



# **Citizens' Bond Oversight Committee**

## **Measure GC Progress Report**

### **Glendale Community College**

#### **Project Updates**

**May 4, 2020**

**Presented by Joel Peterson, Director of Facilities**



## Measure GC & Bond Priorities Report - January 2020

No.	Identified Projects for Measure GC	Current Budget	Encumbrance	Remaining Budget	Status:
1	Athletics and Kinesiology Expansion and Seismic Retrofitting	\$44,000,000	\$ 39,126,568	\$4,873,432	Construction
2	New Science Building and Ancillary Projects	\$92,900,000	\$ 6,942,521	\$85,957,479	Designing
3	Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$5,625,000	\$ 96,928	\$5,528,072	Designing
4	Instructional Building & Conference Center (IBCC) (fka MDI)	\$75,000,000	\$ 96,000	\$74,904,000	Programming
5	Administration Building for Human Resources	\$820,000	\$ 754,446	\$65,554	Complete
6	San Rafael Renovations Second Floor	\$3,100,000	\$ 2,666,149	\$433,851	Construction
7	San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$ 78,000	\$1,422,000	Designing
8	Welding Lab Alteration, Aviation Arts Building	\$4,315,000	\$ 4,109,187	\$205,813	Construction
9	Garfield Campus Property Acquisition & Parking Construction	\$35,000,000	\$ 27,555,760	\$7,444,240	In Progress
10	Garfield Campus Mariposa Renovations	\$4,000,000	\$ 214,928	\$3,785,072	Designing



### Measure GC & Bond Priorities Report - January 2020 (Cont'd)

No.	Identified Projects for Measure GC	Current Budget	Encumbrance	Remaining Budget	Status:
11	San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$ -	\$6,500,000	Designing
12	Montrose Campus (PDC/Citibank)	\$26,000,000	\$ 3,564,792	\$22,435,208	Programming
13	Centralized Storage Building (To be included in NSB)	\$2,000,000	\$ 46,350	\$1,953,650	Designing
14	Safety & Security	\$4,135,000	\$ 318,154	\$3,816,846	In Progress
15	Technology	\$4,500,000	\$ 4,078,343	\$421,657	In Progress
16	Minor Capital Projects	\$1,000,000	\$ 566,000	\$434,000	In Progress
17	Classroom/Lab Renovation Projects	\$7,000,000	\$ 4,990,193	\$2,009,807	Construction
18	Infrastructure	\$6,600,000	\$ 6,495,855	\$104,145	In Progress
19	Energy Conservation	\$2,525,000	\$ 1,824,210	\$700,790	In Progress
20	Fire Academy Project (In partnership with the City of Glendale)	\$1,100,000	\$ 815,000	\$285,000	In Progress
21	Sierra Vista Closeout	\$10,000,000	\$ 9,784,537	\$215,463	Complete
<b>Approximate Cumulative Total for Measure GC \$325,000,000 plus Interest</b>		<b>\$338,316,000</b>	<b>\$114,123,921</b>	<b>\$223,496,079</b>	



**Measure GC & Bond Priorities Report - January 2020 (Cont'd)**

No.	Identified Projects for Measure GC	Current Budget	Encumbrance	Remaining Budget	Status:
<b>Other Projects for Consideration or Future Bonds</b>					
22	Auditorium Building Renovation	\$30,000,000	\$0	\$30,000,000	Pending
23	Cafeteria/Dining Renovations	\$5,465,000	\$0	\$5,465,000	Pending
24	Garfield Campus New Building	\$25,500,000	\$0	\$25,500,000	Pending
25	Advanced Technology Center	\$60,000,000	\$0	\$60,000,000	Pending
26	Civic Auditorium (Acquisition funding anticipated from Certificates of Participation)	\$20,000,000	\$318,000	\$19,682,000	Pending
	<b>Total Projects</b>	<b>\$479,281,000</b>	<b>\$114,441,921</b>	<b>\$364,143,079</b>	

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



**Description:**

- Increment 1: Complete
- Increment II: Under Construction
  - 4/21/2020: Final Pour Slab on Grade;
  - 5/13/2020: Milestone Activity Date for Main Podium Deck Concrete Pour
- Seismic Upgrade: Under Construction
  - Accelerated Schedule to 4/2020-8/2020
- Project Status: Under Construction

