









Measure G Bond Spending Plan

Presented to the Governing Board of Trustees – First Reading July 14, 2020

Keith Kajiya, AECOM

Bond Spending Plan

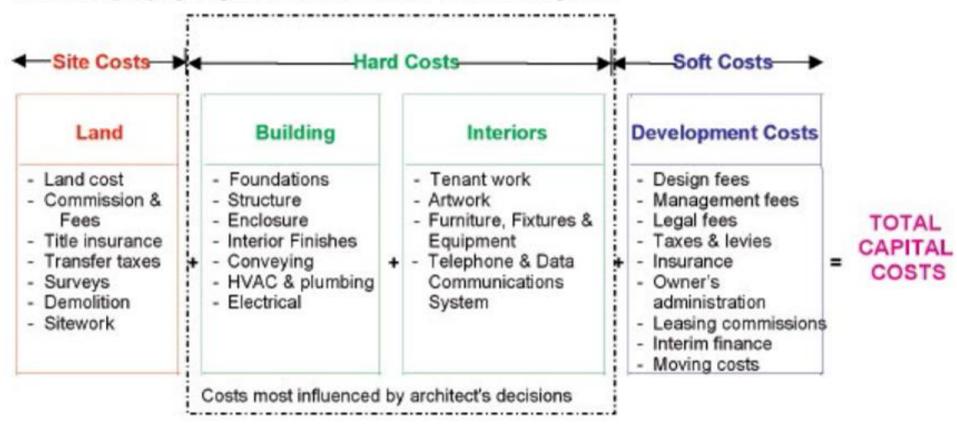
- Methodology
- Key Assumptions
- Campus Bond Spending Plans
- Districtwide Spending Plan
- Governance



Methodology - Capital Cost Components

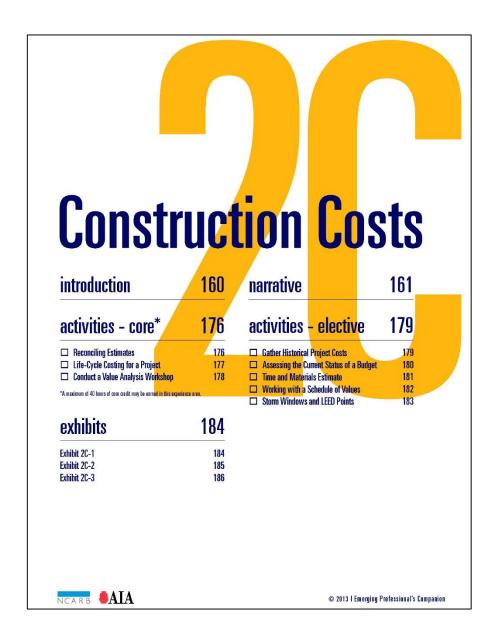
Capital Cost Components

Capital costs are normally subdivided into three major categories—site costs, hard costs, and soft costs. The accompanying diagram summarizes each of these categories.



Hard Costs

- Definition per AIA NCARB
- Construction Costs
- Furniture, Fixtures and Equipment
- Methodology:
 - Projects under Design
 - Planned future Projects



Hard Costs – Construction Market Escalation



City Cost Index - San Francisco - As of May 2020

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The building and construction cost indexes for ENR's individual cities use the same components and weighting as those for the 20-city national indexes. The city indexes use local prices for portland cement and 2 X 4 lumber and the national average price for structural steel. The city's BCI uses local union wages, plus fringes, for carpenters,

bricklayers and iron workers. The city's CCI uses the same union wages for laborers.

To find more recent cost index data, go to this webpage (link below) and click on the link for the year you need, and then navigate to the week you need. Keep in mind that the city cost index figures are always published in the second weekly issue of the month.

ENR Sa	n Francisco Ar	nnual Index
Month/Yr	Building Cost	Construction
Wionth/11	Index	Cost Index
May-20	3.9	3.9
Apr-20	5.7	4.9
Mar-20	8.1	6.3
Feb-20	6.8	5.6
Jan-20	7.0	5.7
Dec-19	6.5	5.4
Nov-19	5.9	5.1
Oct-19	4.7	3.4
Sep-19	3.7	2.2
Aug-19	4.2	2.4
Jul-19	4.2	2.5
Jun-19	4.9	2.8
May-19	4.6	2.7
Median	4.9	3.9
Average	5.4	4.1

Soft Costs

Professional Services

- Architects/Engineers
- Construction Managers
- Inspection and Testing
- CEQA
- Surveys
- Hazardous Materials
- Geotechnical

