

FACILITIES PLAN STATUS REPORT  
December 12, 2022

**CAPITAL IMPROVEMENT PLANNING**

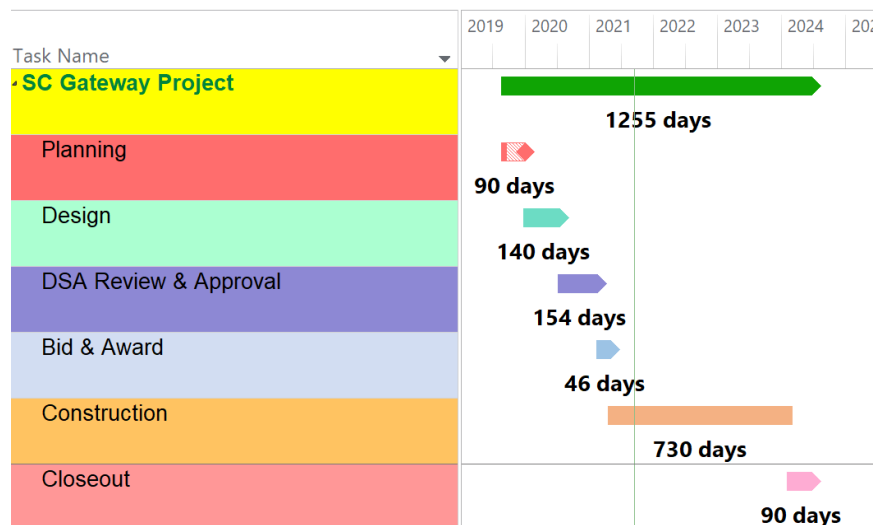
The decision to design and construct capital improvement projects begins with the Education Master and Strategic Planning (EMSP) process and continues with the Facilities Master Plan (FMP). The last EMSP cycle was completed June 2020 and the FMP cycle was completed July 2020. The 2020 EMSP and FMP reports are available at the District [website](#). This report contains information on projects over \$1.5 million that are listed in the Facilities Master Plan, as revised annually by the Capital Improvement Committee, and includes project photos or renderings for both colleges and projects that include associated planning efforts. The report is provided quarterly in March, June, September, and December.

**SADDLEBACK COLLEGE**

**1. GATEWAY PROJECT**

Project Description: This project will construct a new three-story building of 52,297 assignable square feet (ASF), 77,985 gross square feet (GSF) and will provide a new, highly integrated space for student services and consolidated and expanded interdisciplinary instructional space. The Gateway Building will house Admissions and Records, Career and Re-entry Center, Community Outreach and Recruitment, Counseling Services, Disabled Students Programs and Services (DSPS) and Learning Disabilities, Extended Opportunity Programs and Services (EOPS), CARE, CalWORKS and Foster Youth, Financial Aid, Matriculation, Transfer Center, Veterans Benefits and Student Payment Office, Veterans Education and Transition Services (VETS), general offices, reading and study rooms, workrooms, storage rooms, meeting rooms, and general classrooms and labs. This project will reduce the need for portable buildings and set the stage for the Student Services building renovation in a few years as outlined in the FMP.

Start Preliminary Plans	Sep 2019	Award Construction Contract	Sep 2021
Start Working Drawings	Jan 2020	Complete Construction	Oct 2023
Complete Working Drawings	Jun 2020	Advertise for FF&E	Jan 2023
DSA Final Approval	Jan 2021	DSA Close-out	Jan 2024



**Budget Narrative:** Budget reflects Board action on 6/17/2013, 6/23/2014, 8/22/2016, 6/26/2017, 4/22/2019, 4/27/2020, and 4/26/2021. On June 17, 2013, the Board approved \$1,545,115. On June 23, 2014, the Board approved a reduction of (\$655,115). On August 22, 2016, the Board approved \$1,936,817. On June 26, 2017, the Board approved \$16,832,003. On April 22, 2019, the Board approved \$6,599,180. On April 27, 2020, the Board approved \$6,800,261. On April 26, 2021, the Board approved \$6,965,839.

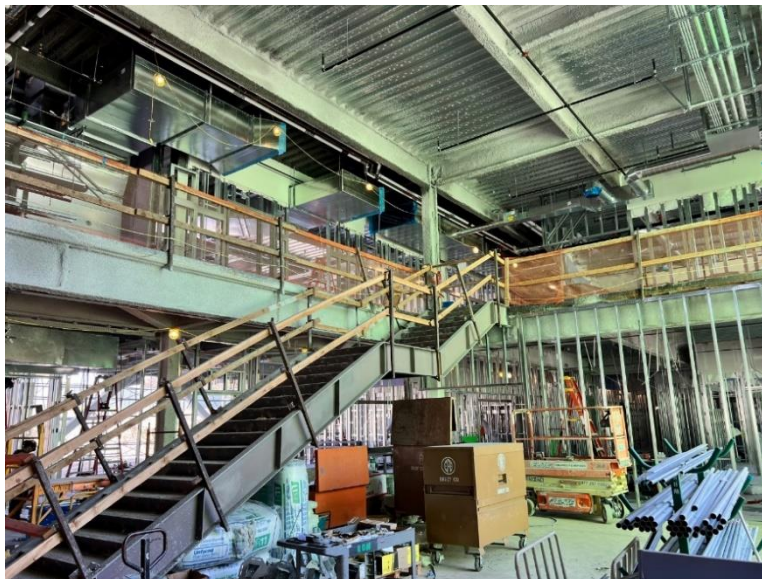
	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$42,867,000	\$ 22,502,100	\$65,369,100
District Funding Commitment:	\$12,814,000	\$ 27,210,100	\$40,024,100
State Match:	\$30,053,000	\$ (4,708,000)	\$25,345,000
Basic Aid Allocation:	\$ 1,545,115	\$ 38,478,985	\$40,024,100
Basic Aid Funding Need:	\$11,268,885	\$(11,268,885)	\$ 0

