

WELCOME TO THE FACILITIES COMMITTEE

NOTE:

The following slides
are not approved
technical documents.

Reference only.

How to connect

- For maintenance, grounds, custodial and operation needs
 - Colleen Parsons, Kurt Brauer, Ryan Althaus, Bill Rosenner
 - Grossmont.Maint.and.Ops@gccd.edu

FOR CONSTRUCTION INFO
GROSSMONT.EDU/CONSTRUCTION

CONSTRUCTION EMAIL
GROSSMONT.CONSTRUCTION@GCCCD.EDU

PARKING
GCCCD.EDU/PUBLIC-SAFETY/

FIVE YEAR FACILITIES MASTER PLAN - PROCESS

1. Accreditation requires a new Five Year Facilities Master Plan
2. Gensler Architects are working with the District and Colleges to complete the FMP
 - a. Gensler Architects presented the draft to the FC two times during the summer, which included representation from all constituencies, including faculty.
 - b. A new updated draft is complete after the reviews from the two FC meetings and District meetings.
 - c. The draft is now in the hands of the FC members
3. Each constituency representative on the FC is to now take the FMP to their constituencies for feedback of the Project List and their suggested prioritization.
4. FC meets Sept 4, to begin the discussion feedback of the Project List and prioritization.
5. Academic Senate meets Sept 16.
6. FC meets Oct 2, to finalize their prioritization of the Project List
 - a. Then is recommended to the College Council
7. College Council meets Oct 24th.
 - a. The College Council then recommends to the President of the college.
8. President discusses with the Chancellor's Cabinet
9. Proposed date for the Board is in November



LEGEND

- EXISTING
- IN DESIGN/CONSTRUCTION
- NEW FACILITIES
- RENOVATED FACILITIES
- SWING SPACE/TEMPORARY

- NEW FACILITIES**
- INSTRUCTIONAL + CAREER PREPARATION COMPLEX
 - WELCOME CENTER
 - CHILD DEVELOPMENT CENTER
 - ENVIRONMENTAL SCIENCE
 - OUTDOOR INSTRUCTIONAL LAB
 - CAMPUS ENTRY SAFETY + SIGNAGE
 - POOL FACILITIES
 - FACILITIES, MAINTENANCE + OPERATIONS RECONSTRUCTION (FMO)
 - NEW OBSERVATORY FACILITIES

- RENOVATIONS**
- ROADWAY + PARKING REPAIRS/REPLACEMENT
 - BUILDING 42 GYM UPGRADES
 - SOFTBALL + BASEBALL FIELD UPGRADES
 - STADIUM SEATING UPGRADES
 - BUILDING 43 GYM HVAC UPGRADES
 - STUDENT SERVICES RENOVATION

