



**Citizens' Bond Oversight Committee
Measure GC Progress Report
Glendale Community College
Project Updates**

August 3, 2020

Presented by Joel Peterson, Director of Facilities

Measure GC & Bond Priorities Report - July 2020

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
1 Athletics and Kinesiology Expansion and Seismic Retrofitting	\$ 40,000,000.00	\$ 36,826,113	\$ 17,840,000	\$ 3,173,887	75%	Construction
2 New Science Building and Ancillary Projects	\$ 100,500,000.00	\$ 11,418,229	\$ 5,928,475	\$ 89,081,771	35%	Designing
3 Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$ 5,625,000.00	\$ -	\$ -	\$ 5,625,000	5%	Designing
4 Instructional Building & Conference Center (IBCC)	\$ 68,000,000.00	\$ 1,248,698	\$ 102,850	\$ 66,751,302	15%	Designing
5 Administration Building for Human Resources	\$ 847,000.00	\$ 846,766	\$ 846,766	\$ 234	100%	Complete
6 San Rafael Renovations Second Floor	\$ 3,100,000.00	\$ 2,729,968	\$ 2,513,667	\$ 370,032	98%	Construction
7 San Gabriel First Floor-DSPS Office Space	\$ 1,500,000.00	\$ 78,000	\$ 64,917	\$ 1,422,000	35%	Designing
8 Welding Lab Alteration, Aviation Arts Building	\$ 5,300,000.00	\$ 4,141,219	\$ 2,368,939	\$ 1,158,781	75%	Construction
9 Garfield Campus Property Acquisition & Parking Construction	\$ 35,000,000.00	\$ 28,236,459	\$ 28,083,611	\$ 6,763,541	10%	Designing
10 Garfield Campus Mariposa Renovations	\$ 3,000,000.00	\$ 324,598	\$ 240,423	\$ 2,675,402	40%	Construction

Measure GC & Bond Priorities Report - July 2020 (Cont'd)

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
11 San Gabriel Second Floor Renovation for Math Department	\$ 3,800,000.00	\$ -	\$ -	\$ 3,800,000	30%	Designing
12 Montrose Campus (PDC/Citibank)	\$ 22,000,000.00	\$ 3,608,916	\$ 3,552,643	\$ 18,391,084	15%	Programming
13 Centralized Storage Building (To be included in NSB)	\$ 2,000,000.00	\$ -	\$ -	\$ 2,000,000	35%	Designing
14 Safety & Security	\$ 3,000,000.00	\$ 698,192	\$ 639,157	\$ 2,301,808	15%	In Progress
15 Technology	\$ 4,500,000.00	\$ 4,394,199	\$ 4,103,391	\$ 105,801	85%	In Progress
16 Capital Maintenance Projects	\$ 1,000,000.00	\$ 566,000	\$ 566,000	\$ 434,000	70%	Construction
17 Classroom/Lab Renovation Projects	\$ 5,500,000.00	\$ 5,263,326	\$ 5,135,413	\$ 236,674	50%	Construction
18 Infrastructure	\$ 6,600,000.00	\$ 6,495,855	\$ 5,226,985	\$ 104,145	75%	Construction
19 Energy Conservation (AWRP)	\$ 2,525,000.00	\$ 1,724,174	\$ 589,112	\$ 800,826	70%	Construction
20 Fire Academy Project (In partnership with the City of Glendale)	\$ 815,000.00	\$ 815,000	\$ 815,000	\$ -	100%	Complete
21 Sierra Vista Closeout	\$ 10,000,000.00	\$ 12,394,446	\$ 12,394,446	\$ (2,394,446)	100%	Complete
Approximate Cumulative Total \$325M plus interest less fees	\$ 324,612,000.00	\$ 121,810,158	\$ 106,190,842	\$ 202,801,842		

1. Athletics and Kinesiology Expansion and Seismic Retrofitting (aka Physical Education-PE, Verdugo Gym)



Description:

- Increment 1: Complete
- Increment II: Under Construction
 - Main Podium Deck Concrete Pour on 5/21
 - Main deck structural steel in progress
 - Target Completion is 8/2021
- Seismic Upgrade: Under Construction
 - Accelerated Construction Start on 4/13
 - Structural steel in Weight room complete by 7/20
 - Target Completion is 8/2020
- Project Status: Under Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,000,000.00	\$36,826,113	\$17,840,000	\$3,173,887	75%

2. New Science Building (NSB)



Description:

- New Science Building 90% Construction Documents (CDs) submitted to DSA in June 2020 and reviewer assigned
- Arroyo Seco, Santa Anita and Santa Barbara buildings will be demolished and a new elevator added to Camino Real
- Ancillary projects:
 - Central Plant 1 Upgrade operable by Dec 2022
 - Central Storage Facility incorporated on ground floor
 - San Gabriel building renovation for Math Department upon completion and move into of New Science Building
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
New Science Building and Ancillary Projects	\$100,500,000.00	\$ 11,418,229	\$5,928,475	\$89,081,771	35%

3. Central Plant #1 Expansion (New Science Building dependent on Central Plant Upgrade)

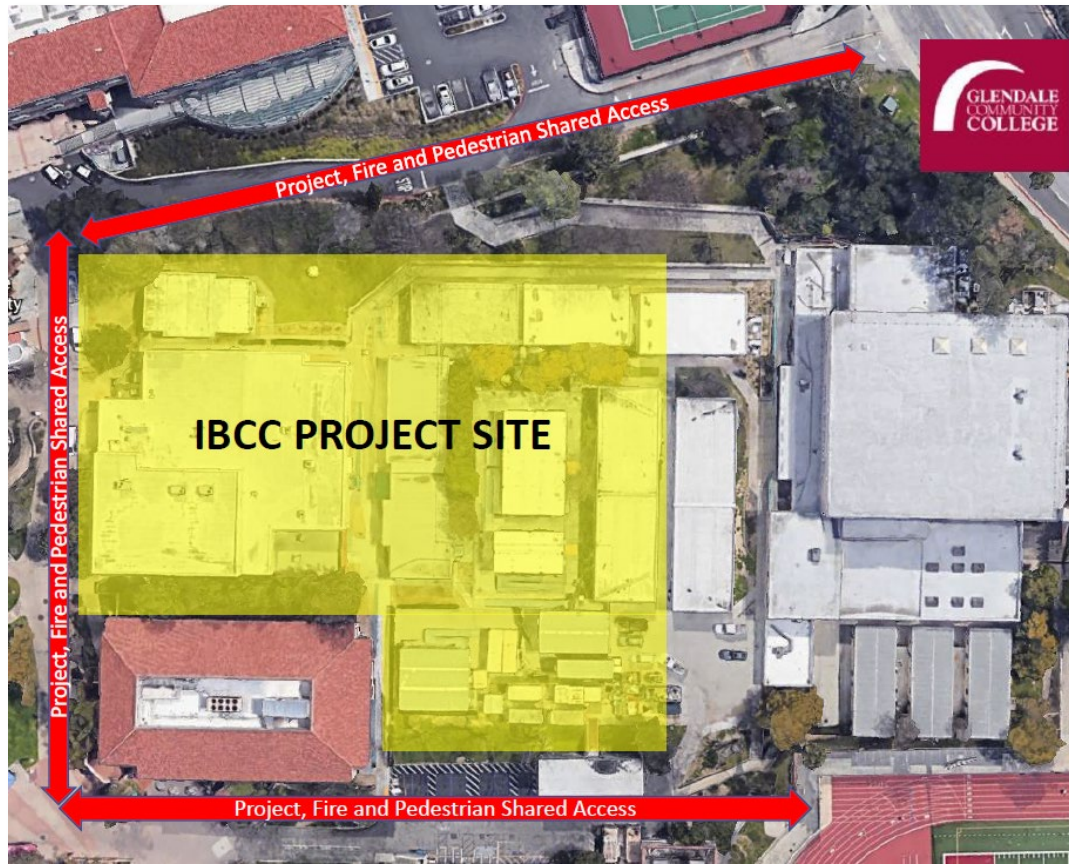


Description:

- Expand the Central Plant from its current approximate 500 ton capacity to over 1500 ton capacity in anticipation of the construction of the New Science Building (NSB) and the Instructional Building & Conference Center (IBCC).
- Intrinzec Group prepared design energy model specifications for issuance of RFP
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$5,625,000.00	\$ -	\$ -	\$5,625,000.00	5%

4. Instructional Building & Conference Center (IBCC)

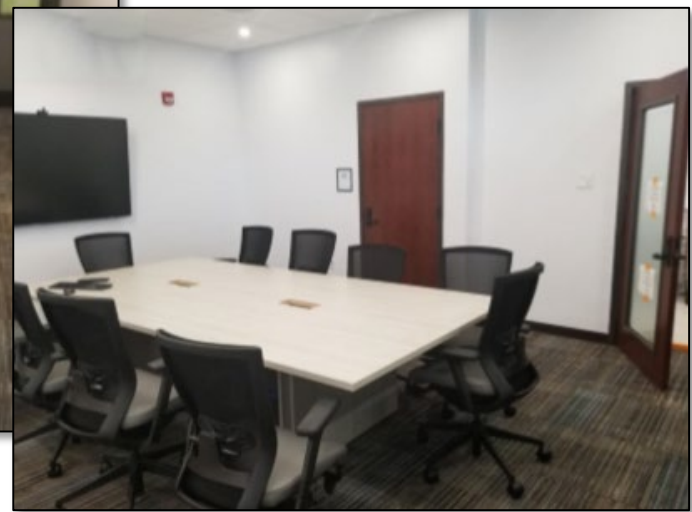
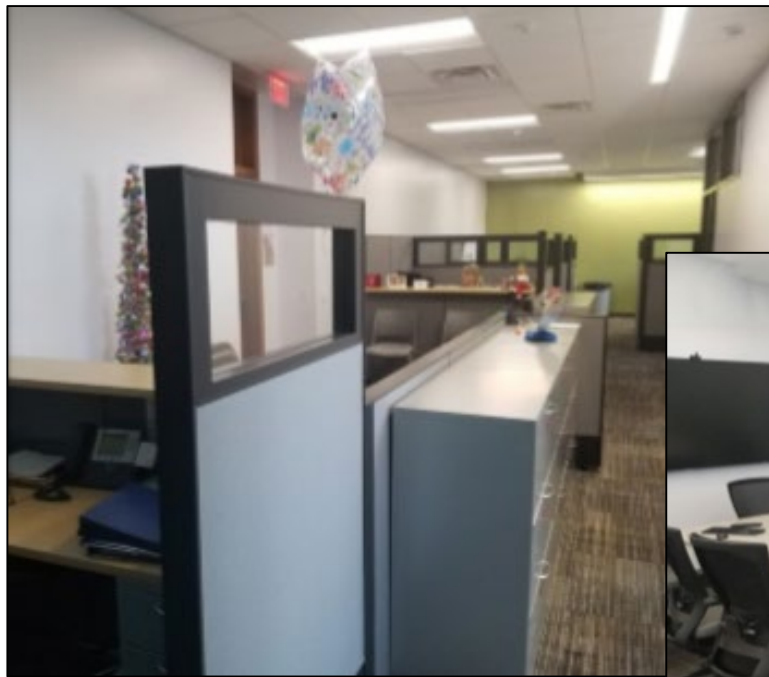


Description:

- Final Programming Document delivered March 2020
- Key programming and user requested modifications:
 - 3 music lecture classrooms at 1000 sf for a total of 3000 sf
 - Total of 7 private staff/faculty offices (6 faculty + 1 studio manager for Music) at 100 sf for a total of 700 sf
 - Added 200 sf for retractable bleachers or chair storage in Dance Studio for a total of 200 sf
 - Building approximately 72,500 sf
- Proposals for Design-Build procurement due July 22, 2020
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Instructional Building & Conference Center (IBCC) (fka MDI)	\$68,000,000.00	\$1,248,698	\$102,850	\$66,751,302	15%

5. Administration Building - Human Resources



Description:

- Converted 2,417 sf of existing vacant office space (formally admissions and records) within the first floor of the Administration Building into new offices for Human Resources.
- Project consisted of a reception space, both open and closed office space, two file storage rooms and a department conference room.
- Project Status: **Complete**

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Administration Building for Human Resources	\$847,000.00	\$846,766	\$846,766	\$234	100%

6. San Rafael Renovation Second Floor



Description:

- Renovate 2nd floor of San Rafael Building to house the following Departments:
 - Adjunct offices,
 - CalWorks,
 - Governance.
 - Student Equity, and
 - Title V
- Substantial Completion: June 2020 & Move-in by Fall 2020
- Furniture delivery & installation anticipated 7/20/2020
- Project Status: Under Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Rafael Renovations Second Floor	\$3,100,000.00	\$2,729,968	\$2,513,667	\$370,032	98%

7. San Gabriel First Floor Renovation Disabled Student Programs and Services (DSPS)



OFFICE 128

GLENDALE COMMUNITY COLLEGE SAN GABRIEL DSPS OFFICES
 INTERIOR VIEW - OFFICE 128
 07/02/20

Description:

- Convert approximately 3900 sf of vacant space on the first floor of the San Gabriel Building into office and instructional support space for Disabled Student Programs and Services (DSPS).
- Project will be advertised for bid upon receipt of DSA approval of raised floor redesign; stalled at DSA due to COVID-19
- Target Completion date was Fall 2020; delayed to Spring 2021
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Gabriel First Floor-DSPS Office Space	\$1,500,000.00	\$78,000	\$64,917	\$1,422,000	35%

8. Welding Lab Alteration, Aviation/Art Building

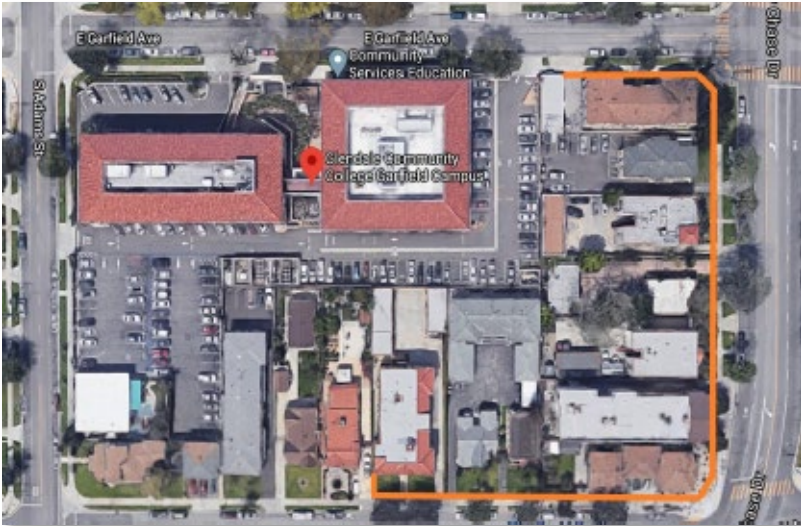


Description:

- Convert approximately 6,500 sf of existing space vacated by the Fire Academy in the Aviation/Art Building into a new Welding Technologies Lab; current facility is 1,728 sf
- New facility provides 29+1 ADA welding booths; current facility has 20.
- Welding Booth, Machinery, Equipment delays due to COVID-19
- Target Substantial Completion by August 2020
- Project Status: Under Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Welding Lab Alteration, Aviation/Art Building	\$5,300,000.00	\$4,141,219	\$2,368,939	\$1,158,781	75%

