



COMMUNITY BENEFITS AGREEMENT QUARTERLY COMPLIANCE REPORT

SOUTHWESTERN COLLEGE

2ND QUARTER 2026

PREPARED BY CASAMAR GROUP



OVERVIEW

Effective December 12, 2013, the Southwestern Community College District (District) passed the Community Benefits Agreement (CBA) for construction and major rehabilitation projects funded by Proposition R & Proposition Z (as of March 14, 2017). It is the explicit understanding and intention of the Parties to the CBA to use opportunities provided by the extensive amount of Project work to identify and promote the interest and involvement of District residents in the construction industry, such as assisting residents in entering the construction trades and through utilization of the apprenticeship programs, providing training opportunities for those residents and other individuals wishing to pursue a career in construction. Furthermore, the Parties to the CBA also understand that the District seeks to place a strong emphasis on the utilization of local small business enterprises on the Project work, whereby each Party shall employ demonstrable efforts to encourage utilization in effort to achieve such goals.

Casamar Group LLC. entered into a contract with the District to monitor and enforce contractor’s compliance with the State prevailing wage and Community Benefits Agreement (CBA) requirements. As an extension to the Southwestern Bond Program Management Team, Casamar Group, LLC. has prepared this quarterly compliance report based upon the CBA-applicable project contractor’s meeting the contract’s CBA established goals and requirements for all projects that have been subject to the CBA to-date.

Please contact the assigned Compliance Project Manager—Sophia Espinoza-- if you have any questions or concerns by phone (661) 254-2373 or Email at sophiae@casamargroup.com

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1. LOCAL HIRE GOAL: EMPLOYMENT OF DISTRICT RESIDENTS

In recognition of Southwestern College's mission to serve the community, the Unions and contractors have agreed, by having executed the Letter of Assent and/or being signatory to the CBA, that District residents shall be *first* referred for any work associated with journeyman, apprentice, or other positions for utilization on SWC construction project work.

CBA GOAL:

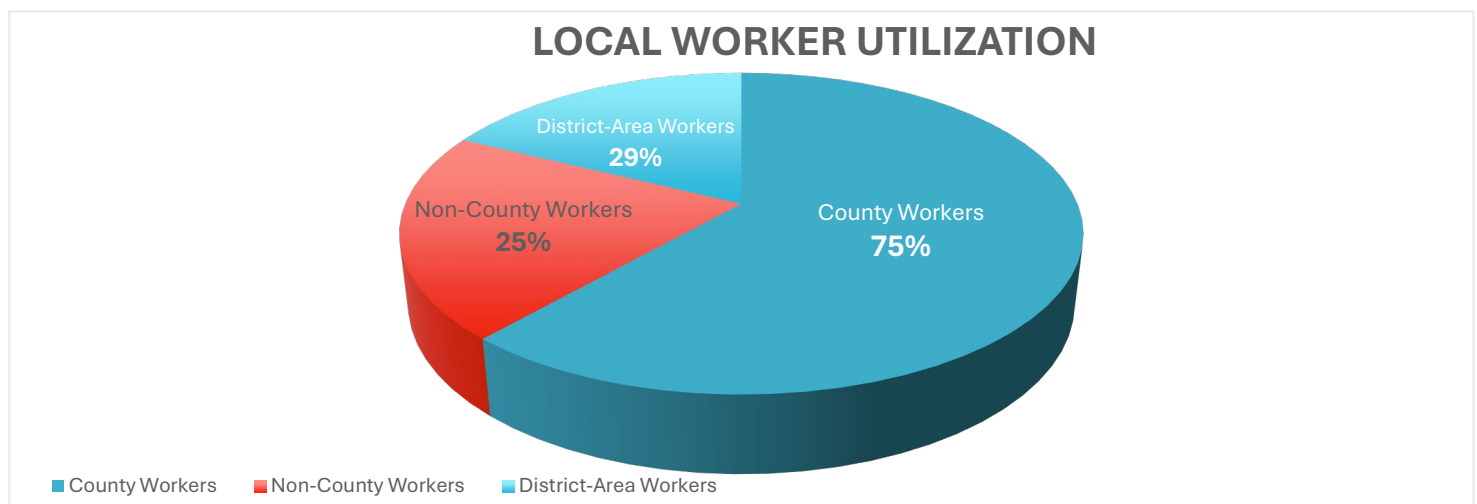
- **IT IS THE PARTIES GOAL THAT 90% OF THE POSITIONS FOR PROJECT WORK FOR A PARTICULAR CONTRACTOR (INCLUDING THE CONTRACTOR'S "CORE EMPLOYEES") BY CRAFT, HAVE BEEN FILLED WITH RESIDENTS OF SAN DIEGO COUNTY**
- **OF THE 90%, 35% SHOULD BE RESIDENTS WITHIN THE DISTRICT (DETERMINED BY COUNTY AND DISTRICT ZIP CODES)**

