



GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

Governing Board Capital Construction Program

Annual Workshop

September 10, 2013

Agenda

- Prop R Status – Projects Completed
- Status of Facilities Master Plans – Prop R
- 5-Year Construction Plan Summary; IPP's and FPP's
- Facilities Bond Funding Plan (Item 401)
- Facilities Semi-Annual Progress Report (Item 651)
- Prop V Status
- Facilities Funding

Prop R Status – Projects Completed

- GC Griffin Center
- GC Student Services and Administration
- GC De-construct Modular Village
- GC Pave Parking lot 5 South
- GC Campuswide Building Signage Ph 1 & Ph 2
- GC Drought Tolerant Landscape
- GC Bldg 500 Complex Roofs
- GC Bldg 500 Air Handlers and Boiler
- GC Campuswide Roofing Project
- GC Remodel Lecture Room 370
- GC Remodel / upgrade of Room 220
- GC Ceramics Kiln Cover
- GC Perimeter Roadway Repairs
- GC Pool Shelter
- GC Campus Entry Gates
- GC Health Science
- GC Modular Village
- GC Food Service Modulars
- GC Special Needs ADA Restroom
- GC Bldg 36 & 38 Remodels
- GC Griffin Gate Modular
- GC Science Building
- GC 500 restroom renovations
- GC Chiller Loop Expansion
- GC Exercise Science/ Wellness Complex
- GC Parking Garage Phase 1 – Utility Relocation
- GC Parking Structure
- GC Pool Deck replacement
- GC 200 Complex Air Handler replacement
- GC Temporary Food Service Modular

Prop R Status – Projects Completed

- GC Digital Arts
- GC 200 Building Dance Studio/ 300 Building Swing Space
- GC Swing Space Modular Buildings
- GC Parking Lot #1 Reconstruction
- GC Learning Resource Center & Technology Mall
- GC ADA and Gym access improvements
- GC Phase 2 Energy Conservation
- GC Fire Alarm Upgrade
- GC Re-roofing buildings 200, 300 and Exercise Science/Wellness Complex
- GC & CC Secondary Effects completed
- Environmental Impact Reports completed and approved
- GC Life Safety Road
- GC Central Chiller Plant and Chiller Loop
- GC Interior Design Guidelines and Furniture Standards
- GC Signage Design Guidelines
- CC Transformer Replacement – Bldg C
- CC Generator Replacement – Bldg A
- CC LRC Expansion and Renovation
- CC Classroom and Lab modifications – Secondary Effects
- CC Business & Technology
- CC Chiller and Boiler Central Plant Expansion-Ph 2
- CC Emergency Power
- CC Science & Technology Center

Prop R Status – Projects Completed

- CC Communication Arts
- CC Student Center
- CC Remodel Buildings B-G Phase 1
- CC Auto Technology Center
- CC Ornamental Horticulture
- CC Parking Expansion, Phase 2
- CC Phase 2 Energy Conservation
- CC Bus Stop Relocation
- CC Central Chiller Plant and Chiller Loop
- CC Irrigation system repairs and upgrades
- CC Interior Design Guidelines and Furniture Standards
- CC Signage Design Guidelines and Standards
- CC Parking Expansion, Phases 2A and 2B
- CC Campuswide Door Replacement
- CC Water Valve Replacement
- CC Building Signage and Wayfinding – Phase 1
- CC Vehicular- Pedestrian Circulation Upgrade
- CC Chiller Plant Expansion

Facilities Master Plan Status – Prop R

Grossmont College FACILITIES CONSTRUCTION Master Plan Status, September 2013	
Project	Status
• Learning Resource Center & Technology Mall	<u>Completed</u>
• Secondary Effects of Learning Resource Center & Tech Mall	<u>Completed</u>
• Griffin Center/ Student & Administrative Services	<u>Completed</u>
• Science Building	<u>Completed</u>
• Digital Arts/Sculpture Building	<u>Completed</u>
• Renovate or Replace West 300 Building with Health Professions Building – Health & Sciences Complex	<u>Completed</u>
• Life Safety Rebuild of Main Entrances and Traffic Control	<u>Completed</u>
• Renovate or Replace North and South 300 Building	Partial remodel completed; Replacement Project to be funded by Prop V; IPP submitted to State
• Traffic Safety, Circulation and Expand Parking Phase 1 – Parking Garage	<u>Completed</u>
• Renovate or replace 200 Complex	To be funded by Prop V

Facilities Master Plan Status – Prop R

Cuyamaca College FACILITIES CONSTRUCTION Master Plan Status, September 2013	
Project	Status
• Building K (Automotive Technology) Remodel	Completed
• Student Center (Building I)	Completed
• Science & Mathematics (Building H)	Completed
• Communications Arts Building (Building B)	Completed
• Business & Technology (Building E)	Completed
• Permanent Remodel of Buildings F100 – F800	Partial remodel completed Fall '07 as part of secondary effects of the Science Math Center FPP submitted to State : Fund by Prop V
• Library/LRC Expansion/Remodel – Phase I (Building C)	Completed
• Parking Expansion	Completed
• P.E. Expansion & Pool – Phase I	No funding identified for the project
• Classroom/Administration Building (Building N)	No funding identified for the project Not part of current Master Plan

