

Foothill-De Anza CCD Measure G General Obligation Bond Program Planning Update

November 2, 2020

Presented by:

Susan Cheu, Vice Chancellor, Business Services

Joe Moreau, Vice Chancellor, Technology

Bret Watson, Vice President, Finance & Administrative Services

Pam Grey, Vice President, Administrative Services



FOOTHILL-DE ANZA
Community College District



Recap of Bond Program Objectives Nov 2019 Board Meeting

- ***Improve accessibility for students***
 - Address American with Disabilities Act (ADA) access enhancements
 - Improve signage and wayfinding
 - Upgrade and improve restroom facilities and accessibility
 - Install and maintain Assistive Listening Systems (ALSs)
- ***Improve Building and Classroom Infrastructure***
 - Renovate and expand Health Services facilities
 - Upgrade student, instruction and student support spaces
 - Expand and improve existing classroom facilities
 - Renovate classroom and conference rooms with upgraded video-teleconference abilities
 - Address waterproofing for existing buildings
 - Enhance classroom and student support areas with multimedia equipment
- ***Explore potential housing opportunities***

Recap of Bond Program Objectives

- ***Promote conservation***
 - Lighting Improvements
 - Photovoltaic (PV) replacement and repair
 - Efficient energy and water projects
 - Storm water drainage improvements
 - Decarbonization (mitigation of reliance on carbon-based fuels)
 - Domestic water line renovation
 - Replace building management systems (BMS)
- ***Improve infrastructure***
 - Improve building lock systems and security access
 - Upgrade and modify fire suppression systems
 - Improve campus traffic/circulation and roadway modifications
 - Update mechanical systems including boilers and chillers
 - Upgrade electrical systems
 - Replace and update HVAC piping/line system
 - Upgrade data network and telecommunications systems
 - Refresh and expand information technology security
 - Enhance equipment systems for wired and wireless networks

Estimated Cost of Nov 2019 Projects*

Needs	Total Cost
Improve accessibility	\$51,100,000
Improve building and classroom infrastructure	\$684,400,000
Promote conservation	\$32,300,000
Improve infrastructure	\$547,200,000
Explore potential housing opportunities	<u>\$200,000,000</u>
Grand Total	\$1,515,000,000

*Does not include program/construction management, personnel and other support costs

Activity to Date

- Resolutions, including the one accepting the election results, were approved by the Board of Trustees in June 2020
- Requests for proposals and request for qualifications

Action	Approved	In Process
Division of the State Architect - Inspectors of Record	Aug 2020	
CEQA Consultants Pool	Aug 2020	
Facility Conditions Assessment		Nov 2020
Program Management/Construction Management		Jan 2021
Special Inspections RFQ		Oct 2020
Building Envelope and Roofing RFQ		Oct 2020
Geotech RFQ		Nov 2020
Hazardous Materials RFQ		Nov 2020
Commissioning RFQ		Nov 2020

Activity to Date (Cont.)

- The **Bond Executive Team** is continuing to establish groundwork
 - The group has accountability for the legal and statutory requirements and compliance
 - Respondents in litigation
 - Prioritizing RFQ's and RFP's
 - Review staffing needs
- Shared governance processes at campuses
- Energy and Sustainability Advisory Committee (ESAC)
 - Preliminary Development of District Energy Master Plan
 - Consultation with PG&E
- Facility Master Plan
 - The District has contracted with an architectural consultant to develop plan
 - Final report to be presented to the Board of Trustees in April of 2021

Activity to Date (Cont.)

- CBOC membership approved by Board in July 2020
 - First meeting of combined Measure C and G meeting was held September 16, 2020.
- De Anza Event Center
 - The Campus Facilities Committee has begun work on input on the criteria for the De Anza Event Center, in concert with the development of the Facilities Master Plan.
- Evaluating the use of existing Measure C funding to move forward with selected projects
 - Due to the pandemic there is more opportunity to address campus construction projects without impacting instructional and student activities.
- Contracted with consultant to facilitate a “Lessons Learned” and best practices bond administration workshop.

