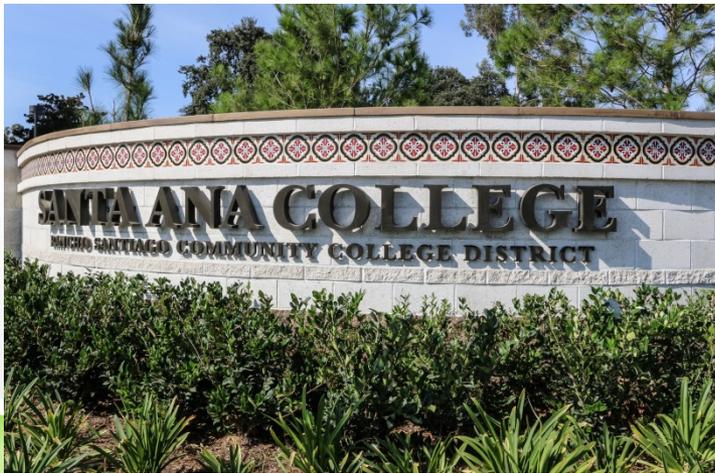




*PHYSICAL RESOURCES COMMITTEE MEETING
PROJECT UPDATES
NOVEMBER 2, 2016*





ACTIVE PROJECTS

Santa Ana College

- ▶ Central Plant, Infrastructure and Mechanical Upgrades – see Measure Q for project update

Santiago Canyon College

- ▶ U Portable Certification

Santa Ana College

- ▶ Perimeter Site Improvements
- ▶ Building G Renovation
- ▶ Artesia Street Improvements
- ▶ Property Acquisition of 17th/Bristol St. Lot
- ▶ Dunlap Hall Renovation
- ▶ Temporary Village
- ▶ Parking Lot 11 & Site Improvements
- ▶ Tessmann Planetarium & Restroom Addition
- ▶ Temporary Village Phase 2

Santiago Canyon College

- ▶ Humanities Building
- ▶ Athletics and Aquatics Center
- ▶ Athletic Field Fencing
- ▶ Science and Math Building
- ▶ Maintenance & Operation Building and Chapman Entry/LRC Parking Lot
- ▶ Student Services Instruction Building
- ▶ New Parking Lot I
- ▶ Exterior Signage at Buildings D, G, H, L & SC
- ▶ Aquatics Center Pool Bleachers

District/Districtwide

- ▶ Division of the State Architect Projects Certification



PROJECT UPDATE SANTIAGO CANYON COLLEGE U PORTABLES CERTIFICATION

Project Summary:

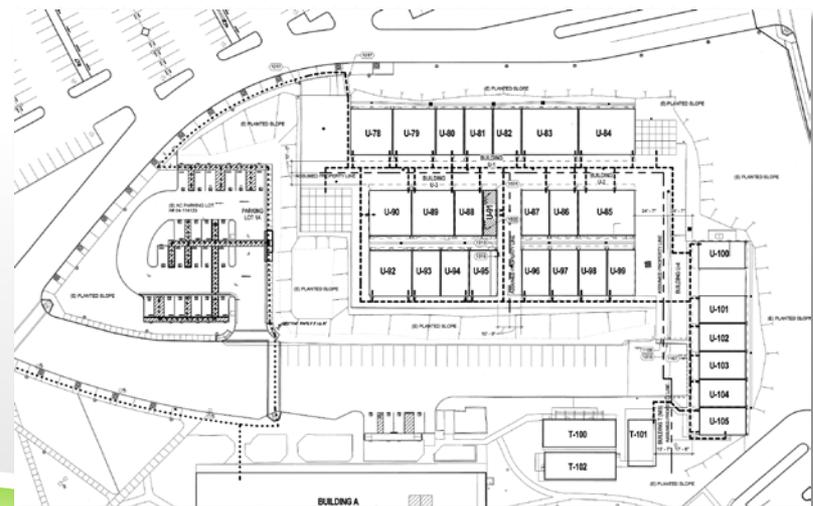
- ▶ DSA Certification of U Portables (28 portables).
- ▶ Upgrades to meet current structural, fire, life, safety, and accessibility.
- ▶ Exterior finish work and site improvements.