State Five-Year Construction Plan

- **Submitted Five-Year plan July 1, 2013**
 - **Capacity Load Ratios:** Establishes the effectiveness of the utilization of existing spaces. Cap-Load Ratio compares what the existing space can support **to** the actual demand for the space. Ratios above 100% means there is more space than needed, ratios below 100% means there is potential growth for additional space.
 - Example – Laboratory Cap/Load Ratios:
 - 2014/15: 93%
 - 2019/20: 77%
 - After Cuyamaca College F bldg Replacement, Ornamental Horticulture
 - After Grossmont College 500's Liberal Arts Quad, 200's Arts + Communication Complex, 300's Science Math Complex
 - Ratios constantly change as a result of increased or decreased enrollment

State Five-Year Construction Plan

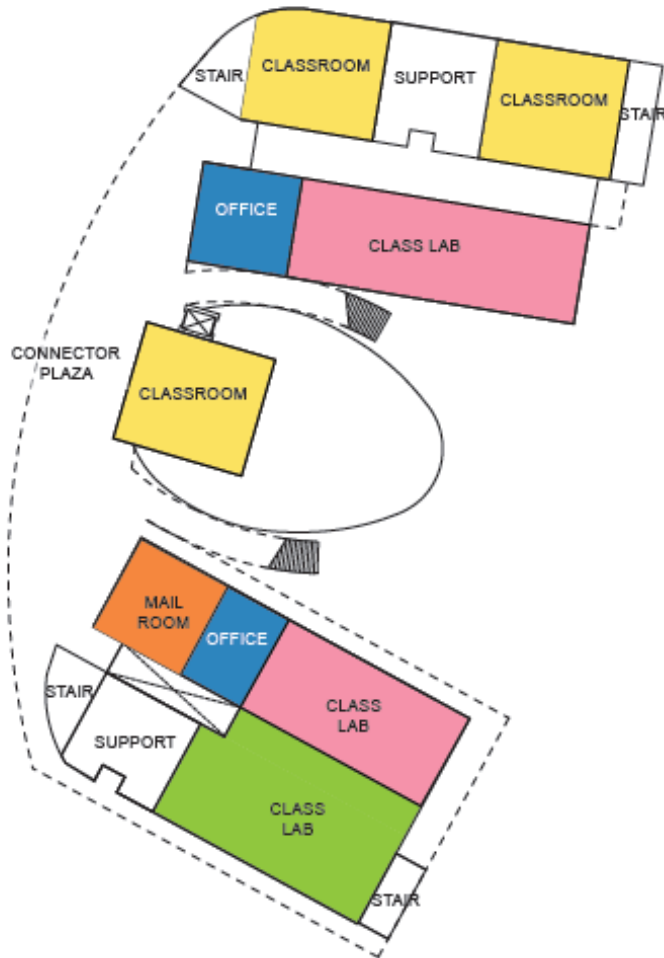
- **Initial Project Proposals (IPP's):** If a State bond is approved in 2014, funding would be available to start design of these 2 projects in 2017. Prop V would provide 50% funding match
 - **Grossmont College – The 300's Science, Math + Career Tech Complex Replacement:** This IPP will remove and reconstruct the two buildings in the Science Quad, to the north and south of the Science Building. These buildings were built in the 1960's and do not meet today's instructional requirements. This project is congruent with our new Facilities Master Plan.
 - **Cuyamaca College – Ornamental Horticulture Complex M Replacement:** A new complex will remove the existing 1978 vintage instructional buildings and replace them modernized buildings and outdoor support spaces to support the programs of Ornamental Horticulture and Water/Waste Water Management. This project is congruent with our new Facilities Master Plan.

State Five-Year Construction Plan

- **Final Project Proposals (FPP's):** If a State bond is approved in 2014, funding would be available to start design of these 2 projects in 2016. Prop V would provide 50% funding match
 - **Cuyamaca College – Replace Building F Complex:** This FPP will remove and reconstruct the 1978 vintage instructional buildings and reconstruct them to meet the current demands of instruction and technology. This project is congruent with our new Facilities Master Plan.
 - **Grossmont College – Liberal Arts Quad:** This FPP will remove and reconstruct the five buildings that currently house the Liberal Arts instructional classes and labs. These buildings were built in the 1960's and do not meet today's instructional requirements. This project is congruent with our new Facilities Master Plan.

