

FACILITIES PLAN STATUS REPORT
 March 26, 2012

SADDLEBACK COLLEGE

1. JAMES B. UTT LIBRARY REMODEL

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$21,124,000
<i>State Match:</i>	\$16,139,000		
<i>State Match Reduced at Bid:</i>		\$15,673,000	
<i>Basic Aid Allocation:</i>	\$ 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. Staff evaluation concludes that replacing the contractor is less beneficial than staying the course at this stage of completion.

In Progress: Installation of interior and exterior doors and hardware on all three floors; Floor preparation for resilient vinyl flooring on first, second and third floors. Sheet vinyl installation at the first floor is 90% complete and is underway at the second floor and is 90% complete at the third floor. Installation of handrails is ongoing. Electrical trim-out is ongoing.

The District and furniture consultant are advancing vendor contracts for purchase of the FF&E.

Recently Completed: The hardscape and landscaping work at East and South elevation and cabinets throughout the building are complete.

Focus: Complete the flooring throughout the building to receive furniture and begin correction items.

Project Start: October 2004

Projected Finish: July 2012

2. SCIENCES BUILDING

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$58,835,000
<i>State Match:</i>	\$35,635,000		
<i>Basic Aid Allocation:</i>	\$3,867,000	\$43,789,346	\$47,656,346
<i>Unassigned:</i>	\$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 is underway.

Focus: The team continues to research alternative energy solutions.

<i>Project Start: March 2011</i>	<i>Projected Finish: October 2014</i>
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3. LOOP ROAD

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$11,697,00
<i>EFMP Project Budget Revision:</i>			\$8,997,583
<i>State Match:</i>	\$0		
<i>Basic Aid Allocation:</i>	\$3,442,000		
<i>Unassigned:</i>	\$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: I-February 2010, II-February 2011</i>	<i>Projected Finish: On Hold</i>
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4. BRIDGE REPLACEMENT PROJECT

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$1,700,000
<i>State Match:</i>	\$0		
<i>Basic Aid Allocation:</i>	\$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 except revised handrails.

In Progress: Awaiting handrail installation.

Recently Completed: Revisions to associated handrails are in fabrication and a field clarification was sent for DSA approval.

Focus: DSA Close Out

<i>Project Start: March 2010</i>	<i>Projected Finish: July 2012</i>
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6. TAS RENOVATION PROJECT

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$8,755,055
<i>EFMP Project Budget Revision:</i>		\$5,977,395	\$14,732,450
<i>State Match:</i>	\$0		
<i>Basic Aid Allocation:</i>	\$1,956,000		
<i>Unassigned:</i>	\$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 being studied by the college and district.

Recently Completed: The architect and District have developed a programming schedule and end user design meetings continued last month.

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>Projected Finish: March 2015</i>
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IRVINE VALLEY COLLEGE

1. PERFORMING ARTS CENTER AND PARKING LOT 5 EXTENSION

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			<i>\$16,304,000</i>
<i>Budget Revised at Bid:</i>			<i>\$33,613,000</i>
<i>State Match:</i>	<i>\$14,472,000</i>		
<i>Basic Aid Allocation:</i>	<i>\$1,832,000</i>	<i>\$19,141,000</i>	

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>Projected Finish: July 2012</i>
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2. B-200 SCIENCE LAB ANNEX AND B-239 REMODEL

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$4,120,000
<i>State Match:</i>	\$0		
<i>Basic Aid Allocation:</i>	\$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: February 2008</i>	<i>Projected Finish: May 2012</i>
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3. LIFE SCIENCES PROJECT

	<i>Original</i>	<i>Revisions</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$24,861,000
<i>Budget Revised at Bid:</i>			\$21,036,000
<i>State Match:</i>	\$17,393,000	-\$4,371,000	\$13,568,000
<i>Basic Aid Allocation:</i>	\$1,113,000	\$16,297,000	\$17,410,000
<i>Unassigned:</i>	\$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: The project is seven months into the schedule which should equal 50% of the billing. Billing to December equals 20%. No additional billings have been approved though Surety involvement may resolve the contractor's fiscal issues and put this project back on course.