In effort to meet the local hire initiative, the Program Management Team and its Project Labor Coordinator work with the Unions and contractors to ensure local District and County residents are utilized upon construction project work. In turn, contractors have evidenced cooperation by utilizing and requesting the dispatch of local residents onto District projects. Based on the District project contractor's submittal of certified payroll records, the number of local residents working on District projects has been assessed for all work on each Project subject to the requirements contained in the CBA

Figure 1, below, summarizes the workforce utilization of District residents for each active project at Southwestern College. Statistical data for each specific sub-contractor may be found in a CBA Workforce Utilization Report, which may be requested upon request. This data is based on the contractor's submittal of certified payroll records submitted through June 2026.

Prop R & Z Projects¹ have created 14,146 construction-related positions. Of the currently active project positions (3,759), 2,809 were filled by San Diego County residents & 807 positions were filled by SWC-District residents.

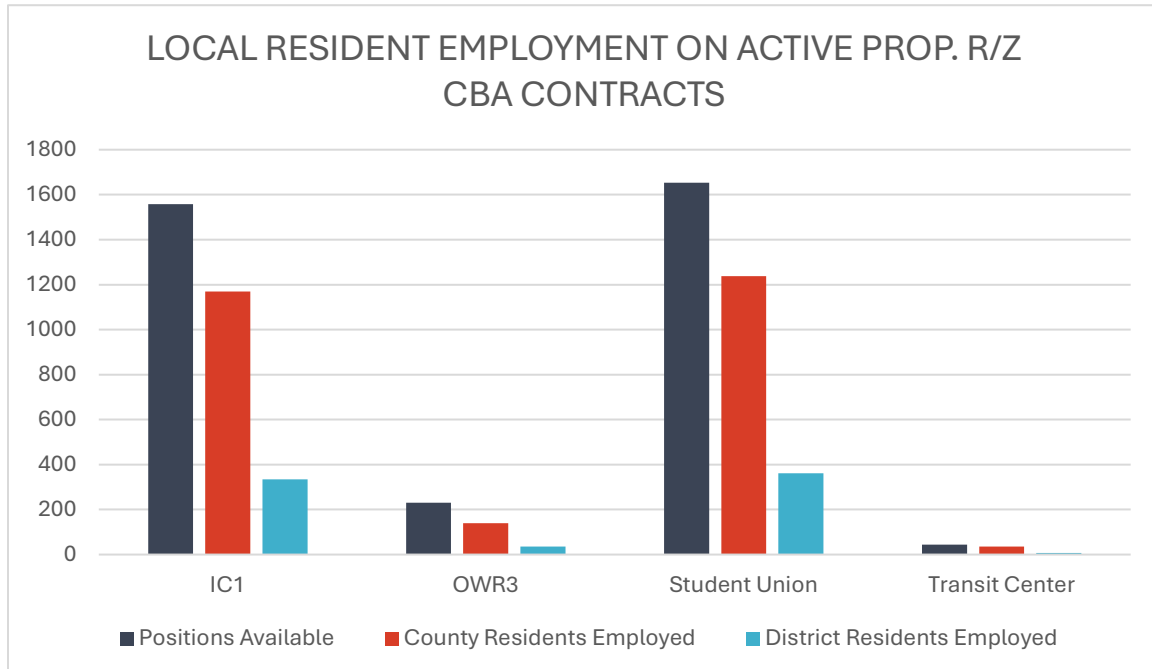
- San Diego **County**: 2,809 of 3,759 available positions filled by County residents **(75%)**
- SWC **District**: 807 of the 2,809 County positions were filled by District residents **(29%)**



