

Measure S Bond Program Update

Board Meeting

August 17, 2017

CUMMING
Building Value Through Expertise



gkkworks

HED

LIONAKIS

LPA

gafcon

ARCADIS

Balfour Beatty
Construction

CORDOBA
CORPORATION

Agenda

1) Project Design Elements

- What is the scope of work for each project?
- Why does Canyon HS cost more?

2) Program & Construction Management Functions

- How will the program be managed?
- How will costs be maintained?
- How will the schedule be maintained?

3) Financial Information

- Program Budget
- Cash Flow Projection

4) Draft Master Schedule

5) Work in Process

- What work is currently in process?



Project Design Elements (Schematic Design)

Canyon

- STEM Building 61,419 sq ft
 - 12 Labs
 - 12 Classrooms
 - New Admin & Student Services
- New Food Service Facilities
- MPR Upgrade
- 100 Parking Spaces + Parking Lot Lighting
- Vehicle Circulation Improvements
- Major Utility/Technology/Data/Communications Infrastructure Upgrades
- Landscaping
- Fully Secured Quad with Single Access
- Interim Administration Housing



El Modena

- Stem Building 42,501 sq ft
 - 12 Labs
 - 1 Classroom
 - 2 Medically Fragile Rooms
- Parking Lot Lighting
- Utility/Technology/Data/Communications Infrastructure Upgrades
- Relocation of Campus MDF
- Landscaping



Project Design Elements (Schematic Design)

Orange

- STEM Building 42,300 sq ft
 - 12 Labs
 - 1 Classrooms
 - 2 Medically Fragile Rooms
- New Panther Pavilion Plaza
- Removal/Relocation of Portable Classrooms
- Utility/Technology/Data/Communications Infrastructure Upgrades
- New Snack Bar & Outdoor Eating Area
- New Bus Drop-Off
- Vehicle Circulation Improvements
- Utility/Service Yard Improvements



Villa Park

- STEM Building 44,838 sq ft
 - 12 Labs
 - 2 Classrooms
 - 2 Medically Fragile Rooms
- Replace Building 300
- Interim Housing – 9 Classrooms + Restroom
- 250 Additional Lockers
- New Bus Drop-Off
- Vehicle Circulation Improvements & Driveway Realignment
- Stormwater/Bioretenention Basin



Canyon Question

Additional costs at Canyon are associated primarily with:

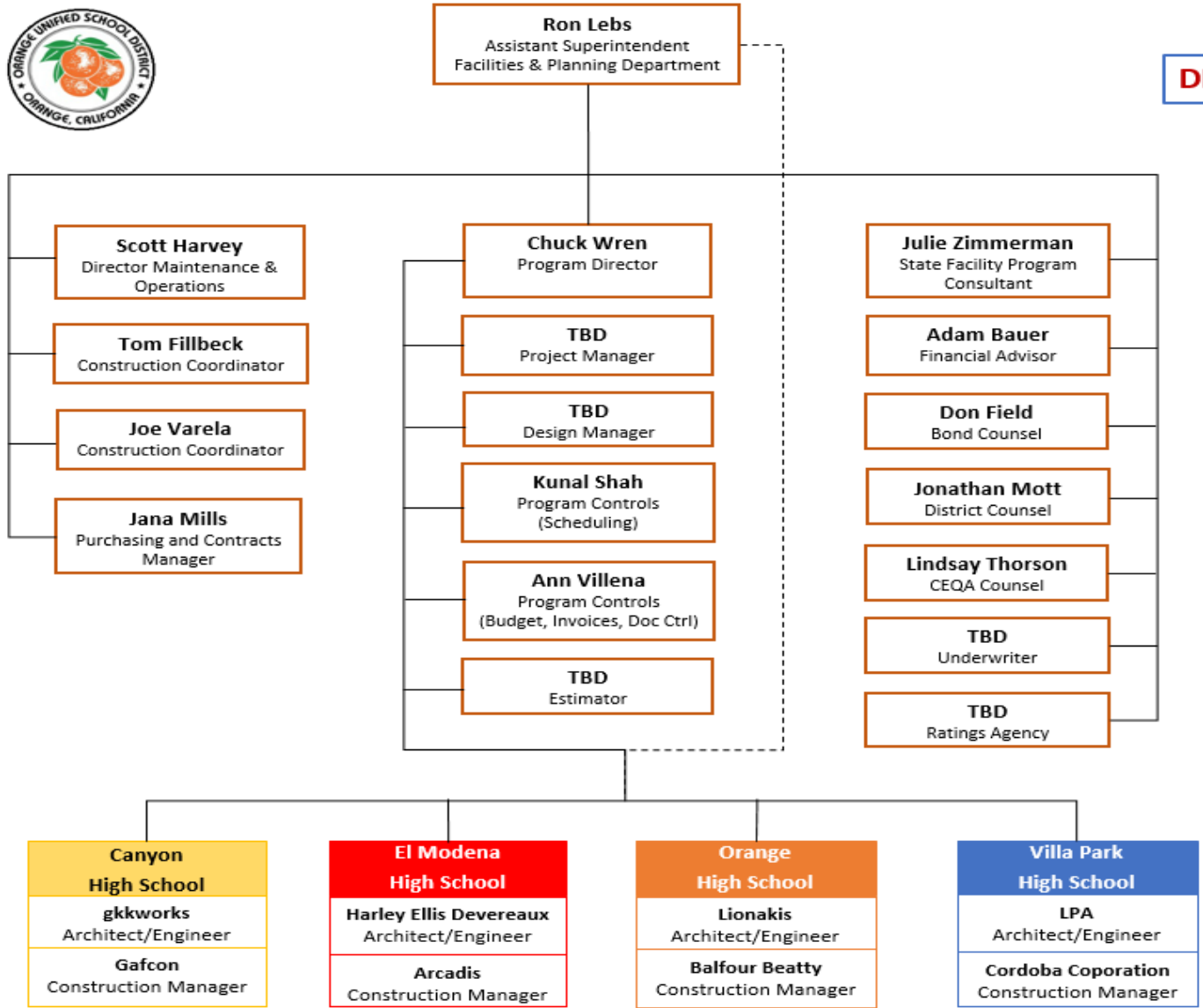
- Inter-Related and Additional Scope, Not Found at Other Campuses
 - New Student Services & Administration Offices
 - New Food Services (Remodel Existing Administration Building)
 - 12 New General Classrooms
 - MPR Renovation
 - Demolition of Existing Food Services
 - 100 Additional Parking Spaces
 - Traffic Circulation Improvements
 - Major Upgrade of Underground Utilities Infrastructure
 - Interim Housing for Administration



