



GCCCD Facilities Project Status Report

Combined Site Reports as of January 31, 2022

Grossmont College:

Design



Arts and Communications Complex Phase 2– Communication, Drama, Art, Ceramics, & World Languages– Proposition V

Project Estimate: \$55.9 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

Description: Scope is under review.

Project Status: Gensler Pre-Design Agreement has been approved. Gensler will assist the District and Campus to determine how to best leverage potential state funds. The pre-design services will review options with and without potential state matching funding. Meetings are being scheduled with the Campus and this effort is anticipated to be completed in March 2022.

Master Pump– Proposition V

Project Estimate: \$4.0 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

Description: Installation of a central booster pump house to provide a reliable water pressure for the campus. The booster pump house will serve the Grossmont College domestic water, irrigation, and fire sprinkler campus utilities. The proposed pump house location is to be built into the hillside separating lots 6 and 7. The project also includes the bus loop reroute and site work.

Project Status: Design Development is ongoing. Meetings continue with District to finalize response to Padre Dam. Design will be completed based on the outcome of discussions with Padre Dam.

Liberal Arts & Business Tech Complex Phase 1 Bldgs. 52, 53, & 54 - Proposition V & State Funded

Project Estimate: \$11M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

Description: This project includes fan coil replacements; minor architectural renovations/touch-ups of the interior/exterior and several site utility revisions. The site utility revisions are scoped to place Buildings 51, 52, 53, 54, and 55 on the Central Utility Plant for chilled water, separate power and data, and revise fire service to minimize impacts during the Building 51/55 project and to support a potential new Building 53.

Project Status: This project will be completed in two phases. The first Phase is the ADA Upgrades at the Campus Bus Stop. This project has been submitted to DSA and initial comments have been received. Bidding for this phase is expected to start early April 2022. The second phase will be the utility work, HVAC Upgrades, and architectural renovations/ touchups. For this phase SCE site investigations continue, and design development drawings are ongoing. DSA submission is expected in March 2022.

Liberal Arts & Business Tech Complex Phase 1-Bldgs. 51/55– Prop V & State Funded

Project Estimate: \$26.6 M

Estimated Construction Start: August 2023

Anticipated Project Completion: July 2025

Description: Renovation of the existing classrooms and labs and modernizes the technology within these two instructional buildings. The scope will include internal demolition and remodel, and façade improvements.

Project Status: HMC submitted the updated 50% Construction Documents (CD) package on 01/28/22. Constructability review and estimate preparation under Gafcon and HMC has commenced. From the 50% CD resubmittal design update documents for the State will be completed and submitted for review. This package is to inform the State regarding room adjustments since the approved Preliminary Plans. The pre-application meeting with DSA to review the Path Of Travel (POT) and fire water service scope split with the Transit Center and 52 - 54 project is being scheduled for the first week in February. HMC has been requested to provide a proposal for acoustical services for design of a sound wall and a sound level assessment of construction noise impact on Buildings 52-54. HMC is also coordinating with DSA for the preparation of letters of explanation regarding the requirement of seismic upgrades. These letters and a cost estimate of the seismic upgrade construction costs will be backup to the District's request to the State for additional funding. Investigation of the roof and eave drain piping to grade/point of connection to main has been scheduled to take place during the first week in February.

Preconstruction

Orchestra Shell-Proposition V

Project Estimate: \$350,000

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

Description: Provide Orchestra Shell for the new Performing and Visual Arts Center.

Project Status: The redesign of the orchestra shell is proceeding. The redesign will remove the acoustical ceiling panels to allow more flexible use of the space and reduce the height of the shell enclosure to allow it to pass through the existing side stage door. DSA is currently reviewing Addendum 1 which describes these revisions. Anticipating DSA's response mid-February 2022.

Construction

Science, Math, & Career Tech Complex Phase 2-Building 36 Veterans Resource Center– Proposition V

Project Estimate: \$49.3 M

Estimated New Building Construction Start: May 2021

Anticipated Project Completion: April 2023

Description: Phase 2 of the Math Sciences, Vets and Career Tech includes demolishing existing Buildings 36, 37, and 38B, removal of 38C, and constructing a new two-story building of approximately 59,000 GSF. The first-floor building functions will include a new Veterans space with storage below, Math Computer Lab, Conference Rooms, Physical Geography and Oceanography, Human Geography and Social Sciences, Geology, workroom, Tech office, and a shared classroom. The second-floor level will include a Tutoring Center, Math offices, Adjunct offices, Lobby, Math Classrooms, Anthropology classroom, balconies, and observation deck at the west end.

Project Status: Structural steel welding continues and will wrap up early February. Metal decking and slab reinforcing installation continues followed by mechanical, electrical and plumbing under-slab infrastructure which is well under way. This is followed by under-slab backfill and vapor barriers in preparation for first floor concrete slab pours. FFE: Currently reviewing revised drawings from KI. Ongoing meetings with College to review minor changes needed to accommodate ADA requirements and to finalize the finishes.

Cuyamaca College:



Design

Bldg. A Renovation – Prop V

Project Estimate: \$9.2 M

Estimated Construction Start: October 2023

Anticipated Project Completion: December 2024

Description: Renovation and expansion of the Bldg. A complex to evolve into an instructional facility for Academic Departments moving from the Bldg. F complex.

