



SOUTHWESTERN COLLEGE

Melinda Nish, Ed.D.
Superintendent/President

Governing Board

Norma L. Hernandez

Tim Nader

Humberto Peraza, Jr.

Jean Roesch, Ed.D.

Terri Valladolid

**SOUTHWESTERN COMMUNITY COLLEGE DISTRICT
PROPOSITION R CITIZENS' BOND OVERSIGHT COMMITTEE**

Wednesday, March 21, 2012

Members: Dave Adams, Joe David Casillas, Thomas Davis, Claudia Duran, Matt Kriz, Nicholas Segura, Jr., Ditas Yamane

Resource Staff: Robert Temple (Consultant, SWC), John Brown (Director of Facilities, Operations and Planning C.M. Brahmbhatt, Interim Vice President for Business and Financial Affairs)

Date: Wednesday, March 21, 2012

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

ITEM		
1. CALL TO ORDER – ROLL CALL		Adams
2. PUBLIC COMMENT		Adams
3. PROP R NEW LOOK 2025 (ENCLOSURE)	Brahmbhatt / Brown	
4. PROP R PROJECT CONTROLS IN THE DIGITAL AGE (ENCLOSURE)	Brown	
5. PROP R ORGANIZATION AND STAFFING 2025 (ENCLOSURE)	Brown	
6. UPDATE ON CURRENT PROJECTS (ENCLOSURE)	Brown	
7. STATUS OF GOVERNING BOARD INTERNAL INVESTIGATION	Brahmbhatt / Temple	
8. FUTURE MEETING SCHEDULE	Adams	
9. OTHER ITEMS	Adams	
10. COMMITTEE COMMENTS / REQUESTS	Adams	
11. ADJOURNMENT	Adams	

Enclosure

Agenda Item #3



Southwestern Community College District

Proposition R - New Look! 2025

PRESENTERS:

C.M. Brahmabhatt, Interim VP for Business & Financial Affairs

Janelle Williams, Counselor

Candy Arias, ASO Executive Vice President

Angelina Stuart, Academic Senate President / Chris Hayashi, Professor

Claudia Duran, ASO President

Michelle Fenlon, CSEA Vice President / Bruce MacNintch, CSEA President

Aaron Starck, Director, EOPS

Andrew MacNeill, SCEA President

Rebecca Wolniewicz, ISLO Coordinator



SWCCCD is Bigger Than:

- *Any Single Group*
- *Any Individual*
- *Any Vendor*
- *Any Faculty*
- *Any Staff*
- *Any Administrator*
- *Any Board Member*



Proposition R Today

Should be a blessing for SWCCCD

BUT

SWCCCD is drowning!



Since Inception of Proposition R – Issues:

- Educational Master Plan and Facilities Master Plan lack pathway for Proposition R projects
- Lack of transparency
- Lack of control for policy and procedures for procurement and construction
- Individual person making all decisions without consideration for planning input and educational insight
- District spent valuable resources but we had a bad start for the program
- Lack of personnel within the district to run the program
- Program run through 2034-35 is too long to get benefits



Where are we today?

Corner lot loaded with an enormous amount of problems

- Award of contract in question
- Design not in synch with educational needs
- Building on top of storm water drain for city
- District is drowning in public records requests
- Public relations nightmare
- District Attorney's office may open investigation
- No significant FTES will be generated from significant construction cost

Projects to be Continued

- Field house
- College-wide central plant
- National City Higher Education Center building underway
- Expansion of Elmhurst and Gotham entry ways



What needs to be done?

- Sever ties with BCA and SCS immediately and cease all activities for corner lot and all other Prop R related projects (except “Projects to be Continued” on previous page)
- Immediately take community ad in newspapers and explain why we are doing, what we are doing, and how it will benefit SWCCD
- Immediately hire firm to work with District to prepare Educational Master Plan and identify what is needed for 2025

Timeline: May 2012 to October 2012

- Hire outside firm to develop Facilities Master Plan based on Educational Master Plan to layout what buildings, infrastructure, rehab, IT and parking needs for 2025
- Timeline:*** September 2012 to February 2013
- Have Prop R funds be fully expended by 2024-25



Continue working during this time to strengthen Prop R

- Procurement procedures
- Architects contract
- Construction Manager's contract
- Project Manager's contract
- All policy and procedures related to construction must be updated
- Criteria for pre-qualifying:
 - ~ *Construction Manager*
 - ~ *Program Manager*
 - ~ *Architects*
- Develop construction standards and IT standard to be implemented
- Campus architect plan
- Color scheme, lighting, office furniture, carpet, etc.



In order to improve institutional effectiveness, a few things on campus need full attention

- 1st generation Datatel software needed to be upgraded
- Campus-wide IT infrastructure needs to be identified and built if possible
- Chart of accounts and all related systems must be communicating to each other
- Workers' Compensation program to be revisited to prepare staff for future
- Prepare list of deferred maintenance projects for the District
- Reorganization / staffing needs for each department
- FON / 50% law needs more attention and in-service with all staff
- Revenue enhancement program to be fully developed



Kick start Proposition R Program based on Facility Master Plan starting April 10, 2013

- This will provide breathing room from the current rumor mill
- Program will be based on Facilities Master Plan and not just put together by one person
- District will be well prepared on all other aspects of operations
- President and senior team have more time to work together with other groups and have better working environment
- Board can defend every action and have more useful buildings for students and community
- Board may entertain PLA for Proposition R projects with set threshold for each project

Enclosure

Agenda Item #4



PROPOSITION R PROJECT CONTROLS in the Digital Age

March 21, 2012

PRESENTED TO:
Citizen's Bond Oversight Committee

PRESENTED BY:
John R. Brown, PE, Director of Facilities, Operations and Planning

Proposition R





Proposition R BALLOT LANGUAGE

To improve affordable, South Bay community college education/job training, qualify for state matching grants, upgrade nursing, firefighter/police academy training, repair classrooms, science labs/technology, fix plumbing, bathrooms, roofs, wiring, improve fire/earthquake safety, heating/security systems, remove asbestos; acquire, construct, repair, equip classrooms, sites, facilities, improve handicapped accessibility/energy efficiency to reduce costs; shall Southwestern Community College District issue \$389,000,000 in bonds, at legal rates, required citizen oversight, annual audits and no money for administrators' salaries.