Program Team



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Primary Team Functions

- Cost Management

- Design Phase – Reconcile Cost Estimates at 3+ Milestones
- Bid & Award – Redesign if Bids Exceed 10% of Budget
- Construction – Strict Change Management Procedures

- Schedule Management

- Design Phase – Bi-Weekly Team Meetings
- Construction – Weekly 3-Week Look Schedules & Monthly Schedule Updates



Primary Team Functions

- Quality Management

- Design Phase – Constructability & Value Engineering Reviews
- Bid & Award – DSA Approval
- Construction – Daily Reports, Weekly Meetings & Continuous On-Site Inspection

- Communications Management

- Design Phase – Bi-Weekly Meetings & Monthly Reports
- Construction – Daily Reports, Weekly Meetings & Continuous On-Site Inspection
- Web-Based Document Control System



Program Budget Estimate

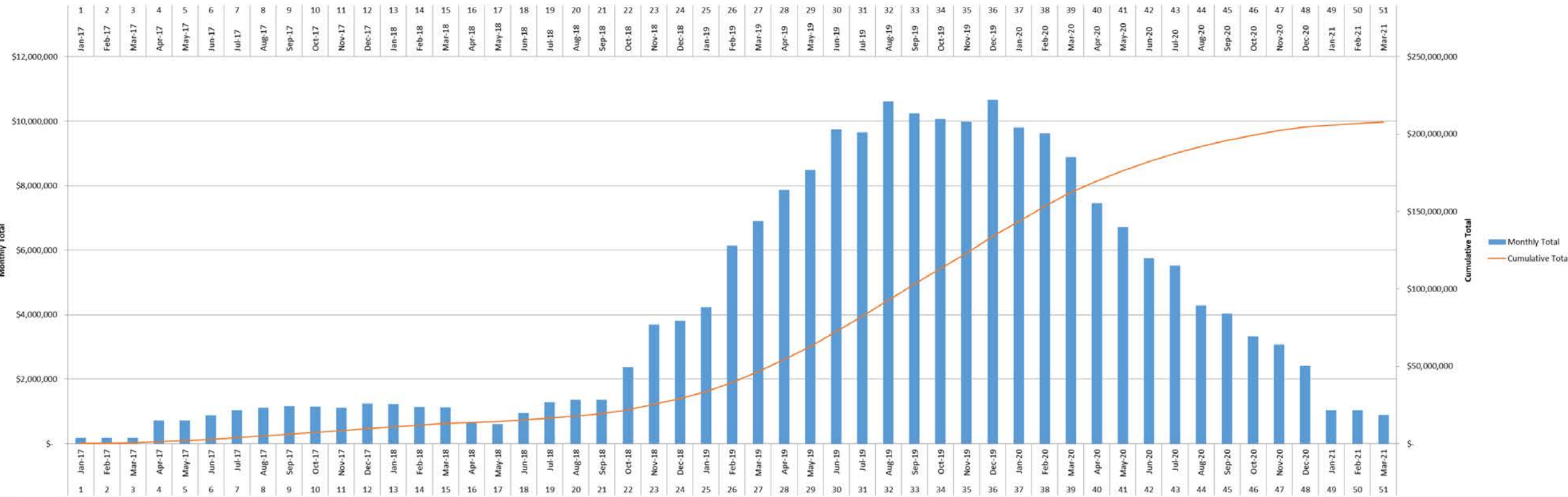
<i>QCC Data as of 8/2/17</i>	"A" Estimated Cost	"B" Expended	"C" Committed / Encumbered	"D = A-B-C" Balance
Allocated Funds				
1. Design Cost	\$9,522,176	\$1,080,300	\$8,441,876	\$0
2. Construction	\$136,494,029	\$0	\$0	\$136,494,029
3. Program and Construction Management	\$12,706,689	\$298,018	\$8,793,607	\$3,615,065
4. Construction Support Costs	\$23,150,349	\$30,276	\$190,413	\$22,929,660
5. Contingency (Design, Construction, Project)	\$25,972,156	\$0	\$0	\$25,972,156
	\$207,845,399	\$1,408,594	\$17,425,895	\$189,010,910
Unallocated Funds				
1. Unallocated Bond Funds	\$80,154,601	\$0	\$0	\$80,154,601
	\$80,154,601	\$0	\$0	\$80,154,601
Total Bond Program	\$288,000,000	\$1,408,594	\$17,425,895	\$269,165,511