9. Garfield Campus Property Acquisition & Parking Construction



Description:

- LandLAB completed feasibility study for optimal land use
- Propose replacing with surface parking, landscaping, lighting, and signage
- Survey & HAZMAT studies completed for properties to be demolished
- Completed perimeter fencing of acquired properties as noted
- Project Status: Designing



Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Garfield Campus Property Acquisition & Parking Construction	\$35,000,000.00	\$28,236,459	\$28,083,611	\$6,763,541	10%

10. Garfield Campus Mariposa Renovation

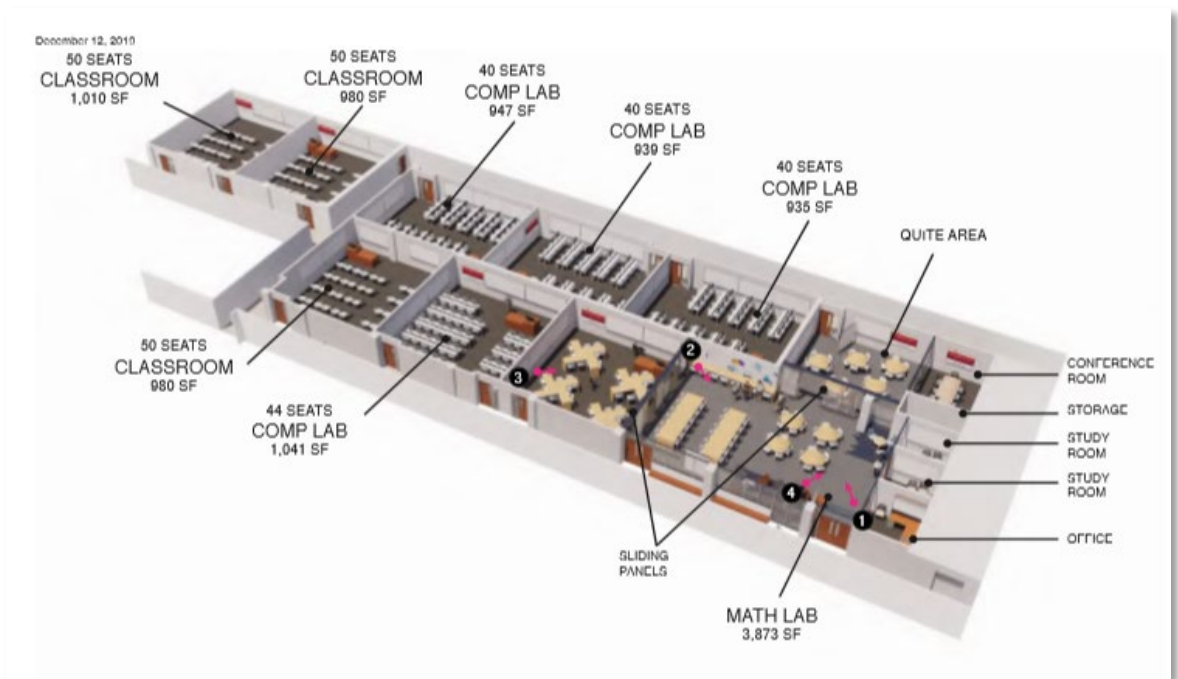


Description:

- Renovate various classrooms and office spaces to enhance the delivery of the learning environment and the outdoor courtyard areas and create an indoor café
- DSA Plan approval received and project bid on 7/6/2020
- NOITA issued to Legion Contractors, Inc. for lowest responsible bid for \$972k
- Project Status: Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Garfield Campus Mariposa Renovations	\$3,000,000.00	\$324,598	\$240,423	\$2,675,402	40%

