



SOUTHWESTERN COLLEGE
PROPOSITION R & Z

2021
ANNUAL REPORT

FOR THE PERIOD: JULY 1, 2020 - JUNE 30, 2021



Rendering of a side view of the entrance to the new Tennis Center.

LETTER FROM THE CHAIR

As we complete our second year of construction under challenging circumstances, it gives me great pleasure to present the annual report for the Propositions R and Z Citizens' Bond Oversight Committee.

Major projects continue to move forward according to schedule, and the district remains committed to transparency. The Governing Board recently approved a resolution to conduct an additional performance audit on the Propositions R and Z bond construction projects. The performance audit complements the financial audit the district conducts each year. Together these audits will ensure the college is effectively managing taxpayer funds and expenditures.

We welcomed new members to the committee last year: Norma Chavez-Peterson and Karl Antolin as at-large community members. We welcomed back Rodolfo Lopez Jr. and Nick Marinovich for their second terms as at-large and taxpayer organization members, respectively.



Landscape and Nursery Technology aerial rendering of the proposed renovations and construction.

Last year also marked the sale of the remaining bonds available under both Proposition R and Proposition Z. In October, 2021 the college released to market the remaining \$73.6 million bonds of Proposition R and the remaining \$184 million bonds of Proposition Z.

We encourage all community members to read about our progress on both Propositions R and Z for the period of July 1, 2020–June 30, 2021 in the following pages. You can also keep up-to-date by visiting the bond website: www.swccd.edu/propr. On the website, you can request a presentation to your community, have your name added to our mailing list, or leave a comment.

Thank you for your continued support of the students and employees of Southwestern College.

Mark Donnelly
Chair

THE PERFORMING ARTS CENTER (PAC)

The PAC held its community grand opening in August, 2021. The event was a dual community presentation of the new facility and the introduction of new Superintendent/President Dr. Mark Sanchez. The center includes a 500-seat theater, auditorium and stage, a 170-seat black box theater, classrooms and a modern stagecraft/prop construction area. The PAC will also be the South County home for San Diego Symphony concerts and performances.

Project budget: \$64 million

Project Status: Complete



THE PUBLIC SAFETY TRAINING CENTER

at the Higher Education Center at Otay Mesa. This facility welcomed emergency services partners and community members to a grand opening on Sept. 11, 2021. Future police officers, emergency medical technicians (EMTs) and paramedics have gotten lots of hands-on experiences in the simulation labs and the “Scenario Apartment Simulator.” Additional facilities in the new center include: multi-bay apparatus building to house the emergency vehicles for all three programs; storage building; a multi-purpose instructional building that includes office space, classroom space, restroom/locker rooms, police simulator space and a fitness training space. A multi-story fire tower for live-fire training and a renovated fitness track for the police obstacle course/fitness area complete the training center.

Project budget: \$25.7 million

Project Status: Complete

Public Safety Training Programs' equipment now have a secure home. Real-world applications of learning are incorporated throughout the new facility.



IT DATA CENTER Construction has begun on this single-story Institutional Technology Building located where the former 300 Buildings were demolished. At approximately 16,100 square feet, the building includes offices, classrooms, data center, network spaces and IT support spaces. Additionally, the facility project scope includes solar panels, landscape and hardscape site improvements and new surrounding sidewalks to improve pedestrian circulation and accessibility.

Project budget: \$25.6 million

Project Status: Scheduled completion July, 2022



Crews work quickly on new IT Center.



Preparing the site for the facilities and warehouse relocation.

FACILITIES OPERATIONS AND WAREHOUSE

These district functions occupy prime space along the perimeter road that could be better used for student parking closer to the center core of the Chula Vista campus. This project relocates and consolidates these functions towards the west end of campus.

Project budget: \$40.6 million

Project Status: Scheduled completion December, 2022

LANDSCAPE AND NURSERY TECHNOLOGY PROJECT

Design and scope is currently being reviewed to find the right balance of instructional and support spaces and available funding. When complete, students will learn about design, construction, maintenance, nursery production and all landscape-related professions. Support facilities, including a greenhouse, will complement the classroom building. Specimen trees are currently being relocated to an on-campus temporary nursery in anticipation of the construction start.

