



PERALTA COMMUNITY COLLEGE DISTRICT Bond Program

Bond Spending Plan

August 8, 2020

Prepared by:

AECOM



PERALTA COMMUNITY COLLEGE DISTRICT
Bond Program

Bond Spending Plan

Costs and Funding as of June 30, 2020

Rev. 1.0



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1 Bond Spending Plan

1.1 Introduction

The Measure G Bond Spending Plan (BSP) is a planning document driving the spending of Measure G funds for the duration of the bond program (Q3 2020 – Q1 2028). The BSP is a “living” document, and revisions will be made over the life of Measure G, accommodating changes in the bid environment, requests from user groups, State Chancellor’s budgets, and other foreseen conditions. The BSP is organized by campus including campus-specific projects and an allocation to address infrastructure upgrades and information technology. The campus funds also recognize the State funding schedule for those projects receiving such funds. The BSP includes an allocation for Districtwide funds, including the management of the bond (internal staff and consulting teams), a program contingency, legal and auditing costs, and other funds that will support districtwide initiatives and purchases. Once approved by the Board, the BSP will establish a plan and fiscal year allocation of capital funds for PCCD’s Finance Department to upload Measure G funds to support project encumbrances and associated expenditures.

1.2 Alignment to the Facilities Master Plan

Measure G prescribes an accountability safeguard related to the Evaluation of Needs and the use of a facilities master plan to evaluate and address the facilities needs of the District at each campus and facility and to determine projects to fund. The District-wide 2017 Facilities Technology Master Plan (Facilities Master Plan) Update was Board approved on March 13, 2018 and was used to develop the initial list of projects in the BSP. The project lists were further reviewed through the Shared Governance process to more discretely prioritize projects and align with the current State Chancellor’s Office Five Year Capital Outlay Plan which is annually approved by the Board of Trustees. This important engagement facilitated open communication with all key stakeholders and matched priorities with the current leadership at each college. Figure 1 below is a matrix that aligns the BSP Projects to those identified in the Facilities Master Plan.

Figure 1 - BSP Project Alignment to Facilities Technology Master Plan

Project Name	Facilities Technology Master Plan (FTMP) Update Reference (Board Approved March 13, 2018)
College of Alameda	
New Center for Liberal Arts - DB	A1: Replace All Campus Major Electrical Equipment
Auto and Diesel Technologies - DBB	A6: Automotive/Diesel Complex Replacement
Aviation Complex Phase 1 - DBB	A5: Aviation Complex Replacement
Aviation Complex Phase 2 - DBB	A5: Aviation Complex Replacement
STEM Building (Replace C & D) - DB	A4: C/D Replacement: Science & Administration
Swing Space (STEM-860 Atlantic) - DBB	A4: C/D Replacement: Science & Administration
Demo Diesel Building - DBB	A6: Automotive/Diesel Complex Replacement
Infrastructure	A1-A3: Replace Major Electrical Equipment, Upgrade/Replace Central Heating Hot Water Plant, Replace Central Heating Hot Water Plant
Information Technology	A14-A17: Main Campus/Aviation Site Wi-Fi Deployment & Network Upgrades



