

FACILITIES PLAN STATUS REPORT

December 16, 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	\$7,106,000	\$12,091,000

Budget Narrative: Budget reflects Board agenda action on 10/24/04, 6/22/09 and 6/17/13. 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.

Status: Contractor delays result in extended costs for inspections, labor compliance, and project management cost. Staff will seek reimbursement during settlement. The remaining state reimbursement will remain in the project budget until completion of negotiations. Claims have been combined and a Judge has been assigned. September 10th and 11th was used to mediate subcontractor claims against the contractor. District-Contractor mediation took place on November 4th and 11th. Settlement terms have been recommended to the Board of Trustees.

In Progress: DSA close out.

Recently Completed: The District and Architect of Record met with DSA and close out of outstanding change orders is complete.

Focus: Legal issues and DSA close out with certification.

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	\$8,308,000	\$67,358,000
State Match:	\$36,564,000	(\$36,564,000)	-
Basic Aid Allocation:	\$3,867,000	\$63,491,000	\$67,358,000

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. Last month the Board approved reassignment of funds from existing encumbered funding from the ATAS renovation project for an amount of \$8,523,000 for a new project budget equaling \$67,358,000.

Status: *Contractor has mobilized and is beginning initial investigations for infrastructure work.*

In Progress: *Weekly construction progress meetings are underway and the contractor is preparing project submittals for team review and comment. Coordination between contractor, architect, District and College staff for data reroute.*

Recently Completed: The District and C.W Driver have executed all agreements. Fencing, signage, contractor offices and mobilization of the site is underway. *Project inspector of record has been approved by the Board and project construction manager is recommended during this month's agenda.*

Focus: Construction administrative requirements in preparation for construction activities. *Preparation for infrastructure work preceding soil relocation to portion of golf driving range.*

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

3. SITE IMPROVEMENTS

	Original	Revision	Total
Project Budget:	\$11,697,000	\$1,883,000	\$13,580,000
State Match:	-	-	-
Basic Aid Allocation:	\$3,442,000	\$10,138,000	\$13,580,000

Budget Narrative: Budget reflects Board agenda action on 3/24/08. With the project shifting focus from the Loop Road to its secondary effects (Site Improvements), several previously budgeted projects have been integrated into a single project budget for scales of economy: Upper Quad (2008 - \$1M) incorporated into work scope with isolated budget, Loop Road (2008 - \$3,442,000), Storm Drain Repairs (2013 - \$1,500,000) and Storm Drain, Parking, Practice Fields (2014 - \$7,638,000) for a total project budget of \$13,580,000.

Status: Site Improvements includes site-work (relocation of the practice fields), infrastructure (storm drain improvements) and relocation of parking lots at the New Sciences Building in parking lot 5. Environmental impacts are expected to be influential in budget and schedule planning.

In Progress: Criteria Architect proposals under review.

Recently Completed: Criteria Architect proposals were received mid-November.

Focus: Hiring of a Criteria Architect to develop a definitive scope of work and prepare bid documents for Design/Build procurement.

Project Start: Phase I-Feb 2010	Scheduled Finish: June 2016
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	\$4,254,000	\$6,210,000

Budget Narrative: Budget reflects Board agenda action on 2/28/11, 8/27/2012 and 10/25/2013. 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. On October 25, 2013, the Board approved reassignment of funds from the ATAS renovation project for an amount of \$8,523,000 for the Saddleback College Sciences Building project for a reduced budget equaling \$6,210,000 with an

understanding that this project will hold a high priority when requesting future basic aid funding.

Status: gkkworks is currently at 75% construction documents.

In Progress: Construction documents are in the final stage of design, and submission to DSA expected on December 18, 2013.

Recently Completed: Architect completed the 75% construction document *review with TAS Dan Donald Busche and the TAS department chairs.*

Focus: Architect to submit construction documents to DSA by 12/18/2013. Construction *to start in January 2016 after completion of the TAS Auto Tech interim housing expected to complete in December 2015.*

Project Start: September 2011	Scheduled Finish: March 2015
Projected Finish: April 2017	DSA Close Out: Pending

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

	Original	Revision	Total
Project Budget:	\$5,807,000	\$3,714,000	\$9,521,000
State Match:	-	-	-
Basic Aid Allocation:	\$5,807,000	\$3,714,000	\$9,521,000

Budget Narrative: Budget reflects Board agenda action on 8/27/2012 and 6/17/13. On August 27, 2012, the Board approved \$5,807,000 to fund the original project budget. On June 17, 2013, the Board approved additional funding of \$3,714,000.00.

