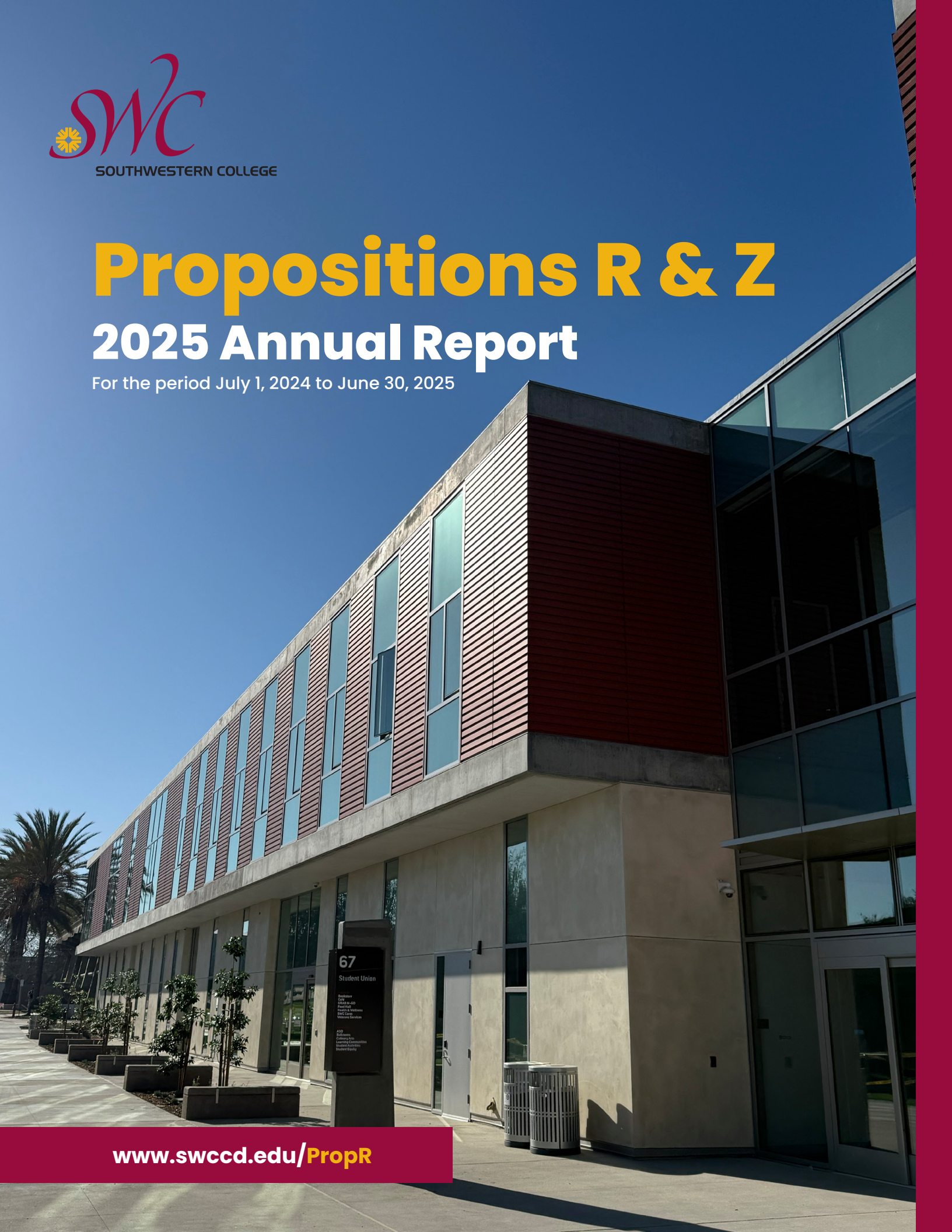




Propositions R & Z

2025 Annual Report

For the period July 1, 2024 to June 30, 2025



www.swccd.edu/PropR

Letter from the Chair

On behalf of the Citizens' Bond Oversight Committee (CBOC), I am pleased to present the 2024–2025 Annual Report. This year, the Committee continued its work in ensuring transparency, accountability, and responsible stewardship of voter-approved bond funds supporting Southwestern College's continued growth and modernization.

