



PROPOSITION R

Citizen's Bond Oversight Committee

June 15, 2011

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

Proposition R



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Proposition R **AGENDA**

- | | |
|-----|--|
| 1. | Call to Order / Roll Call (Adams) |
| 2. | Approval of Minutes, March 23, 2011 – Enclosure (Adams) |
| 3. | Public Comment (Adams) |
| 4. | Financial Statements / Future Performance Audits (Adams) |
| 5. | Proposition R Program Update – Enclosure (Brown/DeLiso) |
| 6. | Bond Sale Update – Enclosure (Temple) |
| 7. | Deferred Maintenance Memo – Enclosure (Info. Item Only) |
| 8. | Proposition R CBOC Annual Report (Adams) |
| 9. | Committee Comments / Requests (Adams) |
| 10. | Adjournment (Adams) |

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PROPOSITION R Program Update

June 15, 2011

PRESENTED TO:

Citizen's 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

Status	Description of CBOC Request	Comments
✓	Provide Itemized Report for Money Spent per Project	See Slides 11, 12, 13, and 14
✓	Update Prop R Website (www.buildswc.com)	Website Reorganized on 5/26/2011
✓	Post Corrections to 3/23/2011 Presentation on Prop R Website	See Website
✓	Post 6/30/2010 Audit Report on Prop R Website	See Website
✓	Advertise for CBOC Positions	Advertisement Posted on 6/03/2011
✓	Provide Briefing on Deferred Maintenance Plan	See CBOC Enclosure - Agenda Item No. 7
Pending	Post CBOC Meeting Schedule on Prop R Website	Pending Approval of 3/23/2011 Minutes
Pending	Provide Update on Debt Servicing Plan	Pending SWC - Fiscal Services
In Progress	Post Spanish Translations of Program Material on Prop R Website	Bond Language in Spanish - Target Sept 2011 for Further Translations

Requests from March 23, 2011 | CBOC Regular Meeting

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Proposition R PROGRAM MILESTONES

- Corner Parcel Development | DSA “In Take”
- DeVore Stadium/Field House/Fields/Central Plant | DSA “In Take”
- Proposition R Phase 1 Architects Interviewed and Selected
(April 20, 2010 Governing Board Meeting)
 - BCA Architects, Inc.
 - Gensler Architecture
 - MDA Johnson Favaro, LLP
 - LPA, Inc.
 - MVA-Institutional
 - tBP Architecture
 - NTD Architects
- DSA Close Out of Previous Proposition AA Projects



Proposition R WEBSITE UPDATE



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SWC SOUTHWESTERN COLLEGE

Home **Bond Oversight Committee** Program Documents Contracting Opportunities Contact Us

Bond Oversight Committee

- David Adams - Business Representative
- Joe David Casillas - Senior Citizen Representative
- Rebecca Kelley - Taxpayer Organization Member
- David Krogh - Community Member
- Ditas Yamane - Community Member
- Claudia Duran - Student Member

Committee Documents

- [2010 Annual Performance Audit \(June 30, 2010\)](#)
- [Committee By-Laws](#)

Announcements

The SWC Board is seeking qualified interested individuals/representatives to serve on the SWC Citizen's Bond Oversight Committee. Click [here](#) for Application **! New**

Meeting Agendas

- [May 25, 2011](#)
- [May 11, 2011](#)
- [April 27, 2011](#)
- [March 23, 2011](#)

Meeting Minutes

- [November 22, 2010](#)
- [July 28, 2010](#)
- [April 22, 2010](#)
- [October 22, 2009](#)

Enclosures

- [March 23, 2011 \(Part 1\)](#)
- [March 23, 2011 \(Part 2\)](#)
- [November 22, 2010](#)
- [July 28, 2010](#)

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Proposition R WEBSITE UPDATE

The screenshot shows the website for Proposition R at Southwestern College. The header features a night photograph of the college building. In the top right corner of the header, it says 'Proposition R' above a white hard hat icon with the 'SWC' logo on it, and 'At Work!' below. The main navigation bar is red with white text links: 'Home', 'Bond Oversight Committee', 'Program Documents' (highlighted with a yellow border), 'Contracting Opportunities', and 'Contact Us'. The content area is divided into four columns, each with a sunburst icon and a title for documents from a specific year: 2011, 2010, 2009, and 2008. Each column lists various documents with dates and links, some marked as 'New' or with file sizes. A fifth column for 2007 documents is partially visible at the bottom right.

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Home **Bond Oversight Committee** **Program Documents** **Contracting Opportunities** **Contact Us**

2011 Documents

- 03/2011 - [CBOC Presentation Agenda & Item 7](#) ! New
- 03/2011 - [CBOC Presentation Item 5 - Bond Audit Presentation](#) ! New
- 01/2011 - [Corner Lot Presentation](#)
- 01/2011 - [Mitigated Negative Declaration \(Draft\)](#) (15MB)

2010 Documents

- 12/2010 - [Prop 39 Presentation](#)
- 11/2010 - [CBOC Presentation - Proposed Bond Issue](#)
- 11/2010 - [CBOC Presentation](#)
- 10/2010 - [Corner Lot Groundbreaking Ceremony Program](#)
- 08/2010 - [Rotary Club Presentation](#)
- 07/2010 - [Corner Lot Schematic Design Presentation](#) (5MB)
- 07/2010 - [CBOC Presentation](#)
- 05/2010 - [Corner Lot Fact Sheet](#)
- 04/2010 - [Corner Lot Design Competition Presentation](#) (9MB)
- 02/2010 - [Prop R - Corner Lot Design Competition](#)
- 01/2010 - [Demand Response Technical Audit Vol 1](#)
- 01/2010 - [Demand Response Technical Audit Vol 2](#)
- 01/2010 - [Demand Response Technical Audit Vol 3](#)