**Status:** Construction Phase: 55 percent complete.

**In Progress:** *Installation of exterior/interior metal studs framing, building envelope waterproofing, and placement of door frames is underway. The rough-in process of the mechanical, electrical and plumbing (MEP), fire alarm, low voltage, and access control infrastructure is ongoing. Installation of the fire sprinkler system mainline piping is in progress.*

**Recently Completed:** *The exterior steel stairs were finished. The application of the fireproofing on the structural steel, interior framing, and bolting of the main structural frame beams were completed. Drywall installation inside the main electrical/IT rooms was concluded on all floors.*

**Focus:** *Commence with placement of the roofing system. Continue installation of, interior/exterior framing, drywall, and building envelope waterproofing around the building. Complete the rough-in process of the mechanical, electrical, plumbing, fire alarm, and low voltage systems throughout the building. Complete installation of underground hydronic lines and the main reclaimed water irrigation line. Contractor is preparing to connect the Gateway Building to the campus electrical grid and upgrade the existing conductors. Finish the procurement of Owner Furnished, Contractor Installed technology equipment and furniture.*

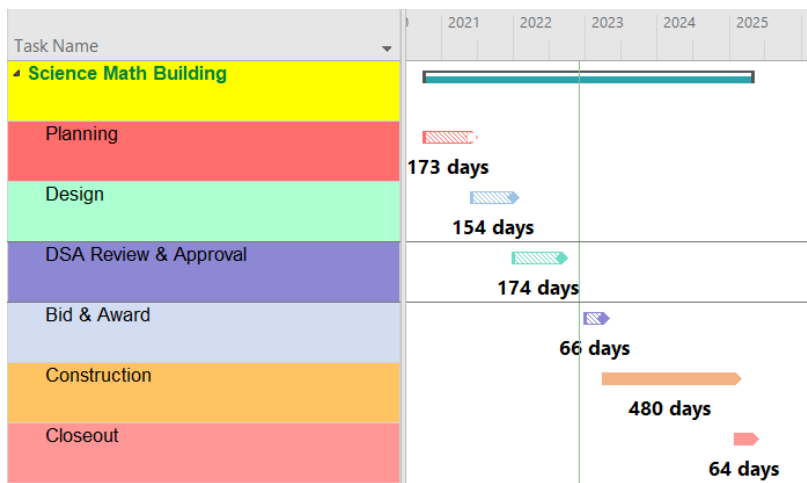


First Floor – Main Lobby

## 2. SCIENCE MATH BUILDING

**Project Description:** The project will downsize and replace the existing Science Math building to meet the educational needs of Saddleback College for Math and Information Technology. This project will construct a new building of 32,100 assignable square feet (ASF) and 49,385 gross square feet (GSF). The new Science Math building will house the Computer Sciences (CS) Department's computer and cyber security labs; the Math Department's labs and lecture classrooms; a large assembly room; a broadcast room (distance education); library study and general collaboration spaces; a division office; faculty, staff and adjunct offices; workrooms; storage rooms; meeting rooms; a lounge; cyber services; and data processing rooms. The new Science Math building project will create a direct and intuitive connection between the upper campus main quad and the lower campus Parking Lot No. 10, by replacing the existing bridge and expanding the plaza between the Science Math building and the LRC building.

Start Preliminary Plans	<b>Oct 2020</b>	Award Construction Contract	<i>Mar 2023</i>
Start Working Drawings	<b>Jun 2021</b>	Complete Construction	<i>Jan 2025</i>
Complete Working Drawings	<b>Dec 2021</b>	Advertise for Equipment	<i>Dec 2023</i>
DSA Final Approval	<b>Aug 2022</b>	DSA Close-out	<i>Apr 2025</i>



**Budget Narrative:** Budget reflects Board action on 6/22/2015, 4/27/2020, 4/26/2021, and 4/18/2022. On June 22, 2015, the Board approved \$750,000. On April 27, 2020, the Board approved \$4,300,000. On April 26, 2021, the Board approved \$6,472,015. On April 18, 2022, the Board approved \$12,004,294.

