Mt. San Jacinto Community College
Board of Trustees Work Session

Capital Projects Prioritizations
April 30, 2015
Topics of Discussion

• Work Session Goals
• Campus Development History
• Measure AA:
  ▫ Bond Projects
  ▫ Financial Calendar
  ▫ 10 Year Projection
• Chancellors Office
  ▫ Proposition 39 Projects 5-Year Recap
  ▫ 5-Year Plan; Future Centers
• Series A Proposed Projects
  ▫ Project Phases
  ▫ Quick Start Projects
Work Session Goals

• Determine MSJC 5-Year Plan Project Sequence
• Provide Prop 39 Project Updates – Year 1-5
• Discuss State Facility Bond proposal 2016 through 2020 and impact on MSJC
• Review State and Local regulatory requirements
• Identify project prioritization factors for Series A
• Develop project prioritization by campus for Series A projects
Disclaimer

Projections and cost estimates provided in this Work Session are based on current information that is dynamic and uncertain. Variables with uncertainty include:

- Passage of a State Education Facility Bond
- Actual Project Cost - Competitive Bid Process
- CEQA Completion 12 months or longer

**Recommendation:** Provide project updates on a regular basis both on-line and with written project reports.
District Overview

San Jacinto Campus
Established 1964

Menifee Campus
Established 1990

San Gorgonio Pass
Established November 2010

Wildomar – Purchase Agreement Approved - May 2014

Mt. San Jacinto College District

Temecula Education Complex– Spring 2008
Temecula Higher Education Center – Fall 2014
## District Overview

<table>
<thead>
<tr>
<th>Campus</th>
<th>Acres*</th>
<th>Assignable Sq. Footage*</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Jacinto Campus</td>
<td>160</td>
<td>171,889</td>
</tr>
<tr>
<td>Menifee</td>
<td>80</td>
<td>163,270</td>
</tr>
<tr>
<td>San Gorgonio Pass</td>
<td>50</td>
<td>4,353</td>
</tr>
<tr>
<td>Wildomar</td>
<td>80.32</td>
<td>Pending the results of Environmental Study</td>
</tr>
</tbody>
</table>

*Source: Foundation for Community College Fusion Database*
MSJC Campus Development Timeline*

1960-70's

- Construction of Building 200 - 1966
- Construction of Building 1450 (current Continuing Ed & Bookstore) - 1965
- Construction of Theater - 1969
- Construction of Fine Arts Classrooms, Building 1400 - 1978
- Construction of Gym - 1968
- Construction of Library - 1970
- Construction of Science Building, 1250 - 1973

*Source: Chancellor’s Office Fusion Database
MSJC Campus Development Timeline

- **Menifee Campus Opened - 1990**
- **Construction of Science Building, 300, Menifee Campus - 1990**
- **Construction of Student Services/Admin Building, 100 MVC - 1990**
- **Construction of Menifee Nursing Building, 500 - 1995**
- **Construction of SJC Alice P. Cutting Business & Technology Building - 1993**
- **Construction of the SJC Music Building - 1995**
- **Implementation of SB 361 - 2006**
- **SJC Theater Arts Building appears on Five Year Construction Plan-2001/02**
- **SJC Science and Technology Building appears on 5 Year Construction Plan – 2009/10**

*Source: Chancellor’s Office Fusion Database*
MSJC Facilities Master Plan Development Timeline

2010’s

- Facilities Master Plan RFP Approved - 2/11/10
- LPA Provided Update of Facilities Master Plan - Board of Trustees Meeting, 3/10/11
- LPA Provided Update of Facilities Master Plan - Board of Trustees Meeting, 10/13/11
- LPA Provided Update of Facilities Master Plan – Board of Trustees Meeting, 7/22/10
- Board Workshop on Final Project Proposals 6/23/11 – including Cultural Arts Center, Science & Technology, Allied Health & Student Services
- October 2011 - Facilities Master Plan Completed
- Chancellor’s Office Completed Facilities Assessment 5/14/12
- LPA presented on the Facilities Master Plan at the Instructional Services Strategic Planning Retreat on 3/7/14

- Received the Award of Merit for the Facilities Master Plan at the November 2011 Community College Facility Coalition (CCFC) Workshop
- Board Workshop on Long Range Facilities Planning Workshop – 4/25/13
### MEASURE AA & PLAN OF FINANCE

