

## PROJECT SUMMARY

### New Construction – City of Chula Vista Boys & Girls Club

#### The Project

A QPM Project Manager was responsible for overseeing site development for a youth center, parking and signage as part of construction of a new Boys & Girls Club in the City of Chula Vista. Because the site was on High School property, it required working with the Office of the State Architect (a notoriously arduous process). In addition to the classroom equipment and furnishings, The PM had to manage vendor bidding for permanent gymnasium equipment including a scoreboard and retractable bleachers.

#### The QPM Solution

We met with representatives of the city and the Boys & Girls Club and developed scope. The PM completed preliminary and construction drawings, oversaw the permitting process, processed all utility work orders, managed bidding process, and assisted in vendor selection & award of contract. We provided Construction Administration services for the entire initiative, which included managing the OSA (Office of State Architect) Construction Administrator and all of the state requirements for the project.

Emergency Vehicle Access had to be established to the rear of the building, and the PM researched and recommended a system-poured, pre-cast concrete grid that could look like continuation of the lawn but still provide enough support for emergency vehicles to drive on it. Curb cuts were included in the design to allow access at the grid location.

#### Results

The PM completed the facility including a full gymnasium, and also made recommendations for deterring graffiti that were accepted by the city and implemented as a standard city program.

Because the project change orders were less than 1% (versus the 10-20% typically experienced by the City of Chula Vista), The Project Manager for the

initiative received a Letter of Commendation from the city.

## More Information

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