



*PHYSICAL RESOURCES COMMITTEE MEETING
PROJECT UPDATES
OCTOBER 2, 2019*





PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure - Completed
- ▶ Johnson Student Center & Demolition
- ▶ Science Center & Building J Demolition



PROJECT UPDATE SANTA ANA COLLEGE SCIENCE CENTER & BUILDING J DEMOLITION

Project Summary:

- ▶ Construction of a new three-story, 64,785 square foot science center and 880 square foot greenhouse
- ▶ Programs Include: Division Office, Faculty Offices, (2) Standard Classrooms, (1) Large Classroom, (1) Large Divisible Classroom, (1) Engineering Lab & Support Space, (6) Biology Labs & Support Space, (2) Geology Labs & Support Space, (5) Chemistry Labs & Support Space, (1) Physics Lab & Support Space, Student Collaboration Areas
- ▶ Project includes demolition of (3) J Buildings



Current Status:

- ▶ New Completed interior metal framing, insulation and drywall, exterior framing, exterior sheathing, exterior metal lathing and exterior plaster
- ▶ New Installation of metal doorframes and doors and build-out of mechanical and electrical rooms
- ▶ New Exterior metal panel installation, interior ceramic tiling in restrooms and installation of finishes and trim
- ▶ Target occupancy for 2020 Fall semester opening



Budget:

- ▶ \$70.48 million



PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

Project Summary:

- ▶ Demolition of existing building
- ▶ Construction of a 63,642 square foot new Johnson Student Center
- ▶ Building Programs Include: Campus Store, Quick Stop/Café, DSPS, EOPS/CARE & CalWORKS, Student Business Office, SSSP/Upward Bound, Warehouse, Reprographics, Conference Center, Financial Aid, Student Placement, Health & Wellness Center, Office of Student Life, ASG, The Spot
- ▶ Site improvements include new hardscape, landscape and shade shelter around the Johnson Center as well as renovations in the West Plaza including new landscape, hardscape, a shade structure, and a campus serving kiosk (Express West)

Current Status:

- ▶ New Completed Express West underground utility research and coordination
- ▶ New Installation of new utilities at Express West (sewer)
- ▶ New Structural steel welding, bolting, and grouting
- ▶ Target occupancy Spring 2021

Budget:

- ▶ \$60 million
- ▶ \$59.43 million funded by Measure Q
- ▶ Note: The budget is currently deficient by \$568,468





2019-2020 SCHEDULED MAINTENANCE (SM20) PROJECTS

Santa Ana College

State Allocation 2019 \$229,136

- ▶ Building T



2018-2019 SCHEDULED MAINTENANCE (SMI9) PROJECTS

Santa Ana College

State Allocation 2018 \$431,479

- ▶ BR Library Restroom Upgrade

Santiago Canyon College

State Allocation 2018 \$184,920

- ▶ Project to be determined



SCHEDULED MAINTENANCE PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
BR Library Restroom Upgrade (SM 18-19)	The architect provided 100% design development drawings and specifications for the District to review.	\$431,479



2017-2018 SCHEDULED MAINTENANCE (SM18) PROJECTS

Santiago Canyon College

State Allocation 2017	\$1,371,504
Fund 13	\$628,000
	<hr/>
	\$1,999,504

- ▶ All to be allocated to Barrier Removal projects





2017-2018

SCHEDULED MAINTENANCE PROJECTS (SM18)

SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
2017-2018 (SM18) Scheduled Maintenance Projects		\$1,371,504
Barrier Removal Phase 4A East Chapman Entrance Improvements	This project is related to Blaser Settlement corrective items. The project is in the bid phase and bids are due on October 15, 2019. There were 17 attendees at the mandatory job walk on September 24, 2019.	TBD
Barrier Removal Phase 4A Concession Walkway Repairs	This project is to correct and fix the path of travel on the walkway adjacent the concession stand building. The first phase of work is in the bid phase and is anticipated to in December 2019 and be completed during Winter intercession. The main path of travel and restrooms in this location need to be closed during construction. The second phase of work is path of travel concrete work along the Walk of Champions and the schedule is under review.	TBD
Barrier Removal Phase 4A Lot 2 Crosswalk Repairs	The pre-construction meeting occurred on September 10, 2019 with the contractor, concrete subcontractor and architect. Work commenced on September 23, 2019.	TBD



2017-2018

SCHEDULED MAINTENANCE PROJECTS (SM18) SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Phase 4B Broadmoor Trail Repairs	The agreement for architectural services was approved by the Board of Trustees on August 12, 2019. The design kickoff meeting with the architect occurred on August 27, 2019. The architect will provide the District with 50% design development drawings for review.	TBD
Barrier Removal Phase 4C Parking Ticket Kiosk	This project will replace the existing parking ticket kiosks to make them accessible and add an additional parking ticket kiosk.	TBD