**Election of 2014, Measure AA – Project List**

#### San Jacinto Campus
- **Project Description** | **Budget**
  - Construct and Equip a Cultural Arts Center: $3,712,000
  - Upgrade Fire Alarm System: 211,000
  - Construct and Equip a Science and Technology Building: 14,303,000
  - Expand Parking Lot D and E: 3,267,000
  - Construct and Equip a Student Services Center: 25,998,000
  - Construct and Equip a Library/LRC: 13,145,000
  - Demolition and Infrastructure: 10,000,000
  - Construct and Equip a Fitness Center: 13,037,775
- **Subtotal**: $82,754,775

#### I-15 Corridor Campus
- **Project Description** | **Budget**
  - Construct and Equip a Permanent Southeast Corridor Center - Temecula: $25,125,000
  - Construct and Equip a Permanent Southeast Corridor Center - Wildomar: 46,401,000
- **Subtotal**: $71,526,000

#### District-wide
- **Project Description** | **Budget**
  - Scheduled Maintenance Projects Including but not Limited to Roof’s, HVAC, Electrical and Plumbing Syst: $8,195,400
  - Minor Renovations Departmental Program Review Projects: 9,000,000
  - One Megawatt Solar Field at Menifee and San Jacinto: 5,000,000
  - Technology Upgrades (Create Smart Classrooms, Replace Computers and Other Technology): 5,000,000
  - Address Safety Issues (Code Blue Emergency Phones, Install Burglar Alarms, Increase Lighting): 4,000,000
  - Energy Conservation Projects (Replace EMS, Lighting Retrofits, Etc.): 5,000,000
  - Payoff Facilities LRB Debt: 12,000,000
  - Miscellaneous Planning and Bond Management Expenses: 15,000,000
- **Subtotal**: $61,185,400

#### Project List Total
- **Budget**: $295,000,000

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**Board of Trustees Work Session – April 30, 2015**
## Bond Financing Schedule

<table>
<thead>
<tr>
<th>Completed</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ratings received</td>
<td>UW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Due Diligence call 2pm</td>
<td>All parties</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• POS Released</td>
<td>District, BC, UW, FA</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Send Conditional Call Notice to Escrow Agent</td>
<td>BC</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Pre-price conference call 2pm</td>
<td>District, UW, FA</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Price bonds and lock-in interest rates</td>
<td>District, UW, FA, EA</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Pricing conference call 10am</td>
<td>District, UW, FA, EA</td>
<td></td>
</tr>
<tr>
<td>Completed</td>
<td>• Send out conditional call notice for 2003 Bonds</td>
<td>District, UW, FA, EA</td>
<td></td>
</tr>
<tr>
<td>April 28 – May 12</td>
<td>• Finalize closing documents</td>
<td>BC</td>
<td></td>
</tr>
<tr>
<td>May 13</td>
<td>• Pre-Closing</td>
<td>All parties</td>
<td></td>
</tr>
<tr>
<td><strong>May 14</strong></td>
<td>• <strong>Delivery of the funds and closing</strong></td>
<td>All parties</td>
<td></td>
</tr>
<tr>
<td>May 21</td>
<td>• Delivery of funds to escrow agent</td>
<td>County, EA</td>
<td></td>
</tr>
<tr>
<td>May 28</td>
<td>• 2003 Bonds called</td>
<td>EA</td>
<td></td>
</tr>
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*To be determined*

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District = Mt. San Jacinto Community College District  
County = County of Riverside  
BC = Bond and Disclosure Counsel: Stradling, Yocca, Carlson & Rauth  
UW = Underwriter: Morgan Stanley  
FA = C.M. de Crinis  
UC = Underwriter’s Counsel: Nixon Peabody  
EA = Escrow Agent US Bank
Election of 2014, Measure AA – Timeline
$295 Million General Obligation Bond Authorization

May 14, 2015 – Series A:
The District plans to issue $70 million of Election of 2014 GO Bonds, Series A

2021 – Series C
The District plans to issue $75 million of Election of 2014 GO Bonds, Series C

November 4, 2014 – Bond Election:
Election of registered voters authorizes the issuance of $295,000,000 of GO bonds with a tax rate of $13.20 per $100,000 of Assessed Valuation
The Election was approved by 58% of voters

2018 – Series B
The District plans to issue $78 million of Election of 2014 GO Bonds, Series B

