



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

February 1, 2021

Presented by Joel Peterson, Director of Facilities

Measure GC & Bond Priorities Report

January 2021

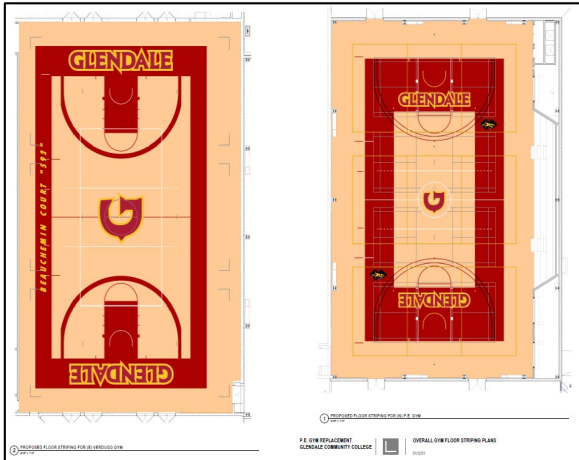
#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To/From
1	Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$36,826,113	\$21,350,334	\$3,673,887	88%	Construction		
2	New Science Building and Ancillary Projects	\$104,000,000	\$12,643,899	\$6,237,449	\$91,356,101	35%	Designing		
3	Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$5,625,000	\$714,663	\$6,041	\$4,910,337	12%	Designing		
4	Instructional Building & Conference Center (IBCC)	\$68,000,000	\$5,692,231	\$692,305	\$62,307,769	20%	Designing		
5	Administration Building for Human Resources	\$847,000	\$846,766	\$846,766	\$234	100%	Complete	\$234	Program Reserve
6	San Rafael Renovations Second Floor	\$3,100,000	\$3,093,195	\$3,093,195	\$6,805	100%	Complete	\$6,805	Program Reserve
7	San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$134,500	\$64,917	\$1,365,500	35%	Designing		
8	Welding Lab Alteration, Tongva Building (fka Aviation Arts)	\$5,300,000	\$5,094,912.00	\$5,055,837.00	\$205,088	99%	Substantially Complete		
9	Garfield Campus Property Acquisition & Parking Construction	\$35,000,000	\$28,302,525	\$28,235,430	\$6,697,475	15%	Designing		

Measure GC & Bond Priorities Report

January 2021 (Cont'd)

#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To/From
10	Garfield Campus Mariposa Renovations	\$3,000,000	\$1,491,446	\$603,889	\$1,508,554	90%	Substantially Complete		
11	San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$314,750	\$55,798	\$3,485,250	30%	Designing		
12	Montrose Campus (PDC/Citibank)	\$4,575,710	\$4,575,710	\$4,575,632	\$0	15%	Programming-HOLD	\$13,424,290	Infrastructure
13	Centralized District Storage Facility (To be included in NSB)	\$2,000,000	\$26,200	\$0	\$1,973,800	35%			
14	Safety & Security	\$3,000,000	\$698,192	\$639,157	\$2,301,808	20%	In Progress		
15	Technology	\$4,500,000	\$4,500,000	\$4,500,000	\$0	85%	In Progress		
16	Capital Maintenance Projects	\$1,000,000	\$941,000	\$691,000	\$59,000	100%	Complete	\$59,000	Program Reserve
17	Classroom/Lab Renovation Projects	\$5,500,000	\$5,500,000	\$5,500,000	\$0	100%	Complete		
18	Infrastructure	\$20,024,290	\$19,502,000	\$19,502,000	\$522,290	100%	Complete	\$522,290	Program Reserve
19	Energy Conservation (AWRP)	\$2,525,000	\$1,724,174	\$1,669,874	\$800,826	100%	Complete	\$800,826	Program Reserve
20	Fire Academy Project (In partnership with the City of Glendale)	\$815,000	\$815,000	\$815,000	\$0	100%	Complete		
21	Sierra Vista Closeout	\$10,000,000	\$10,000,000	\$12,394,446	\$0	100%	Complete	-\$2,394,446	Program Reserve
	Program Reserve includes FY21 Earned Interest \$363,138	\$1,752,527							
	Approximate Cumulative Total \$325M PLUS Interest LESS Fees	\$326,364,527	\$143,437,275	\$116,529,069	\$181,174,725				

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



Description:

- **Increment 1: Complete**
- **Seismic Upgrade: Complete**
 - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Under Construction**
 - Users approved Gym Sports Branding, Logos & Striping Plans
 - Major ducting redesign to meet programmed clearance of 10'
 - Interior Plumbing/FLS/HVAC new gym and Foundation to stem walls in progress
 - Recent Concrete Pours - Existing Gym Roof Curbs, N Wing Concrete Walkway, Concession Stand foundation, West side Canopy & Planters
 - Finalize Furniture, Fixture & Equipment design & procurement
 - Target Completion is 9/2021
- **Project Status: Under Construction**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
1 Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$36,826,113	\$21,350,334	\$3,673,887	88%	Construction