*The program budget estimate is based on schematic design estimates. A formal construction estimate will be undertaken once construction documents have been completed. Numbers shown are preliminary.



Program Cash Flow Projection

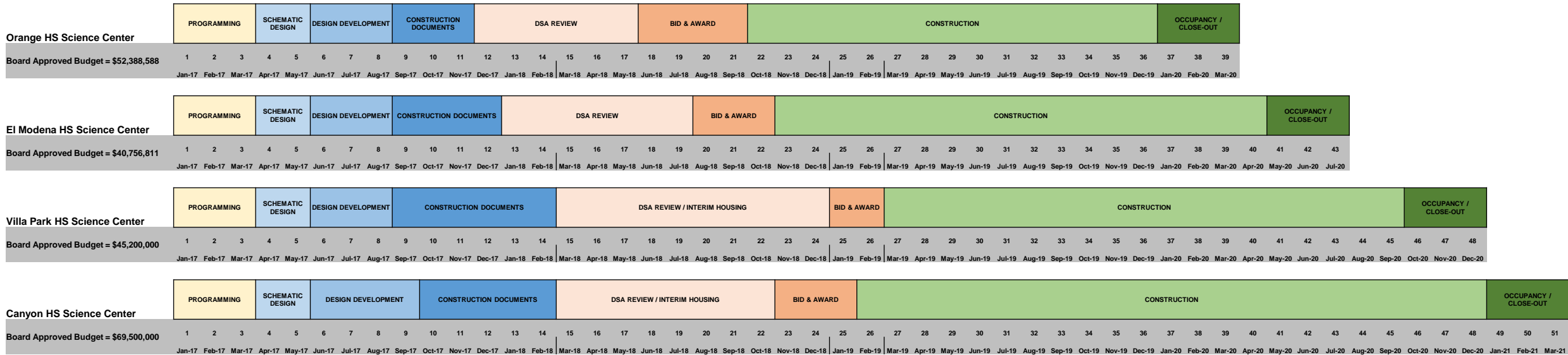
DRAFT Program Wide Science Center Cash Flow Projection June 21, 2017



Cash Flow Projection as of 6/21/17



Draft Master Schedule



- **Key Milestones**

- Complete Design / DSA Submittal – Dec 2017 to Mar 2018
- DSA Approval – May 2018 to Dec 2018
- Start Construction – Oct 2018 to Mar 2019
- Occupancy – Jun 2020 to Jan 2021



Draft Master Schedule as of 6/29/17



Reporting and Accountability

- Monthly Program Progress Reports
 - Summarized Program Highlights & Progress
 - Individual Project Highlights & Progress
 - Financial Update
 - Schedule Update
- Regular Website Updates
- Quarterly Citizens' Oversight Committee Meetings
- Annual Financial and Performance Audits



Current Focus/Next Steps

- Orange HS – DSA Pre-Submittal Review Meeting – August 7
- All-Hands Program Kick-off Meeting – August 10
- Establishment of Bi-Weekly Design Team Meetings
- Review of Schematic Designs for Cost Savings Opportunities
- Selection of Accounting & Document Control Software
- Development of Standardized Specifications
- Engagement of Environmental Assessment Process (CEQA)
- Contractor Prequalification Process
- Interim Housing (VPHS, CHS)
- Owner Controlled Insurance Program (OCIP)
- Procurement of Program-Wide Professional Services
 - Commissioning Agent
 - Testing and Inspecting Services
 - DSA Laboratory of Record Services
- Evaluation of Staffing Needs

