

FACILITIES PLAN STATUS REPORT  
May 20, 2013

**SADDLEBACK COLLEGE**

**1. LIBRARY AND LEARNING RESOURCE REMODEL**

	Original	Revision	Total
Project Budget:	\$21,124,000	\$1,690,000	\$22,814,000
State Match:	\$16,139,000	(\$466,000)	\$15,673,000
Basic Aid Allocation:	\$4,985,000	\$2,156,000	\$7,141,000

Budget Narrative: Budget reflects Board agenda action on 10/24/04 and 6/22/09. The state approved 2011-2012 planning budget totaled \$21,124,000. A lower-than-estimated bid was received and the state reduced their match to \$15,673,000. The Board reallocated a portion of the state's short fall using basic aid funding for a funded total of \$22,814,000. The state has reimbursed their match equal to \$15,673,000 *with \$13,673,000* returned to basic aid account.

Contractor delays result in extended costs for inspections, labor compliance, and project management cost. Staff will seek reimbursement during settlement discussions with the contractor. *The remaining state reimbursement will remain in the project budget until completion of these negotiations.*

Status: The contractor completed seventeen months behind schedule. Contractor payment withholdings include stop notices filed by subcontractors and material suppliers. Claim issues have been combined and a Judge has been assigned. *The flooring warranty repair at the third floor has failed and has been rejected by the architect of record.*

In Progress: Project punch list, building systems commissioning with M&O, close out documents and warranties submittals, DSA close out. Landscape maintenance period is underway at quad area.

Recently Completed: *A final pre-construction flooring replacement meeting was held on May 16<sup>th</sup> with all parties and the replacement of failed flooring will begin on May 20<sup>th</sup>.*

Focus: Complete final punch list. Legal issues and close out of outstanding change orders. Warranty repair for flooring delamination at the third floor is scheduled for secondary repair May, 2013.

Project Start: October 2004	Scheduled Finish: January 2012
Projected Finish: September 2012	DSA Close Out: Pending

**2. SCIENCES BUILDING**

	Original	Revision	Total
Project Budget:	\$52,234,000	\$6,816,000	\$59,050,000
State Match:	\$36,564,000	(\$36,564,000)	-
Basic Aid Allocation:	\$3,867,000	\$54,968,000	\$58,835,000
Unassigned:	\$11,803,000	(\$11,588,000)	\$215,000

Budget Narrative: Budget reflects Board agenda action on 8/26/08, 10/27/08, 4/27/09, 6/22/09, 5/24/10, 2/28/2011 and 8/24/2012. On February 28, 2011, the Board reassigned \$14,789,346 from other Saddleback College projects and applied \$29,000,000 from basic aid dollars to partially fund the Sciences building after three years running with no state funding. On August 27, 2012, the Board approved \$11,179,000 to fund the remainder of the project budget. In August, the state chancellor’s office has escalated the project budget to \$59,050,000 resulting in the unassigned amount of \$215,000.

Status: Cost reduction efforts have brought the project estimate back into alignment with the project construction budget. Board approved Resolution to move forward with Validation Action and the Lease, Sublease and Construction Services Agreement contract documents as to form approved.

In Progress: Proceeding into Validation Action and continuing constructability reviews. Sub-trades prequalification documents were received by the contractor on March 4<sup>th</sup> and are under review.

Recently Completed: The *Division of the State Architect (DSA)* approved two of the three reviews: *Fire life safety and Access*. DSA performed a preliminary structural review of the plan set on February 12, 2013.

Focus: Staff, consultants and contractors are continuing efforts on constructability reviews and finalization of the DSA plan set. *The architect and District plan to meet with DSA in late May to review structural back check comments*. Parallel with Validation, the contractor will bid sub-trades with the objective of finalizing the GMP and providing executed agreements back to the Board for final approval.

