N/A

\$508,408

N/A

Steve Evanco

# **Project Overview**

**Gross Square Footage** 

Current Status /Phase **Pre-Construction Construction Type Equipment Replacement** 

Division of State Architect YES

**Construction Method** Traditional Design-Bid-Build

07-17-2025 **Contract Start Date** Contract Expiration Date 11-21-2025

**Construction budget only shown Project Financials** 

**HH Bond** Funded By

**Current Budget** \$508,408

**Expenditures to Date** \$0.00

**Project Teams** 

**Programmed Budget** 

Architect **PBK Architects** 

Structural Engineer N/A

**Electrical Engineer** N/A Civil Engineer

Mechanical Engineer **Leaf Engineering** 

**SDCCD Project Manager** Leon Cavallo

Phil San Filippo **DSA** Inspector

**RJ Nichols** Contractor

### Site Detail

**Construction Manager** 

Campus Miramar College

32° 54′ 44.29″ N, 117° 07′ 07.68″ W Coordinates

## **Project Schedule**

**Programming & Planning** 

Design & DSA Approval

Construction Finish

FFE & Move-In Finish

2/18/25

03/28/25

10/06/2025

N/A

### **Project Insight**

08-15-2025: Fire sprinkler system to be refilled with water and no fire watch over the weekends.

08-20-2025: Fire sprinkler work to commence in warehouse.

08-29-2025: Fire sprinkler piping to be installed at warehouse by, August 29th.

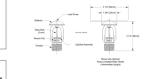
09-11-2025: Fire sprinkler bracing completed in middle section of project

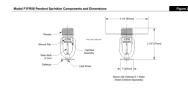
09-11-2025: 1st floor 100% complete including inspection

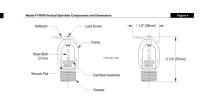
09-12-2025: 2nd floor 90% complete

09-23-2025: Punch list walkthrough for the east portion of the project has been scheduled

10-06-2025: Project completion remains on schedule.







# **Projects Features**

CUMMING

**GROUP** 

The scope of work includes updating the existing wet-pipe automatic fire sprinkler system at the Miramar College Storage Building, specifically on Level 2 of Building W, in full compliance with the Division of the State Architect (DSA) requirements and the National Fire Protection Association (NFPA) 13, 2022 edition. This work will involve the removal of existing fire sprinkler piping, sprinkler heads, and associated components as necessary to accommodate the installation of a new, improved wet-pipe sprinkler system. The new system shall be designed, fabricated, and installed in accordance with NFPA 13 (2022), incorporating all required components such as piping, sprinkler heads, seismic bracing, valves, and accessories, using UL-listed and FM-approved materials.

### **Project Site Plan**



### **Look Ahead**

All background checks, including those for Xpress Guards assigned to fire watch, have been completed and approved. Documentation is available on the table on the first floor. A sign-in sheet is also located on this table, and every approved individual must sign in upon arrival.

The fire watch personnel from Xpress Guards will check in with Brendon Monday through Friday at 3 PM and again at 7 AM. All fire watch protocols and documents have been emailed to Xpress Guards, and Jacob has printed copies containing all contract phone

Smoke and heat alarms will be fully operational; therefore, the fire watch security team is responsible for walking the perimeter of the building regularly.

Final punch list walkthroughs have been scheduled in phases, beginning with the first walkthrough on 09/23/2025. This initial walkthrough will focus on reviewing completed work in the eastern portion of the project.