2009 Documents

- 12/2009 - [2009 Proposition R Project List](#)
- 12/2009 - [Program Management Update](#)
- 11/2009 - [Transcripts from Nov 2009 Bond Sale](#)
- 09/2009 - [Rating Agency Presentation](#)

2008 Documents

- 11/2008 - [Proposition R Questions & Answers](#)
- 11/2008 - [Proposition R Bond Language](#) (English/*Espanol*)
- 01/2008 - [Educational Facilities Master Plan](#)
- 01/2008 - [Educational & Facilities Master Plan \(Exec. Summary\)](#)

2007 Documents

- 10/2007 - [Land Development Steering Committee Final Report](#)
- 05/2007 - [Program of Instruction and Space Needs Forecast](#)
- 01/2007 - [Ed & Facilities Master Plan Steering Committee Update](#)

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PHASE 1 PROJECT COSTS

Proposition R



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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
Phase 1 Total:	\$172,797,200

Proposition R





Proposition R

PHASE 1 | BOND SALES

- \$100 Million Bond Sold | 2010
- \$70* Million Bond Sale | Anticipated June 2011





Proposition R

PHASE 1 | FUNDING STATUS

Phase 1 Project Requirements	\$173 Million
Escalation	\$9 Million
Total Requirements	\$182 Million
2010 Bond Funds	\$100 Million
2011 Bond Funds	\$70 Million
Total Funds	\$170 Million
Phase 1 Funding Shortfall	\$12 Million

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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 SPENT-TO-DATE SUMMARY

	Corner Parcel Development	Devore Stadium/Field House/Fields & Central Plant	Program	TOTAL
Design	\$3,164,497	\$734,377		\$3,898,874
Construction	\$241,789	\$0		\$241,789
Quality Assurance	\$0	\$18,000		\$18,000
FF&E	\$0	\$0		\$0
PM/SWC			\$1,514,421	\$1,514,421
Program Contingency			\$0	\$0
TOTAL	\$3,406,287	\$752,377	\$1,514,421	\$5,673,085

As of May 20, 2011

Proposition R





Proposition R CORNER PARCEL DEVELOPMENT

Construction	BUDGET	SPENT-TO-DATE
Construction	\$55,252,055	\$4,947
Construction Management	\$0	\$236,842
General Conditions	\$0	\$0
Subtotal	\$55,252,055	\$241,789
Design		
Preliminary Studies	\$0	\$15,769
Design - Fee	\$4,981,496	\$2,840,627
Agency - Fees	\$303,692	\$304,060
Bid Costs	\$89,934	\$4,040
Subtotal	\$5,375,122	\$3,164,497
Quality Assurance		
DSA Inspector	\$1,402,865	\$0
Special Inspections	\$0	\$0
Haz-Mat Monitoring	\$0	\$0
Subtotal	\$1,402,865	\$0
FF&E		
Equip - Instructional	\$0	\$0
Equip - Non-Instructional	\$0	\$0
Furniture	\$7,383,500	\$0
Subtotal	\$7,383,500	\$0
TOTAL	\$69,413,542	\$3,406,287

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 5/20/11.

Proposition R





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

Construction	BUDGET	SPENT-TO-DATE
Construction	\$29,750,000	\$0
Construction Management	\$2,178,500	\$0
General Conditions	\$0	\$0
Subtotal	\$31,928,500	\$0
Design		
Preliminary Studies	\$45,000	\$14,481
Design - Fee	\$2,104,300	\$631,369
Agency - Fees	\$280,500	\$85,572
Bid Costs	\$0	\$2,955
Subtotal	\$2,429,800	\$734,377
Quality Assurance		
DSA Inspector	\$276,000	\$0
Special Inspections	\$0	\$18,000
Haz-Mat Monitoring	\$0	\$0
Subtotal	\$276,000	\$18,000
FF&E		
Equip - Instructional	\$0	\$0
Equip - Non-Instructional	\$0	\$0
Furniture	\$0	\$0
Subtotal	\$0	\$0
TOTAL	\$34,634,300	\$752,377

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 5/20/11.

Proposition R





Proposition R PROGRAM LEVEL

PM/SWC	BUDGET	SPENT-TO-DATE
Reimbursables	TBD	\$115,769
Program Management - Fee	TBD	\$1,347,271
Legal	TBD	\$1,363
SWC Employee - Contract	TBD	\$50,018
SWC Employee - OT	TBD	\$0
SWC Employee - Hourly	TBD	\$0
Subtotal	TBD	\$1,514,421
Program Contingency		
Program Contingency	TBD	\$0
Subtotal	TBD	\$0
TOTAL	TBD	\$1,514,421

NOTES: (1) 'Spent to Date' data based on the SWC Accounting "Datatel" Software - through 5/20/11.

