



# **PROPOSITION R**

## **Citizens' Bond Oversight Committee**

September 21, 2011

Southwestern Community College District  
900 Otay Lakes Road, Room L246  
Chula Vista, CA 91910

Proposition R



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## Proposition R **AGENDA**

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- |     |  |
|-----|--|
| 1.  | Call to Order / Roll Call (Adams)                            |
| 2.  | Approval of Minutes, June 15, 2011 (Adams)                   |
| 3.  | Public Comment (Adams)                                       |
| 4.  | New Members and New Vice Chairman (Adams)                    |
| 5.  | Review CBOC Bylaws / Roles and Responsibilities (Adams)      |
| 6.  | Annual Report For 07-01-10 to 06-30-11 (Adams)               |
| 7.  | Financial Statement / Future Performance Audit (Adams/Brown) |
| 8.  | Proposition R Program Update (Brown/DeLiso)                  |
| 9.  | User Groups Methodologies and Possible CBOC Reps (Brown)     |
| 9.  | Committee Comments / Requests (Adams)                        |
| 10. | Adjournment (Adams)  |

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# **PROPOSITION R**

## **Program Update**

September 21, 2011

PRESENTED TO:

Citizens' Bond Oversight Committee

PRESENTED BY:

John R. Brown, PE, Director of Facilities, Operations and Planning  
Robert J. DeLiso, PE, Bond Program Director – Seville Construction Services, Inc.

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# Proposition R CBOC REQUESTS

## Requests from June 15, 2011 CBOC Meeting

Status	Description of CBOC Request	Comments
	Post Approved Meeting Minutes and Meeting Schedule on Prop R Website	See Website
	Provide list of approved architects and whether or not they are local	Included in slideshow presentation
	Provide Checklist of Requirements from Bond Language for Tracking Purposes	Included in slideshow presentation
	Program Management Fee to be Included in Budget	Included in slideshow presentation (does not currently address changes to Phase 1 scope)
	Provide Baseline Schedule and Estimates to Complete / Variances for Phase 1 of the Program	Both are still pending finalization of scope by the District
	Take the CBOC annual report to the Governing Board	Complete

## Remaining Requests from March 23, 2011 CBOC Meeting

Status	Description of CBOC Request	Comments
	Post Spanish Translations of Program Material on Prop R Website	Spanish/Filipino translation feature added to website to match the District website
Pending	Provide Update on Debt Servicing Plan	Pending

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## Proposition R **PROGRAM MILESTONES**

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- Award of Gotham and Elmhurst Road Widening Design
- Corner Parcel Development | Progressing through DSA
- DeVore Stadium/Field House/Fields/Central Plant | Processing through DSA
- DSA Close Out of Previous Proposition AA Projects





## Proposition R **BOND LANGUAGE**

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### **PROP R BOND LANGUAGE (November 2008)**

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?

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# Proposition R BOND LANGUAGE CHECKLIST

Text	Phase 1 Status/Plan
Upgrade Nursing	Significant dental assistant program at National City. After programming effort, additional facility may also address
Firefighter/Police Academy Training	Not specifically addressed in Phase 1
Repair Classrooms	Phase 1 modernization projects to address; also new construction to address
Science Labs/Technology	National City and Phase 1 modernization to address
Fix plumbing	Phase 1 modernization projects to address; also new construction to address
Bathrooms	Phase 1 modernization projects to address; also new construction to address
Roofs	Phase 1 modernization projects to address; also new construction to address
Wiring	Phase 1 modernization projects to address; also new construction to address
Improve Fire/Earthquake Safety	Construction to meet current codes
Heating/Security Systems	Phase 1 modernization projects to address; also new construction to address
Remove Asbestos	Phase 1 modernization projects to address; also new construction to address
Acquire, Construct, Repair, Equip Classrooms, Sites, Facilities	Phase 1 currently has no plans to acquire facilities
Improve Handicapped Accessibility	Phase 1 modernization projects to address; also new construction to address
Energy Efficiency	Construction to include energy efficient systems

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# Proposition R PHASE 1 ARCHITECTS