In Progress: Structural steel, framing, roof deck placement. Awaiting response from surety confirming contractor's position and providing release to the district such that payment may continue.

Recently Completed: The contractor and district staff met January 27, 2012, to discuss the tenuous project standing. The contractor requested that the district make payment to their surety who has stepped in to assist with meeting fiscal obligation. District staff provided the contractor with written notice that agreements made during the January 27th meeting must be maintained in order to avoid default.

Focus: The curtain wall was originally scheduled for submittal in July. The manufacturer that participated in the design for the original system went out of business and the new manufacturer declared that the original design could not be constructed. After many design coordination meetings, the contractor has not yet provided a submittal. Once received, the Division of the State Architect will review the curtain wall as a deferred approval. That review process has historically taken approximately five to six months and is expected to impact the project's scheduled completion.

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.

<i>Project Start: December 2008</i>	<i>Projected Finish: February 2013</i>
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4. FINE ARTS BUILDING

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			<i>\$35,703,000</i>
<i>Anticipated State Match:</i>	<i>\$25,141,000</i>	<i>-</i>	
<i>Anticipated Basic Aid Allocation:</i>	<i>\$10,562,000</i>	<i>-</i>	
<i>Unallocated:</i>	<i>\$35,703,000</i>	<i>-</i>	

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>Projected Finish:</i>
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5. BARRANCA ENTRANCE

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$2,850,000
<i>Anticipated State Match:</i>	-	-	
<i>Basic Aid Allocation:</i>	\$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. This work precedes submittal to DSA.

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: Landscape planting and irrigation must be in accordance with City of Irvine expectations as well as stay in alignment with the college's objective of maintaining California native planting for new projects.

<i>Project Start: March 2010</i>	<i>Projected Finish: Spring/Summer 2013</i>
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6. GREAT LAWN PROJECT

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>			\$1,250,000
<i>Anticipated State Match:</i>	-	-	
<i>Basic Aid Allocation:</i>	\$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.

In Progress: Grading, landscaping, irrigation and drainage improvements, handrail installation

Recently Completed: Tree/plant location, sod placement

Focus: There is a 90 day maintenance period for all planting. Sod was placed before other plants to permit maintenance period completion before graduation.

<i>Project Start: March 2009</i>	<i>Projected Finish: May 2012</i>
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7. A400 RENOVATION AND EXPANSION PROJECT

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>	<i>\$3,004,051</i>	<i>\$7,908,844</i>	<i>\$10,912,895</i>
<i>Anticipated State Match:</i>	<i>-</i>	<i>-</i>	
<i>Basic Aid Allocation:</i>	<i>\$1,000,000</i>	<i>-</i>	<i>-</i>
<i>Unassigned:</i>	<i>\$2,004,051</i>	<i>\$9,912,895</i>	

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: Staff is awaiting Board consideration to use a Design/Build delivery method.

In Progress: A presentation will be provided to the Board of Trustees at this March, 2012, meeting recommending the District move forward with Design/Build.

Recently Completed: Staff participated in a design/build selection process with San Diego Community College District to determine if this delivery method might be an option for this project.

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

<i>Anticipated Project Start: Spring 2012</i>	<i>Projected Finish: May 2016</i>
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ATEP

1. ATEP BUILDING DEMOLITION

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>	\$7,000,000	-	\$7,000,000
<i>Anticipated State Match:</i>	-	-	-
<i>Basic Aid Allocation:</i>	\$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: Fall 2010</i>	<i>Projected Finish: May 2012</i>
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2. ATEP MONUMENT SIGNAGE

	<i>Original</i>	<i>Revision</i>	<i>Total</i>
<i>Original Project Budget:</i>	-	-	-
<i>Anticipated State Match:</i>	-	-	-
<i>Basic Aid Allocation:</i>	-	-	-

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>Anticipated Project Start: On Hold</i>	<i>Projected Finish: On Hold</i>
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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>Anticipated Project Start: Winter 2011</i>	<i>Projected Finish: Under Consideration</i>
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Project updates for active projects may be viewed at:
<http://socccd.edu/businessservices/ProjectUpdates.html>.