2. New Science Building (NSB)



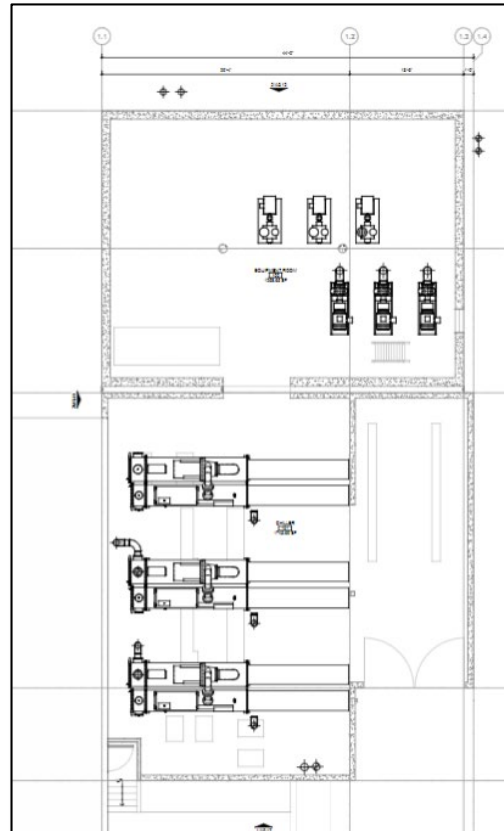
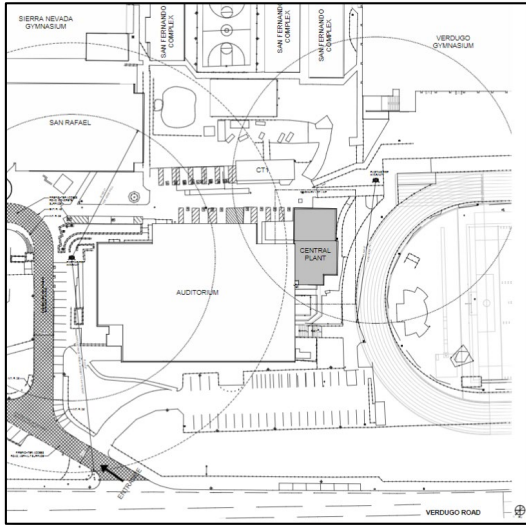
Description:

- New Science Building 98% Construction Documents (CDs) received DSA backcheck appointment 1/7-1/8/2021
- CM Construction Schedule approved with these milestone dates:
 - target mobilization – April 2021
 - substantial completion – Fall 2023
- Phasing Plan & Logistics plan reviewed with College Police
- 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 occupation of New Science Building

• Project Status: Designing

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
2 New Science Building and Ancillary Projects	\$104,000,000	\$12,643,899	\$6,237,449	\$91,356,101	35%	Designing

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



Description:

- Affiliated Engineering, Inc. (AEI) completed 30% design documents.
- Project will take a Public, Private, Partnership (P3) approach to relieve budget
- Clearway, P3 firm, executed MOU and was introduced to AEI
- Gafcon reviewing and recommending Geotech service firms
- Intrinzec retained as College Specialty Consultant, and DPR continues to provide CM preconstruction and cost estimating services to maintain continuity of NSB
- **Project Status: Designing**

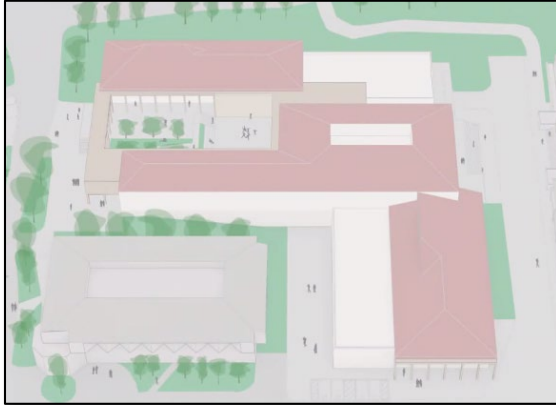
FLOW AND TONNAGE TABLES

Pipe Size	GPM	Max Tons @ 12" DT
2	0-40	20
3	43-115	58
4	116-240	120
6	250-700	350
8	710-1450	725
10	1450-2400	1200
12	2500-3500	1750

Buildings	Symbol	Tons @ 12" DT
Aviation Arts	AA	98
Health Sciences	HS	82
Advanced Tech	AT	60
San Gabriel	SG	110
Arroyo Seco	AS	120
Camino Real	CR	60
Cimmarusti Science	CS	30
Library	LB	200
Sierra Madre	SM	54
Sierra Vista	SV	252
Verdugo Gym	VG	100
San Rafael	SR	110
Admin	AD	80
Auditorium	AU	93
Instruction Building and Conference Center	IBCC	205
New Science	NS	520
Santa Barbara	SB	20