Transparency what is important?

Processes

Decisions

Data and Information

Proposition R



At Work!



Proposition R

PROJECT COST GOALS

Construction	65-72%
Design	6-8%
Quality Assurance	1-2%
FF&E	4-7%
PM/SWC	6-10%
Program Contingency	8-10%
Total Project	100%

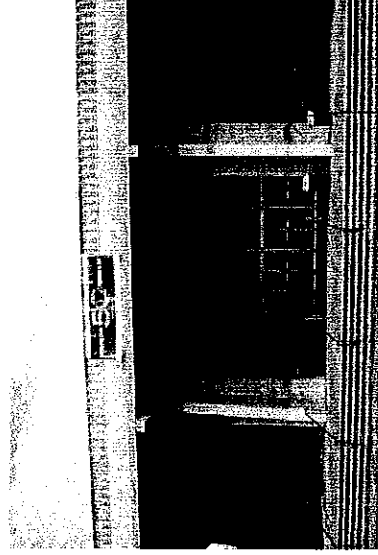
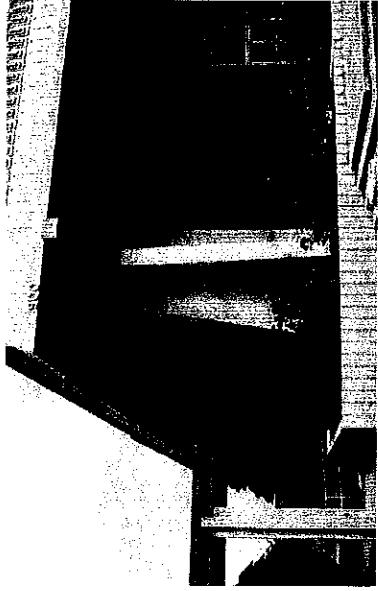
Proposition R





Definitions

- Budget (Programming)
- Budget (Authorization/Obligation)
- Design In Place (DIP)
- Work In Place (WIP)
- Program Management Costs (PMC)
- Estimate at Completion (EAC)





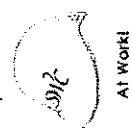
CURRENT / PLANNED DIGITAL INFORMATION

CURRENT USES

- ☐ BuildSWC web page
- ☐ Prolog CM Management system
- ☐ Prolog Converge Web based
- ☐ P6 Scheduling Software
- ☐ Electronic Plan Holder
- ☐ Email Blasts on Bids

PLANNED

- ☐ Monthly Project updates on BuildSWC
- ☐ “Dashboard” management reporting to smart phone
- ☐ Possible real time stream of Field House jobsight





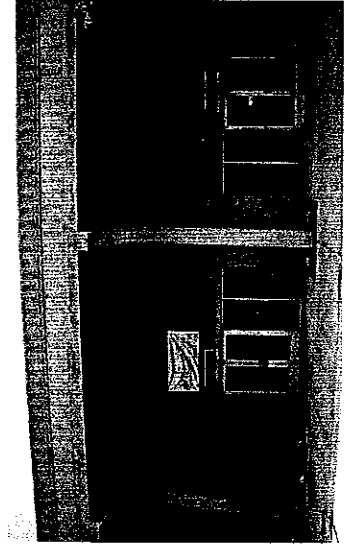
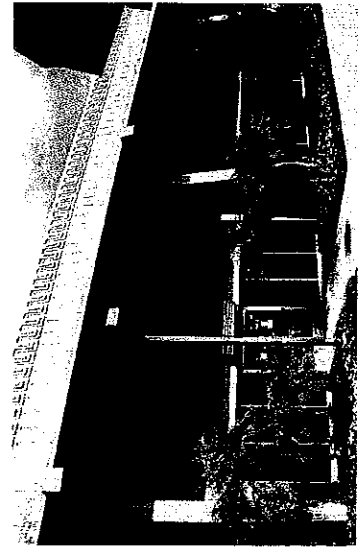
Summary of expenditures 2/1/2012

Corner Lot			
	Budget	Spent	%
Construction	\$55,252,055	\$298,900	0.5%
Design	\$5,375,122	\$3,609,154	67.1%
Quality Assurance	\$1,402,865	\$0	0.0%
FF&E	\$7,383,500	\$0	0.0%
Total	\$69,413,542	\$3,908,054	5.6%

Central Plant, Field House, Fields			
	Budget	Spent	%
Construction	\$31,928,500	\$413,986	1.3%
Design	\$2,429,800	\$2,042,548	84.1%
Quality Assurance	\$276,000	\$18,000	6.5%
FF&E	N/A	N/A	N/A
Total	\$34,634,300	\$2,474,53	7.1%

Landscaping and Entry Construction			
	Budget*	Spent	%
Construction	\$3,273,816	\$14,459	0.4%
Design	\$326,033	\$57,321	17.6%
Quality Assurance	\$157,395	\$0	0.0%
FF&E	\$224,850	\$0	0.0%
Total	\$3,982,094*	\$71,780	1.0%

Program Level			
	Budget	Spent	%
PM/SWC	TBD**	\$2,648,218	N/A
Contingency	N/A	N/A	N/A
Total	TBD	\$2,648,21	N/A





DISCUSSION / QUESTIONS

Proposition R



AT WORK

Enclosure Agenda Item #5



PROPOSITION R ORGANIZATION AND STAFFING 2025 MODELS FOR THE FUTURE

March 21 , 2012

PRESENTED TO:
Citizens Bond Oversight Committee

PRESENTED BY:
John R. Brown, PE, Director of Facilities, Operations and Planning

Proposition R



At Work!



Proposition R

Internal Analysis of Focused Special Review

- Recommendation 4 “Southwestern College will take Responsibility for , and ownership of, all projects and will not Delegate that authority to any outside firm. Southwestern College will not use any potential contractor, or its owner or Employee, to develop any Request for Proposal (RFP) or Request for Qualifications (RFQ) for the college.”

