



FACILITIES

ANNUAL REPORT
2024-2025

GRCC



A LETTER FROM THE EXECUTIVE DIRECTOR OF FACILITIES

Welcome to the Facilities Department's first annual report! This marks an exciting step for our team, and we are thrilled to share the work we do every day to support student success and a vibrant campus experience.

Facilities may not always be front and center, but our role is essential. Whether it's ensuring classrooms are comfortable and clean, systems are functioning efficiently and safely or spaces are thoughtfully designed, our mission is to create an environment where learning can thrive.

Over the past year, we've taken on a range of important work — from modernizing building systems and responding to service needs to managing multi-million-dollar construction projects. At every step, we've prioritized sustainability and energy management. That means reducing waste, improving HVAC efficiency, upgrading lighting systems and supporting college-wide goals around carbon reduction and climate action. These choices help us save money, protect natural resources and create healthier spaces for everyone on campus.

Our work is ultimately about people — and it takes a strong team to do it well. I'm proud of the collaboration, problem-solving and mutual respect that define the Facilities Department. Our staff show up every day with professionalism and a shared commitment to service. Together, we support students, faculty and staff, and their success, and help ensure GRCC remains a safe, welcoming and forward-thinking place to learn and work. Thank you for taking the time to explore our report and learn more about the people and values behind the scenes.

Sincerely,

A handwritten signature in black ink, appearing to read "J. VanDokkumburg".

James VanDokkumburg
Executive Director of Facilities
Grand Rapids Community College

FACILITIES TEAM

LEADERSHIP

James VanDokkumburg, Executive Director of Facilities

Abbot Kastanek, Director of Facilities

Nicholas Elgersma, Assoc. Director of Facilities Management

Thomas Vos, Associate Director of Facilities Operations

Isandro Rosa-Gomez, Facilities Manager

Tyler Kaines, Energy Project Manager

Michael Taubert, Building Access and Security Specialist

Jeanne Lacy, Support Staff

Lilliana Pattillo, Ferris State University Intern

BUILDING MANAGERS

Esequiel Cortez

Administration Building

Calkins Science Center

Custer Alumni House

Gerald R. Ford Fieldhouse

Parking Ramp B

Steven C. Ender Hall

Snedden Hall

White Hall

Robert Green

Bostwick Office Suite

College Park Plaza Building

Peter and Pat Cook Academic Hall

Raleigh J. Finkelstein Hall

Vacant

Albert P. Smith Music Center

Library and Learning Commons

Phyllis Fratzke Early Childhood Learning Laboratory

Student Center

Vacant

Lakeshore Campus

Leslie E. Tassell MTEC

Spectrum Theater

Wisner-Bottrall Applied Technology Center

GROUNDS

Joshua Thompson, Grounds Manager

Thomas Verstrate, Grounds Maintenance

Matthew Emmons, Hybrid Grounds/Custodial

PARKING RAMPS

Thomas Maier, Parking Ramp Manager

Stephen Veneklase, Assistant Parking Ramp Manager

SKILLED TRADES

CARPENTERS

Joseph Krussell

Ronald Luyk

Matt Vryhof

ELECTRICIANS

Mike Helsel

Dustin Mier

Travis Wabeke

HVAC

Wes Casarez

Stephen Gonzalez

Kevin Vadeboncoeur

PLUMBERS

Marty DeVries

Jim Hudson

UTILITY MAINTENANCE

Austin Dent

Jeremy Manning

Randall Sheridan

CUSTODIANS

GRCC's 63 custodians span three shifts to keep 24 buildings and the campus clean and ready for students, faculty and staff.

PROJECTS AND MASTER PLANNING

FORD FIELDHOUSE AND RECREATION CENTER

The past year has seen many changes at the Ford Fieldhouse. We've celebrated each milestone along the way and, in just a few months, it will be open and ready for use!

Demolition began in July 2024, and construction commenced in November 2024. One of the most exciting features is the new turf field. Instead of tearing out the pool, the design team and stakeholders decided to take a more sustainable and creative approach by filling in the shallow end and converting the deep end into storage. GRCC will be one of the few community colleges in the state with an indoor turf facility.

The old racquetball courts were next. We removed the cement walls of the individual courts, widened the doorways and added windows to create the beginnings of the new Fitness Center.

