Southwestern College

Proposition R
Citizen's Bond Oversight Committee

Southwestern College Board Room
900 Otay Lakes Road,
Chula Vista, CA 91910

July 28, 2010

Agenda

Call to Order (Roll Call)	**Mabrey**
Approval of Minutes, April 22, 2010 (Enclosure)	Mabrey
Public Comment	Mabrey
Introductions / Appointment of New Members	Alioto
Election of Chair and Vice Chair	Alioto
Prop R Project Updates	Amigable
Revised Project Phasing Schedule (Enclosure)	Amigable
Bond Sale of $75 million	Alioto/Wright
Establish Next Meeting Date	Chair
Committee Comments / requests	Chair
Adjournment	Chair

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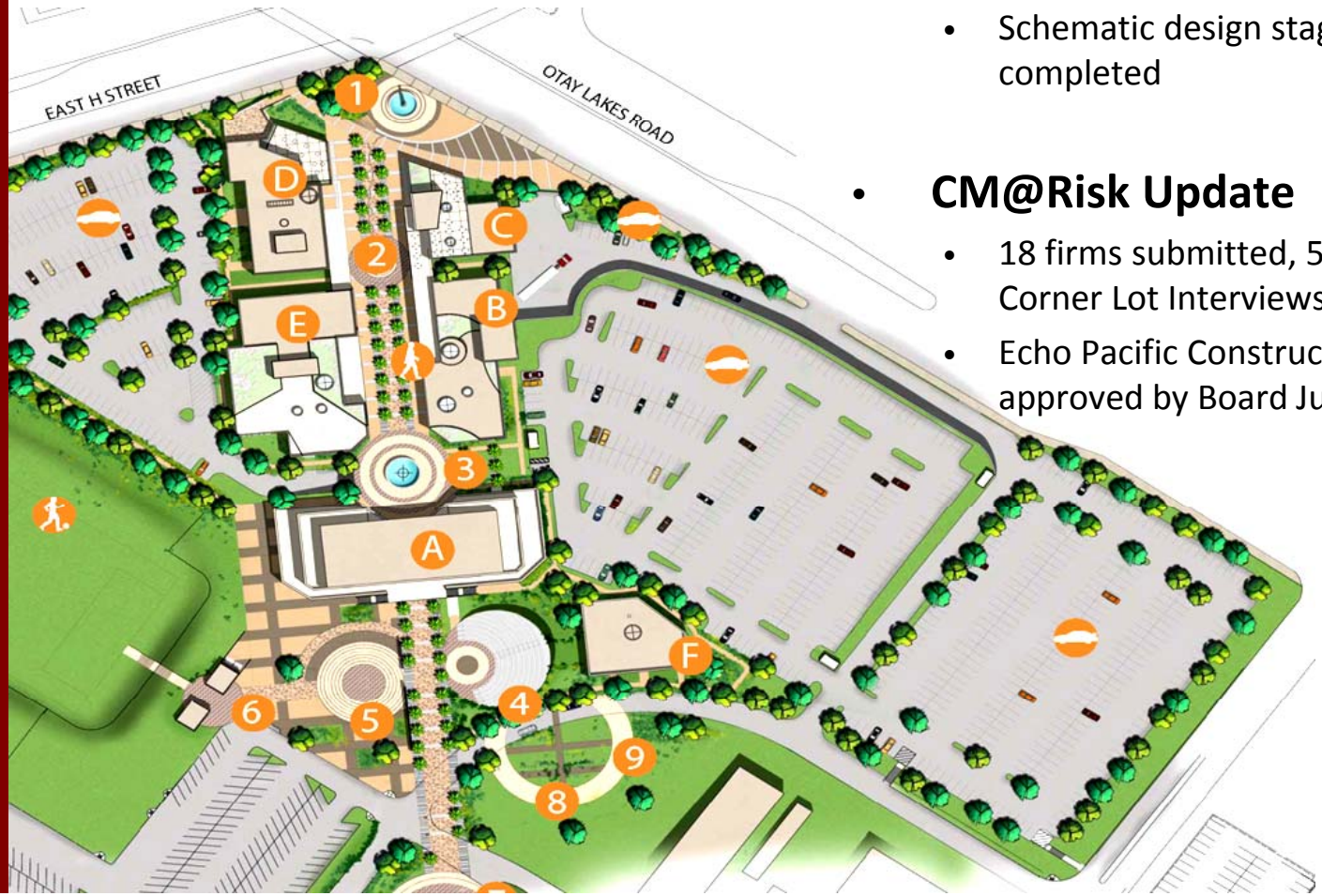
CORNER LOT PROJECT UPDATE



