

Bond Program and CBA Update

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GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

Bond Program &
CBA Update
04/22/2026



- General Update
- Cuyamaca College Update
- Grossmont College Update
- District Services Update



GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

General Update

General Update



- The 2012 Bond Program (Prop V) is nearing completion, with a limited number of projects remaining.
- As the program winds down, the District is prioritizing infrastructure, asset preservation, and health and safety improvements that support ongoing campus operations and inform future bond planning.
- Current focus areas include:
 - Hillside Outfall and Erosion Control Repairs
 - Central Plant and Utility Infrastructure Improvements
 - ADA Path of Travel Upgrades
 - Storm Water Drainage Improvements
 - Pavements, Hardscape, and Site Safety Repairs
 - Fire and Life Safety / Fire Mitigation Improvements



- There are six remaining projects within the Prop V Bond Program, representing the final phase of voter-authorized work.
 - Arts & Communications 200's Complex – Phase 2
 - Liberal Arts Complex Buildings 51 & 55 (partially funded by the state)
 - Liberal Arts Complex Buildings 52,53 & 54 – Phase 3
 - Water Pressure & Flow Upgrades (partially funded with bond program)
 - District Services Complex Relocation
 - Auto Lifts Replacement



GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

Cuyamaca Update

Cuyamaca College Update



GROSSMONT-CUYAMACA

COMMUNITY COLLEGE DISTRICT

Campus Activity



C U Y A M A C A
· C O L L E G E ·

2022 FACILITIES MASTER PLAN UPDATE

LEGEND

P R O P V	COMPLETED	BUILDING
	CONSTRUCTION	
	PLANNED	
	CANCELED	
	COMPLETED	OTHER
	CONSTRUCTION	

P R O P R	COMPLETED	BUILDING
R	COMPLETED	OTHER

BUILDING COMPLETED PROP R & V	
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Bldg. K Auto Lifts

Project Estimate: 3.5M

Funding: Prop V

Anticipated Start Date: November 2026

Anticipated End Date: July 2027

Scope:

- Remove existing auto lifts, install 12 new lifts, complete ADA upgrades to the parking lot and restrooms, add 3 EV chargers with a new transformer, install new roll-up and man doors, repaint the building exterior, and add a roof cover and lighting at the car wash bay.

