



Santa Ana College Facilities & Safety Committee Meeting September 16, 2025

Facility Planning, Construction & District Support Services

Table of Contents

- ▶ 24-25 Fiscal Year in Review Snapshot
- ▶ Capital Projects
- ▶ Scheduled Maintenance Projects
- ▶ Facility Modification Requests
- ▶ ADA Transition Plan
- ▶ Districtwide Access Control and Key Test Pilot Projects
- ▶ Districtwide Unfunded Projects
- ▶ State Chancellor's Office Deadlines
- ▶ Real Estate and Capital Planning
- ▶ Energy and Sustainability

Fiscal Year in Review (24-25) as of June 30, 2025

Activity/Category	Active/In Progress	Completed/ Closed	Total
Capital Projects	60	12	72
Scheduled Maintenance	20	8	28
College Facility Modification Requests (FMRs)	45	38	83
Total	125	58	183
Fire Life Safety Projects	18	-	-
Real Estate & Planning	22	-	-
Energy & Sustainability	7	-	-
Public Records Act Requests	99	40	139
Bids	5	79	84
Contracts & Amendments	5	123	128
RFQs/RFPs	3	27	30
Invoices Processed	75	878	953



Capital Projects

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:

- ▶ Notice of Completion approved by the Board of Trustees on December 11, 2023.
- ▶ The College held a Grand Opening event on January 10, 2024.
- ▶ [In close-out.](#)

Budget:

- ▶ \$58.8 million (budget under review) includes demo budget. [Working on final close-out report.](#)
- ▶ \$20,729,000 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.
- ▶ The State Chancellor's Office approved additional allocation of funds.
- ▶ [In close-out.](#)

Budget:

- ▶ \$2.5 million. [Working on final close-out report.](#)
- ▶ \$1,697,000 state funded (2023 estimated contribution)



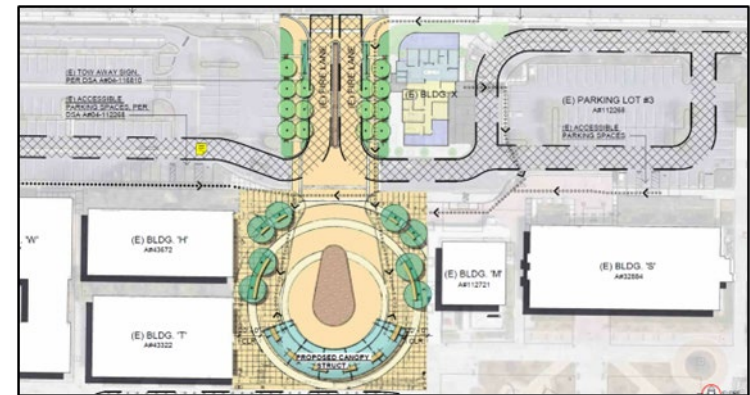
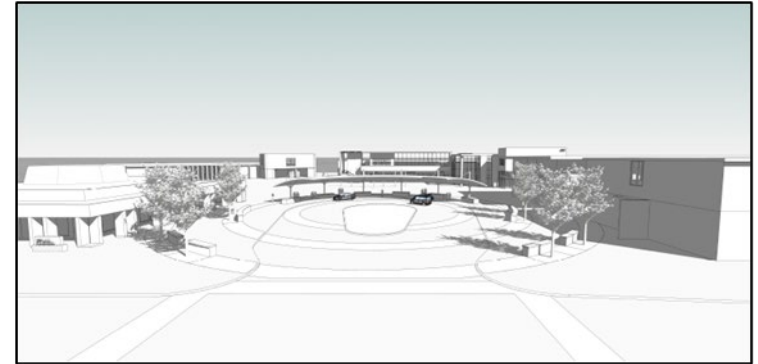
Current Capital Projects

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:

- ▶ Concrete finish work, landscape, lighting, and furnishing installations in progress.

