

FACILITIES PLAN STATUS REPORT
April 30, 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. During the project, the state indicated that they may not have the funding to provide their contribution and the district was required to fund any shortfall. The Board reallocated basic aid funding to cover the state's contribution. To date, the state has met all reimbursement claims with payment. Reimbursement will be evaluated in order to return equal amount to basic-aid funding in the very near future. Equipment funding of \$2,000,000 is outstanding.

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 eight 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. *On March 5th, the Division of Labor Standards enforcement approved the district's labor compliance consultant's request for forfeiture by the contractor of \$529,459.14 in wages, training and penalties associated with payroll irregularities. A settlement meeting has been scheduled for April 17th with a hearing to follow barring resolution. Other payment withholdings have become necessary to address stop notices that have been filed by subcontractors and material suppliers. On April 4th, the contractor provided the district with a letter preserving their rights to file a claim with a public agency according to Government Code section 900 et seq. followed immediately by a public records request for virtually every project document. Staff has begun working with district legal counsel to address all related matters.*

In Progress: Installation of interior and exterior doors and hardware on all three floors; Installation of handrails is *complete*. Electrical trim-out is ongoing. *HVAC air balance is underway.*

The District and furniture consultant are receiving and placing furniture throughout the building.

Recently Completed: *Flooring in the building is complete.*

Focus: Complete the contractor generated subcontractor list of outstanding items so the District team can walk the building and create final punch list. Address legal matters as needed.

<i>Project Start: October 2004</i>	<i>Scheduled Finish: January 2012</i>
<i>Projected Finish: July 2012</i>	<i>DSA Close Out: Outstanding</i>

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 Programming Phase of the project is complete.

In Progress: Design Team meetings are held on an as-needed basis during the current Construction Documents Phase.

Recently Completed: Staff conducted meetings with the user group to consider educational display options and colors for the building. Geotechnical investigation of the site was conducted with the report submitted for review. *Surveying and site utilities' mapping was conducted with the report submitted for review. The building envelope consultant is working with the design team reviewing detailing. Review of construction documents progress set was completed by college and district and comments were returned to the architect for incorporation.*

Focus: The team continues to research alternative energy solutions *and options to integrate the required building HVAC infrastructure into Central Plant.*

<i>Project Start: March 2011</i>	<i>Scheduled Finish: October 2014</i>
<i>Projected Finish: October 2014</i>	<i>DSA Close Out: Outstanding</i>

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.

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

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 *including* revised handrails.

In Progress: *Final minor punch list items.*

Recently Completed: *Revisions to associated handrails field clarification are DSA approved.*

Focus: DSA Close Out

<i>Project Start: March 2010</i>	<i>Scheduled Finish: July 2012</i>
<i>Projected Finish: July 2012</i>	<i>DSA Close Out: Outstanding</i>

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, an increase in the scope reflected in the original budget which addressed a seismic upgrade with associated renovation. Additional swing space currently under consideration could increase the revised project estimate by approximately \$5,800,000.

Status: The College decided to maintain the Auto-Tech program during renovation.

In Progress: Options for the relocation of the Auto-Tech Program during the building renovation are *complete and a request for funding submitted to the Basic Aid Allocation Resource committee. A new project has been added for TAS Swing Space in this month's report and will include all future information on this item.*

Recently Completed: *The building programming is complete and the architect and District are working with the user groups to further define user needs in support of educational delivery.*

Focus: Saddleback's Dean of Advance Technology and Applied Science and Vice President of Curriculum are pursuing a solution for Auto Tech swing space recommending assignment of additional basic aid funding through the allocation process.

<i>Project Start: September 2011</i>	<i>Scheduled Finish: March 2015</i>
<i>Projected Finish: March 2015</i>	<i>DSA Close Out: Outstanding</i>

5. TAS SWING SPACE PROJECT

	Original	Revision	Total
<i>Original Project Budget:</i>	<i>\$1,000,000*</i>		
<i>State Match:</i>	<i>\$0</i>		

<i>Basic Aid Allocation: Unassigned:</i>	<i>Under Consideration</i>
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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. This item will be updated after the Basic Aid Allocation Resource Committee determines funding distribution and staff obtains Board approval. Afterward, duplicate reporting will be resolved.

Status: The College evaluated three alternative solutions and decided to maintain the Auto-Tech program during renovation.

In Progress: There is an agenda item this month to hire the TAS Swing Space architect.

Recently Completed: Contract negotiations with recommended architect.

Focus: Upon Board approval, Swing Space programming meetings with end users.

<i>Project Start: May 2012</i>	<i>Scheduled Finish: December 2014</i>
<i>Projected Finish: December 2014</i>	<i>DSA Close Out: Outstanding</i>

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

<i>Project Start: October 2003</i>	<i>Scheduled Finish:</i>
<i>Finish: Complete: July 2007</i>	<i>DSA Close Out: Outstanding</i>

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.

Recently Completed: The Notice of Completion was filed on July 8, 2010.

