

# WELCOME TO THE FACILITIES COMMITTEE

The best way to contact FMO is by email

[Grossmont.FMO@gcccd.edu](mailto:Grossmont.FMO@gcccd.edu)

**For maintenance, grounds, custodial and operation needs**

Colleen Moreno, Ryan Althaus, Bill Roessner, Pepe Levy, Joel Lopez

[Grossmont.restrooms@gcccd.edu](mailto:Grossmont.restrooms@gcccd.edu)

**For restrooms that need attention**

FMO phone is not monitored 24/7

619-644-7594

# FACILITIES COMMITTEE AGENDA

1. Welcome/Introductions – Melissa Benton
2. Agenda – Additions/Deletions – Melissa Benton
3. Approve Meeting Minutes – Melissa Benton
4. 5-Minute Public Comment – Melissa Benton
5. Constituency Updates – Melissa Benton
  - Admin Association
  - Classified Senate
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6. ISER Standard 3.8 Facilities Homework - Loren Holmquist
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*Please*

# **HELP KEEP OUR SPACES CLEAN**

Clean up all traces of food  
and messes.

Store food securely and avoid  
leaving it out.



**G R O S S M O N T  
C O L L E G E**

## Pesticides and Consumers

[Why We Use Pesticides](#)

[Pesticides Must be Registered With  
EPA](#)

[Pesticide Alerts](#)

[Food and Pesticides](#)

[Water and Pesticides](#)

[Reduce Your Child's Chances of  
Pesticide Poisoning](#)

[Resources for Schools and Child  
Care](#)

[Contact Us about Pesticides and  
Consumers](#)

# Do you really need to use a pesticide?

Like humans, pests need three critical elements to survive: food, water, and shelter. Before using pesticides, try these three simple steps to control or **kill** pests:

<a href="#">Starve Them Out!</a>	<a href="#">Dry Them Out!</a>	<a href="#">Keep Them Out!</a>
		

## STARVE THEM OUT!

Pests will eat just about anything, but they might leave you alone if they don't have easy access to food:

- Seal up boxes and bags of food. Roaches love cardboard boxes and can climb into these items with ease.
- **Store open food in plastic bags or containers, such as cereal, flour, or sugar.** Do you really want to share your sweets with ants?
- **Immediately clean up spills and leftover crumbs.** Pests love free food left out in the open.
- Don't walk around the house while eating. Meals and snacks should be eaten at a table.
- Clean dirty dishes right away. Pests want whatever is left of your meals.
- Keep a tight lid on **trash, and empty it often.** It may be trash to you, but pests see it as dinner. Place trash cans far away from a back door entrance.
- Don't leave pet food out overnight. Food can stir up pests' appetites.

## DRY THEM OUT!

Although roaches can live up to one month without food, without water roaches can die in a week's time:

- **Always drain dish water from a sink.** Because roaches can swim, a sink full of water might become the site of a roach pool party.
- **Wipe water and other spilled liquids off** the counter as soon as you first see it. Puddles are roach magnets.
- **Fix or report leaky faucets, radiators, dishwashers, and washing machines** to a building manager.
- **Empty excess water in flower pots and plant stands.** A drop of water can be all a roach needs to feel satisfied.

## KEEP THEM OUT!

By keeping ants, roaches and rodents out of your home, you can prevent them from ever becoming a problem. Rodents spend most of their lives hiding. They love cracks, and can squeeze just about anywhere. Think smart, and they can't move in on you:

### KEEP DOORS CLOSED

- Seal cracks and openings along baseboards, behind sinks, and around pipes and windows.
- **Repair holes in door** and window screens to prevent insects and other pests from entering a home.
- Check boxes and bags for roaches before bringing them into a home.
- Clean up clutter, including stacks of newspapers, paper bags, and cardboard boxes. These make good hiding places for pests.
- **Set traps to control rats and mice.** If you use baits, make sure they are in a tamper-resistant bait station made of durable plastic or metal, and place in an area where children and pets cannot touch them.

## **Loren Holmquist**

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**From:** Bernadette Black  
**Sent:** Friday, November 22, 2024 4:01 PM  
**To:** Grossmont Site  
**Subject:** Important Notice: Vermin Control Efforts on Campus

### **Message from Agustin Albarran, Interim Vice President of Academic Affairs and Sheree Stopper, Vice President of Administrative Services:**

Dear Grossmont College Faculty, Classified Professionals, and Administrators,

We have recently received reports of vermin sightings across various campus buildings, including offices, classrooms, and other spaces. Our team is actively addressing the issue in collaboration with Maintenance and Grounds Supervisor Bill Roessner, Facilities Director Loren Holmquist, Custodial Supervisor Ryan Althaus, and Vice President of Administrative Services Sheree Stopper. We appreciate their swift and focused response to this matter.

To help manage this effort, the following deans have been designated as primary contacts for specific areas:

- **Dr. Stephen Fomeche:** Building 10
- **Dr. Vanessa Fountain:** Buildings 20, 21, 22, 23, 24, 25, and 26
- **Dr. Nancy Saks:** Building 34
- **Dr. Javier Ayala:** Building 31, CDC, and Culinary Arts
- **Dr. Tate Hurvitz:** LTRC

If you observe any vermin signs (e.g., droppings or disturbed food), please contact the designated dean for your building. The deans will conduct walk-throughs to identify and address potential sources of the issue. Recent inspections, including walkthroughs of several buildings, have already been completed as part of our efforts to resolve this situation.

### **Guidelines for Faculty and Staff:**

#### **1. Do not set traps or use chemicals.**

Hazardous materials must only be handled by trained professionals. Improper use could result in serious health risks (see California Code of Regulations (CCR) Title 8, Section 3203).

#### **2. Report sightings immediately.**

Notify your Department Chair, Division Dean, or email [Grossmont.FMO@gcccd.edu](mailto:Grossmont.FMO@gcccd.edu). Our certified personnel will respond promptly.

#### **3. Prepare for cleaning requests.**

If deep cleaning is requested (e.g., to remove vermin waste or sanitize work surfaces), please clear personal belongings (books, papers, etc.) in advance. Cleaning requests will be assessed individually, and approval from Vice President Stopper or my office is required for building-wide cleaning.

### **Food Storage and Disposal Guidelines:**

To help prevent further issues, please follow these food storage guidelines:

- Dispose of food waste immediately in designated containers provided on campus.
- Do not leave food on desks, floors, or in open areas.
- Store food in secure containers and refrigerate during the day. Remove all food from campus by the end of each day.
- Refrigerators are for day-use only.

For more information on GCCCD Health and Safety procedures, including Environmental Health and Safety Plans and Programs, please refer to [this link](#)

Thank you for your cooperation in maintaining a clean and safe work environment. By working together, we can effectively resolve this issue.

Sincerely,

**Agustin Albarran**  
Vice President, Academic Affairs

**Sheree Stopper**  
Vice President, Administrative Services

# IPM Message

Monday, October 21, 2024 9:39 AM



*We are experiencing an ant incursion on campus and we are doing our best to confront the problem. Please see below for some helpful tips and information.*

## **ANT and Cockroach SEASON**

- IPM = Integrated Pest Management. CA State DPR (Department of Pesticide Regulations) under the EPA wants us to use pesticides as a last resort, especially when we have a Child Development Center involving the Healthy School Act on our campus. Here are some steps we can take:

- Keep food in sealed containers. Sweet smells attract ants, even if it's not food.
- Take food trash to an outside trash can.
- Keep breakroom refrigerators, tables, counters, sinks, and garbage disposals clean throughout the day.
- Be sure to have your trash set out before the weekend. Building 10 trash needs to be set out by Thursday.
- Let FMO know if trash is not taken out or floors need to be cleaned.
- Here is a link to the EPA website that can be of help called "Do you really need to use a pesticide?". <https://www.epa.gov/safepestcontrol/do-you-really-need-use-pesticide>

## **Sheree Stopper**

Vice President, Administrative Services  
Grossmont College

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### CURRENT APPROVED FPRS

YEAR/ ITEM	BLDG	TITLE	ESTIMATE	APPROVED	REASON	STATUS	BUDGET	ACTUAL
FPR 24-02	10	Welcome Desk	\$ 10,000	Yes		In WD	\$ 16,400	\$ 17,731.07
FPR 24-03		Reflection Room	\$ 500	Yes		Temp location Bldg 60-116		
FPR 23-02	30	Biology Chairs		Yes		In WD	\$ 11,800	\$ 12,855.01
FPR 23-11	30	Biology Cabinets		Yes		In WD	\$ 13,500	\$ 14,037.86
FPR 19-05	51B	Gizmo Kitchen	\$ 150,000	Yes		Design phase	\$250k	
2024		Portable Restroom Electrical Engineer	\$ 10,000	Yes		Obtaining quote	\$ 10,000	

### PAST FPRS

YEAR/ ITEM	BLDG	TITLE	ESTIMATE	APPROVED	REASON	STATUS	BUDGET	ACTUAL
FPR 19-01		LTRC Furniture		No	No Funding	Completed by Schedule		
FPR 19-01	34	Upgrade Bldg 34 Lobbies		No	No Funding	Removed broken furniture and		
FPR 19-06	30	Amateur Radio Club Antena		No	No Funding	Completed by Electronics Dept.		
FPR 19-11		Period Poverty		No	No Funding	Completed through State AB funds		
FPR 21-03		Relocate Title V	\$ 92,000	No	No Funding	Completed by other means and funds. Move to Bldg 70.		
FPR 21-04	34	Chemestry	\$ 20,000	Partial		Trays were painted. Bars not completed; are department's equipment to manage.		
FPR 22-02	24	Art Exhaust	\$ 100,000	Yes		Completed through Schedule Maintenance Funds		
FPR 23-01	34	CVTE Flooring	\$ 14,950	No	No Funding			
FPR 23-03	60	Culinary Electrical	\$ 75,000	Yes		Completed		
FPR 23-05	60	Mental Health	\$ 540,000	No	No Funding			
FPR 23-08		Move Transfer Center	\$ 400,000	No	No Funding	Completed by other means and funds. Move to Bldg 70.		
FPR 23-09		Nature Trail				Completed along with ASCP fire break requirements		