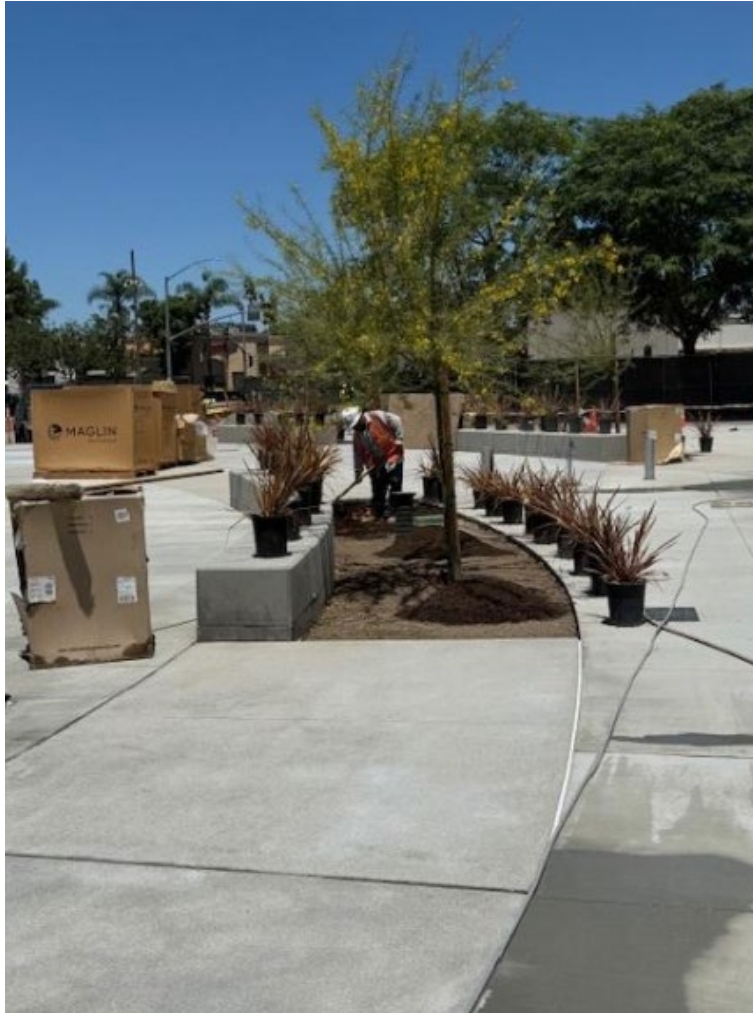
Budget:

- ▶ \$5.5 million

Current Capital Projects

Campus Entrance Improvements

Santa Ana College



Current Capital Projects

Campus Entrance Improvements

Santa Ana College



Current Capital Projects

Campus Entrance Improvements

Santa Ana College



Current Capital Projects

Construction Logistics Plan

Alternate Campus Entrances & Vehicular Routes



Current Capital Projects

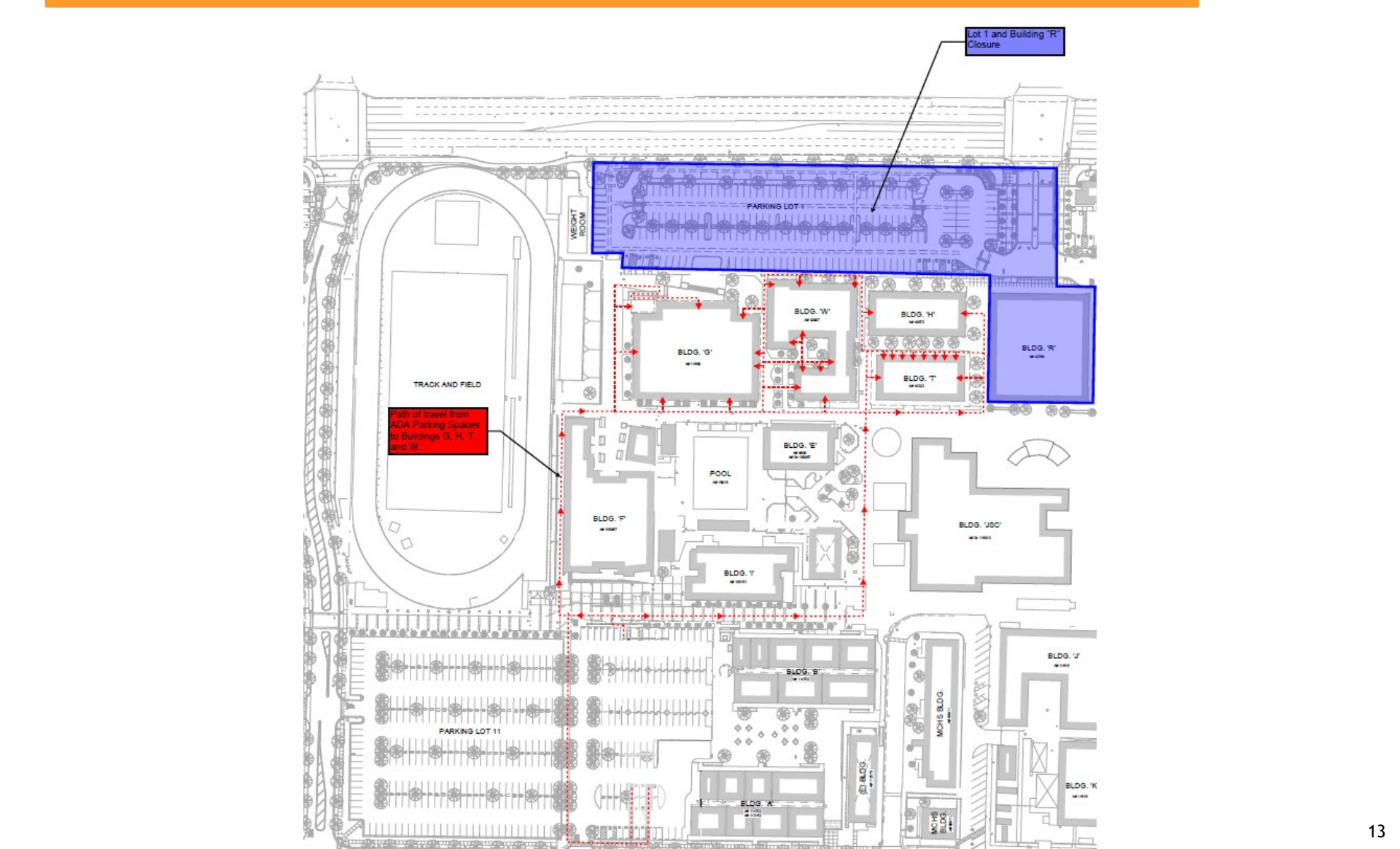
Construction Logistics Plan

Pedestrian Paths of Travel





Current Capital Projects
Construction Logistics Plan
ADA Parking Path of Travel



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Expended Amount
Health Sciences Building Secondary Projects	Completed close-out. This project will be removed from future updates.	\$214,678

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	All program relocations have been finalized including: the El Don Media program, the Thrive Center and the Fashion and Merchandising program. The notice of completion is anticipated for approval by the Board of Trustees on September 15, 2025.	\$1,633,466



Current Capital Projects

Santa Ana College

Project	Status	Estimated Budget
DW ITS Center Reconfiguration	Design development phase completed. To be presented at upcoming Facilities and Safety Committee Meeting.	\$3,999,000
Stormwater Management Site Improvements	Close-out phase.	\$315,873

Current Capital Projects

Centennial Education Center Redevelopment

Santa Ana College

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 is comprised of 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 considers a new 77,135 gsf campus facility

Current Status:

- ▶ Several meetings have occurred with President's Cabinet, work and user groups.
- ▶ Development scenarios being studied.
- ▶ [New architect agreement given change in scope was approved by the Board of trustees on August 11, 2025.](#)

Budget:

- ▶ Planning Only \$908,365 (under review)
- ▶ \$1 Million Improvement Contribution