Housing Allocation

- \$200 million has been identified to address employee and student housing issues
- On-site housing would have an estimated 4 - 5 year construction timeline before there would be any on-site housing availability
- Infrastructure to support housing is not a bond-eligible expense
- In order to provide more immediate solutions, senior management has been looking at partnerships with existing developments

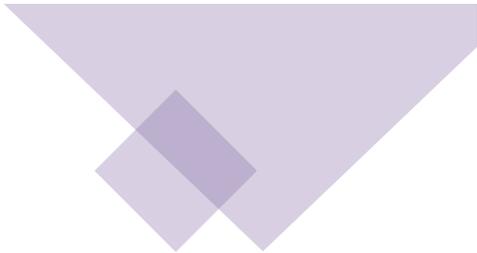
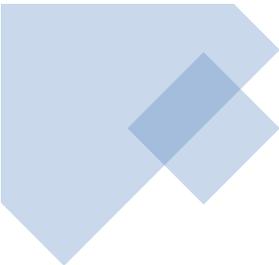


mercy
HOUSING



abode
communities

Sarah Chaffin, representing
Mercy Housing & Abode Communities Team



Foothill-De Anza Community College Teacher & Classified Employee Housing Survey

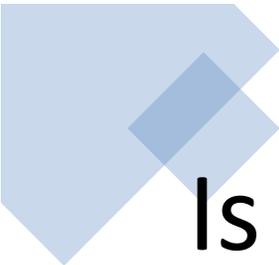
November 2, 2020

Sarah Chaffin

Mercy Housing and Abode Communities

231 Grant Ave, Palo Alto, CA 94306

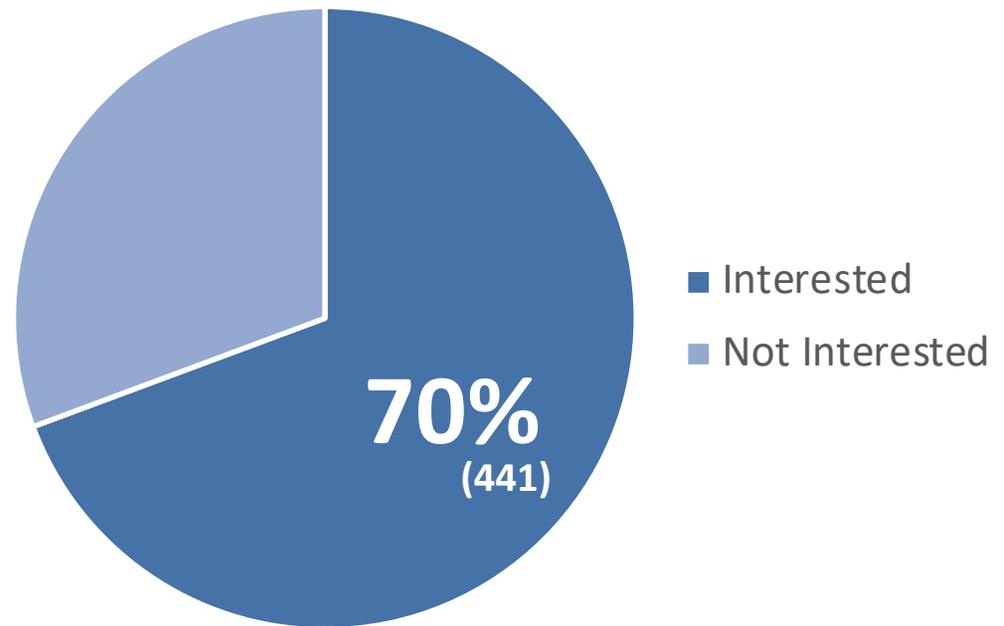




Is there an interest in living at 231 Grant Ave?



