



Citizens' Bond Oversight Committee

Measure GC Progress Report

Glendale Community College

Project Updates

February 6, 2023

Presented by

Amir Nour, Interim VP of Administrative Services

Silva Sorkazian, Interim Facilities Project Manager

Agenda Items:

1. Measure GC Bond Audit Findings
2. Measure GC Bond Projects Status & Financials
3. Next Meeting: Schedule Progress Tour!



Measure GC & Bond Priorities Report January 2023 Current Financial Status

- **Original Bond Measure** \$ 325M
- With Interest \$328.3M
- **Total Cost to Complete** \$372.9M with Instructional Building and Conference Center (IBCC)
- **Total Cost to Complete** **\$294.6M** without Instructional Building and Conference Center (IBCC)
- **Overages due to escalation** \$ (44.6M) with Instructional Building and Conference Center (IBCC)
- **Remaining Balance** \$ 33.7M without Instructional Building and Conference Center (IBCC)

Identified Project	A Original Budget <small>(As of June 2020)</small>	B Estimated at Completion (EAC) <small>(As of January 2023)</small>	(A-B) Original – Adjusted Budget	C Encumbrance	D Spent to Date <small>(Actuals)</small>	Unencumbered Funds (B-C) <small>(Adjusted less Encumbrance)</small>	E Original Project Contingency <small>(As of June 2020)</small>	F Current Project Contingency <small>(As of January 2023)</small>	(E-F) Original – Current Project Contingency Balance
Totals	\$328,320,857	\$294,614,390	\$33,706,466	\$275,423,869	\$226,343,649	\$49,810,442	\$16,816,141	\$2,722,859	\$14,093,281



Measure GC & Bond Priorities Report January 2023 Completed Projects

Identified Project	A Original Budget (As of Jun 2020)	B Estimated at Completion (EAC)	(A-B) Original - Adjusted Budget	C Encumbrance	D Spent to Date (Actual)	Unencumbered Funds (B-C) (Adjusted Encumbrance)	E Original Project Contingency (As of Jun 2020)	F Current Project Contingency (As of Jan 2023)	(E-F) Original - Current Project	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Admin Window Replacement	\$2,525,000	\$1,960,449	\$564,551	\$1,846,138	\$1,638,382	\$114,311	\$75,000	\$114,311	(\$39,311)	Summer 2020	Summer 2020	Complete
Administration Building for Human Resources	\$820,000	\$846,766	(\$26,766)	\$846,766	\$846,766	\$0	\$45,000	\$0	\$45,000	Winter 2019	Winter 2019	Complete
Classroom Lab Renovation Projects	\$7,000,000	\$5,328,623	\$1,671,377	\$5,328,623	\$5,328,623	\$0	\$402,500	\$0	\$402,500	Winter 2021	Winter 2021	Complete
Fire Academy Project	\$1,100,000	\$815,000	\$285,000	\$815,000	\$815,000	\$0	\$0	\$0	\$0	Winter 2019	Winter 2019	Complete
Garfield Mariposa Renovations	\$4,000,000	\$1,900,000	\$2,100,000	\$1,591,930	\$1,497,177	\$308,070	\$175,750	\$308,071	(\$132,321)	Winter 2021	Winter 2021	Complete
Infrastructure	\$6,600,000	\$21,880,422	(\$15,280,422)	\$21,857,124	\$21,637,531	\$23,299	\$199,003	\$0	\$199,003	Winter 2021	Winter 2021	Complete
Minor Capital Projects	\$1,000,000	\$1,315,000	(\$315,000)	\$1,140,268	\$501,743	\$174,732	\$0	\$0	\$0	Winter 2021	Winter 2021	Complete
Montrose Campus	\$26,000,000	\$4,575,710	\$21,424,290	\$4,575,710	\$4,575,632	\$0	\$750,000	\$0	\$750,000	Winter 2021	Winter 2021	Programming
Safety & Security	\$4,135,000	\$780,000	\$3,355,000	\$751,579	\$715,759	\$28,421	\$0	\$0	\$0	Unknown	Unknown	Programming
San Rafael Renovations Second Floor	\$3,100,000	\$3,176,000	(\$76,000)	\$3,172,183	\$3,115,289	\$3,817	\$182,000	\$55,577	\$126,423	Summer 2020	Summer 2020	Complete
Sierra Vista Closeout	\$0	\$10,000,000	(\$10,000,000)	\$10,000,000	\$10,000,000	\$0	\$0	\$0	\$0	Winter 2019	Winter 2019	Complete
Technology	\$4,500,000	\$4,820,000	(\$320,000)	\$4,811,999	\$4,811,999	\$8,001	\$0	\$0	\$0	Winter 2021	Winter 2021	Complete
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$4,315,000	\$5,124,309	(\$809,309)	\$5,094,694	\$4,971,654	\$29,615	\$225,000	\$33,416	\$191,584	Winter 2021	Winter 2021	Complete
Z-Program Reserve	\$700,857	\$1,506,040	(\$805,183)	\$0	\$0	\$1,506,040	\$700,857	\$883,728	(\$182,872)	ONGOING	ONGOING	In Progress
Totals	\$328,320,857	\$294,614,390	\$33,706,466	\$275,423,869	\$226,343,649	\$49,810,442	\$16,816,141	\$2,722,859	\$14,093,281	-	-	-