Project Name	Facilities Technology Master Plan (FTMP) Update Reference (Board Approved March 13, 2018)
Berkeley City College	
2118 Milvia Street (New Building) - DB	B1A & B4: Milvia Street 3rd Floor Build-Out & Additional Facility
2050 Center Reconfiguration - DB	B1B: Existing Main Building Reconfigurations
Infrastructure	B1B: Existing Main Building Reconfigurations
Information Technology	B2-B3: Complete Wi-Fi Deployment & Network Upgrades
Laney College	
Portable Modular Village - DBB	L8: New Library Learning Resource Center
Laney Locker Room Modernization - DB	Reference FTMP Laney Building Assessment, the Locker Room had the worst plumbing on campus and all mechanical systems were rated to be in bad condition; the 5 Year Capital Outlay Plan identified a FPP which was State funded and prioritized the project.
EBMUD Water Main Relocation - DBB	L8: New Library Learning Resource Center
Central Plant / Cooling Tower - DB	L10: New/Replace Central Plant
Learning and Resource Center - DBB	L8: New Library Learning Resource Center
Laney Theater Modernization - DBB	L11: Modernize Performing Arts (Theater & Partial G)
Student Activity Center - D/B	L6: New Student and Welcome Center
Student Welcome Center - DBB	L6: New Student and Welcome Center
STEM Building - DBB	L7: New STEAM Center
Infrastructure	L1-L5: Replace All Campus Major Electrical Equipment, CUP Infrastructure, Domestic Hot Water, Compressed Air System, and Domestic Water
Information Technology	L18-L20: Complete W-Fi Deployment & Network Upgrades
Merritt College	
Child Development Center - DBB	M9A: Combined Child Care Center & Child Development Center
Horticulture Building - DBB	M10: Horticulture Complex Replacement
Science/Allied Health - TI Buildout - DB	D18: Realignment of Merritt Medical Genomics to Building S from 860 Atlantic Avenue
Locker Room/Gym (Reno E & F) - DBB	M5: Renovate Building E & F
Art (Reno D) - DBB	M4: Renovate Building D
Demolish Building A - DBB	M3: Replace Building A
Infrastructure	M1-M2: Replace All Campus Major Electrical Equipment & Civil Infrastructure Replacements
Fence at Parking Lot B	M2: Civil Infrastructure Replacements
Information Technology	M13-M14: Complete Wi-Fi Deployment & Network Upgrades
Districtwide	
Administrative Complex Repairs	D3: Replace HVAC until New Complex
Information Technology	Technology Master Plan
Blue Phone Installation - Phase 2	Technology Master Plan
Chromebook Purchase	Technology Master Plan



1.3 Alignment to Measure G Bond Language

Measure G prescribes an additional accountability safeguard related to the Limitations on the Use of Bonds to use the bonds only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities for specific school facilities listed in the Bond Project List and the construction-related costs to execute the projects. Figure 2 below is a matrix that aligns the BSP Projects to those identified in the Measure G Bond Project List.

Figure 2 - BSP Project Alignment to Measure G Bond Project List

Project Name	Measure G "Bond Project List" Reference
College of Alameda	
New Center for Liberal Arts - DB	Alameda - Electrical Infrastructure
Auto and Diesel Technologies - DBB	Alameda - Automotive/Diesel Complex
Aviation Complex Phase 1 - DBB	Alameda - Aviation Complex
Aviation Complex Phase 2 - DBB	Alameda - Aviation Complex
STEM Building (Replace C & D) - DB	Alameda - Science and Administration Building Replacement (C/D)
Swing Space (STEM-860 Atlantic) - DBB	Alameda - Science and Administration Building Replacement (C/D) - Misc Temporary Housing
Demo Diesel Building - DBB	Alameda - Automotive/Diesel Complex - Misc Associated Demolition
Infrastructure	Alameda - Electrical Infrastructure, HVAC Upgrades and Renovations, Central Plant Renovation
Information Technology	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software
Berkeley City College	
2118 Milvia Street (New Building) - DB	Berkeley - Additional Educational Facility, Milvia 3rd Floor Classroom
2050 Center Reconfiguration - DB	Berkeley - Main Building Reconfigurations
Infrastructure	District Wide - Power and Electrical, Sewer, Water System Repairs; Safety and security
Information Technology	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software



Project Name	Measure G "Bond Project List" Reference
Laney College	
Portable Modular Village - DBB	Laney - Library Learning Resource Center - Misc Temporary Housing
Laney Locker Room Modernization - DB	District Wide - Athletic Facility Upgrades
EBMUD Water Main Relocation - DBB	Laney - Library Learning Resource Center - Misc Associated Improvement
Central Plant / Cooling Tower - DB	Laney - Central Plant, Including Infrastructure
Learning and Resource Center - DBB	Laney - Library Learning Resource Center
Laney Theater Modernization - DBB	Laney - Performing Arts Center
Student Activity Center - D/B	Laney - Student and Welcome Center
Student Welcome Center - DBB	Laney - Student and Welcome Center
STEM Building - DBB	Laney - STEAM Center
Infrastructure	Laney - Electrical Equipment; Hot Water System, Compressed Air System, Water and Air Piping
Information Technology	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software
Merritt College	
Child Development Center - DBB	Merritt - Combined Child Care & Child Development Center
Horticulture Building - DBB	Merritt - Horticulture Complex Replacement
Science/Allied Health - TI Buildout - DB	Merritt - Genomics Institute
Locker Room/Gym (Reno E & F) - DBB	Merritt - Building D, E, F and R Renovation
Art (Reno D) - DBB	Merritt - Building D, E, F and R Renovation
Demolish Building A - DBB	Merritt - Building A Replacement
Infrastructure	Merritt - Electrical System/Equipment Replacements and upgrade, Civil Infrastructure Upgrades
Fence at Parking Lot B	Merritt - Site and Ingress/Egress Improvements
Information Technology	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software

