Project Overview

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Current Status /Phase: Construction / Inc. 1 & 2
Construction Type: New Construction
Gross Square Footage: 50,000
Division of State Architect: 04-118597
Construction Method: Construction Manager at Risk (CMR)
Project Life-Span: 756 Days

Project Financials

Funded By: Measure Z
Programmed Budget: $41,593,995
Current Budget: $40,686,596
Expenditures to Date: $15,675,196

Project Teams

Architect: Sillman Architects
Structural Engineer: BWE, Inc.
Civil Engineer: Nolte Associates, Inc. (NV5)
Electrical Engineer: Engineering Partners, Inc.
Mechanical Engineer: IMEG Corp
SWC Project Manager: Jeff Palmquist
Construction Manager: Balfour Beatty Construction
DSA Inspector: Blue Coast

Site Detail

Campus: Chula Vista (Main) Campus
Coordinates: 32.636691, -116.997623

Project Schedule

Programming Complete: Spring 2019
Design and DSA Finish: Summer 2020
Construction Finish: Spring 2023
FFE & Move-In Finish: Spring 2023

Project Insight

According to the Southwestern College Facilities Master Plan (2018), the redevelopment of the southeast portion of campus will accommodate the consolidation Facilities Operations, Maintenance and Grounds complex. It will centralize campus services in a location that is remote from areas of concentrated student activity, yet convenient-ly accessed by the new Ring Road. Deliveries and materials handling will be less disruptive to campus activity and can be efficiently staged and organized. Included in this project is the re-alignment of the access road and utilities that service the Child Development Center and as well as other facilities located on that portion of the campus.

The District is also currently in the design phase of Landscape Nursery Technology (LNT) project adjacent to the Facilities Operations, Maintenance and Grounds complex. This project’s design coincides substantially with the Facilities Operations, Maintenance and Grounds complex project schedule and therefore the timing of the two projects is very similar. Facilities Operations, Maintenance and Grounds complex and the (LNT) project share a common property border and share scopes of work related to material storage, utilities and access.

Due to the proximity, timing and scope of work of the two adjoining projects, the District included the Facilities Operations, Maintenance and Grounds complex project scope under Balfour Beatty Construction (Construction Manager at Risk) contract services for this project. Additionally, the District will benefit from a significant cost savings overall by utilizing the overlay of construction management facilities and staff that will be assigned to both projects.

Project Features

- Three new Facilities & Maintenance Areas + Parking and Materials Storage
- Facilities and Maintenance Buildings Elevations tied to Adja-cent LNT Project
- Two new Grounds Area Buildings + Parking and Equipment Stor-age
- Storm Drainage Treatment via Modular Wetland Systems and Detained in UG Storage Chambers
- Loop Road Relocation from through Parking Lot to the outside of Parking Lot F
- Lot F Revisions includes 2 New Entry Points and ADA Relocation + Storm Drainage Treatment

Project Site Plan

Project Budget Distribution