

Yavapai College Capital Budget

Prepared for DGB

March, 2025

Agenda

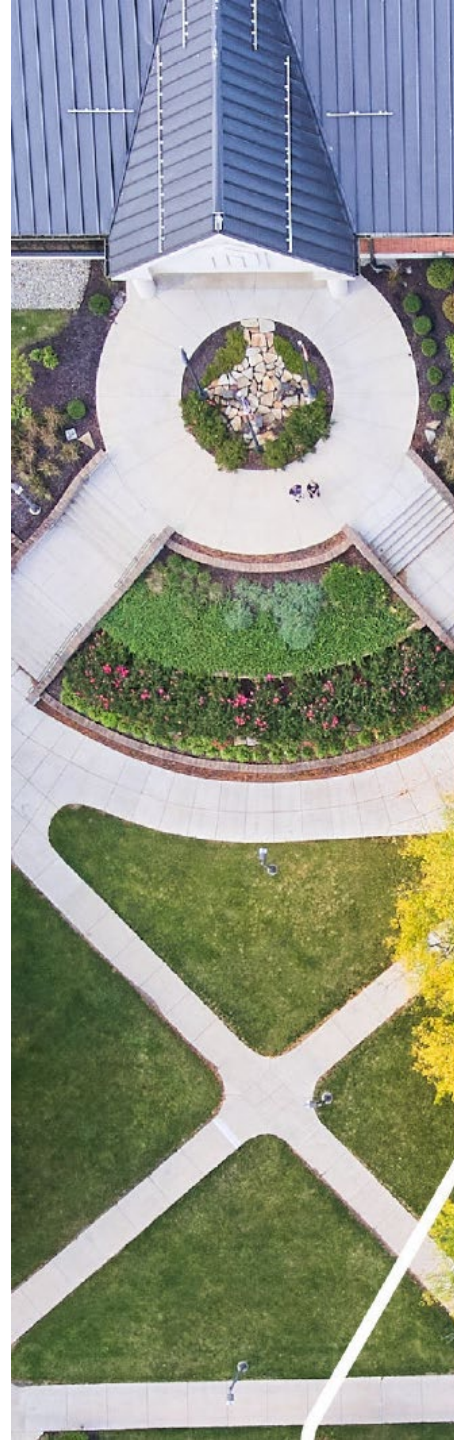
- Benchmarking
- YC Context: Enrollments & Building Utilization
- Facilities Master Plan
- FY25 Capital Budget Overview
- FY26 Plant Fund Preview
 - Cash Flow
 - Unplanned & Planned Maintenance
 - Equipment Replacement Plan
 - Capital Improvement Plan



Benchmarking



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The State of Facilities in Higher Education

Space, Spending and Staff

11TH EDITION



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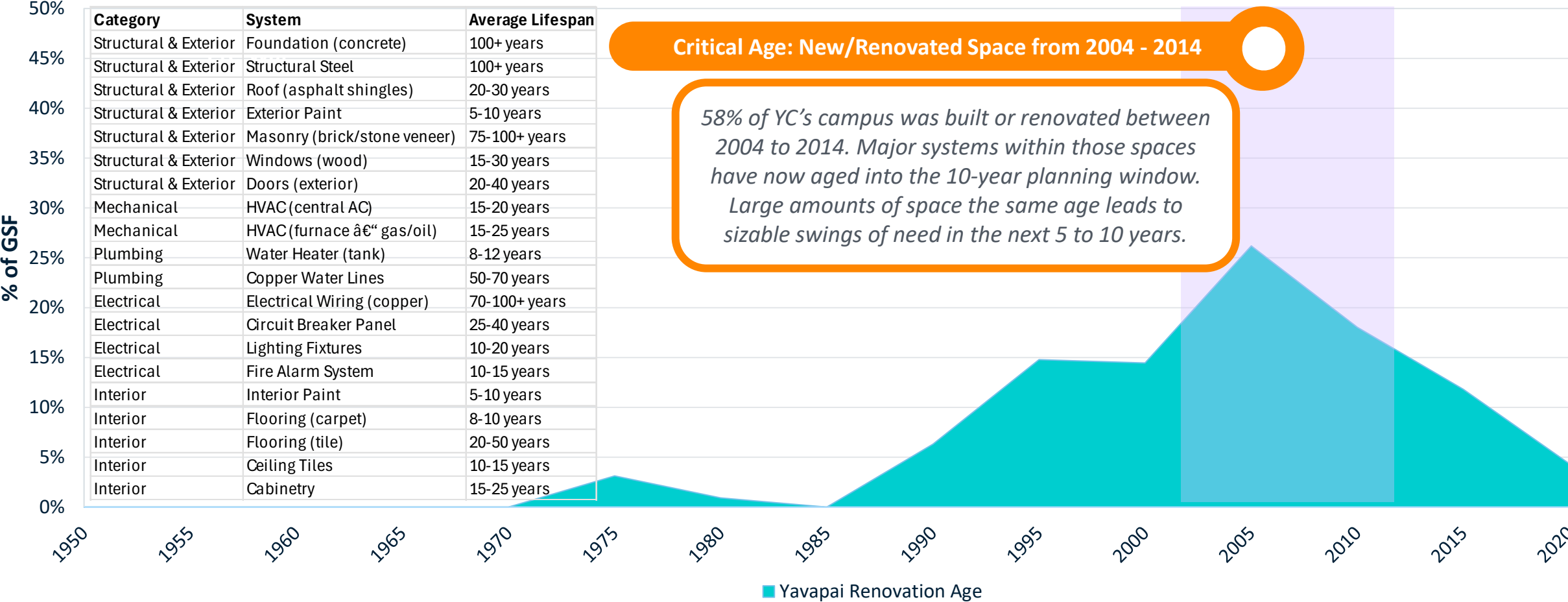
Yavapai College

