

Bond Construction Program

Overview and Budget Update

Board of Trustees Meeting
March 1, 2017



Bond Construction Program Accomplishments



Eight new buildings since 2006 totaling 265,050 s.f.
Four new buildings since 2014 totaling 133,723 s.f.
Numerous building modernizations, infrastructure improvements, & site improvements.



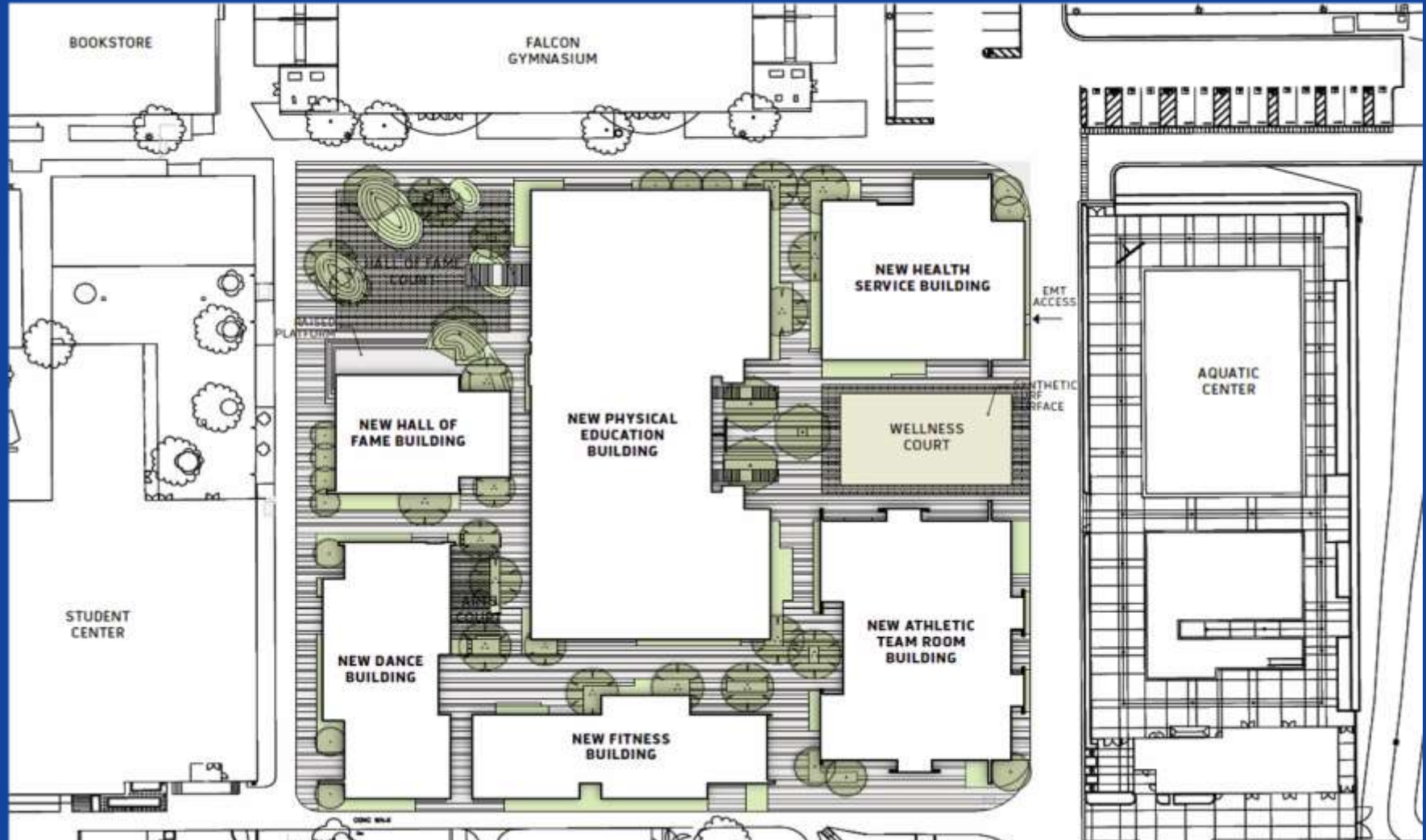


Health & Wellness Complex

Six Buildings Constructed in 2 Phases

Phase 1 Occupancy – June 2019

Phase 2 Occupancy – August 2020





Overview of Bids for Health & Wellness Complex

- This is the first public labor agreement project at Cerritos College.
- This will be the first certified LEED building on campus.
- Bid Categories 1-20 advertised on October 18th.
- Received multiple responsible, responsive bids for 16 of the 20 bid categories.
- Bid Categories 11, 16, 19, & 20 will need rebid due to various bid irregularities. These are not critical path categories and will not adversely affect the construction schedule.



