

FACILITIES PROJECT REQUESTS 19.20



GROSSMONT COLLEGE FACILITIES PROJECT REQUESTS Year 19.20 (FPR)

12/4/2019

Facilities Committee's Prioritization Scorecard

DISCRIPTION	FINALS CORE	CONSTITUENTIES				EX-OFFICIO				ADVISORIES						
										AVERG					AVERG	
FPRs 19.20																
FPR 19.001 - LTRC	2	0	190	111	185	220	167	154	147	0	0	0	0	0	0	0
FPR 19.004 - Biology Teaching Garden	6	0	146	74	78	176	116	141	104	0	0	0	0	0	0	0
FPR 19.005 - Gizmo's Kitchen	1	0	222	152	153	215	169	194	158	0	0	0	0	0	0	0
FPR 19.006 Amateur Radio Club	7	0	72	105	85	96	83	83	75	0	0	0	0	0	0	0
FPR 19.009 - Biology 30-128 Cabinets	5	0	122	189	145	238	155	95	135	0	0	0	0	0	0	0
FPR 19.010 - Upgrade Bldg 34 Lobbies	4	0	116	207	151	245	179	81	140	0	0	0	0	0	0	0
FPR 19.011 - Period Poverty	3	0	173	151	136	245	173	124	143	0	0	0	0	0	0	0

HOW ARE THE FPR RANKED?

Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

REFER TO QUESTION	CRITERIA	CRITERIA SCORE	MATH	WEIGHT	SUBTOTAL
Impacts:					0
3	Direct/indirect positive impact on students		x		0
Director's Report (1)	Construction impact on students/staff		x(-)		0
3	Impact If Not Implemented		x		0
5	Continual impact on other depts., services, programs		x(-)		0
Director's Report (2)	Continual impact on Facilities/Ops		x(-)		0
Director's Report (3)	Construction impact on Facilities/Ops		x(-)		0
2	Addresses health & safety		x		0
6	Sustainability		x		0
6	Accessibility		x		0
1,2,5	Project Physical Feasibility		x		0
Director's Report (4)	Project Physical Feasibility		x		0
Recommendations of:					0
4	College or District Facilities Master Plan		x		0
4	College Strategic Plan (or District)		x		0
Director's Report (5)	Director 's Recommendation		x		0
Cost:					0
7	One-Time Cost Effectiveness		x		0
7	Projected Long-Term Effectiveness		x		0
7	Funding and availability		x		0
7	Cost Feasibility		x		0
Director's Report (6)	Cost Feasibility		x		0
Timeline:					0
8	Immediate Emerging Need		x		0
8	Long-term Solution		x		0
8	Project Start/Finish Feasibility		x		0
Director's Report (7)	Project Start/Finish Feasibility		x		0
Total Possible					260
Projects Total Score					0

RANKED #1
FPR 19.005
GIZMO'S KITCHEN



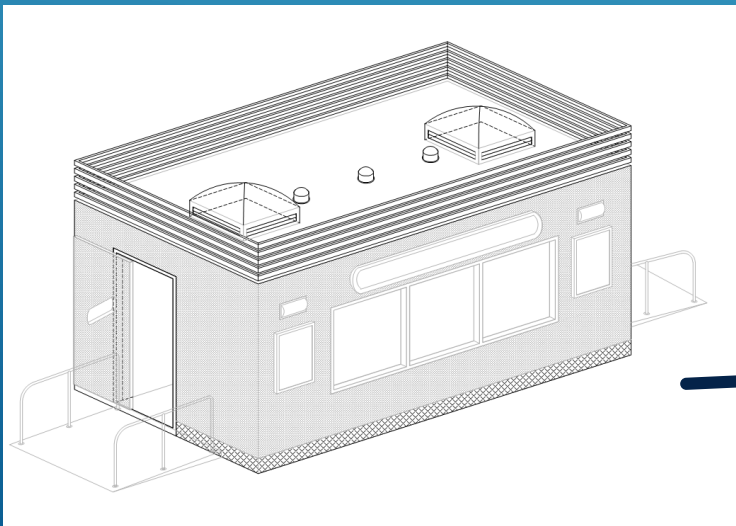
Gizmo Kitchen

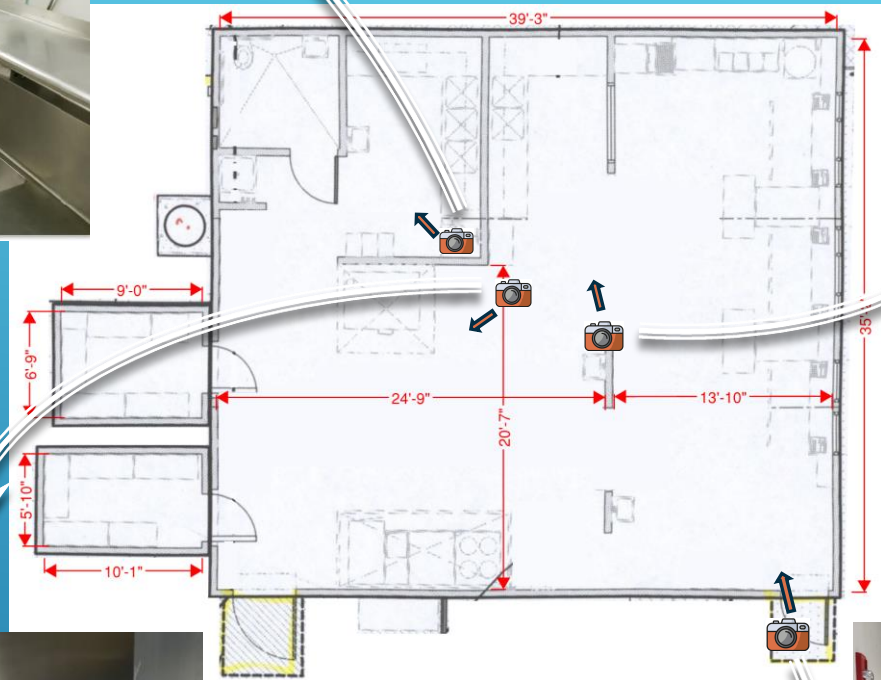
- Centered in the quad of the 50s buildings



Gizmo Kitchen

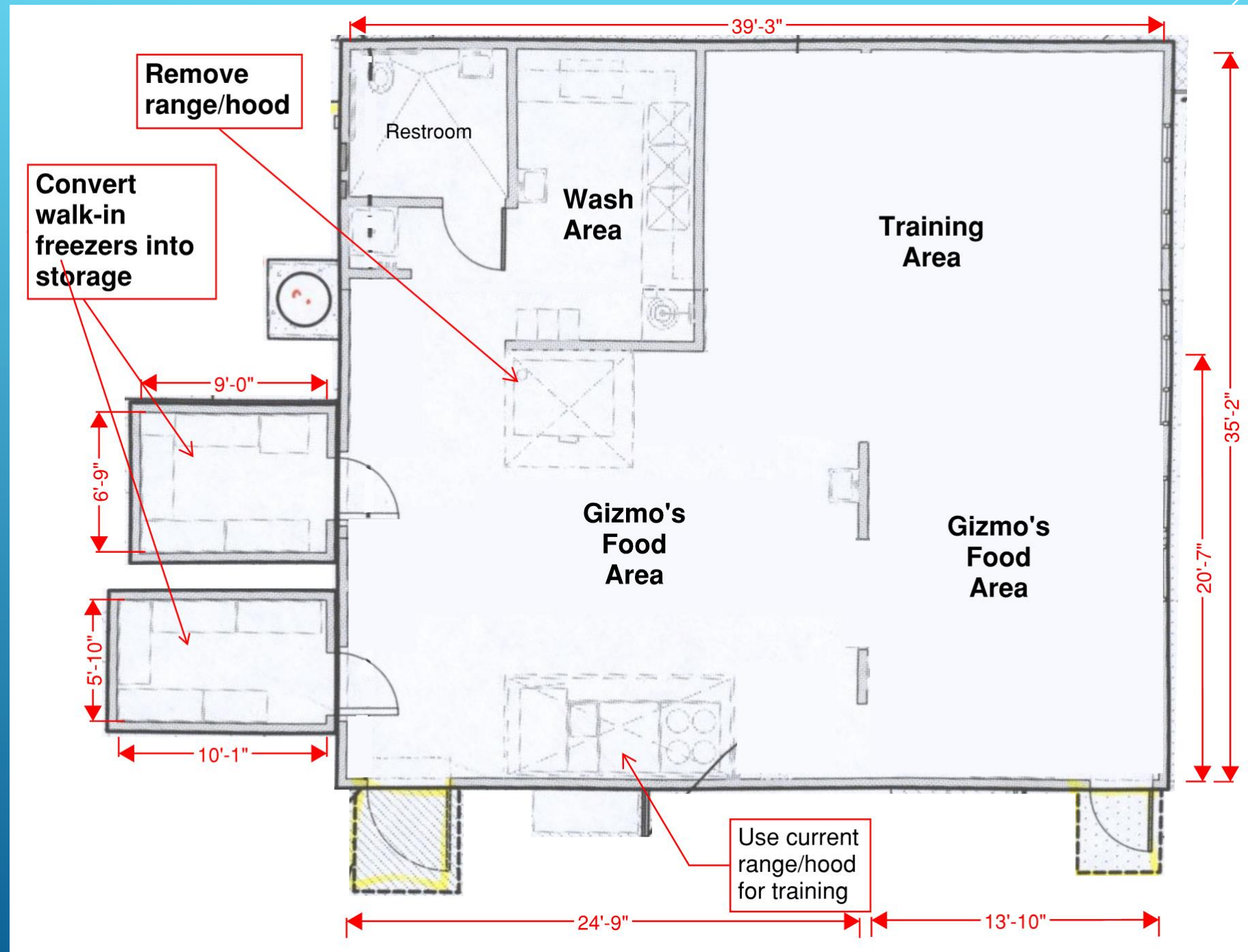
- Currently Sodexo has a café in the 50s quad modular building
- A new Sodexo Café trailer will be placed south of current location
- Gizmo's Kitchen moves into old location