FY24 Facilities Assessment & Planning Update

Future Need Driven By Age Profile

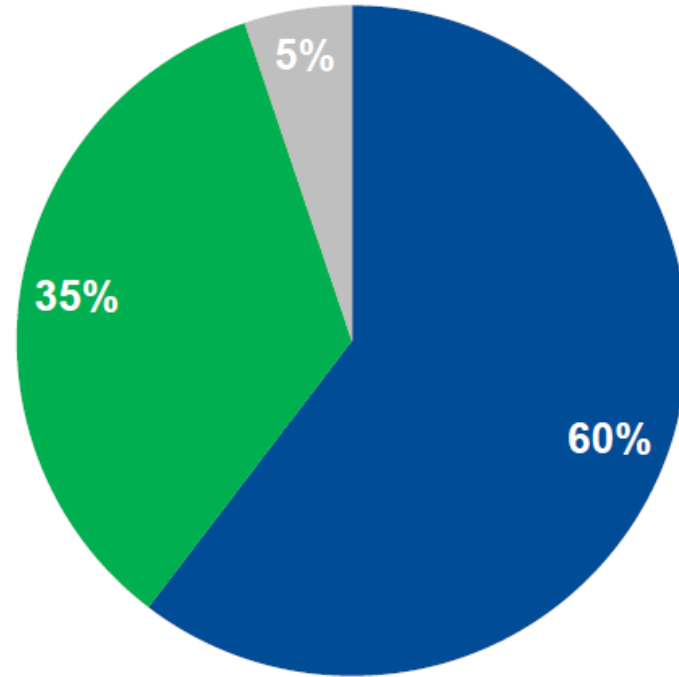
Past renovations are now reaching their next life-cycles

Campus GSF by Year



Need by Category

2024 Project Category



- Repair/Maintenance
- Modernization
- Infrastructure

- **Repair/Maintenance:** In-kind replacement of components at the end of their useful life.
- **Modernization:** Upgrades, installations, or improvements to existing systems.
- **Infrastructure:** Replacement of components in central plants our outside of buildings, both below and above grade.

Calculating Net Asset Value

Net Asset Value: Gordian term that defines the “% good on campus”. A formula that factors the replacement value of a building vs the identified capital investment needs.