Status: Schematic Design review is complete. Campus recommended Auto Tech location in parking lot 1. The new building location is being reviewed for design implications, budget, and compliance with CEQA.

In Progress: Environmental, fire-life-safety, access, design revisions, budget impacts and CEQA are under review.

Recently Completed: CEQA noise study, underground utility survey, and revised construction estimate.

Focus: Provide comprehensive review of completed items and revised estimate relative to project budget.

Project Start: May 2012	Scheduled Finish: December 2014
Projected Finish: January 2016	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. Six remain in “Pending” status and must be closed to arrive at DSA close out.

Recently Completed: Close out of six change orders.

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. 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	\$1,780,000	\$13,490,000

Budget Narrative: Budget reflects Board agenda action on 6/22/2004, 5/23/2005, 3/24/2008, 4/27/2009, 5/24/2010 and 6/17/2013. 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 \$12,843,000 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 \$725,000 which is the remaining portion of the state’s contribution for equipment funding reimbursement.

Status: The completion is projected for November 30, 2013. This delay will not impact the projected spring occupancy, however, project related consultant agreements are under review and some may require another extension. Construction is 97% complete.

In Progress: Commissioning and punch list corrections are ongoing.

Recently Completed: All furniture, fixtures and equipment have been ordered. Final testing of the Building Automation System (BAS) in preparation for Building Commissioning

Focus: Correction work continues. Negotiations between Surety and District to resolve added costs of schedule delay and minimize project impacts. Furniture installation and IT/Audio Visual installation will commence in early December. Move of non-critical items to commence in December with the bulk of the building move taking place beginning January 2.

Project Start: December 2008	Scheduled Finish: July 2012
Projected Finish: November 30, 2013	DSA Close Out: Pending

3. FINE ARTS BUILDING

	Original	Revision	Total
Project Budget:	\$31,451,000	\$5,368,000	\$36,819,000
Anticipated State Match:	\$28,305,000	(\$2,379,000)	\$25,926,000
Basic Aid Allocation:	\$3,200,000	(\$3,200,000)	\$10,893,000
Unallocated:	(\$54,000)	-	\$10,893,000

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, 4/27/2009 and 3/18/2013. On August 27, 2012, the Board approved an additional \$1,545,115 to fund the revised project budget. On March 18, 2013, the Board approved release of the assigned basic aid funds back to the basic aid budget until such time as the State was in a position to provide matching funds. Project budget has been rewritten to reflect this re-start on project funding and to reflect the latest state budget information.

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:

Recently Completed: State Chancellor’s office provided submittal to the Legislative Analyst Office on July 1, 2013 in anticipation of a 2014 bond.

Focus: Obtain FPP funding for IVC. This project will be removed from the Facilities Report until it receives funding from basic aid and/or the state matching funds.

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.

In Progress: Finalize negotiations with the City of Irvine for easement and maintenance of landscape. Finalize negotiations with utility company for easement. Develop specifications for bid documents.

Recently Completed: Irvine Company approval of project Landscaping Plans and City of Irvine approval of “Laser Way” for name of new access road.

Focus: Conclude agency negotiations and prepare documents to bid.

Project Start: March 2010	Scheduled Finish: Summer/Fall 2015
Projected Finish: Early 2016	DSA Close Out: Pending

6. A400 RENOVATION AND EXPANSION PROJECT – See Update at the end of this report

	Original	Revision	Total
Project Budget:	\$3,004,051	\$10,008,949	\$13,013,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$1,000,000	\$12,013,000	\$13,013,000

Budget Narrative: Budget reflects Board agenda action on 2/28/2011, 8/27/2012 and 6/17/2013. 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. On June 17, 2013 the Board approved \$1,550,000 for furniture, fixtures and equipment.

Status: The 75% construction documents have been reviewed by District and staff. Contractor is incorporating comments and working on 100% construction documents.

In Progress: 100% construction documents in progress, with submission to DSA expected on 12/03/2013.

Recently Completed: IVC Faculty/End Users accepted 50% construction documents and provided review comments on 75% construction documents.

Focus: Continue 100% construction document for DSA submission in December 2013. Begin furniture, fixture and equipment selection.

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	\$6,700,000	\$13,700,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$7,000,000	-	\$7,00,000

Budget Narrative: Budget reflects Board action on 4/22/2004 and 6/17/2013.

Status: Six demolition projects including the ATEP Building Foundations and Infrastructure Demolition are complete.

In Progress: Development of Demolition plans for the property associated with the City of Tustin land exchange.

