

WELCOME TO THE FACILITIES COMMITTEE

The best way to contact FMO is by email

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

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
 - Academic Senate
 - ASGC
6. ISER Standard 3.8 Facilities Homework - Loren Holmquist
7. **IPM (Pest Control) - Loren Holmquist**
8. Reflection Space - Loren Holmquist
9. FPR Update - Loren Holmquist
10. Gymnasium Project - Loren Holmquist
11. Construction Timeline and Campus Impacts - Loren Holmquist

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:

Starve Them Out!	Dry Them Out!	Keep Them Out!
		

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

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. 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

IDENTIFICATION STAMP
LOREN HOLMQUIST

DEC 5, 2024

AC: FLS SS

DATE

FILE NUMBER: 22-C

CONSTRUCTION PLAN

8800 Grossmont College Drive
El Cajon, CA 92020

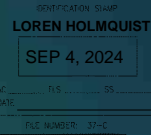
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Job No. 140220
Date 05/23/2024
Checked by
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FPP = Final Project Proposal
request to the state after the IPP
has been approved.



CONSTRUCTION PLAN

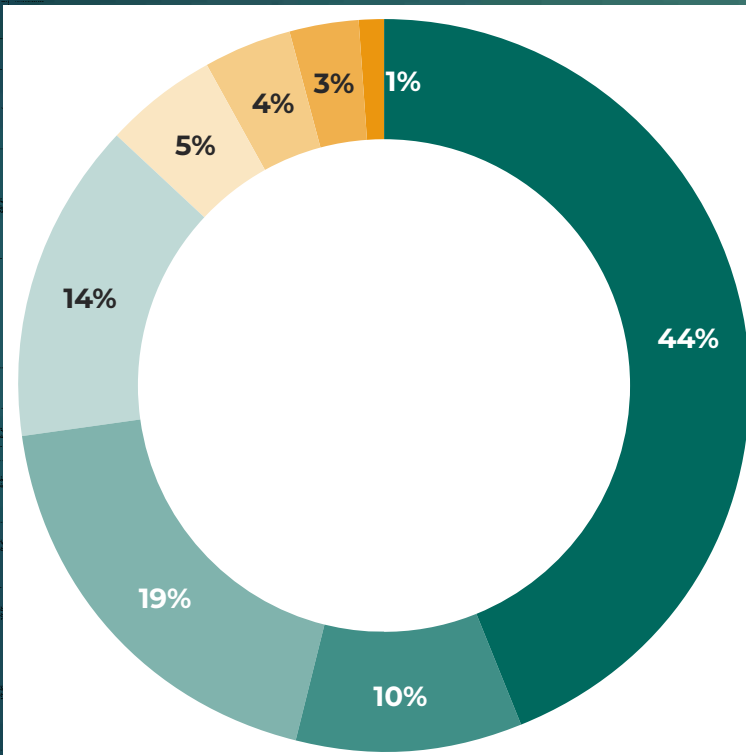
3800 Grossmont College Drive
El Cajon, CA 92020

COVER
SHEET

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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	Central Service
General Use	Student Centered
Workspace	Merchandise
Study	AV / TV

IDENTIFICATION SLUMP

LOREN HOLMQUIST

SEP 4, 2024

AC: T1.5 SS

DATE

FILE NUMBER: 31-C

CONSTRUCTION PLAN

8800 Greenmont College Drive
El Cajon, CA 92020

COVER
SHEET

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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* <i>Varies based on Lab Type</i>	N/A

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

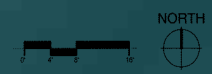
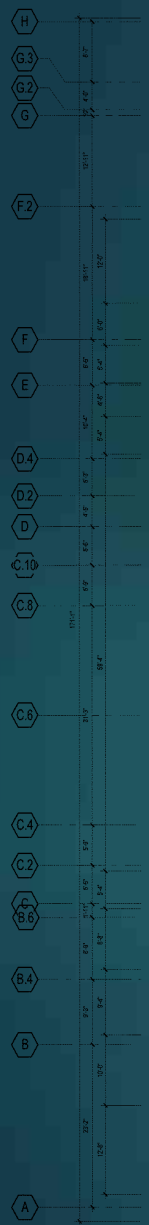
Score: 174 (approved FPP)

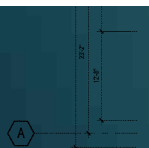
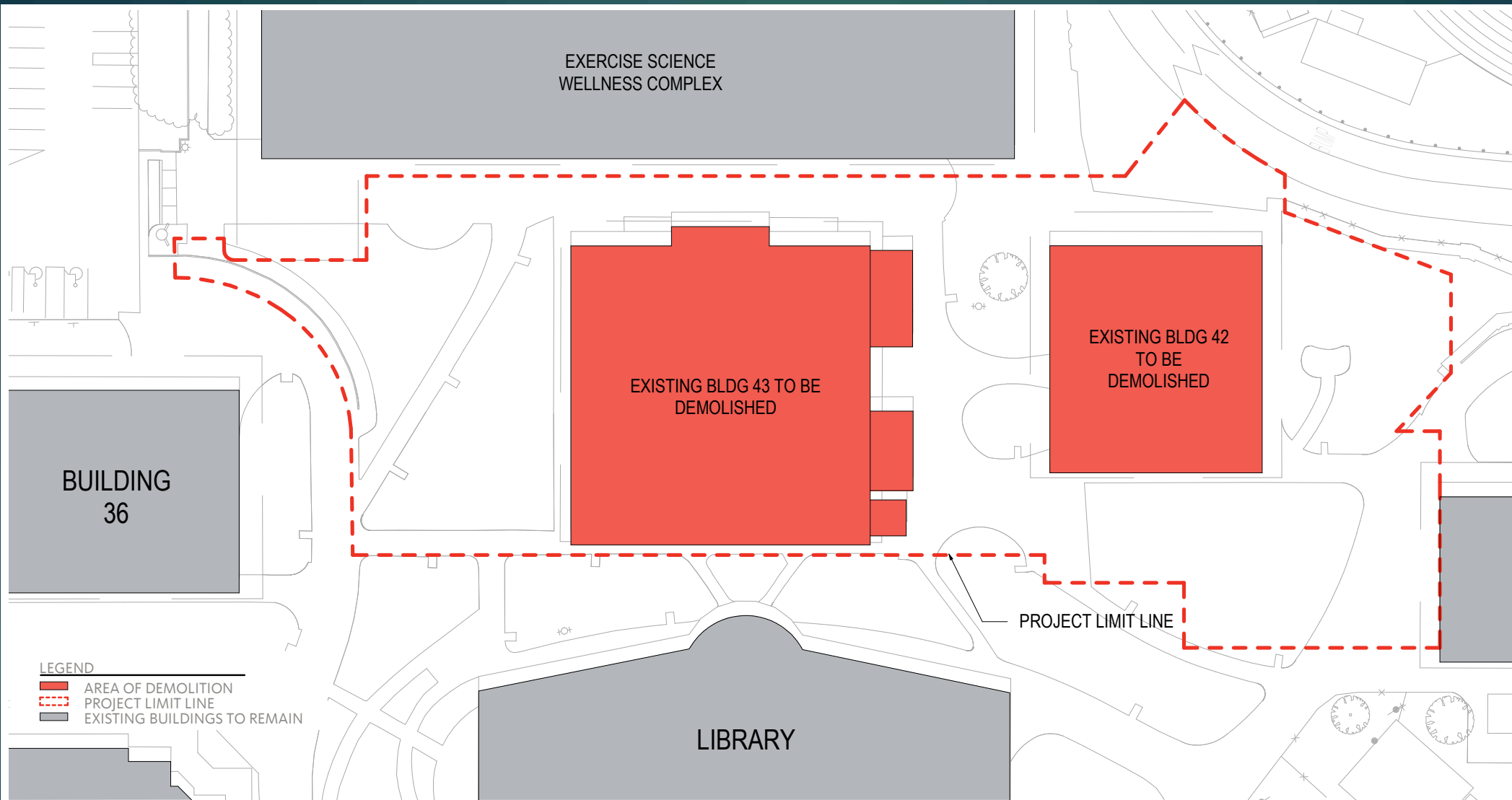
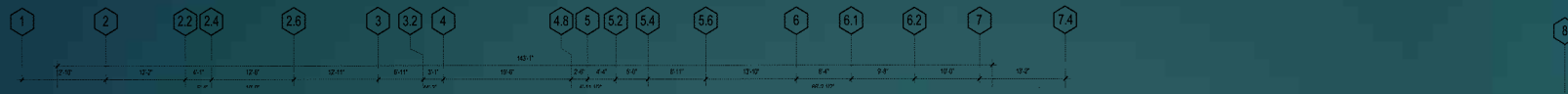
Scope: Demolition of building 43 - 20,687 sq. ft. & building #42 9,270 sq. ft.