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PHASE 1 PROJECT STATUS

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CORNER PARCEL DEVELOPMENT

- \$55 Million Construction Budget
- DSA Submittal in March 2011
- June GB Actions: Environmental Document and BCA Design Amendments
- CCFC Design Award (BCA Architects)
- Targeting LEED Gold



Corner Parcel Development Aerial View



Building D and E



Administration Building A



CORNER PARCEL DEVELOPMENT

- \$64.9 Million Construction Estimate
- CM at Risk Project Delivery (Echo Pacific Construction)
- Parking Structure (Additive Bid Alternate)
- Pending Scope Adjustments to Meet Current Needs
- Construction Start in 2012 (Some Sitework in 2011)
- Occupancy 2014 (Recommendation)



Corner Parcel Development Aerial View



Building D and E

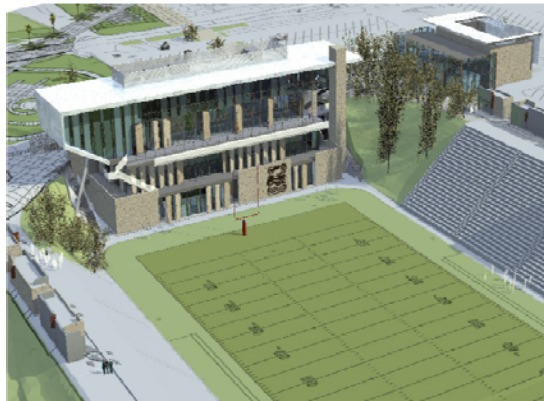


Administration Building A

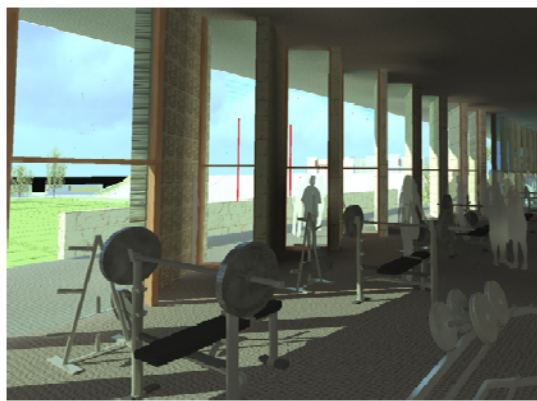


Proposition R DEVORE STADIUM/FIELD HOUSE/ FIELDS/CENTRAL PLANT

- \$30 Million Construction Budget
- \$35.7 Construction Estimate
- DSA Submittals in March & June 2011
- June GB Action: Southern California Soils & Testing Amendment
- Architect (Gensler)
- CM at Risk Project Delivery (Barnhart Balfour Beatty)
- Construction Start in 2012
- Occupancy in 2013
- Practice Fields (Additive Bid Alternates)



DeVore Stadium and Field House



Field House Interior



Central Plant



Proposition R **MAYAN HALL THEATER**

- 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**

- 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

- 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





FOR INFORMATION ONLY





Proposition R

PHASE 1 PROJECT SCOPES

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SCOPE OF WORK | PHASE 1

Target Construction Start: **Early 2012**

■ **Corner Parcel Development | \$73,835,000**

Construct 6 new buildings, associated utilities and landscape/hardscape at the empty lot located on the corner of H Street & Otay Lakes Road. Buildings include: Building A - Administration Building (34,853 SF), Building B - Bookstore (20,158 sf), Building C – Café'/Restaurant (5,976 sf), Building D - Cultural + Continuing Education Center (14,940 sf), Building E - Educational Center (24,973 sf), and Building F - Public Safety (6,145 sf).

■ **Central Plant | \$24,590,000**

Construct an approximate (8,000 sf) "central plant to provide more efficient energy to campus buildings. This facility will provide heating and air conditioning to campus buildings" (MAAS-LPA 2008 Master Plan). The scope includes a pipeline "distribution loop" of hot and chilled water that follow the main access road around the campus core and associated laterals.

■ **Replacement of DeVore Stadium and Field House | \$8,595,000**

Construct a (20,000) square foot project" to "provide appropriate educational and athletic facilities that will accommodate the needs of the current and future HESA (Health Exercise Science & Athletic) programs." The program is to include "classrooms, team rooms, shower & locker room, weight & fitness room, training room, laundry room, equipment storage rooms, field equipment storage room, restrooms, faculty offices, and concessions." (MAAS-LPA 2008 Master Plan).

■ **Synthetic Turf: Football Stadium, Soccer, Softball Fields | \$3,500,000**

Provide and install synthetic turf for the football field, football practice field, soccer field, soccer practice field, and the softball field.

■ **Landscaping and Entry Construction | \$4,497,000**

Widen and improve the two main entry drives (Gotham & Elmhurst) from Otay Lakes Road. Install "drought tolerant landscaping to provide a safe, efficient and aesthetically pleasing front door..." (MAAS-LPA Master Plan). Also provide an "enhanced arrival sequence" (from the East H street entry) "through the parking lot leading to the loop road".



SCOPE OF WORK | PHASE 1

Target Construction Start: **Late** 2012

■ **Energy Efficient Project Upgrades/Building Controls, etc | \$5,000,000**

Provide and install energy efficient upgrades, building controls, and exterior lighting for various locations throughout the campus. Scope includes: connecting building HVAC systems to the hot and chilled water lines installed in the 'distribution loop' as part of the Central Plant project, exterior lighting improvements, and connections to the campus' energy building information (EBI) system.

■ **Updated Security, Fire Alarm and Technology | \$2,106,000**

Provide a new security key card system for the campus. Provide upgrades for fire alarm and technology as remaining funds are available.

■ **PV/ Solar Projects | \$5,000,000**

Provide and install photo voltaic powering system(s) in selected areas of the campus, provided they are found to be economically advantage for the District in terms of life-cycle analysis. "The solar PV array is intended to start as a small parking canopy system of approximately 30 to 60 kwp located in front of the campus drop off." (MAAS-LPA 2008 Master Plan).