Project Status: A updated schedule was approved by the District and Campus. The agreement for architectural services with Safdie Rabines Architects for full design is pending. All three District campus-wide infrastructure consultants have submitted assessment reports. Based on the program estimate exceeding the construction budget, scope refinement for budget alignment will take place in schematic design when SRA's agreement is fully executed. Potential VE items are being reviewed.

Instructional Building F – Prop V & State Funded

Project Estimate: \$33 M

Estimated Construction Start: February 2024

Anticipated Project Completion: February 2026

Description: Construction of new instructional building, renovation of existing administrative complex to become instructional facility and subsequent demolition of existing Building F Complex.

Project Status: SRA is beginning design development based on SD review feedback from stakeholders. The preliminary plan package will be submitted as draft for review and then submitted to the State by or on 03/01/22 which is the State's deadline. A cost reduction item worksheet is being updated by SRA and then will be reviewed with the District and Campus for direction on which cost savings adjustments will be implemented. SRA is preparing ROM costs for the Maker Space building impacts identified in their facility impact assessment report. This report defines the additional architectural and utility system scope required to accommodate the planned equipment. The report findings and the related cost impacts will be reviewed with the District and College. Geotechnical borings and infiltration testing were performed by Group Delta mid-January. Definition of needed potholing is in development and will be added to Group Delta's scope via amendment.

Construction

Track & Field Improvements Phase II-Scoreboard – Prop V

Project Estimate: \$1.9 M

Estimated Construction Start: August 2021

Anticipated Project Completion: January 2022

Description: Scope includes the installation of a digital display scoreboard on the south end of the current track and field. New electrical and data packages will be run from the Central plant, along on the west side of the track for the controls and along the east side of the track for the timing stations. Scope also includes grading and infill of existing bioswale, new flatwork and minor parking lot improvements.

Project Status: The walkways and drinking fountain are complete. The scoreboard is completed and programmed. Training has been scheduled and punch list work is in process. The temporary fencing has been removed and access restored to the project site.

Student Services Building – Prop V

Project Estimate: \$38.2 M

Estimated Construction Start: November 2020

Anticipated Project Completion: June 2022

Description: Construction of a Student Services building that will house Counseling, Admissions, Financial Aid, DSPS, EOPS, CalWORKS and other student services programs. Exterior improvements include student drop-off lane, flag Circle, and ADA compliant pathways across the Grand Lawn.

Project Status: Building exterior denshield is complete. Exterior lath and plaster have commenced. The east elevation (glass) curtain wall is installed and the north elevation second and third floor curtain walls are on site and installation is underway. HVAC ducting is complete on the second floor and moving to the third. Drywall is complete on the 1st and 2nd floors, with taping on both floors in process. Drywall on the 3rd floor is being installed with taping beginning 2/7. Texture and paint are scheduled to start on the first floor on 2/1. Tile install on 1st floor bathrooms is in process. Site work continues with all ramps and stairways complete at the north end of the site and benches, walls, and stairs near the building ongoing. Exterior building stairs are complete and in use.

Ornamental Horticulture Complex and Building M Renovation – Prop V

Project Estimate: \$19.4 M

Estimated Construction Start (OH Complex): August 2019

Anticipated Project Completion: August 2021

Estimated Construction Start (Greenhouse): August 2020

Anticipated Project Completion: November 2021

Description: The project includes renovation of the existing Ornamental Horticulture complex. The building will provide classrooms, new greenhouses, outdoor instructional spaces, and storage buildings. In addition to the new facilities, the laboratory building (Building M) will be renovated along with the stand-alone restroom.

Project Status: Ornamental Horticulture Complex punch work in process. Greenhouse punch list work is complete and closeout in process. Time extension Change Orders for both OH Complex and Greenhouse were ratified at the January 18, 2022, Board meeting. All FFE has been ordered except for the pallet racking. Move of boxes from conex containers is pending pallet order to be received for storage space. Upright freezer and dishwasher pending delivery.

Closeout

Building H Renovation -Title III & Prop V

Anticipated Closeout Completion: December 2021

Description: This project consists of supplying and installing a new science portable. The portable will include biology and chemistry labs and a teacher's preparatory room. In addition, classroom F-606 was remodeled into a science lab.

Project Status: Closeout procedures are complete. Notice of Completion is set to be Ratified at the February 15, 2022, Board meeting. This will be the final update for this project.

Districtwide:

Design

Districtwide Access Control – Local Capital Project Funds

Project Estimate: \$1.8 M

Estimated Construction Start: October 2021

Anticipated Project Completion: April 2022

Description: Districtwide access control survey and door lock upgrades for both Grossmont and Cuyamaca College. Scope to include door latches for both campuses.

Project Status: Hardware scope at Grossmont is 98% complete. Awaiting hardware sets for two doors at Bldg. 70 basement. Material lead time has extended to mid-March. Access Control has been completed at Buildings 56, 57, 24, 41, 43, 10, 20, 23, and 70. Standard Electronics is finalizing Bldg. 60, starting Bldg. 34 with estimated completion mid-Feb. Site walk for Cuyamaca was completed for the hardware scope for Bldgs. B, K, and R. Access Control on Cuyamaca College to start February 2022.

Districtwide Wireless Access Points (WAPS) – Local Capital Project Funds

Project Estimate: \$2.1 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

Description: Install exterior wireless access points districtwide.

Project Status: Design is ongoing. College responded to the 90% construction documents provided by Architect with review comments, and these were provided to Architect. Project team has finalized the project budget and site logistics for the project excluding the parking lot, parking structure, garden, football, soccer, and baseball field at both campuses.

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