

## Grossmont-Cuyamaca Community College District

### **LIFE and SAFETY AND INFRASTRUCTURE PROJECTS**

#### **Life and Safety Projects**

- 1 Fire & Domestic Water Improvement at Grossmont College, this will address issues rising from our current water provider. Currently our water provider cannot provide non-potable water for use in irrigating the landscaping at Grossmont College. Securing a source of non-potable water and establishing what is known as a Purple Pipe” system separate from the domestic water. This could be accomplished in a variety of ways which could include developing our own system or purchase the water from a secondary source. This is consistent with the Districts Sustainability goals. It should also reduce the cost spent for water. The second aspect of this project is to increase fire sprinklers on campus. This would include installing sprinklers in buildings currently without sprinklers and installing a number of pressure pumps on campus to increase the fire flow pressure to the buildings. The third component of this is to construct two water storage tanks. The first would be to increase the fire flow duration to 4 hours which is required. Our current water supplier cannot provide this currently. The second could be to support the non-potable / irrigation water for the campus. Grossmont Campus to improve Fire Life Safety concerns. An IPP has been submitted to the State as a Category A for Life and Safety. If the State approves the IPP, they will provide 75% of funding. **Estimated cost \$45 million. (High)**
- 2 Chill Water Plant & Infrastructure Improvements at Cuyamaca College, to address campus underground water lines infrastructure, central plant chillers, water cooling towers, and other related equipment due to water leaks and loss of chemicals necessary to treat the water supply from the local water authority. An IPP has been submitted to the State as a Category A for Life and Safety. If the State approves the IPP, they will provide 75% of funding. **Estimated cost \$27 million. (High)**

## Life and Safety Projects continues....

- 3     Fume Hoods, replace fume hoods for both campuses. Both campuses fume hoods have reached or are about to reach the end of life and the recommendation is to replace them. **Estimated cost \$10 million. (High)**
- 4     Eye Wash Stations Replacement, replace eye wash stations for both campuses. Estimated cost \$3 million. **(High)**
- 5     ADA Upgrades, currently the district is doing an assessment plan for all ADA at both campuses. Once the assessment is complete, there will be the need to implement the recommendations at both campuses. **Estimated cost \$10 million. (High)**
- 6     Campus Storm Drains, the corrosive soil has already caused 1 of the 6 Storm Drains to fail and caused damage to the hillside by the Grossmont Transit Center. The estimated cost for the repair of the one storm drain is estimated to be \$4.5M. The campus has 5 other storm drain outlets currently being assessed as to their condition. If the corrosive soil has damaged these additional outlets to a significant level, it is recommended the entire storm drain system be repaired/replaced. **Estimated cost \$20 million. (High)**

## Infrastructure Projects

- 7 Transformers' replacement, internal, external and Automatic Transfer Switches (ATS). Currently 8 transformers are being replaced (4 at each campus), but there will be a need to replace the additional units at both campuses. **Estimated cost \$5 million.** (High)
  
- 8 Roof Maintenance and Repair, many of the roofs have been replaced or repaired, but many have not. Many of the roofs have reached end of life or have deteriorated sooner than expected due to lack of preventative maintenance. There are roofs at both campuses with leaks which cause additional issues from the water intrusion such as damage to ceiling tile, floors, walls, furniture, and fixtures. An assessment is currently being done. Once the assessment is completed a priority list can be created and implemented to repair the roofs. Along with the roofs many of the roof drains need to be repaired and possibly redesigned to capture rain water runoff which can be used to landscape irrigation in support of Sustainability Efforts. Both campuses. **Estimated cost \$10 million.** (High)
  
- 9 Electronic Access Controls on all Building and Doors, the District has been converting buildings to electronic Access Control as buildings are renovated or new buildings constructed. There are many buildings and areas on both campuses the still use physical hard keys for access control. Electronic Access is more secure and cost effective to manage than physical keys system. It is recommended the District develop a plan to upgrade all current buildings and rooms. With this upgrade the District can then eliminate the physical keys and move to the move efficient and effective Electronic Access Control for buildings and rooms on both campuses. To improve Fire Life Safety concerns. Both campuses. **Estimated cost \$10 million.** (High)

## Infrastructure Projects continues...

- 10 Campus Cable Plant, a recent Soils Survey revealed the soil at Grossmont is corrosive to ferrous metal. This helps explain the condition of the existing cable plant which has conduit that has collapsed or has water intrusion because of breaks and holes in the conduit. The entire campus cable plant needs to be evaluated and replaced with a conduit that is resistant to corrosion. The new conduit will support a new fiber and copper cable plant which will provide a reliable and effective solution for many years into the future. The recommendation is to replace the underground infrastructure for both campuses. **Estimated cost \$35 million. (Medium)**
- 11 Energy Management System, both campuses have some level of Energy Management System installed. This project would be to add additional builds and have each campus install a central control system at each campus to monitor and reduce energy usage. This will also replace the lighting control system. This is in support of Sustainability Efforts. **Estimated cost \$10 million. (Medium)**
- 12 Utility Isolations, both campuses should have the ability to shut the water off to individual buildings for repairs. Currently if a water pipe breaks the entire system is shut down while the repairs are made. By installing isolation valves the water can be shut down near the pipe break to allow for maintenance allowing the remainder of the campus to continue with water service. The same concept applies with electricity and gas service. **Estimated cost \$ 10 million. (Medium)**
- 13 Fluorescent lights and fixtures Replacement, as of January 2025, there are no longer making fluorescent lighting. All existing fixtures and wiring infrastructure will need to be replaced over time. This will apply to existing buildings prior to 2020. Both Campuses. **Estimated cost \$10 million. (Medium)**

## **Infrastructure Projects continues...**

- 14 Expand Solar, up to 100% Off-Set from the current 68% Off-Set. This would require installing a second system as currently there is not a way to expand the currently installed system. The technology may change which would allow the current system to be expanded and this should be monitored. In addition to expanding the off-Set ratio, the installation of commercial grade batteries to store energy which can be used as Back-Up power, in an effort to reducing the need for emergency diesel generators. Both Campuses in support of Sustainability Efforts. **Estimated cost \$25 million. (Medium)**
- 15 Roads & Parking Lots repairs and upgrades at both campuses. **Estimated cost \$25 million. (Low)**

**Total Estimated Cost for Life & Safety Projects = \$115 million**

**Total Estimated Cost for Infrastructure Projects = \$140 million**

**Total Estimated Cost for all projects = \$255 million**

**These are very rough estimates as of 8/1/2025**