



RSCCD FACILITIES MASTER PLAN 2022 UPDATE POTENTIAL BOND PROJECTS

**BOARD OF TRUSTEES MEETING
FEBRUARY 28, 2022**



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE MAP

GRAPHIC LEGEND

- NEW BUILDING / FACILITY
- MODERNIZATION
- PARTIAL MODERNIZATION
- SITE PLAZA
- SITE LANDSCAPING
- ROADWORK





DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER-ALPHABETICAL)

Project Reference Name	Total Project Estimates
Applied Technology Center and Parking Structure	\$198,584,134
Arts and Workforce Building	\$158,376,933
Building A (Chavez) Modernization	\$49,546,163
Centennial Education Center	\$73,013,621
Learning Commons (Library Replacement)	\$136,531,517
Student Services and Welcome Center	\$41,357,906
Anticipated Sustainable Regulatory Compliance Impacts	\$35,000,000
Total	\$692,410,274

Notes:

- 1) Projects listed include only the top scoring major projects also referred to as Tier I projects in the Facility Master Plan Update.
- 2) The property at Bristol & 17th Street is currently under separate study and is still on-going. Study is anticipated to be completed in the Spring 2022.
- 3) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2025. This timeline was utilized for the purposes of estimating only and time beyond this date, additional escalation costs may apply.
- 4) Excluded from the estimates are escalation beyond February 2025, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing.
- 5) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.
- 6) The Phase 1-3 Campus Entrance Improvement project budgets are not included in the Tier I project list.



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Applied Technology Center and Parking Structure</p> <p>FMP Determined Needs: Workforce Development, Career Education, Innovative Career and Transfer Pathways</p>	<p>\$198,584,134</p>	<ul style="list-style-type: none"> • Assumes 71,100 gsf new two-story building • Includes sitework around building • Includes 4-story parking structure with 1,428 stalls • Includes relocation of Village Portables • Includes F&E • Includes demolition of Buildings J & K (single story) • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished • Includes minor costs associated with lease of off-site parking due to loss of parking in Lot 11. 	<p>Includes: Applied Technology programs such as auto, diesel, welding, and manufacturing technology. New parking structure would help restore the loss in parking stalls through the years due to construction of new buildings. Replaces Parking Lot 11. The 4-story parking structure was previously identified in the prior Master Plan and would restore part of the deficit of parking spaces lost over the years since 2014 and add additional spaces to accommodate future needs. *Note: In 2014, there were roughly 2,980 parking spaces on campus prior to major construction. By Fall 2022, there will be roughly 2,660 (loss of parking due to new construction). With a new parking structure, the new parking count would be roughly 3,690. Using a target of 20,000 credit FTES with a parking ratio of 5:1, planning target is 4,000 spaces. Temporary portables or relocation of such may further impact parking on campus which has yet to be determined.</p>



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Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Arts and Workforce Building FMP Determined Needs: Workforce Development, Career Education, Innovative Career and Transfer Pathways	\$158,376,933	<ul style="list-style-type: none"> • Assumes 99,000 gsf new two-story building • Includes sitework around building • Includes F&E • Includes demolition of Buildings C, T, N and P • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished • Includes minor costs associated with lease of off-site parking due to loss parking in Lot 6. 	Includes: Performing Arts, Visual Arts, Digital Media, Journalism, Media Communications, "Non Heavy Duty" Applied Technology Programs: Fashion, Nutrition/Culinary, and Fire Technology. Assumes programs from DMC are moved into this building and vacate DMC. *Note: It is recommended that the DMC site be further studied for use/efficiency/operations.



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Building A (Chavez) Modernization</p> <p>FMP Determined Needs: Increase lab space and modernize classrooms</p>	<p>\$49,546,163</p>	<ul style="list-style-type: none"> • Assumes 68,459 gsf modernization of entire two-story building • Excludes seismic upgrades • Includes F&E • Includes minor abatement • Includes site improvements adjacent building and outdoor quad area • Includes temporary housing costs which may be incurred to reconfigure other spaces on campus. 	<p>Includes: Relocation of Math Faculty from existing (L Building) to collocate with classrooms utilized. Optimize building with more flexibility of space, has the potential of adding instructional classrooms/computer labs dedicated to Continuing Education.</p>



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Centennial Education Center FMP Determined Needs: Adult Education, Non-Credit Career Education and Workforce Development	\$73,013,621	<ul style="list-style-type: none"> • Assumes 50,214 gsf new two-story building • Includes sitework around building • Includes F&E • Includes demolition of existing portable buildings • Includes minor abatement for demolition • Includes minor temporary housing costs which may be incurred for reconfiguration of other spaces or leased space. 	Includes: Santa Ana College School of Continuing Education, Child Development Center, a Multi-Purpose Room, and Meeting Rooms. *Note: This project is currently under separate study and has two Work Groups (a joint District and City Work Group and College Work Group) where discussions are on-going.



