



PERALTA COMMUNITY COLLEGE DISTRICT DEPARTMENT OF CAPITAL PROJECTS

BOND UPDATE PRESENTATION TO THE DISTRICT WIDE FACILITIES PLANNING COMMITTEE

October 7th, 2016

Preliminary Information

Overview

Original Bond Assumptions:

- Major Project Budgets established in 2006-2009 dollars
- Agreement with colleges to work within budgets
- Schedule to complete by December 2013

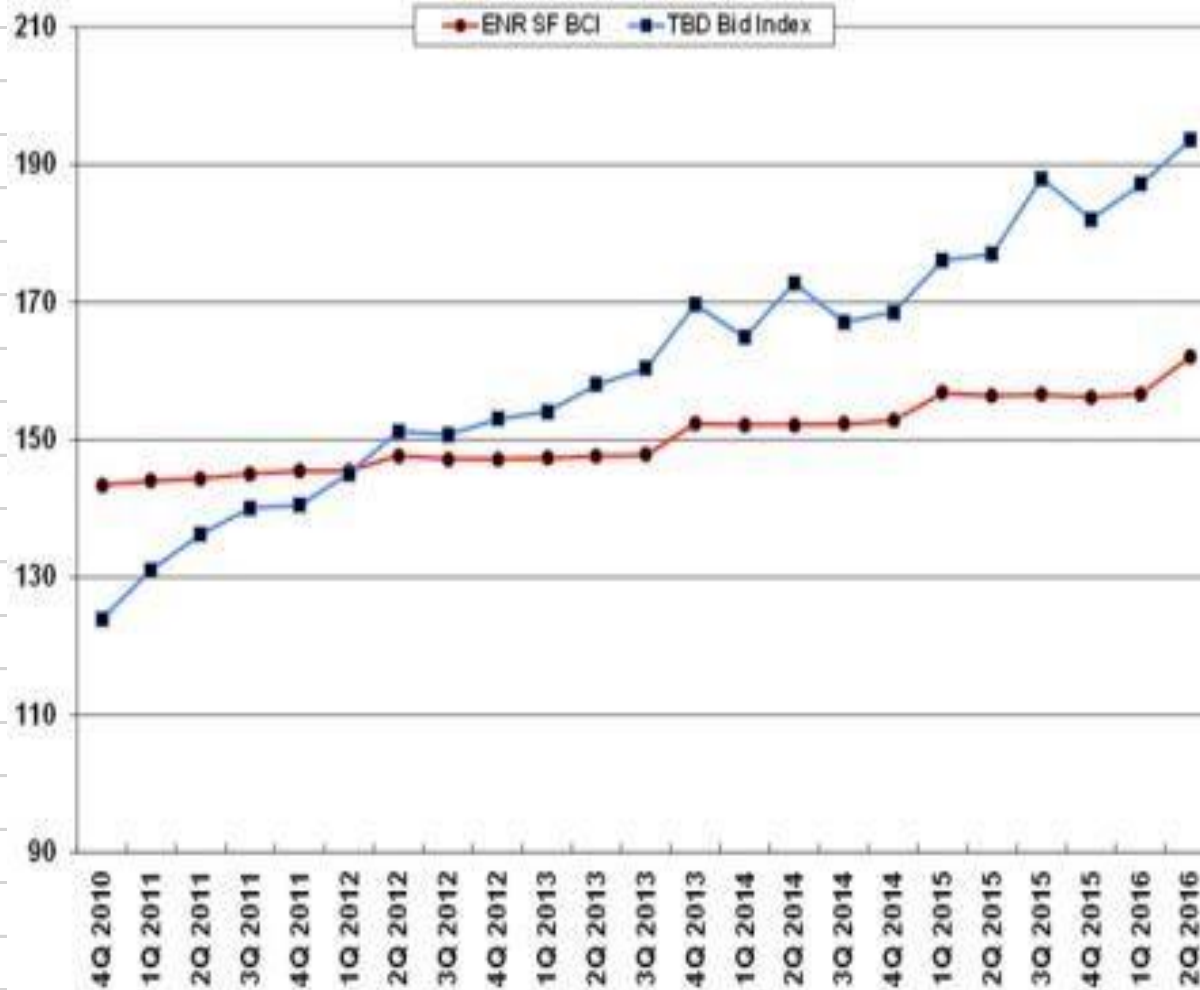
Delay factors:

- Numerous studies of various scenarios
- New priorities / proliferation of small-medium projects
- Over-budget cost estimates
- Discussion of future bonds
- New strategies around acquisitions & build new
- Internal political forces
- Lack of timeliness, clarity & closure of decision making
- Campus administration turnover
- Program management capacity

Recalibration – Construction Costs

- Bay area construction costs have increased 26% since 2006
- Escalation has averaged 3.5% per year

Bay Area Typical Classroom Building Cost Trend



TBD consultants set up a standard classroom project and analyzed their estimates for this type of work going back to the start of 2003 and priced the model project for each quarter since that date. (source: tbdconsultants.com)

Solutions

Project recalibration

- **Develop new cost estimates & options within budgets**
- **Centralize control of FF&E and IT spending**
- **Projects will be smaller, phased, or include some re-use of existing**
- **Work with campus shared governance to make difficult choices**
- **Can we afford to keep deferring?**