- CAMPUS-WIDE IMPROVEMENTS**
- INFRASTRUCTURE/UTILITIES + SAFETY IMPROVEMENTS
 - COMPLETE CAMPUS EXPERIENCE

**08-20-19
DRAFT**



Summary of Unfunded Projects

Grossmont College Project List *projects not in order of prioritization



Unfunded Projects*	Description	Preliminary Scope	Estimated Budget 2019 (TBD later date)
NEW CONSTRUCTION			
Instruction & Career Preparation Complex	Build a new multi-story building and renovate existing buildings to create an Instruction and Career Training Complex.	Demolish buildings 50, 52, 53 & 54 including coffee shack. Renovate buildings 51 & 55. Build new interdisciplinary building in place of 52-54. Enhance outdoor learning spaces. Include a professional development center.	\$ -
Welcome Center	Relocate key 'first-contact' Student Services functions to the front of campus to welcome students and improve access to services.	Relocate bookstore to Student Center for the development of a new multi-story Welcome Center/Gateway building. Relocate administration and administrative services functions to upper floors of Welcome Center to make room for student services to be located together in the Student Services building. Provide ADA improvements to get from drop-off/bus stop into campus.	\$ -
Child Development Center	Replace deteriorating facilities to provide effective learning lab to train child development professionals.	Demolish and rebuild Child Development Center. Improve outdoor instructional space.	\$ -
Environmental Science Outdoor Instructional Lab	Build outdoor lab for instructional programs - environmental observations and preservation study.	New instructional study platform along west side of road adjacent to Health Science. Includes new crosswalk and speed bumps along road. Improve the nature trail.	\$ -
Campus Entry Safety & Signage	Install signage and electronic communication system to improve safety, access, security and wayfinding.	New signage for entry and highway visibility.	\$ -
Pool Facilities	New pool facilities with appropriate equipment and improved visitor experience.	Demolish and rebuild pool, pool deck, spectator seating and equipment.	\$ -
Facilities, Maintenance and Operations	Rebuild and improve efficiency of aging facilities.	Demolish and rebuild aging FMO buildings and improve efficiency of warehouse and other functions.	\$ -
New Observatory Facilities	Demolish and construct new observatory on campus with improved access and upgraded ADA path of travel.	Demolish the existing observatory and rebuild in location that can be ADA accessible and easier to access.	\$ -
RENOVATIONS			
Roadway & Parking Repairs/Replacement	Improve traffic safety, infrastructure, accessibility, signage and vehicular wayfinding on campus.	Repair and replace remaining campus perimeter road and parking. Review entrances and vehicular circulation in parking lots for repair. Increase parking where possible.	\$ -
Building 42 Gymnasium Upgrades	Improvements to instructional space, energy efficiency and safety. Removal of hazardous materials.	Modernize existing building including hazmat, new ceiling, HVAC for lower level, lighting, restroom upgrades and audio visual/public address upgrades.	\$ -
Exercise Science & Wellness - Softball & Baseball Field Upgrades	Provide facility accessibility, safety, security and visitor experience upgrades.	Add/improve accessible pathways, replace grass with synthetic turf to reduce operation costs and increase sustainability, build new support/storage facilities, restrooms, team facility improvements, fencing, and spectator seating. New press box, spectator seating and improved lighting. Provide netting between track and softball/baseball fields for safety.	\$ -
Exercise Science & Wellness: Stadium Seating Upgrades	Provide new stadium style seating with restrooms and support facilities. Improve facility accessibility, safety and security upgrades. Sustainability improvements.	New stadium style seating at home side with restrooms and possibly concessions. New support/storage facilities and improved accessible pathways and lighting. Parking upgrades for accessible and visitors.	\$ -
Gymnasium 43 HVAC Upgrades	Improve frequency of use with HVAC upgrades for instruction and larger groups. Upgrade NES Operations.	Add air conditioning if campus sustainable energy is achieved through PV arrays or otherwise.	\$ -
Student Services Renovation	Centralize related Student Services functions to improve access, share resources and achieve operational efficiencies.	Relocate a portion of Administrative Services functions to Welcome Center, relocate other Student Services currently in other locations on campus to create a one-stop center.	\$ -
CAMPUS-WIDE IMPROVEMENTS			
Infrastructure/Utilities & Safety Improvements	Replace/repair aging fire systems, hydrants and upgrade buildings for fall protection. Wayfinding signage such as department signs, campus wayfinding, and digital wayfinding signage.	Includes fire sprinklers and hydrants replacement in aging facilities, CalSense upgrades, Wattstopper addition, isolation valves and metering. ADA improvements throughout campus. Coordinate improvements with logical sequencing of projects. Remove trip hazards.	\$ -
Complete Campus Experience	Improve the student experience for all aspects of campus including an improved quad, outdoor gathering and study areas and enhanced outdoor learning environments.	Provide outdoor charging stations. Coordinate improvements with logical sequencing of projects.	\$ -
DISTRICT-WIDE IMPROVEMENTS			
Sustainability Projects	Improve campus water and energy efficiency throughout the District.	Energy generation, PV arrays and EV power stations for charging.	N/A
Security and Lighting Upgrades	Install access controls, intrusion alarm, Emergency Management System Controls and provide lighting upgrades.	Coordinate improvements with logical sequencing of projects.	N/A
BEYOND MASTER PLAN UPDATE			
Soccer Field	Build additional soccer field on campus.	Additional soccer field at other locations on campus. Lot 4 or 4A dirt lot.	N/A
ROM Subtotal			\$ -
Site contingencies			\$ -
Program Costs			\$ -
ROM TOTAL			\$ -

EXAMPLE

Grossmont College Five Year Facilities Master Plan - Project Priority Facilities Committee Recommendations as of 10-2-19

