

**Marin Community College District
Revised Bond Spending Plan
February 2007, based on new data**

**Marin Community College District
Revised Bond Spending Plan**

*Prepared by V-Anne Chernock, Director of Modernization
February 2007*

Executive Summary

On October 10, 2006 the Board of Trustees of the Marin Community College District approved a preliminary spending plan for its \$249.5 million bond program. Recognizing that this plan was based on limited data and subject to change, the District continued its data gathering efforts and is now prepared to present recommended scope adjustments for the Board's consideration.

The scope adjustments occur in four steps:

Step One (Exhibit A): scopes originally held in two single line items as "infrastructure" have been re-allocated to the projects they support, and budgets allocated to individual mechanical systems have been re-allocated to the Central Plant in the Science/Math/Central Plant Complex, which will now house those mechanical systems.

Step Two (Exhibits B and C): new data gathered over the last four months have led to a recommendation for added scope in (1) program and project-level support costs; (2) three individual projects; and (3) photovoltaics to produce 50% of energy requirements for the PE Complex.

Step Three (Exhibit C): in order to re-balance the spending plan to accommodate the scope adjustments identified in Step Two, two projects (Fusselman and LRC) are recommended for deferral, and the Gateway Complex scope is recommended for scope reduction.

Step Four (Page 2): At Board direction, the District estimated the cost of adding photovoltaics to each of the bond's building projects to produce up to 50% of each project's energy needs. Option A indicates the estimated cost for 50%; Option B shows the estimated cost for PV if only roofs are used. Option C shows the estimated cost for maximum LEED points assigned to photovoltaics.

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	Note	Approved by BOT 10/06	STEP ONE NO COST		STEP TWO REQUESTED ADJUSTMENTS			STEP THREE RECOMMENDED SCOPE REDUCTION AND REVISED BOND SPENDING PLAN	
			Infrastructure Adjustments (see Exh. A)	Step One Adjusted Subtotal	A. Added Support \$ (see Exh. B)	B. Adjusted Scope (see Exh. C)	C. PE PV @ 50%	Deferred (see Exh. C)	Revised Totals
Program Budgets									
Program costs		\$ 12,000,000		\$ 12,000,000	\$ 4,000,000				\$ 16,000,000
ERP (technology program)		\$ 10,000,000		\$ 10,000,000					\$ 10,000,000
Reserves		\$ 17,800,000		\$ 17,800,000					\$ 17,800,000
Funds to be allocated									\$ 6,500,000
Projects Approved by Board 10/06									
KTD Science/Math/CP Complex	1	\$ 42,800,000	\$ 5,600,000	\$ 48,400,000	\$ 400,000	\$ 20,700,000			\$ 69,500,000
KTD Arts Complex - Fine Arts Building		\$ 18,300,000	\$ 400,000	\$ 18,700,000	\$ 300,000				\$ 19,000,000
KTD Arts Complex - PA Building modernization	2	\$ 10,700,000	\$ (500,000)	\$ 10,200,000	\$ 100,000	\$ 6,900,000			\$ 17,200,000
KTD PE Complex modernization	2	\$ 21,700,000	\$ 700,000	\$ 22,400,000	\$ 160,000		\$ 4,340,000		\$ 26,900,000
IVC Transportation Complex (incl. machine metals)		\$ 7,400,000	\$ 100,000	\$ 7,500,000	\$ 100,000	\$ 5,600,000			\$ 13,200,000
IVC Main Complex		\$ 21,400,000	\$ 300,000	\$ 21,700,000	\$ 600,000				\$ 22,300,000
Projects w/ Approval Pending									
KTD Gateway Complex (Admin, Humanities, CC)		\$ 50,600,000	\$ (700,000)	\$ 49,900,000	\$ 105,000			\$ (32,505,000)	\$ 17,500,000
KTD Fusselman Hall		\$ 5,300,000	\$ 1,800,000	\$ 7,100,000				\$ (7,100,000)	\$ -
KTD LRC Modernization		\$ 13,200,000	\$ (3,000,000)	\$ 10,200,000				\$ (10,200,000)	\$ -
Infrastructure Budgets									
KTD original infrastructure budget									
		\$ 21,000,000	\$ (21,000,000)	\$ -					
KTD Demolition		\$ -	\$ 1,400,000	\$ 1,400,000					\$ 1,400,000
KTD Tree Removal		\$ -	\$ 500,000	\$ 500,000					\$ 500,000
KTD West Campus Bridge		\$ -	\$ 2,000,000	\$ 2,000,000					\$ 2,000,000
KTD Geothermal Field	1	\$ -	\$ 8,900,000	\$ 8,900,000					\$ 8,900,000
KTD Larkspur Annex		\$ -	\$ 1,200,000	\$ 1,200,000					\$ 1,200,000
KTD Swing Space		\$ -	\$ 2,300,000	\$ 2,300,000					\$ 2,300,000
IVC original infrastructure budget									
		\$ 12,300,000	\$ (12,300,000)	\$ -					
IVC Bridge and Pathways		\$ -	\$ 1,300,000	\$ 1,300,000					\$ 1,300,000
IVC Fire Mitigation		\$ -	\$ 800,000	\$ 800,000					\$ 800,000
IVC Gas Main Replacement		\$ -	\$ 600,000	\$ 600,000					\$ 600,000
IVC Creek Erosion		\$ -	\$ 1,600,000	\$ 1,600,000					\$ 1,600,000
IVC Storm Drain		\$ -	\$ 500,000	\$ 500,000					\$ 500,000
IVC Tree Removal		\$ -	\$ 100,000	\$ 100,000					\$ 100,000
IVC Geothermal		\$ -	\$ 1,500,000	\$ 1,500,000					\$ 1,500,000
IVC Parking, Bioswale		\$ -	\$ 1,000,000	\$ 1,000,000					\$ 1,000,000
IVC Power Plants		\$ -	\$ 2,800,000	\$ 2,800,000					\$ 2,800,000
IVC Swing Space		\$ -	\$ 2,100,000	\$ 2,100,000					\$ 2,100,000
Total		\$ 264,500,000		\$ 264,500,000					\$ 264,500,000
Bond Funds		\$ 249,500,000							\$ 249,500,000
Interest earned to date		\$ 3,500,000							\$ 3,500,000
Projected additional interest		\$ 11,500,000							\$ 11,500,000

