

Project Update – Prop M Bond – Series A & B

Independent Citizen’s Oversight Committee Report

September 2014

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	PC North Education Center – Series B PC North Education Center	RBF Design/Horse Ranch Creek Road	Balfour-Beatty	Plan and construct a new Education Center.	Identification of design team and user group.
2071002				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.	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.

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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.
2071004	Humanities Building	LPA, Inc.	Balfour Beatty		Building commissioning issues are nearly closed out and furniture adjustments/installation, audio visual and computer installations are 100% complete. Percentage completed 99.9%. The current change order rate is 1.38%; however project has pending litigation which leaves potential exposure to additional costs.
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	<p>Tenant improvements, Field Act compliance and access improvements to existing 100,000 gsf building.</p>	<p>LPA submitted plans to DSA. Architect is working on site circulation improvements and responding to DSA comments.</p> <p>The District has engaged a consultant to assist us with Center Status Approval. The design team of LPA has been selected as the architect of record for the project. Design development documents are complete, work is beginning on construction documents. The most current timeline is to open the South Education Center in Fall of 2017 but to have construction completed in Fall 2016/Spring 2017.</p>
2071006	PC South Education Center			<p>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.</p>	<p>A 27 acre site has been purchased with existing 4 stories, 100,000 gsf building and parking garage.</p>

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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.
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 are being implemented. We are working with the environmental agencies on the approvals for the Conservation easement, with the following new progress: 404 – issued, 401 – issued, 1602 – complete, Mitigation Credits Purchase Acknowledgement (NC Habitat Bank – Completed), Resource Management Plan (RMP), Construction Plans, Protocol Surveys, Property Analysis Record (Total Annual Cost Endowment per RMP), Conservation Easement Template, Permanent Management Operating Agreement Template, Endowment Operating Agreement Template – Governing approved in August 2013.

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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 on hold due to scope and budget creep.
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.
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%. The HBT Theater project is closed with certification by DSA
2102013					
2071013	Theatre Addition & Remodel				

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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.	<p>Site grading work nearly complete with Environmental Surveyors monitoring the site. Upper “brow ditch” for drainage has been dug and awaiting shotcrete. Underground storm drain installation is in progress.</p> <p>Contractors have conducted several rock blasts. Neighborhoods were notified with identifying dates and time prior to each scheduled blast. General information emails were also sent to the campus community.</p> <p>The grading for the project is a joint project with the Child Development Center and the Baseball Playing Field being graded simultaneously. Grading work will begin in April.</p> <p>The Resource Management Plan has been approved and permits are-in-hand. The clear and grub portion of the project is complete.</p> <p>Resource Management Plan is currently under review. The District is working with San Diego Conservancy to establish a Conservation Easement for onsite mitigation allowing the construction of the baseball fields.</p> <p>The construction plans were approved by DSA. The project disturbs coastal sage scrub and we have identified onsite mitigation. We are waiting for agency approval of the Resource Management Plan. Progress has been made on the permitting process. Plans are in progress to provide a utilities lateral to the baseball field location in conjunction with the North East Utilities Project. Progress has been made with obtaining above permits (9/4/2013)</p>
2071014	Relocation of Baseball Playing Field				

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2BAB015	Landscape Improvements	KTUA – Arboretum Improvements		Construct accessible trail and irrigation system for the Arboretum.	Additional survey work has been completed. Project is now on hold
2071015	Landscape Improvements			Develop a conceptual master plan for the Arboretum and construction documents for the trail and irrigation systems.	The plans for the Arboretum trail and irrigation systems are currently in review at DSA. Plans have been approved by DSA, waiting for environmental clearances. Environmental clearances have been obtained. Preliminary construction planning has begun for the Arboretum project. Survey work was required for additional information and is underway.
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 50% complete. Estimated project completion is August 2014. 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).

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2102017	Child Development Center – Series B	Davy Architects	Swinerton	Program and design a new 10,000 gsf Child Development Center	<p>Site grading work is underway with Environmental Surveyors monitoring the site.</p> <p>Contractor conducted a rock blast on May 9, 2014. The grading work is concurrent with the Baseball Field Project. The grading is approximately 10% complete. The building pad is scheduled to be ready in August 2014.</p>
2071017	Child Development Center - FPP			Develop a Final Project Proposal for submittal to CCCCCO.	<p>The District is currently going through the permitting process to obtain the necessary permits to construct the project. Progress has been made in the permitting process. The project was submitted to DSA in May of 2013.</p> <p>Grading is scheduled to begin in April 2014. All environmental permits are in place. LEED application is complete.</p>
2102018	LL Bldg. Remodel – Series B	Not Assigned	Not Assigned	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 CCCCCO.	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.

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2102019	Library & Learning Resource Center – Series B	LPA, Inc.		Program, design, and construct a new 4-story, 100,000 gsf new Library & Learning Resource Center.	DSA comments are in receipt by LPA. College personnel provided additional comments related to landscape design, family/unisex restrooms, bio retention design, acoustic design and third floor pedestrian flow.
2071019	Library & Learning Resource Center				<p>Secondary Effects Project consisting of renovation of buildings BE, BES, GJ & RC are under DSA approval process. This project will begin construction in August 2014.</p> <p>Buildings F and P remodels will begin construction on June 23, 2014.</p> <p>Construction documents were sent to DSA, for review, in December 2013. Secondary effects swing space planning in-process. Secondary Effects Project is at DSA and will be approved by July 2014.</p>
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 related work in two (2) restrooms and one (1) exterior door remains and are scheduled for completion later this month . Project close-out is underway with the Construction Manager.
2071020	Escondido Center Improvements – Phase 1				<p>This project is essentially completed and is now occupied with a few outstanding punch list items being completed. Outdoor furniture, window tinting and anti-graffiti film, and window shades have been installed as part of FF&E (furniture, fixtures and equipment).</p> <p>A four-hour wall work at the ceiling/roof assembly will be completed in March 2014.</p>

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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.	The project is complete.
2071022	Humanities Bldg. Equipment	N/A		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 instructional equipment has been purchased.
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	HMC	Gilbane Construction	Renovation and new construction at the existing T-Bldg. to provide program needs of the following areas: CFT, Water, Wastewater and Welding.	<p>Revised design for the Finishing Room HVAC System has been proposed to the CFT Lab User Group. Once approval has been received, construction is scheduled for completion by fall 2014. This project is 20% complete. The work is ongoing.</p> <p>Construction began on May 29, 2012. This project has been completed (June 17, 2013) and the building opened for classes on August 19, 2013. The change order rate for this project was 1.5%</p> <p>Building occupants have requested additional storage space. Options are being researched.</p>
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		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%.
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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2BAB802	AV Technology Improvement Projects			Plan and implement AV technology upgrades in existing and new instructional facilities.	<p>Information Services has developed new AV equipment standards for the H and T building classrooms and conference rooms. The NS building has been updated with new equipment.</p> <p>Information Services is coordinating replacement of the AV equipment at the Escondido Center and work is scheduled to begin the summer of 2014.</p>
2071802	AV Technology Improvement Projects				