

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**

**ITEM: 7.2**

**DATE: 2/27/12**

**TO:** Board of Trustees

**FROM:** Gary L. Poertner, Chancellor

**RE:** ATEP 5 Year Site Development Plan and Timeline

**ACTION:** Information

---

**BACKGROUND**

The ATEP 5 Year Site Development Plan and Timeline summary draft has been presented to the vice chancellors, college presidents and to Chancellor's Council members for review, input and consideration. This plan and timeline is a detailed and comprehensive report that will support moving forward with the planning and construction of the next buildings on the ATEP site. This plan includes the components of the site development plan, the funding plan timeline, and the timeline for the development and the responsibility for each component of the plan.

**STATUS**

The ATEP 5 Year Site Development Plan and Timeline Summary (Exhibit A) with the incremental steps to complete the planning and construction for the next buildings at the ATEP site will be routinely updated as needed and published on the district website for college and district staff to utilize for information and planning. This plan will move us forward into a construction phase starting about December 2012 with building(s) completed in 2015 pending timely success in our New Markets Tax Credit construction funding plan. The board approved District-wide Strategic Plan 2011-2014 identifies this board item for Goal #6 and is included in Objectives 6.2.1 through 6.2.5.

## ATEP 5 Year Site Development Plan and Timeline

## EXHIBIT A

Task Name	Duration	Start	Finish
<b>PROJECT PLANNING PHASE</b>	<b>205.4 wks</b>	<b>Mon 3/2/09</b>	<b>Tue 2/5/13</b>
Initial Concept Planning	73.2 wks	Mon 3/2/09	Mon 7/26/10
Initial Key Planning/Programming	12 wks	Tue 9/15/09	Mon 12/7/09
Planning	103.8 wks	Tue 12/8/09	Fri 12/2/11
Programming & Colleges Mutual Agreement	11.8 wks	Wed 12/7/11	Mon 2/27/12
District Board of Trustees Programming Approval	0 days	Mon 2/27/12	Mon 2/27/12
Solicitation of NMTC Allocatee Expressions of Interest	112 days	Tue 2/28/12	Wed 8/1/12
Engage New Master Architect	0 wks	Mon 3/26/12	Mon 3/26/12
Finalize Concept Planning	2 wks	Mon 3/26/12	Fri 4/6/12
Concept Budgeting & Scheduling	2 wks	Mon 4/9/12	Fri 4/20/12
Site Demolition Plans & Construction (Phase 1 - BLDG NON LIFOC)	13 wks	Mon 11/29/10	Fri 2/25/11
Site Demolition Plans & Construction (Phase 2 - BLDGS LIFOC)	30 wks	Tue 3/1/11	Mon 9/26/11
Site Demolition Plans & Construction (Phase 3 HANGER & CHAPEL)	36 wks	Mon 11/21/11	Fri 7/27/12
Site Demolition Plans & Construction (Phase 4 Slabs & Foundations)	34 wks	Mon 3/5/12	Fri 10/26/12
Develop Design-Build Delivery Method Plan Document	12 wks	Mon 3/26/12	Fri 6/15/12
Architectural Programming & Preliminary Schematic Design	6 wks	Mon 4/9/12	Fri 5/18/12
Owner/Team Review & Finalize Schematics	2 wks	Mon 5/21/12	Fri 6/1/12
Develop CEQA Documents	4 wks	Mon 5/21/12	Fri 6/15/12
Finalize Preliminary Cost Estimate (Site & Building Costs)	1 wk	Mon 6/4/12	Fri 6/8/12
Stakeholder Presentation & Confirmation Approval	1 wk	Mon 6/11/12	Fri 6/15/12
District Board Approval (Design / Budget / CEQA / RFP / R-T-N)	1 day	Mon 6/18/12	Mon 6/18/12
City of Tustin Site Plan & Design Review	8 wks	Tue 6/19/12	Mon 8/13/12
Signed NMTC Allocatee Term Sheets	2 wks	Tue 8/14/12	Mon 8/27/12
District Board of Trustees Term Sheet Approval	1 day	Tue 8/28/12	Tue 8/28/12
Design Build Procurement	28 wks	Tue 6/19/12	Mon 12/31/12
Ratification of NMTC Term Sheets	9 wks	Wed 8/29/12	Tue 10/30/12
Design-Build Contract Executed / Notice to Proceed Issued	1 wk	Tue 1/1/13	Mon 1/7/13
Close NMTC Transaction(s)	10 wks	Wed 10/31/12	Tue 1/8/13
Finalize Design Documents	4 wks	Wed 1/9/13	Tue 2/5/13
Value Engineering Review	4 wks	Tue 1/8/13	Mon 2/4/13
Constructability Review	4 wks	Tue 1/8/13	Mon 2/4/13
DSA Collaboration Meetings	4 wks	Tue 1/8/13	Mon 2/4/13
<b>PROJECT CONSTRUCTION PHASE</b>	<b>118 wks</b>	<b>Tue 1/8/13</b>	<b>Mon 4/13/15</b>
Prepare Construction Docs	24 wks	Tue 1/8/13	Mon 6/24/13
Construction Docs Final Coordination	2 wks	Tue 6/25/13	Mon 7/8/13
Owner/Team Review of Construction Docs	2 wks	Tue 7/9/13	Mon 7/22/13
Finalize Construction Documents	2 wks	Tue 7/23/13	Mon 8/5/13
Agency Processing	24 wks	Tue 8/6/13	Mon 1/20/14
<b>BUILDING CONSTRUCTION PREP</b>	<b>16 wks</b>	<b>Tue 1/21/14</b>	<b>Mon 5/12/14</b>
<b>BUILDING CONSTRUCTION</b>	<b>64 wks</b>	<b>Tue 1/21/14</b>	<b>Mon 4/13/15</b>