

Project Overview

Current Status /Phase	Closeout
Construction Type	Equipment Replacement
Gross Square Footage	N/A
Division of State Architect	YES
Construction Method	Traditional Design-Bid-Build
Contract Start Date	07-17-2025
Contract Expiration Date	11-21-2025

Project Financials

Construction budget only shown

Funded By	HH Bond
Programmed Budget	\$508,408
Current Budget	\$508,408
Expenditures to Date	\$0.00

Project Teams

Architect	PBK Architects
Structural Engineer	N/A
Electrical Engineer	N/A
Civil Engineer	N/A
Mechanical Engineer	Leaf Engineering
SDCCD Project Manager	Leon Cavallo
Construction Manager	Steve Evanco
DSA Inspector	Phil San Filippo
Contractor	RJ Nichols

Site Detail

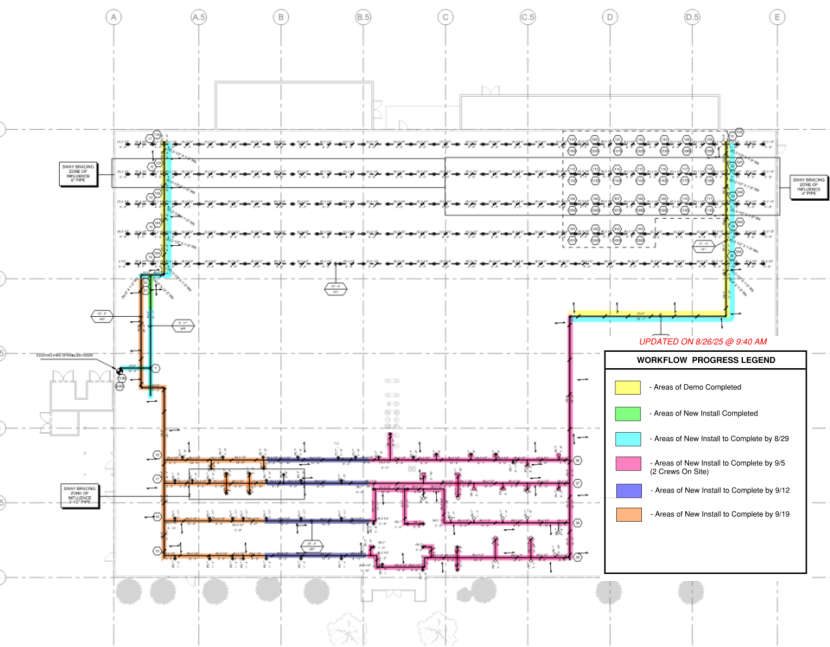
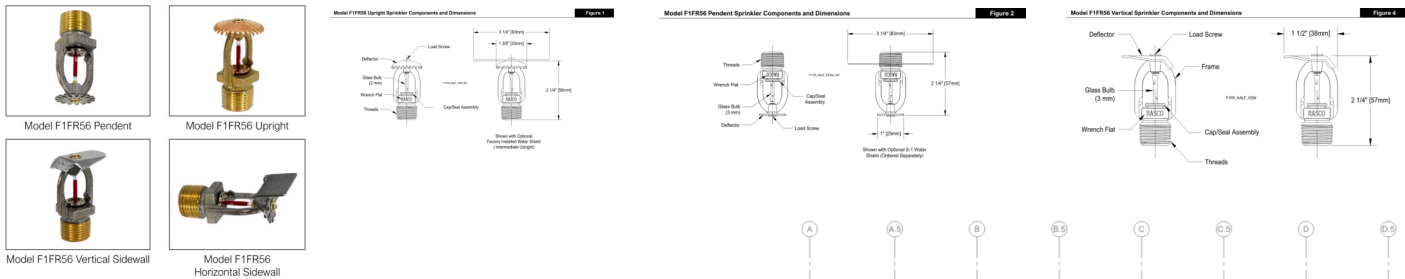
Campus	Miramar College
Coordinates	32° 54' 44.29" N, 117° 07' 07.68" W

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.
- 10-07-2025: DSA closeout in progress
- 10-31-2025: Final drawing package anticipated from Architect.



Projects Features

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 numbers.

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 .