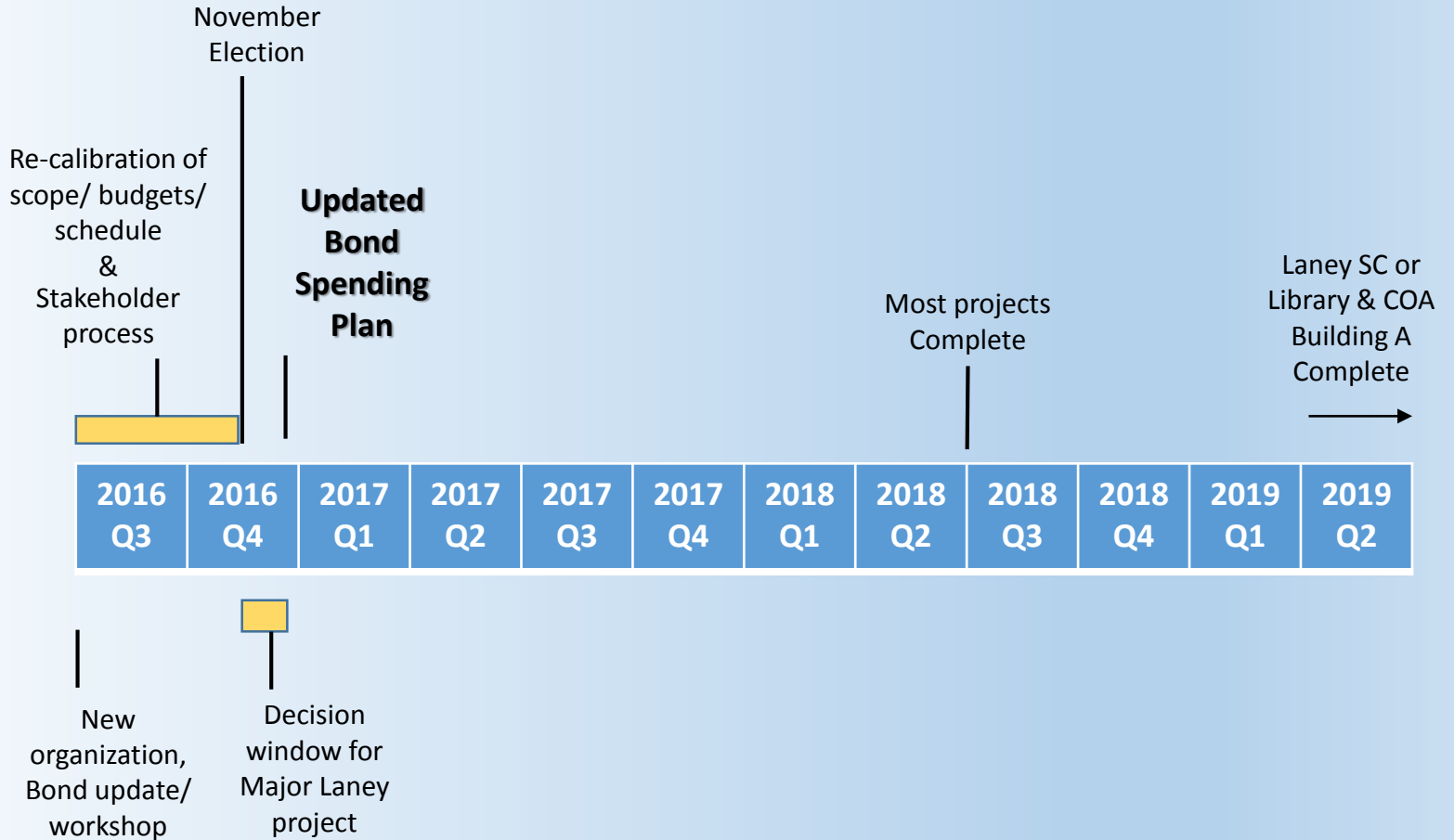
MAKE A PLAN PROMPTLY & STICK TO IT!

Next Steps

- **Meet with executive teams at each college –**
September - Confirm redistribution of funds
- **Meet with Facilities Committees & other shared governance groups at each college –** October –
Confirm redistribution of funds & space programs
- **Board presentation & approval –** November/December



Process/Next Steps/Timelines



Measure A Bond Funds Allocation by College

\$390 Million
Voter Approved
June 6, 2006

\$25,418,017
Berkeley City College

\$74,132,151
College of Alameda

\$141,728,164
Laney College

\$91,536,076
Merritt College

\$12,921,021
District Administrative Center (DAC)

\$59,506,209
District-Wide (Laney, Merritt, Alameda, Berkeley, & DAC)

\$<15,241,638>
Interest Allocated by Board Approved Budget Transfers

The process is working...updates from:

- College of Alameda
 - Re-envisioned the building as a new **Center for Liberal Arts**
 - *Smaller but done right!*
 - *Made tough decisions to move funding into the project from their discretionary categories (Contingencies, FF&E & swing space funds)*
- Berkeley City College
 - *Focusing on what we can do within existing budget*
 - *Creating a space that will work for the next 5-10 years*
 - *Future plans will include the vision of a new building*