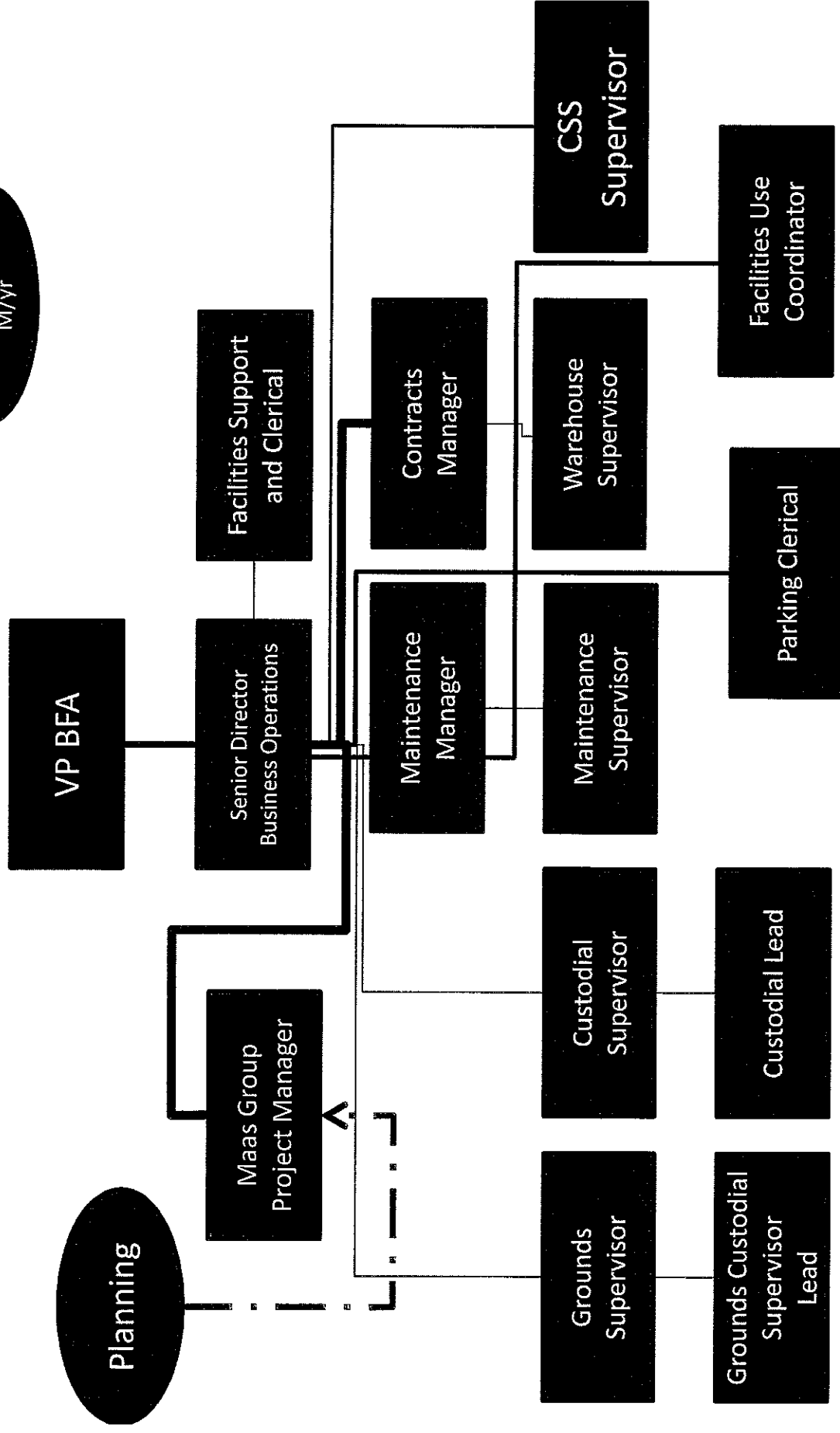


History of Bond Program Management at SWC

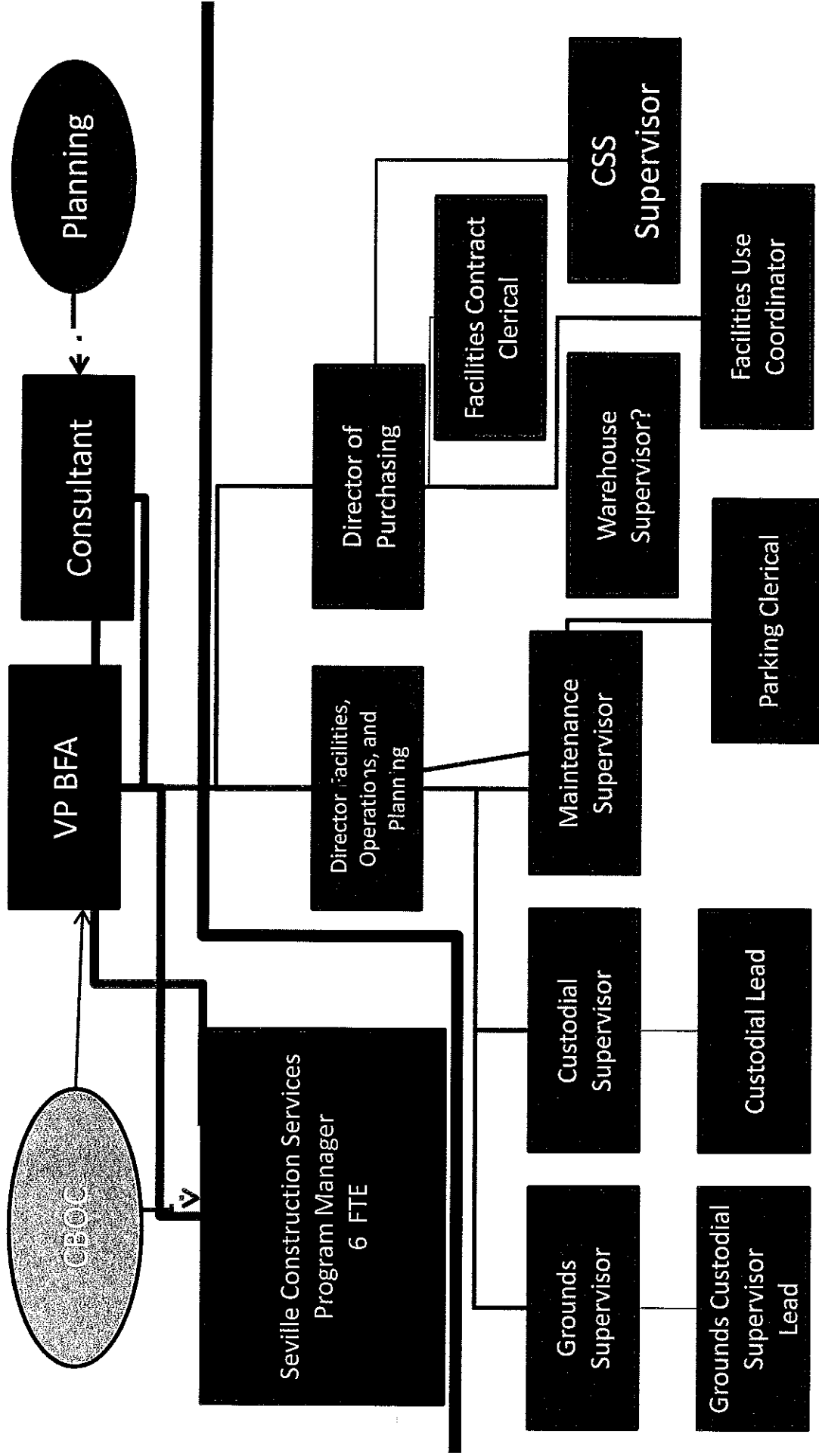
- Following the organizational structures show multiple models for bond program management
- Traces history of Bond AA organization (staff augmentations)
- Former Administrations Prop R organizations
- Organization with full Program Management
- Current situation
- Possible models SWC will be exploring

