

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

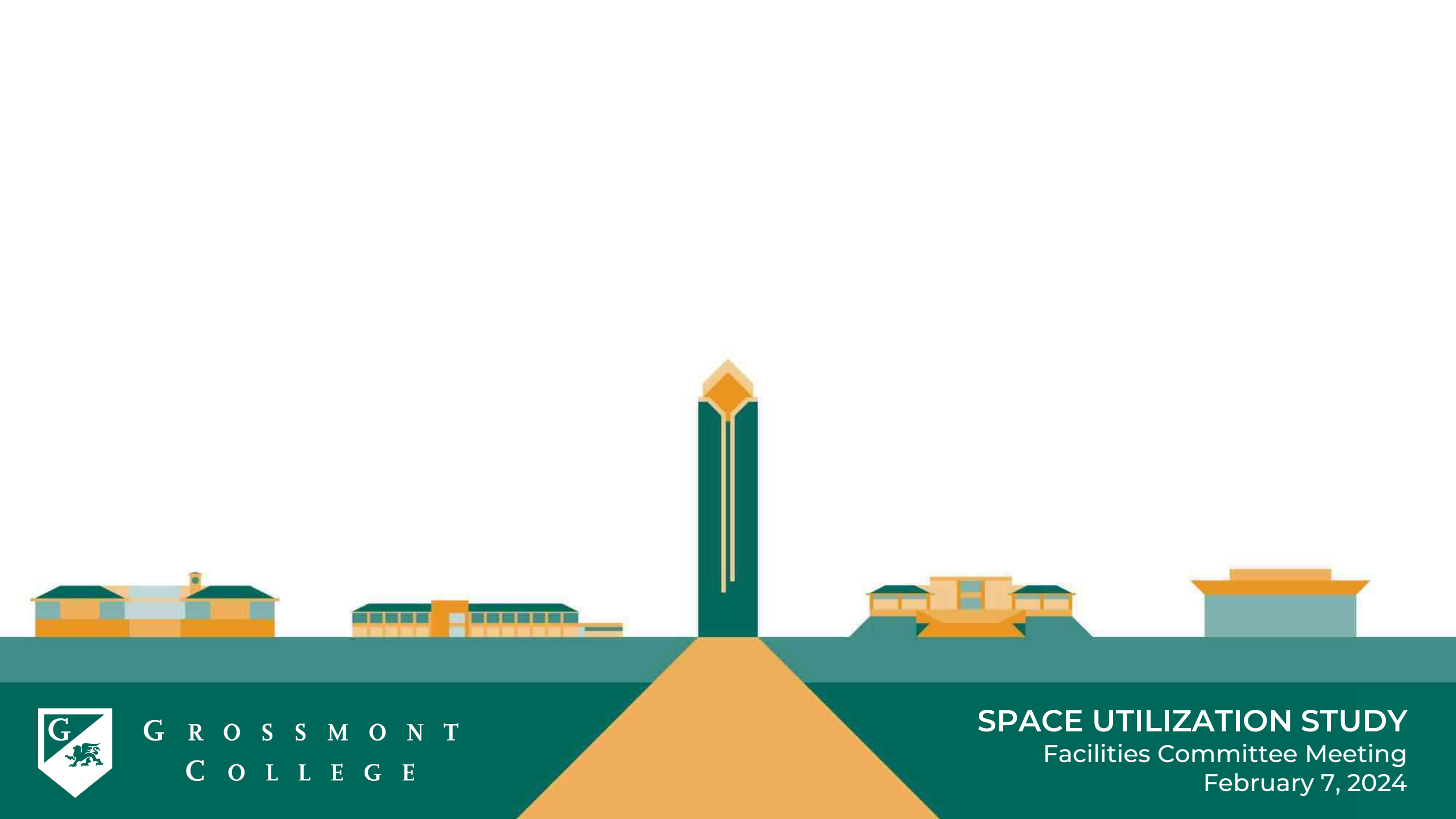
For restrooms that need attention

FMO phone is not monitored 24/7
619-644-7594

FACILITIES COMMITTEE AGENDA

1. Welcome/Introductions - Jennifer
2. Agenda – Additions/Deletions – Jennifer
3. Approve Meeting Minutes – Jennifer
4. 5-Minute Public Comment – Jennifer
5. Constituency Updates – Jennifer
 1. Admin Association
 2. Classified Senate
 3. Academic Senate
 4. ASGC
6. **Space Utilization – Guest - DLR**
7. AUP / FPR Prioritization – Loren
8. Motorcycle Training Location – Chris Yatooma
9. Construction Timeline and Impacts - Loren
10. Constituency Group Time - Jennifer

DATE 12/6/23



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

SPACE UTILIZATION STUDY
Facilities Committee Meeting
February 7, 2024

Your Planning Team



Leigh Anne Jones
Principal in Charge



Rita S. Carter
Project Manager



Hailey Muller
Senior Space Planner



Ray Byrd
Campus Planner

Purpose of the Meeting

Share findings of the Grossmont Community College Space Utilization Study.

Today's Meeting

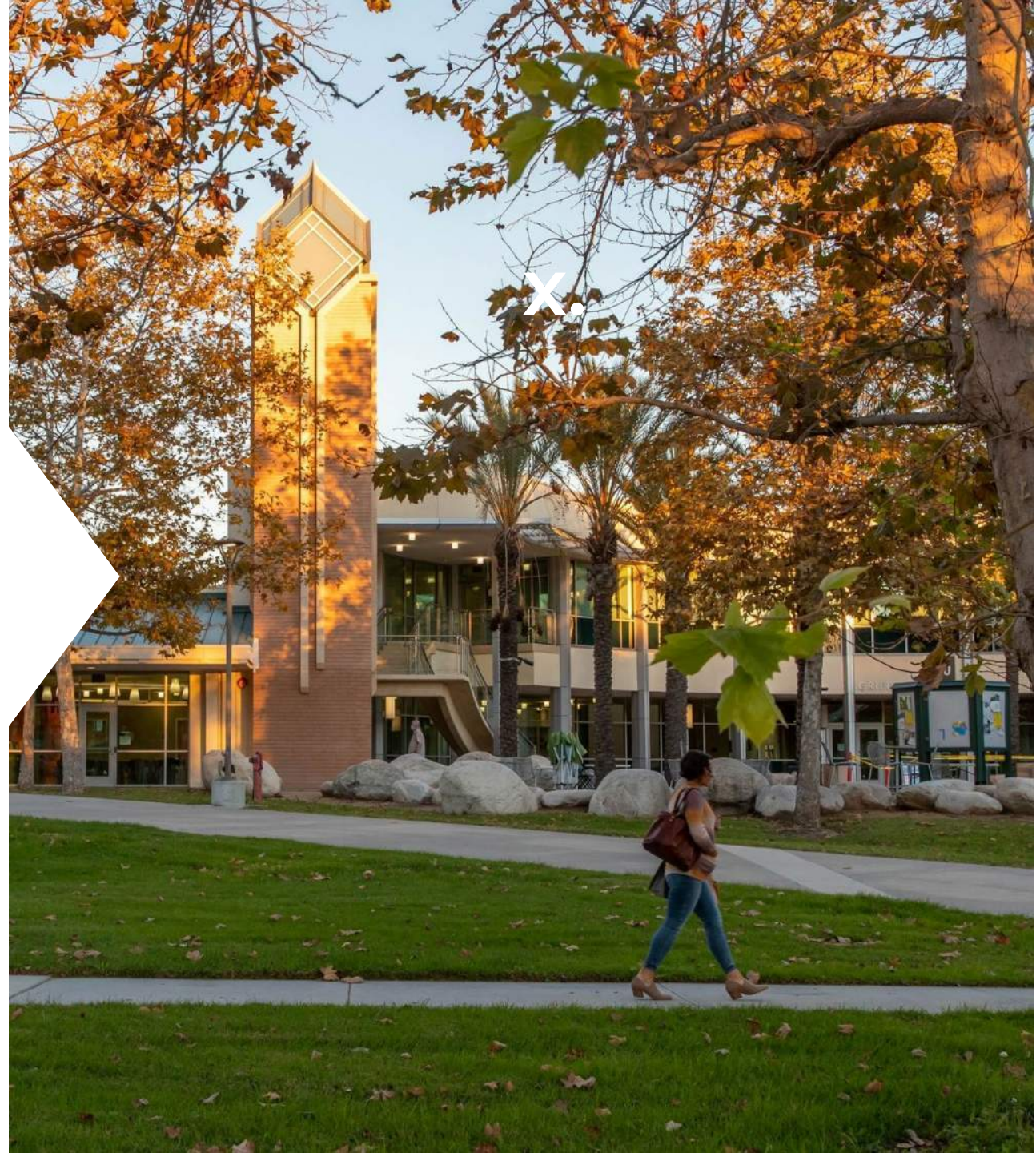
01. Project Introduction
02. Key Findings
03. Analyzing Your Campus
04. Classroom Assessment
05. Class Lab Assessment
06. Workspace Analysis
07. Space Needs Assessment
08. Recommendations

01

**PROJECT
INTRODUCTION**

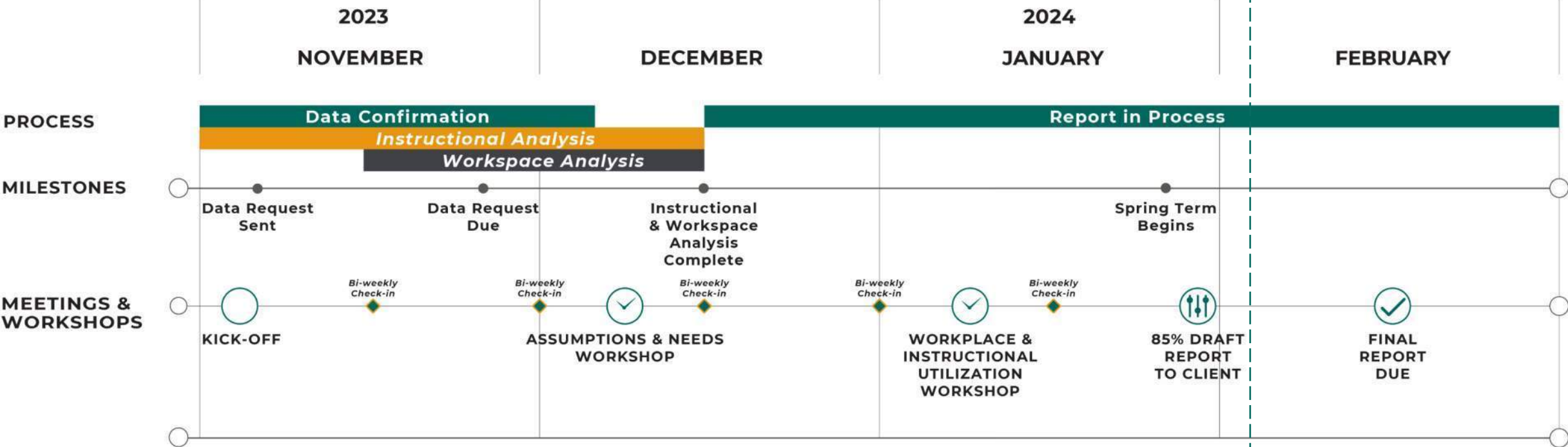
Project Overview

- **Confirm Grossmont's space data** for offices, classrooms, and class labs.
- **Evaluate the utilization** of these space typologies on campus.
- **Align future needs** with current space allocation.
- **Provide a roadmap and tools** for future planning.



Project Timeline

We are here.



02

Key Findings

Key Findings

1

Limited Classroom Use Outside of Peak Hours

- Classroom scheduling below state standards
- Classroom sizing below GCCCD standards
- Course section offerings driving high and low use

2

Overreliance on Temporary Space

- Temporary classrooms have low utilization
- Long-term buildings can support current course load if scheduling extends beyond peak hours (10am – 2pm)

3

Adaptability and Flexibility

- Limited flexible use of space in classrooms and workspaces
- Individual office format limits opportunities to adapt to future needs or provide collaborative work zones.

4

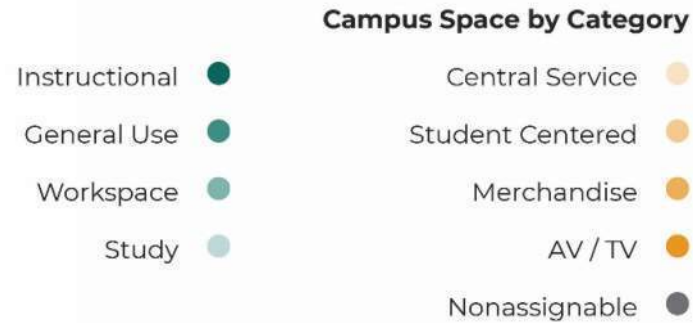
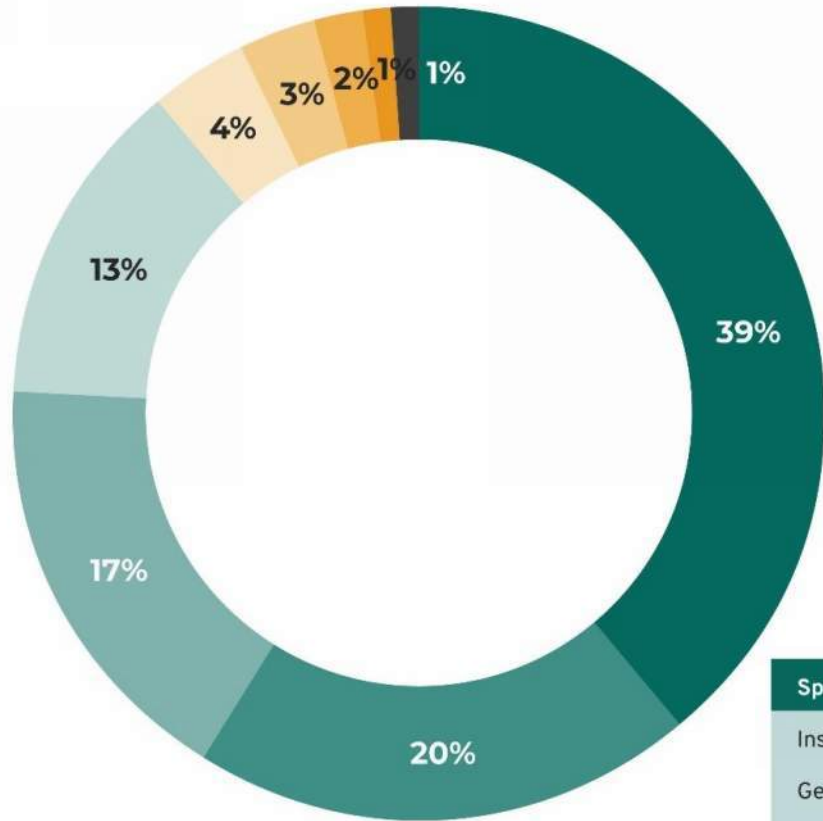
Lack of Student Gathering Spaces

- Limited student gathering spaces on campus.
- Outdoor spaces lack amenities such as power outlets and WiFi.
- Investing in these spaces will prioritize a strong student culture.

03

Analyzing Your Campus

Space Type Benchmarking

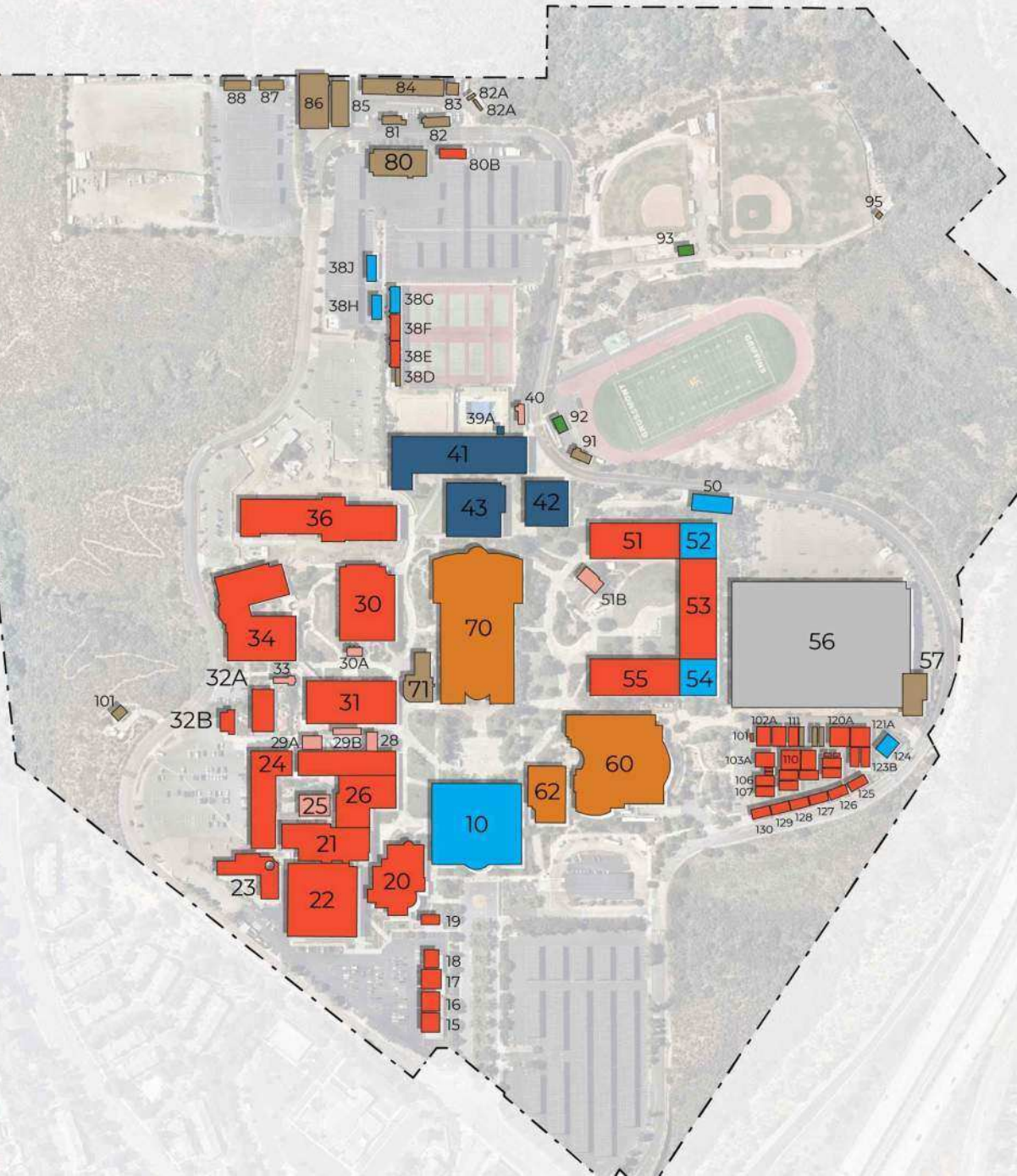


Space Category	Grossmont College % of Space	Preferred % of Space Metric	Grossmont College Peers % of Space
Instructional	39%	30 - 40%	33%
General Use	20%	10 - 15%	12%
Workspace	17%	15%	19%
Study Space	13%	10%	18%
Central Service (Storage)	4%	5%	6%
Student-Centered	3%	7 - 10%	7%
Merchandise	2%	2 - 5%	5%
AV / TV	1%	5%	3%

