



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

February 5, 2025

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:

- ▶ Notice of Completion was approved by the Board of Trustees on November 13, 2024.
- ▶ Coordinating with the State Chancellor's Office for reimbursable expenses.

Budget:

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



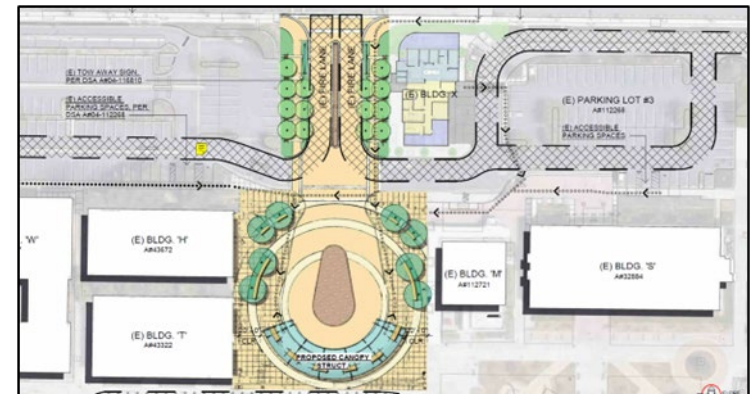
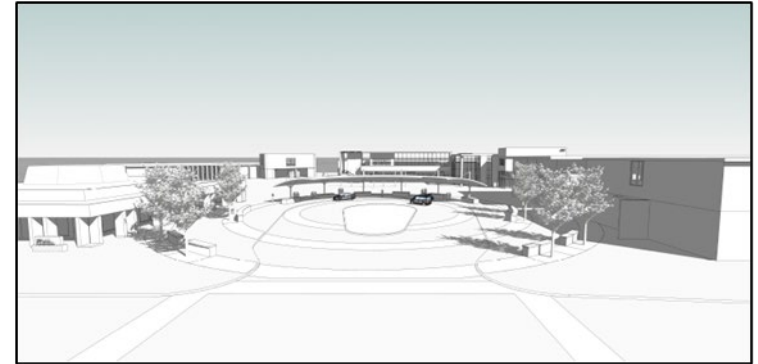
Current Capital Projects

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:

- ▶ Storm drain installation, slurry backfill, exporting soil, importing materials, over excavation and grading.

Budget:

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



Current Capital Projects

Campus Entrance Improvements

Santa Ana College



Current Capital Projects

Russell Hall Demolition Logistics Plan

Alternate Campus Entrances & Vehicular Routes



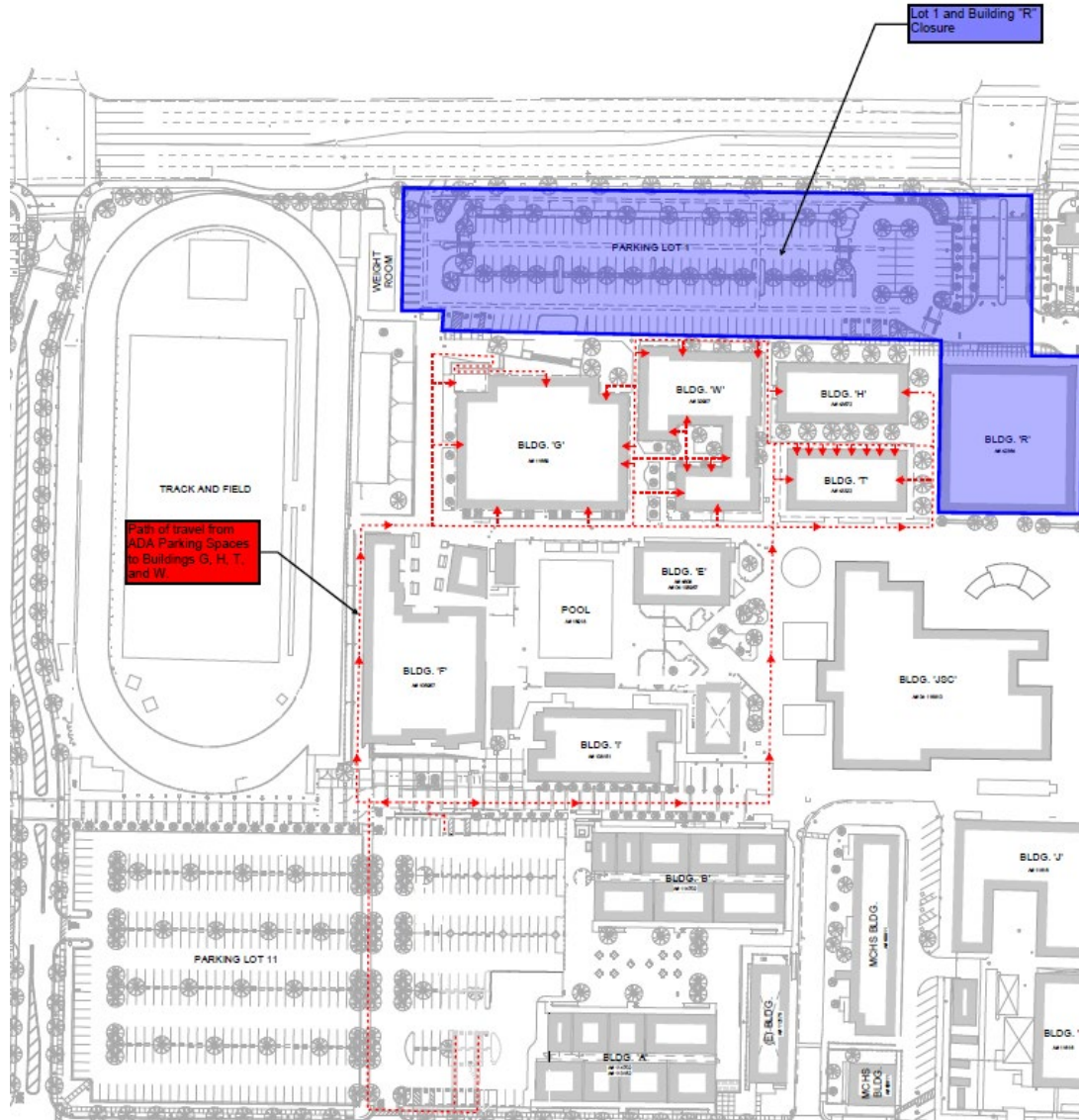
Current Capital Projects

Russell Hall Demolition Logistics Plan

Pedestrian Paths of Travel



Current Capital Projects
Russell Hall Demolition Log
ADA Parking Path of Travel



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">-Storm drain system improvements (Award of bid for the contractor is anticipated for approval by the Board of Trustees on February 24, 2025.)-Installation of additional low voltage data cabling (construction phase)	\$150,000

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	The first phase of construction is completed and included the Fashion Design Program, the Thrive Center, and associated offices. All planned relocations have been finalized as part of this phase. The next phase of the project is on track for completion in Spring 2025. The El Don Media program is scheduled to relocate at the end of the Spring Semester.	\$1,171,000



VL 104 Fashion Design



VL 110 Thrive Center

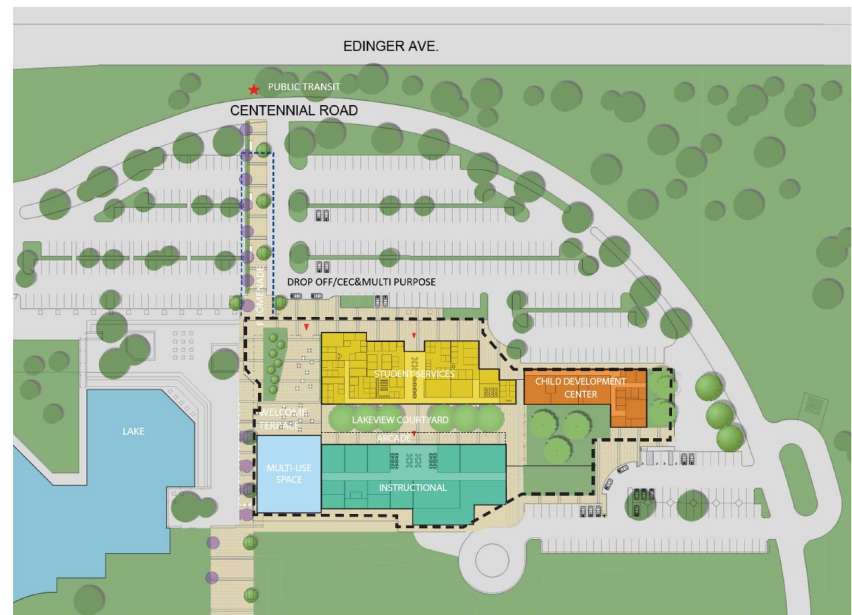
Current Capital Projects Planning Activities Santa Ana College