Current Status:

- ▶ District is re-evaluating scope, budget and schedule.
- ▶ Options may include phasing of the project or multi-prime delivery method.
- ▶ Anticipated start of construction TBD.
- ▶ Schedule under review.

Budget:

- ▶ **\$1.3 million** (budget increased by \$200,000 due to increase in construction costs)





PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17th & Bristol Street Parking Lot



PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

Project Summary:

- ▶ Construction of a new central plant building and replacement of all underground utilities (domestic water, sewer, fire water, storm drain, gas, electric and data).
- ▶ Central Plant facts:
 - ▶ Reduces electrical loads during peak demand periods.
 - ▶ Has a chilled water loop, connecting 7 existing buildings to the HVAC equipment to provide cooling.
 - ▶ Includes a new Energy Management System (EMS) to be able to control building temperatures and monitor system remotely.
 - ▶ Building is designed to meet LEED Silver certification.

Budget:

- ▶ \$68.17 million





PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

Current Activities:

- ▶ Install fire water at Building A, B, J and K
- ▶ Excavate, install and backfill chilled water lines
- ▶ Excavate and install power and signal lines
- ▶ Install sleeves and wires for irrigation (electrical building)



Upcoming Activities:

- ▶ Backfill chilled water and gas lines
- ▶ Install gas, power and signal lines
- ▶ Setup wall protection, conduct pre-pour inspections and concrete pour at ice tank storage
- ▶ Deliver, install and weld tower rails (Central Plant)
- ▶ Form and pour curb and gutter (electrical building)

Current Status:

- ▶ There have been numerous unforeseen conditions encountered.
- ▶ The project is 38% complete.

Target Occupancy/Completion

- ▶ December 2017 (under review)
- ▶ Project Close-Out 2018 (under review)



PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

Project Summary:

- ▶ Demolition of existing Johnson Student Center.

Current Status:

- ▶ District will review options with the College prior to making a final recommendation.
- ▶ Decommissioning activities began in summer 2016.
- ▶ Target out-to-bid under review.
- ▶ Target demolition start under review.

Budget:

- ▶ \$2.5 million (increased budget due to costs associated with construction)





PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

Project Summary:

- ▶ Construction of a 59,638 square foot new Johnson Student Center.

Current Status:

- ▶ Schematic Design Phase has been completed and now in Design Development Phase. Review with College and user groups ongoing.
- ▶ Additional geotechnical borings have been completed to determine soil conditions.
- ▶ DSA approval anticipated May 2018.
- ▶ Target construction start September 2018.
- ▶ Target occupancy fall 2020.

Budget:

- ▶ \$40.7 million target

\$38.96 million funded by Measure Q

Note: Budget is currently deficient by \$1.74 million

Programs Include:

- ▶ Campus Store
- ▶ Grab-n-Go / Coffee & Juice
- ▶ DSPS
- ▶ EOPS/CARE & CalWORKS
- ▶ Student Financial Services
- ▶ SSSP / Upward Bound
- ▶ Warehouse
- ▶ Reprographics
- ▶ Conference Center
- ▶ Financial Aid
- ▶ Student Placement
- ▶ Health & Wellness Center
- ▶ DSPS
- ▶ Office of Student Life
- ▶ ASG
- ▶ The Spot





PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER

Project Summary:

- ▶ Construction of a new 65,428 square foot science center housing modern laboratories, classrooms, lecture classrooms, and faculty offices.
- ▶ Demolition of (3) J Buildings.

Current Status:

- ▶ 95% Construction Document phase.
- ▶ New DSA submittal anticipated December 2016.
- ▶ DSA approval anticipated September 2017.
- ▶ Target construction start January 2018.
- ▶ Target occupancy summer 2020.

Budget:

- ▶ \$73.38 million

Programs Include:

- ▶ Division Office
- ▶ Faculty Offices
- ▶ (2) Standard Classrooms
- ▶ (1) Large Classroom
- ▶ (1) Large Divisible Classroom
- ▶ (1) Computer Lab
- ▶ (1) Engineering Lab & Support Space
- ▶ (6) Biology Labs & Support Space
- ▶ (2) Geology Labs & Support Space
- ▶ (5) Chemistry Labs & Support Space
- ▶ (1) Physics Labs & Support Space
- ▶ Student Collaboration Areas





PROJECT UPDATE SANTA ANA COLLEGE BUILDING J DEMOLITION (SCIENCE CENTER)

Project Summary:

- ▶ Relocation of Quick Copy Center into Temporary Village prior to demolition of (3) J Buildings.
- ▶ Relocation of maintenance storage items.
- ▶ Demolition of (3) J Buildings – part of the Science Project.