2024 – Series D
The District plans to issue $72 million of Election of 2014 GO Bonds, Series D

Measure AA – Preliminary Issuance Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Par Amount</th>
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<tbody>
<tr>
<td>2015</td>
<td>$70,000,000</td>
</tr>
<tr>
<td>2018</td>
<td>78,000,000</td>
</tr>
<tr>
<td>2021</td>
<td>75,000,000</td>
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<td>2024</td>
<td>72,000,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$295,000,000</strong></td>
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</table>

*Blue = Current Offering
Red = Proposed Offering
* Preliminary, subject to change
## Bond - Series A Projects

### San Jacinto Campus

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning/Development</td>
<td>$725,000</td>
</tr>
<tr>
<td>Safety Projects</td>
<td>3,000,000</td>
</tr>
<tr>
<td>Parking Lots D&amp;E</td>
<td>3,287,000</td>
</tr>
<tr>
<td>IT/Security upgrades</td>
<td>2,000,000</td>
</tr>
<tr>
<td>PV over existing Pkg</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Instructional/Non Instructional Equip</td>
<td>750,000</td>
</tr>
<tr>
<td>STEM Bldg</td>
<td>5,104,093</td>
</tr>
<tr>
<td>Signage/Wayfinding</td>
<td>300,000</td>
</tr>
<tr>
<td>Demolition &amp; Infrastructure</td>
<td>3,926,644</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$24,092,737</strong></td>
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## Menifee Valley Campus

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
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</thead>
<tbody>
<tr>
<td>Planning/Development</td>
<td>$725,000</td>
</tr>
<tr>
<td>Parking Lots A,B,C,D,F</td>
<td>$4,785,000</td>
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<tr>
<td>Nursing Modular Labs</td>
<td>$1,500,000</td>
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<tr>
<td>STEM Bldg 300 Lab Improvements</td>
<td>2,000,000</td>
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<tr>
<td>IT/Security upgrades</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Instructional/Non Instructional Equip</td>
<td>750,000</td>
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<tr>
<td>Building 3000 Rehabilitation</td>
<td>2,135,340</td>
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<tr>
<td>Building 3000 Parking Lots</td>
<td>1,685,445</td>
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<tr>
<td>Signage/Wayfinding</td>
<td>300,000</td>
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<tr>
<td>Begin Infrastructure Projects</td>
<td>2,175,231</td>
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<td><strong>Subtotal</strong></td>
<td><strong>$17,556,016</strong></td>
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## Bond - Series A Projects

### San Gorgonio Campus

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
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</thead>
<tbody>
<tr>
<td>Planning/Development</td>
<td>$120,000</td>
</tr>
<tr>
<td>Change Above Ground Utilities</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Add 2 Modular Buildings</td>
<td>760,000</td>
</tr>
<tr>
<td>Instructional/Non Instructional Equip</td>
<td>455,200</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$5,335,200</strong></td>
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### I-15 Corridor Campus

<table>
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<tr>
<th>Project Description</th>
<th>Budget</th>
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<tbody>
<tr>
<td>Acquisition</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Planning/Development</td>
<td>$350,000</td>
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<tr>
<td>Infrastructure/Site Improvements</td>
<td>$5,334,000</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$8,684,000</strong></td>
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### Other

<table>
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<tr>
<th>Project Description</th>
<th>Budget</th>
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<tbody>
<tr>
<td>LRB Retirement</td>
<td>$14,332,047</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$14,332,047</strong></td>
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</table>
PROPOSITION 39 IMPLEMENTATION GUIDELINES

The Guidelines provide “step-by-step” instructions for Proposition 39 Implementation

3 Primary Phases

- Apply for Project Funding
- Apply for Project Funding
- Verification and Reporting
Prop 39

MSJC Prop 39 Projects

- **2013-2014**
  - Allocation - $356,657, Funds released March 14, 2014
  - Completion of Lighting Retrofit Project
    - Southern California Edison Project approval letter received March 25, 2014
    - San Gorgonio Campus – Indoor and Outdoor Lighting
    - Menifee Campus – Building 3000, Indoor and Outdoor Lighting
  - Replacement of 60 ton and 100 ton Chiller – San Jacinto Campus, Building 100
    - Southern California Edison Project approval letter received March 25, 2014

- **2014-2015**
  - Allocation - $304,321
  - Building Automation System (BAS) Retrofit – San Jacinto Campus

- **2015-16**
  - Allocation – $243,457 *(Estimated)*
  - Building Automation System (BAS) Retrofit – Menifee

- **2016-17 & 2017-18**
  - Based on Legislative Authority – Community Colleges allocation yet to be determined

*Board of Trustees Work Session – April 30, 2015*
Five Year Construction Plan Which Includes Enrollments and Space From the Space Inventory
State Capital Outlay

- Proposals for the 2016-17 (submitted July 2014) and 2017-18 fiscal years will be evaluated as part of a two-year state capital outlay program
  - Limit of one project per campus for the two years.