The last few months have been busy with electrical, plumbing, heating, cooling and IT infrastructure installation. Final touches like furniture and finishes have been picked out, and construction is on schedule to be completed by fall of 2025.

LEARNING RESOURCE CENTER

The Facilities team has been busy with the Learning Resource Center (LRC) renovation. This \$35 million project includes \$16.8 million funded through the State of Michigan as a capital outlay project.

The Facilities Department and the project's architectural and engineering firm provide documentation needed for approvals from the Michigan Department of Technology, Management and Budget (DTMB) for various milestones of the project.

The project began with emptying the building — which was a huge undertaking! Facilities collaborated with the occupants and a moving company to remove all items and find temporary homes for the various services.

Next, skilled trades met with architects to assess the infrastructure. Abatement started in early April, and demolition began later that month. We sent out construction bids in May and presented subcontractor awards to the State of Michigan for their approval in June. With approvals now in hand, the vast majority of work is preparing to proceed, with completion in late 2026 predicted.

PARKING STRUCTURES AND PEDESTRIAN BRIDGE RESTORATION

Design for this project started in the fall of 2024. Facilities worked with WGI Engineering Firm for consulting, condition assessments, engineering, construction documents and bidding the project. WGI will continue to oversee work in the field.

The project has a target completion date of mid-August 2025 and will address the following areas.

Parking Structures

- Applied Technology Center: parking level
- College Park Plaza Parking: lower and upper parking levels
- Cook Academic Hall: G1 and G2 parking levels
- Ramp A level 6

Pedestrian Bridges

- College Park Plaza/Cook Academic Hall bridge
- Ramp A/RJF Hall bridge
- Ramp A/Learning Center bridge
- Cook Hall/Raleigh J. Finkelstein Hall stair tower entry bridge
- Ramp A/Student Center bridge
- Ford Fieldhouse bridge over Lyon St.
- Student Center South Stairs

ELEVATOR MODERNIZATION

Phase one of elevator modernization is complete. This included elevators at the Chiller Plant, Calkins Science Center Walkway, Calkins East, Calkins North, Calkins Main, Sneden Hall Shipping, Sneden Shipping Cab Reno, Administration Building, Ramp A, Tassell MTEC and Student Center Freight.

The project includes two more phases, which will span multiple years.

SPECTRUM BAKERY LOWER LEVEL

The lower floors of the Spectrum Bakery got an upgrade. The worn and cracked tile made it difficult to keep clean. We removed the tile and applied a two-part epoxy sand sub-base to the slab below. Once the first half of the floors were completed, we applied an epoxy floor coating and adjusted the drains to ensure proper drainage. We followed the same procedure on the second half of the bakery and completed the project at the end of the 2024-25 fiscal year.

COLLEGE PARK PLAZA WINDOWS

Engineering firm WGI provided consulting and engineering for this project. The work began in early June 2024 and will be completed in August 2025. All windows on the south, east and north elevations will be replaced. The west elevation was completed during the last fiscal year.

CHILLER REPLACEMENTS

Tassell MTEC's new chiller has been installed and completed just in time for summer.

OTHER PROJECTS

Cook Academic Hall OTA Apartment Sim Lab Dishwasher

Facilities updated the conditions of Room 421 Cook Hall to accommodate a dishwasher unit. This project required skilled trades to install power and water sources, as well as case work to secure the new dishwasher.

GRCC Police Station Painting and Lighting Improvements

The GRCC Police Station received painting updates and lighting upgrades, converting from fluorescent pendant lights to LED recessed lights. All the lighting work was done in-house.

Acoustic Pod

We worked with Trellis to install a Framery Q Pod, a self-contained, soundproof space, on the third floor of the Student Center. This space is designed for phone calls, team meetings and focused work or study.