Current Status:

- ▶ Relocation anticipated for summer 2017.
- ▶ District coordination meetings with user groups ongoing.
- ▶ Target decommissioning activities fall 2017.

Budget:

- ▶ Included in Science Center Budget.



PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17TH/BRISTOL ST.

Project Summary:

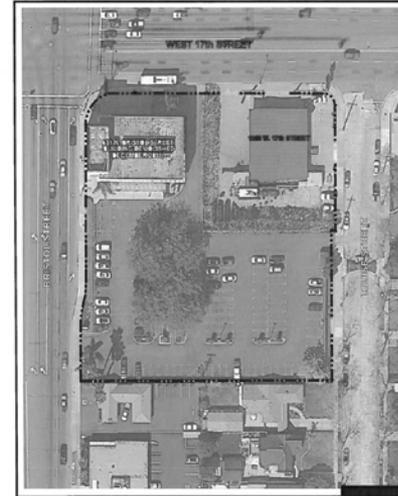
- ▶ New surface parking lot.

Current Status:

- ▶ Architect is revising plans to include walls, columns and fence as requested by the District and the Campus to address neighbor concerns.
- ▶ Plans submitted to City of Santa Ana Department of Public Works on March 8, 2016.
- ▶ Plans submitted to DSA on March 22, 2016. A re-submittal is required due to the revision of the plans.
- ▶ Target construction under review.

Budget:

- ▶ \$2.5 million
- ▶ Acquisition of property was paid by Measure E funds.





PROJECT BUDGET HISTORY

MEASURE Q BUDGET HISTORY			
PROJECT	INITIAL START-UP PLANNING TOTAL PROJECT BUDGET (February 2014) M (Million)	CURRENT ESTIMATED TOTAL PROJECT BUDGET (August 2016)	BUDGET MODIFICATION NOTES
Dunlap Hall Renovation	\$14.2M	12.63M	<ol style="list-style-type: none"> 1) Prior to 2014, the project budget was initially set-up in Measure E. Certain softs costs are still expensed to Measure E. 2) In 2014, a new project budget was set-up in Measure Q to cover construction costs. 3) In November 2014, increase in budget due to expense transfers from Measure E. 4) In November 2014, increase in costs associated with an extension of time due to unforeseen conditions on the roof. 5) In April 2016, decrease budget by \$2.6 million expense transfers to Measure E. 6) In August 2016, decrease budget by \$1.2 million expense transfers to Measure E.
17th & Bristol St Parking Lot	\$1.7M	\$2.50M	<ol style="list-style-type: none"> 1) The acquisition of the property was paid out of Measure E in April 2014. 2) In 2014, a new budget was needed for the development of property into a surface parking lot. 3) In 2015, adjusted costs for construction of parking lot based on estimator's review of construction documents.
Central Plant	\$68.17M	\$68.17M	<ol style="list-style-type: none"> 1) In February 2014, adjustment made to conceptual budget of \$40 million, due to a final scope of work, a new target construction budget, and a new construction schedule.
Johnson Center	\$16.7M	\$40.70M	<ol style="list-style-type: none"> 1) In 2014, an initial conceptual budget of \$16.7 million was established based on a renovation project. 2) In October 2014, budget increased to \$28.49 million due to a change in scope from a renovation project to a replacement project. 3) In November 2015, budget increased to \$40.70 million based on College's selection of Option 7 which included additional programs and an increase in square footage. 4) In April 2016, re-allocated \$2.7 million from Dunlap budget to increase budget to cover deficiency. The budget was deficient by \$5.64 million and is now deficient by \$2.9 million. 5) In August 2016, re-allocated \$1.2 million from Dunlap budget to increase budget to cover deficiency. The budget was deficient by \$2.9 million and is now deficient by \$1.7 million.
Johnson Demolition	\$1.8M	\$2.5M	<ol style="list-style-type: none"> 1) In 2015, a new budget was needed due to a change in scope from a renovation to a replacement project. 2) In April 2016, increased budget by \$700,000 due to estimated increase in demolition costs from \$1.8 million to \$2.5 million.
Science Center	\$66M	\$73.38M	<ol style="list-style-type: none"> 1) In 2014, an initial conceptual budget of \$66 million was established. 2) In October 2014, a new planning total budget was established of \$62.94 million based on a more defined scope. 3) In July 2015, budget increased to \$73.38 million based on College's selection of Option A3 which outlined the final program including additional labs and an increase in square footage. The new program changed from STEM to Science Center.