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Learning Commons (Library Replacement)</p> <p>FMP Determined Needs: Academic and Student Support Services</p>	<p>\$136,531,517</p>	<ul style="list-style-type: none"> • Assumes 94,000 gsf new two-story building • Includes sitework around building • Includes F&E • Includes reconfiguration of 25,000 gsf of spaces for relocation of occupants to buildings C, N and P potentially for temporary housing if the Arts Workforce Building is built first. Need to identify temporary housing or reconfiguration needs in order for new building construction to proceed. • Includes demolition of existing Building L (two-story) • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished 	<p>Includes: Library; Tutoring: Math, MESA and Honors (Building L); The Learning Centers (Building D); The Academic Computing Center (Building A); Cultural Center – Asian American Resource Center, UJIMA/UMOJA (U2), Undocu-Scholars, SEAP Equity Office, Thrive Center (Village); Educational Media Services (TBD). *Note: This project is currently under separate study and qualifies as a State funded project. A Final Project Proposal (FPP) is currently underway in planning with the College Work Group to be submitted to the State as part of the District's Five Year Capital Construction Plan in June 2022.</p>



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Student Services and Welcome Center FMP Determined Needs: Student Belonging and Academic Support	\$41,357,906	<ul style="list-style-type: none"> • Assumes 31,000 gsf new two-story building • Includes sitework around building • Includes F&E • Includes demolition of Buildings H and T • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished 	Includes: First floor of S Building would be relocated here, along with Career Services, Assessment from L Building. Continuing Education Welcome Center / Offices will also be located here (their instructional spaces elsewhere).



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

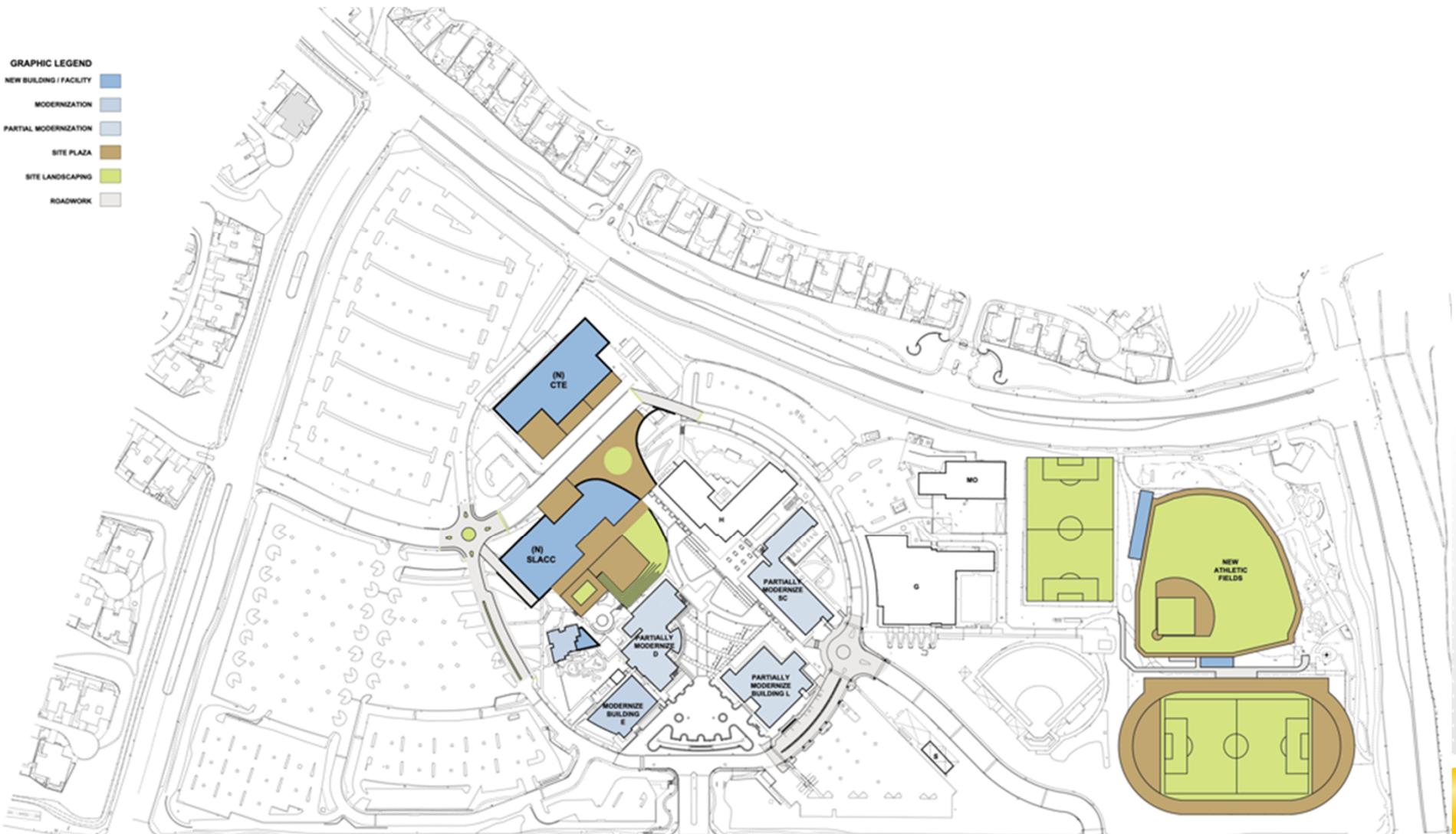
Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Anticipated Sustainable Regulatory Compliance Impacts	\$35,000,000		*Note: On-going changes in the CA Green Code, DSA regulations to reduce green house gas emissions, including State sustainable goals (i.e. all new construction buildings should be LEED Gold) are impacting project costs.