Gizmo Kitchen

- Food Storage areas
- Food display area
- Training Area



Facilities Director's Report



FPR Director's Report			Date	9/9/2017	FPR#	<u>19.005</u>	
Project Name: Gizmo Kitchen			Description				Walk-In Foor Pantry
Dean: Sara Varghese			Ph#	0	Email	0	
Contact: Susan Berry			Ph#	7236	Email	0	

DEPARTMENTS	COST	COMMENTS
Basic Cost	\$15,000	
Full Project	\$150,000	
	\$0	
	\$0	

See notes below for cost

TOTAL ESTIMATE COST	\$0	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$0	

Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	1 Noise nearby classrooms
(2) CONTINUAL IMPACT ON FACILITIES/OPS	2 Added sq' of cleaning and maintenance
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	4
(4) PROJECT PHYSICAL FEASIBILITY	4 *Use existing modular
(5) DIRECTOR'S RECOMMENDATION	4 *This is the best space for this kind of program
(6) COST FEASIBILITY	4 *Use existing modular
TIME TO COMPLETE	Six months or more
(7) PROJECT START/FINISH FEASIBILITY	2 Depends on final SOW

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	maybe
DSA	maybe
Gafcon	maybe
Proj. Manager	Loren or Gafcon
In-House	yes
Contractor	maybe
Join Projects	no

Facilities Director's Report



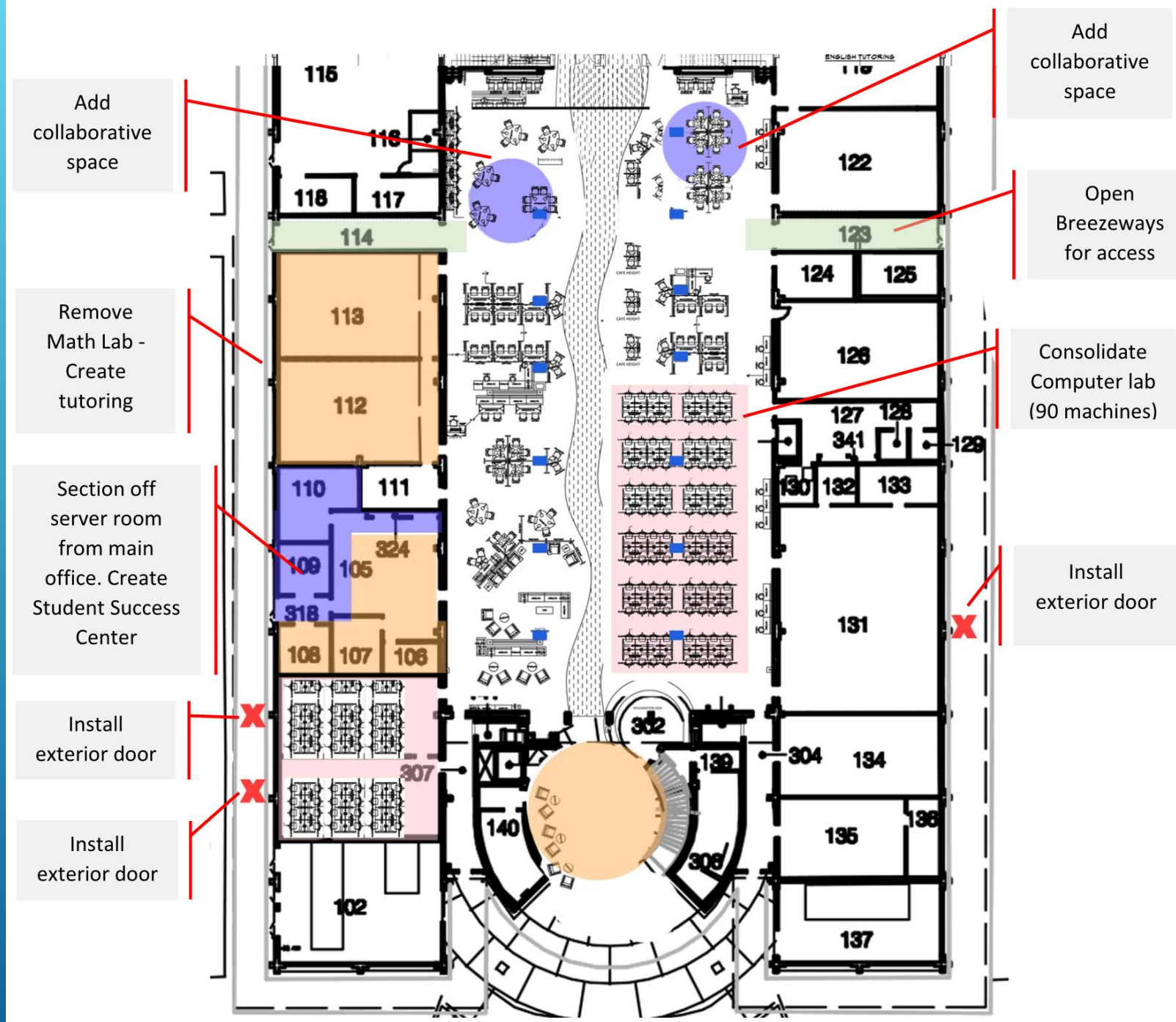
Impact Notes	<p>*The proposed <u>Existing Modular</u> is the one in the 500s complex area that Sodexo currently uses. Sodexo will be moving to a new location on campus.</p> <p>This project could cost \$15,000 to \$150,000. \$15,000 to move in with basic function only. \$150,000 for what the department wants it to grow into. These are rough estimate costs.</p>
Additional Notes	<p>The Facilities Committee can prioritize based on location, need of program growth, feasibility of using existing modular building. Then the College Council can determine how much money to give to this project as a budget to build a SOW (Scope of Work).</p>

