

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

Independent Citizen’s Oversight Committee Report
March 1, 2019

| 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. 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. As part of the EIR, the District is responsible for constructing some off site traffic improvements. Construction continues on the offsite traffic improvements with all work complete except for an extended traffic pole arm and striping. 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 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 | | | | |
| 2BAB015 | Landscape Improvements | KTUA – Arboretum Improvements | | Construct accessible trail and irrigation system for the Arboretum. | The project plans are approved and permitted by DSA. The project has been bid with bids due to the District on 2/28. The Groundbreaking ceremony is scheduled for Friday March 15th at 2 pm. |
| 2071015 | Landscape Improvements | | | Develop a conceptual master plan for the Arboretum and construction documents for the trail and irrigation systems. | |

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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>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.</p> |

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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 approximately 99% complete. |
| 2071019 | Library & Learning Resource Center | | | | The plans for the LRC were approved by DSA in December 2014. The project is expected to open for student use for the Spring 2019 semester. The LRC opened to students the first day of the Spring Semester, 1/28 and has been very well received by students and staff. The Ribbon cutting ceremony was held on 2/22. |
| | 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 has started with demolition complete walls laid out and framing has begun. |
| 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. | 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 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. Construction has started with excavation for the building and retaining wall foundations complete. The project is expected to be complete in August 2019. |
| 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>College Police has moved into their new Facility.</p> |
| 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>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>Substantial completion was June 8, 2018.</p> <p>FF&E installation is complete and we will start relocating on March 4, 2019. Installation of the PV system will begin in late April/early May.</p> <p>The project won its 3rd award and first NATIONAL design award – BEST Green Project as awarded by ENR magazine (Engineering News Record – a national industry magazine). Palomar will pick up the award on March 21st.</p> <p>The project won its 4th design award – Southern California Development Forum’s Design & Philanthropy Technological Innovation Citation Award (2018)</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 \$96M including both construction and design costs.</p> <p>The District is proceeding with Schematic design with the Athletics Facility located at the south edge of the campus.</p> |

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| TBD | North Education Center/ Modular Village FEC Permanent | HMC HMC | Balfour Beatty Construction Balfour Beatty Construction | Construct a temporary, initial facility to expedite offering classes at the North Education Center site in Fallbrook. Design of the first permanent buildings at the FEC campus including student services, library, tutoring center, and support services such as IS and Facilities totaling approximately 80,000 ASF. | Now called “Fallbrook Education Center”, the FEC opened and began holding classes in Summer 2018. Punch list and closeout items are completed, and DSA has certified all 4 phases. Planning Group for 1st Phase Permanent has been established and design planning meetings are being held bi-weekly. Schematic design is progressing using the approved concept design. User group meetings focusing on the science labs have also happened and the landscape concept design is also progressing. |