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$ 44,000,000	\$ 39,126,568	\$ 18,150,163	\$ 4,873,432	70%

## 2. New Science Building (NSB)



**Description:**

- New Science Building 50% CD-Construction Documents submitted in March 2020
- Arroyo Seco, Santa Anita and Santa Barbara buildings will be demolished and a new elevator added to Camino Real
- Temporary Modulars to be used for Swing Space
- San Gabriel building renovation for Math Department upon completion and move into of New Science Building
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
New Science Building and Ancillary Projects	\$ 92,900,000	\$ 6,942,521	\$ 3,411,487	\$ 85,957,479	30%

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

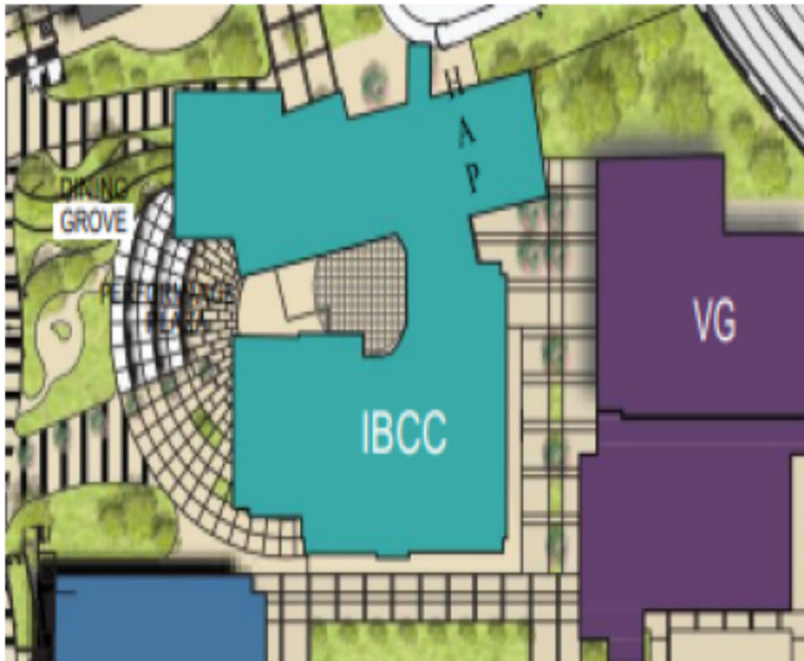


**Description:**

- Expand the Central Plant from its current approximate 500 ton capacity to over 1500 ton capacity in anticipation of the construction of the New Science Building and Instructional Building & Conference Center (IBCC).
- Intrinzec Group preparing design energy model specifications in preparation for RFQ/RFP
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Central Plant #1 Expansion (NSB dependent to CP Upgrade)	\$ 5,625,000	\$ 96,928	\$ -	\$ 5,528,072	5%

## 4. Instructional Building & Conference Center (IBCC)

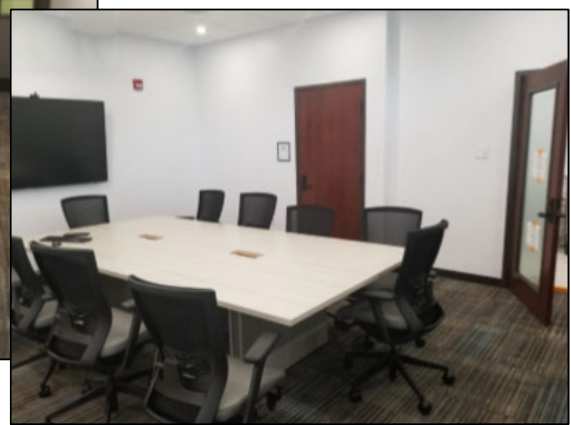
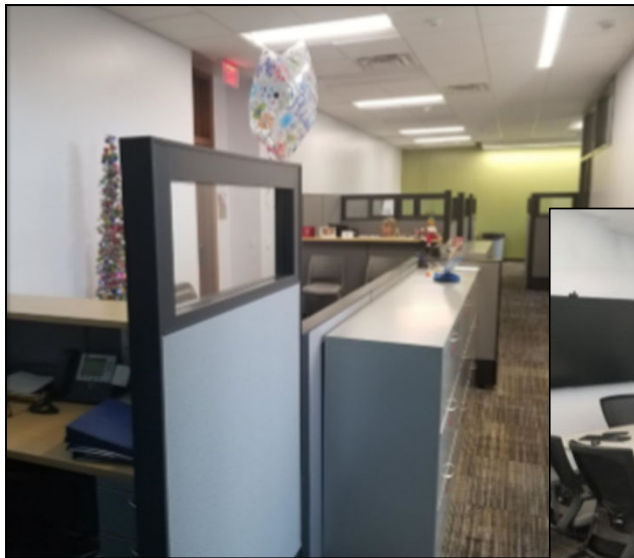