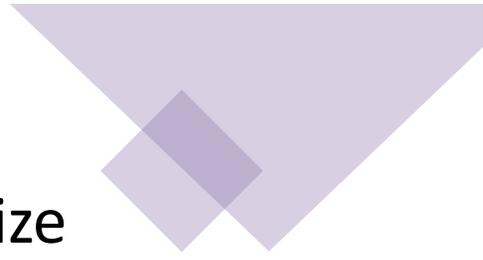
Total Survey Responses



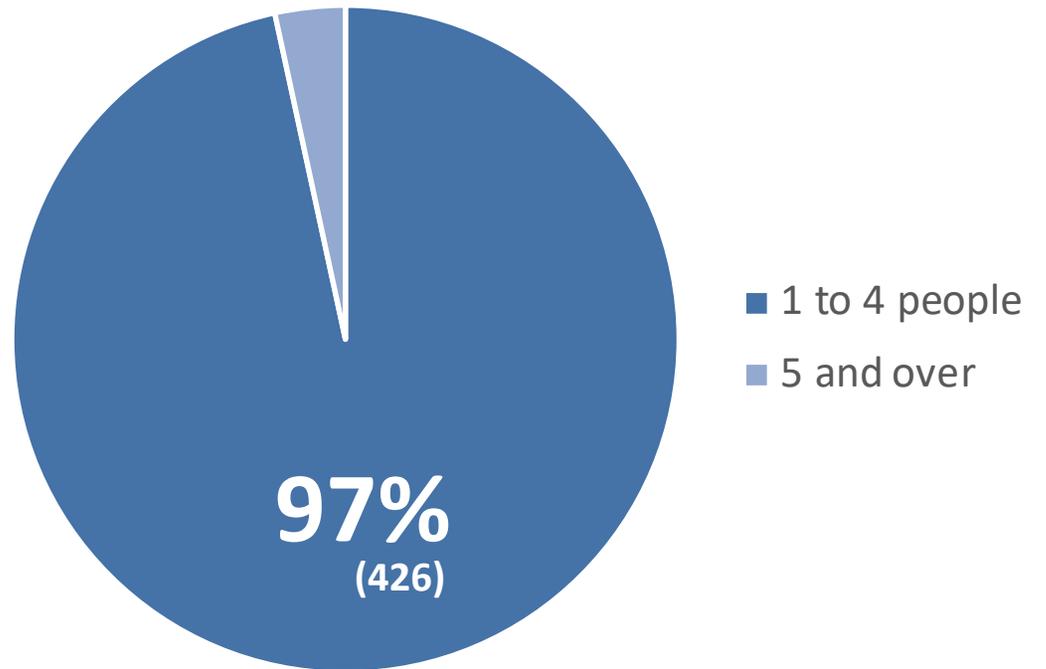


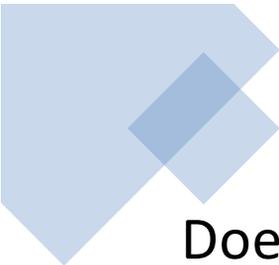
Does 231 Grant Ave
have the right unit
mix based on
household size of
future residents?

Design:
Studios,
1 Bedrooms,
2 Bedrooms



Household Size

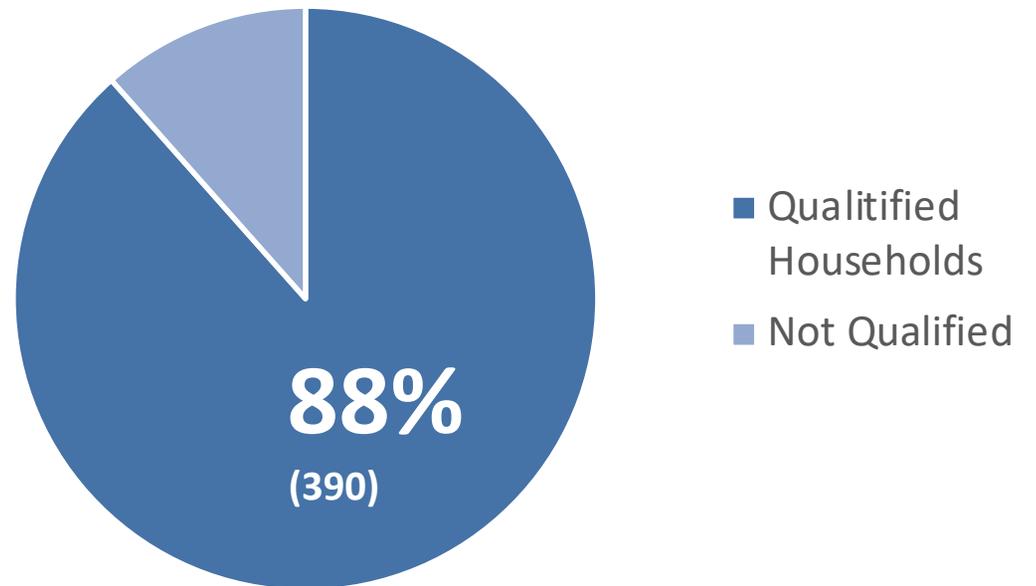




Does 231 Grant Ave
have the right
qualifying income
levels based on the
needs of future
residents?

Income Level:
60% of AMI to
140% of AMI

Faculty and Classified Employee Income Levels





Interesting Statistics of Note

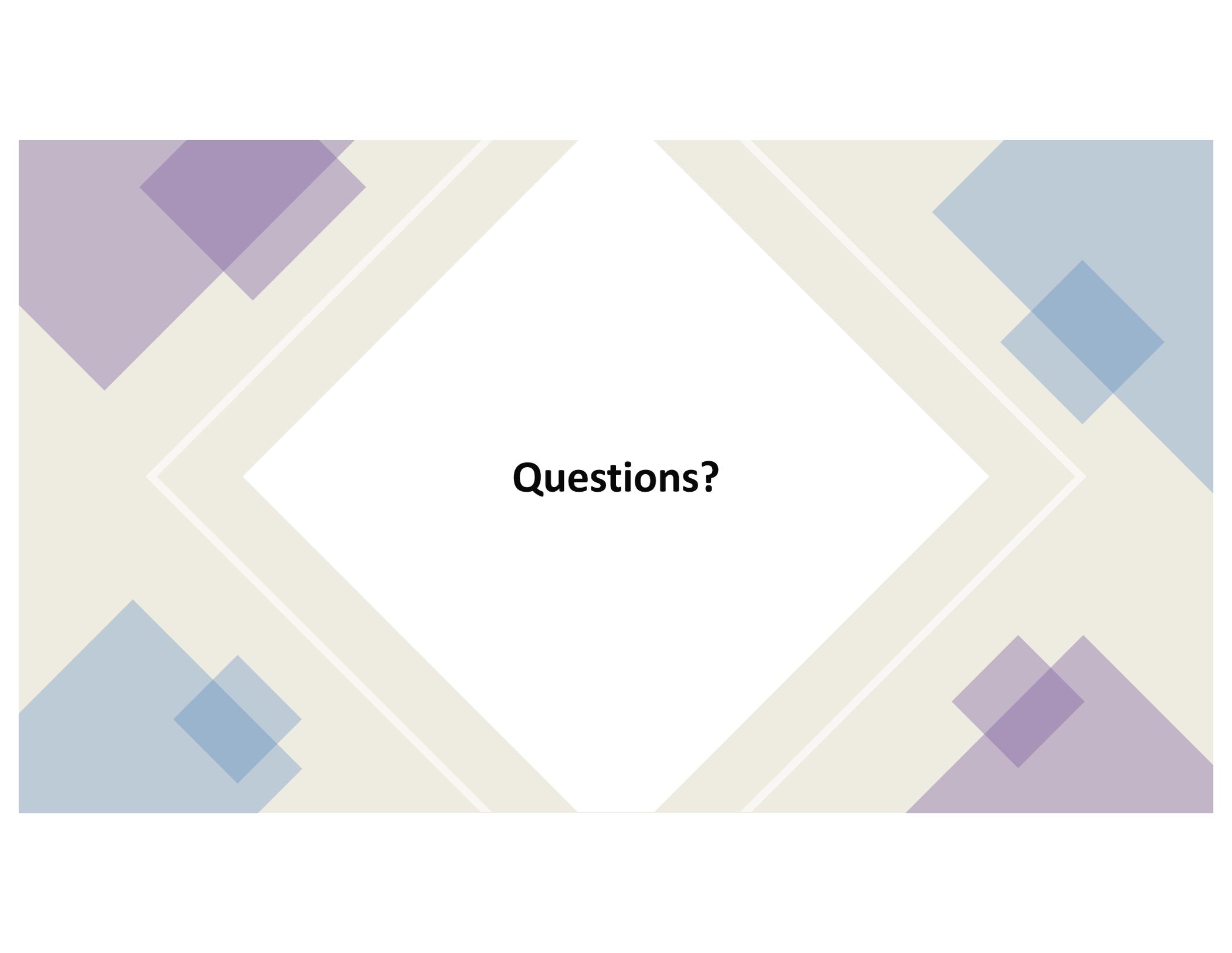
Tenure:

- 53% of interested participants have worked for the school district from 2—10 years

Commute:

- 54% of interested participants drive 60—120 minutes for work
- 45 interested participants drive over 2 hours for work





Questions?



ALTA
HOUSING

Randy Tsuda, representing
Alta Housing

Summary of \$898M Measure G Bond 2021-2036

Measure G Bond - Anticipated Spending Plan	
\$200,000,000	Housing
\$1,500,000	Facility Conditions Assessment
\$750,000	SCC Election Costs
\$500,000	CEQA
\$23,520,000	2016 COP for Flint Garage
\$566,000	Program Management (at 0.25%)
\$5,183,000	All Program Contingency @ 2%
\$232,019,000	Pre-Project Funding Subtotal
Projects	
\$74,000,000	De Anza Event Center
\$9,500,000	Relocation of Data/Utilities/Water Main/Fire (Flint Center)
\$5,000,000	Griffin House
\$1,500,000	Carriage House
\$14,337,936	Energy and Sustainability Projects
\$26,320,000	Project Soft Costs (25%) + Construction Contingency (3%)
\$130,657,936	Project Funding Subtotal
Bond Staffing	
\$29,715,000	<u>Positions (15 years)</u>
	Purchasing (2), Accounting (4), FF&E (2), Director-Bond Program, Project Manager, Facility Director (2)
Projected funding allocations	
\$175,702,477	De Anza Projects
\$175,630,022	Foothill Projects
\$100,000,000	District Led ETS Projects
\$19,914,565	District Led Central Services Projects
\$34,361,000	Program Management (at 0.25%)/Construction Management (at 6.5%)
\$898,000,000	Total Bond

De Anza Event Center Timeline

Activity	Estimated Start	Estimated Completion
Utility Relocation – Review & Design	Sept 2020	Jul 2021
Campus Input for Design	Oct 2020	Dec 2020
Utility Relocation – Approvals & Bidding	Jul 2021	Nov 2021
Utility Relocation – Construction	Nov 2021	May 2022
Architect Concept Design Approval	Dec 2020	June 2021
Design-Build Selection, final design and costing	Jan 2021	Jan 2022
DSA approval of final design	Nov 2021	Oct 2022
Classroom Relocation (A Quad)	TBD	TBD
Demolition and Construction	Jul 2022	Dec 2024
Move-in Occupancy	Sept 2024	Dec 2024

All dates are contingent on milestones achieved and are subject to change.

Central Services Project List

(Projects on behalf and for the benefit of the entire District)

Category	Description of District-Wide Projects	Budget
Infrastructure	ETS Storage Facilities	\$3,300,000
Accessibility	District-Wide Security (locks, blue phones, fire suppression)	\$13,000,000
	Construction Subtotal	\$16,300,000
	Minimum Overhead / Escalation to Mid-Point:	\$7,320,209
	Construction Related Estimate:	\$23,620,209
Infrastructure	Vehicles and Equipment	\$3,250,000
	Total	\$26,870,209
	Overall reduction due to Funding Limitations	-\$6,870,209
	Revised Total	\$20,000,000

ETS Project List

(Projects on behalf and for the benefit of the entire District)

Category	Description of ETS District-Wide Projects	Budget
Infrastructure	Classroom Technology Enhancement	\$37,000,000
Infrastructure	(Endpoint Device Refresh) End-User Computing Device Equipment Refresh	\$35,000,000
Infrastructure	(VDI) Servers and Disk Storage	\$3,000,000
Accessibility	Install and maintain ALS devices (Assistive Listening Devices) in all classrooms	\$1,000,000
Infrastructure	Data Network Equipment Systems for Wired and Wireless Networks	\$20,000,000
Infrastructure	Network and Computing Equipment Facilities Upgrades and Renovation	\$15,000,000
Infrastructure	(Information Technology Security Infrastructure) District-Wide Network Computing Security Systems	\$10,000,000
Infrastructure	Telephone System	\$5,000,000
	Total (Does not include overhead or escalation costs)	\$126,000,000
	Overall reduction due to Funding Limitations	-\$26,000,000
	Revised Total	\$100,000,000

De Anza College Campus Facilities Team

Campus Facilities Committee Membership

Chair:

Director, College Operations: Pam Grey, VP
Administrative Services (acting Chair)

Administrators:

- Manny Da Silva, Manager, College Operations
- Eric Mendoza, Dean, Physical Education & Athletics
- Daniel Smith, Dean, Creative Arts

Classified Professionals (appointed by Classified Senate):

- Tina Lockwood, FF&E Coordinator
- Sarah Wallace, Athletics Facilities & Equipment Assist.
- TBA

Invited Guests (Advisory Role):

- Chief of Police: Danny Acosta
- Director, Campus Center: Patrick Gannon
- DSS Representative: Cindy Lee, Adapted Physical Educational Specialist
- Director, Health Services: Rosafel Nogra

District Facilities Representative:

- Jennifer Mahato, Assoc. Director, Facilities & Operations

Faculty (appointed by Academic Senate):

- Carol Cini (Winter/Spring 2021) Social Sciences & Humanities (History Instructor)
- Eugene Rodriguez, Creative Arts (General Arts Instructor)
- Tim Shively (Fall 2020), Language Arts (English Instructor)
- Mary Sullivan, Student Services (Director, Health Ed & Wellness)

Students (appointed by DASB):

- Matthew Holt
- Zoe Vulpe (Confirmed on 10/5/2020 as a temporary rep. Permanent rep. TBD)
- Yuetong Zhang

De Anza College

Facilities Master Plan (FMP) Task Force Membership

FMP task force includes all voting and advisory role members from the Campus Facilities committee and the following volunteers.