Project Start: March 2011	Scheduled Finish: October 2014
Projected Finish: October 2014	DSA Close Out: Pending

**3. SECONDARY EFFECTS - LOOP ROAD**

	Original	Revision	Total
Project Budget:	\$11,697,00	(\$2,699,417)	\$8,997,583
State Match:	-	-	-
Basic Aid Allocation:	\$3,442,000	-	\$3,442,000
Unassigned:	\$8,255,000	(\$2,699,417)	\$5,555,583

Budget Narrative: Budget reflects Board agenda action on 3/24/08. During the discovery phase and further defined through the Education and Facilities Master Plan (EFMP) process, the architect determined the budget estimate to be \$8,997,583. Environmental impacts could increase the project estimate.

Status: The Loop Road relocation project *has been* modified with the project’s secondary effects taking priority: Site-work (relocation of the practice fields) and infrastructure (storm drain improvements) increased to include relocation of parking which will be lost as a result of locating the New Sciences Building in parking lot 5 and locating the TAS Swing Space (Auto-tech program) in parking lot 1. This request has been fully vetted at the College level and *was approved in* the Five Year plan. *Next Facilities Report will reflect a new project name to better reflect the new scope of work.* Environmental impacts are expected to be influential in budget and schedule planning.

In Progress: Priority order and funding for secondary effects are under consideration by the Capital Improvement Committee.

Recently Completed: The focus on the Loop Road project is directed toward secondary effects.

Focus: District and College staff *are coordinating the final scope description and evaluating delivery methods in order to obtain professional services for design.*

Project Start: Phase I-Feb 2010	Scheduled Finish: On Hold
Projected Finish: On Hold	DSA Close Out: On Hold

**4. TECHNOLOGY AND APPLIED SCIENCE (TAS) RENOVATION PROJECT**

	Original	Revision	Total
Project Budget:	\$8,755,055	\$5,977,945	\$14,733,000
State Match:	-	-	-
Basic Aid Allocation:	\$1,956,000	\$12,777,000	\$14,733,000

Budget Narrative: Budget reflects Board agenda action on 2/28/11 and 8/27/2012. The original basic aid assignment of \$1,956,000 met design costs. The scope was revised to include both the North and South wing with a new budget estimated at \$14,733,000. On August 27, 2012, the Board approved \$12,777,000 to fully fund the project budget.

Status: The Design Development phase is underway. (Note: Design phases: Programming, Schematic, Design Development, Construction Documents, DSA Submittal)

In Progress: *District met with the user group on May 5, 2013 and received final Design Development comments. Construction Documents phase will commence this month.*

Recently Completed: A supplemental geotechnical investigation at North Wing is completed. Surveying and utilities location mapping is completed.

Focus: *Design Development sign off with end user participation. Commencement of Construction Documents phase.*

Project Start: September 2011	Scheduled Finish: March 2015
Projected Finish: March 2015	DSA Close Out: Pending

**5. TECHNOLOGY AND APPLIED SCIENCE (TAS) SWING SPACE PROJECT**

	Original	Revision	Total
Project Budget:	\$5,807,000		\$5,807,000
State Match:	-	-	-
Basic Aid Allocation:	\$5,807,000		\$5,807,000

Budget Narrative: Budget reflects Board agenda action on 8/27/2012. On August 27, 2012, the Board approved \$5,807,000 to fund the original project budget.

Status: Schematic Design review is complete.

In Progress: *Two design meetings were held in April with end users. One additional meeting was held this month with District Warehouse staff and administration to discuss site impacts and solutions regarding warehouse operations. The Capital Improvement Committee is considering additional Funding recommendation.*

Recently Completed: The Dean, V.P.I., M&O, District representative and consultant team reviewed programming space and equipment requirements in an effort to reduce project costs. The results demonstrate that instructional program needs require all elements of the current design. A survey of the site was completed on April 16th and 17<sup>th</sup>. *An RFP for geotechnical services was issued this month.*

Focus: Team is moving into design development using full project scope of Schematic Design.

