



Proposition R

CITIZEN'S BOND OVERSIGHT COMMITTEE

Southwestern Community College District

Southwestern Community College Room L246
900 Otay Lakes Road, Chula Vista, CA 91910
March 23, 2011

AGENDA



1. Call to Order - Roll Call (Adams)
2. Approval of Minutes, November 22, 2010 (Enclosure) (Adams)
3. Public Comment (Adams)
4. Introduction of SWC Administrators and Prop R Support Team (Temple)
5. 2010 Financial Audit (Yanda)
6. Status of Second Bond Procurement (Yanda)
7. Prop R Project Status Update (Brown/DeLiso)
8. Discussion of 2010 CBOC Report (Brown/DeLiso)
9. CBOC Vacancies (Adams)
10. Future 2011 CBOC Meeting Schedule (Adams)
11. Committee Comments / Requests (Adams)
12. Adjournment (Adams)



CORNER PARCEL DEVELOPMENT UPDATE

Status of Proposition R

- Construction budget at \$55 Million
- DSA submittal March 2011
- Construction start early 2012
(Grading start late 2011)





CENTRAL PLANT/ DeVORE STADIUM UPDATE

Status of Proposition R

- Construction budget at \$28 Million
- Construction start early 2012
- DSA submittal March 2011 (Central Plant)
- DSA submittal May 2011 (Field House)



ORIGINAL BUDGET/PROJECT LIST



PHASE 1 PROJECTS		BUDGET	PHASE 2 PROJECTS		BUDGET
National City 2-Story Facility		\$17,715,000	Remodel of 100 Bldg, Classroom & Faculty Res. Cntr.		\$5,370,000
Corner Parcel Development		\$73,835,000	Remodel of 330/310, Chem +Life Science Lab		\$3,245,000
Replacement of DeVore Stadium and Field House, Etc.		\$8,595,000	New Science Building		\$3,200,000
Phase 1 Total:		\$100,145,000	Remodel of Café Bldg 610		\$10,272,000
PHASE 3 PROJECTS		BUDGET	Mayan Hall (Theater) Renovation & ADA Access		\$8,126,000
Remodel of 200 & 300 Buildings		\$9,234,000	Synthetic Turf Track, Team Rooms, Training Course		\$11,231,000
Remodel of Classroom (630 & 710)		\$3,839,000	Const. New Horticulture Classroom Building		\$1,256,000
Replacement of Swimming Pools		\$3,126,000	New Higher Ed Center (East/West Chula Vista)		\$40,977,000
Tennis Courts and Lighting		\$4,853,000	Phase 2 Total:		\$83,677,000
Remodel Gym & Bldg 1000		\$15,477,000	PHASE 4 PROJECTS		BUDGET
Construct Maintenance & Operations Building		\$9,033,000	Overall Phase 3 Demo in Various Building		\$1,625,000
Landscape & Entry Construction		\$4,497,000	San Ysidro Parking Structure Const		\$5,478,000
Update Security, Fire Alarm & Technology		\$2,106,000	Replacement of Roofing, HVAC, Elect. District Wide		\$26,877,500
Instr. Equip. for Renovated & Remodeled Bldgs.		\$20,180,000	Central Plant		\$24,590,000
Utility Replacement - District Wide		\$21,434,000	Phase 4 Total:		\$58,570,500
Phase 3 Total:		\$93,779,000	PHASE 5 PROJECTS		BUDGET
			Otay Mesa Phase 2 Classrooms & Labs		\$25,526,000
			Replacement of Roofing, HVAC, Elect. District Wide		\$26,877,500
			Phase 5 Total:		\$52,403,500