11. San Gabriel Renovations-Math Department Relocation

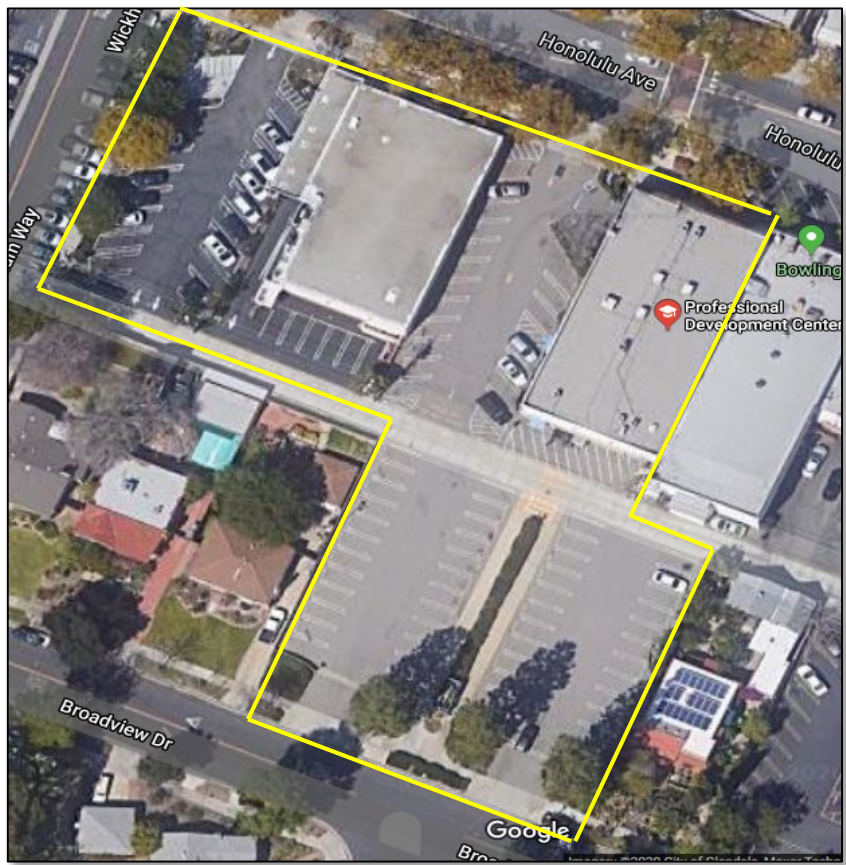


Description:

- Renovate the 2nd floor of the San Gabriel Building as part of a secondary effects project to the New Science Building.
- The project will renovate space that currently houses the Biology Department, from various Biology labs and prep rooms into state-of-the-art math classrooms and labs, including the Math Discovery Center.
- HMC Architects completed 25% Design Development (DD) plans
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Gabriel Second Floor Renovation for Math Department	\$3,800,000.00	\$ -	\$ -	\$3,800,000	30%