Facilities Committee Voting Member: _____

Number in the order of highest priority. 1 = High, 10 = Low
Prioritize each category separately

CATEGORY	DISCRPTION	RECOMMENDED PRIORITY
New Construction		
	Instruction & Career Preparation Complex	1
	Welcome Center	3
	Child Development Center	6
	Environmental Science Outdoor Instructional Lab	4
	Campus Entry Safety & Signage	2
	Pool Facilities	7
	Facilities, Maintenance and Operations	5
	New Observatory Facilities	8
Renovations		
	Roadway & Parking Repairs/Replacement	
	Building 42 Gymnasium Upgrades	2
	Exercise Science & Wellness Softball & Baseball Field Upgrades	4
	Exercise Science & Wellness Stadium	1
	Gymnasium 43 HVAC Upgrades	5
	Student Services Renovation	3
Campus-Wide Improvements		
	Infrastructure/Utilities & Safety Improvements	2
	Complete Campus Experience	1
District-Wide Improvements		
	Sustainability Projects	1
	Security and Lighting Upgrades	2
Beyond Master Plan Update		
	Soccer Field	1

Summary of Unfunded Projects

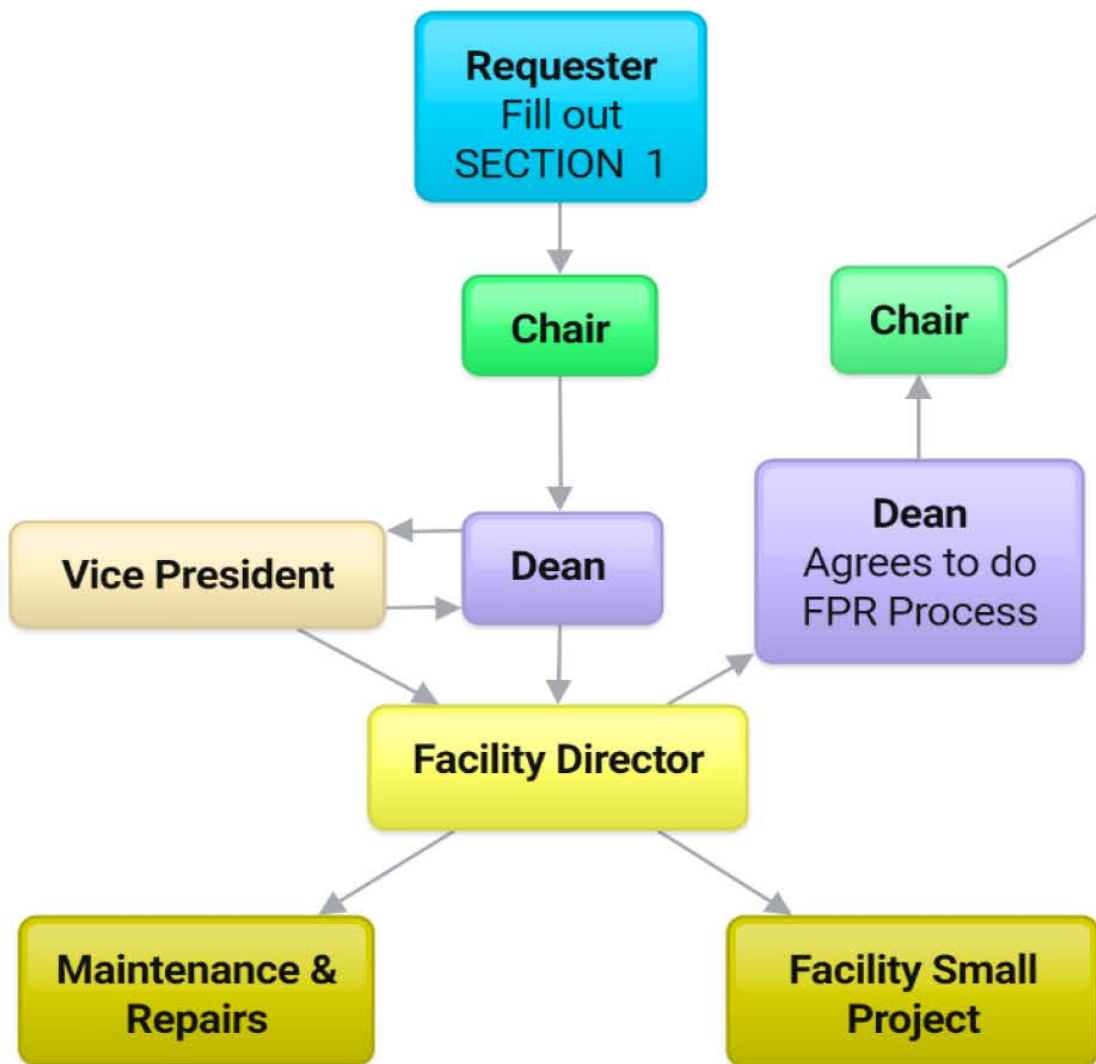
Grossmont College Project List *projects not in order of prioritization

