

FACILITIES PLAN STATUS REPORT
June 25, 2012

SADDLEBACK COLLEGE

1. JAMES B. UTT LIBRARY REMODEL

	Original	Revision	Total
Original Project Budget:			\$21,124,000
State Match:	\$16,139,000		
State Match Reduced at Bid:		\$15,673,000	
Basic Aid Allocation:	\$ 4,985,000	\$15,272,000	\$20,257,000

Budget Narrative: Budget reflects Board agenda action on 10/24/04 and 6/22/09. The original state approved budget totaled \$21,124,000. *State reimbursement for Equipment funding of \$2,000,000 is Pending.*

Contractor delays result in extended costs for inspections and project management cost. Staff will seek reimbursement during settlement discussions with the contractor.

Status: The contractor is *ten* months behind schedule. On March 5th, the Division of Labor Standards Enforcement (*DLSE*) approved the district's request for forfeiture by the contractor of \$529,459.14 associated with payroll irregularities. A settlement meeting was held on April 17th with follow up *obtaining no* resolution. A *DLSE* hearing *will* follow. Other payment withholdings address stop notices filed by subcontractors and material suppliers. On April 4th, the contractor *preserved* their rights to file a claim, formally rejected by the Board in April, followed immediately by a public records request for *all* project documents. Staff continues working with district legal counsel to address all related matters.

Installed tile throughout the building has cracked. The tile subcontractor refused to remove and replace the deficient tile assemblies. *The Board approved a request to replace the tile subcontractor last month. Tile assemblies have been removed from several restrooms and at the main entry feature wall and central stairway. New tile assemblies are scheduled to be installed at the main entry feature wall and central stairway on or before July 1, 2012 with replacement of tile assemblies at the restrooms commencing this month. Restroom tile replacement will be phased to maintain adequate facilities for occupancy.*

In Progress: Electrical trim-out, HVAC air balance, *furniture punch list and minor remaining installation is ongoing.*

Recently Completed: *HVAC control to Central Plant, primary furniture installation, landscaping and irrigation is complete.*

Focus: Remove and replace all ceramic tile assemblies throughout the project. *Final punch list was conducted this month for areas other than those where the ceramic tile assemblies are to be removed and replaced. Contractor is addressing extensive punch list items. Address legal matters as needed.*

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

2. SCIENCES BUILDING

	Original	Revision	Total
Original Project Budget:			\$58,835,000
State Match:	\$35,635,000		
Basic Aid Allocation:	\$3,867,000	\$43,789,346	\$47,656,346
Unassigned:	\$19,333,000	\$11,178,654	

Budget Narrative: Budget reflects Board agenda action on 8/26/08, 10/27/08, 4/27/09, 6/22/09, 5/24/10, and 2/28/2011. 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. \$11,178,654 remains to be funded to arrive at the original project budget.

Status: The Construction Document Phase of the project is *complete and the project was submitted to Division of the State Architect (DSA) for document review on June 5, 2012.*

In Progress: *Review of the DSA construction documents is underway by the college and district. Staff has advertised a Request for Qualifications (RFQ) for Lease/Leaseback contractors.*

Recently Completed: *Project documents have been submitted to the DSA. The architects, college president, college representatives and district met this month to review color and finish selections.*

Focus: *Staff is continuing efforts on constructability reviews and contractor procurement.*

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

3. LOOP ROAD

	Original	Revision	Total
Original Project Budget:			\$11,697,00
EFMP Project Budget Revision:			\$8,997,583
State Match:	\$0		
Basic Aid Allocation:	\$3,442,000		
Unassigned:	\$8,255,000	\$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: Phase I planning is complete. Phase II work placed on hold.

In Progress: On Hold

Recently Completed: Phase II design work began and secondary effects were further defined during the Education and Facilities Master Planning Process. Secondary effects include parking lot modifications, thrower's park relocation including 20' tall fence, fence at practice field and runway and cage for discus throw and shot put.

Focus: This project will be included in the Environmental Report that is underway and the college requested an opportunity to re-evaluate upon completion of that effort.

Project Start: Phase I-Feb 2010, Phase II-Feb 2011	Scheduled Finish: On Hold
Projected Finish: On Hold	DSA Close Out: On Hold

4. BRIDGE REPLACEMENT PROJECT

	Original	Revision	Total
Original Project Budget:			\$1,700,000
State Match:	\$0		
Basic Aid Allocation:	\$1,700,000		

Budget Narrative: Budget reflects Board agenda action on 3/25/10. The Board approved basic aid funding of \$1,700,000 for the southeast library bridge due to a finding of failing structural integrity.

Status: All construction is complete.