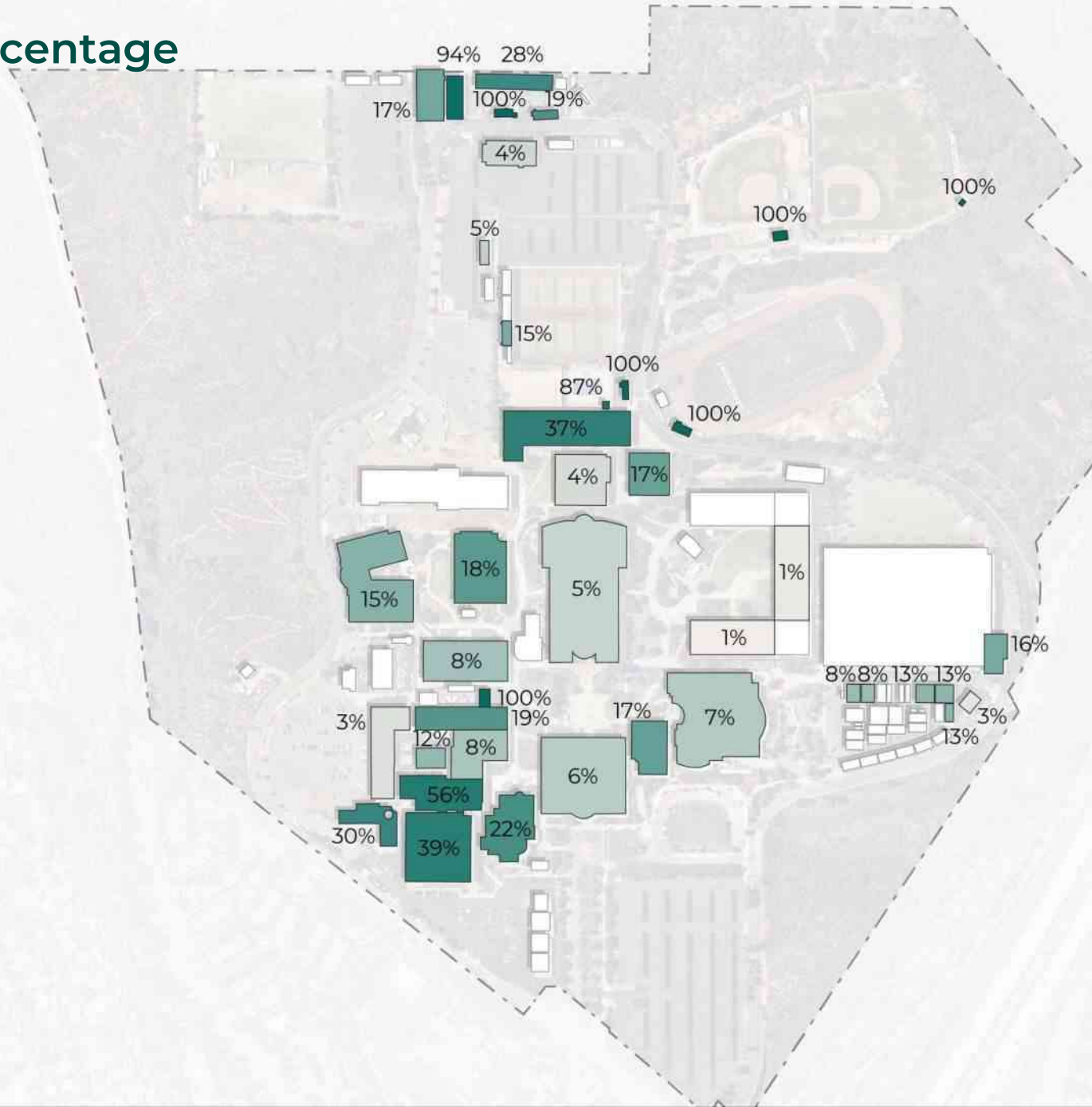
*General Use includes: Athletics, Child Care, Exhibition, Meeting Rooms, and non-class scheduled Assembly Rooms

Buildings by Type

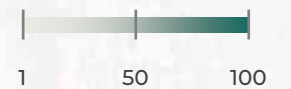
- Academic
- Academic Service
- Administrative
- Athletics
- Facilities
- Parking
- Recreation
- Student Life
- Not in Data



Storage Percentage

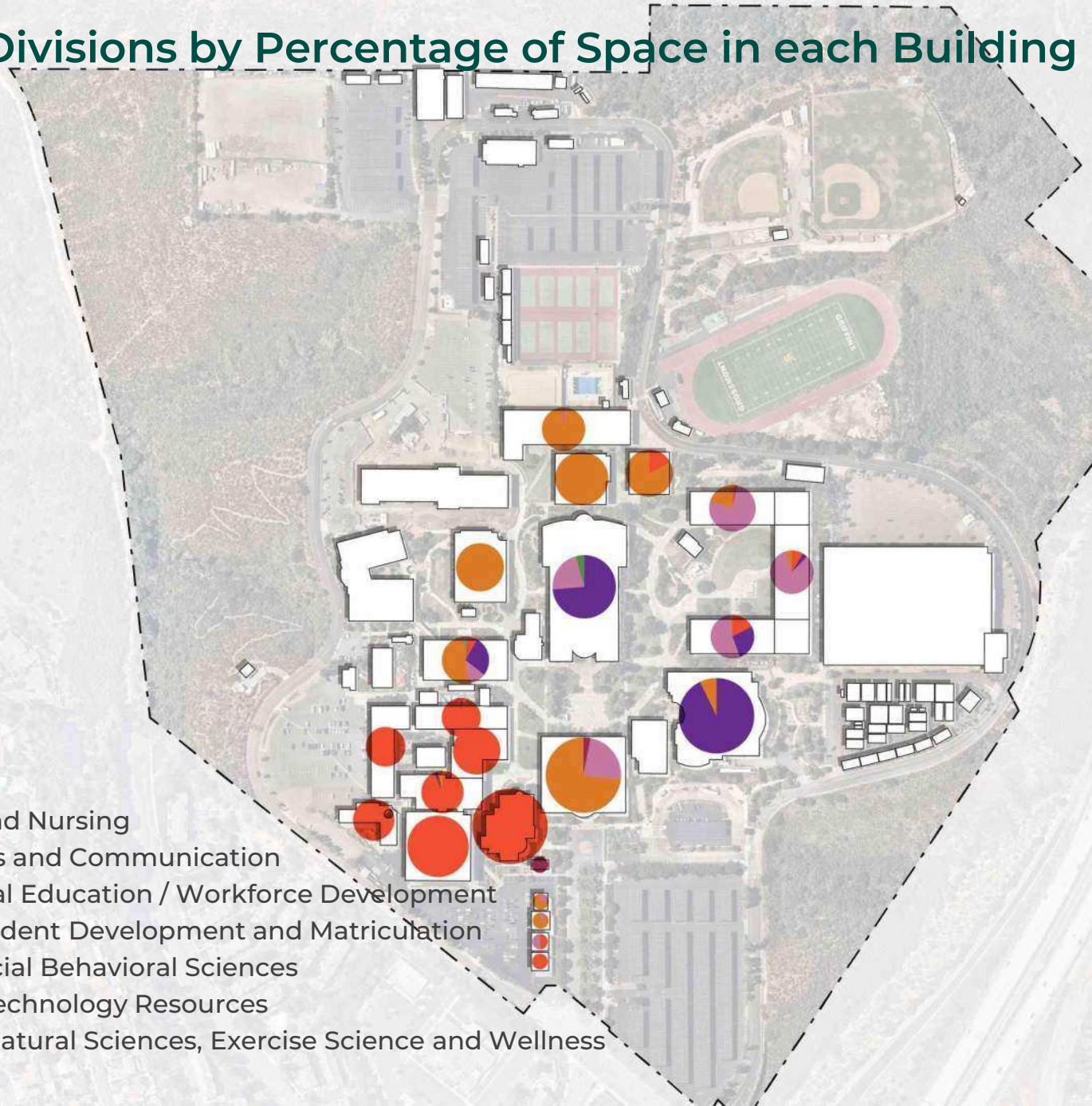


Storage %



Institution Divisions by Percentage of Space in each Building

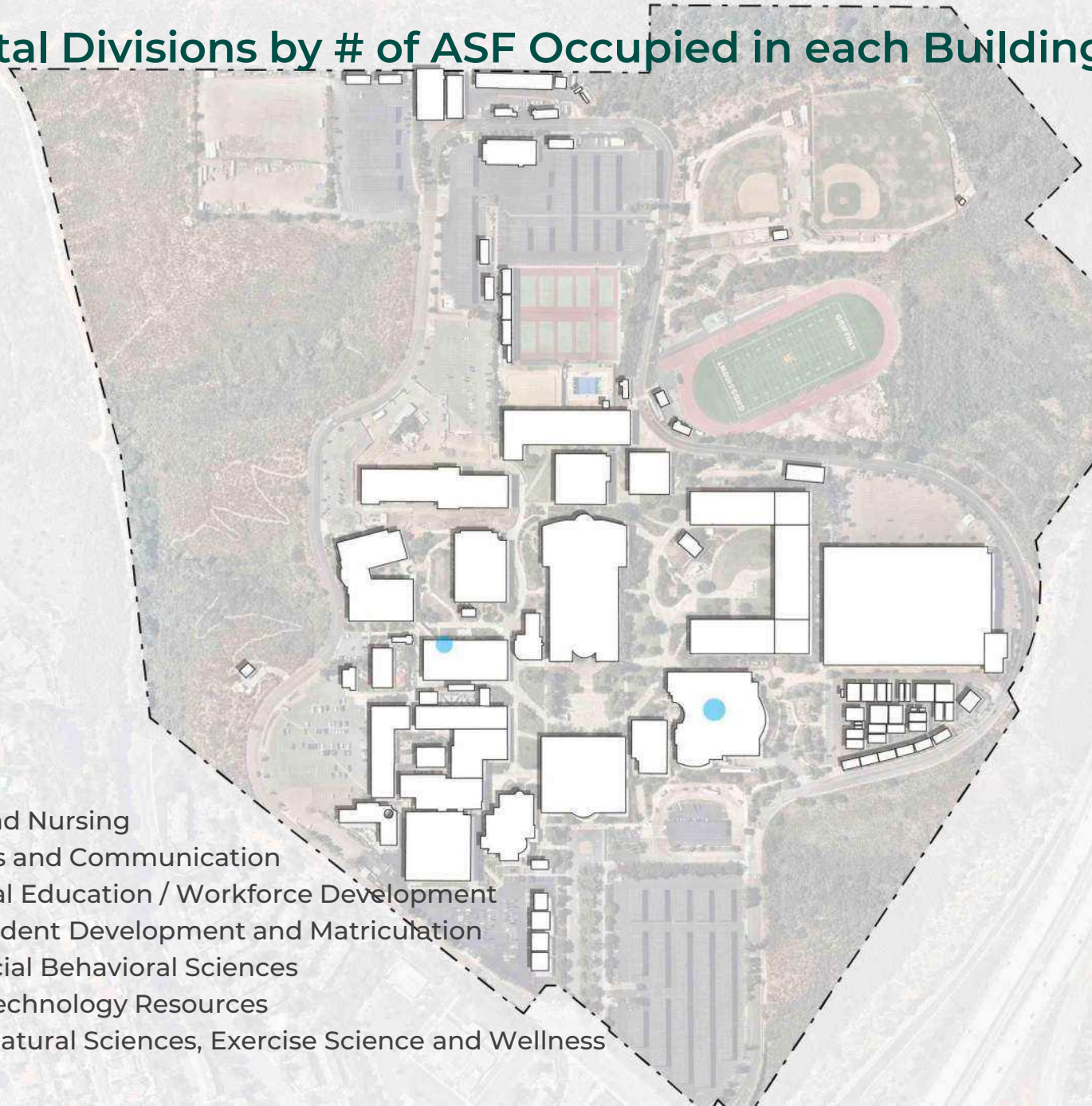
- Allied Health and Nursing
- Arts, Languages and Communication
- Career Technical Education / Workforce Development
- Counseling, Student Development and Matriculation
- English and Social Behavioral Sciences
- Learning and Technology Resources
- Mathematics, Natural Sciences, Exercise Science and Wellness



Departmental Divisions by # of ASF Occupied in each Building

AHN

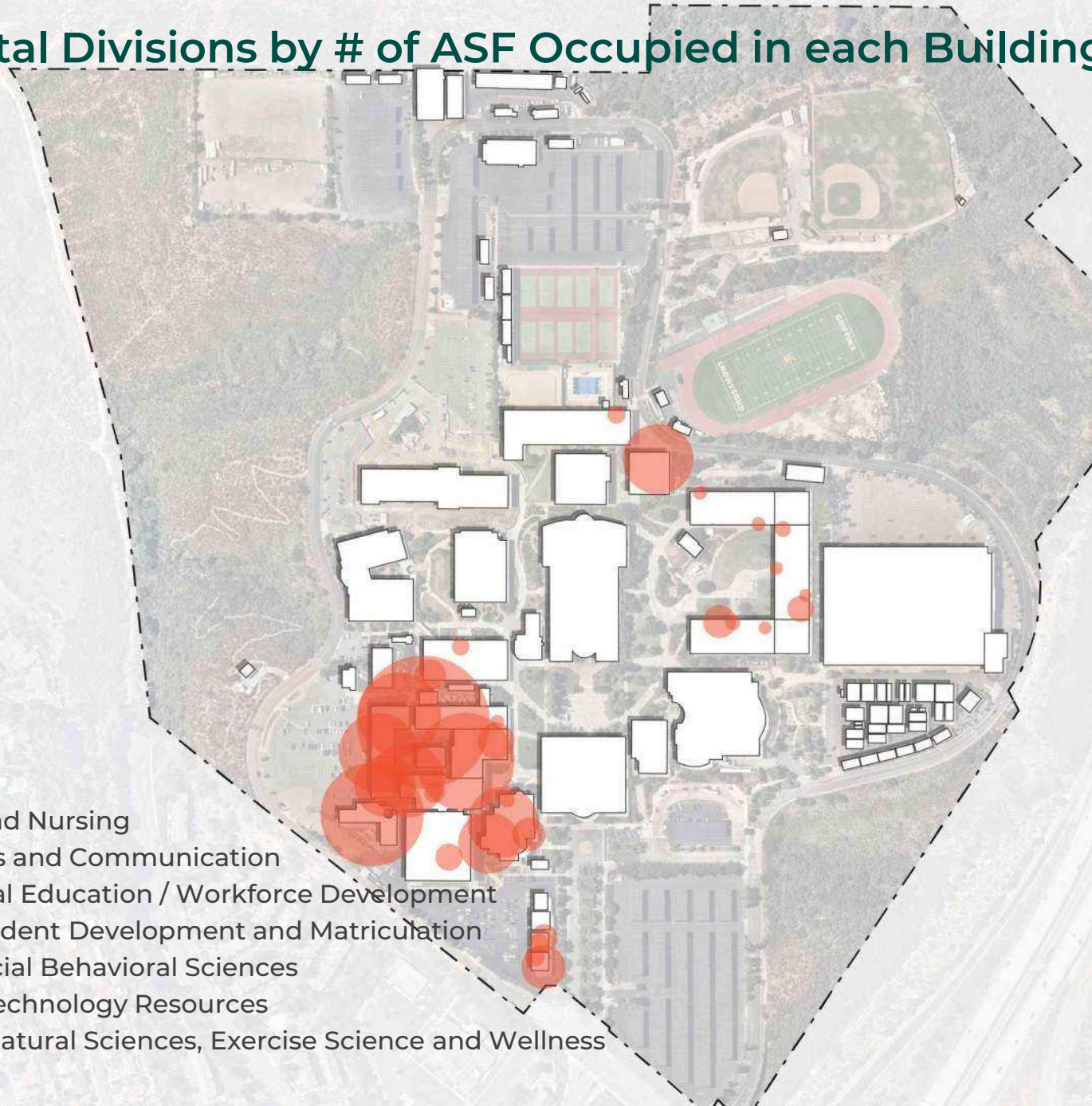
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-  English and Social Behavioral Sciences
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Departmental Divisions by # of ASF Occupied in each Building

ALC

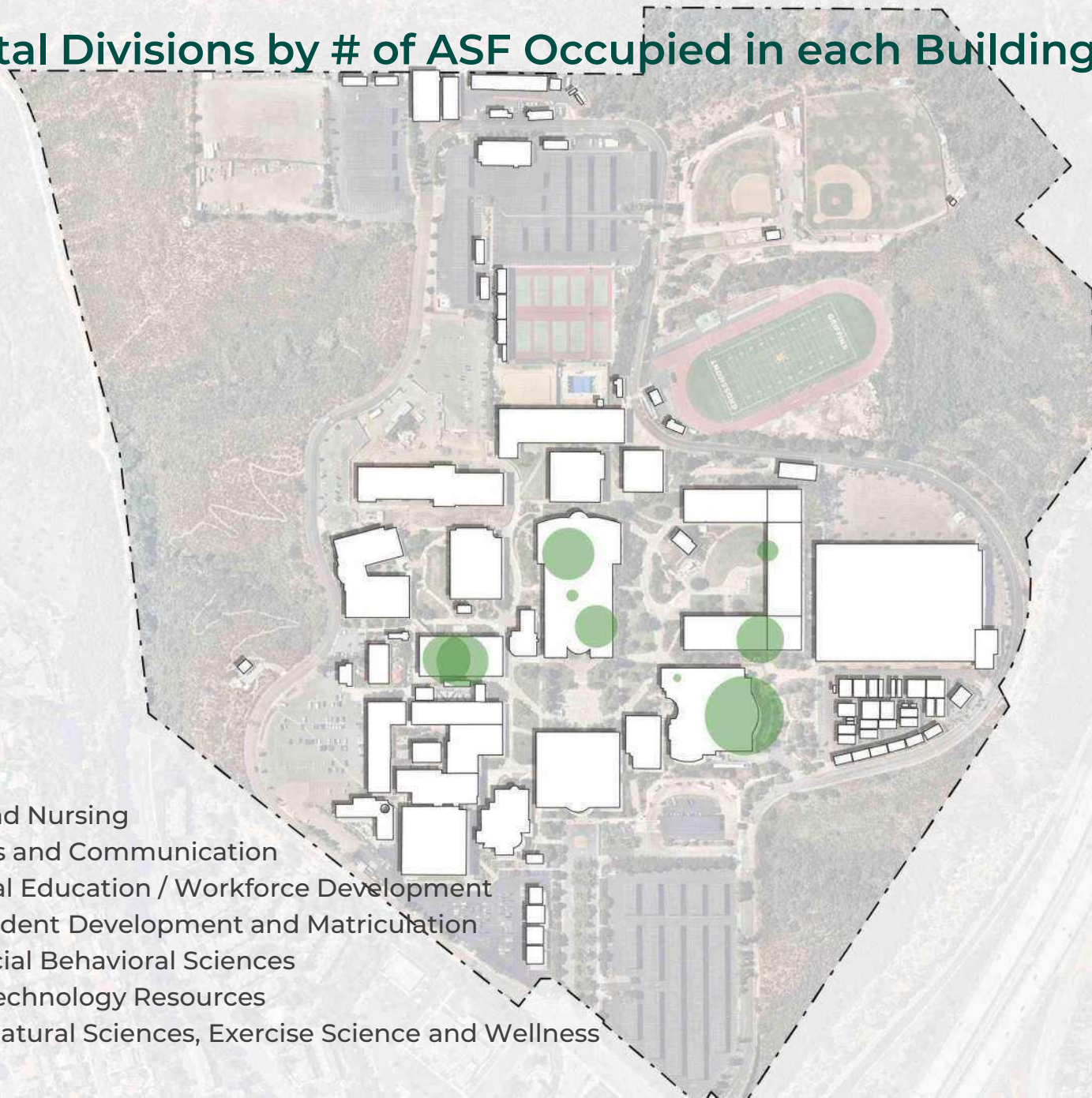
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Departmental Divisions by # of ASF Occupied in each Building

