

Project Update – Prop M Bond – Series A, B, C & D

Independent Citizen’s Oversight Committee Report
March 17, 2023

Project #	Project Name	Project Architect	Project Construction Manager	Project Scope	Project Status
2071001	Natural Science Bldg. Completion & Equipment	Marlene Imirzian & Associates	C.W. Driver	Restore items that had been value-engineered out of this State (under) funded project	This project was completed in fall of 2010.
2102002 2071002	PC North Education Center – Series B	RBF Design/Horse Ranch Creek Road	Balfour-Beatty	Plan and construct a new Education Center. Acquisition of land and construction of facilities to improve access to students through the development of an Education Center in the northern portion of PCC district.	Identification of design team and user group. Horse Ranch Creek Road Project is now complete and open for traffic and transfer to County of San Diego was finalized on December 2013.
2071003	North Ed Center – CEQA/EIR Mitigation	RBF Environmental Work		Implement the required mitigation measures identified in the PCCD North Education Ed Center EIR.	Offsite mitigation land purchase has been dropped in favor of the onsite mitigation the Governing Board approved in August 2013, which is a more realistic solution and more cost effective. The restoration plan and Resource Management Onsite Mitigation planting is installed and establishing at the south of the NEC campus site. The District has authorized Helix Environmental to proceed with the further natural habitat restoration work to satisfy the “offsite” mitigation requirement in the “Native Area” in the southern portion of the site. Clearing work has been completed, irrigation lines have been installed, and new planting is completed. Mitigation Monitoring for the prescribed 3-year period has begun.

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2BAB004	Humanities Building – BAB	LPA, Inc.	Balfour Beatty	Plan and construct a 3 story 80,000 gsf building to house the following disciplines: English, ESL, World Languages, and Reading.	Faculty and staff successfully moved into the building on May 21, 2014. The Humanities Building opened for summer classes on June 16, 2014. Building is fully occupied as of fall 2014 session. The current change order rate is 1.38%; however, project has pending litigation which leaves potential exposure to additional costs. A mediation session was held on February 24, 2015 with the objective to settle outstanding disputes and avoid trial. All PTC's have settled except for T.B. Penick & Sons. The pending litigation was resolved without further exposure to additional costs. A mediation session was held on March 31, 2017 with the objective to settle outstanding disputes and avoid trial. Ultimately, T.B. Penick & Sons agreed to drop the lawsuit, with returned \$437,008 of Prop M funds for use on other Prop M projects. The project has been closed and certified by DSA.
2071004	Humanities Building	LPA, Inc.	Balfour Beatty		
2071005	S-Bldg. Remodel Project (Health Sciences)	Carrier Johnson	Swinerton	Construct a 2-story, 25,000 gsf building to house the Nursing and Dental Assisting departments.	The HS building is complete! It opened for classes August 2010.

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2102006	PC South Education Center – Series B	LPA, Inc.	Swinerton	Tenant improvements, Field Act compliance and access improvements to existing 100,000 gsf building.	The project plans prepared by LPA have received DSA approval/permits.
2071006	PC South Education Center			Acquisition of land and construction of facilities to improve access to students through the development of an Education Center in the southern portion of PCC District.	A 27-acre site has been purchased with existing 4 stories, 100,000 gsf building and parking garage. The Final EIR was approved by the Governing Board and the project has been bid. The project is under construction with the target of being open for Summer of 2018. The project construction is now complete. First classes were held on June 11, 2018 on schedule. The project is now closed with certification by DSA. As part of the EIR, the District is responsible for constructing some off-site traffic improvements. Construction is now complete. Construction of a PV system over the parking area on the west side of the property is complete and is generating power. This project will help reduce the operating costs of the campus.
2071007	Multimedia Lab & Planetarium	TBp	Swinerton	Construct a Planetarium that has the flexibility to provide additional instructional space.	The project is complete.
2071008	Annual Implementation Plan Projects	Various	If needed	Identify and implement facilities improvement projects that support the District's Strategic goals and the Division's Service Area Outcomes.	Facilities improvement projects have been identified and completed. The current list of projects is a result of secondary effects of construction projects.
2102008	Annual Implementation Plan Projects				Swing space projects have been completed: BE remodeled to accommodate the English writing labs, GJ remodeled to accommodate Theatre. The remodel of the NO building to accommodate Health Services is complete.