FINAL BUDGET/ PROJECT LIST



PHASE 1 PROJECTS		BUDGET	PHASE 2 PROJECTS		BUDGET
National City 2-Story Facility		\$17,715,000	Faculty Resource Center		\$3,759,000
Corner Parcel Development		\$73,835,000	New Science Building		\$3,200,000
Remodel of Cafeteria Building 610		\$10,272,000	Remodel of 330/310 Chem and Life Science		\$3,245,000
Central Plant		\$24,590,000	New Higher Education Center Eastern Chula Vista		\$20,488,500
Replacement of DeVore Stadium and Field House, Etc.		\$8,595,000	Replacement of Swimming Pools		\$3,126,000
Energy Efficient Project Upgrades/ Building Controls, etc		\$5,000,000	Remodel Gymnasium & Building 1000		\$15,477,000
Updated Security, Fire Alarm & Technology		\$2,106,000	Remodel of 220, 300, 320, 340, 381 & 382		\$6,463,800
Phase 1 – Equipment for Renovated & Remodeled Bldgs.		\$5,180,000	San Ysidro Construction of a Parking Structure		\$5,478,000
Synthetic Turf: Football Stadium, Soccer, Softball Fields		\$3,500,000	Phase 2 – Equipment for Renovated & Remodeled Bldgs.		\$5,000,000
PV/ Solar Projects		\$5,000,000	Phase 3 Total:		\$66,237,300
Mayan Hall (Theater) Renovations and ADA Access		\$8,126,000			
Landscaping and Entry Construction		\$4,497,000			
Remodel of 100 Bldg and Classrooms		\$1,611,000			
Remodel of 210 Building		\$2,770,200			
Phase 1 Total:		\$172,797,200			

	PHASE 3 PROJECTS	BUDGET	PHASE 4 PROJECTS	BUDGET
	Remodel of Classroom Building 630 & 710	\$3,839,000	Overall Phase 3 Demo in Various Building	\$1,625,000
	New Higher Education Center Western Chula Vista	\$20,488,500	Replacement of Roofing, HVAC, Elect. District Wide	\$21,877,500
	Construct Maintenance & Operations Building	\$9,033,000	Phase 4 – Equipment for Renovated & Remodeled Bldgs.	\$5,000,000
	Construct New Horticulture Classroom Building	\$1,256,000		
	Replace Track & Synthetic Turf, Team Rooms, Training Course	\$7,731,000		
	Tennis Courts and Lighting	\$4,853,000		
	Phase 3 – Equipment for Renovated & Remodeled Bldgs.	\$5,000,000		
	Utility Replacment/ Upgrade – District Wide	\$16,434,000		
	Phase 3 Total:	\$68,634,500		
			PHASE 5 PROJECTS	BUDGET
			Otay Mesa Phase 2 Classrooms & Labs	\$25,526,000
			Replacement of Roofing, HVAC, Elect. District Wide	\$26,877,500
			Phase 5 Total:	\$52,403,500

Scope of Work - Phase 1

Target Construction Start: **Early 2012**



■ **Corner Parcel Development | \$73,835,000**

Construct 6 new buildings, associated utilities and landscape/hardscape at the empty lot located on the corner of H Street & Otay Lakes Road. Buildings include: Building A - Administration Building (34,853 SF), Building B - Bookstore (20,158 sf), Building C - Cafe' / Restaurant (5,976 sf), Building D - Cultural + Continuing Education Center (14,940 sf), Building E - Educational Center (24,973 sf), and Building F - Public Safety (6,145 sf).

■ **Central Plant | \$24,590,000**

Construct an approximate (8,000 sf) "central plant to provide more efficient energy to campus buildings. This facility will provide heating and air conditioning to campus buildings" (MAAS-LPA 2008 Master Plan). The scope includes a pipeline "distribution loop" of hot and chilled water that follow the main access road around the campus core and associated laterals.

■ **Replacement of DeVore Stadium and Field House | \$8,595,000**

Construct a (20,000) square foot project" to "provide appropriate educational and athletic facilities that will accommodate the needs of the current and future HESA (Health Exercise Science & Athletic) programs." The program is to include "classrooms, team rooms, shower & locker room, weight & fitness room, training room, laundry room, equipment storage rooms, field equipment storage room, restrooms, faculty offices, and concessions." (MAAS-LPA 2008 Master Plan)

■ **Synthetic Turf: Football Stadium, Soccer, Softball Fields | \$3,500,000**

Provide and install synthetic turf for the football field, football practice field, soccer field, soccer practice field, and the softball field.

■ **Landscaping and Entry Construction | \$4,497,000**

Widen and improve the two main entry drives (Gotham & Elmhurst) from Otay Lakes Road. Install "drought tolerant landscaping to provide a safe, efficient and aesthetically pleasing front door..." (MAAS-LPA Master Plan). Also provide an "enhanced arrival sequence" (from the East H street entry) "through the parking lot leading to the loop road".

Scope of Work - Phase 1

Target Construction Start: **Late 2012**



■ **Energy Efficient Project Upgrades/Building Controls, etc | \$5,000,000**

Provide and install energy efficient upgrades, building controls, and exterior lighting for various locations throughout the campus. Scope includes: connecting building HVAC systems to the hot and chilled water lines installed in the 'distribution loop' as part of the Central Plant project, exterior lighting improvements, and connections to the campus' energy building information (EBI) system.