Current Capital Projects

Existing Centennial Education Center Site

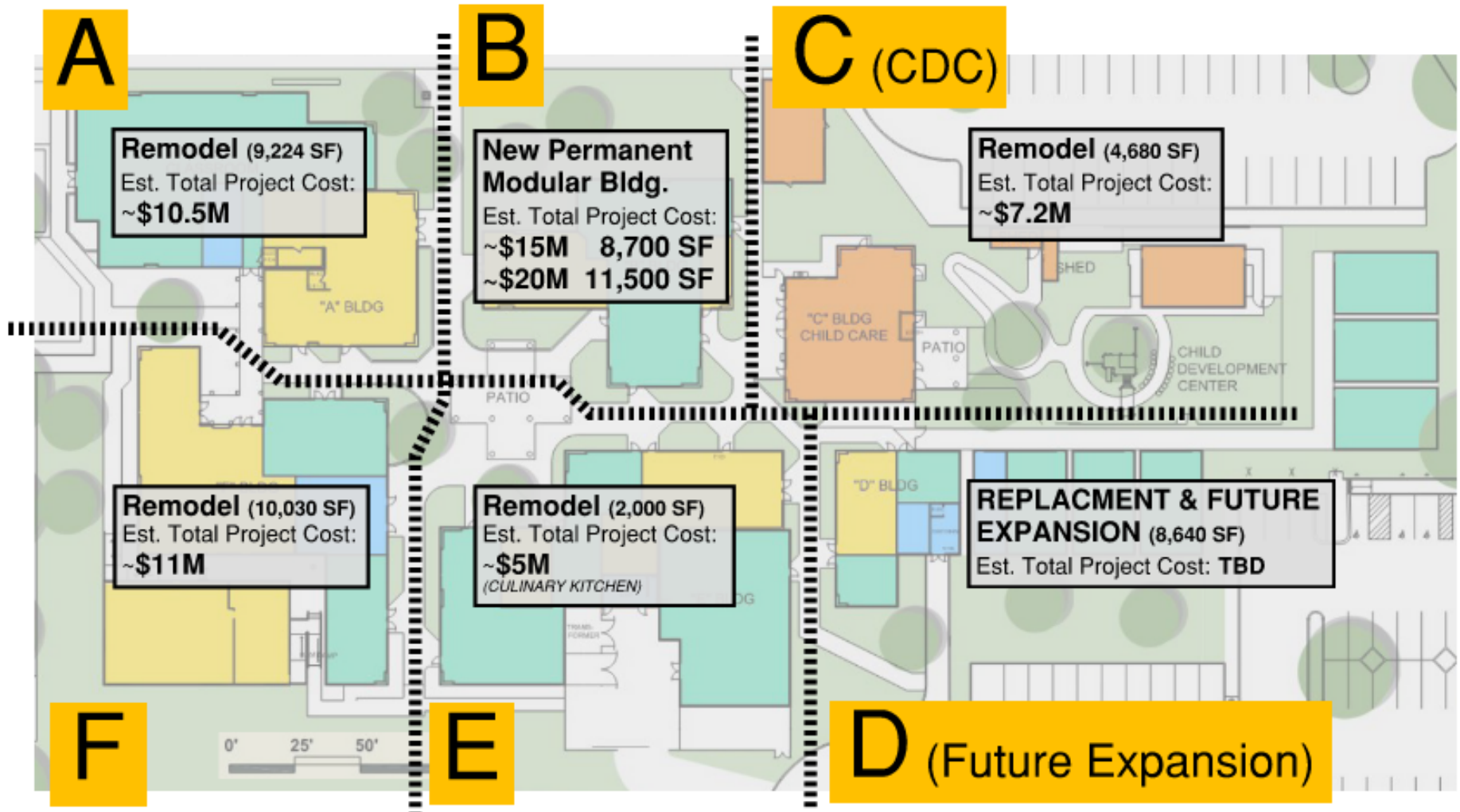
Santa Ana College



Current Capital Projects

Centennial Education Center - Renovation Plan

Santa Ana College



Current Capital Projects

Centennial Education Center - Project Development Status

Santa Ana College

- ▶ College has identified the scopes of work:
 - ▶ Building B replacement
 - ▶ Culinary Kitchen in Building E, partial modernization
 - ▶ Capital Contribution (\$1 million) adjacent lease boundary site improvements
- ▶ Meetings with City of Santa Ana to discuss new proposed scope of work for project and lease amendment.
- ▶ MRY Architects contract BOT approval 8/11/25 on revised scope of work for 3 phases plus assessment of future phases

Current Capital Projects

Centennial Education Center - Project Planning Budgets

Santa Ana College

A. Phase 1 Replace Building B	B. Culinary Kitchen Building E Modernization	C. Capital Contribution Improvements	D. Future Phases
\$15-\$20 million (8,700 SF - 11,500 SF) (30+ months)	\$5 million (subject to change depending on DSA review) (20+ months)	\$1 million (subject to change depending on scope of work to be decided upon with City) (28+ months)	TBD depending on funding remaining.

Budgets may change depending upon site work and DSA requirements which are unknown at this time. CEC budget allocated is currently approximately \$4.6M which covers architect design fees for A, B and C.

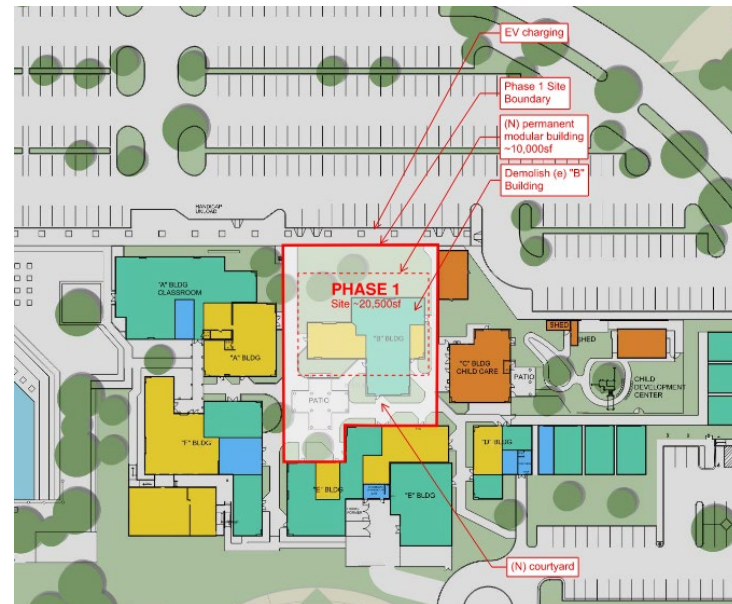
Current Capital Projects

Centennial Education Center - Phase 1

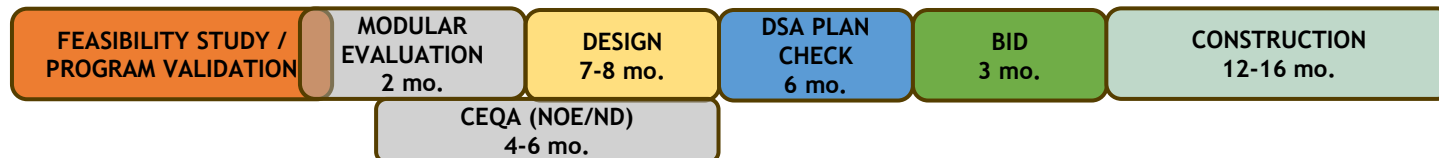
Santa Ana College

Administrative / Student Services Building

- ▶ New permanent modular building ~ 8,700 - 11,500 SF
 - ▶ Private offices
 - ▶ Open offices
 - ▶ Meeting spaces
- ▶ New courtyard / exterior site improvements
- ▶ Total site improvements ~ 20,500 SF
- ▶ Demolish existing Building B