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 meetings have occurred with work and user groups. A meeting occurred with President's Cabinet to confirm program. Financial study is underway.	Planning Only \$908,365 (under review) \$1 million Improvement Contribution

The new CEC Replacement includes the following Refined Program totaling 77,135 gsf:

- Administrative / Student Services: 17,900 gsf
- Instructional Spaces / Classrooms: 43,450 gsf
- Multi-Use Space: 6,600 gsf
- Commercial Basic Skills Instructional Kitchen: 1,200 gsf
- Child Development Center: 7,985 gsf
- Exterior Spaces: Welcome Terrace, Lakeview Courtyard, CDC Outdoor Space

CONCEPTUAL SITE PLAN



Current Capital Projects

Planning Activities

Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	Project currently in DSA backcheck for approval.	\$690,000 (Design Only)
Building K Canopy	The project was submitted to DSA. California Geological Survey review requested and underway. Additional structural and fire sprinkler services added to A&E Services per backcheck comment from DSA. Combustibility testing and Dust Hazard Analysis report are also requested from DSA and underway.	\$657,500
SAC AV Upgrade Project	Design Development review completed. 30% Construction document review completed.	\$750,000
CEC AV Upgrade Project	Design Development review completed. Construction document phase is underway.	\$1,070,000

Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
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
Weight Room Windows/Field Railings	Request for proposal for architectural services has been released.	TBD
VL205 PRIDE Center	Design underway with user group input.	TBD
VL107 Reconfiguration	Design underway with user group input.	TBD

Current Capital Projects Planning Activities Santiago Canyon College

Project	Status	Estimated Budget
Water Utility Sciences	The College selected an option to relocate the back flow lab. District is preparing RFP to solicit design services for the next phase.	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:

- ▶ On-going site remediation is underway.
- ▶ Development of work plan to submit to Orange County Health Care Agency.
- ▶ Exploring various development options.

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:

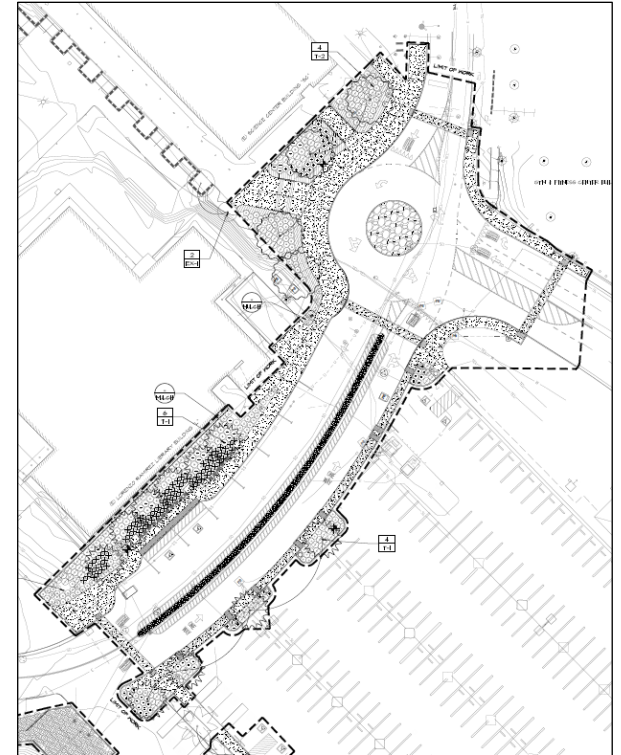
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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:
 - ▶ Traffic deterrent at new bioswale curb was completed on January 23, 2025.
 - ▶ Parking Lot 6 camera cabling is underway.

