

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, Joe Olanoff, 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. Next Meeting, May 21 - Loren Holmquist
7. Gymnasium State FPP Project - Loren Holmquist
8. Past FPR Update - Loren Holmquist
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Grossmont Community College

GYMNASIUM FPP APPROVED PROJECT

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



CONSTRUCTION PLAN

3300 Grossmont College Drive

COVER SHEET

A0.00

Facilities Committee Report Out for Gymnasium Replacement

December 24, 2024

Detailed update and conversations that ensued on the project's status, scope, and timeline:

1. State Funding and Scoring Criteria

The project has undergone several Facilities Master Plan (FMP) revisions over the last two decades, and several funding application submissions to the state, with varying scopes, budgets, and scores. The project has been re-scoped multiple times to align with state funding priorities, which shift annually. In 2023, the project received approval for a Final Project Proposal (FPP), with a high score of 174. This allows the project to move forward with state funding support.

2. 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 completion: 6/1/2029

3. Task Force and Next Steps

A new task force will need to be established to guide the preliminary design phase, incorporating 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.

4. 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.

Facilities Committee Report Out: Not to Move Forward With The Approved FPP Gymnasium Replacement

April 23, 2025

Detailed update and conversations that ensued on the project's status, scope, and timeline:

1. State Funding and Scoring Criteria

The Facilities Committee reported out the approval of the Gymnasium Replacement on December 4, 2024. The project was fully funded with a state contribution of \$11,218,047 and a district match of \$10,931,463. The project's rough cost total came in at about \$24m, which included additional SOW (Scope of Work) totaling \$30m, such as moving the custodial program that is attached to Bldg 43 and swinging the programs of Bldg 42 and 43.

2. What Has Changed

The total project cost is now estimated at \$55m

- The state contribution only increased to a total of \$15m
- The College is to bear the remaining cost of \$40m

3. Why The Increase in Cost?

- Escalating construction costs
 1. Projected construction costs, including labor, materials, project management, and market competition
 2. World economy and the market and industry rising costs and trends (LA Fires, Olympics, local competition)

4. Efforts Taken

- The District committed \$5m, leaving the college with \$35m
- Grossmont College conducted a budget and plan analysis
 1. College would be left with a financial commitment it does not have the capacity or resources to meet, which may impact future final project proposals and allocations
 2. College has other competing infrastructure and safety needs
 3. The college is responsible for the inflationary burden. The state will not adjust the amount they committed to with the FPP

5. Next Steps

- State deadline to inform the state by May 1 of our decision not to move forward with accepting \$15 million in state funds
- Passing on this current allocation by May 1 preserves the college's opportunity to seek future state FPP dollars
- Recommend to the College Council on April 24, 2025
- Continue to use Bldg 42 & 43 as intended. Bldg 42's life has been extended with the recent repairs and upgrades of the lower gym floor, ceiling, and HVAC

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CURRENT APPROVED FPRS

BLDG	TITLE	ESTIMATE	APPROVED	REASON	STATUS	BUDGET	ACTUAL
60	Mental Health	\$ 540,000	No	No Funding			
10	Welcome Desk	\$ 10,000	Yes		COMPLETED	\$ 16,400	\$ 17,731.07
	Reflection Room - Temp Location Bldg 60-116	\$ 500	Yes		COMPLETED		
30	Biology Chairs		Yes		COMPLETED	\$ 11,800	\$ 12,855.01
30	Biology Cabinets		Yes		Finalizing install date	\$ 13,500	\$ 14,037.86
51B	Gizmo Kitchen	\$ 150,000	Yes		Design phase	\$250k	
	Portable Restroom Electrical Engineer	\$ 10,000	Yes		REQ in progress	\$ 10,000	



History for the needed cabinets

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



Updated SOW includes upper cabinets, chemical countertop, and the lower cabinets remain the same.



