



# RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

FACILITIES MASTER PLAN  
UPDATE 2022

SPRING 2022

# MISSION

**Santa Ana College inspires, transforms, and empowers a diverse community of learners.**

- ▶ Ranked as one of the nation's top two-year colleges awarding associate degrees to Latino and Asian students, the college is also recognized throughout the state for its comprehensive workforce training programs for nurses, firefighters, law enforcement and other medical personnel.
- ▶ The college has evolved into one of the most energetic and fastest-growing comprehensive community colleges in the nation, currently serving roughly 20,000 credit and non-credit students per semester.



# VISION

***Santa Ana College is the college of choice that empowers individuals and is committed to creating and strengthening a student-centered, diverse, and welcoming community. The innovative academic pathways and services that we provide inspire and motivate students to achieve educational excellence and economic advancement in a support environment (2021-2024 Educational Master Plan).***



# HISTORY OF FACILITIES

- ▶ Santa Ana College is currently 107 years old.
- ▶ Santa Ana College is the fourth oldest community college in California.
- ▶ Other Santa Ana College service sites include the Digital Media Center, the Centennial Education Center, and the Orange County Sheriff's Regional Training Academy.
- ▶ Santa Ana College has been serving students since 1915 when it was a Junior College located on the campus of Santa Ana High School.
- ▶ The earthquake of 1933 forced the college to relocate to a site on North Main Street.
- ▶ In 1945, it passed a bond measure that allowed the college to move to a permanent campus in 1947 to its current location at the southwest corner of 17<sup>th</sup> and Bristol Streets.
- ▶ In 2002, voters approved Measure E, a \$337 million districtwide renovation and new construction bond to alleviate overcrowding, expand educational and training programs.
- ▶ In 2012, voters approved Measure Q, a \$198 million bond specifically for renovations, repairs and new construction at Santa Ana College.

# CONDITION OF FACILITIES

- ▶ The main campus is 65 acres.
- ▶ There are 29 main buildings, 25 portable classrooms, ancillary storage/utility facilities, comprising approximately 742,000 gross square feet.
- ▶ Buildings on campus were built in phases and several are over 50 and 60 years old (1950s, 60s and 70s such as auto/diesel, welding, technical arts and engineering, music, fine and performing arts, including, the theater).
- ▶ 7 of the main buildings on campus are over 64 years old, and 15 of the 29 main buildings are over 50 years old. Over half of the main buildings are considered beyond their useful life span according to state standards.
- ▶ Centennial Education Center was built in 1980 and the portables are beyond their useful life span.

# FACILITY MASTER PLAN

- ▶ The Facility Master Plan identifies goals, guiding principles and recommends projects to construct in the future, including new buildings, renovations, modernizations, or other site improvements to improve the overall campus site.
- ▶ The plan is a roadmap to identify its capital construction needs which is a requirement of the Education Code, State Chancellor's Office and for accreditation as a college.
- ▶ In the Spring of 2021, the college set out to update their Facility Master Plan with the intent of completing the update in Spring of 2022.
- ▶ The Facility Master Plan Update builds upon the prior Facilities Master Plan and supports the vision and goals of the Educational Master Plan.

# CURRENT CAMPUS MAP



# RECENTLY COMPLETED PROJECTS

- ▶ Central Plant & underground utilities replacement
- ▶ New Johnson Student Center
- ▶ New Science Center



# PROJECTS UNDERWAY

- ▶ Health Sciences
- ▶ Russell Hall demolition and campus entrance improvements (after Russell Hall is demolished)



# 2022 FACILITY MASTER PLAN UPDATE

- ▶ College's commitment to continue to build upon their success by providing and updating facilities to foster an academic environment that prepares and supports students.
- ▶ To date, the 2022 Facility Master Plan Update has included dozens of meetings with college constituent groups, including students, and the formation of a Campus Work Group.
- ▶ The college has reviewed goals and principles in the Facilities Master Plan Update, conditions of the existing college facilities and the programs that are taught in these facilities.
- ▶ The college has identified needs and potential capital construction projects required for the next 5-10 years.