In Progress: *DSA Close Out*

Recently Completed: *The Board approved the Notice of Completion at the May meeting.*

Focus: DSA Close Out

Project Start: March 2010	Scheduled Finish: July 2012
Projected Finish: May 2012	DSA Close Out: Underway

5. TAS RENOVATION PROJECT

	Original	Revision	Total
Original Project Budget:			\$8,755,055
EFMP Project Budget Revision:		\$5,977,395	\$14,732,450
State Match:	\$0		
Basic Aid Allocation:	\$1,956,000		
Unassigned:	\$6,799,055	\$12,776,450	

Budget Narrative: Budget reflects Board agenda action on 2/28/11. The current basic aid assignment of \$1,956,000 is sufficient to meet design costs. During the EFMP process, the college prioritized a complete building renovation *in coordination with an increase in the scope to address a seismic upgrade.*

Status: *The design is in the schematic phase. (Note: Design phases: Programming, Schematic, Design Development, Construction Documents, DSA Submittal)*

In Progress: The architect and District are working with the user groups to further define user needs in support of educational delivery.

Recently Completed:

Focus: Schematic design with end user participation.

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

6. TAS SWING SPACE PROJECT

	Original	Revision	Total
Original Project Budget:	\$1,000,000*		
State Match:	\$0		
Basic Aid Allocation:	Under Consideration		
Unassigned:			

Budget Narrative: Additional swing space currently under consideration could increase the revised project estimate by approximately \$5,800,000. *\$1,000,000 was originally

budgeted to address Swing Space needs within the TAS project budget. For this report the swing space budget is reflected both in the TAS project budget and this Swing Space project budget. *Staff will update budgets for both TAS Renovation and TAS Swing Space after the Board's annual budget approval and duplicate reporting will be resolved.*

Status: Programming underway

In Progress: *Staff met twice this month with the architect, the transportation department, the academic department, and college administration to coordinate the temporary academic program use for the Auto-Tech Swing Space with future transportation needs. In addition, staff met with the architect and the user groups to begin programming the Village to receive the educational programs currently housed within the TAS Building.*

Recently Completed: *Kick off meeting with approved architect. Follow up programming meetings with user group staff, administration, and other college representatives.*

Focus: *Swing Space programming efforts.*

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
Original Project Budget:			\$16,304,000
Budget Revised at Bid:			\$33,613,000
State Match:	\$14,472,000		
Basic Aid Allocation:	\$1,832,000	\$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.

In Progress: There were 69 change orders requiring DSA approval. Approximately 12 remain Pending and are necessary to arrive at DSA close out.

Recently Completed: Payment to DSA for increased project cost reflected through reviewed change orders. The final Notice of Completion was filed on September 24, 2007.

Focus: *The DSA has requested all districts increase their efforts to close out projects. In response to this, SOCCCD has enlisted aid to certify this and approximately twelve other projects that have been closed but not certified.*

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
Original Project Budget:			\$4,120,000
State Match:	\$0		
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: District staff and the architect continue coordination toward this DSA close out effort. *Two remaining change orders have been resubmitted for DSA review.*

Recently Completed: The Notice of Completion was filed on July 8, 2010. One of three remaining change orders has 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
Original Project Budget:			\$24,861,000
Budget Revised at Bid:			\$21,036,000
State Match:	\$17,393,000	-\$4,371,000	\$13,568,000
Basic Aid Allocation:	\$1,113,000	\$16,297,000	\$17,410,000
Unassigned:	\$3,626,000	\$1,469,242	

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 state-approved budget totaled \$24,861,000 and was reduced to \$21,036,000 when a lower-than-estimated bid was received. The Board reallocated a portion of the state's short fall using basic aid funding. The state has reimbursed the district \$2,156,657 to date with an additional \$1,469,242 needed to bridge the gap between allocated funding and the identified project budget. A

majority of the state’s contribution for construction funding and all equipment funding is pending.

Status: *Contractor’s efforts to maintain business through project completion have failed. Takeover contractor is imminent and surety estimates six weeks for procurement. Surety continues to employ original contractor in the interim with minimal construction progress.*

In Progress: Structural steel, framing, *roofing*, mechanical, electrical, plumbing (MEP) rough in, curtain wall *installation*. *Structural Steel punch and change order negotiation.*

Recently Completed: *Curtain wall proposed cost change negotiated and installation underway. Offer to address request for additional time unresolved.*

Focus: *Staff is focusing on project quality and closing out as many change issues as possible during the transition. Though two of the contractor’s managers are no longer on the project, those remaining understand district’s emphasis on quality.*

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

4. FINE ARTS BUILDING

	Original	Revision	Total
Original Project Budget:			\$35,703,000
Anticipated State Match:	\$25,141,000	-	
Anticipated Basic Aid Allocation:	\$10,562,000	-	
Unallocated:	\$35,703,000	-	

Budget Narrative: Budget reflects reporting as shown on State Chancellor’s Office FUSION report fiscal year 2011-12.

Status: The District submitted a Final Project Proposal 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. Though final budget will be resolved after the State Chancellor’s Office has completed the funding process.