RANKED #2
FPR 19.001
LTRC



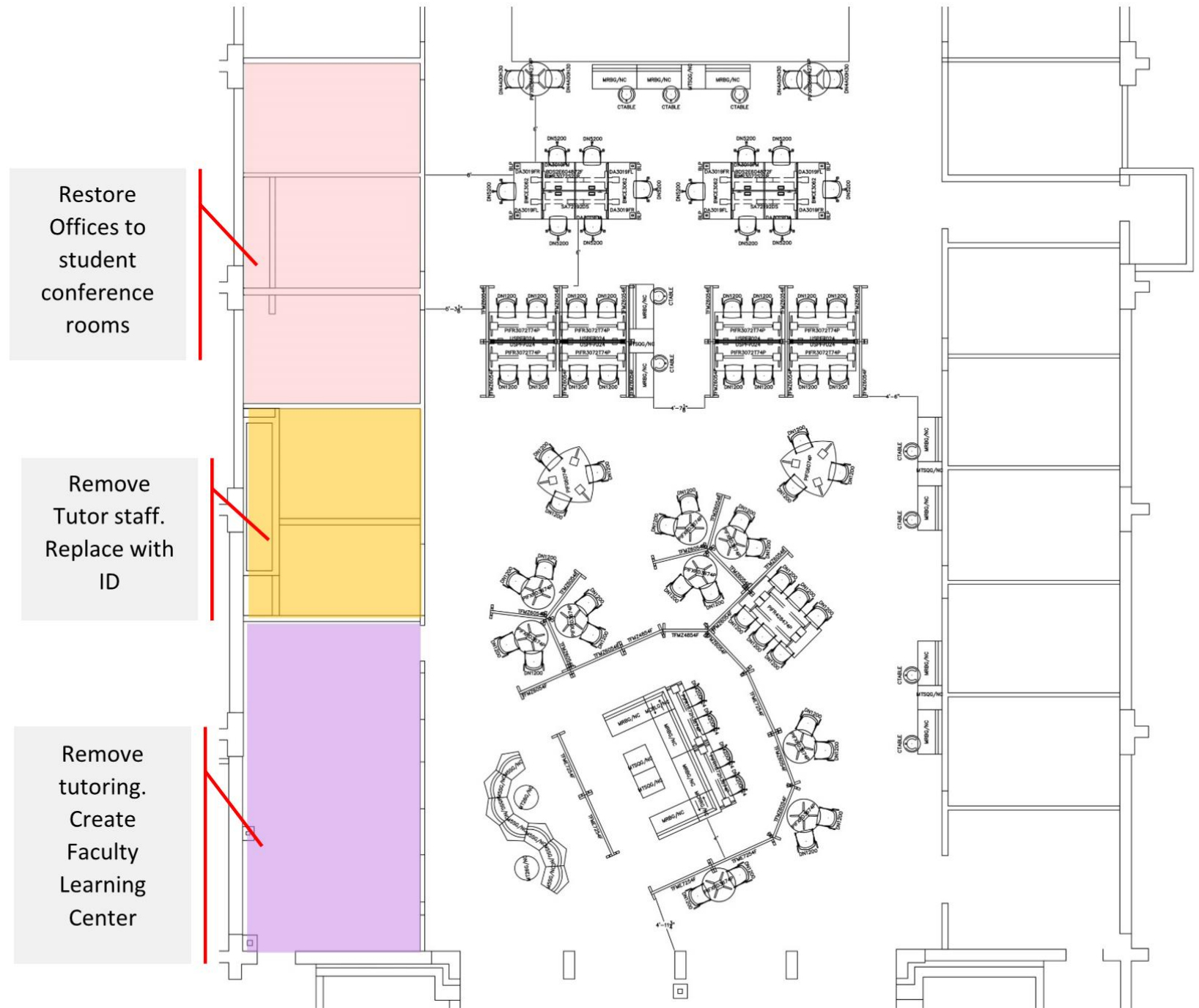
Tech Mall First Floor

- Decreases the amount of CPUs on the main floor
- Add furniture for tutoring and collaborative space
- Remove Math Lab when the new Bldg 36 is completed. Turn into Creative Tutoring
- Create student Success Center



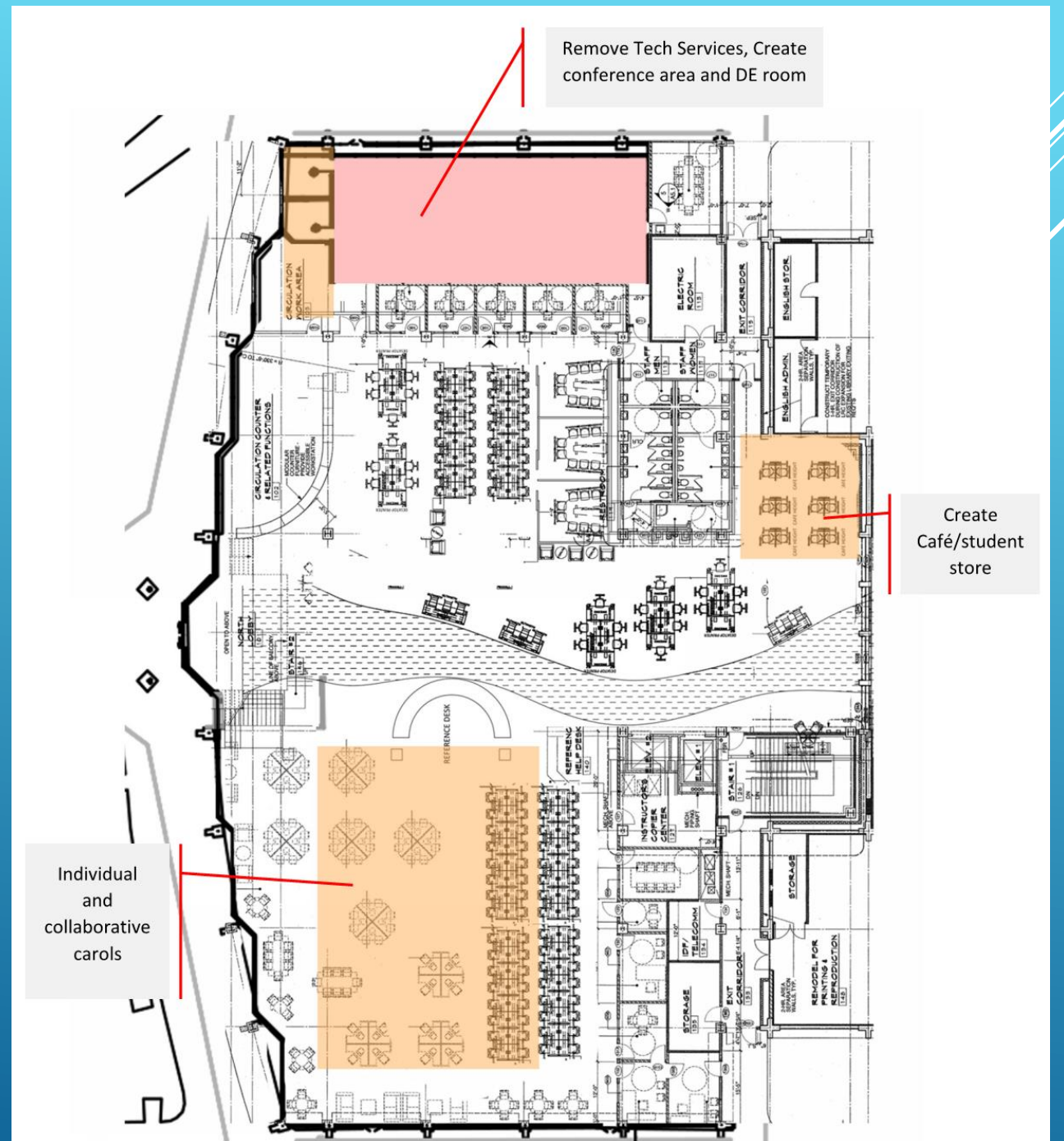
Tech Mall Second Floor

- Return offices to student spaces
- Create Faculty Learning Center
- New furniture and layout for study and collaborative spaces
- Add ID (Instructional Design)