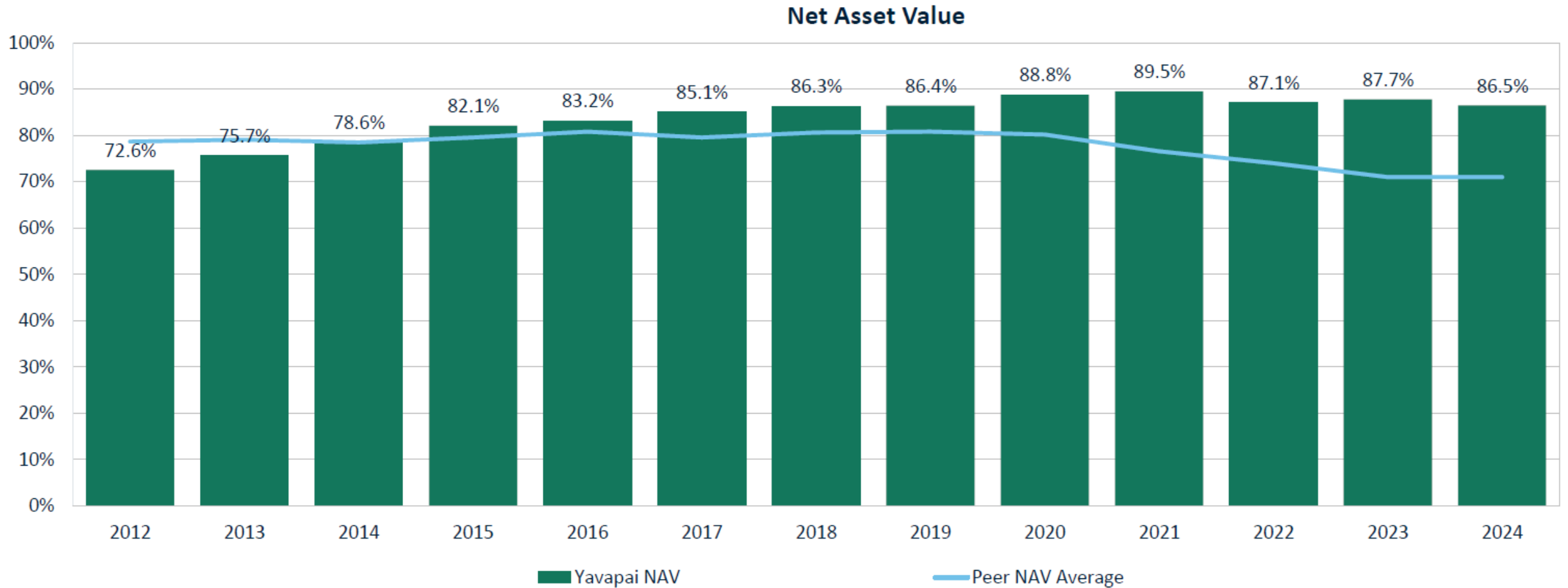
$$\text{Net Asset Value} = \frac{\text{Replacement Value} - \text{Capital Needs}}{\text{Replacement Value}}$$

Investment Strategy	NAV Range
“Keep Up” Stage	85% - 100%
Balance Profile Stage	70% - 84%
“Catch Up” Stage	50% - 69%
Transitional Stage	Below 50%

Net Asset Value by Campus Area

$$\text{Net Asset Value} = \frac{\text{Replacement Value} - \text{Capital Needs}}{\text{Replacement Value}}$$

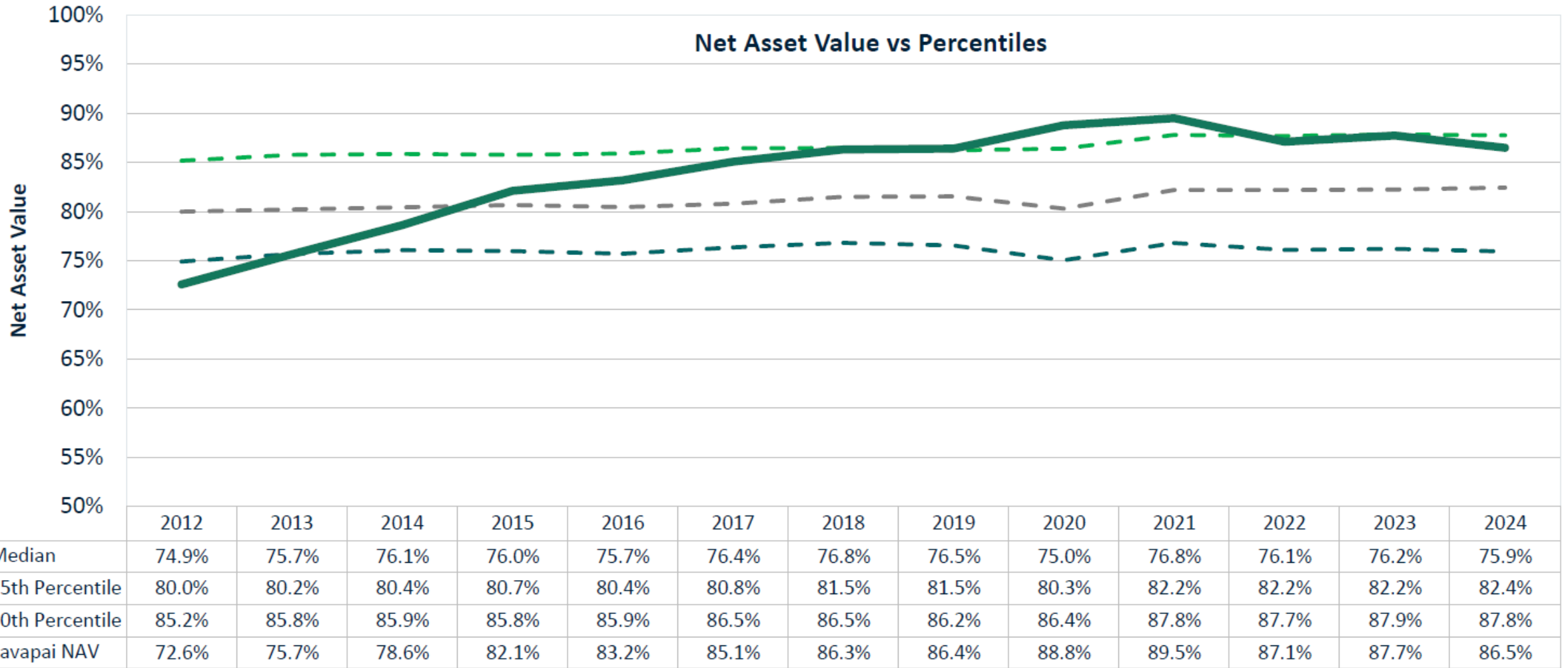
Yavapai Net Asset Value Decreases in 2024