	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$33,325,956	\$25,084,126	\$58,410,082
District Funding Commitment:	\$16,624,624	\$20,143,458	\$36,768,082
Anticipated State Match:	\$16,701,332	\$ 4,940,668	\$21,642,000
Basic Aid Allocation:	\$ 750,000	\$22,776,309	\$23,526,309
Basic Aid Funding Need:	\$15,874,624	\$ (2,632,851)	\$13,241,773

**Status:** Bidding Phase.

In Progress: Department of Finance review of the Working Drawings (WD) package for approval to proceed with the bidding phase. *Technology upgrades in the modular classroom and labs for the math and computer science departments and division swing space office are underway.*

Recently Completed: *Swing space office furniture modifications in modular classroom were completed and phase 1 of the math and computer science department was relocated to the village. Staff concluded the prequalification process of general contractors.*

Focus: *Complete technology upgrades in the modular classroom swing space for the math and computer science departments and the division office. Perform the final move from the existing Science Math Building to the village. Obtain Department of Finance’s approval on the WD package and proceed to bid.*

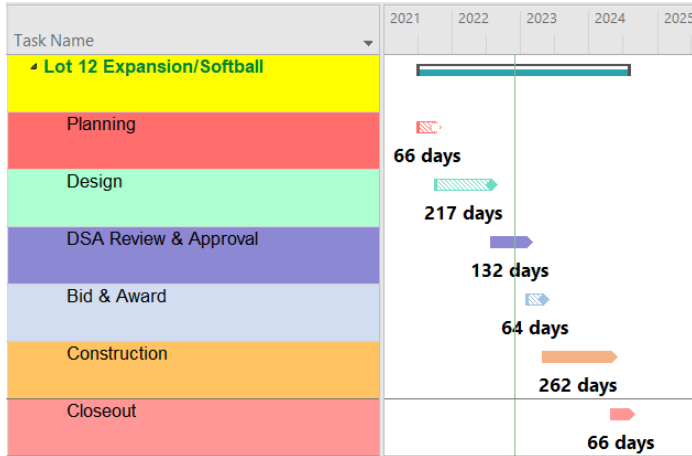


Parking Lot 10 Entrance – West Elevation

### 3. LOT 12 EXPANSION / SOFTBALL FIELD RENOVATION

Project Description: The project will replace the existing softball field and address Title IX and accessibility issues by installing restrooms, a ticketing booth, a press box, and a concession stand; building batting cages and dugouts for both the home team and visitors, and creating accessible paths from the field to parking Lot 12 and to the PE Complex and the Stadium. The project will be integrated into the campus topography. The project will also create a new parking Lot 12A, adding approximately 144 new parking spaces.

Start Preliminary Plans	Jul 2021	Award Construction Contract	Apr 2023
Start Working Drawings	Oct 2021	Complete Construction	Apr 2024
Complete Working Drawings	Jul 2022	Advertise for Equipment	Dec 2023
DSA Final Approval	Jan 2023	DSA Close-out	Jul 2024



**Budget Narrative:** Budget reflects Board action on 4/26/2021 and 4/18/2022. On April 26, 2021, the Board approved \$10,189,422. On April 18, 2022, the Board approved \$3,707,853.

	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$13,897,275	\$ 0	\$13,897,275
District Funding Commitment:	\$13,897,275	\$ 0	\$13,897,275
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$10,189,422	\$ 3,707,853	\$13,897,275
Basic Aid Funding Need:	\$ 3,707,853	\$(3,707,853)	\$ 0

**Status:** DSA Review Phase.

**In Progress:** Addressing initial backcheck comments received from DSA.

**Recently Completed:** Initial DSA comments were received and sent to the architect for review.

**Focus:** Respond to backcheck comments from DSA.



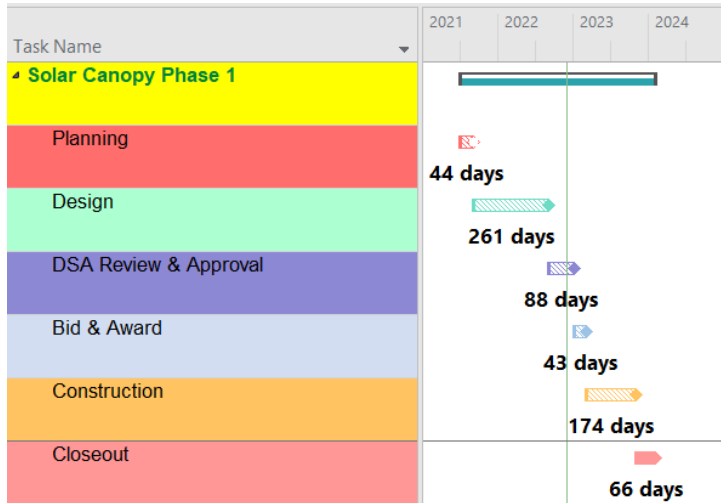
Entrance to Softball Complex - West Elevation

#### 4. SOLAR CANOPY PHASE 1

**Project Description:** This project evaluated all campus parking lots for suitability for solar shade structures and identified the priority and phasing for construction. This first phase encompasses

Parking Lot 5A1. The solar shades will have a capacity of 1.3 MW, which represents approximately 25 percent of the campus utility usage, based on the analysis done in the Integrated Energy Master Plan.

