

TCO Development

- ▶ Collaborative Process
 - ▶ Sample TCO's provided by College Presidents, Chancellor, and web review by fiscal services staff
- ▶ TCO provides data for decision making. Does not make decisions.
 - ▶ Resource allocation decisions will be made via Shared Governance process within the context of all resources and priorities.
 - ▶ TCO resource allocation will likely be considered by the District Fiscal Advisory Council
- ▶ TCO considers facilities construction, preservation, maintenance and operations costs that can be made within the context of a strategic resource allocation plan for meeting the educational program and other needs of the District
- ▶ TCO was modeled after APPA standards of care

Yosemite Community College
District- Total Cost of
Ownership

STATUS REPORT

NOVEMBER 14, 2018

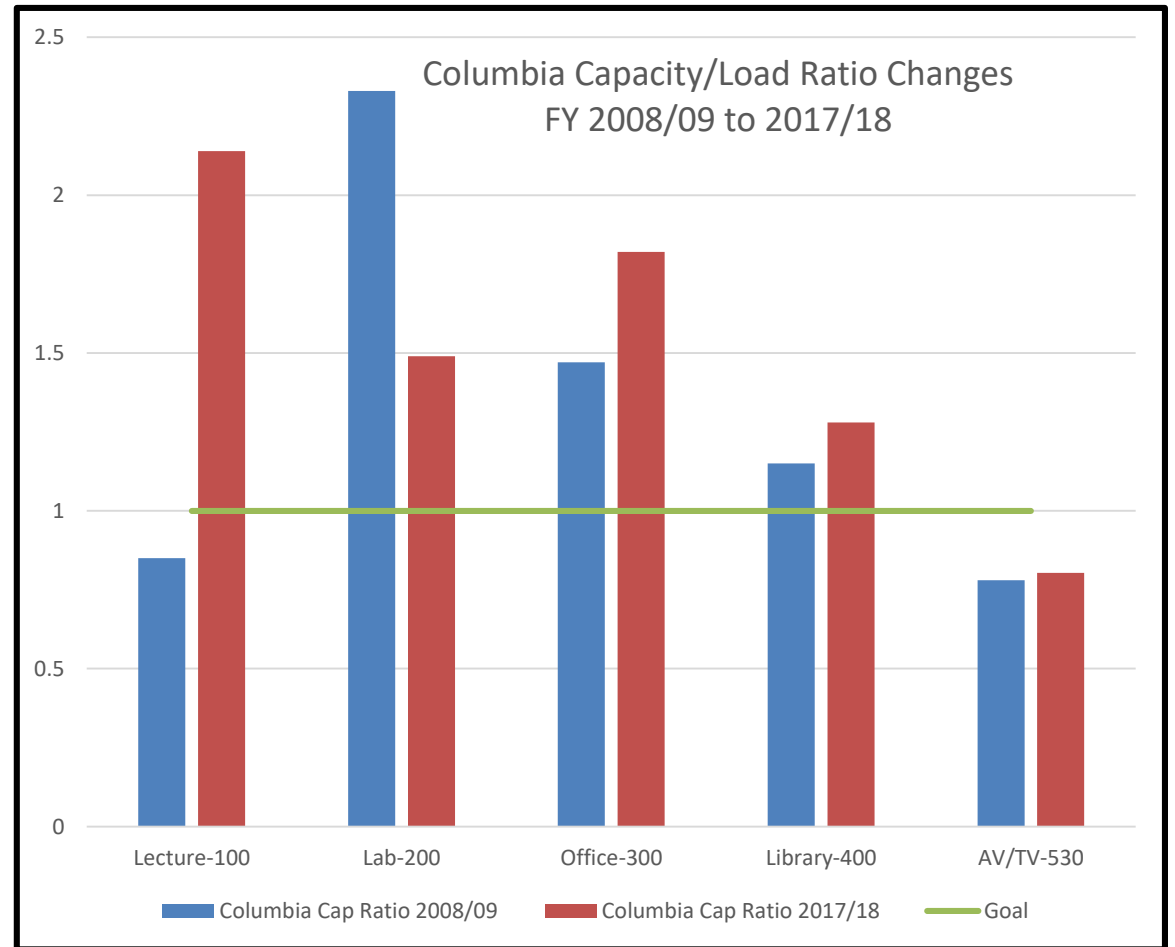
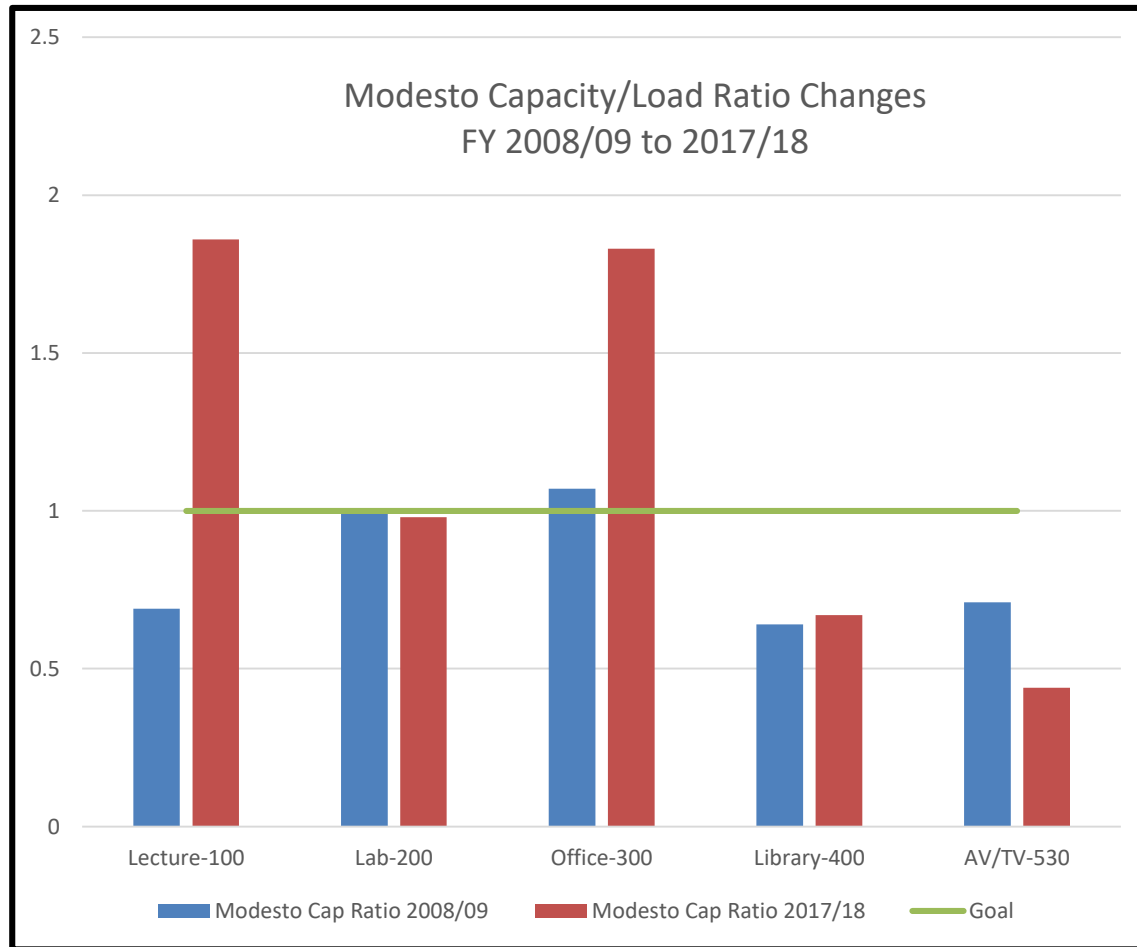
TCO Elements



Key Findings

- There is excess lecture and office space capacity at both campuses
- Custodial staffing is lower than APPA guidelines to meet expected quality of service
- Maintenance and grounds staffing match APPA guidelines for the expected quality of service.
- Annual operation costs at both campuses are similar
- Both campuses are more energy efficient than the national averages
- On-going investment for renovation and major replacement meets national recommendations