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2BAB009	San Marcos Campus CEQA/EIR Study – BAB	Atkins Environmental		Implement various mitigation measures identified in the San Marcos Program EIR.	The City of San Marcos has completed the road work necessary for the installation of signal lights at Comet Circle entrances/exits and Mission Road. They are awaiting the delivery of the signal heads. The Program EIR for the San Marcos Master Plan 2022 Projects was certified November 2009.
2071009	San Marcos Campus CEQA/EIR Study			Prepare and certify a Program EIR for the San Marcos Master Plan 2022 projects and to implement identified mitigation measures.	Mitigation measures such as the development & approval of a Biological Resource set aside, historical building surveys & sewer monitoring have been implemented. The District has completed negotiations with San Diego Habitat Conservancy for the long-term management of the campus Coastal Sage preserve. The contract for the management of the San Marcos preserve was approved. Project is now complete with funds transferred.
2071010	Escondido Center North Wing Retrofit	GKK	Gilbane Construction	Structurally retrofit the North wing of the Escondido Center to Field Act compliance.	The project is complete.
2102011	Parking Improvement Projects – Series B	DLR Group		Implement parking improvements designed to improve and increase parking and vehicle circulation at the San Marcos Campus.	Parking Lots 3 & 5 plans are cancelled due to the planned redesign of the parking areas and realignment of Comet Circle.
2071011	Parking Improvement Projects			Improve and increase parking and vehicle circulation at the San Marcos Campus.	Improvements were completed in Parking Lot 12. Construction documents have been submitted to DSA for Parking Improvements in Lots 3 & 5.

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2BAB012	Industrial Technology Building – BAB	HMC	Gilbane Construction	Complete construction of the Industrial Technology Building	This project has been completed and opened for classes on January 17, 2012.
2071012	Industrial Technology Building			Plan and construct an Industrial Technology Center through a combination of new construction and renovation to provide improved instructional space for the following disciplines: Automotive Technology, Diesel Technology, Auto Body, Welding, Waste Water Technology, and Cabinet Furniture Technology.	This project has been completed and opened for classes on January 17, 2012.
2BAB013	Theatre Addition & Remodel – BAB	Mosher Drew	Balfour Beatty	Plan and construct a Performing Arts Complex through a combination of new construction and renovation of existing space to provide improved performance, rehearsal facilities for the following disciplines: Theatre, Dance and Music	Construction began 7/5/2011. This project has been completed (May 15, 2013) and the building opened for classes on August 19, 2013. The change order rate for this project was 4%.
2102013					The HBT Theater project is closed with certification by DSA
2071013	Theatre Addition & Remodel				
2BAB014	Relocation of Baseball Playing Field	Davy Architects	Swinerton	Relocate the baseball field from the south end of the SM campus on Mission Road to the north end of the SM campus.	The project is complete and closed with certification by DSA.
2071014	Relocation of Baseball Playing Field				
2BAB015	Landscape Improvements	KTUA – Arboretum Improvements	LB Civil	Construct accessible trail and irrigation system for the Arboretum.	The project plans are approved and permitted by DSA.
2071015	Landscape Improvements			Develop a conceptual master plan for the Arboretum and construction documents for the trail and irrigation systems.	The Groundbreaking ceremony was held on Friday March 15th.
					Punch list work is complete with a Notice of Completion being filed on 9/11/19.
					The project is now closed and certified with DSA. Project complete.

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2BAB016	Infrastructure Improvements – BAB	12KV/Johnson Consulting		Upgrade the High Voltage Electrical System and the Fire Alarm System at the San Marcos Campus.	Please see projects 2BAB028 and 2BAB025.
2071016	Infrastructure Improvements	HMC Group	Swinerton	Construction of new electrical enclosure, extension of domestic water, fire water, sewer, gas, power and fiber network to the Northeast portion of the campus to serve future projects.	Construction began in February 2014 and is now complete. The Northeast Utility project is complete and closed with certification with DSA. Phase 1 of the High Voltage Electrical System Upgrade (HVEU) was completed in December 2009. (Please note that the implementation of the 12kV has been setup as a separate project).
2102017	Child Development Center – Series B	Davy Architects	Swinerton	Program and design a new 10,000 gsf Child Development Center	The project is complete and has been closed and certified with DSA.
2071017	Child Development Center - FPP			Develop a Final Project Proposal for submittal to CCCC.	
2102018	LL Bldg. Remodel – Series B	HMC	CW Driver	Program & design of LL Remodel into a One Stop Student Services Center contingent upon State Funding by renovating the existing 3-story building.	A revised FPP was submitted August 2012 and is waiting for approval and funding from State.
2071018	LL Bldg. Remodel – FPP			Develop a Final Project Proposal for submittal to CCCC.	The FPP has been submitted to the Chancellor's Office for approval. The State did not pass a state bond in 2008, funding is contingent upon a State bond passing and Palomar's eligibility ranking compared to other submittals. There are not sufficient funds to complete this project within Prop M. A renovation of this building will need to be accomplished using a second bond.