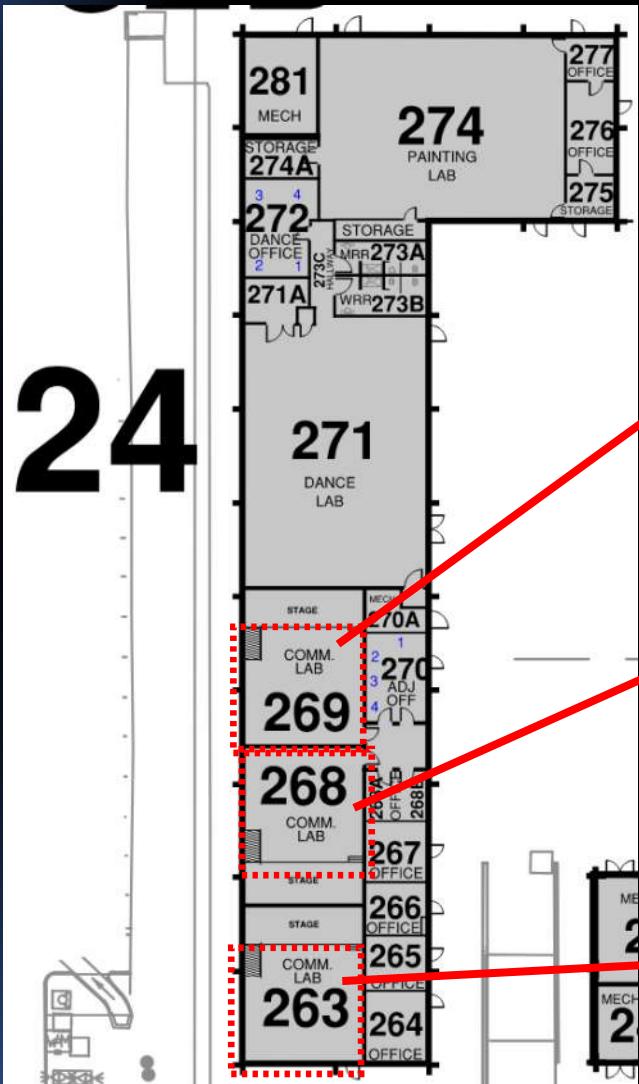
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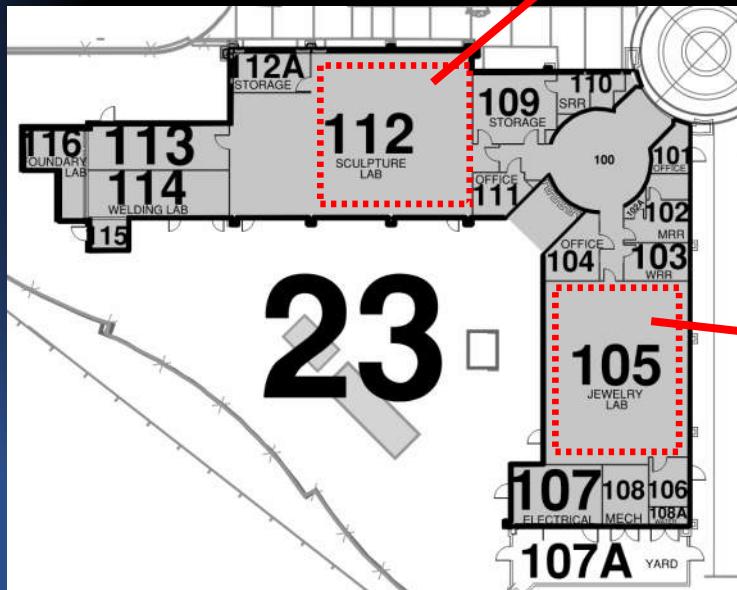
Facilities Project Requests Approved for the Facilities Committee Prioritization

FPR#	Department	Name of FPR Project	Requestor	Approved to move to Sec 2, & sent supplemental Questions	Received by CPIE / AUP	Sec 2 Completed
25-01	Comm.	Improve 3 Classrooms	Roxxane	x	no	2 of the s
25-02	Sculpture + Jewelry	Adjustable Stools	Kaiya Rainbolt	x	yes	x
25-03	Sculpture + Jewelry	Shade Sails for Sculpture Yard	Kaiya Rainbolt	x	yes	x
25-04	Sculpture + Jewelry	Bldg. 23 Air compressor system repair and maintenance	Kaiya Rainbolt	x	yes	x
25-06	Welding	Replace Two outdated MIG welders	Kaiya Rainbolt	x	yes	x
25-08	Student Health Services / Mental Health	Student Health / Mental Health Redesign	Sara Varghese	x	no	x
25-09	OTA Program	34-250 and 34-251 Classroom Flooring	Holly Reed	x	yes	x
25-16	Chemestry	Whiteboards for Chemistry Students. Hallway Outside of Room 226 and 218	Dr. Hima Joshi	x	yes	x
25-24	Library/LRC	Remove Center Desk & Gates	Julie Middlemas	x	yes	x
25-25	Library/LRC	Library Art Display Hardware	Julie Middlemas	x	yes	x
25-26	Library/LRC	Signage	Julie Middlemas	x	yes	x