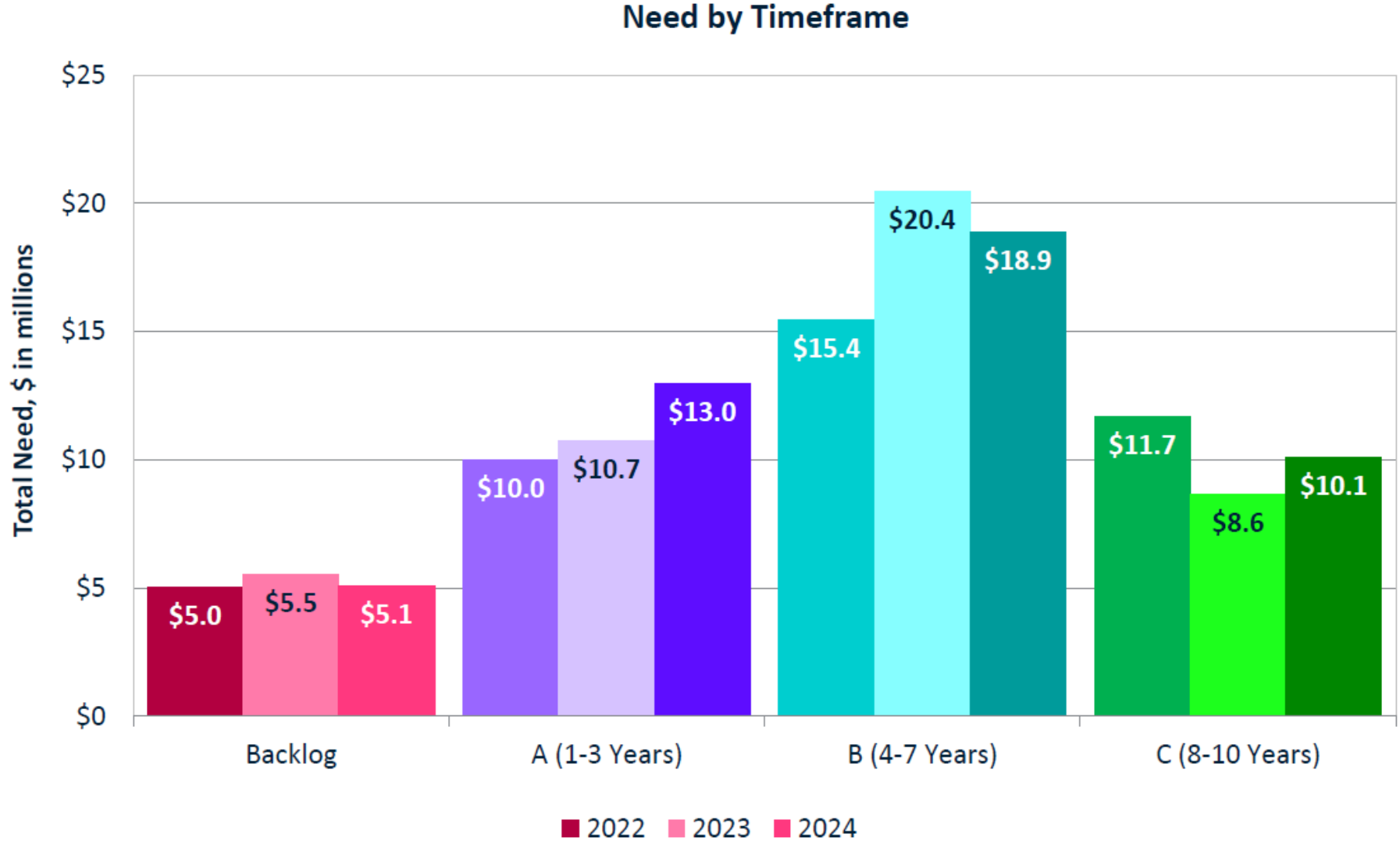
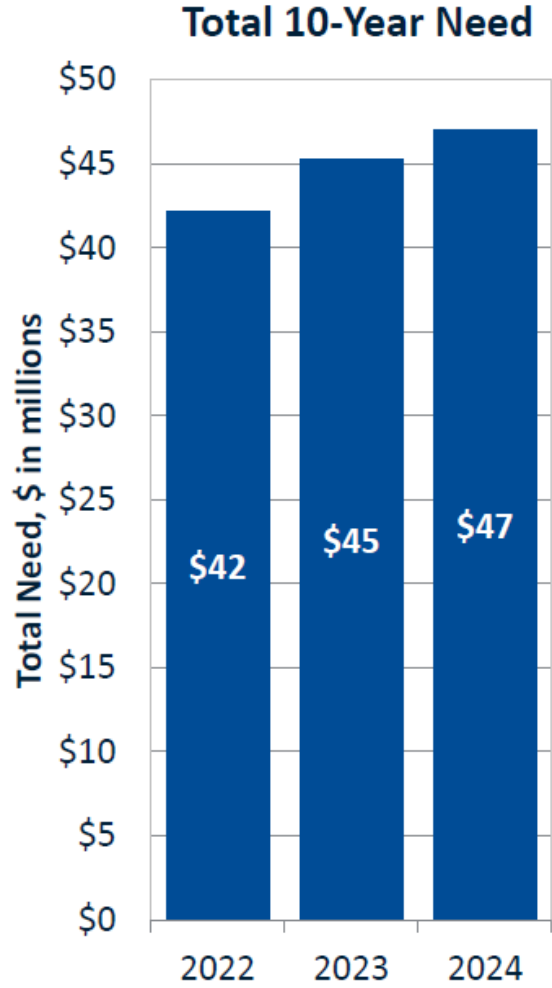
Yavapai NAV versus Database Percentiles