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2102019	Library & Learning Resource Center – Series B	LPA, Inc.	Gilbane Construction	Program, design, and construct a new 4-story, 85,000 gsf new Library & Learning Resource Center.	The contractor is completing punch list items on the project. The project is closed and certified with DSA.
2071019	Library & Learning Resource Center				The plans for the LRC were approved by DSA in December 2014. The LRC opened to students the first day of the Spring Semester, 1/28/19 and has been very well received by students and staff. The Ribbon cutting ceremony was held on 2/22/19.
	President's Office	HMC Architects	Conan Construction	Renovation of the original conference room into the offices of the President/Superintendent, Secretary to the Governing Board and President's Administrative Assistant, workroom, waiting area, public restroom and meeting room.	Construction is complete. Project is now closed and certified with DSA.
2102020	Escondido Center Improvements Phase 1-Series B	LPA, Inc.	CW Driver	Renovate the existing Escondido Center per the updated Educational & Facilities Master Plan.	DSA required work to upgrade TLC exterior door to fire-rated is completed. Other remaining miscellaneous project close-out items as reviewed with Project Team on February 20 th are being completed.
2071020	Escondido Center Improvements – Phase 1				This project is complete and is closed with certification from DSA.

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2071021	Multidisciplinary Instructional Building	LPA, Inc.	CW Driver	Construct a 3-story, 108,000 gsf Multidisciplinary building that will house the following disciplines: Computer Sciences and Information Systems, Business Administration, Graphic Communications, Multicultural Studies, American Indian Studies, Behavioral Sciences, History, Econ & Political Sciences. This project was set up to allow the pre-purchase of instructional equipment for the future Humanities Building; it is temporarily being used in modular classroom buildings.	The project is complete.
2071022	Humanities Bldg. Equipment	N/A			The instructional equipment has been purchased and installed.
2071023	Accessible Route Project	Various: LPA, Inc, Masson & DLR Group	CW Driver	Plan and construct an Accessible Path of Travel from various projects to the Transit Center as required by SDA. The project will also address vehicular and pedestrian safety at the intersection of Comet Circle and the Borden Road entrance	The project is complete
2BAB024	T-Bldg. Remodel – BAB T Building Storage	HMC HMC	Gilbane Construction Barnhart-Rees	Renovation and new construction at the existing T-Bldg. to provide program needs of the following areas: CFT, Water, Wastewater and Welding. Construction of 3, steel framed, metal panel siding storage buildings for Automotive, Diesel Technology, CFT, Welding and wastewater departments.	The project is complete and is closed with certification with DSA. Building occupants have requested additional storage space. The project has been bid and awarded to Barnhart – Rees with construction starting on 12/5/18. The bid was under the engineers estimate \$2.9M vs. \$3M. The project is complete and is now closed and certified with DSA.
2BAB025	12Kv-Phase 2-BAB	Johnson Consulting	None	Phase II implementation of 12Kv upgrade for the San Marcos Campus.	The project is complete.

