



SUGGESTED ORDER OF BUSINESS

SPECIAL MEETING OF THE GOVERNING BOARD SOUTHWESTERN COMMUNITY COLLEGE DISTRICT

TIM NADER, GOVERNING BOARD PRESIDENT
NORMA L. HERNANDEZ, GOVERNING BOARD VICE PRESIDENT
JEAN ROESCH, ED.D., GOVERNING BOARD MEMBER
TERRI VALLADOLID, GOVERNING BOARD MEMBER
HUMBERTO PERAZA, JR., GOVERNING BOARD MEMBER
CLAUDIA DURAN, STUDENT GOVERNING BOARD MEMBER
DENISE WHITTAKER, INTERIM SECRETARY TO THE GOVERNING BOARD AND
INTERIM SUPERINTENDENT/PRESIDENT

Written notice is hereby given in accordance with Government Code Section 54956 that a special meeting of the Governing Board of the Southwestern Community College District will be held as noted below:

DATE: Wednesday, November 16, 2011
TIME: 6:30 p.m.
LOCATION: Southwestern College
Learning Resource Center (LRC), L238 N&S
900 Otay Lakes Road
Chula Vista, CA 91910

Compliance with Americans With Disabilities Act

Southwestern Community College District, in compliance with the American Disabilities Act (ADA), requests individuals who may need special accommodation to access, attend, and/or participate in Board meetings to contact Mary Ganio at (619) 482-6301 in advance of the meeting for information on such accommodation.

	ITEM
Call to Order	1. CALL TO ORDER (Nader) 6:30 p.m., LRC, L238 N&S Attendance at this special meeting (Board members arriving after meeting commences will be noted as "present" at point in this suggested order of business at which they arrive). Present: Absent:
Pledge of Allegiance	2. PLEDGE OF ALLEGIANCE (Nader)
Oral Communication	3. ORAL COMMUNICATION (Nader) Persons wishing to address the Governing Board under this item should fill out a yellow request card (available at the reception table) and indicate on the card if they wish to be called under Oral Communication, or when a specific agenda item is considered. Pursuant to the Brown Act (Government Code Section 54954.3) members of the public shall be afforded the opportunity to directly address the Governing Board concerning any agenda item that has been described in the notice for the special meeting. An oral presentation to the Board does <i>not</i> 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 <i>briefly</i> respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3."

	ITEM
Board Workshop	4. BOARD WORKSHOP ON CORNER LOT PROJECT EXECUTION (ENCLOSURE) (Whittaker) Robert DeLiso P.E. Program Manager, Seville Construction Services, and John R. Brown P.E., Director of Facilities, Operations, and Planning, will provide a brief review of general building layout, construction steps and execution in next six months, anticipated Board dates for construction trade packages.
Adjournment	5. ADJOURNMENT (Nader)

Tim Nader
Governing Board President



PROPOSITION R WORKSHOP

November 16, 2011

PRESENTED TO:

Southwestern Community College Governing Board

PRESENTED BY:

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

Robert J. DeLiso, PE, Bond Program Director



AGENDA

- Corner Parcel Development Execution Strategy
- Phase 1 Project Updates
- Discussion/Additional Information
 - Corner Parcel Development Floor Plans
 - Prop R Phases 2-5
 - Prop R Site Plans



Corner Parcel Development Execution Strategy





Corner Parcel Development

We are ready to start construction

- \$55 Million Construction Budget
- (New) Construction Manager at Risk is Balfour Beatty Construction
- Parking structure has been deleted
- We are moving forward with all aspects of the project, holding the start of construction only on Buildings C and D
- Initial work commences in December 2011/January 2012

DSA review is nearing completion

- Project was submitted to DSA March/April 2011
- Increment 1 - Excavation: DSA comments to Architect in July 2011
- Increment 2 - Buildings: DSA comments to Architect in October 2011
- DSA approvals anticipated in January 2012



Corner Parcel Development Aerial View



Building D and E



Administration Building A



Corner Parcel Development

Upcoming Governing Board Actions

- January 2012 – Ratification of SDG&E “prep-work” construction contract
- March 2012 – Approval of Increment 1 - Excavation construction contracts
- April 2012 – Approval of Increment 2 - Buildings construction contracts

Issues being addressed

- Staff has requested additional planning for Buildings B, C and D
- A major Storm Sewer under the footprint of Building C and D needs to be relocated



Corner Parcel Development Aerial View



Building D and E



Administration Building A



Corner Parcel Development

Strategy moving forward

- Work with staff user groups and our Architect to investigate the need and functions for Buildings B, C and D and develop design solutions
- Relocate storm sewer on campus, if necessary
- Implement recommendations within the existing Corner Parcel Development construction schedule



Corner Parcel Development Aerial View



Building D and E



Administration Building A



Corner Parcel Development





Corner Lot/Field House | Conference Rooms

Location	Table Seating	Open Seating
Building A (1st Floor - Conference Room A)	60	100
Building A (1st Floor - Conference Room B)	60	100
Building A (3rd Floor)	260	400
Building E	230	350
Field House (Lecture Hall)	N/A	150

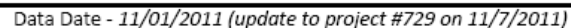
Proposition R



At Work!



