

# Measure G Bond Spending Plan



Regular Meeting of the Citizen's Bond Oversight Committee  
June 10, 2020

Keith Kajiya, Bond Program Manager, AECOM



**AECOM**

# Agenda

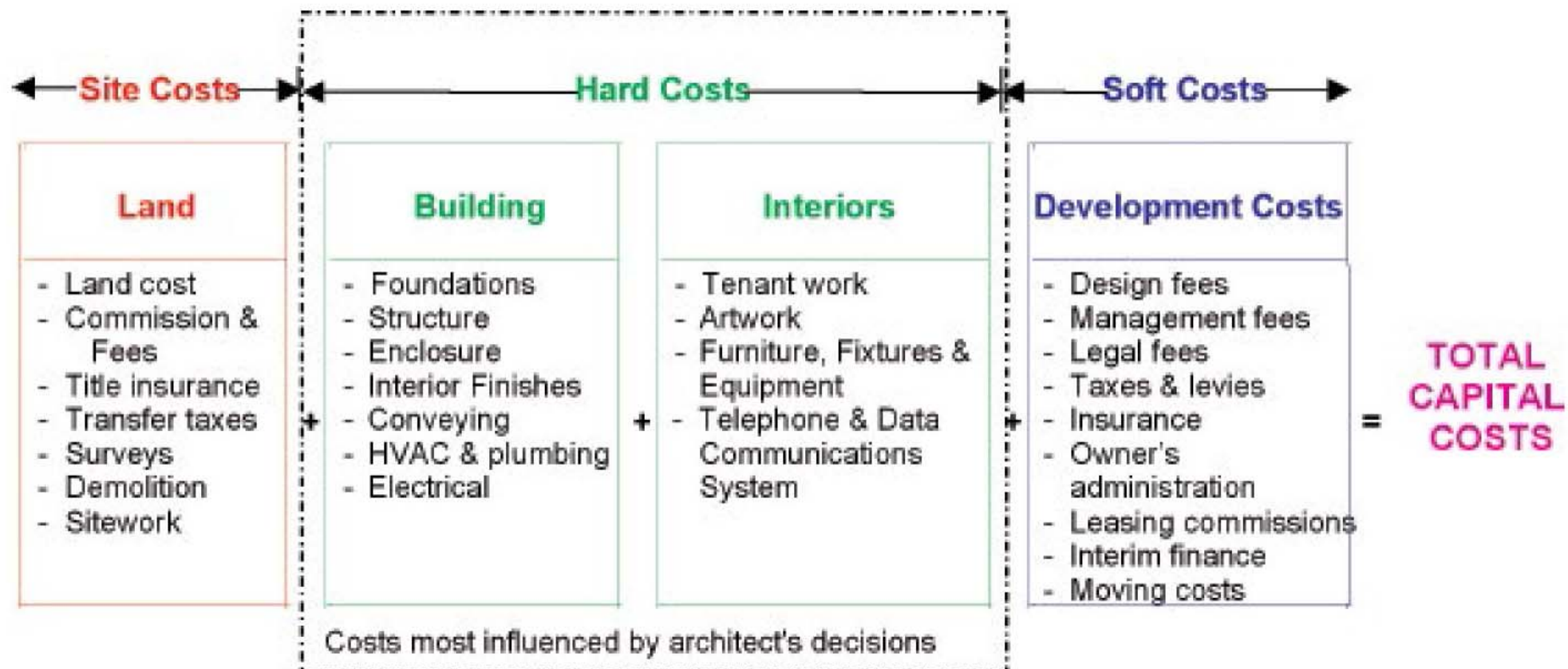
- Methodology/Key Assumptions
- Authorized Bond Project List
- Campus Bond Spending Plans
- Districtwide Spending Plan
- Questions



# 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



## Construction Costs

<b>introduction</b>	<b>160</b>	<b>narrative</b>	<b>161</b>
<b>activities - core*</b>	<b>176</b>	<b>activities - elective</b>	<b>179</b>
<input type="checkbox"/> Reconciling Estimates	176	<input type="checkbox"/> Gather Historical Project Costs	179
<input type="checkbox"/> Life-Cycle Costing for a Project	177	<input type="checkbox"/> Assessing the Current Status of a Budget	180
<input type="checkbox"/> Conduct a Value Analysis Workshop	178	<input type="checkbox"/> Time and Materials Estimate	181
		<input type="checkbox"/> Working with a Schedule of Values	182
		<input type="checkbox"/> Storm Windows and LEED Points	183
<b>exhibits</b>	<b>184</b>		
Exhibit 2C-1	184		
Exhibit 2C-2	185		
Exhibit 2C-3	186		

\*A maximum of 40 hours of core credit may be earned in this experience area.

NCARB AIA

© 2013 | Emerging Professional's Companion

# Hard Costs – Construction Market Escalation



## City Cost Index - San Francisco - As of May 2020

Like 0 Tweet Share Share



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.

