

GCCCD Facilities Projects Managed by Gafcon Status Report

Combined Site Reports as of September 30, 2026



Grossmont College:

Design

Exercise Science and Athletics Improvements – Prop V

Project Estimate: \$18.5M

Design Stage: Programming

Estimated Construction Start: Sep 2027

Anticipated Project Completion: Jun 2028

FF&E/IT Completion Date: Mar 2028

Substantial Completion Date: Mar 2028

Personnel Moves Complete: TBD

Ready for Classes: Apr 2028

Description: The Exercise Science and Athletics Improvements project includes upgrades to the campus gymnasium and supporting athletic facilities to improve functionality, code compliance, and user experience. Planned improvements include replacement of entrances, installation of a new gym floor, HVAC system upgrades, and locker room renovations. Athletic field improvements include spectator seating enhancements and infrastructure upgrades to support technology and connectivity needs.

Project Status: Six architectural firms submitted proposals. Initial evaluations have been completed, and interviews with the Selection Committee are underway. Consultant selection and award are targeted for October 2026. Schedule and phasing will be reviewed upon selection of the design team.

Water Pressure and Flow – Prop V

Project Estimate: \$9.1M

Design Stage: Programming

Estimated Construction Start: Mar 2028

Anticipated Project Completion: Apr 2029

FF&E/IT Completion Date: N/A

Substantial Completion Date: Jan 2029

Personnel Moves Complete: TBD

Ready for Classes: TBD

Description: The Water Pressure and Flow project is being developed to address campus-wide water flow, pressure, storage, fire protection, and emergency preparedness needs. Planned improvements may include booster pumping, water storage, fire sprinkler system enhancements, emergency backup power, and related infrastructure improvements to improve system reliability, code compliance, and campus resilience. Due to the size and complexity of the improvements, the project is planned to be implemented through multiple phases.

Project Status: Based on District direction, the project scope was refined to focus on addressing fire flow and water system requirements to support code compliance. The project includes improvements such as a pump station, water storage tank, generator, and fire sprinkler upgrades for Building 41. Broader campus wildfire resiliency improvements will be evaluated as part of a future bond program. The project budget has been approved, and design coordination meetings are underway. The design team has collected water pressure and fire flow data during normal campus operations to confirm design requirements.

Liberal Arts & Business Tech Complex Phases 1, 2 & 3 Buildings 52, 53, & 54 – Prop V

Phase 1 & 2 Project Estimate: \$7.5M

Phases 1 & 2 Design Stage: Complete

Demolition and Structural Separation

Project Estimate: \$9.3M

Design Stage: Project Startup

Estimated Construction Start: Feb 2028

Anticipated Project Completion: Feb 2029

Description: Phase 1 included ADA upgrades to path of travel and has been completed. Phase 2 project includes mechanical, fire service, data and power improvements. Work performed in Phase 1 & 2 includes scope required by the Division of the State Architect (DSA) for the B51/55 project but fell outside of the state-mandated project boundaries. Phase 3 will include replacing existing Buildings 52-54 with a new Instructional Building, separated into two projects. Phase 3A includes demolition of Buildings 52-54 and structural separation from Buildings 51 and 55. Phase 3B includes programming and development of a future instructional building.

Project Status: Phase 1 & 2 – Projects are complete.

Demolition and Structural Separation – Funding has been approved for the demolition and structural separation scope, and a design consultant has been selected to support evaluation and design of the structural separations between Buildings 51/52 and Buildings 54/55 and demolition of Buildings 52-54. A kickoff meeting was held with DSA, and design has begun.

Future New Construction – Programming for the future instructional building will proceed following District review and acceptance of the campus migration study, which will inform project scope, sequencing, schedule, and budget.

Construction

Liberal Arts Business/CSIS Buildings 51/55 – Prop V & State Funded

Project Estimate: \$31.6M

Design Stage: Complete

Construction Start Date: Aug 29, 2024

Project Completion Date: Oct 2026

FF&E/IT Completion Date: Aug 17, 2026

Substantial Completion Date: Aug 17, 2026

Personnel Moves Complete: Aug 7, 2026

Ready for Classes: Aug 24, 2026

Description: Renovation of the existing classrooms and labs and technology upgrades within these two instructional buildings. The scope will include internal demolition and remodel, and façade improvements.

Project Status: Construction of Buildings 51 and 55 is substantially complete, with the campus taking occupancy of the buildings. Project Completion has extended due to unfinished punch items, with the contractor scheduling activity around instructional activity. All exterior site improvements, including concrete and landscape work, have been completed.



Auto Lift Replacement - Prop V

Project Estimate: \$4.2M

Design Stage: Complete

Estimated Construction Start: Nov 2026

Anticipated Project Completion: Aug 2027

FF&E/IT Completion Date: Jun 2027

Substantial Completion Date: Jun 2027

Personnel Moves Complete: N/A

Ready for Classes: Aug 2027

Description: The Building K Auto Lift project includes removal and replacement of existing automotive lifts, with installation of twelve new auto lifts while retaining the existing four-post lift. The project also incorporates ADA upgrades to the adjacent parking lot and restrooms, installation of three electric vehicle (EV) chargers with a new transformer and building improvements to support instructional use. Additional scope includes new roll-up and man doors for the storage areas, exterior building repainting, and construction of a roof covering with lighting at the car wash bay.

Project Status: The project is bidding following design approval by the Division of the State Architect. Bid opening is scheduled for October 8, 2026, at 2:00 p.m., with bid evaluation and contract award activities to follow. All approved design revisions have been incorporated into the bid documents.

District Services:

Construction



District Services Complex Relocation – Prop V

Project Estimate: \$10.5M

Design Stage: Complete

Construction Start: Aug 24, 2026

Anticipated Project Completion: Jan 2027

FF&E/IT Completion Date: Jan 2027

Substantial Completion Date: Dec 2026

Personnel Moves Complete: Feb 2027

Ready for Classes: N/A

Description: The District Services Complex project includes renovation of Cuyamaca College's Building A complex (Buildings A100, A200, and A300) and tenant improvements to the B Annex trailers to support District Services operational functions. The scope includes building improvements, system upgrades, and site work, and is planned to be delivered in two phases, with initial work focused on the Building A complex and a portion of the B Annex trailers, followed by the remaining trailer and associated site improvements.

Project Status:

District Services Complex Relocation: Construction is underway. A design clarification addressing post-bid scope details has been prepared and incorporated into the work. Building-system requirements, District decisions, and vendor-related scope are being finalized. The project remains targeted for substantial completion in December 2026.

District Services Complex, Building B Annex: Programming is underway for permanent utilities, parking lot improvements, and accessibility upgrades for the Building Annex. Work will be coordinated around building operations.