■ **Mayan Hall (Theater) Renovations and ADA Access | \$8,126,000**

Provide "code compliant accessibility and improvements to outdated and / or damaged performance spaces, classrooms and support facilities." Remodel may include "new flooring, new paint and wall treatments, new ceilings and light fixtures, new graphics and signage, new exterior glazing system, new furniture & equipment, new theater seating, wireless internet access, new smart classroom technology, new ADA compliant restroom facilities, and a lobby to the south side of the existing structure."



SCOPE OF WORK | PHASE 1

Target Construction Start: Late 2013

■ **Remodel of 100 Bldg and Classrooms | \$1,611,000**

Remodel Building 100 to include Business Classrooms, labs, and/or Faculty Offices. Scope "may include: new flooring, reconfiguration of interior walls, new paint and wall treatments, new ceilings and light fixtures, new graphics and signage, new exterior glazing systems, new furniture and equipment, wireless internet access, new smart classroom technology, and new built-in cabinets." (MAAS-LPA 2008 Master Plan).

■ **Remodel of 210 Building | \$2,770,200**

Remodel Building 210 from administrative offices to classroom space.

■ **National City 2-Story Facility | \$17,715,000**

Construct a "Higher Education Center National City includes a new two-story 15,000 square foot mixed use facility. The first floor will be designed for commercial lease space for community use and upper floors will be designed as classrooms and laboratories to support the existing Higher Education Center National City." (MAAS-LPA 2008 Master Plan).



Proposition R PHASE 1 SCHEDULE





Phasing Plan | Phase 1

Early 2012

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

Late 2012

- Security, Fire Alarm, Tech
- PV / Solar
- Mayan Hall Theater
- Energy Upgrades, Controls, Lighting

Late 2013 (after CPD completion)

- Remodel Building 100 Classrooms
- Remodel Building 210
- Remodel Building 610 Cafeteria