Other Fees/Costs

- Agency & Permit Fees (DSA)
- Bid Advertising
- Interim Housing
- Moving
- PLA Administration

Bond Spending Plan Summary

- Total Project Cost Estimate
- Incorporates the 5 Year
 Capital Outlay Plan
- Anticipated Funding
 - Measure G
 - State Match
 - Measure A
 - Federal

Bond Spending Plan

	6/30/20		Anticipated Fu	unding	
Duningt Name	Total Project Cost Estimate ²	Measure G	State Match ³	Measure A	Federal
Project Name	Cost Estimate	ivieasure G	State Match	ivieasure A	reuerai
College of Alameda					
College of Alameda Subtotal	\$195,637,201	\$162,886,201	\$29,751,000	\$0	\$3,000,000
Berkeley City College					
Berkeley College Subtotal	\$121,252,515	\$112,452,515	\$0	\$8,800,000	\$0
Laney College					
Laney College Subtotal	\$374,606,280	\$259,923,280	\$83,610,000	\$31,073,000	\$0
Merritt College					
Merritt College Subtotal	\$203,246,949	\$158,615,949	\$44,631,000	\$0	\$0
Districtwide					
Districtwide Subtotal	\$106,122,055	\$106,122,055	\$0	\$0	\$0
			-		
Grand Total	\$1,000,865,000	\$800,000,000	\$157,992,000	\$39,873,000	\$3,000,000

² Total Project Cost Estimate: Total Capital Costs, including Hard Costs for Construction Building/Interiors and Soft Costs for Development Fees/Consultants. Typical Ratio is 70% Hard to 30% Soft Costs.

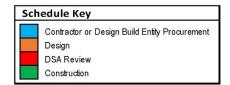
³ FPP - Final Project Proposal: Design Funded in 19/20 and Construction Funded in FY 21/22 - FY 22/23 IPP - Initial Project Proposal: Future Funding Proposal for FY 23/24

College of Alameda





Bond Spending Plan



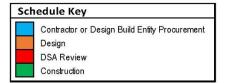
			6/30/20		Anticipated Fu	ınding		2	020		2021		20	22	2	023		202	4	2	025		202	26	20	27	2028
			Total Project		70				П														П				
Project Name	Proj #	Type ¹	Cost Estimate ²	Measure G	State Match ³	Measure A	Federal	Q1 Q	Q3	Q4 Q1	Q2 Q	3 Q4	Q1 Q2	Q3 Q	4 Q1 C	2 Q3	Q4 Q1	Q2 C	Q3 Q4	Q1 C	2 Q3	Q4 Q	1 Q2	Q3 Q4	Q1 Q2	Q3 Q	4 Q1 Q2
College of Alameda																											
New Center for Liberal Arts - DB	2361	New	\$500,000	\$500,000	\$0	\$0	\$0									П											
Auto and Diesel Technologies - DBB	2404	New	\$37,517,566	\$20,948,566	\$16,569,000 FPP	\$0	\$0																				
Aviation Complex Phase 1 - DBB	2365	Mod	\$7,464,494	\$4,464,494	\$0	\$0	\$3,000,000									П				П	П	Т	П			П	\Box
Aviation Complex Phase 2 - DBB	2406	New	\$31,133,686	\$17,951,686	\$13,182,000 FPP	\$0	\$0																				
Science/Admin Bldg (Replace C&D) - DB		New	\$97,131,138	\$97,131,138	\$0	\$0	\$0																				
Swing Space (STEM-860 Atlantic) - DBB		Mod	\$5,005,625	\$5,005,625	\$0	\$0	\$0																				
Demo Diesel Building - DBB		Mod	\$1,122,001	\$1,122,001	\$0	\$0	\$0		П														П			\Box	П
Infrastructure	2398	Mod	\$12,912,691	\$12,912,691	\$0	\$0	\$0		П										3 8								
Information Technology		IT	\$2,850,000	\$2,850,000	\$0	\$0	\$0									\Box							П				
College of Alameda Subtota			\$195,637,201	\$162,886,201	\$29,751,000	\$0	\$3,000,000																				