NEW 2016-2017 SCHEDULED MAINTENANCE PROJECTS

Santa Ana College *

State Allocation 2017 \$440,000

- ▶ Lighting Contact/Relays (D, H, L, R, T)
- ▶ Air Compressors (C, K, T)
- ▶ Window Replacement (H)
- ▶ Door Hardware Upgrade

* All projects are in the planning phase

Santiago Canyon College *

State Allocation 2017 \$2,817,909

- ▶ Roof Replacement (Orange Education Center)
- ▶ Fan Coil Units (D)
- ▶ ADA Barrier Removal - exterior
- ▶ ADA Barrier Removal - exterior
- ▶ ADA Barrier Removal - other

* All projects are in the planning phase



2015-2016 SCHEDULED MAINTENANCE PROJECTS

Santa Ana College

State Allocation 2016 \$1,837,665

- ▶ Roof Replacement (W)
- ▶ Roof Replacement (E, G, K & S)
- ▶ Water Conservation
- ▶ Door Replacement (C, H, L, R, S and OCSRTA)
- ▶ Flooring Repair (Gym)
- ▶ Flooring Repair (Dance)
- ▶ Painting (C, P & S)
- ▶ Waste Oil Tank Removal & Replacement (K)
- ▶ Carpet Replacement (B, L, S) - carryover from SM 2015 - \$149,650.

Santiago Canyon College

State Allocation 2016 \$787,571

- ▶ Roof Repairs (U Portables)
- ▶ Roof Replacement (T)
- ▶ Soffit Repair (A & B) & CDC Post Repairs
- ▶ Water Conservation
- ▶ Building D Exterior Painting – carryover from SM 2015 - \$12,787.



2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement (W)	Notice of completion approved by Board of Trustees on August 15, 2016. Project to be closed out.	\$357,235
Roof Replacement (E, G, K, S)	Building S was completed on October 22, 2016. Building E is nearing completion. Building G commenced October 22, 2016, and Building K will commence November 2016.	\$1,059,100
Waste Oil Tank Replacement	Environmental consultant, Salem Engineering, has developed scope and bid documents. Bid documents to be released October 27, 2016 with a due date of November 16, 2016.	\$62,540
Water Conservation	Bid documents are being prepared for anticipated release late November 2016.	\$80,000
Door Replacement (C, H, L, R, S, OCSRTA)	Bid documents were released September 12, 2016, with a due date of October 21, 2016. The repairs at OCSRTA have been removed from this project. Due to a lengthy procurement timeline for the hardware, this project will commence in April 2017.	\$100,530
Flooring Repair (G)	Phase 1- Gym floor repair was completed on August 4, 2016. Phase 2- Resurface and restripe, schedule TBD.	\$100,005
Dance Room Floor Repair (G)	District has hired Performing Arts Architect to develop scope due to specialized dance floor. Bid documents being developed.	Included in Flooring Repair Budget
Painting (C, P, S)	Schedule under review. Budget under review. Central Plant coordination of construction activities.	\$78,255 * Budget under review
Carpet Replacement (B, L, S)	Installation in Building B has been completed. Installation in Building S has been scheduled for December 2016. Building L is pending as per Campus and installer.	SM 2015 carryover
TOTAL		\$1,837,665