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

# 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



# Measure G – Authorized Bond Project List

Project Name	Measure G "Bond Project List" Cross Reference
<b>College of Alameda</b>	
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
<b>Berkeley City College</b>	
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



# Measure G – Authorized Bond Project List

Project Name	Measure G "Bond Project List" Cross Reference
<b>Laney College</b>	
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
STEAM 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





# Measure G – Authorized Bond Project List

Project Name	Measure G "Bond Project List" Cross Reference
<b>Merritt College</b>	
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



# Measure G – Authorized Bond Project List

Project Name	Measure G "Bond Project List" Cross Reference
<b>Districtwide</b>	
Administrative Complex Repairs	District Wide - District Office
Information Technology	District Wide - Network/Telephony/Technology..., 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...



# Bond Spending Plan Summary

- Total Project Cost Estimate
- Anticipated Funding
  - Measure G
  - State Match
  - Measure A

Project Name	Total Project Cost Estimate	Anticipated Funding			
		Measure G	State Match	Measure A	Federal
<b>College of Alameda</b>					
College of Alameda Subtotal	\$195,637,201	\$162,886,201	\$29,751,000	\$0	\$3,000,000
<b>Berkeley City College</b>					
Berkeley College Subtotal	\$121,252,515	\$112,452,515	\$0	\$8,800,000	\$0
<b>Laney College</b>					
Laney College Subtotal	\$366,968,003	\$258,752,003	\$77,266,000	\$30,950,000	\$0
<b>Merritt College</b>					
Merritt College Subtotal	\$203,246,949	\$158,615,949	\$44,631,000	\$0	\$0
<b>Districtwide</b>					
Districtwide Subtotal	\$129,996,294	\$129,996,294	\$0	\$0	\$0
<b>Grand Total</b>	<b>\$1,017,100,962</b>	<b>\$822,702,962</b>	<b>\$151,648,000</b>	<b>\$39,750,000</b>	<b>\$3,000,000</b>



# College of Alameda



## Bond Spending Plan

Status Date: Costs and Funding as of May 31, 2020

Project Name	Total Project Cost Estimate	Anticipated Funding				2020				2021				2022				2023				2024				2025				2026				2027				2028	
		Measure G	State Match	Measure A	Federal	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				
<b>College of Alameda</b>																																							
New Center for Liberal Arts - DB	\$500,000	\$500,000	\$0	\$0	\$0	█	█	█																															
Auto and Diesel Technologies - DBB	\$37,517,566	\$20,948,566	\$16,569,000	\$0	\$0	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█						
Aviation Complex Phase 1 - DBB	\$7,464,494	\$4,464,494	\$0	\$0	\$3,000,000																																		
Aviation Complex Phase 2 - DBB	\$31,133,686	\$17,951,686	\$13,182,000	\$0	\$0																																		
STEM Building (Replace C & D) - DB	\$97,131,138	\$97,131,138	\$0	\$0	\$0																																		
Swing Space (STEM-860 Atlantic) - DBB	\$5,005,625	\$5,005,625	\$0	\$0	\$0																																		
Demo Diesel Building - DBB	\$1,122,001	\$1,122,001	\$0	\$0	\$0																																		
Infrastructure	\$12,912,691	\$12,912,691	\$0	\$0	\$0																																		
Information Technology	\$2,850,000	\$2,850,000	\$0	\$0	\$0																																		
<b>College of Alameda Subtotal</b>	<b>\$195,637,201</b>	<b>\$162,886,201</b>	<b>\$29,751,000</b>	<b>\$0</b>	<b>\$3,000,000</b>																																		



# Berkeley City College



## Bond Spending Plan

Status Date: Costs and Funding as of May 31, 2020

Project Name	Total Project Cost Estimate	Anticipated Funding				2020		2021		2022		2023		2024		2025		2026		2027		2028	
		Measure G	State Match	Measure A	Federal	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>Berkeley City College</b>																							
2118 Milvia Street (New Building) - DB	\$83,851,707	\$75,051,707	\$0	\$8,800,000	\$0																		
2050 Center Reconfiguration - DB	\$31,550,808	\$31,550,808	\$0	\$0	\$0																		
Infrastructure	\$3,000,000	\$3,000,000	\$0	\$0	\$0																		
Information Technology	\$2,850,000	\$2,850,000	\$0	\$0	\$0																		
<b>Berkeley College Subtotal</b>	<b>\$121,252,515</b>	<b>\$112,452,515</b>	<b>\$0</b>	<b>\$8,800,000</b>	<b>\$0</b>																		