¹ CBA projects include positions from the following: Baseball & Softball Fields; Blue Light, Building 300 Demo; Campus Wayfinding; Central Plant Electrical Infrastructure; Electrical Distribution 1617-230; Emergency Generators; Fire Alarm Network Integration; Instructional Complex 1; IT Building; Jaguar Village; Jaguar Walk; Landscape Nursery Tech; Math Science Engineering; Mayan Hall Demolition; National City HEC; Operations Warehouse Relocation; Operations Warehouse Relocation Ph3; Otay Mesa Parking Lot; Performing Arts & Cultural Center; Pipe Loop; Public Safety Training Center; PV Relocation; Security Complex; Student Union; Tennis Courts; Transit Center; Trellis Repairs; Utility Infrastructure & Hydro Pipe 1617-2022R; Wellness & Aquatics Center; Wireless Upgrades.

2. LOCAL HIRE RESULTS: ACTIVE PROJECTS DURING QUARTER

Active Projects in 1 st Quarter 2026	Positions Available	Positions County Residents	% of Positions County Residents	Positions District Residents	% of Positions District Residents
Instructional Complex 1 CM@Risk: Rudolph & Sletten <i>[Closed Q2 2026]</i>	1558	1169	75%	334	29%
Operations Warehouse Relocation P3 CM@Risk: Rudolph & Sletten	428	297	69%	86	29%
Student Union CM@Risk: Balfour Beatty <i>[2 open labor files]</i>	1659	1243	75%	361	29%
Transit Center GC: Core West)	114	100	88%	26	26%
SUBTOTAL FOR ACTIVE CBA-PROJECTS (LISTED ABOVE):	3759	2809	75%	807	29%
CBA GOALS:			90%	35%	



LOCAL HIRE PERCENTAGES, BY CONTRACTOR/WORK CATEGORY, ARE INCLUDED AS AN APPENDIX

3. LOCAL HIRE RESULTS: PROP. R/Z CBA PROJECTS-SUMMARY TO-DATE

Projects	Positions Available	Positions County Residents	% of Positions County Residents	Positions District Residents	% of Positions District Residents
Baseball & Softball Fields (GC: Conan) [COMPLETED]	154	132	86%	28	21%
Blue Light (GC: Steiny) [COMPLETED]	51	46	90%	14	30%
Building 300 Demo (GC: BTS Equipment) [COMPLETED]	93	88	95%	39	44%
Campus Wayfinding (GC: Stanford Signs) [COMPLETED]	44	40	91%	17	43%
Campus Wayfinding Material Testing (GC: Nova) [COMPLETED]	15	12	80%	0	0%
Central Plant (GC: AO Reed) [COMPLETED]	64	58	91%	10	17%
Electrical Distribution Upgrade Project 1617-230 (GC: Chula Vista Electric) [COMPLETED]	35	35	100%	10	29%
Electrical Infrastructure (GC: Southern Contracting) [COMPLETED]	16	9	56%	1	11%
Emergency Generator (GC: CVE) [COMPLETED]	61	54	89%	12	22%
Fire Alarm Network Integration Upgrade (GC: CVE) [COMPLETED]	12	12	100%	1	8%
Instructional Complex 1 (CM@Risk: Rudolph & Sletten) [COMPLETED]	1558	1169	75%	334	29%
IT Building (CM@R: Sundt) [COMPLETED]	790	557	71%	147	26%
Jaguar Village (GC: SWCS) [COMPLETED]	99	78	79%	21	27%
Jaguar Walk Repair/Utilities (GC: SWCS) [COMPLETED]	58	45	78%	12	27%
Landscape Nursery Tech1 (CM@R: Balfour Beatty) [COMPLETED]	277	197	71%	67	34%
Landscape Nursery Tech2 (GC: PCL) [COMPLETED]	715	463	65%	152	33%
Landscape Nursery Tech2 Inspection (GC: NV5) [COMPLETED]	19	14	74%	3	21%
Math Science Engineering Building (GC: Rudolph & Sletten) [COMPLETED]	1627	1245	77%	371	30%
Mayan Hall Demolition (GC: Silverado) [COMPLETED]	49	23	47%	8	35%
MS4 Pipe Loop Extension & Landscape (GC: Peltzer Plumbing) [COMPLETED]	91	74	81%	17	23%

