

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

November 6, 2023

Presented by

Silva Sorkazian, Interim Assistant Facilities Director

Bond Projects & Construction

Agenda Items:

1. Tour Verdugo Welding Project(s):
 - Completed Winter 2021

2. Measure GC Bond Projects Status & Financials

Measure GC & Bond Priorities Report Through October 2023 Current Financial Status

- **Original Bond Measure** \$ 325M
 - With Interest \$329M
- **Total Cost to Complete** \$328.6M
- **Program Reserve (As Of Oct 2023)** \$13.1 M

Identified Project	A	B	C	D	Unencumbered Funds (B-C)	F
	Original Budget (As of June 2020)	Adjusted Budget (As of November 2023)	Encumbrance	Spent to Date (Actuals)	(Adjusted - Encumbrance)	Current Project Contingency
Totals	\$328,320,857	\$329,076,158	\$286,519,193	\$253,466,305	\$42,556,965	\$1,079,627

Measure GC & Bond Priorities Report Through October 2023 Completed Projects

Identified Project	A Original Budget (As of June 2020)	B Adjusted Budget (As of November 2023)	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted - Encumbrance)	F Current Project Contingency	Original Substantial Completion Date	Anticipated Actual Substantial Completion Date	Status
Admin Window Replacement	\$2,525,000	\$1,846,138	\$1,846,138	\$1,638,382	\$0	\$0	Summer 2020	Summer 2020	Complete
Administration Building for Human Resources	\$820,000	\$846,766	\$846,766	\$846,766	\$0	\$0	Winter 2019	Winter 2019	Complete
Classroom Lab Renovation Projects	\$7,000,000	\$5,328,623	\$5,328,623	\$5,328,623	\$0	\$0	Winter 2021	Winter 2021	Complete
Fire Academy Project	\$1,100,000	\$815,000	\$815,000	\$815,000	\$0	\$0	Winter 2019	Winter 2019	Complete
Garfield Mariposa Renovations	\$4,000,000	\$1,591,930	\$1,591,930	\$1,497,177	\$0	\$0	Winter 2021	Winter 2021	Complete
Garfield Property Acquisition, Parking & Landscape	\$35,000,000	\$37,000,000	\$36,180,018	\$37,762,174	\$819,982	\$0	Fall 2022	Summer 2022	Closeout
Infrastructure	\$6,600,000	\$21,916,034	\$21,916,034	\$21,678,810	\$0	\$0	Winter 2021	Winter 2021	Complete
Minor Capital Projects	\$1,000,000	\$1,140,268	\$1,140,268	\$634,889	\$0	\$0	Winter 2021	Winter 2021	Complete
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,730,089	\$1,730,089	\$1,295,824	\$0	\$0	Spring 2022	Spring 2022	Closeout
San Rafael Renovations Second Floor	\$3,100,000	\$3,176,000	\$3,172,183	\$3,115,289	\$3,817	\$0	Summer 2020	Summer 2020	Complete
Sierra Vista Closeout	\$0	\$10,000,000	\$10,000,000	\$10,000,000	\$0	\$0	Winter 2019	Winter 2019	Complete
Technology	\$4,500,000	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001	\$0	Winter 2021	Winter 2021	Complete
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$4,315,000	\$5,094,694	\$5,094,694	\$4,971,654	\$0	\$0	Winter 2021	Winter 2021	Complete
Totals	\$328,320,857	\$329,076,158	\$286,519,193	\$253,466,305	\$42,556,965	\$14,179,627	-	-	-