PROP AA Bond Program Organization 2000 to 2008

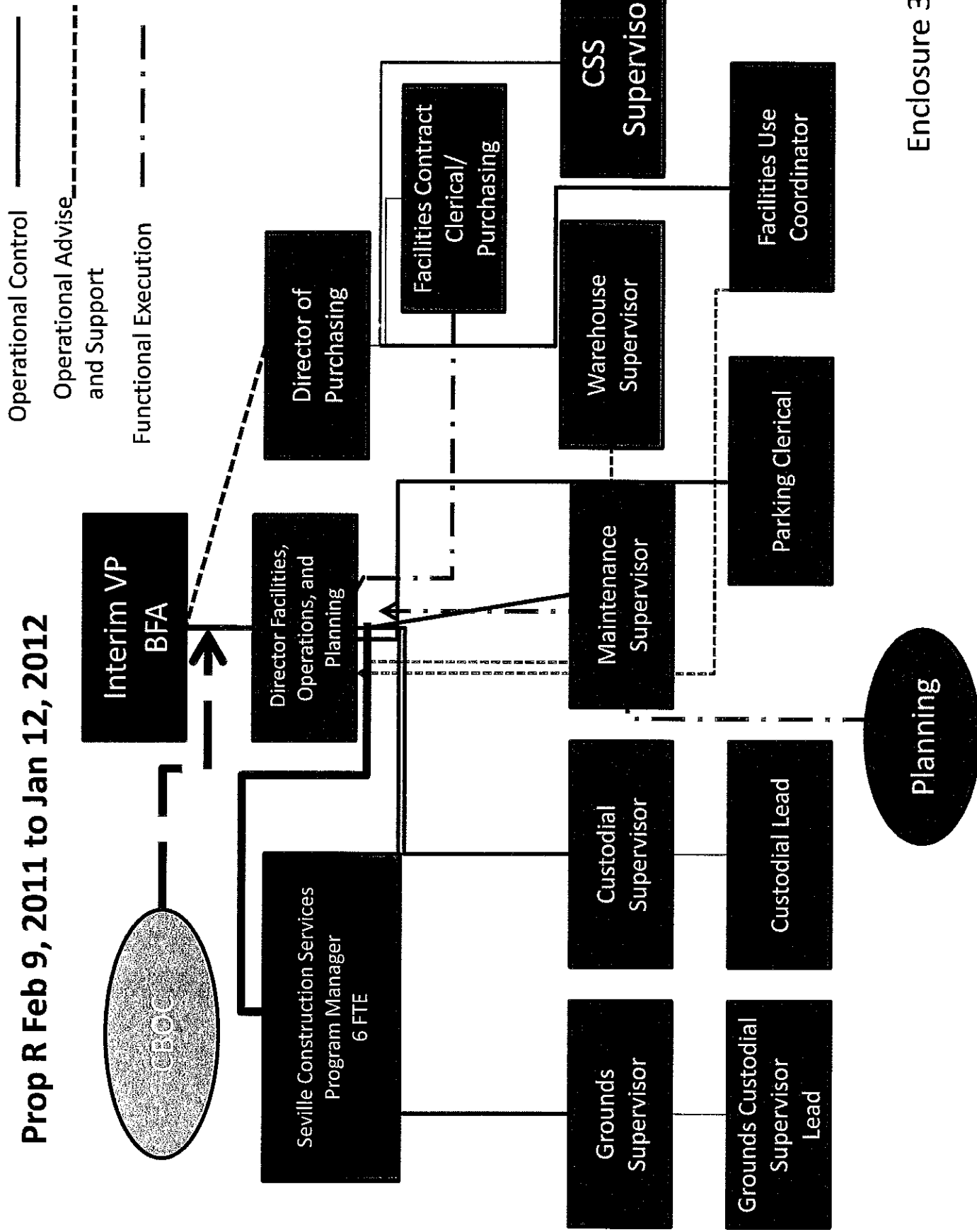
Prop AA \$11
M/yr



PROP R Organization
Approximately Jan 2010 to Feb 8, 2011



Prop R Feb 9, 2011 to Jan 12, 2012



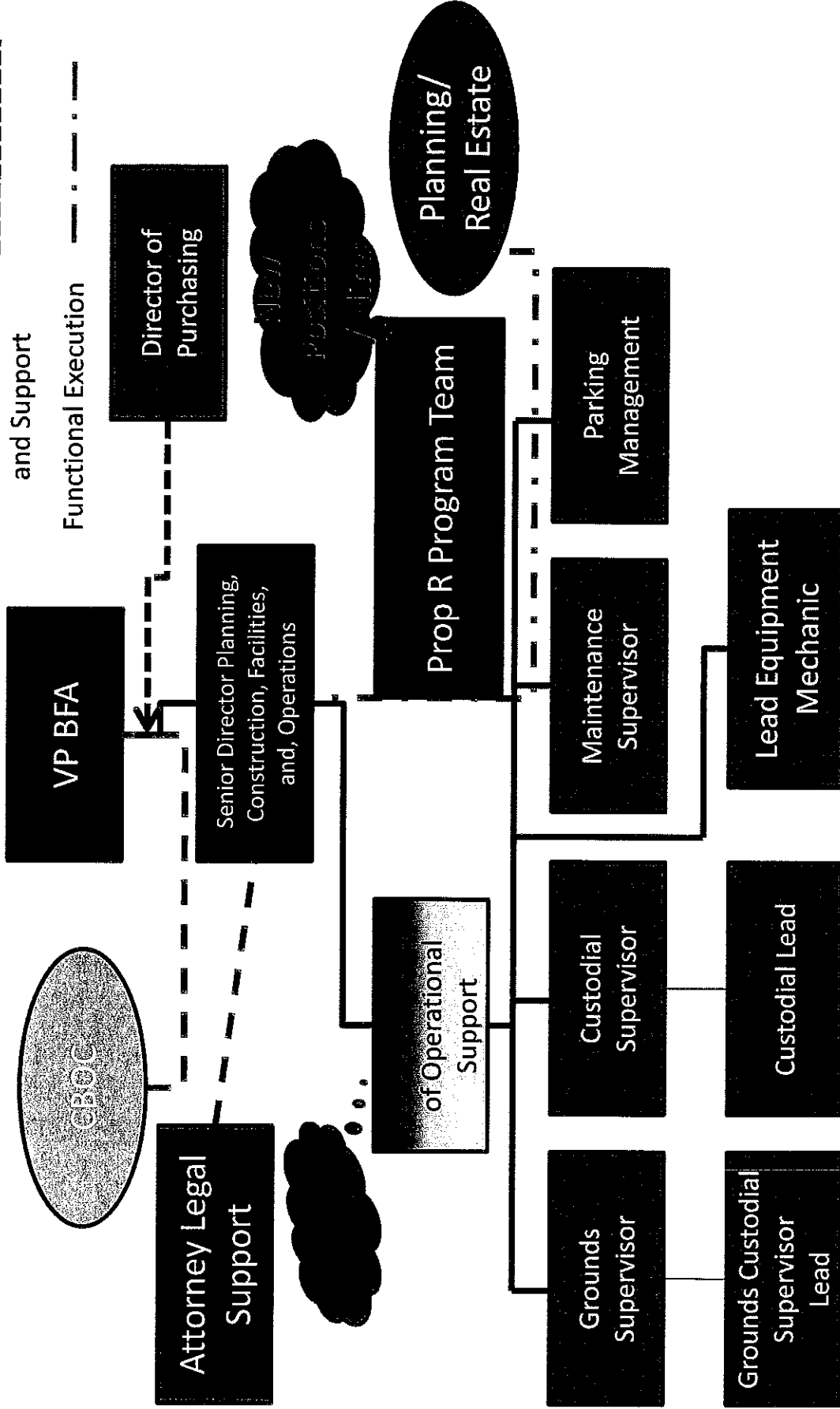
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Proposed Organization for Effective Service 9/22/2012

Operational Control _____

Operational Advise and Support _____

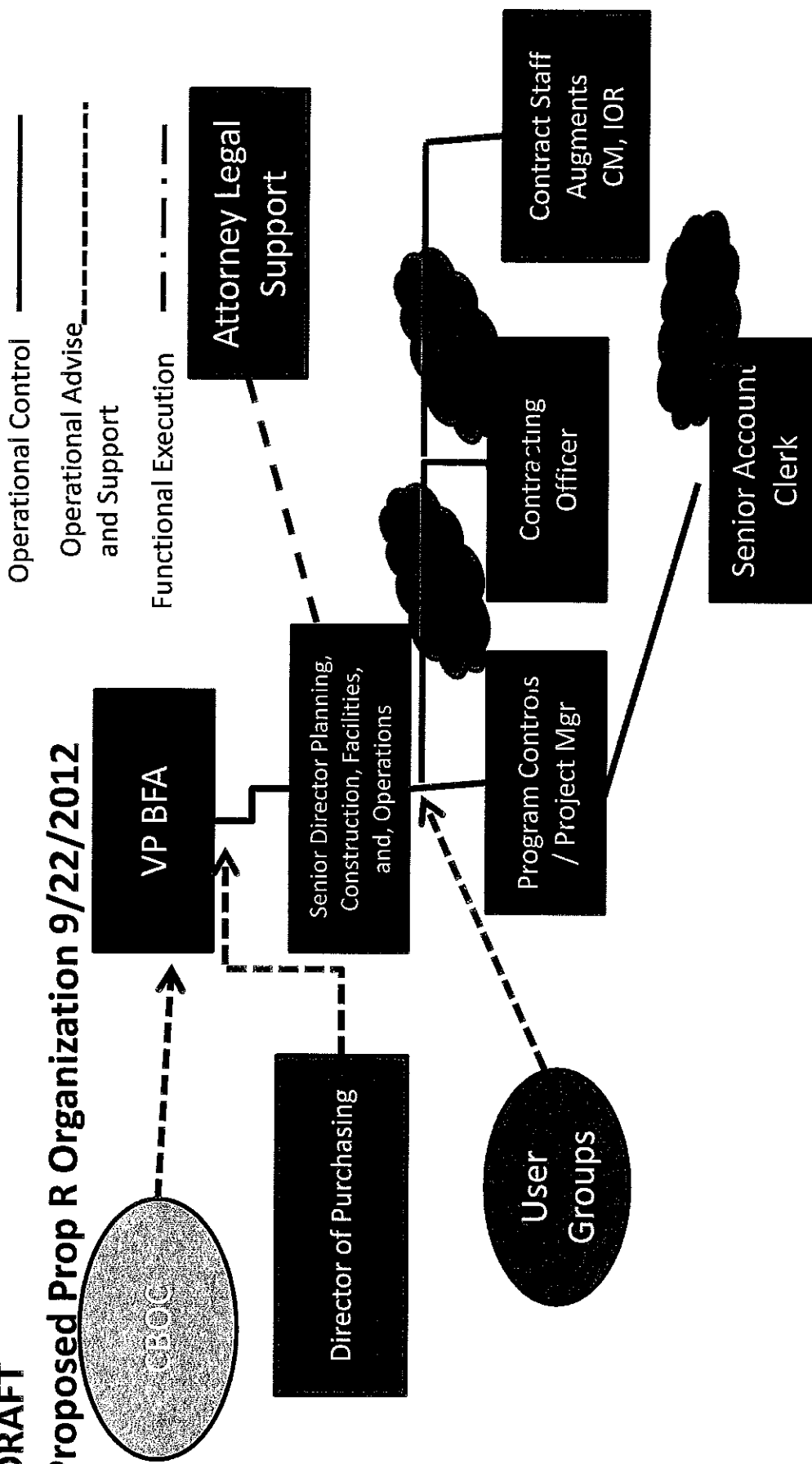
Functional Execution - - - - -



Fleet Mgt and Transportation

DRAFT

Proposed Prop R Organization 9/22/2012





Foci of Future Bond Management Organizations

- Comply with Focused Special Review Recommendation 4
- SWC Staff will be engaged in management of Program
- Multiple SWC personnel will be involved in Procurement and Financial Management
- SWC will retain “core depth of knowledge” so as not to be overly dependant on consultant community
- Prop R Funding will only pay for staff costs associated with Bond management
- SWC Staffing employment will be related to extent of Bond Funding (e.g. Term employees)
- Consulting community will be used to augment and for flexible staffing needs : CM, PM, IOR, Testing, A/E, Legal



DISCUSSION / QUESTIONS

Proposition R



At Work!

Enclosure Agenda Item #6

PROPOSITION R - MONTHLY EXECUTIVE UPDATE

(Report: February 28, 2012)

KEY ACCOMPLISHMENTS / MILESTONES ACHIEVED

- Seville Construction Services Inc. and BCA Architecture Inc. contracts suspended Jan 12, 2012. Staff has taken no further contract action.
- Robert Depew to be extended as independent contractor to assure existing contractors are properly paid for work performed and projects are closed out.
- A. O. Reed Mechanical Contractor will be issued Notice To Proceed. This is the COMMITMENT to initial trade contract on the \$30 million plus construction of Field House/Central Plant/Fields.
- Landscaping and Entry Road project bid opening February 28, 2012. Planned award recommendation to March 14, 2012 Governing Board. CRITICAL project to ensure summer construction and adequate roadway access for Fall 2012.
- Staff recommends continued re programming of Phase I and later phases to address District outstanding needs in light of education mission.

PHASE I PROJECT UPDATES

Project	Update
Corner Lot	• BCA Architecture Inc. suspended January 12, 2012. No further contract action taken. • Balfour Beatty Construction (BBC) directed to minimize billing support interface issues between Corner Lot and Field House. No action to suspend at this time.
Central Plant, Field House, Fields	• NTP scheduled to be issued on February 28, 2012 to A. O. Reed. • DSA review comments for the 'Field House, Fields' portion of the project are have been received. Anticipate DSA approval on Field House first week in March.
Landscaping and Entry Construction	• Public works construction procurement performed: Public Bid Opening on Bid 193 conducted February 28, 2012, anticipate staff will request contract award to lowest, responsive, responsible bidder on March 14, 2012. • This project is CRITICAL to interface with City Otay Lakes Road project this summer 2012. • Will provide more effective traffic flow and additional parking spaces in Lot A. • The design allows for a recycled-water irrigation system ("purple pipe").
Energy Efficient Project Upgrades, Building Controls, Lighting	• On Hold. • No action, pending future PM support.
Updated Security, Fire Alarms and Technology	• On Hold. • No action, pending future PM support.
Phase 1 - Equipment for Buildings	• This is a programming place holder for equipment for any new buildings in Phase I. • No action, pending future PM support.
PV / Solar projects	• On Hold. No action, pending future PM support.
Mayan Hall Theater Building 900 Renovation and ADA Access	• On Hold. • Governing Board approved on January 25, 2012 (NTD Architecture Inc.) for award of \$50,000 Programming activities.
National City New Two- Story Facility	• Governing Board approved on January 25, 2012 (Johnson Favaro) for award of \$50,000 Programming activities. • Kick off with user group on hold pending future PM support.

PROPOSITION R - MONTHLY EXECUTIVE UPDATE

(Report: February 28, 2012)