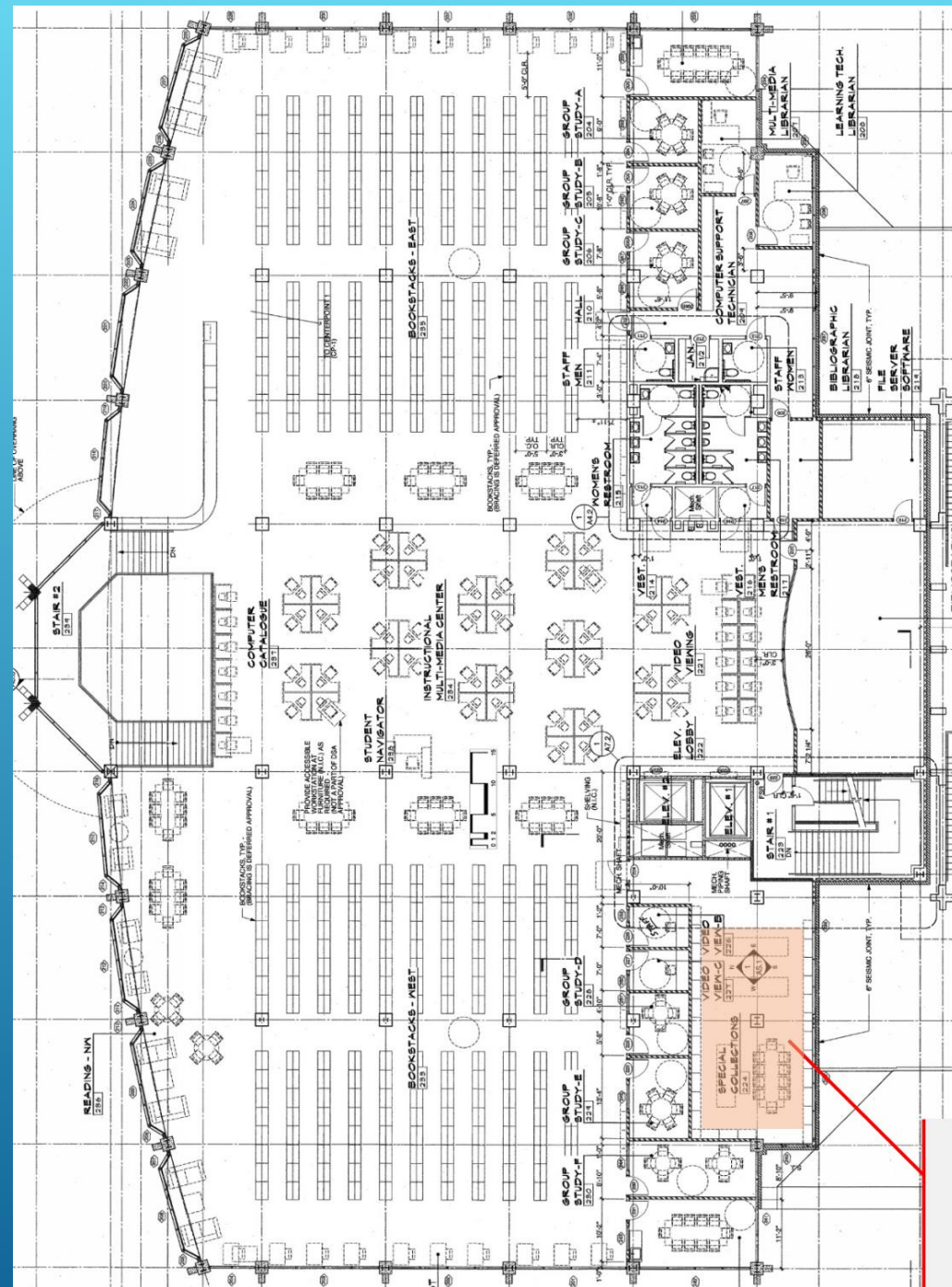
Library First Floor

- Create Conference and DE room
- Create Café and student store, such as vending machines, Scan Tron, etc.
- Will need to check contract with Barnes & Noble and Sodexo
- Increase individual and collaborative study carols



Library Second Floor

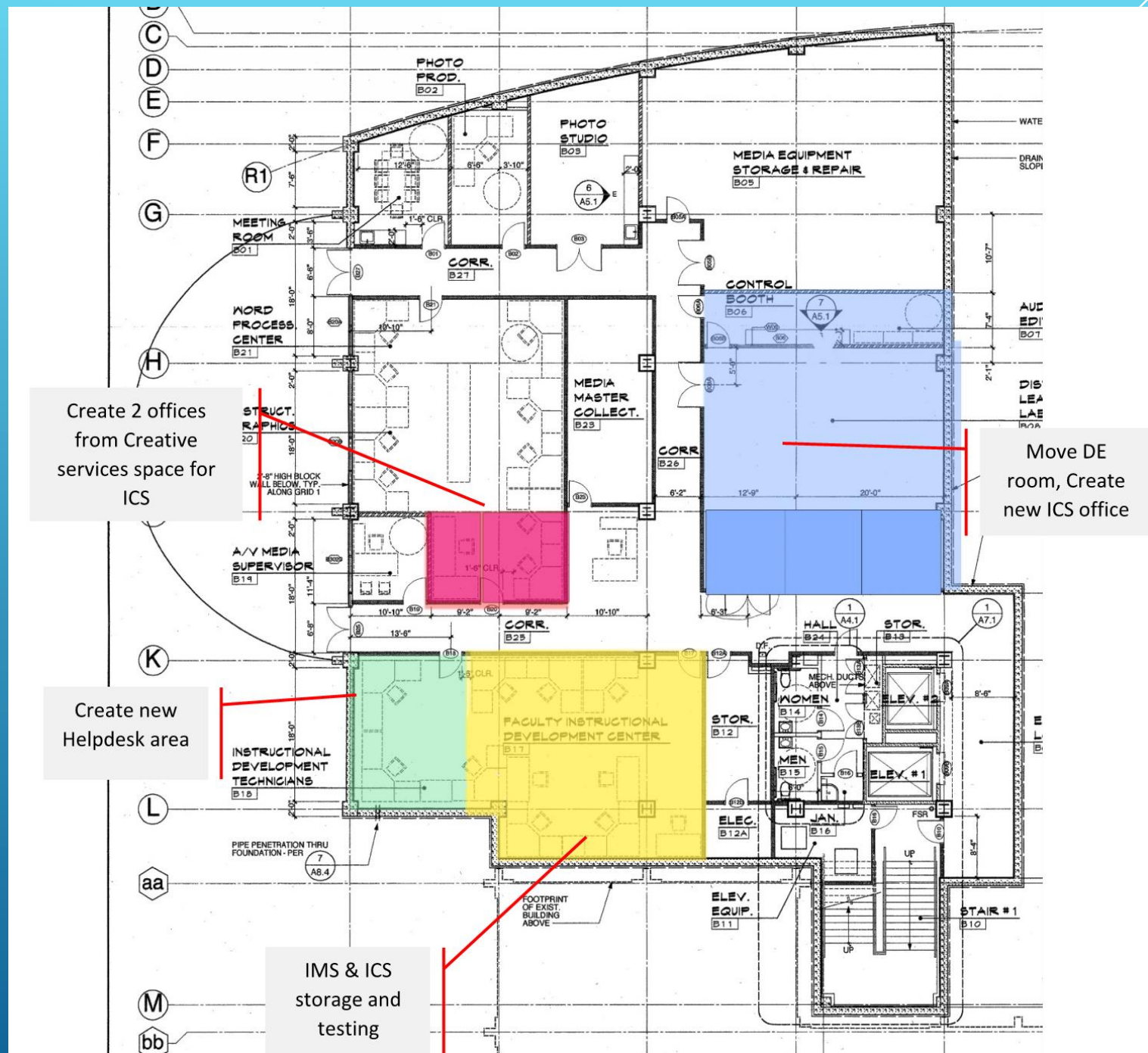
- Remove staff from first floor to open up space on first floor for the conference room and DE room



Move Staff
from Tech
Services

Basement Floor

- Create two new offices to move ICS from first floor Tech Mall
- Move DE room to first floor Library to move ICS offices from first floor Tech Mall
- Create new Helpdesk



Facilities Director's Report



FPR Director's Report		Date 9/9/2017	FPR# <u>19.001</u>
Project Name: Learning Commons		Description Constuction	
Dean: Eric Klein	Ph# 2390	Email Eric.Klein@gcccd.edu	
Contact: Eric Klein	Ph# 2390	Email Eric.Klein@gcccd.edu	

Phase		COST	COMMENTS
Furniture	And infrastructure for furniture	\$ 650,000.0	
Infrastructure	For furniture	\$ 10,000.00	
Flooring	Rubber and carpet floor	\$ 200,000.0	Rubber floor cuts down on stains
Construction	Renovate to move staff	\$ 150,000.0	

TOTAL ESTIMATE COST	\$1,010,000	Including Public Works & Engineering
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Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	2	
(2) CONTINUAL IMPACT ON FACILITIES/OPS	1	About the same as current
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	2	Project Management
(4) PROJECT PHYSICAL FEASIBILITY	4	
(5) DIRECTOR'S RECOMMENDATION	4	
(6) COST FEASIBILITY	3	Combining some of the costs makes it cheaper/feasible
TIME TO COMPLETE	1 year	
(7) PROJECT START/FINISH FEASIBILITY	2	