SCC Draft FMP Update Option One

GRAPHIC LEGEND

- NEW BUILDING / FACILITY
- MODERNIZATION
- PARTIAL MODERNIZATION
- SITE PLAZA
- SITE LANDSCAPING
- ROADWORK

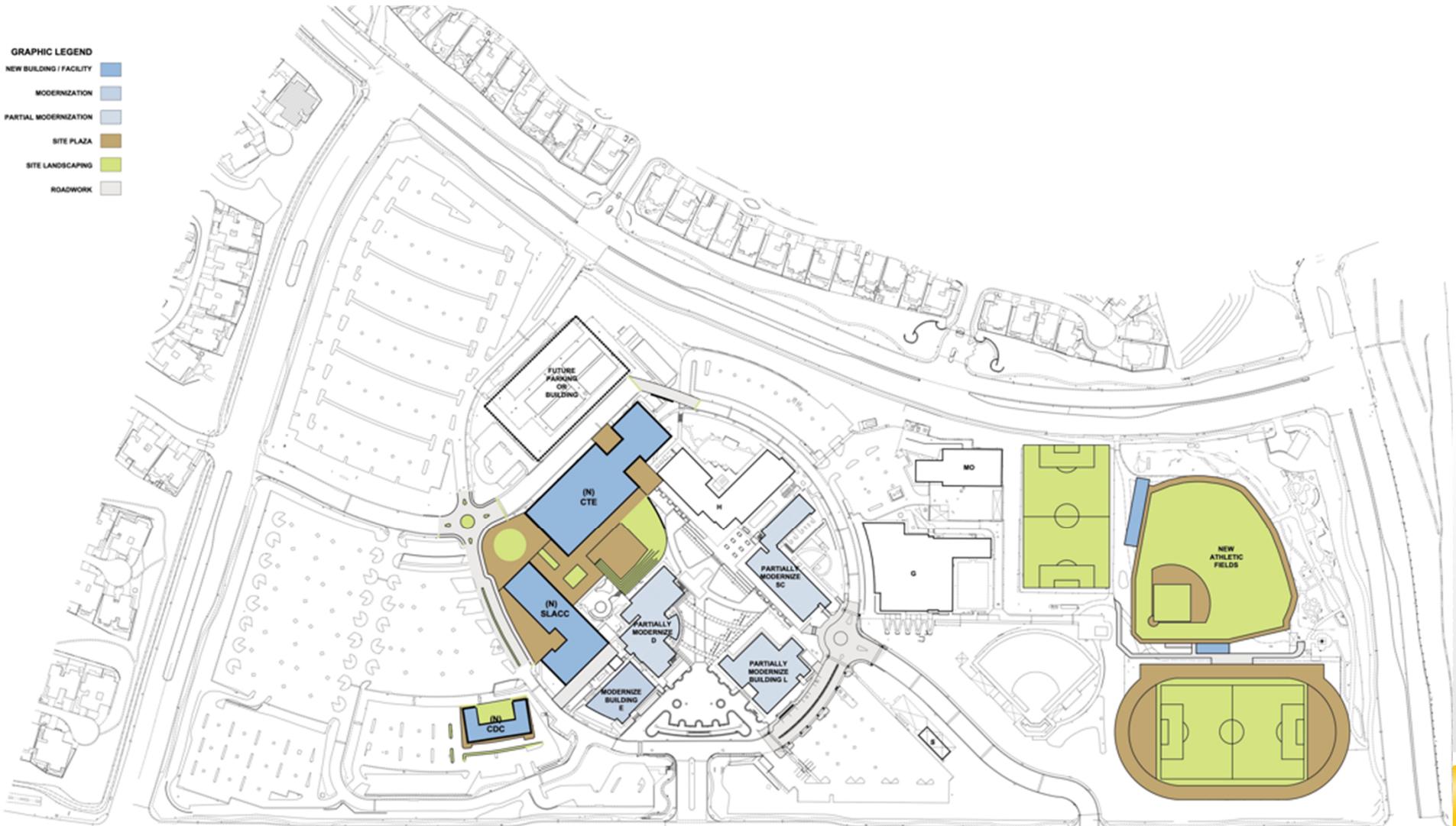




SCC Draft FMP Update Option Two

GRAPHIC LEGEND

- NEW BUILDING / FACILITY 
- MODERNIZATION 
- PARTIAL MODERNIZATION 
- SITE PLAZA 
- SITE LANDSCAPING 
- ROADWORK 





**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER-ALPHABETICAL)**

Project Reference Name	Total Project Estimates
Career and Technical Education Building	\$136,981,706
Center for Academic and Student Achievement Services Building-housing Academic Support, Community Services & Continuing Education, Special Persistence Programs, and Student Life	\$75,849,056
D Building Modernization	\$31,978,827
E Building Modernization to increase and integrate Student Services	\$28,074,057
L Building Modernization to accommodate Student Life and Academic Support	\$12,518,931
New C Building (Child Development and Early Childhood Ed. CTE Program)	\$12,444,787
Science Center Building Modernization for inclusion of Water & Wastewater Technologies	\$22,383,528
Anticipated Sustainable Regulatory Compliance Impacts	\$35,000,000
Total	\$355,230,892

Notes:

- 1) Projects listed include only the top scoring major projects also referred to as Tier I projects in the Facility Master Plan Update.
- 2) ADA upgrades addressing settlement requirements are still in progress and may not be fully funded. Some settlement items are included as part of the Center for Academic and Student Achievement Services Building incorporated as part of the Tier I project list.