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



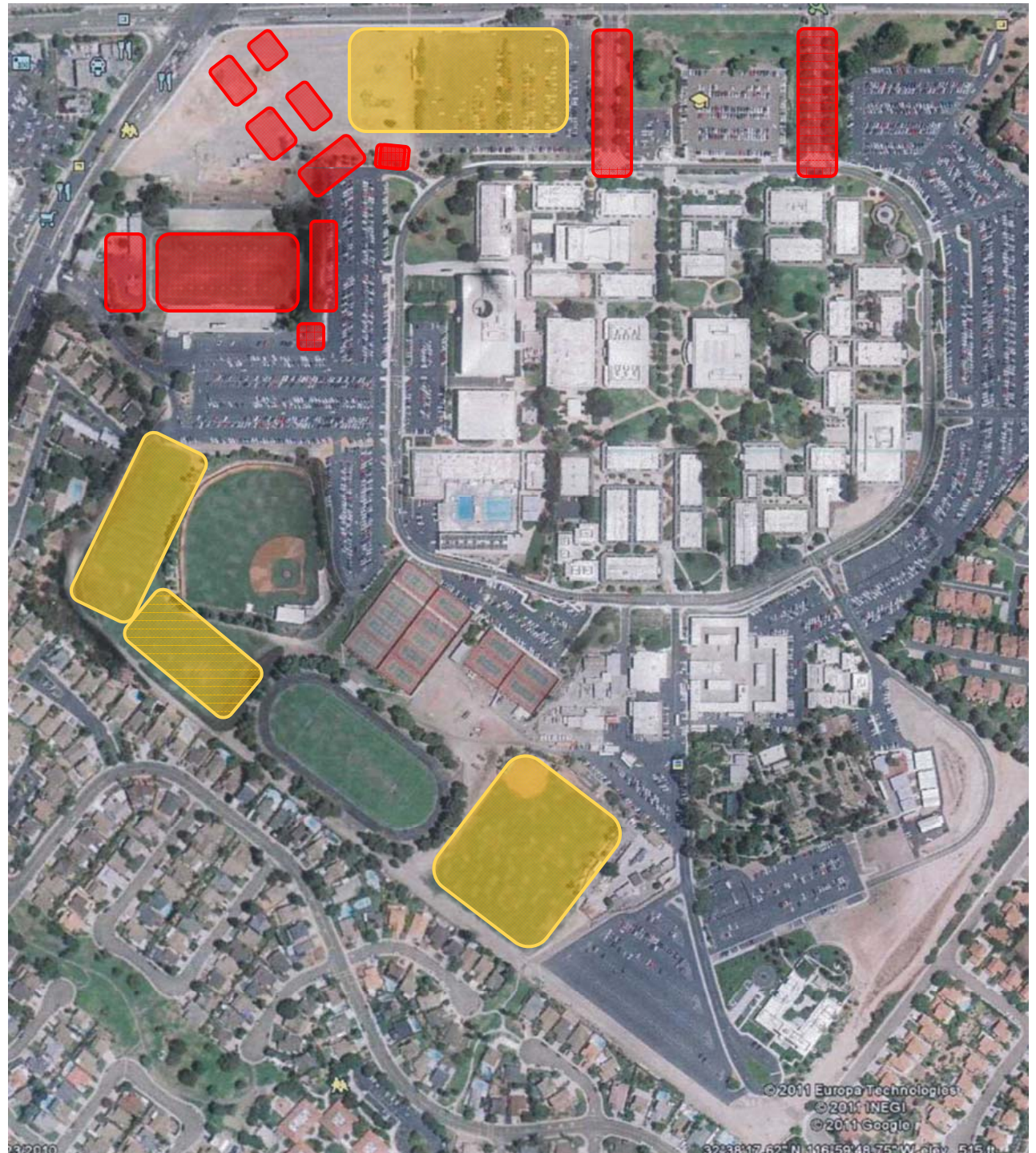
Early 2012 | Phase 1

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

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete/In Progress




**Practice Fields are being packaged as a bid alternative.*

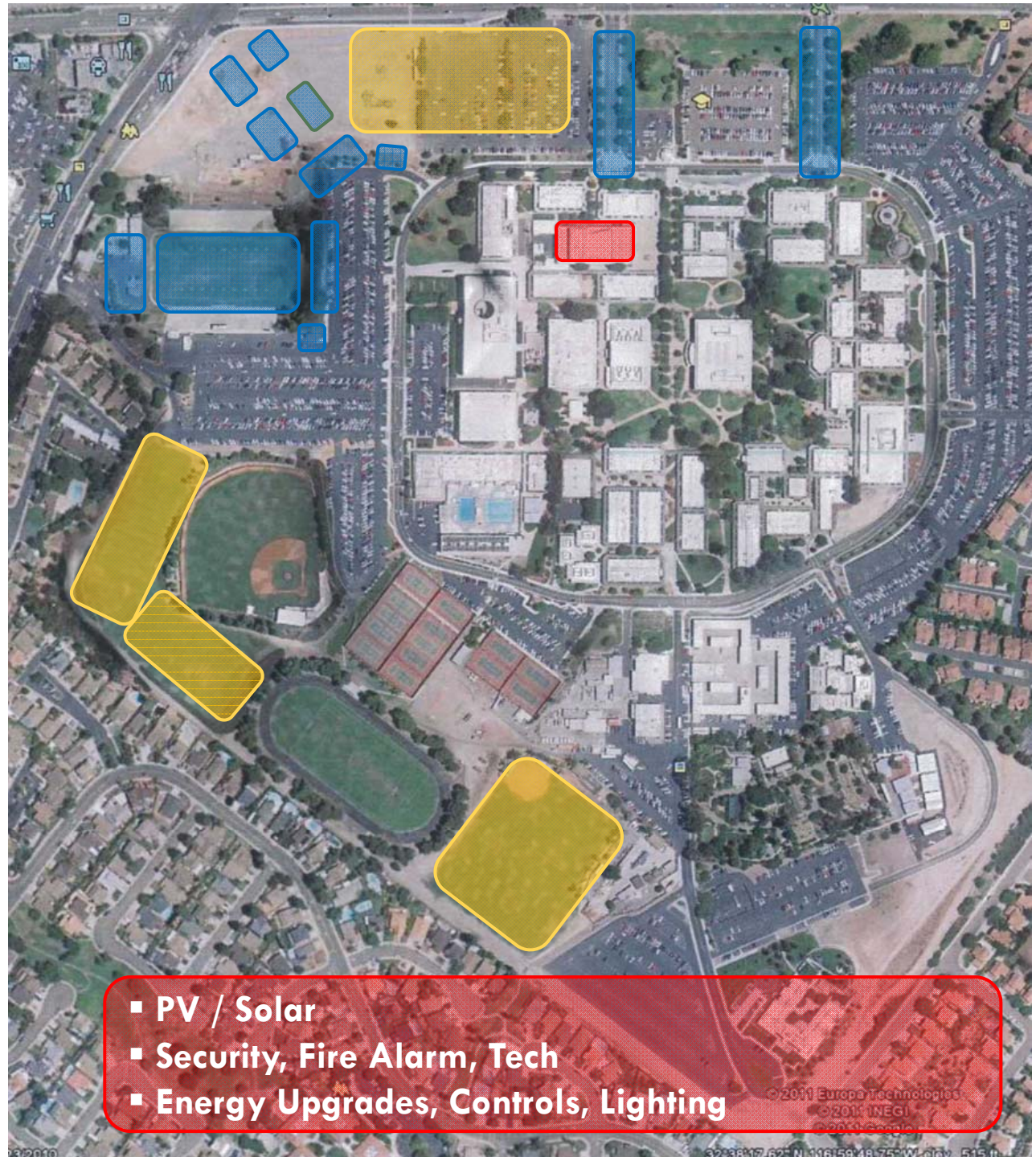


Late 2012 | Phase 1

- PV / Solar
- Security, Fire Alarm, Tech
- Mayan Hall Theater
- Energy Upgrades, Controls, Lighting

