

FACILITIES PLAN STATUS REPORT

January 23, 2012

SADDLEBACK COLLEGE

1. JAMES B. UTT LIBRARY REMODEL

Reallocation of basic aid funding has allowed this project to move forward. Board awarded construction in May 2010. Work is on-going as follows: Installation of interior and exterior doors and hardware on all three floors; Floor preparation for resilient vinyl flooring on second and third floors. Completed work includes: *Hardscape and landscaping work at East and South elevation*. The District and furniture consultant are advancing vendor contracts for purchase of the FF&E. *The contractor is seven months behind schedule and is not recovering lost time. The contractor struggles with many aspects of project management such as meeting documentation requirements and managing sub-contractors. Staff evaluation concludes that replacing the contractor is less beneficial than staying the course at this stage of completion.* Project updates may be viewed at: <http://socc.edu/businessservices/ProjectUpdates.html>. The overall project budget is \$21,124,000 with a state contribution of \$16,139,000 and a basic aid contribution of \$4,985,000.

2. SCIENCES BUILDING

On February 28, 2011, the Board approved moving forward with the Sciences building and reassigned \$14,789,346 basic aid dollars from other Saddleback College projects to *partially fund* the Sciences building. *Receipt of state funding was considered unlikely and there will be none forthcoming.* The Board of Trustees approved Dougherty and Dougherty as the Architect. Design Team meetings are held on an *as-needed basis during the current Construction Documents Phase. The architects presented the design to the division faculty, staff and college administration during Flex Week.* The team continues to research alternative energy solutions. The overall project budget is \$58,835,000 with \$47,656,346 currently assigned from basic aid and \$11,178,654 anticipated from future basic aid distribution.

3. LOOP ROAD

The Board approved the Loop Road project in March, 2009. The preliminary budget estimate for this project is \$11,697,000. Architectural selection was Board approved in February, 2010. On February 28, 2011, the Board approved moving forward with phase II of the design and secondary effects. This project will be included in the Environmental Report that is underway and will be reevaluated upon completion of that effort. \$3,442,000 of the overall project budget is approved for funding through basic aid. Recent estimates identify the project cost at \$7,914,000.00.

4. VILLAGE EXPANSION PROJECT

The Board approved the Village Expansion project in November, 2008. The Notice of Completion for the building portion was filed in June, 2010. The final for the site work was filed in August 2010. *The last documentation requested by DSA has been forwarded*

and District awaits final approval for project close out. The overall project budget is \$3,942,000 funded through basic aid.

5. BRIDGE REPLACEMENT PROJECT

In March 2010, the Board approved an architect and basic aid funding of \$1,700,000 for the southeast library bridge due to a finding of failing structural integrity. DSA approval was obtained in April and the Board approved the award of the construction contract in June, 2011. The Notice to Proceed occurred in September 2011. Renovation of the storm drain system is complete. The prefabricated bridge was delivered to the site and installed. Concrete work at the site and bridge deck is complete. *The contractor replaced noncompliant ADA ramps. Revisions to associated handrails are in fabrication and a field clarification was sent for DSA approval.* Site and bridge electrical work is complete. Bridge signage is complete. The overall project budget is \$1,700,000 funded through basic aid.

6. TAS RENOVATION PROJECT

On February 28, 2011, the Board approved the TAS building renovation project. The preliminary budget estimate for this project is \$15,616,000. The current basic aid assignment of \$1,956,000 is sufficient to meet design costs. In August, the Board of Trustees approved gkkworks to provide construction documents to address renovation of the north and south wings in relationship to the seismic improvement. The architect and District have developed a programming schedule and end user design meetings began last month. *The design team, College and District staff and the user group met twice this month to continue the programming efforts.*

IRVINE VALLEY COLLEGE

1. PERFORMING ARTS CENTER AND PARKING LOT 5 EXTENSION

The building construction is 100% complete. Total change orders represent 2.75% of the original contract amount. There were 69 change orders requiring DSA approval. Approximately 12 remain outstanding and are necessary to arrive at DSA close out. *DSA made an operational decision to focus resources toward on-going projects. Because of this, any anomaly during a close out effort results in extended review time. This project, being a multi-prime with over twenty contracts, presents numerous anomalies. District staff and the architect continue coordination toward this DSA close out effort.*

