

Project Overview

|                             |                                 |
|-----------------------------|---------------------------------|
| Current Status /Phase       | DSA                             |
| Construction Type           | New Construction                |
| Gross Square Footage        | 30, 805 GSF                     |
| Division of State Architect | January 2026                    |
| Construction Method         | Public-Private-Partnership (P3) |
| Contract Start Date         | November 2025                   |
| Contract Expiration Date    | July 2028                       |

Project Financials

|           |            |
|-----------|------------|
| Funded By | Measure HH |
|-----------|------------|

Project Teams

|                          |                            |
|--------------------------|----------------------------|
| General Contractor       | CBG Building Company       |
| Architect                | TCA                        |
| Structural Engineer      | DCI                        |
| Civil Engineer           | Kettler Lewick Engineering |
| Mech./Elect. Engineer    | MA Engineers               |
| Executive Const. Manager | N/A                        |
| SDCCD Program Manager    | Dr. Joel Peterson          |
| DSA Inspector            | TBD                        |

Site Detail

|             |                                  |
|-------------|----------------------------------|
| Campus      | San Diego City College           |
| Coordinates | 32° 43′ 2.5″ N, 117° 8′ 56.67″ W |

Project Schedule

| Programming Complete | Design and DSA Approval                     | Construction Completion Est.) | FFE and Move-In (Est.) |
|----------------------|---------------------------------------------|-------------------------------|------------------------|
| July 15, 2024        | Design: April 7, 2025<br>DSA: February 2026 | April 2028                    | April 2028             |

Project Insight

Ground up construction of new 283 unit (797 bed) Student Housing Project. Project consists of ground floor amenity space, and a sky lounge.

- DSA Incremental 1 (site improvements) approved in August.
- Construction Kickoff Event: November 7, 2025
- CBG Mobilization / Fencing Start: November 20, 2025
- DSA Incremental 2 (vertical structure) approval anticipated for February 2026.
- Student Move In Start: Summer 2028



Project Features

The San Diego City College Affordable Student Housing project is a public-private partnership between SDCCD and The Michaels Organization, which is responsible for constructing a new 283-unit (797-bed) residential complex. The housing will include studio, two-bedroom, four-bedroom apartments, and four-bedroom suite-style units. Ground-level amenities will feature a leasing lobby, conference room, yoga/fitness room, package and delivery room, food pantry, pet wash station, resident and bike storage (including e-bikes), community kitchen, vending lounge, and shared laundry facilities. The seventh floor will include a Sky Lounge. The landscape design incorporates two interior courtyards with amenities such as BBQ and outdoor seating, study areas, flexible gathering spaces, and an exterior TV for events. This project will also include a Mainspring Energy generator located at the Early Childhood Education parking lot that will provide secondary electrical feed to the residential complex.

Project Site Plan



1601 B St, San Diego, CA 92101