



GCCCD Facilities Project Status Report

Combined Site Reports as of April 30, 2021

Grossmont College:

Design



Arts and Communications Complex Phase 2– Communication, Drama, Art, Ceramics, & World Languages– Proposition V

Project Estimate: \$70 M

Estimated Construction Start: fall 2023

Anticipated Project Completion: TBD

Description: Scope is under review.

Project Status: Scope is under review.

Master Pump– Proposition V

Project Estimate: \$3.8 M

Estimated Construction Start: November 2021

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. New pump and pipe sizing was determined with assessment for Padre Dam. Next step, project delivery to review scope and responsibilities with Padre Dam.

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

Construction Estimate: \$19.3 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

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, façade improvements, and relocation of HVAC equipment to roof top.

Project Status: Design is ongoing. The project architect (HMC) performed a room-by-room field verification of the buildings. Design Development package to be submitted by HMC on April 30th and distributed to College/District for review, comment and sign-off. Planning for mock-up of proposed AV system by JCE in a 100s complex classroom is in process. Held site walk with structural engineer and geo-tech consultants. Definition of material testing scope included in a request for proposal is in development. Site surveys for path of travel survey results are under review with District. Utility investigation to determine final service sources and routing are in progress. Grossmont OPS team reviewing feedback on swing space plans.

Bidding/Procurement

Science, Math, & Career Tech Complex Phase 2-Building 36 Veterans Resource Center– Proposition V

Project Estimate: \$45.7M

Estimated New Building Construction Start: May 2021 **Anticipated Project Completion:** Feb. 2023

Description: Phase 2 of the Math Sciences, Vets and Career Tech includes demolishing the existing Building 36 and constructing a new two-story building of approximately 59,000 GSF, followed by the demolition of buildings 37, 38B, and removal of 38C. 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: The contract was issued to Soltek Pacific. Pre-construction meeting was held on April 21, 2021. Construction to commence on May 3, 2021. Community Benefit Agreement pre job conference scheduled for May 6, 2021. Groundbreaking ceremony planning is underway.

Preconstruction

Orchestra Shell-Proposition V

Project Estimate: \$350,000

Estimated Construction Start: January 2021 **Anticipated Project Completion:** April 2021

Description: Provide Orchestra Shell for the new Performing and Visual Arts Center.

Project Status: Project management is coordinating updated design proposals with the project architect. Ongoing options discussion between Architect and Contractor. Coordinating pros/cons of each requested option for review by College on 04/30/2021.

Close-out

Science, Math, & Career Tech Complex Phase 2-Building 36 (Hazmat/Demolition)– Proposition V

Anticipated Closeout Completion: May 2021

Description: The removal of existing Buildings 36, 37, 38B, & 38C. The early abatement and demolition of Building 36 was done to anticipate and encounter any unforeseen conditions.

Project Status: Closeout procedures are ongoing.

Phase 1 Arts and Communications Complex – Performing and Visual Arts Center - Proposition V

Anticipated Closeout Completion: May 2021

Description: The scope of Phase 1 for this project includes the removal of Buildings 22 A & C, construction of a new 38,680 SF, 390 seat Teaching and Performance Theater and new Hyde Gallery. Scope also provides a temporary modular building for Theater Department and Ticket Box offices to be in parking lot No. 1. College will relocate existing modular Building 22 B.

Project Status: Closeout procedures are ongoing. Purchase of remaining FF&E items is underway.



Design

Bldg. A Renovation – Prop V

Construction Estimate: \$6.36 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

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: Design is underway. Leads Council design meeting was held on April 15, 2021 and will continue bi-weekly. The meetings relay council member guidance to the architect (SRA) for development of classroom/interdisciplinary lab placement, adjacencies, and instructional layout. Assessment proposals from electrical, civil, and mechanical consultants have been requested to evaluate the change in utility demand created by the revisions to the use of the buildings.

Instructional Building F – Prop V & State Funded

Construction Estimate: \$21.18 M

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

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: Design is ongoing. Leads Council meetings began on April 8, 2021 and will occur bi-weekly for the duration of six months. The meetings relay council member guidance to the architect (SRA) for development of classroom/interdisciplinary lab placement, adjacencies, and instructional layout. Meeting with District and Helix Environmental was held on April 27, 2021. It was determined an Amendment to the 2005 EIR be prepared and presented to the Board for approval. Infrastructure consultants are proceeding with utility research and investigation.

Bidding/Procurement

Track & Field Improvements Phase II-Scoreboard – Prop V

Construction Estimate: \$1,956,000

Estimated Construction Start: May 2021

Anticipated Project Completion: November 2021

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: The project received a total of 11 bids. The apparent low bidder was determined to be non-responsive. Bid Analysis continues and references requested for second low bidder.

Construction

Student Services Building – Prop V

Project Estimate: \$34.2 M

Anticipated Construction Start: December 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 footings are complete. Shear walls are in process with pours approximately 60% complete. Final cast-in place walls are being formed with the final pour scheduled for 5/10. Stem walls at east end of building are poured and backfill will take place next week. Footings for radius planter walls are complete and the parking lot has been graded. Storm water tech tank has been excavated and the storm water line has been installed through the parking lot. In addition, vertical steel columns have been placed.

Ornamental Horticulture Complex and Building M Renovation – Prop V

Project Estimate: \$ 16.7 M

Construction Start (OH Complex): August 2019

Anticipated Project Completion: April 2021

Construction Start (Greenhouse): August 2020

Anticipated Project Completion: June 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: Fire alarm testing is complete. Irrigation controls in progress. At the nursery/sales office, storage building, and Bldg. M contractor punch list is ongoing. Site concrete curbs placed. The project is Substantially Complete, and we are entering the punch list phase for both the buildings and site. IT room upgrades in process at all buildings. Audio/visual installation is ongoing. FFE procurement process is on-going. At the greenhouse, structural steel work is in process.

Closeout

Chiller Expansion and Year 5 Energy Conservation Measures - Prop V & Prop 39

Anticipated Project Completion: May 2021

Description: Renovation of the campus central plant cooling system.

Project Status: Closeout procedures are ongoing. A third closeout review meeting is anticipated for the 1st week of May 2021.

Building H Renovation -Title III & Prop V

Anticipated Closeout Completion: May 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.

Districtwide:

Design

Districtwide Access Control – Local Capital Project Funds

Project Estimate: \$TBD

Estimated Construction Start: TBD

Anticipated Project Completion: TBD

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: Design is and bid documents are being reviewed.

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. WAP locations are under review.

*Prepared by Gafcon for Interim Vice Chancellor of Business Services Office. For a contact, please reach out to the Governing Board Office at michael.williamson@gcccd.edu.