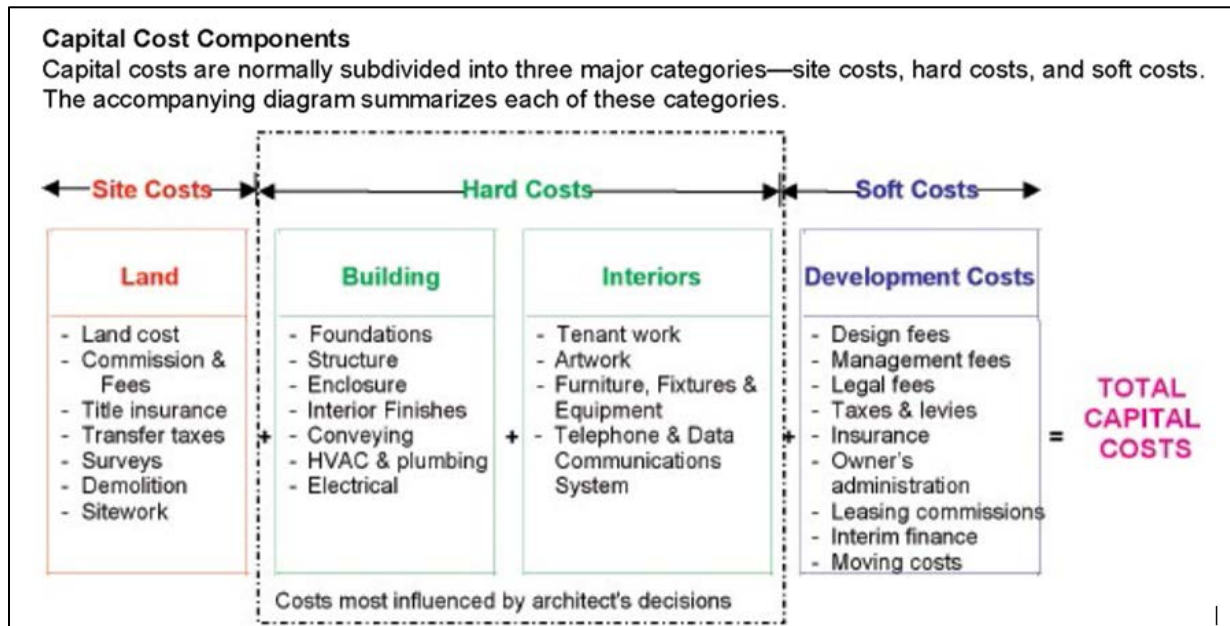


Project Name	Measure G "Bond Project List" Reference
Districtwide	
Administrative Complex Repairs	District Wide - District Office
Information Technology	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software
Blue Phone Installation - Phase 2	District Wide - Safety and Security System Replacements and Upgrades
Chromebook Purchase	District Wide - Network/Telephony/Technology and Equipment Upgrades, including Software
Program Contingency (5% + Interest)	Each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for completion of the listed projects (whether the related work is performed by the District or third parties).
Program Management	
District Bond Management	
Legal	
Auditing	
Sustainability Plan Implementation	District Wide - Renewable Energy and Energy Efficiency Projects
Library Equipment and Books	District Wide - Furniture and Equipment and Library Materials...

1.4 Methodology and Key Assumptions

Each major capital project in the BSP is based on a detailed budget breakdown that subdivides costs across three categories: Site Costs, Hard Costs and Soft Costs. This is based on the National Council of Architectural Registration Board (NCARB) standard guideline for Capital Cost Components and is depicted in Figure 3. Combined, these costs represent a “Total Project Cost Estimate” and depict the final construction cost for each of the projects.