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)	
Feasibility Score	0 through 4 (0= lowest, 4= highest)	
Public Bid	Furniture no, Carpet yes, Construction yes	
DSA	Construction yes	
Gafcon	Maybe	Furniture no, construction maybe
Proj. Manager	Facilities Dept	Furniture yes, construction maybe
In-House	no	
Contractor	yes	
Join Projects	yes	

Facilities Director's Report



Impact Notes	Furniture will need some infrastructure work done such as electrical and network cables. This may not be too much of an impact on students. Install/Move furniture in about one week. Could do this over spring break 2020. The flooring and construction will take about 9 months to a year for processing and construction. The actual construction would be about 2 months. Flooring would be an impact to students and the construction should not impact students too much because the areas of construction are in staff areas.
Additional Notes	

RANKED #3
FPR 19.011
END PERIOD
POVERTY



Free Sanitary Products

- AAUW Student Club will provide free sanitary products for women as a “take one leave one”
- Helps those who don't have money
- Help keep students on campus in emergency situations
- Five restroom locations will be researched across the campus for best feasible installation of bins



Facilities Director's Report



FPR Director's Report	Date	9/9/2017	FPR#	<u>19.011</u>
Project Name: End Period Poverty			Description	Free Sanitary Products
Dean: Sara Varghese	Ph#	0	Email	0
Contact: Sue Gonda	Ph#	7875	Email	0

DEPARTMENTS	COST	COMMENTS
GC Facilities	\$200-\$4000	
Dist. Facilities	\$0	
Dist. IS	\$0	
AV	\$0	
Inst. Ops		
FUSION		
TOTAL ESTIMATE COST	\$200-\$4000	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$0	

Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	1
(2) CONTINUAL IMPACT ON FACILITIES/OPS	1
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	2
(4) PROJECT PHYSICAL FEASIBILITY	4
(5) DIRECTOR'S RECOMMENDATION	4
(6) COST FEASIBILITY	3
TIME TO COMPLETE	2 months
(7) PROJECT START/FINISH FEASIBILITY	4

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	no
DSA	no
Gafcon	no
Proj. Manager	GC Facilities
In-House	yes
Contractor	no
Join Projects	no

Facilities Director's Report



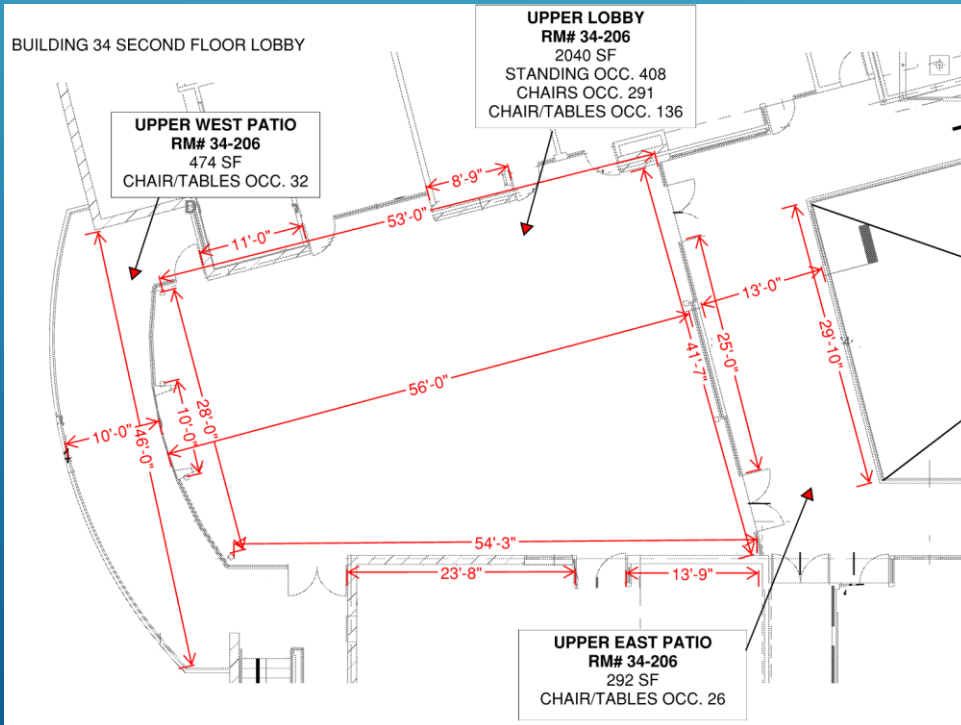
Impact Notes	The installation of the sanitary product bins could be minimal or cutting into wall and tile to insert them into the wall. So, there may be a few restrooms that will need to be shutdown for short periods of time.
Additional Notes	The student AAUW Club will be responsible for stocking the sanitary product bins with sanitary products for women. Restrooms have the highest code requirements then any other location on campus in terms of ADA. For example, ADA codes do not allow anything protruding from the wall more than 4" and needs to be accessible from a wheel chair between 18" to 48". The installation would have to be researched per restroom. AAUW Club has agreed not to place in every restroom, but at least four quadrants of the campus. If approved, Facilities will look at 13 possible locations to find at least 5 feasible installations, including one for district.

RANKED #4
FPR 19.010
UPGRADE
BLDG 34
LOBBIES



Bldg. 34 2nd Floor Lobby

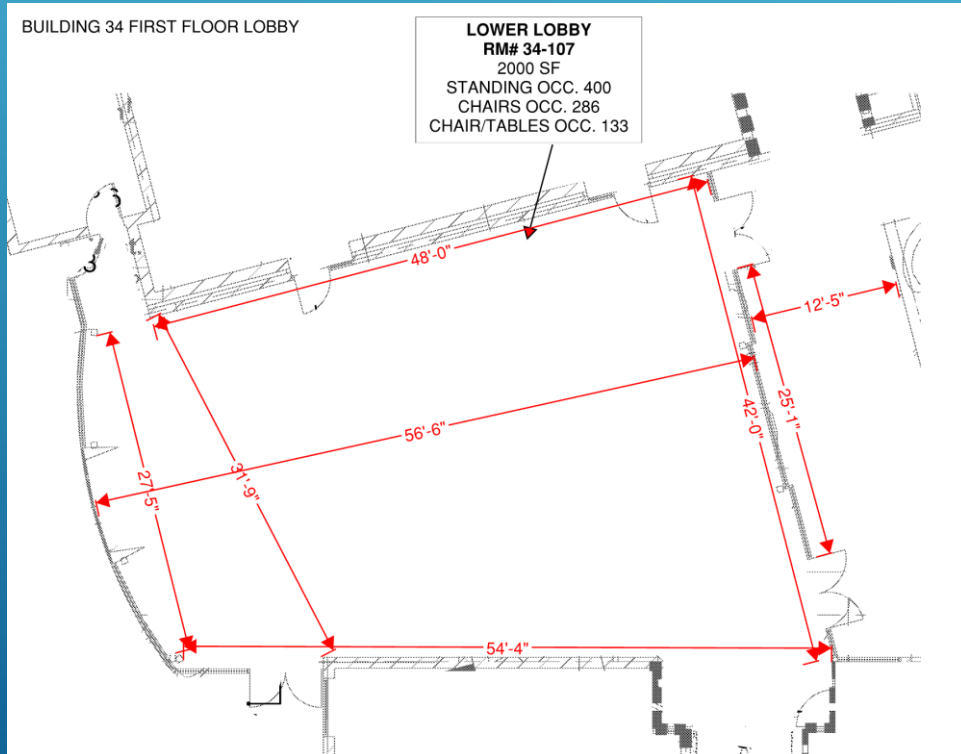
- Old furniture has been taken out due to broken or not feasible
- Tables and chairs were brought in for students



- Sofas need to be replaced for something more durable, mobile, and stain resistant
- New flooring is needed that is stain resistant

Bldg. 34 1st Floor Lobby

- Old furniture has been taken out due to broken or not feasible



- First floor has same needs as second floor

1st & 2nd Floor Lobbies

- Both floors are used for special events, especially 2nd floor
- New furniture needs flexibility for student spaces and special event



- Permanent projector/screen and sound system needed
- Window blinds needed to cut down west afternoon glare, especially for special events