Throughout the year, we reviewed detailed reports on expenditures, project progress, and audit findings for Propositions R and Z. Independent auditors confirmed that all bond funds were spent in accordance with legal requirements and exclusively on voter-approved projects.

Our committee also witnessed the completion and progress of several major projects, including the Landscape & Nursery Technology complex, Tennis Center, Instructional & Discovery Complex, and Student Union. Each of these facilities enhances student learning, campus engagement, and community connection.

As we look ahead, the District's updated Facilities Vision Plan and the upcoming launch of Proposition SW will ensure continued investment in modern, sustainable spaces that meet the evolving needs of students and the community.

It has been an honor to serve as Chair alongside a dedicated group of volunteers committed to maintaining public trust and advancing Southwestern College's mission. I encourage you to explore the detailed progress in this report, available on our Propositions R/Z webpage:

www.swccd.edu/PropR

Thank you for your continued support. Together, we are not just transforming our campus—we are building a brighter future for our students and our community.

Paul C. Norris
Chair, Citizens' Bond Oversight Committee
Southwestern Community College District



Summary of CBOC Meetings

SEPTEMBER 3, 2024

- The District reported that approximately 60% of fall courses are offered in person, with scheduling determined by demand. Despite increased online offerings, new and existing facilities remain essential to support in-person instruction, campus services, and operational efficiency aligned with the Educational Vision Plan.
- The Committee reviewed the Taxpayers Association's updated Transparency Report Card, which measures public access to bond information and best practices. The Taxpayers Association supports the District's current bond.
- Gary Paquette, Senior Citizen Group representative, will not renew for a 3rd term on the committee so a new Vice Chair needs to be elected.
- Update on Propositions R & Z expenditures and progress of projects
- The District confirmed that all administrative expenses charged to the bonds were appropriate, accurately allocated, and directly related to bond-funded construction activities. Legal counsel verified that such charges are permissible, and the District continues to conduct regular audits and time tracking to ensure compliance and transparency.

DECEMBER 3, 2024

- Manuel Rubio, Advisory/Foundation representative, and Michael Peterson, Student representative, are not returning to committee.
- The Botanical Garden & Tennis Center Ribbon Cutting Ceremony took place on November 14, 2024 with approximately 250 people in attendance.
- Final results of the San Diego County Taxpayers Association Transparency Report Card were shared and areas of improvement were discussed.
- The Committee discussed how the District plans for long-term maintenance funding beyond bond projects. The District uses building data and internal assessments to forecast needs, then begins budgeting early.
- Update on Propositions R & Z expenditures and progress of projects

MARCH 4, 2025

- The Committee welcomed new member, Joseph P. Martinez, II, who will be presented to the Governing Board for approval at the March board meeting as the Advisory/Foundation representative.
- Propositions R & Z Audit Reports for 2023-2024 presented by Eide Bailly, a certified public accounting firm.
- Reviewed the annual report for 2023-2024 to be presented to the Governing Board at the April 2025 meeting.
- Re-elected Paul Norris as Chair and Michael Loyd as Vice Chair.
- Reviewed committee bylaws and responsibilities and discussed future meeting schedule and modality. Will add Proposition SW language to bylaws.
- The District is updating its Facilities Vision Plan and hosting open forums across campuses to gather input from students, staff, and faculty, with CBOC members invited to participate. The updated plan is scheduled for Board approval in July, aligning with the launch of Proposition SW, which will fund Phase II projects beginning in summer 2025.
- Update on Propositions R & Z expenditures and progress of projects

MAY 6, 2025

- The Committee was reminded of the new meeting schedule: February, May, August, October.
- The Governing Board accepted the CBOC Annual Report at the April 2025 meeting.
- CBOC took a cart tour of the new Tennis Center, Landscape & Nursery Technology, Student Union, and Instructional & Discovery Complex.
- Update on Propositions R & Z expenditures and progress of projects

Progress & Highlights



Instructional & Discovery Complex (IDC)

The Instructional & Discovery Complex houses a state-of-the-art planetarium, the University Center, 40+ classrooms and 70+ offices across its 113,801 square feet. The landscape surrounding the complex and the adjacent quad is complete, with outdoor furniture installed.