Project budget: \$29.7 million

Project Status: Re-bidding project



Rendering shows outdoor and indoor learning spaces are key in new LNT design.

BASEBALL & SOFTBALL FACILITIES UPGRADES

A new, expanded baseball press box will allow home and visiting coaches to view play and include areas for the press and announcer. A much-needed restroom building will be constructed at the softball field. Both site areas will have fully accessible paths from parking areas. A new firemain will be looped in close proximity to each site so new fire hydrants can be installed at each area. Additionally, a new sewer and water line will be provided to the baseball site for potential future expansion.

Project budget: \$1.9 million

Project budget: Design complete and in review with Division of State Architect

AUTOMOTIVE TECHNOLOGY RELOCATION

A modern facility with the capability to offer automotive students the latest industry technology will be constructed at the Higher Education Center at Otay Mesa. The new 59,000-square-foot, one-story Automotive Technology Center replaces the aging facility on the Chula Vista campus. The center includes offices, classrooms, high-bay labs, student project spaces, workshops for welding and areas to store project cars.

Project budget: \$20 million

Project Status: Design approved by Division of State Architect and going to bid in 2022



Rendering of new automotive technology facility.



Rendering of a portion of the multi-story student union to combine several student-serving departments.

STUDENT UNION COMPLEX This project in the heart of the Chula Vista campus will offer a range of activities and spaces for students to gather, socialize and interact with their peers. Balancing a number of small, discrete spaces with larger, flexible spaces, the student union will house the Associated Student Organization (ASO), bookstore, SWC Cares Hub, culinary arts, learning communities, the Veterans Resource Center and Health and Personal Wellness facilities. Food service and dining areas will connect indoor and outdoor terraces and patios. The new facility replaces the existing Student Union and cafeteria buildings.

Project budget: \$91.5 million

Project Status: Design complete and in review with Division of State Architect

BUS TRANSIT RELOCATION:

The existing transit station on the ring road will move closer to Otay Lakes Road to make for easier access away from district operations. The vacated space will then be used for ride-sharing pick up and drop off.

Project budget: \$2.3 million

Project Status: Approved by Division of State Architect and going to bid in 2022

Rendering view of fan-seating area.



TENNIS COURT RELOCATION

A greatly expanded tennis center with a centralized championship court with spectator seating and access to a new clubhouse will be constructed in Parking Lot G (by the Child Development Center). The center will also include 10 new, state-of-the-art tennis courts, a clubhouse with a team room, accessible restrooms, sports medicine spaces, coach's office and functionality to service after-school student programs. The project includes upgraded lighting to allow community use in the evening.

Project budget: \$8 million

Project Status: Design complete and in review with Division of State Architect

Rendering of the new two-story instructional building.



INSTRUCTIONAL BUILDING 1

This exciting project will change the front face of the campus' southeastern section. In addition to a range of teaching and learning spaces and lecture classrooms, the building will house a new planetarium. Additionally, the instructional space will be shared with a University Center, creating an efficient use of space for both the district and various four-year university programs.