Development Evaluation



Staffing – APPA Staffing Comparison

Modesto Area	Level 1	Level 2	Level 3	Level 4	Level 5	16/17 Staff
Maintenance	27.6	21.2	14.8	10.6	7.4	15
Custodial	104	58.1	43.8	34	28.5	35.5
Grounds	25.7	14.7	11.3	5.9	3	10
Columbia	Level 1	Level 2	Level 3	Level 4	Level 5	16/17 Staff
Maintenance	5.7	4.5	3.4	2.3	1.1	5
Custodial	24.5	12.3	10.5	7.5	6.8	7
Grounds	4	2.8	2	1.5	0.6	2

Annual Operation Expenses

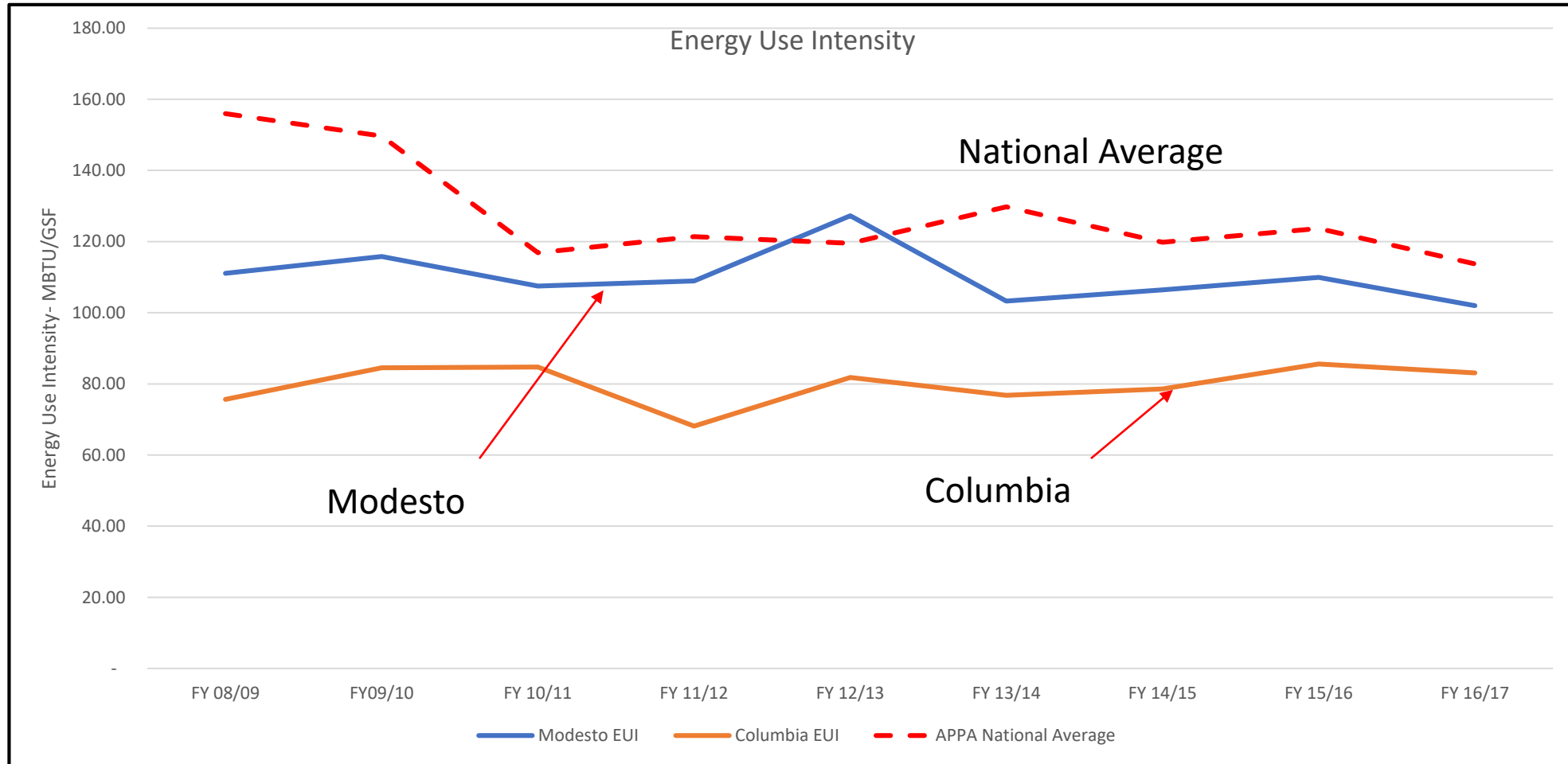
Modesto Area	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Gross Square Feet	1,006,524	979,175	1,108,264	1,098,664	1,168,265	1,168,265
M&O Staff	\$5.16	\$5.33	\$4.92	\$4.94	\$4.94	\$5.00
M&O Expense	\$0.47	\$0.74	\$0.98	\$0.85	\$0.91	\$0.77
Utilities	\$2.54	\$2.76	\$2.61	\$2.74	\$2.40	\$2.54
Total	\$8.17	\$8.83	\$8.51	\$8.54	\$8.25	\$8.31