2017-2018 COMPLETED SMI 8 PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	EXPENDED AMOUNT
Barrier Removal Phase 4C Lower Toilets in Building E	The toilets in the accessible restroom stalls were lowered to a compliant height.	\$10,970
Barrier Removal Phase 4C Science Center Stairwell Wheel Guard	This project provided metal tubing to ensure the edge height of the stairwell complies with accessibility codes and provided a plate to reduce the gap between the railing and walkway.	\$10,548
Barrier Removal Phase 4C Stair Treads	This project consisted of painting of stair treads near the Science Center building to provide a color transition on the stairs.	\$16,500



2016-2017 SCHEDULED MAINTENANCE (SM17) PROJECTS

Santa Ana College

State Allocation 2017 \$440,000

- ▶ Window Replacement (H) - Completed

Santiago Canyon College

State Allocation 2017 \$2,817,909

- ▶ Fan Coil Units (D) - Completed
- ▶ Barrier Removal Phase I- Exterior (Path of Travel and Parking) - Completed
- ▶ Barrier Removal Phase 2 A
- ▶ Barrier Removal Phase 2 B
- ▶ Barrier Removal Phase 3



2016-2017

SCHEDULED MAINTENANCE PROJECTS (SM17)

SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
2016-2017 (SM17) Scheduled Maintenance Projects		\$2,817,909
Barrier Removal Phase 2A Truncated Domes Repair	The truncated domes at pedestrian crossings need to be repaired in multiple locations around campus. This is to assist pedestrians crossing who may be vision impaired to have delineators at crossings so they know where the curbs are that lead to sidewalk or path. The truncated domes are cracked and need to be replaced. This project is currently in the planning phase and a schedule for replacement is under review.	TBD
Barrier Removal Phase 2A Building T Egress Repairs	The existing back exit of the T portable (Health & Wellness) hand rails need to have added edge protection, along with a contrasting stripe at the step, and the overgrown trees need to be removed as they are damaging the concrete sidewalk and creating a tripping hazard.	TBD
Barrier Removal Phase 2A Floor Mat Replacement	This project will remove the existing walk off and recessed metal floor mats at entry doors throughout the campus. The purchase order was issued to the contractor and work is anticipated to commence this month.	TBD
Barrier Removal Phase 2A Tree Grate Repairs	The project is not anticipated to be completed until the end of fall.	TBD



2016-2017 SCHEDULED MAINTENANCE PROJECTS (SM17) SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Phase 2B - Barrier Removal PTD Replacement	This project is part of a Settlement Agreement. The second phase of paper towel dispensers will be installed during the winter intercession in Buildings D, E, G, T and Concession Stand. The equipment is currently being ordered.	\$612,853
Barrier Removal Phase 3 Emergency Blue Phone & ADA POT	The 22 new phones have been installed at SCC, have undergone testing and are operational.	TBD



2016-2017 COMPLETED SMI 7 PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	EXPENDED AMOUNT
Barrier Removal Phase I – exterior (Path of Travel and Parking)	This project was part of a Settlement Agreement and was dual funded by Scheduled Maintenance and Capital Outlay funds. The NOC was approved by the Board of Trustees on February 25, 2019.	\$980,847 * \$101,029 funded from Capital Outlay (Fund 13) due to budget short fall.
Barrier Removal Phase 2A Drinking Fountains	The NOC was approved by the Board of Trustees on July 15, 2019.	\$80,943
Barrier Removal Phase 2A Cable Railing at U Portables	This project added a cable railing adjacent the hillside at the U portable village for accessibility purposes as a barrier and guide along a path for individuals who may be vision impaired. This project is complete.	\$24,099

CURRENT CAPITAL PROJECTS

RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

Project Summary:

- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Technology, Emergency Medical Services, Pharmacy Technology, general classrooms and computer labs. The new building will be located south of the existing library and north of the new Science Center
- ▶ Demolition of existing Russell Hall Building
- ▶ The District will have to adhere to a strict state process and guidelines

Current Status:

- ▶ DSA approval anticipated Winter 2019
- ▶ New Prequalification of contractor applications is currently under review
- ▶ Target construction start Spring 2020
- ▶ Target occupancy Summer/Fall 2022
- ▶ Demolition anticipated to start Summer/Fall 2022

Budget:

- ▶ \$58.8 million
- ▶ \$20,475,000 state funded (estimated contribution)
- ▶ Budget under review