YC is in the 87th percentile in 2024



Total 10-Year Need by Timeframe



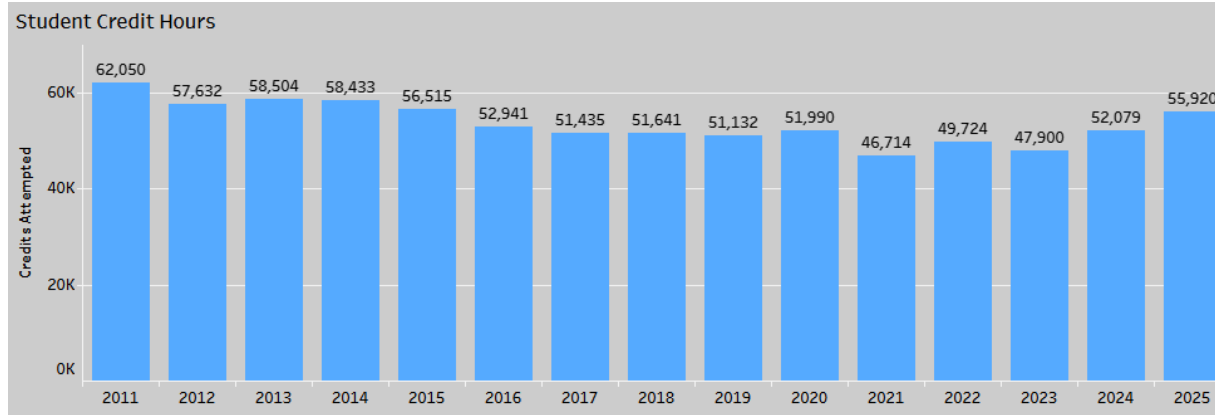
FY24 Facilities Assessment & Planning

Key Takeaways

- The total 10-year need increased from \$45M to \$47M
 - older buildings hit life-cycle renewals
 - inflation
- FY25 Planned Maintenance Budget is \$4M
 - should be \$4.7M to keep up

