Program Planning For Measure Q A Prop 39 Bond



KITCHELL

December 5, 2012

Contents

- We have our money, now what?
- Post Bond Legal and Financial Requirements
- Managing the Bond
 - Program Planning Phase
 - Program Implementation Phase



We have our money, now what?

Begin with the end in mind.

"To begin with the end in mind means to start with a clear understanding of your destination. It means to know where you are going so that you better understand where you are now and so the steps you take are always in the right direction."

Stephen Covey



We have our money, now what?





It's all about learning!

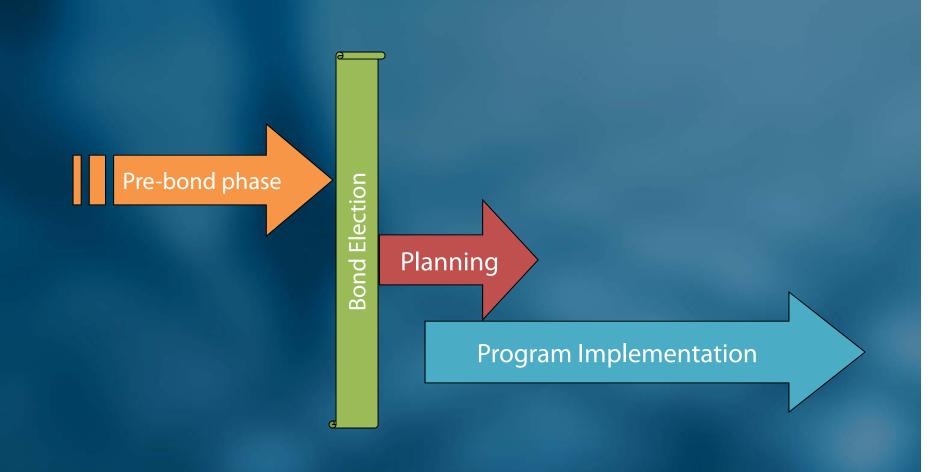


Post-Bond Procedural Matters

- Certify Election Results
- Bond Oversight Committee
 - Prop 39 Requirements
 - Role and Responsibilities
 - Members required
 - Selection process
- Selling the Bonds
- Managing the Bond Program



Managing the Bond





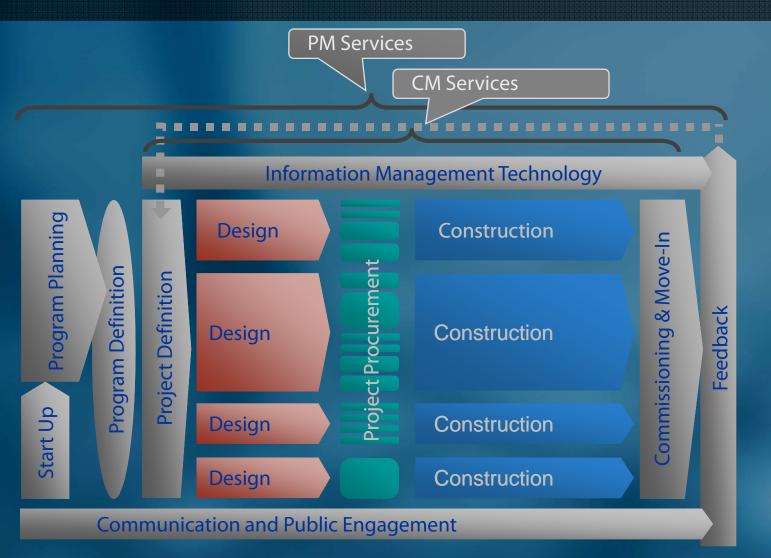
Managing Measure Q

Definitions

- Program Management
 - Management of a multi-project construction program
- Project Management
 - Management of a single project
- Construction Management
 - Management of construction phase of a project
- Design Team
 - Architects, engineers, landscape architects, etc.