Occupancy of the offices began on April 28. Classrooms were partially occupied for summer school as of June 8, and fully occupied for fall semester. Connection of the rooftop photovoltaic system is ongoing.

Current Budget: \$106,806,031

Project Status: Projected Completion December 31, 2025

Student Union Center

The new Student Union will house a new cafeteria and office spaces for the Veterans' Resource Center, Learning Communities, and the SWC Cares Hub (Jag Kitchen Food Pantry and Cares Closet). Also included is space for Personal Wellness, the Culinary Arts program, meeting spaces for the ASO and a ballroom. The building is substantially complete and has been occupied by all departments except the Cares department which is scheduled to move in by July 2025. The installation of the building furniture was completed in May and the remaining audio-visual equipment will be installed by the end of July. The Solar Photovoltaic system is pending final approval by the Division of State Architect and San Diego Gas & Electric. All exterior landscaping and surrounding hardscape are complete and have been turned over to the District.

Current Budget: \$101,271,108

Project Status: Projected Completion April 4, 2025





Operations and Warehouse Relocation

Working on phases 3 and 4 that will consolidate Facilities, Operations, Maintenance and Warehouse into one location. Construction of three new 1-story framed and tilt-up concrete buildings totaling approximately 35,000 square feet started in June 2025. Earthwork and deep underground utilities are complete; foundations are in progress. Slab-on-grade will continue through the Fall 2025.

Project Budget: \$48,781,829 (for phases 3-4 only)

Project Status: Projected Completion June 10, 2027



Tennis Center

This new center features a centralized championship court equipped with spectator seating, offering an elevated viewing experience for tournaments and events. Alongside, are 8 modern tennis courts, 8 pickleball courts, plus a clubhouse with essential amenities, including accessible restrooms, sports medicine spaces, a coach's office, and a team room. The building is complete with all furniture installed and exterior hardscape and landscape finished.

Project Budget: \$16,272,669

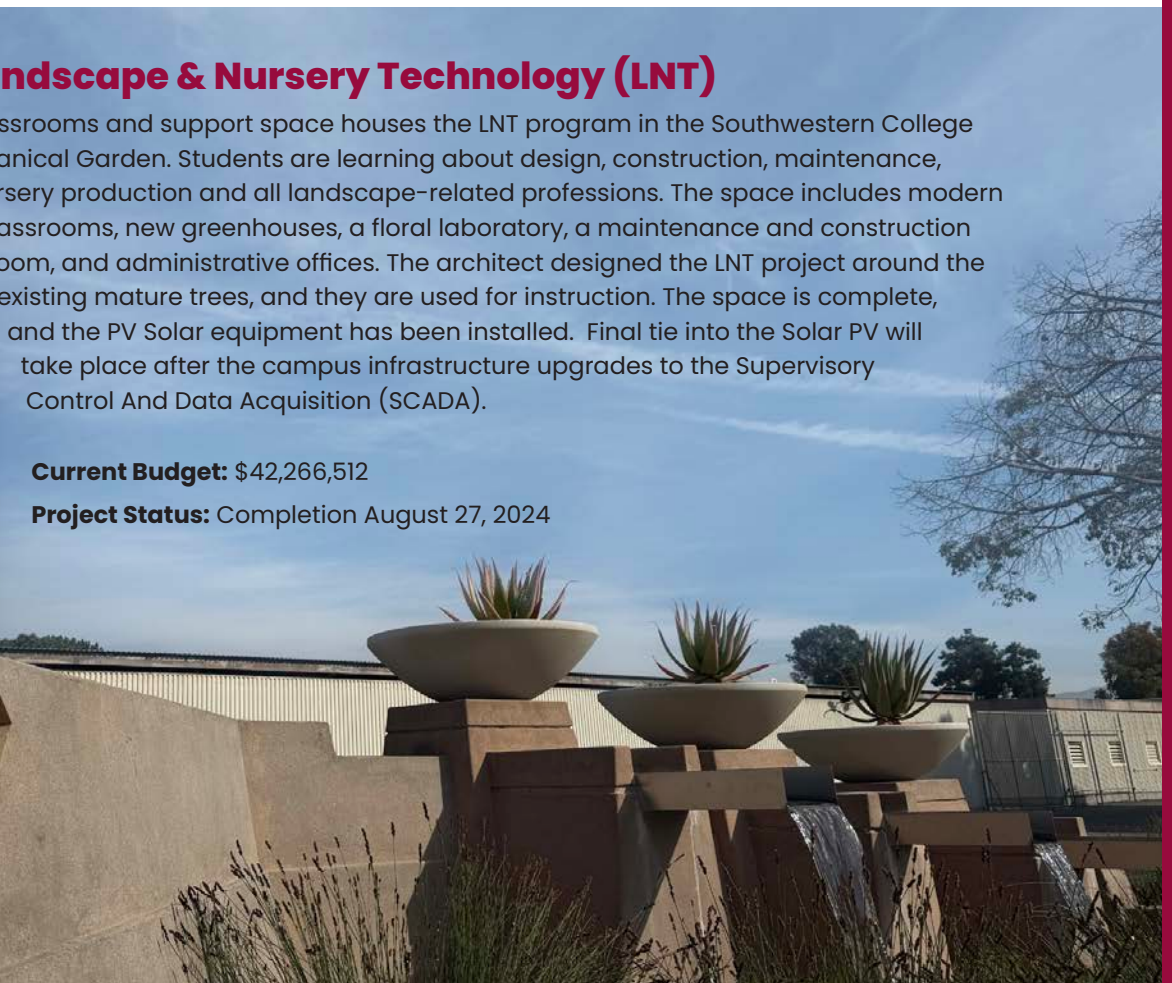
Project Status: Projected Completion September 30, 2025

