Many important program decisions have been made this month that will positively impact the design and management of Proposition V projects.

The District and HMC Architects have updated the Design Guidelines and Standards that were created under Proposition R to align with the District’s 2013 Facilities Master Plan. The document serves as a reference to ensure each project meets the District’s overall performance, aesthetic and standardized requirements. It is provided to each architectural firm when they are contracted for work.

The Guidelines and Standards contain four sections: Introduction, Campus Design Guidelines, Space Guidelines, and Material and Building Systems Standards. Section 2, Campus Design Guidelines, sets criteria for new buildings, renovations and improvements that enrich both the quality and appearance of the campuses. Section 3, the Space Guidelines specifies clearances required for ease of circulation and effective utilization of furniture and equipment in all areas, such as classrooms, offices, conference rooms and restrooms. Section 4, Material and Systems Standards, provides criteria, locations and desired design approach for systems and materials that are used in a project, such as electrical, masonry, furnishings, communications/technology, etc.

Also included throughout the Guidelines and Standards are reminders of the District’s commitment to sustainability. The District encourages sustainability be integrated into the design and applied to each discipline by all stakeholders. Key opportunities for sustainable measures are highlighted in the document.

Developing the Design Guidelines and Standards was an in-depth collaborative process that included 26 work sessions with 10 consultants, District and college representatives and area-specific focus groups.
Cuyamaca College
Program Resequencing

After an in-depth review of the Cuyamaca College construction program, the projects have been resequenced to best fit the school’s needs while maximizing the budget. In the original plan, the first large Proposition V-funded project was to be the Student Services Building. In the revised plan, the Ornamental Horticulture Complex will be rebuilt south of its current location, then the existing Ornamental Horticulture building will be demolished and construction of the Student Services Building in that space will follow. This will allow Ornamental Horticulture to serve as a gateway presence to Cuyamaca College while bringing Student Services from the One Stop Center on the outskirts of campus to the “wheel-of-services,” a reference to the convenient building locations surrounding the Grand Lawn and bus stop.

The program realignment freed some current funds to allow for additional smaller Proposition V projects to begin in the near future. These projects include Phase 1 Exercise Science Building D renovation, Phase 1 Central Plant Upgrade and Phase 1 Track and Field Surfacing. The One Stop Center will also receive some upgrades. Design for these projects, the new Student Services Building and the Ornamental Horticulture Complex will occur concurrently. The request for proposal from architects for the Ornamental Horticulture Complex will be issued later this month. HMC Architects will continue as the project architect and resume the design of the Student Services Building.

Grossmont College Arts & Communication Complex - Teaching & Performance Theater

Phase 1 of the Arts & Communication Complex is in the design development phase. In this phase, mechanical, electrical, plumbing, structural and architectural details are specified. A meeting was held September 4 with the project architect LPA, Inc. and District and college representatives to select various interior finishes, landscaping and hardscaping features and color palates. LPA, Inc. will create a color and materials board based on those selections to serve as a visual for Arts and Communication faculty.

To further the design development process, a geotechnical engineer will be selected to test the site’s soil. This test ensures the structural engineer is accurately designing to the soil’s bearing capacity. The geotechnical engineers submitted proposals on September 9 for the college’s review and one will be chosen later this month.

Design development will be completed in late October and the project will move into the construction document phase. During this phase the architect will produce drawings in greater detail that will ultimately be used in bidding the project to contractors.
Construction Delivery Method

After researching available options, the District has selected Construction Manager (CM) at Risk as the construction delivery method for initial Proposition V projects, including the Grossmont College Arts & Communication Complex - Teaching & Performance Theater and the Cuyamaca College Ornamental Horticulture Complex. A delivery method outlines the responsibilities, contractual terms and procedures used to contract between parties, such as owners, architects, construction managers and contractors, to design and build a project.

In the CM at Risk delivery method, the District first contracts with an architectural firm and then, during the design phase, separately contracts with a construction management firm. Hiring a construction manager early in the process allows for increased collaboration between the construction manager, architect and owner.

Following design, the District will public bid the various trade contractors and award the lowest responsive bidders in order to maintain a competitive process. The District and construction management firm then negotiate a fixed, guaranteed maximum price (GMP) to complete the project and each of the individual contracts with the awarded trade contractors are assigned to the construction manager. Having the construction management firm take responsibility for managing those contracts removes the risk and liability for the trade contractors from the District and also alleviates a large administrative burden on staff.

Those are not the only benefits to the District. Since the construction manager is working "at risk" under a GMP, there is an incentive to act in the District’s best interest by continually managing construction costs as the firm is liable for any amount in excess of the GMP. Additionally, since the construction manager oversees the entire construction process, a faster schedule is possible.

A request for qualifications from construction management firms will be issued in late-September.