

SHAPING FUTURES

Cerritos College
Fine Arts and Math/Computer Information Science

FINE ARTS



"Tilden-Coil is a good education partner, maintaining budget objectives and directing resources to achieve the best value within complex State regulations."
~ Gary Pritchard, Dean of Fine Arts and Mass Communications

Cerritos College, located in Norwalk, CA, educates a diverse population of approximately 23,000 students annually, realizing their mission to "offer clear pathways to achieve personal, educational, and career goals." In December 2010, the Cerritos Community College District engaged Tilden-Coil Constructors as their Program Manager for their construction program including Measure CC with a \$100 million remaining value and Measure G, passed in 2012, with a \$350 million value.

Key program elements of the Cerritos College Facilities Master Plan included the construction of a new Fine Arts Complex and a new Mathematics/Computer Information Science (CIS) building which Tilden-Coil completed in January 2017 under a Construction Management Multi-Prime delivery. These two structures were built concurrently due to their proximity and to achieve economies of scale.

"Serving in both the Construction Manager and Program Manager roles, Tilden-Coil has a unique presence on campus and communicates well with all stakeholders: trustees, executive staff, administration, faculty and students."
~David Moore, Director of Physical Plant and Construction Services.

Both structures are predominately structural steel, metal stud framing, with curtain wall glazing assemblies and a combination plaster and Alucobond panel exterior finish. Given the soil conditions, 80' to 90' foot underground piles with concrete caissons were required as part of the structural system.



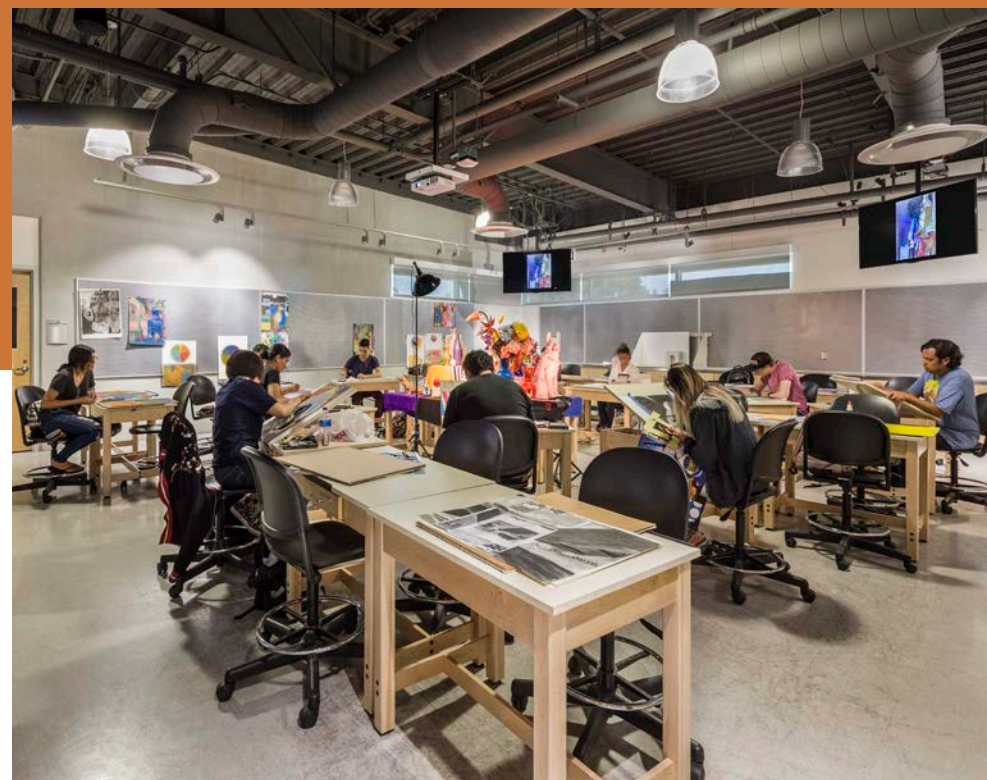
The two-story 56,000 square foot Fine Arts Complex supports general lecture classrooms, 3-D design, printmaking, ceramics, film, an art gallery, painting/drawing, computer graphics, photography, mass communication and faculty offices. HPI Architecture, the project architect, included artistic elements from Piet Mondrian, a famous abstract painter, in the exterior design using primary colors in an Alucobond metal paneling grid system. The interior design features exposed structural ceilings and overhead utilities.

Elements of the two-story 40,000 square foot Math/CIS building include more traditional interior finishes for the classrooms, study centers, CIS related labs, and faculty offices. The rooftop features a telescope viewing deck, providing the nearby Astronomy Department a vantage point to view the stars above the campus lights.



The open and naturally day-lit interiors support informal student gathering and study spaces to enhance collaboration, as well as areas for exhibition of student artistic works. Construction included a separate 2,000 square foot film building with state-of-the-art staging, acoustics, lighting and audiovisual systems. An exterior “work yard” houses kilns and equipment for ceramics, 3D metals and printmaking.

Site logistics, access and maintaining safe student paths of travel were key challenges during construction. The building site was a “postage stamp” in the center of campus. To address site access, Tilden-Coil developed a temporary road for construction ingress/egress to the project site that proved so successful the District decided to keep it for future campus use.