Project budget: \$94 million

Project Status: Design complete and in review with Division of State Architect

ANNUAL PERFORMANCE AND FINANCIAL AUDITS

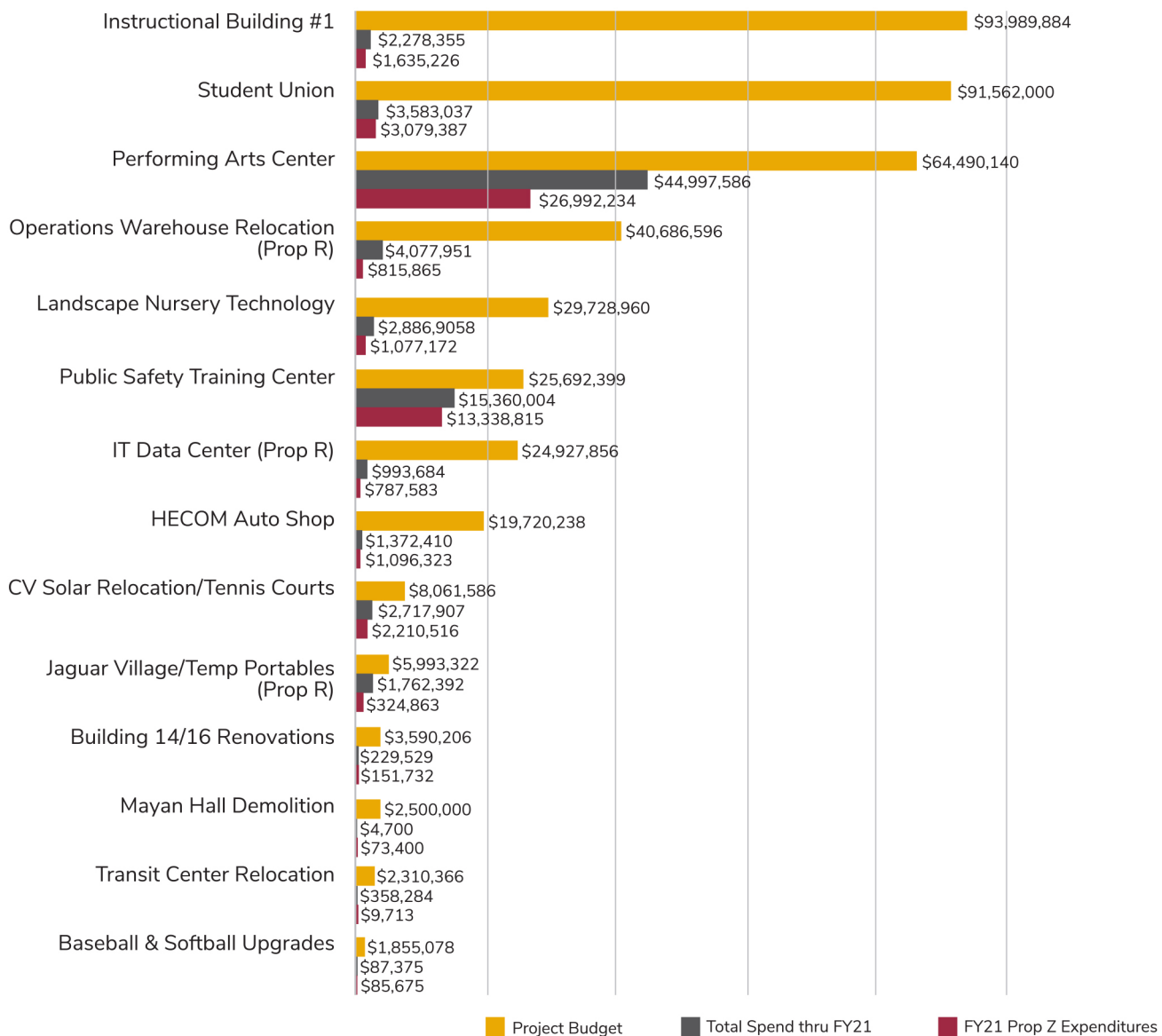
The independent auditing firm of Eide Bailly, LLC conducted the districts' annual audit. The auditor's opinion notes that the district's financial statements, including Propositions R and Z, properly present the financial position and remaining fund information as of June 30, 2021. In a report provided to the Governing Board, the auditors provided assurances that the district properly complies with Generally Accepted Accounting Principles (GAAP) and Federal and State regulations.

ABOUT PROPOSITIONS R AND Z

Proposition R is the \$389 million general obligation bond approved by voters in 2008. Proposition Z is the \$400 million general obligation bond approved by voters in 2016. Proceeds from the bonds are to be used for the construction/reconstruction and/or rehabilitation of facilities, including the furnishing and equipping of facilities, acquisition, or lease of real property for its facilities and construction management by district personnel.