Project Start: May 2012	Scheduled Finish: December 2014
Projected Finish: December 2014	DSA Close Out: Pending

**IRVINE VALLEY COLLEGE**

**1. PERFORMING ARTS CENTER AND PARKING LOT 5 EXTENSION**

	Original	Revision	Total
Project Budget:	\$16,304,000	\$17,309,000	\$33,613,000
State Match:	\$14,472,000	-	\$14,472,000
Basic Aid Allocation:	\$1,832,000	\$17,309,000	\$19,141,000

Budget Narrative: Budget reflects Board agenda action on 4/30/2001, 10/28/2002, 1/20/2004, 2/23/2004, 12/13/2004, and 1/31/2006. Budget also reflects reporting as shown on State Chancellor’s Office FUSION report fiscal year 03-04 and 07-08.

Status: Construction complete and occupied. DSA Close Out underway. The final Notice of Completion was filed on September 24, 2007.

In Progress: There were 69 change orders requiring DSA approval. Approximately 17 remain in “Pending” status and must be closed to arrive at DSA close out.

Recently Completed:

Focus: Change order close-out. DSA Close-Out Consultant is engaged to work with the architect to complete this effort.

Project Start: October 2003	Scheduled Finish:
Finish: Complete: July 2007	DSA Close Out: Underway

**2. B-200 SCIENCE LAB ANNEX AND B-239 REMODEL**

	Original	Revision	Total
Project Budget:	\$4,120,000	\$2,860,000	\$6,980,000
State Match:	-	-	-
Basic Aid Allocation:	\$4,120,000	\$2,860,000	\$6,980,000

Budget Narrative: Budget reflects Board actions on 6/26/06 and 9/22/08.

Status: Construction complete and occupied. DSA close out underway.

In Progress: Staff has forwarded final close out documents and fees to DSA.

Recently Completed: The Notice of Completion was filed on July 8, 2010. Three remaining change orders have been approved.

Focus: DSA Close Out

Project Start: July 2006	Scheduled Finish: December 2009
Finish: May 2010	DSA Close Out: Underway

**3. LIFE SCIENCES PROJECT**

	Original	Revisions	Total
Project Budget:	\$24,861,000	(\$4,371,000)	\$20,490,000
State Match:	\$17,393,000	(\$3,825,000)	\$13,568,000
Basic Aid Allocation:	\$1,113,000	\$10,597,000	\$11,710,000

Budget Narrative: Budget reflects Board agenda action on 6/22/2004, 5/23/2005, 3/24/2008, 4/27/2009, and 5/24/2010. The original project budget totaled \$24,861,000. The project budget was reduced to \$20,490,000 when a lower-than-estimated bid was received and the state reduced their match to \$13,568,000. *When the state indicated they may not have funds for their match*, the Board allocated a portion of the state’s short fall using basic aid funding for a funded total of \$17,410,000. The state has reimbursed the district \$8,733,153 resulting in no need for additional basic aid funding. *\$5,700,000 of the state reimbursement has been returned to basic aid project funds. Outstanding state reimbursement is \$4,834,847 which is the remaining portion of the state’s contribution for construction funding and all equipment funding reimbursement.*

Status: After Surety takeover, the new completion date is anticipated as July 31, 2013. Construction is 70% complete.

In Progress: Staff and end users are developing furniture, fixture and equipment lists. Finalizing coordination and contract with Irvine Ranch Water District for Non-Potable water to toilets. Exterior finishes include finishes to weather proofing and IPE Wood detail. Interior installation focuses on first and second floor HVAC, *plumbing fixtures* and casework installation.

Recently Completed: Insulation, ceramic tile, *exterior painting* and lathe & plaster. The State Chancellor’s Office has released expenditure of equipment funding.

Focus: Correction work continues. Negotiations between Surety and District to resolve added costs of schedule delay and minimize project impacts.

Project Start: December 2008	Scheduled Finish: July 2012
Projected Finish: July 31, 2013	DSA Close Out: Pending

**4. FINE ARTS BUILDING**

	Original	Revision	Total
Project Budget:	\$31,451,000	\$3,541,000	\$34,992,000
Anticipated State Match:	\$28,305,000	(\$3,715,000)	\$24,590,000
Basic Aid Allocation:	\$3,200,000	\$5,697,115	\$8,897,115
Unallocated:	(\$54,000)	1,558,885	\$1,504,885

Budget Narrative: Budget reflects reporting as shown on State Chancellor’s Office FUSION report planning year 2014-15. Budget reflects Board agenda action on 3/24/2008 and 4/27/2009. On August 27, 2012, the Board approved an additional \$1,545,115 to fund the revised project budget.

Status: The District submitted a Final Project Proposal (FPP) to the State Chancellor’s Office on June 30, 2008. Funding was pushed back first to December, 2009, and again to September, 2010. The District re-submitted once more with a shift of funding to the 2013-2014 fiscal year. The State Chancellor’s office has recently adopted a new method for projecting enrollments with the expectation that projections will better align with actual enrollments. With this measure, the IVC Fine Arts project currently does not qualify for FPP approved status. If it is not funded in this fiscal year, it will not be eligible in the following FPP submittal for funding consideration.

In Progress: State Chancellor’s office will take steps toward submittal to the Legislative Analyst Office, though no funding source has been available since 2007.

Recently Completed: The College has determined their priority order for this and other projects as demonstrated in this month’s agenda for the five year plan.

Focus: Determine best approach to obtaining FPP approval for IVC.

Project Start: On Hold	Scheduled Finish: On Hold
Projected Finish: On Hold	DSA Close Out: Pending

**5. BARRANCA ENTRANCE**

	Original	Revision	Total
Project Budget:	\$2,850,000	-	\$2,850,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$2,850,000	-	\$2,850,000

Budget Narrative: Budget reflects Board agenda action on 4/27/2009. The current basic aid assignment of \$2,850,000 is considered sufficient to meet project costs.

Status: Plan coordination issues with the City of Irvine 98% complete. A phone conference between the District and the City of Irvine was held.

In Progress: Like all other similar uses for City property, the City has indicated there will be a use fee for the City property. The amount of that fee is dependent upon the value and size of the property. The size has been determined and a District appraisal will be forthcoming in the near future. The College will maintain the landscape improvements. The City will forward a maintenance agreement for District review which will identify responsibilities for landscape improvements.

Recently Completed: Division of the State Architect complete with accessibility review.

Focus: Finalize usage fee and maintenance agreement with City of Irvine.

Project Start: March 2010	Scheduled Finish: Summer/Fall 2013
Projected Finish: Summer/Fall 2013	DSA Close Out: Pending

**6. A400 RENOVATION AND EXPANSION PROJECT**

	Original	Revision	Total
Project Budget:	\$3,004,051	\$8,458,949	\$11,463,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$1,000,000	\$10,463,000	\$11,463,000

Budget Narrative: Budget reflects Board agenda action on 2/28/2011 and 8/27/2012. On August 27, 2012, the Board approved \$10,463,000 additional to fund the project budget. Staff analyzed the budget identified in the Education and Facilities Master Plan and determined there was no allowance for equipment. Staff will recommend an increase in the project budget to address the furniture, fixture and equipment expenditure during the 2012-2013 Basic Aid Allocation review process.

Status: The Design Build contract was approved at the January Board meeting and design is underway. The Design Committee chose to demolish the existing structure and re-build all 24,000 gross square feet using a two story configuration.

In Progress: Design meetings are scheduled from January to mid-May.

Recently Completed: The two story configuration is under design with exterior elevations reviewed on March 22<sup>nd</sup> and April 12th.