Notes:

¹KTD geothermal field is now listed as an infrastructure project separate from the Science/Math/Central Plant Complex.

²Modernization projects (PE and Performing Arts) include an additional 5% change order contingency (i.e. total 15%).

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Step Four, Photovoltaics

	OPTION A All Projects at 50% PV	OPTION B All Projects Roofs Only	OPTION C All Projects at LEED*
Projects Approved by Board 10/06			
KTD Science/Math/CP Complex	\$ 11,000,000	\$ 3,810,000	\$ 2,338,000
KTD Arts Complex - Fine Arts Building	\$ 4,500,000	\$ 2,810,000	\$ 1,050,000
KTD Arts Complex - PA Building modernization	\$ 4,400,000	\$ 4,190,000	\$ 1,234,000
KTD PE Complex modernization	included**	\$ 4,200,000	\$ 1,100,000
IVC Transportation Complex (incl. machine metals)	\$ 1,700,000	\$ 1,510,000	\$ 469,000
IVC Main Complex	\$ 3,500,000	\$ 3,390,000	\$ 980,000
Projects w/ Approval Pending			
KTD Gateway Complex (Admin, Humanities, CC)	\$ 4,020,000	\$ 2,300,000	\$ 667,000
Totals	\$ 29,120,000	\$ 22,210,000	\$ 7,838,000

*Maximum LEED points for photovoltaics:

Existing buildings: 4 points for 12%

New buildings: 3 points for 12.5%

**\$4,340,000 for 50% at PE Complex is already included in adjusted scope, Step Two

Exhibit A - Step One, Detailed Infrastructure Adjustments

Note: these budgets are approximate, based on formulas, and should not be considered a final estimate.