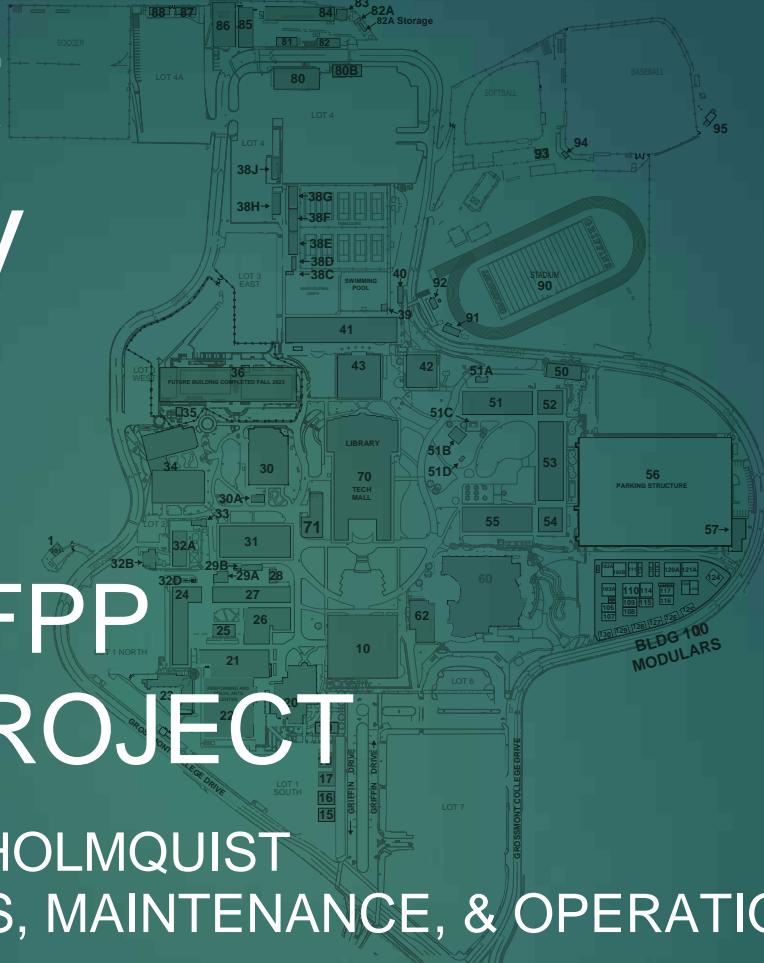
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# Grossmont Community College

## GYMNASIUM FPP APPROVED PROJECT

PRESENTED BY LOREN HOLMQUIST  
DIRECTOR OF FACILITIES, MAINTENANCE, & OPERATIONS  
GROSSMONT COLLEGE



### CONSTRUCTION PLAN

8800 Grossmont College Drive  
El Cajon, CA 92120

### COVER SHEET

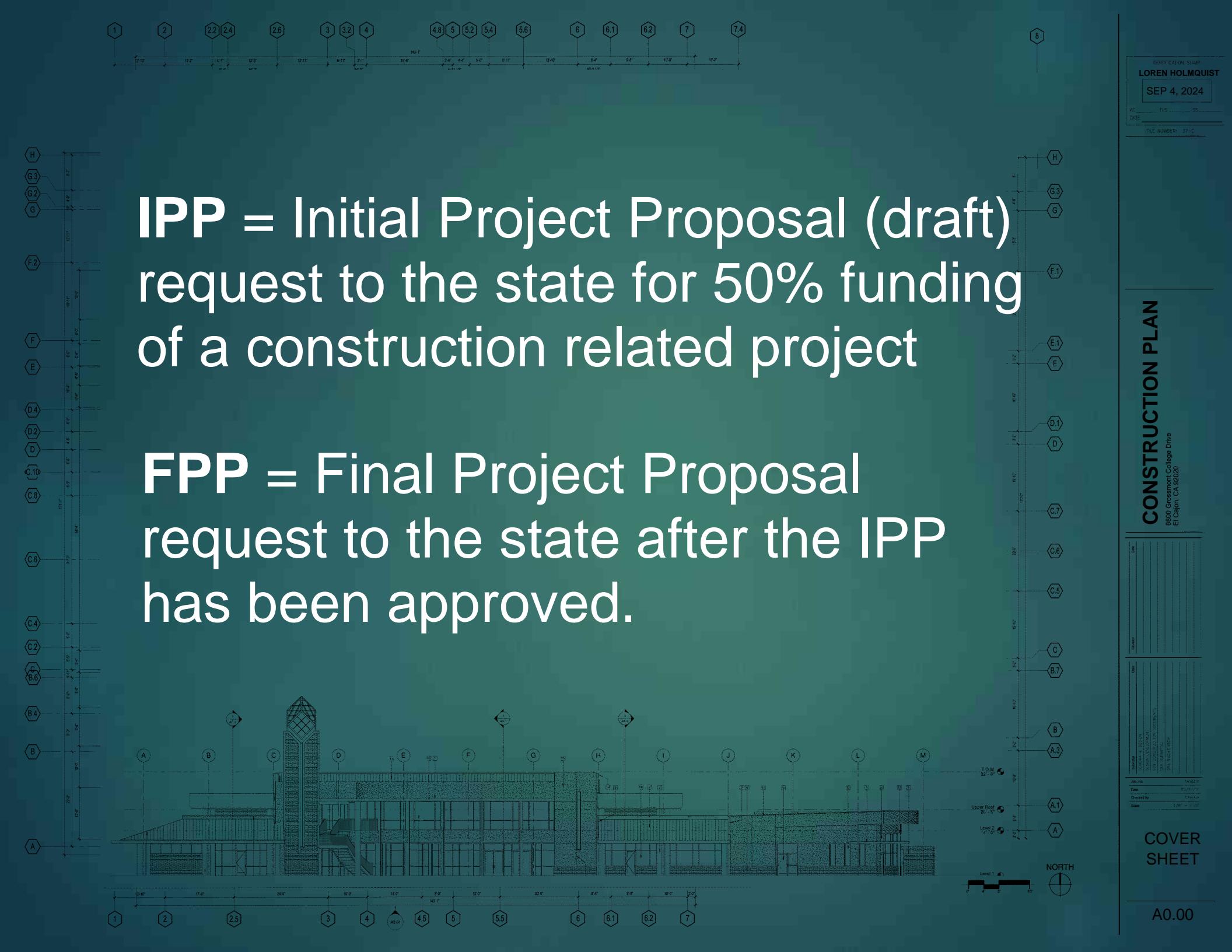
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LOREN HOLMQUIST		
DEC 5, 2024		
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DATE		
FILE NUMBER: 37-C		

Job No.	14102310
Date	12/5/2024
Checked by	lh
Code	12/5/2024

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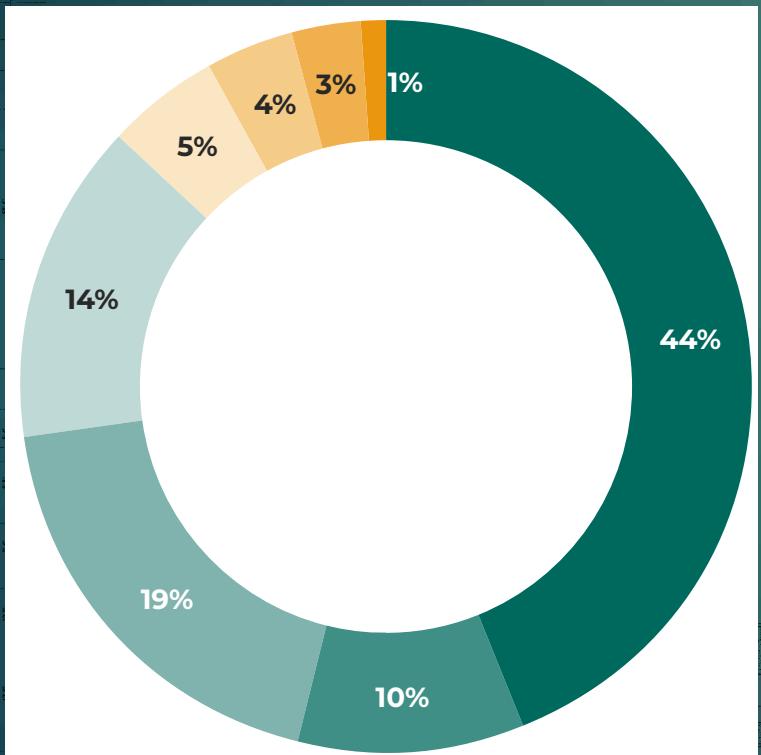
**IPP = Initial Project Proposal (draft)**  
request to the state for 50% funding  
of a construction related project

**FPP** = Final Project Proposal  
request to the state after the IPP  
has been approved.



# Examples of FPP Scoring Criteria

- Total campus program space percentages
- Age of building
- Age of infrastructure equipment, such as HVAC & plumbing



2023 Totals

## Campus Space by Category

- Instructional
- General Use
- Workspace
- Study

Central Service

Student Centered

Merchandise

AV / TV

COVER SHEET

A0.00



# CA BOG

California Board of Governors  
and the Association for Learning Environments planning standards

Department	CA BOG ASF per Station Rec
AOJ	35
ART	60
ASTR	60
BIO	55
BOT	30
CA	115
CHEM	130
COMM	50
CSIS	40
CVTE	50
DANC	60
ENGL	35
ES	55
ESL	35
GEOG	60
GEOL	60

## Class Lab Metrics

Utilization Metric	CA BOG	GCCCD Design Standards
Average Weekly Room Hours	25	N/A
Station Occupancy	80%	N/A
ASF/Station	35-115* Varies based on Lab Type	N/A

LOREN HOLMQUIST & LANCE ENGLISH  
JUNE 26, 2024  
FILE NUMBER: 37-C

# Gymnasium Replacement IPP/FPP History

## 2020 IPP Gymnasium Modernization

**Score: 158 (Move forward with FPP & creation of Task Force)**

Scope: Demolition of building #43 only 20,687 sq. ft.