Gensler

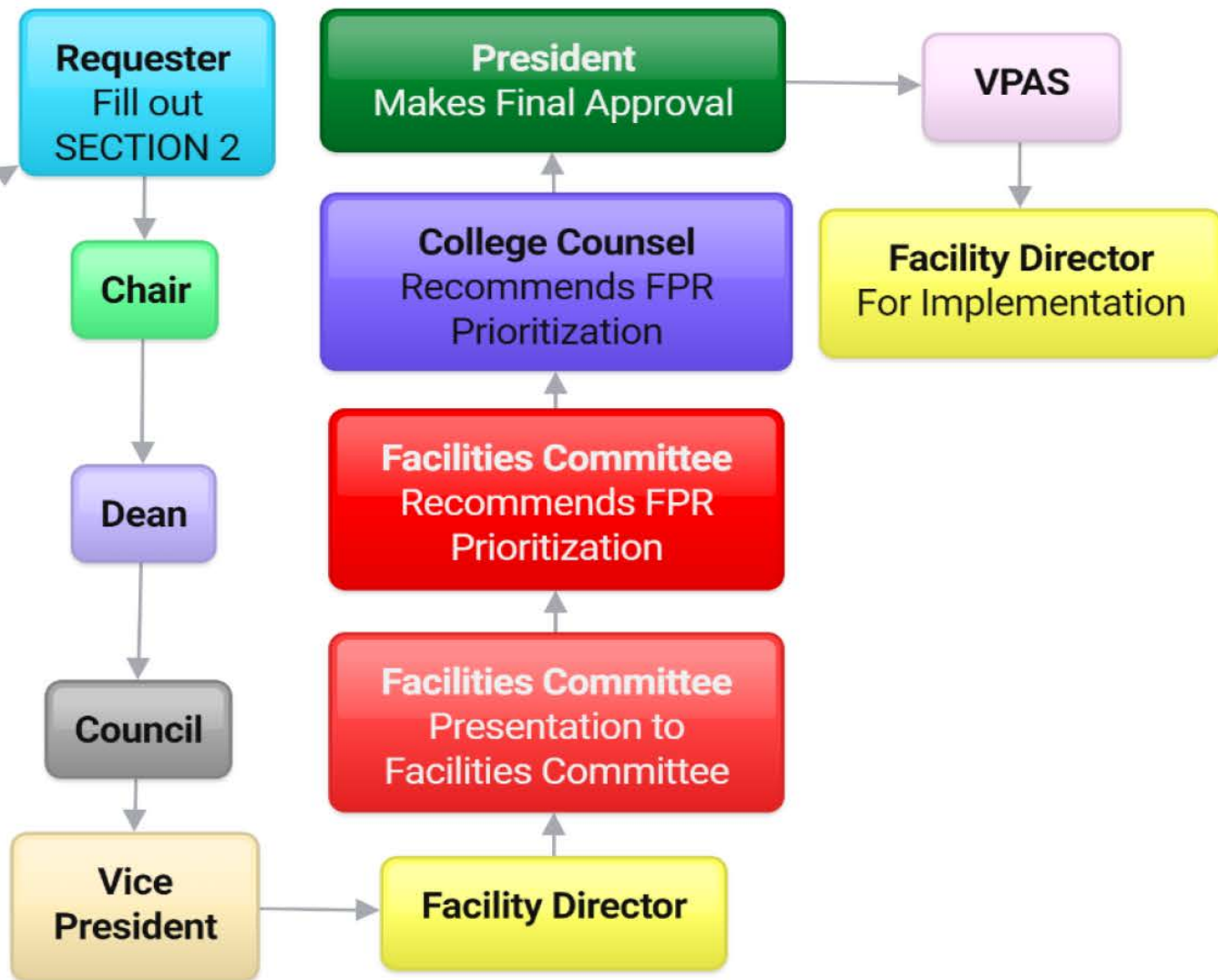
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		ROM Subtotal	\$ -
		Site contingencies	\$ -
		Program Costs	\$ -
		ROM TOTAL	\$ -