Project	Approved by BOT 10/06	Internal Transfers						Total Transfers	Interim Adjusted Budget
		Site Work	Central Plant	Joint Trench	Sewer	Utilities	Geothermal		
Program Budgets									
Program Costs	\$ 12,000,000							\$ 12,000,000	\$ 12,000,000
ERP (technology program)	\$ 10,000,000							\$ 10,000,000	\$ 10,000,000
Reserves	\$ 17,800,000							\$ 17,800,000	\$ 17,800,000
KTD Science / Central Plant	\$ 42,800,000		\$ 14,200,000	\$ (100,000)	\$ 300,000	\$ 100,000	\$ (8,900,000)	\$ 5,600,000	\$ 48,400,000
KTD Fine Arts ¹	\$ 18,300,000	\$ (500,000)	\$ (1,500,000)	\$ 1,000,000	\$ 100,000	\$ 1,300,000		\$ 400,000	\$ 18,700,000
KTD Performing Arts ¹	\$ 10,700,000	\$ 500,000	\$ (1,500,000)	\$ (700,000)	\$ 100,000	\$ 1,100,000		\$ (500,000)	\$ 10,200,000
KTD PE Complex	\$ 21,700,000				\$ 100,000	\$ 600,000		\$ 700,000	\$ 22,400,000
IVC TransTech	\$ 7,400,000					\$ 100,000		\$ 100,000	\$ 7,500,000
IVC Main Building	\$ 21,400,000					\$ 300,000		\$ 300,000	\$ 21,700,000
								\$ -	
KTD Gateway	\$ 50,600,000		\$ (3,500,000)	\$ 1,000,000	\$ 100,000	\$ 1,700,000		\$ (700,000)	\$ 49,900,000
KTD Fusselman	\$ 5,300,000		\$ (300,000)	\$ 200,000	\$ 100,000	\$ 1,800,000		\$ 1,800,000	\$ 7,100,000
KTD LRC	\$ 13,200,000		\$ (1,800,000)	\$ (1,300,000)	\$ 100,000			\$ (3,000,000)	\$ 10,200,000
KTD Infrastructure	\$ 21,000,000	\$ (7,400,000)	\$ (5,600,000)	\$ (100,000)	\$ (900,000)	\$ (7,000,000)		\$ (21,000,000)	\$ -
KTD Demolition	\$ -	\$ 1,400,000						\$ 1,400,000	\$ 1,400,000
KTD Tree Removal	\$ -	\$ 500,000						\$ 500,000	\$ 500,000
KTD West Bridge	\$ -	\$ 2,000,000						\$ 2,000,000	\$ 2,000,000
KTD Geothermal	\$ -						\$ 8,900,000	\$ 8,900,000	\$ 8,900,000
KTD Larkspur Annex	\$ -	\$ 1,200,000						\$ 1,200,000	\$ 1,200,000
KTD Swing Space Allocation	\$ -	\$ 2,300,000						\$ 2,300,000	\$ 2,300,000
IVC Infrastructure	\$ 12,300,000	\$ (12,300,000)						\$ (12,300,000)	\$ -
IVC Bridge & Pathways	\$ -	\$ 1,300,000						\$ 1,300,000	\$ 1,300,000
IVC Fire Mitigation	\$ -	\$ 800,000						\$ 800,000	\$ 800,000
IVC Gas Main Replacement	\$ -	\$ 600,000						\$ 600,000	\$ 600,000
IVC Creek Erosion	\$ -	\$ 1,600,000						\$ 1,600,000	\$ 1,600,000
IVC Storm Drain	\$ -	\$ 500,000						\$ 500,000	\$ 500,000
IVC Tree Removal	\$ -	\$ 100,000						\$ 100,000	\$ 100,000
IVC Geothermal	\$ -	\$ 1,500,000						\$ 1,500,000	\$ 1,500,000
IVC Parking, Bioswale	\$ -	\$ 1,000,000						\$ 1,000,000	\$ 1,000,000
IVC Power Plants	\$ -	\$ 2,800,000						\$ 2,800,000	\$ 2,800,000
IVC Swing Space Allocation	\$ -	\$ 2,100,000						\$ 2,100,000	\$ 2,100,000
Total	\$ 264,500,000								\$ 264,500,000

Note
¹ Funds transferred from Fine Arts to Performing Arts for demolition of Annex

Exhibit B - Step Two (A), Added Support Costs

Note: Categories in gray are completed work.

Description	Original		Recommended		Totals
	Budget ¹		Budget	Sub-Budgets	
Legal Fees	\$	100,000	\$	500,000	
Misc.Construction-Related Services	\$	-	\$	100,000	
LEED Registration Fees	\$	-	\$	800,000	
Consultants (program-level planning)	\$	5,694,207	\$	5,894,207	
ADA Survey (Sally Swanson)			\$	20,845	
Space Inventory Consultant (CCS)			\$	87,758	
District Surveyors / Planners (Sandis)			\$	138,795	
District Civil Engineer (CSW)			\$	550,000	
District Geotechnical Engineer (Fugro)			\$	169,000	
District Structural Engineer (Degenkolb)			\$	368,000	
District MEP Engineer (Alfa Tech)			\$	800,000	
District Landscape Architect (Royston)			\$	488,000	
District Architect (Steinberg)			\$	1,600,000	
District Industrial Hygienist (Ninyo & Moore)			\$	256,000	
District CEQA Consultant (Amy Skewes-Cox)			\$	642,000	
District Signage Consultant (Keating)			\$	200,000	
District FF&E Consultant (Transitions)			\$	400,000	
Interim Director of Modernization (Jose Nunez)			\$	173,809	
Operations	\$	860,793	\$	3,360,793	
Miscellaneous Start-up Expenses			\$	267,166	
Paragon System			\$	350,000	
District Salaries (5 years)			\$	2,100,000	
Reproduction (non-project specific)			\$	200,000	
Advertising (non-project-specific)			\$	10,000	
Allowance for unforeseen situations			\$	421,627	
Telephone Charges			\$	12,000	
Swinerton Management Contract	\$	5,345,000	\$	5,345,000	
Mobilization			\$	100,000	
Program Definition			\$	400,000	
Program Management			\$	4,845,000	
Total	\$	12,000,000	\$	16,000,000	
		Adjustment			\$ 4,000,000