RUSSELL HALL REPLACEMENT SECONDARY EFFECTS AND RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Entrance Improvements	The agreement for architectural services for Phase I Preliminary Schematic Design Phase was approved by the Board of Trustees on September 23, 2019. A surveyor is also needed to undertake an assessment for the Russell Hall area that will be demolished and in need of improvements. The location of Russell Hall after its demolition will need restoration at minimum.	TBD (Under Review)
Secondary Effect Relocations	There have been several meetings with the college to finalize recommendations on relocation locations as a result of secondary effects related to the demolition of Russell Hall. The moves will be done in phases and a schedule is to be determined. The architect's existing contract will be terminated for convenience and a new RFP for architectural services is going to be issued due to the magnitude of changes from the original scope of work anticipated for this project. Reconfigurations of spaces could occur as early as spring 2021.	TBD (Under Review)



CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Directory (Electronic)	The architect provided final drawings to the District for review. The architect and electronic directory vendor are coordinating a mock-up demonstration at the campus. A schedule has yet to be determined.	\$272,613
Barrier Removal Signage/Wayfinding	The mock-up installation to test various sizes and colors of lettering has been completed on Dunlap Hall. Selection of color type and size has been made. The architect will submit final drawings to the District for review.	\$345,025
Emergency Blue Phone & ADA POT	The contractor installed 13 new footings for the phones at SAC. There were seven existing blue phones at SAC previously installed with the Central Plant project. This project adds 13 more blue phones. The Science Center project will add one additional blue phone. There will be a total of 21 blue phones campus-wide at SAC.	\$531,350



CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
ITS Copper Wire	<p>With the completion of the Central Plant project, new twisted pair copper wire lines were installed to replace the old lines as part of the infrastructure improvements across campus. These copper lines were replaced and then terminated (landed) at 22 buildings on campus at their respective Intermediate Distribution Frame (IDF) rooms or the Building Distribution Frame (BDF) rooms associated with the buildings. The new copper lines provide connectivity to support service for telephone voice systems, emergency telephone lines, elevator telephones, and fax machines. It is the intent of ITS to now abandon the old lines and utilize the new copper lines. The new copper lines are installed at each major building on the campus which are then directly connected back to the campus's main computer communication center located at the Chavez Building (A). The architect's assessment is still underway with ITS for the transition at each building from the old lines to the new lines. This project is required to be submitted to DSA for approval before it can be implemented.</p>	\$474,339

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
- ▶ Proposed rehabilitated building reduced to 63,170 gross square feet (under review)
- ▶ This project assumes operation of an Adult Education Center and Child Development Center

Current Status:

- ▶ Physical building demolition is anticipated to start at the end of September or early October with construction activities on-going through the end of the year
- ▶ A remediation plan is to be developed following demolition which requires approval by the Orange County Health Care Agency
- ▶ Design is on hold until environmental testing and review is completed



Budget:

\$34.66 million target (under review)

\$33.53 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)
- \$3.1 million from Settlement

Note: Budget is currently deficient by \$1.13 million (under review)



CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Directory (Electronic)	Coordination ongoing with concurrent barrier removal projects as these may affect electronic directory locations. The architect provided final drawings to the District for review. The architect and electronic directory vendor are coordinating a mock-up demonstration.	\$192,087
Barrier Removal Signage & Wayfinding	Coordination ongoing with concurrent barrier removal projects as these may affect monument locations. A monument sign mock-up is being coordinated for the campus. The architect will submit final drawings to the District for review.	\$373,378
Campus Entrance Improvements	The District's traffic consultant, LSA, has completed the traffic counts and submitted their draft report for District review. Once reviewed by the District and design team, a final recommendation on project scope/boundaries can be made and the design process can move forward.	TBD (Under Review)



CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
LRC Drywall Repairs	The repairs have been completed and a deductive change order and Notice of Completion were approved by the Board of Trustees on September 9, 2019. This project has been completed and will be removed from future updates.	\$363,919



CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Safety Portable Offices	The contractor has completed the concrete curbs and foundation vents. The portables were delivered on September 20, 2019.	\$2,045,425





CURRENT PROJECTS DISTRICT OFFICE

PROJECT	STATUS	ESTIMATED BUDGET
<p>ADA Parking Lot Improvements at District Office (parking lots and path of travel to building entrances)</p>	<p>The scope of work includes a new ramp at the front entrance, new accessible parking spaces, the addition of a path of travel from the Santa Clara Street sidewalk, and improvements to handrails and stairs. The District met with the design team to discuss phasing of work due to the recently updated ALTA property survey, concerns over storm drain runoff, and timelines for procurement. The scope of work is currently under review again due to concerns over phasing and construction work of the deck around the building. This project may need redesign work and may need to go back to DSA for additional approval. The schedule is under review and the District is currently reviewing the scope to see if it can undertake the project in smaller phases of work to cause less disruption.</p>	<p>\$435,652 (under review)</p>



CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
District-Wide Emergency Blue Phone & ADA Path of Travel (SAC, SCC, CEC, DO, OCSRTA, DMC)	See slides 14 and 18 for site specific project updates. DO and CEC have yet to be scheduled.	\$1.9 Million



CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
<p>District-Wide Electronic Access Control and New Key Distribution Procedures</p>	<p>The District intends to undertake several test pilots for a variety of building conditions and door types to retrofit adding or upgrading electronic access control features, changing out mechanical locks to the new lock standard, and to test pilot the new draft of the Key Distribution Procedures and Guidelines developed by the District Working Group per Administrative Regulation 6520.</p> <p>Test Pilot locations:</p> <ul style="list-style-type: none"> • Santa Ana College: new Science Center and Dunlap Hall • Santa Ana College Centennial Education Center (mechanical key change only) • Santiago Canyon College: Humanities Building and Building D • Digital Media Center • District Office <p>The electronic access control system includes adding new access control hardware and readers at select locations across doors and integrating equipment into a new district-wide access control platform (which is planned to be installed with the new SAC Science Center).</p> <p>The test pilot is anticipated to last at minimum one year, while concurrently, the District works to develop an implementation plan for all other buildings district-wide.</p> <p>Upcoming meetings are being scheduled with several constituent groups and committees to discuss the new Draft Key Distribution Procedures and the plan for re-keying of buildings as part of a district-wide retrofit program.</p> <p>The schedules for all buildings have yet to be determined but the above test pilot locations are currently in the planning phase with the Santa Ana College Science Center being completed as the model test location.</p>	<p>TBD</p>



QUESTIONS



RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

MEASURE Q

Projects Cost Summary

08/31/19 on 09/09/19

Special Project Numbers	Description	Project Allocation	Total PY Expenditures	FY 2019-2020		Cumulative Exp & Enc	Project Balance	% Spent
				Expenditures	Encumbrances			
ACTIVE PROJECTS								
SANTA ANA COLLEGE								
3035/ 3056	Johnson Student Center	59,431,532	12,097,425	2,603,858	41,172,150	55,873,434	3,558,098	94%
	Agency Cost		477,737	1,125	1,857	480,720		
	Professional Services		3,710,137	79,621	3,396,702	7,186,460		
	Construction Services		7,909,551	2,523,112	37,773,591	48,206,254		
	Furniture and Equipment		-	-	-	-		
3049	Science Center & Building J Demolition	70,480,861	38,623,078	2,553,006	17,443,573	58,619,657	11,861,204	83%
	Agency Cost		427,263	-	1,696	428,959		
	Professional Services		7,089,932	55,883	2,319,904	9,465,719		
	Construction Services		31,105,882	2,371,730	15,005,622	48,483,234		
	Furniture and Equipment		-	125,393	116,352	241,745		
TOTAL ACTIVE PROJECTS		129,912,393	50,720,503	5,156,864	58,615,723	114,493,091	15,419,302	88%
CLOSED PROJECTS								
3032	Dunlap Hall Renovation	12,620,659	12,620,659	-	-	12,620,659	0	100%
	Agency Cost		559	-	-	559		
	Professional Services		1,139,116	-	-	1,139,116		
	Construction Services		11,480,984	-	-	11,480,984		
	Furniture and Equipment		-	-	-	-		
3042	Central Plant Infrastructure	57,277,129	57,266,535	-	-	57,266,535	10,594	100%
	Agency Cost		416,740	-	-	416,740		
	Professional Services		9,593,001	-	-	9,593,001		
	Construction Services		47,216,357	-	-	47,216,357		
	Furniture and Equipment		40,437	-	-	40,437		
3043	17th & Bristol Street Parking Lot	198,141	198,141	-	-	198,141	0	100%
	Agency Cost		16,151	-	-	16,151		
	Professional Services		128,994	-	-	128,994		
	Construction Services		52,996	-	-	52,996		
	Furniture and Equipment		-	-	-	-		
TOTAL CLOSED PROJECTS		70,095,929	70,085,334	-	-	70,085,334	10,594	100%
GRAND TOTAL ALL PROJECTS		200,008,322	120,805,837	5,156,864	58,615,723	184,578,425	15,429,897	92%
SOURCE OF FUNDS								
	ORIGINAL Bond Proceeds		198,000,000					
	Interest Earned		2,008,322					
	Totals		200,008,322					