National City – Higher Ed Center (GC: Sundt) [COMPLETED]	795	626	79%	161	26%
Operations & Warehouse Relocation (CM@R: Balfour Beatty) [COMPLETED]	593	475	80%	150	32%
Operations & Warehouse Relocation P3 (CM@R: Rudolph & Sletten)	428	297	69%	86	29%
Otay Mesa Parking Lot (GC: Sierra Pacific West) [COMPLETED]	84	77	92%	24	31%
Otay Mesa Parking Lot (Material Testing & Inspection/Ninyo & Moore) [COMPLETED]	1	1	100%	0	0%
Performing Arts & Cultural Center (GC: Rudolph & Sletten) [COMPLETED]	1377	1131	82%	365	32%
Performing Arts & Cultural Center (Material Tester contract) [COMPLETED]	16	15	94%	5	33%
Performing Arts & Cultural Center (Survey) [COMPLETED]	11	10	91%	0	0%
Public Safety Training Center (Material Testing/Inspection contract) [COMPLETED]	11	11	100%	4	36%
Public Safety Training Center (GC: Barnhart Reese) [COMPLETED]	667	537	81%	153	28%
PV Relocation (GC: Sun Power) [COMPLETED]	55	30	55%	5	17%
Security Complex (GC: Balfour Beatty) [COMPLETED]	456	363	80%	114	31%
Student Union (GC: Balfour Beatty)	1659	1243	75%	361	29%
Tennis Courts (GC: SWCS) [COMPLETED]	465	353	76%	107	30%
Transit Center (GC: Core West)	114	100	88%	26	26%
Trellis Repairs (GC: New Century) [COMPLETED]	23	22	96%	10	45%
Utility Infrastructure and Hydronic Pipe Extension 1617-2022R (GC: CCL) [COMPLETED]	84	46	55%	4	9%
Wellness Aquatics Increment 1&2 (GC: Balfour Beatty) [COMPLETED]	1455	1145	79%	366	32%
Wireless Upgrade (GC: CVE) [COMPLETED]	24	23	96%	5	22%
COMBINED SUMMARY TO-DATE:	14,146	10,856	77%	3,210	30%
CBA GOALS:			90%		35%

4. UNION REFERRALS OF LOCAL WORKERS

Article 5 of the CBA stipulates that the Unions will exert their best efforts to refer sufficient number of skilled craft workers to fulfill the labor requirements of the contractors and identify individuals, particularly residents of the District, for employment on District project work. The data below demonstrates how each craft (i.e. Union) fared against each other with respect to contractor's utilization of local workers upon District Prop. R work. The following stipulations were applied to the data analysis:

The sum of all positions, per craft, was used as the basis for dividing the number of local County & District worker to derive the percentages reported below

Based on Certified Payroll Reporting and Union dispatch slips, the CBA Administrator calculated the number of workers deemed residents of the "County" and "District's Zip Code perimeter" for each contractor working upon each project / individual bid packages

Data was evaluated from September 2014 through March 2026 (*NOTE: Not all CPRs for the final weeks of March 2026 have been submitted by the contractors by the time this report was generated, thus the data represents best-available statistics*)

OF THE UNIONS PROVIDING WORKERS FOR PROP. R&Z PROJECTS (LISTED BELOW):

44% have met or are within 10% points of meeting the **County**-resident utilization goal

69% have met or are within 10% points of meeting the **District**-resident utilization goal