YC Context

Enrollments & Building Utilization



- 10% shrink in enrollments since peak
- There is a .63 correlation between Unemployment and YC Enrollment:
 - unemployment improved from 11% to 3%
 - 1% unemployment = 2.5% enrollment
- Nationally, Community Colleges down ~36%



Portfolio of Classrooms & Labs

Net Space Changes since FY13

	<u>Classrooms</u>	<u>Labs</u>	<u>Other</u>
• Prescott	-16	+7	Student Activity, large lecture (3-119), multipurpose space, Community Ed, offices, push-button studios, storage
• Verde	-3	+6	push-button studio
• PV	+5	+5	
• CTEC	+7	+3	Café/ Lounge
• Chino	-2		
• Sedona	<u>-2</u>	<u>+2</u>	Lounge
Total	-11	+23	



FY23 Facilities Master Plan

- Tool to align physical Facilities with Strategic Plan and DGB Priorities
- Establishes priorities for Capital Improvement Plan
- Optimizes resources
- Data-informed
- Flexible: intended to be updated

FY2022-23 Facilities Master Plan

Priority Projects by FY30

	Project	Location	FY23 Estimated Costs* (without inflation)	Target Year To Begin	Scope/ Inflation Adjusted Budget	Status
1A	Early College Academy	P	minor		\$ -	Complete
1B	Early College Academy	VV	minor		\$ -	Complete
2						
3A						
3B						
3C						
3D	Housing	P		FY24	\$ 40,286	Bldg 34 Complete
4						
5A						
5B						
6	REDC Move	PV	minor		\$ -	Complete
7A	Commercial Driver Training	Chino	\$ 936,320		\$ 350,000	Complete
7B						
8						
9A	Center for Learning & Innovation	VV	\$ 4,758,600		\$ 3,900,000	Complete
9B						
10						
11						

* Costs include construction, av, classroom furniture, design & permit fees; does not include sitework or academic equipment (except hsc)
Assumed Capital inflation at 5.5% per year

FY2022-23 Facilities Master Plan

Priority Projects by FY30

	Project	Location	FY23 Estimated Costs* (without inflation)	Target Year To Begin	Scope/ Inflation Adjusted Budget	Status
1A	Early College Academy	P	minor		\$ -	Complete
1B	Early College Academy	VV	minor		\$ -	Complete
2						
3A	Housing	VV	\$ 14,245,000	FY24	\$ 2,014,588	Underway
3B	Housing	CV		FY25	\$ 1,349,000	Underway
3C	Housing	Pines		FY25	\$ 11,499,500	Underway
3D	Housing	P		FY24	\$ 40,286	Bldg 34 Complete
4						
5A						
5B						
6	REDC Move	PV	minor		\$ -	Complete
7A	Commercial Driver Training	Chino	\$ 936,320		\$ 350,000	Complete
7B						
8						
9A	Center for Learning & Innovation	VV	\$ 4,758,600		\$ 3,900,000	Complete
9B	Center for Learning & Innovation	P	\$ 18,711,000	FY24	\$ 17,115,000	Underway
10						
11						

* Costs include construction, av, classroom furniture, design & permit fees; does not include sitework or academic equipment (except hsc)
Assumed Capital inflation at 5.5% per year

FY2022-23 Facilities Master Plan

Priority Projects by FY30

	Project	Location	FY23 Estimated Costs* (without inflation)	Target Year To Begin	Scope/ Inflation Adjusted Budget	Status
1A	Early College Academy	P	minor		\$ -	Complete
1B	Early College Academy	VV	minor		\$ -	Complete
2	Renovate Learning Center	P	\$ 1,207,360	FY29	\$ 1,664,760	
3A	Housing	VV	\$ 14,245,000	FY24	\$ 2,014,588	Underway
3B		CV		FY25	\$ 1,349,000	Underway
3C		Pines		FY25	\$ 11,499,500	Underway
3D		P		FY24	\$ 40,286	Bldg 34 Complete
4	Health Science Center	PV	\$ 22,360,800	FY29	\$ 49,700,000	Designed in FY24 to Fundraise, added 3 programs
5A	Electric Vehicle	CTEC	\$ 780,780	FY28	\$ 1,020,448	Waiting on industry standards and demand
5B	Electric Vehicle	VV	\$ -	FY28		Waiting on industry standards and demand
6	REDC Move	PV	minor		\$ -	Complete
7A	Commercial Driver Training	Chino	\$ 936,320		\$ 350,000	Complete
7B	Commercial Driver Training	VV	\$ 936,320			cancelled- State only allowed Chino test site cancelled- created lab to offer classes. Wage/
8	Fermentation	VV	\$ 12,381,600			demand do not merit expansion at this time
9A	Center for Learning & Innovation	VV	\$ 4,758,600		\$ 3,900,000	Complete
9B	Center for Learning & Innovation	P	\$ 18,711,000	FY24	\$ 17,115,000	Underway
10	Acoustic Improvements	S	\$ 224,840	FY27	\$ 278,537	
11	Move ITS into 1	P	\$ 662,200		\$ -	cancelled-- updated existing space with PM
<p>* Costs include construction, av, classroom furniture, design & permit fees; does not include sitework or academic equipment (except hsc) Assumed Capital inflation at 5.5% per year</p>						