- The 2016-17 draft spending plan will be submitted to the Board of Governors for approval in May
  - Spending plan includes 18 projects totaling approximately $500 million

- The 2017-18 spending plan will be developed using a “zero-based” budgeting method
EFFECT OF STATE CAPITAL SPENDING FUNDING PLAN ON SEQUENCE OF STATE FUNDED PROJECTS

$2b Total, $500m per year for 4 years
Dependent on 2016 GO Bond Passage November
1 Project Per Campus in a year
Districts with Projects in Year 1 - Not Eligible Year 2
No MSJC Projects Met Eligibility for First Year

<table>
<thead>
<tr>
<th>2016 Bond Passes</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
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<tbody>
<tr>
<td>SJC Science &amp; Technology Building</td>
<td>Planning</td>
<td>Design</td>
<td>DSA Review &amp; Approval</td>
<td>BFQ/RFP/Award</td>
<td>Construction</td>
<td>Closeout</td>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>2018 Bond (2016 Does not pass)</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
<th>JFMAMJJASOND</th>
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<td>Planning</td>
<td>Design</td>
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<td>Construction</td>
<td>Closeout</td>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

5 Occupancy
## Five Year Construction Plan
### As of July 2014

<table>
<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Campus</th>
<th>Status</th>
<th>Total Cost of Project</th>
<th>State Contribution</th>
<th>District Match</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural Arts Center</td>
<td>D1</td>
<td>San Jacinto</td>
<td>FPP Approved-Not Funded</td>
<td>$62,430,000</td>
<td>$57,718,000</td>
<td>$4,712,000</td>
</tr>
<tr>
<td>Math &amp; Science Building</td>
<td>B</td>
<td>Menifee</td>
<td>FPP Approved-Not Funded</td>
<td>$44,764,000</td>
<td>$40,620,000</td>
<td>$4,144,000</td>
</tr>
<tr>
<td>Science &amp; Technology Building</td>
<td>B</td>
<td>San Jacinto</td>
<td>IPP Approved</td>
<td>$32,607,000</td>
<td>$26,085,000</td>
<td>$6,522,000</td>
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<tr>
<td>Student Services Building</td>
<td>E</td>
<td>Menifee</td>
<td>IPP Approved</td>
<td>$21,806,000</td>
<td>$15,263,000</td>
<td>$6,543,000</td>
</tr>
<tr>
<td>Allied Health Building</td>
<td>B</td>
<td>Menifee</td>
<td>IPP Approved</td>
<td>$13,023,000</td>
<td>$10,418,000</td>
<td>$2,605,000</td>
</tr>
</tbody>
</table>

**Now is the time to verify sequence or to recommend change!**
Center Status

For California Community Colleges, future Center proposals to the Chancellors Office placed on hold.

• Current moratorium at the Board of Governors (BOG)
• CPEC no longer exists - BOG is the regulatory body
• Chancellor’s Office Oversight – Submittal Calendar
• Needs study, data compilation, environmental scans and enrollment projections required.
Measure AA – Series A

• Project Decision Factors
  ▫ CEQA and DSA Compliance
  ▫ Maximize State Match
  ▫ Access – FTE Generating Space
  ▫ Safety and ADA Access
  ▫ Technology
  ▫ 10 Year Construction Plan
  ▫ Academic Calendar
  ▫ Logistical Swing Space
  ▫ Sustainability and Water Conservation
Work Session Goals

- Determine MSJC 5-Year Plan Project Sequence
- Provide Prop 39 Project Updates – Year 1-5
- Discuss State Facility Bond proposal 2016 through 2020 and impact on MSJC
- Review State and Local regulatory requirements
- Identify project prioritization factors for Series A
- Develop project prioritization by campus for Series A projects