



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

May 3, 2021

Presented by Joel Peterson, Director of Facilities



Measure GC & Bond Priorities Report

May 2021

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Admin Window Replacement	\$1,960,449	\$1,843,054	\$1,635,010	\$117,395	Summer 2020	100%	Complete
Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0	Winter 2019	100%	Complete
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$36,823,248	\$24,944,419	\$3,676,752	Fall 2021	89%	Construction
Central Plant #1 Expansion	\$5,625,000	\$1,097,607	\$262,565	\$4,527,393	Fall 2022	25%	Design
Centralized Storage Building	\$2,000,000	\$67,915	\$41,715	\$1,932,085	Fall 2023	41%	Construction
Classroom Lab Renovation Projects	\$5,328,623	\$5,328,623	\$5,328,623	\$0	Winter 2021	100%	Complete
Fire Academy Project	\$815,000	\$815,000	\$815,000	\$0	Winter 2019	100%	Complete
Garfield Mariposa Renovations	\$2,000,000	\$1,561,319	\$1,278,263	\$438,681	Winter 2021	100%	Complete
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$28,002,056	\$32,107,814	\$6,997,944	Winter 2022	15%	Design
Infrastructure	\$17,206,969	\$17,077,737	\$16,736,615	\$129,232	Winter 2021	100%	Complete
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$7,663,245	\$1,713,085	\$60,336,755	Fall 2024	25%	Design

Measure GC & Bond Priorities Report

May 2021 (Cont'd)

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Minor Capital Projects (Wayfinding)	\$315,000	\$300,181	\$14,256	\$14,819	Winter 2021	20%	Construction
Montrose Campus	\$4,575,710	\$4,575,710	\$4,575,632	\$0	HOLD	15%	Programming
New Science Building and Ancillary Projects	\$104,000,000	\$13,264,932	\$7,260,396	\$90,735,068	Fall 2023	41%	Construction
Safety & Security	\$780,000	\$751,579	\$715,759	\$28,421	HOLD	15%	Programming
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$133,323	\$17,350	\$1,366,678	Fall 2021	35%	Design
San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$340,464	\$171,334	\$3,459,536	Winter 2024	30%	Design
San Rafael Renovations Second Floor	\$3,100,000	\$3,074,376	\$2,947,482	\$25,624	Summer 2020	100%	Complete
Sierra Vista Closeout	\$12,394,446	\$12,394,446	\$12,394,446	\$0	Winter 2019	100%	Complete
Technology	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001	Winter 2021	100%	Complete
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$5,124,309	\$5,104,490	\$4,690,348	\$19,819	Winter 2021	100%	Complete
Z-Program Reserve	\$5,542,040	\$0	\$0	\$5,542,040	ONGOING	-	In Progress
Totals	\$325,234,312	\$145,878,069	\$123,308,876	\$179,356,242			

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

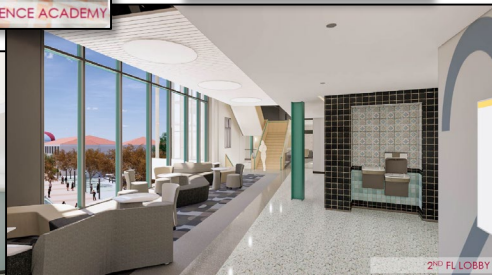


Description:

- **Increment 1: Complete**
- **Seismic Upgrade: Complete**
 - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Under Construction**
 - New Athletic Facility target completion Fall 2021
 - Existing Verdugo Gym target completion Summer 2021
 - Finalize Furniture, Fixture & Equipment design & procurement
- **Project Status: Under Construction**

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Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$36,823,248	\$24,944,419	\$3,676,752	Fall 2021	89%	Construction

2. New Science Building (NSB)



Description:

- New Science Building DSA Approved
- CM Construction Schedule approved with these milestone dates:
 - Construction Start – March 2021
 - Substantial completion – Fall 2023
- Phasing & Logistics Plan reviewed with College Police and the City of Glendale
- Verdugo Blvd lane closure being coordinated with Department of Public Works
- Notification issued to neighboring residents and businesses within 500 feet of the project site prior to start of construction
- Ancillary projects:
 - Central Plant 1 Upgrade operable by Dec 2022
 - Central Storage Facility incorporated on ground floor
 - San Gabriel building renovation for Math Department upon completion and occupation of New Science Building
- **Project Status: Construction**

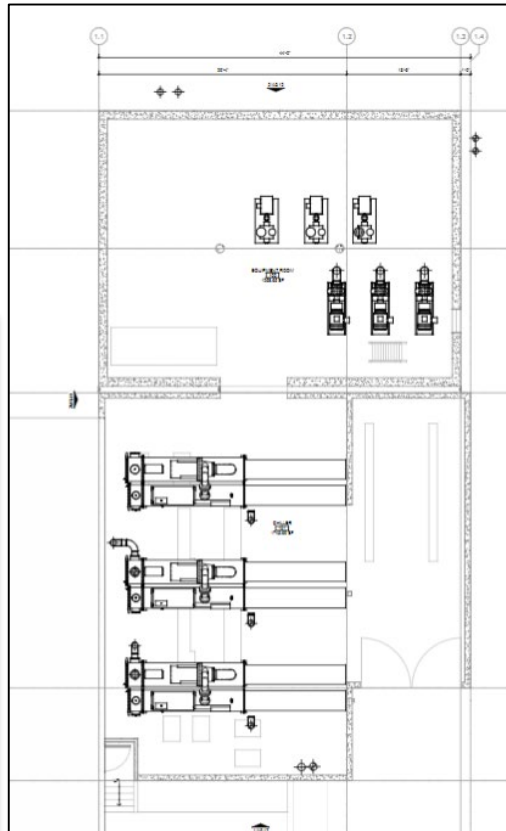
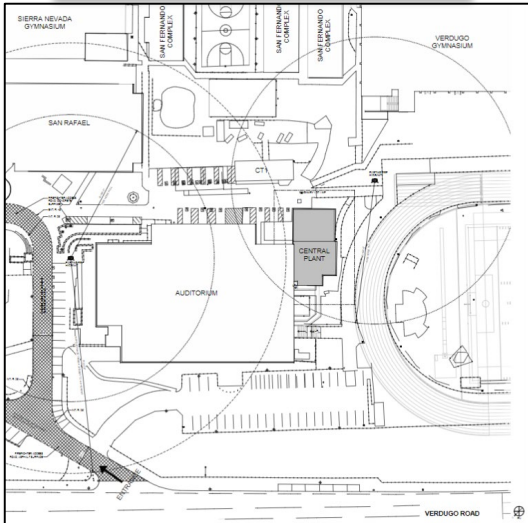
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New Science Building and Ancillary Projects	\$104,000,000	\$13,264,932	\$7,260,396	\$90,735,068	Fall 2023	41%	Construction

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

FLOW AND TONNAGE TABLES

Pipe Size	GPM	Max Tons @ 12" DT
2	0-40	20
3	41-115	58
4	116-240	120
6	250-700	350
8	710-1450	725
10	1460-3400	1200
12	2500-3500	1750

Buildings	Symbol	Tons @ 12" DT
Aviation Arts	AA	98
Health Sciences	HS	82
Advanced Tech	AT	60
San Gabriel	SG	110
Arroyo Seco	AS	120
Camino Real	CR	60
Cimmarusti Science	CS	30
Library	LB	250
Sierra Madre	SM	94
Sierra Vista	SV	252
Verdugo Gym	VG	100
San Rafael	SR	110
Admin	AD	80
Auditorium	AU	93
Instruction Building and Conference Center	IBCC	205
New Science	NS	520
Santa Barbara	SB	20



Description:

- Affiliated Engineering, Inc. (AEI) completed 60% design documents
- Project may take a Public, Private, Partnership (P3) approach to relieve budget with Clearway Energy, a P3 firm
- Intrinzec retained as College Specialty Consultant, and DPR continues to provide CM preconstruction and cost estimating services to maintain continuity of NSB
- **Project Status: Designing**

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Central Plant #1 Expansion	\$5,625,000	\$1,097,607	\$262,565	\$4,527,393	Fall 2022	25%	Design

4. Instructional Building & Conference Center (IBCC)



Description:

- DBE-PCL & Steinberg Hart proceeds with Design Document development with participation of College Leadership and User groups
- DBE completed Kinesiology expanded programming
- Collaborative Brain Trust (CBT) finalizing Educational Needs Assessment
- College securing the City of Glendale Civic Auditorium to be used as Swing Space for Dance
- Other swing space accommodations relocated throughout the campus
- **Project Status: Designing**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$7,663,245	\$1,713,085	\$60,336,755	Fall 2024	25%	Design

5. Administration Building - Human Resources

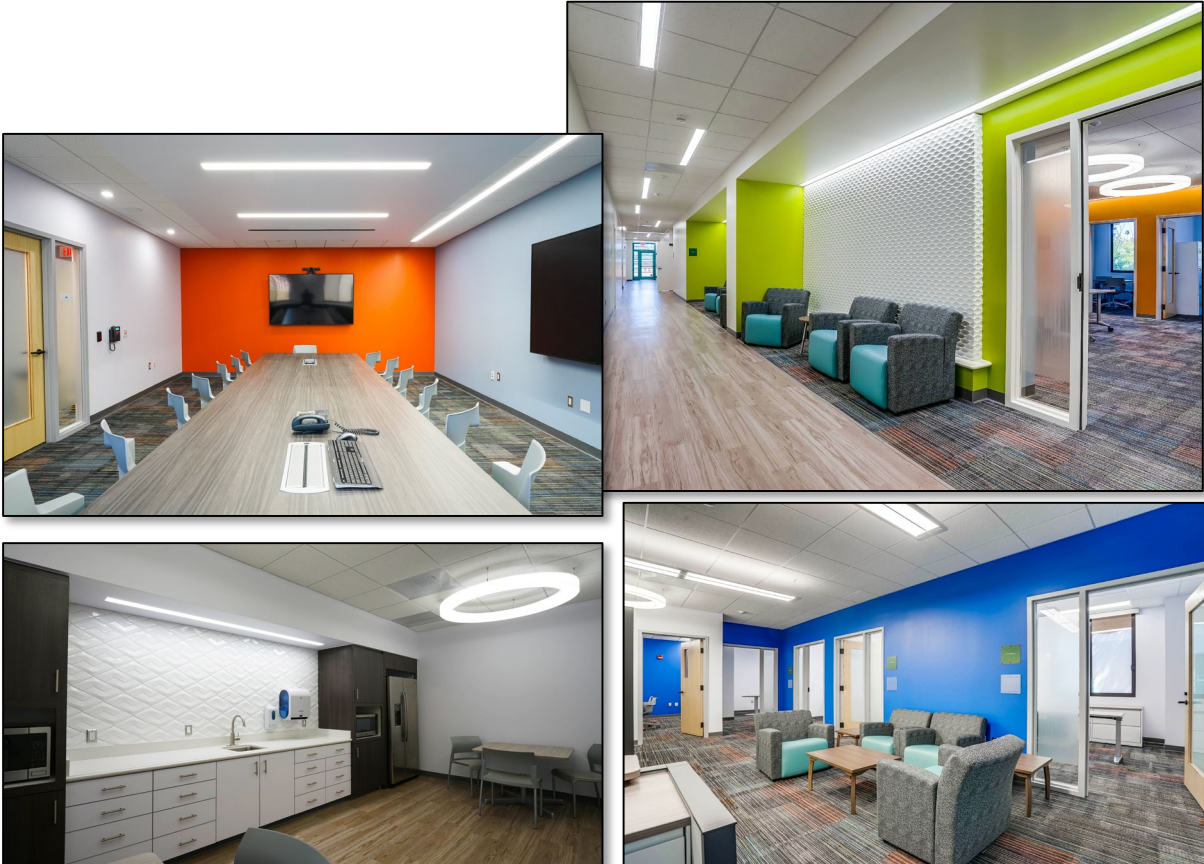


Description:

- 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
- DSA Certificate of Compliance dated March 9, 2021
- **Project Status: Complete**

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Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0	Winter 2019	100%	Complete

6. San Rafael Renovation Second Floor

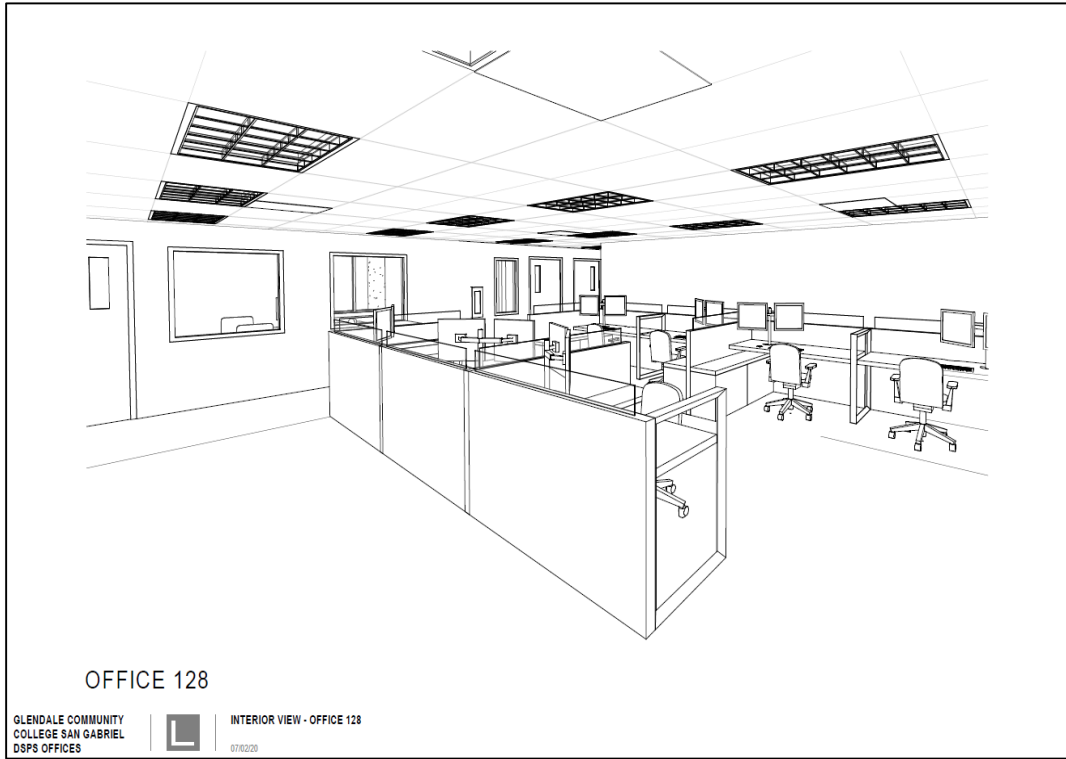


Description:

- Renovate 2nd floor of San Rafael Building to house the following Departments: Adjunct offices, CalWorks, Governance, Student Equity, and Title V
- Move-in was carefully coordinated in accordance with CDC COVID guidelines and safe distancing requirements
- Substantial Completion: Jun2020; Final Occupancy: Aug2020
- <https://youtu.be/1CjCe-pDWag> for a virtual Tour of San Rafael 2nd Floor Remodeled Space!
- Final DSA closeout in progress
- **Project Status: Complete**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
San Rafael Renovations Second Floor	\$3,100,000	\$3,074,376	\$2,947,482	\$25,624	Summer 2020	100%	Complete

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

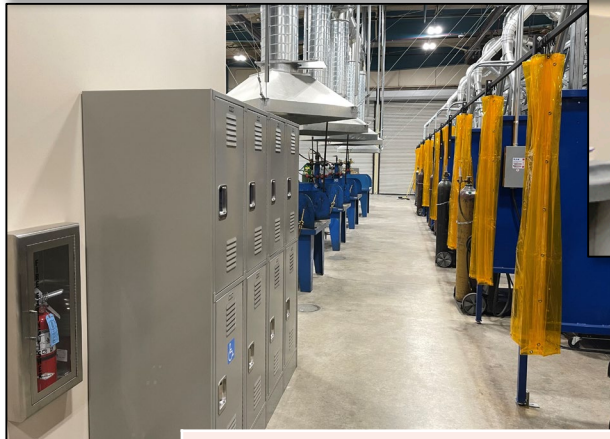


Description:

- 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 under DSA review
- Project will be advertised for bid upon receipt of DSA approval
- Target Completion to Fall 2021
- **Project Status: Designing**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
San Gabriel First Floor-DSPTS Office Space	\$1,500,000	\$133,323	\$17,350	\$1,366,678	Fall 2021	35%	Design

8. Welding Lab Alteration, Tongva Building (fka Aviation / Art Building)



Description:

- Converted approximately 6,500 sf of existing space vacated by the Fire Academy in the Tongva Building into a new Welding Technologies Lab; prior facility was 1,728 sf
- Welding Shop features the safest and most state-of-the-art industrial air filtration system, Nederman Dust Collector Systems
- Welding was part of the Return-to-Campus (RTC) Pilot Program
- **Project Status: Complete**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$5,124,309	\$5,104,490	\$4,690,348	\$19,819	Winter 2021	100%	Complete

9. Garfield Campus Property Acquisition & Parking Construction



Description:

- Awarded DBE contract to Menemsha + MMA
- Propose replacing acquired buildings with > 200 proposed surface parking spaces, sustainable landscaping, exterior lighting, and monument signage
- Topographic & Underground Utility Survey & HAZMAT studies completed for properties to be demolished
- Exploring Modular Classrooms to be placed on small portion of new parking area
- **Project Status: Designing**

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Garfield Property Acquisition & Parking Construction	\$35,000,000	\$28,002,056	\$32,107,814	\$6,997,944	Winter 2022	15%	Design

10. Garfield Campus Mariposa Renovation



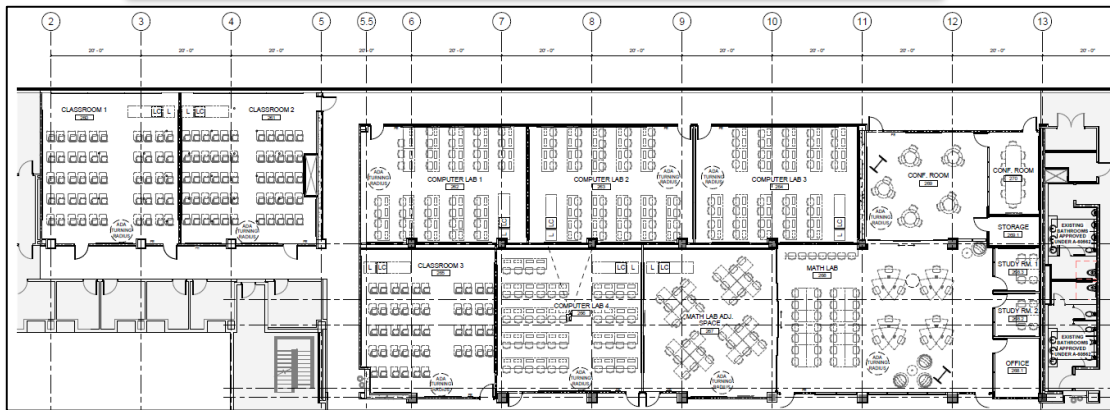
Description:

- Renovate various classrooms and office spaces to enhance the delivery of the learning environment and create an indoor café
- Achieved Substantial Completion on 12/31/2020
- **Project Status: Finalizing Punchlist Items**

L-R: Café, Classroom, Welcome Center and Career & Counseling Center Office

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Garfield Mariposa Renovations	\$2,000,000	\$1,561,319	\$1,278,263	\$438,681	Winter 2021	100%	Complete