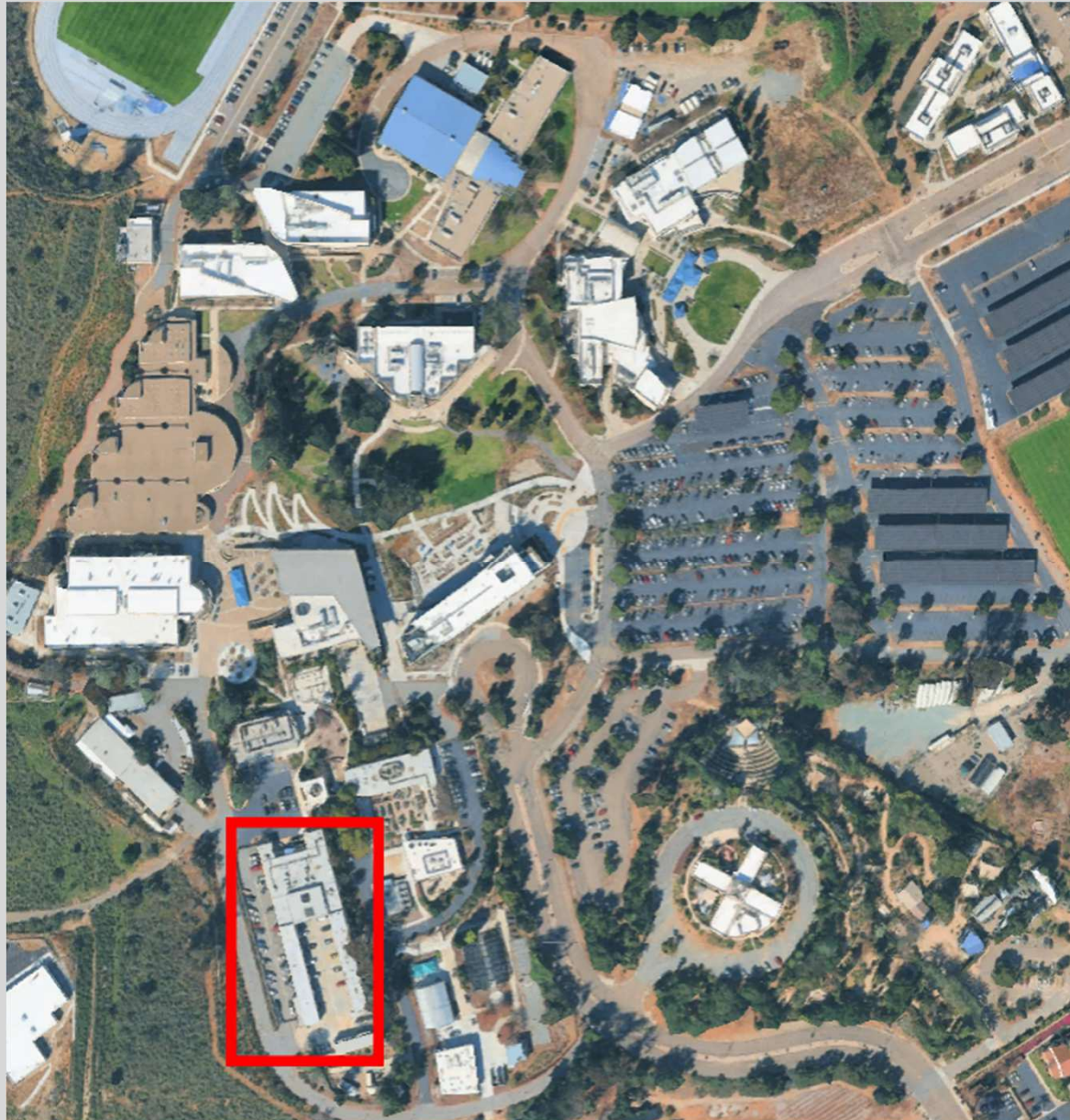
Status:

- Bi-weekly Owner/Architect meetings will be set up with the project team during the design phase of the project.





Bldg. K Auto Lifts





GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

Grossmont Update

Grossmont College Update



G R O S S M O N T
C O L L E G E

GCCCD 2021 FACILITIES MASTER PLAN UPDATE

LEGEND





200's Complex Phase 2

Project Estimate: TBD

Funding: Prop V/Future Construction Bond*

Anticipated Start Date: TBD

Anticipated End Date: TBD

Scope:

- Phase 2 consists of the demo of existing buildings and construction of a new complex.

Status:

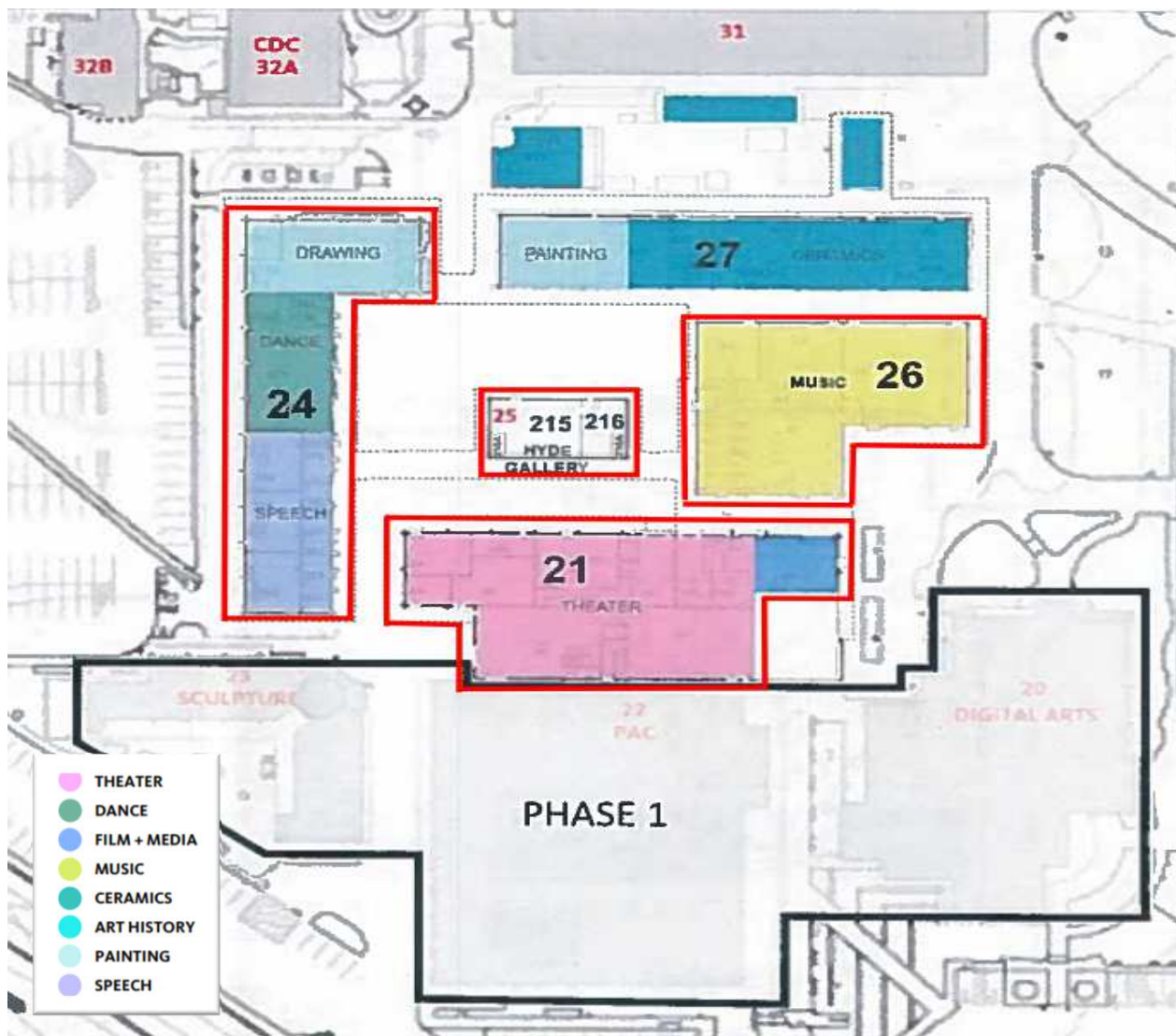
- Project planning activities are underway. Advancement to design and consultant engagement will occur following formal scope approval by District and College leadership.
- Previous design development efforts for the 200s Complex were presented and reviewed with District and College leadership in late February.