■ **Updated Security, Fire Alarm and Technology | \$2,106,000**

Provide a new security key card system for the campus. Provide upgrades for fire alarm and technology as remaining funds are available.

■ **PV/ Solar Projects | \$5,000,000**

Provide and install photo voltaic powering system(s) in selected areas of the campus, provided they are found to be economically advantage for the District in terms of life-cycle analysis. "The solar PV array is intended to start as a small parking canopy system of approximately 30 to 60 kwp located in front of the campus drop off." (MAAS-LPA 2008 Master Plan)

■ **Mayan Hall (Theater) Renovations and ADA Access | \$8,126,000**

Provide "code compliant accessibility and improvements to outdated and / or damaged performance spaces, classrooms and support facilities." Remodel may include "new flooring, new paint and wall treatments, new ceilings and light fixtures, new graphics and signage, new exterior glazing system, new furniture & equipment, new theater seating, wireless internet access, new smart classroom technology, new ADA compliant restroom facilities, and a lobby to the south side of the existing structure."

Scope of Work - Phase 1

Target Construction Start: **Late 2013**



■ **Remodel of 100 Bldg and Classrooms | \$1,611,000**

Remodel Building 100 to include Business Classrooms, labs, and/or Faculty Offices. Scope "may include: new flooring, reconfiguration of interior walls, new paint and wall treatments, new ceilings and light fixtures, new graphics and signage, new exterior glazing systems, new furniture and equipment, wireless internet access, new smart classroom technology, and new built-in cabinets." (MAAS-LPA 2008 Master Plan)

■ **Remodel of 210 Building | \$2,770,200**

Remodel Building 210 from administrative offices to classroom space.



Phasing Plan - Phase I

Construction Start scheduled for:

Early 2012

- Central Plant
- Corner Lot
- Field House / Practice Fields
- Landscape/Entry

Late 2012

- Security, Fire Alarm, Tech
- PV / Solar
- Mayan Hall Theater
- Energy Upgrades, Controls, Lighting

Late 2013 (after CPD completion)

- Remodel Building 100 Classrooms
- Remodel Building 210
- Remodel Building 610 Cafeteria

Other work in this Phase not shown includes:
New Two-Story Facility (National City)





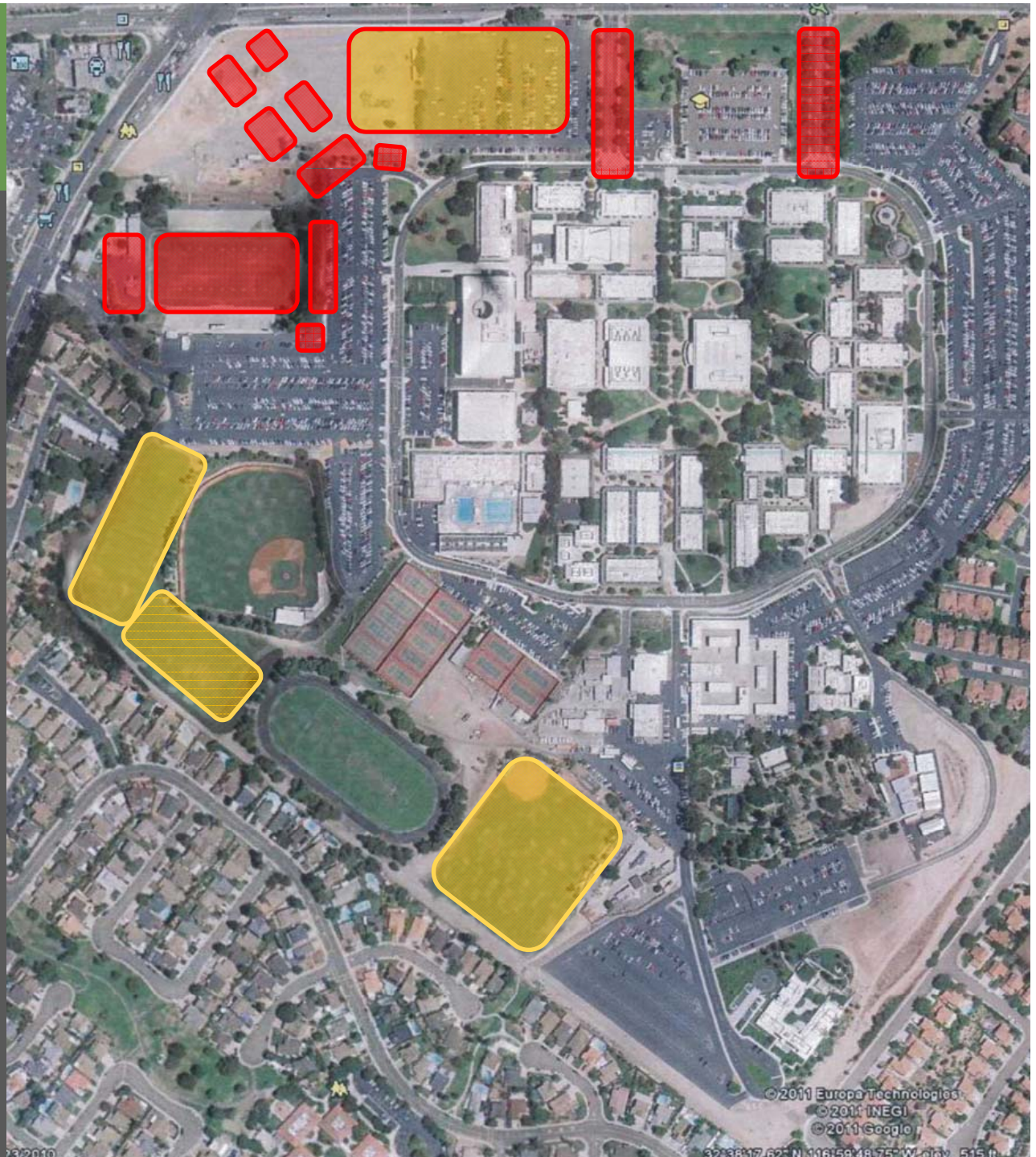
Phase I - Early 2012

- Central Plant
- Corner Lot
- Field House / Practice Fields*
- Landscape/ Entry

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete / In Progress

**Practice Fields are being packaged as a bid alternative.*



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32°38'17.62" N 118°59'48.75" W, elev 515 ft