Start Preliminary Plans	Jul 2021	Award Construction Contract	Mar 2023
Start Working Drawings	Sep 2021	Complete Construction	Oct 2023
Complete Working Drawings	Aug 2022	Advertise for Equipment	N/A
DSA Final Approval	Jan 2023	DSA Close-out	Jan 2024



**Budget Narrative:** Budget reflects Board action on 4/26/2021 and 4/18/2022. On April 26, 2021, the Board approved \$1,124,760. On April 18, 2022, the Board approved \$4,423,587.

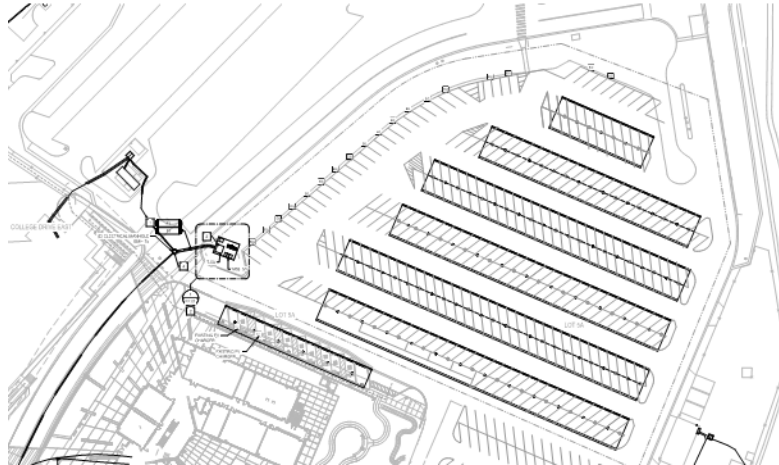
	Original	Revision	Total
Project Budget:	\$5,548,347	\$ 0	\$5,548,347
District Funding Commitment:	\$5,548,347	\$ 0	\$5,548,347
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$1,124,760	\$ 4,423,587	\$5,548,347
Basic Aid Funding Need:	\$4,423,587	\$(4,423,587)	\$ 0

**Status:** DSA Review Phase.

**In Progress:** Addressing initial back check comments from DSA. Continue coordination with San Diego Gas & Electric.

**Recently Completed:** Initial DSA comments were received and sent to the architect for review.

**Focus:** Respond to backcheck comments from DSA.

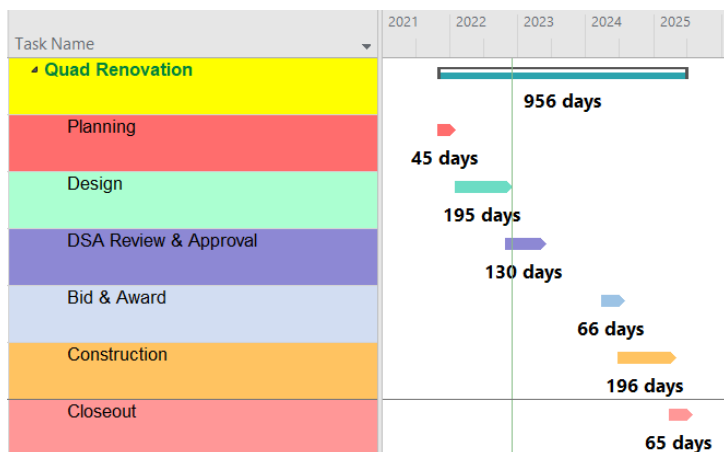


Plan View of Solar Phase I at Lot 5A

## 5. QUAD RENOVATION

**Project Description:** This project includes a new ADA compliant network of pedestrian paths, which will connect all areas of the upper quad. All landscaping and irrigation systems will also be renovated to meet both sustainable goals and provide improved access to faculty, staff, and students. The project will also address deficient lighting and storm water management needs. Emphasis will be made to develop outdoor collaborative spaces and protection of natural resources while acknowledging the long-term landscape management needs of the site.

Start Preliminary Plans	Nov 2021	Award Construction Contract	Jun 2024
Start Working Drawings	Feb 2022	Complete Construction	Mar 2025
Complete Working Drawings	Oct 2022	Advertise for Equipment	Oct 2024
DSA Final Approval	Apr 2023	DSA Close-out	Jun 2025



**Budget Narrative:** Budget reflects Board action on 4/27/2020 and 4/18/2022. On April 27, 2020, the Board of Trustees approved \$500,000 for this project. On April 18, 2022, the Board approved \$1,720,199.