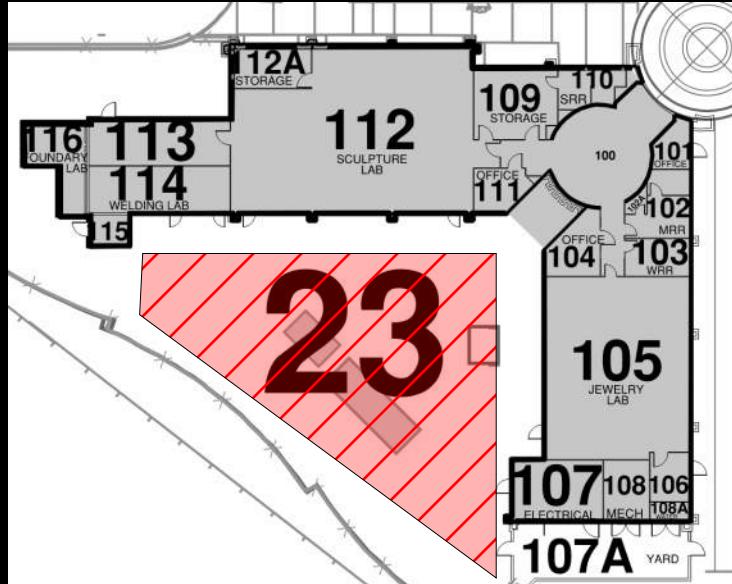
FPR 25-01 - Improve Three Classrooms



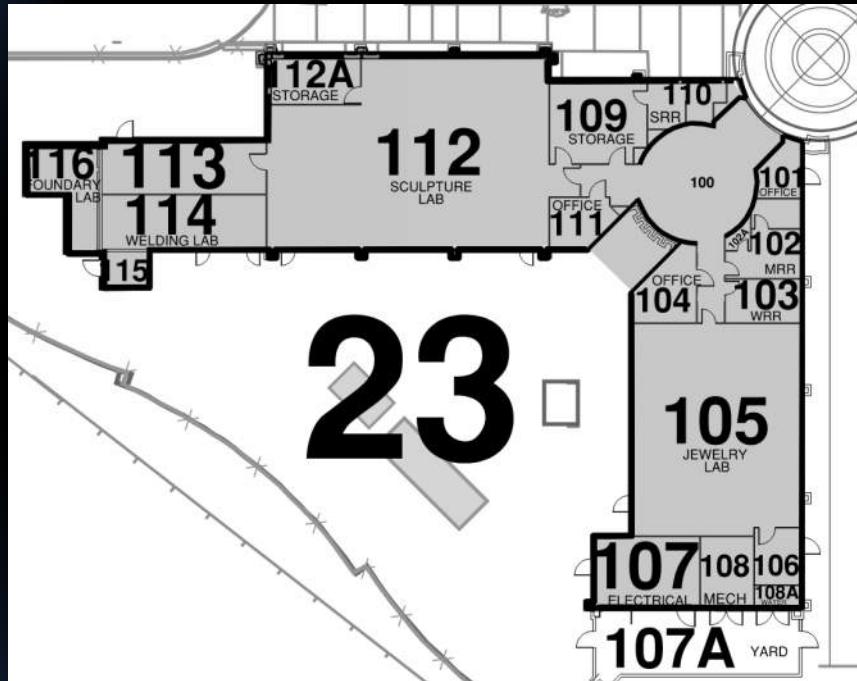
FPR 25-02 - Adjustable Stools



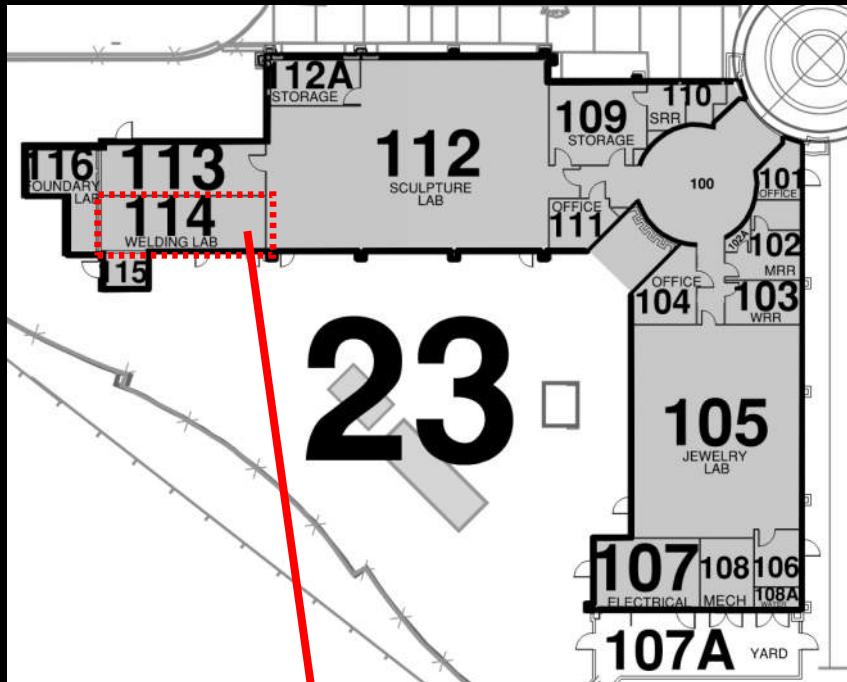