CEC PHASE 1: 30+ months



Current Capital Projects

Centennial Education Center - Culinary Kitchen

Santa Ana College

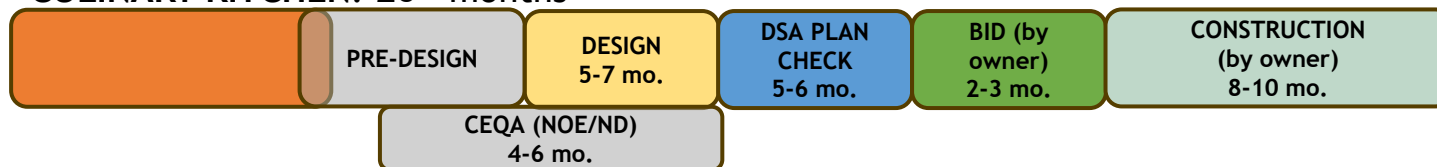
Remodel Portion of Bldg. E ~ 1,500 SF

- ▶ ~1,351 sf laboratory/classroom
- ▶ ~145 sf warewashing area
- ▶ Exterior site/utility improvements
- ▶ Function as classroom/laboratory
 - ▶ Fundamental skills of food preparation; kitchen organization; basic cooking and baking techniques; professional standards used in modern commercial kitchens



Kitchen Preliminary Study

CULINARY KITCHEN: 20+ months



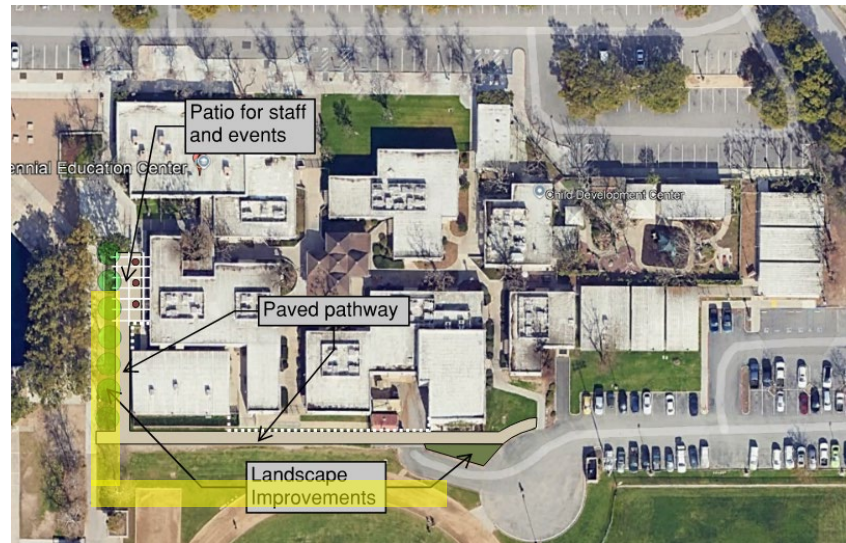
Current Capital Projects

Centennial Education Center - Capital Contribution Improvements

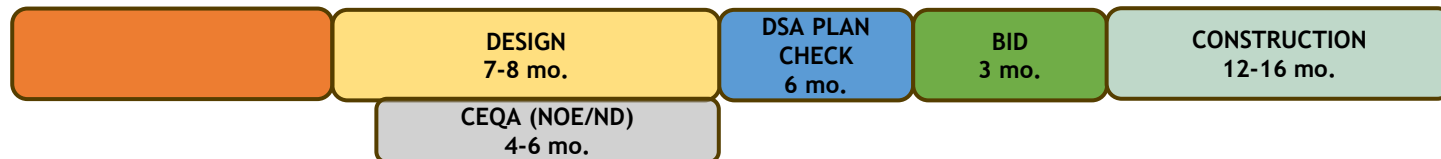
Santa Ana College

District one-time Capital Contribution to Centennial Park (\$1M)

- ▶ Per ground lease of May 8, 2020, with City of Santa Ana, improvements shall be agreed upon by both parties
- ▶ Potential improvements shall be adjacent lease boundary and may include:
 - ▶ Concrete pathway
 - ▶ Exterior lighting
 - ▶ Landscape improvements
 - ▶ Outdoor area for events/gatherings



CEC IMPROVEMENTS (\$1M): 28+ months





Scheduled Maintenance Projects

2022-2024 (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	<u>\$541,034</u>
	\$7,780,287

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	<u>\$500,000</u>
	\$11,386,817