### Description:

- Final Programming Document delivered March 2020
- Key programming and user requested modifications:
  - 3 music lecture classrooms at 1000 sf for a total of 3000 sf
  - Total of 7 private staff/faculty offices (6 faculty + 1 studio manager for Music) at 100 sf for a total of 700 sf
  - Added 200 sf for retractable bleachers or chair storage in Dance Studio for a total of 200 sf
- RFQ for Design-Build procurement: Due date May 4, 2020
- Project Status: Programming Complete

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Instructional Building & Conference Center (IBCC) (fka MDI)	\$ 75,000,000	\$ 96,000	\$ 96,000	\$ 74,904,000	10%

## 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	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Administration Building for Human Resources	\$ 820,000	\$ 754,446	\$ 754,446	\$ 65,554	100%

## 6. San Rafael Renovation Second Floor

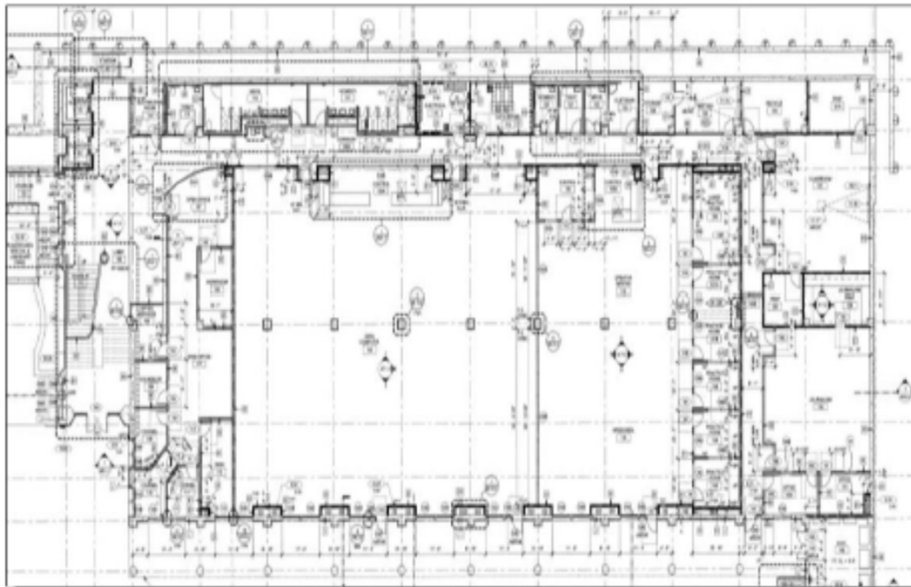


### Description:

- Renovate 2nd floor of San Rafael Building to house the following Departments: Student Equity, Title V, Governance, CalWORKs, and Adjunct offices.
- Potential Furniture Procurement delays due to COVID-19
- Target Milestone Completion Date: July 2020
- Project Status: Under Construction

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Rafael Renovations Second Floor	\$ 3,100,000	\$ 2,666,149	\$ 592,802	\$ 433,851	75%

## 7. San Gabriel First Floor-DSPS Space San Gabriel Building incl. Disabled Student Programs and Services (DSPS)



### Description:

- Convert approximately 3200 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 will be advertised for bid upon receipt of DSA approval of raised floor redesign; stalled at DSA due to COVID-19
- Target Completion date was Fall 2020; delayed to Spring 2021
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Gabriel First Floor-DSPS Office Space	\$ 1,500,000	\$ 78,000	\$ 64,917	\$ 1,422,000	35%