Email requesting participation on FMP task force sent to Academic Senate, Administrators, Classified Senate, DASB, Equity Action Council. All volunteers were included on the task force.

- Sam Bliss, Dean, Community Education
- Gokce Kasikci, Creative Arts (P/T Film Production Instructor)
- Michele LeBleu Burns, Dean, Student Development & EOPS
- Cheryl Owiesny, Physical Education & Athletics (PE Instructor)
- Andrew Stoddard, Business, Computer Science and Applied Technologies (Design & Manufacturing Technologies Instructor)
- Chris Winn, Campus Facilities Rental Coordinator
- Bill Wishart, Business, Computer Science and Applied Technologies (Automotive Technology Instructor)

De Anza College

Facilities Master Plan (FMP) Timeline

Activity	Completion
De Anza was in the preparation phase and worked on schedules.	Aug 2020
De Anza was in the analyze phase. Site visit with consultant to re-familiarize them with the campus.	Sept 2020
Email sent to constituent groups to request volunteers to work on the FMP task force.	Sept 2020
First FMP task force meeting & campus online survey	Oct 2020
Board Meeting. Second and third FMP task force meetings. Student focus groups. Sustainability workshop.	Nov 2020
Third FMP task force meeting	Dec 8, 2020
Fourth FMP task force meeting	Jan 12, 2021
Fifth and final FMP task force meeting	Feb 9, 2021
Present FMP 2021-2026 to the Board	April 5, 2021

In Fall this year the college will send out online surveys hold student focus groups to encourage campus wide participation. De Anza realizes some of our students and faculty and staff have never set foot onto our campus. We will update some of our survey questions ask about what they would like to see on campus.

De Anza Project List

Category	Description of De Anza College Projects Based on 2016 FMP & without Facility Conditions Assessment	Budget
Accessibility	Fire Alarm Upgrades (Panels, Distribution, etc.)	2,000,000
Accessibility	Combined Site Improvements (ADA, Pathways, walkways)	4,000,000
Accessibility	Campus Roadway, ADA Pathway Revisions and Traffic/Circulation Improvements	5,000,000
Accessibility	Improve signage and wayfinding	1,000,000
Accessibility	Fire Suppression System Upgrades & Modifications	1,500,000
	SUBTOTAL (Accessibility)	13,500,000
Building and Classroom Infrastructure	Replacement of A Quad	40,000,000
	SUBTOTAL (Building and Classroom Infrastructure)	40,000,000
Infrastructure	Swing Space (not FFE)	1,000,000
Infrastructure	Building Envelope, Roofing & Waterproofing - Campus wide	15,000,000
Infrastructure	Hydronic Piping/Line Replacement - Campus wide (cooling and heating)	10,000,000
Infrastructure	Mechanical: Boilers/Chillers/Physical Plants (Repairs and Replacement) - Campuswide	15,000,000
Infrastructure	Physical Plant Replacement and Distribution Renovation (A8 HVAC)	7,000,000
	SUBTOTAL (Infrastructure)	48,000,000
Building and Classroom Infrastructure	FFE	5,000,000
Building and Classroom Infrastructure	Renovation of Health Services	1,500,000
Building and Classroom Infrastructure	Building interior and exterior improvements	4,000,000
Building and Classroom Infrastructure	Gym Building Renovations (Flooring, Bleachers, Acoustical, Lighting etc.)	1,000,000
Building and Classroom Infrastructure	Softball Facility Renovation and repairs	1,500,000
Building and Classroom Infrastructure	Pool and PE Quad Improvements	6,000,000
Building and Classroom Infrastructure	Auto Tech	750,000
	SUBTOTAL (Building and Classroom Infrastructure)	19,750,000
	Construction Total	121,250,000
	Overhead/Escalation	54,452,477
	TOTAL	175,702,477

Foothill College Process and dates for Facilities Master Plan, Measure G Bond Project List:

Revenue & Resource (R & R) Council forms Study Group for FMP & Bond List Prioritization