Budget:

- ▶ \$4.1 million (under review)



Current Capital Projects

Campus Entrance Improvements Phase 2

Santiago Canyon College

Project Summary:

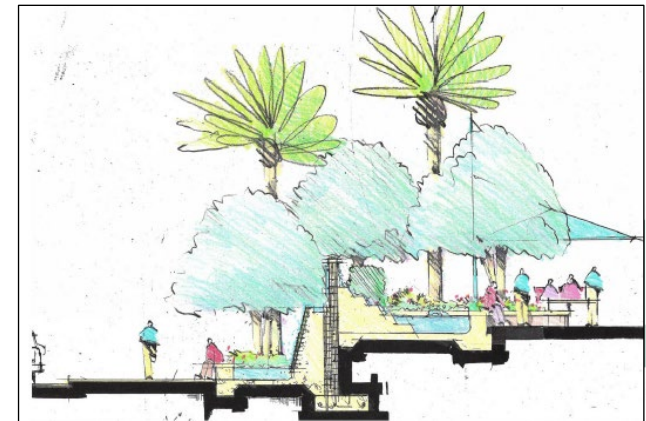
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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:

- ▶ Project phasing aligned to fit current budget and college priorities
- ▶ Coordinating logistics plan with the campus
- ▶ Contractor prequalification completed in Fall 2024
- ▶ Received DSA approval for Phase 2 revisions in January 2025
- ▶ Target out to bid February 2025 for phase 2 Front Entrance and Fountain Plaza (under review)
- ▶ Target construction June 2025 after commencement (under review)

Budget:

- ▶ \$7.5 million (under review)



Current Capital Projects Santiago Canyon College

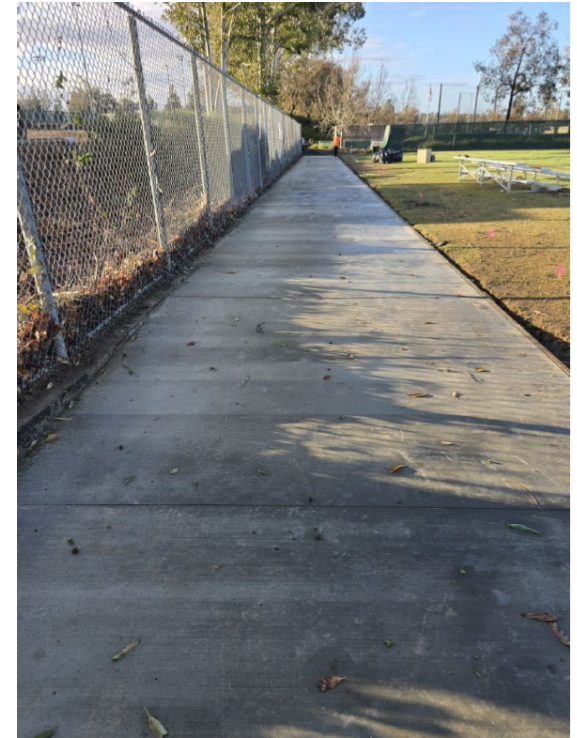
Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	Construction phase. The practice soccer field walkway will open by Spring semester 2025 and the main soccer field will open two weeks later.	\$1,181,530 (under review)



Grading Complete at Main Field



Rebar Placed at Practice Field



Concrete Poured at Practice Field

Current Capital Projects

District Operations Center

Project	Status	Estimated Budget
Exterior Window Replacement	Planning phase.	\$1,100,00

