



# GCCCD Facilities Project Status Report

Combined Site Reports as of October 31, 2021

## 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:** Working on scope options to move the project forward based on funding. An Initial Project Plan (IPP) for state matching funds has been submitted to the state for review.

#### 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. Gafcon, SCE, and MBI met with District to discuss present status and response to Padre Dam's recent letter. Gafcon is working on creating a project update summary presentation for the District. This will include a discussion on next steps.

#### 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:** Final design proposal has been received and is being processed. Design schedule is being reviewed. NV5 is proceeding with the design of the ADA upgrades at the bus stop area. The work will not include the removal of the existing concrete monument sign.

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

**Project Estimate:** \$26.6 M

**Estimated Construction Start:** July 2023

**Anticipated Project Completion:** June 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:** A pre-application meeting is being arranged to ensure consensus with DSA regarding fire water service installation plan and path of travel remediation plan. The 50% Construction Drawings (CD) are anticipated to be completed in early November and will incorporate DSA's determinations. HMC is preparing a design update package to inform the State of room adjustments to the approved Preliminary Plans. The design changes have not exceeded the State allowed program change threshold and are not anticipated to be disputed. Construction cost options, based on the updated 100% Design Development (DD) estimates, were presented to the College and revisions were made to align construction costs with budget. Geotechnical investigation reports have been finalized and submitted to CGS as required by DSA. The materials testing reports are being finalized now.

### 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. Revised drawings showing the above changes will be submitted to DSA. Processing change order for new scope and contract time extension.

### 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:** Building Pad A (West) footings concrete pour scheduled for Monday, October 26th. The following week, the first shipment of structural steel is scheduled to arrive with placement to start the following week. Under slab utilities continue and will be complete before structural steel erection begins. Due to Health & Safety protocols all other activities will cease until structural steel is erected. Per discussion with furniture provider (KI) regarding drawings based on approved Furniture Fixture and Equipment (FFE) layout some items need to be coordinated with College due to ADA clearances. Review meeting held with KI on 10/21 to make sure all changes were captured. Will set meeting with College to review final layouts upon receipt in November.



**Design**

**Bldg. A Renovation – Prop V**

**Construction Estimate:** \$9.2 M

**Estimated Construction Start:** June 2023

**Anticipated Project Completion:** November 2024

**Description:** C 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:** The agreement for architectural services with Safdie Rabines Architects is in process. Based on adjustments that will be made during the schematic design phase the project is within budget. The Districts’ campus-wide infrastructure consultants are preparing assessments of the current services to the Bldg. A complex. Requirement for major infrastructure upgrades is not anticipated.

**Instructional Building F – Prop V & State Funded**

**Construction Estimate:** \$33 M

**Estimated Construction Start:** June 2023

**Anticipated Project Completion:** May 2025

**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) have submitted the schematic design package. The classroom layouts are being reviewed with the College to confirm adherence to programming in the design. Schematic design cost estimates have been prepared by SRA and Gafcon. Reconciliation of the estimates is ongoing and design refinement will likely be required to remain aligned with budget. SRA and consultants came to campus to review the maker space equipment and take sound readings. SRA’s civil engineer is completing reports for topographic survey, path of travel compliance evaluation and project impact on parking. A request for proposal for geotechnical investigation and utility locating has been issued with bids to be submitted end of this week.

**Construction**

**Track & Field Improvements Phase II-Scoreboard – Prop V**

**Construction 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:** Structural steel columns have been installed and the scoreboard attached. Trenching for underground utilities in process. Electrical conduit connections installed at Central Utility Plant.

## 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:** All miscellaneous steel is complete, and installation of the roof parapet has begun. Structural concrete is also complete, and framing has commenced on all floors, with the first floor 70% complete. Rough in of fire sprinklers, electrical, mechanical, and plumbing is in process. The Air Handler is scheduled to be set within 3 weeks and the chiller lines are completed to the building. The final run of data lines, from Building H to SSB, is being trenched and installed. Site work at the west end continues with the installation of storm drains and finish grading for the walkways and stairs. A meeting with the College was held on 10/1 to go over FFE layouts. Comments went back to the furniture provider (KI) and construction team for review. Changes were reviewed with KI on 10/21 and a follow up meeting with College is being scheduled.

## Ornamental Horticulture Complex and Building M Renovation – Prop V

**Project Estimate:** \$19.4 M

**Estimated Construction Start (OH Complex):** August 2019

**Anticipated Project Completion:** April 2021

**Estimated Construction Start (Greenhouse):** August 2020

**Anticipated Project Completion:** Sept 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:** Troubleshooting and repair of Energy Management System complete. Trend data being collected. Punchwork in process. Asphalt seal coat in process. Landscape and irrigation repairs completed. On the greenhouse the electrical and controls testing is complete and punch list work is in process. Status of FFE items are continually being checked with vendors. Pallet Racking still outstanding. Looking for two alternate quotes to proceed.

## Closeout

### Building H Renovation -Title III & Prop V

**Anticipated Closeout Completion:** November 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 ongoing. Coordinating warranty repairs with Silver Creek and College. Deadline for completion by Silver creek is set for 11/12.

## 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:** Site walks held on both campuses to verify door hardware. Zero cost time extension Change Order submitted to November Board.

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

**Project Estimate:** \$TBD

**Estimated Construction Start:** TBD

**Anticipated Project Completion:** TBD

**Description:** Install exterior wireless access points districtwide.

**Project Status:** Design is ongoing. 90% construction documents are to be provided by Architect by first week of November. Project team is currently working on the project budget and site logistics for the project.

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