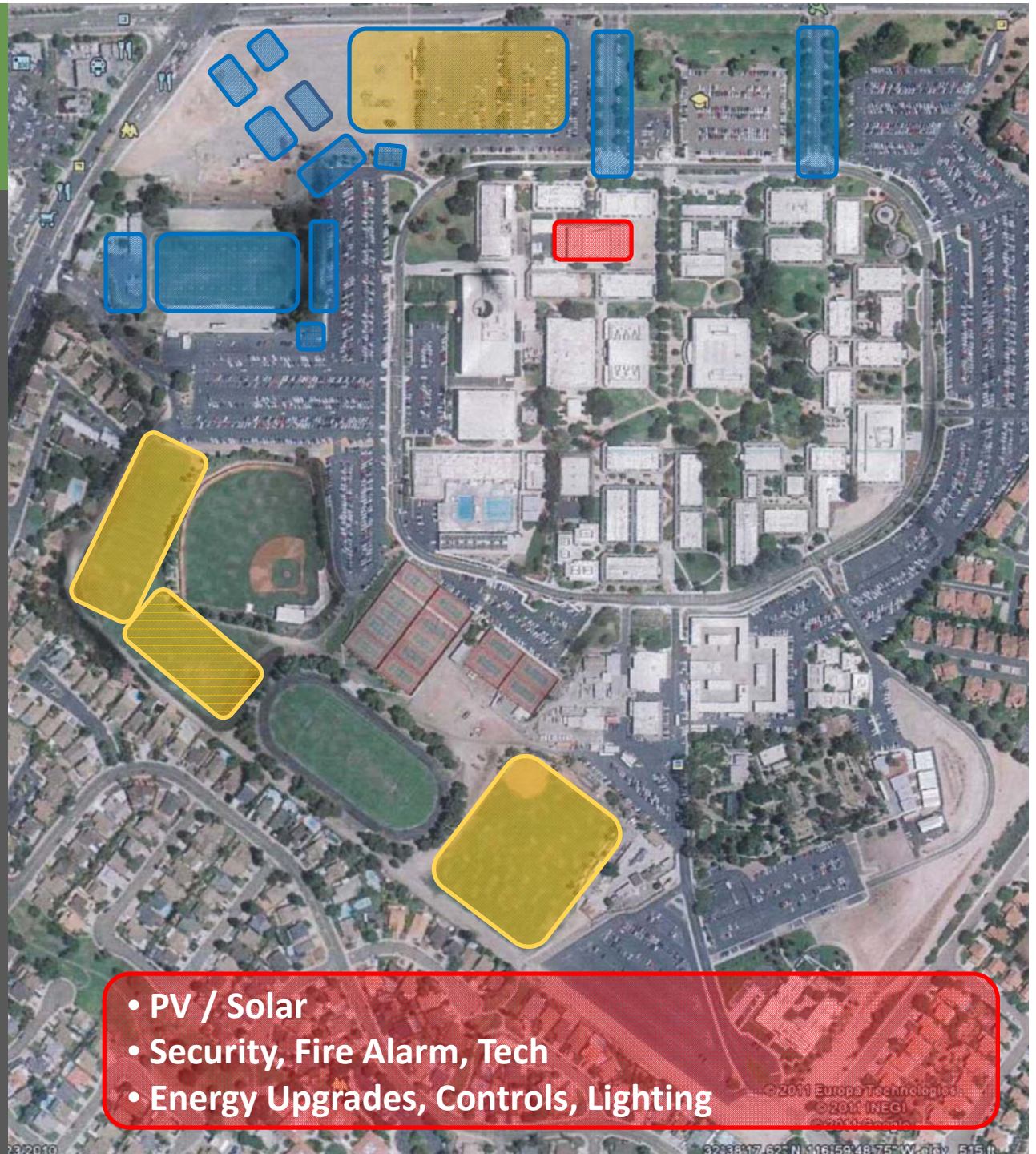


Phase I - Late 2012

- Security, Fire Alarm, Tech
- PV / Solar
- Mayan Hall Theater
- Energy Upgrades, Controls, Lighting

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete / In Progress





Phase I - Late 2013

(After CPD Completion)

- Remodel Building 100 Classrooms
- Remodel Building 210
- Remodel Building 610 Cafeteria

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete / In Progress

*Other work in this Phase not shown includes:
New Two-Story Facility (National City)*