Measure GC & Bond Priorities Report January 2023 Projects In Progress

Identified Project	A Original Budget (As of June 2020)	B Estimated at Completion (EAC)	(A-B) Original - Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	E Original Project Contingency (As of June 2020)	F Current Project Contingency (As of January 2023)	(E-F) Original - Current Project Contingency	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Central Plant #1 Expansion	\$5,625,000	\$10,600,001	(\$4,975,001)	\$10,541,800	\$7,520,051	(\$5,463,066)	\$0	\$0	\$0	Spring 2022	Spring 2023	Construction
Centralized Storage Facility	\$2,000,000	\$1,000,000	\$1,000,000	\$178,440	\$83,020	\$1,821,560	\$0	\$0	\$0	Fall 2023	Winter 2024	Design
Instructional Building and Conference Center (IBCC)	\$75,000,000	\$12,228,471	\$62,771,529	\$12,228,471	\$7,711,806	\$47,852,521	\$4,352,031	\$360,000	\$3,992,031	Fall 2024	Fall 2024	Design
Garfield Property Acquisition, Parking & Landscape	\$35,000,000	\$37,734,314	(\$2,734,314)	\$36,180,018	\$37,734,314	(\$180,018)	\$304,500	\$541,770	(\$237,270)	Fall 2022	Summer 2022	Construction
Kinesiology and Vaquero Athletic Complex (Expansion and Seismic Retrofitting) incl PE Student Locker & Shower Building	\$44,000,000	\$45,935,820	(\$1,935,820)	\$45,935,820	\$42,337,171	(\$1,935,820)	\$2,700,000	\$218,536	\$2,481,464	Summer 2022	Spring 2023	Construction
New Science Building and Ancillary Projects	\$92,900,000	\$117,000,250	(\$24,100,250)	\$106,365,061	\$69,045,697	\$2,181,205	\$6,237,000	\$201,753	\$6,035,247	Fall 2023	Fall 2023	Construction
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,671,539	(\$171,539)	\$1,671,539	\$1,229,782	\$28,461	\$88,000	\$1,070	\$86,930	Spring 2022	Spring 2022	Construction
San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$4,415,675	\$2,084,325	\$490,707	\$226,253	\$3,309,293	\$379,500	\$4,627	\$374,873	Winter 2024	Winter 2024	Design
Totals	\$328,320,857	\$294,614,390	\$33,706,466	\$275,423,869	\$226,343,649	\$49,810,442	\$16,816,141	\$2,722,859	\$14,093,281	-	-	-

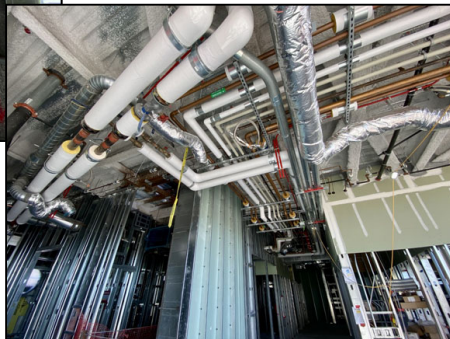
Kinesiology and Vaquero Athletic Complex (aka Athletics and Kinesiology Expansion and Seismic Retrofitting Physical Education-PE, Verdugo Gym)



Description:

- **Increment 1: Complete**
 - Pending DSA 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 Locker Room Conversion and Faculty Locker / Shower Room open by Fall 2022
 - **PE Student Shower/Locker Building started Apr 2022 with anticipated completing Spring/Summer 2023**
- **Project Status: Construction 99% Complete**
- **Project Budget-Total Estimated at Completion: \$45.9M**