(FPR) Facilities Project Request - FLOWCHART

SECTION 1



SECTION 2



FPR#	Name of FPR Project	SEC 2 Received	Approved to move to Facilities Committee	VP	Dean	Contact	Requester
19.001	70 - Learning Commons	x	Yes	Mike	Matt	Matt	Matt Calfin
19.002	34 - Upstairs Lobby Blinds	x	Yes	Mike	Dee	Pat	
19.003	34 - 3#D Print & ADAPT Lab Space	x	No	Mike	Dee	Christi Vicino	
19.004	30 - Biology Teaching Garden	x	Yes	Mike	Cary	Craig	
19.005	Gizmo Kitchen	x	Yes	Marsha	Sara		
19.006	30 - Science Club Amateur Repeater	x	Yes	Mike	Cary	Jeff Lehman	
19.007	20 - Remove Wall in 20-121		No - Wait until PVAC is done	Mike	Joan		Evan Wiring
19.008	21 - Stagehouse Theatre Lighting Upgrade		No - Wait until PVAC is done	Mike	Joan		Craig
19.009	30 - Cabinets for 30-128	x	Yes	Mike	Cary		Craig Milgrim, Sharon Farley
19.010	34 - Upstairs Lobby Furniture	x	Yes	Mike	Dee		Pat Murray
19.011	Campus RR - End Period Poverty-Free Sanitary Products	x	Yes	Marsha	Sara	Sue Gonda	Sue Gonda
19.012	60 - Espresso & Panini Press Installations 60-173		No - Done as maintenance project	Mike	Javier		Kris Saradpon

SECTION 2 - If the Facilities Project Request (FPR) has received approval to move forward, please respond to the following questions. Attach drawings or backup documentation if appropriate. Only SECTION 2 goes to the Facilities Committee.

Requestor/Primary Contact: _____ Phone Extension: _____
 Department/Program: _____ Date: _____
 Brief Project Name: _____ Project Number: _____
(Brief phrase identifying need such as "Foreign language lab space expansion")

1. Project Description (please be specific, thorough, and attach a drawing or sketch of the proposed project if possible):

2. Describe how the project relates to each item:

- Audiovisual, computers, data, software or phones: _____
- Building/structure modification or new construction: _____
- Electrical, mechanical, plumbing: _____
- Extensive labor/time for Facilities/Maintenance staff: _____
- Landscape/outdoor project: _____
- New furniture (not for individual offices): _____
- Reconfiguration of furniture: _____
- Reconfiguration of the layout of shared space: _____
- Other (i.e., health/safety - please explain): _____

3. Describe how this project will directly or indirectly benefit students, and how many students will be affected. What is the impact on students if the project is NOT implemented?

FPR - Facilities Project Request Score Grid - Facilities Committee

Project Title: Complete Remodel of 30-128 Lab **Date:** 2/27/2018
FC Member: Loren Holmquist **FPR Number:** 18.0007

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

Comments:

FPR Director's Report		Date	9/9/2017	FPR#	0
Project Name:	0	Description	0		
Dean:	0	Ph#	0	Email	0
Contact:	0	Ph#	0	Email	0

DEPARTMENTS	COST	COMMENTS
GC Facilities	\$9,855	
Dist. Facilities	\$0	
Dist. IS	\$4,573	
AV	\$0	
Inst. Ops		
FUSION		

TOTAL ESTIMATE COST	\$19,478	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$19,478	
(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	1	
(2) CONTINUAL IMPACT ON FACILITIES/OPS	2	
(3) CONSTRUCTION IMPACT ON FACILITIES/OPS	3	
(4) PROJECT PHYSICAL FEASIBILITY	2	
(5) DIRECTOR'S RECOMMENDATION	2	
(6) COST FEASIBILITY	3	
TIME TO COMPLETE	4	
(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	yes
DSA	yes
Gafcon	yes
Proj. Manager	Gafcon
In-House	no
Contractor	yes
Join Projects	yes