11. San Gabriel Renovations-Math Department Relocation



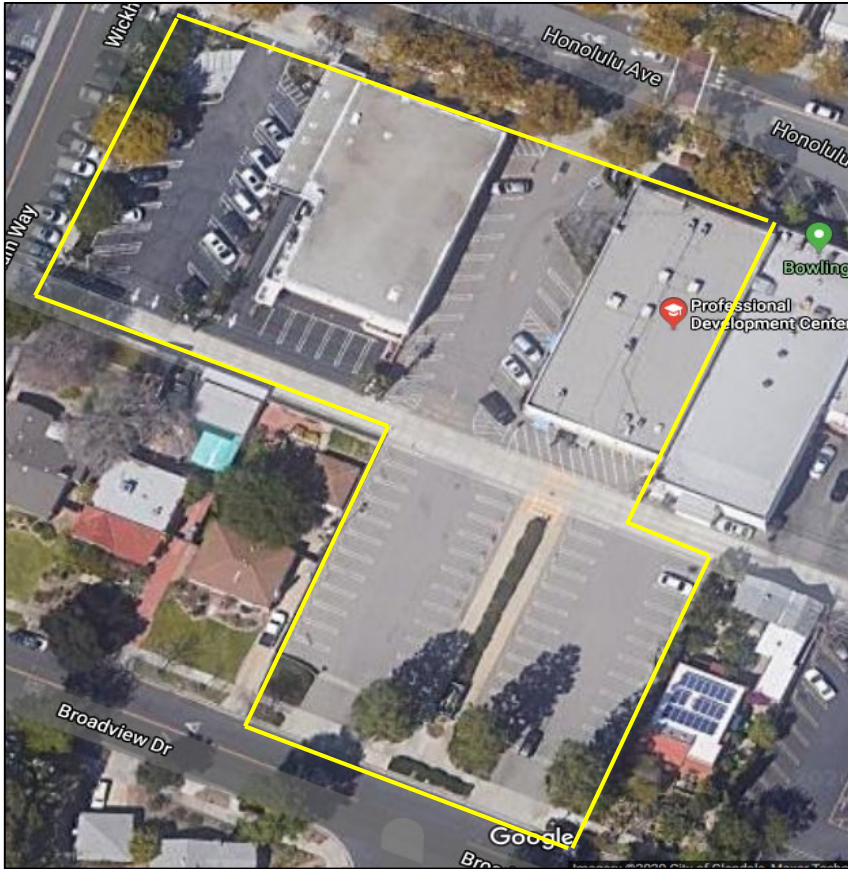
Description:

- 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
- Completed 90% CD set; Submit to DSA Q3 2022 pending design changes to Wi-Fi beta test
- Wireless Computer Lab Beta Test at AT107B to save hardwiring costs and increase space flexibility in Math Labs and campus wide; Target completion date is Summer 2021 to incorporate into design

• Project Status: Designing

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San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$340,464	\$171,334	\$3,459,536	Winter 2024	30%	Design