Replaced with new 15,110sq. ft. gymnasium & 800 sq. ft. other

Total \$8,116,104 State- \$4,064,918 & District - \$4,051,186

**Score was not high enough to proceed to a FPP**

## 2021 IPP Gymnasium Replacement Modernization

**Score: 154 (score too low for state funding)**

Scope: Demolition of building 43 only 20,687 sq. ft.

Replaced with new 15,750 sq. ft. gymnasium & 120 sq. ft. other

Total \$11,590,353 State- \$5,874,283 & District - \$5,710,070

Changed scope (minimal) but score was not high enough to proceed to a FPP

## 2022 IPP Gymnasium Replacement Modernization

**Score: 167**

Scope: Demolition of building #43 - 20,687 sq. ft. & building #42 - 9,270 sq. ft.

Replaced with new 23,140 sq. ft. gymnasium & 180 sq. ft. other

Total \$17,868,038 State- \$9,070,706 & District - \$8,797,833

**Score was high enough to proceed to an FPP but no TF**

## 2023 FPP Gymnasium Replacement Modernization

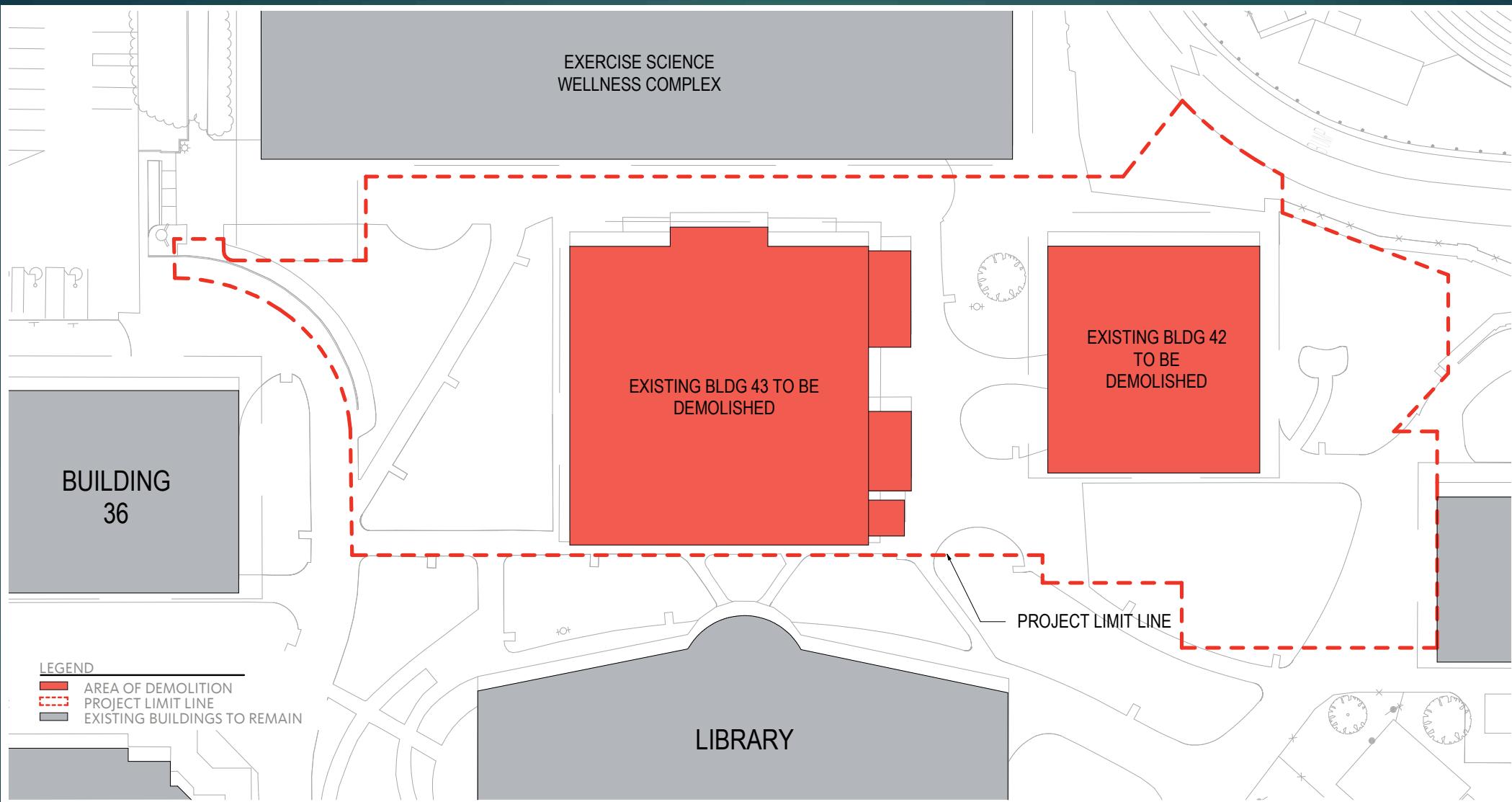
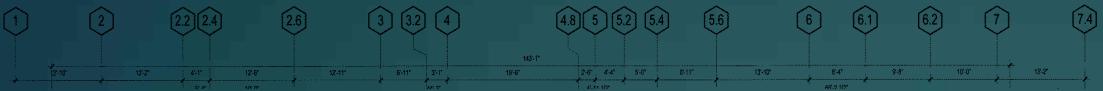
**Score: 174 (approved FPP)**

Scope: Demolition of building 43 - 20,687 sq. ft. & building #42 9,270 sq. ft.

Replaced with new 23,140 sq. ft. gymnasium & 180 sq. ft. other

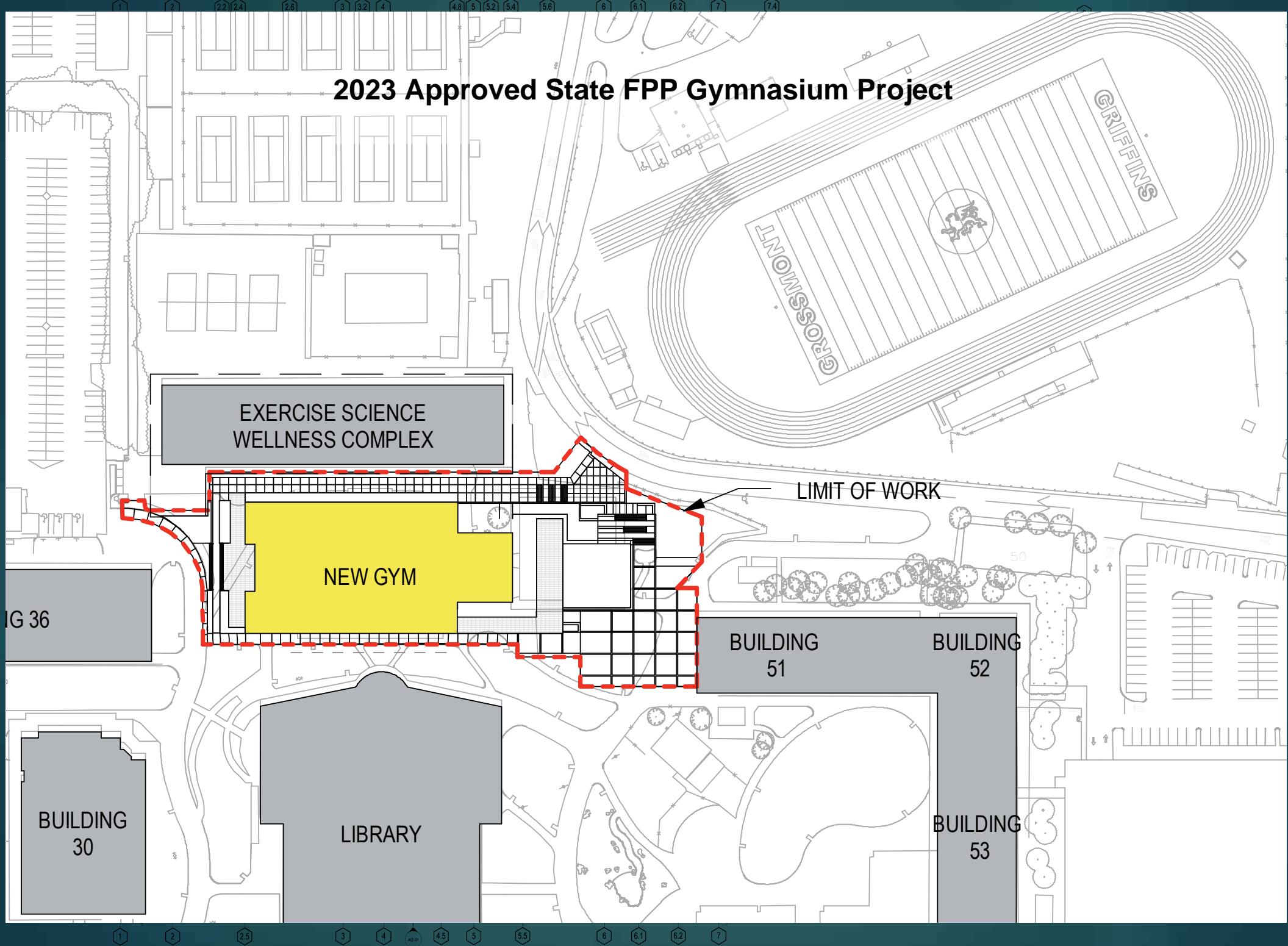
**Total \$22,149,510 State- \$11,218,047 & District - \$10,931,463**