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete / In Progress






Late 2013 | Phase 1

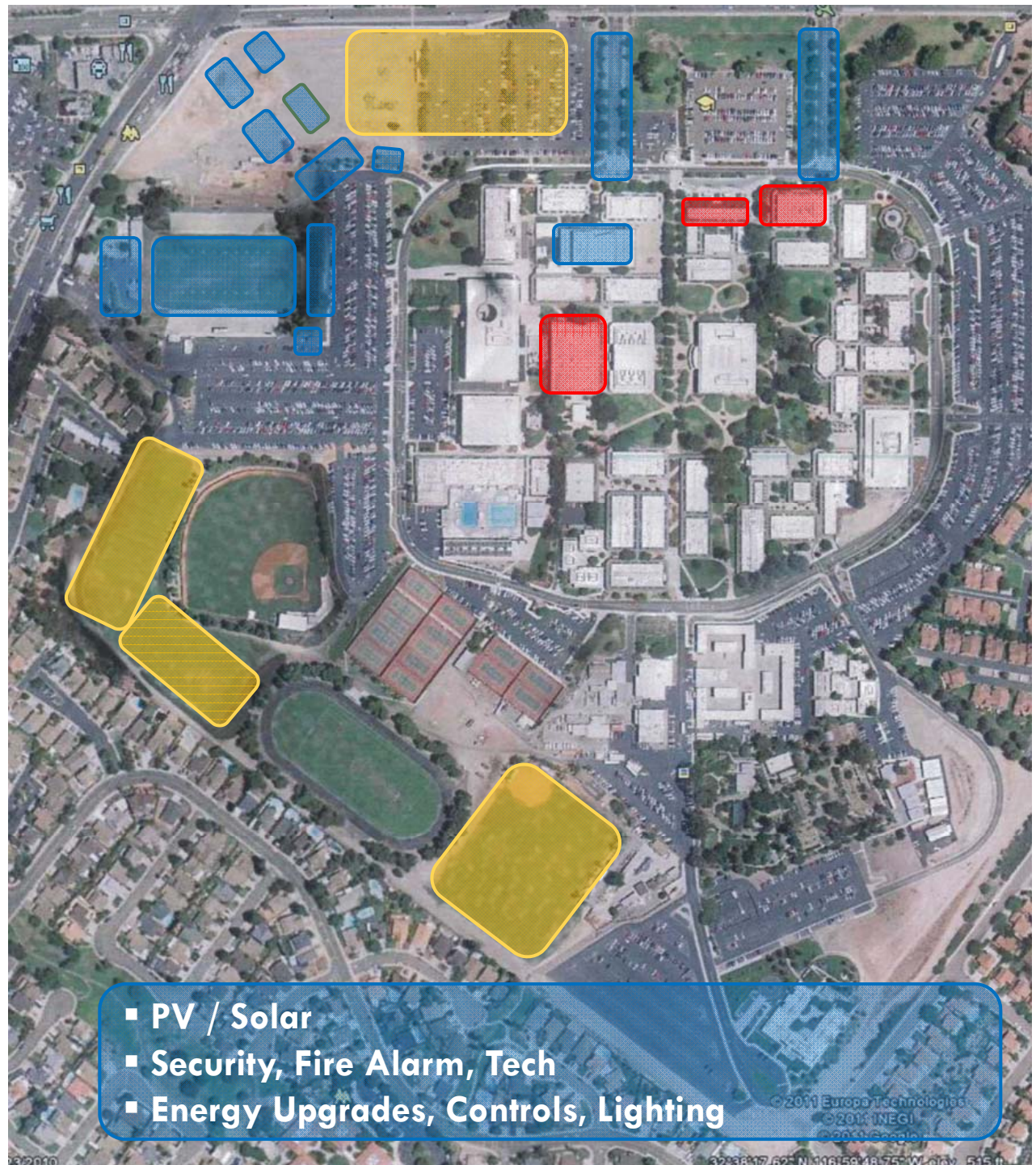
(After CPD Completion)

- Remodel Building 100 Classrooms
- Remodel Building 210
- Remodel Building 610 Cafeteria

LEGEND

-  Current Phase
-  Bid Alternate (Early 2012)
-  Complete / In Progress

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





Proposition R **BUDGET**





PHASE 1 | 2009-2014

Proposition R

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

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Proposition R **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

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PHASE 3 | 2019-2024

Proposition R

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



PHASE 4&5 | Proposition R 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

Agenda Item No. 6

*\$70,000,000
 SOUTHWESTERN COMMUNITY COLLEGE DISTRICT
 (San Diego County, California)
 Election of 2008 General Obligation Bonds, Series C
 (Tax Exempt)



Financing Summary - Assumptions & Outcomes

Assessed Value & Tax Rates

<u>Assessed Values for Rate Setting</u>		<u>Growth in Assessed Values</u>		<u>Tax Rates (Aggregate)</u>	
<u>Category</u>	<u>2010/2011</u>	<u>Fiscal Year</u>	<u>Rate</u>	<u>Category</u>	<u>\$ / \$100k</u>
Secured	\$38,940,619,762	2012	0.00%	2011 / 2012	\$19.49
SBE	509,107,818	2013	1.00%	Highest	\$19.50
Unsecured	1,177,098,794	2014	2.00%	Average	\$19.49
		2015	2.50%		
Total	\$40,626,826,374	Thereafter	2.50%		

Sources & Uses of Funds

<u>Sources of Funds</u>	<u>Current Interest Bonds</u>	<u>Converting CABs</u>	<u>CABs</u>	<u>Total</u>
Par amount of Bonds	\$58,355,000	-	\$10,375,371	\$68,730,371
Original issue premium (OIP)	716,045	-	-	716,045
Original issue discount (OID)	-	-	-	-
Less: Underwriter's discount	(446,747)	-	-	(446,747)
Total Sources of Funds	\$58,624,298	-	\$10,375,371	\$68,999,669
<u>Uses of Funds</u>				
Deposit to Building Fund	\$58,355,000	-	\$10,375,371	\$68,730,371
Deposit to Costs of Issuance Account	195,175	-	-	195,175
Deposit to Debt Service Fund	74,123	-	-	74,123
Total Uses of Funds	\$58,624,298	-	\$10,375,371	\$68,999,669