Note
¹Estimate only; original program budget was not detailed

B.2: Additional project support costs, primarily for project inspector based on updated construction schedule and billing rates	\$ 1,765,000
Total Added Support Costs	\$ 5,765,000

Exhibit C - Step Two (B), Added Scope

Project	Gross Square Footage		Basis	Proposed Adjustment	
	Original	Proposed			Added or Reduced Cost
Science / Math / Central Plant Complex					
Increased Unit Cost <i>Additional wet lab space, additional LEED scope, higher construction costs</i>	60,000	60,000	Original 60,000 gsf @ added \$75/gsf + 30% support + 16% escalation to mid '09	\$	6,800,000
Square Footage Adjustment <i>Additional lab support space needed</i>		12,000	gsf		
Additional office space needed (Exh. C.1)		3,000	gsf		
<i>Additional instructional space needed</i>		10,000	gsf		
<i>Reduced central plant space</i>		-8,000	gsf		
		<u>77,000</u>	17,000 gsf @ \$540/gsf + 30% support + 16% escalation to mid '09	\$	13,900,000
				Total	\$ 20,700,000
Performing Arts Building					
Square Footage Adjustment <i>Additional gsf added to accommodate new dance and lobby space</i>	52,000	58,000	Added 6,000 gsf @ \$400/gsf + 30% support + 24% escalation to mid '10	\$	3,900,000
Reconfiguration <i>Reconfiguration of 4,000 gsf of internal space to accommodate new shared instructional space</i>	4,000	4,000	4,000 gsf @ 465/gsf + 30% support + 24% escalation to mid '10	\$	3,000,000
					\$ 6,900,000

Exhibit C - Step Two (B), Added Scope

Project	Gross Square Footage		Proposed Adjustment	
	Original	Proposed	Basis	Added or Reduced Cost
Transportation Complex				
Square Footage Adjustment	15,000	19,000	Added 4,000 gsf @ \$500/gsf + 30% support + 16% escalation to mid '09	\$ 3,300,000
<i>To accommodate correct TOP (Taxonomy of Programs) code allowance for auto technology programs</i>				
Scope of work for Pomo 4, Machine Metals shop (allowance)				\$ 2,300,000
				<u>\$ 5,600,000</u>

Exhibit C - Step Three, Reduced Scope

Gateway Complex				
Square Footage Adjustment	70,000			
<i>Re-allocate to existing Student Services Building</i>		-18,000	gsf	
<i>Re-allocate to existing Learning Resource Center</i>		-5,000	gsf	
<i>Re-allocate to Science / Math / Central Plant Complex</i>		-17,000	gsf	
<i>Re-allocate to Performing Arts Building</i>		-6,000	gsf	
		<u>24,000</u>		
			Remaining 24,000 gsf @ \$425/gsf + 30% support + 32% escalation to mid '11 = \$17.5 million	<u>\$ (32,505,000)</u>

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Prepared by Erik Dunmire, Dean
November 2006

Exhibit C.1 - SMCP Office Space

Item	#	Size	ASF
IT Director	1	100	100
IT Staff	11	80	880
M&O Offices	3	80	240
Administrators	2	140	280
Classified Staff	14	65	910
Full-time Faculty	27	80	2,160
Part-time Faculty	46	30	1,380
Student breakout areas	3	60	180
Faculty breakout areas	3	80	240
Admin storage area	1	80	80
Small conference room	1	200	200
Staff break room	1	320	320
Total needed			<u>6,970</u>
Originally assigned (Steinberg)			<u>-3,376</u>
Recommended add:			<u><u>3,594</u></u>