Furniture Projects

- Applied Technology Center and Calkins faculty offices furniture upgrades
- College Park Plaza mezzanine
- Cook Academic Hall Provost's Office
- GRCC Police Station
- Raleigh J. Finkelstein Hall second floor huddle board replacement
- Stewart Edward White Hall library furniture
- Tassell MTEC Automation Lab library furniture

Wayfinding Signage

- Applied Technology Center addition LEED signage tour
- Calkins Science Center
- Campus elevator signage
- DeVos campus upgrades for GRPS and KISD signage
- Ford Recreation Center exterior and interior signage
- Student Center



Learning Resource Center



Pedestrian Bridge Project



Acoustic Pod



Spectrum Bakery Lower Level

IMPACT AND HIGHLIGHTS

SUSTAINABILITY AND ENERGY MANAGEMENT

In the fiscal year 2024-2025, GRCC reduced campus-wide total energy consumption by 382 MMBTUs. This is the equivalent of eliminating 20.23 tons of carbon emissions.

The greatest utility expenditure at GRCC is electricity, which was reduced in calendar year 2024 by 119,185 kWh, equating to roughly \$15,000 to \$20,000 in savings based on market pricing.

Retro-commissioning rebates and incentives included money received from the Applied Technology Center LEED rebate, Sneden Hall Ramp C LED lighting, Calkins Science Center lighting and Ramp B exterior lighting incentives. The total amount received was over \$64,000.

The ongoing Raleigh J. Finkelstein Hall Electronic Control Module (ECM) project added a frequency drive to the chiller. Estimated annual savings include 159,447 kWh of electrical reduction, \$18,336 in operating costs and a total project rebate of \$43,000.

The Applied Technology Center addition was awarded LEED Silver on September 20, 2024.

2025 marked the first time GRCC participated in the Campus Race to Zero Waste competition. Together, we collected over 25,000 pounds of recyclables and cardboard!

GRCC also competed in the Electronics Recycling category and collected 2,300 pounds of electronics. Participation was possible with the help of many Facilities team members and GRCC Sustainability Team.



HIGHLIGHTS INCLUDE

- Campus-wide reduced electricity use in 2024 including 119,185 kWh saved and \$15,000–\$20,000 cost reduction
- \$64,529.25 in retro-commissioning rebates and incentives for fiscal year 2023-2024
- RJF ECM project saved 159,447 kWh, saw a \$18,000 cost reduction and received a \$43,000 rebate
- Applied Technology Center addition awarded LEED Silver on Sept. 20, 2024

CUSTODIANS: CHAMPIONS OF THE FACILITIES TEAM

Sixty-three custodians spanning three shifts work hard day and night to keep the campus clean and ready for students, faculty and staff.

Green Products

Most products that are used for cleaning GRCC buildings are green certified. Green-certified products minimize environmental impact and create a healthier indoor environment. Facilities tests new green products regularly and recently switched to a bio-renewable window cleaner.

Ramps

This year, we made the switch to clean the parking ramps in-house. Thomas Maier and Steve Veneklase work third shift cleaning 1,045,313 square feet of parking ramps on GRCC's Main Campus.

Grounds

The installation of wireless irrigation around campus is almost complete. The irrigation system can be controlled using a smart device such as a phone or tablet. The controller can detect leaks and shut the system down if it detects an abnormal flow. Switching to this system is expected to save two to three million gallons of water and upwards of \$5,000 to \$10,000 annually.

HIGHLIGHTS INCLUDE

63 custodians, three shifts

397 sinks cleaned daily

386 toilets cleaned daily

126 urinals cleaned daily

1,402,808 sq. ft. of buildings cleaned

1,045,313 sq. ft. of parking ramps cleaned



IMPACT AND HIGHLIGHTS

SKILLED TRADES

The Facilities Skilled Trades team takes on a variety of projects around campus. There are 14 Skilled Trades personnel: three carpenters, three HVAC, two plumbers, three electricians and three utility maintenance. This group collaborates on projects with each other and with outside vendors. The skilled trades team handled 2,160 work orders submitted through the Facilities Management System (FMX).

