

# Initial Project Proposal

2022-2023

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Gymnasium Modernization**

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Proposal Name

**Grossmont-Cuyamaca Community College District**

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Community College District

**Grossmont College**

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College or Center

**July 1, 2019**

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Date

# FUSION2

FACILITIES UTILIZATION  
SPACE INVENTORY OPTIONS NET

## Gymnasium Modernization

### Initial Project Proposal (IPP)

**District:** Grossmont-Cuyamaca Community College District  
**College / Center:** Grossmont College  
**Project Name:** Gymnasium Modernization  
**Project Type:** Reconstruction

#### Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2022
Prelim. Plans:	\$193,495	\$178,610	Const. Cost Index: 6684
Working Draw:	\$187,480	\$187,479	5 yr. Plan Priority: 16
Construction:	\$3,560,636	\$3,560,635	Net ASF: 67
Equipment:	\$0	\$1,484	Total GSF: 20,687
	\$3,941,611	\$3,928,208	

**Total Cost:** **\$7,869,819**

**Project Description:** The Gymnasium building (building 42) on the Grossmont College campus was constructed in 1964 and has had no major upgrades since then. The building has a Facilities Condition Index of 40.7% suggesting its a prime candidate for renovation or possibly replacement. Many of the buildings systems are dysfunctional and have out lived their useful lives. This project will renovate or replace the aging 20,687 GSF building. That decision will be based on further investigation during the Final Project Proposal (FPP) phase.  
 The project will renovate or reconstruct 15,110 ASF in Physical Education space and 800 ASF in Office space.

**Master Plan Comments:** The 2013 District Facilities Master Plan highlighted five strategic areas of focus: student access, student learning and success, value and support of employees, economic and community development, and fiscal and physical resources. This project is integral to the path of successful implementation of the campus' strategic plan by providing the necessary learning and support spaces and technology that contribute to student success.

#### CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	Yes
Initial Study	No	No	No	Yes
Negative Declaration	Yes	No	No	No
Draft EIR	No	No	No	Yes
Final EIR	No	No	No	Yes

#### Type of Project and Qualifying Information:

- No **Life Safety Project** - Required Supporting report is attached and establish imminent danger
- Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines
- No **Infrastructure**  
Type of project: N/A
- No **Loss Imminent** - Loss or failure of infrastructure is imminent
- No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
- Yes **Instructional Space**  
Type of space: N/A

# FUSION2

FACILITIES UTILIZATION  
SPACE INVENTORY OPTIONS NET

## Gymnasium Modernization

### Initial Project Proposal (IPP)

Major ASF: N/A

Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio

No **Academic Support, Student Services or Administrative Space**

Type of space: N/A

Major ASF: N/A

Yes **Other Facility Projects**

Type of space: Alteration

Primary ASF of request space: Physical Educ.

Yes - There is an existing facility building in use for this proposed project

#### **Supplemental Information and Alternatives Explored**

Yes - There is an existing facility in use for this proposed project

Yes - Cost to reconstruct existing building is more than 50% of cost of a new building

Yes - Usage in the new building will be the same as usage in the building replaced

NA - Replaced building will be demolished and costs are included in the project

Yes - Alternative instructional delivery system, distance learning, other such means

Yes - District or private funding sources

No - Other :

- Total construction period in number of Months:22

#### **Additional Forms/Pages enclosed**

Yes - District Five-Year Construction Plan or project related pages of said document

No - Critical Life-safety third party justification

No - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

Yes - Other FPP related forms: JCAF31, JCAF33, Summary Report

District Contact: Sue Rearic

Phone No: (619) 644-7000

Date: 06/06/2019 11:21 AM

Fax No:

Prepared By: Eric Mittlestead

E-mail Address: fpacs2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by: Cindy Miles / Chancellor  
Name / Title

[Signature] for C Miles 6-26-19  
Signature / Date



**DISTRICT** Grossmont-Cuyamaca Community College District (020)  
**CAMPUS** Grossmont College (022)

Project: Gymnasium Modernization

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	Capacity	Sec. ASF	Increase In Space
310	Office	0099	General Assignment	0	0		800	0	760	40
520	Athletics/Physical Education	0835	Physical Education	0	0		15,110	0	15,083	27
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>0 -</b>	<b>15,910</b>	<b>0</b>	<b>15,843</b>	<b>67</b>

Report Generated: 05/24/2019

**DISTRICT** Grossmont-Cuyamaca Community College District (020)  
**CAMPUS** Grossmont College (022)

**Project:** Gymnasium Modernization  
**Request For:** L  P  W  C  E  
**Date Prepared:** 05/24/2019  
**Prepared by:** Gensler/FPACS  
**Estimate CCI:** 6684  
**Estimate EPI:** 3607  
**CFIS Ref. #:**  
**DoF Project ID:**