FPR 25-03 - Shade Sails



FPR 25-04 - Air Compressor



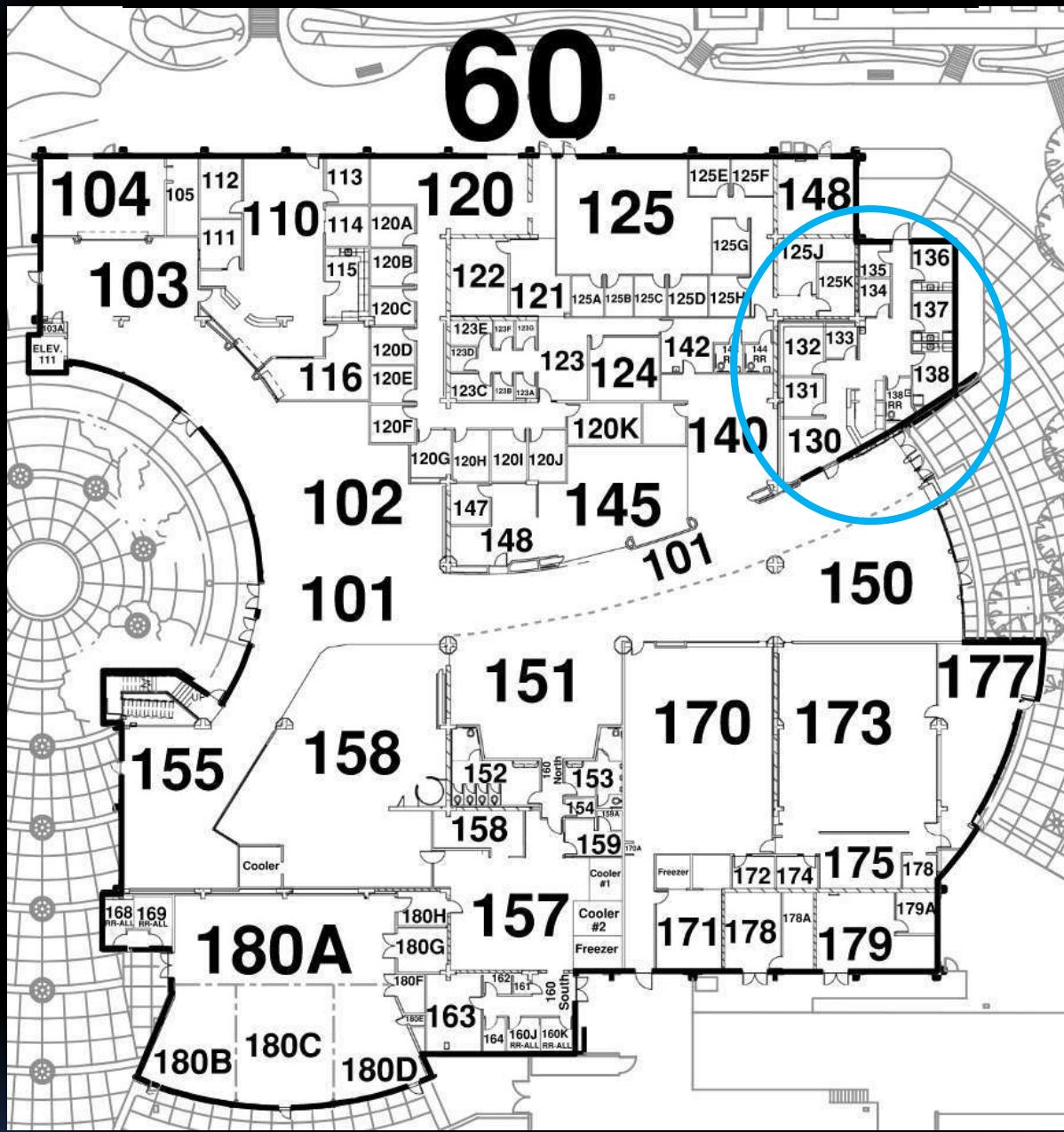
FPR 25-06 - Two Welders

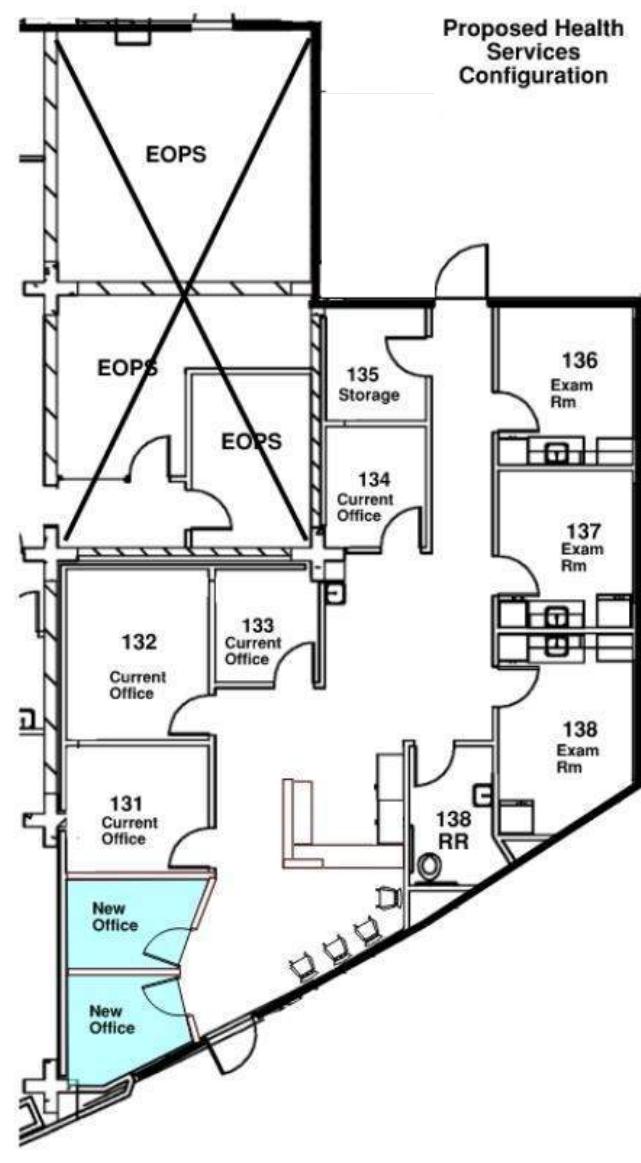
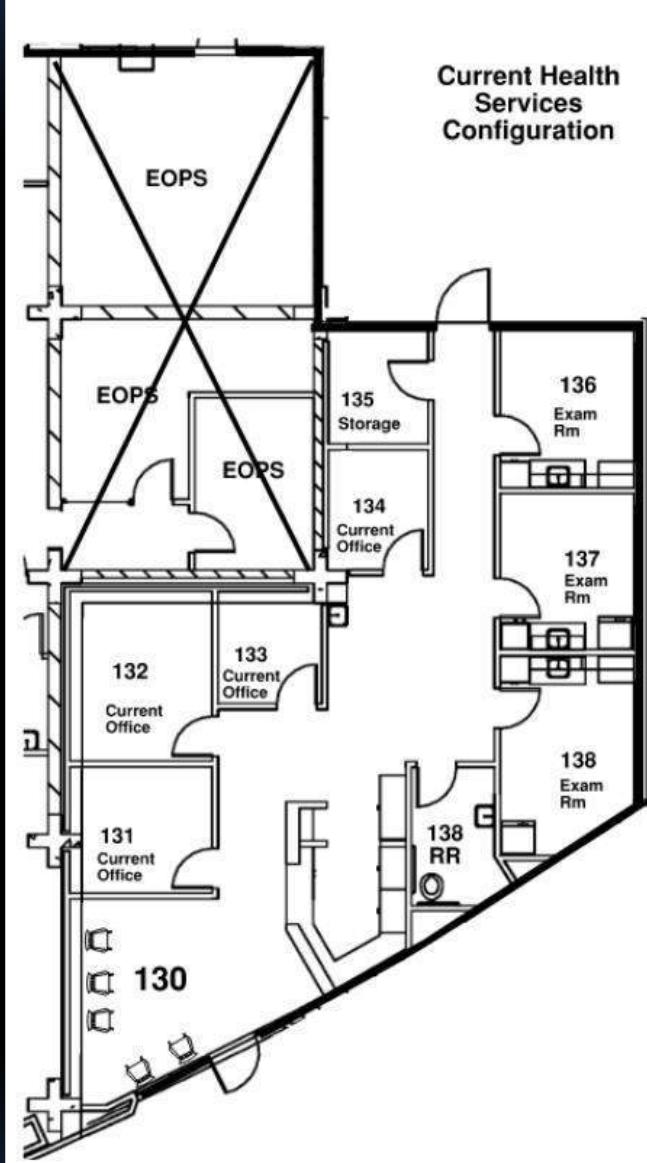