Figure 3 - Capital Cost Components



The ratio of Hard to Soft Costs in each Total Project Cost Estimate is typically 70/30 with 70% of each budget allocated to hard construction costs and 30% designated to soft consultant and agency fees. Hard costs also include a cost escalation factor which is driven by the overall schedule timeline for construction. An industry standard approach is to apply a construction market escalation factor to the mid-point of the construction schedule. Each major capital project in the BSP includes a schedule and a factor of 5% is compounded and added to the Total Project Cost Estimate. The 5% factor was selected based on an industry standard cost index localized for the San Francisco Bay Area as published by Engineering News Record (ENR). Figure 4 below illustrates the ENR annual index for a rolling 12 month cycle and indicates a median value of 4.9%.

Figure 4 - ENR Construction Market Escalation Index



ENR San Francisco Annual Index		
Month/Yr	Building Cost Index	Construction 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

The 30% soft costs included in each major capital project cover the professional service consultant services, agency and permit fees, bid costs, any interim housing and moving costs and administration costs for the Project Labor Agreement. Figure 5 below indicates the typical soft costs included in the BSP.

Figure 5 - Typical Soft Costs

Professional Services	Other Fees/Costs
• Architects/Engineers	• Agency & Permit Fees (DSA)
• Construction Managers	• Bid Advertising
• Inspection and Testing	• Interim Housing
• CEQA	• Moving
• Surveys	• PLA Administration
• Hazardous Materials	
• Geotechnical	



1.5 Bond Spending Plan

The BSP is summarized by Campus and Districtwide distributions in Table 1 below and represents the consolidation of the District Educational Master Plan, the Facilities & Technology Master Plan and the Five Year Capital Outlay Plan (5YCOP). The Total Project Cost Estimate is just over \$1B and is funded by through a combination of Bond Measures A and G, as well as State Matching Funds and some Federal Grants. State Matching Funds have been coordinated with the 5YCOP which outlines the anticipated capital outlay needs of a District and lists projects eligible for state matching funds. These projects are notated as either Final Project Proposals (FPP) or Initial Project Proposals (IPP) in the subsequent tables. The project list is subject to changes over time, depending on the State's scoring factors, changes to building usage, college and specific program enrollment and priorities.

Table 1 - Bond Spending Plan Summary

Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

Project Name	6/30/20 Total Project Cost Estimate ²	Anticipated Funding			
		Measure G	State Match ³	Measure A	Federal
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

The following pages depict the BSP for each college campus, including the designation of the planned delivery as either Design/Build (DB) or Traditional Design/Bid/Build (DBB) delivery under the project name. It is important to also note that the projects are listed in Priority Order based on stakeholder feedback through the Shared Governance process and milestones associated with matching funds from the State. This provides the District the flexibility to possibly defer projects of lower priority should the anticipated funding be insufficient.



1.5.1 College of Alameda

Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

	Proj #	Type ¹	6/30/20 Total Project Cost Estimate ²	Anticipated Funding			
				Measure G	State Match ³	Measure A	Federal
College of Alameda							
New Center for Liberal Arts - DB	2361	New	\$500,000	\$500,000	\$0	\$0	\$0
Auto and Diesel Technologies - DBB	2404	New	\$37,517,566	\$20,948,566	\$16,569,000 <i>FPP</i>	\$0	\$0
Aviation Complex Phase 1 - DBB	2365	Mod	\$7,464,494	\$4,464,494	\$0	\$0	\$3,000,000
Aviation Complex Phase 2 - DBB	2406	New	\$31,133,686	\$17,951,686	\$13,182,000 <i>FPP</i>	\$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
Infrastructure	2398	Mod	\$12,912,691	\$12,912,691	\$0	\$0	\$0
Information Technology		IT	\$2,850,000	\$2,850,000	\$0	\$0	\$0
College of Alameda Subtotal			\$195,637,201	\$162,886,201	\$29,751,000	\$0	\$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: 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



Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

Schedule Key	
■	Contractor or Design Build Entity Procurement
■	Design
■	DSA Review
■	Construction

	2020				2021				2022				2023				2024				2025				2026				2027				2028	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
College of Alameda																																		
New Center for Liberal Arts - DB																																		
Auto and Diesel Technologies - DBB																																		
Aviation Complex Phase 1 - DBB																																		
Aviation Complex Phase 2 - DBB																																		
Science/Admin Bldg (Replace C&D) - DB																																		
Swing Space (STEM-860 Atlantic) - DBB																																		
Demo Diesel Building - DBB																																		
Infrastructure																																		
Information Technology																																		
College of Alameda Subtotal																																		