* subject to voter approval





200's Complex Phase 2





200 Complex Buildings Phase 2
21,24, 25, and 26 Location





Liberal Arts Complex Buildings 51 & 55

Project Estimate: \$31.6M

Funding: Prop V & state Funded

Start Date: August 2024

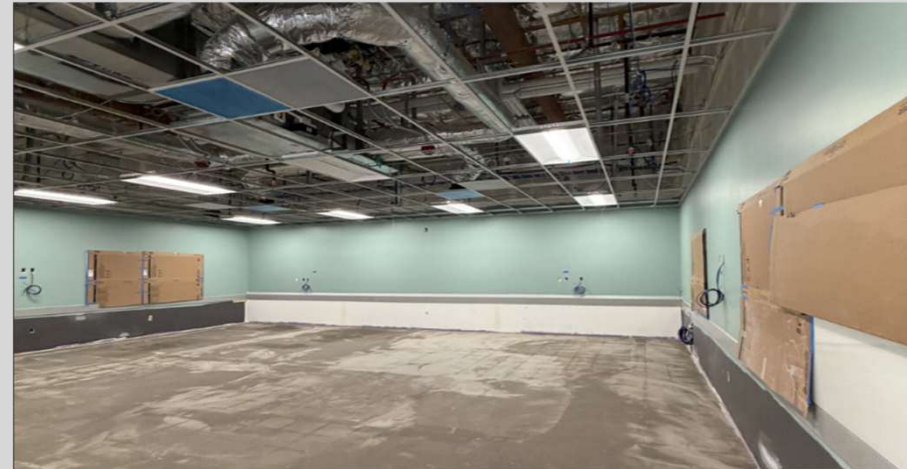
Anticipated End Date: June 2026

Scope:

- Renovation of existing buildings per the State approved Final Project Proposal.

Status:

- **Building 51:** Brick veneer and interior finishes are nearing completion, storefront glazing is substantially complete, drywall and painting are largely finished, ceiling grid corrections are in progress, and permanent power has been established.
- **Building 55:** Electrical and data cabling continue, ceiling grids are nearing completion with corrections underway, exterior soffit and lath work is in progress, brick veneer is nearing completion, and interior finishes and mechanical work continue.
- **Site:** Remaining site concrete is scheduled to begin next month, and wet well installation at the mechanical yard is expected to be completed this month.