Focus: DSA Close Out

<i>Project Start: July 2006</i>	<i>Scheduled Finish: December 2009</i>
<i>Finish: May 2010</i>	<i>DSA Close Out: Outstanding</i>

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. During the project, the state indicated that they may not have the funding to

provide their contribution and the district was required to fund any shortfall. The Board reallocated a portion of the 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 outstanding.

Status: *Surety involvement at the request of the contractor has resulted in release of some back pay to subcontractors. Surety involvement also aided in the release of the January and February billing. This infusion of money into the project is anticipated to aid with forward progress. The plumbing subcontractor failed to perform and a request for substitution is on this month's board agenda.*

In Progress: *Structural steel, framing, roof deck placement. Mechanical, Electrical, Plumbing (MEP) rough in.*

Recently Completed: *The contractor and their surety met with district staff and legal counsel to address project concerns. Two major problems are schedule development and inadequate project management. The contractor and their surety provided recommendations that are underway and are expected to improve the current situation. The curtain wall was received and submitted to the Division of the State Architect who reviewed and approved the design in record time. The contractor no longer identifies this scope of work as the critical path.*

Focus: *Numerous management changes throughout the project have impacted the contractor's ability to perform. Stability within staffing will be one of the criteria for evaluating project viability. The contractor will work with the district to resolve outstanding change orders.*

<i>Project Start: December 2008</i>	<i>Scheduled Finish: July 2012</i>
<i>Projected Finish: February 2013</i>	<i>DSA Close Out: Outstanding</i>

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: On Hold

Recently Completed: On Hold

Focus: Awaiting State Chancellor's Office funding approval

<i>Project Start: On Hold</i>	<i>Scheduled Finish: On Hold</i>
<i>Projected Finish: On Hold</i>	<i>DSA Close Out: On Hold</i>

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.

In Progress: Construction documents are being developed.

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 and submittal to the DSA.*

<i>Project Start: March 2010</i>	<i>Scheduled Finish: Spring/Summer 2013</i>
<i>Projected Finish: Spring/Summer 2013</i>	<i>DSA Close Out:</i>

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: The original Contractor declared bankruptcy on December 6, 2010. The kick off meeting with the new contractor was held August 19, 2011. *Landscape maintenance period underway.*

In Progress: *Complete punch list items, locate trash receptacles, and install plaque.*

Recently Completed: Grading, landscaping, irrigation and drainage improvements, handrail installation

Focus: *On-going maintenance period, address minor punch list items, DSA Close Out*

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

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.*

In Progress: *This month a resolution for project specific approval and a Criteria Architect are recommended for Board approval.*

Recently Completed: *The Design-Build team developed a Criteria Architect RFP and agreement and completed a selection process. A contract for legal services is included in this month's agenda for Board ratification.*

Focus: *Develop initial programming documents prior to faculty break. Begin work on criteria documents.*

<i>Project Start: December 2012</i>	<i>Scheduled Finish: May 2016</i>
<i>Projected Finish: May 2016</i>	<i>DSA Close Out:</i>

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 26 is working toward meeting the LIFOC property insurance requirements.

In Progress: Building 524 held the project kick off meeting in February 2012 and demolition is underway.

Recently Completed: The Board approved both Phase I and II contractors on October 25, 2010. Phases I and II are complete.

Focus: Obtaining City of Tustin insurance approvals in order for building 26 work to commence.

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

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

<i>Project Start: On Hold</i>	<i>Scheduled Finish: On Hold</i>
<i>Projected Finish: On Hold</i>	<i>DSA Close Out:</i>

3. ATEP FIRST BUILDINGS - PHASE 3A

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

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

Status: Programming is complete.

In Progress: District staff is investigating the use of Design/Build as a delivery method for the advancement of these projects.

Recently Completed: Board approved two 30,000 square feet buildings, one for Saddleback College and one for Irvine Valley College. Programming efforts for both buildings completed in January 2012.

Focus: Staff determined the next steps for the District to move forward with a Design/Build delivery approach. These include consideration for hiring legal counsel and a consultant, both with expertise in Design/Build.

<i>Project Start: January 2013</i>	<i>Scheduled Finish: June 2016</i>
<i>Projected Finish: June 2016</i>	<i>DSA Close Out: N/A as of yet</i>

DISTRICT

1. CEQA MASTER PLAN

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>	\$320,000	-	\$320,000
<i>Anticipated State Match:</i>	-	-	-
<i>Basic Aid Allocation:</i>	\$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: The 45-day EIR public comment period began on Friday, April 13, 2011 and will close on May 31, 2012.

Recently Completed: Review documents including the Draft Program Environmental Impact Report are posted at http://www.socccd.edu/about/about_planning.html

Focus: Respond to comments received on the Draft Program Environmental Impact Report and confer with legal counsel as needed.

<i>Project Start: March 2011</i>	<i>Scheduled Finish: December 2011</i>
<i>Projected Finish: June 2012</i>	<i>DSA Close Out: N/A</i>

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.