PROP R & Z EXPENDITURES PER PROJECT

FOR THE PERIOD: JULY 1, 2020 - JUNE 30, 2021



ON THE HORIZON

- Trellis Repairs (formally CV Infrastructure)
- Jaguar Village/Temp Portables
- Ceramics Relocation
- Mayan Hall Demolition
- Building 14/16 Renovation
- Sewer Line and Path of Travel



Rendering of bridge connecting the two classroom portions of Instructional Building 1.

CBOC COMMITTEE YEAR-IN-REVIEW

SEPTEMBER 1, 2020

- Received an update on Prop R and Z expenditures and progress of projects.
- Received an update on the Local Hire Initiative: 4,620 jobs filled by San Diego County residents; of those 1,392 filled by SWC District residents
- Were informed of the four members terming out in November, 2020. All but student representative eligible to re-apply.
- Provided the CBOC application process.
- Reviewed Prop R and Z audit findings for the year ended June 30, 2019.
- Discussed possibility of an expanded performance audit.
- Reviewed \$10 million savings from refinancing a portion of Prop R funds.

DECEMBER 1, 2020

- Welcomed new CBOC Members David Aw, Paul C. Norris and Gary J. Paquette
- Bond Counsel Ann La Morena Rohlin provided training in roles and responsibilities of the CBOC and reviewed the CBOC bylaws with members.
- Received an update on Prop R and Z expenditures and progress of projects.
- Received information on CBOC annual report preparation process.
- Reviewed questions from Member Nick Marinovich on expanded performance audit and the labor apprenticeship program. Chair Mark Donnelly said those items were outside the purview of the CBOC.

MARCH 2, 2021

- Elected Mark Donnelly as committee chair and Clarissa Falcon as vice-chair.
- Approved Proposition R and Z audit.
- Received an update on Prop R and Z expenditures and progress of projects.
- Vice President for Business and Financial Affairs addressed Member Nick Marinovich's questions regarding an expanded performance audit and said an expanded audit would not be initiated by the CBOC.
- Discussed planning tours of construction sites.
- Received a copy of the CBOC annual report for the period of July 1, 2019 - June 30, 2020.
- Established meeting dates for 2021.

JUNE 1, 2021

- Toured the Public Safety Training Center at the Higher Education Center at Otay Mesa and the Performing Arts Center on the Chula Vista campus.
- Received information on interview process for selection process for bond program manager to answer question from Member Nick Marinovich.
- Received an update on Prop R and Z expenditures and progress of projects.



CITIZENS' BOND OVERSIGHT COMMITTEE

Karl Antonlin, At-Large Community Representative

Mark Donnelly, Business Representative

Norma Chavez-Peterson, At-Large Community Representative

Norma Hernandez, Advisory or Foundation Representative

Rodolfo Lopez, Jr., At-Large Community Representative

Nick Marinovich, Taxpayer Organization Representative

Paul Norris, Senior Citizen Group Representative

Gary Paquette, Senior Citizen Group Representative

SOUTHWESTERN COMMUNITY COLLEGE GOVERNING BOARD

Roberto Alcantar

Leticia Cazares

Don Dumas

Griselda A. Delgado

Kirin Macapugay

Mae Perez, Student Trustee

Dr. Mark Sanchez

Superintendent/President

The Southwestern Community College District does not discriminate on the basis of race, color, religion, national origin, gender, sexual orientation, disability, age, or marital status in any of its policies, procedures, or practices. This nondiscrimination policy covers admission, employment, and access to all college programs and activities. Questions about the Rehabilitation Act of 1973, Section 504, and student grievances should be directed to the Dean of Student Services, at 619-482-6369. Title IX inquiries should be directed to the Title IX Administrator, at 619-482-6329. Inquiries regarding Equal Employment Opportunity and other nondiscrimination policies and procedures should be directed to the Executive Assistant Superintendent/Vice President, Human Resources 619-482-6329.

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