Phase I | Project Update





Phase I | Funding Status

Phase 1 Project Requirements	\$173 Million
Escalation	\$9 Million
Total Requirements	\$182 Million
Bond Funds	\$100 Million
Bond Funds	\$69 Million
Total Funds	\$169 Million
Phase 1 Funding Shortfall	\$13 Million

Proposition R



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Phase 1 | 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
Phase 1 Total:	\$172,797,200

Proposition R



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Central Plant, Field House, Fields | Stadium

We are ready to start construction

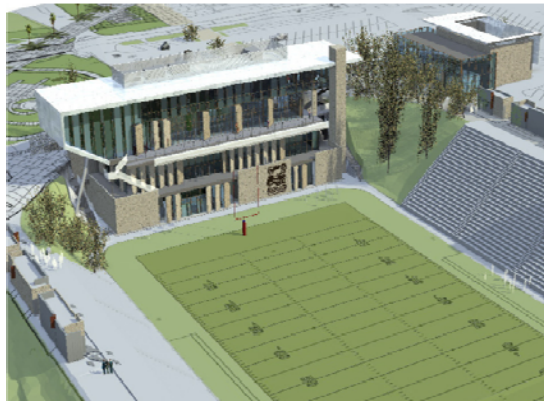
- \$30 Million Construction Budget
- Construction Manager at Risk is Balfour Beatty Construction

DSA approval received for portions of the project

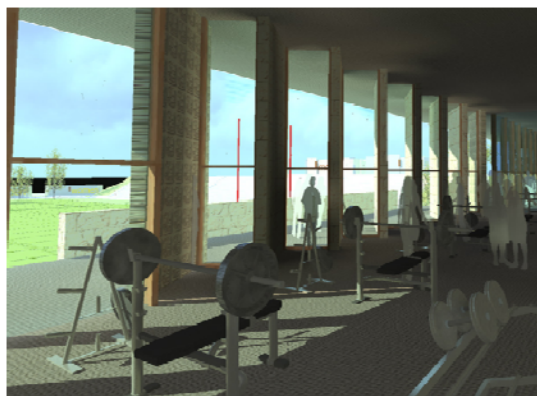
- Central Plant (including Distribution Loop) submitted to DSA March 2011; **DSA approval received October 2011**
- Field House submitted to DSA June 2011; DSA comments expected back to Architect in November 2011

Upcoming Governing Board Actions

- March 2012 - Approval of Field House, Fields construction contracts
- March 2012 - Approval of Central Plant construction contracts



