

Southwestern Community College District

Proposition R - New Look! 2025

PRESENTERS:

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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