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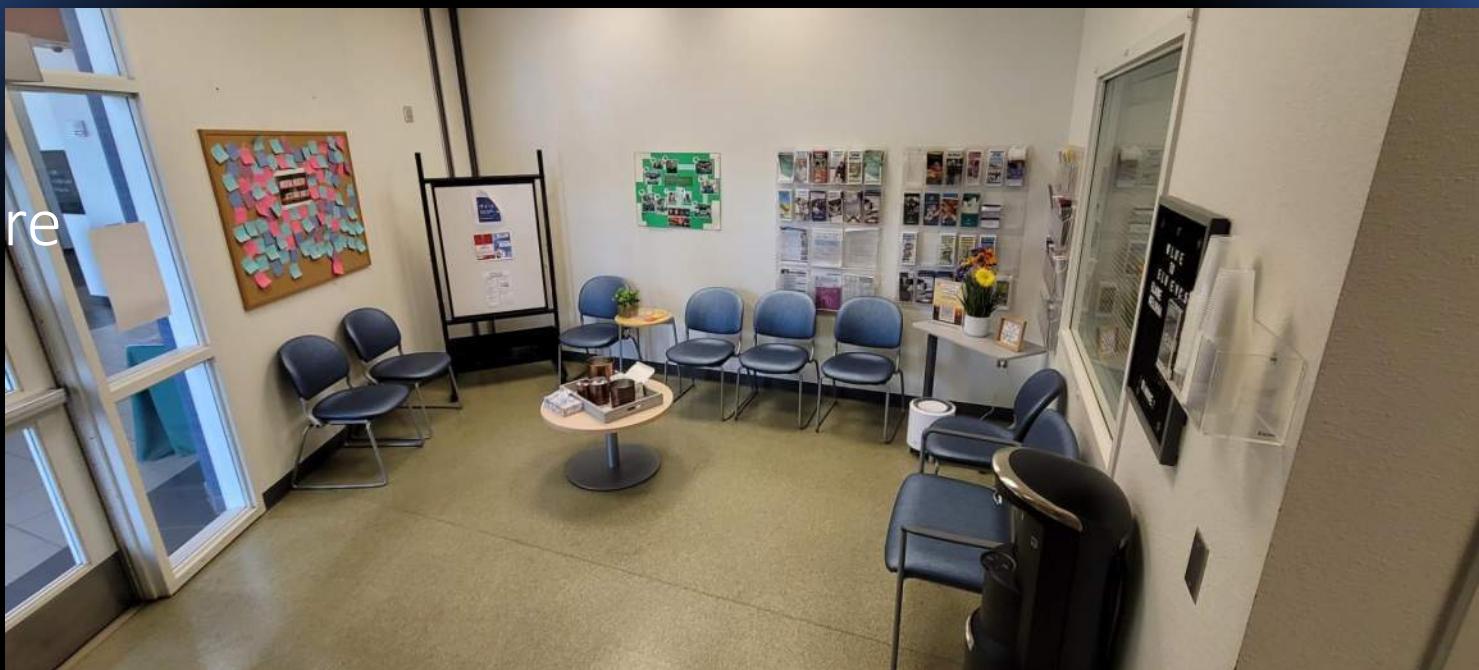


FPR 25-08 Mental Health Space

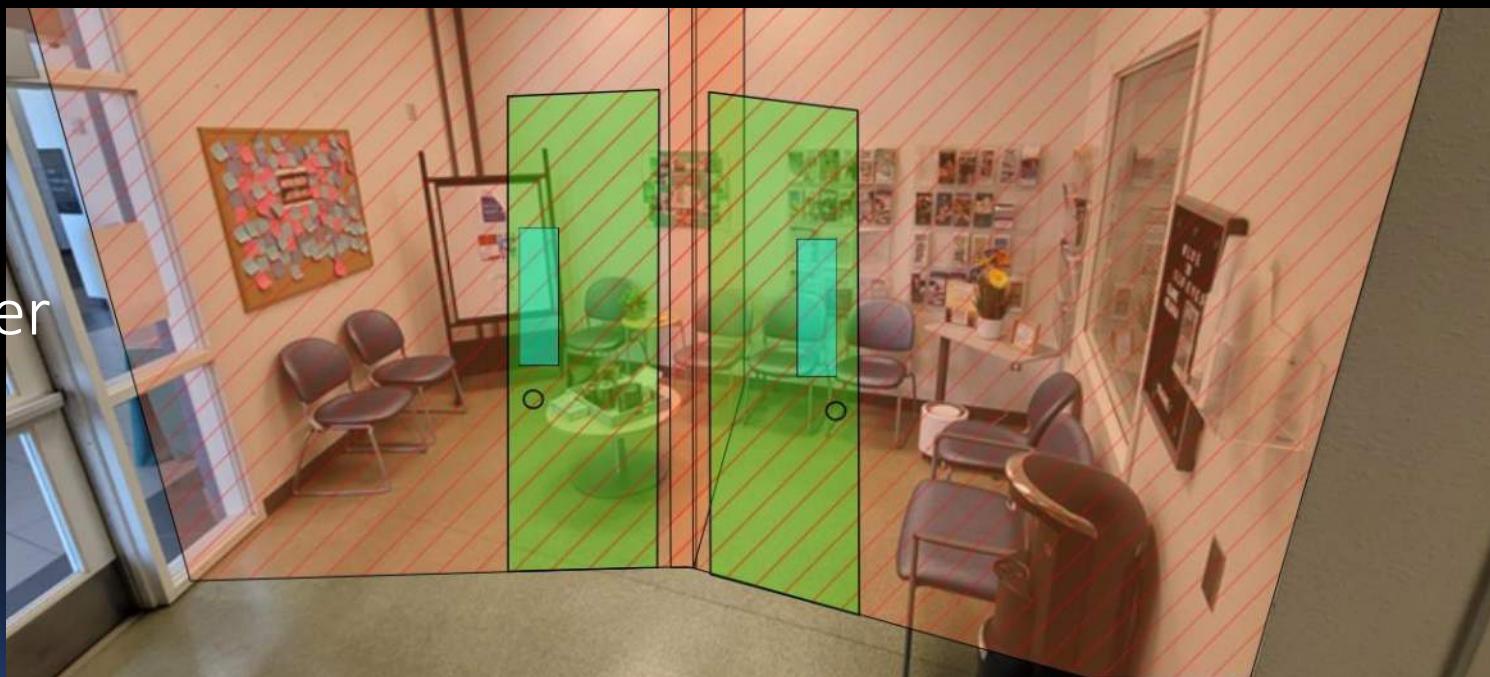




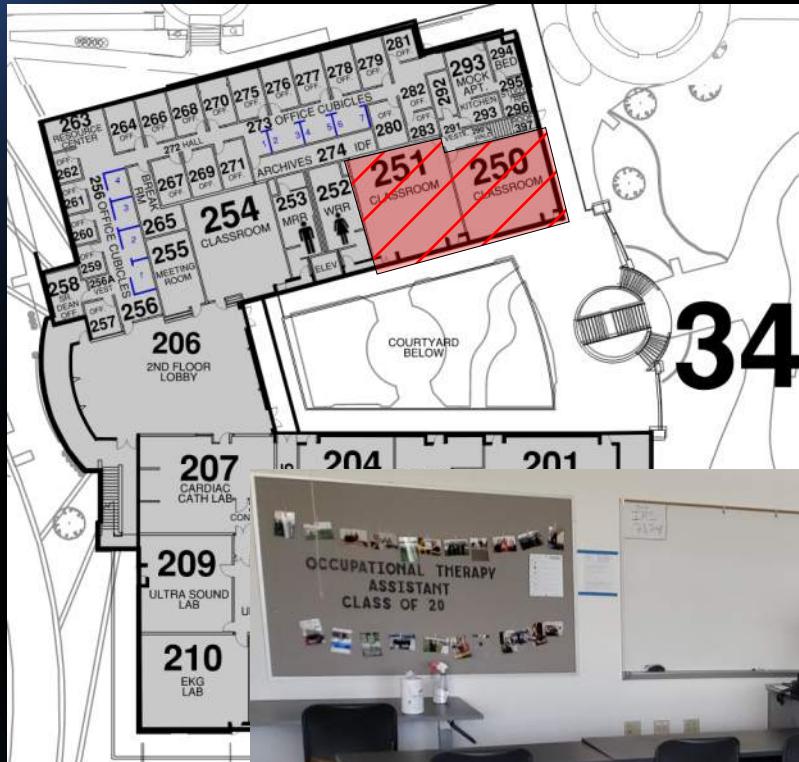
Before