	Total Cost	State Funded	District Funded	
			State-Supportable	Non State-Supportable
<b>1. Site Acquisition (Acres: 0)</b>	\$0			
<b>2. Preliminary Plans (Estimate CCI: 6684)</b>	\$372,105	\$193,495	\$178,610	\$0
A. Architectural Fees (for preliminary plans)	\$211,637			
B. Project Management (for preliminary plans)	\$60,468			
C. Division of the State Architect Plan Check Fee	\$0			
D. Preliminary Tests (soils, hazardous materials)	\$20,000			
E. Other Costs (for preliminary plans)	\$80,000			
<b>3. Working Drawings (Estimate CCI: 6684)</b>	\$374,959	\$187,480	\$187,479	\$0
A. Architectural Fees (for working drawings)	\$241,871			
B. Project Management (for working drawings)	\$0			
C. Division of the State Architect, Plan Check Fee	\$85,812			
D. Community College Plan Check Fee	\$17,276			
E. Other Costs (for working drawings)	\$30,000			
<i>(Total PW may not exceed 13% of construction)</i>				
<b>4. Construction (Estimate CCI: 6684)</b>	\$6,046,784	\$3,023,392	\$3,023,392	\$0
A. Utility Service	\$175,000			
B. Site Development, Service	\$215,000			
C. Site Development, General	\$195,000			
D. Other Site Development	\$0			
E. Reconstruction	\$5,302,703			
F. New Construction (building) (w/Group I equip)	\$0			
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$159,081			
H. Other	\$0			
<b>5. Contingency</b>	\$423,274	\$211,637	\$211,637	\$0
<b>6. Architectural and Engineering Oversight</b>	\$151,169	\$75,585	\$75,584	\$0
<b>7. Tests and Inspections</b>	\$369,266	\$184,633	\$184,633	\$0
A. Tests	\$60,468			
B. Inspections	\$308,798			
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$130,778	\$65,389	\$65,389	\$0
A. Construction Management	\$120,936			
B. Labor Compliance Program	\$9,842			
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$7,121,271	\$3,560,636	\$3,560,635	\$0
<b>10. Furniture and Group II Equipment (Estimate EPI: 3607)</b>	\$1,484	\$0	\$1,484	\$0
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$7,869,819	\$3,941,611	\$3,928,208	\$0



12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0.00	\$0	\$0
Reconstruction	20,687	15,910	0.77	\$333	\$256

13. Anticipated Time Schedule				
Start Preliminary Plans	08/01/2022	Advertise Bid for Construction		06/01/2024
Start Working Drawings	02/01/2023	Award Construction Contract		08/01/2024
Complete Working Drawings	08/01/2023	Advertise Bid for Equipment		07/01/2025
DSA Final Approval	04/01/2024	Complete Project		06/01/2026

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$193,495	\$178,610	\$0	\$178,610
Working Drawings	\$187,480	\$187,479	\$0	\$187,479
Construction	\$3,560,636	\$3,560,635	\$0	\$3,560,635
Equipment	\$0	\$1,484	\$0	\$1,484
<b>Total Costs</b>	<b>\$3,941,611</b>	<b>\$3,928,208</b>	<b>\$0</b>	<b>\$3,928,208</b>
% of SS Total	50.09%	49.91%	<b>SS Total:</b>	<b>\$7,869,819</b>

**DISTRICT** Grossmont-Cuyamaca Community College District (020)  
**CAMPUS** Grossmont College (022)

**Project:** Gymnasium Modernization

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
300-355	Faculty Offices	0099 - 4999	General Assignment	0	0	800	760	40	\$26.37	\$1,055
520-525	Physical Education	0835, 0837		0	0	15,110	15,083	27	\$15.88	\$429
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>15,910</b>	<b>15,843</b>	<b>67</b>	<b>-</b>	<b>\$1,484</b>

Report Generated: 05/24/2019

GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT (020), GROSSMONT COLLEGE (022): 43 GYMNASIUM

**Description:**

The Gymnasium building (building 42) on the Grossmont College campus was constructed in 1964 and has had no major upgrades since then. The building has a Facilities Condition Index of 40.7% suggesting its a prime candidate for renovation or possibly replacement. Many of the buildings systems are dysfunctional and have out lived their useful lives. This project will renovate or replace the aging 20,687 GSF building. That decision will be based on further investigation during the Final Project Proposal (FPP) phase.

The project will renovate or reconstruct 15,110 ASF in Physical Education space and 800 ASF in Office space.

**Project Type:** Reconstruction

**Occupancy Year:** 2025-26

**District Priority:** 16

**CCI:** 6684

**Net ASF:** 67

**Last Edit Date:** May 24, 2019

**Online:** No

**Acres:** 0

**Contact:** Sue Rearic

**EPI:** 3607

**Total OGSF:** 20,687

**Last Edit By:** Eric Mittlestead

**Complete:** No

**Project Score:**

Score Type	Score	Supporting Data
Age of Building or FCI	106	Applied Age: 53
Activates Unused Space	0	No, project does not activate unused space (room use 050)
Local Contribution	50	District Contribution: 50%
<b>Total Score</b>	<b>156</b>	

**Space Analysis:**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	0	800	0	0	15,110	15,910
Secondary ASF	0	0	-760	0	0	-15,083	-15,843
Net ASF	0	0	40	0	0	27	67
Applied Net ASF	0	0	40	0	0	N/A	40
Net Capacity Change	0 WSCH	0 WSCH	0 FTE	0 ASF	0 ASF	N/A	
<b>Initial Cap/Load (FY2022)</b>	<b>120%</b>	<b>164%</b>	<b>91%</b>	<b>76%</b>	<b>74%</b>	<b>N/A</b>	<b>0%</b>
<b>Final Cap/Load (FY2025)</b>	<b>93%</b>	<b>187%</b>	<b>83%</b>	<b>95%</b>	<b>82%</b>	<b>N/A</b>	<b>0%</b>

**Project Cost:**

Phase	FY	State Funds	Non-State Funds	Total Cost
Preliminary Plans	2022-23	\$193,495	\$178,610	\$372,105
Working Drawings	2022-23	\$187,480	\$187,479	\$374,959
Construction	2023-24	\$3,560,636	\$3,560,635	\$7,121,271
Equipment	2023-24	\$0	\$1,484	\$1,484
<b>Project Total</b>		<b>\$3,941,611</b>	<b>\$3,928,208</b>	<b>\$7,869,819</b>