Distance Learning Classroom

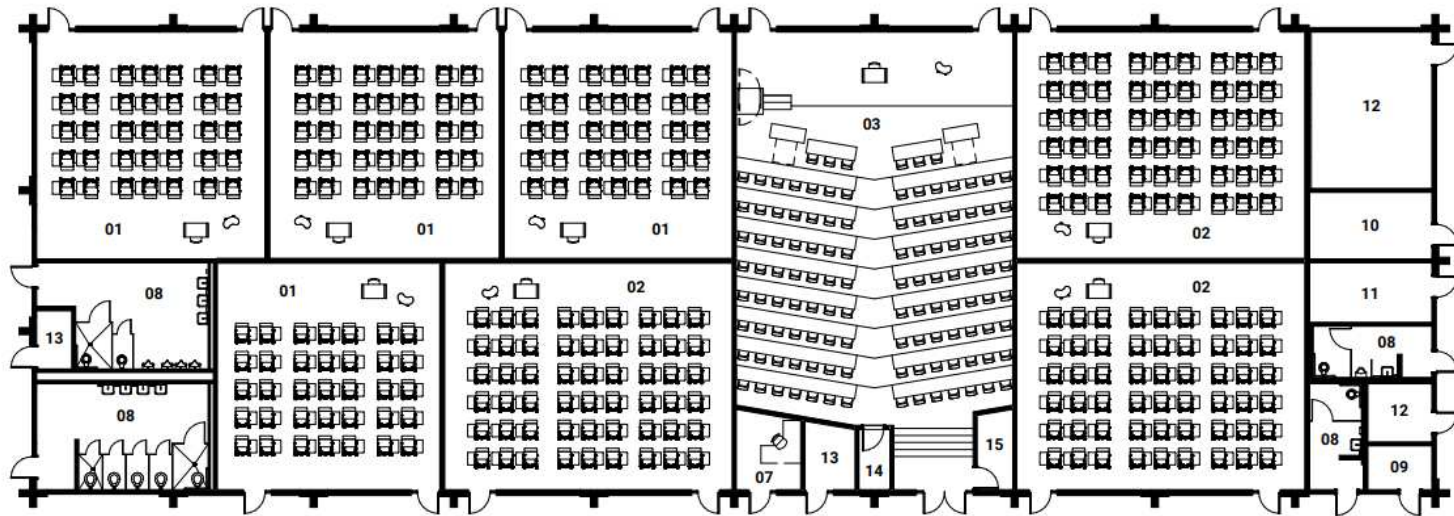


Tiered Lecture Hall

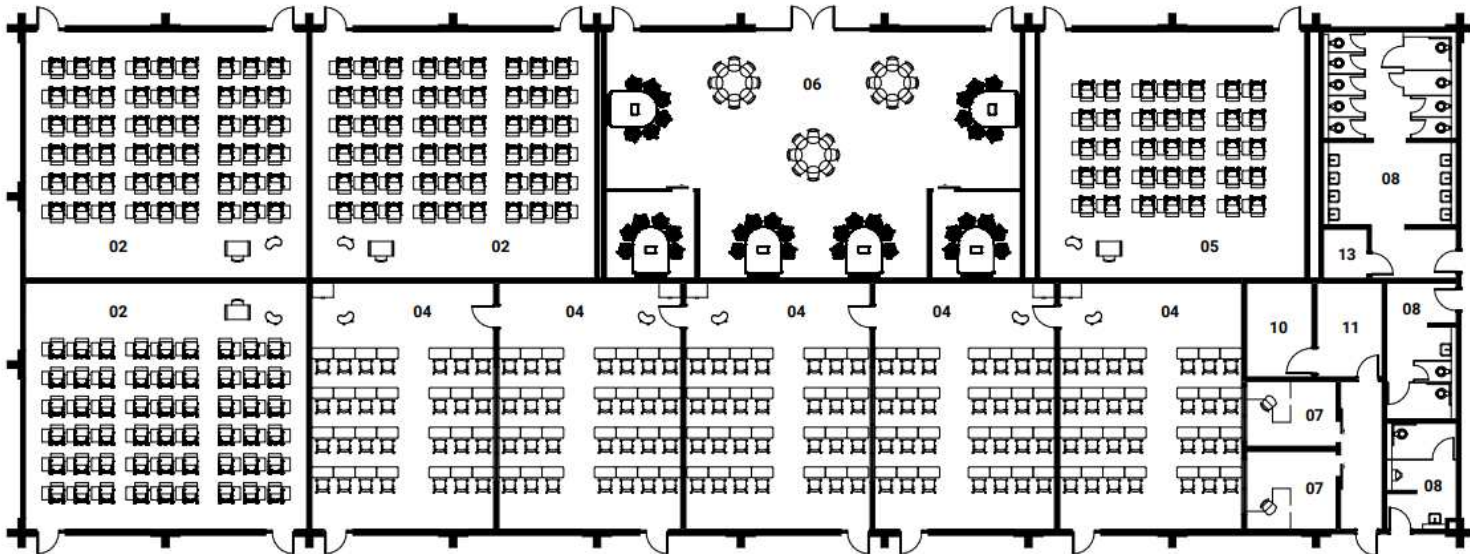


Liberal Arts Complex Buildings 51 & 55

Building 51 Floor Plan



Building 55 Floor Plan





GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT



GROSSMONT
COLLEGE

Existing-Liberal Arts Complex Buildings 51 & 55





Liberal Arts Complex Buildings 51 & 55 Location





Liberal Arts Complex Buildings 52,53,54

Project Estimate: Under Review for Phase 3

Funding: Prop V

Phase 3 Start Date: Under Review for Phase 3

Phase 3 Anticipated End: Under Review for Phase 3

Scope:

- Phase I – Bus Stop concrete rework
- Phase II
 - Fan coil replacements
 - Minor architectural renovations/touch-ups of the interior/exterior
 - Infrastructure work to separate utilities to the buildings
- Phase III – Demo of existing buildings and construction of new instructional building.

Status:

- The College and District developed a phased scope strategy that prioritized near-term health, safety, and infrastructure improvements, and are currently planning for a future instructional replacement building.





