

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

Independent Citizen’s Oversight Committee Report
September 7, 2018

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.
2071004	Humanities Building	LPA, Inc.	Balfour Beatty		<p>The Humanities Building opened for summer classes on June 16, 2014. Building is fully occupied as of fall 2014 session.</p> <p>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 settle except for T.B. Penick & Sons.</p> <p>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.</p> <p>The project has been closed and certified by DSA.</p>
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. A 27-acre site has been purchased with existing 4 stories, 100,000 gsf building and parking garage.
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.	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. <i>The project construction is now complete. First classes were held on June 11, 2018 on schedule. Punch list items are closing out and the project is being closed out with DSA.</i> <i>As part of the EIR, the District is responsible for constructing some off site traffic improvements. Those plans were finally approved and permitted by the City of San Diego and the project will be starting construction in September.</i> <i>Construction of a PV system over the parking area on the west side of the property has started and is expected to be completed in October 2018. This project will help reduce the operating costs of the campus.</i>
2071007	Multimedia Lab & Planetarium	TBp	Swinerton	Construct a Planetarium that has the flexibility to provide additional instructional space.	The project is complete.
2071008 2102008	Annual Implementation Plan Projects 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. 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%.	
2102013						
2071013	Theatre Addition & Remodel				The HBT Theater project is closed with certification by DSA	
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		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.</p>	

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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.	<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 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.	<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>

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2102019 2071019	Library & Learning Resource Center – Series B Library & Learning Resource Center	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>The contractor is completing punch list items on the project. The District IS department is installing equipment in the MDF and IDF rooms as well as A/V equipment.</p> <p>The project is approximately 98% complete.</p> <p>FF&E selection is complete and the furniture has been ordered with the final 2 floors arriving next week. Furniture installation will begin after the last furniture arrives this month.</p> <p>The plans for the LRC were approved by DSA in December 2014.</p> <p>The project is expected to open for student use for the Spring 2019 semester.</p>
2102020 2071020	Escondido Center Improvements Phase 1- Series B Escondido Center Improvements – Phase 1	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>

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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 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	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 ready to bid.</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. Plans were approved by DSA and is ready to bid for construction.</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	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	<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 Parking structure is complete and certified by DSA.</p> <p>The Police project is complete but not yet occupied. It is in the FF&E process at this time. The District is finalizing the move schedule of the dispatch area into the new facility. Coordination and testing of the dispatch system is critical to ensuring continuous safety coverage for the District and is why we are being very methodical in this step. Move in date is expected this Fall of 2018.</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.</p> <p>Phase III or the Veterans Center work is complete and the District is working to close out the project with DSA and PCN3.</p> <p>The entire job is 100% complete.</p> <p>Veterans Center is open for the Spring 2018 semester.</p> <p>A Grand Opening event is scheduled for March 16 at 1 PM</p> <p>Building A is Complete and open for business. It has been certified by DSA</p>

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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.	<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.</p> <p>The design is complete and DSA with approval in early March.</p> <p>Substantial completion was June 8, 2018.</p> <p>Final FF&E has been ordered and we are awaiting delivery which will be in late Sept. early Oct. at which time we will start moving departments into their new spaces as time allows. The move will be gradual and by department/shop when schedules permit over the Fall semester.</p> <p>The project won its first design award – BEST Green Project in SoCal as awarded by ENR magazine (Engineering News Record – a national industry magazine)</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>The District is evaluating planning options for potentially keeping some of the athletics program spaces at the southern edge of the campus in order to strengthen the south edge of campus and reduce project cost.</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>Now called "Fallbrook Education Center", the FEC opened and began holding classes in Summer 2018.</p> <p>Punch list and closeout items are being finalized, and DSA project acceptance is in process.</p> <p>Planning Group for 1st Phase Permanent is being created and meeting will commence in the coming weeks.</p>

CFM June 2018