

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

Independent Citizen’s Oversight Committee Report

March 3, 2017

| 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 onsite natural habitat restoration work. |
| 2BAB004 2071004 | Humanities Building – BAB Humanities Building | LPA, Inc. LPA, Inc. | Balfour Beatty 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 project has been closed and certified by DSA. |

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| 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. |
| 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. | <p>The Final EIR was approved by the Governing Board and the project has been bid.</p> <p>The project is under construction with the target of being open for Summer of 2018. Demolition has been completed and the installation of structural steel and UG utilities has begun. Groundbreaking ceremony held on 3/3/17.</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> <p>A 27 acre site has been purchased with existing 4 stories, 100,000 gsf building and parking garage.</p> |
| 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 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. |
| 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%. The HBT Theater project is closed with certification by DSA |
| 2102013 | | | | | |
| 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 | | | | |

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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. | <p>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.</p> <p>Environmental clearances have been obtained. Preliminary construction planning has begun for the Arboretum project. Survey work was required for additional information and is underway.</p> <p>The Phase 1 Trail plans have been approved by DSA and will be bid out in April with construction to start in May 2017.</p> |
| 2BAB016 | Infrastructure Improvements – BAB | 12KV/Johnson Consulting | Swinerton | 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 | | 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. | <p>Construction began in February 2014 and is now complete. The Northeast Utility project is complete and closed with certification with DSA.</p> <p>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).</p> |
| 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 CCCCCO. | |

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| 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 CCCCC. | <p>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.</p> <p>The initial programming for the project is wrapping up and is being performed by HMC Architects.</p> |
| 2102019 | Library & Learning Resource Center – Series B | LPA, Inc. | Gilbane Construction | Program, design, and construct a new 4-story, 100,000 gsf new Library & Learning Resource Center. | <p>Plans have received DSA approval, and the project GMP has been set at \$48,169,584 which is below that project budget of \$49,000,000. College personnel provided additional comments related to landscape design, family/unisex restrooms, bio retention design, acoustic design and third floor pedestrian flow.</p> <p>Secondary Effects Project is complete with classes starting for the Summer session.</p> <p>The structural steel and concrete for the building is now complete. Exterior wall framing, terra cotta, and glass as well as interior wall framing on the 1st and 2nd floors is in progress. MEP rough in is also underway on all floors.</p> <p>The project is approximately 55% complete.</p> <p>The plans for the LRC were approved by DSA in December 2014.</p> |
| 2071019 | Library & Learning Resource Center | | | | |

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| 2102020 | Escondido Center Improvements Phase 1- Series B | LPA, Inc. | CW Driver | Renovate the existing Escondido Center per the updated Educational & Facilities Master Plan. | <p>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 20th are being completed.</p> <p>This project is complete and is closed with certification from DSA.</p> | | | | | | | | | | | | | | | | |
| 2071020 | Escondido Center Improvements – Phase 1 | | | | | 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 and installed. | 2071023 | Accessible Route Project | Various: LPA, Inc, Masson & DLR Group | CW Driver |
| 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 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 | | | | | | | | | | | | | | | | |

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| 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>The project is complete and is closed with certification with DSA.</p> <p>Building occupants have requested additional storage space. Options are being researched. The project is currently in design.</p> <p>Survey work has been completed for the new storage building locations in order to finalize plans.</p> <p>The plans are in DSA and we are looking to get the permit in early 2017. A 3rd storage building is being added to the project to provide needed space for the welding program.</p> |
| 2BAB025 | 12Kv-Phase 2-BAB | Johnson Consulting | None | Phase II implementation of 12Kv upgrade for the San Marcos Campus. | The project is complete. |
| 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. |

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| 2BABB01 | IS Technology Projects – BAB | | | 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. |
| 2071801 | IS Technology Projects | | | | 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. |
| 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 | <p>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.</p> <p>The project is currently under construction. The parking structure is about 20% complete with the first floor slab being completely poured out and the second floor decks are in the process of being poured .The Police station has underground plumbing completed and has been prepared for completion of footings. Rain has hampered the schedule but a recovery schedule is in the works.</p> |

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| 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. | <p>Construction started in late March and is scheduled to last twelve months. The project is to be completed in three (3) phases.</p> <p>Phase II is complete with the exception of punch list items (almost complete) The bathrooms are partially restored to working condition. The actual reconstruction of the Veteran's Center is scheduled for the 2nd week of March. The entire job is 80% complete.</p> |
| 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. | <p>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. Award of the project will be done at the September Governing Board meeting.</p> <p>Project design and permitting is expected to take 12 months with construction taking an additional 14 months. The project is expected to be complete in January 2018.</p> <p>The design is complete and DSA approval in early March as we have back check meetings scheduled. The project is anticipated to break ground in March of 2017.</p> |
| 2153030 | Kinesiology/Athletic Complex | HMC | McCarthy | Relocate all Athletics facilities to the north side of the campus in the current Parking Lot #9 and Facilities sites. | <p>HMC completed a Precinct Plan back in 2012.</p> <p>The project is budgeted at \$62M including both construction and design costs.</p> <p>Design of the project has begun with the Programming phase complete.</p> |

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| TBD | North Education Center/ Modular Village | HMC | Balfour Beatty Construction | Construct a temporary, initial facility to expedite offering classes at the North Education Center site in Fallbrook. | <p>An initial program requirement of approximately 30,000 SF has been established by the Administration with a goal of offering classes starting in Summer of 2018.</p> <p>Initial programming has been started and work on a campus master plan has begun for the site. Design work will proceed on a mass grading plan of the entire property as well as site utilities, paving plan, design of the temporary facility and the permanent phase 1 facilities concurrently.</p> <p>Vegetation across the entire site has been mowed in preparation of grading operations scheduled to commence September 2017.</p> |
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CFM March 2017