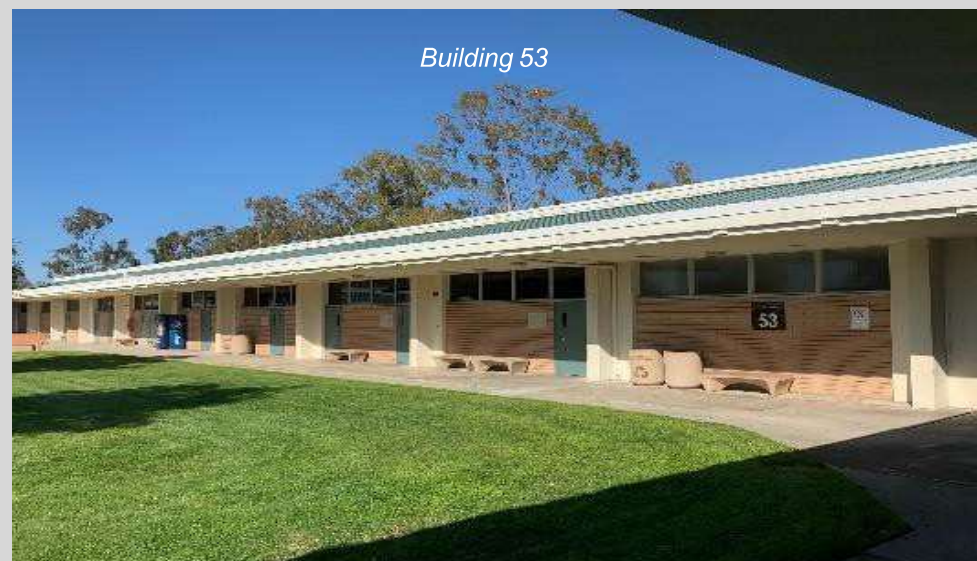
Existing-Liberal Arts Complex Buildings 52,53,54