- May & June, 2020 – New Study Group is formed at R & R Council
 - Study Group includes 3 students, 3 faculty, 3 staff and 3 administrators
 - Tasked with Prioritizing Measure G Bond Projects
 - Participate in the 5-Year FMP development and task force meetings
 - Task Force - added 12 additional members (faculty, staff, administrators) including affinity group leaders
 - September 3 – 1st FMP Study Group Meeting
 - September 22 – 2nd FMP Study Group Meeting
 - October – 3rd FMP Study Group Meeting
- October 9 – FMP Study Group reports back to R & R Council
 - First Read for FMP and Bond Project List
- October 14 – Town hall meeting
- October 16 – R & R Council
 - Final Read for Measure G Bond List with Recommendation to President Thuy Nguyen
- **November 2 – Board of Trustees (Study Session)**

Revenue & Resource (R & R) Council Members

- **Tri-Chairs**

- Cara Miyasaki (Faculty)
- Denise Perez (Classified)
- Mike Teijeiro (Administrator)

- **Student Members**

- Adam Loo
- Priya V.
- Iman Haq
- Abhiraj Muhar (Ex-Officio)

- **Faculty**

- Sara Cooper (Fall)
- Kathy Perino (Winter/Spring)
- Brian Evans
- Mary-Anne Sunseri (PT-Faculty Rep.)

- **Classified**

- Pauline Brown
- Rick Edwards

- **Administrators**

- Chris Allen

Measure G Bond Project Key Areas:

Equity is represented in projects including:

- Affordable housing to meet the needs of students and personnel
- Adding additional gender neutral restrooms and changing areas for student athletes
- Improvements to WIFI access on campus
- Student Centered – keep the student experience at the forefront

Accessibility & Safety:

- **ADA improvements** to our campus to allow for better access for our students, colleagues, community members and visitors
- **Path lighting** that is both safe and efficient (LED lights)

Instructional Area Improvements:

- Improvements to **classrooms – STEM Center/TLC**
- Enhancing **outdoor spaces** that can be used for teaching and gathering
- Creating and improving community spaces

Measure G Bond Project Key Areas:

Infrastructure Improvements – 62-year old campus

- Boilers, chillers, HVAC improvements
- Electrical, mechanical, water, fire suppression
- Roof replacement – composite shingle roofs

Sustainability – Systems are efficient, clean & cost effective

- Reduce greenhouse gases, moving toward carbon neutral while updating and replacing old systems

Foothill Project List

Category	Description of Foothill - Sunnyvale Projects	Proposed Budget
Infrastructure	Swing Space (Not FF&E)	\$1,000,000
Infrastructure	Boiler Repairs/Replacement - Campus wide	\$20,000,000
Infrastructure	Campus-wide Roof Repair & Replacement	\$20,000,000
Infrastructure	Campus-wide HVAC Repairs/Replacement. HVAC piping/line replacement.	\$12,500,000
Accessibility	Gender Neutral Restrooms	\$500,000
Building and Classroom Infrastructure	Renovate and expand TLC & STEM Success Centers	\$2,000,000
Building and Classroom Infrastructure	Expand and improve existing classroom facilities	\$1,200,000
Building and Classroom Infrastructure	Pool Locker room renovations, restroom improvements and add gender neutral restrooms	\$12,000,000
Accessibility	Build an outdoor garden classroom for science classes on the hillside between buildings 8200 & 8600 and develop a walkway connection between the two buildings. ADA is a primary concern here	\$500,000
Accessibility	Remodel ADA compliance of the football field/stadium: ADA accessibility at Eastside seating	\$1,000,000
Accessibility	Campus-wide ADA access enhancements, Stadium ADA Improvements	\$9,000,000
Accessibility	Site Access and Wayfinding Improvements - Upper and Lower Campus Connections	\$8,000,000
Accessibility	Campus-wide Lighting Improvements	\$2,000,000
Accessibility	Improve signage and wayfinding (Campuswide)	\$3,500,000
Infrastructure	Campus-wide Mechanical Systems Replacement, Central Plant Upgrades & Modifications	\$12,500,000
Infrastructure	Natural Gas Service & Distribution	\$4,000,000
Infrastructure	Electrical Systems Replacement & Repair- Campus-wide (motor control centers, panels, subpanels, transformers, switches)	\$10,000,000
Infrastructure	Replace Building Management System (BMS) Campus-wide	\$1,500,000
	Construction Total	\$121,200,000
	Overhead/Escalation	\$54,430,022
	Subtotal Construction	\$175,630,022