FPP – Cuyamaca College – Replace Building

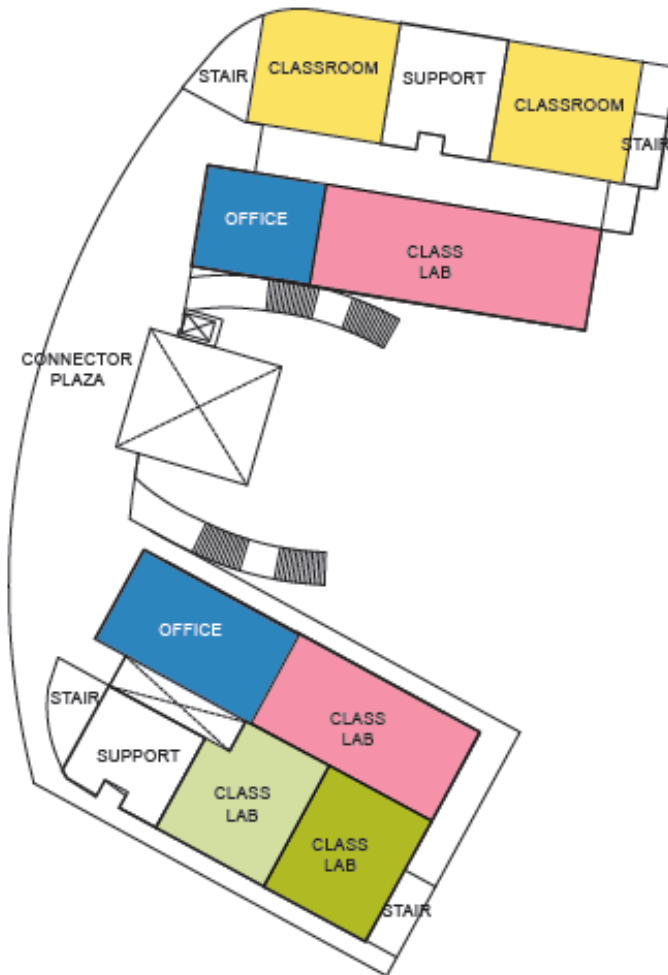
F Complex – First Floor



ROOM TYPE	DESCRIPTION	ASF	TOP
110	CLASSROOM	4,800	0099
210	CLASS LAB (ENV SCIENCE)	3,465	0301
210	CLASS LAB (ASTRONOMY)	-	1911
210	CLASS LAB (DRAFT TECH)	-	0953
210	CLASS LAB (ENGINEERING)	-	0901
210	CLASS LAB (INTERDISC)	4,800	4900
310	OFFICE	1,690	0099
720	MAIL ROOM	1,000	6770
TOTAL:		16,756	

FPP – Cuyamaca College – Replace Building

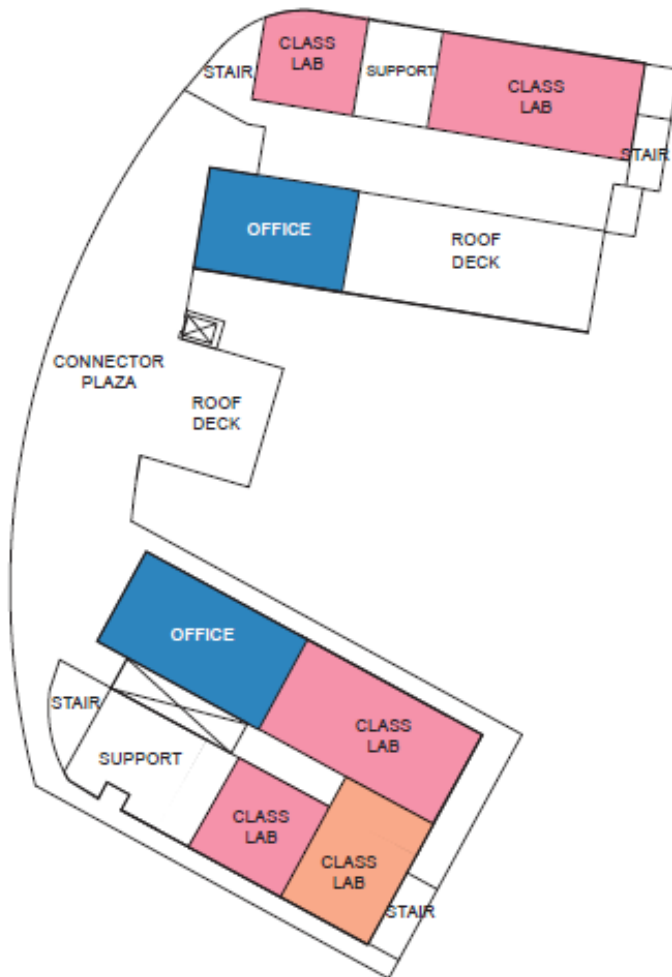
F Complex - Second Floor



ROOM TYPE	DESCRIPTION	ASF	TOP
110	CLASSROOM	3,200	0099
210	CLASS LAB (ENV SCIENCE) -		0301
210	CLASS LAB (ASTRONOMY)	1,260	1911
210	CLASS LAB (DRAFT TECH)	960	0953
210	CLASS LAB (ENGINEERING) -		0901
210	CLASS LAB (INTERDISC)	4,800	4900
310	OFFICE	2,985	0099
720	MAIL ROOM	-	6770
TOTAL:		13,206	