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

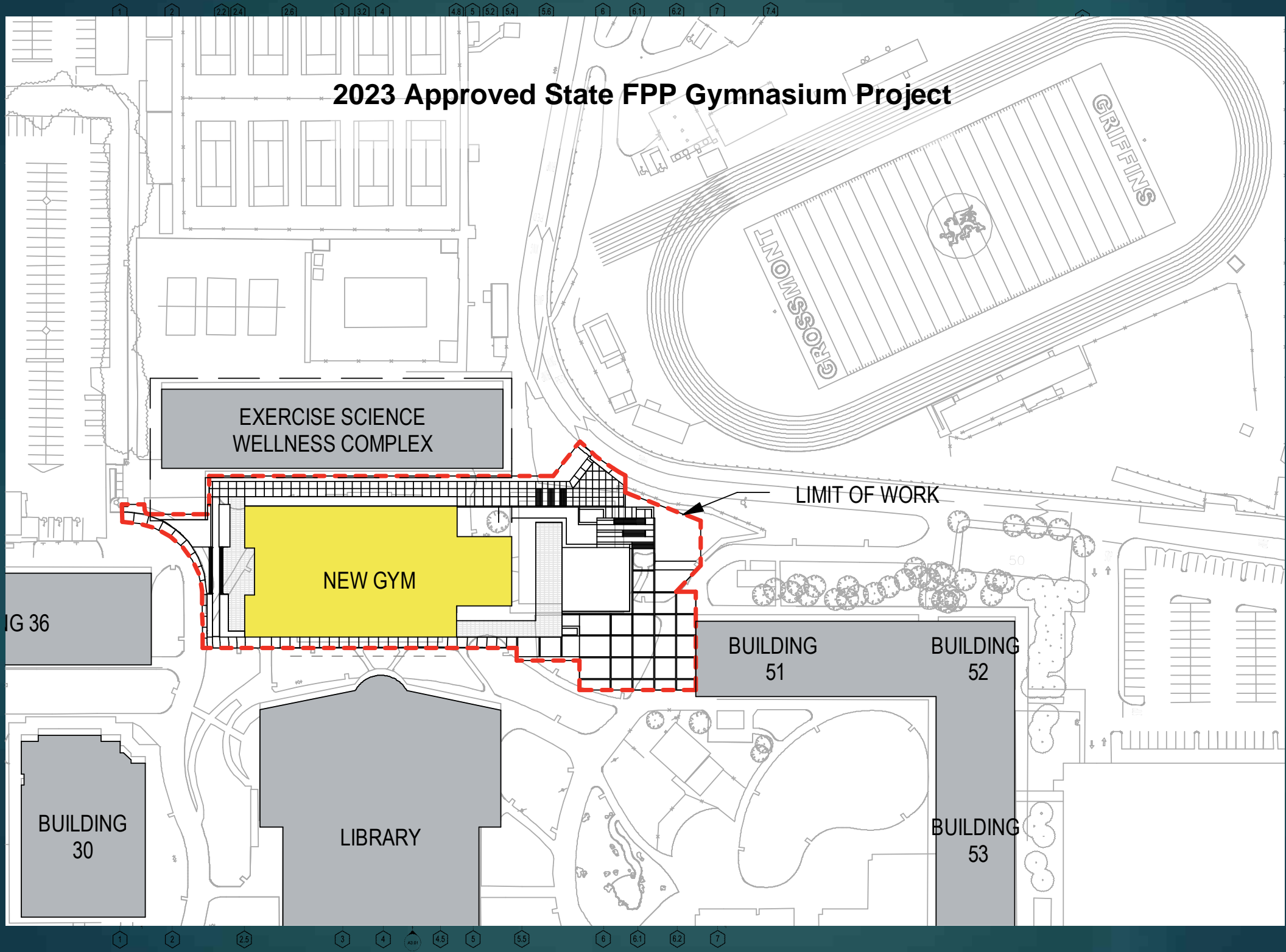
Total \$22,149,510 State- \$11,218,047 & District - \$10,931,463

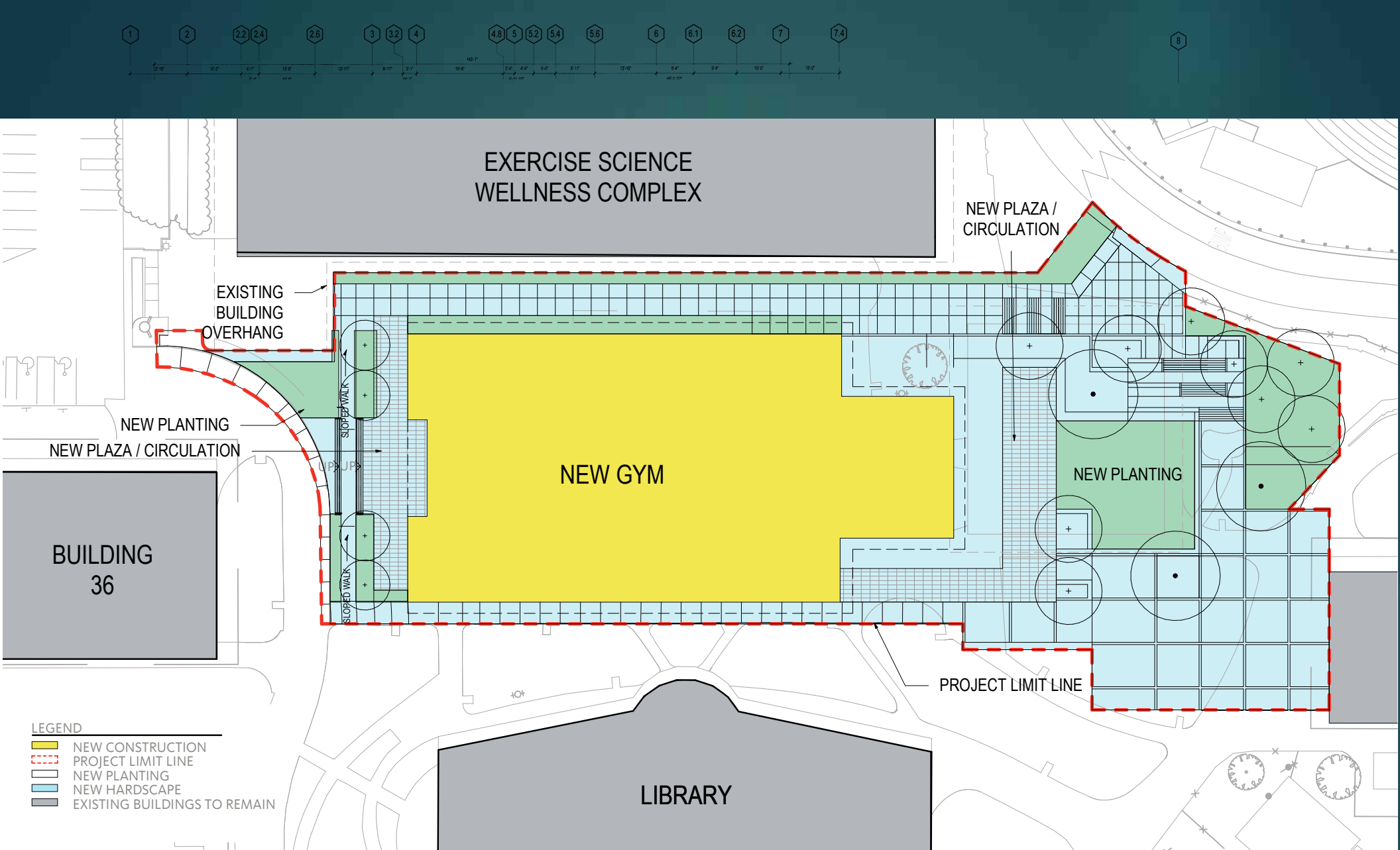
Score was high enough to be approved and funded