Focus: Proceed through Design. Each design meeting will build on decisions that are resolved during the previous session.

Project Start: December 2012	Scheduled Finish: May 2016
Projected Finish: May 2016	DSA Close Out: Pending



**ATEP**

**1. ATEP BUILDING DEMOLITION**

	Original	Revision	Total
Project Budget:	\$7,000,000	-	\$7,000,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$7,000,000	-	\$7,000,000

Budget Narrative: Budget reflects Board action on 4/22/2004.

Status: Four demolition projects are complete with one identified as outstanding: ATEP Building Foundations and Infrastructure Demolition.

In Progress: ATEP Building Foundations and Infrastructure Demolition *Agreement execution and insurance approvals underway.*

Recently Completed: ATEP Building Foundations and Infrastructure Demolition *bid approved at April Board meeting.*

Focus: Ensure that site is left in good condition to meet on-going maintenance needs.

Project Start: September 2010	Scheduled Finish: June 2012
Projected Finish: August 2012	DSA Close Out: N/A

**2. ATEP FIRST BUILDINGS - PHASE 3A**

	Original	Revision	Total
Project Budget:	-	-	-
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$12,500,000	-	\$12,500,000

Budget Narrative: Budget reflects Board action on 2/28/2011. \$12,500,000 has been allocated to the Phase 3A project budget.

Status: Board approved two 30,000 square feet buildings, one for Saddleback College and one for Irvine Valley College. Board approved Design/Build as a delivery method for these projects and Criteria Architect has developed the Criteria documents. Programming completed January 2012. IVC Technical Specifications approved during A400 project development.

In Progress: Criteria Document under review between colleges and Criteria Architect.

Recently Completed: Saddleback College completed review of the technical specifications.

Focus: Development of RFP criteria documents underway with district and college facilities department participation.

Project Start: January 2013	Scheduled Finish: June 2016
Projected Finish: June 2016	DSA Close Out: Pending

**DISTRICT WIDE**

**1. 20 YEAR FACILITIES, RENOVATION AND SCHEDULED MAINTENANCE FACILITIES SYSTEM**

	Original	Revision	Total
Project Budget:	\$704,000	-	\$704,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$704,000	-	\$704,000

Budget Narrative: Budget reflects Board action on 6/25/2012.

Status: Consultants are continuing to move forward with the project. Submittal of reports is *one month* behind schedule.

In Progress: Saddleback College report is received and under review. Review process is likely to result in back and forth comments until report reflects desired content. IVC awaiting report.

Recently Completed: Condition Assessments for IVC and Saddleback Student Services complete entire assessment.

Focus: District and College staff will review and edit format and content for consistency with needed information.

Project Start: July 2012	Scheduled Finish: June 2013
Projected Finish: June 2013	DSA Close Out: N/A

Project updates for active projects may be viewed at:  
<http://socccd.edu/businessservices/ProjectUpdates.html>.

Definitions:

Project Start:	Month Architect/Consultant(s) are brought on board for design/project
Scheduled Finish:	Assumed duration of project depending on variables, such as agency review, etc. that are outside of the control of District and consultants
Projected Finish:	Identified finish at the time of the report
DSA Close Out:	The process of sending required documents to DSA to obtain project certification. Level of project complication dictates timeframe for completing this scope of work.

Note: Project budgets reflect the allocated state match as reported in FUSION for the planning year 2014-2015. (FUSION is the State Chancellor's Office database for Capital Outlay.)

The "Revisions" column for the State Match category includes changes due to escalation and changes that may have occurred to the state's percentage (i.e. going from an 80% match down to a 70% match and so on as the economy changes) from the original project approvals to current date. The "Revisions" column for the Basic Aid Allocation will show a total variation to date taking into account both increased and decreased basic aid allocations.

The Unassigned category identifies an underfunded budget.

The Budget Narrative paragraph for each project discusses the history of change to all category amounts over the life of the project.