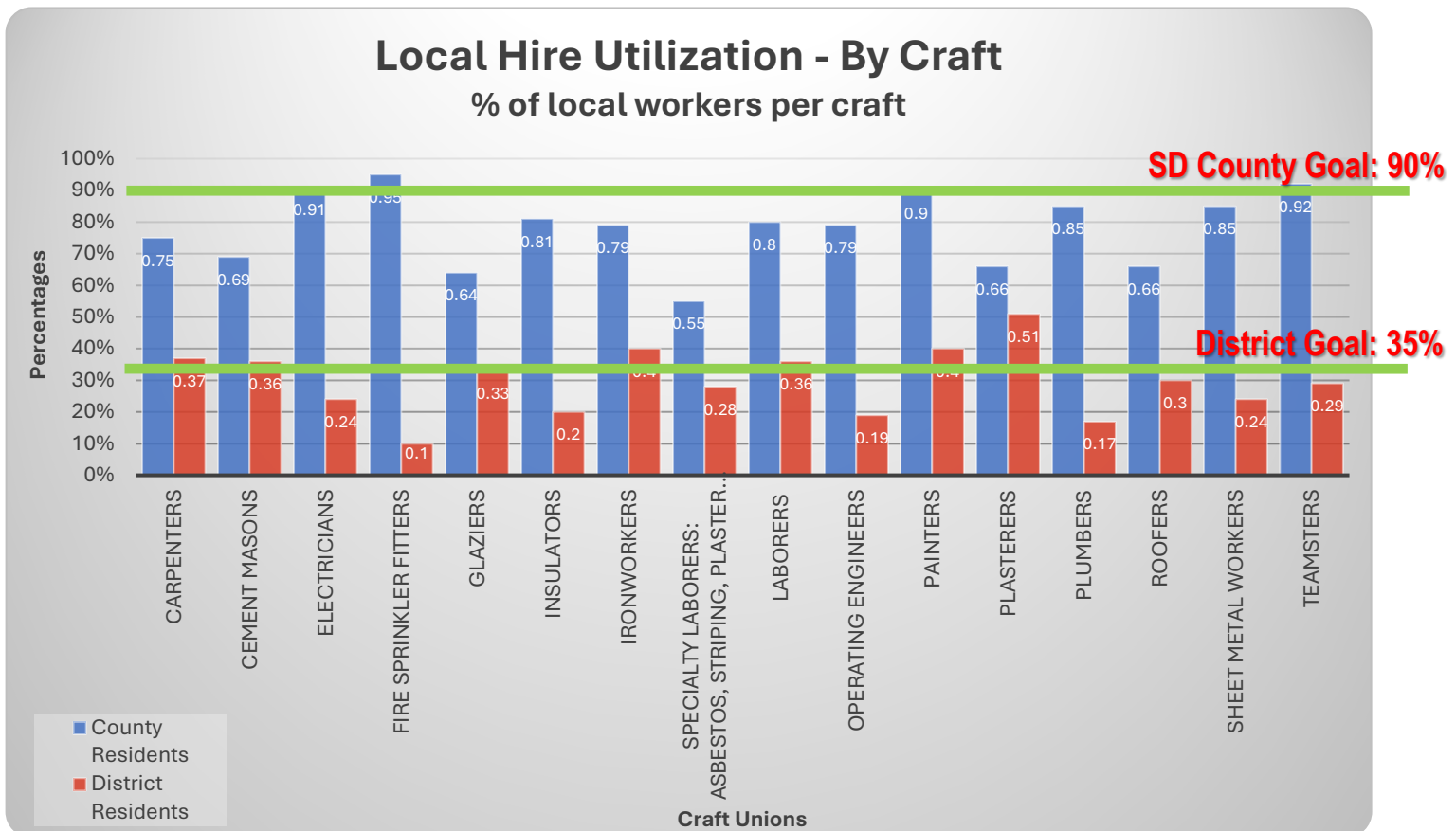


EXHIBIT 1: WORKFORCE UTILIZATION REPORTS

Active Projects in Quarter:

- **Operations Warehouse Relocation (OWR) Phase 3**
- **Student Union**
- **Transit Center**

