Bond Program Planning Imperatives
Study Session
October 12, 2004
San Mateo CCD
Capital Improvement Program (CIP)

- Three Campuses (1.2M GSF / 346 Acres)
  - Cañada College – City of Woodside
  - Skyline College – City of San Bruno
  - College of San Mateo – City of San Mateo
- 25,000 Students / 1,000 Staff / Adjuncts
- $207M Bond Measured Passed November 2001
- $300M Capital Improvement Program
  - Multiple Funding Sources
Repair, Renovation, New Construction, & FF&E

- Repair & Renovations
  - Building/Infrastructure Systems
    - Structural Systems
    - Wall/Floor/Ceiling Systems
    - Roofs/Building Envelope
    - Mechanical
    - Electrical/Life Safety
  - Plumbing
  - Vertical Transportation
  - Architectural Finishes (Interior & Exterior
  - Access Controls

- Exterior Areas
  - Roadways/Parking Lots/Walkways
  - Landscape/Athletic Fields
  - Lighting / Underground Utilities

- New Construction
- Furniture, Fixtures & Equipment (FF&E)
Measure C Planning Imperatives

- Educational Master Plan
- PM/CM Selection
- Bond Oversight Committee Selection
- Identify Funding Sources
- Program Definition (PM)
  - Scope Development
  - Budget Verification
  - Project Scheduling
- Architectural & Consultant Selection
- Bond Issuance
  - Campus Valuation
  - Cash Flow Projections
  - Draw Schedule
- Communication
Capital Improvement Program
Funding Sources & Uses

- General Obligation Bond Measure
- Grants/Donations
- State Capital Outlay Program
- State Scheduled Maintenance & Special Repairs Program
- State Funded Hazardous Substance Removal Program
- Redevelopment
- Other
Program Management

- Program Definition (Multi-year Road Map)
  - Scope
  - Schedule
  - Budget
- Construction Procurement
- Design & Construction Standards
- Consultant Management
- Financial Controls/Budget Management
- Contract & Document Management
- Logistics/Safety
- District Wide Communications / Web Page
  - Board of Trustees
  - Bond Oversight Committee
  - State/Regional Entities
  - Local Community
Construction Management

- Design/Consultant Management
- Construction Procurement
- Budget Management
- Document Management
- Contractor(s) Management & Coordination
- Logistics & Safety
- Campus Communications & Coordination
- Furniture Fixtures & Equipment Procurement
- Swing Space
- Move Management
Architectural Responsibilities

- Space Programming
- Design & Building Standards
- Design Process
  - Detailed Space Programming
  - Schematic Design - 2 Months
  - Design Development - 3 Months
  - Construction Documents - 6 Months
  - Construction Administration
- Cost Estimating
- DSA (Division of the State Architect) Coordination & Approval
- State Chancellor’s Office
  - Initial Project Proposals (IPP)
  - Final Project Proposals (FPP)
- Sub-Consultants
  - Acoustical, Mechanical, Structural, Electrical, Landscape etc.
Other Consultants

- Geotechnical
- Civil Engineering
- Environmental
  - Hazardous Substance Testing
  - California Environmental Quality Act (CEQA)
- Furniture (Class / Lab / Office / Specialty)
- Materials Testing
- Access Controls
- Fire / Life Safety
- Accessibility (ADA Transition Plan)
- Way Finding / Signage
- Legal (Construction Law)
- Division of the State Architect (DSA) Inspector of Record (IOR)
- Energy Efficiency
- Landscape
- Other
Temporary Facilities ($$$$

- Program Space Needs
  - Office
  - Lecture
  - Lab
  - Other

- Scheduling (Class / Construction)

- Move-Management (Dominoes)
  - Coordination / Orientation
  - Movers / IT / Facilities
Communications

With whom?
- State of California
  - Chancellor’s Office
  - Department of Finance
- Campus Community
  - Faculty
  - Students
  - Staff
  - General Public & Community users
- Construction Community
  - Builders
  - Trades
- Local Community Outreach
  - County
  - City (Fire / Utilities / Government)
  - Neighborhoods

How?
- Construction Mitigation
- Open Forums
- Signage / Wayfinding
- Newsletter / e-mail
- Website - ?
Construction Impacts

- Parking (Campus & Contractors)
- Road and Pedestrian Path Closures / Detours
- Traffic (Campus & Construction)
- Dirt and Dust
- Noise (mitigations)
- Interruptions in Heat, Power, Water, Data
  - Scheduled & unscheduled
- General Inconvenience
- Safety
Program Issues & Challenges

- Inter Agency Coordination (DOF/CCCO/DSA/State & Local Fire Marshals/Water Board)
- Contractor Prequalification
- Risk Management (OCIP/ Builder’s Risk)
- Multiple Contractors / Designers / Schedules coordination
- Rising Cost of Construction (Escalation & Material Trends)
- Limited DSA Inspectors of Record
- Difficult Choices
- Managing Expectations
- Educational Mission
  - Academic Calendar / Construction Schedule
Task List & Timeline

- First three months
  - Plan & Execute initial financing
  - Complete Educational Master Plan
  - Select Program Manager
  - Select Program Architect
  - Choose Bond Oversight Committee

- Next 6 Months (Through Month 9)
  - Develop Overall management Plan
  - Review Program Budget & schedule
  - Begin Architectural Programming
Next 12 Months

- Based on Programming to-date, complete first full revision to Budget and Schedule
- Based on Revised Budget and Schedule, plan and execute additional financing
- Implement items of Program Plan which can move quickly
- Complete Architectural Programming & finalize Detailed Facilities Master Plan
- Complete 2nd full revision to Budget and Schedule
- Select architect (s) for first project (s) to enter detailed design phase
- Bid out and award first construction project(s)
Next 6 Years

- Based on revised Budget and Schedule, plan and execute additional financing
- Perform iterative updates to Budget and Schedule
- Select additional architect(s) for additional project(s) to enter detailed design phase
- Bid and award additional construction project(s)
Question & Answer