Measure C Bond Program

Update For the Board of Trustees

Board Study Session – PART 2
November 15, 2011
1. Child Study Center Design/Cost Update
   a. Value Engineering (VE) Process
   b. Budget Update
2. New Academic Center Design/Cost Update
   a. VE Process
   b. Design and Budget Update
3. Proposed November 2011 Bond Spending Plan
   a. Requests
   b. Funding Sources
4. Question and Answer
1. CHILD STUDY CENTER

Leigh Sata
Swinerton Management and Consulting
a. CSC VE Process

• PROCESS:
  o Cost Estimate received from Design Team
  o VE list created by team, circulated and discussed with the User Group
  o Consensus approach reduced budget, including:
    o Reduce Classroom size
    o Remove canopy at front of building
    o Modify ceiling lights and exterior finish
  o Possible additional reductions might be considered

• Accepted VE list is not enough to close gap in funding
b. Budget Update

- Accepted “VE” items total: $125,000
  - Reduce classroom size to match NAC standard: $85,000
  - Remove entry canopy: $20,000
  - Modification to interior and exterior finishes: $20,000
  - Increase in cost of foundations due to poor soil: $100,000

- If all items are accepted, the project still requires additional funding due to foundation work, escalation and additional “soft costs.”
2. NEW ACADEMIC CENTER

Leigh Sata
Swinerton Management and Consulting

Mark Cavagnero, John Fung
MCA

Brian Wright
TLCD
a. NAC VE Process

• PROCESS:
  o Cost Estimate received from Design Team
  o VE list created by team, circulated and discussed with the User Group
  o Design Team created several options for consideration by Core Team
  o Recommended scheme selected with following attributes:
    o Meets Program and has “buy in” from academic community and scheduling department
    o Auditorium becomes a Lecture Hall with flat floor classroom with capacity of 120
    o Remove certain design features

• Accepted VE list is not enough to close gap in funding
Design and Budget Update

• First pass at Schematic design estimate is higher than expected
  o Part of normal design process
  o Estimate provided by estimator (consultant to design team)
  o Primary increase due to:
    o Construction Escalation
    o Small contracts including: Hazardous material abatement, DSA and other professional service fees

• The team formulated a strategy to reduce budget with goal of preserving the program
  o Replace Auditorium with flat floor classroom
  o Remove overhangs and other features

• Project will require additional funding
College of Marin

NEW ACADEMIC CENTER

Board Presentation – Illustrations of Proposed Changes
November 15, 2011

TLCD Architecture + Mark Cavagnero Associates
NEW ACADEMIC CENTER COST SUMMARY

FIRST SCHEMATIC DESIGN ESTIMATE (November 2011): $ 28.8 million

SCHEMATIC DESIGN ESTIMATE with VE REDUCTIONS: $ 25.8 million
(NO CHANGE TO THE PROGRAM)

- Eliminate Entry Canopy
- Eliminate Entry Steps
- Eliminate Light Court
- Eliminate Roof Terrace

SCHEMATIC DESIGN (including VE reductions) and MODIFY AUDITORIUM:

- Replace Auditorium w/ 120 Seat Classroom $ 23.6 million

EXISTING CONSTRUCTION BUDGET $ 21.7 million
APPROVED SCHEMATIC DESIGN

LOWER STREET LEVEL
PROPOSED SCHEMATIC DESIGN w/ VE REDUCTIONS

ELIMINATE LIGHT COURT

ELIMINATE ENTRY STEPS
REPLACE AUDITORIUM WITH 120 SEAT CLASSROOM

ELIMINATE LIGHT COURT & BRIDGE

ELIMINATE ENTRY CANOPY

APPROVED SCHEMATIC DESIGN w/ VE REDUCTIONS
PROPOSED SCHEMATIC DESIGN w/ 120 SEAT CLASSROOM & "LAND BANK"
REPLACE AUDITORIUM WITH 120 SEAT CLASSROOM

ELIMINATE ROOF TERRACE

ELIMINATE ENTRY CANOPY

PROPOSED SCHEMATIC DESIGN w/ VE REDUCTIONS
APPROVED SCHEMATIC DESIGN

VIEW FROM INTERSECTION OF SFD AND COLLEGE AVE
PROPOSED SCHEMATIC DESIGN

VIEW ALONG COLLEGE AVE STEPS
OPTION: w/ FLEXIBLE WALLS TO CREATE ASSEMBLY SPACE
3. BOND SPENDING PLAN (BSP)

Dr. David Wain Coon
Superintendent / President
a. BSP Requests for Consideration at a future Board Meeting:

- Fine Arts Weatherization
  - Design options will be presented to the Board

- New Academic Center
  - Requires acceptance of “VE” items and approval to replace the 200 seat auditorium with a 120 seat flat floor classroom

- Child Study Center
  - Will require additional round of VE with user group

- Bond Interest Shortfall
  - Due to low interest rate environment, projected interest from the sale of bonds will amount to $11,000,000 (down from $15,000,000)
b. Funding Sources:

• SMCP Bid Savings ($5,000,000)
  o $5,000,000 allocated to Fine Arts Weatherization, Child Study Center, New Academic Center and Bond Reserve Shortfall

• KTD Reserve
  o Additional funding will be allocated to bond interest shortfall
4. QUESTION AND ANSWER

LAURA MC CARTY
DIRECTOR OF MODERNIZATION

LEIGH SATA
SWINERTON MANAGEMENT AND CONSULTING

BRIAN WRIGHT
TLCD ARCHITECTS

MARK CAVAGNERO, JOHN FUNG
MCA ARCHITECTS