DeVore Stadium and Field House



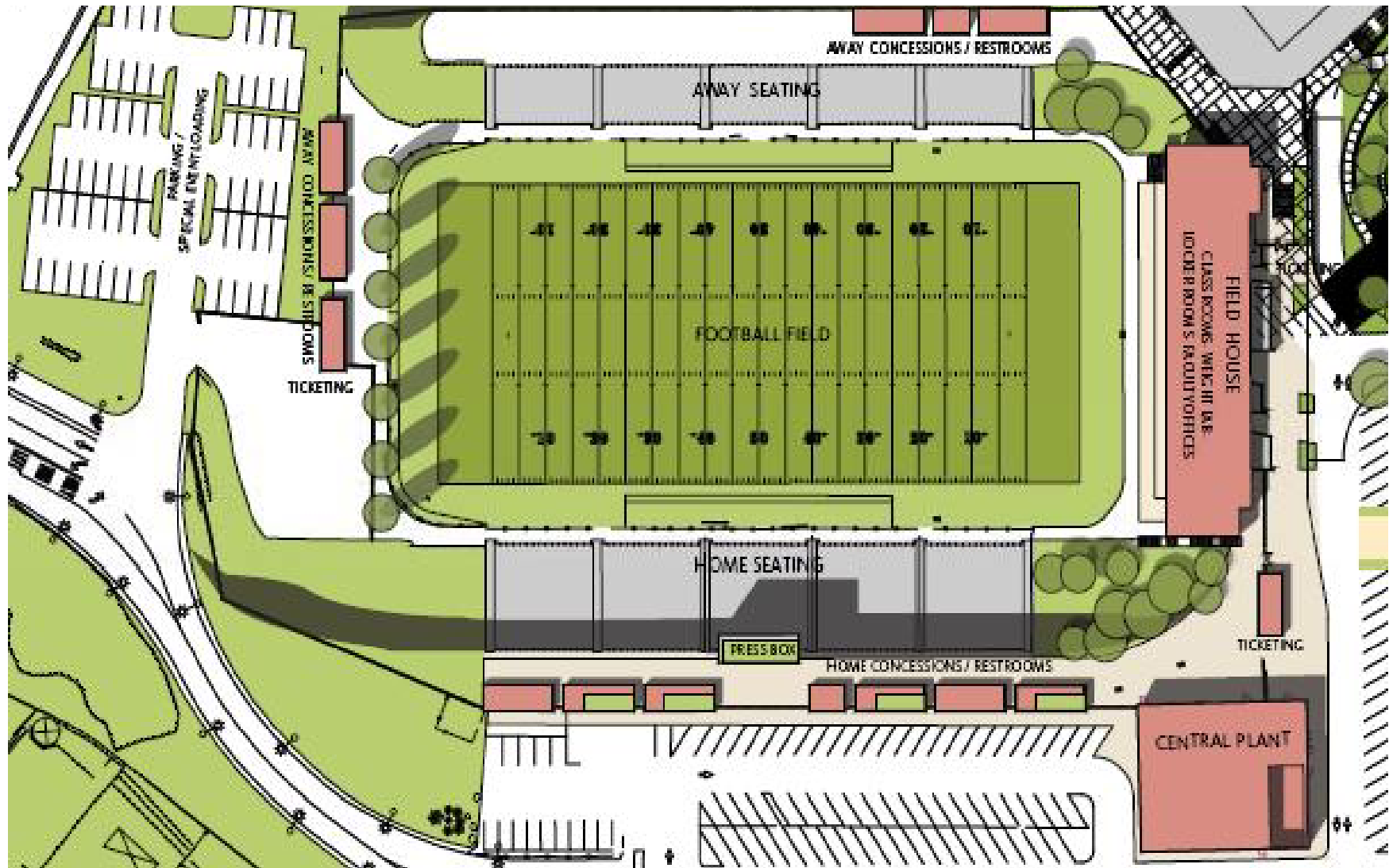
Field House Interior



Central Plant



Central Plant, Field House, Fields | Stadium





Landscaping and Entry Way

Construction

- \$1.6 Million Construction Estimate
- Project creates 40 additional parking spaces
- User Group input incorporated in September and October 2011

DSA Status

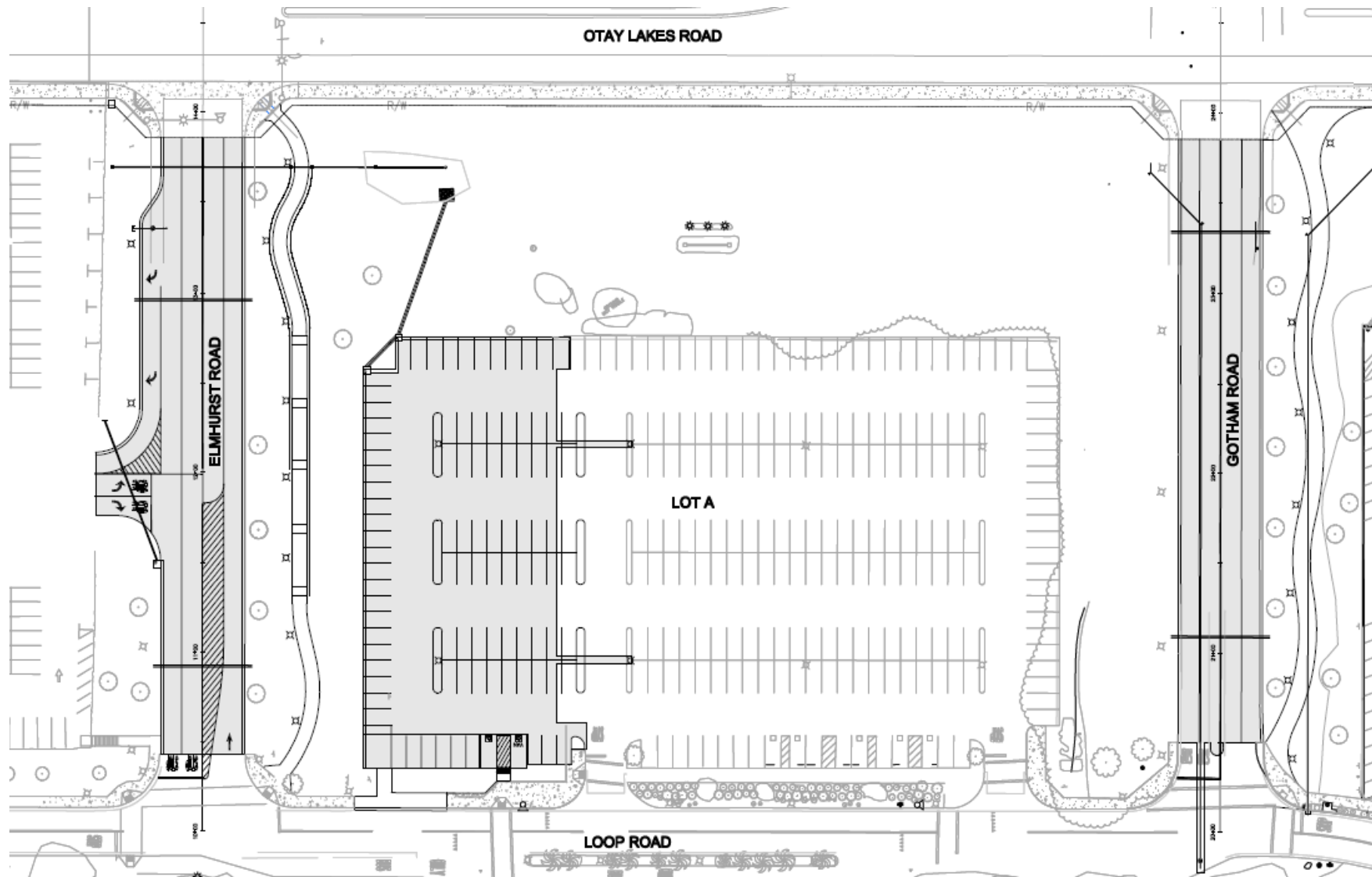
- Gotham/Elmhurst planned submission to DSA in December 2011; DSA approval anticipated in December 2011/January 2012 (quick turnaround expected due to no structural review required)