This year's projects include:

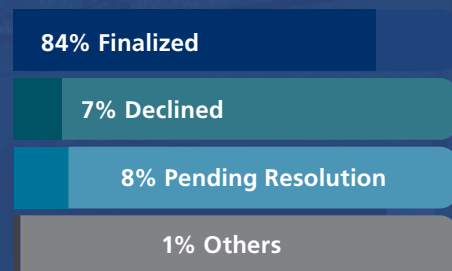
- LED lighting upgrades to Calkins Science Center
- Air compressor upgrades at Tassell MTEC and the Plastics Lab
- Apiary deck
- Demising wall RJF 315
- Provost Office upgrades in Cook Hall
- Spectrum lower level lighting upgrade
- Wireless irrigation updates



REQUESTS BY TYPE

- 20% Carpentry
- 17% Electrical
- 14% General Craftsman
- 10% Heating & Cooling
- 7% Painting
- 18% Plumbing
- 14% Others

TOTAL REQUESTS



REQUESTS BY BUILDING

309	Wisner-Bottrall Applied Technology Center
300	Raleigh J. Finkelstein Hall
240	Peter and Pat Cook Academic Hall
220	Calkins Science Center
134	College Park Plaza
120	Leslie E. Tassell MTEC
114	Student Center
114	Snedden Academic Hall
111	Gerald R. Ford Fieldhouse
90	Phyllis Fratzke Early Childhood Learning Laboratory
85	Spectrum Theater
74	Administration Building
72	Ramp A (Bostwick Office Suite)
69	Ramp B
70	Lakeshore Campus
43	Albert P. Smith Music Center
35	Steven C. Ender Hall
30	Stewart Edward White Hall
26	Custer Alumni House
27	Learning Resource Center
20	Juan Olivarez/Bostwick Commons
9	Ramp C
5	Chiller Plant
3	Ford Recreation Center
2	Belknap Park

BUILDING ACCESS AND SECURITY

CARD READERS AND ELECTRONIC ACCESS

Access to specific doors in buildings has been limited to maintain a higher level of security around campus.

There are 203 doors on campus equipped with card readers.

We have also implemented an electronic access form to reduce lead times for access requests and to increase accountability in the key and card issuing process. These forms are simple to use and users can track the progress of their requests online.

There have been 553 requests for access, which is a combination of keys and RaiderCard this fiscal year.

NEW INNOVATIONS

New electronic access products are continuously tested to enhance security, provide real-time monitoring and control and improve compliance with industry standards. It also allows for efficient management of access levels.

In the GRCC Police and Facilities areas, two wireless card readers with electrified mortise locks have been installed. This product enables the addition of electronic access to older buildings that are more challenging to run hard wires to. These locks have been in service for about a year now and have been vetted, and could be rolled out into those hard-to-service areas.

Currently, with the Ford Recreation Center project, GRCC's commitment to electronic access, which aims to minimize the issuance of brass keys, will be tested. There will be an additional 52 readers installed.

The LRC project will introduce a new technology that facilitates easier installation and utilizes a product that reduces its energy usage by more than half. The current plan is to install 132 of these electronic units on all LRC doors, making this the first building to be 100% electronic on doors that are conducive to electronic devices. All offices will have card readers, and a limited number of keys will be issued for this building.

LOOKING FORWARD

MISSION AND VISION

The Facilities Department creates, maintains and operates environments that foster student growth and learning. Well-maintained, quality facilities are vital to the college's mission and enrich the lives of our students and community.

GOALS AND PROJECTS FOR 2025-2026

Capital Project Planning and Development

- Ford Recreation Center project completion date of fall 2025
- Learning Resource Center (LRC) ongoing construction and collaboration with the State of Michigan
- High-level conceptual design for College Park Plaza renovation
- Admin Office improvements
- Student Center/Ramp A end-of-life planning

Deferred Maintenance Project Development and Implementation

- Plan and complete infrastructure and deferred maintenance projects, both large and small, prioritized by need, condition, age and negative outcomes if not completed

Champion Sustainability as a College-Wide Strategic Initiative

- Adopt best practices where practical and attainable
- Expand programs that lessen GRCC's waste and carbon footprint

Fiscal year 2025-2026 will be an exciting year with new projects beginning, ongoing ones and the completion of others. Deferred maintenance never ends; it is part of facilities work. There are known deferred maintenance projects that will be addressed this next year, as well as some unexpected ones, which is the nature of maintaining building infrastructure. Overarching the work in the coming year is the college's strategic initiative of championing sustainability by being leaders in environmental responsibility.

In closing, we are proud of this department's accomplishments this past year and grateful for the opportunity to do what we do. Thanks to our dedicated team in the office and in the field for all they do each day and for their commitment to the department's mission and vision. We look forward to the coming year and all the things to come.