Recently Completed: ATEP Building Foundations and Infrastructure Demolition.

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

Project Start: September 2010	Scheduled Finish: March 2013
Projected Finish: On-going	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. Saddleback College completed review of the technical specifications.

In Progress: Colleges are performing reviews on programming objectives.

Recently Completed:

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	300,000	\$1,004,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$704,000	-	\$704,000

Budget Narrative: Budget reflects Board action on 6/25/2012 and 6/17/2013.

Status: Consultants are continuing to move forward with the project. Irvine Valley College is beginning to employ the Maintenance Direct portion of the software modules.

In Progress: Coordinate condition assessment and scheduled maintenance information into a graphic representation at State Chancellor's website. *Analysis of recently*

completed projects and the associated schedule of values to develop customized cost model(s).

Recently Completed: *Coordination efforts with software and condition assessment consultants to determine best way align the local costs into customized cost model(s).*

Focus: Schedule training at college level, and upload information with State Chancellor's Office FUSION website.

Project Start: July 2012	Scheduled Finish: June 2013
Projected Finish: January 2014	DSA Close Out: N/A

Project updates for active projects may be viewed at:
<http://www.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. outside District and consultant control
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.

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.

IRVINE VALLEY COLLEGE A400 BUILDING
PROGRESS UPDATE FOR DECEMBER 16, 2013

The design build delivery method has provided opportunities for partnership and team efforts not found in delivery methods previously employed. Milestone approvals have confirmed Irvine Valley College satisfaction with the project design for both aesthetics and program function.

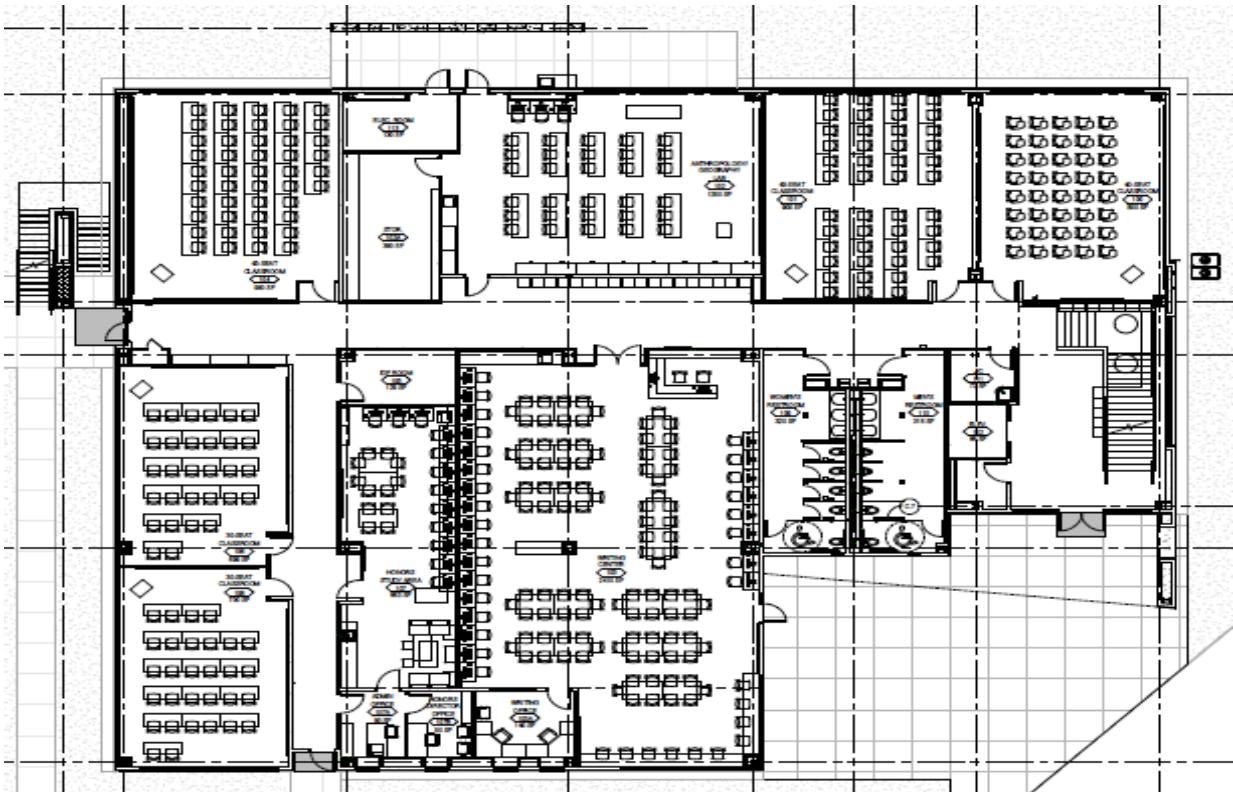
The A400 Building reached a major milestone when construction documents were submitted to DSA. (Scheduled for December 9th at this writing) During the anticipated six months for DSA review time, the College Maintenance and Operations staff will check the documents for conformance to the technical standards while others team members will continue to ensure design and program adherence. Furniture selection and minor color changes are also in process. The scheduled twelve-month construction duration results in a building completion slated for May 2015 with occupancy the following fall semester.

