

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

August 14, 2023

Presented by

Silva Sorkazian, Interim Facilities Project Manager

Agenda Items:

1. Tour Garfield Campus Projects by Dr. Alfred Ramirez, Administrative Dean, Continuing and Community Education:
 - Mariposa Renovation; Occupied Feb 2021
 - Parking & Landscape; Occupied Sep 2022
 - Somerset Modulars ; Occupied Nov 2022

2. Measure GC Bond Projects Status & Financials

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

- **Original Bond Measure** \$ 325 M
 - With Interest \$328.3M
- **Total Cost to Complete** \$328.6M
- **Camino Real Renovation (As Of July 2023)** \$14.5 M
- **Program Reserve (As Of July 2023)** \$13.1 M

Identified Project	A Original Budget (As of June 2020)	B Adjusted Budget (As of August 2023)	(A-B) Original – Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	F Current Project Contingency (As of August 2023)
Z-Program Reserve + Interest	\$700,857	\$13,100,000	(\$12,399,143)	\$0	\$0	\$13,100,000	\$883,728
Totals	\$328,320,857	\$328,666,678	(\$345,821)	\$280,482,388	\$238,907,771	\$33,684,289	\$2,722,859

Measure GC & Bond Priorities Report Through July 2023 Completed Projects

Identified Project	A Original Budget (As of June 2022)	B Adjusted Budget (As of August 2022)	(A-B) Original – Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	F Current Project Contingency (As of August 2022)	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Admin Window Replacement	\$2,525,000	\$1,846,138	\$678,862	\$1,846,138	\$1,638,382	\$0	\$114,311	Summer 2020	Summer 2020	Complete
Administration Building for Human Resources	\$820,000	\$846,766	(\$26,766)	\$846,766	\$846,766	\$0	\$0	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	\$0	Winter 2021	Winter 2021	Complete
Fire Academy Project	\$1,100,000	\$815,000	\$285,000	\$815,000	\$815,000	\$0	\$0	Winter 2019	Winter 2019	Complete
Garfield Mariposa Renovations	\$4,000,000	\$1,591,930	\$2,408,070	\$1,591,930	\$1,497,177	\$0	\$308,071	Winter 2021	Winter 2021	Complete
Infrastructure	\$6,600,000	\$21,916,034	(\$15,316,034)	\$21,916,034	\$21,660,822	\$0	\$0	Winter 2021	Winter 2021	Complete
Minor Capital Projects	\$1,000,000	\$1,140,268	(\$140,268)	\$1,140,268	\$542,605	\$0	\$0	Winter 2021	Winter 2021	Complete
San Rafael Renovations Second Floor	\$3,100,000	\$3,176,000	(\$76,000)	\$3,172,183	\$3,115,289	\$3,817	\$55,577	Summer 2020	Summer 2020	Complete
Sierra Vista Closeout	\$0	\$10,000,000	(\$10,000,000)	\$10,000,000	\$10,000,000	\$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	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	\$33,416	Winter 2021	Winter 2021	Complete
Totals	\$328,320,857	\$328,666,678	(\$345,821)	\$280,482,388	\$238,907,771	\$33,684,289	\$2,722,859	-	-	-

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

Identified Project	A Original Budget (As of June 2023)	B Adjusted Budget (As of August 2023)	(A-B) Original - Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	F Current Project Contingency (As of August 2023)	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Camino Real Renovation	\$0	\$14,500,000	(\$14,500,000)	\$0	\$0	\$0	\$0	-	Summer 2024	Programming
Central Plant #1 Expansion	\$5,625,000	\$11,063,500	(\$5,438,500)	\$11,063,500	\$10,228,545	\$0	\$0	Spring 2022	Spring 2023	Closeout
Centralized Storage Facility	\$2,000,000	\$1,000,000	\$1,000,000	\$200,040	\$120,335	\$799,960	\$0	Fall 2023	Spring 2024	Design
Garfield Property Acquisition, Parking & Landscape	\$35,000,000	\$37,800,000	(\$2,800,000)	\$36,180,018	\$37,762,174	\$1,619,982	\$541,770	Fall 2022	Summer 2022	Closeout
Instructional Building & Conference Center (IBCC)	\$75,000,000	\$12,000,000	\$63,000,000	\$12,229,221	\$7,957,899	(\$229,221)	\$360,000	Fall 2024	On Hold	Design
Kinesiology and Vaquero Athletic Complex (Expansion and Seismic Retrofitting) incl PE Student Locker & Shower Building	\$44,000,000	\$46,780,822	(\$2,780,822)	\$46,780,822	\$44,989,194	\$0	\$218,536	Summer 2022	Summer 2023	Construction
Montrose Campus	\$26,000,000	\$4,575,710	\$21,424,290	\$4,575,710	\$4,575,632	\$0	\$0	Unknown	On Hold	Programming
New Science Building and Ancillary Projects	\$92,900,000	\$123,500,000	(\$30,600,000)	\$109,794,243	\$75,745,907	\$13,705,757	\$201,753	Fall 2023	Spring 2024	Construction
Safety & Security	\$4,135,000	\$751,579	\$3,383,421	\$751,579	\$715,759	\$0	\$0	Unknown	Unknown	Programming
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,750,000	(\$250,000)	\$1,727,832	\$1,284,401	\$22,168	\$1,070	Spring 2022	Spring 2022	Closeout
San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$5,240,000	\$1,260,000	\$615,790	\$299,607	\$4,624,210	\$4,627	Winter 2024	Winter 2024	Design
Z-Program Reserve + Interest	\$700,857	\$13,100,000	(\$12,399,143)	\$0	\$0	\$13,100,000	\$883,728	ONGOING	ONGOING	In Progress
Totals	\$328,320,857	\$328,666,678	(\$345,821)	\$280,482,388	\$238,907,771	\$33,684,289	\$2,722,859	-	-	-