Capital Budgets at YC

- Debt Fund
 - ✗ GO Bond
 - ✓ Revenue Bonds
- Plant Fund
 - Fixed
 - Planned Maintenance
 - Unplanned Maintenance
 - Equipment Replacement Plan (ERP)
 - Books
 - Furniture, Fixtures & Equipment (FFE)
 - Contingency
 - Variable
 - Capital Improvement Plan (CIP)
 - Contingency



Plant Fund Budget FY25 Overview

- “Fixed” Capital

- Planned \$ 4M
- Unplanned \$.28M
- Equip Replacement \$ 2.5M
- FFE \$.27M
- Contingency \$.8M

TOTAL \$ 7.8M

- Variable Capital

- Capital Improvement Plan (CIP)
 - Renovations for evolving program needs
 - New Construction for new Community needs
- CIP Contingency



FY 26 Capital



Capital Cash Flow Assumptions

- Renew remaining Revenue Bond in FY28
- Health Science Center (HSC) breaks ground in FY29; Grants & Donations cover 100%
- Extend FMP targeted completion from 7 years to 10 years (FY32 to complete HSC)
- Moves \$500k recurring of Plant Contingency to Planned Maintenance

Draft Planned & Unplanned Maintenance

DRAFT

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
	<u>Actual</u>	<u>Budget</u>	<u>Proposed</u>				
Unplanned Maintenance	\$ 175,700	\$ 283,900	\$ 292,400	\$ 301,200	\$ 310,200	\$ 319,500	\$ 329,100
Planned Maintenance Total	\$ 3,773,500	3,963,200	4,463,200	4,597,100	4,735,000	4,877,100	5,023,400
TOTAL MAINTENANCE	\$ 3,949,200	\$ 4,247,100	\$ 4,755,600	\$ 4,898,300	\$ 5,045,200	\$ 5,196,600	\$ 5,352,500
Planned Maintenance by Project			2025-26				
			Proposed				
Prescott Campus, Bldg 1			\$ 175,000	Replace Liebert Unit ; Reseal Block / Paint			
Prescott Campus, Bldg 2			120,000	Reseal Block / Paint; Replace Exterior Concrete Stairs near Electrical Yard			
Prescott Campus, Bldg 3			100,000	Reseal Block / Paint			
Prescott Campus, Bldg 4			215,000	Full Renovation (Upstairs Bathroom); Reseal Block / Paint; Replace Exterior Concrete Stairs			
Prescott Campus, Bldg 5			208,000	Replace Water Heater; Replace HVAC, Ducting, Piping			
Prescott Campus, Bldg 6			301,000	Full Restroom Remodel - Asbestos Abatement; Replace Main Building Electrical Panel ; Replace Secondary Transformers ;			
Prescott Campus, Bldg 7			176,000	Replace Secondary Transformers ; Replace Main Building Electrical Panel ; Replace Windows (Single pane windows)			
Prescott Campus, Bldg 8			1,263,200	Residence Hall Remodel Lower Level - Carry over; Residence Hall Top Floor Renovation			
Prescott Campus, Bldg 11			37,000	Replace Metal Roof; Replace Metal Roof			
Prescott Campus, Bldg 12			37,000	Replace Metal Roof; Repair Leak on Chiller Sightglass			
Prescott Campus, Bldg 14			55,000	Repair Leak on Chiller Sightglass; Water Valve Replacements			
Prescott Campus, Bldg 16			90,000	Fire Suppression Upgrades			
Prescott Campus, Bldg 20			37,000	Replace Metal Roof			
Prescott Campus, Bldg 28			40,000	Replace Flooring			
Prescott Valley Campus, Bldg 40			40,000	Relandscape Front Section of Campus			
Chino Valley Campus, Bldg 57			100,000	Southside of Roof Replacement; Replace Make Up Air Unit (Electric Heat)			
Chino Valley Campus, Bldg 70			125,000	Parking Lot Re-Striping; Renovate Restrooms (Men & womens - staff area)			
Prescott Campus, Bldg 1,2,3,4,19			454,000	Exhaust Fan Replacements			
District Campus, Bldg 1,2,3,4,19,36 CTEC, CV			100,000	Mini Split Replacement			
Verde Campus, Bldg F			30,000	Paint Interior Shell			
Verde Campus, Bldg I			10,000	Replace Exterior Stairs			
Pines Campus, Bldg Pines Dining room			150,000	New HVAC System			
Prescott Grounds Campus, Bldg Prescott Grounds			580,000	Re-design concrete circle near 19; Baseball Field Renovation carryover; Leaking BackFlow Valve on Water Main; Sculpture			
Verde Campus, Bldg VFT			20,000	Upgrade to LED Lighting			
Planned Maintenance Totals	\$ 3,773,500	\$ 3,963,200	\$ 4,463,200				