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	Award of bid for the contractor was approved by the Board of Trustees on December 16, 2024. Construction phase.	\$1,200,000
CEC Roofing Repairs	The Notice of Completion was approved by the Board of Trustees on January 13, 2025.	\$1,010,000
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Construction phase.	\$1,177,553
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	95% construction complete.	\$1,041,700
Bldg G Mechanical Insulation Repairs	Project is in closeout.	\$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 A & B Siding Repairs	Project is substantially complete. Closeout phase.	\$150,000

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

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

2022-2032 Completed SM23 Projects Santiago Canyon College

Project	Status	Expended Amount
Bldgs D, E, H & SC Lockset Repairs	Completed.	\$41,363
Bldg D HVAC	Completed.	\$150,000

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

Project	Status	Estimated Budget
Building G HVAC Replacement	Project currently in DSA backcheck for approval.	\$1,992,831 (under review)

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

Project	Status	Estimated Budget
Buildings L, T, W & X HVAC & Roof Replacements	Construction phase.	\$2,700,323

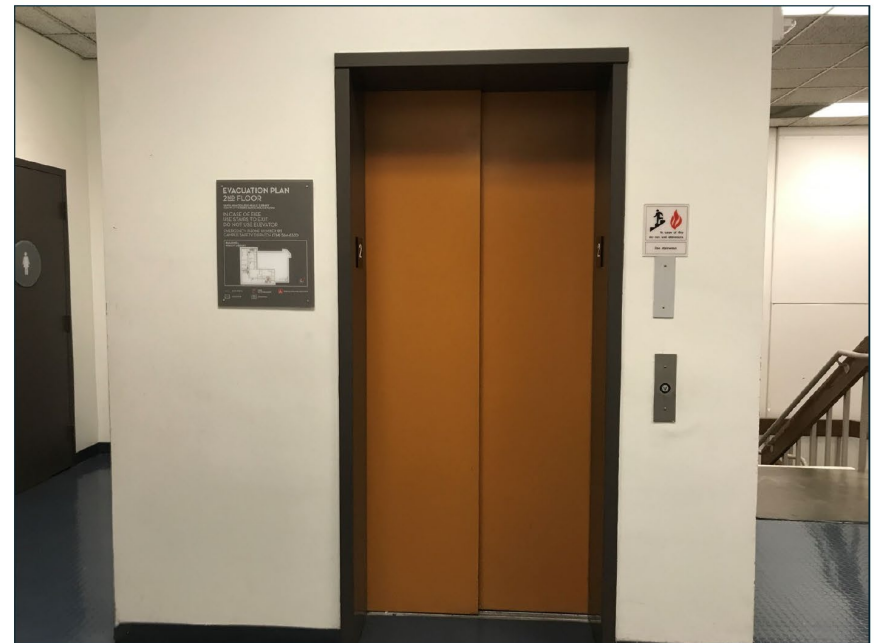


2021-2022 Scheduled Maintenance (SM22) Santa Ana College Projects

Project	Status	Estimated Budget
Barrier Removal Campus-wide	Signage project is in close-out. Evaluating secondary projects.	\$200,000