CTE / WD

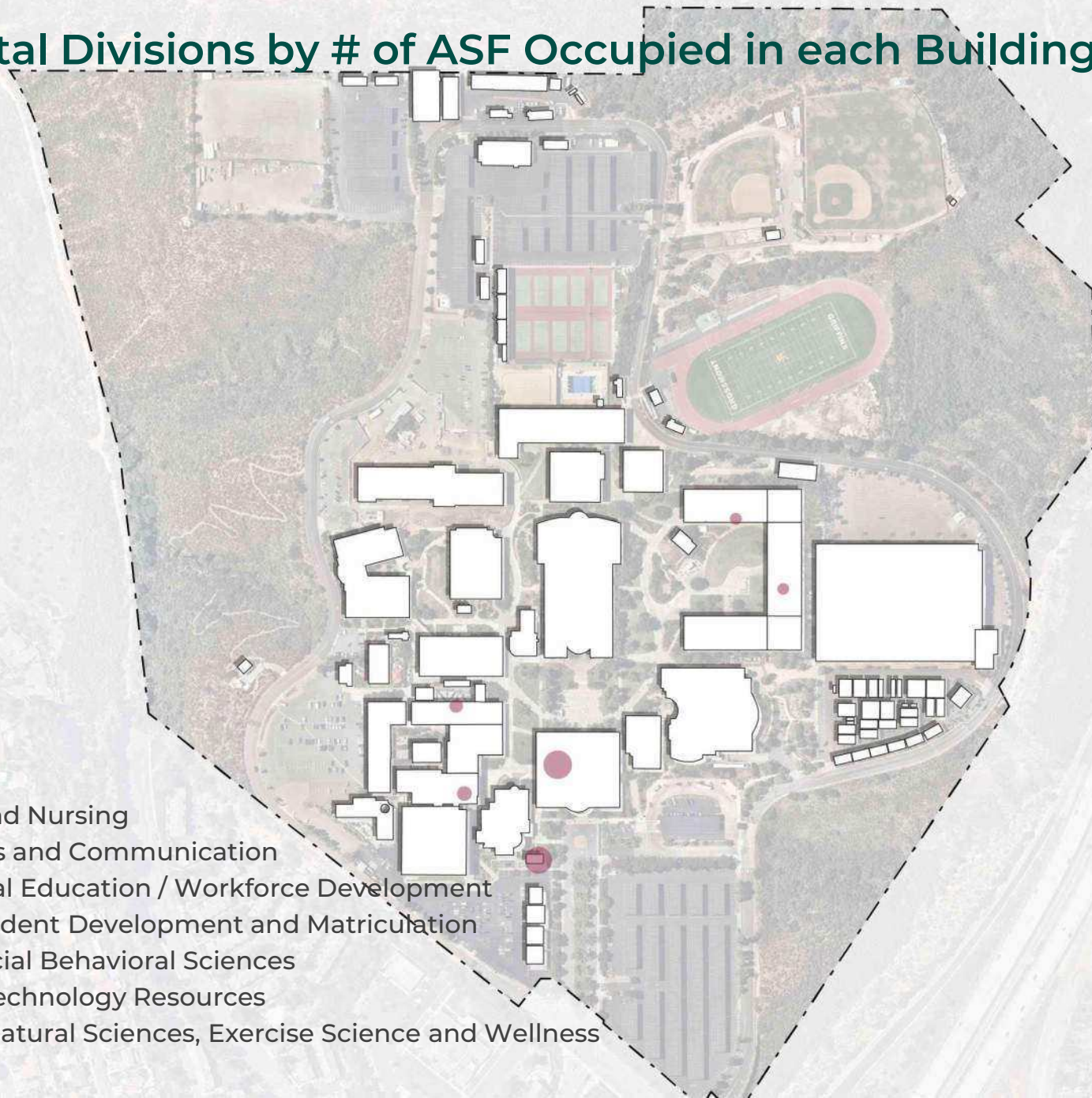
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Departmental Divisions by # of ASF Occupied in each Building

CSDM

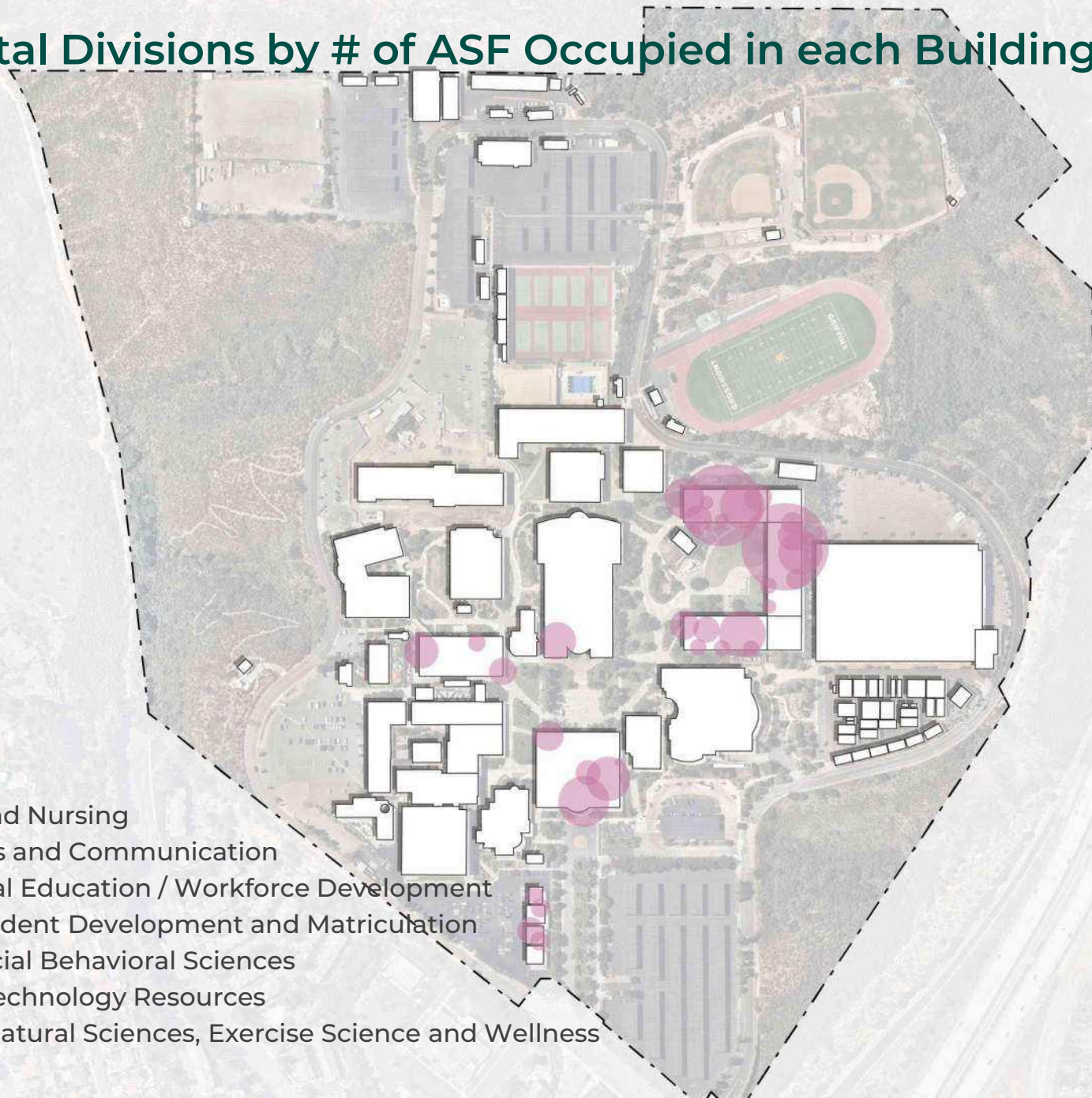
- Allied Health and Nursing
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Departmental Divisions by # of ASF Occupied in each Building

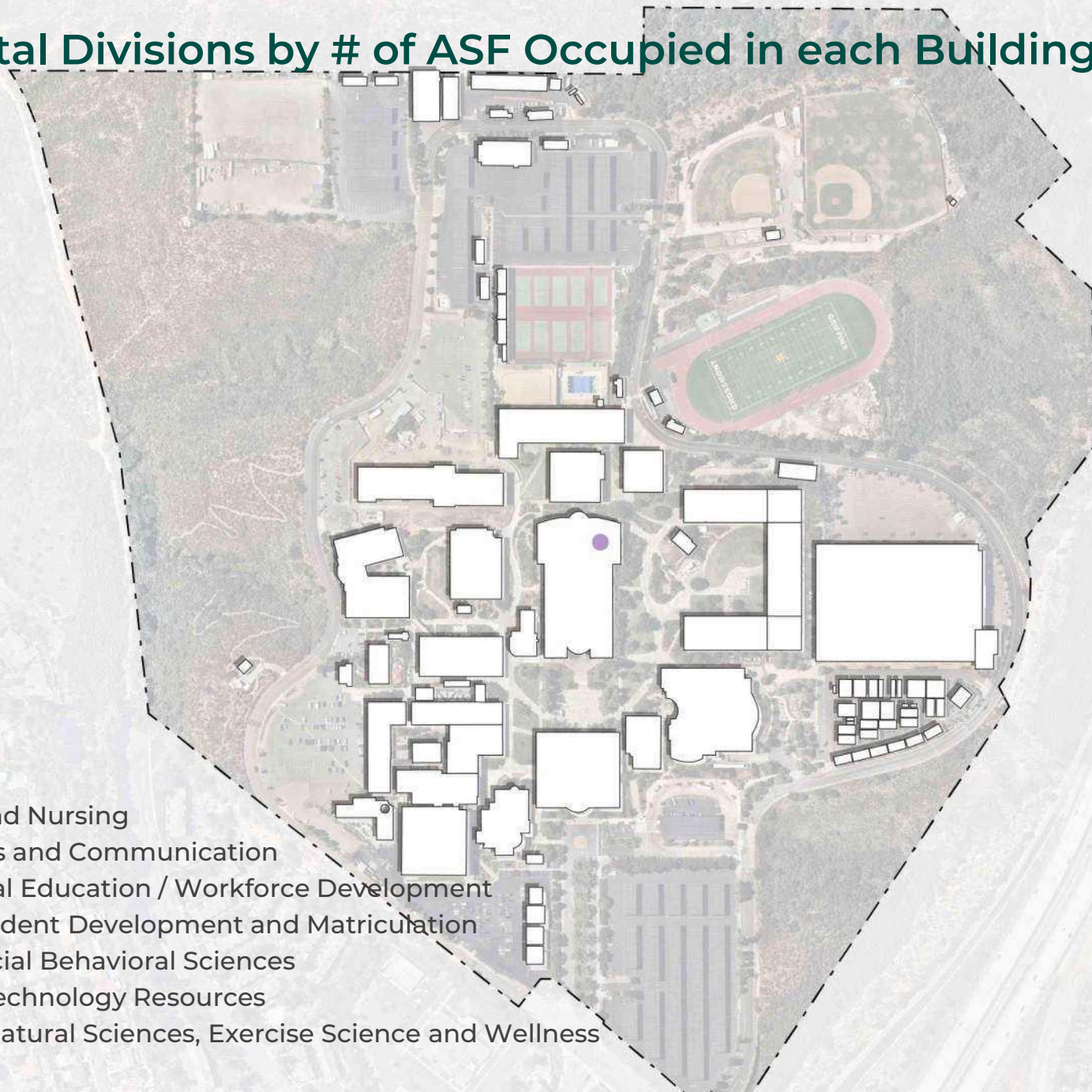
ESBS

- Allied Health and Nursing
- Arts, Languages and Communication
- Career Technical Education / Workforce Development
- Counseling, Student Development and Matriculation
- English and Social Behavioral Sciences
- Learning and Technology Resources
- Mathematics, Natural Sciences, Exercise Science and Wellness



Departmental Divisions by # of ASF Occupied in each Building

LTR

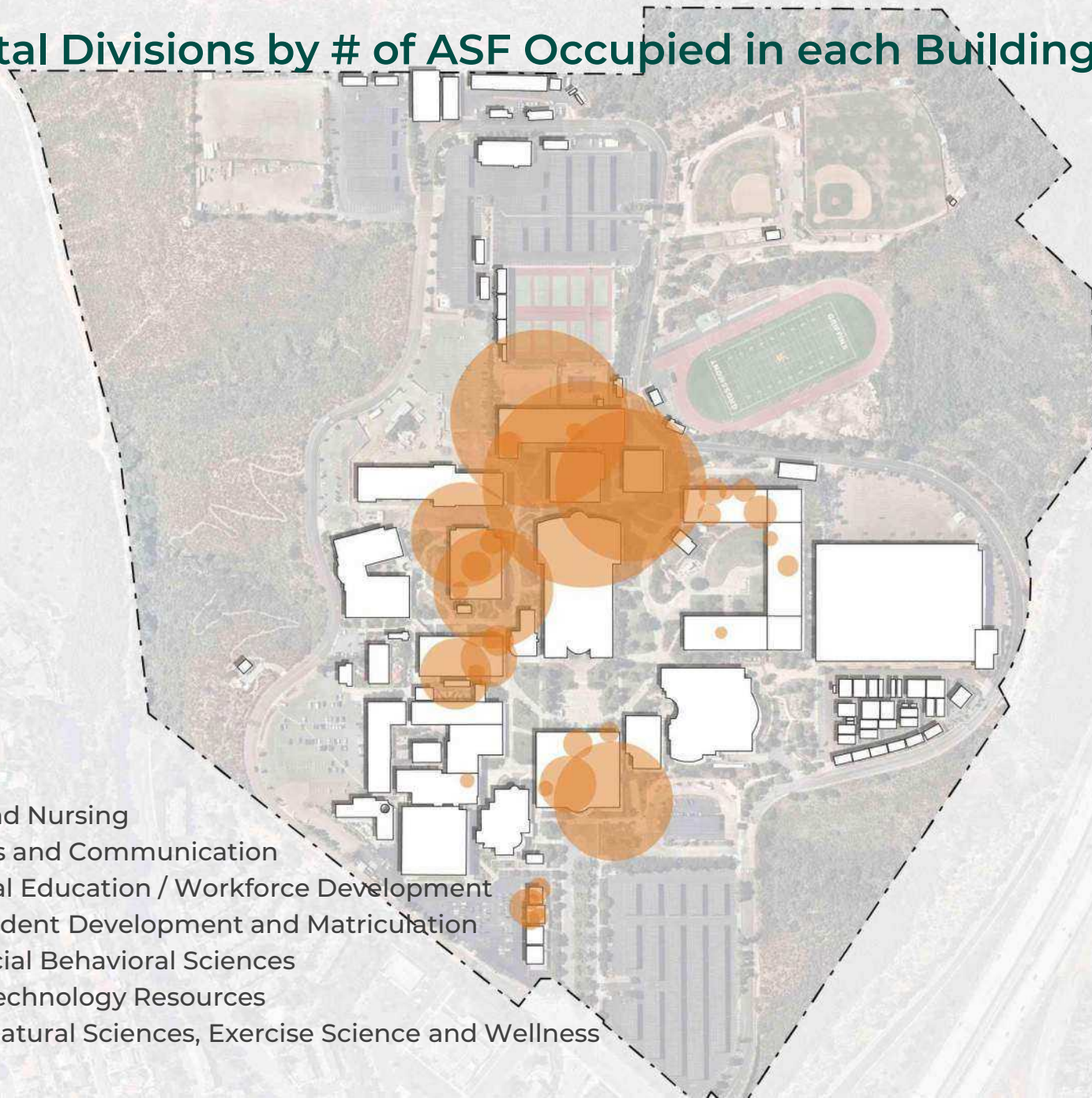


- Allied Health and Nursing
- Arts, Languages and Communication
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Departmental Divisions by # of ASF Occupied in each Building

MNSESW

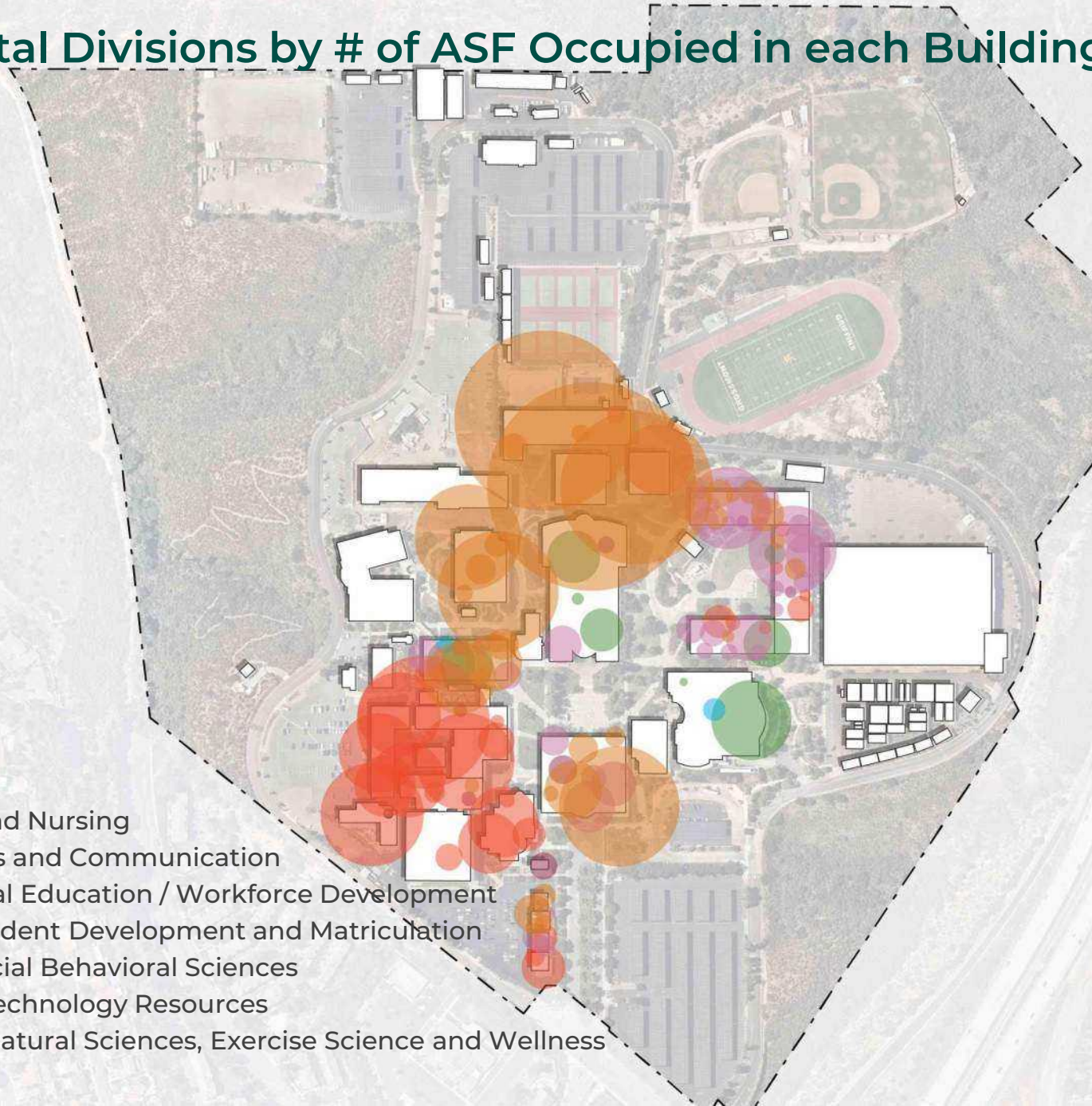
- Allied Health and Nursing
- Arts, Languages and Communication
- Career Technical Education / Workforce Development
- Counseling, Student Development and Matriculation
- English and Social Behavioral Sciences
- Learning and Technology Resources
- Mathematics, Natural Sciences, Exercise Science and Wellness