Draft Equipment Replacement Plan

- Budget \$2.9M
 - CRSD \$585k
 - FAS \$1,430k
 - President \$74k
 - Provost \$174k
 - Workforce Innovation \$640k

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DRAFT Capital Improvement Plan

Capital Improvement Plan Projects - Description	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Center for Learning & Innovation (P)	\$ 10,791,300	\$ -	\$ -	\$ -	\$ -
19 Community Room	1,330,000	-	-	-	-
Center for Learning & Innovation (VV)	-	-	-	-	-
Health Science Center (PV)	-	-	-	4,465,000	17,860,000
Electric Vehicle Maintenance (CTEC)	-	-	95,000	665,000	190,000
Electric Vehicle Maintenance (East)	-	-	95,000	665,000	190,000
Chino & VVC Housing	1,140,000	-	-	-	-
Prescott Pines Housing	1,615,000	285,000	-	-	-
Acoustical/ Tech Upgrades (Sedona)	-	265,100	-	-	-
Campus Signage/Marquees (VV)	142,500	-	-	-	-
ITS Relocate to Building 1 (P)	-	-	-	-	-
CTEC- Welding awning & electrical	45,600	-	-	-	-
Eatery Renovation	147,300	-	-	-	-
EMS Carport	28,500	-	-	-	-
Learning Center (P)	-	-	-	157,700	1,103,900
Contingency	160,400	5,800	2,000	62,700	203,600
Transfer Expenses to Restricted Fund - STEM	-	-	-	-	-
Transfer Expenses to Restricted Fund - Prop. 207	-	-	-	-	-
Total Capital Projects	\$ 15,400,600	\$ 555,900	\$ 192,000	\$ 6,015,400	\$ 19,547,500
Revenue Sources					
Grants and Donations	\$ -	\$ -	\$ -	\$ 4,465,000	\$ 17,860,000
STEM/207/301 or Rev Bond	-	-	-	-	-
Capital Project Accumulation Account	15,400,600	555,900	192,000	1,550,400	1,687,500
Total Revenues	15,400,600	555,900	192,000	6,015,400	19,547,500
Excess/(Needed Capital)	\$ -	\$ -	\$ -	\$ -	\$ -

Green = Continuing Projects Approved in prior years.
 Red = Projects to be Approved this year
 Black = Future Projects

FY26 Capital Improvement Plan Highlights

- Center for Learning & Innovation – Prescott
 - Community Room
- Housing
- Enterprise Resource Planning



Center for Learning & Innovation - Prescott

Status: Underway ~40%

Plan to re-open Spring Term 2026



SECOND FLOOR PLAN



Second floor has the technology rich spaces

- Experimental + multipurpose room taking up a key location

FLOOR PLAN

FIRST FLOOR



Housing



Yavapai College, Clarkdale, AZ



Verde Valley Campus

- RV Park– complete
- Manufactured – 16 bed Underway (08/25)
- Tiny – Underway (01/26)



Housing



Chino Valley Center

- RV Park– Underway (08/25)
- Tiny – Underway (01/26)

Housing



Prescott

- On-campus apartment (34)– complete

Prescott Pines

- Employee Homes
 - 9 Complete
 - 2 coming by 10/25
- RV Park
 - 10 complete
 - 5 Coming by 12/25
- Student shares apartments
 - 61 Beds Complete
 - 29 Beds Coming by 6/25



Enterprise Resource Planning

Banner SaaS Upgrade



Group Effort



Yavapai Project Team

- ▶ 10 Technical core team members from ITS
- ▶ 50+ YC Employees
- ▶ Averaging 26.5 project consulting hours/week
- ▶ Implementing 21 separate solutions



Questions & Discussion