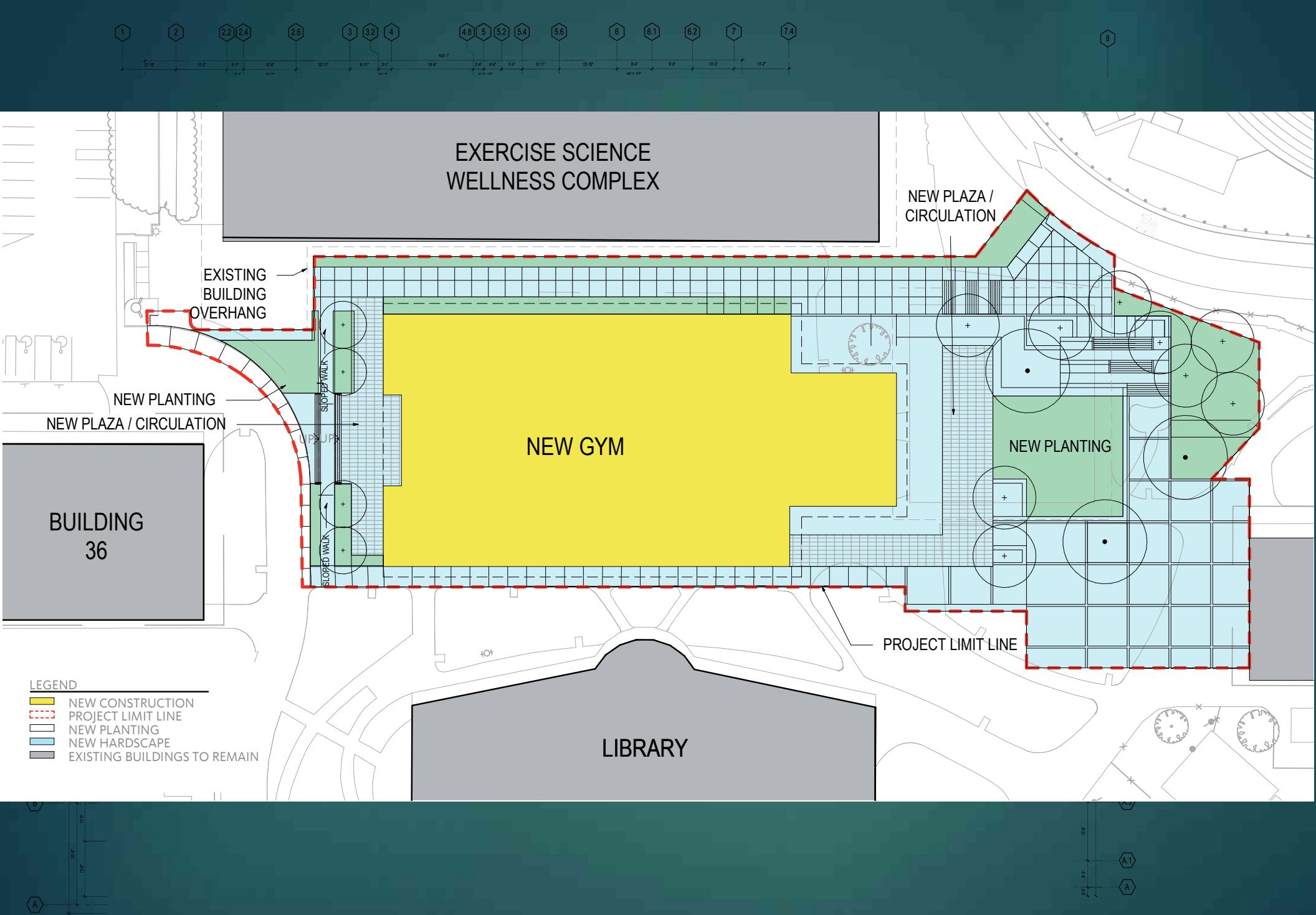
Score was high enough to be approved and funded

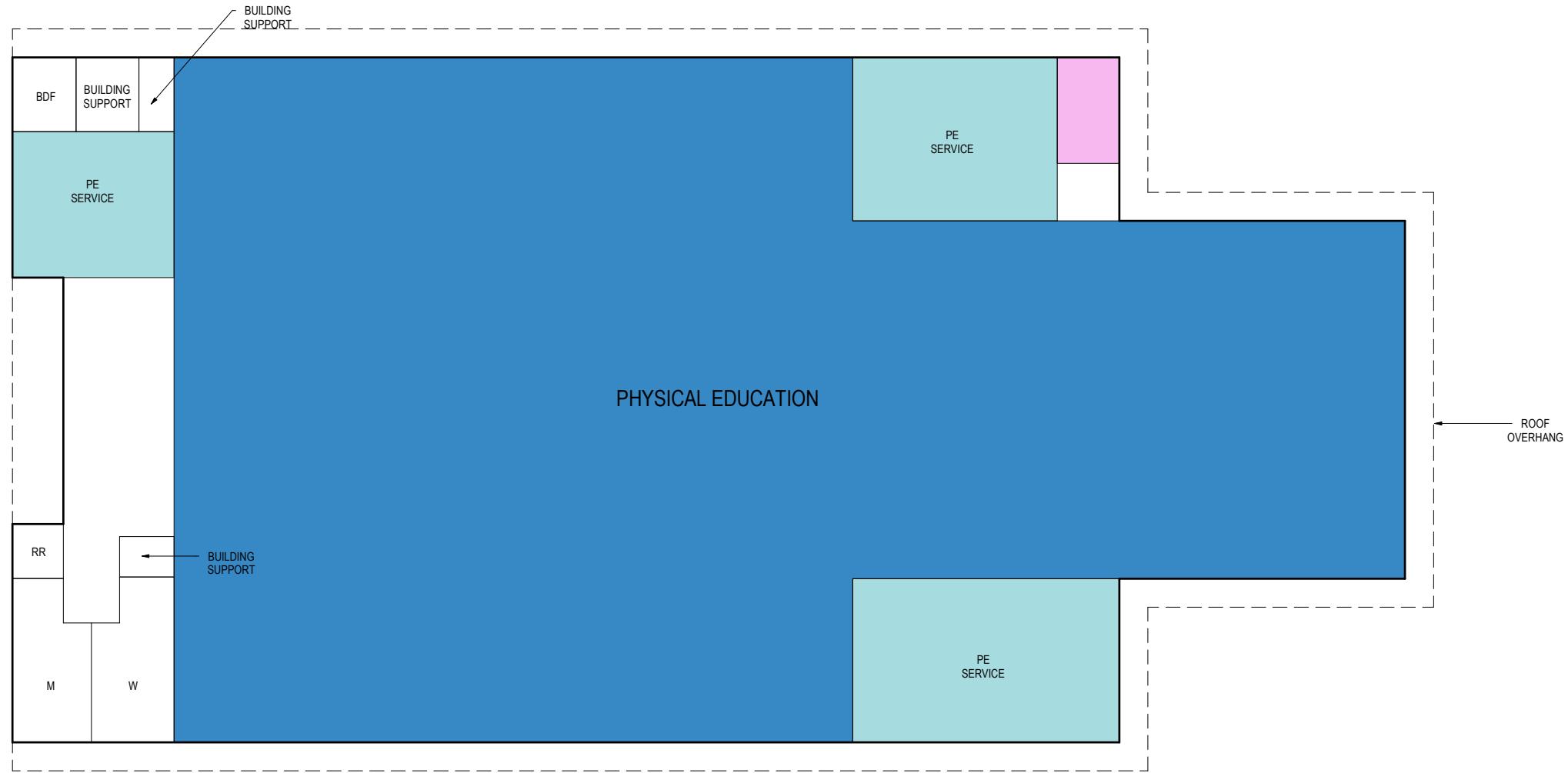


NORTH

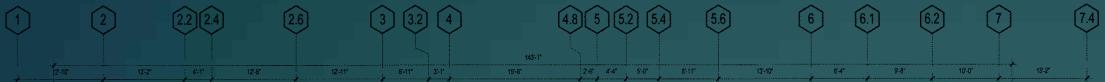
# 2023 Approved State FPP Gymnasium Project







ROOM TYPE	TOP	DESCRIPTION	ASF	
C4	520	0835	PHYSICAL EDUCATION	20,160
C2	525	0835	PHYSICAL EDUCATION SERVICE	2,860
B6	715	6780	DP/COMPUTER SERVICE	120
B4	310	0835	PE FACULTY OFFICE	180
TOTAL ASF:			23,320	
TOTAL GSF:			29,957	



8



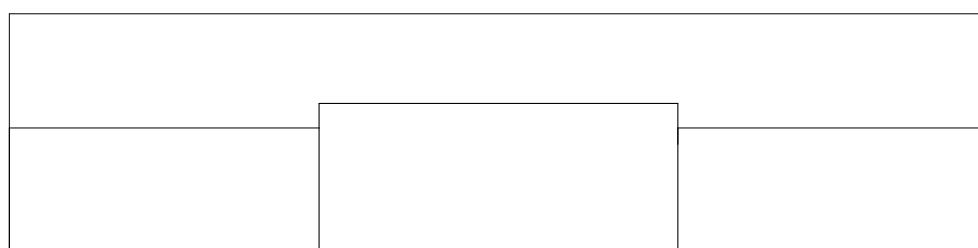
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION





THE FOLLOWING SLIDES IS FOR  
EXAMPLE ONLY. THESE DESIGNS  
WERE DONE DURING THE 2021 TASK  
FORCE MEETINGS TO HELP DEVELOP  
THE PROGRAMMATIC DESIGN

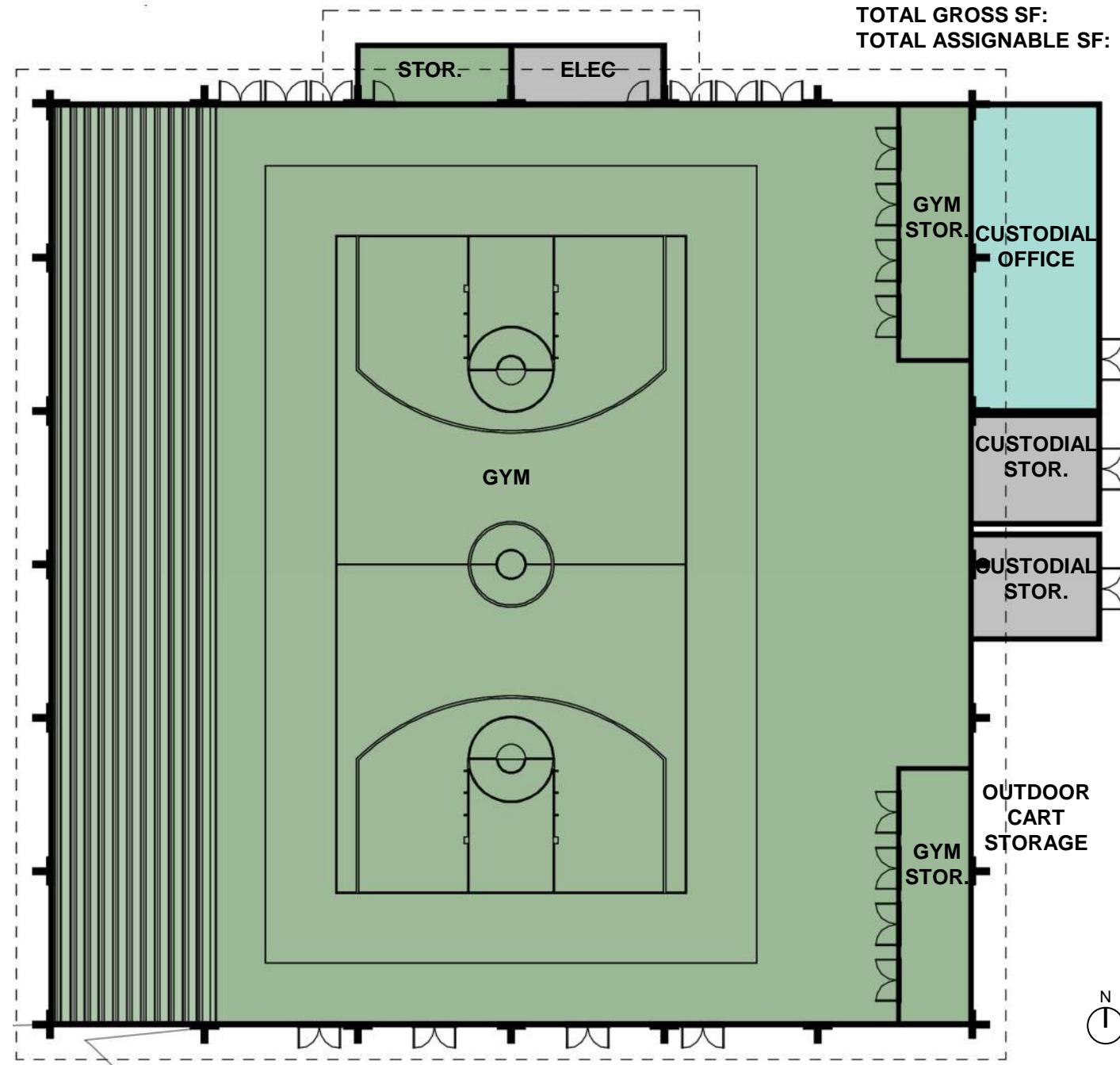


2021 State FPP Gymnasium Project

# GROSSMONT COLLEGE

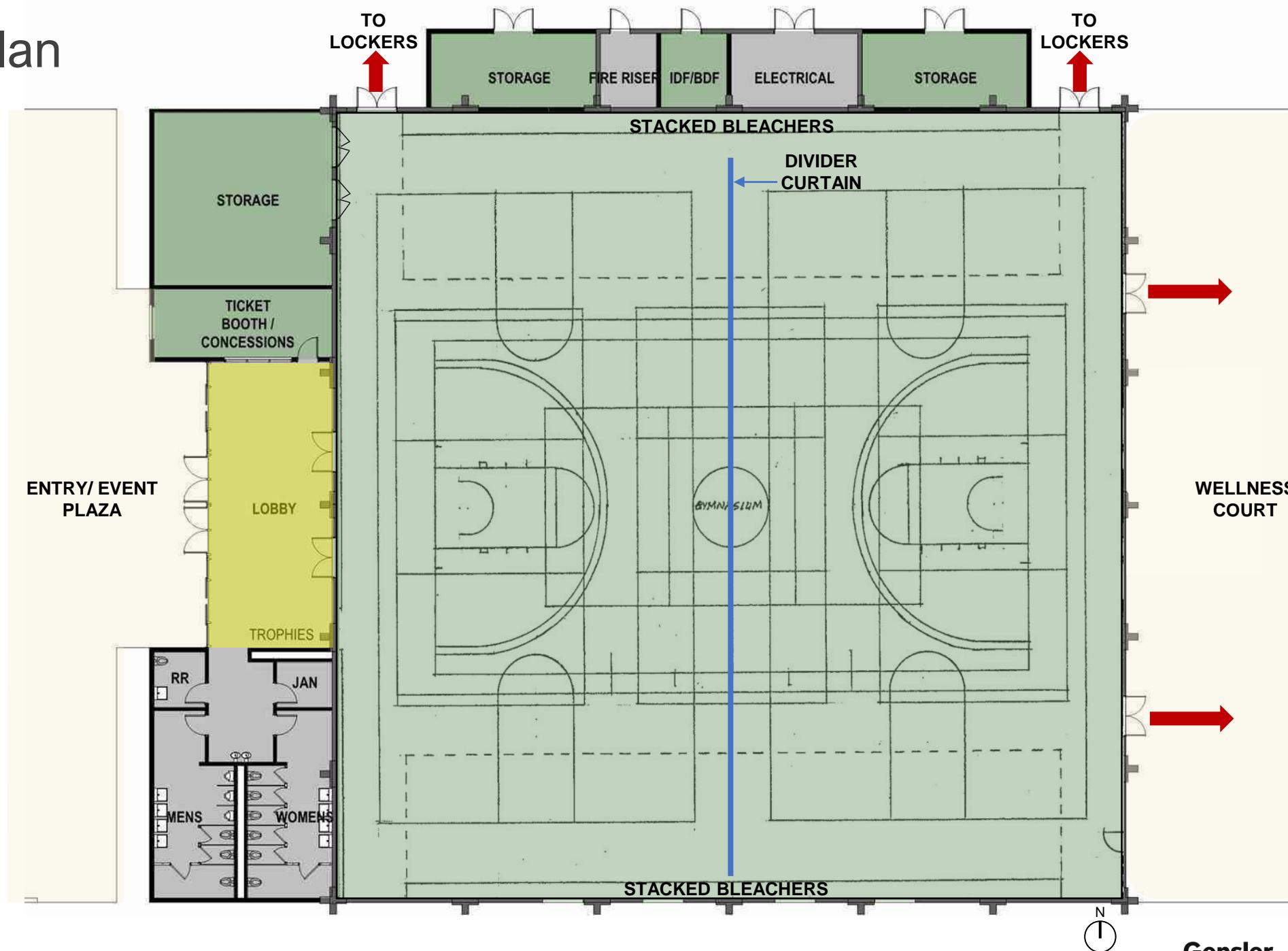
Gymnasium  
Final Project Proposal (FPP)

# EXISTING PROGRAM



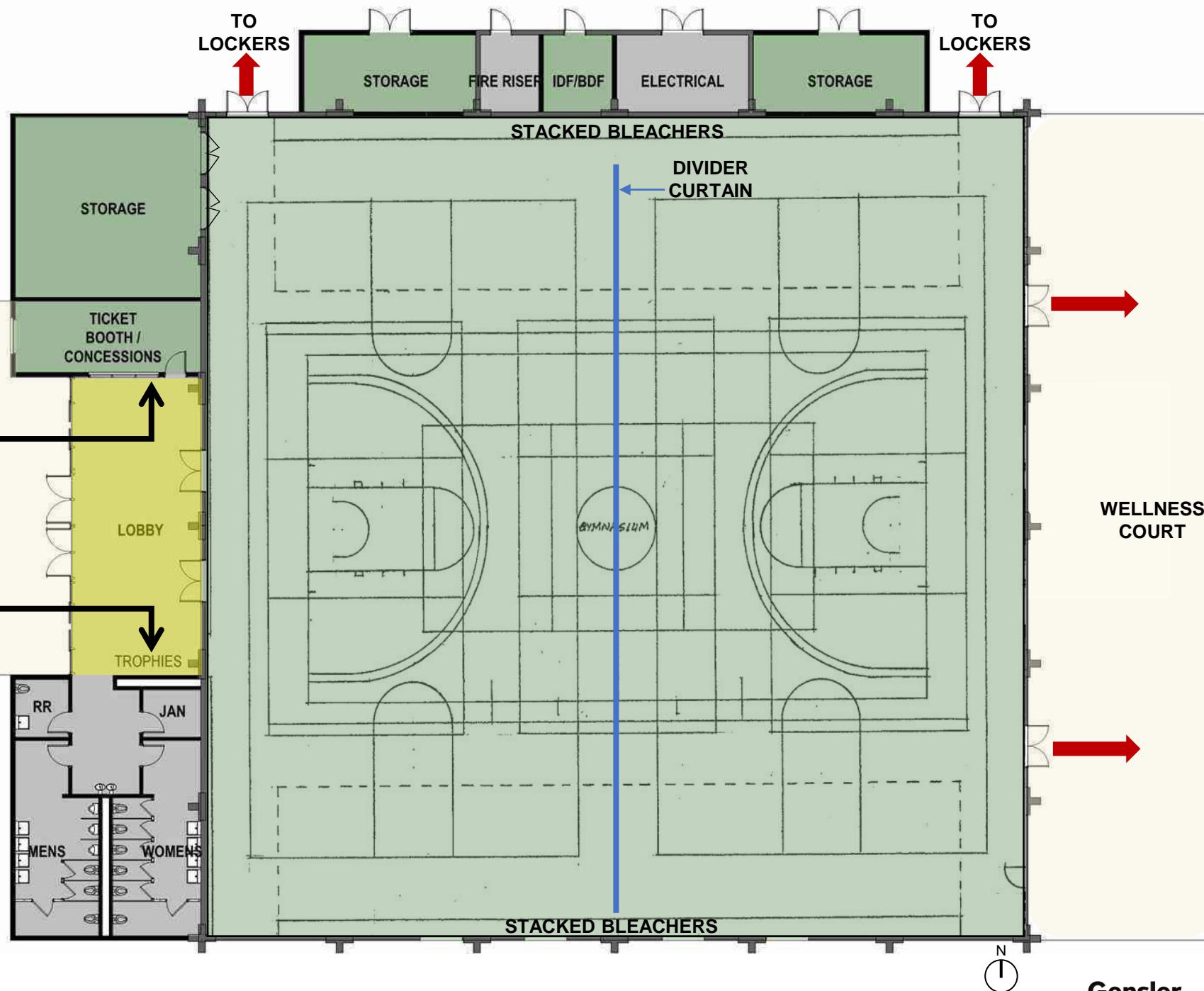
# Proposed Floor Plan

## Practice Courts



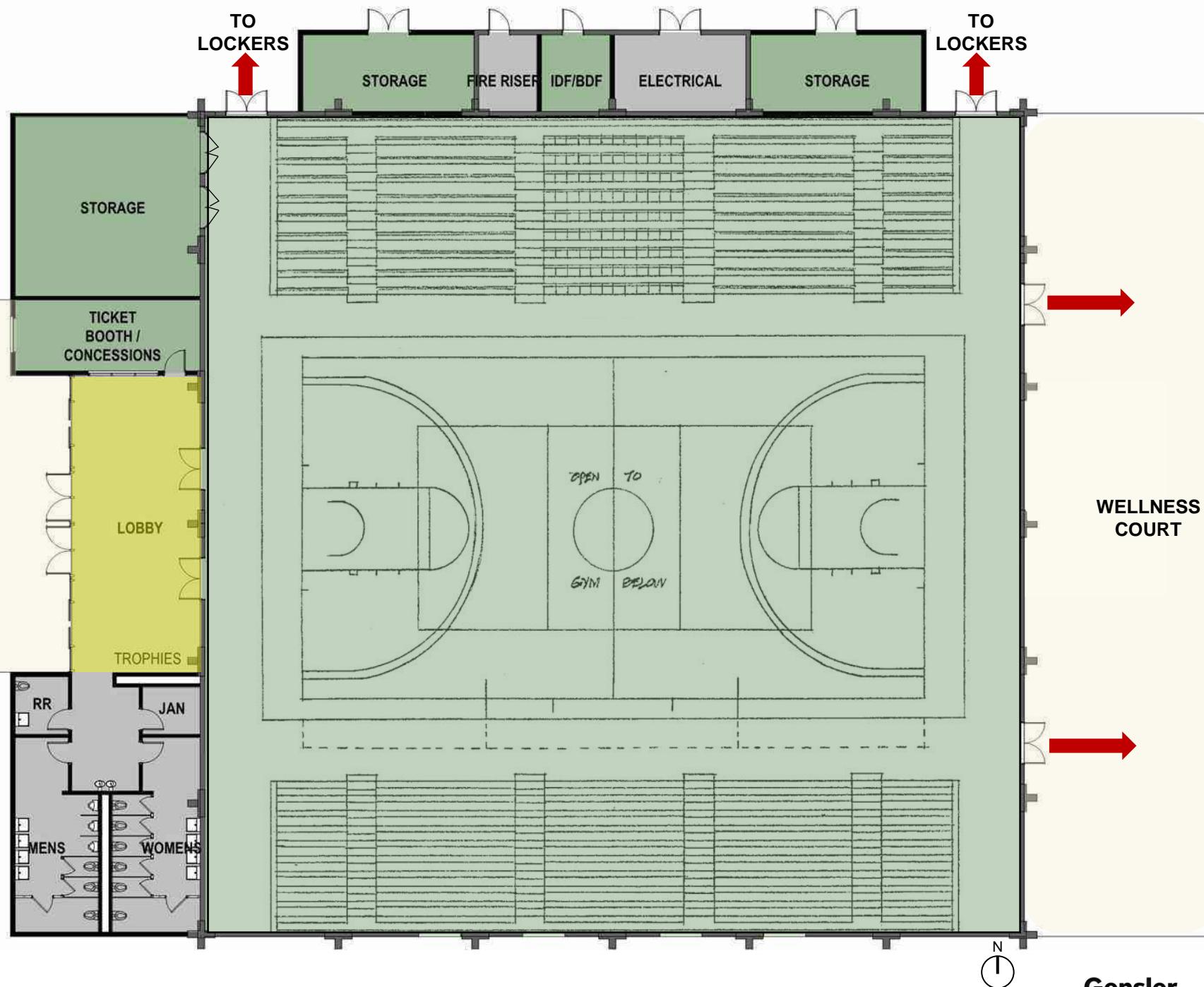
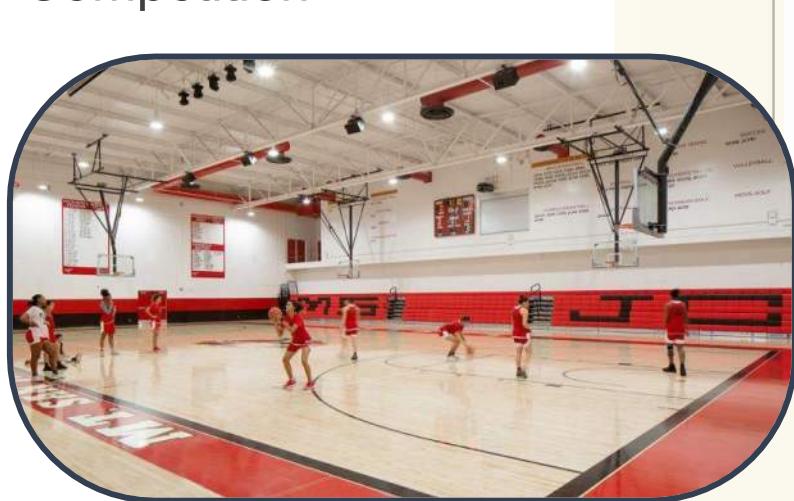
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## Practice Courts



