

FACILITIES PLAN STATUS REPORT  
March 31, 2014

**SADDLEBACK COLLEGE**

**1. LIBRARY AND LEARNING RESOURCE 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  | \$7,106,000 | \$12,091,000 |

Budget Narrative: Budget reflects Board agenda action on 10/24/04, 6/22/09 and 6/17/13. 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 \$15,673,000 with \$13,673,000 returned to basic aid account.

Status: Project is closed with DSA.

In Progress:

Recently Completed: DSA Close Out

Focus: *This project will be removed from future reports.*

|                                  |                                |
|----------------------------------|--------------------------------|
| Project Start: October 2004      | Scheduled Finish: January 2012 |
| Projected Finish: September 2012 | DSA Close Out: February 2014   |

**2. SCIENCES BUILDING**

|                       | Original     | Revision       | Total        |
|-----------------------|--------------|----------------|--------------|
| Project Budget:       | \$52,234,000 | \$8,308,000    | \$67,358,000 |
| State Match:          | \$36,564,000 | (\$36,564,000) | -            |
| Basic Aid Allocation: | \$3,867,000  | \$63,491,000   | \$67,358,000 |

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. On October 28, 2013, the Board approved reassignment of funds from existing encumbered funding from

the ATAS renovation project for an amount of \$8,523,000 for a new project budget equaling \$67,358,000.

Status: *Underground utility installation underway.*

In Progress: Preparing credits for design portion of the LEED certification. *Construction team is coordinating with campus for soil export to the driving range. Planning for site grading is underway. Coordination of welding protocols and structural steel fabrication is underway.*

Recently Completed: Coordination for utilities re-route and utilities points of connections *is complete*. Reviewing modification to fiber installation to compliment District wide Fiber Installation project *is complete*.

Focus: Infrastructure work preceding soil relocation to portion of golf driving range. *Coordination for pile drilling and rough grading.*

|                                 |                                 |
|---------------------------------|---------------------------------|
| Project Start: March 2011       | Scheduled Finish: December 2015 |
| Projected Finish: December 2015 | DSA Close Out: Pending          |

### 3. SITE IMPROVEMENTS

|                       | Original     | Revision     | Total        |
|-----------------------|--------------|--------------|--------------|
| Project Budget:       | \$11,697,000 | \$1,883,000  | \$13,580,000 |
| State Match:          | -            | -            | -            |
| Basic Aid Allocation: | \$3,442,000  | \$10,138,000 | \$13,580,000 |

Budget Narrative: Budget reflects Board agenda action on 3/24/08. With the project shifting focus from the Loop Road to its secondary effects (Site Improvements), several previously budgeted projects have been integrated into a single project budget for scales of economy: Upper Quad (2008 - \$1M) incorporated into work scope with isolated budget, Loop Road (2008 - \$3,442,000), Storm Drain Repairs (2013 - \$1,500,000) and Storm Drain, Parking, Practice Fields (2014 - \$7,638,000) for a total project budget of \$13,580,000.

Status: Site Improvements includes site-work (relocation of the practice fields), infrastructure (storm drain improvements) and relocation of parking lots at the New Sciences Building in parking lot 5. Environmental impacts are expected to be influential in budget and schedule planning.

In Progress: *Stakeholder kick-off meeting and criteria scope development.*

Recently Completed: *Criteria Architect Board Approval and execution of contract.*

Focus: *Project scope development in accordance with project budget.*

|                                 |                             |
|---------------------------------|-----------------------------|
| Project Start: Phase I-Feb 2010 | Scheduled Finish: June 2016 |
| Projected Finish: On Hold       | DSA Close Out: On Hold      |

**4. TECHNOLOGY AND APPLIED SCIENCE (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 | \$4,254,000 | \$6,210,000  |

Budget Narrative: Budget reflects Board agenda action on 2/28/11, 8/27/2012 and 10/25/2013. 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. On October 25, 2013, the Board approved reassignment of funds from the ATAS renovation project for an amount of \$8,523,000 for the Saddleback College Sciences Building project for a reduced budget equaling \$6,210,000 with an understanding that this project will hold a high priority when requesting future basic aid funding.

Status: DSA is reviewing construction documents.