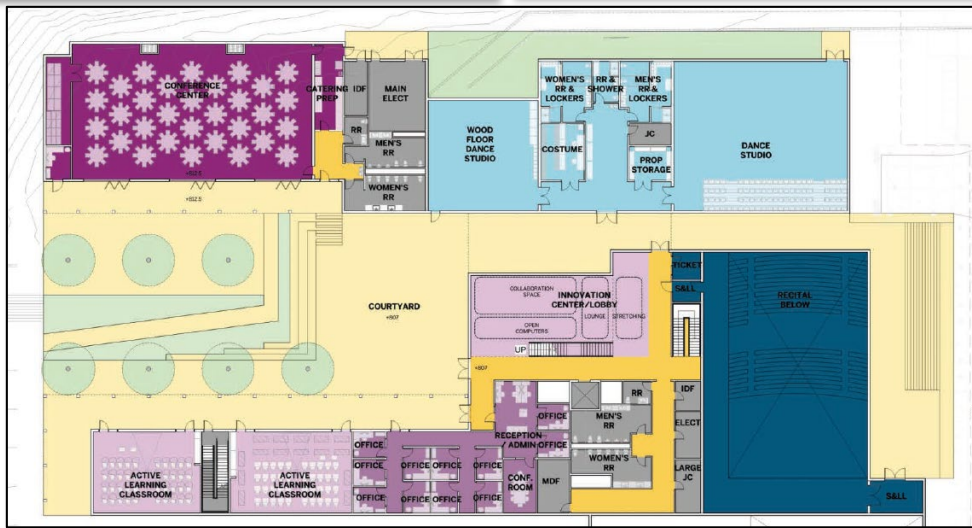
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3	Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$5,625,000	\$714,663	\$6,041	\$4,910,337	12%	Designing

4. Instructional Building & Conference Center (IBCC)



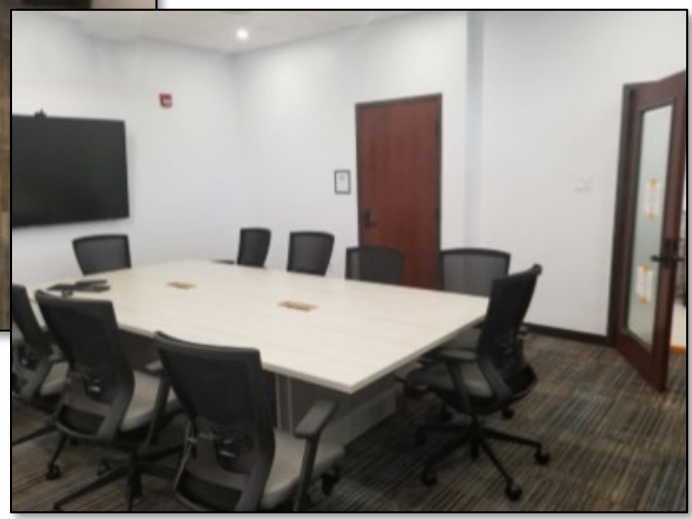
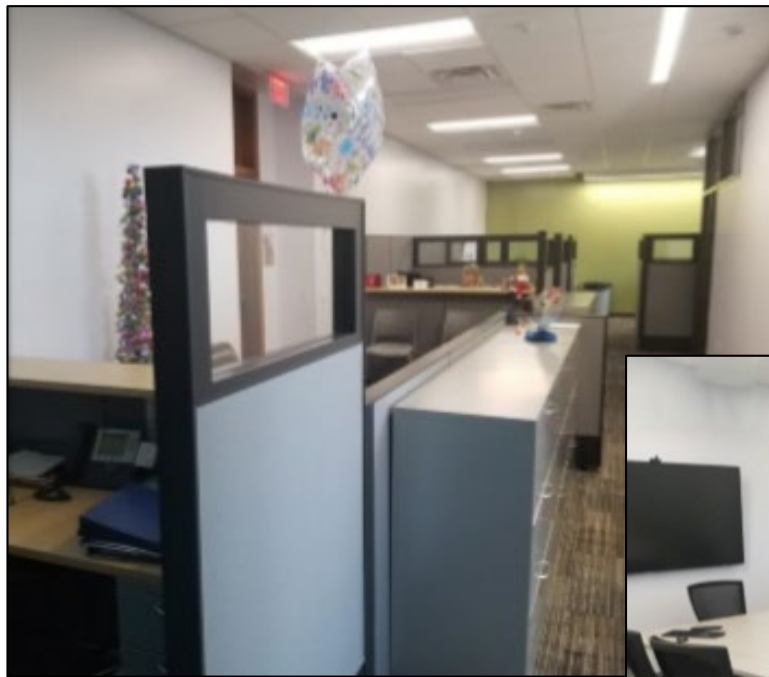
Description:

- DBE-PCL & Steinberg Hart in Schematic Design development with active participation of College Leadership and User groups
- DBE tasked with revisiting Kinesiology programming
- Langan completed 13 borings & provided a preliminary report by 1/15
- Collaborative Brain Trust (CBT) producing Educational Needs Assessment
- College has begun dialogue with City of Glendale to secure space in the Civic Auditorium to be used as Swing Space for Dance. Other swing space accommodations relocated throughout the campus
- **Project Status: Designing**



# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
4 Instructional Building & Conference Center (IBCC)	\$68,000,000	\$5,692,231	\$692,305	\$62,307,769	20%	Designing

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	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To
5 Administration Building for Human Resources	\$847,000	\$846,766	\$846,766	\$234	100%	Complete	\$234	Program Reserve

6. San Rafael Renovation Second Floor

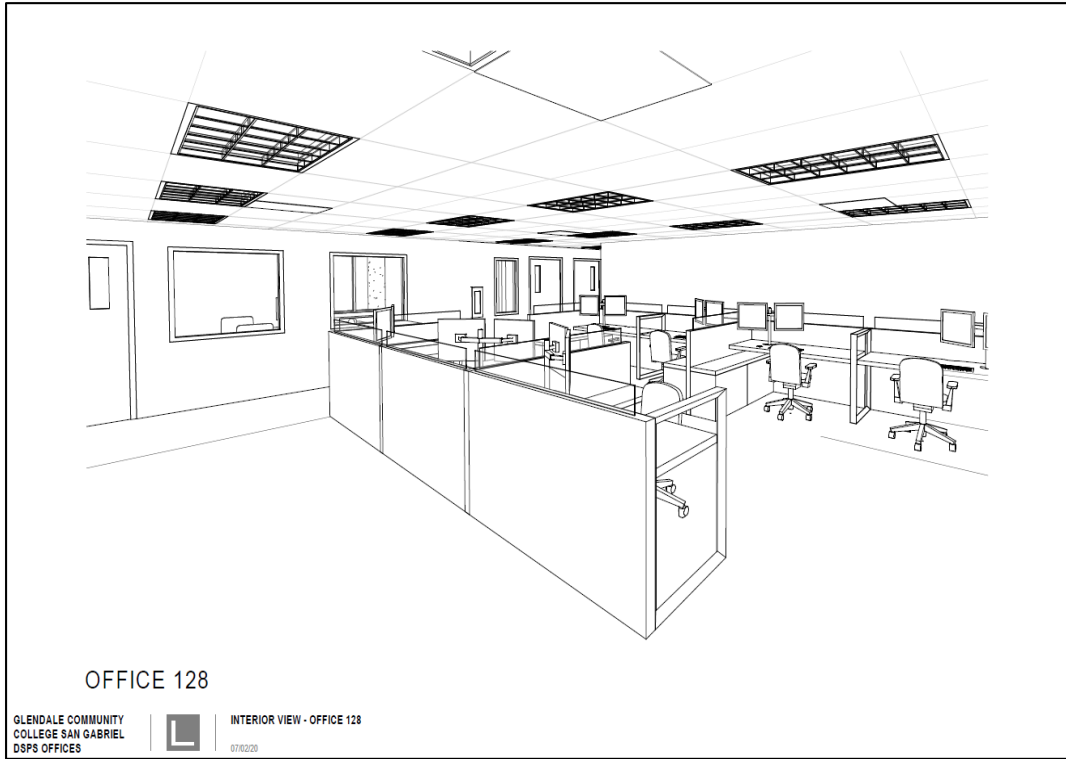


Description:

- Renovate 2nd floor of San Rafael Building to house the following Departments: Adjunct offices, CalWorks, Governance, Student Equity, and Title V
- Move-in was carefully coordinated in accordance with CDC COVID guidelines and safe distancing requirements
- Final DSA closeout in process
- Substantial Completion: Jun2020; Final Occupancy: Aug2020
- <https://youtu.be/1CjCe-pDWag> for a virtual Tour of San Rafael 2nd Floor Remodeled Space!
- **Project Status: Complete**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To
6 San Rafael Renovations Second Floor	\$3,100,000	\$3,093,195	\$3,093,195	\$6,805	100%	Complete	\$6,805	Program Reserve

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



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 being redesigned with respect to new ADA requirements per 2019 CBC and raised floor structural requirements
- Project will be advertised for bid upon receipt of DSA approval scheduled plan check review meeting on Feb 4th
- Target Completion date orig. Fall 2020 was delayed to Spring 2021
- **Project Status: Designing**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
7 San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$134,500	\$64,917	\$1,365,500	35%	Designing

8. Welding Lab Alteration, Tongva Building (fka Aviation / Art Building)



Description:

- Convert approximately 6,500 sf of existing space vacated by the Fire Academy in the Tongva Building into a new Welding Technologies Lab; prior facility was 1,728 sf
- Welding Shop features the safest and most state-of-the-art industrial air filtration system, Nederman Dust Collector Systems
- Project will be DSA certified upon completion of the classroom heating and Electrical Room cooling. The punch list is 95% complete.
- **Project Status: Substantially Complete**

#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
8	Welding Lab Alteration, Tongva Building (fka Aviation Arts)	\$5,300,000	\$5,094,912.00	\$5,055,837.00	\$205,088	99%	Substantially Complete