2015-2016 SCHEDULED MAINTENANCE PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Repairs (U)	Completed in January 2016.	\$260,481
Roof Replacement (T)	Completed September 2016.	\$186,714
Soffit Repairs (A & B) & CDC Post Repair	Bids received October 25, 2016. Anticipated approval of contractor for November 14, 2016.	\$151,314
Water Conservation – Irrigation Controller	Bids were due October 21, 2016. No bids were received. Meeting with campus to discuss alternate date and time options.	\$189,062
Building D Exterior Painting	Additional quotes have been requested. Schedule is under review.	SM 2015 carryover
TOTAL		\$787,571

CURRENT CAPITAL PROJECTS

SANTA ANA COLLEGE

Orange County Sheriff's Regional Training Academy – Storm Water Management Improvements

Project Summary:

- ▶ City of Tustin completed a site visit and reported maintenance was needed for proper storm water runoff drainage and erosion control.

Current Status:

- ▶ Kick-off meeting was held on October 17, 2016.
- ▶ Construction commenced on October 24, 2016 with removal of vegetation, debris and tree trimmings.
- ▶ A 4 inch gravel base will be installed on the undeveloped lot. The undeveloped lot will remain off-limits for parking.

Budget:

- ▶ \$153,500

Emergency Blue Phone & Path of Travel

Project Summary:

- ▶ Replace all non-ADA compliant existing solar, cellular emergency phone stations with new ADA-compliant emergency blue phones, including accessible route of travel to the phone stations.
- ▶ Santa Ana College, Digital Media Center, Centennial Education Center, and Orange County Sheriff's Regional Training Academy.

Current Status:

- ▶ Schematic design cost estimate received and under review by the District.
- ▶ Campus walks were conducted to locate power and data availability.

Budget:

- ▶ \$674,800

CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

Chavez Hall Renovation

Project Summary:

- ▶ Repairs to the roof, exterior walls, windows, parapet and restoration of interior and exterior finishes.
- ▶ Multiple remediation efforts to be undertaken

Current Status:

- ▶ Monitoring of concrete slab sealant ongoing.
- ▶ Currently developing scope of work to remediate/renovate building.
- ▶ Scope could be completed in phases.
- ▶ Developing budget for project.

Budget:

- ▶ \$230,000

CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

Football Field Fence & Gate

Project Summary:

- ▶ Installation of steel fence and gate at the entry vestibule of the football field restroom.
- ▶ Gate needs lockable panic hardware and screen to prevent a person (s) from being locked inside.
- ▶ Project will require DSA approval.

Current Status:

- ▶ District's on-call architect has commenced design.

Budget:

- ▶ \$14,000 (SAC Redevelopment Funds)

Hammond Hall Clean Room

Project Summary:

- ▶ Pharmacy Department Chair requested a clean room to be installed in Hammond Hall as a grant was received through CTEA.
- ▶ Project requires DSA approval.

Current Status:

- ▶ DSA requested additional ADA scope, and architect has been revising plans. Re-submittal to DSA October 25, 2016.
- ▶ Due to the grant cut-off date, the campus has redirected the funds to purchase an electric welding machine.
- ▶ The project is still pending DSA approval.

Budget:

- ▶ \$113,500 (SAC Grant Funds)

CURRENT REQUESTED PROJECTS SANTA ANA COLLEGE

Orange County Sheriff's Regional Training Academy – Block Wall

Project Summary:

- ▶ New block wall to screen training area from the public right-of-way.
- ▶ Temporary screening as an interim measure.

Current Status:

- ▶ Bids received October 24, 2016.
- ▶ Anticipated Contractor approval by Board of Trustees on November 14, 2016.
- ▶ Anticipated construction December 2016.

Budget:

- ▶ \$420,000 (SAC Redevelopment Funds)

All Call Fire Alarm

Project Summary:

- ▶ Link the Village to existing fire alarm panels (22) which will allow for cross “talk” notification.
- ▶ Allows all buildings to PA announce to each individual building.

Current Status:

- ▶ Quotes have been requested to make programmatic change to allow for “all-call” feature between the Village and remainder of the Campus.

Budget:

- ▶ \$125,000 (under review)

CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE ORANGE EDUCATION CENTER BUILDING CERTIFICATION

Project Summary:

- ▶ DSA Certification of Orange Education Center.
- ▶ Upgrade to meet current structural, fire & life safety, ADA and energy codes.
- ▶ Partial demolition of existing building as well as relocation of some programs and services.