1.5.2 Berkeley City College

Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

	Proj #	Type ¹	6/30/20 Total Project Cost Estimate ²	Anticipated Funding			
				Measure G	State Match ³	Measure A	Federal
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
Infrastructure		Mod	\$3,000,000	\$3,000,000	\$0	\$0	\$0
Information Technology		IT	\$2,850,000	\$2,850,000	\$0	\$0	\$0
Berkeley College Subtotal			\$121,252,515	\$112,452,515	\$0	\$8,800,000	\$0

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: 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



Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

Schedule Key	
■	Contractor or Design Build Entity Procurement
■	Design
■	DSA Review
■	Construction

	2020				2021				2022				2023				2024				2025				2026				2027				2028					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
Berkeley City College																																						
2118 Milvia Street (New Building) - DB																																						
2050 Center Reconfiguration - DB																																						
Infrastructure																																						
Information Technology																																						
Berkeley College Subtotal																																						



1.5.3 Laney College

Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

	Proj #	Type ¹	6/30/20 Total Project Cost Estimate ²	Anticipated Funding			
				Measure G	State Match ³	Measure A	Federal
Laney College							
Portable Modular Village - DBB	2336	New	\$2,739,820	\$2,616,820	\$0	\$123,000	\$0
Laney Locker Room Modernization - DB		Mod	\$10,974,270	\$3,224,270	\$0	\$7,750,000	\$0
EBMUD Water Main Relocation - DBB		New	\$2,001,383	\$2,001,383	\$0	\$0	\$0
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
Laney Theater Modernization - DBB	2481	Mod	\$28,796,531	\$20,797,531	\$7,999,000 FPP	\$0	\$0
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
STEM Building - DBB		New	\$150,680,899	\$115,996,899	\$34,684,000 IPP	\$0	\$0
Infrastructure	2423	Mod	\$11,430,172	\$11,430,172	\$0	\$0	\$0
Information Technology		IT	\$5,700,000	\$5,700,000	\$0	\$0	\$0
Laney College Subtotal			\$374,606,280	\$259,923,280	\$83,610,000	\$31,073,000	\$0

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: 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



Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

Schedule Key	
■	Contractor or Design Build Entity Procurement
■	Design
■	DSA Review
■	Construction

	2020				2021				2022				2023				2024				2025				2026				2027				2028	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Laney College																																		
Portable Modular Village - DBB																																		
Laney Locker Room Modernization - DB																																		
EBMUD Water Main Relocation - DBB																																		
Central Plant / Cooling Tower - DB																																		
Learning and Resource Center - DBB																																		
Laney Theater Modernization - DBB																																		
Student Center and Culinary Arts - DBB																																		
Student Welcome Center (Lib Mod) - DBB																																		
STEM Building - DBB																																		
Infrastructure																																		
Information Technology																																		
Laney College Subtotal																																		



1.5.5 Districtwide

Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

	Proj #	Type ¹	6/30/20 Total Project Cost Estimate ²	Anticipated Funding			
				Measure G	State Match ³	Measure A	Federal
Districtwide							
Administrative Complex Repairs		Mod	\$4,361,000	\$4,361,000	\$0	\$0	\$0
Information Technology		IT	\$10,000,000	\$10,000,000	\$0	\$0	\$0
Blue Phone Installation - Phase 2	2429	New	\$3,511,055	\$3,511,055	\$0	\$0	\$0
Chromebook Purchase		IT	\$3,500,000	\$3,500,000	\$0	\$0	\$0
Program Contingency (5% + Interest)		Prog	\$40,000,000	\$40,000,000	\$0	\$0	\$0
Program Management		Prog	\$20,000,000	\$20,000,000	\$0	\$0	\$0
District Bond Management		Prog	\$14,000,000	\$14,000,000	\$0	\$0	\$0
Legal		Prog	\$3,500,000	\$3,500,000	\$0	\$0	\$0
Auditing		Prog	\$250,000	\$250,000	\$0	\$0	\$0
Sustainability Plan Implementation		New	\$0	\$0	\$0	\$0	\$0
Library Equipment and Books		Prog	\$7,000,000	\$7,000,000	\$0	\$0	\$0
Districtwide Subtotal			\$106,122,055	\$106,122,055	\$0	\$0	\$0

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: 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

