and priorities the District is reviewing the feasibility and impact of alignment with the State's plan.
- ▶ This information will assist the Sustainable RSCCD Committee and work group in shaping the Plan's update.
- ▶ The workgroup kicked off its plan update efforts and have met on:
 - ▶ May 2, 2023
 - ▶ June 2, 2023
 - ▶ September 1, 2023
 - ▶ October 6, 2023
 - ▶ December 1, 2023
 - ▶ March 1, 2024
 - ▶ March 22, 2024
 - ▶ May 3, 2024
 - ▶ August 13, 2024