

Project Overview

Current Status /Phase	Construction
Construction Type	Roof Replacement
Gross Square Footage	SF
Division of State Architect	N/A
Construction Method	Traditional Design-Bid-Build
Contract Start Date	TBD
Contract Expiration Date	TBD

Project Financials

Funded By	HH Bond
Programmed Budget	35,801
Current Budget	35,801
Expenditures to Date	\$0.00

Project Teams

Architect	Lance Lareau
Structural Engineer	N/A
Electrical Engineer	N/A
Civil Engineer	N/A
Mechanical Engineer	N/A
SDCCD Project Manager	Leon Cavallo
Construction Manager	Steve Evanco
Inspector	N/A
Contractor	The Garland Company, Inc

Site Detail

Campus	Mesa College
Coordinates	32° 48' 14.53" N, 117° 10' 26.25" W

Project Schedule

Programming & Planning	Design Approval	Construction Finish	FFE & Move-In Finish
08-01-2025	N/A	11-25-2025	N/A

Project Insight

- 11-05-2025: Garland contract executed and notice to proceed (NTP) issued.
- 11-21-2025: Work scheduled for Thanksgiving break.
- 11-21-2025: Conduct a site walk with Garland Roofing and complete pre-start photo documentation of existing conditions.
- 11-24-2025: Prepare and protect the existing roof for work by masking all rooftop equipment to prevent coating spillover.
- 11-24-2025: Installation of LiquiTec base coat application.
- 11-24-2025: Installation of LiquiTec top coat application.
- 11-25-2025: Construction tracking completion.
- 12-19-2025: Project closing out warranties and pay request pending contractor submission



Projects Features

Install a fluid-applied roofing restoration system over the existing roof surfaces for the San Diego Community College District Child Development Center (CDC) roof. Repair all defects, including deteriorated roof decking, saturated insulation, and loose or brittle membrane or membrane flashings. Verify that existing conditions meet the following requirements: the membrane must be fully adhered or, if mechanically attached, all fasteners must be secure and functional. Roofing materials shall not be applied over brittle membrane surfaces.

Project Site Plan



Look Ahead

Work for this project was scheduled during Thanksgiving break. A site walk with Garland Roofing was conducted, and pre-construction photo documentation of existing conditions was completed. Installation of the fluid-applied base coat and top coat was completed on 11/24. Construction is tracking to be completed ahead of schedule on 11/25/2025.