9. Garfield Campus Property Acquisition & Parking Construction



Description:

- LandLAB completed feasibility study, programming & cost estimate
- Propose replacing acquired buildings with > 200 proposed surface parking spaces, sustainable landscaping, exterior lighting, and monument signage
- Topographic & Underground Utility Survey & HAZMAT studies completed for properties to be demolished
- Preparing for Design-Build procurement approach
- **Project Status: Designing**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
9 Garfield Campus Property Acquisition & Parking Construction	\$35,000,000	\$28,302,525	\$28,235,430	\$6,697,475	15%	Designing

10. Garfield Campus Mariposa Renovation



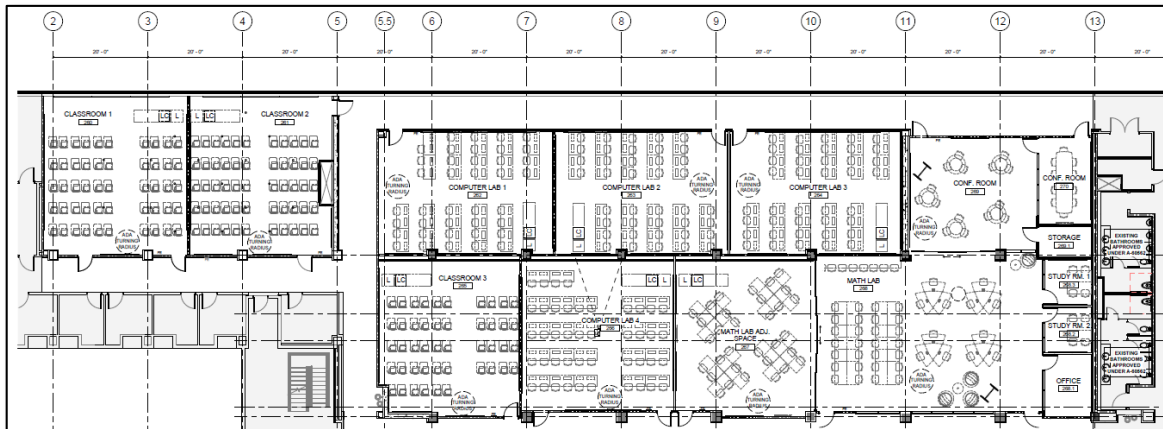
Description:

- Renovate various classrooms and office spaces to enhance the delivery of the learning environment and create an indoor café
- Achieved Substantial Completion on 12/31/2020
- Punchlist walk and Café Preinstallation Conference on 1/15
- Furniture delivery scheduled through January-February
- Target Occupancy Date: Winter/Spring 2021
- **Project Status: Substantially Complete**

L-R: Future Café, 315A, Welcome Center and Career & Counseling Center

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
10 Garfield Campus Mariposa Renovations	\$3,000,000	\$1,491,446	\$603,889	\$1,508,554	90%	Substantially Complete

11. San Gabriel Renovations-Math Department Relocation

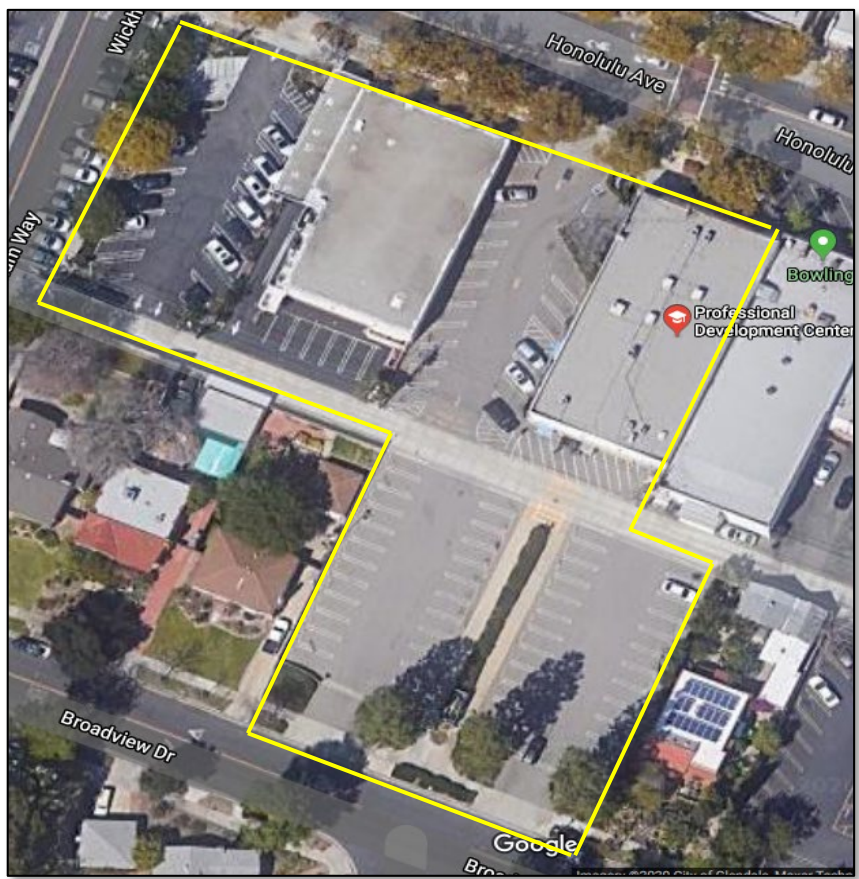


Description:

- Renovate 2nd floor of San Gabriel Building for Math as part of a secondary effects project to the New Science Building.
- The project will renovate space that currently houses the Biology Department into state-of-the-art math classrooms and labs, including Math Discovery Center.
- Completed 90% CD set; Submit to DSA Q3 2022 pending design changes to Wi-Fi beta test
- Wireless Computer Lab Beta Test at AT107B to save hardwiring costs and increase space flexibility in Math Labs and campus wide; Target completion date is Summer 2021 to incorporate into design
- **Project Status: Designing**

#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
11	San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$314,750	\$55,798	\$3,485,250	30%	Designing

12. Montrose Campus Enhancements

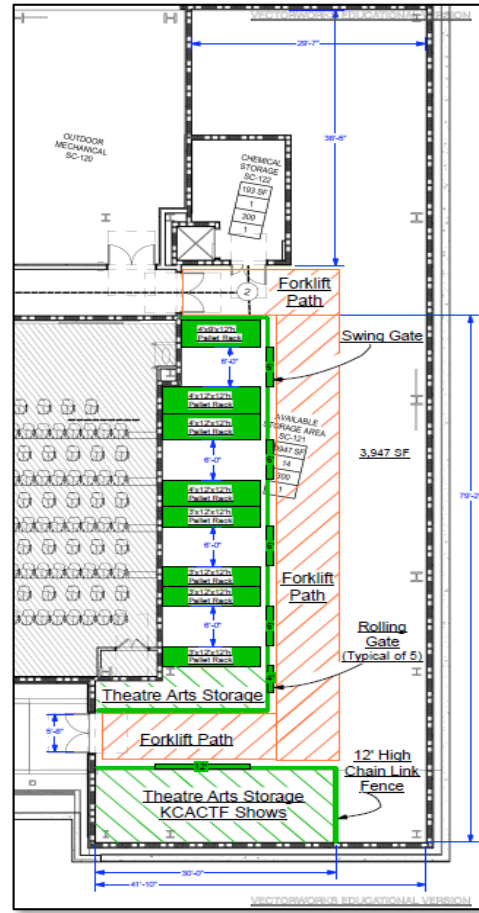
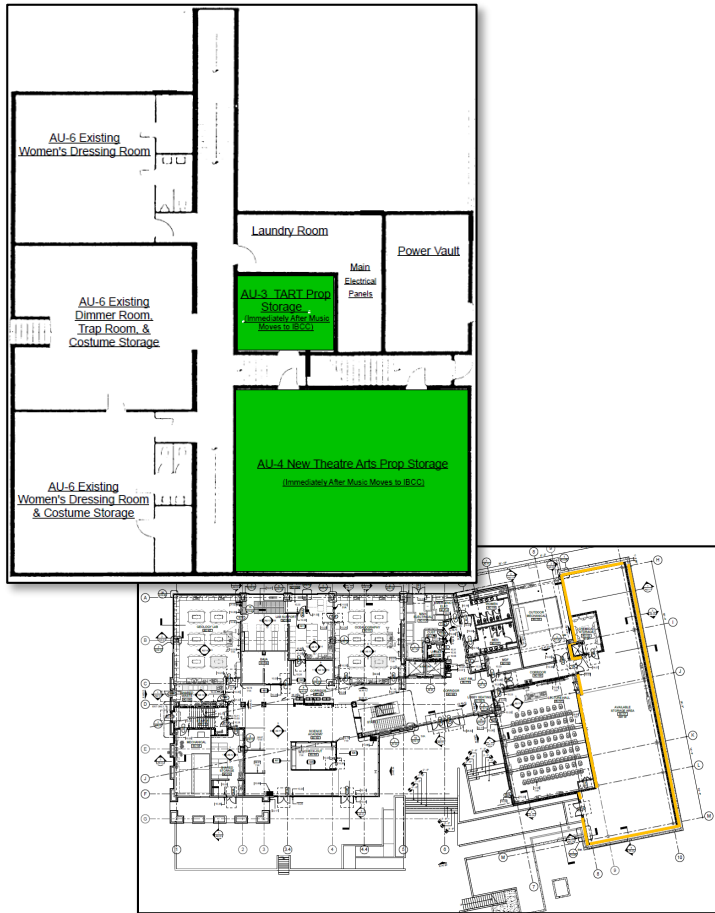


Description:

- Professional Development Center (PDC) Remodel with Electrical, Lighting, Audio Visual Upgrades & New Lobby Furniture of \$1M
- Educational Needs Assessment conducted by Collaborative Brain Trust (CBT) and reviewed by Academic Leadership serves as a supplement to final programming document prepared by SWA
- HAZMAT Surveys completed for both Citibank & PDC buildings
- Project on **HOLD** until project budget funds become available
- **Project Status: Programming Complete – Project on HOLD**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To
12 Montrose Campus (PDC/Citibank)	\$4,575,710	\$4,575,710	\$4,575,632	\$0	15%	Programming-HOLD	\$13,424,290	Infrastructure

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

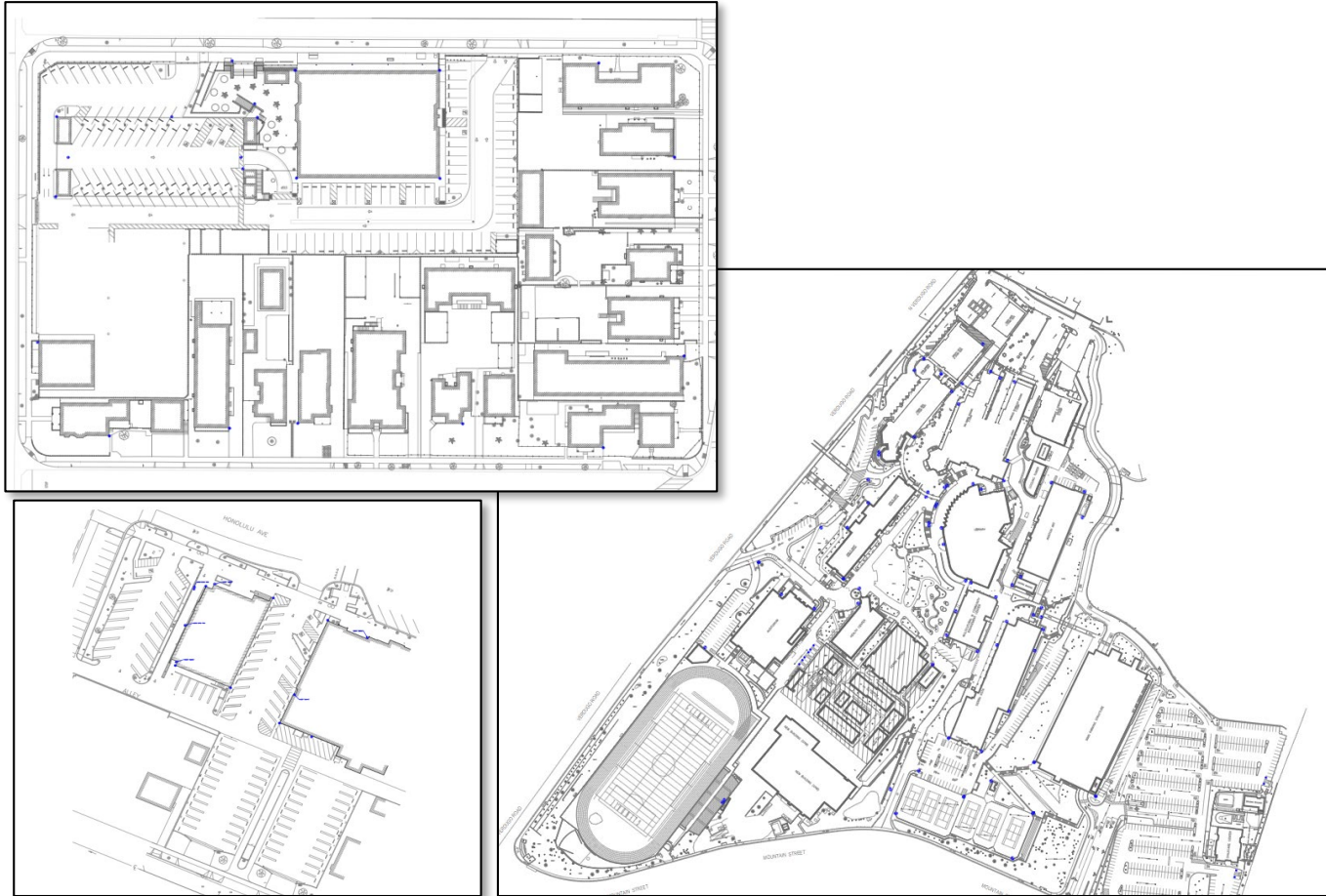


Description:

- 8,150 sf Centralized District Storage Facility to replace several storage locations
- Existing storage space will need to be torn down for construction of the New Science Building (NSB) and the Instructional Building & Conference Center (IBCC).
- Containers at South West end of campus emptied and removed to clear way for PE and IBCC project sites
- Permanent Theatre Arts Show Equipment Storage to replace Santa Anita storage, locations within the Auditorium and CT1 - temporarily stored at Montrose - for Projection, Lighting, & Audio Equipment, Large Scenic Pieces (Steps, Platforms, Doors, Etc.)
- **Project Status: Designing**

#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
13	Centralized District Storage Facility (To be included in NSB)	\$2,000,000	\$26,200	\$0	\$1,973,800	35%	Designing

