

FACILITIES PLAN STATUS REPORT  
September 23, 2013

**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 6/17/2013. 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. *On 6/17/2013, the Board approved an additional \$4,950,000 to address project delay and construction defects costs.*

Contractor delays result in extended costs for inspections, labor compliance, and project management cost. Staff will seek reimbursement during settlement discussions with the contractor. The remaining state reimbursement will remain in the project budget until completion of these negotiations. The first round of mediation sessions is scheduled for September 10<sup>th</sup> and 11<sup>th</sup>. *The contractor did not submit its final claim to District counsel in a timely manner; therefore, mediation of the claim has been postponed to a future date to be determined by the court. The contractor informed District counsel that the September 10<sup>th</sup> and 11<sup>th</sup> dates will be used to mediate subcontractor claims against the contractor.*

Status: The contractor completed seventeen months behind schedule. Contractor payment withholdings include stop notices filed by subcontractors and material suppliers. Claim issues have been combined and a Judge has been assigned.

In Progress: Close out documents and warranties submittals, DSA close out.

Recently Completed: *The contractor obtained a bond to address labor compliance issues surrounding its subcontractor Central Tech Air Conditioning (CTAC). Pursuant to instruction by District counsel, the District issued a settlement check to the contractor to address the CTAC issue and time barred stop notices amounts.*

Focus: Legal issues and close out of outstanding change orders.

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

## 2. SCIENCES BUILDING

	Original	Revision	Total
Project Budget:	\$52,234,000	\$6,816,000	\$59,050,000
State Match:	\$36,564,000	(\$36,564,000)	-
Basic Aid Allocation:	\$3,867,000	\$54,968,000	\$58,835,000
Unassigned:	\$11,803,000	(\$11,588,000)	\$215,000

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.

Status: Cost reduction *efforts* are underway to bring the project *costs* back into alignment with the project construction budget. Board approved Resolution to move forward with Validation Action and the Lease, Sublease and Construction Services Agreement contract documents as to form *are* approved.

In Progress: Steps toward finalizing the Guaranteed Maximum Price are in process. Proceeding with Validation Action.

Recently Completed: The Division of the State Architect (DSA) approved and stamped the construction documents on June 26<sup>th</sup>. Subcontractor bids were received on August 8<sup>th</sup> and 15<sup>th</sup>, 2013. *Project costs are over budget pursuant to bid outcomes. Cost reduction efforts are underway.*

Focus: Staff, consultants, and contractor are continuing efforts to maintain bidding procedures and outcomes consistent with competitive bid procedures. Parallel with Validation, the contractor is finalizing the GMP and staff is developing final executed agreements for final Board approval.

Project Start: March 2011	Scheduled Finish: October <del>2014</del> 2015
Projected Finish: October <del>2014</del> 2015	DSA Close Out: Pending

### 3. SITE IMPROVEMENTS

	Original	Revision	Total
Project Budget:	\$11,697,00	\$883,000	\$12,580,000
State Match:	-	-	-
Basic Aid Allocation:	\$4,942,000	\$7,638,000	\$12,580,000

Budget Narrative: Budget reflects Board agenda action on 3/24/08 and 6/17/2013. 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. *Previous allocations to address Storm Drain improvements were consolidated with this Site Improvements project modifying the original Basic Aid allocation upwards by \$1,500,000. The Board approved an additional \$7,638,000 to address anticipated costs for overall scope.*

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 and locating the TAS Swing Space (Auto-tech program) in parking lot 1. Environmental impacts are expected to be influential in budget and schedule planning.

In Progress: Defining specific project scope to include for developing criteria architect request for proposals.

Recently Completed: At the June 17, 2013 Board meeting, the Design/Build delivery method was approved for the project.

Focus: Meetings are being established with the stakeholders to develop the scope of work in order to enlist a Criteria Architect.

Project Start: Phase I-Feb 2010	Scheduled Finish: On Hold
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	\$12,777,000	\$14,733,000

Budget Narrative: Budget reflects Board agenda action on 2/28/11 and 8/27/2012. 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.

Status: The District has approved the 100% Design Development Documents and has authorized the architect (GKK) to proceed with the Construction Documents.

In Progress: Construction Documents *in design*.

Recently Completed: *100% Design Documents approved, and NTP issued for Construction Documents*

Focus: The TAS construction phase is impacted by the TAS swing space. Construction completion for that project has been advanced to December 2015.

Project Start: September 2011	Scheduled Finish: March 2015
Projected Finish: April <del>2016</del> –2017	DSA Close Out: Pending

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

	Original	Revision	Total
Project Budget:	\$5,807,000	\$0	\$5,807,000
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. 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 *to accommodate project scope needs*.

Status: Schematic Design review is complete. *Campus recommended Auto Tech location at Option 1 in parking lot 1. Project being reviewed for revised design to minimize budget impact.*

In Progress: Environmental, fire-life-safety, access, *design revisions and budget impacts are under review*

Recently Completed: *Meetings held with Campus who recommended location of Auto tech Building in parking lot 1*

Focus: Review design options and costs for new locations, and obtain geotechnical report.

Project Start: May 2012	Scheduled Finish: December 2014
Projected Finish: January 2016	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: Construction complete and occupied. DSA Close Out underway. The final Notice of Completion was filed on September 24, 2007.