Facilities Director's Report



FPR Director's Report

Date 9/2/2019 **FPR#** 19.010

Project Name: Bldg 34 Upgrade Lobbies

Description Bldg 34 Upgrade Lobbies

Dean: 0

Ph# 0

Email 0

Contact: Pat Murry

Ph# 0

Email 0

DEPARTMENTS

COST

COMMENTS

Furniture

\$150,000

Flooring

\$75,000

AV

\$10,000

Blinds

\$10,000

TOTAL ESTIMATE COST

\$245,000

Including Public Works & Engineering

POSSIBLE COST REDUCTION

\$0

TOTAL COST WITH REDUCTION

\$0

Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	2	
(2) CONTINUAL IMPACT ON FACILITIES/OPS	1	
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	2	Project Management
(4) PROJECT PHYSICAL FEASIBILITY	4	
(5) DIRECTOR'S RECOMMENDATION	4	
(6) COST FEASIBILITY	4	More durable furniture, flooring, AV
TIME TO COMPLETE		3-9 months
(7) PROJECT START/FINISH FEASIBILITY	4	

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	yes Flooring only
DSA	no
Gafcon	no
Proj. Manager	GC Facilities
In-House	no
Contractor	yes Flooring
Join Projects	yes

Facilities Director's Report



Impact Notes	The flooring will be the biggest impact to install. Approxiatly one week of no use of the lobbies. Furniture can go in a day or two. AV maybe 2-5 days.
Additional Notes	The four parts of the project can be done separately or in any order. The preferred priority timeline would be; 1. Furniture 2. AV 3. Flooring 4. Blinds

RANKED #5
FPR 19.009
CABINETS FOR
ROOM 30-128
BIOLOGY LAB



History for the needed cabinets

- Three chemical hoods were removed
- A temporary countertop was installed
- A new chemical countertop is underway for installation



History for the needed cabinets

- The FPR is requesting new lower cabinets and upper cabinets similar to the other side of the lab



Facilities Director's Report



FPR Director's Report

Date 9/2/2019 FPR# FPR19.009

Project Name: Cabinets for Rm 30-128

Description 0

Dean: Cary Willard

Ph# 0

Email 0

Contact: Craig Milgram/Sharon Farley

Ph# 7337

Email 0

DEPARTMENTS

COST

COMMENTS

GC Facilities

\$63,000

Dist. Facilities

\$2,000

Dist. IS

\$0

AV

\$0

Inst. Ops

FUSION

TOTAL ESTIMATE COST

\$74,750

Including Public Works & Engineering

POSSIBLE COST REDUCTION

\$0

TOTAL COST WITH REDUCTION

\$74,750

Facilities Director's Report



TOTAL ESTIMATE COST	\$74,750	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$74,750	

Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	3
(2) CONTINUAL IMPACT ON FACILITIES/OPS	1
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	2
(4) PROJECT PHYSICAL FEASIBILITY	4
(5) DIRECTOR'S RECOMMENDATION	4
(6) COST FEASIBILITY	2
TIME TO COMPLETE	9 Months for Public Bid. One week to install
(7) PROJECT START/FINISH FEASIBILITY	4

NOTES

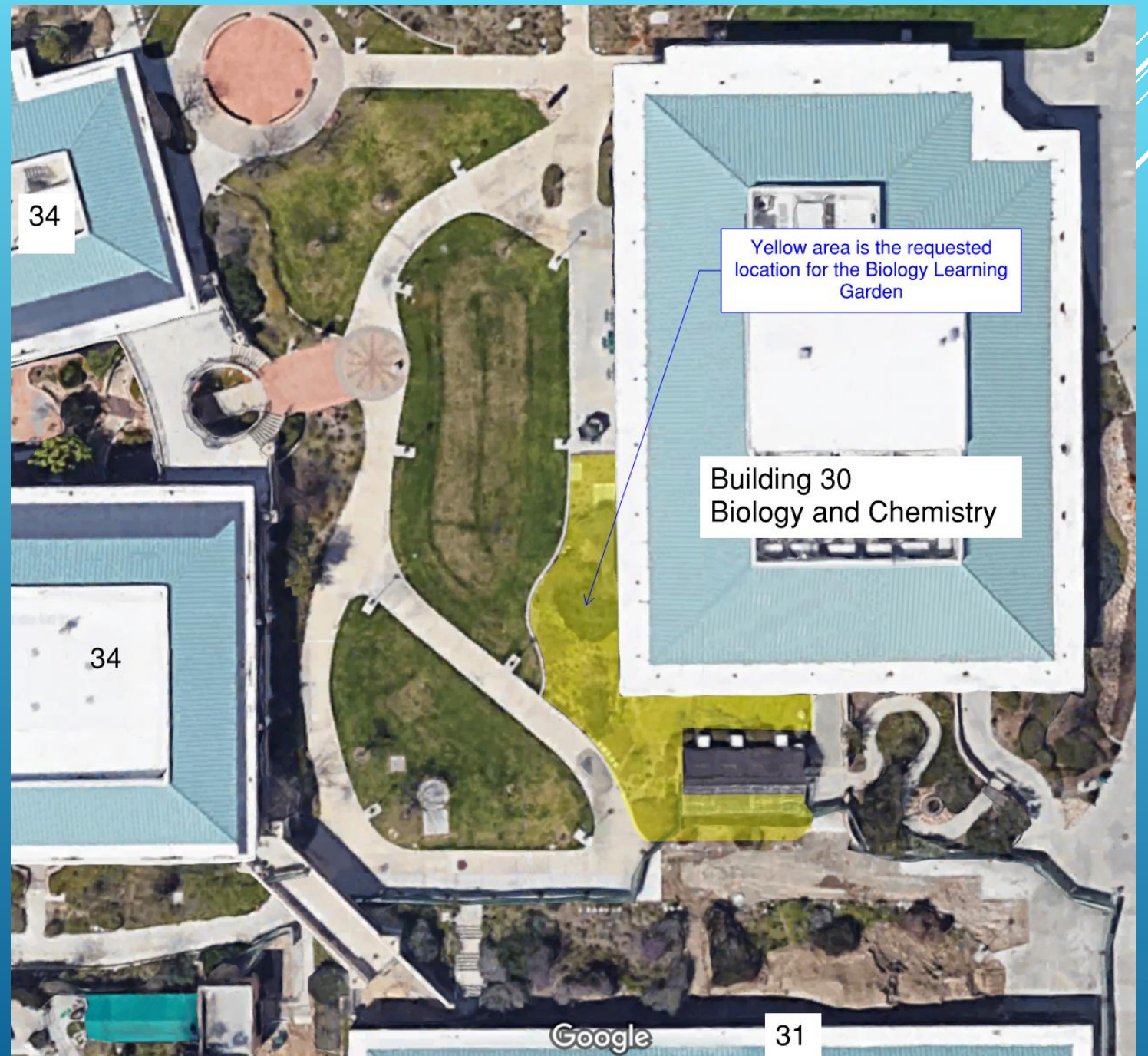
Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	yes
DSA	no
Gafcon	yes Public Bid Documentation
Proj. Manager	GC Facilities
In-House	no
Contractor	yes
Join Projects	no