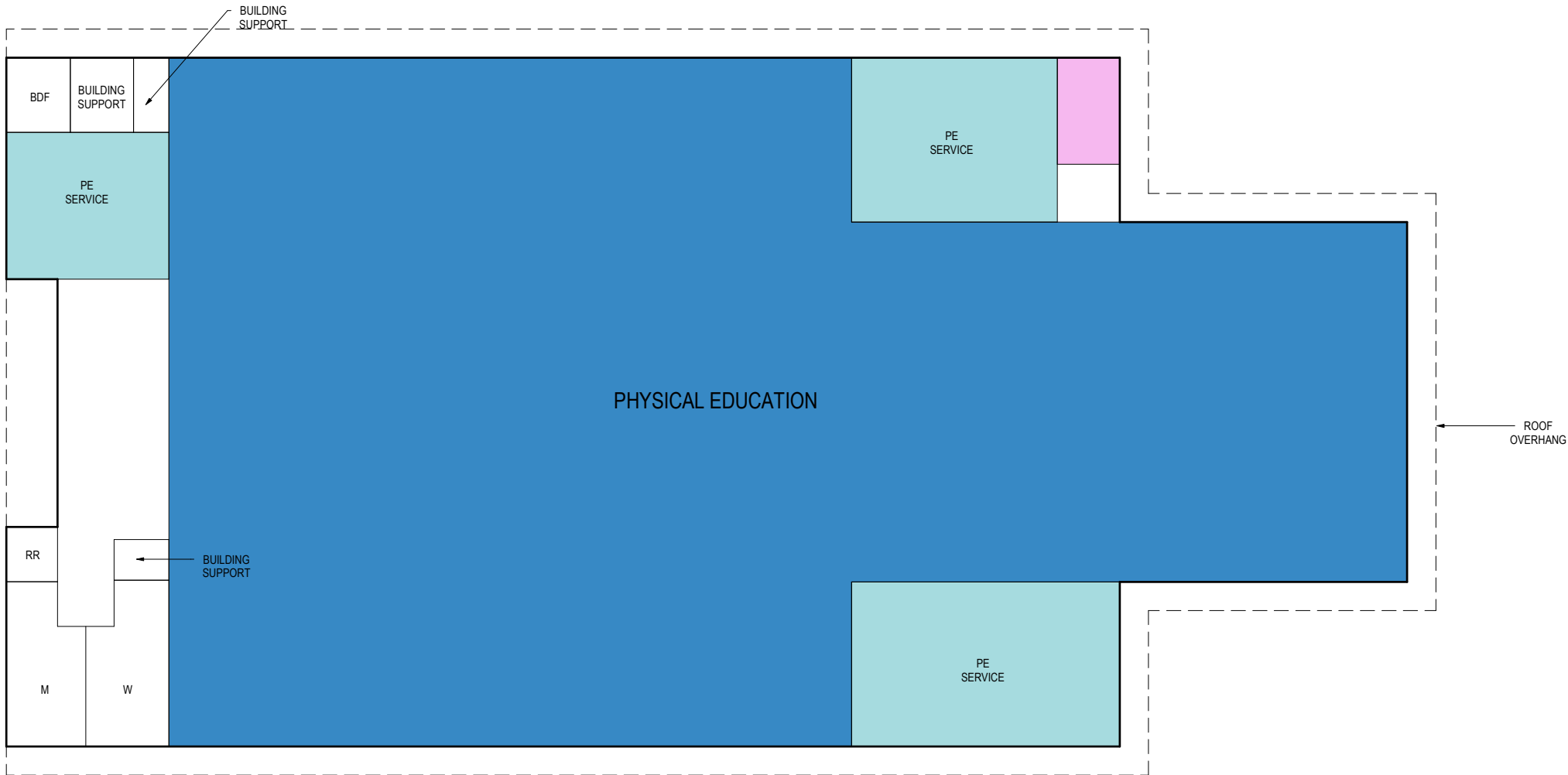








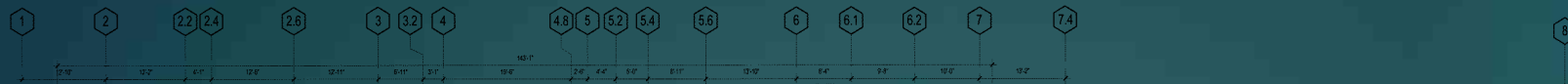
2023 Approved State FPP Gymnasium Project



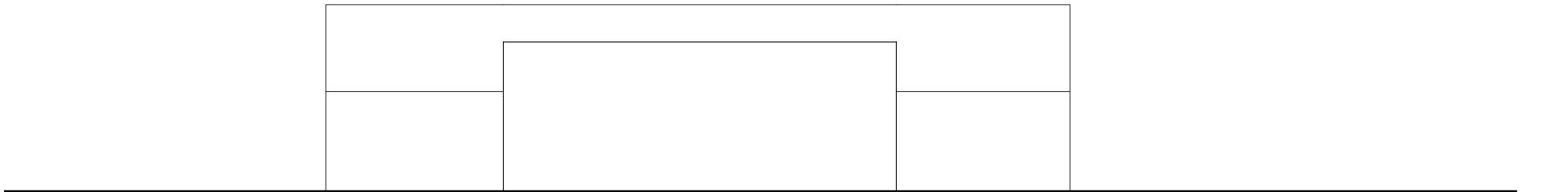




	ROOM TYPE	TOP	DESCRIPTION	ASF
	520	0835	PHYSICAL EDUCATION	20,160
	525	0835	PHYSICAL EDUCATION SERVICE	2,860
	715	6780	DP/COMPUTER SERVICE	120
	310	0835	PE FACULTY OFFICE	180
TOTAL ASF:				23,320
TOTAL GSF:				29,957



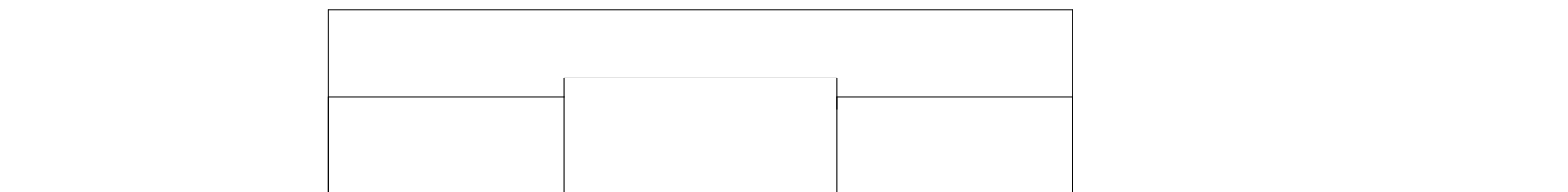
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION







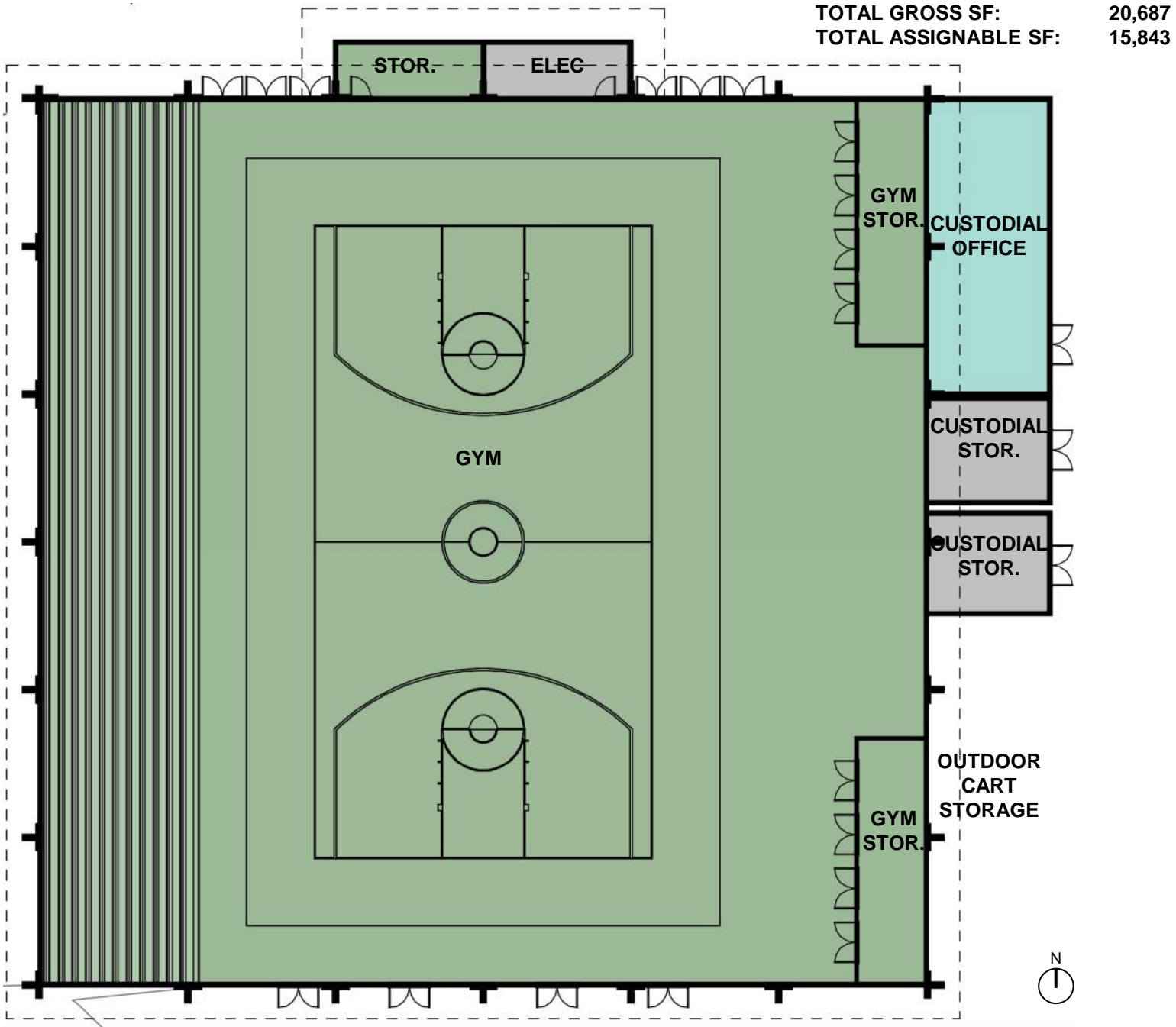
2021 State FPP Gymnasium Project

GROSSMONT COLLEGE

Gymnasium

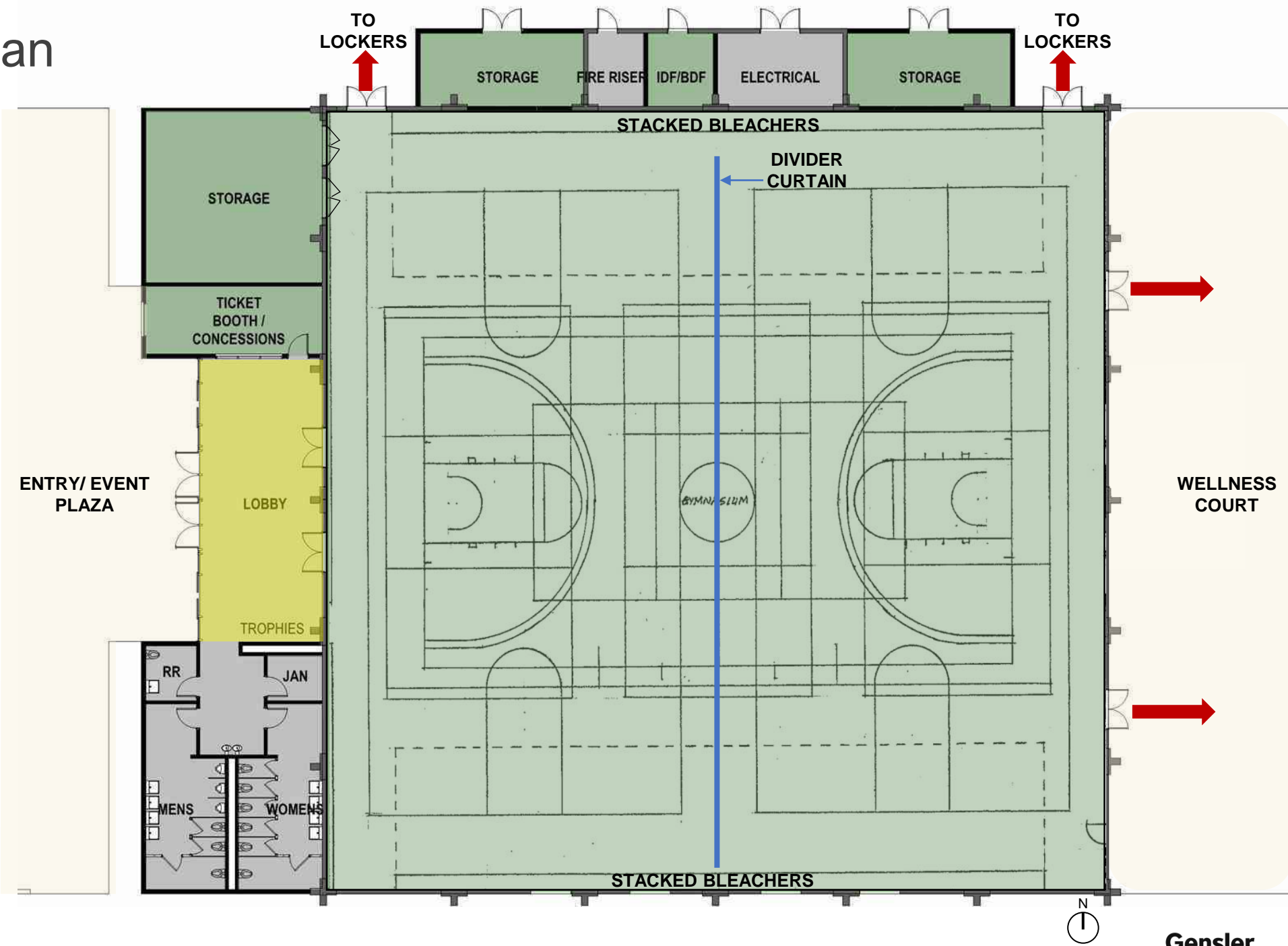
Final Project Proposal (FPP)

EXISTING PROGRAM



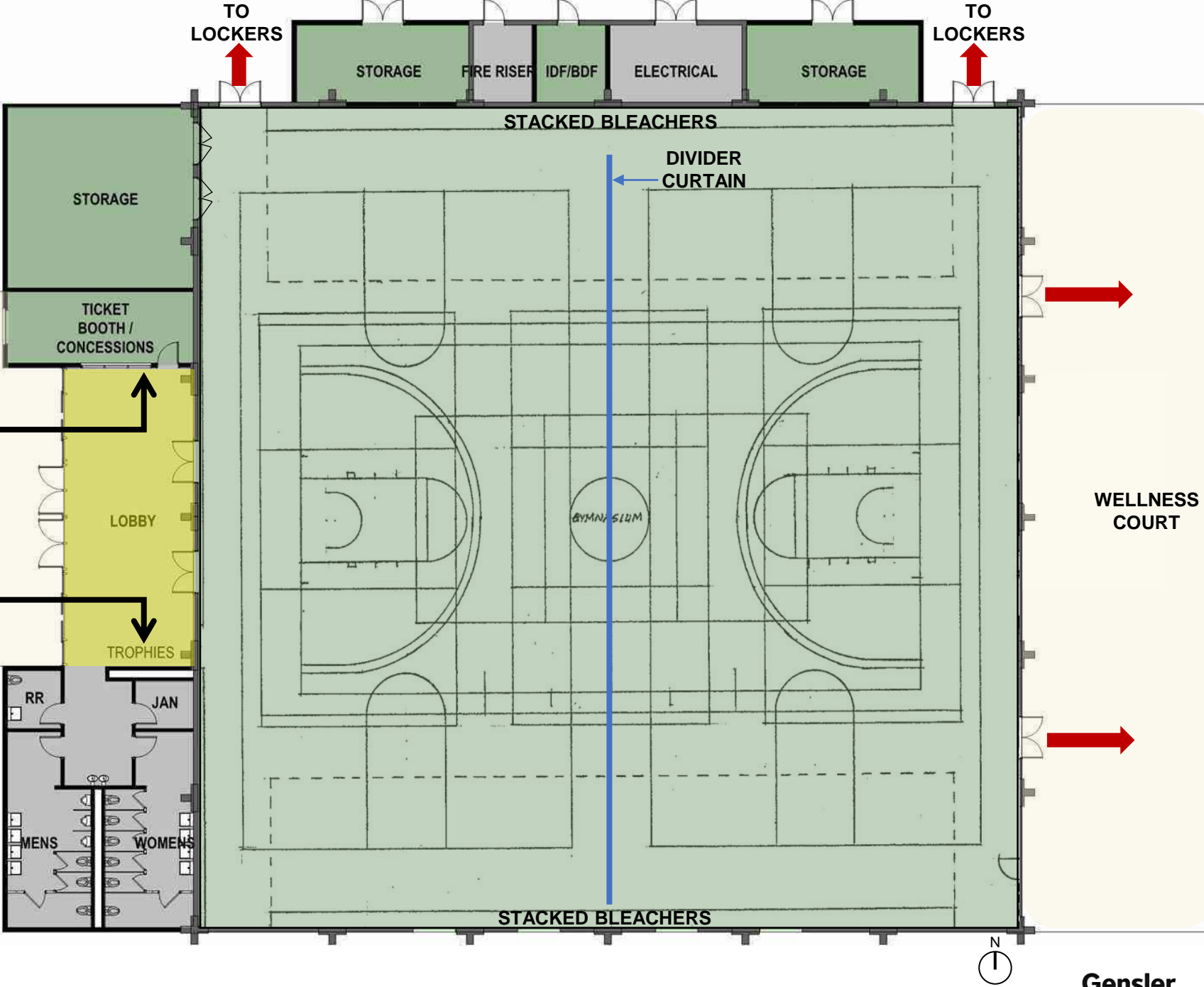
Proposed Floor Plan

Practice Courts



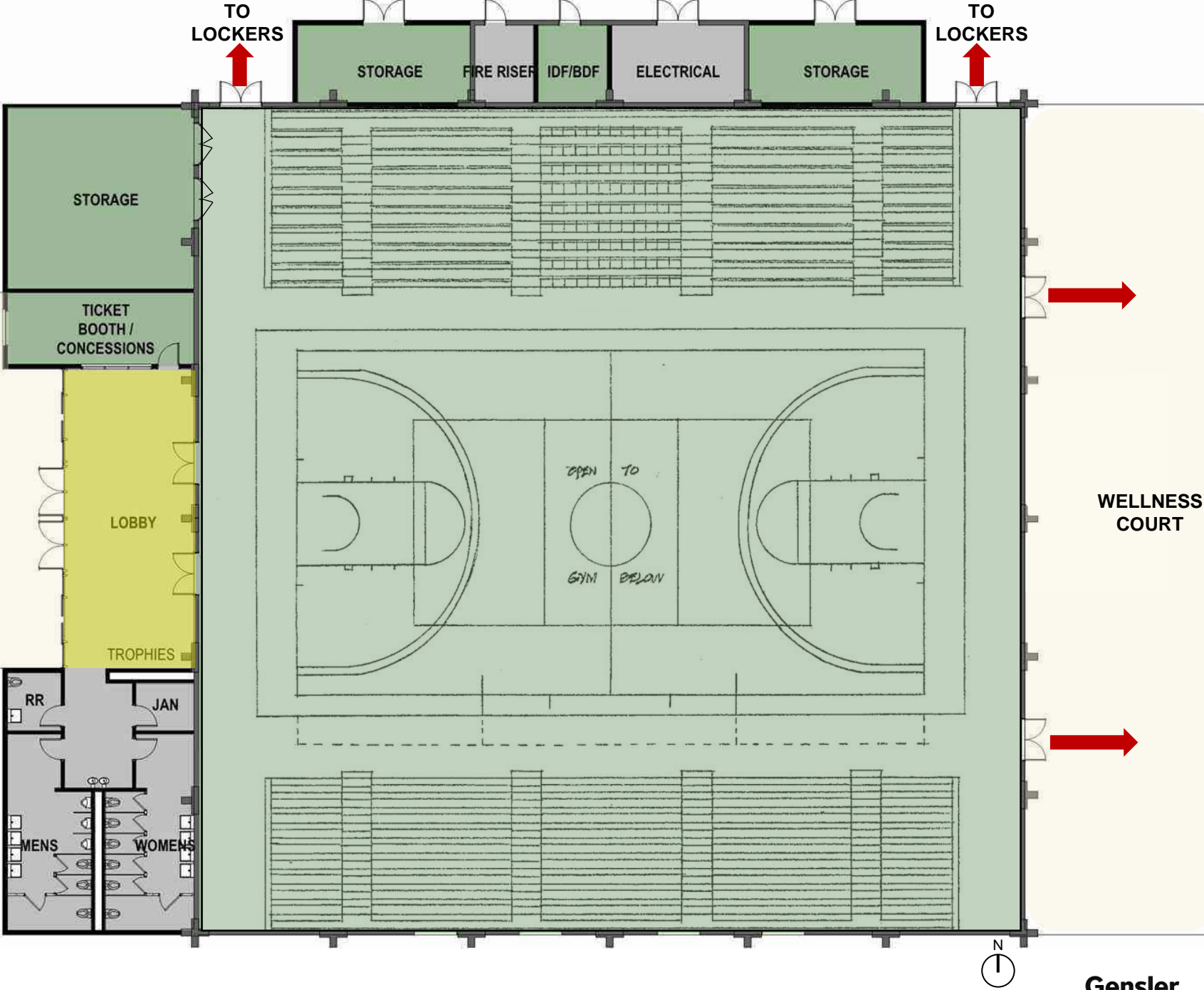
Proposed Floor Plan

Practice Courts



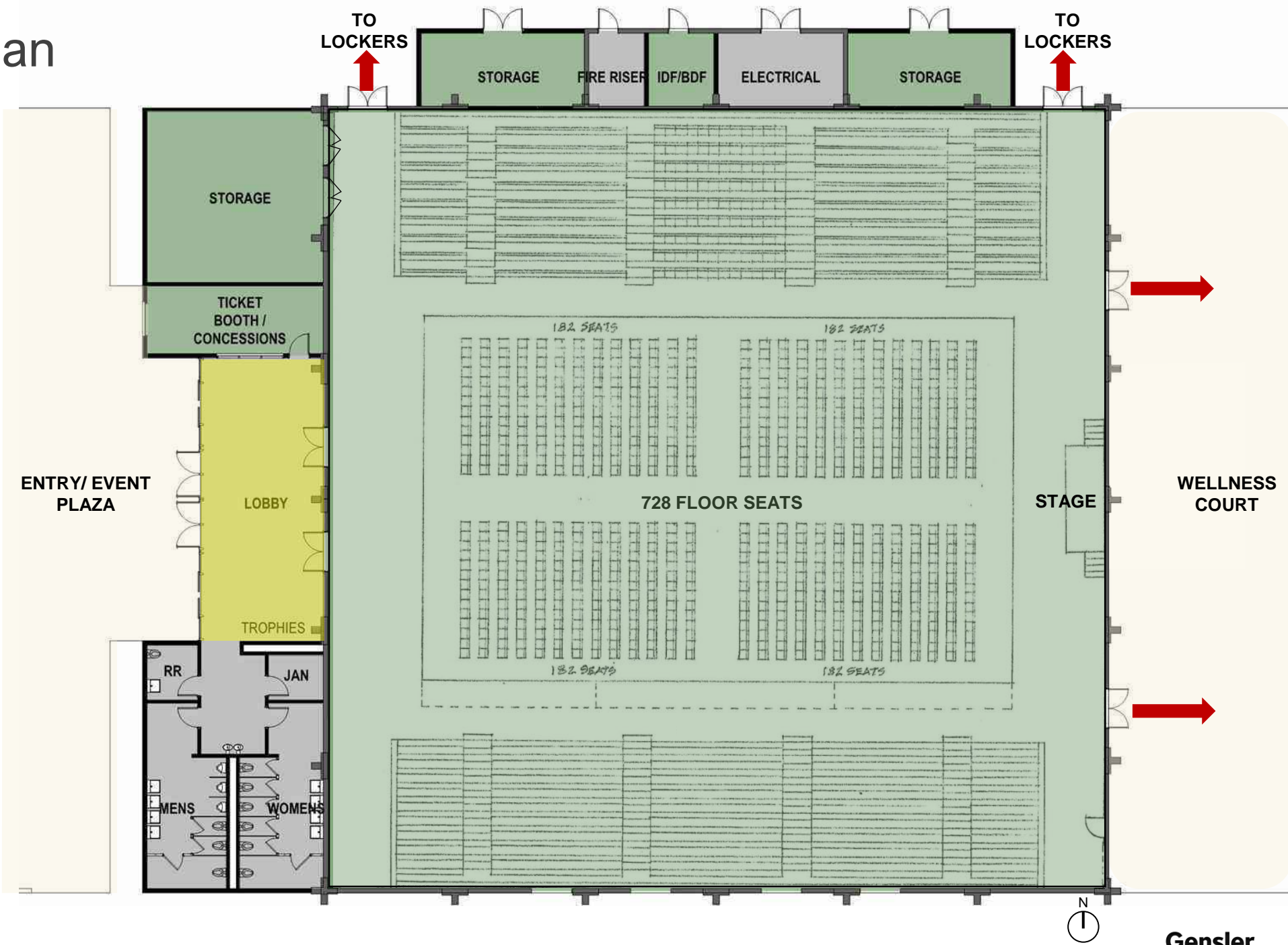
Proposed Floor Plan

Competition

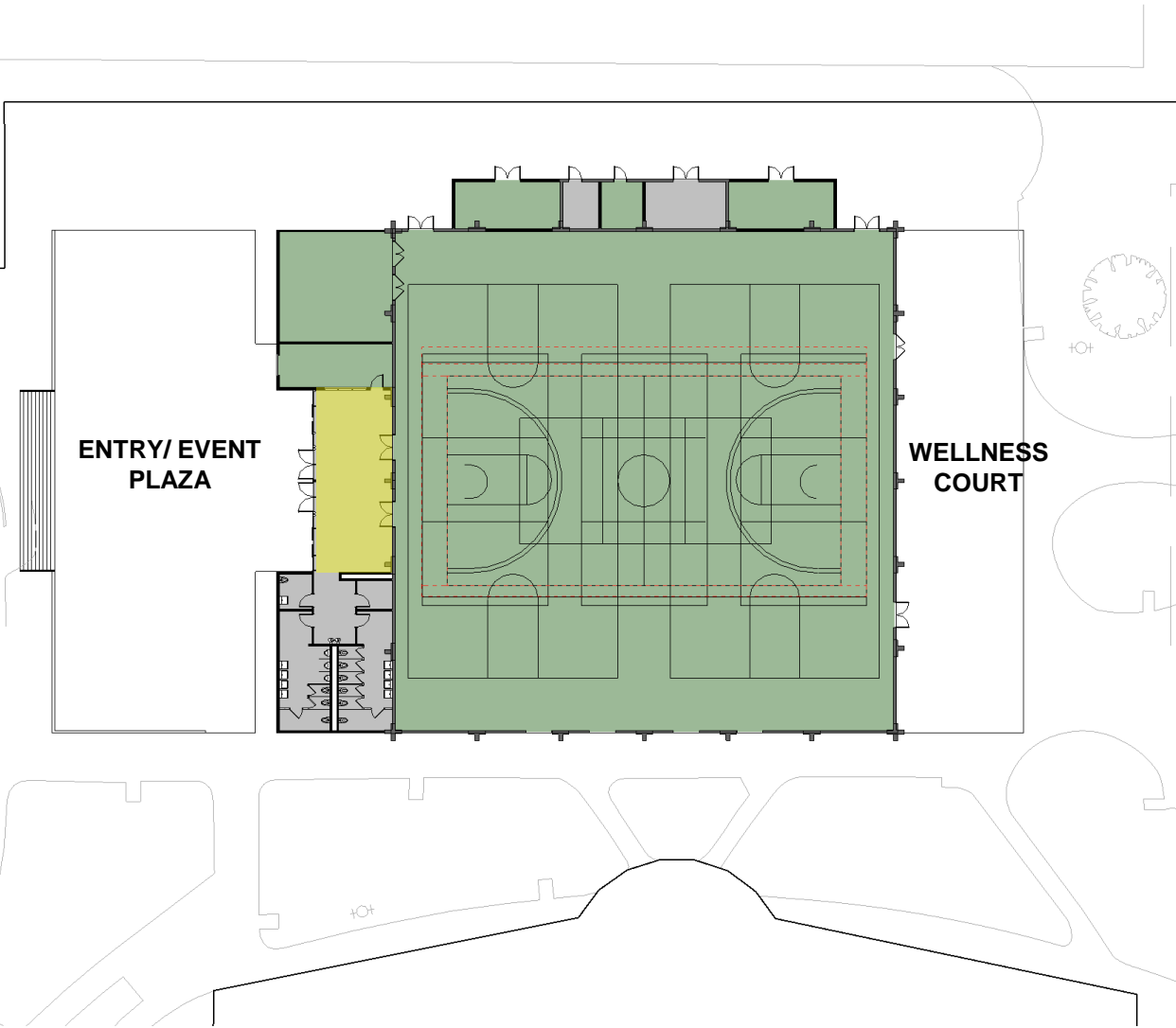
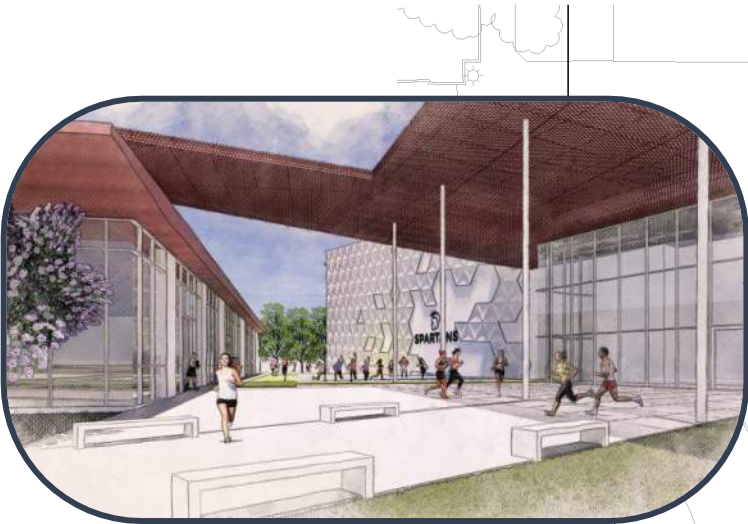


Proposed Floor Plan

Event



Proposed Site Programs



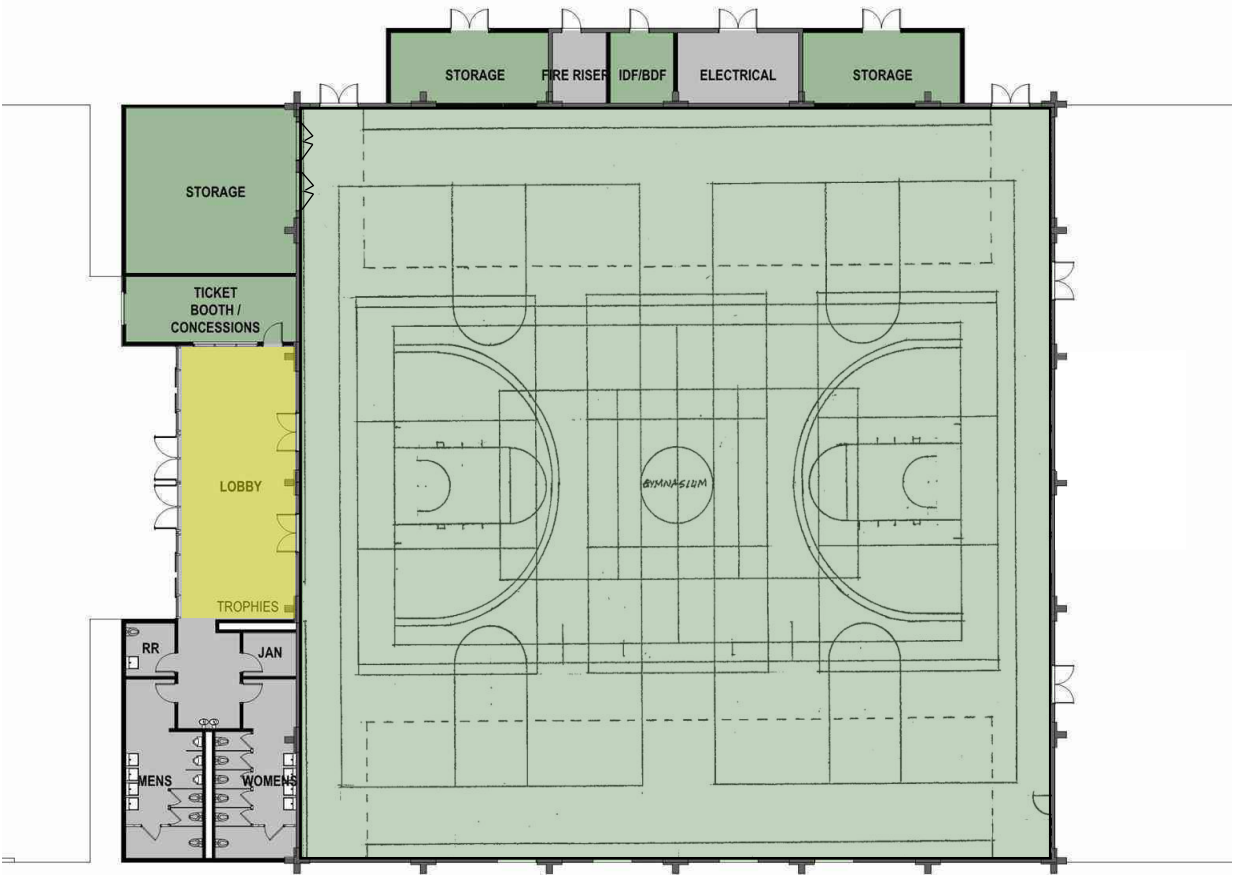
Exterior Opportunities



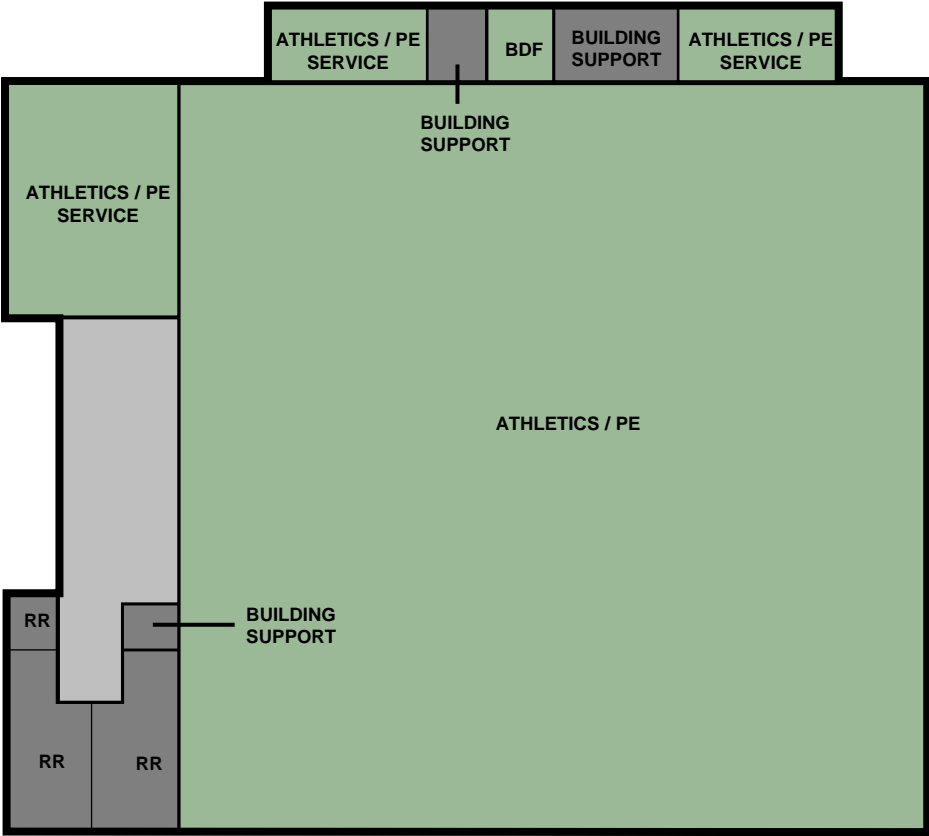
Exterior Opportunities



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.

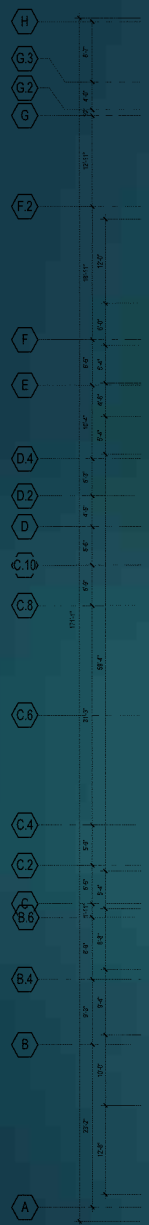
Key Project Dates Include:

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



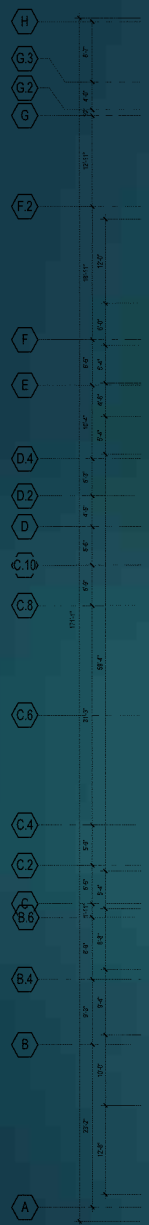


Task Force and Next Steps

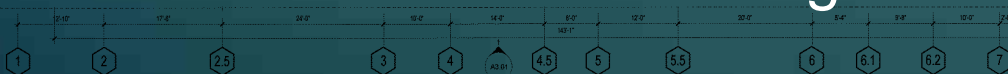


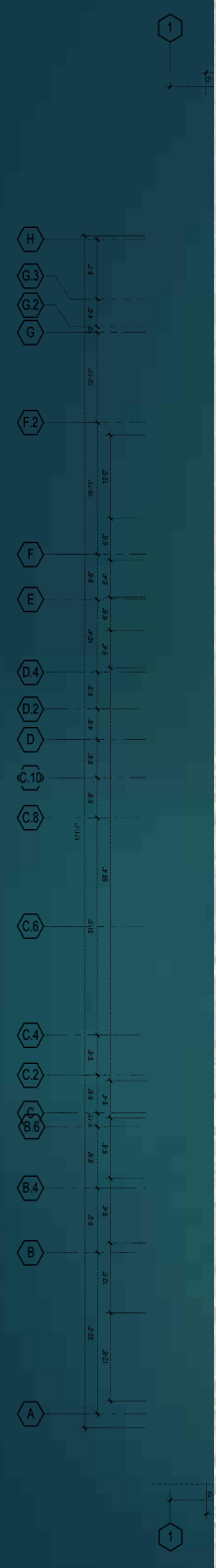
A new task force will need to be established to guide the preliminary design phase, incorporating administration, faculty, staff, and student representatives. The previous task force, which helped in earlier stages, included key stakeholders such as VP Marsha Gable and VP Marshall Fulbright. We will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





- EXISTING
- IN DESIGN/CONSTRUCTION
- NEW CONSTRUCTION
- REPURPOSED FACILITY

Facilities Master Plan



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El Cajon, CA 92020

Bldg 51 & 55 Construction zone

PERIMETER ROAD PROJECT

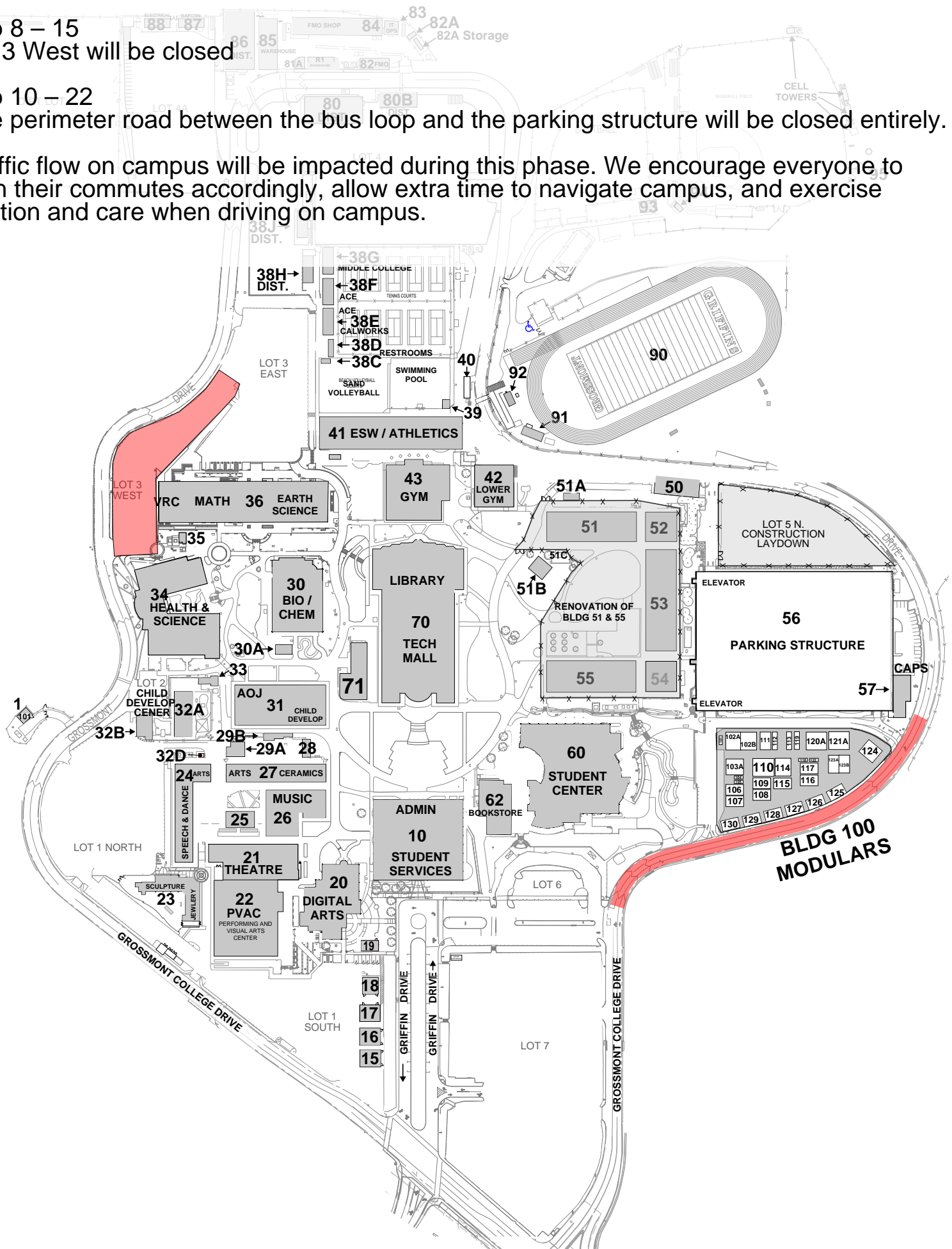
Feb 8 – 15

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 Cerrito, CA 94520

IDENTIFICATION SHEET
LOREN HOLMQUIST
AD: _____ F/S: _____ SS: _____
DATE: _____
FILE NUMBER: 37-C

MAIN
DATE: 10/1/2020
DRAWN BY: L.H.

OVER
FEET

Construction Timeline

[illegible]

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

	Grossmont Projects	2025												2026												2027															
Bldg		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
51	51/55 - Construction/Relo																		Relo																						
52-54	HVAC and Refresh																																								
50s	52-54 Move Back In																		Relo																						
20s	20s Swing Space Relocation																		Relo																						
20s	20s Construction Starts																																								
42/43	Lower & Upper Gym Construction 2027-2029																																								
35	Bldg 35 Hazmat Storage Code Compliance					4/17 - 7/17																																			
39	Pool SD County Dormant as of 2/10/25																																								
51	Gizmo Kitchen - Complete Summer 2026																																								
	SM - Fire Sprinkler Repairs																																								
	Guard Rail																																								
	Stormwater Outfalls																																								
	Perimeter Road 2nd Phase																																								

WELCOME TO THE FACILITIES COMMITTEE

The best way to contact FMO is by email

Grossmont.FMO@gcccd.edu

For maintenance, grounds, custodial and operation needs

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

Grossmont.restrooms@gcccd.edu

For restrooms that need attention

FMO phone is not monitored 24/7

619-644-7594