Anticipated/Pending Board Action

- March 2012 - Approval of Gotham/Elmhurst construction contract



Landscaping and Entry Way





Mayan Hall Theater

Construction

- \$5.8 Million Construction Estimate
- Scope includes structural analysis and programming, theater renovations and ADA access improvements

Selection of Architect

- Three architects (LPA, NTD, TBP) have been short-listed for interview
- Interview scheduled for November 17, 2011

Anticipated/Pending Board Action

- January 2012 - Approval of architectural contract





National City Two-Story Facility

Construction

- Two-Story Mixed Use Facility (includes programming)

Selection of Architect

- Currently in negotiations with selected architect (MDA Johnson Favaro)

Anticipated/Pending Board Action

- January 2012 - Approval of architectural contract
- TBD - National City Community Development Commission





Cafeteria Building 610

Construction

- \$7.2 Million Construction Budget (Estimate)
- Scope includes new kitchen equipment and finishes
- Initial task to include program scoping

Anticipated/Pending Board Action

- BCA Architects action





Buildings 100, 200, 300 Series

Construction

- Phase 1 scope includes Buildings 100 and 200 Series
- In process to select architect (from Phase 1 selected architects)
- Initial task will be to refine architectural program for projects in Phase 1 and 2

Anticipated/Pending Board Action

- January 2012 - Approval of architectural contract





Updated Security, Fire Alarm, Technology

Programming

- Preparing project scope for campus “blue lights” to support campus-wide security concepts - Scope to update campus parking machines
- Incorporating campus technology requests into Proposition R phasing
- Shared Consultation Council report (received by staff 10/25/2011) is being reviewed





DISCUSSION



ADDITIONAL SLIDES

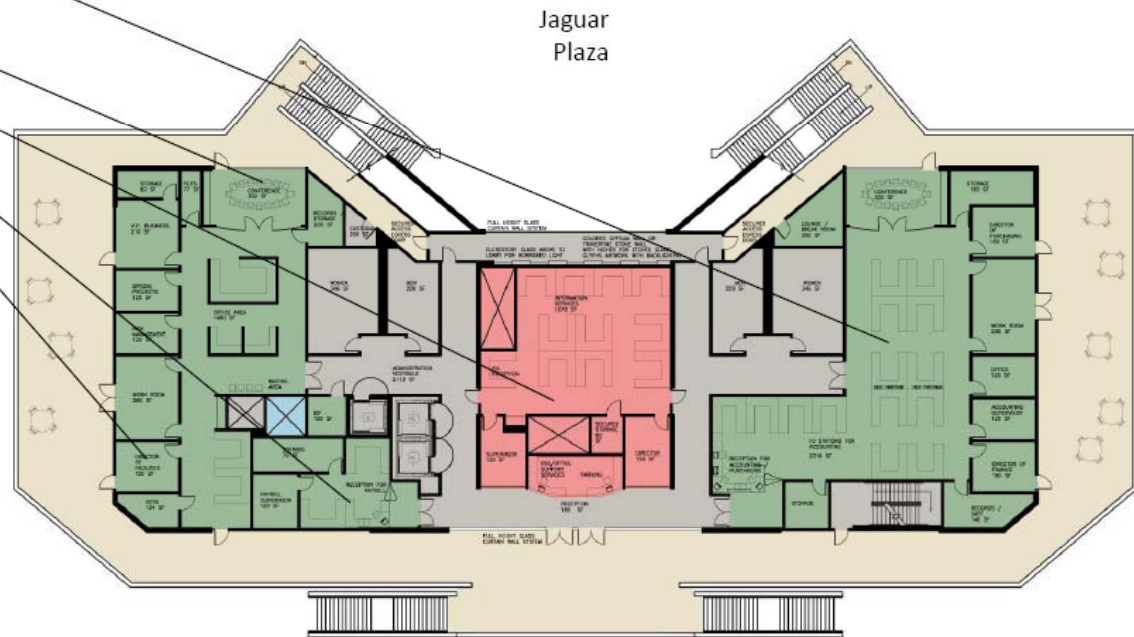
(not for formal presentation)



