

FACILITIES PLAN STATUS REPORT
May 21, 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 *nine* 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 was held on April 17th and a follow up meeting or conference call will be conducted this month seeking resolution* 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. *The Board formally rejected the claim at the April meeting. All public records have been placed at the project site for review and copy purposes pursuant to the public records request.* Staff continues working with district legal counsel to address all related matters.

Installed tile throughout the building has cracked. Forensic testing demonstrates installed tile assemblies do not meet specifications and must be removed and replaced. The tile subcontractor refused to remove and replace the deficient tile assemblies. The contractor placed the tile subcontractor on notice and there is a request before the Board this month to replace the tile subcontractor. The contractor is working in the restrooms

removing toilet fixtures, counters, and partitions within the affected areas to prepare for tile replacement.

In Progress: 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. Installation of interior and exterior doors and hardware on all three floors is *complete*; Installation of handrails is complete.

Focus: *Remove and replace all ceramic tile assemblies throughout the project. Final punch list is scheduled for this month for areas other than those where the ceramic tile assemblies are to be removed and replaced. Address legal matters as needed.*

Project Start: October 2004	Scheduled Finish: January 2012
Projected Finish: July 2012	DSA Close Out: Outstanding

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 *Construction Document* Phase of the project is *underway*.

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

Recently Completed: A Geotechnical site investigation 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. *The LEED building commissioning consultant is working with the design team.* Review of construction documents progress set was completed by college and district and comments were returned to the architect for incorporation. *The design team met this month to review incorporated comments.*

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

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

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.

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: *Final minor punch list items were completed and the Notice of Completion is before the Board this month.*

Recently Completed: *All construction is complete.*

Focus: DSA Close Out

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

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 building programming is complete.

In Progress: The architect and District are working with the user groups to further define user needs in support of educational delivery.

Recently Completed: *This report separates the TAS Renovation narrative from the TAS Swing Space narrative. After Basic Aid Allocation Recommendation Committee (BAARC) recommendation goes to the Board the budget will be addressed in both TAS items accordingly.*

Focus: *Schematic design with end user participation.*

Project Start: September 2011	Scheduled Finish: March 2015
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Projected Finish: March 2015	DSA Close Out: Outstanding
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5. 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. 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: *Programming underway*

In Progress: *An agenda item was approved last month to hire the TAS Swing Space architect. Staff is working with the architect and department in preparing a schedule of programming meetings with the college and user groups.*

Recently Completed: *Kick off meeting with approved architect*

Focus: Swing Space programming meetings with end users.

Project Start: May 2012	Scheduled Finish: December 2014
Projected Finish: December 2014	DSA Close Out: Outstanding

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.

Project Start: October 2003	Scheduled Finish:
Finish: Complete: July 2007	DSA Close Out: Outstanding

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. *One of three remaining change orders has been approved.*

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

Focus: DSA Close Out

Project Start: July 2006	Scheduled Finish: December 2009
Finish: May 2010	DSA Close Out: Outstanding

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 and district legal counsel arrived at an agreement for release of liability relative to pay request requirements. This enabled release of District payments to contractor which are now current.* This infusion of money into the project is anticipated to aid with forward progress.

In Progress: Structural steel, framing, roof deck placement. Mechanical, Electrical, Plumbing (MEP) rough in. *Curtain wall fabrication is expected to begin May 16th. Negotiations with contractor on curtain wall issues are underway. A related change order is anticipated at June Board meeting.*

Recently Completed: *The contractor and surety met with district staff again in early May to address project concerns. The commissioning agent performed a site visit and coordination meeting on May 9th between the mechanical, controls and electrical disciplines. Staff provided end users with a furniture, fixture and equipment (ff&e) update.*

Focus: *Contractor's staffing has increased. The contractor's focus on schedule recovery appears to diminish their focus on project quality. The district's construction team, comprised of district and college staff, the construction management team, DSA inspector, specialty inspectors and the architects are emphasizing project quality. Moisture intrusion at stored roofing insulation will result in some material replacement. The contractor and the district are working together to resolve outstanding change orders.*

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

4. FINE ARTS BUILDING

	Original	Revision	Total
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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. The capacity load ratio, used to determine project eligibility, exceeds the allowable limit of 105%. This percentage is a ratio of existing buildings to student need using enrollment projections. Projections are lower now than when the building was originally submitted. The State Chancellor’s Office noted this as a concern and will provide an update after the project calendar update is complete.*

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: On Hold

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. *Plan check fees for Southern California Edison have been forwarded with this review to immediately follow.*

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, *Southern California Edison* and submittal to the DSA.

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

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. *Project open in time for graduation.*

In Progress: *All construction is 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. 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. *Scheduling of kick off meeting with end users is underway.*

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.

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

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 demolition is underway. *A small portion of building 524 structure and miscellaneous site improvements are being continuing to be demolished.*

Recently Completed: The Board approved both Phase I and II contractors on October 25, 2010. Phases I and II are complete. *All hazardous material for Building 524 is removed.*

Focus: Obtaining City of Tustin insurance approvals in order for building 26 work to commence. *Two insurance reviews have resulted in a final request for minor corrections after City of Tustin acceptance, notice to proceed with be provided to building 26 contractor.*

Project Start: September 2010	Scheduled Finish: <i>June 2012</i>
Projected Finish: May 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: 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

Project Start: On Hold	Scheduled Finish: On Hold
Projected Finish: On Hold	DSA Close Out:

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: Programming completed January 2012.

In Progress: *Establish kick off meeting dates for Criteria Document development.*

Recently Completed: Board approved two 30,000 square foot 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.*

Focus: *Development of RFP criteria documents will take place during the summer months with a district and college facilities department participation.*

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

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: 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.

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://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.