2022-2024 (SM23) Scheduled Maintenance Santa Ana College Projects

Project	Status	Estimated Budget
CEC Improvements	Phase 1 (Interior Improvements) has been completed. Phase 2 (Exterior Improvements & HVAC) is in the bid phase.	\$1,200,000
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Construction phase. Construction continues at OCSRTA.	\$1,177,553
Bldg E Pool Equipment Replacement	Pre-construction phase. Construction is anticipated to start early September 2025.	\$700,000
Bldg E Pool Resurface	Pre-construction phase. Construction is anticipated to start early September 2025.	\$470,000
Bldg A Data Center HVAC Upgrade	Design phase.	\$500,000

2022-2024 (SM23) Completed Projects Santa Ana College

Project	Status	Expended Amount
CEC Roofing Repairs	Completed.	\$962,013
Fire Systems & Code Repairs	Completed.	\$8,745

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

Project	Status	Estimated Budget
Building G HVAC Replacement	Bid phase.	\$1,992,831
Barrier Removal Campus-wide	Signage project is completed. Phase 2 will be an ADA path of travel improvement project in front of the CDC and is currently in the design phase.	\$200,000
DW Rekey SAC Phase 1	Door assessment at Santa Ana College is complete. Developing building key schedules.	\$756,000 (partially funded by DO SM22)

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

Project	Status	Estimated Budget
Buildings L, T, W & X HVAC & Roof Replacements	Close-out Phase.	\$2,700,323



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



Facility Modification Requests

Facility Modification Requests

Santa Ana College Projects

FMR #	Status	Estimated Budget
24-66 CEC E111 TV	College decided to not proceed with procurement and installation of new TV. Will be removed from future updates.	N/A
24-68 Building S Security Doors	Received DSA approval. Bid phase.	\$336,920
24-78 OCSRTA AV Upgrades	In construction. Pending close-out.	\$398,000
24-113 Campus Safety Furniture	Construction commenced in August. Reception furniture and lockers to be installed in September.	\$59,900
24-118 VL205 PRIDE Center	In DSA review.	\$239,500
24-119 VL107 Reconfiguration	In DSA review.	\$171,500
24-149 Fine & Performing Arts Dust Collector	RFP for A/E services is being developed.	\$198,280
24-150 Fine & Performing Arts Projector & Screen Relocation	Structural review completed. SOLQ is being developed.	\$33,820
24-152 Fine & Performing Arts Lockers	RFP for A/E services is being developed.	\$147,128
25-42 S213 Reconfiguration	Schematic design approved by Executive Group. Design Development sign-off pending.	\$165,000
25-51 OCSRTA Storage Containers	College to proceed with procurement. Facilities to inspect installation.	N/A
25-60 Library Book Drop Box	College to proceed with installation. Facilities to inspect installation.	N/A
25-67 Building T Elevator	RFP for A/E services is being developed.	\$767,500

Facility Modification Requests Santa Ana College Projects

FMR #	Status	Estimated Budget
25-68 OCSRTA Ground Swales	The agreement for architectural services is anticipated for approval by the Board of Trustees on 9/15/25.	\$485,000
25-87 MCHS New E-Sports Lab	ROE issued to SAUSD. Pending Form 3 approval from College.	\$21,200
25-94 E108 Computer Lab Upgrade	Pending Form 3 approval from College.	\$402,500
25-95 Kinesiology Branding	College to proceed. Licensed contractor and formal bid is required.	N/A

Current Capital Projects

Campus Requested

Santa Ana College

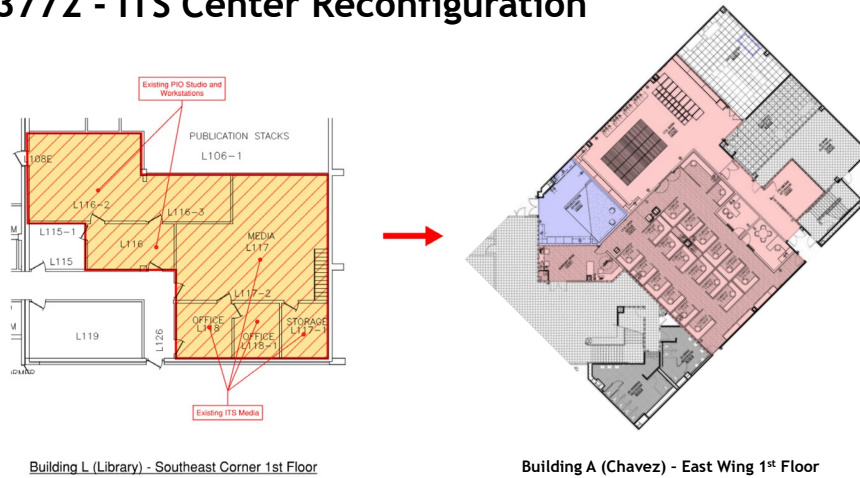
Project (Former FMR)	Status	Estimated Budget
3727 Building K Canopy	In DSA review.	\$1,053,925
3772 ITS Center Reconfiguration*	Design development phase.	\$3,900,000
3774 SAC Dunlap Amphitheater* Shade	Completed schematic design phase.	\$1,917,250
3775 SAC Central Mall Shade*	Completed schematic design phase.	\$372,167
3785 DMC Relocation*	The agreement for architectural services is anticipated for approval by the Board of Trustees on 9/15/25.	\$5,811,000
3787 Weight Rm. Windows/Field Railings	Design kickoff meeting scheduled.	\$825,075
3789 Building L Elevator Modernization	Design phase.	\$734,500
3790 Math Relocation and Reconfiguration*	RFP for architectural services underway. Paper screening completed on 8/22/25. Interviews scheduled for 9/5/25.	\$2,910,000
3794 SAC AV Upgrade	In DSA review.	\$848,000
3795 CEC AV Upgrade	In DSA review.	\$1,372,000
3798 New Synthetic Football Field	Construction phase.	\$6,540,058