FPP – Cuyamaca College – Replace Building

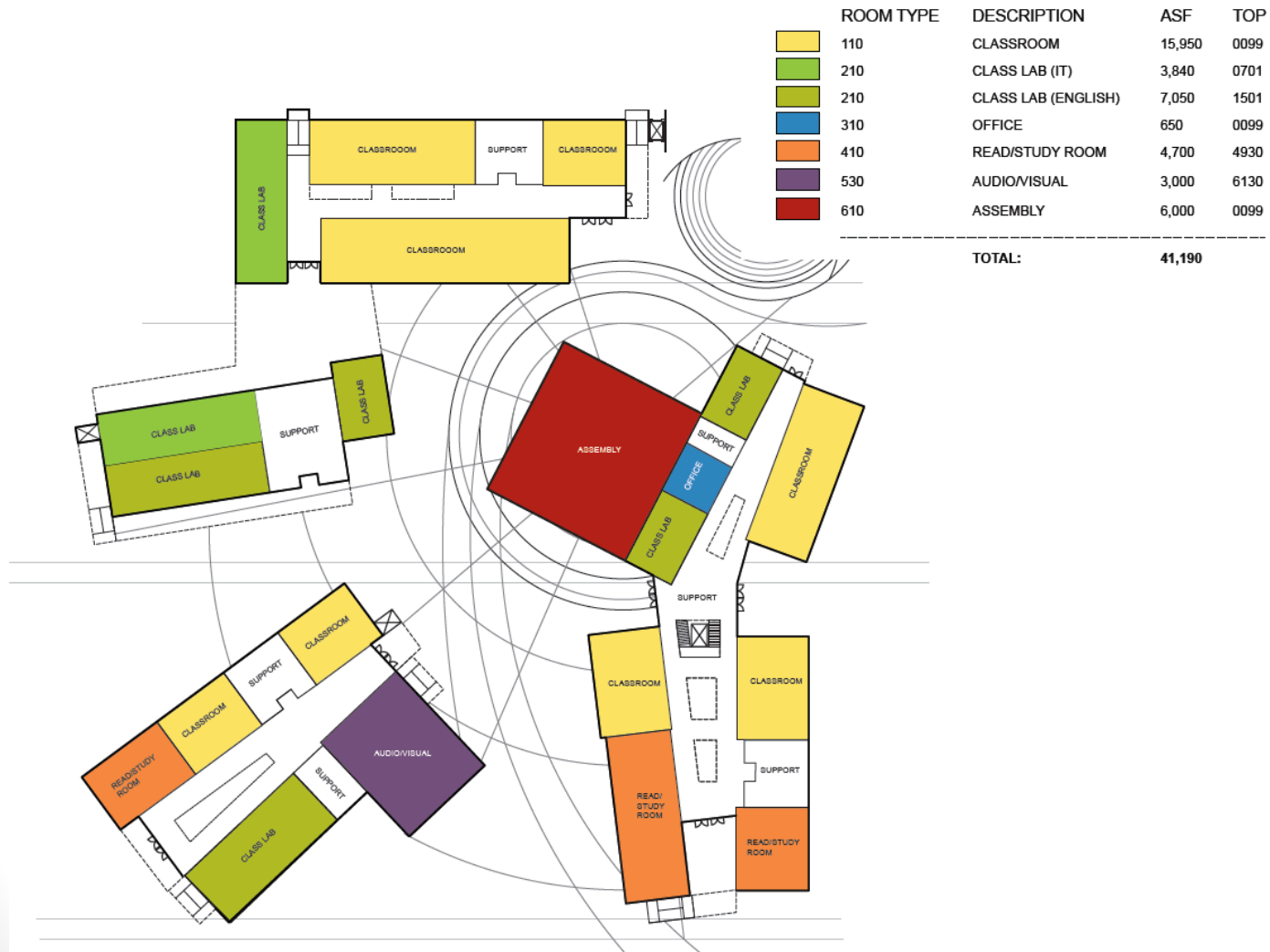
F Complex - Third Floor



ROOM TYPE	DESCRIPTION	ASF	TOP
110	CLASSROOM	-	0099
210	CLASS LAB (ENV SCIENCE)	-	0301
210	CLASS LAB (ASTRONOMY)	-	1911
210	CLASS LAB (DRAFT TECH)	-	0953
210	CLASS LAB (ENGINEERING)	960	0901
210	CLASS LAB (INTERDISC)	5,760	4900
310	OFFICE	3,325	0099
720	MAIL ROOM	-	6770
TOTAL:		10,046	

