

FACILITIES PLAN STATUS REPORT  
February 25, 2013

**SADDLEBACK COLLEGE**

**1. JAMES B. UTT LIBRARY 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 and this amount was returned to the 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.

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.

In Progress: Project punch list, building systems commissioning with M&O, close out documents and warranties submittals, DSA close out. *A DLSE hearing was held with all parties on December 19, 2012, and an agreement is nearly finalized. Landscape maintenance period is underway at quad area.*

Recently Completed: The demolition and removal of the CC Building is complete. The Division of Labor Standards Enforcement (DLSE) negotiation is *complete*. Warranty repair for flooring delamination at the third floor *is complete*.

Focus: Complete final punch list. Legal issues and close out of outstanding change orders.

|                                  |                                |
|----------------------------------|--------------------------------|
| 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.*

In Progress: *This month's agenda includes a request to approve the Lease, Sublease and Construction Services Agreement as to form with an approximation of the Guaranteed Maximum Price (GMP) and an approval to move forward with the Validation Action.*

Recently Completed: *The architect met with the Division of the State Architect (DSA) for a preliminary structural review of the plan set on February 12, 2013 and a preliminary access compliance meeting took place the week of February 18<sup>th</sup>. These meetings were pre-arranged for two weeks prior to the actual submittal with the goal of expediting DSA's review and in relationship to plan modifications resulting from cost saving measures.*

Focus: *Staff, consultants and contractors are continuing efforts on constructability reviews. Parallel with Validation, the contractor will prequalify and 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 College has requested the Loop Road relocation no longer be considered with the project's secondary effects: 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 will be reflected in the upcoming submittal of the Five Year plan. 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: Focus on the Loop Road project is directed toward secondary effects.

Focus: District and College staff and administration identified the secondary effects for the Loop Road project, relocation of practice fields and storm drainage improvements, as a high priority. The upcoming budget assignment will combine with part of the defective work budget assignment for storm drainage to achieve economy of scale.

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

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

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

Focus: Design Development with end user participation.

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

**5. 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: *Staff is revisiting Schematic Design to determine whether cost saving measures can reduce the identified Project scope in order to address budget overage.*

In Progress: Two design meetings were held *in January* with end users.

Recently Completed: *The estimate for Schematic Design is received.*

Focus: *Project Scope review to determine if projected costs can be reduced.*

|                                 |                                 |
|---------------------------------|---------------------------------|
| 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: District staff and the architect continue coordination toward this DSA close out effort.

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 | \$16,297,000 | \$17,410,000 |
|-----------------------|-------------|--------------|--------------|

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 budget totaled \$24,861,000. The 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. The Board reallocated 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. A portion of the state's contribution for construction funding and all equipment funding reimbursement is pending.

Status: Surety take-over results in Work that is once again underway. The completion contractor's schedule indicates a completion date beyond the Surety and District agreement. This extension results from challenges with casework procurement. *The new completion date is anticipated as July 31, 2013. Construction is greater than 50% complete and staff may now request release of the state's equipment matching funds.*

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 curtain wall, lathe and plaster installation. Interior installation focuses on *first and second floor HVAC, drywall, insulation and ceramic tile.*

Recently Completed: First of two phases for electrical switchgear upgrade and mainline electrical cable installation. Negotiation with various subcontractors to resolve building membrane issues, heading toward building weather-tight condition. Finalize contract change issues. *Masonry installation is complete.*

Focus: Correction work continues. Negotiations between Surety and District are necessary to resolve added costs of schedule delay and minimize project impacts. *With the exterior skin installation, focus is on weatherproofing the building. Rain events have demonstrated a need for minor roof repair. Contractor is waiting for a dry period to review and address.*

|                                 |                             |
|---------------------------------|-----------------------------|
| 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 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 no longer qualifies for FPP approved status. If it is not funded in this fiscal year it will not be eligible in the following for funding consideration.

In Progress: *The College is reviewing their recommended position for prioritizing and funding this project and will provide this position to the Capital Improvement Committee during this year’s considerations for funding recommendations to the Basic Aid Allocation Resource Committee.*

Recently Completed: On Hold

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: *The City has indicated there will be a need to charge 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 an appraisal will be forthcoming in the near future. The College will maintain the landscape improvements. The City has forwarded a maintenance agreement for District/College review.*

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/ <i>Fall</i> 2013 |
| Projected Finish: Summer/ <i>Fall</i> 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.*

In Progress: Site topographic and utility surveys are underway. *Design meetings are scheduled from January to mid-May*

Recently Completed: *The kick off meeting was held on February 8<sup>th</sup> with second meeting on February 22<sup>nd</sup>. The Design/Builder provided three options for moving forward including the chosen option to demolish the existing structure and re-build all 24,000 gross square feet using a two story configuration.*

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: Discussions are underway with City of Tustin and the Navy regarding a potential amendment to a previous agreement permitting construction and identifying conditions for same. Prequalification and bid document development is underway.

Recently Completed: Plan check by City of Tustin.

Focus: Ensure that site is left in good condition to meet on-going maintenance needs. Obtain permission necessary to move forward with construction.

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

### **2. ATEP MONUMENT SIGNAGE**

|                          | Original | Revision | Total |
|--------------------------|----------|----------|-------|
| 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: The Valencia Loop Road monument sign reflects the design of the City's sign on the opposite corner. Plan comments have been addressed and resubmitted to the City.

In Progress: On Hold and part of the current negotiations with the City of Tustin.

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        |
|--------------------------|--------------|----------|--------------|
| 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 to begin developing the Criteria documents and programming. Programming completed January 2012.

In Progress: Criteria Document development.

Recently Completed: *Saddleback College has completed their 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 two weeks behind schedule to ensure quality submittal.*

In Progress: *Reports development is underway.*

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

Focus: *Upon receipt of reports, 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.