Summary of Health & Wellness Complex Bids

B.C.	Bid Category Description	Original Construction Estimate	Responsive/ Responsible Bid
01	Demo / Grading/Paving	\$ 1,628,296	\$ 1,094,900
02	Plumbing	\$ 2,974,840	\$ 2,009,000
03	Structural & Site Concrete	\$ 6,616,041	\$ 7,924,000
04	Structural Steel & Misc. Metals	\$ 5,890,615	\$ 7,079,000
05	Architectural Woodwork	\$ 583,635	\$ 378,580
06	Metal /Composite Wall Panels	\$ 1,864,511	\$ 1,976,260
07	Roofing	\$ 2,141,938	\$ 1,989,990
08	Doors/Frames/Hardware	\$ 400,841	\$ 395,000
09	Windows / Glazing	\$ 2,825,263	\$ 2,262,460
10	Metal Stud/Drywall/Plaster	\$ 6,386,346	\$ 6,366,754
11	Flooring (Re-bid necessary)	\$ 1,100,000	(est) \$ 1,100,000
12	Tile	\$ 659,145	\$ 774,000
13	Acoustical treatments	\$ 375,283	\$ 543,470
14	Painting	\$ 463,457	\$ 588,800
15	Miscellaneous Specialties	\$ 2,853,760	\$ 2,380,000
16	Fire Sprinkler (Re-bid necessary)	\$ 615,610	(est) \$ 615,610

Bid results continued on next page.



Summary of Health & Wellness Complex Bids

B.C.	Bid Category Description	Original Construction Estimate	Responsive/ Responsible Bid	2015 ROM
17	HVAC	\$ 5,410,911	\$ 4,237,000	
18	Electrical/Comm/Fire Alarm	\$ 6,995,430	\$ 5,356,443	
19	Landscape (Re-bid necessary)	\$ 396,923	\$ 396,923	
20	IT/Low Voltage (Re-bid necessary)	\$ 225,000	(est) \$ 225,000	
21	Audio Visual/IT (Future bid)	\$ 1,000,000	(est) \$ 1,000,000	
	Total Construction Costs	\$ 50,407,845	\$49,279,014	
	Construction Contingency		\$ 1,309,084	
	Soft Costs		\$ 11,045,008	
	CM Fee		\$ 2,559,222	
	General Conditions		\$ 3,607,672	
	Total Project Cost		\$ 67,800,000	\$ 60,230,000

Overview of Bids for Health & Wellness Complex

Health & Wellness Complex Budget

- Based on bid results, budget will need to be increased from last bond construction update approximately 12.5%.
- Construction Schedule: Phase 1 start March 2017- occupancy June 2019. Phase 2 start June 2019 - occupancy August 2020.





ROM (Rough Order of Magnitude) Adjustments for Projects

Previously Adjusted January 2013 & 2015

Adjustments based on Program needs, CCCI and Historical Costs

CCCI increased 6.6% for CY2015 & 2016

California Construction Cost Index (CCCI)

Month	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
January	6373	6106	6073	5898	5774	5683	5592	5260	5309	4983	4869	4620
February		6132	6077	5896	5782	5683	5624	5262	5295	4983	4868	4603
March		6248	6069	5953	5777	5738	5627	5268	5298	4999	4871	4597
April		6249	6062	5956	5786	5740	5636	5270	5296	5004	4872	4600
May		6240	6069	5957	5796	5755	5637	5378	5288	5023	4886	4599
June		6238	6055	5961	5802	5754	5643	5394	5276	5065	4842	4593
July		6245	6055	5959	5804	5750	5654	5401	5263	5135	4849	4609
August		6244	6055	5959	5801	5778	5667	5401	5265	5142	4851	4616
September		6267	6113	5959	5802	5777	5668	5381	5264	5194	4942	4619
October		6343	6114	5969	5911	5780	5675	5591	5259	5393	4943	4867
November		6344	6109	5981	5903	5779	5680	5599	5259	5375	4978	4891
December		6373	6108	5977	5901	5768	5680	5596	5262	5322	4981	4877
Annual % *		4.4%	2.2%	1.3%	2.3%	1.5%	1.5%	6.3%	-1.1%	6.8%	2.1%	5.4%