Departmental Divisions by # of ASF Occupied in each Building

All

- Allied Health and Nursing
- Arts, Languages and Communication
- Career Technical Education / Workforce Development
- Counseling, Student Development and Matriculation
- English and Social Behavioral Sciences
- Learning and Technology Resources
- Mathematics, Natural Sciences, Exercise Science and Wellness



04

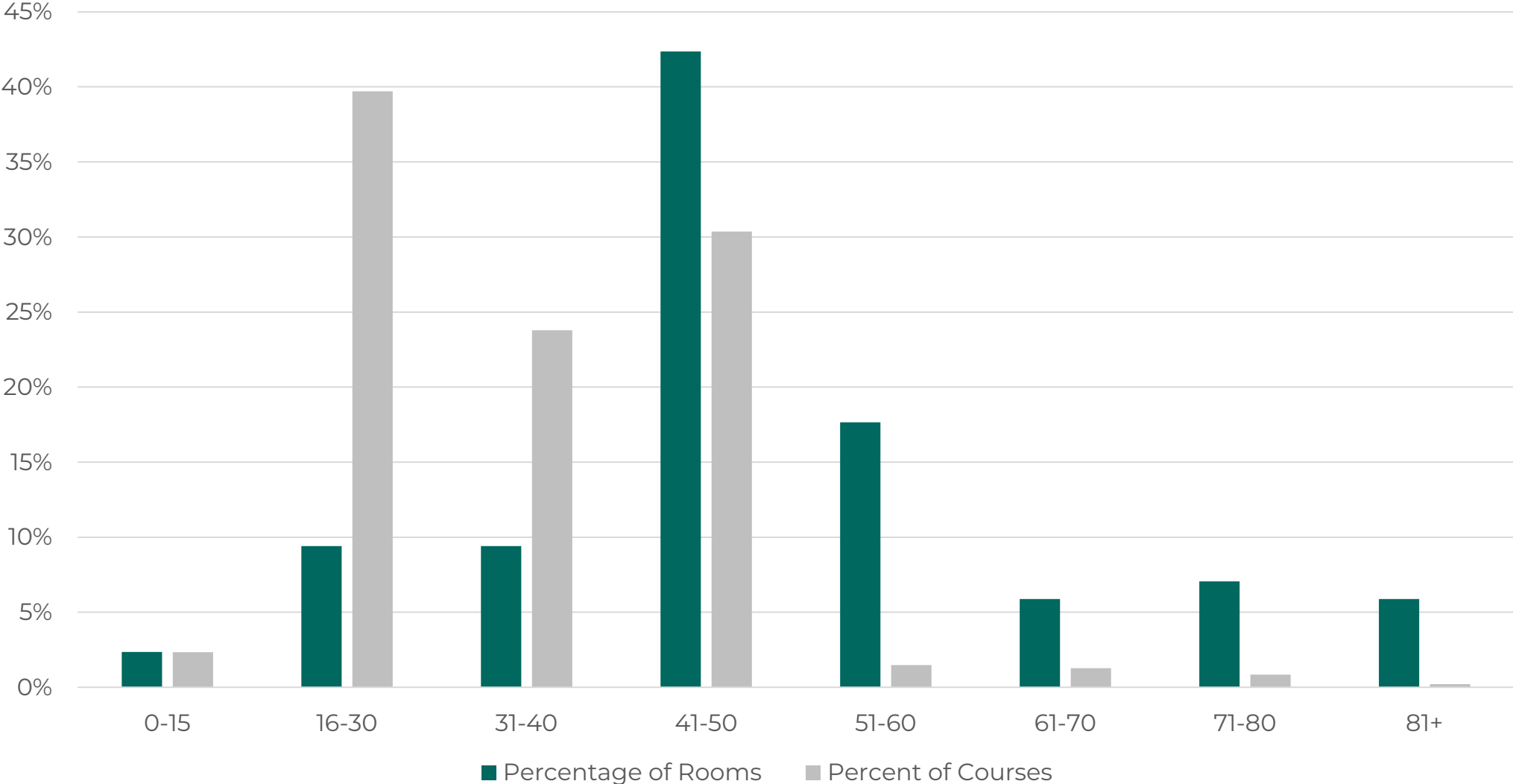
Classroom Assessment

Classroom Metrics

Utilization Metric	CA BOG	GCCCD Design Standards
Average Weekly Room Hours	47.5	N/A
Station Occupancy	66%	N/A
ASF/Station	20	20-26* *Varies by room size category

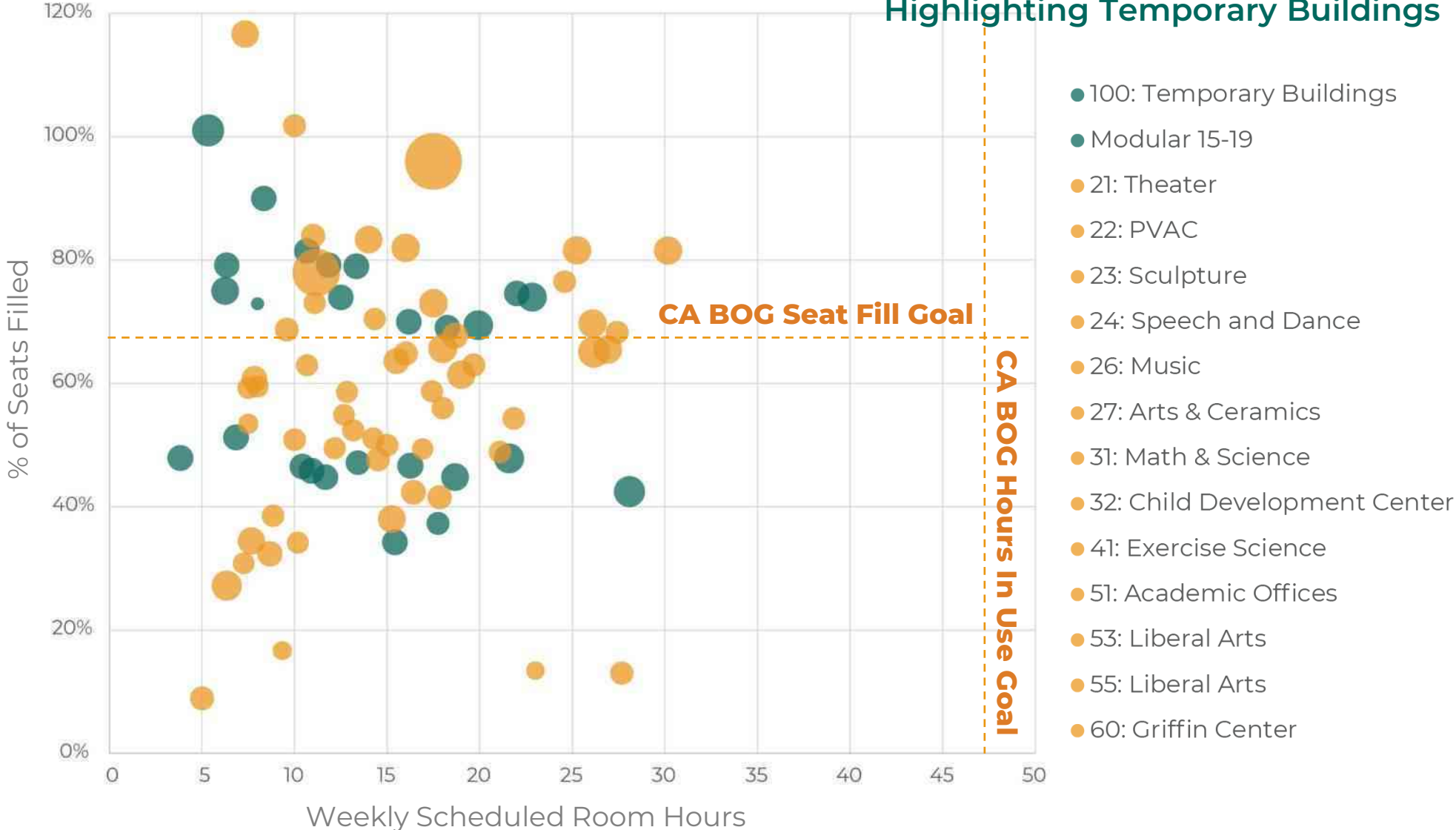
STATE	W RH	SO %
NEW YORK	35.4	80%
CALIFORNIA	47.5	66%
FLORIDA	40	60%
TENNESEE	30	60%
VIRGINIA	40	70%
GEORGIA	40	100%
TEXAS	35	67%

Course Section Sizing



Classroom Analysis

Highlighting Temporary Buildings



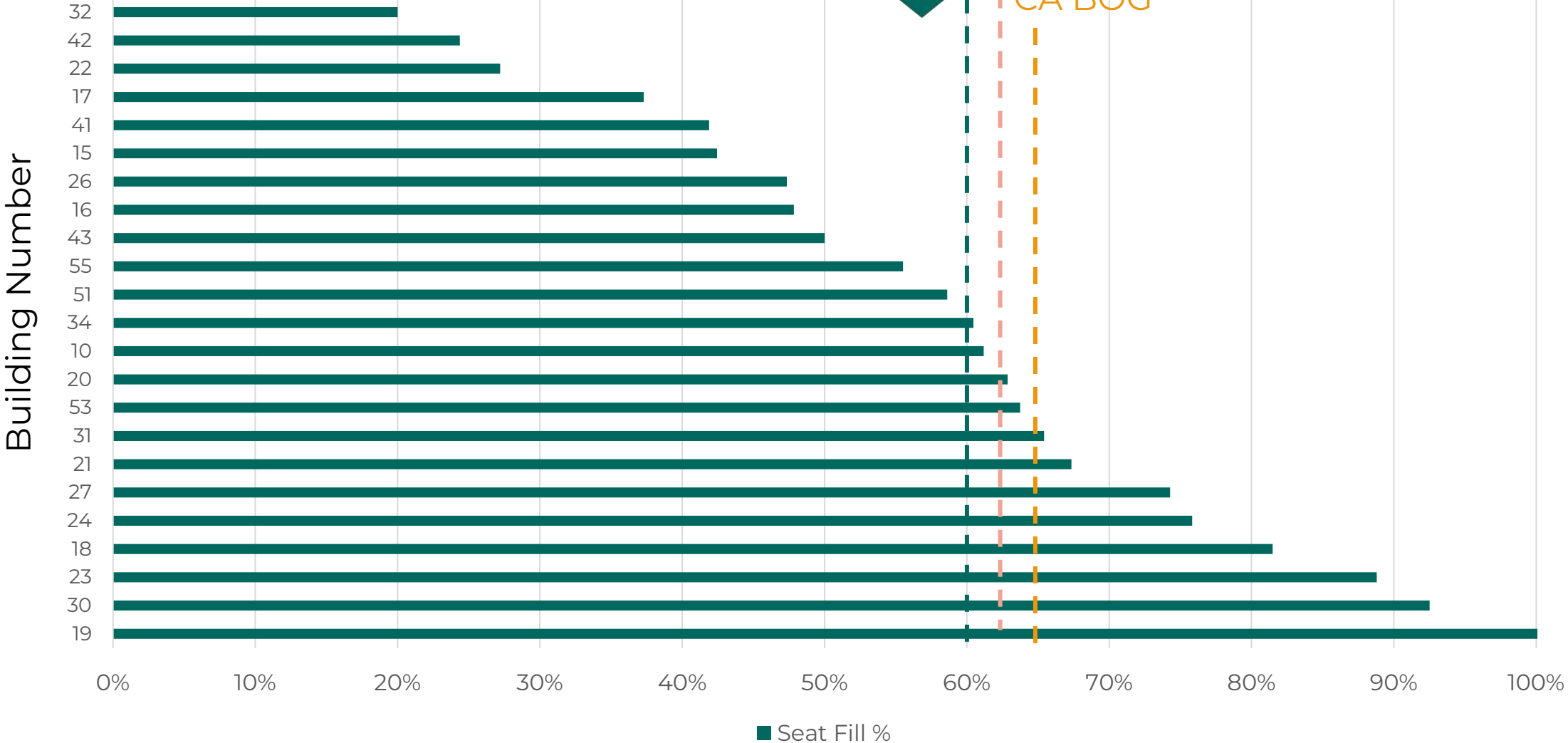
Classroom Seat Fill Average

By Building

Avg. 60%



CA Peers
63%
CA BOG



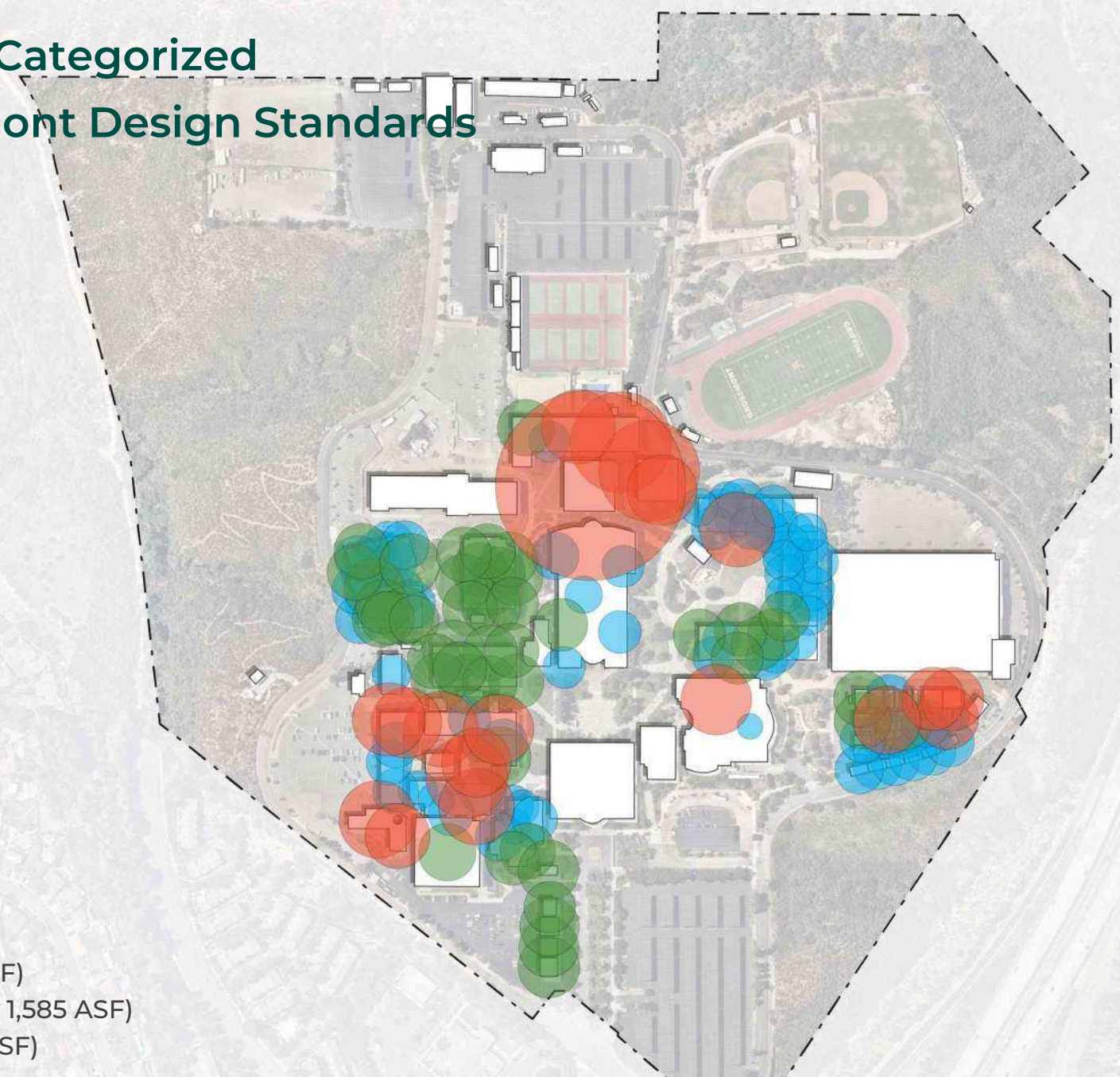
Time by Day Analysis Classrooms

Average number of courses in session per day of the week

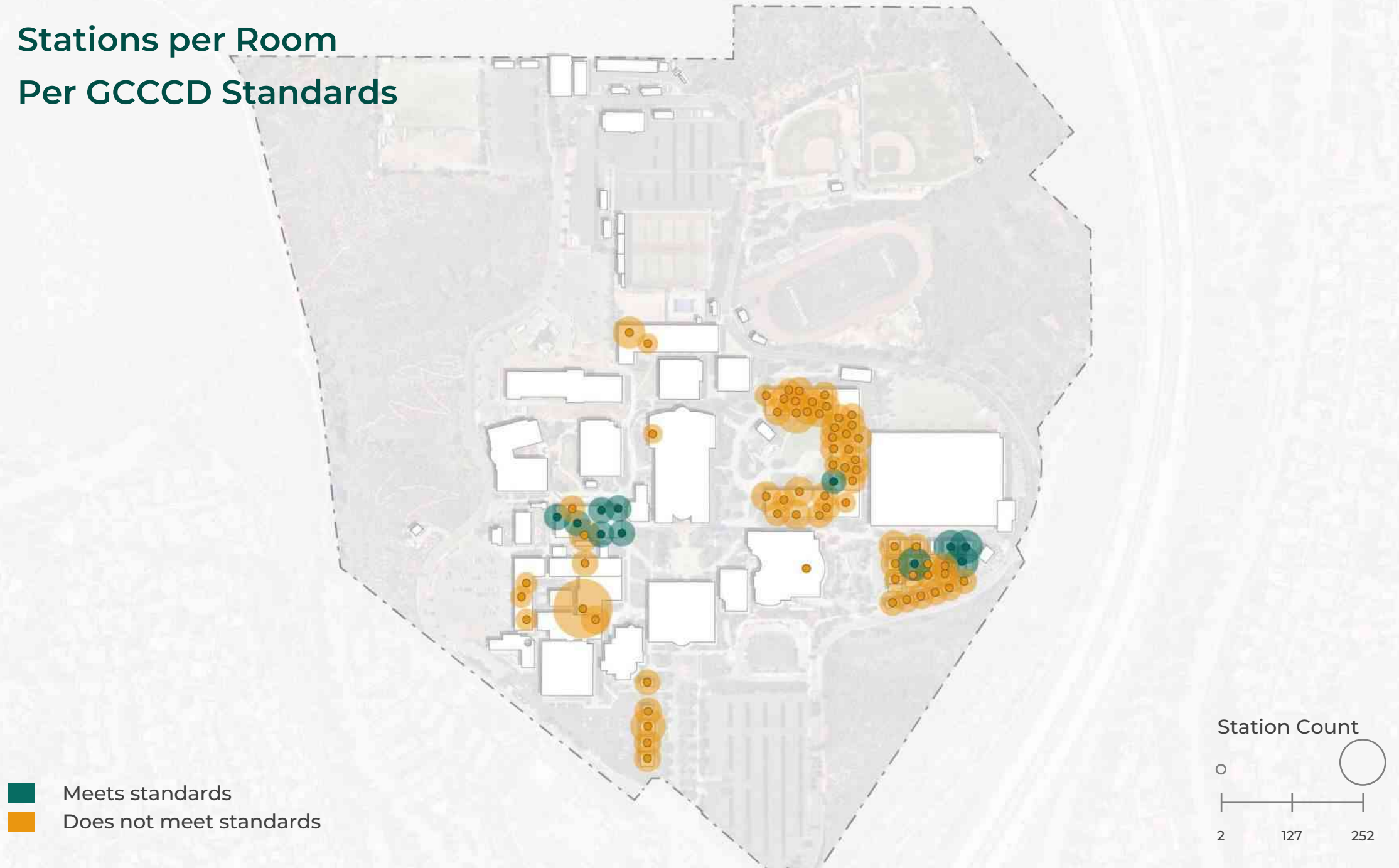


Room Size Categorized per Grossmont Design Standards

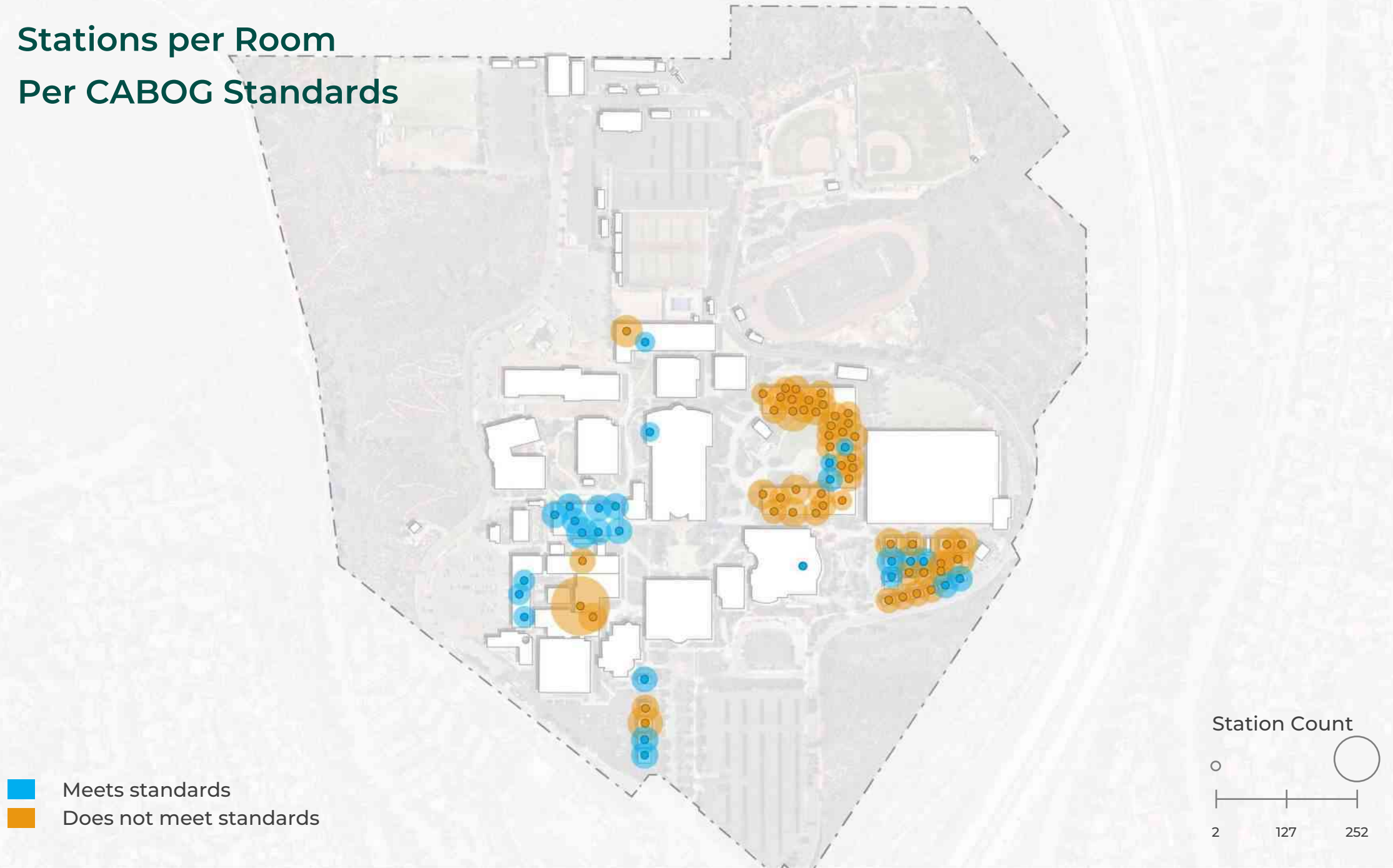
- Small (>990 ASF)
- Medium (990 - 1,585 ASF)
- Large (<1,585 ASF)



Stations per Room Per GCCCD Standards



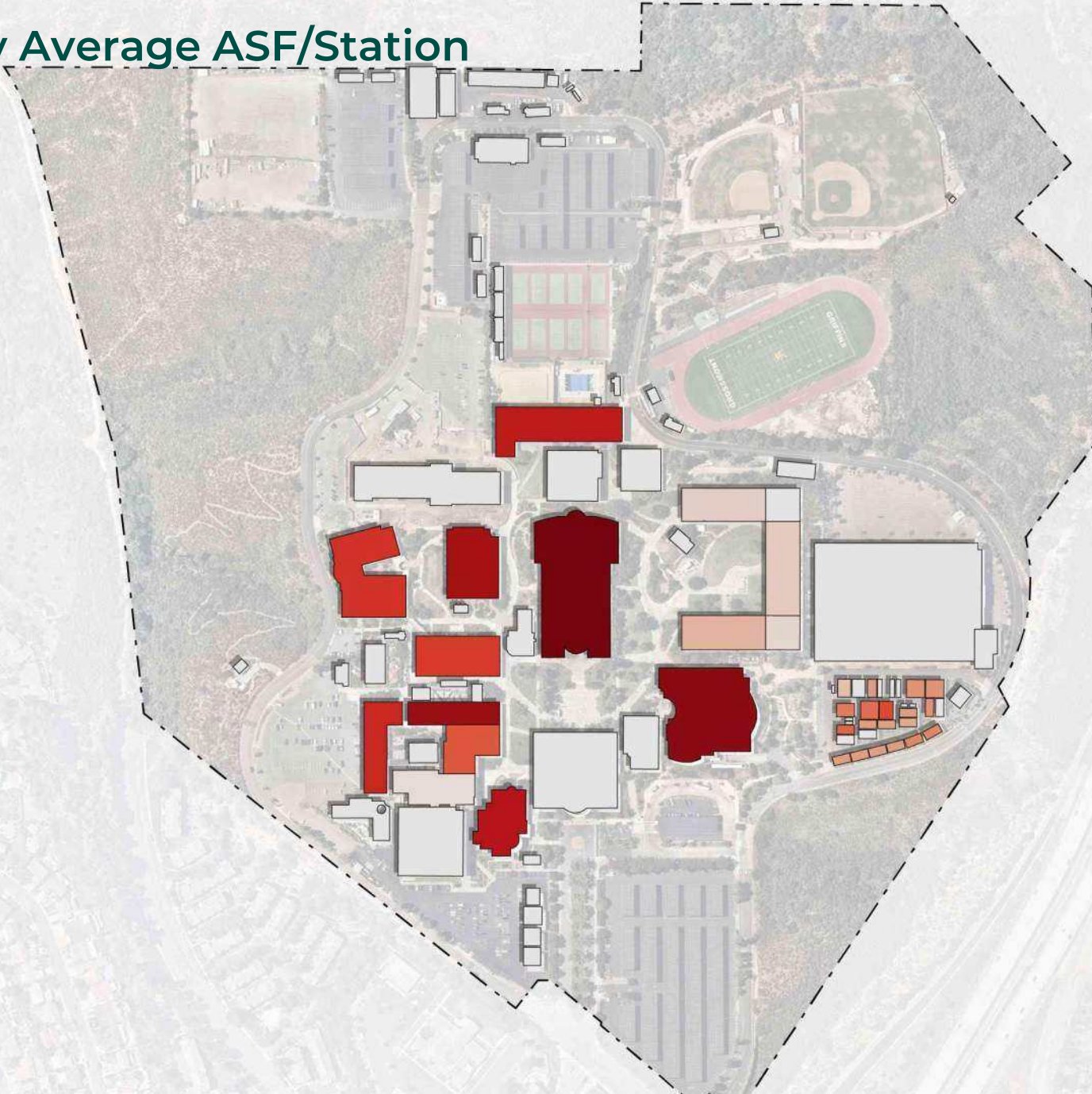
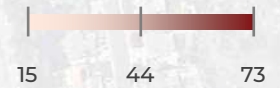
Stations per Room Per CABOG Standards



Buildings by Average ASF/Station

□ Not in Data

ASF/Station



05

Class Lab Assessment

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

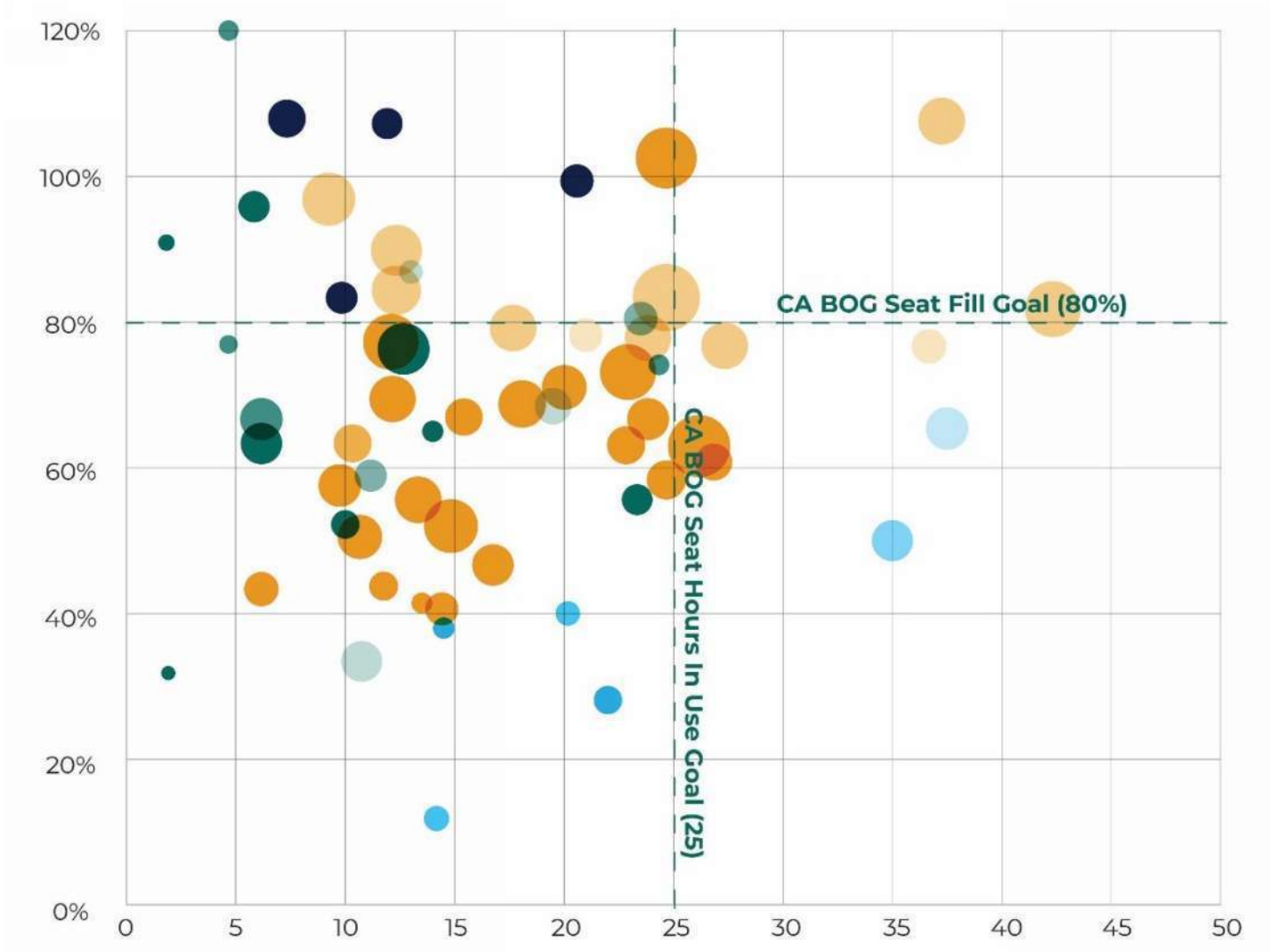
Utilization Metric	CA BOG	GCCCD Design Standards
Average Weekly Room Hours	25	N/A
Station Occupancy	80%	N/A
ASF/Station	35-115* <i>Varies based on Lab Type</i>	N/A

Department	CA BOG ASF per Station Rec
MATH	35
MCOM	50
MUS	60
NURS	50
NUTR	50
OCE	60
OT	50
OTA	50
PHIL	35
PHOT	80
PHYC	35
PSC	60
PSY	35
RESP	50
THTR	35

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

Class Lab Analysis

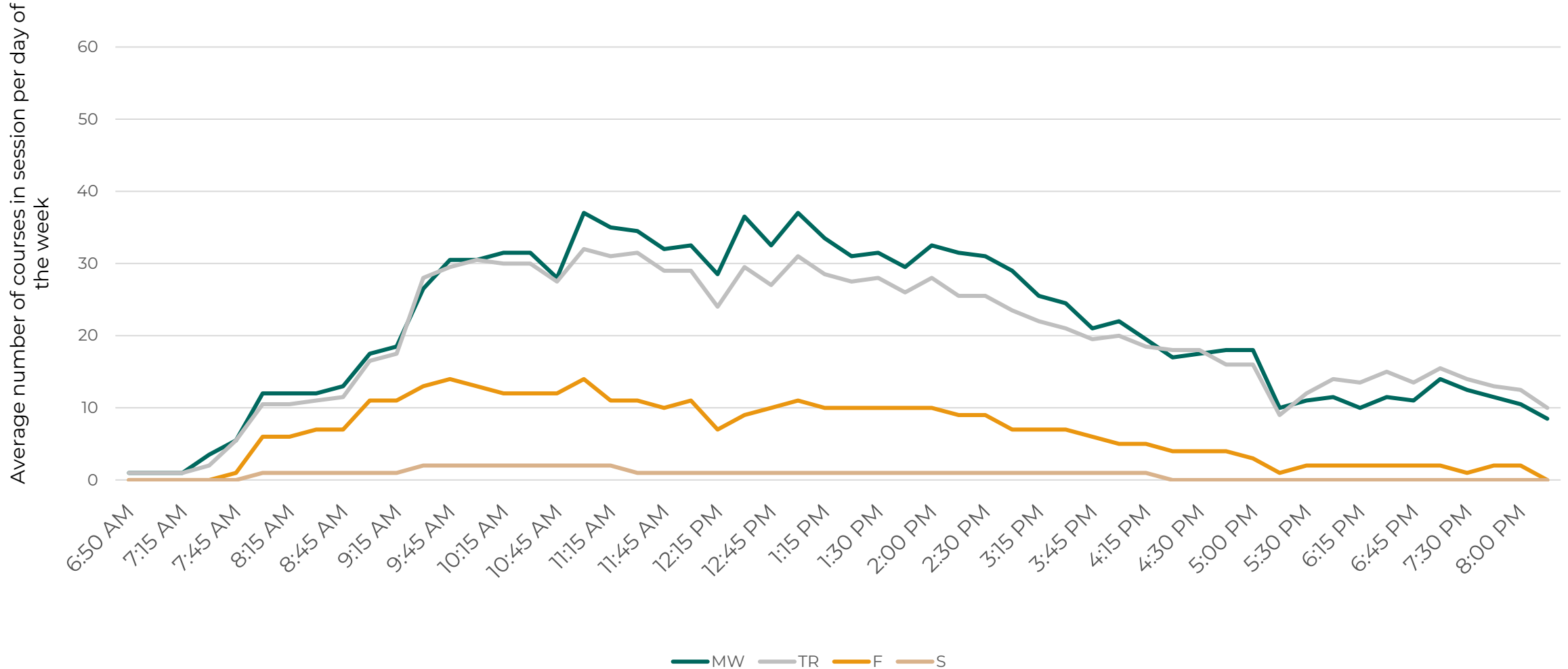


Buildings

- 20: Digital Arts
- 21: Theater
- 24: Speech and Dance
- 26: Music
- 27: Arts and Ceramics
- 30: Science Lab
- 31: Math and Science
- 34: Health and Sciences Complex
- 41: Exercise Science
- 42: Little Gymnasium
- 43: Gymnasium
- 60: Griffin Center
- 70: Learning and Tech RC

Time by Day Analysis

Class Labs



06

Workspace Analysis

Workspace Metrics

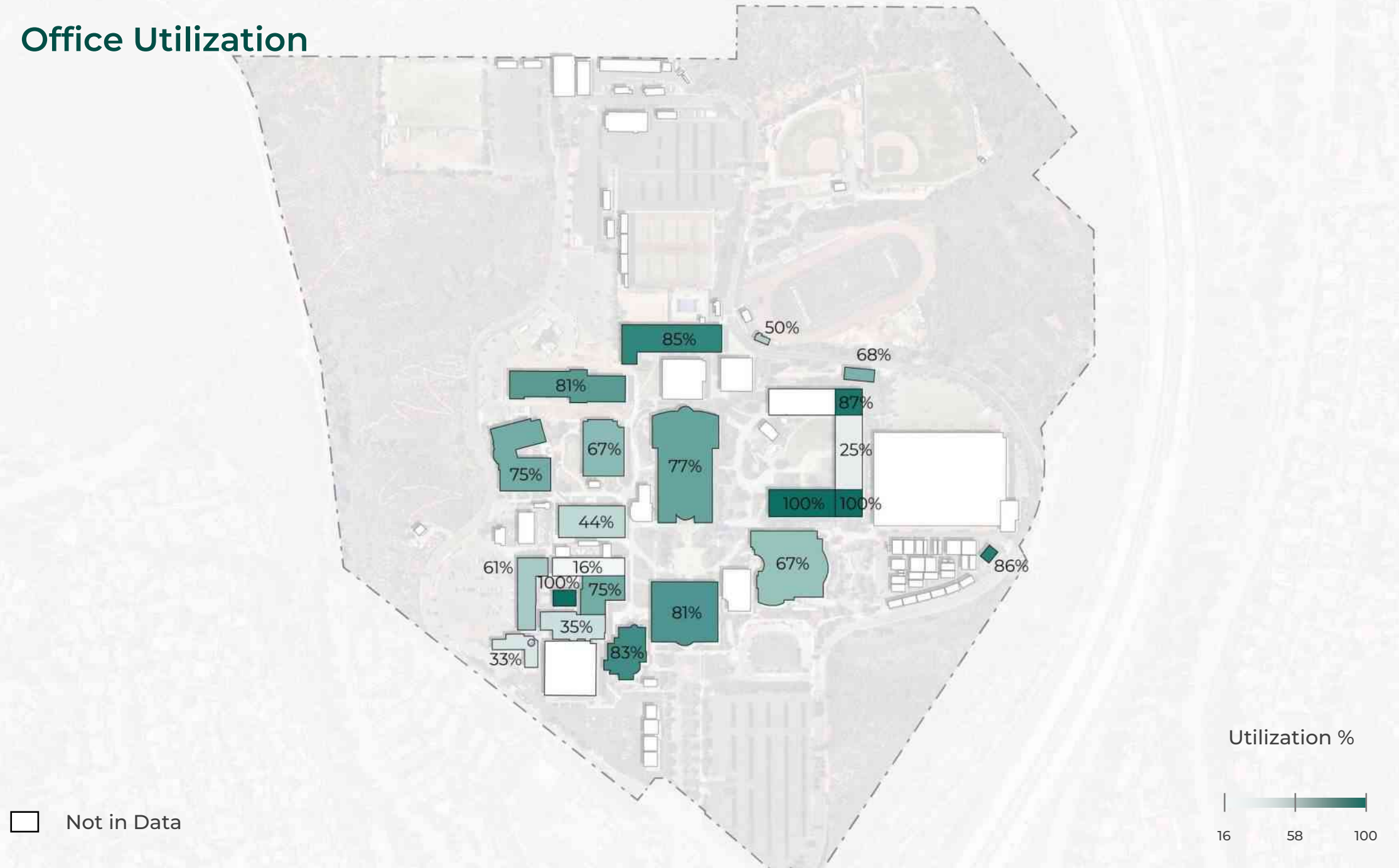
Assessing Office Utilization

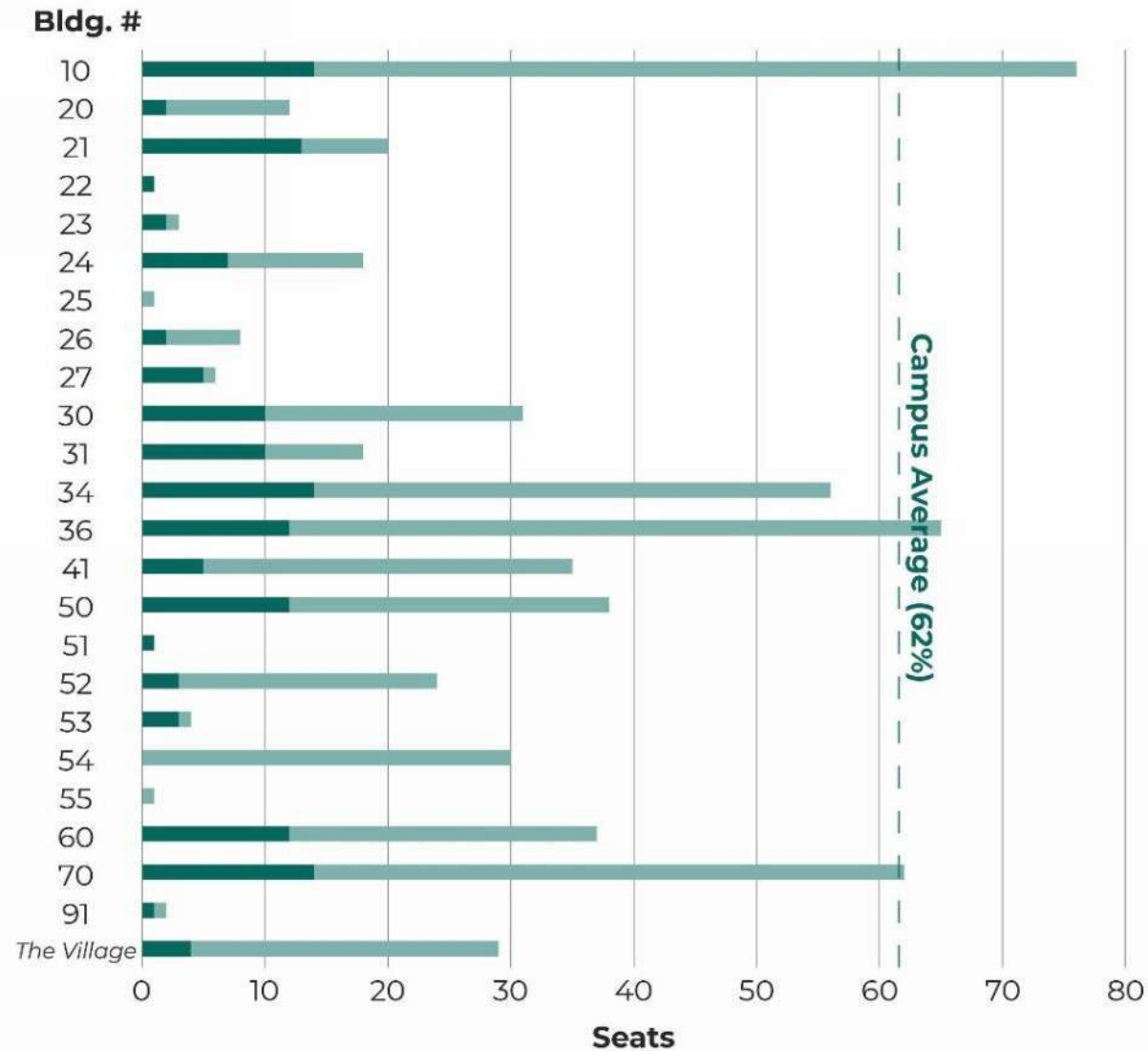
- Active Office Room Assignment
- Comparison of assigned versus unassigned workstations

Assessing Office Assignment/Needs

- 200 square feet for each full-time on-site faculty equivalent which is meant to include enough square footage for the following:
 - All office space for both administrative and faculty positions
 - All break rooms, work rooms, and office storage
 - All conference room space
- 130 square feet for each full-time on-site staff

Office Utilization





- Represents one point in time (November 2023)
- Office assignment varies based on open positions and updated inventory
- Hoteling or flexible workstations with no one individual will show up in data as “unassigned”
- Many vacant workstations are located in shared offices

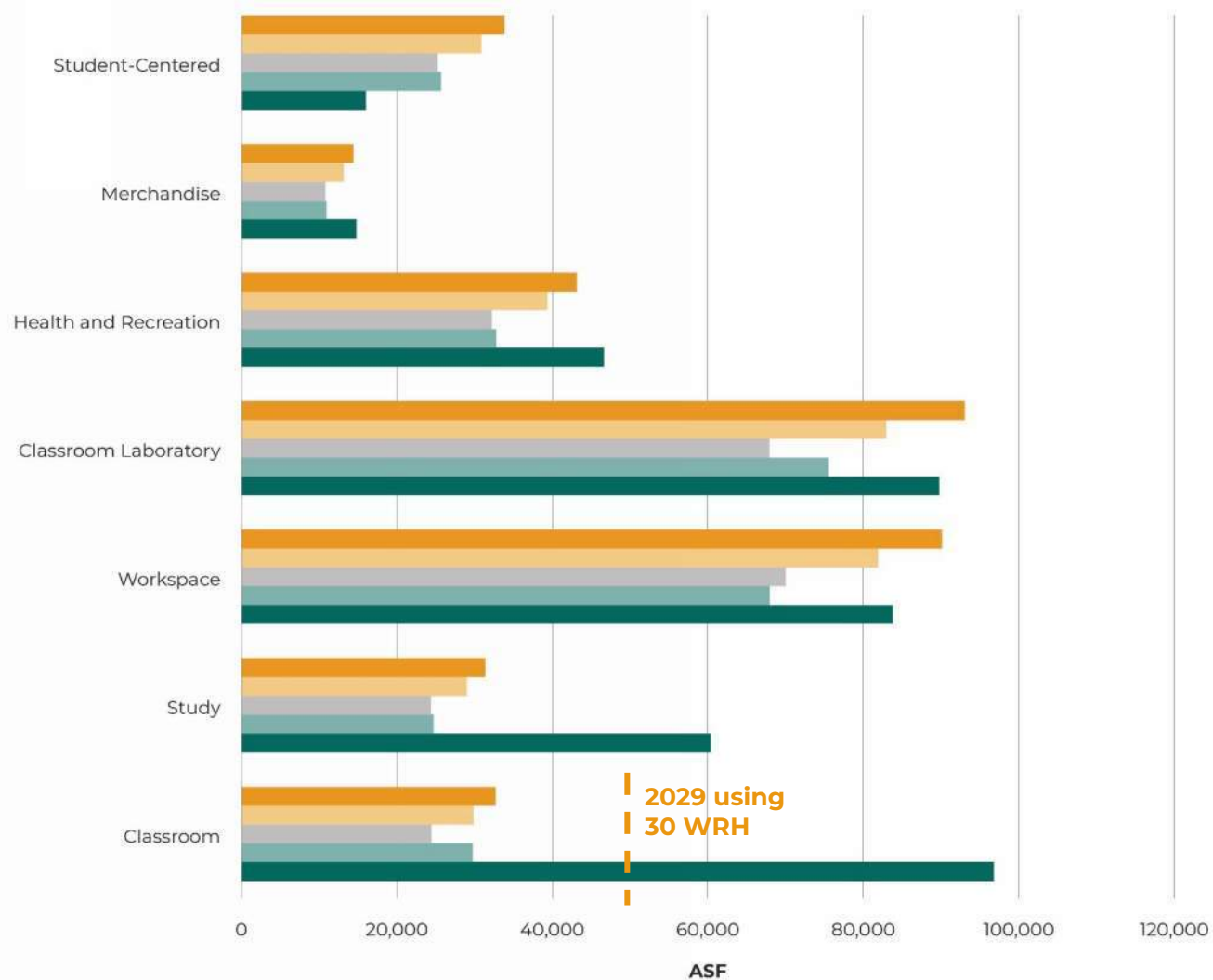
Occupancy Status

- Unassigned
- Assigned

07

Space Needs Assessment

Space Needs Chart



Year

- 2024*
- 2024
- 2025
- 2027
- 2029

*2024 Actual Inventory

08

Recommendations

Optimizing Your Space

1

Fewer Modular Buildings

- Increase scheduling envelope and course offerings outside of peak hours.
- Current course offerings can be accommodated with fewer modular buildings.

2

Student-Centered Spaces

- Develop student hubs, academic living rooms, and study spaces.
- This leads to a network of student interaction throughout campus.

3

Energy Consumption

- Reduce building operations at lower occupied times.
- Use course schedule occupancy to reduce energy usage in academic buildings.

4

Flexible Workspaces

- Future capital projects should include flexible workspaces.
- Collaborative space
- Hoteling desks for remote or part-time faculty.

Project Name	Grossmont College Space Utilization Study	Prepared By	Rita S. Carter
Date	2/7/2024	Project No.	75-23122-02
Purpose	Facilities Committee Presentation		
Location	Virtual		

Distribution / Attendees

- | | |
|--|---|
| <input checked="" type="checkbox"/> Loren Holmquist, Director of Facilities, C-Chair, GC | <input checked="" type="checkbox"/> Dr. Patrice Braswell, DSPS Specialist, GC |
| <input checked="" type="checkbox"/> Chris Yatooma, Fiscal consultant | <input checked="" type="checkbox"/> Agustin Albarran, VP of Academic Affairs, GC |
| <input checked="" type="checkbox"/> Rita S. Carter, Project Manager, DLR Group | <input checked="" type="checkbox"/> Dr. Vanessa Fountain, Dean, Arts, Languages & Communication, GC |
| <input checked="" type="checkbox"/> Hailey Muller, Space Planner, DLR Group | <input checked="" type="checkbox"/> Reyna Torriente, Master Scheduler, GC |
| <input checked="" type="checkbox"/> Jennifer Bennett, Art Faculty, Co-Chair, GC | <input checked="" type="checkbox"/> Maura Mehraim, Child Development Center Coordinator, GC |
| <input checked="" type="checkbox"/> Coleen Parsons, Operations Admin Assistant, Recorder, GC | <input checked="" type="checkbox"/> Ryan Althaus, Grounds & Maintenance Supervisor (guest), GC |
| <input checked="" type="checkbox"/> Michael Bacon, Psychology Faculty, GC | <input checked="" type="checkbox"/> Bill Roessner, Custodial Supervisor (guest), GC |

Agenda:

1. Purpose of this study.
2. Presentation of findings and recommendations.

Discussion:

- Goal: Due to recent enrollment decline, DLR Group has been asked to assess current spaces to help the College understand where they stand with utilization and provide recommendations for space consolidation and refinement, to best support operations, maintenance, energy efficiency, and reduction of modular buildings, to name a few.
- DLR Group will confirm that Allied Health and Nursing is reflected in the correct building.
- It was shared that in a recent convocation with students, they expressed wanting to be present on campus. Hence, the College is interested in maintaining 50/50 online/in-person to meet the needs of students.
- It was shared that the data shows students are succeeding more in high-flex classrooms.
- DLR Group shared that the report will discuss the future building projects that are planned.
- It was shared that the Childcare Development Center is a lab as well as a facility – in addition to the children served, an estimated 25-30 adult learners are also hosted in the classroom spaces.
- DLR Group shared that the modular buildings were taken into consideration and accounted for swing space needs as new building project take place.

Next Steps

- DLR Group will present to the College Council.
- The final report will be shared with the College President.

Attachments:

- Presentation Slides

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DATE 12/6/23

FPR Submission Requirements

Facilities Project Requests are submitted in two stages:

1. Feasibility Study – Section 1

- a. Submit to the Facilities Director for review and input
- b. Send electronically to Loren.Holmquist@gcccd.edu

Due on June 1

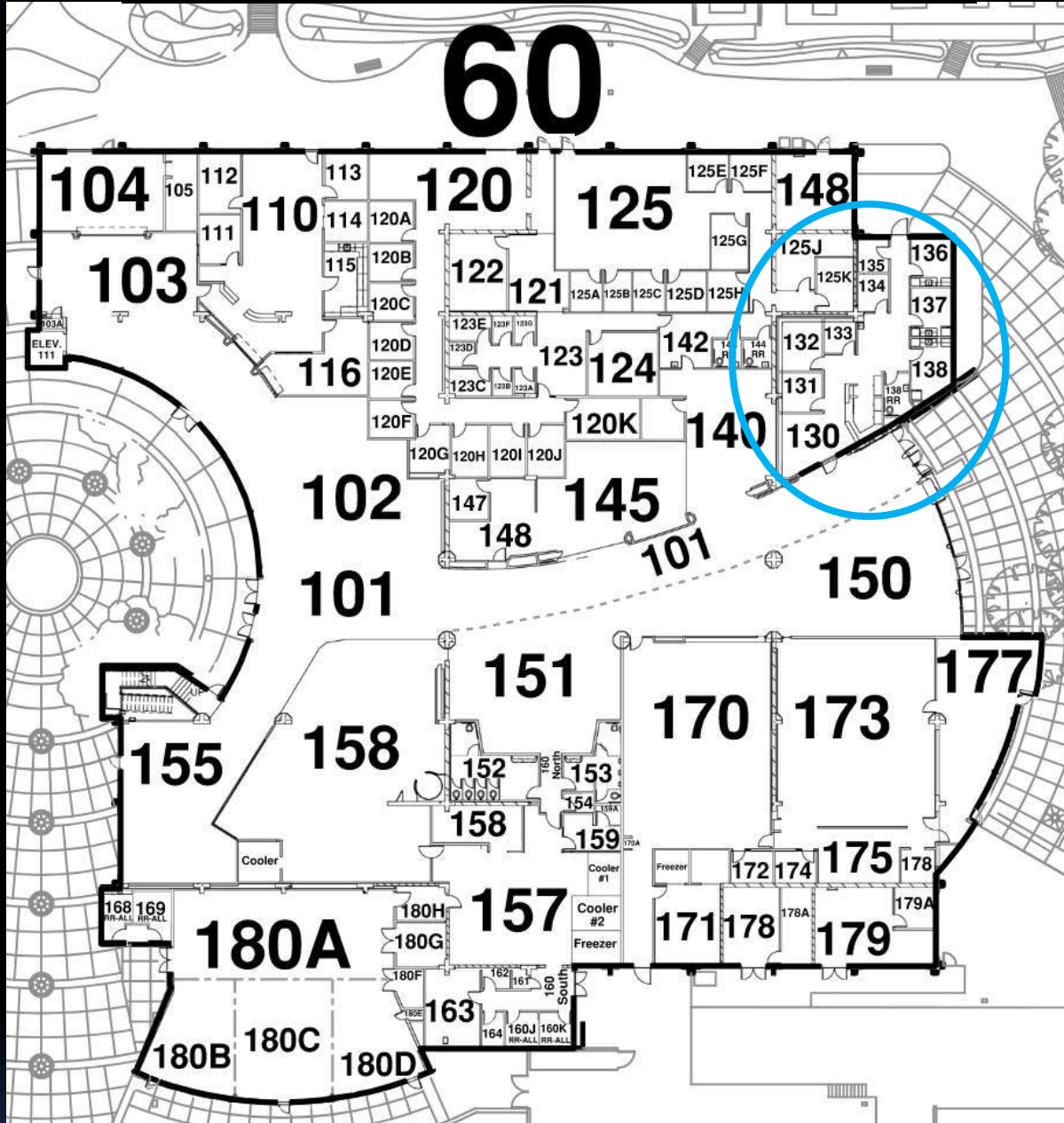
1. **Finalized Facilities Project Request (FPR) – Section 2**

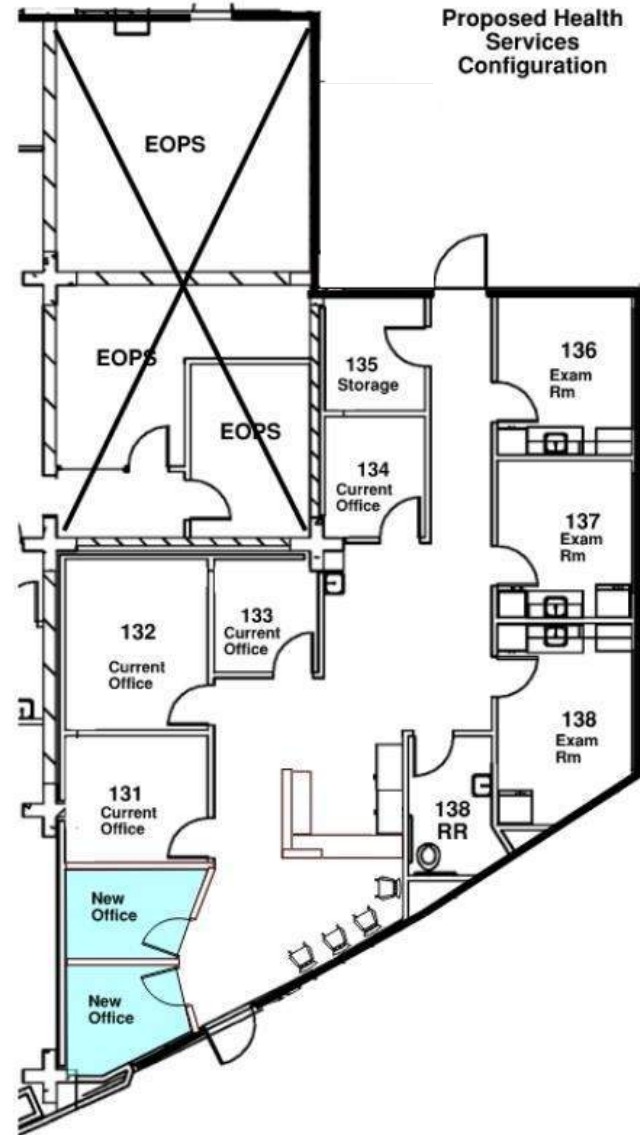
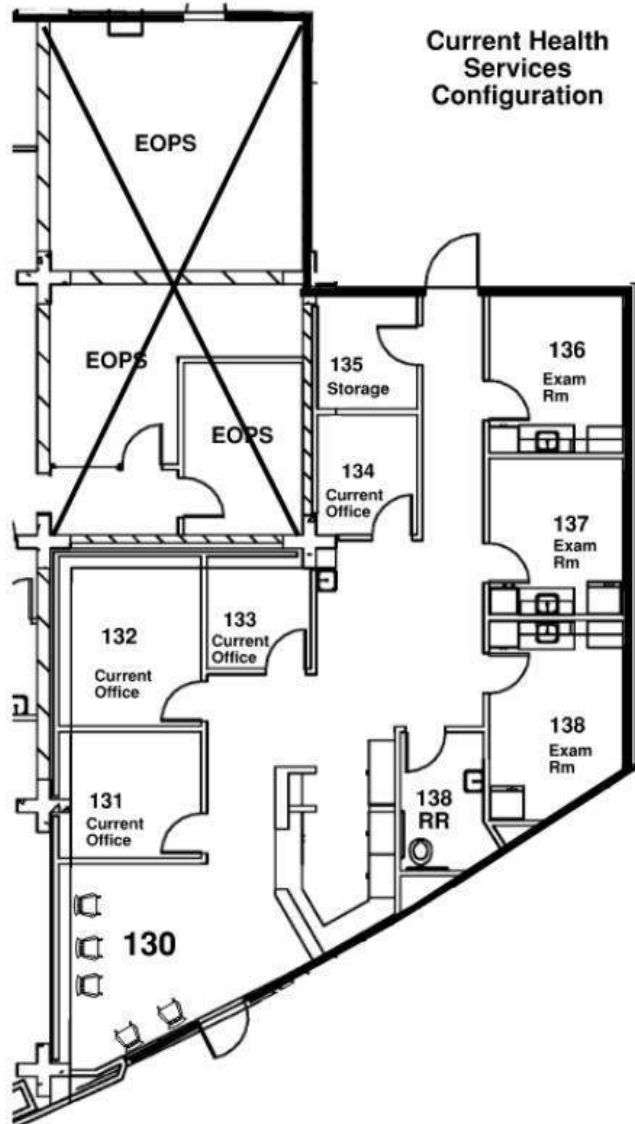
- a. Feasibility Study must be completed first
- b. Facilities Director, Loren Holmquist, will give you Section 2 after Section 1 is approved
- c. Upload into Nuventive Improve
- d. Due on October 1

Facilities Project Request (FPR) Status

- 24 Submitted through the AUP
- 5 Properly Submitted with all signatures
- 5 Approved for prioritization

FPR 24-01 Mental Health Space

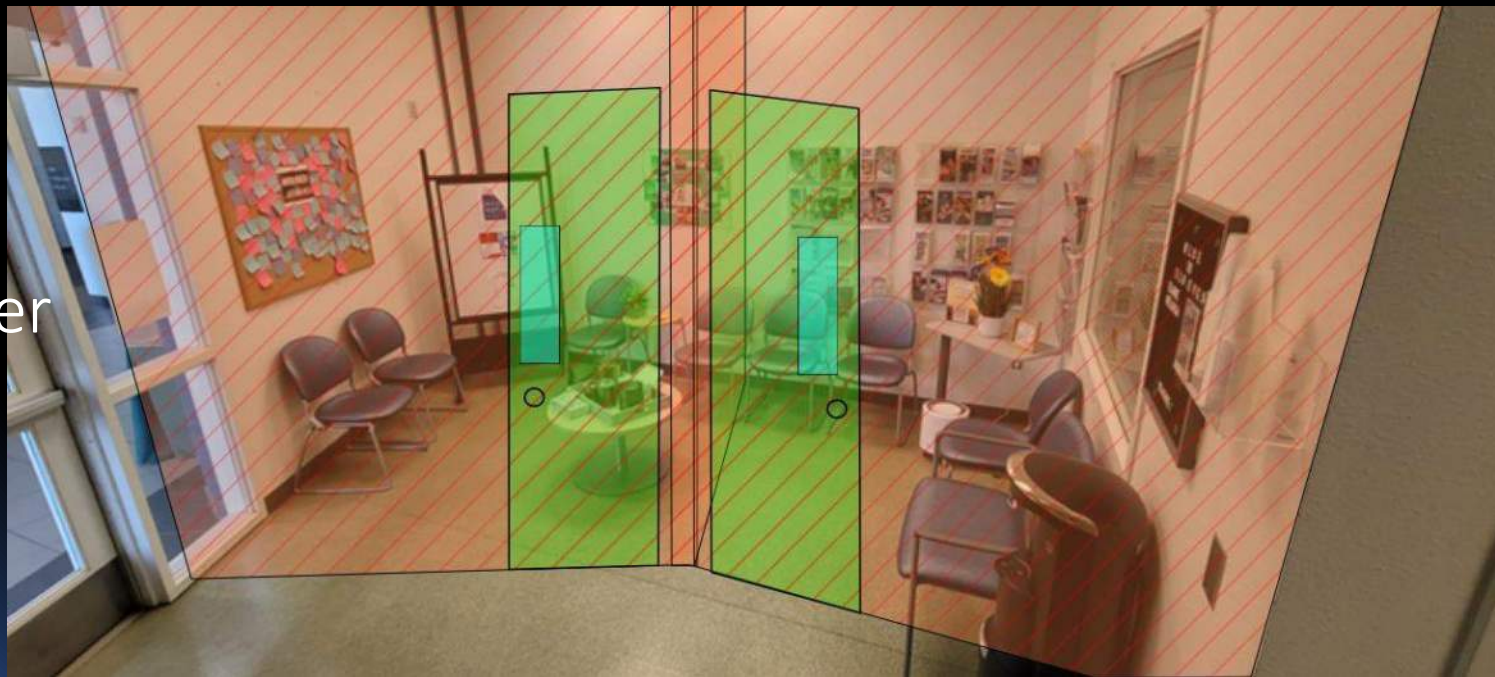




Before

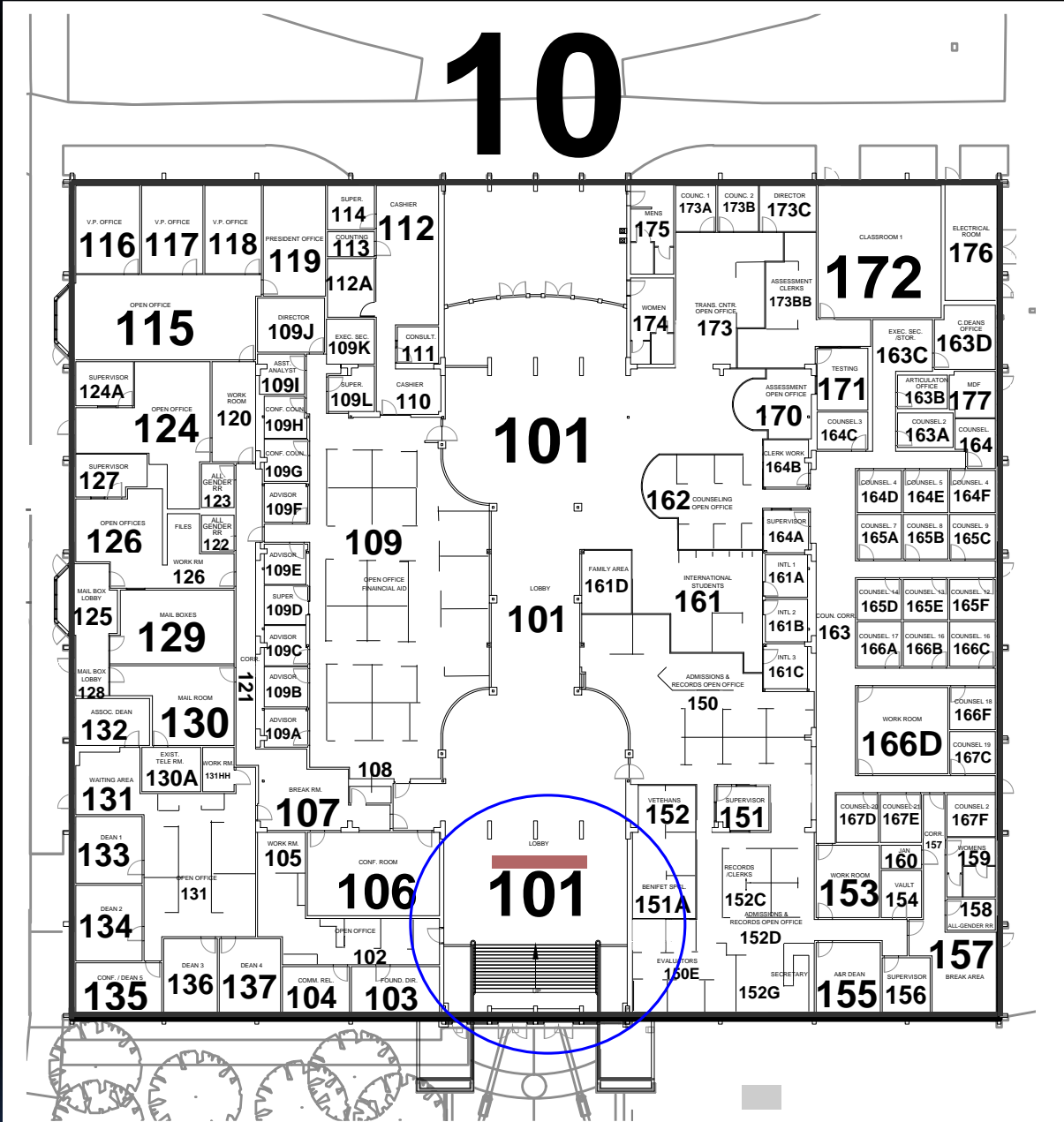


After



FPR 24-03 Welcome Desk

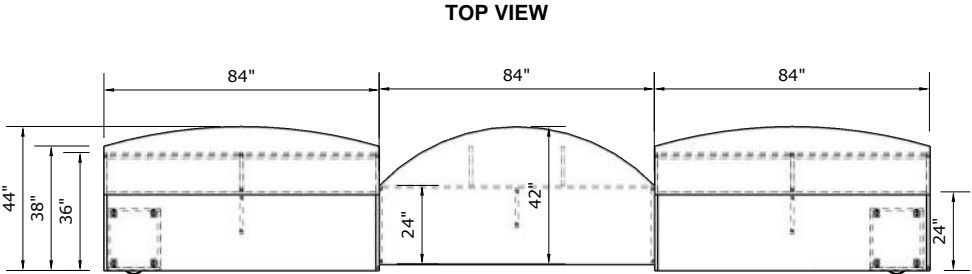
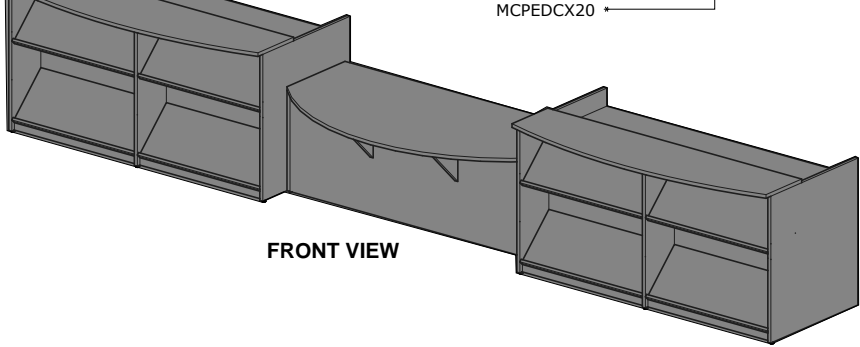
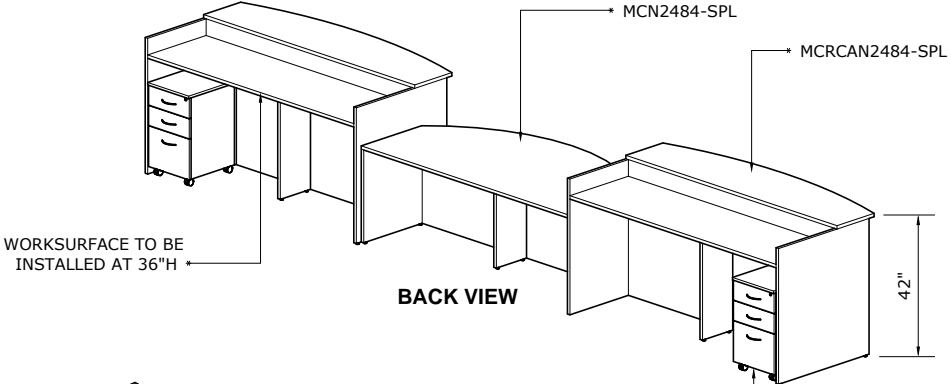
10



FPR 24-02 Welcome Desk



FPR 24-02 Welcome Desk



Currently under construction that will include new HVAC and paint



EXAMPLES

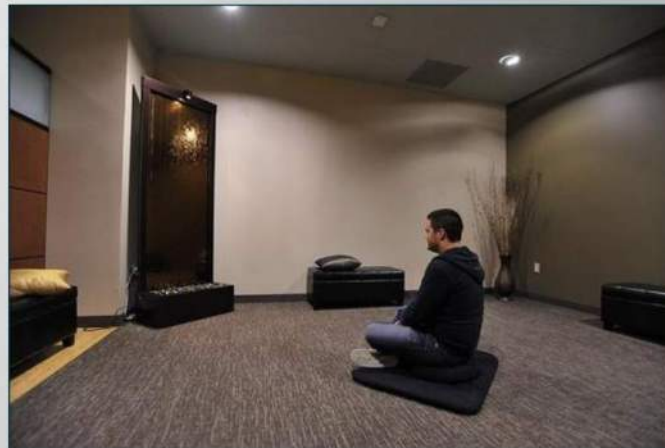


Meditation Room, University of Redlands

- ▣ Meditation
- ▣ Prayer
- ▣ Reflection
- ▣ Relaxation
- ▣ Yoga

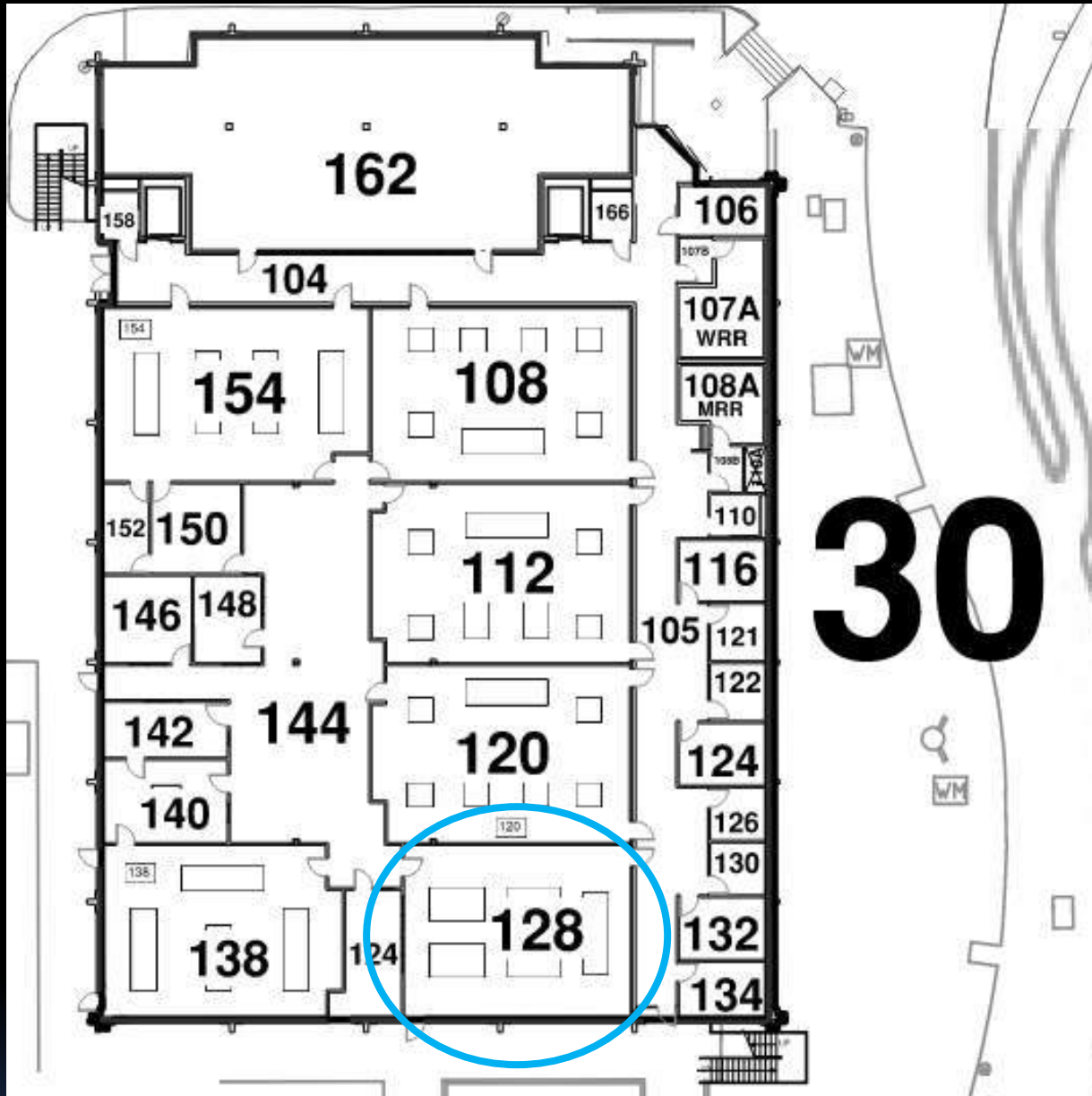
WHO WILL BENEFIT?