**Southwestern College - OWR Phase 3
CBA Workforce Utilization Report**

CONTRACTORS	TOTAL NUMBER OF POSITIONS EMPLOYED	TOTAL NUMBER OF LOCAL-TO- COUNTY (RESIDENT) WORKERS	% of LOCAL-TO- COUNTY WORKERS FILLING POSITIONS	TOTAL NUMBER OF LOCAL-TO-SWC DISTRICT WORKERS	% of LOCAL-TO-SWC DISTRICT WORKERS FILLING POSITIONS
BP01: Baker Electric	32	29	91%	8	28%
BP01: BEI Civil	2	0	0%	0	0%
BP02: West Tech	19	17	89%	3	18%
BP02: ART sub to West Tech	3	2	67%	0	0%
BP02: BWE	2	2	100%	0	0%
BP02: Penhall	3	3	100%	2	67%
BP02: Summit Erosion	6	5	83%	3	60%
BP03: ACCO	26	18	69%	4	22%
BP03: ART sub to ACCO	1	1	100%	0	0%
BP03: CL Surveying	2	0	0%	0	0%
BP04: Diverse Janitorial (Coast to Coast)	0	0			
BP05: Demcon	37	14	38%	6	43%
BP05: Ace Masonry	6	6	100%	0	0%
BP05: Asbury Steel (sub to Demcon)	7	2	29%	2	100%
BP05: Courtney	6	1	17%	1	50%
BP05: D&D Concrete	44	39	89%	19	49%
BP05: Merli	11	5	45%	2	40%
BP05: Montano Pipeline	1	1	100%	0	0%
BP05: Mr Crane	27	2	7%	0	0%
BP05: Quality Rebar	35	23	66%	7	30%
BP06: Asbury Steel (sub to Muhlhauser)	26	24	92%	9	38%
BP06: McIntyre Metal Decking	10	5	50%	0	0%
BP07: Ustupski Installations	2	2	100%	2	100%
BP08: A Good Roofer	12	11	92%	4	36%
BP09: Burner Sheetmetal					
BP10: Solid Door	3	0	0%	0	0%
BP 12: Centex Glazing	13	12	92%	5	42%
BP14: Magnesite Specialties	5	5	100%	2	40%
BP15: Pecoraro (GC)	5	2	40%	2	0%
BP 17: Cosco	9	8	89%	0	0%
BP18: ACCO (GC) (Plumbing)	42	35	83%	4	11%
BP18: Farwest	2	2	100%	0	0%
BP19: AO Reed (GC)	18	16	89%	0	0%
BP19: Karcher Insulation	4	1	25%	0	0%
BP21: All Time Fence	3	3	100%	1	33%
BP22: Marina Landscape	4	1	25%	0	0%
TOTALS	428	297	69%	86	29%
CBA GOALS: 90% POSITIONS FILLED BY "LOCAL-TO- COUNTY" WORKERS 35% OF THE 90% "LOCAL-TO- COUNTY" POSITIONS TO BE FILLED BY "LOCAL-TO- DISTRICT" WORKERS					
Grey Highlight denotes a contractor that has finished its scope of work.					
Yellow Highlight denotes an active contractor.					