Current Status:

- ▶ 60% Construction Document phase plans under review.
- ▶ DSA pre-application for approval of Rehabilitation of Non-Conforming Buildings has been approved.
- ▶ Soil Sampling Work Plan submitted to Orange County Health Care Agency.
- ▶ Schedule under review.

Upcoming Activities:

- ▶ Coordination with Orange County Health Care Agency and environmental consultants regarding future soil sampling investigation.



Budget:

\$34.66 million target

\$30.43 million allocated

- \$1.34 million Measure E
- \$3.66 million SAC Redevelopment Funds
- \$4 million SCC Redevelopment Funds
- \$7 million Stabilization Funds
- \$14.43 million one-time Mandated Cost funds (State Budget Act)

Note: Budget is currently deficient by \$4.23 million

CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

Publications & Warehouse Relocation

Project Summary:

- ▶ Interim relocation of Publications & Warehouse Operations from Orange Education Center to Santiago Canyon College due to renovation of existing OEC building.

Current Status:

- ▶ Contractor was approved by the Board of Trustees on October 24, 2016.
- ▶ Warehouse surplus items are available through Inter-District and Public Agency Groups “Open House” events.
- ▶ Anticipated construction start December 12, 2016.
- ▶ Target relocation/move Spring 2017.

Budget:

- ▶ \$1.2 million

Storm Water Management Improvements

Project Summary:

- ▶ Storm drain improvement is required at the athletic fields.
- ▶ The scope will correct deficient water drainage and filtration caused by excess water generated from the upper soccer fields and The Coastkeeper Garden during the rainy season.

Current Status:

- ▶ Construction commenced September 19, 2016 and was completed on October 10, 2016.
- ▶ Notice of Completion was approved by Board of Trustees on October 24, 2016.

Budget:

- ▶ \$96,000



CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

ADA Upgrades Phase I

Project Summary:

- ▶ Path of travel repairs in parking lot 1 adjacent to the U portables, parking lot 6, parking lot 7 and switchback ramp near the Aquatics Center.

Current Status:

- ▶ Contractor was approved by Board of Trustees on September 24, 2016.
- ▶ Kick-off meeting conducted on October 10, 2016.
- ▶ Phased construction anticipated to start mid-November, 2016.

Budget:

- ▶ \$545,382

ADA PTD Replacement

Project Summary:

- ▶ Paper towel dispenser and hand dryer replacement.

Current Status:

- ▶ 60% Construction Documents have been received by the District. Review ongoing.
- ▶ Construction anticipated February 2017.

Budget:

- ▶ \$328,150



CURRENT PROJECTS DISTRICT OFFICE

PROJECT	STATUS	ESTIMATED BUDGET
Fire Line Pump Replacement (SM16)	Bids received on October 11, 2016. Construction anticipated for November 7, 2016.	\$75,500
Boiler Replacement (SM16)	Equipment was delivered on October 19, 2016 and installation is ongoing through mid-November 2016.	\$90,000
ADA Parking Lot Improvements (SM16) (parking lots and path of travel to building entrances)	Design plans have been received and are under review by District.	\$230,332
Elevator Tank Repair (SM16)	In planning.	\$63,000
TOTAL		\$458,832

Note: SM16 Non-State Funded Scheduled Maintenance Projects





YEAR FOUR PROP 39 PROJECTS SANTA ANA COLLEGE

Project Summary:

- ▶ Energy Management Systems (EMS) upgrade at Santa Ana College (15 buildings), Digital Media Center and Orange County Sheriff's Regional Training Academy.

Current Status:

- ▶ Feasibility studies, potential scope of work, and energy studies for Santa Ana College and Digital Media Center, Orange County Sheriff's Regional Training Academy was completed mid-April 2016.
- ▶ Expenditure applications have been submitted April 2016.
- ▶ State approval of Prop 39 funds has been received.
- ▶ New Condition assessment of existing equipment was completed on September 30, 2016.
- ▶ New Anticipated approval of contractor by Board of Trustees on November 14, 2016.
- ▶ New Anticipated start of construction November 28, 2016.

Budget:

- ▶ \$1,096,152



QUESTIONS