Combined Anticipated Project List

Measure G Bond - Anticipated Spending Plan	
200,000,000	Housing
1,500,000	Facility Conditions Assessment
750,000	SCC Election Costs
500,000	California Environmental Quality Act (CEQA)
23,520,000	2016 COP for Flint Garage
66,430,000	Bond Management, Contingency and Overhead
74,000,000	De Anza Event Center
9,500,000	Relocation of Data/Utilities/Water Main/Fire (Flint Center)
5,000,000	Griffin House
1,500,000	Carriage House
14,337,936	Energy and Sustainability Projects
29,715,000	Positions (15 years)
	<u>De Anza</u>
2,000,000	Fire Alarm Upgrades (Panels, Distribution, etc.)
4,000,000	Combined Site Improvements (ADA, Pathways, walkways)
5,000,000	Campus Roadway, ADA Pathway Revisions and Traffic/Circulation Improvements
1,000,000	Improve signage and wayfinding
1,500,000	Fire Suppression System Upgrades & Modifications
40,000,000	Replacement of A Quad
1,000,000	Swing Space
15,000,000	Building Envelope, Roofing & Waterproofing - Campus wide
10,000,000	Hydronic Piping/Line Replacement - Campus wide (cooling and heating)
15,000,000	Mechanical: Boilers/Chillers/Physical Plants (Repairs and Replacement) - Campuswide
7,000,000	Physical Plant Replacement and Distribution Renovation (A8 HVAC)
5,000,000	FFE
1,500,000	Renovation of Health Services
4,000,000	Building interior and exterior improvements
1,000,000	Gym Building Renovations (Flooring, Bleachers, Acoustical, Lighting etc.)
1,500,000	Softball Facility Renovation and repairs
6,000,000	Pool and PE Quad Improvements
750,000	Auto Tech
54,452,477	Overhead/Escalation

Combined Anticipated Project List (Cont.)

Measure G Bond - Anticipated Spending Plan		
		<u>Foothill</u>
1,000,000		Swing Space (Not FF&E)
20,000,000		Boiler Repairs/Replacement - Campus wide
20,000,000		Campus-wide Roof Repair & Replacement
12,500,000		Campus-wide HVAC Repairs/Replacement. HVAC piping/line replacement.
500,000		Gender Neutral Restrooms
2,000,000		Renovate and expand TLC & STEM Success Centers
1,200,000		Expand and improve existing classroom facilities
12,000,000		Pool Locker room renovations, restroom improvements and add gender neutral restrooms
500,000		Build an outdoor garden classroom for science classes on the hillside between buildings 8200 & 8600 and develop a walkway connection between the two buildings. ADA is a primary concern here
1,000,000		Remodel ADA compliance of the football field/stadium: ADA accessibility at Eastside seating
9,000,000		Campus-wide ADA access enhancements, Stadium ADA Improvements
8,000,000		Site Access and Wayfinding Improvements - Upper and Lower Campus Connections
2,000,000		Campus-wide Lighting Improvements
3,500,000		Improve signage and wayfinding (Campuswide)
12,500,000		Campus-wide Mechanical Systems Replacement, Central Plant Upgrades & Modifications
4,000,000		Natural Gas Service & Distribution
10,000,000		Electrical Systems Replacement & Repair- Campus-wide (motor control centers, panels, subpanels, transformers, switches)
1,500,000		Replace Building Management System (BMS) Campus-wide
54,430,022		Minimum Overhead/Escalation
		<u>Central Services</u>
3,250,000		Vehicles and Equipment
16,664,565		Districtwide Security with overhead and escalation
100,000,000		District Led ETS Projects
898,000,000		Total Bond

Items that Could Affect Prioritization

- Facility Conditions Assessment Study
- California Environment Quality Act (CEQA) – Environmental Impact Report (EIR)
- Energy Master Plan
- Timelines with partners
- Pandemic and Fires
 - Supplies
 - Construction Costs
 - Availability of suppliers, construction firms and trades

Next Steps

- Project list with scope and estimated budget to be approved by Board of Trustees
- First bond issuance projected for Winter/Spring 2021 after establishment of Project List
- Selection of Program Management/Construction Management firm
- Award of Facility Conditions Assessment Contract
 - Estimated completion June 2021
- Facilities Master Plan (FMP) work continues
 - Report to Board, April 5, 2021

Any questions?



FOOTHILL-DE ANZA
Community College District