**Southwestern College - Student Union
CBA Workforce Utilization Report**

BID PACKAGE #	CONTRACTORS	TOTAL NUMBER OF EMPLOYEES (POSITIONS) WORKING THIS MONTH	TOTAL NUMBER OF LOCAL-TO- COUNTY (RESIDENT) WORKERS THIS MONTH	% of LOCAL-TO- COUNTY WORKERS FILLING POSITIONS THIS MONTH	TOTAL NUMBER OF LOCAL-TO-SWC DISTRICT WORKERS THIS MONTH	% of LOCAL-TO-SWC DISTRICT WORKERS FILLING POSITIONS THIS MONTH
BP 00	Coast 2 Coast dba Diversified Janitorial	21	11	52%	6	55%
BP01	Clauss Construction (GC)	22	22	100%	14	64%
BP01	A-Gas US dba Rapid Recovery	2	2	100%	0	0%
BP01	CA Tree Service	3	3	100%	1	33%
BP01	GPRS	3	0	0%	0	0%
BP02	Bancroft (Sub to FJ Willert)	4	0	0%	0	0%
BP02	Cable Pipe Leak (FJ Willert)	2	2	100%	0	0%
BP02	D3	3	3	100%	1	33%
BP02	FJ Willert (GC)	63	62	98%	17	27%
BP02	Ultra Engineering	2	1	50%	0	0%
BP02	Union Sweeping	1	1	100%	0	0%
BP02	Urbina's Master Sweeping	3	3	100%	0	0%
BP03	J&B Survey	4	3	75%	0	0%
BP04	Bob's Crane (sub to Pacific Steel Group)	12	11	92%	0	0%
BP04	Bob's Crane (sub to PSSI)	10	10	100%	0	0%
BP04	FJ Willert (Sub to PSWS)	2	2	100%	0	0%
BP04	JLS Concrete Pumping	17	2	12%	0	0%
BP04	Pacific Southwest Structures	160	123	77%	38	31%
BP04	Pacific Steel Group	41	33	80%	13	39%
BP04	Penhall Co (Sub to PSSI)	7	6	86%	3	50%
BP04	Vertical Access (PSSI)	6	0	0%	0	0%
BP05	Winegardner	20	5	25%	0	0%
BP06	Anning Johnson	7	5	71%	1	20%
BP06	Asbury Steel	66	60	91%	40	67%
BP06	Bragg Crane (Asbury)	7	5	71%	0	0%
BP06	Muhlhauser Steel	2	0	0%	0	0%
BP07	Commercial Scaffolding CSI	23	18	78%	3	17%
BP07	Grani	7	6	86%	1	17%
BP07	Johnson Finch McClure	149	138	93%	47	34%
BP07	Spec 7	10	7	70%	3	43%
BP08	Dugmore & Duncan	1	1	100%	0	0%
BP08	Assa Abloy	4	2	50%	2	100%
BP08	JLM	23	8	35%	4	50%
BP09	Sylvester Roofing	53	49	92%	4	8%
BP10	A. Preman Roofing	12	12	100%	2	17%
BP11	Perfection Glass	15	1	7%	0	0%
BP12	Asbury Steel (Cosco)	7	6	86%	1	17%
BP12	Cosco Fire Protection	25	21	84%	1	5%
BP12	West Coast Firestopping	3	1	33%	1	100%
BP13	ACCO (GC Site Utility)	51	35	69%	5	14%
BP13	Bob's Crane	3	3	100%	0	0%
BP13	Cable Pipe Leak (ACCO)	1	1	100%	0	0%
BP13	FJ Willert (sub to ACCO BP13)	6	6	100%	4	67%
BP13	Underground Manholes	6	0	0%	0	0%
BP14	ACCO (GC Plumbing)	53	39	74%	4	10%
BP14	Karcher Firestopping (Karcher Insulation)	4	0	0%	0	0%
BP14	Karcher Insulation (Sub to ACCO)	12	6	50%	1	17%
BP14	Matt Chlor (Sub to ACCO Site)	2	0	0%	0	0%
BP15	Able Heating & AC (GC)	39	33	85%	10	30%
BP15	Precision Air Balance (sub Able Heating & Air Conditioning Inc.)	7	2	29%	0	0%
BP15	Ranbar Plumbing	27	21	78%	8	38%
BP15	Scot-Therm Insulation	10	7	70%	2	29%
BP15	Thompson Electrical (Sub to Climatec)	10	8	80%	0	0%
BP16	Advanced Radar Technology	1	0	0%	0	0%
BP16	Audio Associates	17	14	82%	9	64%
BP16	Baker Electric (GC)	101	88	87%	12	14%
BP16	BEI Civil Works	1	1	100%	1	100%