Berkeley City College





Bond Spending Plan



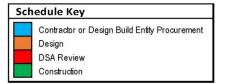
			6/30/20		Anticipated Fu	unding		2	020		2021		20	22	2	2023		2024		2025	;	20	26	202	27	2028
			Total Project						П												П					
Project Name	Proj#	Type ¹	Cost Estimate ²	Measure G	State Match ³	Measure A	Federal	Q1 Q	2 Q3	Q4 Q1	Q2 Q3	Q4	Q1 Q2	Q3 Q4	4 Q1 C	Q2 Q3	Q4 Q1	Q2 Q3	Q4 Q	1 Q2 Q	3 Q4	Q1 Q2	Q3 Q4	Q1 Q2	Q3 Q4	Q1 Q2
Berkeley City College																										
2118 Milvia Street (New Building) - DB	2477	New	\$83,851,707	\$75,051,707	\$0	\$8,800,000	\$0																			
2050 Center Reconfiguration - DB		Mod	\$31,550,808	\$31,550,808	\$0	\$0	\$0		П															ПП		П
Infrastructure		Mod	\$3,000,000	\$3,000,000	\$0	\$0	\$0		П			П			П	П					П			ПП		П
Information Technology		IT	\$2,850,000	\$2,850,000	\$0	\$0	\$0		П			П				П										
Berkeley College Subtotal			\$121,252,515	\$112,452,515	\$0	\$8,800,000	\$0																			

Laney College





Bond Spending Plan



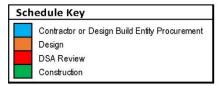
			6/30/20		Anticipated Fu	unding	Ī	2	020		202:	L	20	022		2023		2	024		202	5	2	2026		202	27	2028
			Total Project														П								П			
Project Name	Proj#	Type ¹	Cost Estimate ²	Measure G	State Match ³	Measure A	Federal	Q1 Q2	Q3	Q4 Q1	Q2 Q	3 Q4	Q1 Q2	Q3	Q4 Q1	Q2 Q	3 Q4	Q1 Q	2 Q3	Q4 Q:	1 Q2 C	Q3 Q4	Q1 (Q2 Q3	Q4 ()1 Q2	Q3 Q4	Q1 Q2
Laney College																												
Portable Modular Village - DBB	2336	New	\$2,739,820	\$2,616,820	\$0	\$123,000	\$0															Τ	П					
Laney Locker Room Modernization - DB		Mod	\$10,974,270	\$3,224,270	\$0	\$7,750,000	\$0										П		П		П		П		П			
EBMUD Water Main Relocation - DBB		New	\$2,001,383	\$2,001,383	\$0	\$0	\$0																П			П		
Central Plant / Cooling Tower - DB		Mod	\$16,504,490	\$16,504,490	\$0	\$0	\$0																					
Learning and Resource Center - DBB	2383	New	\$95,740,418	\$47,908,418	\$24,632,000 FPP	\$23,200,000	\$0				П																	
Laney Theater Modernization - DBB	2481	Mod	\$28,796,531	\$20,797,531	\$7,999,000 FPP	\$0	\$0												П				П					
Student Center and Culinary Arts - DBB		Mod	\$19,868,812	\$13,524,812	\$6,344,000 IPP	\$0	\$0																					
Student Welcome Center (Lib Mod) - DBB		Mod	\$30,169,485	\$20,218,485	\$9,951,000 IPP	\$0	\$0		П					П														
STEAM Building - DBB		New	\$150,680,899	\$115,996,899	\$34,684,000 IPP	\$0	\$0		П		П																	
Infrastructure	2423	Mod	\$11,430,172	\$11,430,172	\$0	\$0	\$0		П																	\Box		
Information Technology		IT	\$5,700,000	\$5,700,000	\$0	\$0	\$0		\Box					IT									$\Box \Box$					
Laney College Subtota	l l		\$374,606,280	\$259,923,280	\$83,610,000	\$31,073,000	\$0				<u> </u>																	

Merritt College





Bond Spending Plan



			6/30/20		Anticipated Fu	unding		20	020		202:		20)22		2023	3	2	024		202	;	2	026		202	7	2028
			Total Project						П			П					П				П							
Project Name	Proj#	Type ¹	Cost Estimate ²	Measure G	State Match ³	Measure A	Federal	Q1 Q2	Q3 (Q4 Q1	Q2 Q	3 Q4	Q1 Q2	Q3 (Q4 Q1	Q2 Q	3 Q4	Q1 Q	2 Q3 (Q4 Q1	Q2 Q	3 Q4	Q1 Q	2 Q3	Q4 Q	1 Q2 C	Q3 Q4	Q1 Q2
Merritt College																												
Child Development Center - DBB	2425	New	\$27,429,210	\$22,273,210	\$5,156,000 FPP	\$0	\$0																					
Horticulture Building - DBB	2463	New	\$34,872,971	\$25,083,971	\$9,789,000 FPP	\$0	\$0										П		П		П	П		П		П	П	П
Science/Allied Health - TI Buildout - DB	2353	Mod	\$8,343,850	\$8,343,850	\$0	\$0	\$0										П									П		
Locker Room/Gym (Reno E & F) - DBB		Mod	\$48,255,645	\$31,237,645	\$17,018,000 IPP	\$0	\$0																			П		
Art (Reno D) - DBB		Mod	\$64,830,273	\$52,162,273	\$12,668,000 IPP	\$0	\$0		П		П																	
Demolish Building A - DBB		Mod	\$3,335,000	\$3,335,000	\$0	\$0	\$0		П						П													
Infrastructure	2355	Mod	\$10,830,000	\$10,830,000	\$0	\$0	\$0		П		П						П									П		П
Fence at Parking Lot B		New	\$2,500,000	\$2,500,000	\$0	\$0	\$0		П		П			П			П		П		П					П		
Information Technology		П	\$2,850,000	\$2,850,000	\$0	\$0	\$0				П			П			П									Π		
Merritt College Subtotal			\$203,246,949	\$158,615,949	\$44,631,000	\$0	\$0									are.		-20	34 34	1000	7), S.						* ·	