Columbia	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Gross Square Feet	238,163	242,643	242,643	242,643	245,187	245,187
M&O Staff	\$4.93	\$4.80	\$5.16	\$5.25	\$5.28	\$5.36
M&O Expense	\$0.73	\$0.57	\$1.23	\$0.98	\$0.91	\$0.99
Utilities	\$1.84	\$1.93	\$2.01	\$1.77	\$1.86	\$2.02
Total	\$7.50	\$7.30	\$8.40	\$7.99	\$8.06	\$8.37

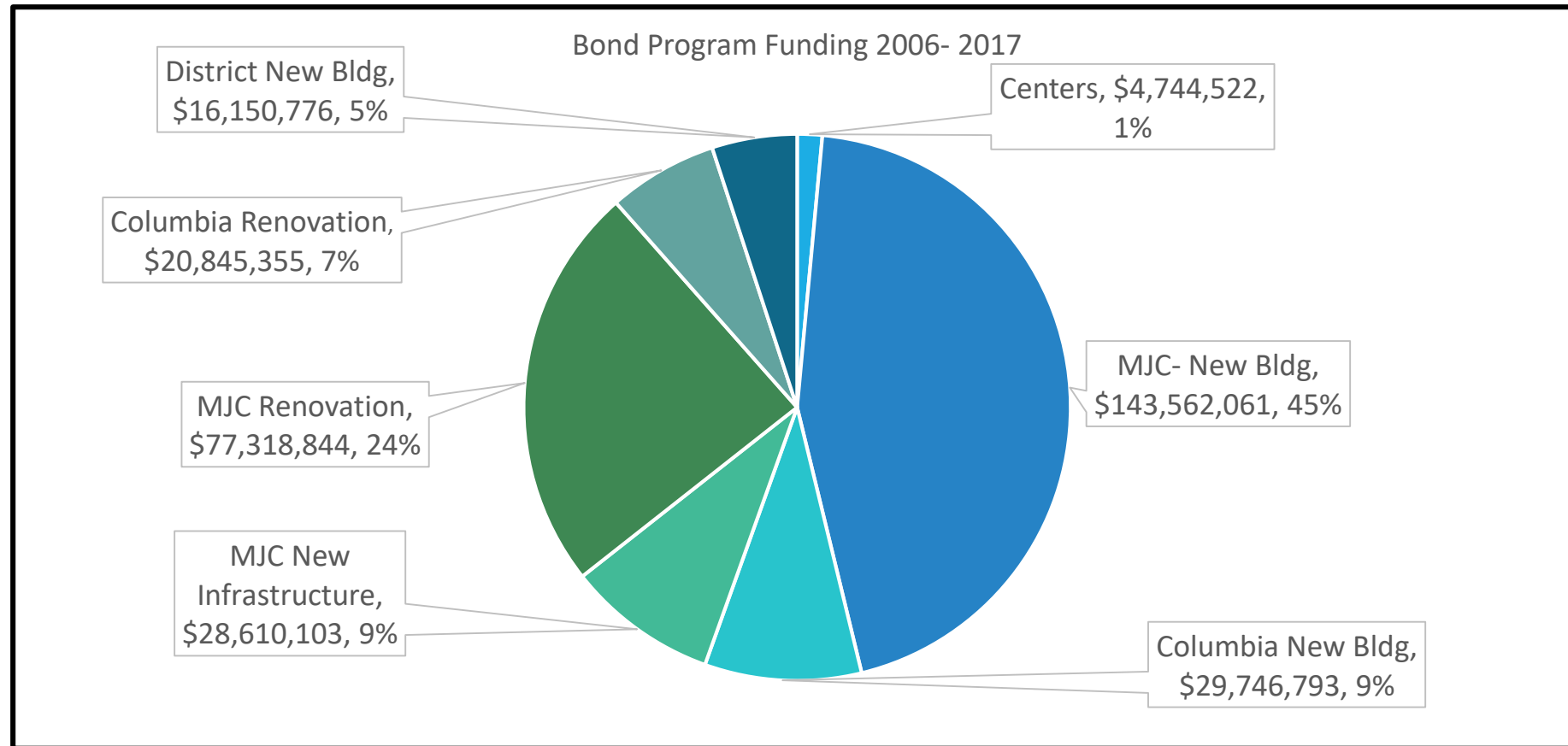
Utility Costs

Modesto Area	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	Unit Cost
Gross SF	1,006,524	979,175	1,108,264	1,098,664	1,168,265	1,168,265	
Electrical/ GSF	\$1.81	\$1.97	\$1.83	\$2.01	\$1.76	\$1.78	\$0.122/kWh
Nat Gas/GSF	\$0.40	\$0.46	\$0.40	\$0.41	\$0.35	\$0.43	\$0.82/Therm
Water/GSF	\$0.32	\$0.32	\$0.38	\$0.32	\$0.29	\$0.33	\$3.83/CCF
Total Cost/GSF	\$2.54	\$2.76	\$2.61	\$2.74	\$2.40	\$2.54	
Columbia	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	Unit Cost
Gross SF	238,163	242,643	242,643	242,643	245,187	245,187	
Electrical/ GSF	\$0.83	\$0.83	\$0.89	\$1.07	\$1.21	\$1.20	\$0.097/kWh
Nat Gas/GSF	\$0.53	\$0.59	\$0.60	\$0.30	\$0.34	\$0.52	\$1.44/Therm
Water/GSF	\$0.48	\$0.52	\$0.52	\$0.40	\$0.31	\$0.30	\$2.95/CCF
Total Cost/GSF	\$1.84	\$1.93	\$2.01	\$1.77	\$1.86	\$2.02	

Energy Use Intensity



Long Term Investment (Fund 42)