- 3) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2025. This timeline was utilized for the purposes of estimating only and time beyond this date, additional escalation costs may apply.
- 4) Excluded from the estimates are escalation beyond February 2025, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing.
- 5) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.



**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Career and Technical Education Building FMP Determined Needs: Workforce Development, Career Education, Innovative Career and Transfer Pathways	\$136,981,706	<ul style="list-style-type: none"> • Assumes 67,700 gsf new two-story building • Includes F&E • Includes sitework around building • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished • Assumes demolition of Village portables and reconfiguration of existing spaces to swing village programs 	CTE programs may include: Business, Career & Technical Education, Performing Arts, Music, Dance, Observatory on roof, American Sign Language, Apprenticeship, Biotechnology, Computer Science, Education, Cinema Studies, Code Enforcement, Construction Management, Criminal Justice, Digital Media Arts, Gemology, Graphic Design, Public Works, Real Estate, Survey/Mapping Sciences, Water Utility Science, and Urban Horticulture. In addition, this multi-functional building will support non-credit career educational pathways and allow for bridging between non-credit certificate and credit programs. May include connecting the loop road for the campus if feasible. *Note: There is an option to build on footprint of Bldgs.A and T in lieu of the UVillage location, but this would require additional swing space and reconfiguration of other existing buildings or the addition of temporary portables.