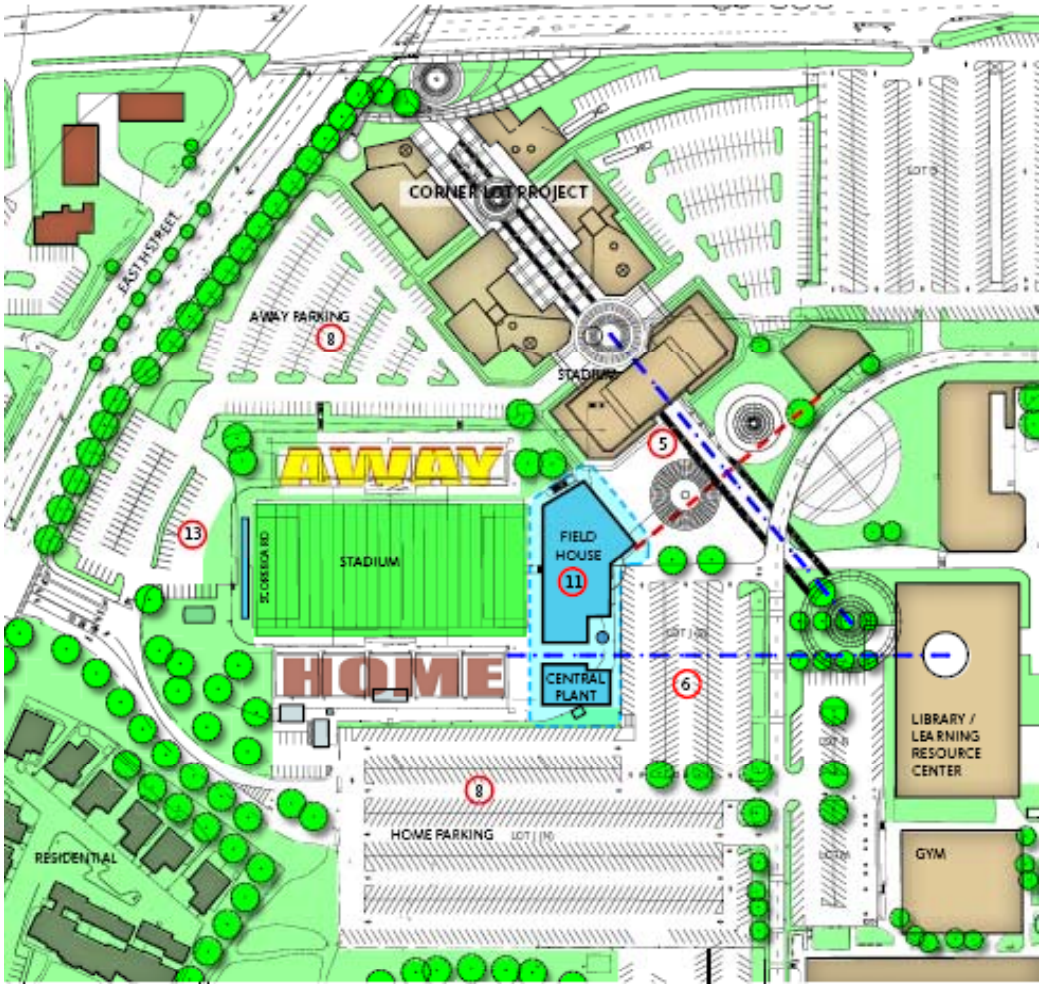
- **BCA Architects approved by Board June 9, 2010**
  - Schematic design approved by Board July 20, 2010
  - Schematic design stage programming completed

- **CM@Risk Update**
  - 18 firms submitted, 5 shortlisted for Corner Lot Interviews (phase 2)
  - Echo Pacific Construction Company approved by Board July 14, 2010

FIELD HOUSE + CENTRAL PLANT UPDATE

- **Gensler Architect Approved by Board July 14, 2010**
  - Schematic design to begin August 2010

- **CM@Risk Update**
  - Barnhart-Balfour Beatty approved by Board July 14, 2010
  - Preconstruction to begin August 2010



COMBINED PROJECT ADVANTAGES

Cost & Schedule

1. Construction cost savings by building Central Plant and Field House adjacent to each other under 'one roof' and minimizing site work.
2. Construction and Operational cost savings due to shorter piping distances to proposed campus utility loop.
3. Combined project compresses construction duration and creates less disruption to site during construction.
4. Savings on architectural and engineering consulting fees.