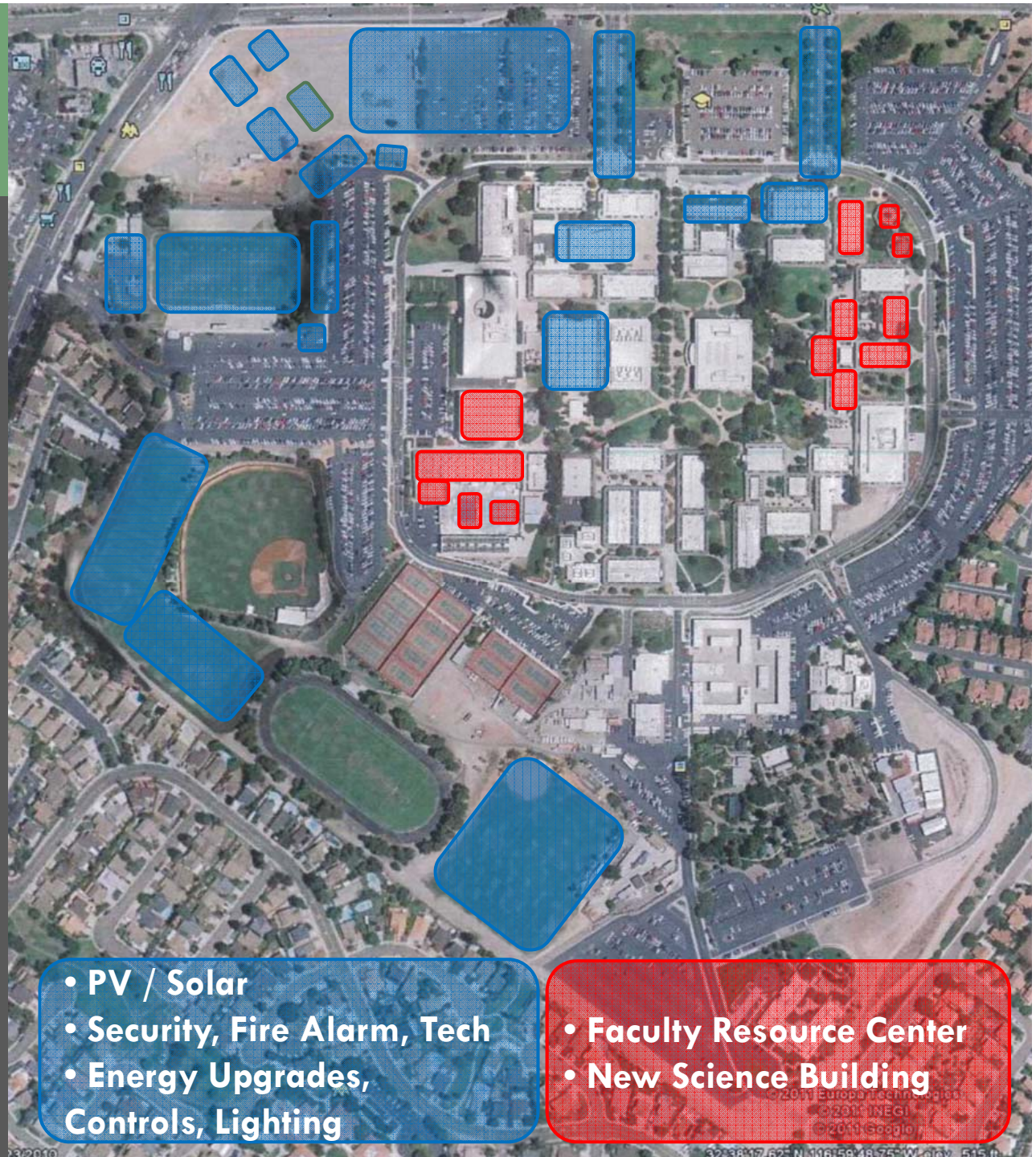
Phase II - 2014-2019

- Faculty Resource Center
- New Science Building
- Remodel of Buildings:
220, 300, 310, 320, 330,
340, 381, 382, and 1000
- Replacement of Swimming
Pools
- Remodel of Gym

LEGEND

-  Current Phase
-  Complete

Other work in this Phase not shown includes:
• New Higher Ed Center (Eastern Chula Vista)
• New Parking Structure (San Ysidro)





Phase III - 2019-2024

- Remodel of Classroom Buildings: 630 and 710
- Replacement of Track & Synthetic Turf, Team Rooms, Training Course
- Tennis Courts & Lighting
- Maintenance and Operations Building
- Utility Upgrades
- New Horticultural Building

LEGEND

-  Current Phase
-  Complete

*Other work in this Phase not shown includes:
New Higher Ed Center (Western Chula Vista)*





Phase IV-V 2024-2034

- Demolition of Buildings: 640, 650, 660, 1020, all 1600 Bldgs, 1700/1710, 1735 and pools
- Replacement of Roofing, HVAC, Electrical Systems, Plumbing & Flooring for Buildings