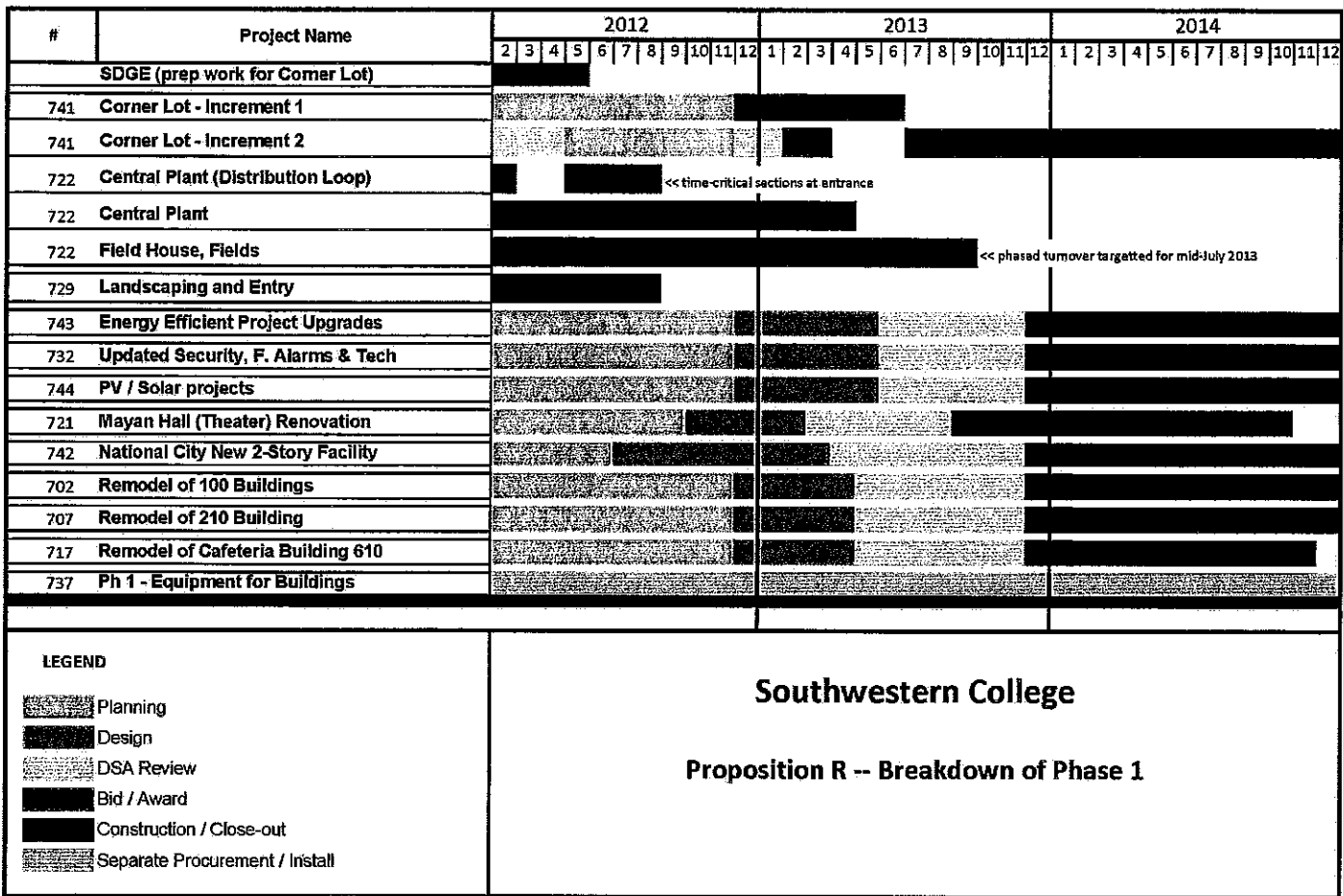
Project	Update
Remodel of Cafeteria Building 610	• Claim received October 2011 from BCA Architecture Inc. for \$60,000 • On Hold.
Remodel of 100 Buildings, Classrooms	• On Hold.
Remodel of 210 Building	
Design Standards	• The architect has compiled draft standards based on the feedback received to date from staff.

NOTE: Lack of Prop R staff has significantly curtailed Bond activity. Staff is looking at alternate means of resourcing staff support in order to perform Bond management. This includes San Diego County Office of Education, new procurement of consultants, and classifying and hiring in-house staff. This schedule shows projects programmed by prior administration.

SCHEDULE OVERVIEW

PROPOSITION R - MONTHLY EXECUTIVE UPDATE

(Report: February 28, 2012)



Data Date - 03/01/2012

BUDGET OVERVIEW

The table below is based on the money spent to date per the District's accounting system software (Datatel) as of February 1, 2012. Note that only those projects that have charges against them are currently shown.

Corner Lot			
	Budget	Spent	%
Construction	\$55,252,055	\$298,900	0.5%
Design	\$5,375,122	\$3,609,154	67.1%
Quality Assurance	\$1,402,865	\$0	0.0%
FF&E	\$7,383,500	\$0	0.0%
Total	\$69,413,542	\$3,908,054	5.6%

Central Plant, Field House, Fields			
	Budget	Spent	%
Construction	\$31,928,500	\$413,986	1.3%
Design	\$2,429,800	\$2,042,548	84.1%
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FF&E	N/A	N/A	N/A
Total	\$34,634,300	\$2,474,534	7.1%

PROPOSITION R - MONTHLY EXECUTIVE UPDATE

(Report: February 28, 2012)

Landscaping and Entry Construction			
	Budget*	Spent	%
Construction	\$3,273,816	\$14,459	0.4%
Design	\$326,033	\$57,321	17.6%
Quality Assurance	\$157,395	\$0	0.0%
FF&E	\$224,850	\$0	0.0%
Total	\$3,982,094*	\$71,780	1.0%

Program Level			
	Budget	Spent	%
PM/SWC	TBD**	\$2,648,218	N/A
Contingency	N/A	N/A	N/A
Total	TBD	\$2,648,218	N/A

Total Spent through 2/01/2012: \$9,102,587

Notes:

* The budget breakdown for the 'Landscaping and Entry Construction' project is yet to be officially approved by staff.

** The large majority of PM/SWC costs relates to the program management fee. Prior to the suspension of the Program Management contract with Seville Construction Services, the base Prop R program management fee budget was \$2,822,247 (\$2,725,000 original + SCS Amendment #2 for \$97,247). Spending through 2/1/2012 for this item is \$2,470,153, approximately 88% of the budget. The budget amount for total PM/SWC costs is not shown because other program-level budgets (i.e. SWC employee costs, legal costs) have not yet been finalized.