Impact Notes	
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Additional Notes	
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FPR Director's Report		Date	9/9/2017	FPR#	FPR18.0008
Project Name:	Observatory Repair and/or Relocation	Description	Move Observatory		
Dean:	Cary Willard	Ph#		Email	
Contact:	Brian Carter	Ph#	7315	Email	

FACILITIES/OPERATIONS					
Item	Description	Qty	Cost	Total	Comments
DSA	yes	1	\$10,000	\$10,000	
LPA	maybe	0	\$0	\$0	
IOR	yes	1	\$14,240	\$14,240	
Public Bid	Bid Ad & NTP	1	\$13,000	\$13,000	
ADA	yes	1	\$10,000	\$10,000	
Title 24	yes	0	\$0	\$0	
Safety	yes	0	\$0	\$0	
Demo		1	\$3,000	\$3,000	
Materials	Observatory etc.	1	\$100,000	\$100,000	
Carpentry		0	\$0	\$0	
Infrastructure		1	\$10,000	\$10,000	
Signage	yes	1	\$3,000	\$3,000	
Structural		1	\$100,000	\$100,000	Parking structure reinforcement
Security/keys	Locks, security cameras	1	\$50,000	\$50,000	
HVAC	yes	1	\$5,000	\$5,000	
				TOTAL	\$318,240
				POSSIBLE COST REDUCTION	\$0
				TOTAL COST WITH REDUCTION	\$318,240
				FEASIBILITY	2 0 through 4 (0= lowest, 4= highest)
				TIME TO COMPLETE	1 year prep to bid, 4mth construction
				IMPACT TO FACILITIES/OPS DEPT. DURING PROJECT	3 Facility Director's time
				LONG TERM IMPACT TO FACILITIES/OPS DEPT.	For grounds and maintenance upkeep

OTHER					
IT		1	\$15,000	\$15,000	
AV		0	\$0	\$0	
Phones		0	\$0	\$0	
CPU		0	\$0	\$0	
Software		0	\$0	\$0	
Electrical		1	\$25,000	\$25,000	
				TOTAL	\$40,000
				POSSIBLE COST REDUCTION	\$0
				TOTAL COST WITH REDUCTION	\$40,000
				FEASIBILITY	3 0 through 4 (0= lowest, 4= highest)
				TIME TO COMPLETE	2mths
				IMPACT TO ABOVE DEPARTMENTS DURING PROJECT	3 IT and Electrician's time
				LONG TERM IMPACT TO FACILITIES/OPS DEPT.	

		TOTAL	\$358,240
1	Engineer, Architect, Survey)	Design Cost	\$143,296
		POSSIBLE COST REDUCTION	\$0
		TOTAL COST WITH REDUCTION	\$501,536

TOTAL ESTIMATE COST \$19,478 Including Public Works & Eng
 POSSIBLE COST REDUCTION \$0
 TOTAL COST WITH REDUCTION \$19,478

- (1) CONSTRUCTION IMPACT ON STUDENTS/STAFF 4
- (2) CONTINUAL IMPACT ON FACILITIES/OPS 2
- (3) CONSTRUCTION IMPACT ON FACILITIES/OPS 3
- (4) PROJECT PHYSICAL FEASIBILITY 2
- (5) DIRECTOR'S RECOMMENDATION 2
- (6) COST FEASIBILITY 3
- TIME TO COMPLETE 4
- (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 yes
 DSA yes
 Gafcon yes
 Proj. Manager Gafcon
 In-House no
 Contractor yes
 Join Projects yes

FPR - Facilities Project Request Score Grid - Facilities Committee

Project Title: Complete Remodel of 30-128 Lab
FC Member: Loren Holmquist

Date: 2/27/2018
FPR Number: 18.0007

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

REFER TO QUESTION	CRITERIA	CRITERIA SCORE	MATH	WEIGHT	SUBTOTAL
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3	Direct/indirect positive impact on students		x		0
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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
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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 Projects Total Score					260
					0

Comments: