

Santa Ana College Facilities & Safety Committee Meeting

April 16, 2024

A photograph of the Santa Ana College entrance sign at night. The sign is illuminated and features the college's name in large, bold letters. Below the main name, it reads "RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT". The sign is set against a dark background with some trees and a building visible in the distance.

SANTA ANA COLLEGE
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

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.
- ▶ Move relocation will be phased from December 2023 to January 2024.
- ▶ Russell Hall interior hazardous material abatement continues.
- ▶ Developing electrical outage plan to safely de-energize the building prior to starting heavy demolition.

Budget:

- ▶ \$58.8 million (budget under review)



Current Capital Projects

Russell Hall Demolition Logistics Plan

Alternate Campus Entrances & Vehicular Routes



Current Capital Projects

Russell Hall Demolition Logistics Plan

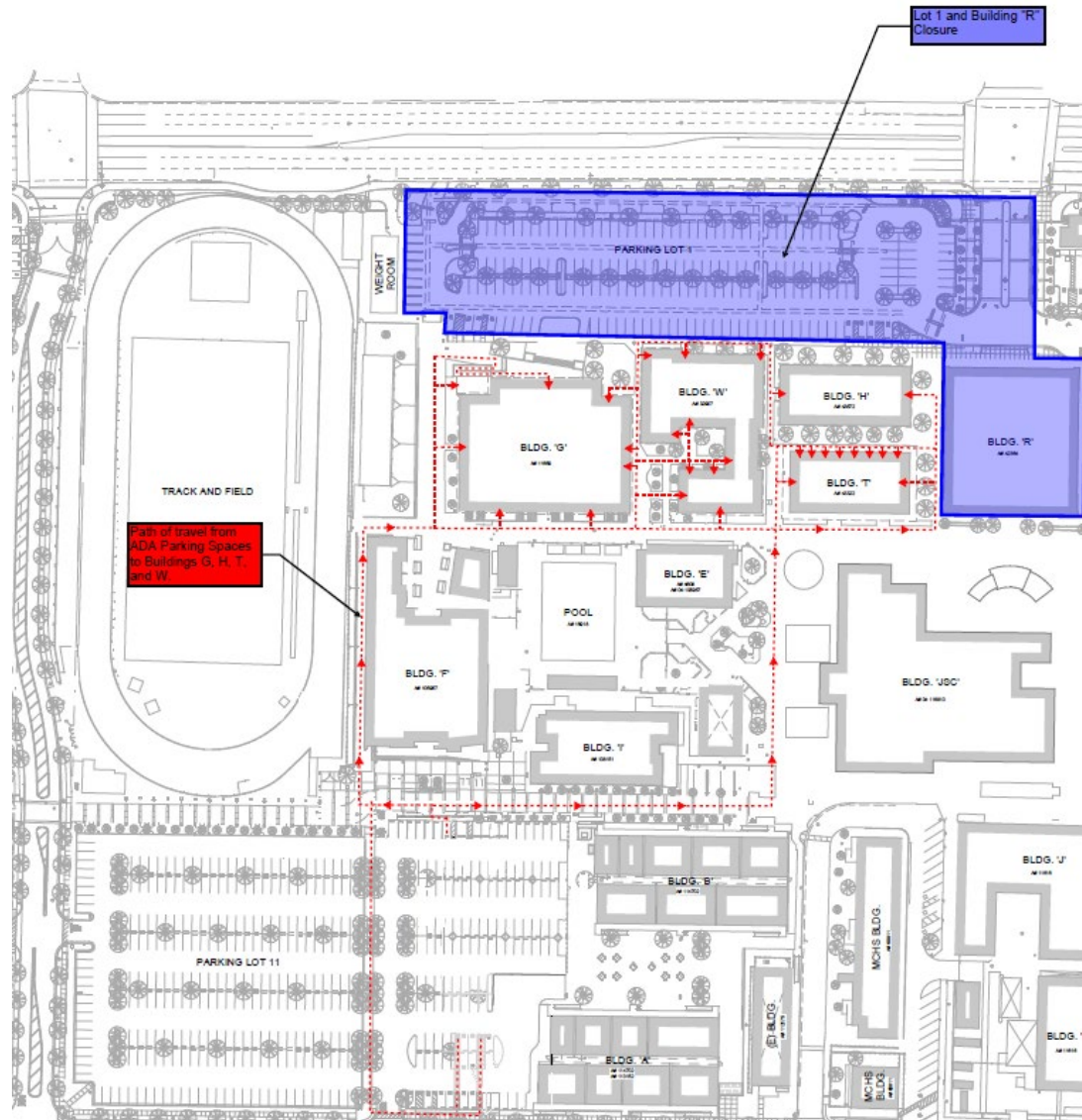
Pedestrian Paths of Travel



Current Capital Projects

Russell Hall Demolition Logistics Plan

ADA Parking Path of Travel



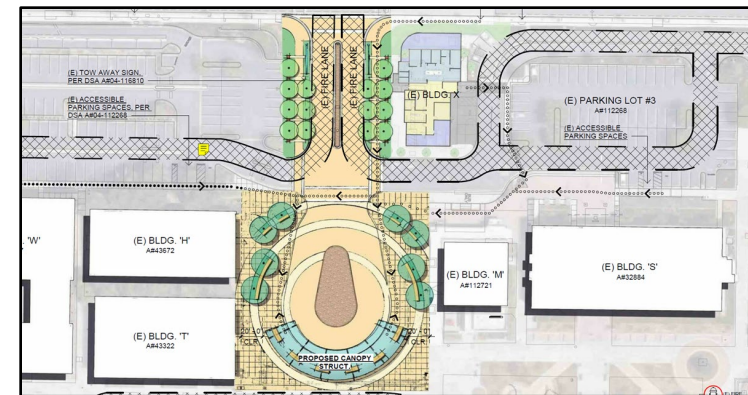
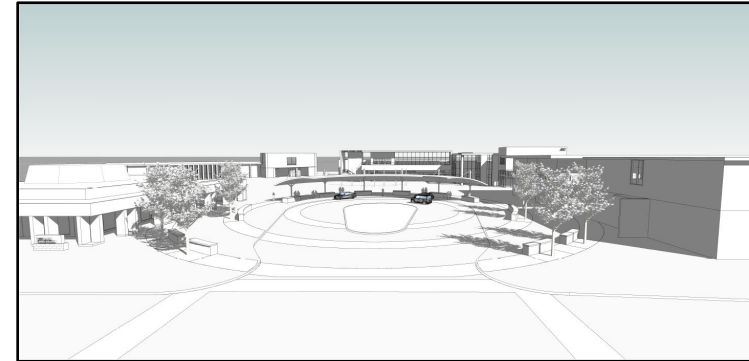
Current Capital Projects

Campus Entrance Improvements



Project Summary:

- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated September 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:

- ▶ DSA approved the plans
- ▶ Project is in the bid phase.

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 (construction started)-Building automation minor revisions (bidding)	\$150,000

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	DSA approved the construction plans and the project is in the bid phase. Bids were due March 11, 2024 and are under review. Waiting on the college leadership to make a decision on the award of bid to continue with the proposed renovations.	\$1,171,000

Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	The joint City and District Work Group selected option 1 - Arcade as the preferred option for redevelopment. This option has the possibility of offering 4,500-5,000 s.f. of joint-use space envisioned to accommodate 250+ people to host large meeting events. The study's final draft which includes financial considerations and a total cost of ownership analysis is under review. Architectural proposals for program validation and the early phases of design were received and are currently under review.	\$279,435 (Study Only) \$1 million Improvement Contribution