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

In addition to the Annex and Remodel, the Board approved funding for accessible restroom facilities February 20, 2008. The Notice of Completion was filed on July 8, 2010. *All required paperwork has been submitted to DSA with some change orders coming back to the architect with requests for clarification. Coordination continues toward this DSA close out effort.* The overall project budget is \$6,980,000 funded through basic aid. Follow up continues with a shifting of assigned personnel at the San Diego office relative to scheduling and furloughs causing a bit of a delay.

3. LIFE SCIENCES PROJECT

The Board of Trustees awarded construction on April 25, 2011. Project updates may be viewed at: <http://socccd.edu/businessservices/ProjectUpdates.html>. *Per the contractor's December schedule update, the project is 48 days behind schedule. The plumbing subcontractor continues to understaff the project. Recovery anticipated during steel erection did not occur. The contractor continues to struggle with meeting pay application procedures. The contractor changed the project management structure in early January and provided a notice to the plumber to perform or be considered non-responsive to contract needs.* The overall project budget is \$21,036,000 with \$13,568,000 from the state and \$7,468,000 funded through basic aid. The Board has assigned basic aid funding to this project in the amount of \$17,410,000 to address the potential lack of bond funding from the state.

4. FINE ARTS BUILDING

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 to funding to the 2013-2014 fiscal year. Though final budget will be resolved after the State Chancellor's Office has completed the funding process, the overall project budget is anticipated at \$34,552,000 with \$24,330,000 anticipated from the state and \$10,222,000 proposed as funded through basic aid.

5. BARRANCA ENTRANCE

The Board approved funding for the Barranca Entrance project March, 2010. On February 28, 2011, the Board approved moving forward phase II of the design.

The first of two plan check fees has been submitted to the City of Irvine. *In light of more stringent, upcoming storm drain policies, the City revised their original project approval to include a retention basin which is currently under design.* This review precedes final design and submittal to DSA. The overall project budget is \$2,850,000 funded through basic aid.

6. GREAT LAWN PROJECT

The Board of Trustees approved the Landscape Improvements project in March, 2009. Contractor was approved August, 2010. The original Contractor declared bankruptcy on December 6, 2010. The kick off meeting with the new contractor was held August 19, 2011. Grading, concrete flatwork, *stairs and seat walls, irrigation and drainage improvements* are underway. *The contractor has offered to donate a pedestal for the commemoration plaque.* The overall project budget is \$1,796,000 funded through basic aid.

7. A400 RENOVATION AND EXPANSION PROJECT

On February 28, 2011, the Board approved moving forward with the renovation of the A400 building. The preliminary budget estimate for this project is \$11,568,000. *Staff is participating in a design/build selection process with San Diego Community College District to determine if this delivery method might be an option for this project.* Budget

will be finalized early in the design phase anticipated for winter, 2011. The current basic aid assignment of \$1,000,000 is sufficient to meet anticipated design costs.

ATEP

1. ATEP BUILDING DEMOLITION

The Board approved both Phase I and II contractors on October 25, 2010. Phases I and II are complete. The district advertised for bids for demolition of buildings, No. 26 and 524, on November 10, 2011 *with approval of these two contracts included on this January board agenda*. The overall project budget is \$7,000,000 funded through basic aid.

2. ATEP MONUMENT SIGNAGE

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.

3. ATEP FIRST BUILDING PHASE 3A

On February 28, 2011, the Board approved moving forward with the First Building of Phase 3A. *Programming is underway. Both College Presidents have identified the shared governance groups determined appropriate for moving forward with this effort. Two meetings per campus were held with one per campus remaining to finalize programs.* The budget estimate for this project is \$23,500,000. The current basic aid assignment of \$12,500,000 is sufficient to meet anticipated design costs. Program level planning is underway.