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2BAB026 2102026	T-Bldg. Infrastructure – BAB T-Bldg. infrastructure – Series B	HMC	Gilbane Construction	Upgrade infrastructure supporting the T-Bldg.	Construction began on May 29, 2012. Progress on this project is tracked under Project under 2BAB024
2BAB027	San Marcos Land Acquisition	Masson	Balfour Beatty	Acquire approximately 3 acres adjacent to the San Marcos Campus. Construct a temporary construction parking lot.	The project is complete.
2BAB028	Fire Alarm System Upgrade	Johnson Consulting	None	The Fire Alarm System at the San Marcos Campus is being upgraded to accommodate expansion and the latest technology.	The Fire Alarm System Upgrade contract has been awarded. The scheduled and logistic plans have been approved. Project is now complete, awaiting final documentation.
271029	Teaching Learning Center	LPA	Balfour Beatty	Construct a 6,000 gsf Teaching Learning Center at a centralized location to provide access to students for tutoring and supplemental learning opportunities.	This project is complete and occupied. The current change order rate is at 2.10%. Building has been awarded LEED Silver Certification. This building is closed and certified by DSA.
2BAB01 2071801	IS Technology Projects – BAB IS Technology Projects			Plan and implement technology upgrades in existing and new facilities.	Implementation of data backup systems for the District's A-Building Data Center and the Backup Data Center at PCEC is in progress. Completion is planned in January. Bids were released to upgrade the District's Data Center hardware and operating systems and implementation is scheduled to start in February 2012. On-going upgrades continue on existing facilities. Implementation of upgrade plans include Telecommunications infrastructure, expansion of wireless network, backup data center at the Escondido Center, hardware for implementation for Blackboard version 9 upgrade, replacement of outdated servers and other hardware.

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2102011	Parking Lot 12 Parking Structure & Police Station	Delawie	McCarthy	Design & build a new 1600 space parking structure and approximately 6,700SF Police Station facility located on the east end of Lot 12. The project also includes the realignment of Comet Circle through Lot 12 and the renovation of the balance of Lot 12	The Team of McCarthy/Delawie was selected as the winning team for the parking Structure and Police Station project. The project GMP is established at \$28,318,352 and is below the District's total project budget of \$32,000,000. The Parking structure is complete and certified by DSA. College Police has moved into their new Facility. The new PV system on the 5th floor of the parking structure is now complete. The System has now been activated. Project is complete and is expected to save approximately \$150K/yr.
2102031	Building A Remodel	LPA, Inc.	PCN3	Remodel a portion of the A Building for various Administrative functions including IS, Purchasing and Payroll and a Veteran's Center.	Construction started in late March and is scheduled to last twelve months. The project is to be completed in three (3) phases. Phase II is complete. Phase III or the Veterans Center work is complete and the District is working to close out the project with DSA and PCN3. The entire job is 100% complete. Veterans Center is open for the Spring 2018 semester. Building A is Complete and open for business. It has been certified by DSA

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2102032	M&O	BNIM	Level 10	Provide a new Complex for the facilities Department at the site located at the corner of Las Posas Road and Mission Road behind the Chevron station.	The project Design/Build RFP has been issued with a total of 7 teams submitting proposals. Four teams were interviewed with the Level 10/BNIM team being selected. Substantial completion was June 8, 2018. The project is complete and is closed and certified with DSA including the PV system. The M&O project was selected to be one of 100 of the top Green Good Design projects/products in the world for 2020 – its 12th design award. Living Building Challenge certification is now underway.
2153030	Kinesiology/Athletic Complex	HMC	Ericson-Hall	Relocate all Athletics facilities to the north side of the campus in the current Parking Lot #9 and Facilities sites. The Athletics project will include a new softball field, a new football stadium and a small Athletics building as well as improvements to existing facilities.	The revised project is budgeted at \$50M including both construction and design costs. Bid price is \$22,790,000 for phase 1 the Stadiums project. Construction continues with the softball dugouts, press box and bleacher structure being complete. Work has started on the softball batting cages and site retaining walls. Foundations for the softball fieldhouse building have been placed. ADA improvements around lot #1 & 2 are 60% complete. The football storage building structure is complete with electric and HVAC rough in progress. The tunnel roof is formed and reinforcing is being installed. The main press box slab on grade is complete and masonry will start next week. Foundations are complete for the grounds storage building and retaining wall. As of 6/16/23, the project was approximately 40% complete.

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	Fallbrook 40	HMC Architects	TBD	Design and construct a new +/- 40,000 SF permanent Building at the Fallbrook campus.	The Governing Board revised the Fallbrook 40 project to include keeping the existing Modular buildings to allow for greater future enrollment growth and increased flexibility for the District at the campus. The project was submitted to DSA on 12/15/22 for permits. We have received the permit to install a new irrigation well and modify the main round-about. Bid documents are being prepared and we are planning to perform the work over the Summer of 2023.
	Student Retention Center - LL Building Renovation	TBD	TBD	Renovate the existing LL Building (old Library) into a new Student Retention Center.	An RFP for design Architect will be issued in mid-2022 so that design can begin on this project. The District is waiting for the new VP of Student Services to come on board on July 31, 2023 before preparing the RFP for Design Architect.

