



## **MEASURE G BOND OVERSIGHT COMMITTEE ANNUAL REPORT FOR 2013-14**

### **Message from Mr. Albert Hofmann, Chair of the Measure G Bond Oversight Committee**

As chair of the Measure G Bond Oversight Committee of Glendale Community College, I am pleased to report to the community the continued successful utilization of the funds provided to the college by the passage of Measure G in March 2002.

The committee met two times (August 5, 2013 and February 3, 2014) this year where the status of the Measure G “projects” and financial information were reviewed.

During fiscal year 2013-14, Measure G funds were expended on the following projects:

#### **Lab/College Services Building**

The Lab/College Services building will be located just west of the parking structure and will house some of the Student Services departments including Admissions and Records, Counseling, Financial Aid, EOP&S and DSP&S. In addition, there will be labs and classrooms. Funding for this project is from a state bond with matching Measure G funds.

This project was scheduled to receive state funding for construction from the 2006 state construction bond. Unfortunately, emergencies at two other colleges requiring capital outlay funds for health and safety projects received funding and bumped the Lab/College Services Building off the list of funded projects. With the downturn in the economy, construction bids were coming in below budgets and funds were reverting back to the state. In 2012-13, sufficient funds reverted back, so that \$41.2 million became available for this project.

A construction bid package was developed and submitted to the Chancellor's Office in May 2013. The Chancellor's Office and the Department of Finance approved the package to proceed to bid on May 21, 2013. Bid packages were mailed and the project was publicly advertised. The college received nine bid packages, all from reputable companies. The bid amounts were tightly grouped ranging from \$34,678,000 to \$37,997,000. The lowest bid was from Mallcraft, Inc. A recommendation to award the contract to Mallcraft contingent upon state approval was approved by the Board of Trustees on July 31, 2013. Mallcraft's bid package was submitted to the Department of Finance on August 22, 2013. The Department of Finance provided its official approval to award the construction contract and released \$33,570,000 in state funding. The college's match from Measure G funds was set at \$5,465,000. Included in this funding was a \$2,122,000 contingency reserve. The college signed the contract with Mallcraft at the end of August, 2013.

In September, perimeter fencing and signage were installed to secure the worksite and demolition and site work began. The first major task in the project was the drilling of the piles for the shoring wall. In drilling the holes, ground water was discovered which required the need for water pumps to remove the water before the concrete pillars could be poured. In other areas, excessive bedrock was found resulting in additional work to drill the holes. The pouring of the piles for the shoring wall was completed in December 2013.

The installation of tiebacks for the shoring wall was the next major task. In drilling the tiebacks, a draining system was discovered. The draining system was operational and additional work was needed to ensure proper drainage. Movement of fire lines and other utilities were needed. In lieu of additional excavation to repair the existing drainage system, an alternative option was developed that was much more cost effective. Backing was added to the shoring wall to waterproof the system and a granular material was added at the base. Engineers reviewed the change and determined that this option would provide sufficient drainage.

The excavation work for the foundation of the building again discovered areas with ground water. Additionally, several unstable soil conditions were discovered. Since the foundation of the building must sit on a hard surface such as bedrock, additional excavation had to be performed until bedrock was hit. A slurry backfill was then poured to ensure a stable foundation.

The presence of ground water, the excessive bedrock conditions, the discovery of the existing underground drainage system and the destabilized soil under the foundation resulted in additional work and cost. Over two thirds of the \$2.1 million contingency

reserve was expended and there were concerns that the project was not going to be completed within budget. The college filed an appeal to the state for a return \$1.385 million of project funds due to the unforeseen conditions in preparing the site. When the construction contract was awarded to Mallcraft, approximately \$5 million of the original appropriation had reverted back to the state and it was hoped that the project budget could be augmented with some of these funds. The Department of Finance approved the claim for additional costs. The additional costs were prorated between the state and the college in an 86% to 14% ratio resulting in an augmentation of \$1.19 million of state funding.

As of June 30, 2014, the following tasks have been completed on the Lab/college Services project:

- Grading and preparation of site
- Shoring wall
- Underground utilities with central plant tie-in
- Building foundation
- Interior wall forms and the pouring of concrete are currently in process.

### **Energy Conservation Projects**

A number of energy conservation projects were identified through a review of the facilities. The projects were sorted into three phases. At the August 26, 2013 board meeting, the Board of Trustees approved the use of \$1.5 million of Measure G funds for the Phase I projects. These funds were available from savings in the Lab/College Services building. Following is a list of projects that were funded:

- Installation of electric meters campus wide
- Lighting Upgrades
  - Library
  - Advanced Technology Building
  - Aviation Arts Building
  - Health Sciences Building
  - San Gabriel Building
  - Arroyo Seco Building
- Re-commissioning, upgrade and optimization of controls
  - Health Sciences Building
  - San Gabriel Building
  - Arroyo Seco Building

- Central Plant 2
- Library
- Advanced Technology Building
- Upgrade Library air handling unit

### **Summary of Measure G Projects**

<b>Project</b>	<b>Allocation as of June 2014</b>	<b>Expenditures as of June 2014</b>	<b>Total Available</b>	<b>Project Completion</b>
Lab/College Services	13,046,286	203,196	12,843,090	Fall 2015
LCS- Secondary Effects	1,456,976	35,281	1,421,695	Fall 2016
Energy Conservation - Phase I	1,500,000	415,258	1,084,742	Fall 2015
Server Room Upgrade	1,500,943	1,500,943	0	Complete
Cafeteria Remodel	498,500	498,500	0	Complete
Infrastructure	1,991,399	1,991,399	0	Complete
Planning	834,759	834,759	0	Complete
Technology	8,243,547	8,243,547	0	Complete
Garfield Campus	22,898,692	22,898,692	0	Complete
Facility Renovation	2,480,697	2,480,697	0	Complete
Allied Health	10,294,917	10,294,917	0	Complete
COPS Payment	306,453	306,453	0	Complete
Temp O & M Building	229,524	229,524	0	Complete
Network/Telephone	1,978,103	1,978,103	0	Complete
Science Center	6,989,932	6,989,932	0	Complete
Parking Structure	26,178,157	26,178,157	0	Complete
Health & Wellness	994,480	994,480	0	Complete
Athletic Facilities	4,417,324	4,417,324	0	Complete
Cost of Issuance	83,357	83,357	0	Complete
<b>Total</b>	<b>105,924,046</b>	<b>90,574,519</b>	<b>15,349,527</b>	

### **Annual Financial and Performance Audit**

At the February 3, 2014 meeting, the committee members were given a copy of the FY 2012-13 Financial and Performance Audit. The audit was performed by Vavrinek, Trine, Day & Company. On the financial audit, the College received an “Unqualified” opinion on its financial statements. On the performance audit, no exceptions were found in the disbursement of funds, compliance with Measure G Bond Initiative ballot language and the classification of expenditures.

During 2012-13, the College was in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution. Specifically, the College

expended bond proceeds on projects approved on the ballot and there were no expenditures for the College's operations. The committee continues to support and monitor the actions taken on behalf of the Measure G Bond program by the College administration.

I want to acknowledge the professional and thorough effort of Mr. Ron Nakasone for assembling all the pertinent data packages for the committee to review at our bi-annual meetings in order to inform the committee of all the building and expenditure activities for the preceding 6 month period that we need to verify compliance to the bond stipulations. I also want to commend Merrilee Ahaus for her accurate recording and preparation of our meeting minutes and advising the committee of meeting dates and other responsibilities.

Additionally, I would like to acknowledge and thank the following individuals who served on the Measure G Bond Oversight Committee during 2013-14:

Ms. Rick Barnes  
Mr. Michael Davitt  
Mr. Robert Gabon

Mr. Robert Hall  
Mr. Farshid Khosravi  
Mr. Hugh Yao

Respectively submitted,  
Albert Hofmann, Chair  
Measure G Bond Oversight Committee