12. Montrose Campus Enhancements

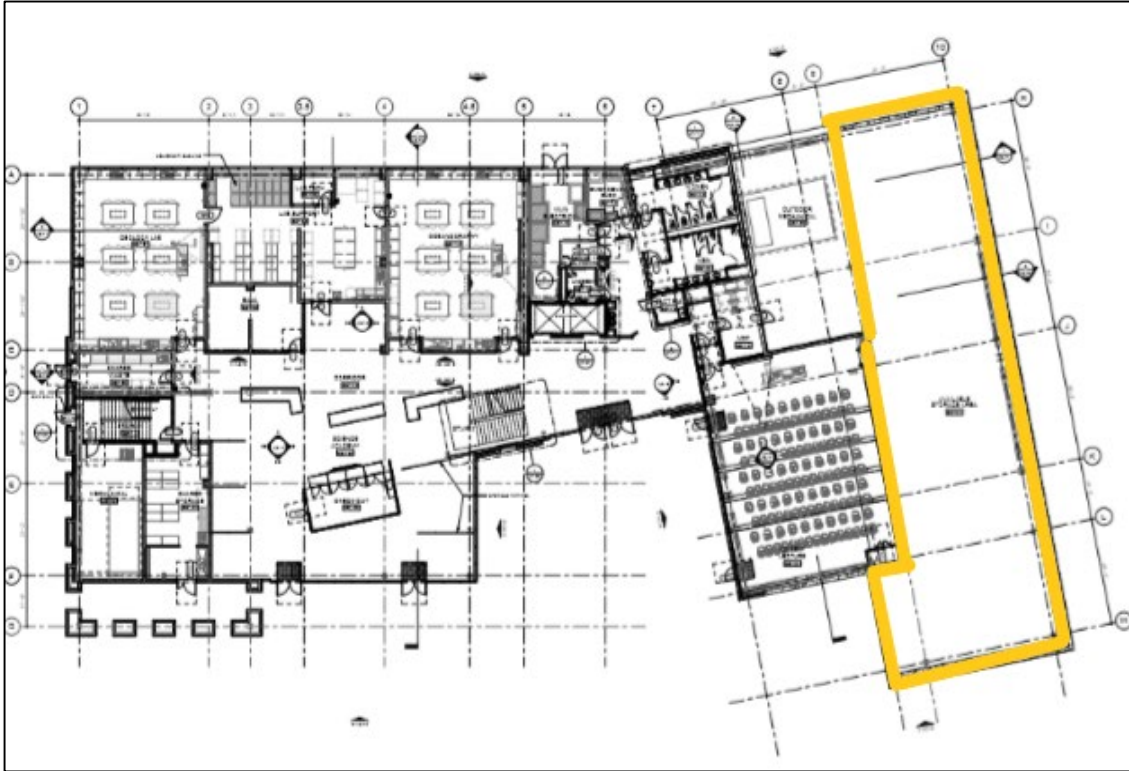


Description:

- Develop and upgrade classrooms in the existing buildings: Professional Development Center (PDC) and Citibank.
- Programming Needs Assessment conducted by Collaborative Brain Trust (CBT) and reviewed by Academic Leadership
- Programming Needs Assessment serves as a supplement to final programming document
- Project Status: Programming Complete

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Montrose Campus (PDC/Citibank)	\$22,000,000.00	\$3,608,916	\$3,552,643	\$18,391,084	15%

13. Centralized District Storage Facility (To be included in New Science Building)



Description:

- 8,150 sf Centralized District Storage Facility to replace several storage locations
- Existing storage facilities will need to be torn down for construction of the New Science Building (NSB) and the Instructional Building & Conference Center (IBCC).
- Project Status: Designing

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Centralized Storage Building (To be included in NSB)	\$2,000,000.00	\$ -	\$ -	\$2,000,000.00	35%

14. Safety & Security



Description:

- Districtwide camera monitoring system to enhance safety and security to be designed and deployed under 3rd party contract
- Master Service Agreement signed by RAS, LLC for Security Camera system
- Project Status: In Progress

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Safety & Security	\$3,000,000.00	\$698,192	\$639,157	\$2,301,808	15%

15. Technology



Description:

- Project includes an upgrade to the College’s primary system software to a new People Soft System; Go live postponed to August
- Oracle-based 'Unifier' Project Management Information Systems (PMIS) for project financial tracking currently in initial rollout, pending revised budget & accruals for FY 19/20 entries to finalize.
- Various upgrades to the College’s overall academic and administrative system software, especially in light of remote instruction and work from home procedures through the Fall semester due to COVID-19.
- Project Status: In Progress

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Technology	\$4,500,000.00	\$4,394,199	\$4,103,391	\$105,801	85%

16. Capital Maintenance Projects



Description:

- Various small renovation projects.
- E.g., irrigation upgrades, street repair projects, room upgrades, roofing projects, landscape enhancements and up-grades.
 - Widening up road for Police Parking
 - Roof coating complete at San Rafael;
 - Aviation/Art roof coating to be scheduled upon removal of rooftop equipment
- Project Status: In Progress

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Capital Maintenance Projects	\$1,000,000.00	\$566,000	\$566,000	\$434,000	70%

17. Classroom/Lab Renovation Project



Description:

- The Learning Environment Enhancement (LEE) Committee will set annual priorities to review and upgrade as required all existing classrooms and lab spaces over a number of years and identify specific classrooms and labs to upgrade. E.g., new flooring, lighting, ceilings, IT equipment, white boards, paint, and furnishings.
- 156 classrooms and labs identified; 79 are complete to date; additionally, AT 208 computer lab door installed; nearly 120 labs/classrooms received audio-visual upgrades; San Rafael 1st Floor classroom HVAC EMS improvement.
- Currently on hold due to remote learning.
- Project Status: In Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Classroom/Lab Renovation Projects	\$5,500,000.00	\$5,263,326	\$5,135,413	\$236,674	50%

18. Infrastructure



Description:

- Campus wide Backup Generator replacement, as needed
- Upgrade deteriorating infrastructure systems and spaces on the Verdugo and Garfield campuses.
- Cleared all storm drains and installed stormwater grids
- Conducted a campus-wide power shutdown allowing the performance of essential planned upgrade on electrical switch gears
- Added six new LED lights along Sierra Vista Bldg. at Chaparro Drive
- Additional parking pass machine added to Lot B
- Project Status: In Progress

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Infrastructure	\$6,600,000.00	\$6,495,855	\$ 5,226,985	\$104,145	75%

19. Energy Conservation Administration Window Replacement (AWRP)



Description:

- Enhance energy conservation on campus.
- Administration Window Replacement Project (AWRP)
 - Phase 1 on East Side complete
 - Demolition and Scaffolding of Northwest side pending
 - Target Project Completion by end of August 2020
- Replacement of various inefficient exterior windows (El Camino Real) on hold due to budgetary constraints and other pending construction (NSB)
- Project Status: Under Construction

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Energy Conservation (AWRP)	\$2,525,000.00	\$1,724,174	\$589,112	\$800,826	70%

20. Fire Academy Project (In partnership with the City of Glendale)



Description:

- Off campus burn unit and other facility space for classrooms were refurbished and constructed in partnership with the City of Glendale.
- GCC moved the Fire Academy to the City’s facility.
- Project Status: **Complete**

Glendale Fire Training Center at 541 W. Chevy Chase

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Fire Academy Project (In partnership with the City of Glendale)	\$815,000.00	\$815,000	\$815,000	\$ -	100%

21. Sierra Vista Closeout



Description:

- Settlement payment for Sierra Vista litigation.
- Project Status: **Complete**

Identified Project for Measure GC	July 2020 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Sierra Vista Closeout	\$10,000,000.00	\$12,394,446	\$12,394,446	\$ (2,394,446)	100%



Additional Projects for Consideration or Future Bonds

22. Auditorium Building Renovations				
Totals	Budget	To Date	Variance	% complete
	\$30,000,000	\$0	-\$30,000,000	0%
23. Cafeteria/Dining Renovation				
Totals	Budget	To Date	Variance	% complete
	\$1,200,000	\$0	-\$1,200,000	0%
24. Garfield Campus-New Building				
Totals	Budget	To Date	Variance	% complete
	\$20,000,000	\$0	-\$20,000,000	0%
25. Advanced Technology Center				
Totals	Budget	To Date	Variance	% complete
	\$60,000,000	\$0	-\$60,000,000	0%
26. Civic Auditorium (Acquisition funding anticipated from Certificates of Participation)				
Totals	Budget	To Date	Variance	% complete
	\$20,000,000	\$318,000	-\$19,682,000	0%

Q & A