# 8. Welding Lab Alteration, Aviation Arts Building

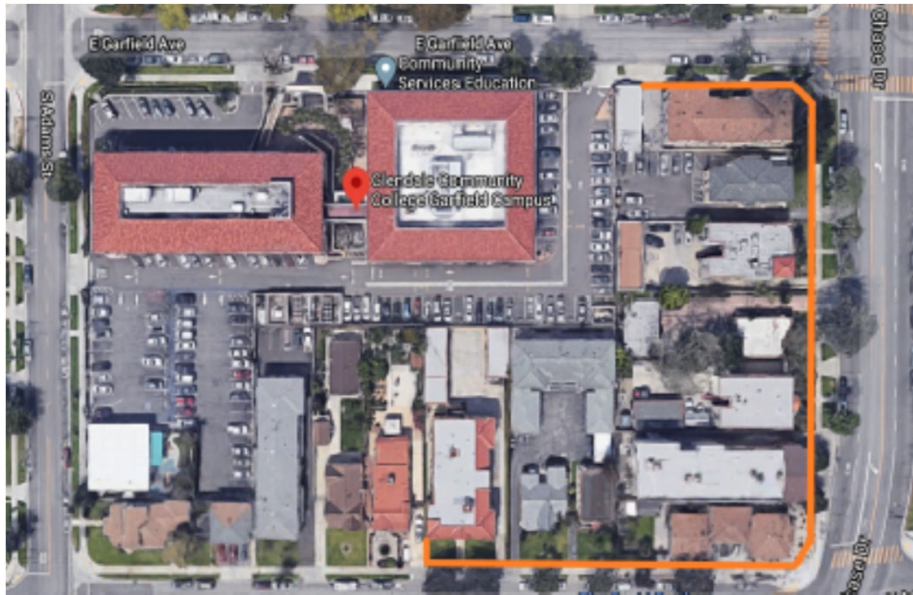


**Description:**

- Convert approximately 6,500 sf of existing space vacated by the Fire Academy in the Aviation Arts Building into a new Welding Technologies Lab; current facility is 1,728 sf
- New facility provides 29 welding booths; current facility has 20.
- Purchasing investigating potential Welding Booth, Machinery, Equipment delays due to COVID-19
- Target completion Fall 2020
- Project Status: Under Construction

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Welding Lab Alteration, Aviation Arts Building	\$ 4,315,000	\$ 4,109,187	\$ 554,485	\$ 205,813	55%

## 9. Garfield Campus Property Acquisition & Parking Construction



### Description:

- LandLAB commissioned to complete feasibility study for optimal land use
- HAZMAT study completed for acquired properties to be demolished
- Currently undergoing Topographical and Underground Utility surveys
- Replacing with surface parking, landscaping, lighting, and signage
- Completed perimeter fencing of acquired properties as noted
- The approximate costs is \$35M
- Project Status: In Progress

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Garfield Campus Property Acquisition & Parking Construction	\$ 35,000,000	\$ 27,555,760	\$ 27,477,470	\$ 7,444,240	10%

