



# Measure G Bond Spending Plan

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

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# Bond Spending Plan

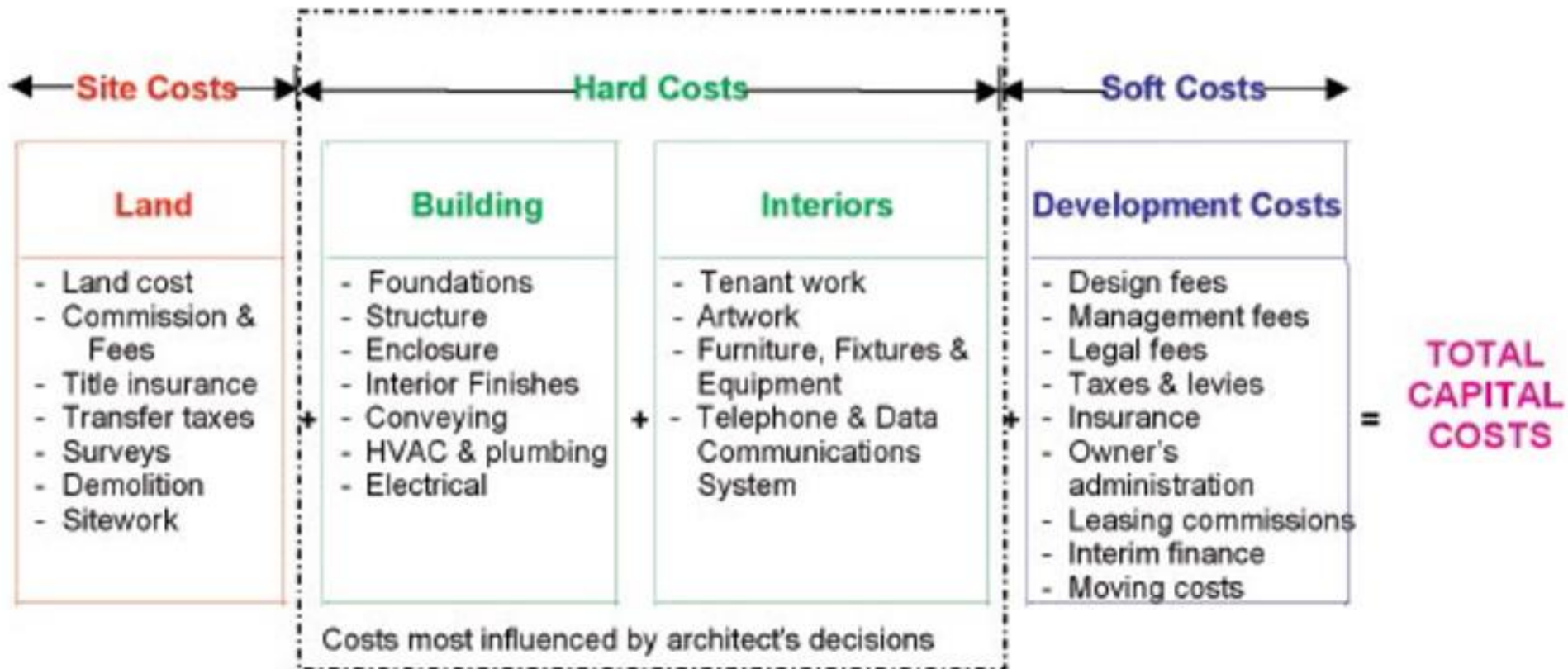
- Methodology
- Key Assumptions
- Campus Bond Spending Plans
- Districtwide Spending Plan
- Governance



# Methodology - Capital Cost Components

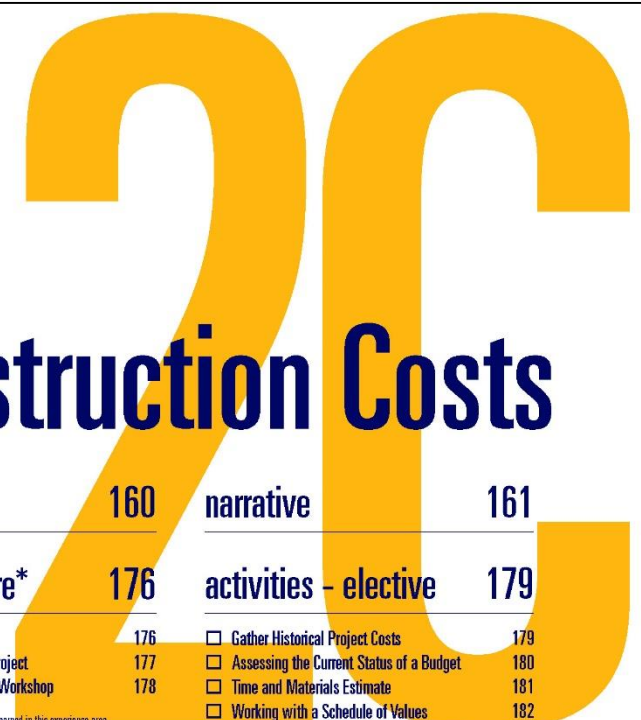
## Capital Cost Components

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



## Construction Costs

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

NCARB AIA

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# 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 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

# 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

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

Project Name	6/30/20 Total Project Cost Estimate <sup>2</sup>	Anticipated Funding			
		Measure G	State Match <sup>3</sup>	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	\$374,606,280	\$259,923,280	\$83,610,000	\$31,073,000	\$0
<b>Merritt College</b>					
Merritt College Subtotal	\$203,246,949	\$158,615,949	\$44,631,000	\$0	\$0
<b>Districtwide</b>					
Districtwide Subtotal	\$106,122,055	\$106,122,055	\$0	\$0	\$0
<b>Grand Total</b>	<b>\$1,000,865,000</b>	<b>\$800,000,000</b>	<b>\$157,992,000</b>	<b>\$39,873,000</b>	<b>\$3,000,000</b>

<sup>2</sup> 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.

<sup>3</sup> 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











# Districtwide



**Build**PERALTA

## 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

Project Name	Proj #	Type <sup>1</sup>	6/30/20 Total Project Cost Estimate <sup>2</sup>	Anticipated Funding				2020		2021		2022		2023		2024		2025		2026		2027		2028	
				Measure G	State Match <sup>3</sup>	Measure A	Federal	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>Districtwide</b>																									
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																		
Library Equipment and Books		Prog	\$7,000,000	\$7,000,000	\$0	\$0	\$0																		
<b>Districtwide Subtotal</b>			<b>\$106,122,055</b>	<b>\$106,122,055</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>																		
<b>Grand Total</b>			<b>\$1,000,865,000</b>	<b>\$800,000,000</b>	<b>\$157,992,000</b>	<b>\$39,873,000</b>	<b>\$3,000,000</b>																		

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

<sup>2</sup> 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.

<sup>3</sup> 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