Financing Outcomes

Date of Delivery	June 16, 2011
Bond Yield	5.828%
True Interest Cost	5.867%
All-Inclusive Cost	5.884%
Par Issued / Authorization Utilized	\$68,730,371
Transaction Costs	\$641,922
Transaction Costs as % of Par	0.93%
Final Maturity	2046
Average Life (years)	23.56

Agenda Item No. 7

June 15, 2011

MEMORANDUM

TO: Members of the Prop R Citizen's Bond Oversight Committee
Southwestern Community College District

SUBMITTED BY: Robert J. Temple
Interim Vice President for Business and Financial Affairs

INITIATED BY: John R. Brown, P.E.
Director of Facilities, Operations and Planning

SUBJECT: INFORMATION ON DISTRICT DEFERRED MAINTENANCE

OVERVIEW

A request was made for Staff to provide information on the District's deferred maintenance. In response, Staff is providing the following information. Enclosure 1 is the letter from the State Chancellor's Office requesting the annual submission of the requested Scheduled Maintenance projects in FUSION (planning software). Enclosure 2 is Staff's submission to the State Chancellor's office.

Enclosure: 1- CCC Chancellor's Office letter FP 09-10 dated November 10, 2009
2- FUSION submission dated December 15, 2010 (6 pages)

JRB:jb

**CALIFORNIA COMMUNITY COLLEGES
CHANCELLOR'S OFFICE**

1102 Q STREET
SACRAMENTO, CA 95811-6549
(916) 445-8752
[HTTP://WWW.CCCCO.EDU](http://www.cccco.edu)



Memorandum

November 10, 2009

**FP 09-10
Via E-Mail**

TO: Chief Business Officers
Facilities Planners

FROM: Frederick E. Harris, Assistant Vice Chancellor
College Finance and Facilities Planning

SUBJECT: 2010-11 Scheduled Maintenance & Special Repairs Program 5-Year Plan

It is that time again to submit your district's annual Scheduled Maintenance & Special Repairs 5-Year Plan (SMSR 5YP) for fiscal years 2010-11 through 2014-15. The SMSR 5YP is required in order to be eligible for state funding per Education Code Section 84660 and is a key document in establishing and supporting the system-wide scheduled maintenance needs. The due date for this year's submittal is December 17, 2009.

The SMSR 5YP is to be completed solely in FUSION. Please refer to Attachment I for more specific information on how to prepare and submit the SMSR 5YP in FUSION.

For fiscal year 2010-11 we are requesting the restoration of \$27 million in ongoing funds to be divided equally between the Physical Plant (1:1 match for Scheduled Maintenance and Architectural Barrier Removal projects; no match for Hazardous Substance and Seismic Retrofit projects) AND Instructional Support (3:1 match) programs.

ACTION/DATE REQUESTED: Please complete and submit the district's 2010-11 Scheduled Maintenance & Special Repairs 5-Year Plan in FUSION by **December 17, 2009**.

CONTACT: If you have any questions or need assistance, please contact Lan Yuan at (916) 323-5957 or lyuan@cccco.edu.

Attachment

2011/2012 Scheduled Maintenance Projects

Save Priority Arrangement		Submit To FPU		[Add Project] [Delete Project] [View/Edit Project]			
Priority	Project Title	Campus	Problem Existed	Project Type	Facility Type	Totals Funds	Status
<input type="checkbox"/>	1 Thearte Bldg 900 Mechanical HVAC Repair by Replacement		2-5 yrs.	Mechanical	Theater/Performing Arts	\$441,000	Planning
<input type="checkbox"/>	2 Replace water system to air handlers (900)	Southwestern College		Mechanical	Theater/Performing Arts	\$20,000	Planning
<input type="checkbox"/>	3 Replace Air Handler (710)		2-5 yrs.	Mechanical	Classroom/Laboratory	\$60,000	Planning
<input type="checkbox"/>	4 Replace A/C Unit (Bldg 750)	Southwestern College		Mechanical	Classroom/Laboratory	\$28,000	Planning
<input type="checkbox"/>	5 Replace A/C Unit (220)	Southwestern College		Mechanical	Faculty/Administration Office	\$17,500	Planning
<input type="checkbox"/>	6 Replace A/C Unit (Bldg 710)	Southwestern College		Mechanical	Classroom/Laboratory	\$28,000	Planning
<input type="checkbox"/>	7 Re Roof Planetarium Bldg 382		2-5 yrs.	Roof	Classroom/Laboratory	\$50,500	Planning
<input type="checkbox"/>	8 Re Roof Bldg 320 Life Sciences Building		1-2 yrs.	Exterior	Classroom/Laboratory	\$122,400	Planning
<input type="checkbox"/>	9 Replace A/C Unit (390)	Southwestern College		Mechanical	Faculty/Administration Office	\$17,500	Planning
<input type="checkbox"/>	10 Roof Replacement (Bldg 400)	Southwestern College		Roof	Faculty/Administration Office	\$25,510	Planning
<input type="checkbox"/>	11 Roof Replacement (Bldg 410)	Southwestern College		Roof	Classroom/Laboratory	\$83,640	Planning
<input type="checkbox"/>	12 Electric Cable (400, 430, 315)	Southwestern College		Utility	Classroom/Laboratory	\$74,900	Planning
<input type="checkbox"/>	13 Auto-Generated from Last Years 5YP	Southwestern College		Mechanical		\$20,000	Planning
<input type="checkbox"/>	14 Auto-Generated from Last Years 5YP	Southwestern College		Mechanical		\$74,000	Planning
<input type="checkbox"/>	15 Auto-Generated from Last Years 5YP	Southwestern College		Mechanical		\$30,000	Planning
Fund Total:						\$1,092,950	