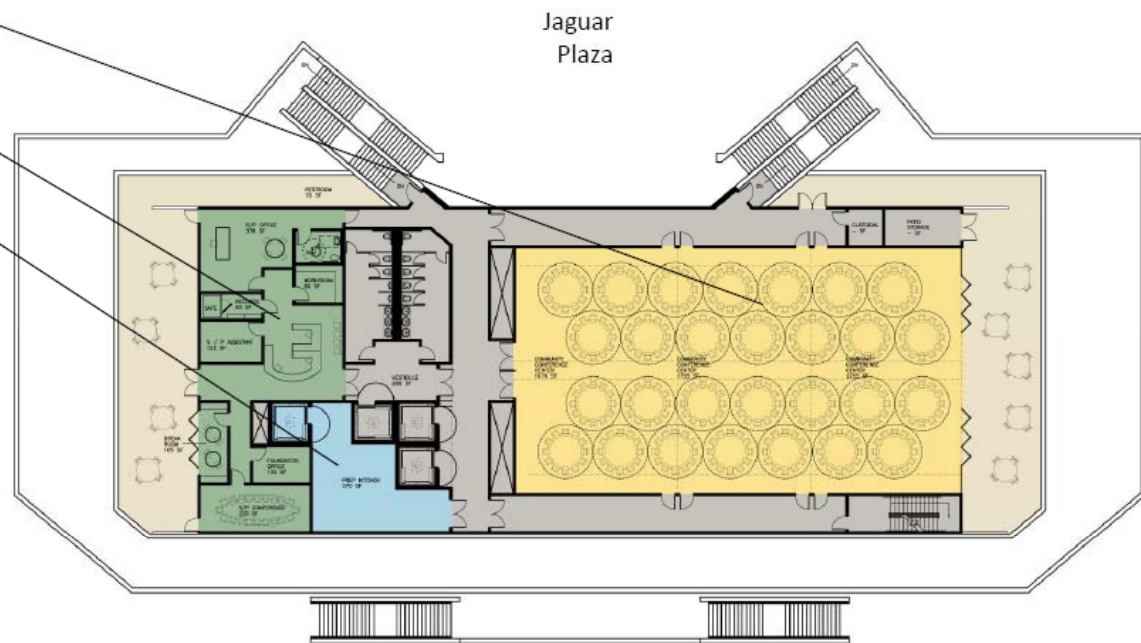
Corner Parcel Development | Floor Plans







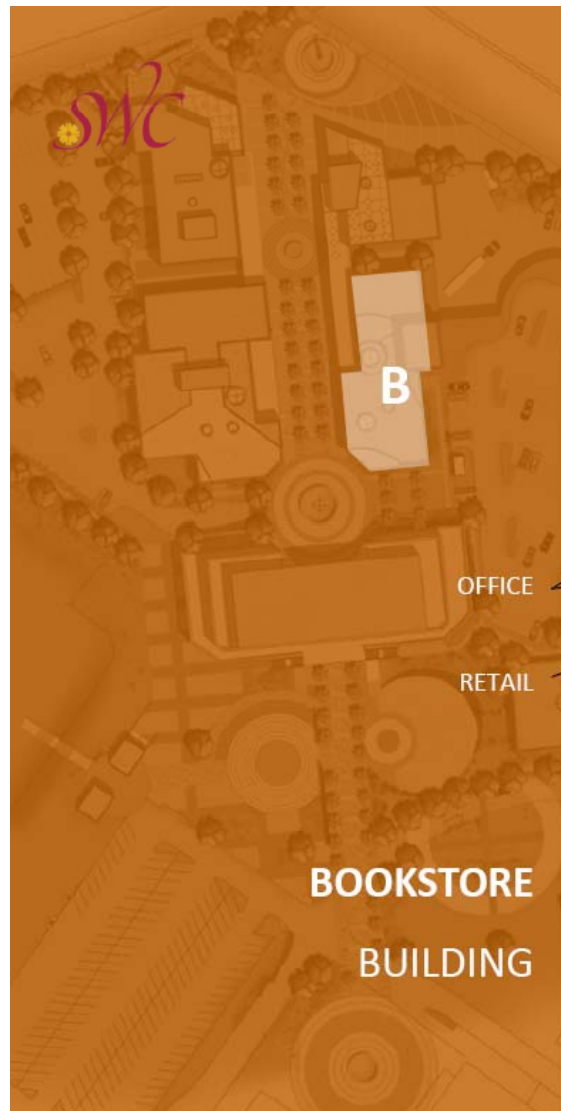
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Jaguar Plaza