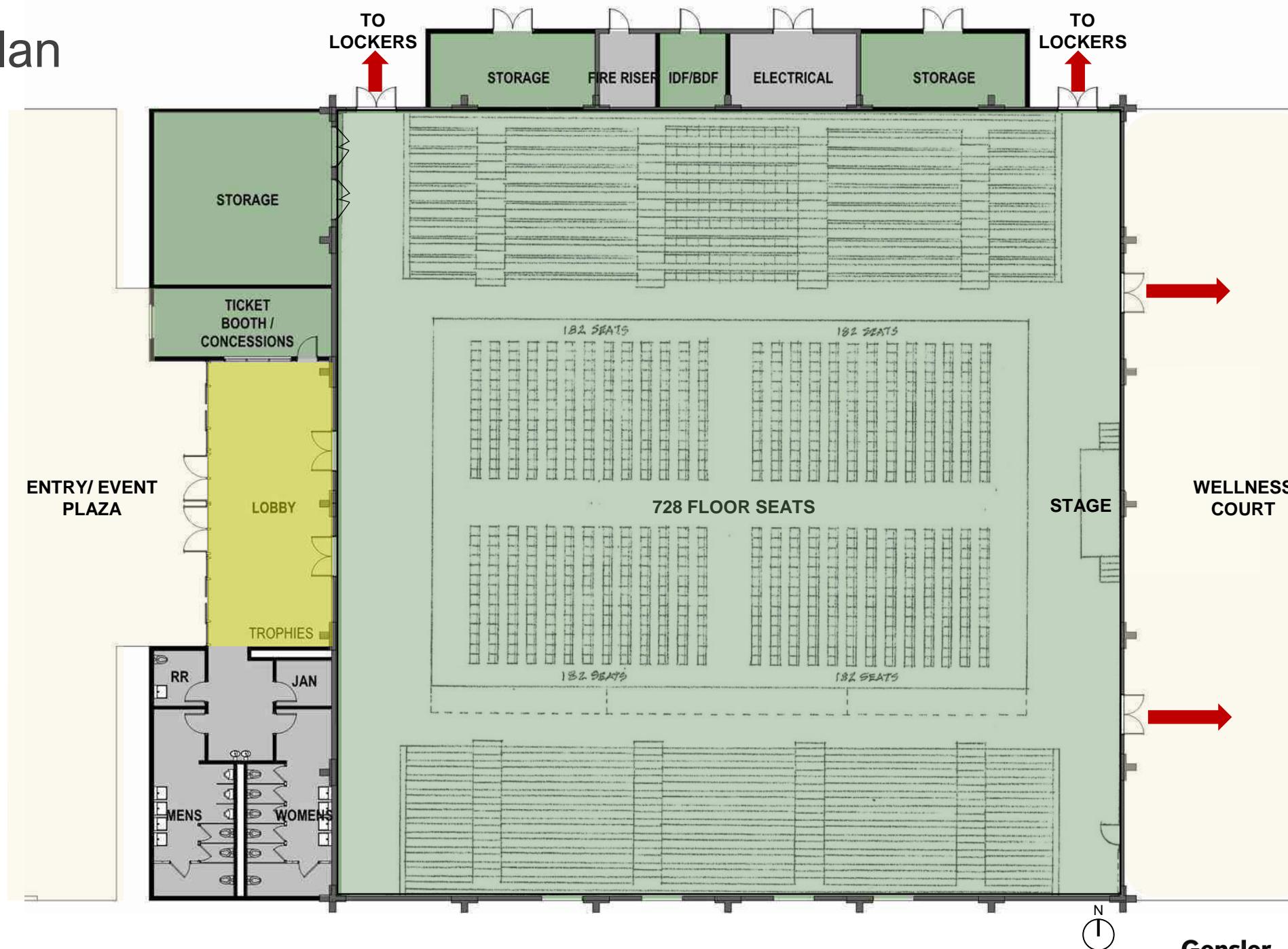
# Proposed Floor Plan

## Competition

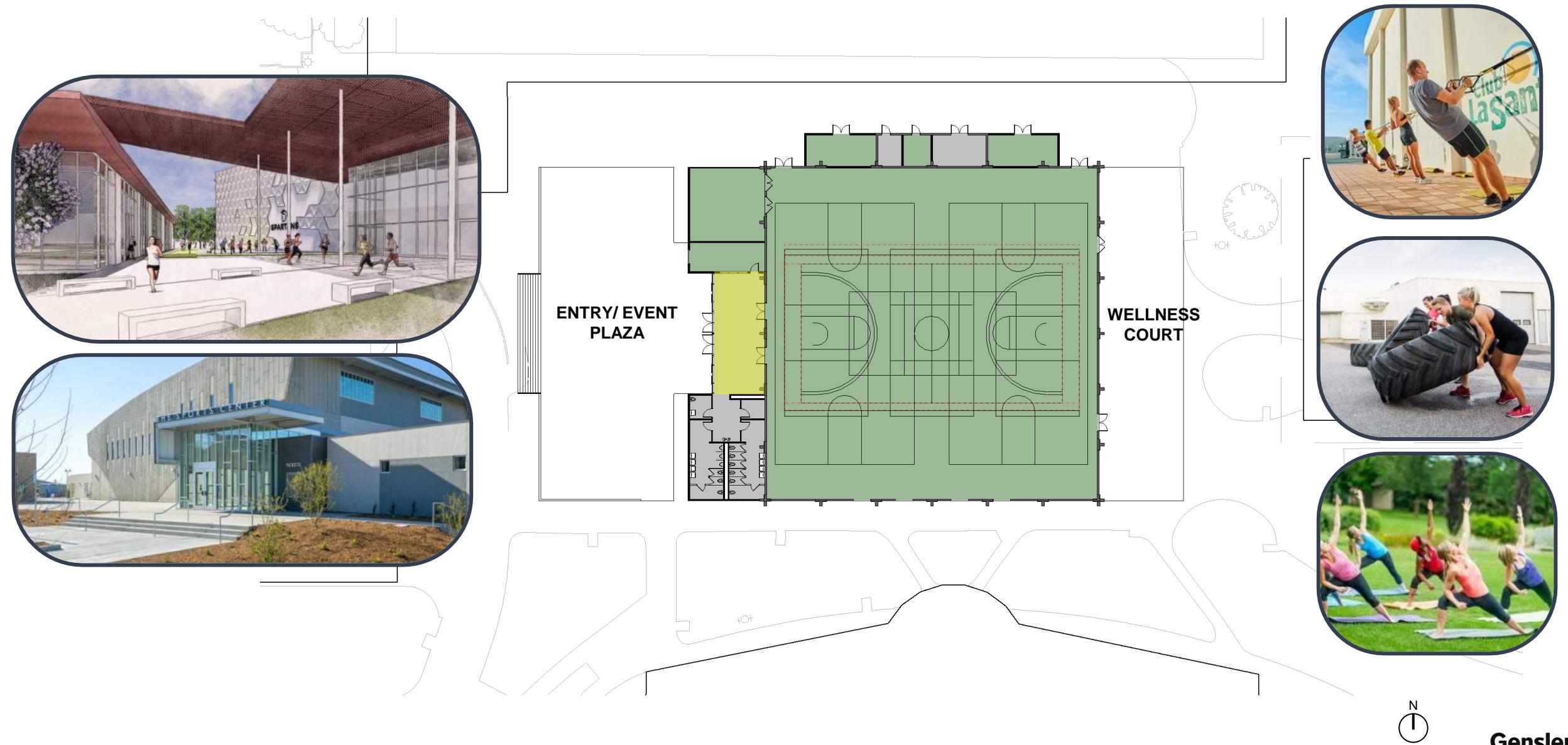


# Proposed Floor Plan

Event



# Proposed Site Programs



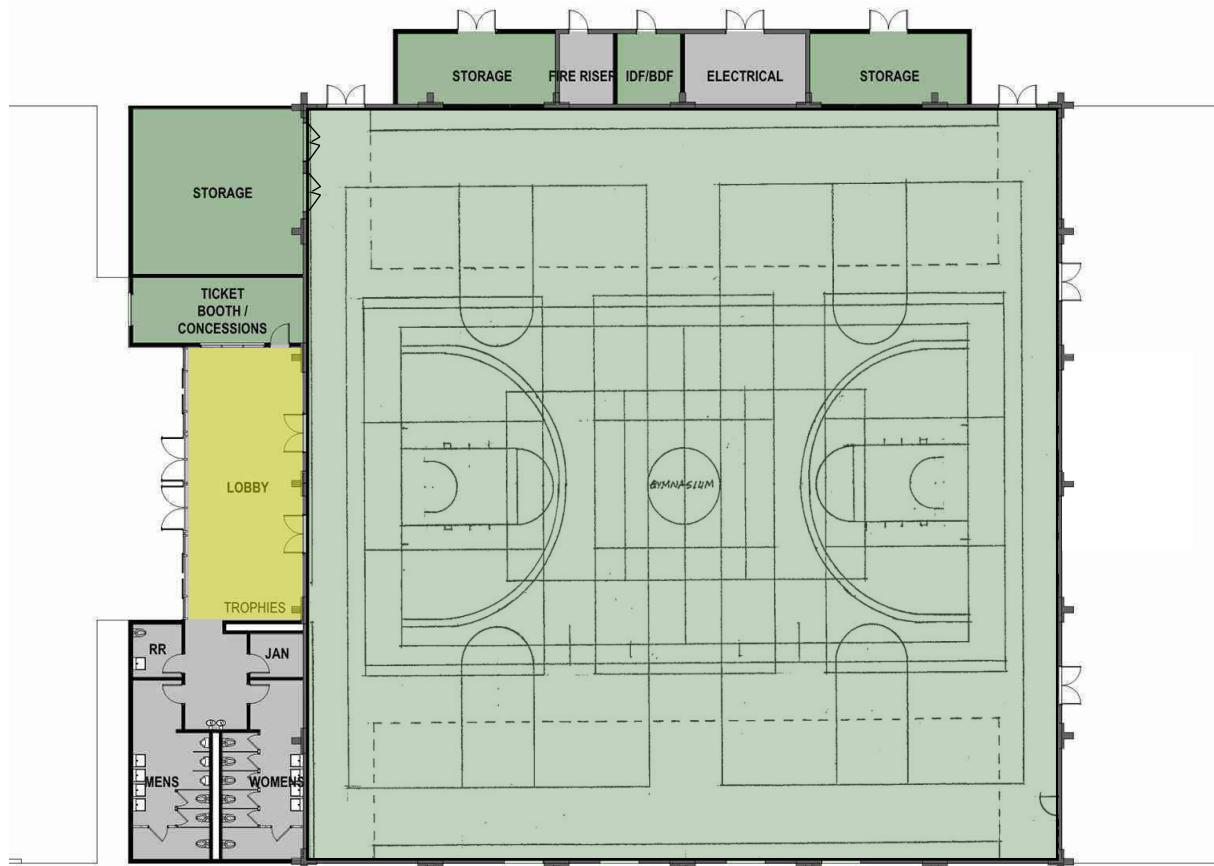
# Exterior Opportunities



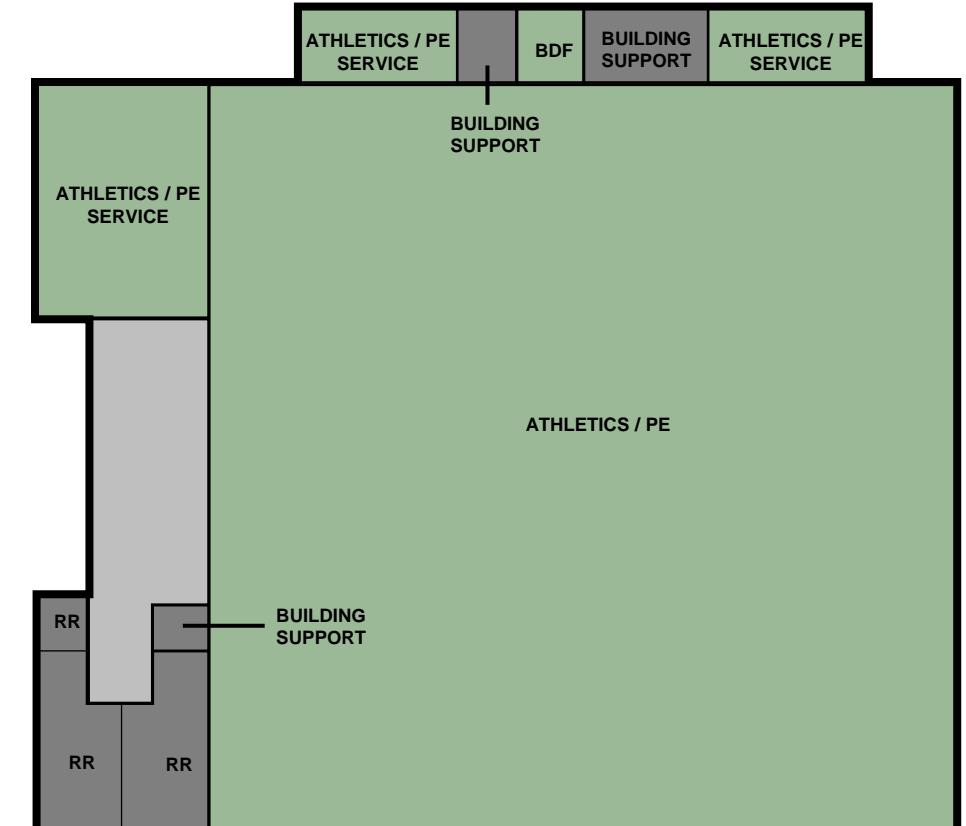
# Exterior Opportunities



# FPP Diagram



Floor Plan



FPP Diagram

# Project Scope and Timeline

The state approved plan includes the demolition of buildings #42 and #43, to be replaced by a new 23,140 sq. ft. gymnasium. The project is fully funded with a state contribution of \$11,218,047 and a district match of \$10,931,463.

## Key Project Dates Include:

- Preliminary plans start: 8/1/2025
- DSA final approval: 4/1/2027
- Construction start date: Summer of 2027
- Construction completion: 6/1/2029

# Task Force and Next Steps

A new task force will need to be established to guide the preliminary design phase, incorporating administration, faculty, staff, and student representatives. The previous task force, which helped in earlier stages, included key stakeholders such as VP Marsha Gable and VP Marshall Fulbright. We will need to identify new members to ensure broad representation.