LEGEND

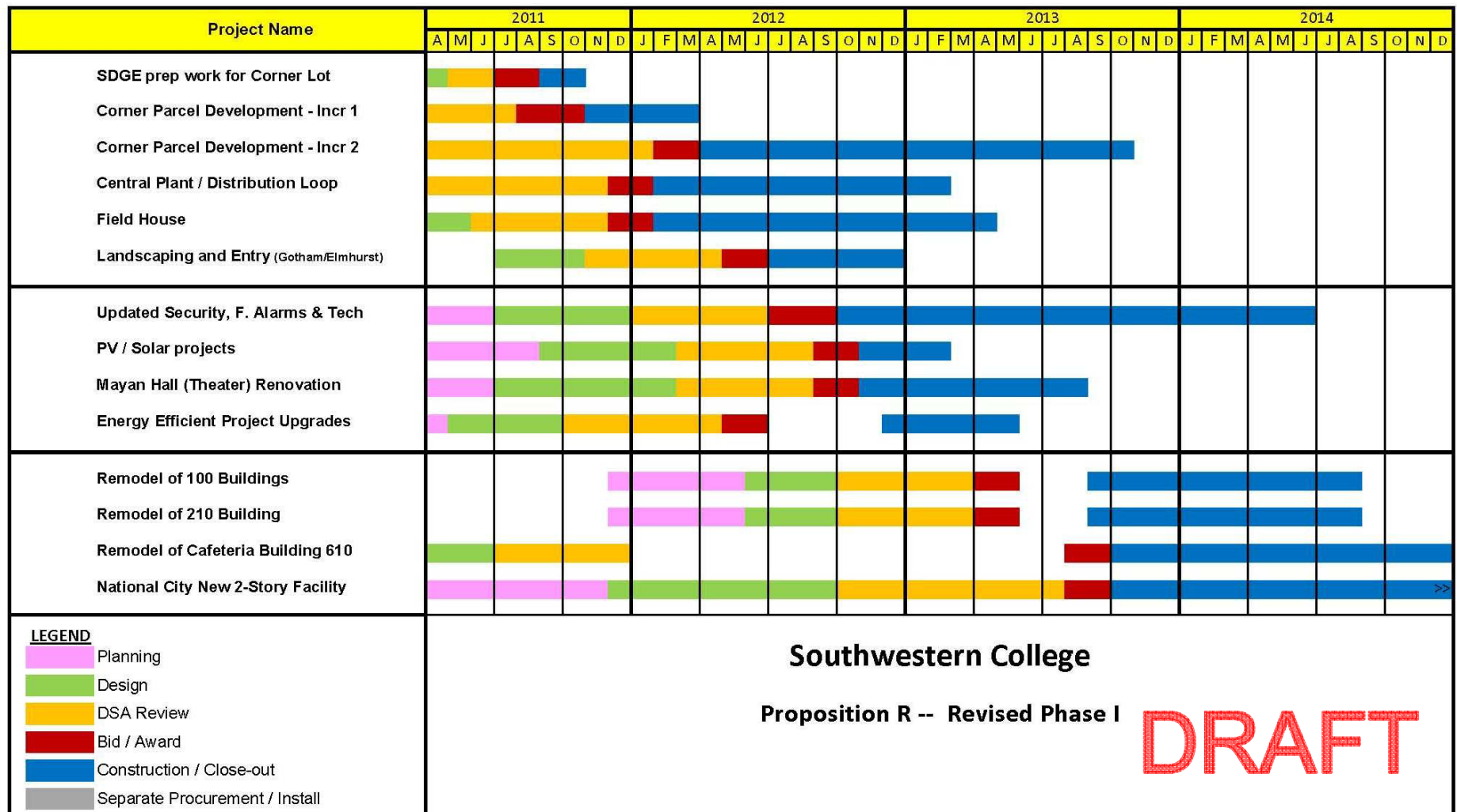
-  Current Phase
-  Complete

Other work in these Phases not shown includes:
Otay Mesa Phase II Classrooms / Labs



REVISED PHASE 1

Status of Proposition R



Date date -- 3/22/2011

COST/BUDGET UPDATES

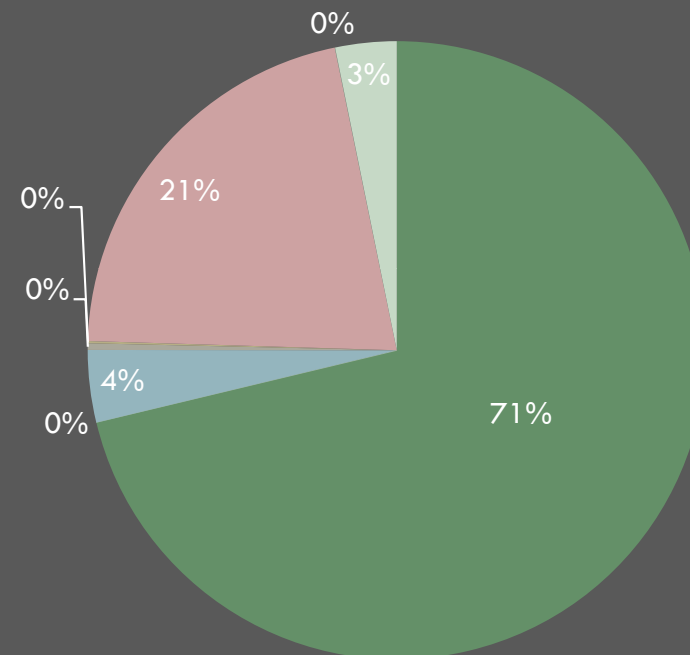
Status of Proposition R



Spend to Date As Of:

March 9, 2011

Plan / Design / Bid	\$3,592,401	71%
Land / ROW Purchase	\$ -	0%
Construction	\$189,674	4%
Quality Control	\$18,000	0%
FF&E	\$5,855	0%
Program Management	\$1,073,764	21%
SWC Employee	\$592	0%
N/A	\$161,707	3%
Total:	\$5,041,993	



- Plan / Design / Bid
- Land / ROW Purchase
- Construction
- Quality Control
- FF&E
- Program Management
- SWC Employee
- N/A