14. Safety & Security



Description:

- Districtwide thumb lock installation complete
- Districtwide camera monitoring system to enhance safety and security to be designed and deployed under 3rd party contract
- RAS, LLC developing RFP for design and deployment Security Camera System
- RAS has provided a milestone schedule, initial recommendation for camera locations, and has progressed design to 30% DD.
- **Project Status: In Progress**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
14 Safety & Security	\$3,000,000	\$698,192	\$639,157	\$2,301,808	20%	In Progress

15. Technology

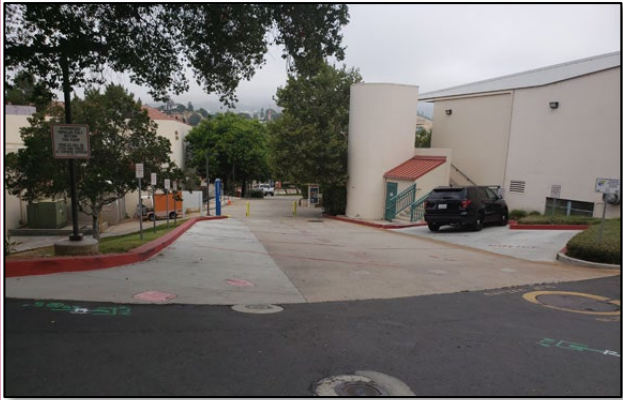


Description:

- Various upgrades in light of remote instruction and work from home procedures due to COVID-19.
- **PeopleSoft 9.2 Upgrade** includes an upgrade to the College’s primary system software. Over the holiday break, GCC’s Information Technology Services department Successfully Upgraded the student information system that MyGCC uses.
- **Oracle-based 'Unifier'** Project Management Information Systems (PMIS) for project financial tracking pending revised budget & accrual entries for FY 19/20 & FY 20/21.
- **Project Status: 99% Complete**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
15 Technology	\$4,500,000	\$4,500,000	\$4,500,000	\$0	85%	In Progress

16. Capital Maintenance Projects



Description:

- Interior & Exterior Wayfinding project with RSM Design underway
- Begin recording campus-wide ADA assessment by DSA Inspector for Record to identify needs and complete upon fund availability.
- Small renovation projects completed based on available funds:
 - Installed new hot water tank for the Sierra Madre Building
 - Repaired deteriorated concrete walls on upper east-side Tennis Courts
 - Building Automation System (BAS) graphics completed for Sierra Vista, San Gabriel, and Administration buildings
 - Installed Needle-Point Bi-Polar Ionization System (NBIS) for two air handlers in the Library Building (3rd and 4th floors)
 - Renovated and completed inspection of Auditorium Building elevator
- **Project Status: Measure GC funded projects COMPLETE**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To
16	\$1,000,000	\$941,000	\$59,000	100%	Complete	\$59,000	Program Reserve

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 & 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.

- Classroom/Lab Renovation Projects on HOLD due to remote learning and until additional fund availability.

- **Project Status: Complete**



# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
17 Classroom/Lab Renovation Projects	\$5,500,000	\$5,500,000	\$5,500,000	\$0	100%	Complete

18. Infrastructure



Description:

- Approx. \$19M in various Infrastructure Projects District-wide
 - College-wide Topographic & Underground Utility Surveys complete
 - Digitization of College As-Built Plan Room & creating online library
 - Electric Charging stations in Lot C to replace Lot G (Displaced by NSB)
 - 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
- Upgrades completed in response to added health & safety measures may be eligible for COVID funding
- **Project Status: Complete**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To Program Reserve
18Infrastructure	\$20,024,290	\$19,502,000	\$19,502,000	\$522,290	100%	Complete	\$522,290	

19. Energy Conservation Administration Window Replacement (AWRP)



Description:

- Enhance energy conservation on campus.
- Administration Window Replacement Project (AWRP)
 - Level 1 & 2 Exterior Windows replaced
 - All new screens and window hardware installed
 - New Exterior doors stained to match existing frame
- Replacement of various inefficient exterior windows (El Camino Real) on hold due to budgetary constraints and other pending construction (NSB)
- **Project Status: Complete**

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer To
19Energy Conservation (AWRP)	\$2,525,000	\$1,724,174	\$1,669,874	\$800,826	100%	Complete	\$800,826	Program Reserve

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



Glendale Fire Training Center at 541 W. Chevy Chase

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**

#	Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status
20	Fire Academy Project (In partnership with the City of Glendale)	\$815,000	\$815,000	\$815,000	\$0	100%	Complete

21. Sierra Vista Closeout



Description:

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

# Identified Project for Measure GC	Jan 2021 Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete	Status	Balance Remaining	Transfer From
21 Sierra Vista Closeout	\$10,000,000	\$10,000,000	\$12,394,446	\$0	100%	Complete	-\$2,394,446	Program Reserve

Q & A

For more up to date
information, please visit:

<https://www.glendale.edu/campusprojects>