In Progress: The State Chancellor’s Office indicates a preference to roll the 2013-14 projects to 2014-15 which includes this project. The capacity load ratio, used to determine project eligibility, exceeds the allowable limit of 105%. This percentage is a ratio of existing buildings to student need using enrollment projections. Projections are lower now than when the building was originally submitted. The State Chancellor’s Office *recommended a revision to the Five Year Plan priorities which would improve project eligibility.*

Recently Completed: On Hold

Focus: Awaiting State Chancellor's Office funding approval

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

5. BARRANCA ENTRANCE

	Original	Revision	Total
Original Project Budget:			\$2,850,000
Anticipated State Match:	-	-	
Basic Aid Allocation:	\$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: The first of two plan check fees has been submitted to the City of Irvine. Plan check fees for Southern California Edison have been forwarded with this review to immediately follow.

In Progress: Construction documents are being developed. *District, college staff and DSA inspector are performing constructability reviews.*

Recently Completed: In February, district staff reviewed the design development documents with the designer prior to moving into final construction documents.

Focus: Document completion for final review by City of Irvine, Southern California Edison and submittal to the DSA.

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

6. GREAT LAWN PROJECT

	Original	Revision	Total
Original Project Budget:			\$1,250,000
Anticipated State Match:	-	-	
Basic Aid Allocation:	\$1,250,000	\$546,000	\$1,796,000

Budget Narrative: Budget reflects Board agenda action on 8/31/2009 and 5/24/2010. The current basic aid assignment of \$1,796,000 is sufficient to meet project costs.

Status: *Construction Complete.*

In Progress: Construction Complete.

Recently Completed: Construction Complete.

Focus: DSA Close Out

Project Start: March 2009	Scheduled Finish: December 2011
Projected Finish: May 2012	DSA Close Out: Underway

7. A400 RENOVATION AND EXPANSION PROJECT

	Original	Revision	Total
Original Project Budget:	\$3,004,051	\$7,908,844	\$10,912,895
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$1,000,000	-	-
Unassigned:	\$2,004,051	\$9,912,895	

Budget Narrative: Budget reflects Board agenda action on 2/28/2011. During the EFMP process, the college modified the scope of work for the A400 building to include both a renovation and an expansion resulting in a need to revise the project budget. The current basic aid assignment of \$1,000,000 is sufficient to meet anticipated design costs.

Status: The Board approved the use of Design-Build procurement. *Criteria document and programming efforts underway.*

In Progress: *Synchronization between end users space considerations with the state chancellor's office cap/load ratios.*

Recently Completed: *Criteria document development schedule and kick off meeting.*

Focus: Develop programming documents. *Criteria document development.*

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

ATEP

1. ATEP BUILDING DEMOLITION

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

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

Status: The Board approved contracts for buildings 26 and 524 on January 23, 2012.
Building 524 Notice of Completion included in June agenda.

In Progress: *Building 26 is working toward meeting the LIFOC property insurance requirements.*

Recently Completed: *Building 524 demolition.*

Focus: Obtaining City of Tustin insurance approvals in order for building 26 work to commence. Two insurance reviews have resulted in a final request for minor corrections after City of Tustin acceptance, notice to proceed will be provided to building 26 contractor.

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

2. ATEP MONUMENT SIGNAGE

	Original	Revision	Total
Original Project Budget:	-	-	-
Anticipated State Match:	-	-	-
Basic Aid Allocation:	-	-	-

Budget Narrative: There is money in the ATEP Renovation/Temporary Buildings fund should this project move forward.

Status: A monument sign is needed at Valencia Loop Road that reflects the design of the City's monument sign on the opposite corner. Plans have been submitted to the City of Tustin and have been returned with comments. Comments have been addressed and resubmitted to the City.

In Progress: This is now on hold and part of the current negotiations with the City of Tustin during which a new location may be determined.

Recently Completed: On Hold

Focus: On Hold

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

3. ATEP FIRST BUILDINGS - PHASE 3A

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

Budget Narrative: Budget reflects Board action on 2/28/2011.

Status: Programming completed January 2012.

In Progress: Establish kick off meeting dates for Criteria Document development.

Recently Completed: Board approved two 30,000 square foot 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 to begin developing the Criteria documents and programming.

Focus: Development of RFP criteria documents will take place during the summer months with a district and college facilities department participation.

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

DISTRICT

1. CEQA MASTER PLAN

	Original	Revision	Total
Original Project Budget:	\$320,000	-	\$320,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$320,000	-	-

Budget Narrative: Budget reflects Board action on 3/28/2011.

Status: Notice of Preparation was complete June 2011, and 30 day public review period followed. A public scoping meeting occurred on July 21, 2011. Public comments

requested additional technical analysis which resulted in the need for additional time to address traffic evaluations. The traffic analyses were completed in March 2012 and the Draft Program Environmental Impact Report was completed this month.

In Progress: *Public Hearing and Certification is on this June Board agenda.*

Recently Completed: Review documents including the Draft Program Environmental Impact Report are posted at http://www.socccd.edu/about/about_planning.html. The 45-day EIR public comment period began on Friday, April 13, 2011 and *closed* on May 31, 2012.

Focus: *File the Notice of Determination with the County Clerk's office.*

Project Start: March 2011	Scheduled Finish: December 2011
Projected Finish: June 2012	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 is brought on board for design
Scheduled Finish: Assumed duration of project depends on variables, such as agency review, 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.