Zero incident
safety record
was achieved



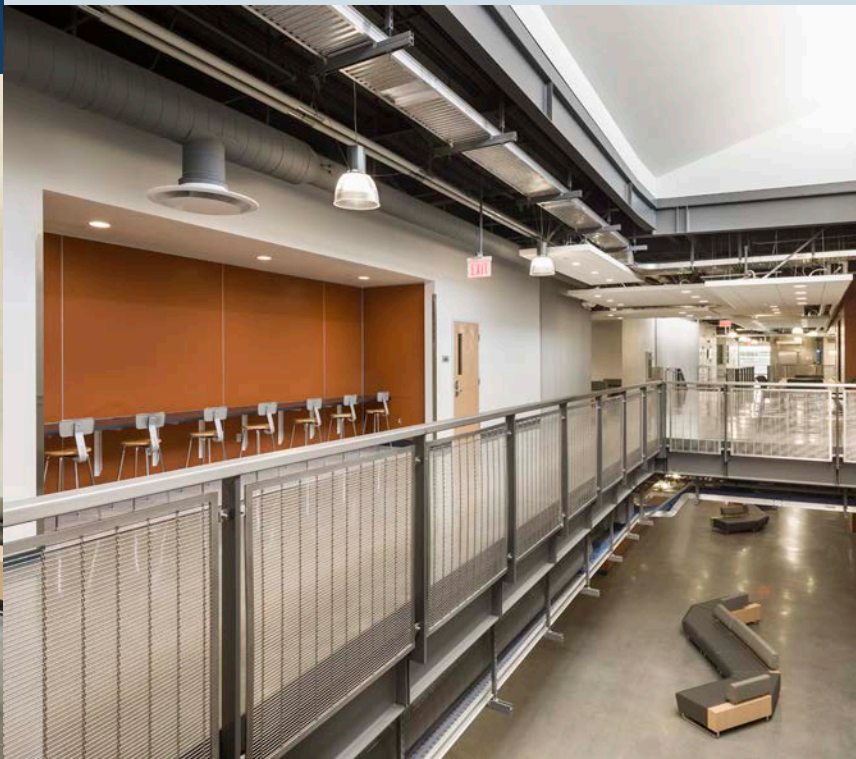
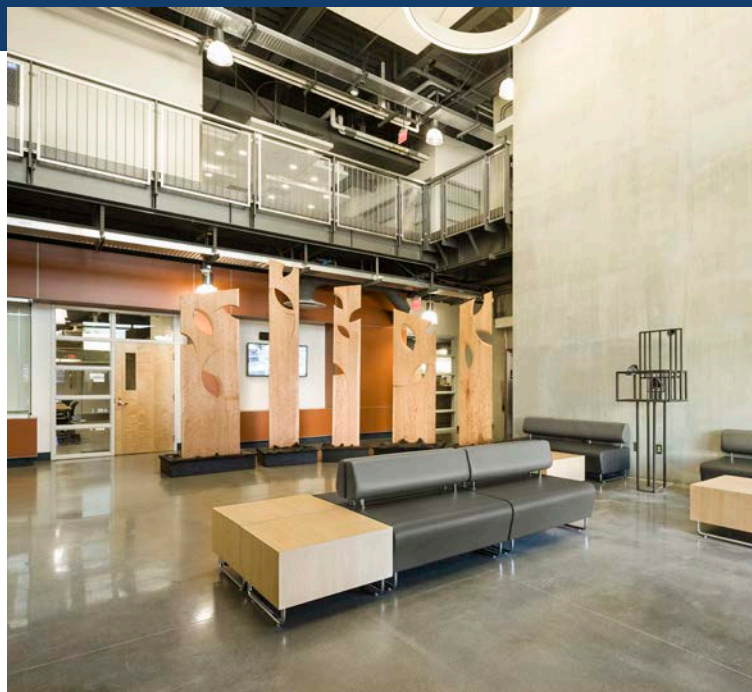
The team navigated unforeseen conditions and underground utilities and structures, including transit pipe, gas, water, sewer, storm drain and electrical lines. Immediate coordination with civil engineers and Cerritos College to determine which lines were required versus abandoned effectively mitigated delays and provided the best routing solutions.

The structures include two and three-story concrete shear walls with structural steel embeds and concrete reinforcement. The Tilden-Coil team employed successful installation solutions in partnership with the structural engineer. Tilden-Coil utilized their in-house Building Information Modeling (BIM) team to precisely determine the utility pass through locations and rebar within the shear walls, to coordinate the overhead utilities and cloud ceilings, and to install site and building utilities sandwiched tightly between the new buildings and existing structures. Utilizing BIM shaped the success of this project by identifying clashes/conflicts and solutions, resulting in significant schedule time savings.

Overcoming these challenges and working extended schedules that included weekends and holidays, the Tilden-Coil team accomplished the primary objective: faculty and students occupying both Fine Arts and Math/CIS for spring semester classes! At the same time, Tilden-Coil met Cerritos College's budget objective of \$43 million for construction of both buildings.



The bridge connection between the two buildings was the final element to be constructed given that access between the buildings was needed for material delivery. The bridge radius design required meticulous calculations mirroring the radius design of the future courtyard and amphitheater below.



Teamwork is key to success—no lines drawn. Each team member picks-up and supports one another when help is needed. This “teamwork” shared with Tilden-Coil, Cerritos College and HPI was the necessary ingredient for success and represents the heart of great partnerships.

Architect: HPI Architecture

Sq ft: 56,000 Fine Arts;
40,000 Math/CIS

"Tilden-Coil helped to pull the project team together—construction manager, testing agencies, DSA, architect and consultants—to deliver the best possible quality for the District."

~ David Moore, Director of Physical Plant and Construction Services



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