BEFORE

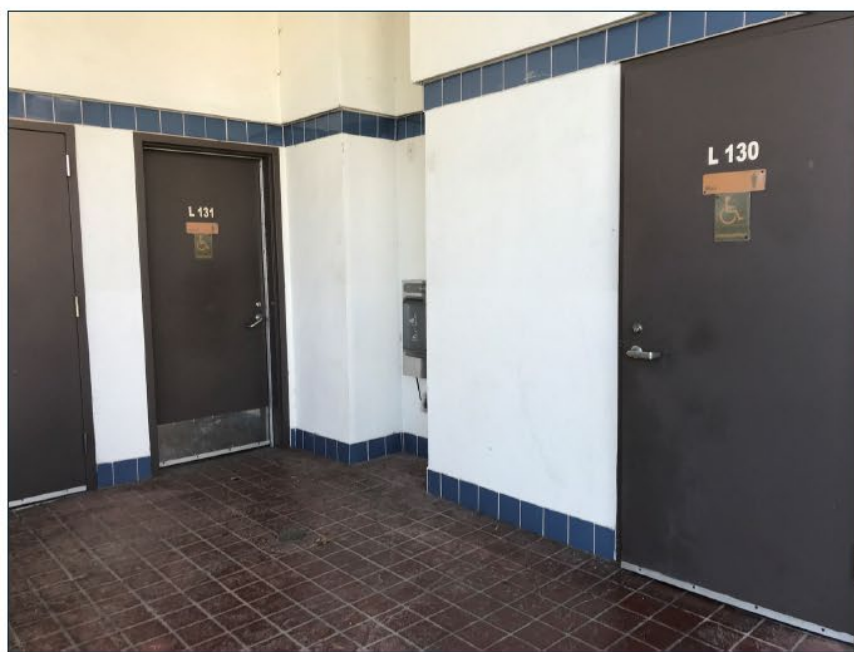
AFTER



SM22 Barrier Removal Campus-wide Santa Ana College Projects

BEFORE

AFTER



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

Project	Status	Estimated Budget
Bldg I and B10/B11 Roof	Notice of Completion anticipated for approval by the Board of Trustees on February 24, 2025.	\$248,817

Before



After



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.	\$454,748
Buildings A & B Air Handler	Completed.	\$156,401
CDC Repairs	Completed.	\$100,000

Facility Modification Requests

Santa Ana College Projects

Project	Status	Estimated Budget
Building S Security Doors	Intercom requirement under review with ITS. 100% Construction Document completed and pending DSA submittal in February 2025.	\$139,240
SAC Dunlap Amphitheater Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership & user groups.	\$1,524,500
SAC Central Mall Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership & user groups.	\$342,500
Building L Elevator Modernization	Preliminary study was completed in December 2024 and a full modernization is recommended.	\$588,200

Facility Modification Requests Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	Completed. This FMR will be removed from future updates.	\$99,000
Jamboree Marquee	Contract for architectural services is anticipated for approval by the Board of Trustees on February 24, 2025.	\$210,100
SC220-1A Autoclaves	Award of bid for contractor was ratified by the Board of Trustees on January 13, 2025.	\$160,000

Facility Modification Requests

Santiago Canyon College Projects

Project	Status	Estimated Budget
CDC Interior Improvements	Completed. This FMR will be removed from future updates.	\$105,000

BEFORE



AFTER



ADA Transition Plan

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

Completed Activities as of January 27, 2025:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,424	1,513	48%
SAC	6,166	2,557	3,609	41%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,224	6,626	39%

Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 382 out of 417 exterior (92%) 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 & DW (SAC, OCSRTA, DMC & SCC) Medeco Rekey	The scope of work is currently under revision for re-release to include only Santa Ana College.	\$391,160 (under review)

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

District-Wide Unfunded Projects

As of June 3, 2024:

- ▶ Five-Year Scheduled Maintenance Plan (w/ADA) \$298.4 million
- ▶ Technology, Safety/Security, Access Control Infrastructure \$124.4 million
- ▶ Fire, Life, Safety \$13.74 million
- ▶ Sustainability and Stormwater Improvements \$47.9 million

- ▶ **Total Amount of Unfunded Projects \$484.6 million**

Note: This excludes the Colleges' Facility Master Plan major capital projects

District-Wide Planning

State Chancellor's Office Deadlines

- ▶ 2026-30 Five-Year Capital Outlay Plan was due July 1, 2024 - submitted
- ▶ 2024-25 Five-Year Scheduled Maintenance Plan was due October 28, 2024 - submitted
- ▶ 2024-25 Space Inventory Report was due October 4, 2024 - submitted
- ▶ 2023-24 Energy Usage Data is due December 2, 2024 - submitted
- ▶ 2024-25 Instructional Support Equipment Five-Year Plan was due December 2, 2024 - [submitted](#)

District-Wide Planning Sustainable Master Plan Update

- ▶ The Sustainable RSCCD Committee 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.
- ▶ Public comment period ended on January 13, 2025.
- ▶ Committee to address final comments and provide proposed plan.
- ▶ Next Sustainable RSCCD Committee meeting is on March 19, 2025
- ▶ Link to view draft RSCCD 2025 Sustainability Plan: [Sustainable RSCCD Committee \(SRC\)](#)