Concurrent with finalizing the construction documents, the design builder will finish obtaining their subcontractors. They currently have contracts with mechanical, plumbing, electrical, fire sprinkler, and elevator subcontractors and are developing contracts for structural steel, and doors and hardware. With the submission of the construction documents to DSA, the remaining subcontractor procurement will shortly follow.

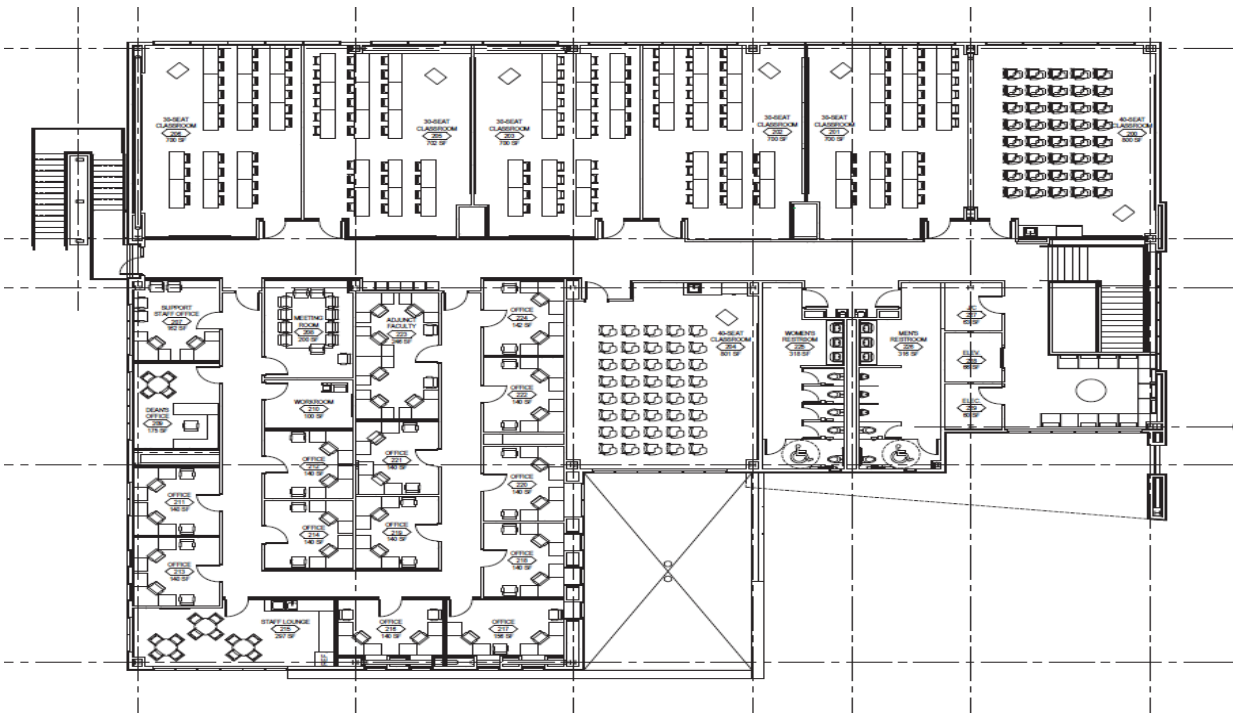
The design build team has demonstrated the collaborative project mentality predicted in the early design build presentations to the Board of Trustees. Though no delivery method is a panacea and district staff continues to experience lessons learned, many of the questions that stall projects during construction are being addressed now. Participants remain enthusiastic about the choice to move forward with the design build delivery method for the A400 Building.

The following pages illustrate the A400 project.

1st Floor Plan



2nd Floor Plan



Exterior Elevation – S/W Corner



Exterior Elevation - S/E Corner



Exterior Elevation – N/E Corner



Exterior Elevation - N/W Corner