## 10. Garfield Campus Mariposa Renovation

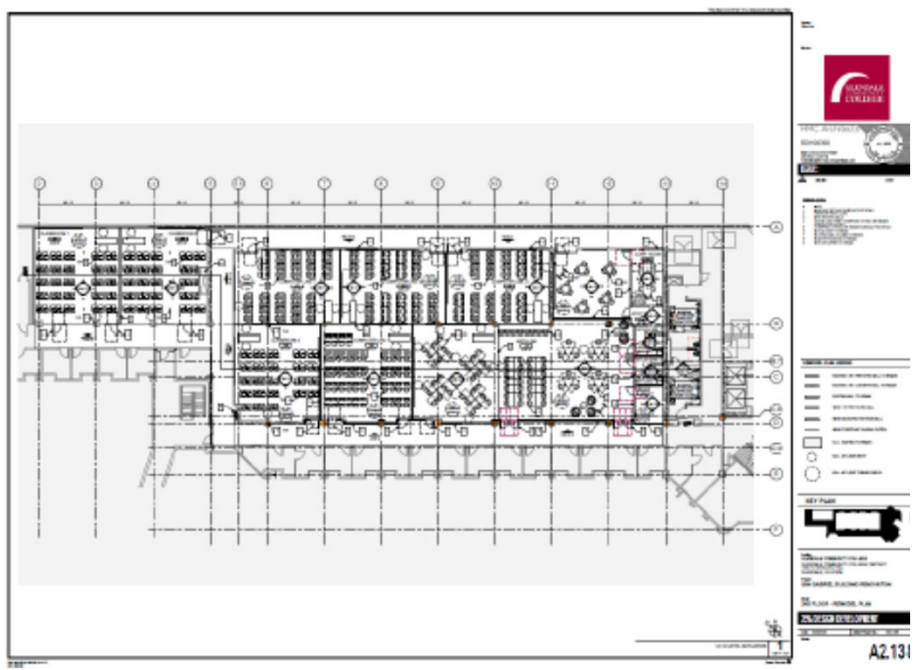


### Description:

- Renovate various classrooms and office spaces to enhance the delivery of the learning environment.
- Renovate the outdoor courtyard areas and create an indoor café
- Pending final DSA review & approval for bid advertisement
- Lease and Tenant Improvement agreements in place for temporary swing space at adjacent Medical Center Building
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Garfield Campus Mariposa Renovations	\$ 4,000,000	\$ 214,928	\$ 124,248	\$ 3,785,072	35%

# 11. San Gabriel Renovations-Math Department Relocation

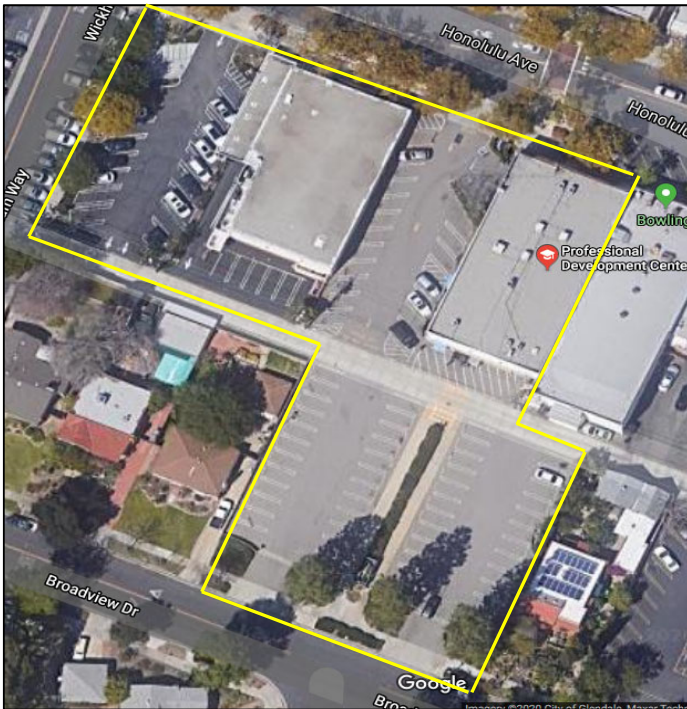


**Description:**

- Renovate the 2nd floor of the San Gabriel as part of a secondary effects project to the New Science Building.
- The project will renovate space that currently houses the Biology Department, from various Biology labs and prep rooms into state-of-the-art math classrooms and labs, including the Math Discovery Center.
- HMC submitted 25% Design Development (DD) plans
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
San Gabriel Second Floor Renovation for Math Department	\$ 6,500,000	\$ -	\$ -	\$ 6,500,000	30%