New Science Building (NSB)



Description:

- CM Construction Schedule approved with these milestone dates:

Construction Start – March 2021

- Substantial completion Fall 2023; Occupancy Winter 2024

- Tower Crane removal and street repairs completed Nov 2022

- Milestone Topping Out Ceremony took place **Wed April 27, 2022**; Concrete poured all decks; MEP Rough-in 50% complete; Waterproofing 75%; Roofing underlayment and insulation installation Complete; Punch window and glazing in progress 35%

- Ancillary projects tracked under separate budgets:

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

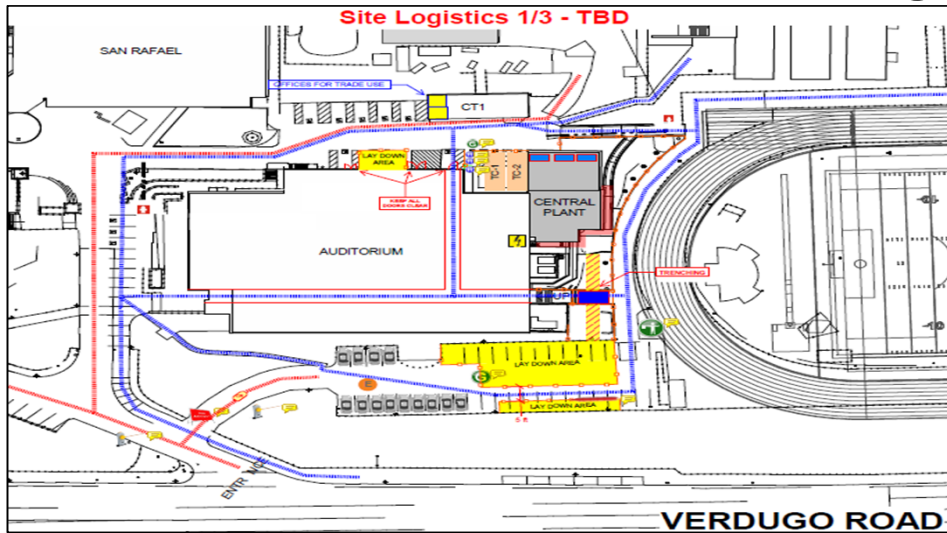
- Astronomy Dome installed in permanent location and bolted down

Project Status: Construction 66% Complete

Project Budget-Total Estimated at Completion: \$117M

Central Plant #1 Expansion

(New Science Building dependent on Central Plant Upgrade)



Description:

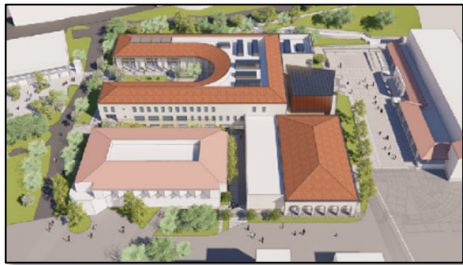
- Project Plans & Specs recently DSA Approved: **03-121483**
- The Board has approved DPR Construction GMP for \$7.9M
- Tie-in to NSB is Feb 2023 and project completion date is Mar 2023
- All trenching and activities impacting campus complete; Steel setting activities completed; Framing installations of mechanical screen wall complete; Cooling tower setting activities completed
- ADA design upgrades leading to Sartoris field in progress targeting completion before June 17, 2023 Commencement ceremony.

Project Status: Construction 86% Complete

Project Budget-Total Estimated at Completion: \$10.6M



Instructional Building & Conference Center-IBCC)



Description:

- Feb 2023-Target DSA Plan & Specifications Approval
- Furniture, Fixture & Equipment Consultant programming required equipment on hold
- City of Glendale Civic Auditorium TI work is complete. Dance & GCC Cares user groups maximizing use and program expansion in these spaces.
- Other temporary swing space accommodations include NC ESL relocation to AT103 and Duplicating to AD252

Project Status: Design 99%

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



Garfield Campus Property Acquisition, Parking & Landscape Project



YOU ARE INVITED TO
**Glendale Community College's
Garfield Parking & Somerset
Ribbon Cutting**
Tuesday, November 15, 2022 at 3:30 pm
1122 East Garfield Avenue, Glendale, CA 91205