After



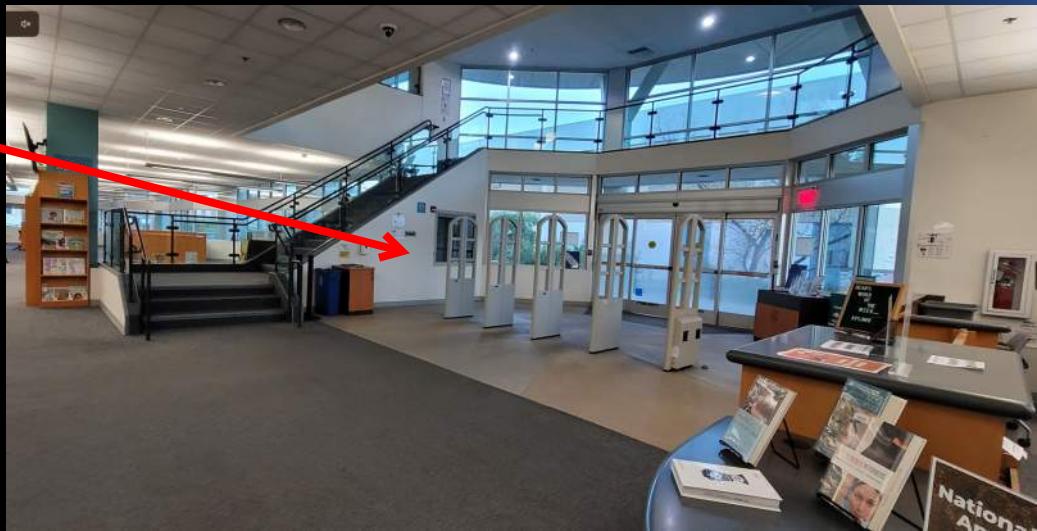
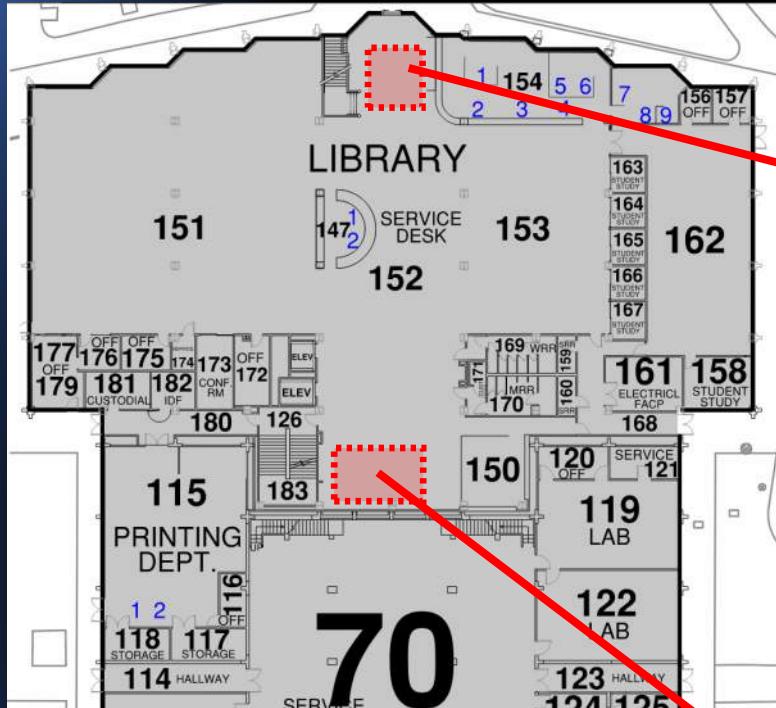
FPR 25-09 - Install Hard Flooring