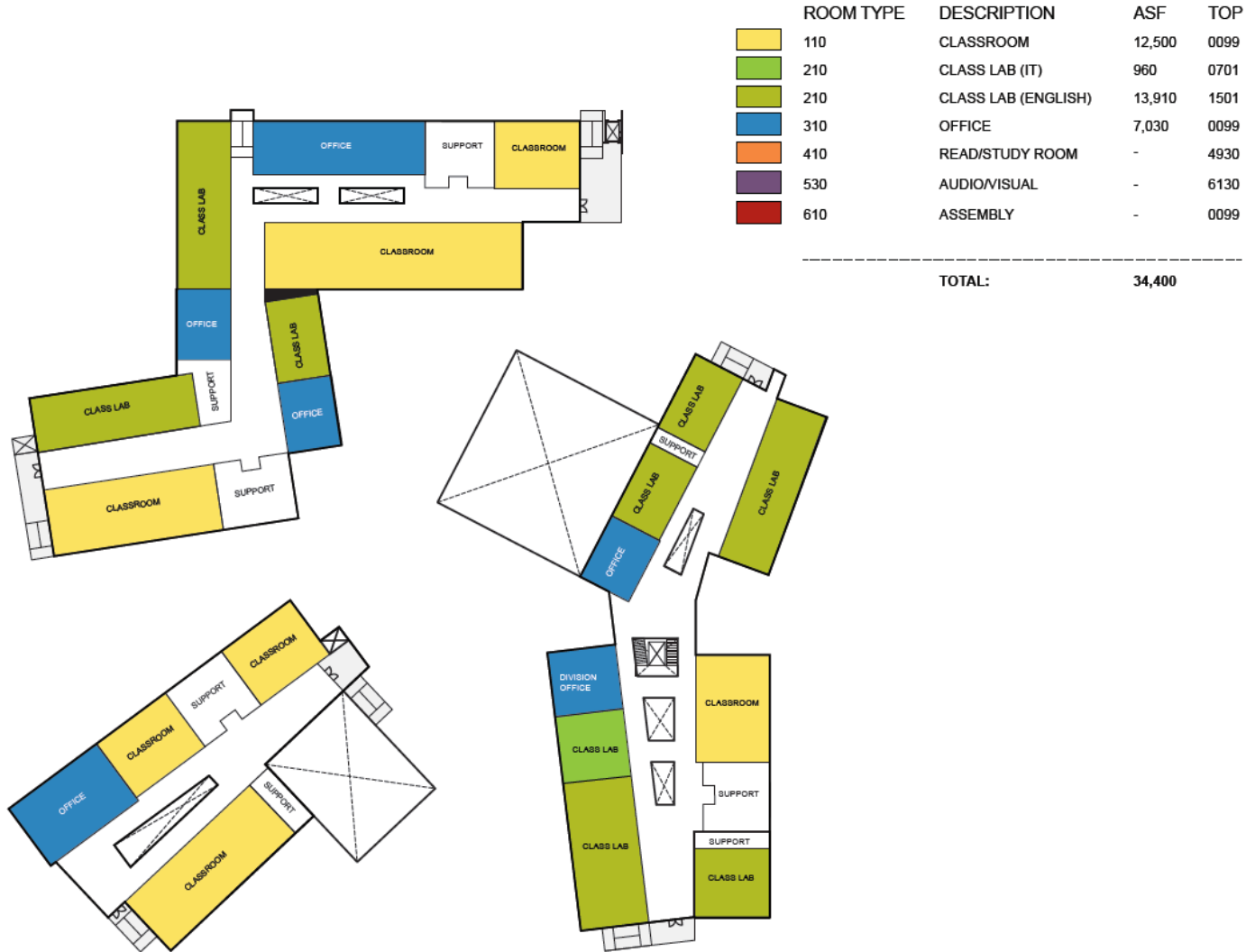
FPP Grossmont College – Liberal Arts

Quad - First Floor

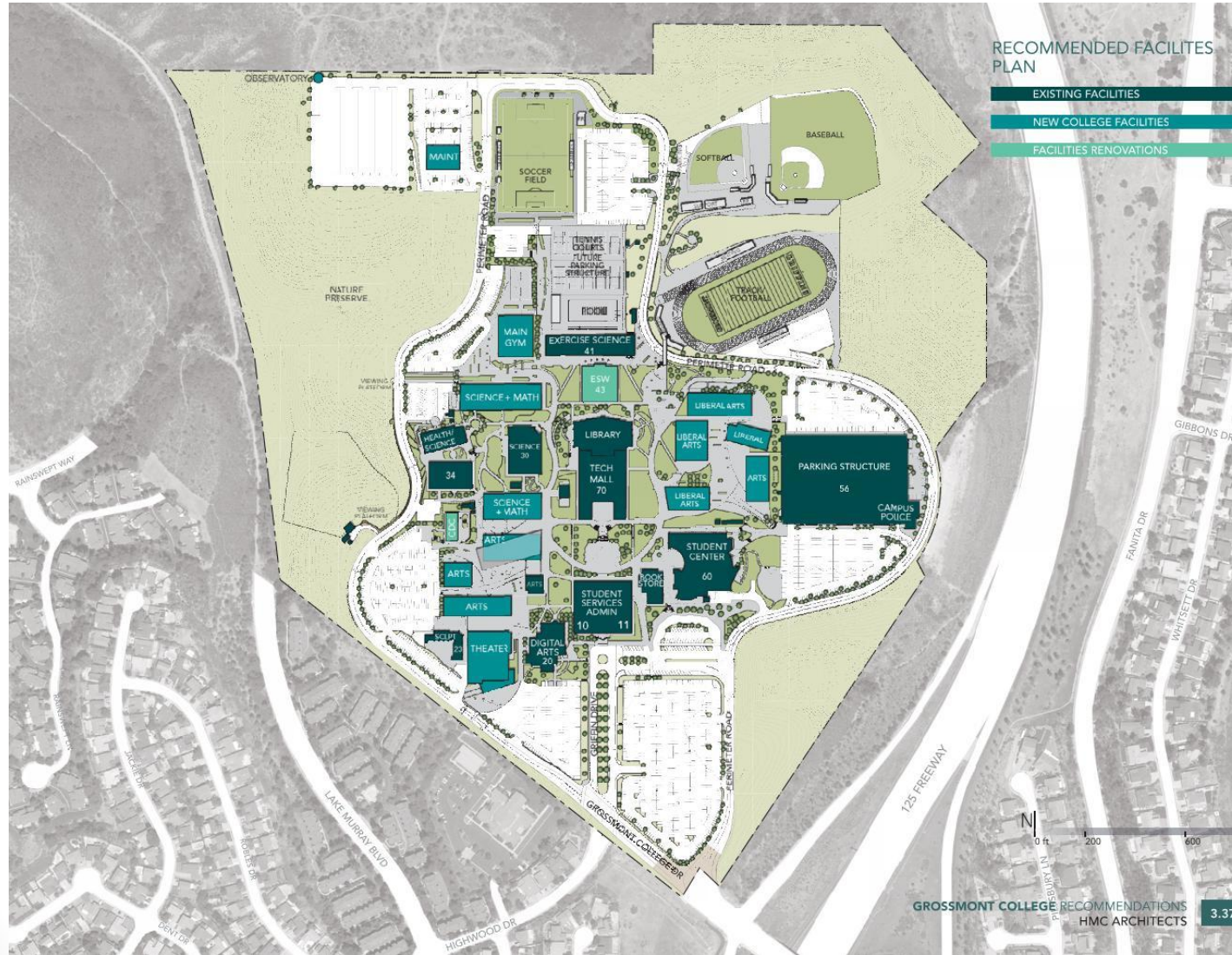


FPP Grossmont College – Liberal Arts

Quad – Second Floor



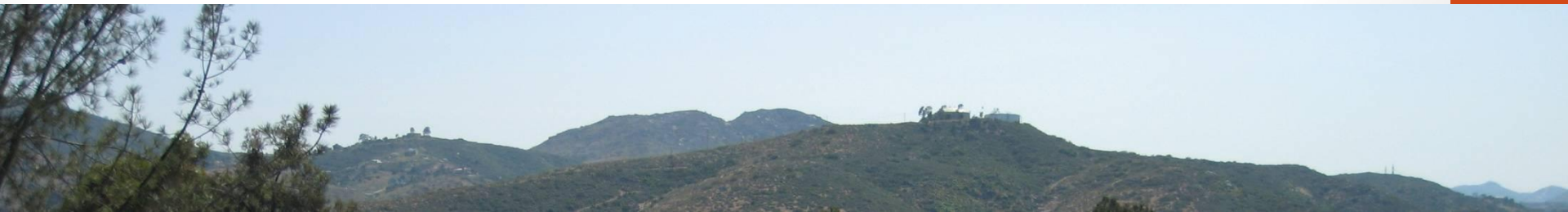
Grossmont College Facilities Master Plan





GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

Prop R
Facilities Workshop
&
Semi-Annual Progress
Report



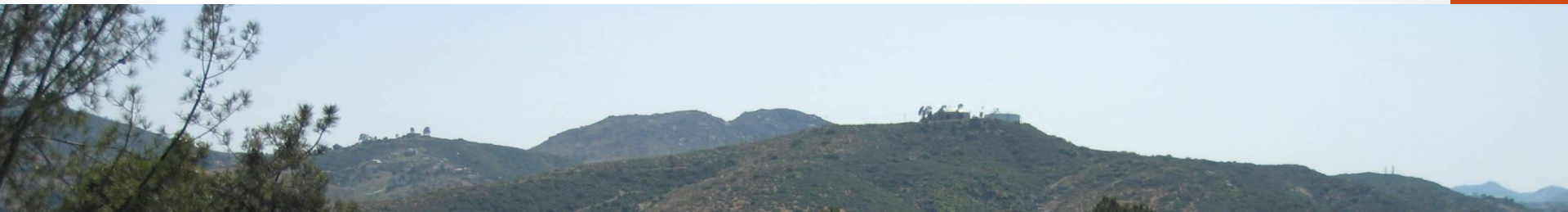


GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT

Grossmont College:

- **Spring / Summer Projects:**
 - Cart Storage Facilities
 - Building 500 Complex Upgrades Phase 2
 - Mechanical Control Survey
 - Campus Wide Lighting / Control Survey
 - Campus Wide Signage – Phase 2
 - Science Building Fume Hood
 - Building 60 HVAC Upgrades
 - Ceramics Yard Upgrade – Phase 2





GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT



New Gated Enclosure



New Stair/Landing

**Grossmont College
(Cart Storage Facility)**



GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT



Existing Wood Floor



New Sheet Vinyl Flooring



New Carpeted Flooring

Grossmont College
(Building 500 Complex Upgrades – Phase 2)



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



**Grossmont College
(Signage Phase 2)**



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



New Duct Chase



New Exhaust Fan



Grossmont College (Science Building Fume Hood)



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



**Grossmont College
(Building 60 HVAC Upgrades)**



GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT



Grossmont College
(Ceramic Yard Upgrade – Phase 2)



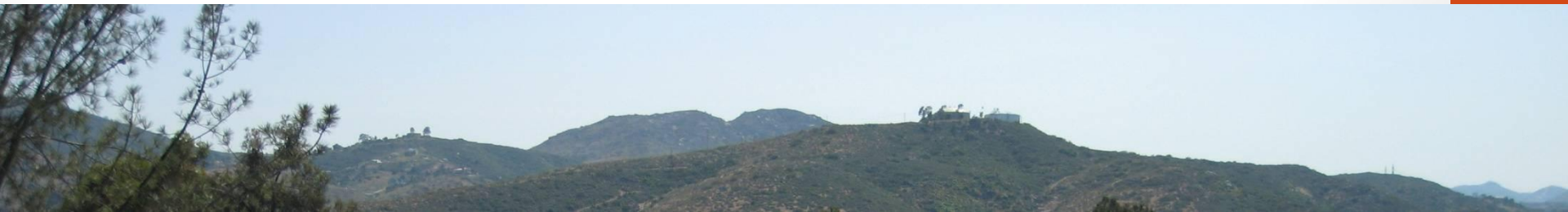
GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT

Grossmont College / Cuyamaca College:

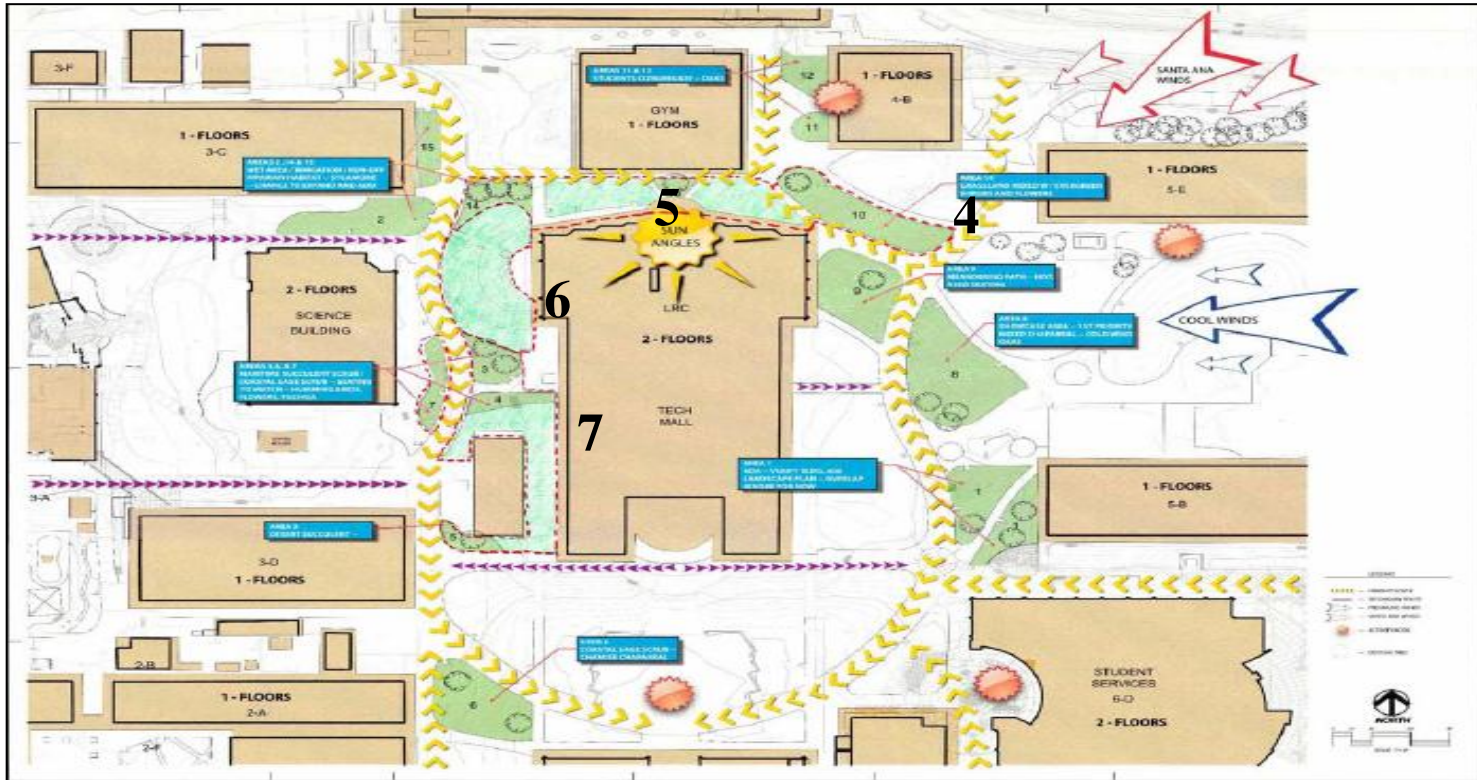
- **Fall / Winter Projects:**

- Campus Wide Lighting / Control Survey (Cuyamaca College)
- Drought Tolerant Landscape – Phase 2





GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



Site Plan

Grossmont College (Drought Tolerant Landscape - Phase 2)

