



GCCCD Facilities Project Status Report

Combined Site Reports as of February 28, 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 providing Pre-Design services to assist the District and Campus to determine how to best leverage potential state funds. Gensler held the first User Group meeting, and more meetings are scheduled with each Department. The pre-design services will review options with and without potential state matching funding. 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 currently on hold. 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. Coordination meeting with project took place on Feb 16, 2022. 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 updated 50% Construction Document (CD) package on 02/02/22. The package has been sent to the College and District for comments. A constructability review and cost estimate will be completed by 02/25/22. HMC has also submitted a design update package to inform the State of minor changes to internal and external walls since approval of the Preliminary Plans. This package is in internal review. From a pre-application meeting, DSA agreed to the scope split for both fire service and Path of Travel (POT) with other projects. The requested proposal for acoustical services to inform design of a sound wall and provide forecasted construction noise impact on buildings 52-54 is still outstanding from HMC. A letter to the District of explanation and a cost estimate regarding the seismic upgrades is still outstanding from HMC. The roof/storm drawing investigation is concluding this week and has provided good clarification input to the project design team. Coordination of site utility points of connection to the infrastructure scope of the 52-54 project are ongoing.

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 has approved Addendum 1 which describes these revisions. Contractor has started placing material orders. Gafcon to coordinate installation dates with College upon Contractor's schedule update.

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: Decorative steel welding continues intermittently as manpower permits. Slab on grade (SOG) Building B is ready to be poured. Second floor metal decking complete and under slab mechanical, electrical and plumbing infrastructure is ongoing. This will be followed with lightweight concrete on the second floor in March. FFE: Currently reviewing revised drawings from KI and waiting on proposal. 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. Safdie Rabines Architects (SRA) submitted a proposal for full design and is currently under review by Gafcon and District. Based on the program estimate exceeding the construction budget, scope refinement for budget alignment will take place in schematic design (SD) when SRA's agreement is fully executed.

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: Safdie Rabines Architects (SRA) is working on 50% Design Development (DD) package and incorporating comments from the Schematic Design package review. The preliminary plan package will be submitted to the State by or on 03/01/22 which is the State's deadline. A cost reduction item worksheet was reviewed with the District and Campus for direction on which cost savings adjustments will be implemented. SRA will incorporate these into the 50% DD package. 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. The Geotechnical report was submitted by Group Delta and provided to SRA. Definition of needed potholing is in development and will be added to Group Delta's scope via amendment.

Construction

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 plaster color coat is being installed on the South exposure. Windows and storefront will be complete by the first week in March. Interior painting is complete on the first floor with T-bar ceiling installation underway. Wall texture is complete on the second floor with painting to be completed the week of the 2/21. Data lines and lighting are being installed on the first floor, prior to ceilings being installed. The elevator is being installed and should be complete by 3/1. Site work continues with stairs, benches and walkways being formed and poured. Preparation for landscaping is underway with final grading and lighting being completed in the switchback area of the northwest portion of the site.

Closeout

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: All punch list work is complete. Training has been held with the campus. Project closeout is in process.

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. O&M Manuals, warranty binders and training videos handed over to Campus Facilities. Greenhouse punch list work is complete and closeout in process. All FFE has been ordered except for the pallet racking. Move of boxes from conex containers is pending pallet racking order to be received for storage space. Upright freezer and dishwasher pending delivery.

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 College 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, 60 and 70. Standard Electronics is finalizing Bldg. 34. Hardware scope at Cuyamaca College is 90% complete. Cuyamaca College access control has started in Bldg. A, and Bldg. B. Coordination with the Cuyamaca College and District is ongoing.

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

Project Estimate: \$2.1 M

Estimated Construction Start: August 2022

Anticipated Project Completion: September 2022

Description: Install exterior wireless access points districtwide.

Project Status: Design is ongoing. 100% construction documents to be provided by Architect for College review and comments. 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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