## 12. Montrose Campus Enhancements

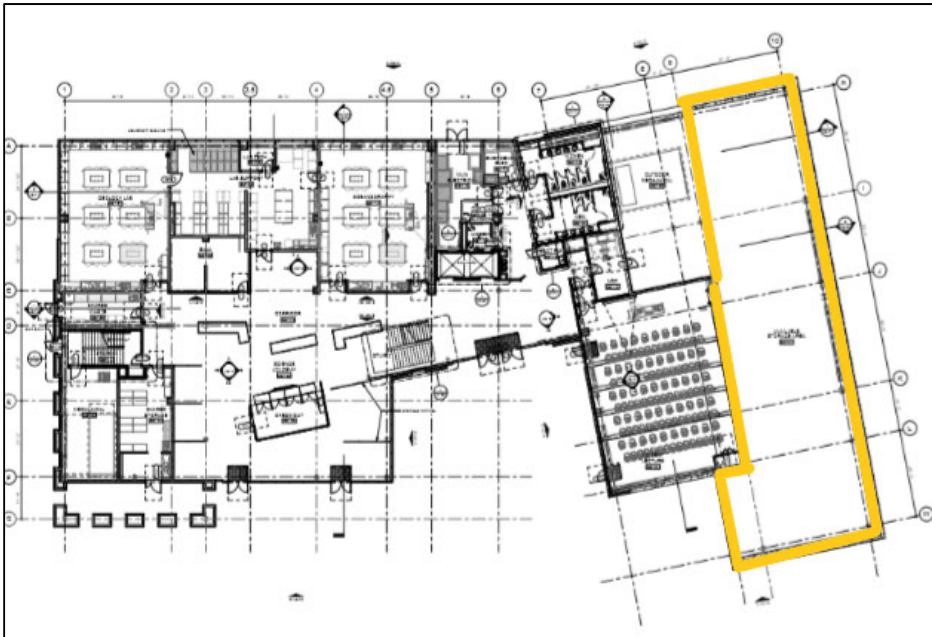


### Description:

- Develop and upgrade classrooms in the existing buildings: Professional Development Center (PDC) and Citibank.
- Programming Needs Assessment conducted by Collaborative Brain Trust (CBT) and under review by Academic Leadership
- Programming Needs Assessment will serve as a supplement to final programming document
- Project Status: Programming Complete

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Montrose Campus (PDC/Citibank)	\$ 26,000,000	\$ 3,564,792	\$ 3,547,491	\$ 22,435,208	15%

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



### Description:

- 8,150 sf centralized district storage facility and separate theater storage to replace several storage locations
- Existing storage facilities will need to be torn down for construction of the New Science and Instructional Building & Conference Center (IBCC).
- Nearly 4k sf of available storage for Central Facilities incorporated in New Science Building
- Project Status: Designing

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Centralized Storage Building (To be included in NSB)	\$ 2,000,000	\$ 46,350	\$ -	\$ 1,953,650	30%

# 14. Safety & Security



**Description:**

- Purchasing to issue RFP/Bid Proposal for wireless interior/exterior hardware security door lock system.
- Security Camera presentations pending Leadership direction
- Project Status: In Progress



Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Safety & Security	\$ 4,135,000	\$ 318,154	\$ 318,154	\$ 3,816,846	10%

## 15. Technology

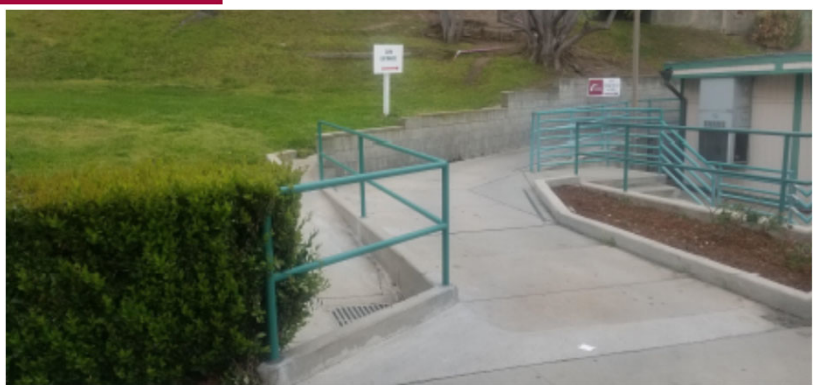


### Description:

- Project includes an upgrade to the College's primary system software to a new People Soft System; up to Bundle #56
- Oracle-based 'Unifier' Project Management Information Systems (PMIS) for project financial tracking currently in development
- Various upgrades to the College's overall academic and administrative system software, especially in lieu of remote instruction and work from home procedures through the summer session due to COVID-19.
- Project Status: In Progress

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Technology	\$ 4,500,000	\$ 4,078,343	\$ 3,318,255	\$ 421,657	40%