Measure GC & Bond Priorities Report Through October 2023 Projects In Progress

Identified Project	A Original Budget (As of June 2020)	B Adjusted Budget (As of November 2023)	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted - Encumbrance)	F Current Project Contingency	Original Substantial Completion Date	Anticipated Actual Substantial Completion Date	Status
Buena Vista Phase I (Building) & Phase II (Parking / POT) (FKA New Science Building and Ancillary Projects)	\$92,900,000	\$123,500,000	\$114,720,140	\$89,444,976	\$8,779,860	\$0	Fall 2023	Spring 2024	Construction
Camino Real Renovation	\$0	\$14,500,000	\$638,150	\$0	\$13,861,850	\$1,000,000	Fall 2025	Fall 2025	Design
Central Plant #1 Expansion	\$5,625,000	\$11,098,148	\$11,098,148	\$10,364,195	\$0	\$0	Spring 2022	Spring 2023	Construction
Centralized Storage Facility	\$2,000,000	\$1,000,000	\$200,040	\$141,744	\$799,960	\$75,000	Summer 2024	Fall 2025	Design
EnTech 712300	\$0	\$200,000	\$100,715	\$10,700	\$99,285	\$0	Winter 2024	Winter 2024	Construction
Facilities Master Plan (FMP) 712100	\$0	\$500,000	\$0	\$0	\$500,000	\$0	Summer 2024	Summer 2024	Award
Instructional Building & Conference Center (IBCC)	\$75,000,000	\$12,411,536	\$12,411,536	\$8,155,402	\$0	\$0	Fall 2024	Fall 2024	Design
Kinesiology and Vaquero Athletic Complex (Expansion and Seismic Retrofitting) incl PE Student Locker & Shower Building	\$44,000,000	\$46,933,644	\$46,933,644	\$45,316,289	\$0	\$0	Summer 2022	Spring 2023	Construction
Montrose Campus	\$26,000,000	\$4,575,710	\$4,575,710	\$4,575,632	\$0	\$0	Unknown	Unknown	Programming
Safety & Security	\$4,135,000	\$751,579	\$751,579	\$715,759	\$0	\$0	Unknown	Unknown	Programming
San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$5,200,000	\$615,790	\$345,023	\$4,584,210	\$4,627	Winter 2024	Winter 2024	Design
Z-Program Reserve <i>plus Interest Earned thru FY 22/23</i>	\$700,857	\$13,100,000	\$0	\$0	\$13,100,000	\$13,100,000	ONGOING	ONGOING	In Progress
Totals	\$328,320,857	\$329,076,158	\$286,519,193	\$253,466,305	\$42,556,965	\$14,179,627	-	-	-

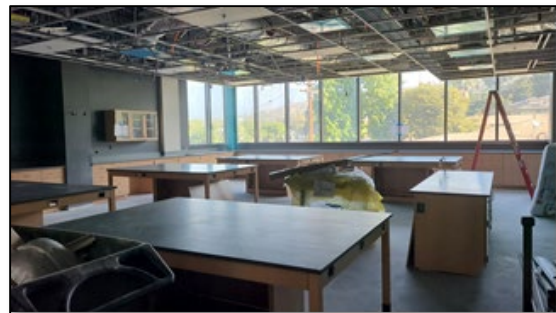
Kinesiology and Vaquero Athletic Complex (AKA Athletics and Kinesiology Expansion and Seismic Retrofitting Physical Education-PE, Verdugo Gym)



Description:

- **Increment 1: Complete**
 - Pending DSA Certification
- **Seismic Upgrade: Complete**
 - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Closeout**
 - Vaquero Gymnasium Custom Wall Pad Installation; Complete
 - PE Student Shower/Locker Building; *Target Completion Winter 2024*
- **Increment II: Milestone Completion Dates**
 - [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
- **Project Status: Construction 99% Complete**
- **Project Budget-Total Estimated at Completion: \$46.8 M**

Buena Vista (FKA New Science Building)



Description:

- Construction Start – March 2021
 - Substantial completion Fall 2023; Occupancy Spring 2024
- Milestone Construction Activities; Structural Systems: 99%; Mechanical Systems: 94%; Plumbing Systems: 90%; Electrical Systems: 88%; Exterior Envelope: 90%; Interior Finishes: 67%; Sitework: 30%
- **Ancillary projects tracked under separate budgets:**
 - Central Plant 1 connected for Chilled Water in April 2023
 - Centralized Storage Facility incorporated on ground floor
 - San Gabriel building renovation for Math Department upon completion and occupancy of New Science Building

Milestone Completion Dates

- Topping Out Ceremony took place **Wed April 27, 2022**
- Building named Buena Vista “BV”; BOT Approved June 2023

Project Status: Construction 90% Complete

Project Budget-Total Estimated at Completion: \$123.5M

Camino Real Renovation

Description:

- Design Start – September 2023
 - Programming finalization +/- 2 weeks
 - Existing Building is 2 floors, located on the North West side of the Verdugo Campus
 - Renovation approx. 12k sf to begin once occupants relocate to Buena Vista Building (Spring 2024)
 - Occupants: Dreamscape Virtual Reality (VR), Sandbox, Maker space and Esports, Student Inclusion
 - Target Completion is Fall 2025

Supplementary Funding:

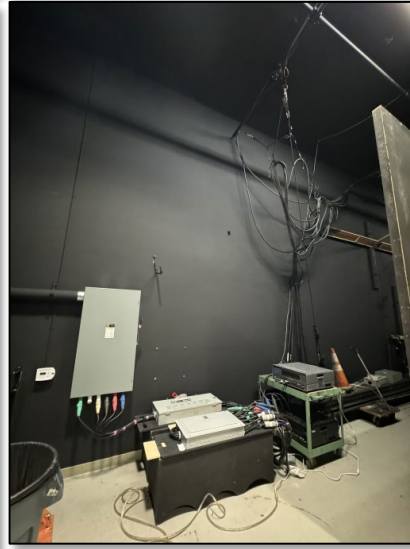
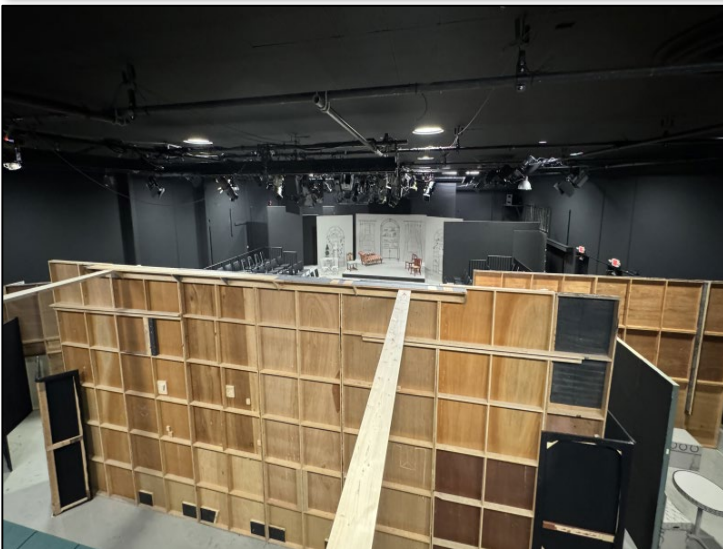
- Senator Anthony Portantino \$4.5M for Virtual Reality Equipment
- Congressman Adam Schiff \$1.5 M - Student Success (earmarked)

Project Status: Design 5% Complete

Project Budget-Total Estimated at Completion: \$14.5M



Entertainment Technology Academy (EnTech)



Description:

EnTech or the Entertainment Technician Program, was developed to train GCC students for careers in setting up for live entertainment events. This includes, mounting stages and setting up lighting and audio for concerts, theater productions and other live performances and events. This program will work closely with IATSE to provide our students opportunities leading to future work with the union. It will also lead to certificates that students can use on their resumes and will ensure they have the skills and knowledge required for this specialty line of work. EnTech is located in Sierra Nevada (SN) 104.

- Silverscreen Engineering completed a thorough engineering assessment for roof's structural sturdiness prior to reinstallation of the original pipe grid from 1995.
- Installation of a step-down transformer was a crucial component in meeting the electrical requirements of the project. A disconnect switch and a new load center to ensure the safe and efficient operational electrical system
- EnTech technicians' lighting system, we also provided a 400 Amp camlock panel
- Target Completion is Winter 2024

Project Status: Construction 99% Complete

Project Budget-Total Estimated at Completion: \$200,000

Facilities Master Plan



GLENDALE
COMMUNITY COLLEGE DISTRICT

19six Architects' Proposal for Facilities Master Planning Services

FIRM'S ADDRESS: 250 East Rincon Street, Suite 108 | Corona, CA 92879
TELEPHONE: 951.444.5456 | FAX NUMBER: N/A
PRINCIPAL CONTACT: Monisha Adnani, LEED AP, DBIA
EMAIL ADDRESS: MAdnani@19six.com

AUGUST 31, 2023



- 19Six Architects award **pending** Board of Trustees Approval on Tues. November 21, 2023

DESCRIPTION OF HISTORY/BACKGROUND

Glendale Community College sought experienced and qualified consulting and architectural services providers capable of assisting in facilities planning for the District's 2025-2035 Facilities Master Plan (FMP). This Request for Proposal (RFP) played a crucial role in the District's process for selecting a Consultant to collaborate on updating and revising the FMP. The timely-submitted RFP responses underwent a comprehensive review. The goal was to evaluate the qualifications of the respondents based on the criteria outlined in the published RFP.

Following this assessment to determine which respondents met or exceeded the qualification standards specified in the RFP, selected respondents were invited to participate in interviews with a six-person selection panel appointed by the District, referred to as the 'Evaluation Panel'. After careful consideration, 19six Architects emerged as the top performer in all selection criteria categories. Therefore, we recommend awarding 19six Architects the contract for the aforementioned services.

COMMITTEE HISTORY

College Executive Committee

RECOMMENDATION

The parties have agreed to Glendale Community College entering into a contract with 19six Architects for \$353,000

Q & A

For more up to date
information, please visit:

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