



BERKELEY CITY COLLEGE

TOWN HALL

BCC's Facilities Committee

Presents



New Building Update and Feedback

Friday, October 14, 2016

12:10 pm – 1:20 pm

BCC Auditorium



2118 Milvia Street

Guest Presenters

Ronald Little

*PCCD VC, Finance &
Administration*

Laura McCarty

PCCD Director, Capital Projects

Merideth Marschak

Noll & Tam Architects



Overview – Bond “re-calibration”

Original Bond Assumptions:

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

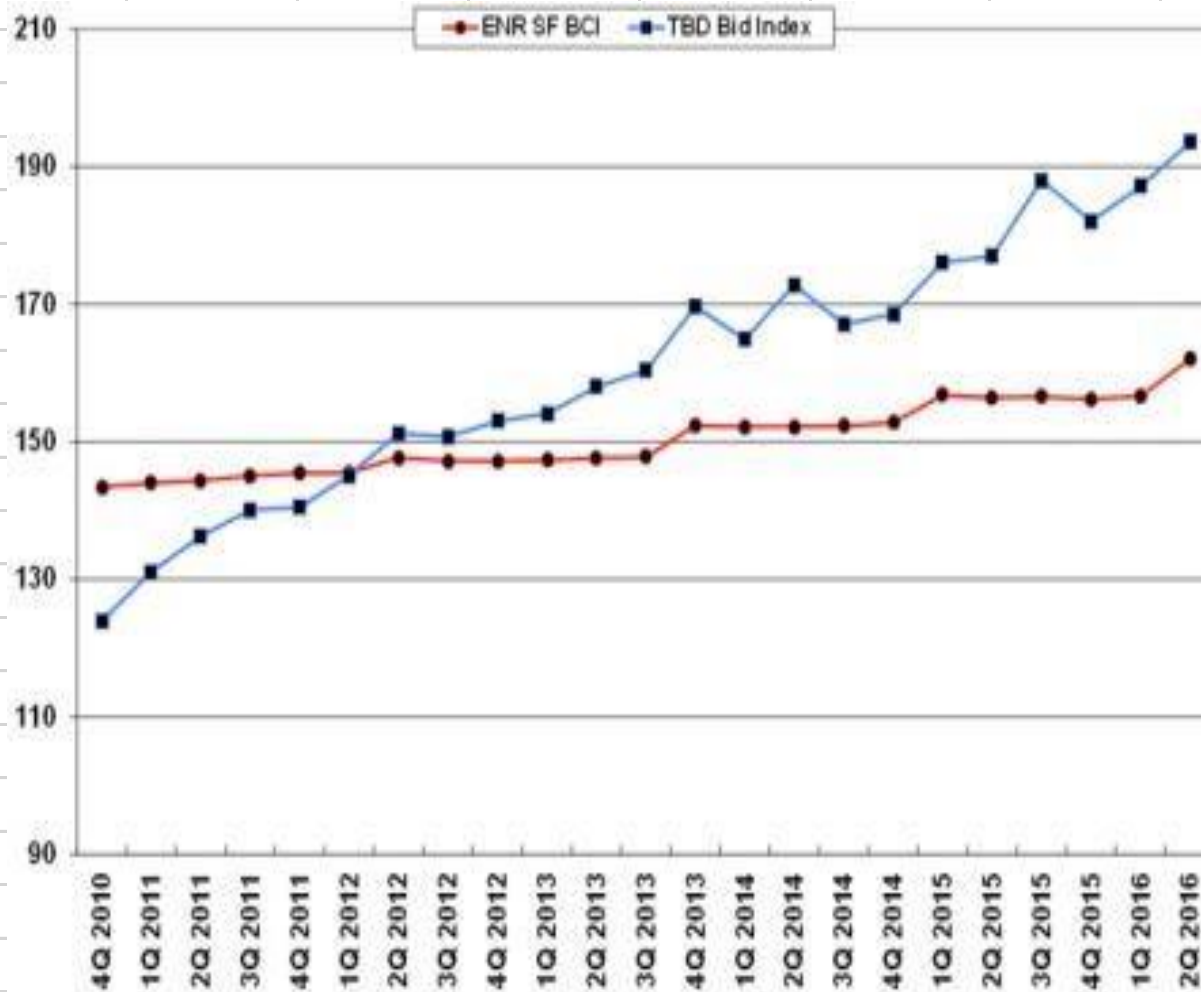
Delay factors:

- *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**
- **Consider allocating FF&E and IT spending to major projects only**
- **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 Facilities Committees & other shared governance groups at each college:**

Confirm redistribution of funds & space programs

Hold town hall meetings

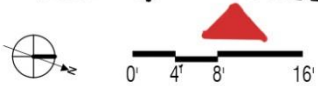
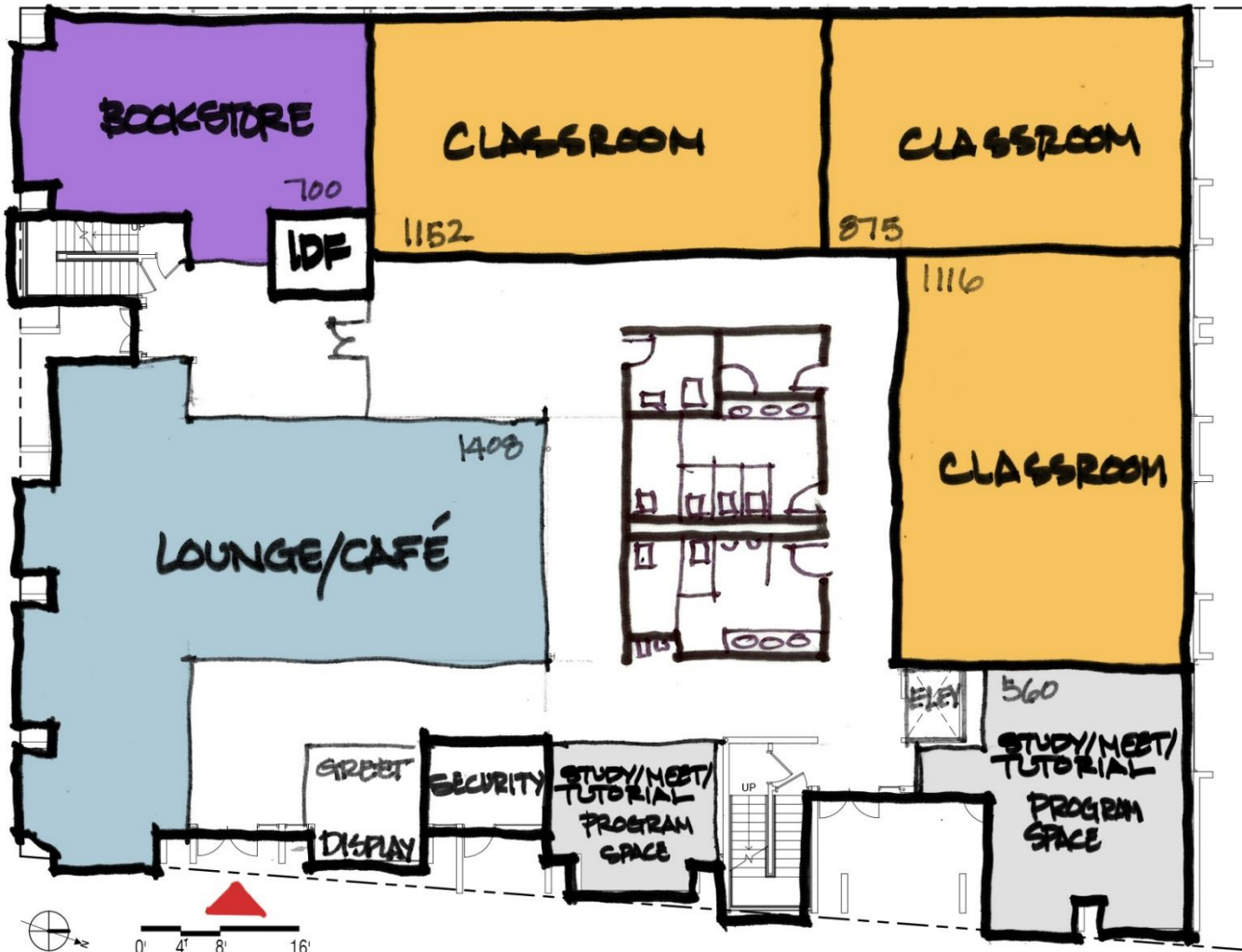
- ***Board presentation & approval:***

January

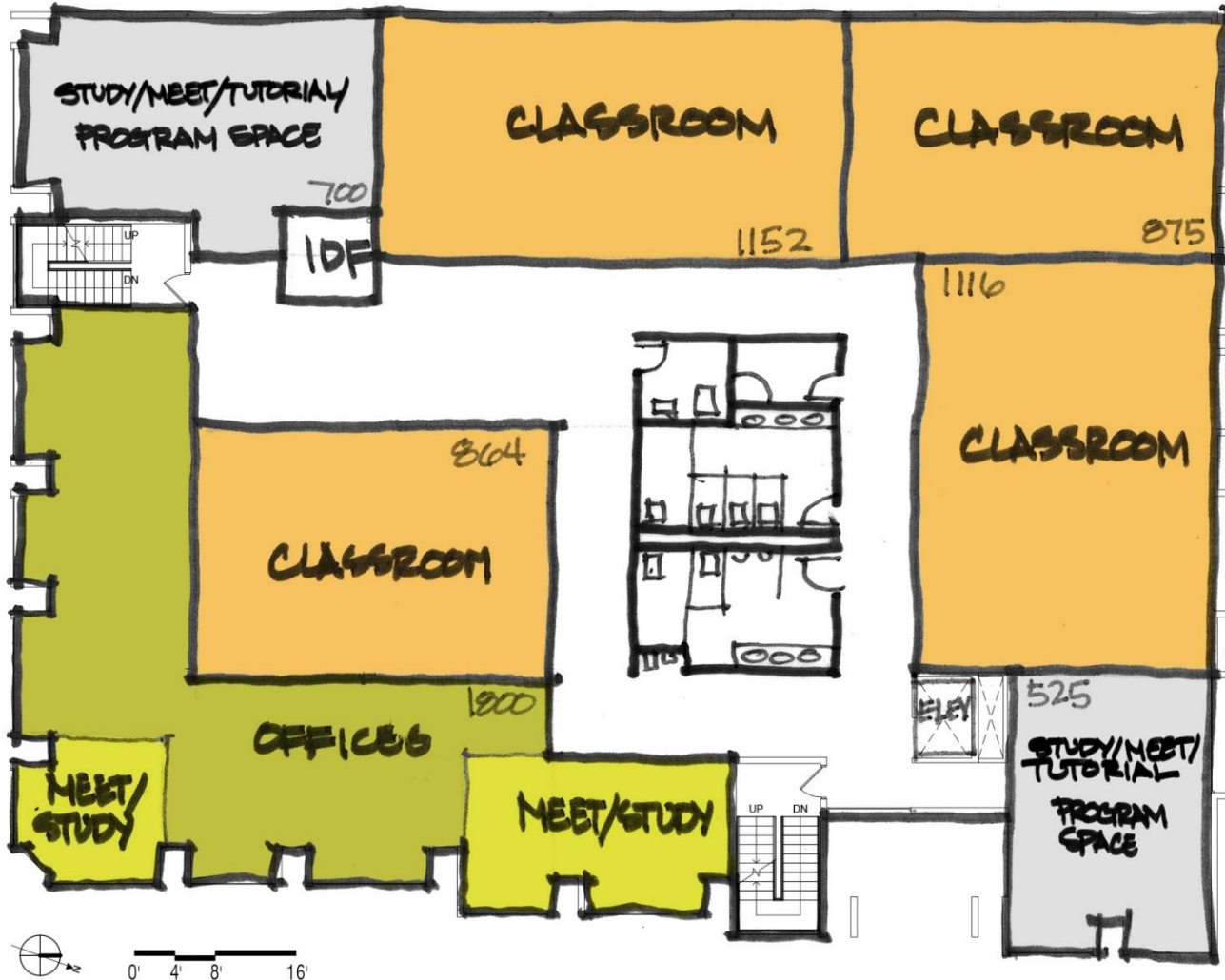
The process is working...updates from:

- 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*
 - *Determining cost of most economical remodel/structural*
 - *Creating a space that will work for the next 5-10 years*
 - *Future plans will include the vision of a new building*

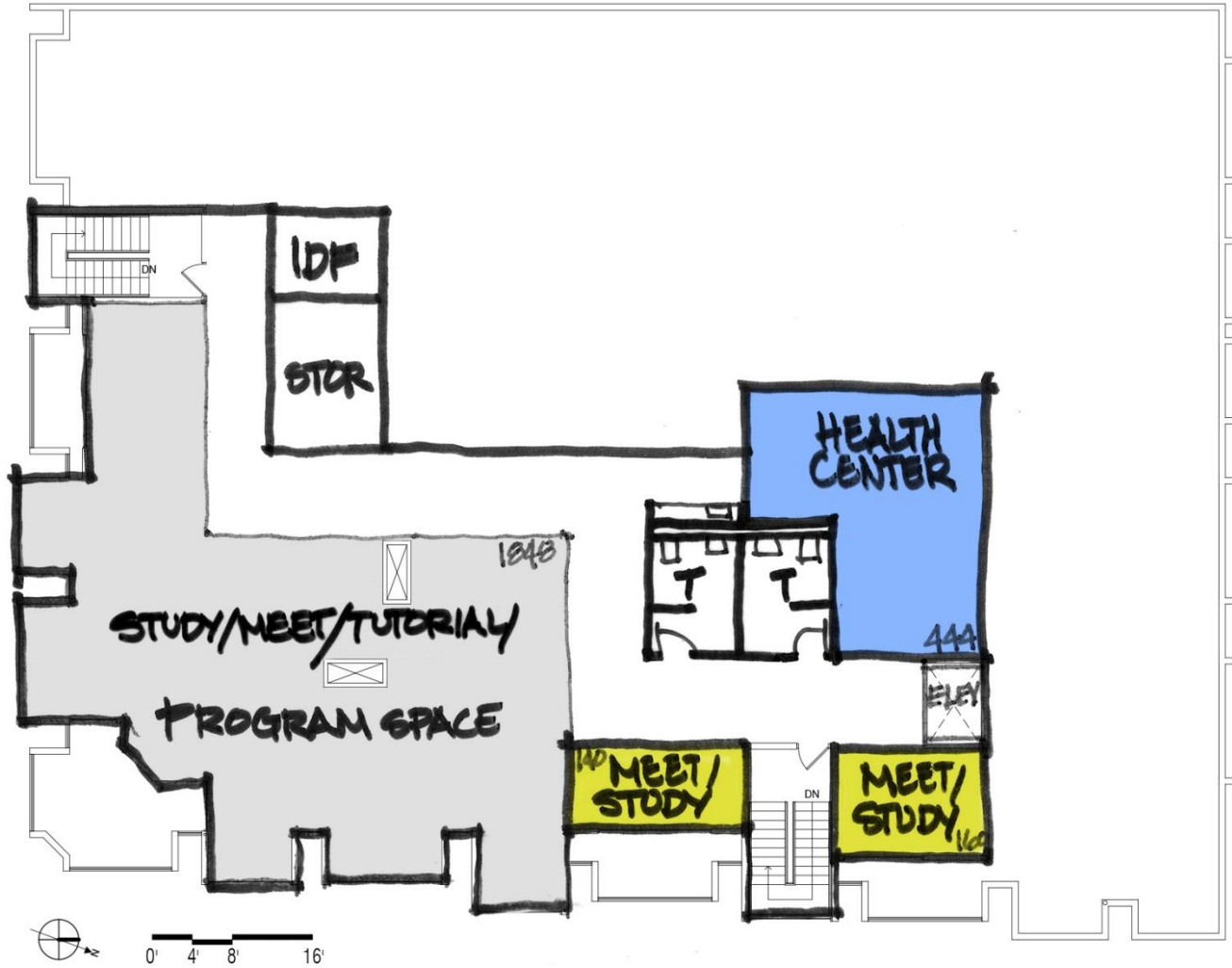




First Floor
9/29/16



Second Floor
9/29/16



Third Floor
9/29/16

MILVIA BUILDING MODERNIZATION - PROBABLE COST UPDATE

Figures are estimates based upon recent market trends and subject to market fluctuations

	forecast w/ 3.5% escalation	budget - approximate current funds	if structural costs cannot be reduced*
Construction Costs			
gross square feet	26,000	26,000	-
cost/sf	\$ 337	\$ 296	(41)
to mid-2017	\$ 349	\$ 306	(43)
to mid-2018	\$ 361	\$ 317	(44)
Construction contingency 10%	\$ 938,607	\$ 823,638	(114,970)
Construction total	\$ 10,324,681	\$ 9,060,015	(1,264,666)
Soft Costs			
FF&E	\$ 600,000	\$ 600,000	-
IT (non-GC items)	\$ 340,000	\$ 340,000	-
Project Contingency	\$ 450,000	\$ 400,000	(50,000)
other soft costs (design, inspection, etc.)	\$ 1,933,000	\$ 1,600,000	(333,000)
soft cost % of total	24%	25%	
Total Forecast	\$ 13,647,681	\$ 12,000,000	\$ (1,647,666)

Legend

Budget we have to work with without additional funds

Construction cost per square foot drives total cost

Possible shortfall if structural cost are at high end



Budget Risk

- *We will be going through a DSA required process to convert the building to a Field Act building*
- *This involves a structural upgrade. The level of upgrade depends on the existing structure connections & building materials*
- *Samples will be taken and analyzed*
- *The most economical structural design will be determined.*
- *This will allow us to be more confident about the min. cost of remodel otherwise fund augmentation will be required.*

Draft schedule

- *Design* *now – spring 2017*
- *DSA approval* *to winter 17/18*
- *Construction* *to winter 18/19*
- *Earliest opening* *Spring semester 2019*