In Progress: There were 69 change orders requiring DSA approval. Approximately 12 remain in “Pending” status and must be closed to arrive at DSA close out.

Recently Completed:

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	\$12,377,000	\$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. *On June 17, 2013, the Board approved an additional \$1,780,000 to address project delay costs.*

Status: After Surety takeover, the new completion date was anticipated as July 31, 2013. The new completion is projected for *October 31, 2013*. This delay will not impact the projected spring occupancy, however, project related consultant agreements are under review and some may require another extension. Construction is 90% complete.

In Progress: Procurement is underway for the furniture, fixtures and equipment for the building. Commissioning and interior finishes are in progress.

Recently Completed: *Landscaping, irrigation and building signage are complete.*

Focus: Correction work continues. Negotiations between Surety and District to resolve added costs of schedule delay and minimize project impacts.

Project Start: December 2008	Scheduled Finish: July 2012
Projected Finish: <i>October 15, 2013</i>	DSA Close Out: Pending

### 3. FINE ARTS BUILDING

	Original	Revision	Total
Project Budget:	\$31,451,000	\$5,368,000	\$36,819,000
Anticipated State Match:	\$28,305,000	(\$2,379,000)	\$25,926,000
Basic Aid Allocation:	\$3,200,000	(\$3,200,000)	-
Unallocated:	(\$54,000)	(\$10,839,000)	(\$10,893,000)

Budget Narrative: Budget reflects reporting as shown on State Chancellor's Office FUSION report planning year 2015-2016. Budget reflects Board agenda action on 3/24/2008, 4/27/2009, 8/27/2012 and 6/17/2013. *On June 17, 2013, the Board approved reversal of funding from the Fine Arts Building Project back to Basic Aid until the State Match is funded and local match is necessary.*

Status: The District submitted a Final Project Proposal (FPP) 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. The State Chancellor's office has recently adopted a new method for projecting enrollments with the expectation that projections will better align with actual enrollments. With this measure, the IVC Fine Arts project currently does not qualify for FPP approved status. If it is not funded in this fiscal year, it will not be eligible in the following FPP submittal for funding consideration.

In Progress:

Recently Completed: State Chancellor's office provided submittal to the Legislative Analyst Office on July 1, 2013 in anticipation of a 2014 bond.

Focus: Obtain FPP *funding* for IVC.

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

## 5. 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: Plan coordination issues with the City of Irvine 98% complete.

In Progress: Finalize negotiations with the City of Irvine for easement and maintenance of landscape. Finalize negotiations with utility company for easement. Develop specifications for bid documents.

Recently Completed: Division of the State Architect complete with accessibility review.

Focus: Conclude agency negotiations and prepare documents to bid.

Project Start: March 2010	Scheduled Finish: Summer/Fall 2013
Projected Finish: Early 2015	DSA Close Out: Pending

## 6. 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 6/13/2013. 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 *contingency and* furniture, fixtures and equipment.

Status: The 50% *construction* documents have been submitted, and are being reviewed by District and College staff.

In Progress: 100% construction documents are *underway*.

Recently Completed: IVC Faculty/End Users accepted 85% design development documents.

Focus: Continue document development for DSA submission in late September 2013. Begin furniture, fixture and equipment selection.

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

## ATEP

### 1. ATEP BUILDING DEMOLITION

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

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

Status: Four demolition projects are complete with ATEP Building Foundations and Infrastructure Demolition underway. *Additional demolition projects must be addressed as a result of the land exchange with the City of Tustin.*

In Progress: *Determination for how to best address unforeseen circumstances below grade. Associated change order and amendment is included in this Board agenda.*

Recently Completed: ATEP Building Foundations and Infrastructure Demolition: *State Water Board approval of Storm Water Pollution Prevention Plan (SWPPP) to move forward with grading.*

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

Project Start: September 2010	Scheduled Finish: <i>March 2013</i>
Projected Finish: <i>March 2013</i>	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.

In Progress: *Colleges are performing reviews on programming objectives.*

Recently Completed: Saddleback College completed review of the technical specifications.

Focus: Development of RFP criteria documents underway with district and college facilities department participation.

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	-	\$704,000
Anticipated State Match:	-	-	-
Basic Aid Allocation:	\$704,000	-	\$704,000

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

Status: Consultants are continuing to move forward with the project.

In Progress: *Coordinate condition assessment and scheduled maintenance information into a graphic representation at State Chancellor's website. Irvine Valley College is beginning to employ the Maintenance Direct portion of the software modules. Saddleback College will transition from their existing software to the new software over the next three months and is expecting to be using the new software in January 2014.*

Recently Completed: Draft *condition assessment* report for Irvine Valley College and Saddleback College reviewed. *Graphic representation of District buildings at State Chancellor's office website complete.*

Focus: Finalize report, schedule training at college level, and upload information with State Chancellor’s Office FUSION website.

Project Start: July 2012	Scheduled Finish: June 2013
Projected Finish: <i>October</i> 2013	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/Consultant(s) are brought on board for design/project
- Scheduled Finish: Assumed duration of project depending on variables, such as agency review, etc. 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.

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.