

FACILITIES PLAN STATUS REPORT  
December 17, 2012

**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 \$13,673,000 and this amount was returned to the basic aid account. Equipment *reimbursement* of \$2,000,000 is pending from the state.

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 is *seventeen* months behind schedule. The Division of Labor Standards Enforcement (DLSE) *negotiation is on-going*. Other reasons for 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. District counsel, staff and labor compliance consultant efforts continued *with the contractor's mutual agreement*. A *DLSE hearing is scheduled with all parties for December 19, 2012.*

Recently Completed: *A strategy meeting, held on December 12, 2012, between District Counsel and staff addressed labor negotiations and claims issues.*

Focus: Complete final punch list. Legal issues and close out of outstanding change orders. *Warranty repair for flooring delamination at the third floor; a work plan for repairs over the holiday break is under review by college and district staff.*

|                                  |                                |
|----------------------------------|--------------------------------|
| 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: The project was submitted to Division of the State Architect (DSA) on June 5, 2012, with central plant submittal on August 1, 2012 and also currently under review. *DSA review comments were returned to the architect and document revision is underway.*

In Progress: Review of the DSA construction documents is underway by the college and district. Weekly meetings continue with the contractor and user group to address cost reduction measures.

Recently Completed: *The Preconstruction Services Agreement is Board approved and cost reduction meetings began Friday, November 2, 2012.*

Focus: Staff is continuing efforts on constructability reviews and cost reduction measures.

|                                |                                |
|--------------------------------|--------------------------------|
| 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: Phase I planning is complete. Phase II work placed on hold. Environmental impacts are expected to be influential in budget and schedule planning.

In Progress: Priority order for secondary effects is under consideration in relationship to scheduled maintenance concerns.

Recently Completed: Focus on the Loop Road project is directed toward secondary effects. The College anticipates removal or a lowered priority of the primary Loop Road construction scope during the Education and Facilities Master Planning process scheduled for 2015.

Focus: District and College staff and administration identified the secondary effects for the Loop Road project, specific to parking lot/storm drainage improvements, as a high priority. The current budget assignment will combine with scheduled maintenance budget assignment for storm drainage to achieve economy of scale.

|  |                           |
|--|---------------------------|
| Project Start: Phase I-Feb 2010, Phase II-Feb 2011 | 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 is in 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: Schematic Design is underway.

In Progress: Two design meetings were held this month with end users. Village swing space Schematic Design *continued* for all remaining TAS Building programs. *Two* meetings were held with the user group to further refine layouts in Village swing space buildings.

Recently Completed: Programming is complete.

Focus: Swing Space Schematic Design 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        |
|-----------------------|--------------|--------------|--------------|
| 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. One change order remains to be resubmitted for DSA review.

Recently Completed: The Notice of Completion was filed on July 8, 2010. Two of 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 \$6,797,891 resulting in no need for additional basic aid funding. Approximately half of the state's contribution for construction funding and all equipment funding are pending.

Status: Surety take-over results in Work that is once again underway.

In Progress: Review and negotiate subcontractor's change order requests related to work with previous contractor. Contractor is establishing subcontractor relationships. 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.

Recently Completed: Initial review of repair to work in place-one step back, two steps forward. Negotiation with various subcontractors to resolve building membrane issues, heading toward building weather-tight condition. Finalize contract change issues: Purchase order, change order language, numbering convention for logs moving forward.

Focus: Commissioning meetings for HVAC and controls advancement necessary to condition building.

|                              |                             |
|------------------------------|-----------------------------|
| Project Start: December 2008 | Scheduled Finish: July 2012 |
| Projected Finish: April 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. 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.

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       |
|--------------------------|-------------|----------|-------------|
| 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.* The City of Irvine has provided meeting minutes from a 1996 City Council meeting that, in the context of a land exchange between them and the Irvine Company, included a description of an SOCCCD agreement to provide a pedestrian bridge creek crossing in exchange for land use at the Barranca connection. District finds no evidence of participating in this understanding.

In Progress: *Finalize minor planting designations at entrance. Set meeting to discuss pedestrian bridge question.*

Recently Completed: *A November meeting with the City of Irvine focused on plan and specification coordination. Division of the State Architect complete with accessibility review.*

Focus: *Resolve pedestrian bridge question with City of Irvine.*

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| 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       |
|--------------------------|-------------|-----------|-------------|
| Project Budget:          | \$1,250,000 | \$546,000 | \$1,796,000 |
| 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 basic aid assignment of \$1,796,000 was sufficient to meet project costs.

Status: Construction Complete.

In Progress: After Civil Engineer is satisfied that the parking lot signage is complete, all Close Out documentation will be forwarded to DSA.

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        |
|--------------------------|-------------|--------------|--------------|
| 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 Board approved the use of Design-Build procurement. Criteria document and programming efforts are complete.

In Progress: The Request for Proposals have been received by the three selected firms and are under review by the selection committee. Site topographic and utility surveys are underway. *Staff recommendation of chosen firm under development and anticipated for January Board of Trustees meeting.*

Recently Completed: Geotechnical Analysis and Draft Report complete. *Selection committee has analyzed proposals and held interviews with three proposing firms.*

Focus: Design-Build Entity selection process.

|                              |                            |
|------------------------------|----------------------------|
| 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:

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: Progress meetings held monthly. Pilot efforts complete.

In Progress: Data download for report development and review. Data reporting *and* compatibility *tests* between SchoolDude software and State Chancellor FUSION data

base. *IVC space dimensioning and synchronizing with FUSION. (Previous “Be Safe” efforts remove need for this at Saddleback College). Consultants performing condition assessments for remainder of both campuses.*

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

Focus: Continued progress on condition assessment completion.

|                                    |                                    |
|------------------------------------|------------------------------------|
| <i>Project Start: July 2012</i>    | <i>Scheduled Finish: June 2013</i> |
| <i>Projected Finish: June 2013</i> | <i>DSA Close Out: N/A</i>          |

Project updates for active projects may be viewed at:  
<http://soccdd.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 is 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.