FIRM NAME	PROP R PROJECT ASSIGNMENT(S)	LOCAL OFFICE
BCA Architects, Inc.	Corner Parcel Development	624 Broadway, Suite 304 San Diego, CA 92101
M. Arthur Gensler Jr. and Associates, Inc.	DeVore Stadium, Field House, Fields, and Central Plant	225 Broadway, Suite 1600 San Diego, CA 92101
MDA Johnson Favaro	National City 2-Story Facility	5898 Blackwelder Street Culver City, CA 90232
LPA, Inc.	TBD	131 14 <sup>th</sup> Street San Diego, CA 92101
MVE institutional	TBD	9330 Scranton Road, Suite 300 San Diego, CA 92121
NTD Architecture, Inc.	TBD	9655 Granite Ridge Drive, Suite 400 San Diego, CA 92123
TBP/Architecture	TBD	4611 Teller Avenue Newport Beach, CA 92660

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# Proposition R WEBSITE USAGE

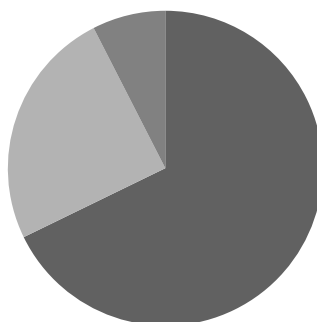
## Site Usage

 239	Visits
 102	Absolute Unique Visitors
 422	Page Views
 1.77	Average Page Views
 02:15	Time On Site
 1.09%	Bounce Rate
 1.00%	New Visits

## Top Traffic Sources

Sources	Visits	% Visits
Direct (None)	162	67.78%
www.swccd.edu	40	16.74%
Google	15	5.29%
www.sevillecs.com	13	5.44%
www.trafficfaker.com	4	1.67%

## Traffic Sources Overview



- Direct Traffic
- Referring Sites
- Search Engines

Periods Covering June 19 - July 19, 2011

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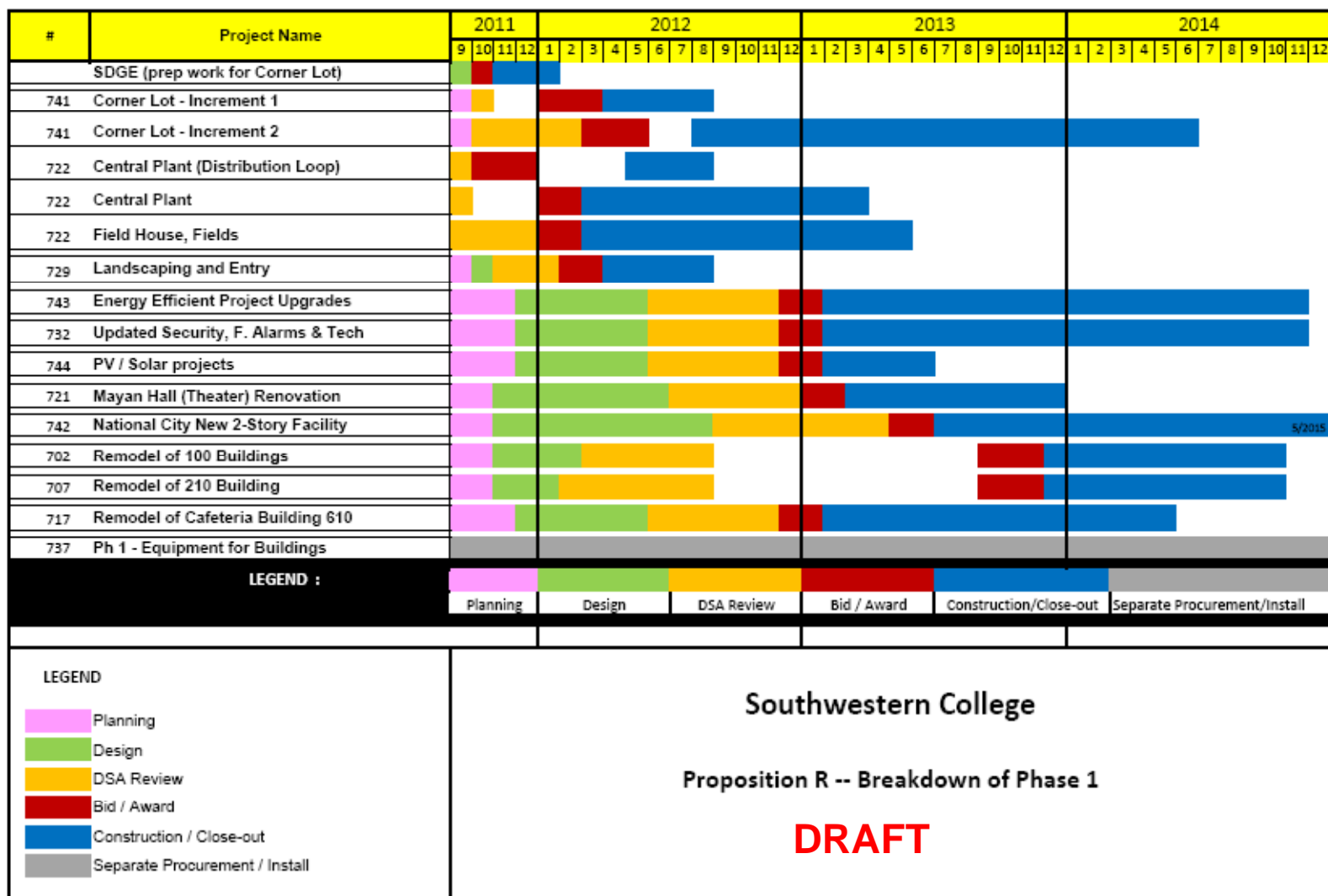


# Proposition R PHASE 1 SCHEDULE

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# PHASE 1 SCHEDULE



Data Date - 09/01/2011

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# PHASE 1 PROJECT COSTS

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# PHASE 1

# Proposition R 2009-2014

Phase 1 Projects	Budget
Corner Parcel Development	\$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	\$17,715,000
Mayan Hall (Theater) Renovations and ADA Access	\$8,126,000
PV/ Solar Projects	\$5,000,000
Energy Efficient Project Upgrades/ Building Controls, etc.	\$5,000,000
Updated Security, Fire Alarm & Technology	\$2,106,000
Phase 1 – Equipment for Renovated & Remodeled Bldgs.	\$5,180,000
Remodel of Cafeteria Building 610	\$10,272,000
Remodel of 100 Bldg and Classrooms	\$1,611,000
Remodel of 210 Building	\$2,770,200
<b>Phase 1 Total:</b>	<b>\$172,797,200</b>

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## PHASE 1 | BOND SALES

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- \$100 Million Bond Sold | 2010
- \$69 Million Bond Sold | June 2011

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## PHASE 1 | FUNDING STATUS

Phase 1 Project Requirements	\$173 Million
Escalation	\$9 Million
<b>Total Requirements</b>	<b>\$182 Million</b>
2010 Bond Funds	\$100 Million
2011 Bond Funds	\$69 Million
<b>Total Funds</b>	<b>\$169 Million</b>
<b>Phase 1 Funding Shortfall</b>	<b>\$13 Million</b>





## Proposition R PROJECT COST GOALS

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





# Proposition R SPENT-TO-DATE SUMMARY

	Corner Parcel Development	Devore Stadium/Field House/Fields & Central Plant	Program	TOTAL
Design	\$3,409,028	\$1,902,936		\$5,311,964
Construction	\$268,105	\$96,980		\$365,085
Quality Assurance	\$0	\$18,000		\$18,000
FF&E	\$0	\$0		\$0
PM/SWC			\$2,135,779	\$2,135,779
Program Contingency			\$0	\$0
<b>TOTAL</b>	<b>\$3,677,134</b>	<b>\$2,017,916</b>	<b>\$2,135,779</b>	<b>\$7,830,829</b>

As of September 1, 2011

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# Proposition R CORNER PARCEL DEVELOPMENT

<b>Construction</b>	<b>BUDGET</b>	<b>SPENT-TO-DATE</b>
Construction	\$55,252,055	\$4,947
Construction Management	\$0	\$263,158
General Conditions	\$0	\$0
<b>Subtotal</b>	<b>\$55,252,055</b>	<b>\$268,105</b>
<b>Design</b>		
Preliminary Studies	\$0	\$16,693
Design - Fee	\$4,981,496	\$3,081,441
Agency - Fees	\$303,692	\$304,060
Bid Costs	\$89,934	\$6,834
<b>Subtotal</b>	<b>\$5,375,122</b>	<b>\$3,409,028</b>
<b>Quality Assurance</b>		
DSA Inspector	\$1,402,865	\$0
Special Inspections	\$0	\$0
Haz-Mat Monitoring	\$0	\$0
<b>Subtotal</b>	<b>\$1,402,865</b>	<b>\$0</b>
<b>FF&amp;E</b>		
Equip - Instructional	\$0	\$0
Equip - Non-Instructional	\$0	\$0
Furniture	\$7,383,500	\$0
<b>Subtotal</b>	<b>\$7,383,500</b>	<b>\$0</b>
<b>TOTAL</b>	<b>\$69,413,542</b>	<b>\$3,677,134</b>

**NOTES:** (1) Total budget shown does not include PM/SWC and Program Contingency costs.; (2) Budget based on the JCAF-32 form per SWC staff in 2010.  
 (3) 'Spent to Date' data based on the SWC Accounting "Datatel" Software - through 9/1/11.

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# Proposition R **DEVORE STADIUM/FIELD HOUSE/ FIELDS/CENTRAL PLANT**

<b>Construction</b>	<b>BUDGET</b>	<b>SPENT-TO-DATE</b>
Construction	\$29,750,000	\$11,030
Construction Management	\$2,178,500	\$85,950
General Conditions	\$0	\$0
<b>Subtotal</b>	<b>\$31,928,500</b>	<b>\$96,980</b>
<b>Design</b>		
Preliminary Studies	\$45,000	\$33,070
Design - Fee	\$2,104,300	\$1,777,939
Agency - Fees	\$280,500	\$88,972
Bid Costs	\$0	\$2,955
<b>Subtotal</b>	<b>\$2,429,800</b>	<b>\$1,902,936</b>
<b>Quality Assurance</b>		
DSA Inspector	\$276,000	\$0
Special Inspections	\$0	\$18,000
Haz-Mat Monitoring	\$0	\$0
<b>Subtotal</b>	<b>\$276,000</b>	<b>\$18,000</b>
<b>FF&amp;E</b>		
Equip - Instructional	\$0	\$0
Equip - Non-Instructional	\$0	\$0
Furniture	\$0	\$0
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL</b>	<b>\$34,634,300</b>	<b>\$2,017,916</b>

**NOTES:** (1) Total budget shown does not include PM/SWC and Program Contingency costs.; (2) Budget based on the JCAF-32 form per SWC staff in 2010.  
 (3) 'Spent to Date' data based on the SWC Accounting "Datatel" Software - through 9/1/11.

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# Proposition R PROGRAM LEVEL

PM/SWC	BUDGET	SPENT-TO-DATE
Reimbursables	TBD	\$110,459
Program Management – Fee (Phase 1 Budget is \$3.5 Million)	TBD*	\$1,967,083
Legal	TBD	\$1,363
SWC Employee - Contract	TBD	\$56,873
SWC Employee - OT	TBD	\$0
SWC Employee - Hourly	TBD	\$0
<b>Subtotal</b>	<b>TBD</b>	<b>\$2,135,779</b>
<b>Program Contingency</b>		
Program Contingency	TBD	\$0
<b>Subtotal</b>	<b>TBD</b>	<b>\$0</b>
<b>TOTAL</b>	<b>TBD</b>	<b>\$2,135,779</b>

\* Current Program Management Fee for Proposition R is \$2,725,000 plus SCS Amendment No. 2 of \$97,247 for a total of \$2,822,247. This Fee does not yet reflect scope revisions inherent with the revised Phase 1 Scope.

**NOTES:** (1) 'Spent to Date' data based on the SWC Accounting "Datatel" Software – through 9/1/11.

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# PHASE 1 PROJECT STATUS

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## CORNER PARCEL DEVELOPMENT

- \$55 Million Construction Budget
- Parking Structure Deleted for Budgetary Purposes
- Additional Scope Adjustments to Meet Current Needs
- CM at Risk (Echo Pacific Construction) Terminated for Convenience
- Need to Re-Procure CM at Risk
- Construction Start in 2012 (Some Sitework in 2011)
- Currently Progressing through DSA



Corner Parcel Development Aerial View



Building D and E

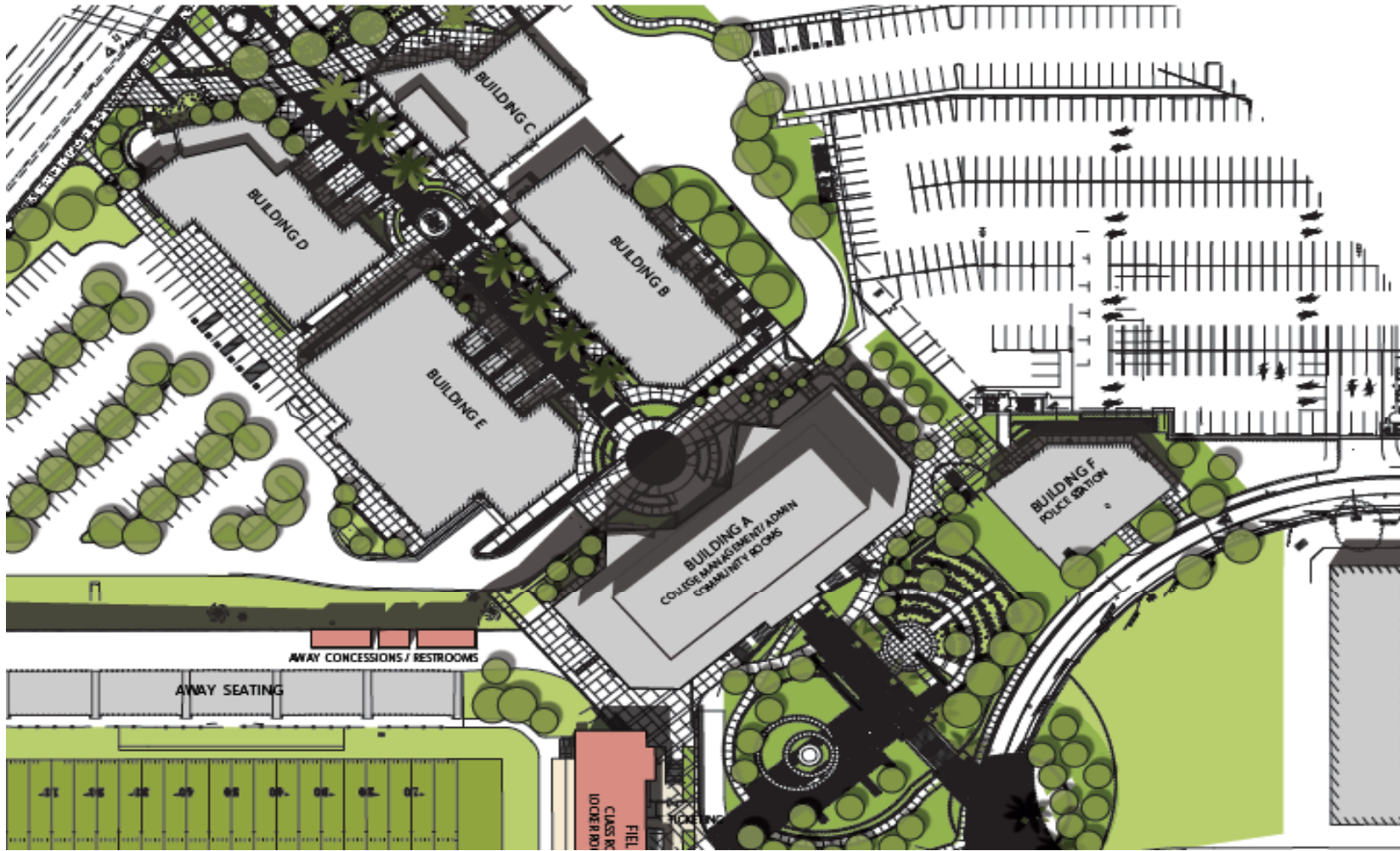


Administration Building A





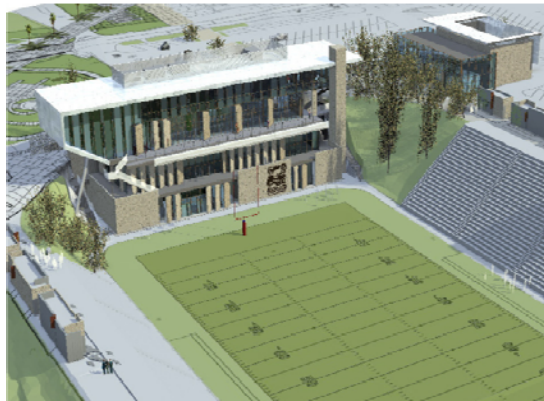
## Proposition R CORNER PARCEL DEVELOPMENT



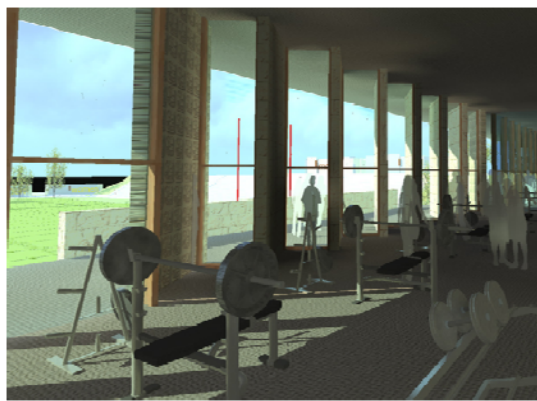


# Proposition R DEVORE STADIUM/FIELD HOUSE/ FIELDS/CENTRAL PLANT

- \$30 Million Construction Budget
- Practice Fields and Central Plant Loop Changes to Stay on Budget
- Currently Progressing through DSA
- Construction to Start in 2012



DeVore Stadium and Field House



Field House Interior

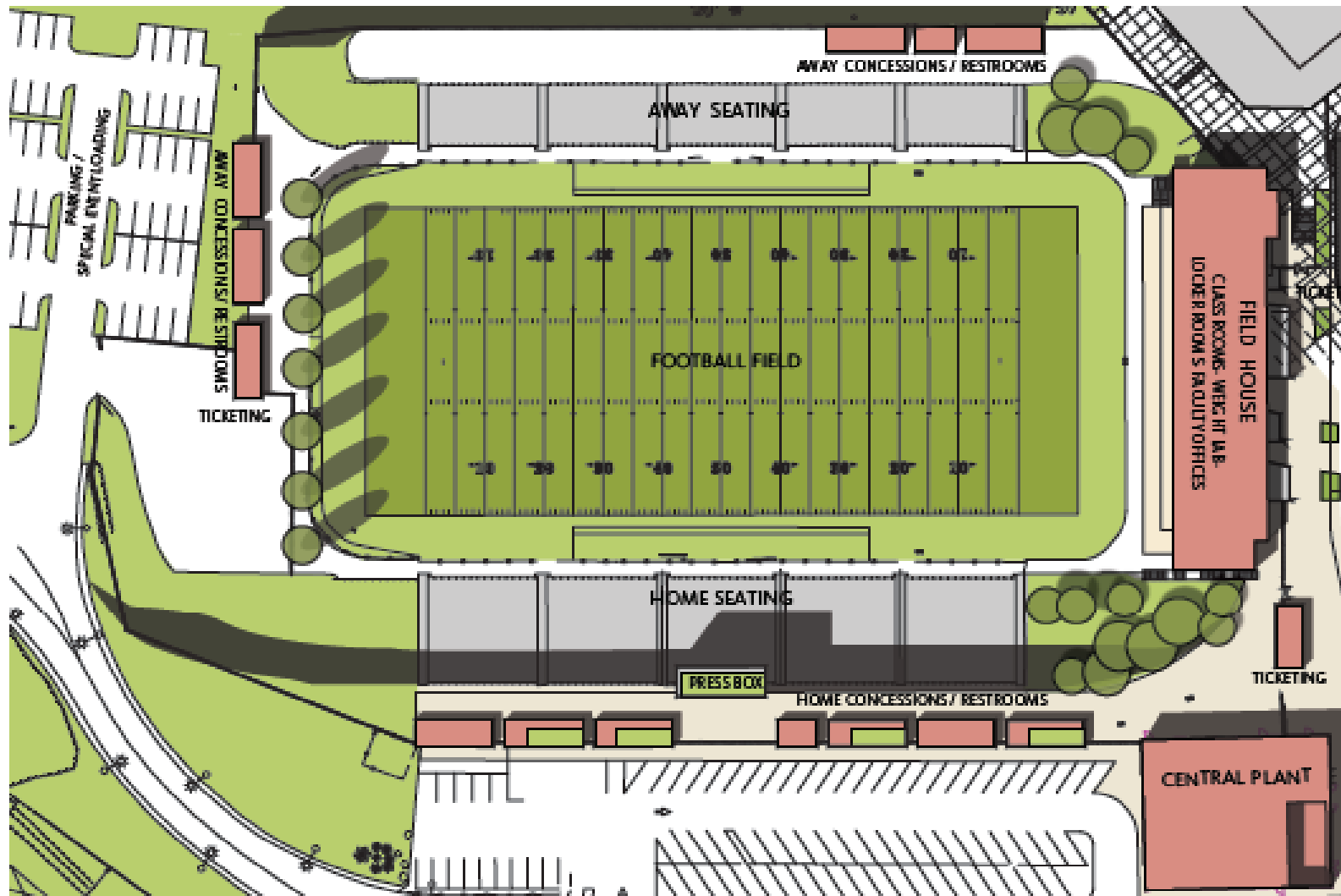


Central Plant





# Proposition R DEVORE STADIUM/FIELD HOUSE/ FIELDS/CENTRAL PLANT





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## LANDSCAPING AND ENTRY WAY

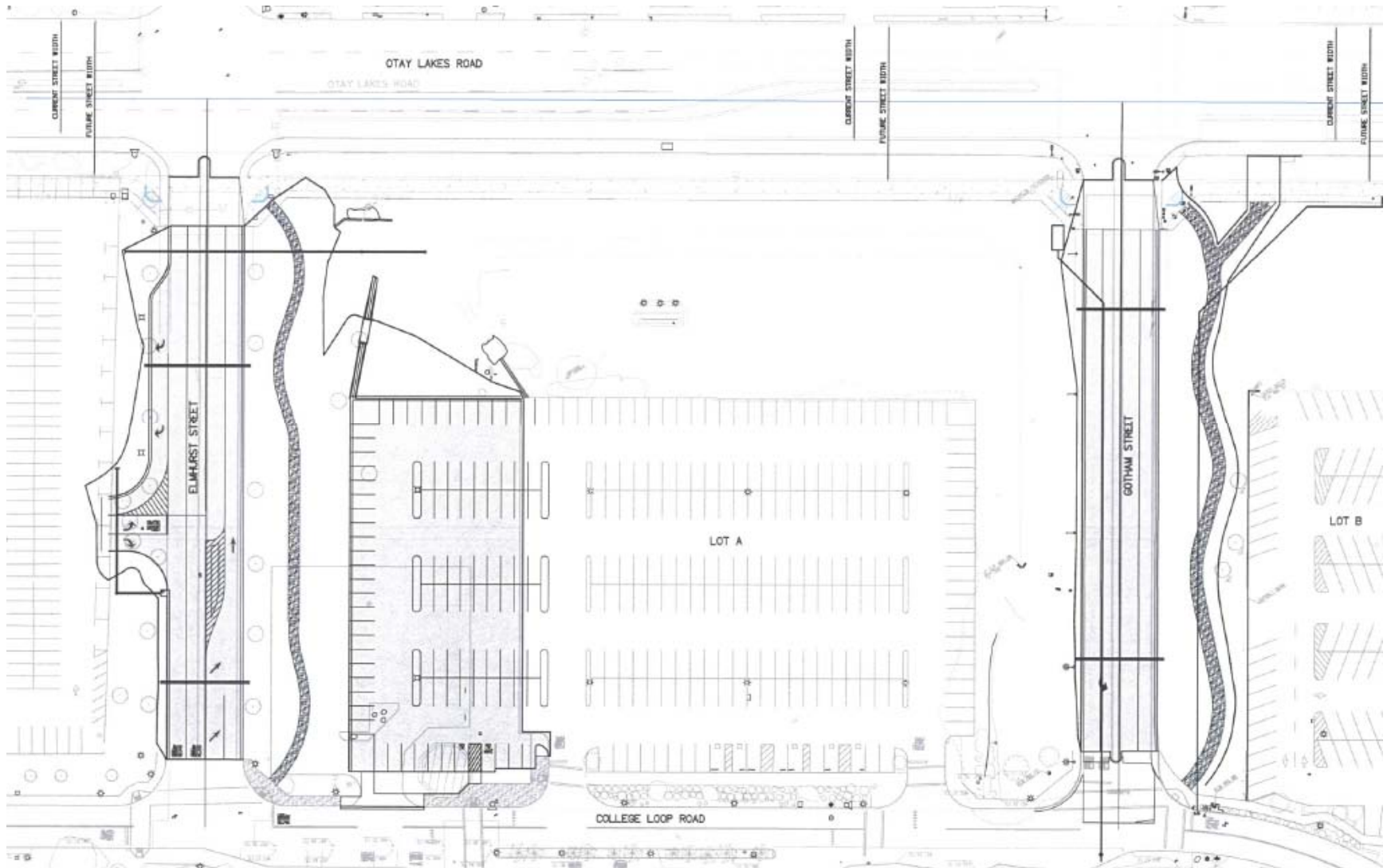
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- RBF Consulting Selected as Designer
- \$1.6 Million Preliminary Estimate
- User Group In Place to Support Project





# Proposition R LANDSCAPING AND ENTRY WAY





## Proposition R **MAYAN HALL THEATER**

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- Scope Includes Theater Renovations and ADA Access Improvements
- Begin Process to Select Architect (From Phase 1 Selected Architects)
- Initial Work to Include Structural Analysis and Program Scoping
- \$5.8 Million Construction Budget (Estimate)
- Future GB Action: Award Design Contract to Phase 1 Architect





## Proposition R **CAFETERIA BUILDING 610**

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- Scope Includes New Kitchen Equipment and Finishes
- Initial Work to Include Program Scoping
- \$7.2 Million Construction Budget (Estimate)
- Future GB Action: BCA Action







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## NATIONAL CITY 2-STORY FACILITY

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- Concept Includes Two-Story Mixed-Use Facility
- Begin Negotiations with selected Phase 1 Architect
- Initial Work to Include Program Scoping
- National City Community Development Commission
- Future GB Action: Award Contract to Phase 1 Architect (MDA Johnson Favaro)





## DISCUSSION / QUESTIONS



## Proposition R Oversight Committee Membership

### CONSTITUENCIES:

- **Business Representative = BR**  
(Active in a business organization representing local business)
- **Senior Citizen Group Representative = SCG**  
(Active member in a senior citizens' organization)
- **Taxpayer Organization Member = TOM**  
(Active in a bona fide taxpayers' association)
- **Student = ST**  
(In District and Active in Student Government)
- **Advisory or Foundation** (Active in Organization Supportive of the College, such as Advisory Council or Foundation= **AF**)
- **At-Large Community Member** (Resident of the Southwestern Community College District) = **CM**

Dave Adams (**BR**)  
[bldr@cox.net](mailto:bldr@cox.net)  
2 year term beginning:  
July 28, 2010

Joe David Casillas (**SCG**)  
[joecrealty@sbcglobal.net](mailto:joecrealty@sbcglobal.net)  
2 year term beginning:  
July 13, 2011

Matt Kriz (**TOM**)  
[KrizKru@yahoo.com](mailto:KrizKru@yahoo.com)  
[Matt.Kriz@DC36.org](mailto:Matt.Kriz@DC36.org)  
2 year term beginning:  
July 13, 2011

Claudia Duran (**ST**)  
[duran.claudia@ymail.com](mailto:duran.claudia@ymail.com)  
2 year term beginning:  
November 22, 2010

Thomas Davis (**AF**)  
[kirraka@aol.com](mailto:kirraka@aol.com)  
2 year term beginning:  
July 13, 2011

Nicholas J. Segura, Jr. (**CM**)  
[nicholassegura@gmail.com](mailto:nicholassegura@gmail.com)  
2 year term beginning:  
July 13, 2011

Ditas Yamane (**CM**)  
[ditasyamane@cox.net](mailto:ditasyamane@cox.net)  
2 year term beginning:  
July 28, 2010

### Resources:

John Brown, Director of Facilities, Operations and Planning  
Bob DeLiso, Bond Program Manager, Seville Construction  
Bob Temple, Consultant, Business and Financial Affairs  
Denise Whittaker, Interim Superintendent/President





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## USER GROUP METHODOLOGIES AND ORGANIZATION

### **PURPOSE:**

As Southwestern Community College District embarks on the next 50 years of excellent education it is essential that our facilities provide the necessary support to ensure a positive and enduring education environment. In that vein it is essential for the Project Management team to have critical input from End Users of facilities. This outlines the goals and recommended composition of a user group.

### **COMPOSITION:**

User group should consist of the end users of a building or structure. This will consist of representatives of major constituents who will have long term interest in the use and management of a facility. It should consist of those who consider it their “home” as well as significant visitors and those who must maintain the facility. It is recommended that a User Group consist of no less than 3 personnel and no more than 5 representing the critical elements of any facility ownership, operations, and maintenance.

### **ROLE OF USER GROUP:**

The role of the User Group is to provide advocacy of the occupants and visitors to a facility. It is not the role of the User Group to design or layout any space. The space requirements of the project have been dictated by the State Chancellor’s Office Planning Criteria. The purpose of the User Group is to provide opinions on design features to the programmed project. These design features are incorporated according to the American Institute of Architects (AIA) as:

- What we hope to achieve
- What must be achieved at a minimum
- What is it possible to achieve
- What are the boundary limits of “difficult”, “improbable”, and “impossible”
- What are the most and least important of the variables affecting the project <sup>1</sup>

Concerning variables affecting a project, the Program Budget and therefore the individual project budgets is an over arching constraint that must be complied. Note for all projects approved Governing Board budgets are a mandatory limit. Only the Governing Board has the authority to approve expenditures of Bond funds and project budgets are approved in advance based on programming actions prior to full project development.

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<sup>1</sup> (Braley 2006) AIA Best Practices Client Needs and Design Quality