3RD FLOOR





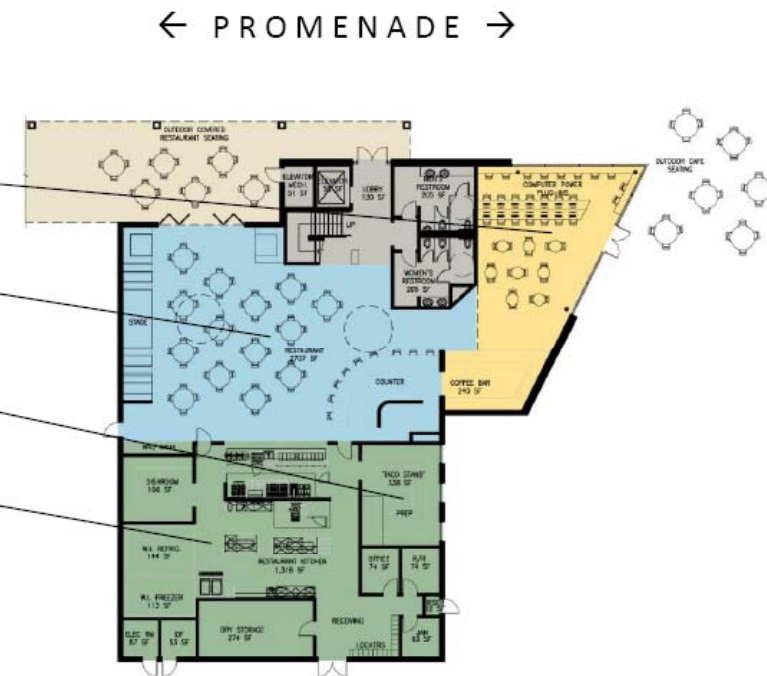
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OFFICE
RETAIL