	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$500,000	\$3,320,199	\$3,820,199
District Funding Commitment:	\$500,000	\$3,320,199	\$3,820,199
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$500,000	\$1,720,199	\$2,220,199
Basic Aid Funding Need:	\$ 0	\$1,600,000	\$1,600,000

Status: *DSA Review Phase.*

In Progress: *Addressing initial back check comments from DSA.*

Recently Completed: *Initial DSA comments were received and sent to the architect for review.*

Focus: *Respond to backcheck comments from DSA.*



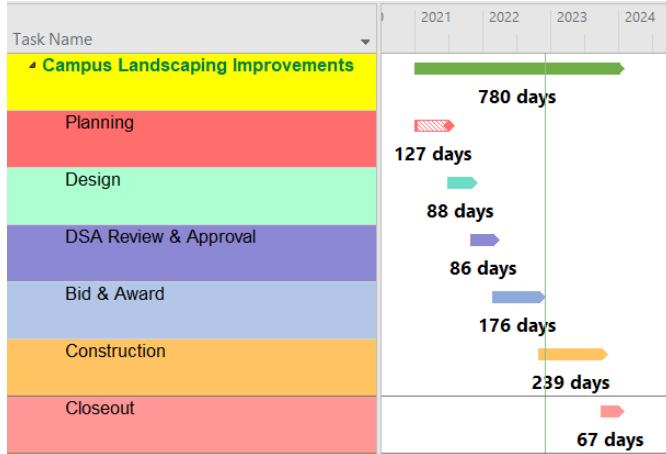
Quad – North Elevation

## 6. CAMPUS LANDSCAPING IMPROVEMENTS

Project Description: This project utilizes the site landscape design standards to improve and enhance planting, irrigation, and storm drainage at all three campus entrances, parking lot 13, the area to the south of parking lot 10 and the area between the Stadium and the Child Development Center. This project also includes the replacement of all irrigation controllers across the campus to more efficient and remote-accessible controllers. The area to the north of the Marguerite main entrance will be updated to include an ADA accessible pathway from Marguerite Parkway to the main campus. All improvements will meet the goals of the Facilities Master Plan related to sustainability and also with student retention by creating flexible and shaded collaborative areas.

Start Preliminary Plans	Jan 2021	Award Construction Contract	Nov 2022
Start Working Drawings	Jul 2021	Complete Construction	Sep 2023
Complete Working Drawings	Oct 2021	Advertise for Equipment	N/A
DSA Final Approval	Feb 2022	DSA Close-out	Dec 2023





**Budget Narrative:** Budget reflects Board action on 4/19/2019, 4/18/2022, and 11/14/2022. On April 22, 2019, the Board of Trustees approved \$1,050,000 for this project with the College committing to a match of \$1,050,000. On April 18, 2022, the Board approved \$955,000 as part of the scheduled maintenance allocation. On November 14, 2022, the Board approved awarding the project with the additional college match from redevelopment funds of \$4,171,053.

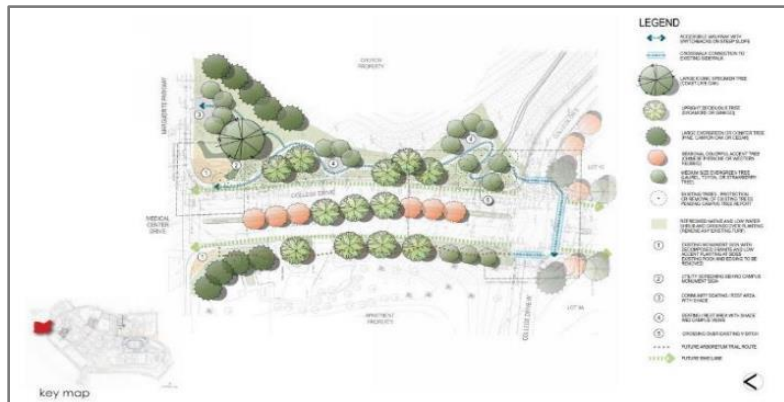
	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$4,125,000	\$4,171,053	\$8,296,053
District Funding Commitment:	\$2,005,000	\$ 0	\$2,005,000
Anticipated State Match (PPIS):	\$1,070,000	\$ 0	\$1,070,000
College Contribution:	\$1,050,000	\$4,171,053	\$5,221,053
Basic Aid Allocation:	\$1,050,000	\$ 955,000	\$2,005,000
Basic Aid Funding Need:	\$ 955,000	\$ (955,000)	\$ 0

