

FACILITIES PLAN STATUS REPORT  
August 27, 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. State reimbursement for Equipment funding of \$2,000,000 is pending.

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 *thirteen* months behind schedule. On March 5th, the Division of Labor Standards Enforcement (DLSE) approved the district's request for forfeiture by the contractor of \$529,459.14 associated with payroll irregularities. *A conference call was held between DLSE, District council, Bayley Contractors, and CTAC (subcontractor to Bayley) in an effort to informally resolve the pending forfeiture issue. The subcontractor (CTAC) did not attend the scheduled cal. Parties agreed upon a postponement and awaiting scheduling for the DLSE hearing.* Other payment withholdings address stop notices filed by subcontractors and material suppliers. On April 4th, the contractor preserved their rights to file a claim, formally rejected by the Board in April, followed immediately by a public records request for all project documents. Staff continues working with district legal counsel to address all related matters.

Installed tile throughout the building has cracked. New tile assemblies have been installed at the main entry feature wall, and central stairway. *All new restroom tile assemblies were completed prior to the commencement of fall semester.*

In Progress: Project punch list, building systems commissioning with M&O, close out documents and warranties submittals. I.T. equipment installation and move-in is completed.

Recently Completed: HVAC control to Central Plant, primary furniture installation, landscaping and irrigation is complete. Site work and fire alarm system testing is complete. *Beneficial Occupancy of the building was taken on August 9, 2012 and the building was opened for classes commencing on August 20, 2012.*

Focus: Complete final punch list. Address legal matters as needed.

Project Start: October 2004	Scheduled Finish: January 2012
Projected Finish: August 2012	DSA Close Out: Pending

## 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 project was submitted to Division of the State Architect (DSA) on June 5, 2012 with central plant submittal to follow.

In Progress: Review of the DSA construction documents is underway by the college and district. Architect is finalizing construction documents for central plant. Selection process for Lease/Leaseback contractor is underway with three firms selected to provide proposals.

Recently Completed: Contractor prequalification on eleven firms completed with five firms interviewed on July 19, 2012. *Three firms were selected to submit proposals. Proposals will be received on August 28, 2012.*

Focus: Staff is continuing efforts on constructability reviews and contractor procurement.

Project Start: March 2011	Scheduled Finish: October 2014
Projected Finish: October 2014	DSA Close Out: Pending

## 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: On Hold.

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

#### 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.

In Progress: DSA Close Out

Recently Completed: Notice of Completion, May, 2012. *On July 27, 2012 the bridge dedication ceremony and breakfast event took place.*

Focus: DSA Close Out

Project Start: March 2010	Scheduled Finish: July 2012
Projected Finish: May 2012	DSA Close Out: Underway

**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 in coordination with an increase in the scope to address a seismic upgrade.

Status: The design is in the schematic phase. (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: Focus is on swing space.

Focus: Schematic design with end user participation. Surveying and utilities location mapping.

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

**6. TAS SWING SPACE PROJECT**

	Original	Revision	Total
Original Project Budget:	\$1,000,000*		
State Match:	\$0		
Basic Aid Allocation:		Under Consideration	
Unassigned:			

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. Staff will update budgets for both TAS Renovation and TAS Swing Space after the Board’s annual budget approval and duplicate reporting will be resolved.

Status: Programming underway. *Village building assignments were made by the college this month*

In Progress: Staff met twice this month with the architect, the transportation department, the academic department, and college administration to coordinate the temporary academic program use for the Auto-Tech Swing Space with future transportation needs. *Additional site location studies were considered for the Auto-Tech Swing Space facility. In addition, staff met with the architect and the user groups to begin programming the Village to receive the educational programs currently housed within the TAS Building.*

Recently Completed: Follow up programming meetings with user group staff, administration, and other college representatives.

Focus: Swing Space programming 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
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 Pending 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: The DSA has requested all districts increase their efforts to close out projects. In response to this, SOCCCD has enlisted aid to certify this and approximately twelve other projects that have been closed but not certified.

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
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. Two remaining change orders have been resubmitted for DSA review.

Recently Completed: The Notice of Completion was filed on July 8, 2010. One of three remaining change orders has 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
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. The Board reallocated a portion of the state's 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 Pending.

Status: Selection process for takeover contractor *began this month*. Surety continues to employ original contractor in the interim with minimal construction progress.

In Progress: Structural steel, framing, mechanical, electrical, plumbing (MEP) rough in, curtain wall installation. structural steel punch and change order negotiation.

Recently Completed: Surety walked the site with potential take over contractors on three occasions. Staff, consultants and legal counsel met with surety to begin negotiations on take over agreement

Focus: Staff is focusing on project quality and closing out as many change issues as possible during the transition.

Project Start: December 2008	Scheduled Finish: July 2012
Projected Finish: April 2013	DSA Close Out: Pending

#### 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: 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
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: In plan check with the City of Irvine, Southern California Edison and DSA.

In Progress: Construction document review by various regulatory agencies.

Recently Completed: Checks have been distributed to the various reviewing agencies in order to begin reviews.

Focus: Final review by City of Irvine, Southern California Edison and the DSA.

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
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: Construction Complete.

In Progress: Construction Complete.

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
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. *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* underway.

In Progress: Synchronization between end users space considerations with the state chancellor's office cap/load ratios. Criteria document development including various design and technical standards, contracts and prequalification documents.

Recently Completed: *The third and final programming meeting between consultants with faculty and staff was held during flex week and include a technology presentation by the IVC Director of Technology. Request for Qualifications was advertised with responses received August 22, 2012.*

Focus: Develop programming documents. Criteria document development. Discuss technology options.

Project Start: December 2012	Scheduled Finish: May 2016
Projected Finish: May 2016	DSA Close Out: Pending

## **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 524 Notice of Completion included in June agenda. City of Tustin has approved insurance and the construction kick off meeting for the Chapel was held on July 11, 2012.

In Progress: *Building 26 is demolished and debris haul-off, site cleanup is underway.*

Recently Completed: Building 524 demolition.

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

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

### **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: 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
Original Project Budget:	-	-	-
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$12,500,000	-	-

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

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: Draft versions of the Requests for Prequalification. Kick off meeting and full day review meetings for technical standards held with both colleges.

Focus: Development of RFP criteria documents *udnerway* with a district and college facilities department participation.

Project Start: January 2013	Scheduled Finish: June 2016
Projected Finish: June 2016	DSA Close Out: Pending

## DISTRICT

### 1. CEQA MASTER PLAN

	Original	Revision	Total
Original Project Budget:	\$320,000	-	\$320,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$320,000	-	-

Budget Narrative: Budget reflects Board action on 3/28/2011.

Status: *This project is complete and will be removed from future Facilities Reports.*

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

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