In Progress: Color selection with Saddleback Campus, CD milestone approvals.

Recently Completed: 100% CD Milestone meeting with Saddleback Campus, IT review of documents.

Focus: Final selection of building colors, native plants, campus milestone approval. *Construction anticipated to begin January 2016 upon completion of the TAS Auto Tech Swing Space project.*

|                               |                              |
|-------------------------------|------------------------------|
| Project Start: September 2011 | Scheduled Finish: March 2015 |
| Projected Finish: April 2017  | DSA Close Out: Pending       |

**5. TECHNOLOGY AND APPLIED SCIENCE (TAS) SWING SPACE PROJECT**

|                       | Original    | Revision    | Total       |
|-----------------------|-------------|-------------|-------------|
| Project Budget:       | \$5,807,000 | \$3,714,000 | \$9,521,000 |
| State Match:          | -           | -           | -           |
| Basic Aid Allocation: | \$5,807,000 | \$3,714,000 | \$9,521,000 |

Budget Narrative: Budget reflects Board agenda action on 8/27/2012 and 6/17/13. On August 27, 2012, the Board approved \$5,807,000 to fund the original project budget. On June 17, 2013, the Board approved additional funding of \$3,714,000.00.

Status: Schematic design phase is complete.

In Progress: 50% *Document Design phase.*

Recently Completed: *Schematic design documents, Saddleback campus approvals*

Focus: *Submit 50% Document Design with probable costs for review*

|                                |                                 |
|--------------------------------|---------------------------------|
| Project Start: May 2012        | Scheduled Finish: December 2014 |
| Projected Finish: January 2016 | DSA Close Out: Pending          |

**6. FINE ARTS HVAC UPGRADES AND INTERIOR RENOVATION PROJECT**

|                       | Original    | Revision    | Total       |
|-----------------------|-------------|-------------|-------------|
| Project Budget:       | \$1,000,000 | \$3,950,000 | \$4,950,000 |
| State Match:          | -           | -           | -           |
| Basic Aid Allocation: | \$1,000,000 | \$3,950,000 | \$4,950,000 |

Budget Narrative: Budget reflects Board agenda action on 5/21/2012 and 6/17/13. On May 21, 2012, the Board approved \$1,000,000 to fund the original project budget. On June 17, 2013, the Board approved additional funding of \$3,950,000.00.

Status: Programming phase underway.

In Progress: Investigating HVAC upgrade requirements.

Recently Completed: Initial presentation of programming scope of work and probable costs.

Focus: Complete programming phase.

|                                  |                                  |
|----------------------------------|----------------------------------|
| Project Start: July 2012         | Scheduled Finish: September 2015 |
| Projected Finish: September 2015 | 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: The final Notice of Completion was filed on September 24, 2007.

In Progress: Six *change orders* remain in “Pending” status and must be closed to arrive at DSA close out.

Recently Completed: Resubmittal of required documents to DSA for close out.

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. 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  | \$1,780,000   | \$13,490,000 |

Budget Narrative: Budget reflects Board agenda action on 6/22/2004, 5/23/2005, 3/24/2008, 4/27/2009, 5/24/2010 and 6/17/2013. The original project budget totaled \$24,861,000. The project 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. When the state indicated they may not have funds for their match, the Board allocated 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 \$12,843,000 resulting in no need for additional basic aid funding. \$5,700,000 of the state reimbursement has been returned to basic aid project funds. Outstanding state reimbursement is \$725,000 which is the remaining portion of the state’s contribution for equipment funding reimbursement.

Status: *Notice of Completion is being presented on the agenda at the March 31 meeting of the Board of Trustees.*

In Progress: *DSA Closeout and Surety negotiations.*

Recently Completed: *Building commissioning was complete on February 28<sup>th</sup>.*

Focus: Negotiations between Surety and District to resolve added costs of schedule delay.

|                              |                             |
|------------------------------|-----------------------------|
| Project Start: December 2008 | Scheduled Finish: July 2012 |
|------------------------------|-----------------------------|

|                                     |                        |
|-------------------------------------|------------------------|
| Projected Finish: February 28, 2014 | DSA Close Out: Pending |
|-------------------------------------|------------------------|

### 3. 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: *Construction documents are at the City of Irvine for final back-check approval. The Irvine Company LLC easement has been finalized and is on this March 31<sup>st</sup> agenda for Board of Trustees approval.*

In Progress: *District comments have been provided to the City of Irvine on their proposed easement and maintenance agreement for review and discussion.*

Recently Completed: Negotiated final easement language with The Irvine Company.

Focus: Conclude agency negotiations and prepare documents to bid.

|                              |                                    |
|------------------------------|------------------------------------|
| Project Start: March 2010    | Scheduled Finish: Summer/Fall 2015 |
| Projected Finish: Early 2016 | DSA Close Out: Pending             |

### 4. A400 RENOVATION AND EXPANSION PROJECT

|                          | Original    | Revision     | Total        |
|--------------------------|-------------|--------------|--------------|
| Project Budget:          | \$3,004,051 | \$10,008,949 | \$13,013,000 |
| Anticipated State Match: | -           | -            | -            |
| Basic Aid Allocation:    | \$1,000,000 | \$12,013,000 | \$13,013,000 |

Budget Narrative: Budget reflects Board agenda action on 2/28/2011, 8/27/2012 and 6/17/2013. 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. On June 17, 2013 the Board approved \$1,550,000 for furniture, fixtures and equipment.

Status: The construction documents have been submitted to DSA for review.

In Progress: DSA review of construction documents, design/build team responses to submitted documents.

Recently Completed: IVC review of submitted documents.

Focus: Design Builder to provide responses to 100% CD documents for comment. Ongoing furniture, fixture and equipment selection.

|                              |                            |
|------------------------------|----------------------------|
| Project Start: December 2012 | Scheduled Finish: May 2015 |
| Projected Finish: May 2015   | DSA Close Out: Pending     |

## **ATEP**

### **1. ATEP BUILDING DEMOLITION**

|                          | Original    | Revision    | Total        |
|--------------------------|-------------|-------------|--------------|
| Project Budget:          | \$7,000,000 | \$6,700,000 | \$13,700,000 |
| Anticipated State Match: | -           | -           | -            |
| Basic Aid Allocation:    | \$7,000,000 | -           | \$7,000,000  |

Budget Narrative: Budget reflects Board action on 4/22/2004 and 6/17/2013.

Status: Six demolition projects including the ATEP Building Foundations and Infrastructure Demolition are complete.

In Progress: Development of Demolition plans for the property associated with the City of Tustin land exchange.

Recently Completed:

Focus: Ensure that site is left in good condition to meet on-going maintenance needs. *Bid Land Exchange Demo project.*

|                               |                              |
|-------------------------------|------------------------------|
| Project Start: September 2010 | Scheduled Finish: March 2013 |
| Projected Finish: On-going    | DSA Close Out: N/A           |

### **2. 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 has developed the Criteria documents. Programming completed January 2012. IVC Technical Specifications approved during A400 project development. Saddleback College completed review of the technical specifications.

In Progress: Colleges are performing reviews on programming objectives.

Recently Completed: Technical specifications have been prepared for both colleges.

Focus: Development Master Planning to maximize use of site.

|                             |                             |
|-----------------------------|-----------------------------|
| 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 | 300,000  | \$1,004,000 |
| Anticipated State Match: | -         | -        | -           |
| Basic Aid Allocation:    | \$704,000 | -        | \$704,000   |

Budget Narrative: Budget reflects Board action on 6/25/2012 and 6/17/2013.

Status: Irvine Valley and Saddleback College are beginning to employ the Maintenance Direct portion of the software modules.

In Progress: Coordinate condition assessment and scheduled maintenance information into a graphic representation at State Chancellor’s website.

Recently Completed: Analyzed recently completed projects and the associated schedule of values to develop customized cost model(s).

Focus: Upload information with State Chancellor’s Office FUSION website. Use available report information to develop scheduled maintenance plan. Perform infrastructure condition assessment.

|                                |                             |
|--------------------------------|-----------------------------|
| Project Start: July 2012       | Scheduled Finish: June 2013 |
| Projected Finish: January 2014 | DSA Close Out: N/A          |

Project updates for active projects may be viewed at:  
<http://www.socccd.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. outside District and consultant control |
| 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.                                       |

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.