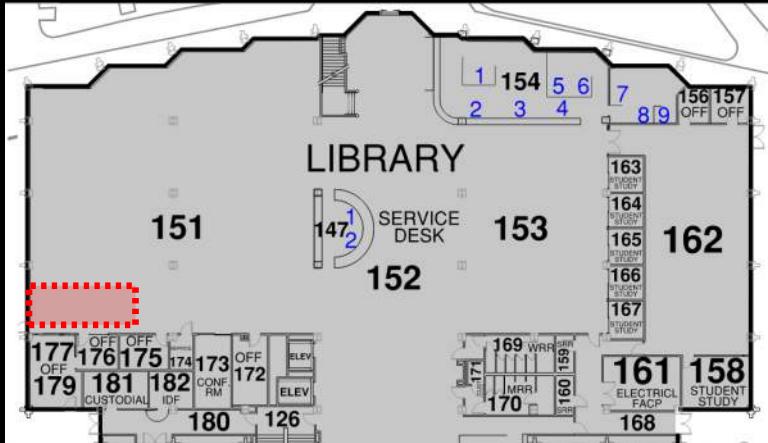
FPR 25-09 - White Boards for Chemistry



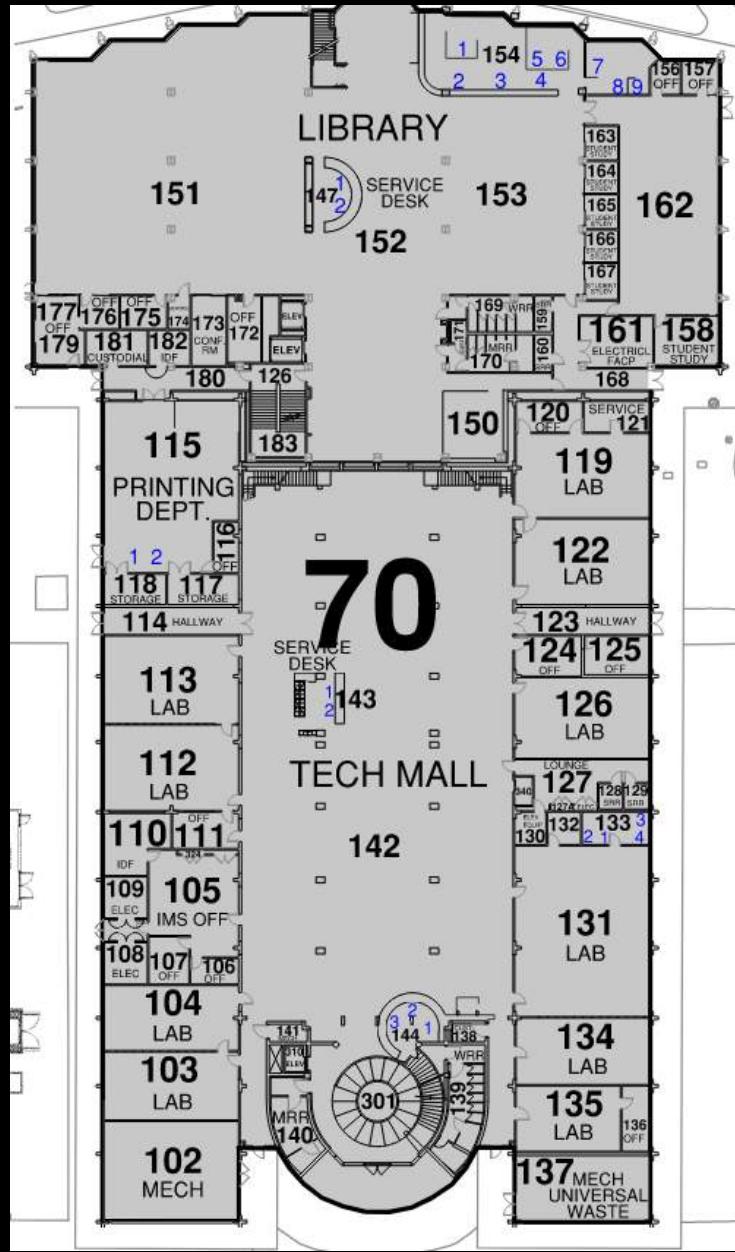
FPR 25-24 - Remove Center Desk & Gates



FPR 25-25 - Remove Center Desk & Gates



FPR 25-26 - Library Signage



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CONSTRUCTION PLAN AND IMPACTS

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CONSTRUCTION PLAN

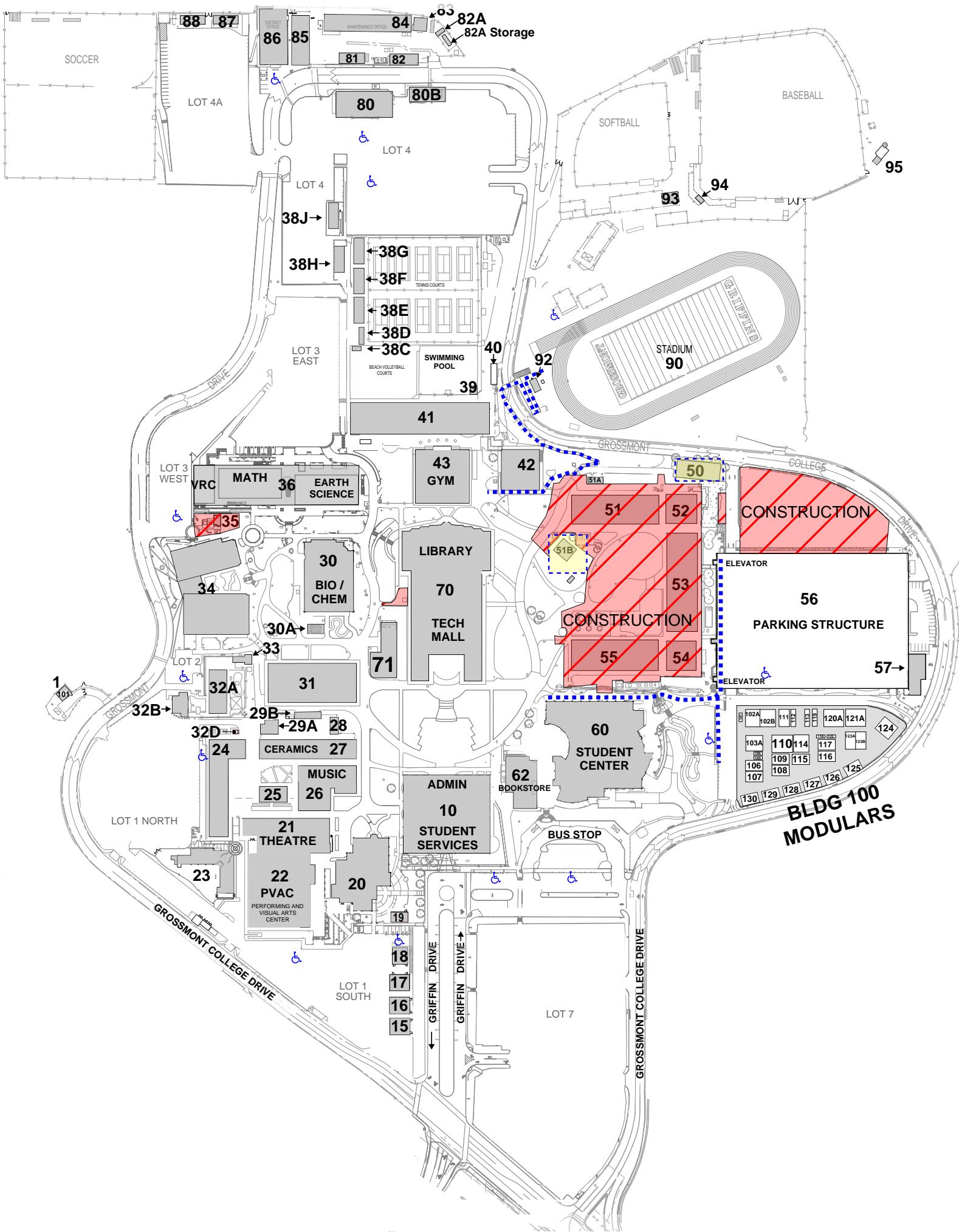
800 Grossmont College Drive

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CAMPUS IMPACT MAP



Construction Timeline

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Facilities Committee Recap

- Next Facilities Committee meeting is May 21, 9:30-11am. Be ready to prioritize the FPRs.
- Current approved FPRs are completed or in progress
- Bldg 42 & 43 Gymnasium project will not move forward
- Bldg 52,53,54 Phase 3 Project is not approved yet. Is currently over budget by \$2.3m. Gafcon is working on more accurate costs before decisions are made.

Construction Timeline

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