12. Montrose Campus Enhancements

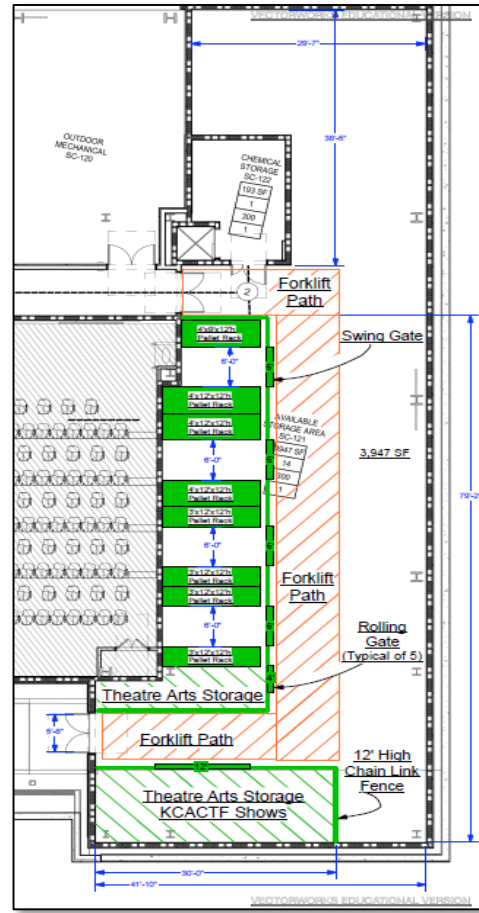
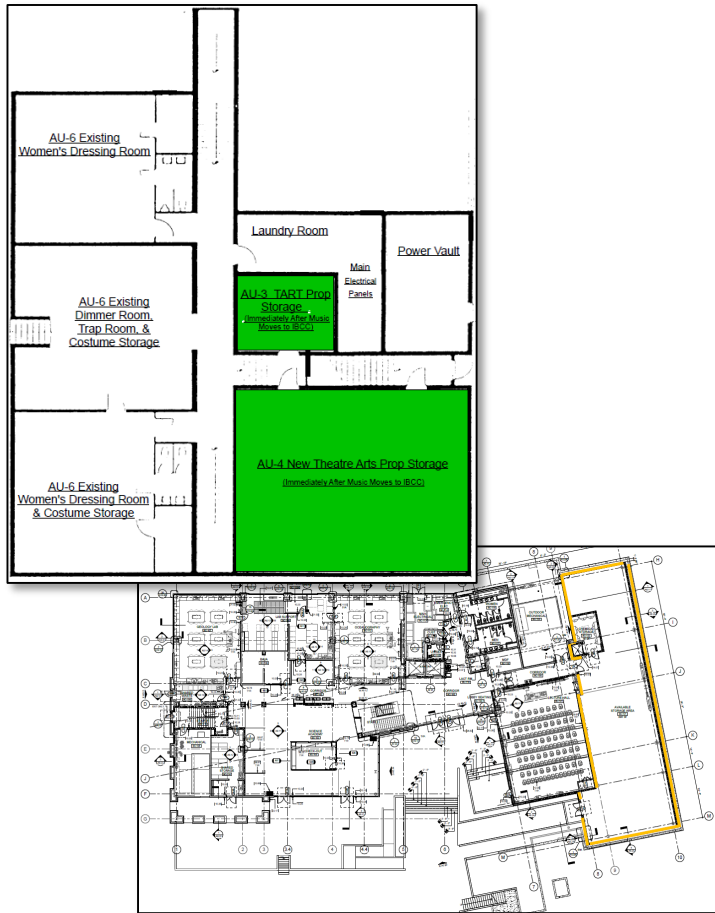


Description:

- 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**

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Montrose Campus	\$4,575,710	\$4,575,710	\$4,575,632	\$0	HOLD	15%	Programming