PM/CM Process





An 8-Step Process

- 1. Consolidate and analyze all program documentation developed to date
- 2. Prepare a summary report of findings
- 3. Conduct planning sessions with Solano CCD
- 4. Prepare a final list of projects with a summary description of each
- 5. Prepare a detailed Master Budget & Cash Flow Analysis
- 6. Prepare a detailed Master Schedule
- 7. Prepare a Master Program Cash Flow Analysis based on the Master Program Budget and Master Program Schedule
- 8. Prepare a written preliminary Program Management Plan



1. Consolidate and analyze all program documentation developed to date

- Strategic Plan
- Educational Master Plan
- Technology Master Plan
- Facility Master Plan
- Facility Condition Assessment Reports
- Building and infrastructure drawings
- Site plans & parking plans
- Environmental Reports



2. Prepare a summary report of findings

- Recommendations relating to updating current documents
- Additional studies or assessments required
- Additional consultants required



3. Conduct planning sessions with Solano CCD

- Review a preliminary list of projects
- Establish priorities
- Discuss constraints (physical, logistical, and cash flow)
- Develop implementation schedules to include sequence and approximate durations
- Establish basic design and project delivery standards





4. Prepare a final list of projects with a summary description of each

- Phasing
- Priorities
- Descriptions
- Design Standards
- Preliminary Budgets
- Cash Flow Analysis
- Funding Analysis
 - State Funds
 - GO Bond Funds
 - Other Funding Sources



5. Prepare a detailed Master Program Budget that establishes costs for each project and related program costs

- Updated FCA estimates
- Current construction costs
- Projected escalation for duration of bond program
- Contingencies
- LEED certification
- Site infrastructure
- Soft costs
- FF&E

		Year			Funding Phase I 2005-2007			Funding Phase II 2008-2010		Funding Phase III 2011-2013			Total
				Step 2 Step 3		Total	16	FMP#	Total	FMP#	Total		
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	Land Turloek Center	2006	2003	2000	31	\$ 1,000,000						s	1.000,
	Land West Side Center & Infra	2006	2006	2007		\$ 5,375,000						s	5,375.
	Parking Structure	2000	2006	2007	1000	\$ 11,965,000	1 1					s	11.965.
	Allied Health Life Sciences		2006	2007		\$ 27,552,751	1 1					s	27.552
	Softball Complex		2006	_	28	\$ 285,192	1 1					s	285.
	Science Lab		2010	2012			1	11	\$ 184,273	11	\$ 1.527,700	s	1.711.
	High Tech Center		2008	2009			11	22	\$ 22,906,645			s	22,906.
	Ag-Instructional Bldg		2006	STREET, STORES	15a	\$ 19,227,443					1	s	19,227,
	Ag-Modular Living Units		2006	2007	150	\$ 1,289,194						s	1,289,
	Student Center East Modern		2007	2008	13	\$ 891,149		13	\$ 6,606,851			s	7,498.
	Library/Learning Resources CTR		2008	2009			1	23	\$ 20,459,100			s	20,459,
	Founders Hall Modernization		2010	2011			1	8	\$ 3,531,114	8	\$ 22,649,452	s	26,180,
	Ag-Multipurpose Pavilion		2006	2008	15c	S 1,818,542		15c	\$ 12,032,854			s	13,851,
	Science Community Center		2008	2009			1	27a	\$ 17,159,576			s	17,159,
	Science GVM & Pond		2008	2009				27b	\$ 16,925,008			s	16,925,
	Ag-Animal Facilities Renovation		2006	2009	15d	\$ 273,206		15d	\$ 1,478,634			s	1,751,
	John Muir (SH) Modernization		2008	2009				12	\$ 4,491,971			s	4,491
	Student Services (Morris Addition)		2006	2007	14	\$ 9,691,928						s	9,691
	College Contingency										\$ 3,787,417	s	3,787
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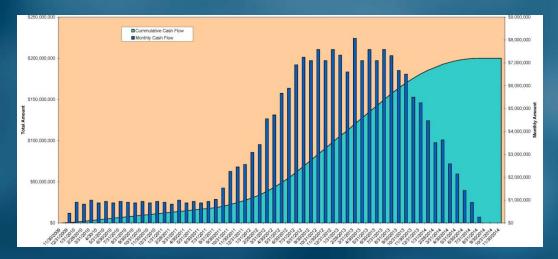
6. Prepare a detailed Master Schedule

- Post-bond program definition phase
- Program preparation phase
- Site procurement and due diligence phases
- Entitlement phases, including EIR, CEQA matters
- Project Schedules including:
 - Project definition phase
 - Design Phase
 - Procurement phase
 - Construction phase
 - FF&E procurement, installation
 - Commissioning and close-out

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7. Prepare a Master Program Cash Flow Analysis based on the Master Program Budget and Master Program Schedule

- Bond sales
- State matching funds
- Other funding sources





Local Funding Sources

- General Obligation Bonds
- Assessment District Finance
- Private Sources
- Entrepreneurial Ventures
- Loans