**Southwestern College - Student Union
CBA Workforce Utilization Report**

BP16	Brault Inc (ESS)	14	14	100%	5	36%
BP16	Chula Vista Electric (Sub to Baker)	5	5	100%	1	20%
BP16	Cosco Fire (Sub to Baker)	12	11	92%	2	18%
BP16	Mark Thomas Assoc (Sub to Baker Elec)	7	6	86%	1	17%
BP16	Penhall (Baker)	10	3	30%	1	33%
BP17	Otis	13	6	46%	0	0%
BP18	SoCal Coatings (GC)	28	28	100%	13	46%
BP19	Eljay Acoustics	31	1	3%	0	0%
BP20	Continental Marble & Tile (GC)	19	10	53%	1	10%
BP21	Dale Hinrichs	16	11	69%	3	27%
BP22	Econo Fence	10	0	0%	0	0%
BP23	Inland Building	14	0	0%	0	0%
BP23	L2 Specialties	11	0	0%	0	0%
BP23	RCB	3	0	0%	0	0%
BP23	Stumbaugh	8	5	63%	1	20%
BP24	JLM (Sub to Woods)	1	0	0%	0	0%
BP24	Woods Commercial Door	2	0	0%	0	0%
BP25	Diversified Window	3	2	67%	0	0%
BP26	RAP Engineering (GC)	15	14	93%	1	7%
BP26	Ambrit	4	4	100%	0	0%
BP27	Claddagh Paving Co.(SDSS)	11	8	73%	0	0%
BP27	Merli	8	4	50%	1	25%
BP27	San Diego Concrete Pumping (Sub to SDSS)	12	12	100%	0	0%
BP27	San Diego Steel Erectors	8	6	75%	1	17%
BP27	San Diego Steel Solutions (GC)	78	67	86%	23	34%
BP28	Angelus Waterproofing	21	20	95%	14	70%
BP29	Stanford Sign & Awning	5	5	100%	2	40%
BP30	Echo Fire Protection	1	0	0%	0	0%
BP30	Kamran Metalworks (Sub to Kamran & Company)	15	3	20%	0	0%
BP32	Pierre Landscape	48	44	92%	10	23%
BP33	Magnesite Specialties	14	14	100%	4	29%
BP33	Prospectra (GC Terrazzo 33)	0	0	0%	0	0%
BP34	Prospectra (GC Terrazzo 34)	22	19	86%	13	68%
BP35	Keller North America (GC)	7	3	43%	0	0%
BP35	FJ Willert (Sub To Keller)	10	9	90%	5	56%
TOTALS:		1659	1243	75%	361	29%

CBA GOALS:

90%
POSITIONS
FILLED BY
"LOCAL-TO-
COUNTY"
WORKERS

35%
OF THE 90%
"LOCAL-TO-
COUNTY"
POSITIONS TO
BE FILLED BY
"LOCAL-TO-
DISTRICT"
WORKERS

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Yellow Highlight denotes an active contractor.

**Southwestern College - Transit Center
CBA Workforce Utilization Report**

CONTRACTORS	TOTAL NUMBER OF POSITIONS EMPLOYED	TOTAL NUMBER OF LOCAL-TO- COUNTY (RESIDENT) WORKERS	% of LOCAL-TO- COUNTY WORKERS FILLING POSITIONS	TOTAL NUMBER OF LOCAL-TO-SWC DISTRICT WORKERS	% of LOCAL-TO-SWC DISTRICT WORKERS FILLING POSITIONS
ACE Electric	7	7	100%	1	14%
Acme Safety Supply	5	5	100%	2	40%
ART Locating	3	3	100%	0	0%
Badger Daylighting	1	0	0%	0	0%
Brault ESS	1	1	100%	0	0%
Cats Excavating	17	15	88%	3	20%
Dave Whipple Sheetmetal	1	1	100%	0	0%
DeRollo Pipeline	2	2	100%	2	100%
Diamond Environmental	2	2	100%	2	100%
Gonsalves & Santucci CONCO	1	0	0%	0	0%
Green Vista Landscape	3	0	0%	0	0%
McIntyre Metal Decking	2	2	100%	0	0%
Nava Landscapes	6	6	100%	1	17%
RAP Eng	10	10	100%	1	10%
San Diego Steel Erectors	14	12	86%	2	17%
San Diego Steel Solutions	29	25	86%	11	44%
SB&O	5	5	100%	0	0%
Solid Structures	5	4	80%	1	25%
TOTALS	114	100	88%	26	26%
CBA GOALS: 90% POSITIONS FILLED BY "LOCAL-TO- COUNTY" WORKERS 35% OF THE 90% "LOCAL-TO- COUNTY" POSITIONS TO BE FILLED BY "LOCAL-TO- DISTRICT" WORKERS					
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