1.6 Bond Spending Plan Cash Flow

Based on the schedules for Capital Projects depicted on the previous pages by each college and Districtwide, the Total Project Cost Estimate for each project has been detailed at an Object Code level either through the Department of General Services Design and Construction Authorization (DCA) process for projects underway or through a project cost model developed by AECOM for projects in an early planning phase. This detail was loaded into a Primavera P6 Master Schedule and cost curves were applied to discrete resources that align with the anticipated funding from Measure G, State Match, Measure A or Federal. The system can further track anticipated funding by bond issuance, where each Series under Measure G can be tracked over the anticipated 7 year capital program. As such, this cash flow will be used to coordinate and synchronize capital spending with a funding plan as it relates to bond issuances.

The Program Manager's ability to track and monitor each expenditure by Project, Object Code, Resource and Tranche is key tool provide the District the necessary flexibility to adjust project priorities and schedules to flatten spending to react to current and future changes in the bond issuances. It should also be noted that the BSP includes two sets of contingencies, with one within each major capital project and another at the program level. This further provides the District the ability to adjust to unknowns as it relates to Bond assessed value projections, the construction market or other changes associated with the evolution of the scope and educational needs of the District. Figures 6 and 7 below illustrate the overall cash flow by total spend and funding source.

Figure 6 - BSP Annual Cash Flow, All Funding Sources

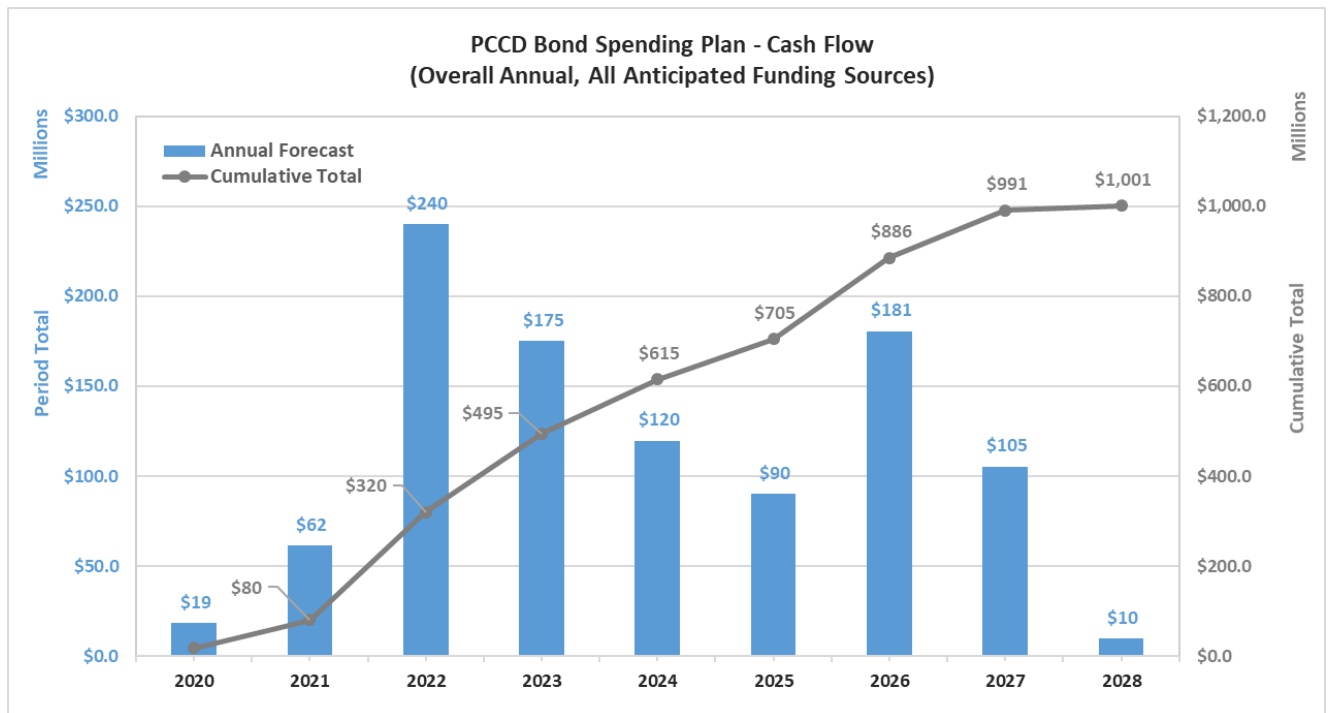
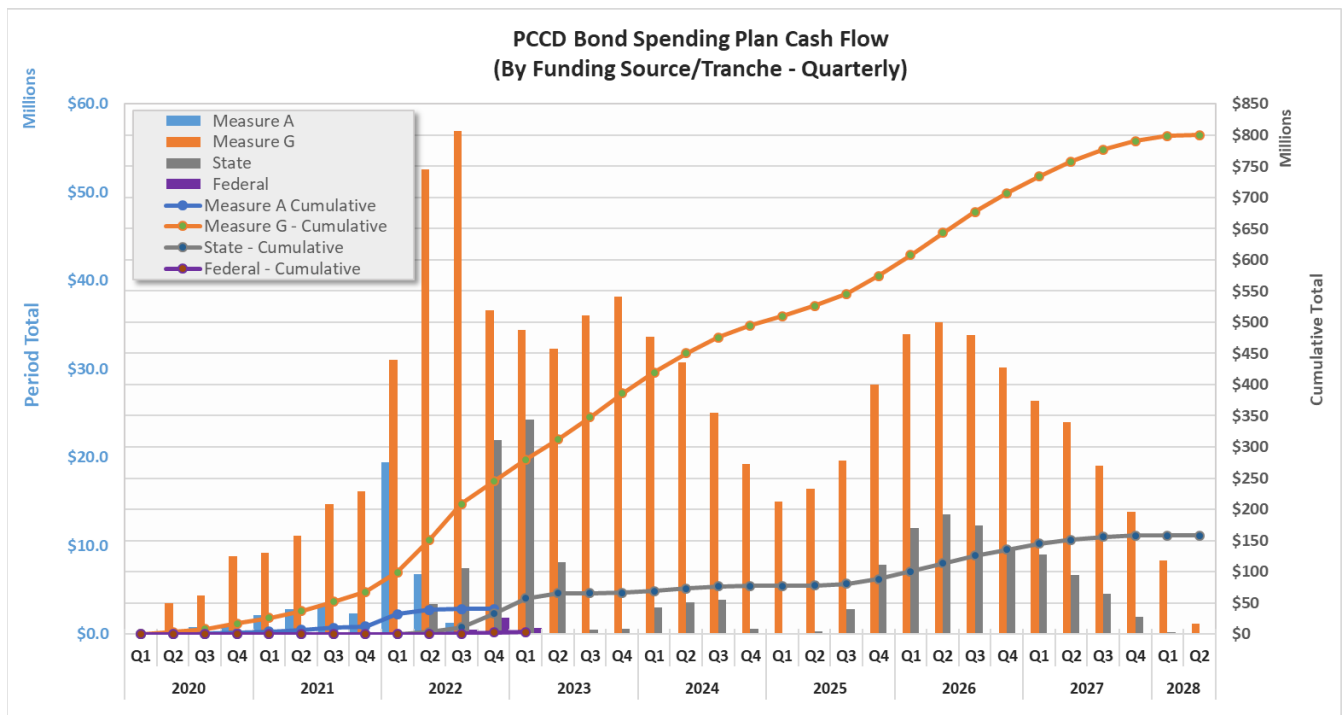


Figure 7 - BSP Quarterly Cash Flow by Funding Source



The following Tables 2 and 3 indicate the planned expenditures by funding source for the period from 2020 through 2021. With the recent sale of Measure G, Series A, the cumulative totals indicate that the roughly \$47M in Series A bond proceeds are expended during calendar Q3/2021 which suggests that a Series B bond sale would be required in Q2/2021.

Table 2 - BSP 2020-2021 Cash Flow by Funding Source

Funding Source	Total Estimate	2020			2021			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4
TOTAL	\$ 80,191,304	\$ 3,500,000	\$ 5,188,325	\$ 9,904,304	\$ 11,357,660	\$ 13,975,539	\$ 17,870,328	\$ 18,395,149
Measure A	\$ 12,344,694	\$ -	\$ 803,536	\$ 1,067,038	\$ 2,151,813	\$ 2,824,953	\$ 3,207,890	\$ 2,289,464
Measure G	\$ 67,846,611	\$ 3,500,000	\$ 4,384,788	\$ 8,837,266	\$ 9,205,848	\$ 11,150,586	\$ 14,662,438	\$ 16,105,686
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Totals								
Measure A	\$ -	\$ 803,536	\$ 1,870,574	\$ 4,022,387	\$ 6,847,340	\$ 10,055,230	\$ 12,344,694	\$ -
Measure G	\$ 3,500,000	\$ 7,884,788	\$ 16,722,054	\$ 25,927,902	\$ 37,078,488	\$ 51,740,926	\$ 67,846,611	\$ -
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,500,000	\$ 8,688,324	\$ 18,592,628	\$ 29,950,289	\$ 43,925,828	\$ 61,796,156	\$ 80,191,305	\$ -