# DRAFT 2022 FACILITY MASTER PLAN UPDATE

## CAMPUS MAP OF POTENTIAL PROJECTS



# DRAFT 2022 FACILITY MASTER PLAN UPDATE POTENTIAL PROJECTS

- ▶ The college identified two tiers of projects in the plan (Tier 1 and Tier 2).
- ▶ Tier 1 projects are the highest prioritized major projects. There are several other Tier 2 projects incorporated in the plan.
- ▶ Tier 1 major projects are as follows:

## **Project Reference Name (Alphabetical Order)**

- ▶ Applied Technology Center and Parking Structure
- ▶ Arts and Workforce Building
- ▶ Building A (Chavez) Modernization
- ▶ Centennial Education Center
- ▶ Learning Commons (Library Replacement)
- ▶ Student Services and Welcome Center



TOP PRIORITIZED NEEDS:  
ADULT EDUCATION, NON-CREDIT,  
WORKFORCE DEVELOPMENT, & SPECIAL POPULATIONS

- ▶ First Priority: Continuing Education and Non Credit Programs
  - ▶ Meeting critical community needs
    - ▶ English as a Second Language
    - ▶ High School Programs
    - ▶ Active Adult Programs
    - ▶ American Citizenship
    - ▶ College Prep
  - ▶ Career Training
    - ▶ Training students for jobs in health fields, construction, culinary arts, hospitality, business, and customer service
    - ▶ Career exploration in manufacturing, welding, automotive, biotechnology, pharmacy technology with transitions into certificate program at Santa Ana College



TOP PRIORITIZED NEEDS:  
ADULT EDUCATION, NON-CREDIT,  
WORKFORCE DEVELOPMENT, & SPECIAL POPULATIONS

- ▶ **Second Priority:** Training students for well-paying jobs in building, automotive, and logistics supply chain industries and provide face to face opportunities for onsite training and application of skills
- ▶ **Applied Technology,** which includes automotive, diesel mechanics, welding, construction technology, manufacturing, logistics supply chain, robotics and parking will ensure students have access to these on site facilities and face to face training opportunities

## POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER I MAJOR PROJECTS (RECOMMENDED PRIORITIES)

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"> <li>• Assumes 50,214 gsf new two-story building</li> <li>• Includes sitework around building</li> <li>• Includes F&amp;E</li> <li>• Includes demolition of existing portable buildings</li> <li>• Includes minor abatement for demolition</li> <li>• Includes minor temporary housing costs which may be incurred for reconfiguration of other spaces or leased space.</li> </ul>	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.

## POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER I MAJOR PROJECTS (RECOMMENDED PRIORITIES)

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"> <li>• Assumes 71,100 gsf new two-story building</li> <li>• Includes sitework around building</li> <li>• Includes 4-story parking structure with 1,428 stalls</li> <li>• Includes relocation of Village Portables</li> <li>• Includes F&amp;E</li> <li>• Includes demolition of Buildings J &amp; K (single story)</li> <li>• Includes minor abatement for demolition</li> <li>• Includes minor site improvements where buildings are demolished</li> <li>• Includes minor costs associated with lease of off-site parking due to loss of parking in Lot 11.</li> </ul>	<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>



## POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER I MAJOR PROJECTS (RECOMMENDED PRIORITIES)

Project Reference Name	Total Project Estimates
Centennial Education Center	\$73,013,621
Applied Technology Center and Parking Structure	\$198,584,134
Total	<b>\$271,597,755</b>

**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.



# FACILITY MASTER PLAN 2022 UPDATE

## OTHER TIER I MAJOR PROJECTS

(NOT IN PRIORITY ORDER)

Project Reference Name	Need Description
Arts and Workforce Building	Workforce Development, Career Education, Innovative Career and Transfer Pathways: Performing Arts, Visual Arts, Digital Media, Journalism, Media Communications, "Non Heavy Duty" Applied Technology Programs such as Fashion, Nutrition/Culinary, and Fire Technology.



# FACILITY MASTER PLAN 2022 UPDATE

## OTHER TIER I MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Need Description
Building A (Chavez) Modernization	Increase lab space and modernize classrooms.
Learning Commons (Library Replacement)	Academic and Student Support Services: Library, Tutoring, Math, MESA and Honors, Academic Computing Center; Cultural Center – Asian American Resource Center, UJIMA/UMOJA (U2), Undocu-Scholars, SEAP Equity Office, Thrive Center, Educational Media Services
Student Services and Welcome Center	Academic Support and Student Belonging: Careers Services Assessment, Continuing Education Welcome Center



***Thank you to the community and neighborhoods for your continued support of Santa Ana College.***

## Questions and Feedback

For more information on the College's Facility Master Plan Update, please visit the Department of Facility Planning, District Construction & Support Services website: [www.rscdd.edu](http://www.rscdd.edu) Click on: 2022 Facility Master Plan Updates or email: [fmpupdates@rscdd.edu](mailto:fmpupdates@rscdd.edu)