## 16. Minor Capital Projects

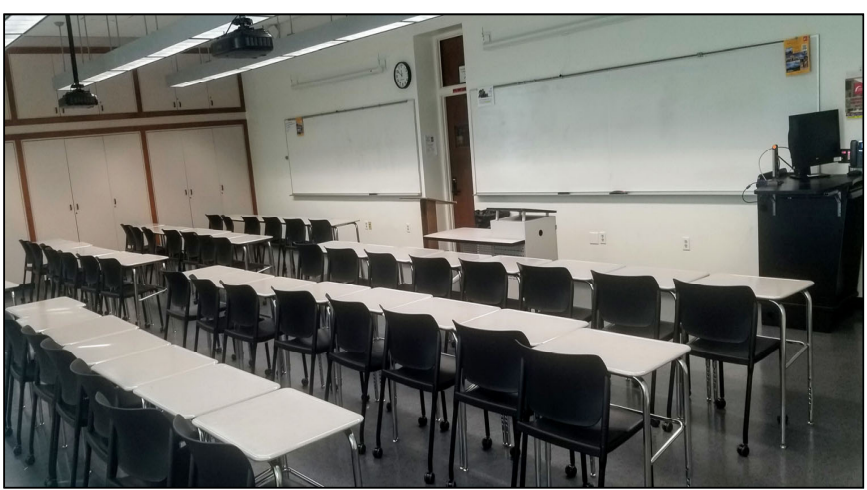


**Description:**

- Various small renovation projects.
- Rails installed for student safety at varying curb levels
- Exterior lighting provided for increased student safety
- Sewer line maintenance, clean-out, and tie-in to City utilities at street
- Lift Maintenance hole covers to prevent rain water accumulation in vault
- Project Status: In Progress

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Minor Capital Projects	\$ 1,000,000	\$ 566,000	\$ 566,000	\$ 434,000	55%

# 17. Classroom/Lab Renovation Project



Classroom shown is AD252

**Description:**

- San Rafael 1st Floor classroom HVAC EMS improvement
- 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.
- The LEE Committee will set annual Priorities.
- 156 classrooms and labs identified; 79 are complete to date
- Project Status: In Construction

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Classroom/Lab Renovation Projects	\$ 7,000,000	\$ 4,990,193	\$ 4,613,368	\$ 2,009,807	40%

# 18. Infrastructure



**Description:**

- Campus wide Backup Generator replacement, as needed
- Upgrade deteriorating infrastructure systems and spaces on the Verdugo and Garfield campuses.
- E.g., electrical system upgrades, irrigation upgrades, street repair projects, classroom upgrades, roofing projects, landscape enhancements and up-grades.
  - Roof coating complete at San Rafael;
  - Aviation Arts roof coating to be scheduled upon removal of rooftop equipment
- Project Status: In Progress

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Infrastructure	\$ 6,600,000	\$ 6,495,855	\$ 5,226,985	\$ 104,145	50%

# 19. Energy Conservation



**Description:**

- Enhance energy conservation programs on campus.
- Update/replacement of old outdated HVAC Systems
- Administration Window Replacement Project (AWRP)
  - Phase 1 window delivery expected end of April;
  - Demolition and Scaffolding of East side completion June 10
  - Target Project Completion by end of July 2020
- Replacement of various inefficient exterior windows (El Camino Real)
- Project Status: Under Construction

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Energy Conservation	\$ 2,525,000	\$ 1,824,210	\$ 468,170	\$ 700,790	65%

## 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	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Fire Academy Project (In partnership with the City of Glendale)	\$ 1,100,000	\$ 815,000	\$ 815,000	\$ 285,000	100%

## 21. Sierra Vista Closeout



### Description:

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

Identified Project for Measure GC	Budget	Encumbrance	Spent to Date	Remaining Budget	% Complete
Sierra Vista Closeout	\$ 10,000,000	\$ 9,784,537	\$ 9,784,537	\$ 215,463	100%



## Additional Projects for Consideration or Future Bonds

22. Auditorium Building Renovations				
Totals	Budget	To Date	Variance	% complete
	\$30,000,000	\$0	-\$30,000,000	0%
23. Cafeteria/Dining Renovation				
Totals	Budget	To Date	Variance	% complete
	\$1,200,000	\$0	-\$1,200,000	0%
24. Garfield Campus-New Building				
Totals	Budget	To Date	Variance	% complete
	\$20,000,000	\$0	-\$20,000,000	0%
25. Advanced Technology Center				
Totals	Budget	To Date	Variance	% complete
	\$60,000,000	\$0	-\$60,000,000	0%
26. Civic Auditorium (Acquisition funding anticipated from Certificates of Participation)				
Totals	Budget	To Date	Variance	% complete
	\$20,000,000	\$318,000	-\$19,682,000	0%



# Q & A