

## **FACILITIES PLAN STATUS REPORT**

February 27, 2012

### **SADDLEBACK COLLEGE**

#### **1. JAMES B. UTT LIBRARY REMODEL**

Reallocation of basic aid funding has allowed this project to move forward. Board awarded construction in May 2010. Work is on-going as follows: 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 70% complete and is underway at the second and third floors. Installation of handrails is ongoing.* Completed work includes: Hardscape and landscaping work at East and South elevation. The District and furniture consultant are advancing vendor contracts for purchase of the FF&E. *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. Project updates may be viewed at: <http://socccd.edu/businessservices/ProjectUpdates.html>. The overall project budget is \$21,124,000 with a state contribution of \$16,139,000 and a basic aid contribution of \$4,985,000.

#### **2. SCIENCES BUILDING**

On February 28, 2011, the Board approved moving forward with the Sciences building and reassigned \$14,789,346 basic aid dollars from other Saddleback College projects to partially fund the Sciences building. Receipt of state funding was considered unlikely and there will be none forthcoming. The Board of Trustees approved Dougherty and Dougherty as the Architect. Design Team meetings are held on an as-needed basis during the current Construction Documents Phase. The architects presented the design to the division faculty, staff and college administration during Flex Week. *Geotechnical investigation of the site was conducted with the report pending. A meeting with the user group was conducted this month to consider educational display options for the building.* The team continues to research alternative energy solutions. The overall project budget is \$58,835,000 with \$47,656,346 currently assigned from basic aid and \$11,178,654 anticipated from future basic aid distribution.

#### **3. LOOP ROAD**

The Board approved the Loop Road project in March, 2009. The preliminary budget estimate for this project is \$11,697,000. Architectural selection was Board approved in February, 2010. On February 28, 2011, the Board approved moving forward with phase II of the design and secondary effects. This project will be included in the Environmental Report that is underway and will be reevaluated upon completion of that effort. \$3,442,000 of the overall project budget is approved for funding through basic aid. Recent estimates identify the project cost at \$7,914,000.00.

#### 4. VILLAGE EXPANSION PROJECT

The Board approved the Village Expansion project in November, 2008. The Notice of Completion for the building portion was filed in June, 2010. The final for the site work was filed in August 2010. The last documentation requested by DSA has been forwarded and District awaits final approval for project close out. The project was closed and certified by DSA last month. The overall project budget is \$3,942,000 funded through basic aid. *This project will be removed from future reports.*

#### 5. BRIDGE REPLACEMENT PROJECT

In March 2010, the Board approved an architect and basic aid funding of \$1,700,000 for the southeast library bridge due to a finding of failing structural integrity. DSA approval was obtained in April and the Board approved the award of the construction contract in June, 2011. The Notice to Proceed occurred in September 2011. Revisions to associated handrails are in fabrication and a field clarification was sent for DSA approval. *Awaiting handrail installation.* The overall project budget is \$1,700,000 funded through basic aid.

#### 6. TAS RENOVATION PROJECT

On February 28, 2011, the Board approved the TAS building renovation project. The preliminary budget estimate for this project is \$15,616,000. The current basic aid assignment of \$1,956,000 is sufficient to meet design costs. In August, the Board of Trustees approved gkkworks to provide construction documents to address renovation of the north and south wings in relationship to the seismic improvement. The architect and District have developed a programming schedule and end user design meetings *continued last month. The college decided to maintain the Auto-Tech program during renovation. Options for the relocation of the Auto-Tech Program during the building renovation are being studied by the college and district.*

### **IRVINE VALLEY COLLEGE**

#### 1. PERFORMING ARTS CENTER AND PARKING LOT 5 EXTENSION

The building construction is 100% complete. Total change orders represent 2.75% of the original contract amount. There were 69 change orders requiring DSA approval. Approximately 12 remain outstanding and are necessary to arrive at DSA close out. District staff and the architect continue coordination toward this DSA close out effort.

#### 2. B-200 SCIENCE LAB ANNEX AND B-239 REMODEL

In addition to the Annex and Remodel, the Board approved funding for accessible restroom facilities February 20, 2008. The Notice of Completion was filed on July 8, 2010. All required paperwork has been submitted to DSA with some change orders coming back to the architect for clarification. Coordination continues toward this DSA close out effort. The overall project budget is \$6,980,000 funded through basic aid. Follow up continues with a shifting of assigned personnel at the San Diego office relative to scheduling and furloughs causing a bit of a delay.

### 3. LIFE SCIENCES PROJECT

The Board of Trustees awarded construction on April 25, 2011. Project updates may be viewed at: <http://soccdd.edu/businessservices/ProjectUpdates.html>. *The contractor and district staff met January 27, 2012, to discuss the tenuous project standing. The contractor indicated that they have an agreement in place with a Canadian firm to join interests. They requested that the district make payment to their surety who has stepped in to assist with meeting fiscal obligation for this and ten other struggling projects. They also stated there will be fourth major shift in project management. On February 10, 2012, District staff provided the contractor with written notice that agreements made during the January 27<sup>th</sup> meeting must be maintained in order to avoid default.* The overall project budget is \$21,036,000 with \$13,568,000 from the state and \$7,468,000 funded through basic aid. The Board has assigned basic aid funding to this project in the amount of \$17,410,000 to address the potential lack of bond funding from the state.

### 4. FINE ARTS BUILDING

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, the overall project budget is anticipated at \$34,552,000 with \$24,330,000 anticipated from the state and \$10,222,000 proposed as funded through basic aid.

### 5. BARRANCA ENTRANCE

The Board approved funding for the Barranca Entrance project March, 2010. On February 28, 2011, the Board approved moving forward phase II of the design. The first of two plan check fees has been submitted to the City of Irvine. *In February, district staff met with the designer to review the design development level documents prior to moving into final construction documents. This work precedes submittal to DSA.* The overall project budget is \$2,850,000 funded through basic aid.

### 6. GREAT LAWN PROJECT

The Board of Trustees approved the Landscape Improvements project in March, 2009. Contractor was approved August, 2010. The original Contractor declared bankruptcy on December 6, 2010. The kick off meeting with the new contractor was held August 19, 2011. Grading, *landscaping*, irrigation and drainage improvements are underway. The overall project budget is \$1,796,000 funded through basic aid.

### 7. A400 RENOVATION AND EXPANSION PROJECT

On February 28, 2011, the Board approved moving forward with the renovation of the A400 building. The preliminary budget estimate for this project is \$11,568,000. Staff is participating 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. Budget will be finalized early in the design phase anticipated for *early 2012*. The current basic aid assignment of \$1,000,000 is sufficient to meet anticipated design costs.

## **ATEP**

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

The Board approved both Phase I and II contractors on October 25, 2010. Phases I and II are complete. The *Board approved contracts for buildings 26 and 524 on January 23, 2012. Building 524 is scheduling the project kick off meeting in February 2012 and Building 26 is working toward meeting the LIFOC property insurance requirements.* The overall project budget is \$7,000,000 funded through basic aid.

### **2. ATEP MONUMENT SIGNAGE**

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.

### **3. ATEP FIRST BUILDING PHASE 3A**

On February 28, 2011, the Board approved moving forward with the First Building of Phase 3A. Programming is *complete. District staff is investigating the use of Design/Build as a delivery method for the advancement of these projects.* The budget estimate for this project is \$23,500,000. The current basic aid assignment of \$12,500,000 is sufficient to meet anticipated design costs. Program level planning is underway.