The California Construction Cost index is developed based upon Building Cost Index (BCI) cost indices for San Francisco and Los Angeles produced by Engineering News Record (ENR) and reported in the second issue each month for the previous month. This table is updated at the end of each month.

The ENR BCI reports cost trends for specific construction trade labor and materials in the California marketplace.

*Annual Percentage is calculated from December to December.

This page last updated: 1/11/17



Current Construction Environment California K-14 G.O. Bonds

G.O. Bonds Authorized by Electorate by Year

Year		Amount
2009	2 successful bond initiatives	\$ 69 million
2010	61 successful bond initiatives	\$ 5.05 billion
2011	7 successful bond initiatives	\$ 981 million
2012	113 successful bond initiatives	\$13.2 billion
2013	7 successful bond initiatives	\$ 320 million
2014	128 successful bond initiatives	\$12.6 billion
2015	9 successful bond initiatives	\$ 1.14 billion
2016	257 successful bond initiatives	\$27.76 billion
TOTAL		\$ 61.75 billion

Data provided by ballotpedia.org

Plus Prop 51 State School Construction Bond:
\$ 9 billion with \$ 2 billion earmarked for community colleges.



Current Construction Environment Southern California K-14 G.O. Bonds

G.O. Bonds Authorized by Electorate in 2016

June 2016	K-12	CCD
Los Angeles County	\$ 359 million	\$ 1.08 billion
Orange County	\$ 319 million	
San Diego County	\$ 305 million	\$ 1.24 billion
November 2016	K-12	CCD
Los Angeles County	\$ 3.36 billion	\$ 4.320 billion
Orange County	\$ 1.10 billion	
Riverside County	\$ 919 million	
Ventura County	\$ 476 million	
San Bernardino County	\$1.52 billion	
Total 2016 K-14 G.O. Bonds - SoCal	\$ 8.358 billion	\$ 6.64 billion

Data provided by ballotpedia.org

Current Construction Budget Impacts

K – 14 Public Schools Construction

- AB 219 Concrete Delivery Legislation
 - This bill expands the definition of *public works* under the California Prevailing Wage Law to include: ...the hauling and delivery of ready-mixed concrete to carry out a public works contract...
 - Increased concrete costs by 3% for HWC
 - Adds costs to all projects moving forward and could expand to other materials delivery.

- National Construction Cost Index (NCCI)
 - Turner Building Cost Index—which measures costs in the non-residential building construction market in the United States—has reported a 1.11% increase from the Third Quarter 2016 and a 4.9% yearly increase from the Fourth Quarter 2015.

- The next 5 to10 years will see a significant increase in school bond construction, creating an environment favorable to contractors, especially experienced school construction contractors.



ROM Budget Adjustments 2017

Project	2015 ROM	2017 ROM	Percentage Increase	
Health & Wellness Complex	\$ 60,230,000	\$ 67,800,000	12.5%	
Performing Arts Center	\$ 62,700,000	\$ 70,600,000	12.5%	
Falcon Center (Admin/Student Services)	\$ 62,620,000	\$ 70,447,500	12.5%	

Cerritos College
Projects Funded by Measure G
 From Inception through September 30, 2016

Print Date: 2/16/2017

Status Legend			
C: In Construction	CD: Const. Drawings	DBA: At DBA	N/A: Not Addressed
D: Pending	PR: Programming	NI: New Project	✓: Const. Complete