COST/BUDGET UPDATES

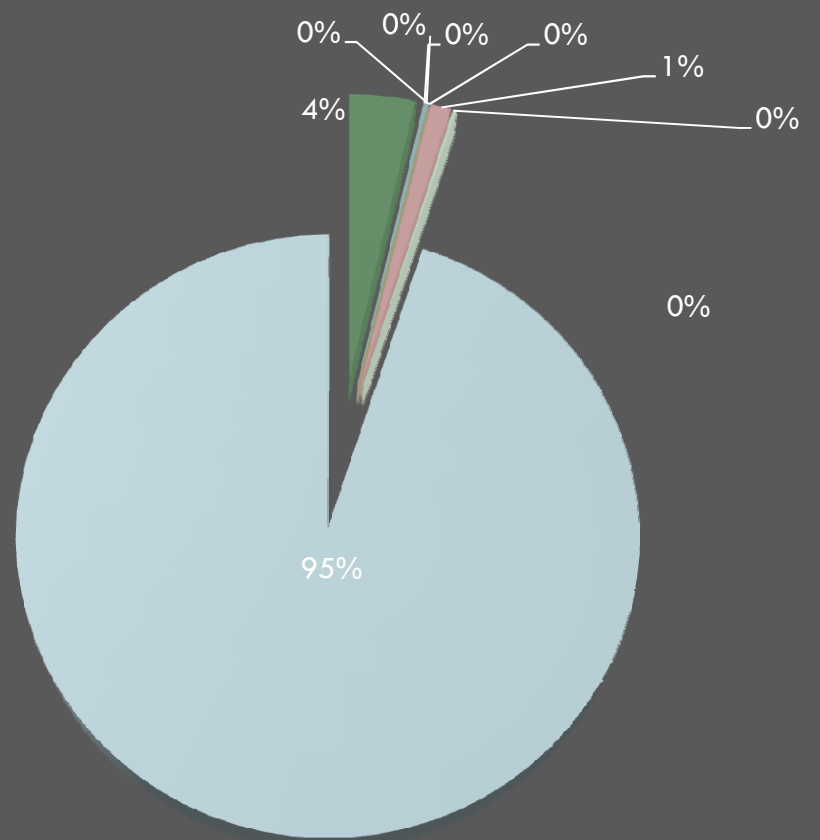
Status of Proposition R



Spend to Date As Of:

March 9, 2011

Plan / Design / Bid	\$3,592,401	4%
Land / ROW Purchase	\$ -	0%
Construction	\$189,674	0%
Quality Control	\$18,000	0%
FF&E	\$5,855	0%
Program Management	\$1,073,764	1%
SWC Employee	\$592	0%
N/A	\$161,707	0%
REMAINING FUNDS	\$94,958,007	95%
Total:	\$100,000,000	



■ Plan / Design / Bid ■ Land / ROW Purchase ■ Construction
 ■ Quality Control ■ FFE ■ Program Management
 ■ SWC Employee ■ N/A ■ Remaining Funds

During the 3/23/2011 CBOC Meeting, it was noted that errors in the slideshow presentation would be corrected prior to posting to the website. The changes that were made are listed below:

Slide Title	Description
"Agenda"	• Removed extra copies of agenda slides
"Corner Parcel Development Update"	• Added "(Grading start late 2011)" after "Construction start early 2012"
"Central Plant / DeVore Stadium Update"	• Removed "(Grading 2011)" after "Construction start early 2012"
"Phasing Plan – Phase I"	• At the request of a CBOC board member, highlighted the footnote regarding "New Two-Story Facility (National City)"
"Phase I – Early 2012"	• Removed the red shading over the Mayan Hall Theater (this is correctly included in the "Phase I – Late 2012" slide)
"Phasing Plan – Phase I – Late 2013"	• Added this slide (was accidentally removed from the presented slideshow)
"Phasing Plan – Phase I" through "Phase IV-V 2024-2034"	• Highlighted footnotes (to be consistent with the change made per the request noted above regarding "New Two-Story Facility (National City)") • Changed legend from "Complete/In Progress" to "Complete" for applicable slides • Changed corner lot parking structure shading to reflect a likely Bid Alternative.
"Revised Phase 1"	• "DRAFT" was added to impress upon the reviewers that the development of this Master Schedule is fluid in nature as it is subject to input & review of current SWC staff.
"Cost / Budget Updates" (Part 1)	• Slide updated with correct data and "2010" corrected to "2011".
"Cost / Budget Updates" (Part 2)	• Slide updated with correct data and "2010" corrected to "2011".