



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

November 7, 2022

Presented by Amir Nour

Interim Vice President, Administrative Services



Measure GC & Bond Priorities Report Current Financial Status As of October 31, 2022

- **Original Bond Measure** **\$ 325M**
 - With Interest \$328.3M
- **Total Cost to Complete** **\$361.6M**
 - Overages due to escalation \$ 33.3M
 - Additional Funds \$ TBD

Identified Project	A Original Budget <small>(As of June 2020)</small>	B Estimated Costs at Completion (EAC) <small>(As of Oct 2022)</small>	C Encumbrance	D Spent to Date <small>(Actuals)</small>	(A-C) Unencumbered Funds <small>(Original less Encumbrance)</small>	E Original Project Contingency <small>(As of June 2020)</small>	F Current Project Contingency <small>(As of October 2022)</small>	(E-F) Original – Current Project Contingency Balance
Totals	\$328,320,857	\$361,579,773	\$272,700,335	\$209,296,901	\$55,620,521	\$16,816,141	\$2,917,859	\$13,898,281



Measure GC & Bond Priorities Report

Completed Projects

October 31, 2022

Identified Project	A Original Budget (As of June 2020)	B Estimated Costs at Completion (EAC) (As of Oct 2022)	C Encumbrance	D Spent to Date (Actuals)	(A - C) Unencumbered Funds (Original less Encumbrance)	E Original Project Contingency (As of June 2020)	F Current Project Contingency (As of October 2022)	(E-F) Original - Current Project Contingency Balance
Admin Window Replacement	\$2,525,000	\$1,960,449	\$1,846,138	\$1,638,382	\$678,862	\$75,000	\$114,311	(\$39,311)
Administration Building for Human Resources	\$820,000	\$846,766	\$846,766	\$846,766	(\$26,766)	\$45,000	\$0	\$45,000
Classroom Lab Renovation Projects	\$7,000,000	\$5,328,623	\$5,328,623	\$5,328,623	\$1,671,377	\$402,500	\$0	\$402,500
Fire Academy Project	\$1,100,000	\$815,000	\$815,000	\$815,000	\$285,000	\$0	\$0	\$0
Garfield Mariposa Renovations	\$4,000,000	\$1,591,930	\$1,591,930	\$1,497,177	\$2,408,070	\$175,750	\$308,071	(\$132,321)
Infrastructure	\$6,600,000	\$21,880,422	\$21,857,124	\$21,632,656	(\$15,257,124)	\$199,003	\$0	\$199,003
Minor Capital Projects	\$1,000,000	\$1,315,000	\$1,089,901	\$483,248	(\$89,901)	\$0	\$0	\$0
San Rafael Renovations Second Floor	\$3,100,000	\$3,136,000	\$3,080,423	\$2,953,529	\$19,577	\$182,000	\$55,577	\$126,423
Sierra Vista Closeout	\$0	\$10,000,000	\$10,000,000	\$10,000,000	(\$10,000,000)	\$0	\$0	\$0
Technology	\$4,500,000	\$4,820,000	\$4,811,999	\$4,811,999	(\$311,999)	\$0	\$0	\$0
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$4,315,000	\$5,124,309	\$5,094,694	\$4,971,654	(\$779,694)	\$225,000	\$33,416	\$191,584
Totals	\$34,960,000	\$56,818,499	\$56,362,597	\$54,979,034	(\$21,402,597)	\$1,304,253	\$511,375	\$792,878



Measure GC & Bond Priorities Report

Projects In Progress

October 31, 2022

Identified Project	A	B	C	D	(A - C)	E	F	(E-F)
	Original Budget (As of June 2020)	Estimated Costs at Completion (EAC) (As of Oct 2022)	Encumbrance	Spent to Date (Actuals)	Unencumbered Funds (Original less Encumbrance)	Original Project Contingency (As of June 2020)	Current Project Contingency (As of October 2022)	Original - Current Project Contingency Balance
Central Plant #1 Expansion	\$5,625,000	\$9,949,801	\$9,949,801	\$4,218,034	(\$4,324,801)	\$0	\$0	\$0
Centralized Storage Facility	\$2,000,000	\$2,000,000	\$178,440	\$75,948	\$1,821,560	\$0	\$0	\$0
David Viar Performing and Media Arts Center (IBCC)	\$75,000,000	\$90,600,000	\$12,191,839	\$7,448,770	\$62,808,161	\$4,352,031	\$500,000	\$3,852,031
Garfield Property Acquisition, Parking & Landscape	\$35,000,000	\$36,172,098	\$36,172,098	\$37,488,492	(\$1,172,098)	\$304,500	\$541,770	(\$237,270)
Kinesiology and Vaquero Athletic Complex (Expansion and Seismic Retrofitting) incl PE Student Locker & Shower Building	\$44,000,000	\$45,195,621	\$45,195,621	\$40,810,259	(\$1,195,621)	\$2,700,000	\$273,536	\$2,426,464
Montrose Campus	\$26,000,000	\$4,575,710	\$4,575,710	\$4,575,632	\$21,424,290	\$750,000	\$0	\$750,000
New Science Building and Ancillary Projects	\$92,900,000	\$108,546,266	\$105,210,838	\$57,951,749	(\$12,310,838)	\$6,237,000	\$201,753	\$6,035,247
Safety & Security	\$4,135,000	\$780,000	\$751,579	\$715,759	\$3,383,421	\$0	\$0	\$0
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,635,739	\$1,635,739	\$829,582	(\$135,739)	\$88,000	\$1,070	\$86,930
San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$3,800,000	\$476,075	\$203,642	\$6,023,925	\$379,500	\$4,627	\$374,873
Z-Program Reserve	\$700,857	\$1,506,040	\$0	\$0	\$700,857	\$700,857	\$883,728	(\$182,872)
Totals	\$293,360,857	\$304,761,274	\$216,337,738	\$154,317,867	\$77,023,118	\$15,511,888	\$2,406,484	\$13,105,403



Kinesiology and Vaquero Athletic Complex (aka Athletics and Kinesiology Expansion and Seismic Retrofitting Physical Education-PE, Verdugo Gym)



Description:

- **Increment I: Complete**
 - Pending DSA Certification contingent on Inc II certification
- **Seismic Upgrade: Complete**
 - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Under Construction**
 - [Kinesiology and Vaquero Athletic Complex \(VQ\) Ribbon Cutting Ceremony June 24, 2022](#)
 - Verdugo Gym use for sports training as of Oct 15, 2021
 - Kinesiology and Vaquero Athletic Complex phased occupancy through Spring & Summer 2022 for offices and classes
 - Concession Building, Women's Custom Locker Room and Faculty Locker / Shower Room open by Fall 2022
 - PE Student Shower/Locker Building started Apr 2022 with anticipated completing Spring 2023 (~6% Construction Cost)
- **Project Status: Construction 94% Complete**
- **Project Budget-Total Estimated at Completion: \$45.2M**

New Science Building (NSB)



Description:

• Milestone construction activities:

- Construction Start March 2021
- Level 1 concrete curbs placed
- Tower Crane removal 11/14-11/18/2022 requires Verdugo lane closure and coordination with City of Glendale, Public Works Division; Targeting building enclosure for Winter by Dec 2022
- Substantial completion Fall 2023

• Ancillary projects tracked under separate budgets:

- Central Plant 1 Upgrade operable by Jan 2023
- Centralized Storage Facility incorporated on ground floor
- San Gabriel building renovation for Math Department upon completion and occupation of New Science Building

• Astronomy Dome installed in permanent location; Bolt down Nov 2022

Project Status: Construction 55% Complete

Project Budget-Total Estimated at Completion: \$108.6M

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



Description:

- The Board has approved DPR Construction GMP for \$7.9M
- Tie-in to NSB is Jan 2023 and project completion date is Mar 2023
- Circle Drive, Lot H, and the student drop-off area on N. Verdugo Road closed Sep 7 thru Oct 7. Lot I will remain closed through the end of this year to ensure a safe distance is in place between construction trenching activities, students, faculty and staff.
- Signage for alternate Paths of Travel (POT) and student drop-off in place for pedestrian safety and rerouting vehicular traffic

Project Status: Construction 66% Complete

Project Budget-Total Estimated at Completion: \$9.9M

David Viar Performing and Media Arts Center (fka Instructional Building & Conference Center-IBCC)



Description:

- Renamed [David Viar Performing and Media Arts Center](#)
- Pending DSA Backcheck Comments anticipated Nov 2022
- Furniture, Fixture & Equipment Consultant reviewing programming required equipment with user groups
- College signed a 3 year lease for the City of Glendale Civic Auditorium to be used as Swing Space for Dance & GCC Cares; TI work is complete and user group moved in Fall 2022.
- Other temporary swing space accommodations include NC ESL relocation to AT103 and Duplicating to AD252

Project Status: Design 95% CD

Project Budget-Total Estimated at Completion: \$90,600,000

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



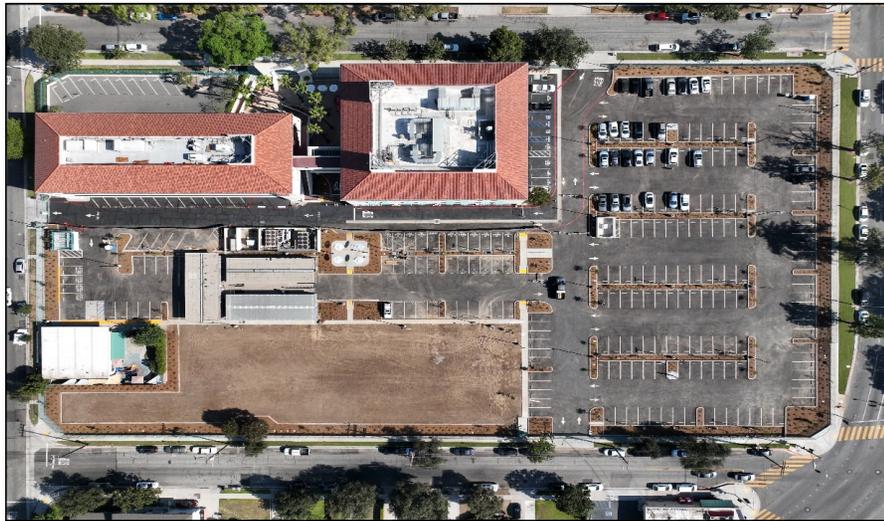
Description:

- 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 is substantially complete pending Final Completion and Certification
- Furniture delivery in 2-phases complete as of June 25, 2022
- User group hosted DSPS open house Sep 23, 2022

Project Status: Construction 99% Complete

Project Budget-Total Estimated at Completion: \$1.63M

Garfield Campus Property Acquisition, Parking & Landscape Project



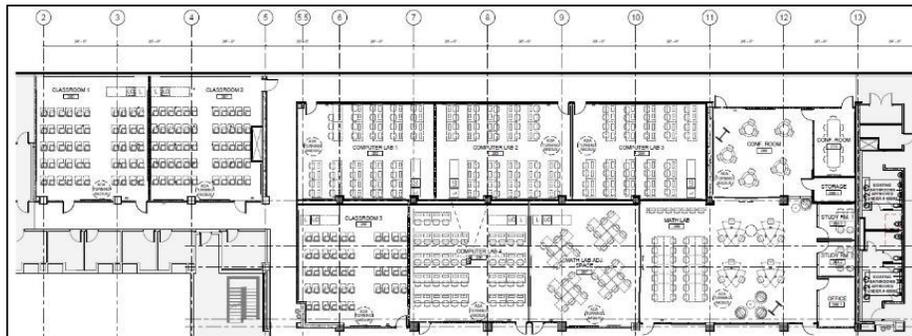
Description:

- Menemsha + MMA, Design Build Entity (DBE) Project is substantially complete pending Final Completion and Certification
- Pending sign-off from State Stormwater Resource Board on hydroseeding requirement in light of City water moratorium
- "Somerset" Allied Heath Modulares delivered to site July 18, 2022; Final connections and furniture delivery in progress
- ***Garfield Parking & Somerset Ribbon Cutting planned for Tues. Nov 15***

Project Status: Construction 98% Complete

Project Budget-Total Estimated at Completion: \$37,500,000

San Gabriel Renovations-Math Department Relocation



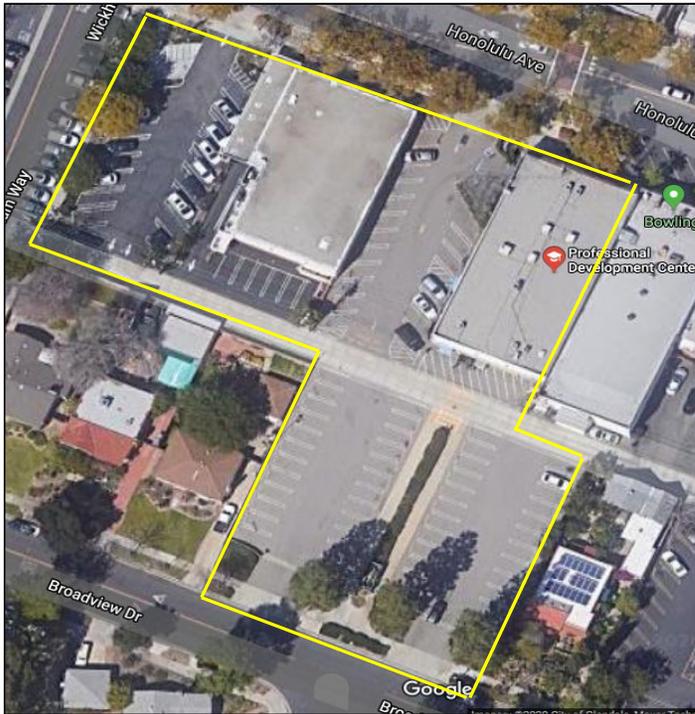
Description:

- 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
- Plans submitted to DSA Oct 2022 for review and approval

Project Status: Design

Project Budget-Total Estimated at Completion: \$3.8M

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**

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



Description:

- Existing Santa Anita storage space torn down for construction of the New Science Building (NSB) and the David Viar Performing and Media Arts Center (IBCC)
- 19-Six design of 8,150 sf Centralized District Storage Facility in NSB to replace several storage locations
- Permanent home for Facilities and Theatre Arts Show Equipment Storage to replace Santa Anita storage

Project Budget-Total Estimated at Completion: \$2,000,000

Capital Maintenance Projects (Wayfinding)



Description:

- Interior & Exterior Wayfinding project with RSM Design ongoing
- Prioritize assessment of Office of Civil Rights ADA Audit requirements as COVID-19 mitigations; otherwise complete upon fund availability
- Small renovation projects completed based on available HEERF funds:
 - Touchless Door hardware
 - Repair deteriorated Tennis Court asphalt
 - Add outdoor concrete bench seating and umbrellas
 - NBPI-Needlepoint Bipolar Ionization in new projects
 - Partition remodel and installation for common use areas
- In response to COVID 19, HEERF funds are being used for filming and IT/AV equipment upgrades to facilitate a HyFlex learning environment.
- **Project Status: Complete**

Infrastructure



Needlepoint Bipolar Ionization

NPBI® creates and releases ions into the airstream using the existing HVAC system. These ions attach to particles and pathogens (e.g. coronavirus) making them easier to filter and destroy.



Description:

- Approx. \$19M in various Infrastructure Projects District-wide
 - NPBI Air Purifier Upgrades to existing HVAC system as COVID mitigation measure
 - 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**

Q & A

For more up to date
information, please visit:

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