* Additional Project Detail on Following Slides

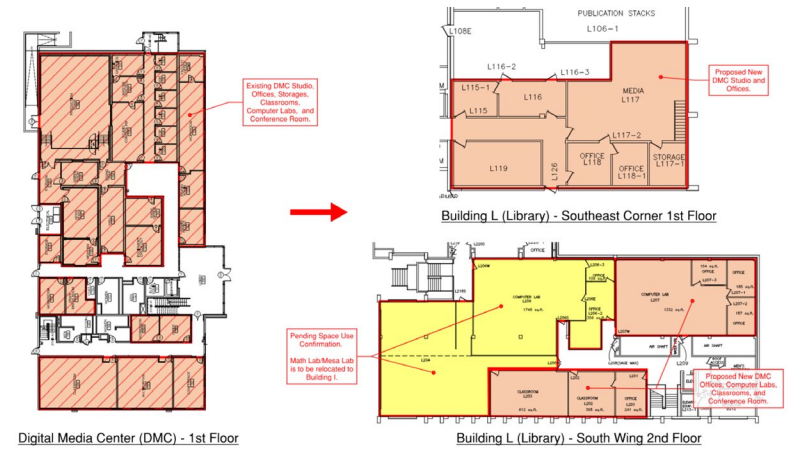
Facility Modification Request Updates

September 3, 2025

3772 - ITS Center Reconfiguration



3785 - DMC Relocation



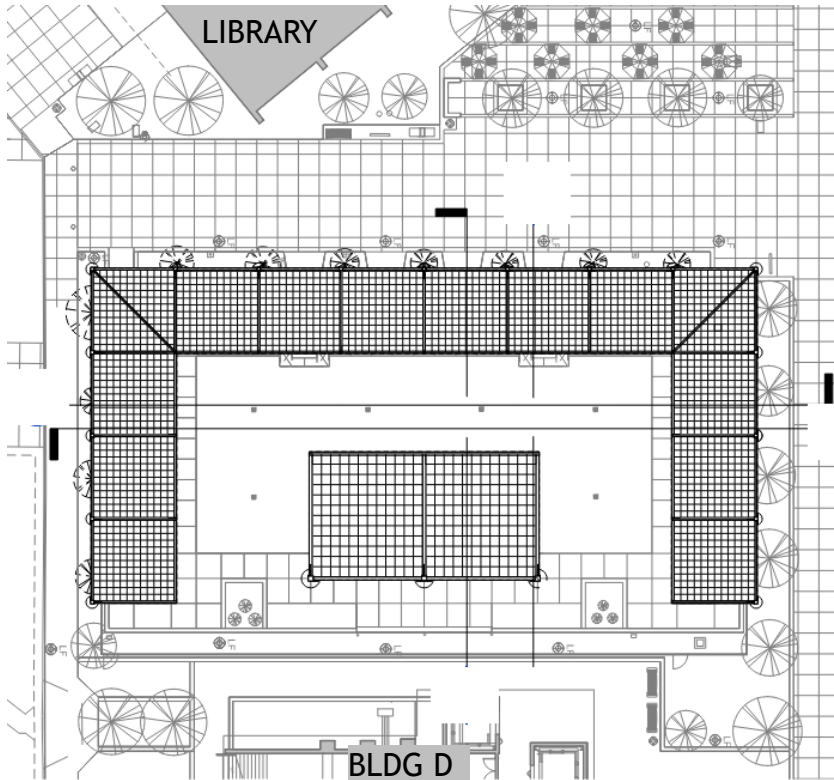
3790 - Math Dept. Relocation & Reconfiguration



