



**SOUTHWESTERN COMMUNITY COLLEGE DISTRICT  
PROPOSITIONS R AND Z  
CITIZENS' BOND OVERSIGHT COMMITTEE  
Tuesday, March 7, 2017**

| <b>CBOC Member</b>        | <b>Constituencies</b>                        | <b>Membership Term</b>                         |
|---------------------------|--|--|
| <b>Mona Dibas</b>         | <b>Student Representative</b>                | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Andrew McKercher</b>   | <b>At-Large Community Member</b>             | <b>September 14, 2016 – September 13, 2017</b> |
| <b>Michael Govea</b>      | <b>Advisory or Foundation Representative</b> | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Robert Muff</b>        | <b>Senior Citizen Group Representative</b>   | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Lucas Rathe</b>        | <b>Business Representative</b>               | <b>September 14, 2016 – September 13, 2018</b> |
| <b>David Frank Savage</b> | <b>At-Large Community Member</b>             | <b>September 23, 2015 – September 22, 2017</b> |
| <b>Matt Yagyagan</b>      | <b>Taxpayer Organization Member (Chair)</b>  | <b>September 23, 2015 – September 22, 2017</b> |

| <b>District Staff</b>         | <b>District Position</b>   |
|-------------------------------|--|
| <b>Mark Claussen</b>          | <b>Consultant, Proposition R, Business and Financial Affairs</b> |
| <b>Tim Flood</b>              | <b>Vice President for Business and Financial Affairs</b>         |
| <b>Lillian Leopold</b>        | <b>Chief Public Information and Government Relations Officer</b> |
| <b>Kindred Murillo, Ed.D.</b> | <b>Superintendent/President</b>                                  |
| <b>Janell Ruiz</b>            | <b>Recorder</b>  |

**Meeting Date:** Tuesday, March 7, 2017  
**Time:** 5:30 p.m.  
**Place:** Southwestern College  
 900 Otay Lakes Road  
 Chula Vista, CA 91910  
 Room L246

Persons wishing to address the Committee should complete a Request for Public Comment card (available at the reception table) and indicate on the card if they wish to speak under Public Comment, or when a specific agenda item is considered. Cards should be submitted to the secretary prior to the start of the meeting. An oral presentation to the Committee does *not* constitute an open discussion on the presentation topic, unless that topic is on the posted agenda. Pursuant to the Brown Act (Government Code Section 54954.2(a)): "No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may *briefly* respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3."

**A G E N D A**

| <b>ITEM</b>  |          |
|--|----------|
| 1. Call To Order – Roll Call                                     | Yagyagan |
| 2. Approval of Minutes of December 6, 2016 (Enclosure)           | Yagyagan |
| 3. Public Comment  | Yagyagan |
| 4. Project Status Update (Enclosure)                             | Claussen |
| 5. Budget Update   | Stengel  |
| 6. Update – College Facilities Planning Workshop                 | Flood    |
| 7. Other Items   | Yagyagan |
| 8. Committee Comments / Requests                                 | Yagyagan |
| 9. Future 2017 Meeting Dates (first Tuesday of quarterly months) | Yagyagan |
| • June 6, 2017   |          |
| • September 5, 2017  |          |
| • December 5, 2017   |          |
| 10. Adjournment  | Yagyagan |



**Southwestern Community College District**

**Proposition R Citizens' Bond Oversight Committee**

**December 6, 2016**

**DRAFT MINUTES**

| <b>CBOC Member</b>      | <b>Constituencies</b>                        | <b>Membership Term</b>                         |
|-------------------------|--|--|
| <b>Mona Dibas</b>       | <b>Student Representative</b>                | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Michael Govea</b>    | <b>Advisory or Foundation Representative</b> | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Andrew McKercher</b> | <b>At-Large Community Member</b>             | <b>September 14, 2016 – September 13, 2017</b> |
| <b>Bob Muff</b>         | <b>Senior Citizen Group Representative</b>   | <b>September 14, 2016 – September 13, 2018</b> |
| <b>Lucas Rathe</b>      | <b>Business Representative</b>               | <b>September 14, 2016 – September 13, 2018</b> |
| <b>David Savage</b>     | <b>At-Large Community Member</b>             | <b>September 23, 2015 – September 22, 2017</b> |
| <b>Matt Yagyagan</b>    | <b>Taxpayer Organization Member</b>          | <b>September 23, 2015 – September 22, 2017</b> |

| <b>District Staff</b>  | <b>District Position</b>   |
|------------------------|--|
| <b>Mark Claussen</b>   | <b>Consultant, Proposition R, Business and Financial Affairs</b> |
| <b>Tim Flood</b>       | <b>Vice President for Business and Financial Affairs</b>         |
| <b>Lillian Leopold</b> | <b>Chief Public Information and Government Relations Officer</b> |
| <b>Bob Deegan</b>      | <b>Interim Superintendent/President</b>                          |

**1. CALL TO ORDER – ROLL CALL**

The meeting was called to order at 5:32 p.m.

Members Present: Michael Govea, Andrew McKercher, Bob Muff, Matt Yagyagan

Members Absent: Mona Dibas, Lucas Rathe, David Savage

Staff Present: Mark Claussen, Bob Deegan, Tim Flood, Lillian Leopold.

**2. Approval of Minutes September 14, 2016**

Motion to approve minutes: Govea; Second: Muff. Minutes approved.

**3. Public Comment**

None.

The committee members and District staff introduced themselves to Andrew McKercher, attending his first meeting.

**4. Bond Program Updates**

Mark Claussen presented the Prop R updates, including:

- Wellness and Aquatics Complex
- National City Classroom Addition
- Math, Science and Engineering Building
- Performing Arts and Cultural Center
- Security Building
- Infrastructure Planning and Design
- Expenditures
- Phase I Major Projects

## **Bond Program Updates (continued)**

There were some questions during and a discussion following the presentation. Chair Yagyagan requested tours of the current construction sites for the committee members. Mark indicated he would make himself available for small group tours at the convenience of the committee members, Monday-Friday. Committee members were encouraged to contact Mark or Janell regarding scheduling tours.

### **5. Measure Z**

Tim displayed and spoke about the Measure Z full ballot document. This document is a vital document which includes all projects included in the Facilities Master Plan (FMP), and additional possible projects listed. This document will be posted to the CBOC website.

There was a discussion about the election results and the great support Measure Z received from the voters and community. The CBOC members and District staff worked very diligently to inform the community of the needs of the District so they would know how important the Measure is to the future of Southwestern College students.

Tim also distributed the CBOC Bylaws that have been edited by our bond attorney. The bylaws have been updated to expand the responsibilities of the CBOC to include Proposition Z in addition to Proposition R. The plan is to present the revised bylaws to our Governing Board for approval at our February 14, 2017 meeting.

The results of the election were: we needed 55% of the vote for the measure to pass and we received 69% of the vote. Tim stated that he believes this is the highest approval rate of the large capital construction bonds in the state of California. Lillian informed the committee that Registrar of Voters website indicates Measure Z passed with a 70.4% approval rate.

### **6. CBOC Annual Report 2016**

Lillian distributed a draft copy of the CBOC Annual Report for the fiscal year 2016. She also emailed the document to the committee members prior to the meeting. The dates covered on this report are July 1, 2015 through June 30, 2016.

The CBOC Annual Report for the year ending in June 2015 received a perfect score from the San Diego Taxpayers Association, Education Foundation. We have used the same format providing project status and other pertinent information.

The committee made suggestions for possible edits.

### **7. Other Items**

Tim displayed the Proposition R web page and provided a 'tour' for the committee. Chair Yagyagan complimented staff on the web page and commented on the usefulness of the information provided in the links.

Interim Superintendent/President Deegan announced to the committee that our Governing Board made the decision to select Dr. Kindred Murillo as our next Superintendent/President, pending official vote at the Governing Board meeting on December 14. A brief career history of Dr. Murillo was provided.

### **8. Committee Comments / Requests**

None.

**9. Tentative 2017 Meeting Dates**

The tentative CBOC meeting dates for 2017 will be held on the first Tuesday, quarterly.

- March 7, 2017
- June 6, 2017
- September 5, 2017
- December 5, 2017

Motion to approve (correcting dates from those listed in the agenda) by Govea, seconded by McKercher. Approved.

**10. Adjournment**

The meeting was adjourned at 6:28 p.m. by Motion: Muff; Second: Govea.

DRAFT



# Bond Program Update

**March 7, 2017**

**Presented by  
Mark Claussen, PE  
Program Manager**

**Joseph Stengel  
Program Controls**



- Project Updates
- Infrastructure Planning
- Financial Summaries
- Schedule Update

# Wellness and Aquatics Complex



- Project 40% Complete
- Major concrete pours complete before the rain events
- Pool construction continuing
  - Therapy pool 25 meter
  - Variable depth 50 meter
  - Competition 50 meter



# Wellness and Aquatics Complex



Wellness Center



Pools

# National City Classroom Addition



- Center for Business Advancement ribbon cutting held February 24
- Project 40% complete
- Structural steel system complete



# National City Classroom Addition



# Math, Science and Engineering Building



- Cast-in place building columns wall systems continue placement throughout the site
- Recent rain has been impacting concrete placement work



# Math, Science, and Engineering Building



# Performing Arts and Cultural Center



- Division of State Architect Review Continuing
- Expect approval October 2017

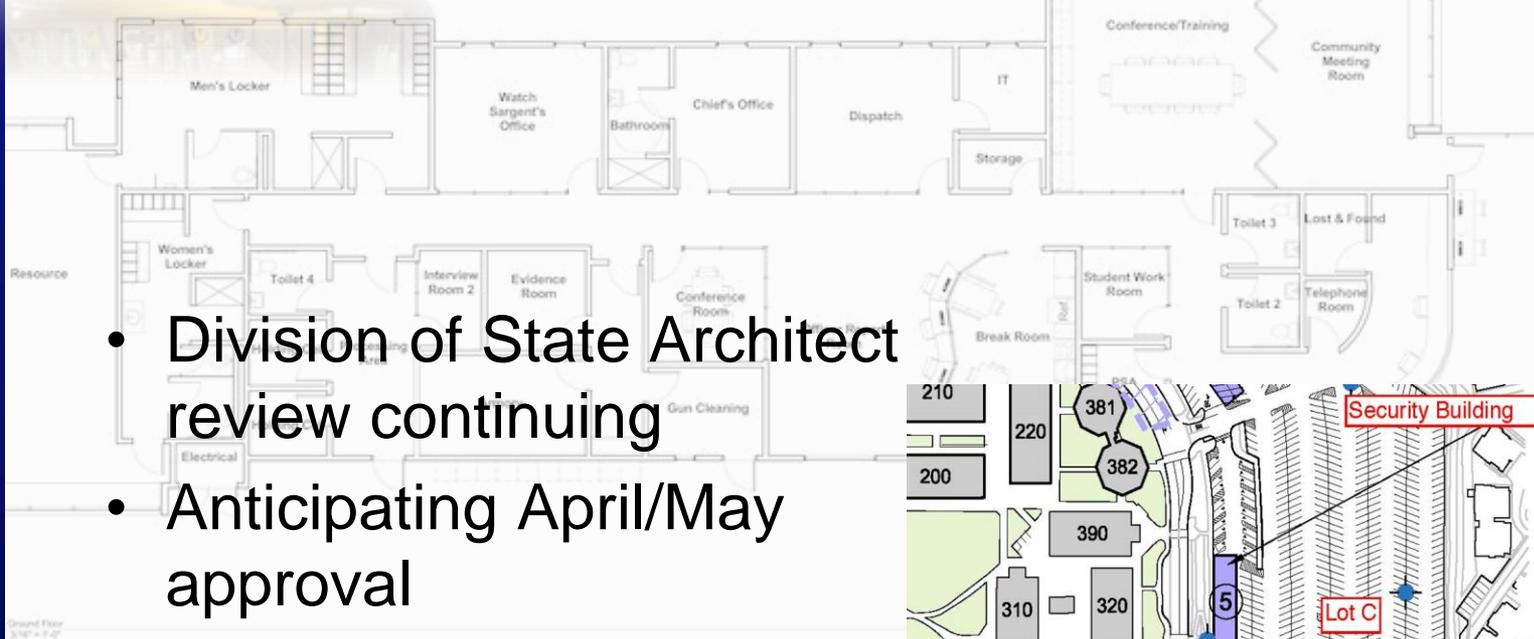
# Security Building



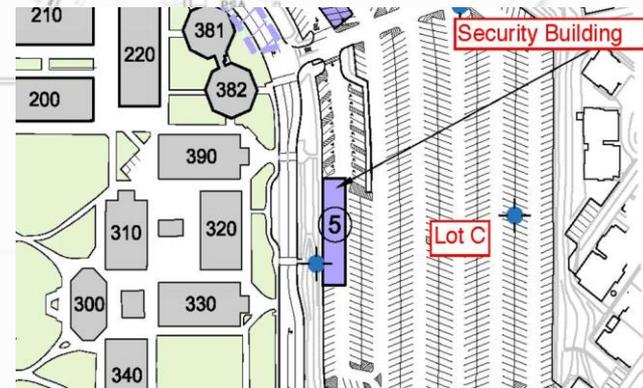
TUCKER  
SADLER

1000 PLYMOUTH AVENUE SUITE 100  
SAN ANTONIO, TEXAS 78204 PHONE  
817.232.1900 FAX 817.232.1907

SWC Security  
Complex



- Division of State Architect review continuing
- Anticipating April/May approval



Ground Floor  
Plan

| Sheet Number | Date |
|--------------|------|
|              |      |

ARCHITECT OF RECORD

|                |            |
|----------------|------------|
| PROJECT #      | DRAWN BY   |
| Project Number | Author     |
| DATE ISSUED    | CHECKED BY |
| 08/10/15       | Checker    |
| DRAWING        | DRAWING    |
| NO. OF         | OF         |
|                | A102       |



SOUTHWESTERN COLLEGE

# Other Funded Facilities Programs



REDEVELOPMENT  
AGENCY FEES  
(RDA)

\$3.57 MILLION

STATE SCHEDULED  
MAINTENANCE AND  
SPECIAL REPAIRS  
(SMSR)

\$5.25 MILLION

PROPOSITION 39  
Clean Energy jobs  
act of 2012 (Prop 39)

\$1.43 MILLION

# Proposition 39 Clean Energy Projects



- LED light installation (All campus locations)
- Parking lots
- Pedestrian walkway lights
- Classroom lights



## Scheduled Maintenance and Special Repairs



- Building structural repairs
- Electrical infrastructure upgrades
- Water and sewer infrastructure upgrades
- Roofing
- Water-saving irrigation controls
- Energy efficient HVAC controls



- Water resistant landscaping
- Track and field re-surfacing (safety)
- Tree trimming (safety)
- Classroom and office remodels
- Parking lot repairs (safety)



# Financial Summary and Schedule

## Prop R Bond Financial Overview





## Obligations, Encumbrances and Expenditures

- All but \$8 million of the \$294 million in revenue is obligated
- \$252 million has been encumbered (purchase order or contract in place)
- \$155.8 million has been actually spent to date
- \$138.3 million cash on hand

## Project Expenditures (in millions)

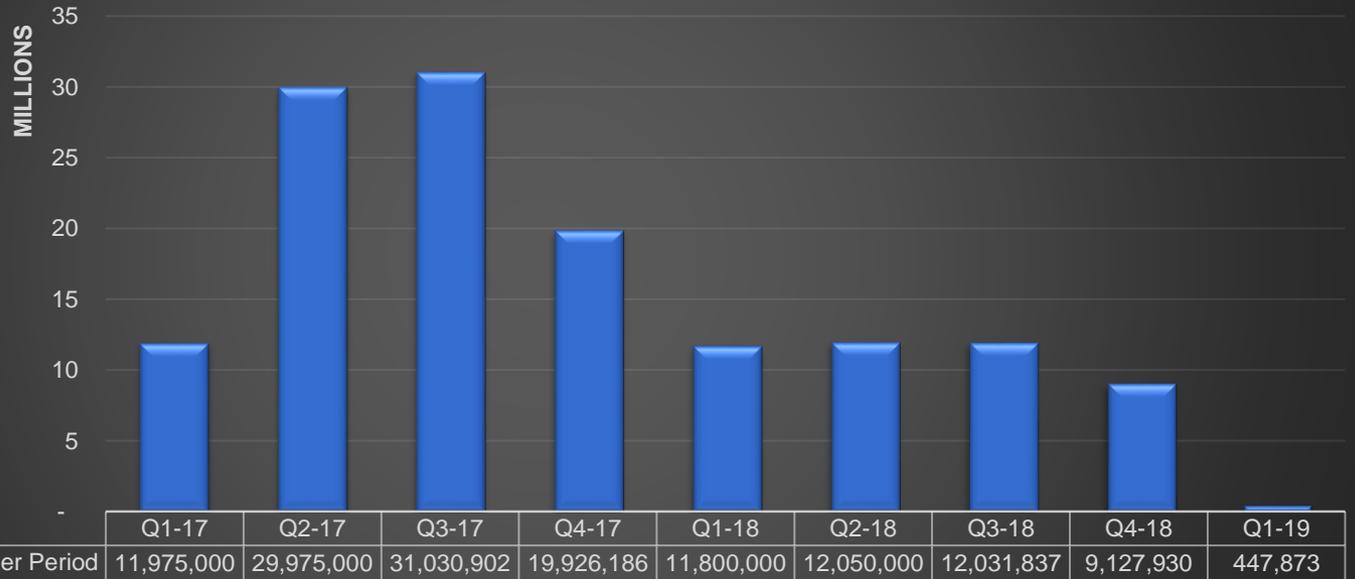


|                                     |                |                             |
|-------------------------------------|----------------|-----------------------------|
| • DeVore Stadium                    | \$ 33.8        | (complete)                  |
| • Central Plant                     | \$ 17.7        | (complete)                  |
| • Technology and Security           | \$ 9.8         | (complete)                  |
| • National City HEC Phase II        | \$ 11.0        | (in progress - Spring 2018) |
| • Performing Arts Complex           | \$ 3.1         | (in progress – Prop Z)      |
| • Wellness and Aquatics Complex     | \$ 32.2        | (in progress - Fall 2017)   |
| • Solar Initiative                  | \$ 13.0        | (complete)                  |
| • Math Science and Engineering      | \$ 13.7        | (in progress – Fall 2018)   |
| • Utilities/Landscape and Entrances | \$ 7.2         | (complete)                  |
| • Management/Misc.                  | <u>\$ 14.3</u> |                             |
| • Total Expenditures                | \$155.8        |                             |

# Projected Expenditures by Quarter



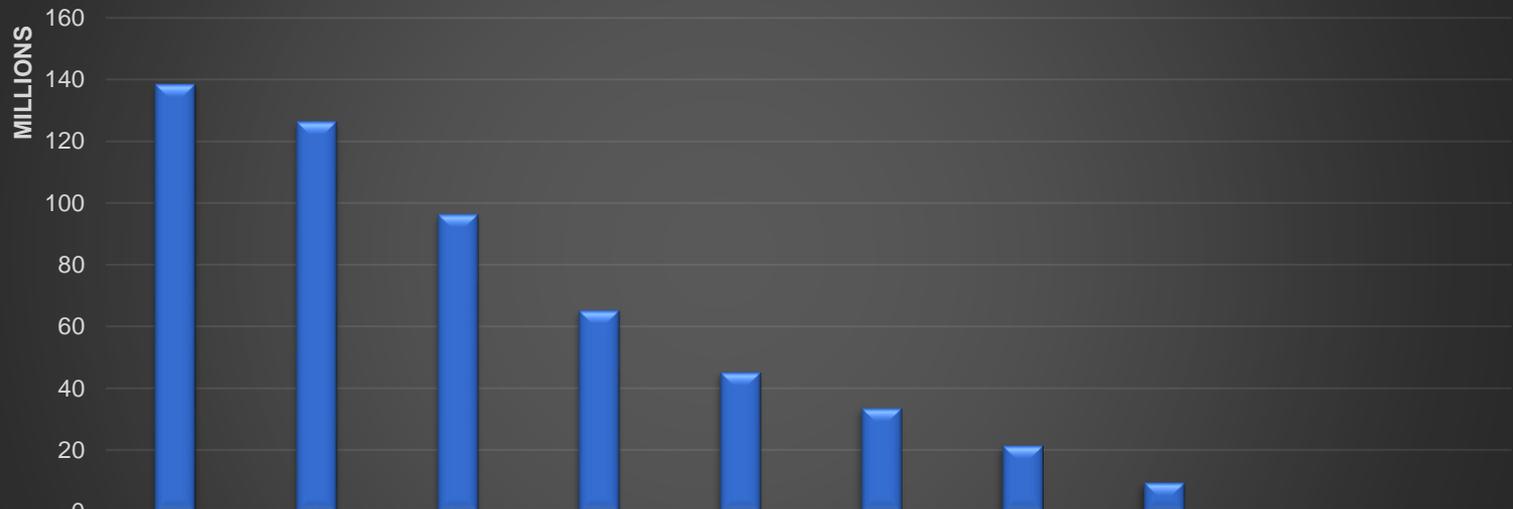
## Total Expenditures per Period





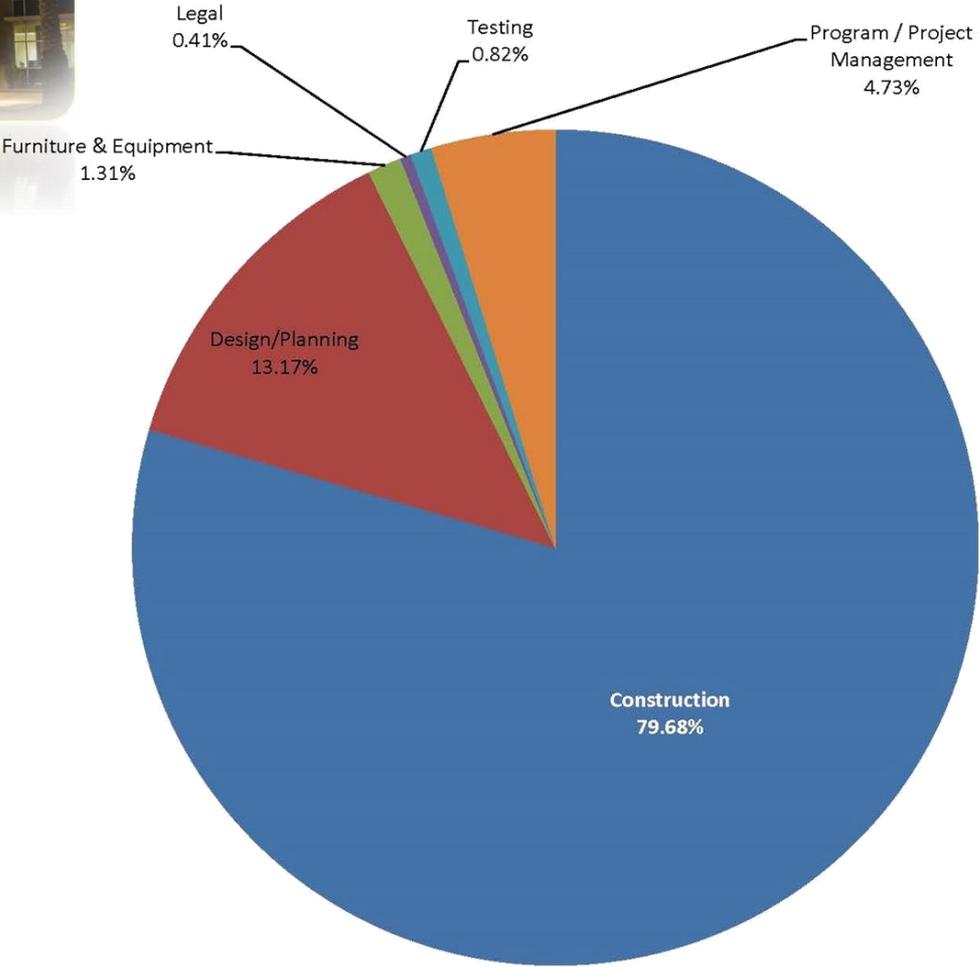
# Projected Cash Balance

## Proposition R Cash Balance



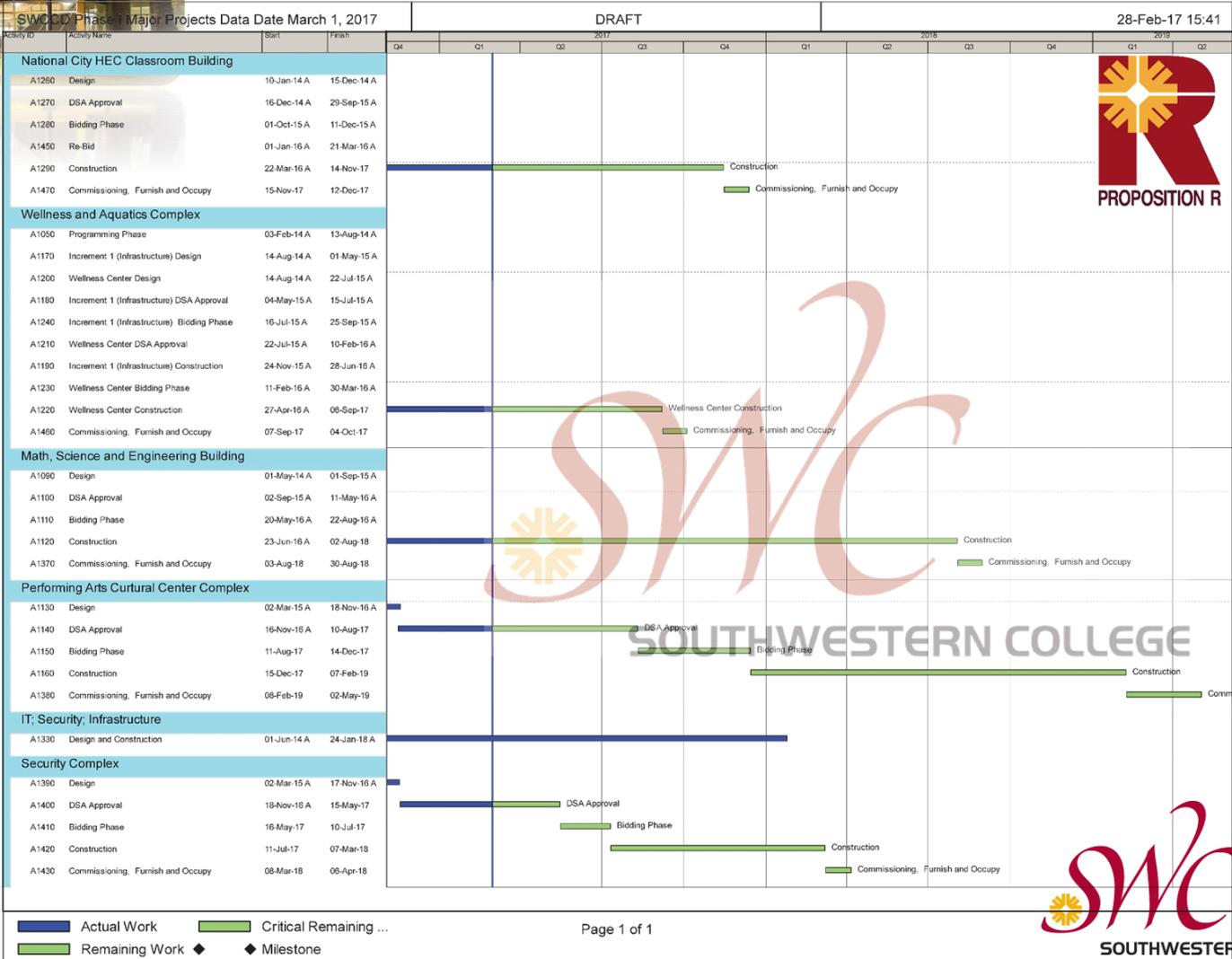
|                | To Date   | Q1-17     | Q2-17     | Q3-17     | Q4-17     | Q1-18     | Q2-18     | Q3-18     | Q4-18   | Q1-19 |
|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|-------|
| ■ Cash Balance | 138,368,2 | 126,393,2 | 96,418,22 | 65,387,32 | 45,461,14 | 33,661,14 | 21,611,14 | 9,579,303 | 451,373 | 3,500 |

# Expenditures



Total Expenditures Projected through Q1-2017 \$168 Million

# Project Schedules



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# Questions