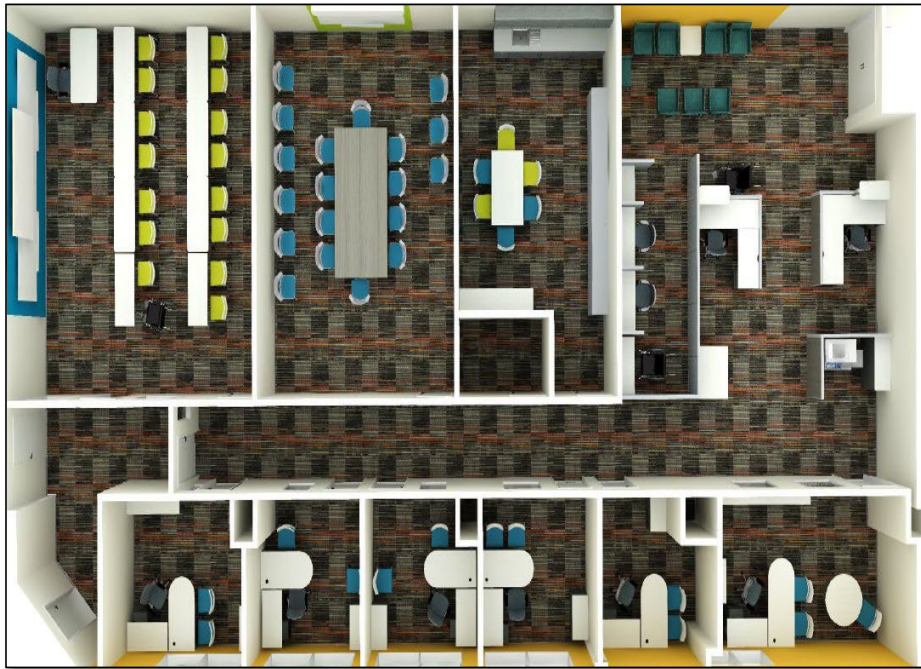
Description:

- Menemsha + MMA, Design Build Entity (DBE) Project substantially complete September 2022
- Pending final The NOT (Notice Of Termination) from CA State Stormwater Board submitted Dec 28, 2022
- GCC Garfield Parking & Somerset **Ribbon Cutting Ceremony November 15, 2022**
- Somerset Allied Heath Modulars occupied and in use

Project Status: Construction 99% Complete

Project Budget-Total Estimated at Completion: \$37.7M

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



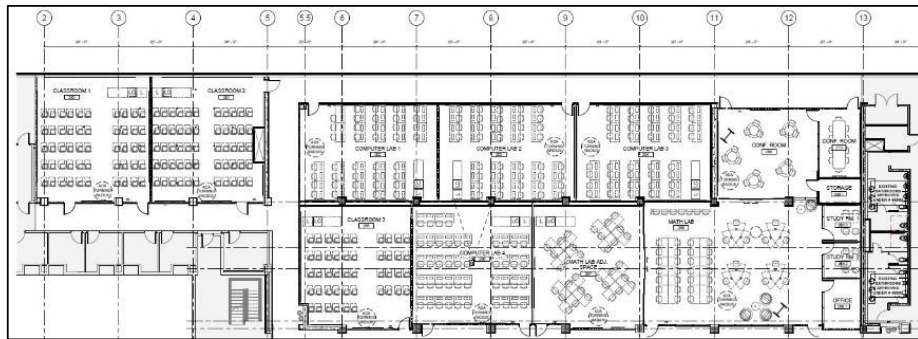
Description:

- 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)
- Substantial Completion achieved April 29, 2022 and user group move-in July 22, 2022. Beneficial Occupancy issued July 2022
- Pending Final completion and DSA Certification

Project Status: Construction 99%

Project Budget-Total Estimated at Completion: \$1.67M

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
- Swing Space moves in progress to accommodate renovation immediately upon NSB Completion; Fall 2023 / Winter 2024
- Completed 98% CD set for DSA submission pending HMC confirmation of no design impacts from Wi-Fi to hardwire

Project Status: Design 98% Complete

Project Budget-Total Estimated at Completion: \$4.4M

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 Instructional Building & Conference Center (IBCC)
- Containers at South West end of campus emptied and removed to clear way for PE and IBCC project sites
- 19-Six begins Programming & 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, locations within the Auditorium and CT1 - temporarily stored at Montrose - for Projection, Lighting, & Audio Equipment, Large Scenic Pieces (Steps, Platforms, Doors, Etc.)

Project Status: Design 30% complete

Project Budget-Total Estimated at Completion: \$1M

Q & A

For more up to date
information, please visit:

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