Table 3 - BSP 2020-2021 Cash Flow by Funding Source and College/District-wide Allocation

Funding Source	Total Estimate	2020			2021			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4
TOTAL	\$ 80,191,304	\$ 3,500,000	\$ 5,188,325	\$ 9,904,304	\$ 11,357,660	\$ 13,975,539	\$ 17,870,328	\$ 18,395,149
Measure A	\$ 12,344,694	\$ -	\$ 803,536	\$ 1,067,038	\$ 2,151,813	\$ 2,824,953	\$ 3,207,890	\$ 2,289,464
BERKELEY CITY COLLEGE (BCC)	\$ 3,289,868	\$ -	\$ 71,760	\$ 108,268	\$ 337,908	\$ 575,068	\$ 843,535	\$ 1,353,329
LANEY COLLEGE (LC)	\$ 9,054,825	\$ -	\$ 731,777	\$ 958,769	\$ 1,813,906	\$ 2,249,885	\$ 2,364,354	\$ 936,134
Measure G	\$ 67,846,611	\$ 3,500,000	\$ 4,384,788	\$ 8,837,266	\$ 9,205,848	\$ 11,150,586	\$ 14,662,438	\$ 16,105,686
COLLEGE OF ALAMEDA (COA)	\$ 18,135,260	\$ -	\$ 1,487,090	\$ 2,501,755	\$ 2,858,235	\$ 3,359,120	\$ 3,313,264	\$ 4,615,796
BERKELEY CITY COLLEGE (BCC)	\$ 1,995,850	\$ -	\$ 193,025	\$ 278,315	\$ 278,315	\$ 401,894	\$ 432,123	\$ 412,178
LANEY COLLEGE (LC)	\$ 14,493,897	\$ -	\$ 771,010	\$ 2,978,305	\$ 2,402,703	\$ 2,653,282	\$ 3,087,487	\$ 2,601,110
MERRITT COLLEGE (MC)	\$ 16,358,614	\$ -	\$ 732,307	\$ 1,468,746	\$ 2,082,901	\$ 2,487,444	\$ 4,380,647	\$ 5,206,569
DISTRICTWIDE	\$ 16,862,998	\$ 3,500,000	\$ 1,201,357	\$ 1,610,148	\$ 1,583,696	\$ 2,248,846	\$ 3,448,919	\$ 3,270,033
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COLLEGE OF ALAMEDA (COA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LANEY COLLEGE (LC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MERRITT COLLEGE (MC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COLLEGE OF ALAMEDA (COA)	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Totals								
Measure A	\$ -	\$ -	\$ 803,536	\$ 1,870,574	\$ 4,022,387	\$ 6,847,340	\$ 10,055,230	\$ 12,344,694
Measure G	\$ 3,500,000	\$ 3,500,000	\$ 7,884,788	\$ 16,722,054	\$ 25,927,902	\$ 37,078,488	\$ 51,740,926	\$ 67,846,611
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,500,000	\$ 3,500,000	\$ 8,688,324	\$ 18,592,628	\$ 29,950,289	\$ 43,925,828	\$ 61,796,156	\$ 80,191,305

1.7 Governance

The BSP has been presented to, and vetted by several constituency groups, including the Districtwide Facilities Committee, Campus-based Facilities Committees and other Governance Committees, the Chancellor’s Cabinet, and the Citizen’s Bond Oversight Committee. The BSP was also presented to the entire Laney College community at Flex Day. The BSP has been coordinated and adjusted to include cost escalation over the life of the program, the State Chancellor’s Office 5-year Capital Outlay Plan, and input provided by governance groups. Figure 8 below indicates the committees and additional information.

Figure 8 - Governance

Committee Meetings:	Additional Information:
<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> 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)