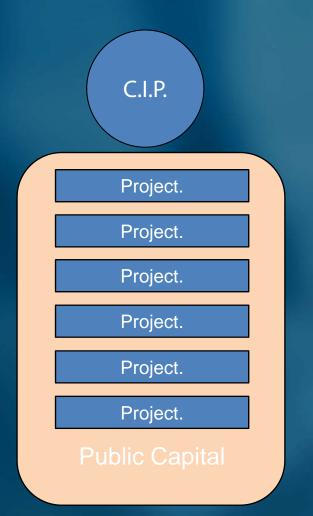


State Assistance & Support

- Construction and remodeling of new buildings and centers
- Maintenance and repair of existing buildings and campus infrastructure
- Removal of hazardous substances
- Equipping of the colleges to meet divergent Statewide enrollment needs



Public Private Partnerships (P3)







Public Private Partnerships

Solano Community College seeks international students to help boost budget

By Richard Bammer

Posted: 11/25/2012 01:09:45 AM PST



Current P3 Legislation

- CA Code Section 5956
 - Single entity to "finance, plan, design, build"
 - Fee-producing
 - Lease-leaseback arrangement



8. Prepare a written preliminary Program Management Plan

- Project Descriptions
- Key Project Success Factors
- Project Priorities
 - Quick start projects
 - First series bond projects
 - State funded projects
- Master Program Budget
- Master Program Schedule
- Facilities Standards Manual
- Design Guidelines Manual

- Alternative Delivery Options and Policy
 - Design-Build
 - Lease-Leaseback
 - CM Multi-Prime
 - Public Private Partnerships
- Program Controls Recommendations
 - Policies & Procedures Manual
 - Program Website
 - Agreements Management
 - Program Cost Control System
 - Program Schedule Control System
- Organizational Framework

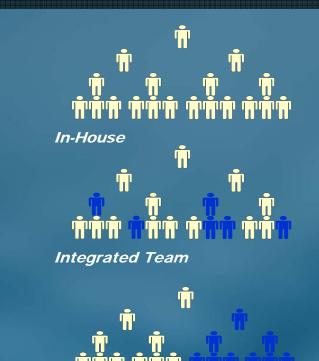


PM/CM PROCESS

- Don't under estimate the complexities
- Provide needed expertise
 - Best use of in-house staff
 - Special expertise where and when needed, but, only as long as needed
 - Clear lines of responsibility and authority

Resources – Optional Approaches





Split Team





Program Implementation



Program Elements

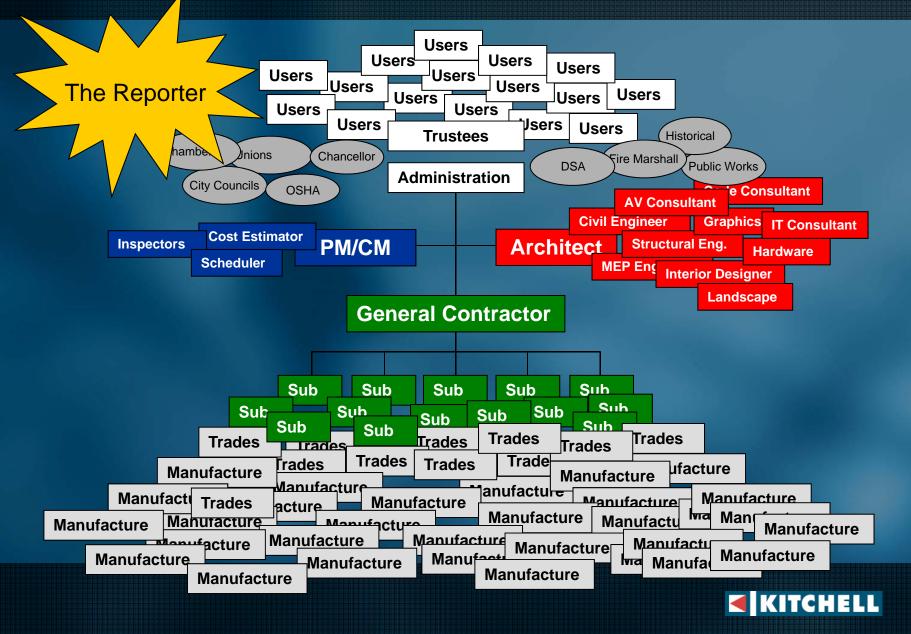


Program Implementation

- Do We Need a PM/CM Firm?
 - How large is your program?
 - What are your in-house capabilities?
 - Staff
 - Knowledgeable?
 - Available?
 - Management Systems



Program Implementation



Questions

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