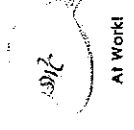
PROPOSITION R UPDATE

March 21 , 2012

PRESENTED TO:
Citizens Bond Oversight Committee

PRESENTED BY:
John R. Brown, PE, Director of Facilities, Operations and Planning

Proposition R





Proposition R PROGRAM ISSUES

- Update Campus Education and Master Plan
- Verify Program Priorities
- Formalize Campus Design Standards
- Campus Sustainability Policy
- Establish Project and Program Contingencies
- Align Project Budgets and Scope
- Escalation





Proposition R PHASE 1 | 2009-2014

Phase 1 Projects	Budget
Corner Parcel Development CANCELED	\$73,835,000
Replacement of DeVore Stadium and Field House, etc.	\$8,595,000
Synthetic Turf: Football Stadium, Soccer, Softball Fields	\$3,500,000
Central Plant	\$24,590,000
Landscaping and Entry Construction	\$4,497,000
National City 2-Story Facility	\$12,000,000
Mayan Hall (Theater) Renovations and ADA Access	\$8,126,000
PV/ Solar Projects RE PROGRAM PRIORITY	\$5,000,000
Energy Efficient Project Upgrades/ Building Controls, etc. RE PROGRAM PRIORITY	\$5,000,000
Updated Security, Fire Alarm & Technology	\$2,106,000
Phase 1 – Equipment for Renovated & Remodeled Bldgs.	\$5,180,000
Remodel Cafeteria Building 610 RE PROGRAM PRIORITY	\$10,272,000
Remodel 100 Bldg RE PROGRAM PRIORITY	\$1,611,000
Remodel 210 Building RE PROGRAM PRIORITY	\$2,770,200
Phase 1 Total:	\$168,000,000

Proposition R



At Work!



Phasing Plan | Phase 1

Mid 2012

- Central Plant
- Corner Parcel Development
- Field House / Practice Fields
- Landscape/ Entry

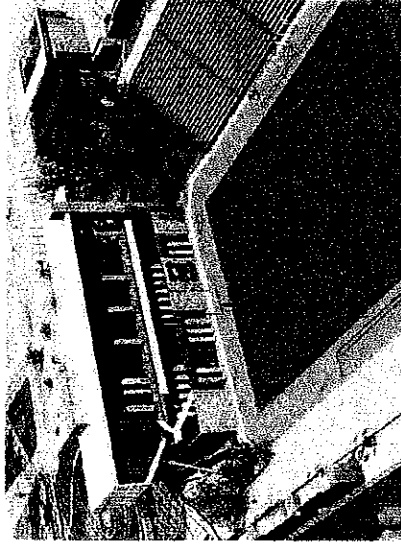
*Other work in this Phase not shown includes:
New Two-Story Facility (National City)*



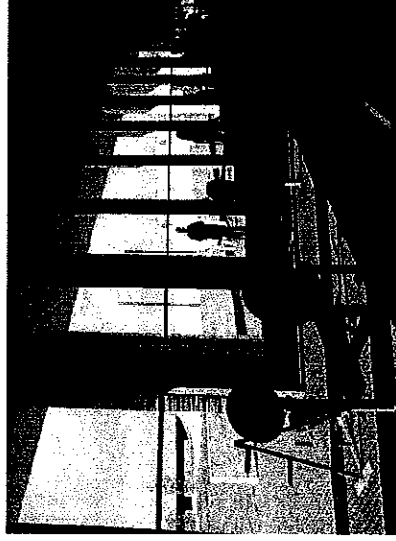


DEVORE STADIUM/FIELD HOUSE/ FIELDS/CENTRAL PLANT

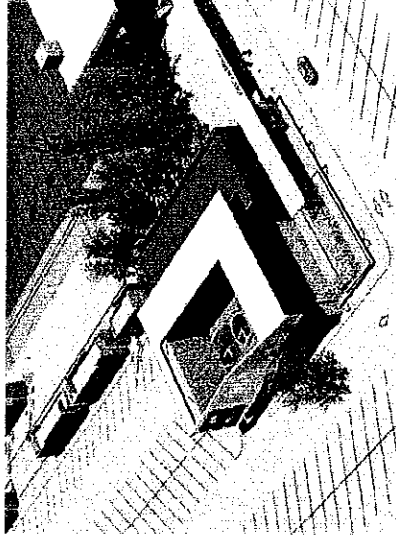
- \$30 Million Construction Budget
- \$35.7 Construction Estimate
- DSA approval on Field House awaiting CVFD
- Anticipate DSA full approval April 4, 2012
- Architect (Gensler) due \$180K Amendment 5
- CM at Risk Project Delivery (Barnhart Balfour Beatty)
- Bid 21 trade packages May 2, 2012
- Award \$30 million at May 25 Governing Board
- Practice Fields (Additive Bid Alternates)



DeVore Stadium and Field House



Field House Interior

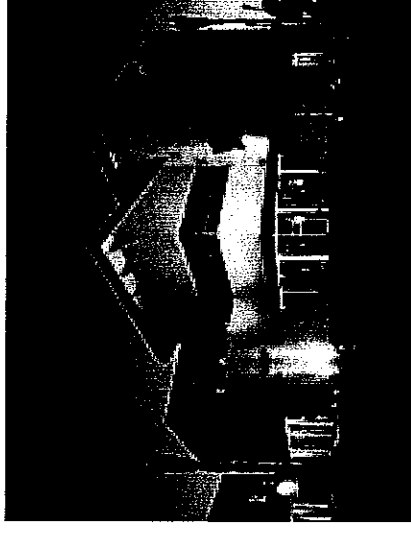
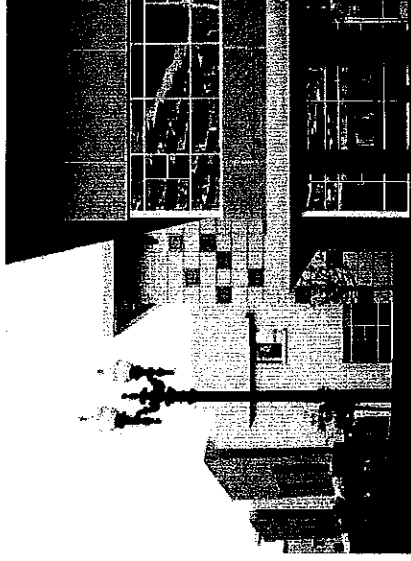


Central Plant



NATIONAL CITY 2-STORY FACILITY

- Concept Includes Two-Story Mixed-Use Facility 20,000 GSF
- Governing Board awarded (MDA Johnson Favaro) January 25
- National City Community Development Commission
- Staff reviewing potential for Design Build delivery





Questions and Answers