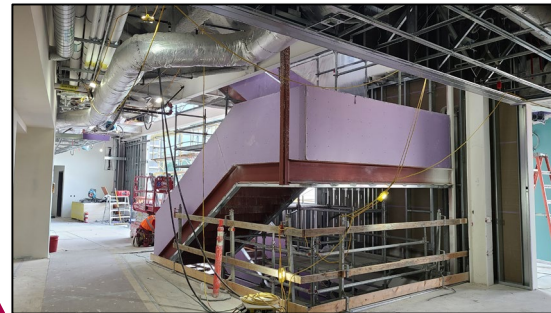
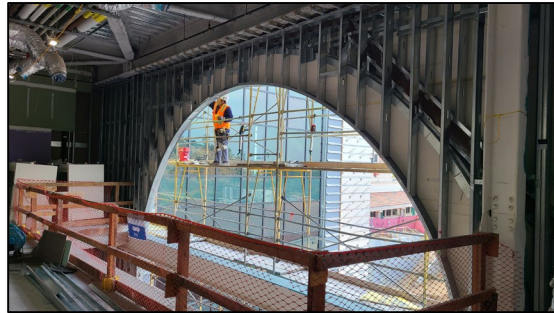
Kinesiology and Vaquero Athletic Complex (AKA Athletics and Kinesiology Expansion and Seismic Retrofitting Physical Education-PE, Verdugo Gym)



Description:

- **Increment 1: Complete**
 - Pending DSA Certification
- **Seismic Upgrade: Complete**
 - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Under Construction**
 - PE Student Shower/Locker Building; Target occupancy Fall 2023
 - Vaquero Gymnasium Custom Wall Pad Installation; In Progress
- **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 Topping Out Ceremony took place **Wed April 27, 2022**; MEP Rough-in 95% complete; Waterproofing 90%; Roofing underlayment and insulation installation 98%; Punch window and glazing in progress 50%; Emergency Generator connection 8/19
- **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
- Astronomy Dome telescope installed August 2023; Target completion for use in Fall 2023 instruction

Project Status: Construction 80% Complete

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

Instructional Building & Conference Center (IBCC)



Description:

- **DSA Plan & Specifications Approved as of 4/25/2023 (4 years)**
- City of Glendale Civic Auditorium lease effective 9/1/2021 – 8/31/2024
- Dance & GCC Cares user groups maximizing use and program expansion in these spaces.
- Other swing space accommodations include NC ESL relocation to AT103, Mailroom to San Gabriel Annex; Duplicating to AD252

Project Status: Design 100%; 30% Project Total

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

Central Plant #1 Expansion (Buena Vista dependent on Central Plant Upgrade)



Description:

- Project Plans & Specs recently DSA Approved: **03-121483**
- The Board has approved DPR Construction GMP for \$7.9M
- Commissioning CxA Activities underway for final BV Connection
- ADA design upgrades leading to Sartoris field in progress; Proceed with State Accessibility Funds availability.

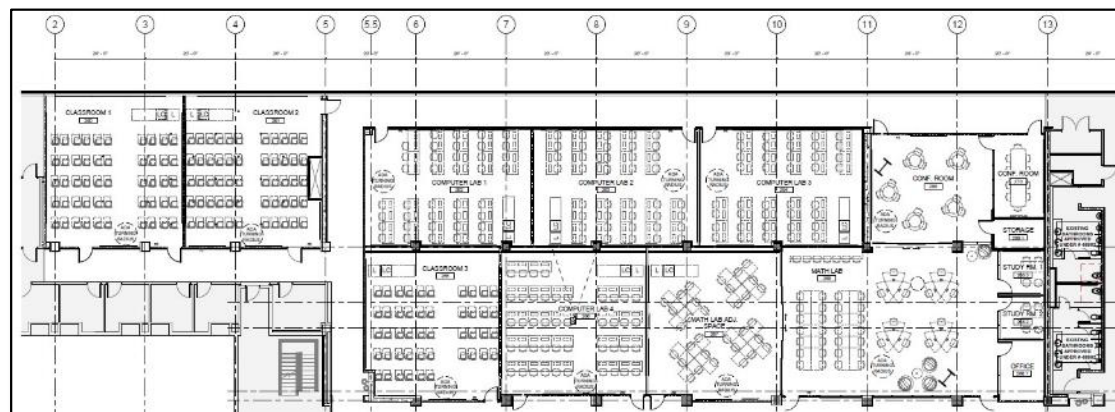
Milestone Completion Dates

- Chilled water line tie-in to BV is Feb 2023;
- Substantial Completion date was April 2023;
- Currently in Financial Closeout/DSA Certification

Project Status: Construction 99% Complete

Project Budget-Total Estimated at Completion: \$11.1 M

San Gabriel Renovations-Math Department Relocation



Description:

- **DSA Plan & Specifications Approved as of 8/9/2023 (4 years)**
 - Renovate 2nd floor of San Gabriel Building for Math as part of a secondary effects project to the Buena Vista
 - 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 BV 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 100% Complete; 30% Project Total**
- Project Budget-Total Estimated at Completion: \$5.2 M**

Centralized District Storage Facility (To be included in Buena Vista)



Description:

- Submit 95% CD for DSA Plan & Specifications Approval; Aug 2023
- Existing Santa Anita storage space torn down for construction of the Buena Vista (BV) 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 BV 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; 15% Project Total

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

Q & A

For more up to date
information, please visit:

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