

District Services Building Project Planning and Status

When Proposition V was approved by the voters in 2012, one of the projects identified was to support a District Services and Workforce Training Center. An initial budget established of \$20 million. From that time to now the District Staff have been reviewing possible options to meet the District Service's needs. The current District space does not meet the needs of District Services. Departments are located in several modular buildings, there is very limited room for growth and some of the current modular buildings are well beyond their useful life.

Cuyamaca College planned to construct a new Instructional Building (New Building F) to replace the current Building F, one of the original buildings on the Cuyamaca Campus. This project was projected to cost more than the campus had in available bond funds. To complete this new Instruction Building F, the Chancellor made the decision to use the funds set aside for District Services building to provide the match for the State funded Instructional Building. The District reallocated \$16 million to Cuyamaca College.

The District explored the possibility of getting a new bond approved in 2022 and 2024 and both times the professional advice was not to pursue the passage of a new Bond at these times.

Since a new bond was not viable, the District began to look at various options for a new space for District Services; look for a new location for District Services off-site, look for a new location on the Grossmont Campus, and look for a new location on the Cuyamaca Campus. The District looked into the possibility of new construction or new modular construction on existing District owned property or on vacant property purchased for District Services. The District also looked at purchasing existing space off-site and renovating existing space on one of the campuses.

All options considered did not include relocating Information Technology (IT) Department and the District Warehouse. The District worked with Gafcon, engineers, architects and cost estimators for the last couple of years and more recently with CBRE to help identify existing properties which may meet the needs of District Services.

During this process of exploring options the District had three key principles. The new location must be available in the near term, less than 2-3 years to occupancy, it must be located in the East County, and the cost of the new District Services space must be reasonable.

Option 1 - Offsite Location

The District looked at existing properties in El Cajon, Santee, Lemon Grove, and Spring Valley. These properties did not meet the needs of District Services. Some of the properties did not have adequate parking spaces and most required a significant amount of tenant improvements to convert the existing space to meet District Service's needs. In addition to exploring existing properties the District also looked

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at several vacant undeveloped parcels in the cities of El Cajon, Lemon Grove, Santee, La Mesa, and Lakeside. After a review of the land pricing and the estimated cost of various types of new construction, it was determined the cost would not be reasonable and discontinued looking at vacant land parcels for development.

Option 2 - Grossmont College Location

Several sites were looked at for new construction. There were no sites identified which could be renovated to meet District Service's needs. The first site explored was to use the existing footprint of Building 80A in Lot 4. This approach was to build a new 2 story building with standard construction or place a new modular building on the site.

The next site reviewed was the dirt area near Lot 4A. This explored constructing a new 2 story building with standard construction which was deemed to be too costly and time prohibitive. It was then decided to explore building a 2-story modular building or a single story modular village. The construction is expected to take 24-30 months. There are currently no utilities near this site. New infrastructure would need to be installed for water, power, sewer, and voice and data communications. The estimated cost for this option is almost \$27M. This option is too expensive to pursue.

Option 3 - Cuyamaca College Location

There were several options reviewed for use of the vacant land on Fury Lane. Build a new 2 story building with standard construction, build a new 2 story modular building, or build a new single story modular village. All of these options were deemed to be too costly. The proposed site location did not include utilities, infrastructure, required city permit and inspection. Preliminary indications were San Diego County would require sidewalks to be installed between the current traffic lights at Brabham Street and Via Rancho San Diego.

The other option reviewed is to convert the Building A Complex to District Services. A Space Utilization analysis conducted by an external expert indicates the college has space to relocate the remaining programs and employees in the current F building that are not planned to relocate to the new F Building.

The current Space Utilization Report contains two Migration plans:

- Option A: Moves the remainder of space occupants from the old F building to the Building A Complex:
 - This entails a re-design of the project which will cost the college about \$5.5 million
 - In addition, the project will not be completed in time to meet the State requirement to begin the demolition of old Building F (September 21, 2027)

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- Option B: Moves the remainder of space occupants from the old F building to existing vacant space on campus:
 - Initial rough estimate is about \$2.5 million
 - Begin the necessary improvements sooner and start moving the staff to the new locations before we are required to demolish Building F (September 21, 2027)
 - There are several offices which needs a new location to be identified

What has Changed since Fall of 2024

Since last fall both campuses have identified numerous additional projects which need to be addressed.

The projects identified at Cuyamaca College including estimated cost/shortfall are:

- Kumeyaay Tribe presentation space – Bldg. A - \$2 million
- Cuyamaca Cares – ADA access - \$2 million
- Bldg. D Gymnasium AC units - \$2 million
- Site improvements once F complex is demolished - \$2 million
- Campus drainage issues/flooding concerns - \$1 million
- Potholes and pavements improvements - \$2 million
- Upgrade of campus Path of Travel to meet ADA requirements - \$2 million
- Chilled water valves replacement above ground - \$1 million
- Central Plant upgrades - \$500k
- Data Center Relocation - Shortfall of \$3 million
- Reallocating funds to District Services - \$4 million
- Auto Lift project – additional cost is unknown at this time
- Relocating the Maker's Space and Labs in the current F Building - \$1 million
- Teaching and Learning Center - \$100k

These projects are estimated to be approximately **\$22.6 million** which is currently **not** funded. We anticipate that the cost for these projects will be increased due to escalation.

Cuyamaca College has an estimated remaining Bond Balance of \$1.4 million with a contingency of \$8.9 million. Expectation that the new Instructional Bldg. F will come in much higher once we go out to bid. If the college decides to use the contingency funds to fund these projects, the total shortfall **as of now** is approximately **\$12.6 million**, this does not include the cost associated with the migration options identified above.

Cuyamaca College Building A Complex as New Home for District Services:

If the District were to relocate to the existing Building A complex and move into the spaces as they are currently configured, the work could start immediately. Improvements could be completed by the first part

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of 2026. The estimated cost for minimum tenant improvements would be approximately \$3 million. This would be painting, carpeting, cleaning, some new furniture, relocation services and minor ADA improvements. The updates to the existing space may not have to be processed through DSA pending the extent of changes proposed. If the District wants to conduct more expanded tenant improvements the project would need to go to DSA for approval and trigger all ADA upgrades to the complex. The project would take approximately 1 to 1 ½ years to process and be completed. The estimated cost would be \$5 million.

This option will enable the District to reallocate the funds planned for a new District Services building to fund both Cuyamaca critical improvements projects (as well as some for Grossmont seen below) and to fund the bond shortfall on existing projects.

Grossmont College Projects:

- Hillside Blow-out, which work has just begun - \$3.5 million
- Address the drained Pool - \$2 million
- Upgrade campus Path of Travel to meet ADA requirements - \$2 million
- Fire sprinklers installation across campus - \$23 million
- Address storm drain issues - \$1 million

These projects are estimated to be approximately **\$31.5 million** which is currently **not** funded.

Due to escalation cost for the Gymnasium project, GC does not have the matching funds for the State funded project.