- ▣ Students
- ▣ Staff
- ▣ Institution
- ▣ Community



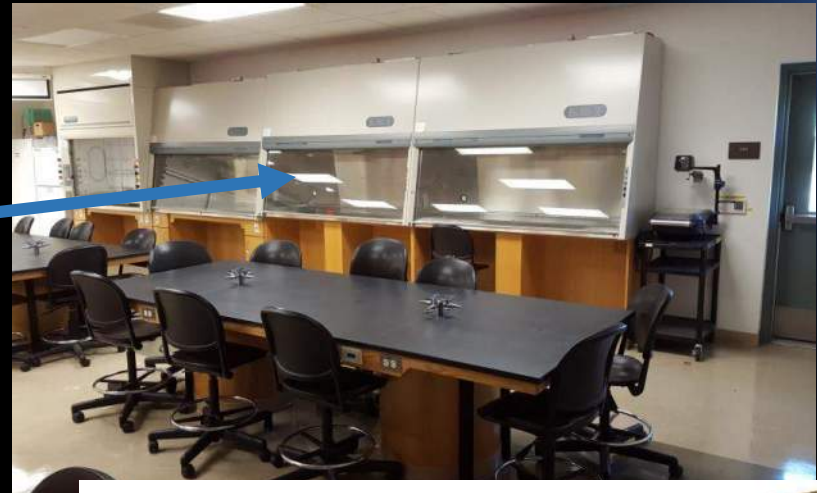
Meditation Room, Santa Clara University

FPR 24-09 New Cabinets in Biology Bldg 30-128



History for the needed cabinets

- Three chemical hoods were removed
- A temporary countertop was installed

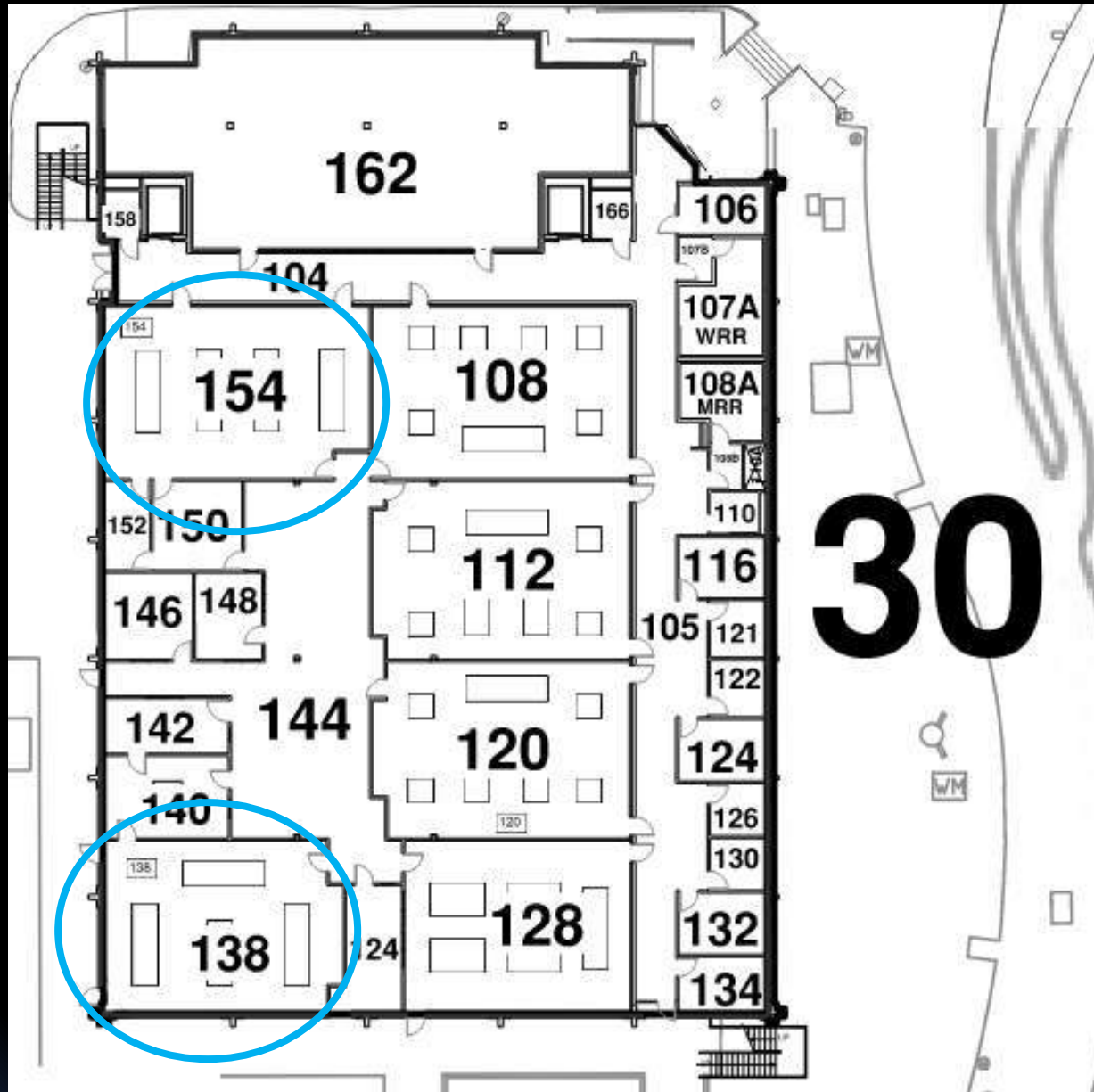


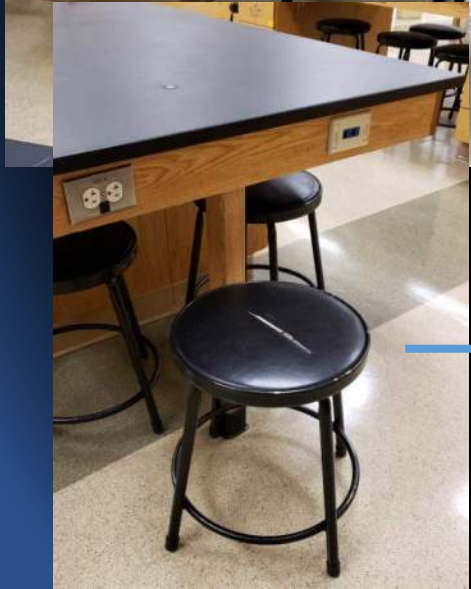
New FPR

- Add upper cabinets similar to the other side of the lab



FPR 24-11 Biology Chairs





→ Change stools out with chairs with backs ←



FPR Form 2

- 8) **FMO Impact:** Will your project require extensive labor or time from Facilities, Maintenance, & Operations staff?
 Yes
 No
 Unsure
- 9) **Benefit and Impact on Students:** How will this resource impact students' learning and/or experience (at the course/program/service level and/or engagement level)?
- 10) **Benefit and Impacts to the College Campus:** (How will this project enhance or impact other college programs, services, and/or operations?)
- 11) **Project support:** Does your project support one or more of the following? If so, please explain.
 College or District Facilities Master Plan _____
 Sustainability Impact _____
 ADA accessibility _____

Director's Report

TOTAL ESTIMATE COST	\$0	Including Public Works & Engineering
POSSIBLE COST REDUCTION	\$0	
TOTAL COST WITH REDUCTION	\$0	
Possible Criteria Scores: 0-5 with 5 the highest score		
(1) CONSTRUCTION IMPACT ON STUDENTS/STAFF	0	
(2) CONTINUAL IMPACT ON FMO	0	
(3) CONSTRUCTION IMPACT ON FMO	0	
(4) PROJECT PHYSICAL FEASIBILITY	0	
(5) PROJECT SUPPORT FEASIBILITY	0	
(6) COST FEASIBILITY	0	
(7) PROJECT START/FINISH FEASIBILITY	0	
NOTES		
Impact Score	0 through 4 (0= lowest, 4= highest)	
Feasibility Score	0 through 4 (0= lowest, 4= highest)	
Public Bid	0	
DSA	0	
Gafcon	0	
Proj. Manager	0	
In-House	0	
Contractor	0	
Join Projects	0	

FPR - Facilities Project Request Scorecard - Facilities Committee

Project Title:

FC Member:

Possible Criteria Scores: 0-5 with 5 the highest score

REFER TO QUESTION	CRITERIA	CRITERIA SCORE
Benefits and Impacts		
A	3,4,9 Direct/indirect benefit for students	0
B	3,4,9 Direct/indirect impact on students (0 = Impact, 5 = No Impact)	0
C	3,4,10 Benefit for other depts., services, programs	0
D	3,4,10 Impact on other depts., services, programs (0 = Impact, 5 = No Impact)	0
E	5 Mission Priority	0
F	5 Strategic Goals	0
Project Support		
G	6 Legal Mandate	0
H	6 Program/College Accreditation Criteria	0
I	6 Health/Safety/OSHA Priorities	0
J	6 Critical Threshold of Educational & Support Services	0
K	6 Essential Operations	0
L	6 College or District Facilities Master Plan	0
M	6 Sustainability Impact	0
N	6 ADA Accessibility	0
Budget		
O	12 Potential/Recommended funding source	0
P	12 One-Time Cost Effectiveness	0
Q	12 Projected Long-Term Effectiveness	0
R	12 Effective Life-Cycle (Replacement Time)	0
S	12 Cost Feasibility	0
Timeline		
T	7,13 Urgent Need	0
U	7,13 Project Start/Finish Feasibility	0
		Project Total Score Out of %100
Comments:		0
Facilities Director Report		
Director's (1)	Construction impact on students/staff (0 = Impact, 5 = No Impact)	0
Director's (2)	Continual impact on FMO (0 = Impact, 5 = No Impact)	0
Director's (3)	Construction impact on FMO (0 = Impact, 5 = No Impact)	0
Director's (4)	Project Physical Feasibility	0
Director's (5)	Project Support Feasibility	0
Director's (6)	Cost Feasibility	0
Director's (7)	Project Start/Finish Feasibility	0
		Project Total Score Out of %100
Comments:		0

FACILITIES COMMITTEE AGENDA

1. Welcome/Introductions - Jennifer
2. Agenda – Additions/Deletions – Jennifer
3. Approve Meeting Minutes – Jennifer
4. 5-Minute Public Comment – Jennifer
5. Constituency Updates – Jennifer
 1. Admin Association
 2. Classified Senate
 3. Academic Senate
 4. ASGC
6. Space Utilization – Guest - DLR
7. AUP / FPR Prioritization – Loren
8. **Motorcycle Training Location – Chris Yatooma**
9. Construction Timeline and Impacts - Loren
10. Constituency Group Time - Jennifer

DATE 12/6/23

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DATE 12/6/23

Ribbon Cutting – Feb 15, 4 PM



GROSSMONT
COLLEGE

Math, Science & Career Tech Complex Phase 2-Building 36



GROSSMONT
AND
CUYAMACA
COMMUNITY COLLEGES

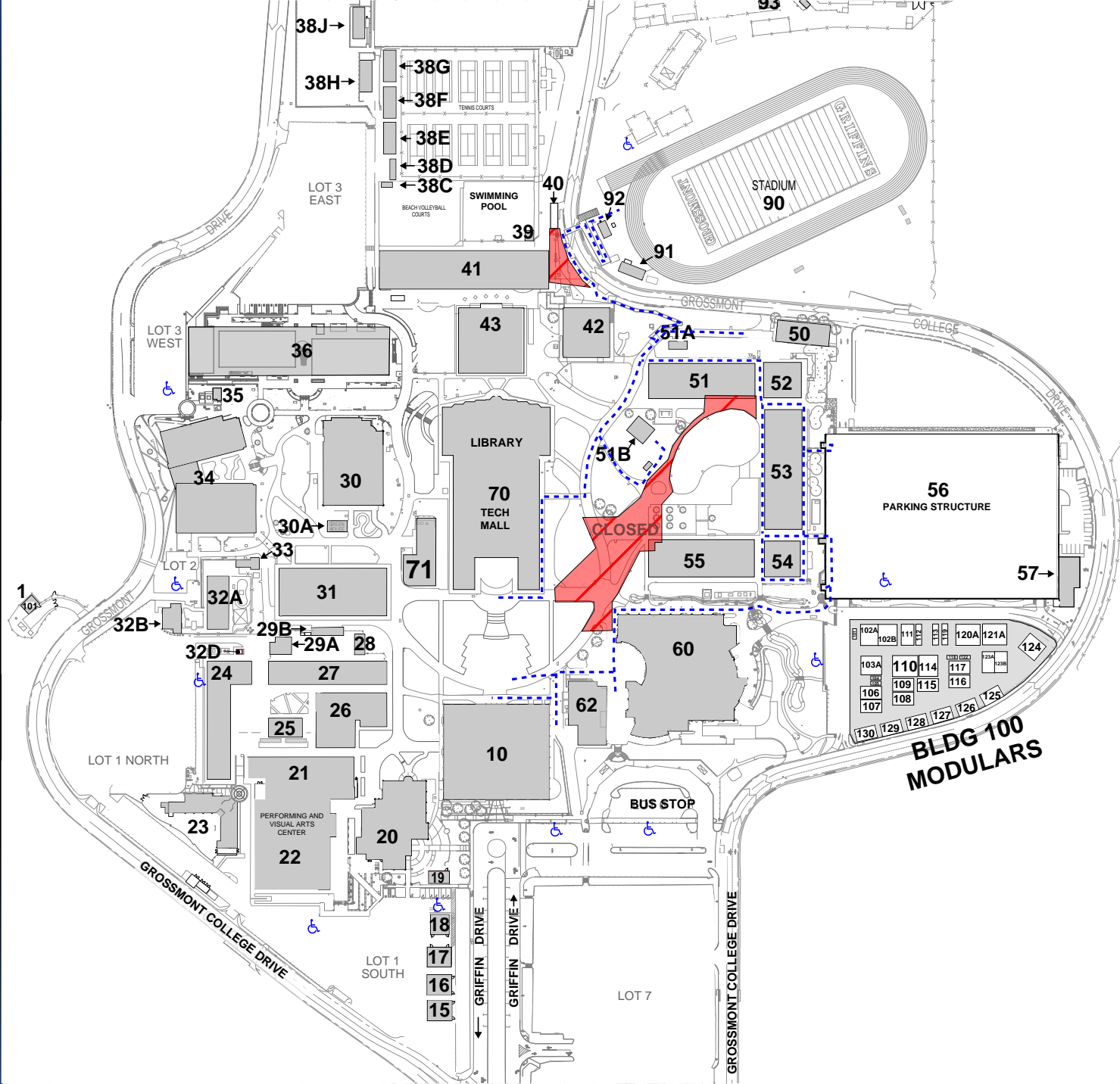


GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

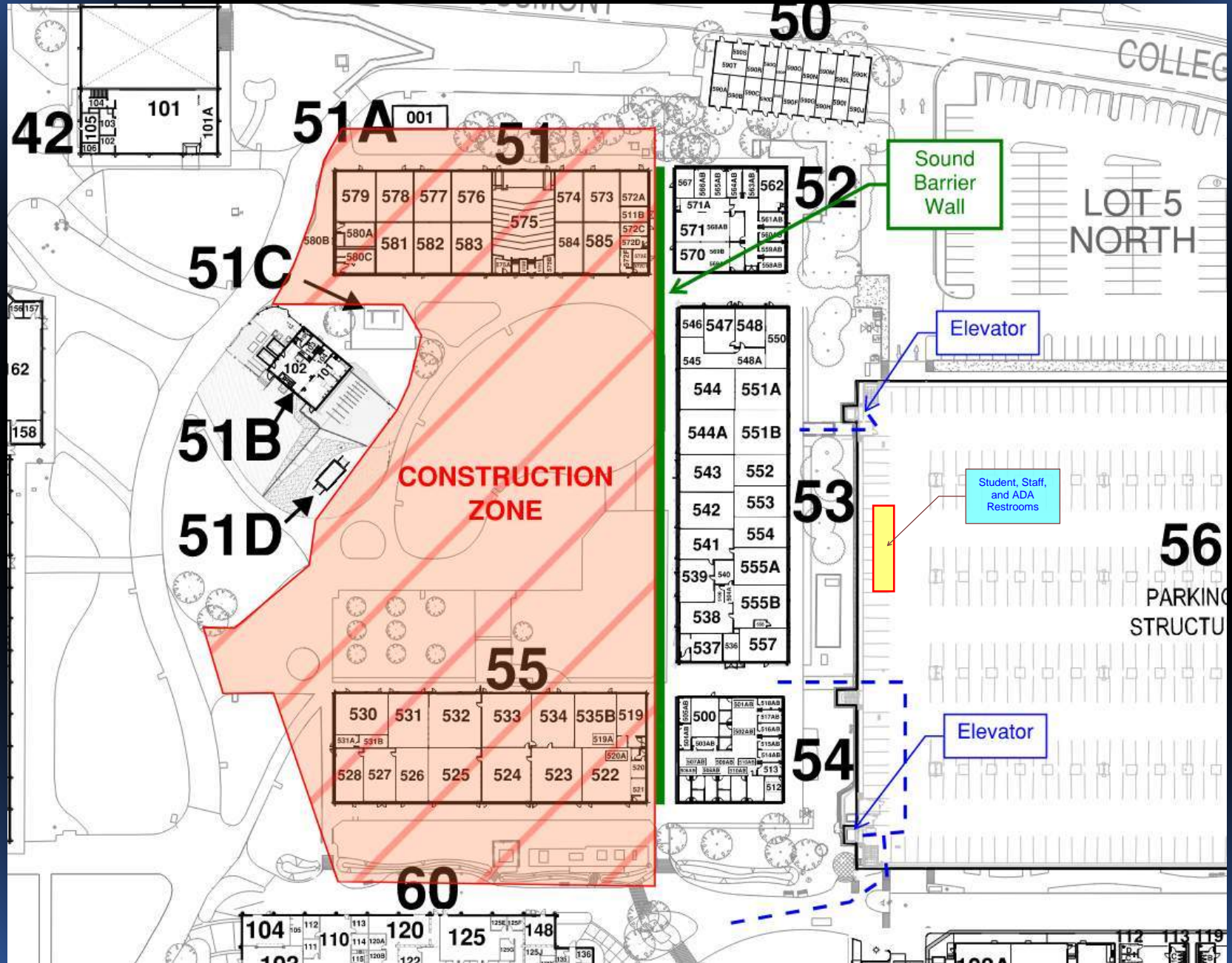
COMING IN **WINTER 2023**

View from lot 3 North



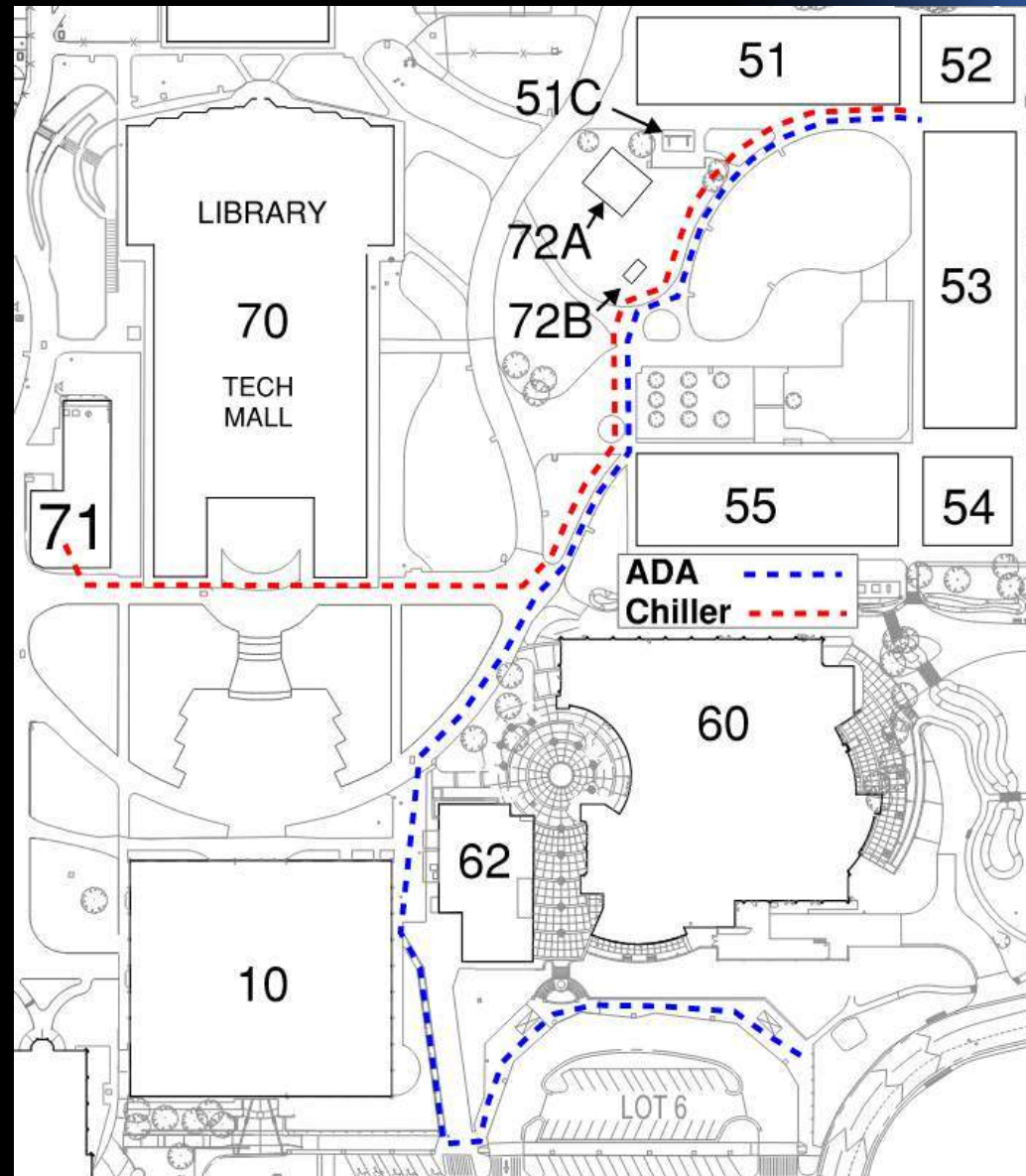


Bldg 51/55 Renovation



Building 52, 53, 54 Projects

- Extend Main Chiller Plant to Bldg 50s complex.
 - ONGOING -
- ADA concrete upgrades from bus stop to Bldg 50s complex.
 - COMPLETED -
- Replace fan coils in Bldgs 52-54.
 - COMPLETED -
- Reduce fan coil noise in Bldg 53.
 - FEB - APRIL -
- Cosmetic upgrades in Bldgs 52-54 classrooms.
 - COMPLETED -



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