Location #	Status	Description	ROM BUDGET			FUNDING SOURCE			EXPENSES				Notes
			MEAS. G 2013	MEAS. G Jan 2015	MEAS. G Jan 2017	STATE	MEASURE G	DONOR / OTHER	Program Expenses to Date	Encumbered / Budget to Complete	Estimated Program Expense	Variance from Funding Source	
A. BUILDING RENOVATIONS:													
65025	✓	1 LEARNING RESOURCE CENTER	11,064,068	4,300,000	7,218,478		7,218,478		7,033,977	184,501	7,218,478	0	\$635K expensed on Measure CC. Added Electrical. (18,478)
65039	✓	2 CULINARY ARTS	7,862,484	7,860,000	7,603,210		7,603,210		7,363,382	239,829	7,603,210	0	\$135K expensed on Measure CC. 256,790 surplus returned to the Program.
65053	P	3 HEALTH SCIENCE (2016 FPP) (PLA)	14,332,842	17,890,000	17,890,000	7,900,000	9,990,000		80,000	17,810,000	17,890,000	0	Project Transferred from Measure CC.
		4 MODERNIZATION	15,000,000	15,000,000	10,000,000		10,000,000		0	10,000,000	10,000,000	0	
65011	DSA	5 SOCIAL SCIENCE ELEVATOR			1,300,000		1,300,000		154,220	1,145,780	1,300,000	0	Professional Services expensed on Measure CC.
		6 SUBTOTAL - Building Renovations	48,259,395	45,050,000	44,011,688	7,900,000	36,111,688	0	14,631,579	29,380,110	44,011,689	0	
B. NEW CONSTRUCTION:													
65040	C	7 FINE ARTS	28,818,055	33,530,000	33,530,000		33,530,000		25,499,344	8,030,657	33,530,000	0	\$182K expensed on Measure CC.
65052	P	8 HEALTH & WELLNESS COMPLEX (PLA)	45,700,000	60,230,000	67,800,000		67,800,000		3,405,263	64,394,738	67,800,000	0	
65054	CD	9 FIELD HOUSE (PLA)	6,900,000	11,660,000	11,660,000		11,660,000		630,003	11,029,997	11,660,000	0	
65061	DSA	10 PERFORMING ARTS CENTER	46,000,000	62,700,000	70,600,000		70,600,000		2,150,269	68,449,731	70,600,000	0	
	P	11 FALCON CENTER	59,900,000	62,620,000	70,447,500		70,447,500		0	70,447,500	70,447,500	0	
	P	12 BUSINESS EDUCATION/LANGUAGE ARTS	44,800,000	46,460,000	46,460,000	23,230,000	23,230,000		0	46,460,000	46,460,000	0	
		13											
	P	14 CHILD DEV CENTER	10,000,000	10,000,000	10,000,000	5,000,000	5,000,000		34,940	9,965,060	10,000,000	0	
		15											
		16 SUBTOTAL - Proposed Building Projects	242,118,055	287,200,000	310,497,500	28,230,000	282,267,500	0	31,719,819	278,777,682	310,497,500	0	
C. SITE PROJECTS:													
65057	C	17 SHADE STRUCTURES	5,500,000	7,400,000	6,900,000		6,900,000		600,838	6,299,162	6,900,000	0	
65010	CD	18 PARKING LOTS: IMPROVEMENTS	7,000,000	7,000,000	5,000,000		5,000,000		178,358	4,821,642	5,000,000	0	
	P	19 STADIUM TURF REPLACEMENT			3,000,000		3,000,000		0	3,000,000	3,000,000	0	
		20 SUBTOTAL - Proposed Site Projects	12,500,000	14,400,000	14,900,000	0	14,900,000	0	779,196	14,120,804	14,900,000	0	
D. CAMPUS-WIDE PROJECTS:													
65025 / 65044	✓ / P	21 ROOF REPLACEMENTS			3,000,000		3,000,000		2,192,575	807,425	3,000,000	0	Roof replacements and maintenance.
65050	P	22 SECURITY	2,000,000	1,475,000	1,475,000		1,475,000		220,074	1,254,926	1,475,000	0	Campus Emergence Phones, Fire Alarm Upgrades
65059 / 65062	C	23 INFRASTRUCTURE (Utilities) / ELEC. UPGRADE	15,000,000	4,400,000	6,180,000		6,180,000		4,610,104	1,569,896	6,180,000	0	
65060	C / C	24 CENTRAL PLANT EXP / EMS UPGRADE		10,000,000	10,800,000		10,800,000		764,607	10,035,393	10,800,000	0	
65075 / 65079 / 65023	✓	25 SWING SPACE	5,000,000	6,650,000	4,629,695		4,629,695		4,589,063	40,632	4,629,695	0	Projects: Mobile Kitchen, Modular Classroom, MP Building, HR Relocation, \$2M Returned to Meas. C. Balance Funded by Meas. CC
		26 SUBTOTAL - Campus-Wide Projects	22,000,000	22,525,000	26,084,695	0	26,084,695	0	12,376,422	13,708,272	26,084,694	0	
		SUB-TOTAL OF A+B+C+D	324,877,449	369,175,000	395,493,883	36,130,000	359,363,883	0	59,507,015	335,986,869	395,493,883	0	
65004 / 65015		27 CONTINGENCY	25,000,000	25,000,000	25,000,000		0					0	
		28 BOND IMPLEMENTATION / MANAGEMENT	20,000,000	20,000,000	17,000,000		17,000,000		1,401,923	15,598,077	17,000,000	0	
		29 Total	369,877,449	414,175,000	437,493,883	36,130,000	376,363,883	0	60,908,938	351,584,946	412,493,883	0	

General Notes:

1. Project ROM Budgets Meas. G Jan. 2017 are based upon 2017 dollars.
2. (28) Master Planning, Legal, Program Management, Specialty Consultants, Space Planning through the year 2025.

Meas. G Total
350,000,000

PROJECTED STATE FUNDS	36,130,000
DONOR / OTHER FUNDS	0
MEASURE G FUNDS	350,000,000
UNIDENTIFIED FUNDS	26,363,883
TOTAL FUNDS	<u>412,493,883</u>
TOTAL EXPENSES	<u>412,493,883</u>
VARIANCE	0

Cerritos College Operational Details

Ongoing Strategies in Progress

- Emulate the success of Liberal Arts, Fine Arts, & Math/CIS buildings:
 - On time
 - Under or at budget
 - No delays
 - No litigation
 - Utilize multi-prime project delivery method

- Continue annual review and updating of the Cerritos College pre-qualification process that is required for designated trades.

Cerritos College Operational Details

Ongoing Strategies in Progress



- Identify projects for value engineering
- Rework ROM budgets for all projects
- Reset overall G.O. bond program projections including escalation and contingency factors
- Continue managing building projects for optimal scope, balancing user group desires with cost effectiveness and bond program finances



Cerritos College Operational Details Ongoing Strategies in Progress

Dynamic bond program finances

- Potential de-scoping of budgets
 - Business Education/Language Arts
 - Modernization
 - Parking lots
- Continue to pursue additional State funding
 - Potential State funding
 - 18.4M, Business Ed. and Language Arts (BELA)
 - 7.9M, Health Science Modernization
 - \$ 26.3M

Bond Construction Summary



Providing educators with the physical resources to benefit student success.

Building new educational spaces for our students with the latest technologies.



Bond Construction Summary

Enriching the community through site development and modernization.



Providing public spaces for the benefit of the communities the District serves.

Questions?



BUILDING KEY

- AD Administration
- ASC Academic Support Center
- AQ Aquatics Center
- AP Automotive Partners
- AT Automotive Technology
- CB Classroom Building
- CE Community Education
- CON Concessions
- CP Campus Police
- CPL Central Plant
- FD Food Court
- FPC Facilities & Purchasing Complex
- GYM Gymnasium
- HS Health Science
- ID Student ID Center
- ISC Instructional Support Center (DSP&S)
- LA Liberal Arts
- LB Library
- LC Learning Resource Center
- ME Metals
- NU Northwood University
- PST Physical Science Technology
- S Science
- SC Student Center
- SL Skills Lab
- SS Social Science
- SEM SEM Storage
- WD Wood Manufacturing Technology

- BELA Business Education/Language Arts
- CDC Child Development Center
- MCIS Mathematics/CIS
- COB Cosmetology
- FAC Fine Arts Center
- FC Falcon Center
- FH Field House
- FP Food Pavilion
- HWC Health Wellness Complex
- PAC Performing Arts Center



Discussion