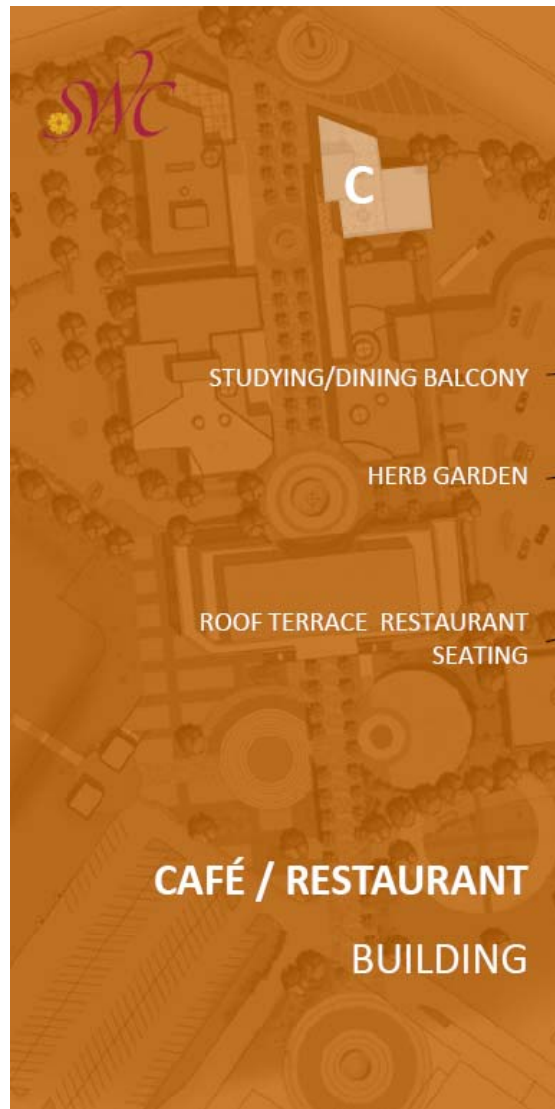


2ND FLOOR

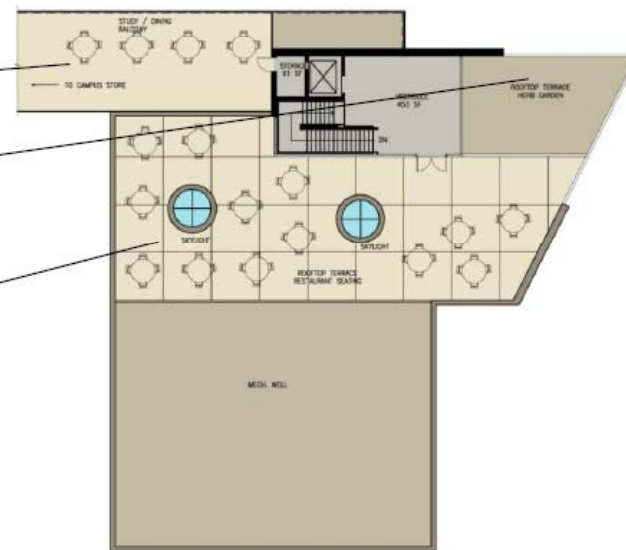
Café/Restaurant | Floor Plan



Café/Restaurant | Floor Plan



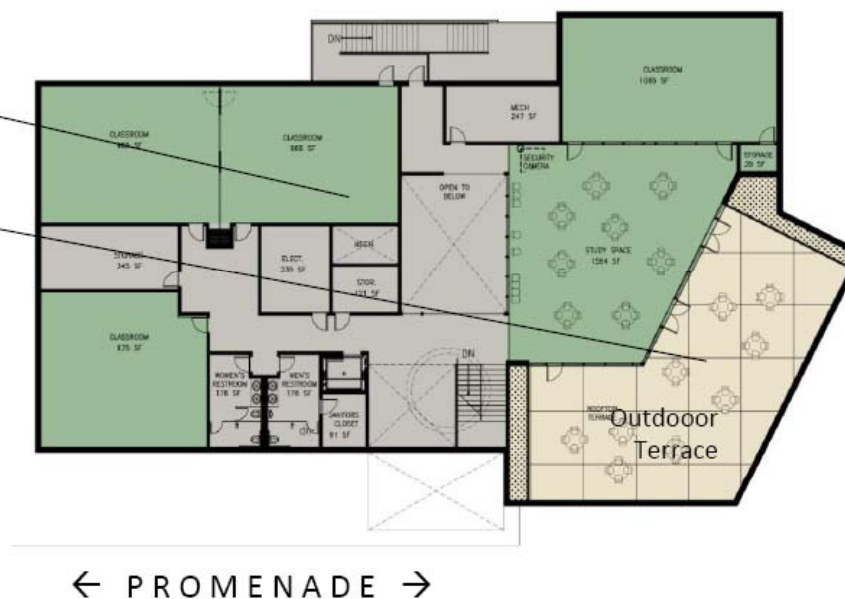
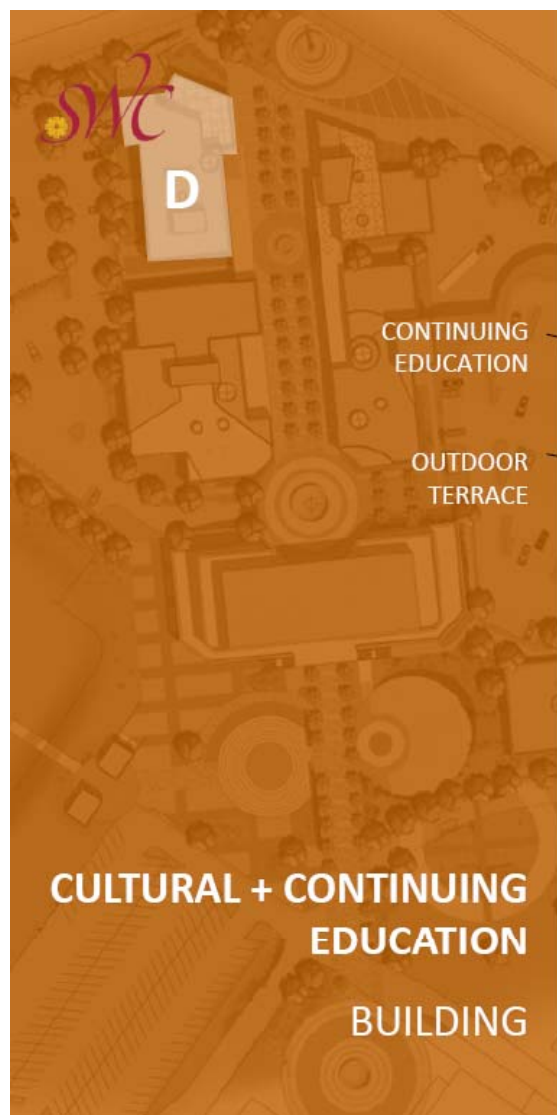
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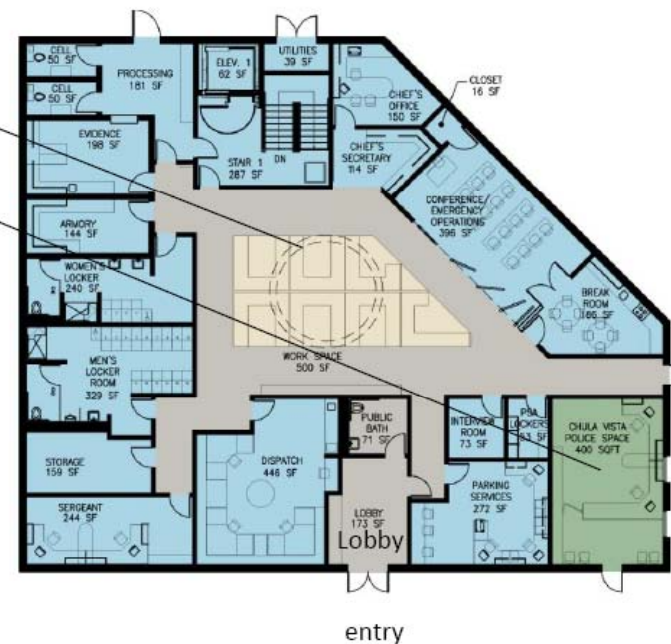
Cultural/Continuing Education | Floor Plan

