

SAN MATEO COUNTY
COMMUNITY COLLEGE DISTRICT

**Issues in Executing Major Capital Programs
ACBO**

**Napa, California
October 26, 2004**





San Mateo CCD

Capital Improvement Program (CIP)

- Three Campuses (1.2M GSF / 346 Acres)
 - Cañada College – City of Woodside
 - Skyline College – City of San Bruno
 - College of San Mateo – City of San Mateo
- 25,000 Students / 1,000 Staff / Adjuncts
- \$207M Bond Measure Passed November 2001
- \$300M Capital Improvement Program
 - Multiple Funding Sources
 - Needs Analysis (\$650M)

“Facilities Excellence”



CIP Planning Imperatives

- Educational / Facilities Master Plan
- PM/CM Selection
- Bond Oversight Committee Selection
- Identify Funding Sources
- Program Definition (PM)
 - Scope Development
 - Budget Verification
 - Project Scheduling
- Architectural & Consultant Selection
 - Detail Programming & Scope Development
 - Schedule & Budget Development
- Bond Issuance
 - Campus Valuation
 - Cash Flow Projections
 - Draw Schedule
- Communications

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Funding Sources & Uses

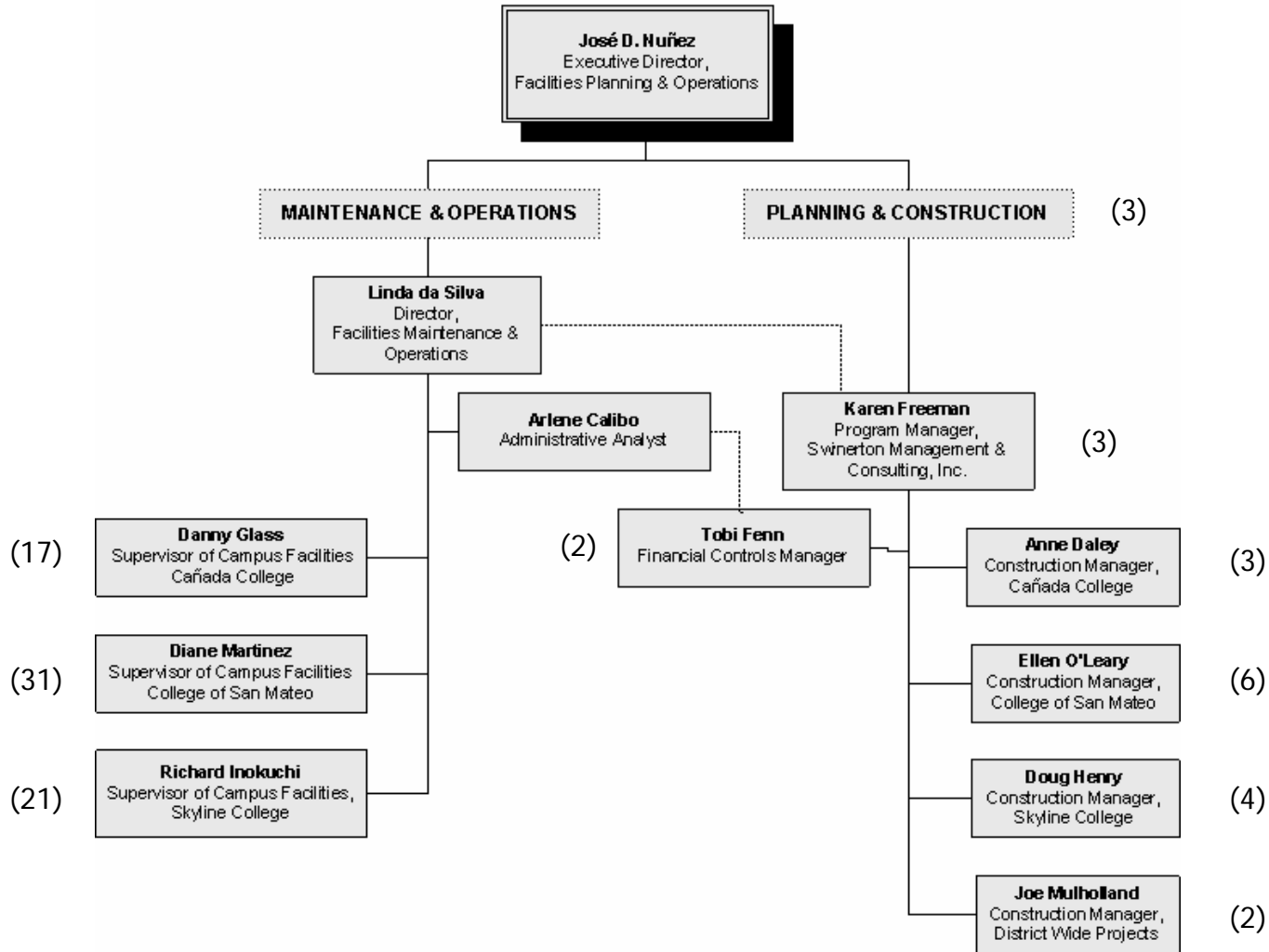
(Leveraging Resources)

- General Obligation Bond Measure \$207M
- Grants/Donations \$2.5M
- State Capital Outlay Program \$50M +/-
- State Scheduled Maintenance & Special Repairs \$350K +/-
- State Hazardous Substance Removal \$350K +/-
- Redevelopment \$15M
- Other \$10M

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San Mateo CCD Organization PM/CM Model

FACILITIES PLANNING & OPERATIONS ORGANIZATIONAL CHART



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Program Issues & Challenges

- Educational Mission (Paramount)
 - Academic Calendar / Construction Schedule
- Financial Management
- Contract Management
- Consultant Management
- Document Controls
- Project Labor Agreement
- Contractor Prequalification
- Labor Compliance Program (Prop 47 & 55)

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Program Issues & Challenges

- Limited DSA Inspectors of Record
- Design & Building Standards
- Design Process (Decision Making)
- Project Delivery Methods
 - Multiple Prime
 - Design / Bid / Build
 - Design Build (AB 1000)
- Risk Management (OCIP/ Builder's Risk)



Program Issues & Challenges

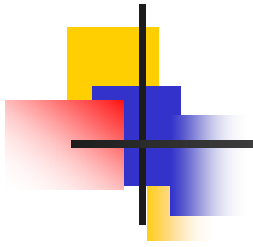
- Multiple Contractors / Designers / Schedules coordination
- Rising Cost of Construction (Escalation & Material Trends)
 - Cost Estimating
- Inter-Agency Coordination (DOF/CCCO/DSA/State & Local Fire Marshals/Water Board)
- Communications (Different Constituencies)
 - Campus Community
 - Design & Construction Community
 - State & Local Entities
- Difficult Choices (Not Enough Funding)
- Managing Expectations (Can't Get it All)

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Construction Impact & Mitigation

- Parking (Campus & Contractors)
- Road and Pedestrian Path Closures / Detours
- Traffic (Campus & Construction)
- Dirt and Dust
- Noise (mitigation)
- Interruptions in Heat, Power, Water, Data
 - Scheduled & Unscheduled
- Weather
- General Inconvenience
- Safety



Question & Answer

www.smccd.net/facilities

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