Building 52



Building 54



Building 53



Liberal Arts Complex Buildings 52,53,54 Location





Water Pressure and Flow Upgrades

Project Estimate: Under Development for FPP

Funding: Prop V/Future Construction Bond*

Start Date: Under Development for FPP

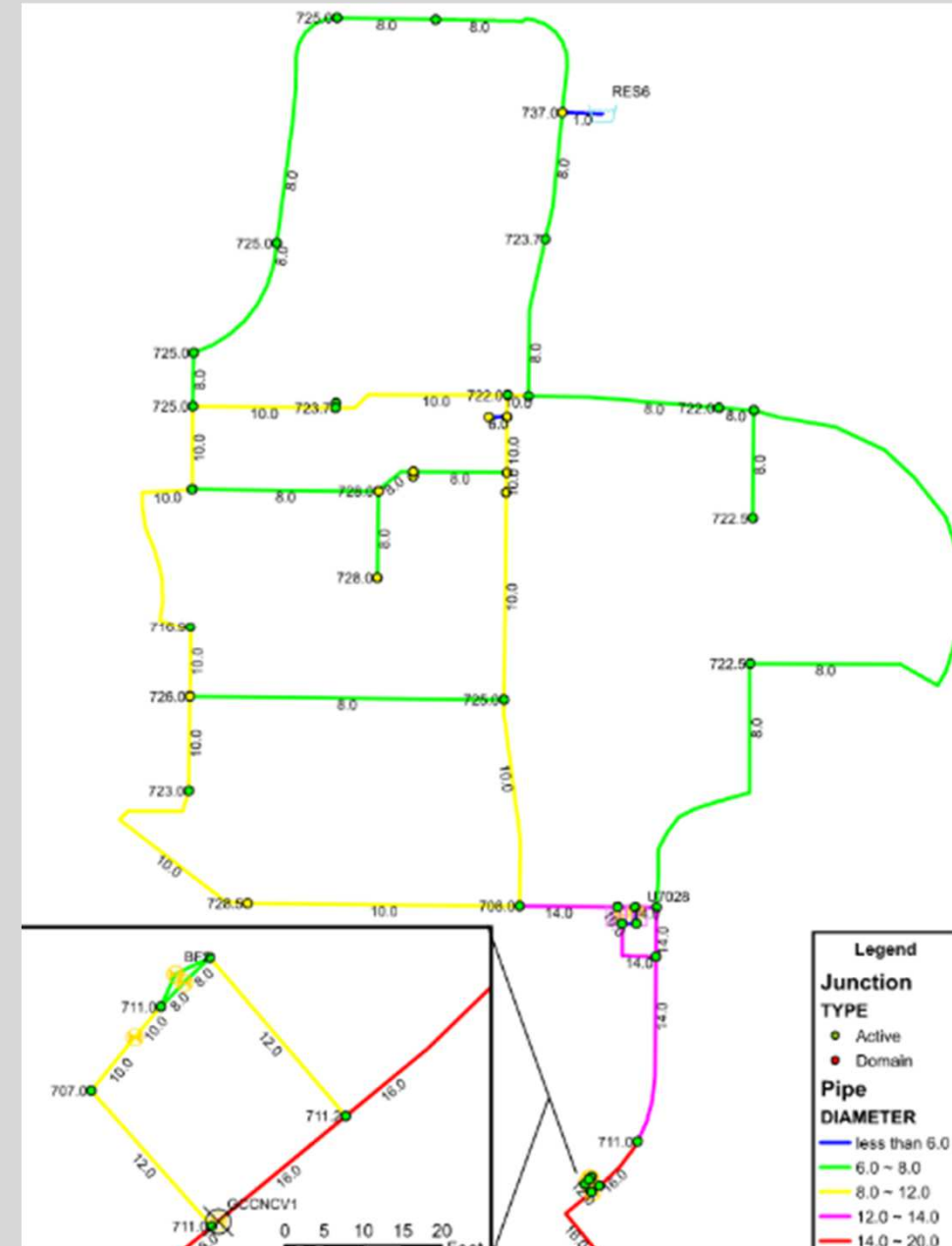
Anticipated End: Under Development for FPP

Scope:

- Upgrade water system to provide safe and reliable water pressure and flow to the campus.

Status:

- A civil engineering firm was selected to move the project forward on most responsive and best-value selection process. The engineer began gathering necessary site and background information and initiated the development of project options.
- These options will be used to develop the final project plan, which is scheduled for submission to the State Chancellor's Office in June for review and approval.
- * subject to voter approval





GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

District Services Update

District Services Update



District Services Complex

Project Estimate: TBD

Funding: Prop V

Start Date: August 2026

Anticipated End Date: Winter 26/27

Scope:

- This project supports District-wide operational functions and is located at the Cuyamaca College campus.
- Renovation of the Cuyamaca College Building A Complex (Buildings A100, A200, and A300)
- Tenant improvements to the B Annex Trailers to support interim and permanent District Services operations

Status:

- Project scope is currently under District review and will be used to develop an initial cost and schedule estimate.
- Ongoing coordination with the District is underway to confirm space needs, sequencing, and implementation approach.



Community Benefit Agreement Update (CBA)



- CBA reporting for completed Prop V projects has been previously presented to the Governing Board and the Citizens' Bond Oversight Committee.
- Prop V Projects completed in the CBA
 - Grossmont College Science, Math & Career Tech Complex – Building 36 (Completed)
 - Cuyamaca College Student Services Building (Completed)
 - Grossmont College Performing and Visual Arts Complex (Completed)
 - Grossmont College Science, Math & Career Tech Complex – Building 31 (Completed)
 - Cuyamaca College Ornamental Horticulture Complex (Completed)



- The final remaining project to be reported under the Community Benefit Agreement is being updated to reflect the Grossmont College Liberal Arts Complex Buildings 52, 53, and 54 – Phase 3.
- This update reflects a change in project sequencing while maintaining alignment with the intent and reporting requirements of the CBA.



Questions & Answers