RANKED #6
FPR 19.004
BIOLOGY
TEACHING
GARDEN



Bio Teaching Garden

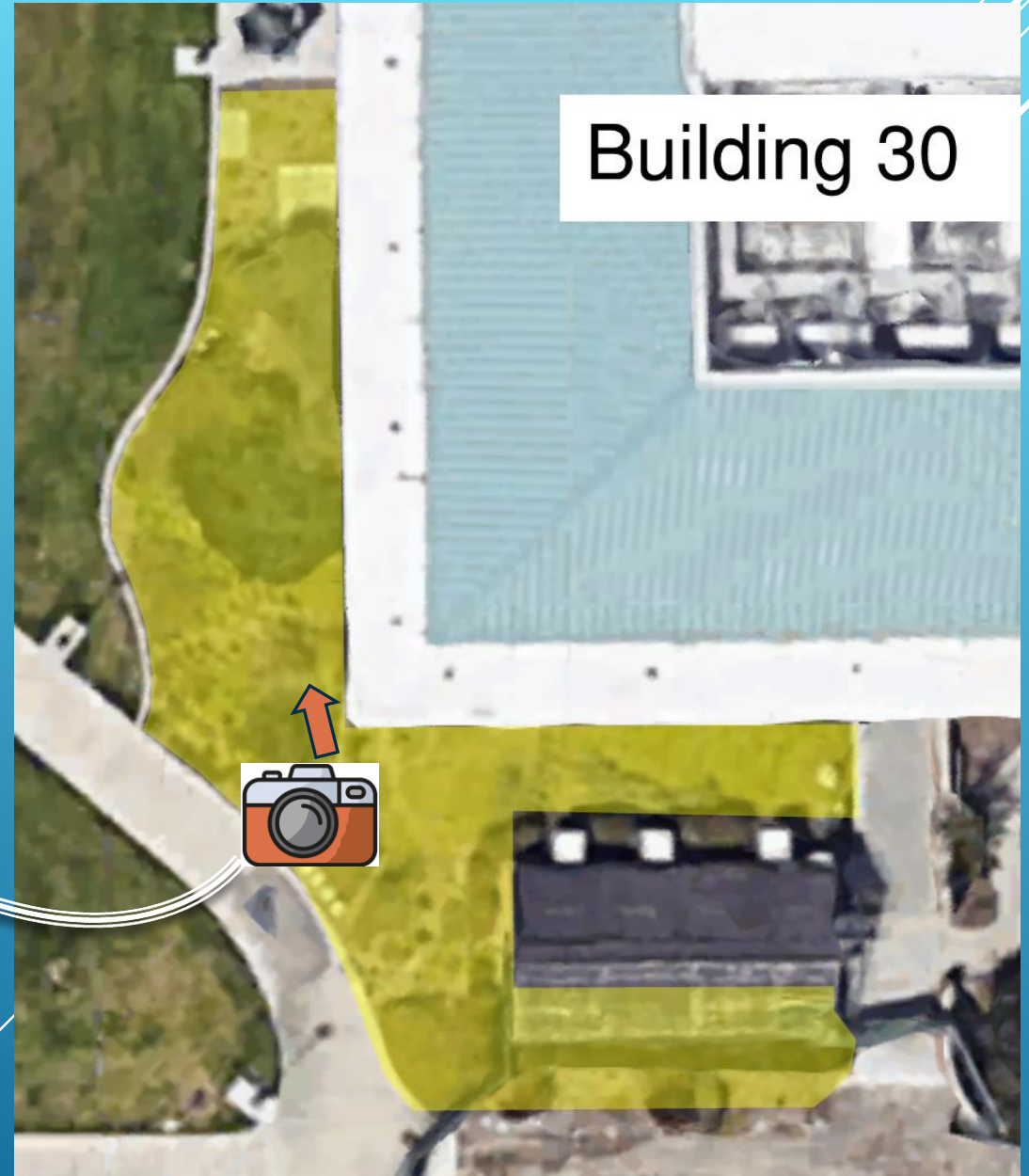
- Remove existing shrubs to create space for plants and trees
- Renovate existing irrigation



South Side
of Bldg. 30



West Side
of Bldg. 30



Types of trees referenced in application

Mediterranean Fan Palm



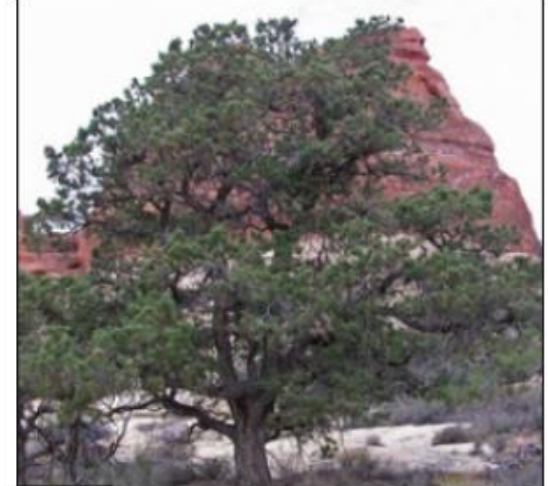
CA Fan Palm



Needle-leaved Conifer



pinion pine



torry pine



italian stone pine



califonia juniper



Incense cedar



Types of trees and plants referenced in application

Italian Cypress



Ginkgo Tree



Cycad



Mimosa



Horestail



Club Moss



lycopodium sp

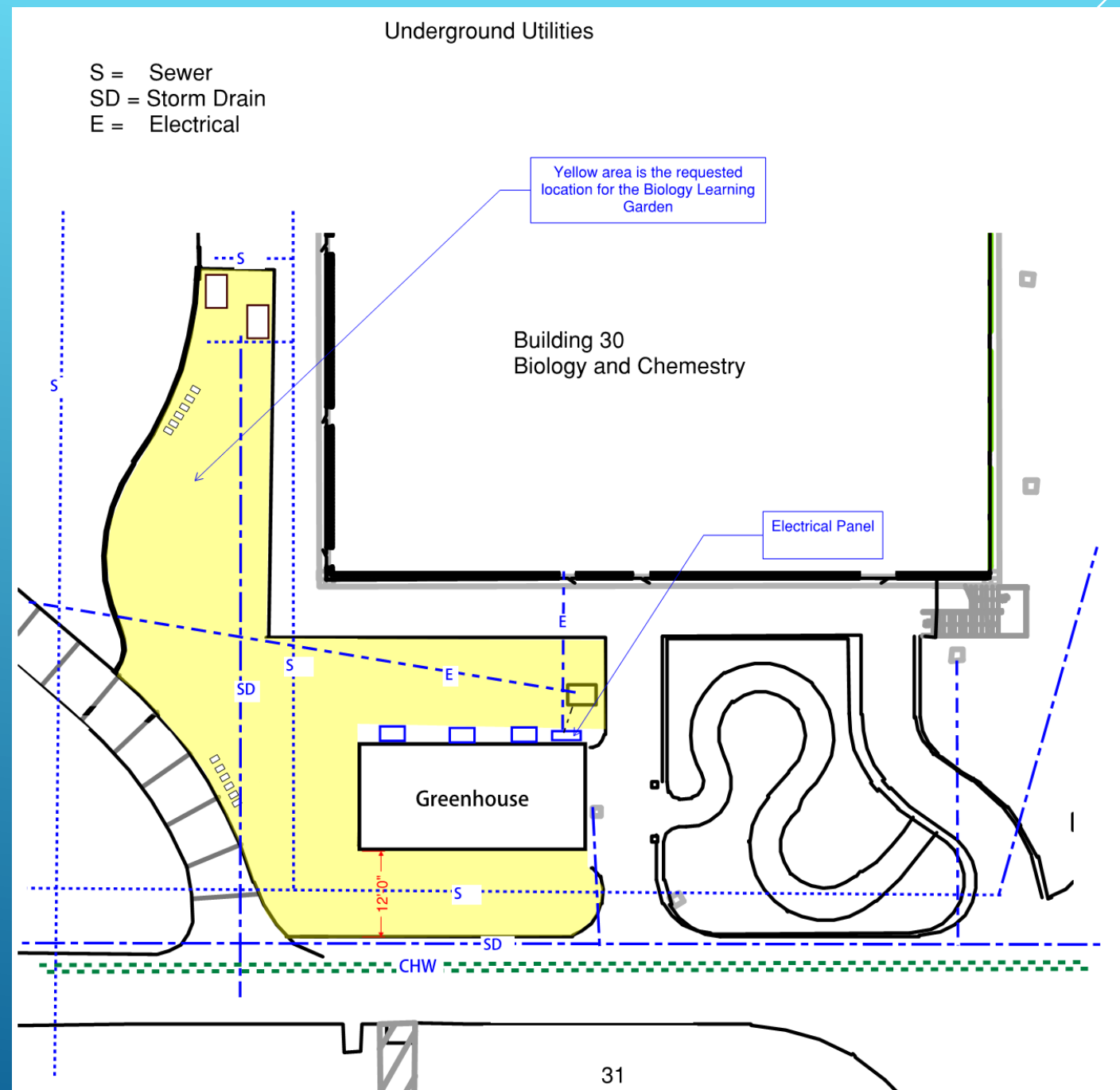


Sunflower



Underground Utilities

The yellow area has several underground utilities. Codes and District Standards has required clearance of 10'-11' from trees to underground utilities. Tree roots need to be taken into consideration along with sidewalks and foundations. Large tree canopies need to be evaluated so that it is not too close to the first and second floor of the building.