**Status:** Construction Phase.

**In Progress:** Contractor mobilization is underway.

**Recently Completed:** The contract was awarded and the construction kick-off meeting was held.

**Focus:** Review of contractor Request for Information (RFIs) and initial review of project schedule.



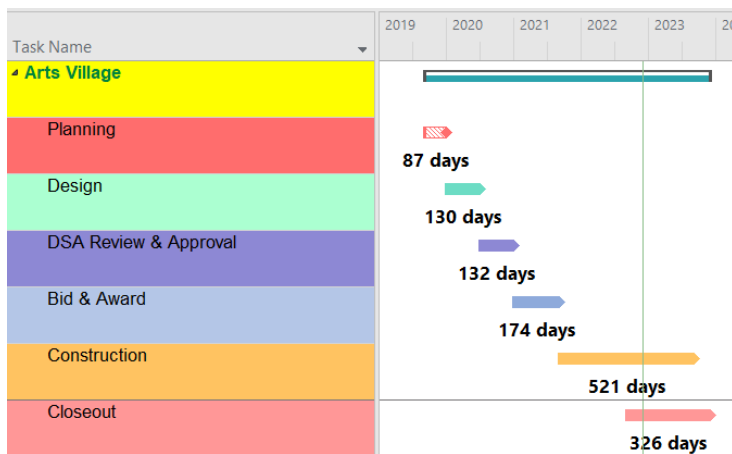
Marguerite Main Entrance – Plan View

**IRVINE VALLEY COLLEGE**

**1. ARTS VILLAGE**

Project Description: The project will construct three buildings totaling 43,155 assignable square feet (ASF), 62,471 gross square feet (GSF) and will consolidate and expand the Fine Arts department. Art, Art History, Music, and Dance instruction will relocate from laboratories currently housed across a number of different buildings on campus. The Arts Village buildings, located southwest of the existing Performing Arts Center, will include an assembly space, labs, and classrooms with some offices. Space will be vacated within the B-100, B-300, and A-300 buildings for future renovation.

Start Preliminary Plans	Sep 2019	Award Construction Contract	Sep 2021
Start Working Drawings	Jan 2020	Complete Construction	Aug 2023
Complete Working Drawings	Jun 2020	Advertise for Equipment	Nov 2022
DSA Final Approval	Dec 2020	DSA Close-out	Nov 2023



Budget Narrative: Budget reflects Board action on 6/17/2013, 6/23/2014, 8/22/2016, 6/26/2017, 4/22/2019, 4/27/2020, 4/26/2021, and 4/18/2022. On June 17, 2013, the Board approved \$61,278. On June 23, 2014, the Board approved \$795,000. On August 22, 2016, the Board approved \$1,659,739. On June 26, 2017, the Board approved \$12,932,581. On April 22, 2019, the Board approved \$7,172,680. On April 27, 2020, the Board approved \$5,993,256. On April 26, 2021, the Board approved \$6,504,504. On April 18, 2022, the Board approved \$3,308,032.

	Original	Revision	Total
Project Budget:	\$35,764,278	\$25,124,792	\$60,889,070
District Funding Commitment:	\$10,623,278	\$27,803,792	\$38,427,070
State Match:	\$25,141,000	\$(2,679,000)	\$22,462,000
Basic Aid Allocation:	\$ 61,278	\$38,365,792	\$38,427,070
Basic Aid Funding Need:	\$10,562,000	\$(10,562,000)	\$ 0

Status: Construction Phase: 50 percent complete.

In Progress: Interior framing; mechanical, electrical and plumbing (MEP) rough-in; and roofing installations at A building (Music/Dance); exterior water proofing, HVAC ductwork insulation, low

voltage wiring, and interior drywall at B building (Arts); and exterior stucco finish, interior soffit and ceiling framing, and drywall at C building (Gallery) are ongoing.

Recently Completed: Installed structural steel, reinforced steel and concrete, exterior framing, and roof deck of A building; interior framing, exterior sheathing, rigid installation, and MEP rough in at B building; and exterior sheathing, rigid installation, lath and plaster scratch coat, and electrical and mechanical rough in at C building. Finished water and gas utility tie-ins for all three buildings.

Focus: Completion of interior framing and MEP rough-in and exterior envelope at A building; exterior stucco and interior MEP at B building; and stucco finish and interior drywall at C building. Procurement of FF&E, with emphasis on long lead time items.

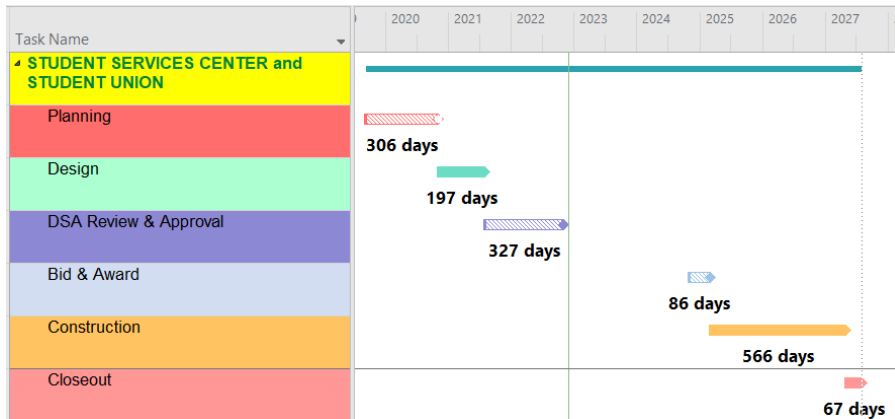


Lecture Hall Interior Framing and Ductwork

## 2. STUDENT SERVICES CENTER and STUDENT UNION

Project Description: The original project concept was to renovate the existing Student Services Center. During the programming phase, it became apparent that the existing structure is not conducive to renovation thereby requiring replacement given that all of the services would not fit within one building; therefore, this project will replace the 30,558 gross square feet (GSF) Student Services Center and the 13,086 gross GSF B-100 building with two new buildings totaling 73,197 GSF to correct structural issues, address programming needs, upgrade the food service area, and provide upgrades to meet ADA requirements. This plan will consolidate all student services into the two buildings with a separate building for food services and student activities. The project will also include a newly redesigned quad and drop off area adjacent to the Student Services Center.