Long Term Investment

Modesto Area Bond Funds (Fund 42), Scheduled Maintenance (State) Maintenance Funds	
Renovation	\$77,318,844
Sched Maintenance	\$12,975,975
Total Investment	\$90,294,819
10 year Average	\$9,029,482
Current Replace Value	\$526,634,127
Annual Investment	1.7%

Columbia Bond Funds (Fund 42), Scheduled Maintenance (State) Maintenance Funds	
Renovation	\$20,845,355
Sched Maintenance	\$3,755,596
Total Investment	\$24,600,951
10 year Average	\$2,460,095
Current Replace Value	\$116,201,370
Annual Investment	2.1%

Key Performance Indicator and Benchmarks

Benchmark	Modesto Area	Columbia	Comparison	Data Source
Energy Cost/GSF	\$2.21	\$1.71	\$2.06	APPA
Energy Use Intensity	94	78	114	APPA
Custodial Cost/GSF	\$3.11	\$3.02	\$1.46	APPA
Maintenance Cost/GSF	\$1.51	\$1.76	\$1.67	APPA
GSF/ Maintenance	77,884	49,037	75,376	APPA
GSF/ Custodial	30,177	35,027	35,638	APPA
Facility Condition Index	19.87%	20.49%	18%	APPA
Annual Re-Investment	1.70%	2.10%	2.00%	APPA
Cap Load Ratio- Lecture	186%	214%	100%	CCCCO
Cap Load Ratio- Lab	98%	149%	100%	CCCCO
Cap Load Ratio- Office	183%	182%	100%	CCCCO

TCO Benefits

- ▶ Planning
- ▶ Project Development
- ▶ Annual Cost Management
- ▶ Long Term Maintenance
- ▶ Decision-making by Shared Governance process