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FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Center for Academic and Student Achievement Services Building--housing Academic Support, Community Services & Continuing Education, Special Persistence Programs, and Student Life</p> <p>FMP Determined Needs: Adult Educational Opportunity Access, Academic Support, Specialized Persistence Programming, and Student Belonging and Retention</p>	<p>\$75,849,056</p>	<ul style="list-style-type: none"> Assumes 57,000 gsf new two-story building Includes F&E Includes sitework around building Includes minor abatement for demolition Includes minor site improvements where buildings are demolished Assumes demolition of Building C (Child Development Center) and reconstruction of CDC in order for the building to be sited in this location 	<p>Includes: Student Life (Student Health, Student Government, Clubs and Student Activities), Academic Support (Tutoring, Supplemental Instruction, Basic Needs Center), Community Services & Continuing Education, Persistence Programs like Veterans Center, BLACK/Umoja Resource Center, federal programs such as a TRiO; includes Café and Campus Store. May include roundabout, other rideshare/drop-off areas, and new northwest entry plaza. *Note: There is an option to modernize/expand CDC in lieu of demo and build new, but this impacts Bldgs. A, B & T which would require additional swing space and reconfiguration of other existing buildings or the addition of temporary portables.</p>



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TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
D Building Modernization FMP Determined Needs: Increase lab space and modernize classrooms	\$31,978,827	<ul style="list-style-type: none">• Assumes modernization of 42,508 gsf two-story existing building• Includes ADA upgrades and potential seismic upgrades• Assumes relocation of building occupants into other swing space	This building could be optimized and/or reconfigured after a portion of the first floor (counseling) if those occupants moved to Building E after it is modernized and (performing arts) are relocated into the new CTE building.



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FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
E Building Modernization to increase and integrate Student Services FMP Determined Needs: Increase lab space, bring first-step services into one space to serve entering students	\$28,074,057	<ul style="list-style-type: none">• Assumes modernization of 37,304 gsf three-story existing building• Includes ADA upgrades and potential seismic upgrades• Assumes relocation of building occupants into other swing space	This building could be optimized and/or reconfigured for Student Services and Administration which would include office suites, read/study or computer labs. Modernization could potentially net an increase of 2,400 asf by reconfiguring underutilized open space.



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TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
L Building Modernization to accommodate Student Life and Academic Support FMP Determined Needs: Student Belonging and Academic Support	\$12,518,931	<ul style="list-style-type: none">Assumes partial modernization of 20,000 gsf within two-story buildingIncludes F&E, including Café equipmentIncludes exterior site improvements adjacent first floor entrance for Café	First floor modernization to create place for a Campus Café, Campus Store, and Student Lounge. Potential reconfiguration of second floor to consolidate impacted first floor operations.



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FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
New C Building (Child Development and Early Childhood Ed. CTE Program) FMP Determined Needs: Increase lab space and modernize classrooms	\$12,444,787	<ul style="list-style-type: none">• Assumes 9,200 gsf new single story building• Includes F&E• Includes sitework around building• Includes demolition of Building C and related portables• Includes minor abatement for demolition• Includes minor site improvements where buildings are demolished	Relocate and build new Child Development Center which includes instructional Labs (currently using UVillage portables). New location on campus to include drop off and minor reconfiguration of parking spaces. Improve vehicular and pedestrian access.



**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Science Center Building Modernization for inclusion of Water & Wastewater Technologies FMP Determined Needs: Increase lab space and modernize classrooms	\$22,383,528	<ul style="list-style-type: none">Assumes partial modernization of 15,000 gsf between H and SC buildingsIncludes F&EIncludes renovation and sitework around buildingIncludes ADA upgrades around building	Retrofits classrooms in SC Building for the Biology, Chemistry, and Water Utility Science Labs coming from B and U Village portables. Retrofits (2) Building H classrooms to accommodate demo benches for lab use. *Note: SC226 replaces B203-2 Chemistry Lab, SC133 replaces U85A Biology Lab, SC110 and SC111 replace Wastewater Lab, and includes construction of new outdoor Water Utility Science Lab.



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FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Anticipated Sustainable Regulatory Compliance Impacts	\$35,000,000		*Note: On-going changes in the CA Green Code, DSA regulations to reduce green house gas emissions, including State sustainable goals (i.e. all new construction buildings should be LEED Gold) are impacting project costs.



Questions