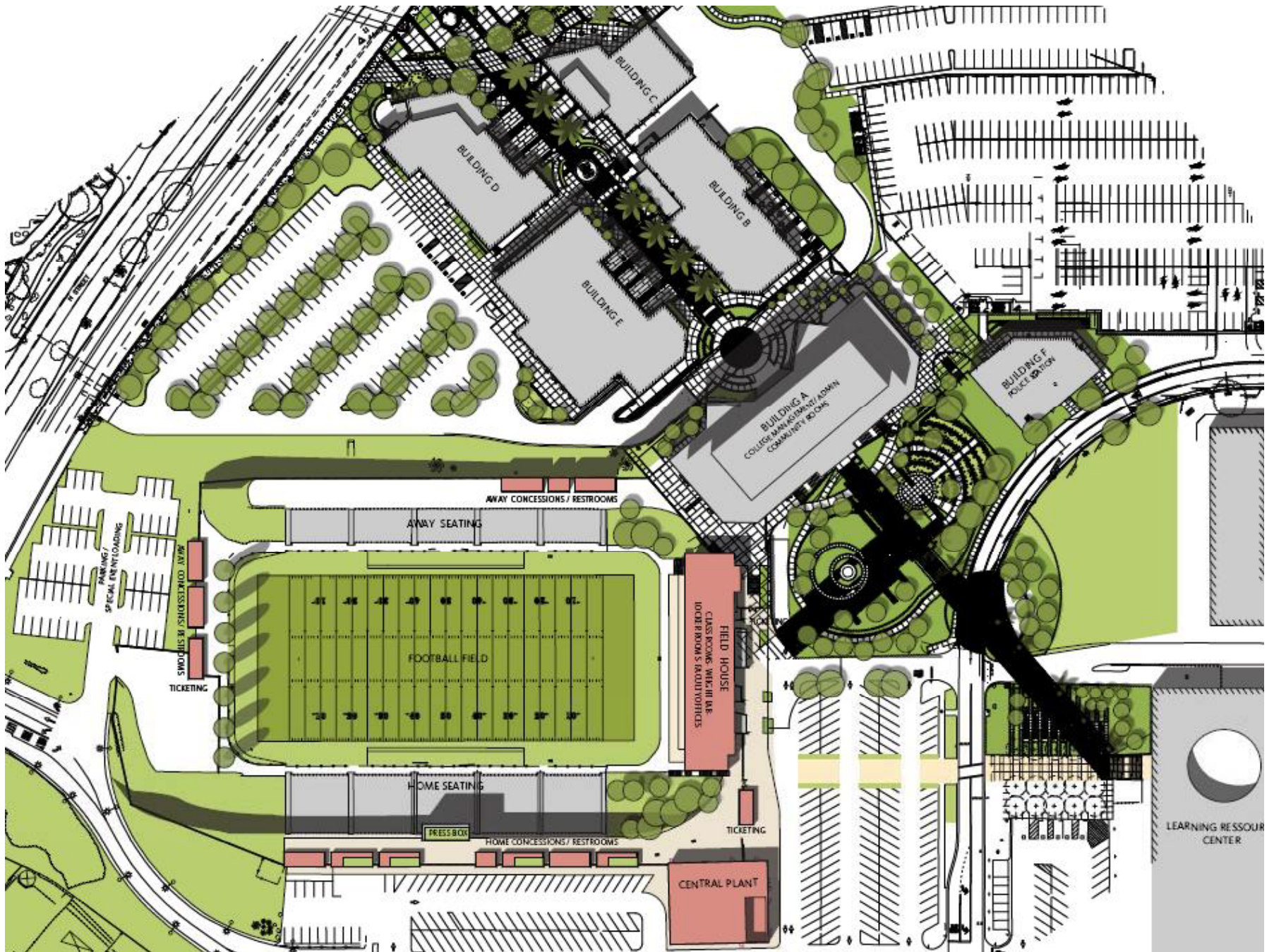


2ND FLOOR











Phase 2 | 2014-2019

Phase 2 Projects	Budget
Faculty Resource Center	\$3,759,000
New Science Building	\$3,200,000
Remodel of 330/310 Chem and Life Science	\$3,245,000
New Higher Education Center Eastern Chula Vista	\$20,488,500
Replacement of Swimming Pools	\$3,126,000
Remodel Gymnasium & Building 1000	\$15,477,000
Remodel of 220, 300, 320, 340, 381 & 382	\$6,463,800
San Ysidro Construction of a Parking Structure	\$5,478,000
Phase 2 – Equipment for Renovated & Remodeled Bldgs.	\$5,000,000
Phase 2 Total:	\$66,237,300

Proposition R



At Work!



Phase 3 | 2019-2024

Phase 3 Projects	Budget
Remodel of Classroom Building 630 & 710	\$3,839,000
New Higher Education Center Western Chula Vista	\$20,488,500
Construct Maintenance & Operations Building	\$9,033,000
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

Proposition R



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Phase 4 and 5 | 2024-2034

Phase 4 Projects	Budget
Overall Phase 3 Demo in Various Building	\$1,625,000
Replacement of Roofing, HVAC, Elect. District Wide	\$21,877,500
Phase 4 – Equipment for Renovated & Remodeled Bldgs.	\$5,000,000
Phase 4 Total:	\$28,502,500

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

PROP R TOTAL | \$388,575,000

Proposition R



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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



At Work!



Sustainability Program

Project	LEED Target
Proposition AA – Snack Bar/Café	Certified
Proposition R – Corner Parcel Development	Gold
Proposition R – DeVore Stadium/Field House/Synthetic Turf/Central Plant	Silver

Proposition R



Leadership in Energy and Environmental Design