Summary	Roof		Roof		Utility		Mechanical		Exterior		Other	
	Roof		Roof		Utility		Mechanical		Exterior		Other	
	Est. Total	St. Funds	Est. Total	St. Funds	Est. Total	St. Funds	Est. Total	St. Funds	Est. Total	St. Funds	Est. Total	St. Funds
2011							\$506,998	\$253,499				
2012	\$206,360	\$103,180	\$111,280	\$55,640	\$150,000	\$75,000	\$358,400	\$179,200				
2013	\$173,500	\$88,750			\$154,000	\$77,000	\$400,000	\$200,000				
2014	\$145,130	\$72,565			\$270,000	\$135,000						
2015					\$285,000	\$142,500						

Summary		Roof	Utility	Mechanical	Exterior	Other	
District Scheduled Maintenance Five Year Plan Roof Repair or Replacement (2011 through 2015)							
						<div>Save</div> <div>Add New *</div>	
Fiscal Year of Funding	Type/Use of Building	Age of Building	Age of Roof	Square Feet of Roof	State Funds	Local Funds	(OCI 5394) Est. Repair/ Replace Cost
2012	Laboratory/Office (Planetarium 382)	43	15	1500	\$10,000	\$10,000	\$20,000
2012	Classroom/Lab (210)	31	31	18636	\$93,180	\$93,180	\$186,360
2013	Classroom/Lab (220)	43	23	8640	\$50,750	\$50,750	\$101,500
2013	Lab/Classroom (310)	45	15	7200	\$36,000	\$36,000	\$72,000
2014	Classroom/Lab (430)	31	22	9742	\$50,565	\$50,565	\$101,130
2014	Classroom / Faculty Offices (640)	29	15	4200	\$22,000	\$22,000	\$44,000
			Total		\$262,495	\$262,495	\$524,990

Save Add New *

Summary		Roof	Utility	Mechanical	Exterior	Other
District Scheduled Maintenance Five Year Plan Utility Repair or Replacement (2011 through 2015)						
Fiscal Year of Funding	Type Utility	Age of Utility (years)	Type of Facility Served	State Funds	Local Funds	(CCI 5394) Est. Repair/ Replace Cost
2012	Replace Electric Switch Gear (315, 400, 102, 610)	40	Classroom and Admissions	\$55,640	\$55,640	\$111,280
Total				\$55,640	\$55,640	\$111,280

**District Scheduled Maintenance Five Year Plan
Mechanical Repair or Replacement (2011 through 2015)**

Save Add New *

Fiscal Year of Funding	Type/Use	Age (years)	Type of Facility Served	State Funds	Local Funds	(CCI 5394) Est. Repair/ Replace Cost
2011	Replace AC Units for Central Server Room (210)	32	Administration/Computer Support	\$30,000	\$30,000	\$60,000
2011	Replace boiler (900)	36	Theatre/Classrooms	\$25,000	\$25,000	\$50,000
2011	Replace fan motors (900)	36	Theatre/Classrooms	\$7,500	\$7,500	\$15,000
2011	Replace Air Handler and Exhaust Sys (900)	36	Theatre / Classrooms	\$999	\$999	\$1,998
2011	Replace Domestic Water System (1000)	45	Gymnasium for Athletic Classes	\$190,000	\$190,000	\$380,000
2012	Replace gas heaters (450, 510)	25	Classrooms/Offices	\$15,000	\$15,000	\$30,000
2012	Replace air handler (710)	33	Classroom/Laboratories	\$30,000	\$30,000	\$60,000
2012	Replace air handler (750)	29	Classroom/Laboratories	\$30,000	\$30,000	\$60,000
2013	Replace Air Handler Bldg (381)	43	Classrooms	\$20,000	\$20,000	\$40,000
2013	Replace Air Handler Bldg (382)	43	Lab and Offices	\$20,000	\$20,000	\$40,000
2013	Replace 14 HVAC (1825, 1650, 1630)	19	Classrooms/Administration	\$37,000	\$37,000	\$74,000
2014	Replace A/C Units (210)	29	Classrooms/Administration	\$60,000	\$60,000	\$120,000
2014	Replace AC system Bldg (220)	44	Classrooms	\$75,000	\$75,000	\$150,000
2015	Replace Boiler (750)	29	Classroom / Laboratories	\$75,000	\$75,000	\$150,000
2015	Replace exterior roof ducting Bldg (102)	45	Administration Support	\$45,000	\$45,000	\$90,000
2015	Replace Domestic Water components (620)	7	Library Learning Resource Center	\$7,500	\$7,500	\$15,000
2015	Renovate Restroom and Domestic Piping (1100)	32	Warehouse	\$15,000	\$15,000	\$30,000
			Total	\$682,999	\$682,999	\$1,365,998

Summary		Roof	Utility	Mechanical	Exterior	Other
District Scheduled Maintenance Five Year Plan Exterior Repair or Replacement (2011 through 2015)						
Fiscal Year of Funding	Type and Size of Facility	Years Since Last Refinishing	State Funds	Local Funds	(CCI 5394) Est. Repair/ Replace Cost	
2012	Exterior painting (53 buildings)	35	\$179,200	\$179,200	\$358,400	
2013	Running Track Replacement	35	\$200,000	\$200,000	\$400,000	
Total			\$379,200	\$379,200	\$758,400	