SAC Moves / Relocations / Reconfigurations

Facility Modification Request Updates

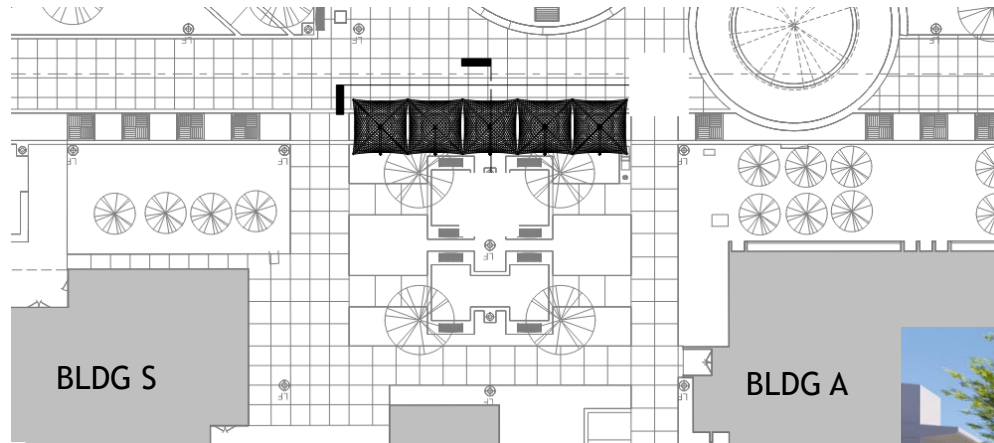
September 3, 2025



Dunlap Amphitheater

Facility Modification Request Updates

September 3, 2025



Central Mall Shade Structures



ADA Transition Plan

ADA Transition Plan

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

Completed Activities as of September 8, 2025:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,431	1,506	49%
SAC	6,166	2,575	3,591	42%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,281	6,569	39%



Districtwide Access Control & Key Test Pilot Projects

Current Test Pilots Access Control & Key Projects Districtwide

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. This project will be removed.	\$39,000 (expended amount)
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DW Rekey SAC Phase 1	Door assessment at Santa Ana College is complete. Developing building key schedules.	\$756,000 (partially funded by DO SM22)

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

Districtwide Unfunded Projects

Districtwide Unfunded Projects

As of March 4, 2025:

- ▶ Five-Year Capital Construction Plan (Facility Master Plan 2026-2030): \$1.2 billion
- ▶ Five-Year Scheduled Maintenance Plan & Repair Work (w/ADA): \$231 million
- ▶ Fire Life Safety Repair Work: \$14 million
- ▶ Stormwater & Sustainability Projects: \$69.6 million
- ▶ Safety/Security Projects (e.g. Key and Access Control Infrastructure) \$104 million
- ▶ Districtwide Technology Infrastructure (e.g. ITS): \$20.6 million

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

State Chancellor's Office Deadlines

Districtwide Planning State Chancellor's Office Deadlines

- ▶ 2027-31 Five-Year Capital Outlay Plan was due July 1, 2025 - submitted

In Progress and currently working on:

- ▶ 2025-26 Space Inventory Report that is due October 6, 2025
- ▶ 2024-25 Energy Usage Data that is due December 1, 2025
- ▶ 2025-26 Five-Year Scheduled Maintenance Plan that is due October 27, 2025
- ▶ 2025-26 Instructional Support Equipment Five-Year Plan is due December 1, 2025



Real Estate and Capital Planning

Real Estate and Capital Planning

Santa Ana College

- ▶ Working with Kosmont Realty evaluating best and highest use options for both Digital Media Center and Bristol & 17th Street properties. This includes assessing short-term, long-term leases, joint-occupancy as well as surplus of properties processes.

Energy and Sustainability

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 which will be presented at a future meeting.
- ▶ Next Sustainable RSCCD Committee meeting is on September 17, 2025
- ▶ Link to view RSCCD 2025 Sustainability Plan: [Sustainable RSCCD Committee \(SRC\)](#)

District-Wide Planning Energy & Sustainability Update

Project	Status
California Energy Commission (CEC) Energy Benchmarking Annual Report	The 2024 energy benchmarking report was submitted to the CEC on April 21, 2025. This is an annual energy report that is required for any commercial buildings more than 50,000 sq ft. Received exemption approval for DMC site on July 28, 2025.
Sustainability Biennial Report	The Sustainability Biennial Report draft is nearly complete. Report will be shared in the next SRC meeting.
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.

District-Wide Planning Energy & Sustainability Update

Project	Status
Energy Management Dashboard	Working on developing an interactive dashboard system that tracks utility performance and other metrics focused on sustainability areas. The District will present this dashboard to the SRC members at a future meeting.
SCC Microgrid Feasibility Assessment	Contract for engineering services for Microgrid Feasibility Assessment was approved by the Board of Trustees on August 11, 2025.
Stormwater Management Plan and Nonfunctional Turf Compliance Assessment	Currently drafting scope of work for districtwide assessment and other planning related to future compliance with AB1572 for non-functional turf potable water irrigation.

District-Wide Planning Energy & Sustainability Update

Project	Status
Sustainability Field Trip	The Sustainability Resource Committee completed their second field trip this year to the SoCal Gas Hydrogen Microgrid System. The tour provided valuable insights into the technology and practical use of hydrogen within a microgrid setup.



Santa Ana College Facilities & Safety Committee Meeting September 16, 2025

Questions