Start Preliminary Plans	Sep 2019	Award Construction Contract	Feb 2025
Start Working Drawings	Oct 2020	Complete Construction	Apr 2027
Complete Working Drawings	Jul 2021	Advertise for Equipment	Aug 2026
DSA Final Approval	Oct 2022	DSA Close-out	Jul 2027



**Budget Narrative:** Budget reflects Board action on 4/22/2019, 4/27/2020, 9/21/2020, 4/26/2021, and 4/18/2022. On April 22, 2019, the Board approved \$23,850,000. On April 27, 2020, the Board approved \$13,202,189 and on September 21, 2020, the Board approved \$1,953,509 resulting in a final allocation of \$15,155,698 for FY 2020-21. On April 26, 2021, the Board approved \$10,000,000. On April 18, 2022, the Board approved \$4,789,319.

	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$48,300,000	\$53,441,364	\$101,741,364
District Funding Commitment:	\$48,300,000	\$53,441,364	\$101,741,364
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$23,850,000	\$29,945,017	\$ 53,795,017
Basic Aid Funding Need:	\$24,450,000	\$23,496,347	\$ 47,946,347

**Status:** DSA Review Phase.

**In Progress:** Continue back check process. *Continue coordination with City of Irvine for project impacts outside of campus boundary.*

**Recently Completed:** *Responded to DSA comments and received approval on the right turn easement to Irvine Center Drive from the City of Irvine.*

**Focus:** DSA approval.



Student Services Center – Northwest Elevation

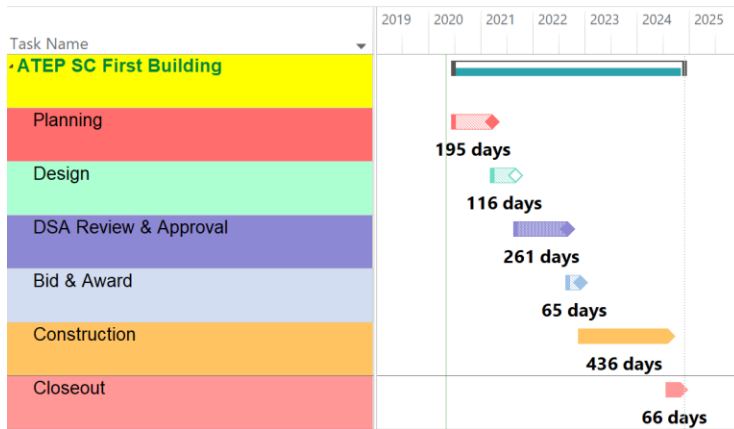


Student Union – Northwest Elevation

### 1. ATEP – Saddleback College @ ATEP

**Project Description:** This project includes two new buildings for the Culinary and Hospitality programs and Advanced Transportation and Logistics programs totaling 49,844 gross square feet (GSF) for both buildings. The design includes solar photovoltaic panels on the roofs to offset the electrical load of the buildings along with a courtyard between the buildings conducive to outdoor events.

Start Preliminary Plans	Jul 2020	Award Construction Contract	Nov 2022
Start Working Drawings	May 2021	Complete Construction	Aug 2024
Complete Working Drawings	Oct 2021	Advertise for Equipment	Aug 2023
DSA Final Approval	Aug 2022	DSA Close-out	Nov 2024



**Budget Narrative:** Budget reflects Board action on 4/27/2020, 4/26/2021, and 4/18/2022. On April 27, 2020, the Board approved \$4,300,000 from the 2019-20 budget and \$4,787,100 from the 2020-21 budget. On April 26, 2021, the Board approved \$7,083,321. On April 18, 2022, the Board approved \$31,032,352.

	<u>Original</u>	<u>Revision</u>	<u>Total</u>
Project Budget:	\$75,100,000	\$ 5,497,426	\$80,597,426
District Funding Commitment:	\$75,100,000	\$ 5,497,426	\$80,597,426
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$ 4,300,000	\$42,902,773	\$47,202,773
Basic Aid Funding Need:	\$70,800,000	\$(37,405,347)	\$33,394,653

Status: Bidding Phase.

In Progress: Continue to pursue approval from the Department of the Navy to commence construction.

Recently Completed: Bids were received. The project inspector and testing/inspection laboratory were selected. The City of Tustin approved the grading plan.

Focus: Obtain Board approval of contract and issue notice to proceed to general contractor.