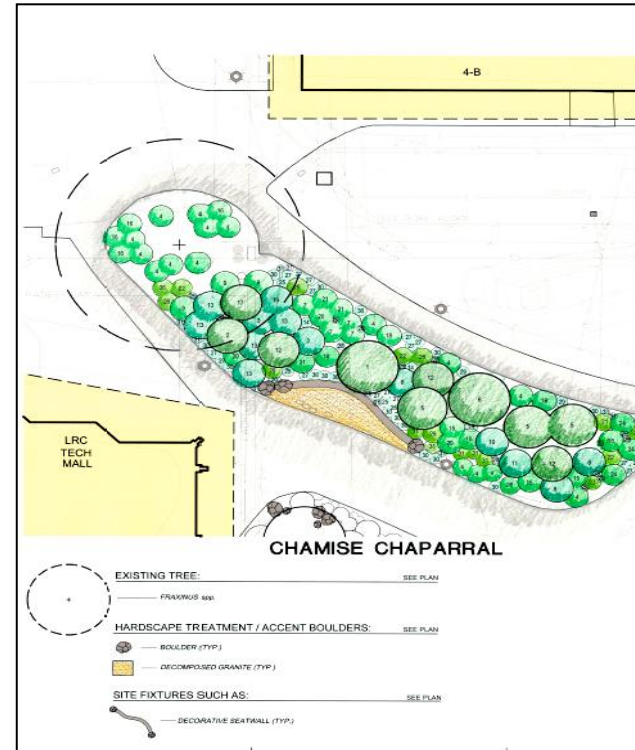


GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT



Existing Landscaping



Proposed Landscaping Plan

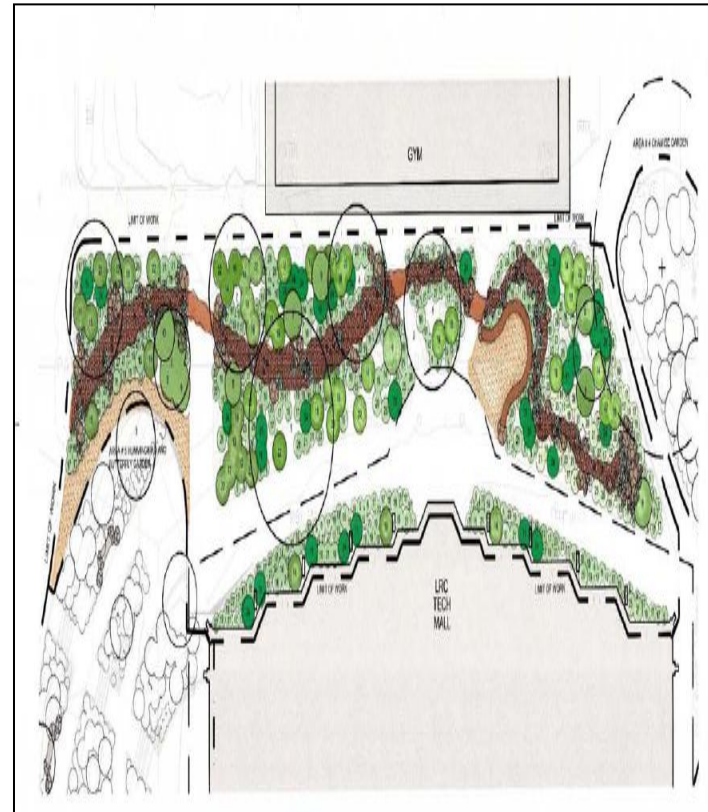
Grossmont College
(Drought Tolerant – Area No. 4, Chamise)



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



Existing Landscaping



Proposed Landscaping Plan

**Grossmont College
(Drought Tolerant – Area No. 5, Riparian)**



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



Existing Landscaping



Proposed Landscaping Plan

**Grossmont College
(Drought Tolerant – Area No. 6, Butterfly & Hummingbird
Garden)**



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT



Existing Landscaping



Proposed Landscaping Plan

**Grossmont College
(Drought Tolerant – Area No. 7, Maritime Succulent)**

Prop V Status

- **Architects for Proposition V**

- A Request for Proposal (RFP) for Architectural and Engineering Services solicited qualifications from local architectural design firms to create a pool of architects that would lead the District's team for the design of future Proposition V buildings.
- The District received 46 responses, from those responses 13 firms were interviewed. A final shortlist of 8 firms are currently being evaluated through reference checks. We expect to identify those 8 firms later this week.
- The interview/selection committee includes key program management and facilities management staff and leadership from each College as well as District Services.

Prop V Status

- **District Design Standards**

- Concurrent with the architect selection process, we are evaluating design standards to assist in design and planning and will focus on three key areas:
 - **Campus Design Guidelines** – Update and align with 2013 Master Plan
 - **Space Standards** – Develop for typical instructional, administrative and support spaces
 - **Materials and Systems Standards** – Develop performance criteria for typical building and site systems and materials

Representatives from the colleges and the district will participate in the Design Standards Detail Groups, with their review by the Design Standards Task Force at key milestones.

Prop V Status

- **Environmental Impact Report**
 - Helix Environmental Planning will be preparing a Supplemental Environmental Impact Report (SEIR) for each campus, consistent with the adopted 2013 Facilities Master Plan.
 - EIRs are a requirement of the California Environmental Quality Act (CEQA), a statute that makes environmental protection a mandatory part of public project development. It is also a requirement for projects funded by the State.

Prop V Status

- **Project Budgets**
 - Detailed project budgets are being developed for the projects identified in the Facilities Master Plan
 - Costs for Campus infrastructure needs are being studied and quantified
 - Bond issuances and cash flow are being studied to assist in scheduling projects
 - Impacts of project cost escalations are being studied over the 20-year program
 - Overall budgets, scheduling and funding will be reviewed with the colleges later in September.

Facilities Funding

- **Prop R** – Closing out funds
- **Prop V** \$398 million
 - Available over 4 series
 - Series A - \$ 80 million
- **State Funding**
 - Requested via FPP's
 - Anticipate 2014 State Facilities Bond on November ballot.
 - Prop 39 Energy Funds