Landscape & Nursery Technology (LNT)

Classrooms and support space houses the LNT program in the Southwestern College Botanical Garden. Students are learning about design, construction, maintenance, nursery production and all landscape-related professions. The space includes modern classrooms, new greenhouses, a floral laboratory, a maintenance and construction room, and administrative offices. The architect designed the LNT project around the existing mature trees, and they are used for instruction. The space is complete, and the PV Solar equipment has been installed. Final tie into the Solar PV will take place after the campus infrastructure upgrades to the Supervisory Control And Data Acquisition (SCADA).

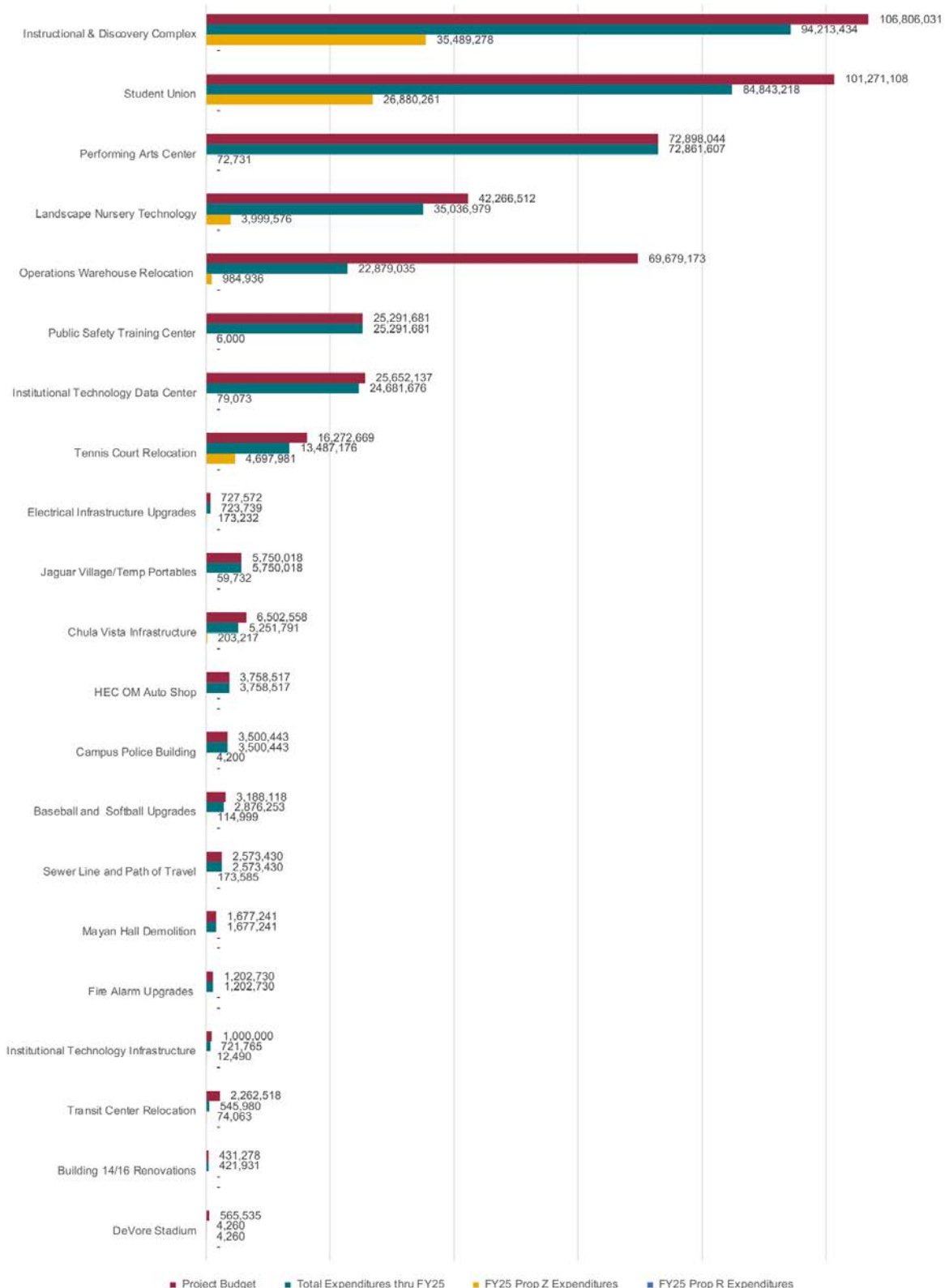
Current Budget: \$42,266,512

Project Status: Completion August 27, 2024



Performance and Financial Audits

The independent auditing firm of Eide Bailly, LLC conducted the district's annual audit. The auditor's opinion notes that the district's financial statements, including Propositions R and Z, properly present the financial position and remaining fund information as of June 30, 2025. In a report provided to the Governing Board, the auditors provided assurances that the district properly complies with Generally Accepted Accounting Principles (GAAP) and Federal and State regulations.



About Propositions R and Z

Proposition R is the \$389 million general obligation bond approved by voters in 2008. Proposition Z is the \$400 million general obligation bond approved by voters in 2016. A total of \$728.9 million from both bond measures has been spent. Proceeds have constructed new facilities that have greatly enhanced the educational and community