## Next Actions

District and Gafcon will be soliciting architectural services through an RFP process and assembling a team for the IPBA (Initial Project Budget Analysis), which will address construction shortfalls, technology needs, and other impacts. Other impacts include relocation of the Custodial Department and ensuing costs, as well as swing space needs for Athletics and Exercise Science during construction.



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# Grossmont Community College

## CONSTRUCTION PLAN AND IMPACTS

PRESENTED BY LOREN HOLMQUIST  
DIRECTOR OF FACILITIES, MAINTENANCE, & OPERATIONS  
GROSSMONT COLLEGE



### CONSTRUCTION PLAN

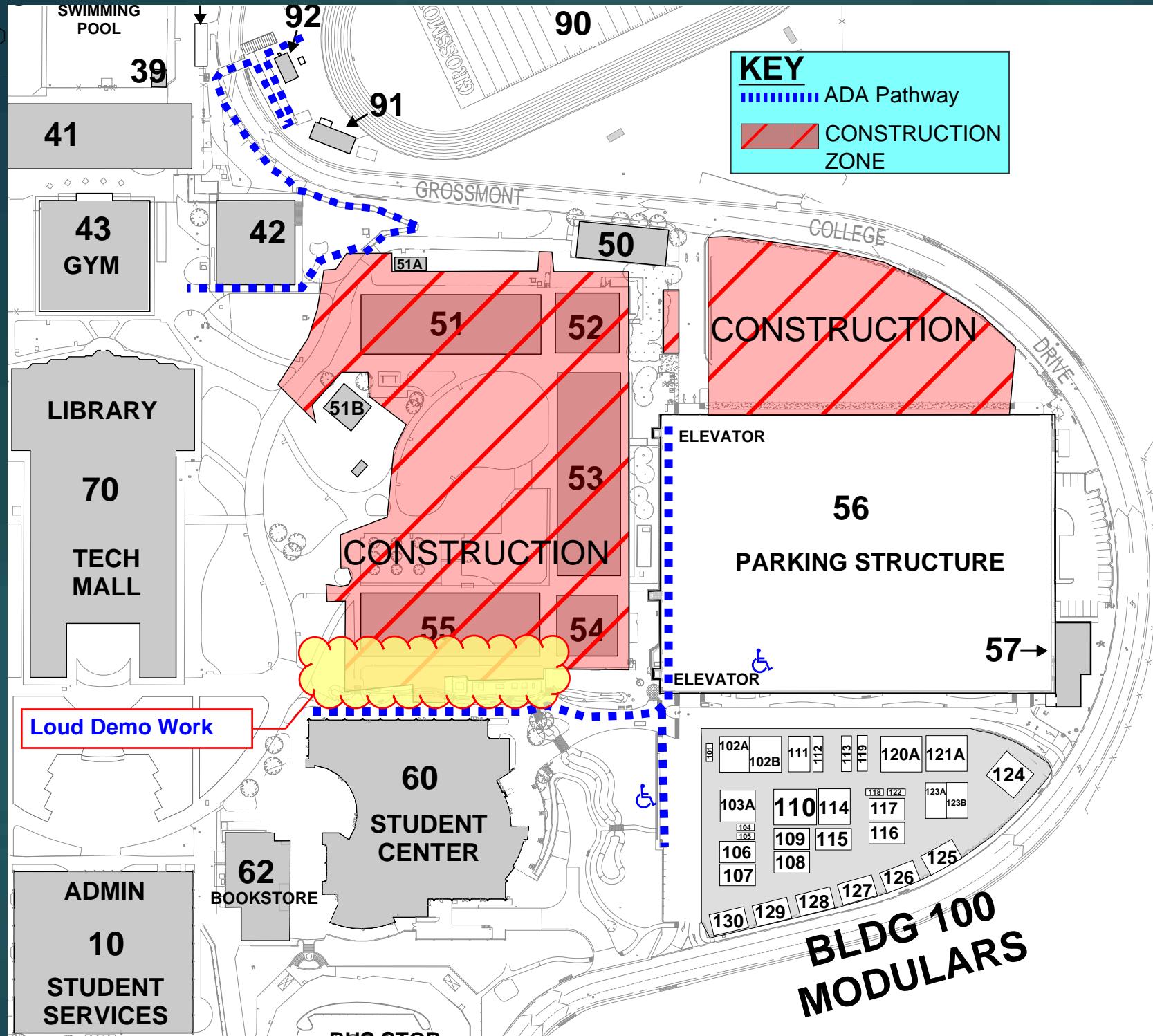
8800 Grossmont College Drive  
El Cajon, CA 92120

### COVER SHEET

A0.00

IDENTIFICATION STAMP		
LOREN HOLMQUIST		
SEP 4, 2024		
AC	RS	SS
DATE		
FILE NUMBER: 37-C		

Job No.	14020310
Date	09/04/2024
Checked by	LH
Code	1/20 → 1/20



# Bldg 51 & 55 Construction zone

CONSTRUCTION PLAN

8800 Grossmont College Drive  
El Cajon, CA 92020

IDENTIFICATION STAMP  
EN HOLMQUIST

## COVER SHEET

# PERIMETER ROAD PROJECT

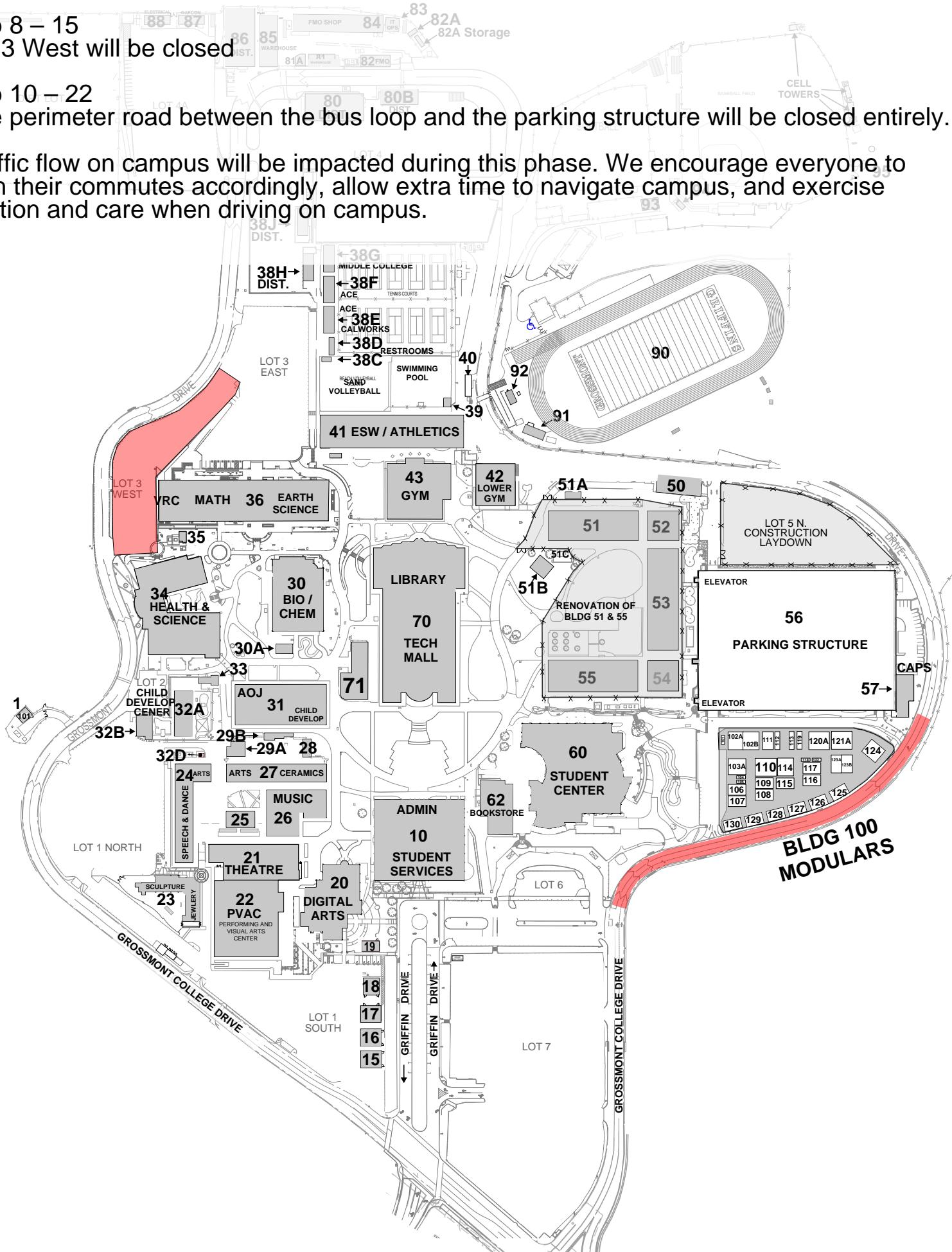
Feb 8 – 15

Lot 3 West will be closed

Feb 10 – 22

The perimeter road between the bus loop and the parking structure will be closed entirely.

Traffic flow on campus will be impacted during this phase. We encourage everyone to plan their commutes accordingly, allow extra time to navigate campus, and exercise caution and care when driving on campus.





Bldg 42 Lower Gym Completed



Bldg 51 Demolition

## CONSTRUCTION PLAN

8800 Grossmont College Drive  
El Cajon, CA 92020

IDENTIFICATION STAMP  
LOREN HOLMQUIST  
AC: R.S. S.S.  
0808  
FILE NUMBER: 37-C

VIEW  
SHEET

A0.00

# Construction Timeline

# REPORT BACK RECAP

- ISER Standard 3.8 Facilities Homework due March 5.
- IPM = Implemented Pest Management
- Reflection Space ready in March, Bldg 60-116
- Gymnasium FPP State funded project
- Construction Timeline and Campus Impacts

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