Architectural & Experiential

5. **Helps define new outdoor space at new Corner Lot Administration Bldg. in front of LRC by mirroring geometry of the Public Safety bldg.**
6. **Reinforces axial alignment from LRC and creates new stadium entry and dramatic link to seating and field levels.**
7. Provides revenue generating opportunity by connecting Stadium Entry complex to Plazas and Corner Lot promenade.
8. **Creates opportunity for Home and Away zones on either side of field house with separate entrances, ticketing and parking.**
9. Enhances stadium experience by using buildings to enclose edge and provide more intimacy.
10. Orients Field House & Health Sciences program closer to campus core.
11. **Potential for upper level field house game day VIP reception and viewing areas.**
12. Enhances campus identity by providing opportunity for rooftop stadium logo.
13. **Frees up area at west end of stadium to provide access to Corner Lot from existing H Street entry/exit as well as additional parking and area for concert staging.**

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UPDATED PHASING SCHEDULE

Phase I from 2009 to 2014

1	National City New Two- Story Facility (classrooms & labs)	$17,715,000
2	Corner Parcel Development	$73,835,000
3	Remodel of Cafeteria Building 610	$10,272,000
4	Central Power Plant	$24,590,000
5	Replacement of DeVore Stadium Field House, Classrooms, Team Rooms Shower & Locker Rooms, Faculty Offices, Weight & Fitness Room	$8,595,000
6	Energy Efficient Project upgrades, Building Controls, Lighting	$5,000,000
7	Updated Security, Fire Alarms and Technology	$2,106,000
8	Phase 1 - Equipment for Renovated and Remodeled Buildings	$5,180,000
9	Synthetic Turf Football Stadium, Soccer, Softball and Practice Fields	$3,500,000
10	PV / Solar projects	$5,000,000
11	Mayan Hall (Theater) Renovation and ADA Access	$8,126,000
12	Landscaping and Entry Construction	$4,497,000
13	Remodel of 100 Buildings and Classrooms	$1,611,000
14	Remodel of 210 Building	$2,770,200
		$172,797,200

Phase II from 2014 to 2019

1	Faculty Resource Center	$3,759,000
2	New Science Building	$3,200,000
3	Remodel of 330/310, Chemistry and Life Science Laboratories Classrooms	$3,245,000
4	New Higher Education Center Eastern Chula Vista	$20,488,500
5	Replacement of Swimming Pools	$3,126,000
6	Remodel Gymnasium & Building 1000	$15,477,000
7	Remodel of 220, 300, 320, 340, 381 and 382 Buildings	$6,463,800
8	San Ysidro Construction of a Parking Structure	$5,478,000
9	Phase 2 - Equipment for Renovated and Remodeled Buildings	$5,000,000
		$66,237,300

UPDATED PHASING SCHEDULE

Phase III from 2019 to 2024

1	Remodel of Classroom Buildings (630 & 710)	$3,839,000
2	New Higher Education Center Western Chula Vista	$20,488,500
3	Construct Maintenance and Operations Buildings	$9,033,000
4	Construct New Horticulture Classroom Building	$1,256,000
5	Replacement track and synthetic turf, team rooms and training course	$7,731,000
6	Tennis Courts and Lighting	$4,853,000
7	Phase 3 - Equipment for Renovated and Remodeled Buildings	$5,000,000
8	Utility Replacement/Upgrade (District-wide)	$16,434,000
		$68,634,500

Phase IV from 2024 to 2029

1	Overall Phase 3 Demolition; Remove Building 640, 650, 660, 1020, all 1600 buildings, 1700/1710, 1730, 1735 & pools	$1,625,000
2	Replacement of Roofing, HVAC, Electrical Systems, Plumbing and Flooring for Buildings District-wide	$21,877,500
3	Phase 4 - Equipment for Renovated and Remodeled Buildings	$5,000,000
		$28,502,500

Phase V from 2029 to 2034

1	Otay Mesa Phase II Classrooms and Labs	$25,526,000
2	Replacement of Roofing, HVAC, Electrical Systems, Plumbing and Flooring for Buildings District-wide	$26,877,500
		$52,403,500

Total	$388,575,000

PROPOSITION R – FINANCIAL SUMMARY

FUNDING	
Bond Sale #1	$100,000,000
Bond Sale #2	-
Bond Sale #3	-
Other Funding (Interest, Grants, State Match)	$69,987
Total	**$100,069,987**
ENCUMBRANCE	
Encumbrance (remaining)	$50,241

EXPENSE (through June 7, 2010) Cost to Date (Summary by Object Code)	
42321 - Classified	$6,152
43220 - PERS Non	$80
43320 - OASDHI	$381
43340 - Medicare No	$89
43520 – SUI Non-I	$18
43620 - WCI Non-Instructional	$133
44320 – Supplies Non-Instructional	$3,487
44375 – Computer Supplies	$836
44460 - Minor Equip Non-Instructional	$3,099
45110 – Contract Services	$83,758
45123 – Consultant	$231,658
45150 - Advertising Cost	$336
45288 - Business Related Expense	$451
45855 – Postage	$145
46120 - Site Improvements	$19,022
46420 – Equipment Non-Instructional	$17462
46430 – Computer Software Purchase	$17,833
Total	$385670
REMAINING FUNDS	**$99,633976**

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Other Business/Questions

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July 26, 2010