# Laney College



## Bond Spending Plan

Status Date: Costs and Funding as of May 31, 2020

Project Name	Total Project Cost Estimate	Anticipated Funding				2020		2021				2022				2023				2024				2025				2026				2027				2028	
		Measure G	State Match	Measure A	Federal	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		
<b>Laney College</b>																																					
Portable Modular Village - DBB	\$2,482,471	\$2,482,471	\$0	\$0	\$0																																
Laney Locker Room Modernization - DB	\$8,860,650	\$1,110,650	\$0	\$7,750,000	\$0																																
EBMUD Water Main Relocation - DBB	\$1,036,827	\$1,036,827	\$0	\$0	\$0																																
Central Plant / Cooling Tower - DB	\$12,227,146	\$12,227,146	\$0	\$0	\$0																																
Learning and Resource Center - DBB	\$99,137,335	\$51,305,335	\$24,632,000	\$23,200,000	\$0																																
Laney Theater Modernization - DBB	\$28,137,333	\$20,138,333	\$7,999,000	\$0	\$0																																
Student Activity Center - D/B	\$20,535,857	\$20,535,857	\$0	\$0	\$0																																
Student Welcome Center - DBB	\$30,169,485	\$20,218,485	\$9,951,000	\$0	\$0																																
STEAM Building - DBB	\$150,680,899	\$115,996,899	\$34,684,000	\$0	\$0																																
Infrastructure	\$8,000,000	\$8,000,000	\$0	\$0	\$0																																
Information Technology	\$5,700,000	\$5,700,000	\$0	\$0	\$0																																
<b>Laney College Subtotal</b>	<b>\$366,968,003</b>	<b>\$258,752,003</b>	<b>\$77,266,000</b>	<b>\$30,950,000</b>	<b>\$0</b>																																





# Merritt College



## Bond Spending Plan

Status Date: Costs and Funding as of May 31, 2020

Project Name	Total Project Cost Estimate	Anticipated Funding				2020		2021				2022				2023				2024				2025				2026				2027				2028	
		Measure G	State Match	Measure A	Federal	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		
<b>Merritt College</b>																																					
Child Development Center - DBB	\$27,429,210	\$22,273,210	\$5,156,000	\$0	\$0																																
Horticulture Building - DBB	\$34,872,971	\$25,083,971	\$9,789,000	\$0	\$0																																
Science/Allied Health - TI Buildout - DB	\$8,343,850	\$8,343,850	\$0	\$0	\$0																																
Locker Room/Gym (Reno E & F) - DBB	\$48,255,645	\$31,237,645	\$17,018,000	\$0	\$0																																
Art (Reno D) - DBB	\$64,830,273	\$52,162,273	\$12,668,000	\$0	\$0																																
Demolish Building A - DBB	\$3,335,000	\$3,335,000	\$0	\$0	\$0																																
Infrastructure	\$10,830,000	\$10,830,000	\$0	\$0	\$0																																
Fence at Parking Lot B	\$2,500,000	\$2,500,000	\$0	\$0	\$0																																
Information Technology	\$2,850,000	\$2,850,000	\$0	\$0	\$0																																
<b>Merritt College Subtotal</b>	<b>\$203,246,949</b>	<b>\$158,615,949</b>	<b>\$44,631,000</b>	<b>\$0</b>	<b>\$0</b>																																



# Districtwide



## Bond Spending Plan

Status Date: Costs and Funding as of May 31, 2020

Project Name	Total Project Cost Estimate	Anticipated Funding				2020				2021				2022				2023				2024				2025				2026				2027				2028	
		Measure G	State Match	Measure A	Federal	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				
<b>Districtwide</b>																																							
Administrative Complex Repairs	\$4,361,000	\$4,361,000	\$0	\$0	\$0																																		
Information Technology	\$10,000,000	\$10,000,000	\$0	\$0	\$0																																		
Blue Phone Installation - Phase 2	\$3,385,294	\$3,385,294	\$0	\$0	\$0																																		
Chromebook Purchase	\$3,500,000	\$3,500,000	\$0	\$0	\$0																																		
Program Contingency (5% + Interest)	\$40,000,000	\$40,000,000	\$0	\$0	\$0																																		
Program Management	\$20,000,000	\$20,000,000	\$0	\$0	\$0																																		
District Bond Management	\$14,000,000	\$14,000,000	\$0	\$0	\$0																																		
Legal	\$3,500,000	\$3,500,000	\$0	\$0	\$0																																		
Auditing	\$250,000	\$250,000	\$0	\$0	\$0																																		
Sustainability Plan Implementation	\$24,000,000	\$24,000,000	\$0	\$0	\$0																																		
Library Equipment and Books	\$7,000,000	\$7,000,000	\$0	\$0	\$0																																		
<b>Districtwide Subtotal</b>	<b>\$129,996,294</b>	<b>\$129,996,294</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>																																		
<b>Grand Total</b>	<b>\$1,017,100,962</b>	<b>\$822,702,962</b>	<b>\$151,648,000</b>	<b>\$39,750,000</b>	<b>\$3,000,000</b>																																		





**Build**PERALTA

Questions?



**AECOM**