experiences available to the residents of South County. Academic buildings have been constructed at the Chula Vista, National City and Otay Mesa campuses. New community buildings, such as the Performing Arts Center and the Wellness and Aquatics Complex, offer all residents an opportunity to connect with the college.

Citizens' Bond Oversight Committee Members

Paul C. Norris

Senior Citizen Group Representative – Chair

Michael Lloyd

At-Large Community Representative – Vice Chair

Gary Paquette

Senior Citizen Group Representative – Former Vice Chair

Marquettea Brown

At-Large Community Representative

Robert (Bob) Kiesling

Taxpayer Organization Representative

Rodolfo Lopez, Jr.

At-Large Community Representative

Timothy Manglicmo

Business Representative

Joseph Martinez

Advisory or Foundation Representative

Michael Peterson

Student Representative

Manuel Rubio

Advisory or Foundation Representative



Southwestern Community College District Governing Board

2024

Don Dumas, President

Kristine Galicia-Brown, Vice President

Roberto Alcantar, Member

Robert Moreno, Member

Corina Soto, Member

Christopher Chandler, Student Trustee,
June – December 2024

2025

Don Dumas, President

Kristine Galicia-Brown, Vice President

Robert Moreno, Member

Nicholas Segura, Member

Corina Soto, Member

Alexander Slooten, Student Trustee,
March–May 2025

Dr. Mark Sanchez, Superintendent/
President



Bond Administrative Support

Southwestern Community College
Facilities, Operations & Planning Department
900 Otay Lakes Road, Building 98A
Chula Vista, CA 91910
Propositions R & Z (swccd.edu)

For more information or questions, please contact us at:
(619) 482-6593
swccboc@swccd.edu



www.swccd.edu/PropR