Facilities Director's Report



FPR Director's Report		Date	8/28/2019	FPR#	<u>19.004</u>
Project Name: Biology Teaching Garden		Description Trees and Plants			
Dean: Cary Willard		Ph#	0	Email	0
Contact: Craig Milgrim		Ph#	0	Email	0
DEPARTMENTS		COST		COMMENTS	
GC Facilities		\$14,500			
Dist. Facilities		\$0			
Dist. IS		\$0			
AV		\$0			
Inst. Ops					
FUSION					
Contractor	Possibly. \$14,500				
TOTAL ESTIMATE COST		\$14,500			

Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	1	
(2) CONTINUAL IMPACT ON FACILITIES/OPS	2	
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	4	A lot of work for Facilities Dept.
(4) PROJECT PHYSICAL FEASIBILITY	3	
(5) DIRECTOR'S RECOMMENDATION	4	As long as within Director's parameters
(6) COST FEASIBILITY	3	
TIME TO COMPLETE	2 Months	
(7) PROJECT START/FINISH FEASIBILITY	2	

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	No
DSA	No
Gafcon	No
Proj. Manager	No
In-House	Maybe
Contractor	Maybe
Join Projects	No

Facilities Director's Report



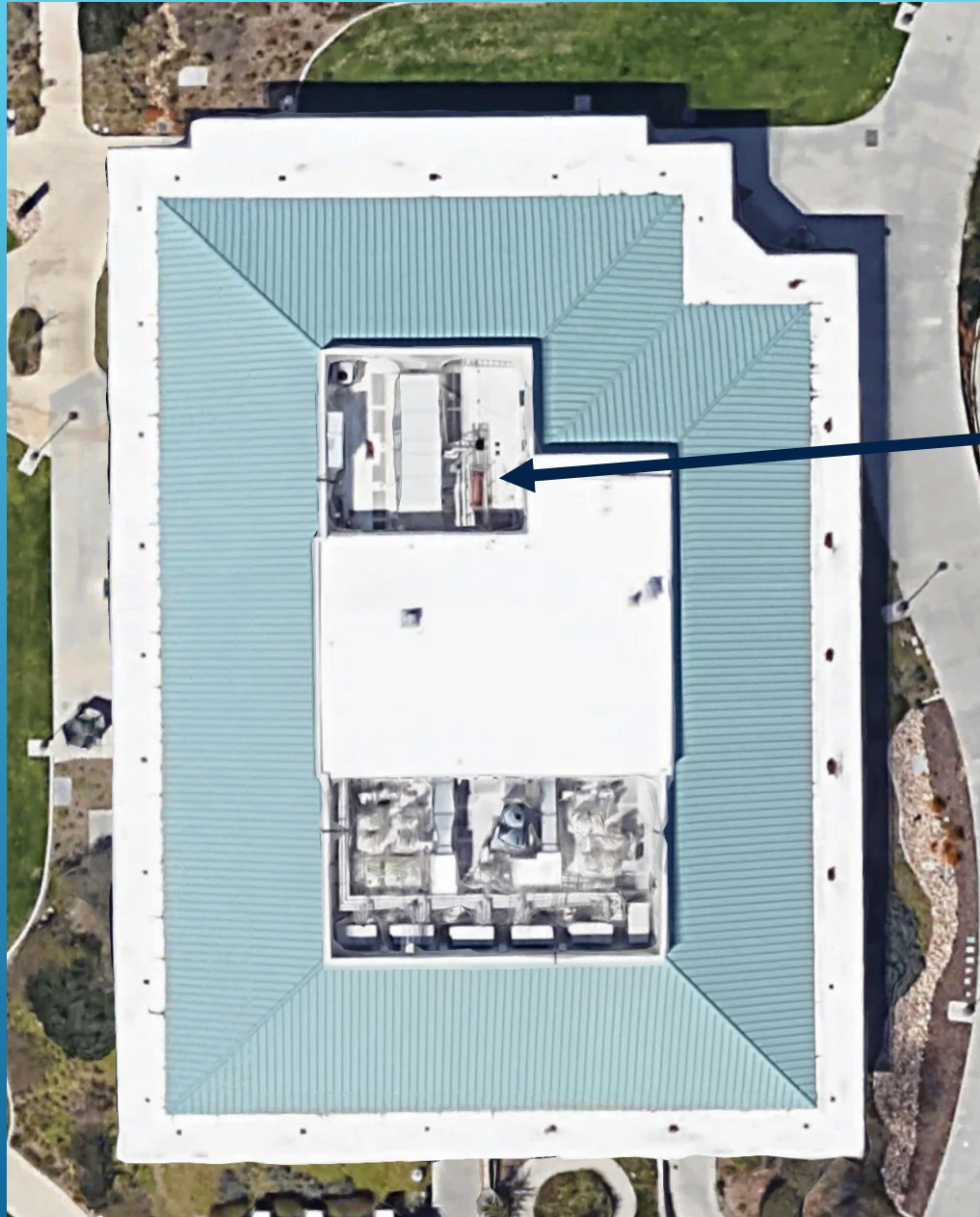
Impact Notes	Drawing provided by the Biology Department may need to be adjusted for feasible working area. The request calls for several trees but some areas are not feasible due to either underground utilities, too close to buildings, and too close to sidewalks. The feasibility is based on Industry Standards, District Standards, and best practices. Ongoing impact of budget and labor to Grounds Department includes irrigation, pest control, and arborist. Faculty and students are not allowed to do arborist or pest control work due to liability and required certifications.
Additional Notes	<u>See attached Director's Report Exhibit A for reference.</u> Trees will need to be pre-approved by the Facilities Director before any planting of trees or changes of trees. More smaller plants and less trees may be the solution. Above cost includes a full utility survey of underground utilities to mark out their locations. "Pot-holing" (dig to find utilities) may also be needed to verify, and is not included in the estimate. There is a chance that this project goes over the \$15,000 threshold and becomes a public bid project, costing 4xs more.

RANKED #7
FPR 19.006
SCIENCE CLUB
AMATEUR REPEATER



Repeater Antenna

- Antenna would go on top of Bldg 30
- Requires electrical grounding and coax cable from roof to classroom
- Requires engineered wind calculations



Facilities Director's Report



FPR Director's Report	Date	9/9/2017	FPR#	<u>FPR19.006</u>
Project Name: Science Club Amateur Repeater			Description	Radio
Dean: Cary Willard	Ph#	0	Email	0
Contact: Jeff Lehman	Ph#	0	Email	0

DEPARTMENTS	COST	COMMENTS
GC Facilities	\$0	
Dist. Facilities	\$14,000	
Dist. IS	\$0	
AV	\$0	
Inst. Ops		
FUSION		
TOTAL ESTIMATE COST	\$14,000	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$14,000	

Facilities Director's Report



Possible Criteria Scores: (High) = 4, (Good) = 3, (Fair) = 2, (Poor) = 1, (Zero) = 0

(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	0
(2) CONTINUAL IMPACT ON FACILITIES/OPS	1
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	1
(4) PROJECT PHYSICAL FEASIBILITY	2
(5) DIRECTOR'S RECOMMENDATION	4
(6) COST FEASIBILITY	2
TIME TO COMPLETE	
(7) PROJECT START/FINISH FEASIBILITY	1

NOTES

Impact Score	0 through 4 (0= lowest, 4= highest)
Feasibility Score	0 through 4 (0= lowest, 4= highest)
Public Bid	no
DSA	Most likely not
Gafcon	no
Proj. Manager	District
In-House	no
Contractor	yes
Join Projects	

Facilities Director's Report



Impact Notes	<p>Per District: The installation of a radio antenna requires an Engineer to determine the structural support for the required antenna. Most antenna mounts are fastened to a building for support, but some temporary engineered units are allowed to be installed with weights to support the antenna based on antenna weight and height. Both are designed based on engineered area wind factors and roof structural support. Both units cannot just be connected to any ground, but must be connected to an engineered grounding system based on NEC section 810 and other applicable codes. District electricians are not allowed to repair, or install non-UL listed or non-engineered equipment based on NEC article 100. Electricians can modify existing installation based on NEC code, but a new installation needs to be engineered.</p>
Additional Notes	<p>This is a great project, but required engineering and installation would need to be funded. The project would be managed by the District Electrical department. See below an example of what one looks like.</p>

FACILITIES PROJECT REQUESTS 19.20



Q & A