Districtwide



Bond Spending Plan



Sch	edule Key
	Contractor or Design Build Entity Procurement Design DSA Review Construction

			6/30/20		Anticipated Fo	unding		2	020		202	21	2	022		2023	3	2	024		202	5	20	026		2027	2028
			Total Project																								
Project Name	Proj#	Type 1	Cost Estimate ²	Measure G	State Match ³	Measure A	Federal	Q1 Q	Q3	Q4 Q:	Q2 (Q3 Q4	Q1 C	2 Q3	Q4 Q1	Q2 Q	3 Q4	Q1 Q	2 Q3	Q4 Q1	Q2 C	3 Q4	Q1 Q2	Q3 (Q4 Q1	Q2 Q3	Q4 Q1 Q2
Districtwide																											
Administrative Complex Repairs		Mod	\$4,361,000	\$4,361,000	\$0	\$0	\$0		П		П								П								
Information Technology		IT	\$10,000,000	\$10,000,000	\$0	\$0	\$0		П		П	Т		П			П		П	Т		Т		П	П		
Blue Phone Installation - Phase 2	2429	New	\$3,511,055	\$3,511,055	\$0	\$0	\$0		П								П										
Chromebook Purchase		IT	\$3,500,000	\$3,500,000	\$0	\$0	\$0		П		П			П			П		П		П						
Program Contingency (5% + Interest)		Prog	\$40,000,000	\$40,000,000	\$0	\$0	\$0		П		П								П								
Program Management		Prog	\$20,000,000	\$20,000,000	\$0	\$0	\$0		П		П						П		П								
District Bond Management		Prog	\$14,000,000	\$14,000,000	\$0	\$0	\$0		П		П			П			П		П			Т					
Legal		Prog	\$3,500,000	\$3,500,000	\$0	\$0	\$0		П					П					П								
Auditing		Prog	\$250,000	\$250,000	\$0	\$0	\$0		П		IT						T^{T}		TT								
Library Equipment and Books		Prog	\$7,000,000	\$7,000,000	\$0	\$0	\$0		П		П																
Districtwide Subtotal			\$106,122,055	\$106,122,055	\$0	\$0	\$0																			·	

Grand Total	\$1,000,865,000 \$800,000,000 \$157,992,000	\$39,873,000 \$3,000,000

¹ Type of Project: New Construction (New); Modernization (Mod); Information Technology (IT); Program-wide (Prog)

² Total Project Cost Estimate: Total Capital Costs, including Hard Costs for Construction Building/Interiors and Soft Costs for Development Fees/Consultants. Typical Ratio is 70% Hard to 30% Soft Costs.

³ FPP - Final Project Proposal: Initial Design Apportionments Funded in 19/20 with future Anticipated Construction Apportionments in FY 21/22 - FY 22/23 IPP - Initial Project Proposal: Future Funding Proposal for FY 23/24

Governance

Committee Meetings:

- District Facilities Committee (6/5)
- Laney College Facilities Committee (1/17 Flex Day, 5/4, 6/12, 6/23)
- Merritt College Facilities Committee (5/13, 6/5)
- College of Alameda Facilities Committee (2/26, 5/14)
- Berkeley City College Facilities Committee (5/8)
- Citizens Bond Oversight Committee (7/1)

Additional Information:

- Based on Facilities Master Plan (Approved 2018)
- First draft presented to PGC (December 2019)
- First draft presented to DFC (December 2019)
- Utilized to generate cash flow document for Measure G Series A sale (April 2020)
- Coordinated with State Chancellor's Office Annual 5-year Capital Outlay Plan (IPP & FPPs submitted by August 1, 2020)

Questions?

2020 July 14