Planning Scenario 1: Massing Study

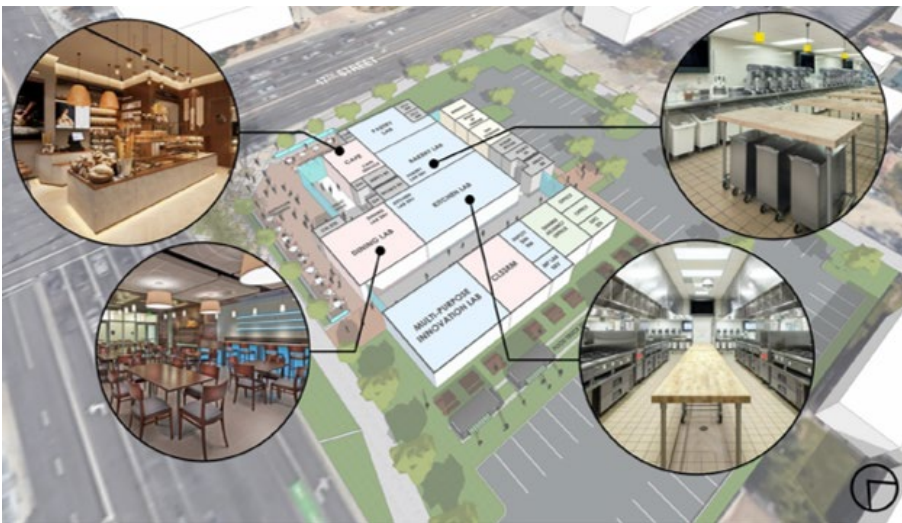


Planning Scenario 1: Lake View 2



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	The agreement for architectural services was approved by the Board of Trustees on March 11, 2024. Geotechnical investigations and report in progress.	\$300,000 (Design Only)
Building K Canopy	The agreement for architectural services was approved by the Board of Trustees on January 16, 2024. Currently procuring land surveying and geotechnical services.	\$1,115,000

Scheduled Maintenance Funding Allocations Santa Ana College

State Allocation 2022-2023 (SM23)	\$5,057,553
State Allocation 2021-2022 (SM22)	\$7,284,610

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

Project	Status	Estimated Budget
CEC Improvements	HVAC conditions assessment on-going. Continue planning and scope development.	\$1,200,000
CEC Roofing Repairs	Structural assessment site visit completed. Developing roofing scope of work details.	\$600,000 (Under Review)
Fire Systems & Code Repairs	100% construction documents underway. Start pre-construction and logistics review coordination with the college.	\$2,087,553
Bldg E Pool Equipment Replacement	Planning phase. Proposals for RFP to retain pool consultant are due April 16, 2024.	\$700,000
Bldg E Pool Resurface	Planning phase. Proposals for RFP to retain pool consultant are due April 16, 2024.	\$470,000

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

Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	Project combined with Buildings L, T & X HVAC & Roof Replacements. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. Conducting an engineering peer review of the construction drawings. Building G will be submitted to DSA for review and approval. All other buildings will go out to bid in late April or early May 2024.	\$2,435,500
Barrier Removal Campus-wide	Scope of work has been identified. Soliciting proposals for architectural services.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	Project combined with Buildings G, H, & W HVAC Replacement. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. Conducting an engineering peer review of the construction drawings. Building G will be submitted to DSA for review and approval. All other buildings will go out to bid in late April or early May 2024.	\$2,700,323

2021-2022 Completed SM22 Projects Santa Ana College

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



2019-2020 Scheduled Maintenance (SM20) Santa Ana College Projects

Project	Status	Expended Amount
Campus-wide Drinking Fountains	Notice of Completion was approved by the Board of Trustees on December 11, 2023.	\$160,000

2019-2020 Completed SM20 Projects Santa Ana College

Project	Status	Expended Amount
Water Conservation Irrigation Controller Upgrade Phase 2	Completed.	\$87,125

Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	The Phase 1 roof repairs have been completed. The award of bid was approved by the Board of Trustees on March 25, 2024. Collecting contract documents.	\$685,000

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. Construction is currently unfunded.	\$3,225,787 (under review)
DO	Pre-construction activities has begun for the DO rekey project and planning activities continues for the districtwide rekey project. Developing RFP for key schedule consultant.	\$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

Summary of On-Going Planning Activities

- ▶ CEC Redevelopment Site Master Planning Study
- ▶ 2024 Addendum to the 2022 Facilities Master Plan Update

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Questions