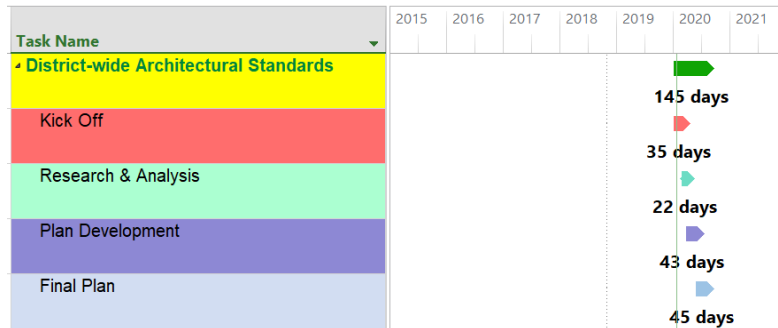
Auto Work Area

## DISTRICT-WIDE

### 1. ARCHITECTURAL STANDARDS

Project Description: The District-wide standards will provide all future capital projects with design and construction consistency, operational efficiency, maintainability, accessibility and sustainability while ensuring first class teaching and learning facilities. These standards will be developed to promote the efficient, predictable, and cost-effective design and construction of all new and modernized facilities, represent the best value for District expenditures, and align with the District's long-range goals. The standards will include sections on the 2020 Facilities Master Plan, ATEP Design Standards, Infrastructure Master Plan, Landscape Master Plan, Storm Water Management Plan, Signage and Wayfinding Standards, Easement Plan, Blue Phone/Emergency Plans, Building Information Modeling Standards (BIM), Design Guidelines for offices, classrooms, furniture standards, restrooms, interior building and exterior circulation, utility rooms, Building Systems Guidelines, and Technical Standards and Guidelines.

Kick Off	Feb 2020	Start Plan Development	Feb 2020
Start Research/Analysis	Feb 2020	Complete Plan	Jan 2023



**Budget Narrative:** On April 22, 2019, the Board of Trustees approved \$1,500,000 for the Architectural Standards project.

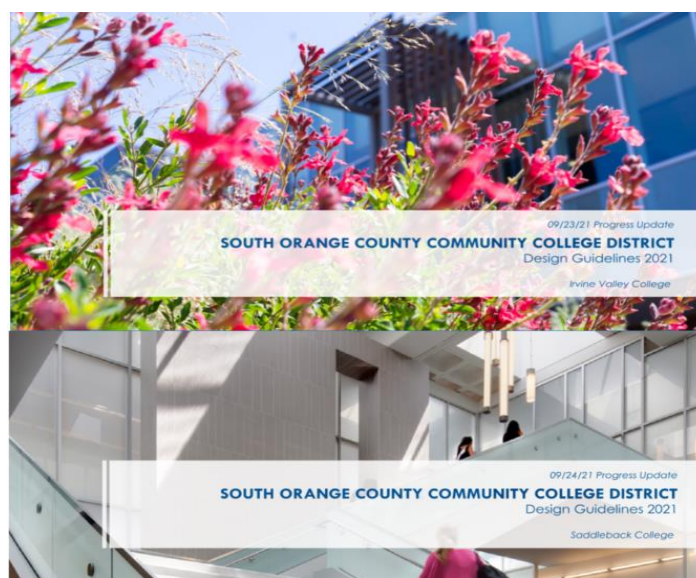
	Original	Revision	Total
Project Budget:	\$1,500,000	\$ 0	\$1,500,000
District Funding Commitment:	\$1,500,000	\$ 0	\$1,500,000
Anticipated State Match:	\$ 0	\$ 0	\$ 0
Basic Aid Allocation:	\$1,500,000	\$ 0	\$1,500,000
Basic Aid Funding Need:	\$ 0	\$ 0	\$ 0

**Status:** Final Plan Phase.

**In Progress:** The colleges are reviewing *final drafts of the furniture and classroom standards and technical standards.*

**Recently Completed:** *The colleges reviewed the standards and the consultant incorporated their comments into the final drafts.*

**Focus:** *Issuance of complete volumes of all standards to the colleges. As this project is substantially complete, it will be removed from future updates.*



Architectural Guidelines Cover Photos

## GENERAL NOTES

- Project updates for active construction projects may be viewed on the District [website](#)
- Schedule Table: Bold dates in the schedule table indicate actuals. Items that are not bold indicate anticipated dates. Items in italics have changed since the last update.
- Budget Table:
  - The Project Budget comes from the Facilities Master Plan. The projects will be funded gradually based upon the cash flow needs in accordance with the timelines established in the Facilities Master Plan.
  - When state matches are identified, the project budgets reflect the allocated state match as reported in FUSION for the latest planning year. (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 50% match) as the economy has changed 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.
  - When the "Basic Aid Allocation" amount is less than the "District Funding Commitment" amount, additional basic aid allocations are needed in future years to fully fund the project. This amount is identified on the "Basic Aid Funding Need" line.
- The Budget Narrative paragraph for each project discusses the history of change to all category amounts over the life of the project.