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

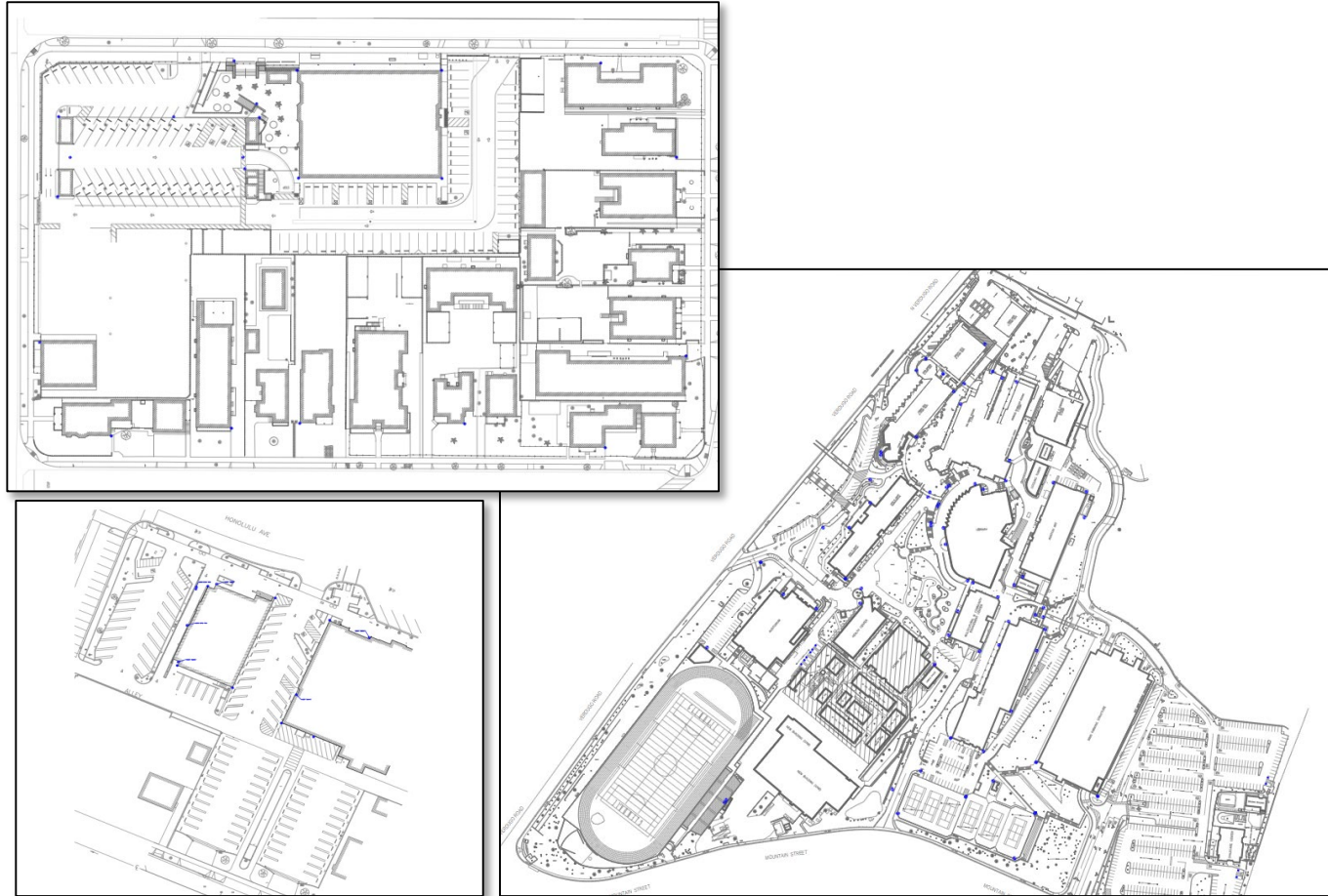


Description:

- 8,150 sf Centralized District Storage Facility to replace several storage locations
- Existing storage space will need to be 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
- Permanent 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: Construction**

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Centralized Storage Building	\$2,000,000	\$67,915	\$41,715	\$1,932,085	Fall 2023	41%	Construction

14. Safety & Security



Description:

- Completed Districtwide thumb lock installation and public address compatible phone systems in all classrooms
- Districtwide camera monitoring system to enhance safety and security technical specifications and RFP completed by RAS, LLC
- **Project Status: Programming Complete – On HOLD**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Safety & Security	\$780,000	\$751,579	\$715,759	\$28,421	HOLD	15%	Programming

15. Technology



Description:

- Various upgrades in light of remote instruction and work from home procedures due to COVID-19
- **PeopleSoft 9.2 Upgrade** includes an upgrade to the College's primary system software
- **Oracle-based 'Unifier'** Project Management Information Systems (PMIS) for project financial tracking pending revised budget & accrual entries for FY 20/21 & FY 21/22
- **Project Status: Complete**

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Technology	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001	Winter 2021	100%	Complete

16. Capital Maintenance Projects (Wayfinding)



Description:

- Interior & Exterior Wayfinding project with RSM Design underway
- Begin recording campus-wide ADA assessment by DSA Inspector for Record to identify needs and complete upon fund availability
- Small renovation projects completed based on available funds:
 - Installed new hot water tank for the Sierra Madre Building
 - Repaired deteriorated concrete walls on upper east-side Tennis Courts
 - Building Automation System (BAS) graphics completed for Sierra Vista, San Gabriel, and Administration buildings
 - Installed Needle-Point Bi-Polar Ionization System (NBIS) for two air handlers in the Library Building (3rd and 4th floors)
 - Renovated and completed inspection of Auditorium Building elevator
- **Project Status: Construction**

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Minor Capital Projects (Wayfinding)	\$315,000	\$300,181	\$14,256	\$14,819	Winter 2021	20%	Construction

17. Classroom/Lab Renovation Project

Description:

- The Learning Environment Enhancement (LEE) Committee will set annual priorities to 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

- 156 classrooms & labs identified; 79 are complete to date; additionally, AT 208 computer lab door installed; nearly 120 labs/classrooms received audio-visual upgrades; San Rafael 1st Floor classroom HVAC EMS improvement

- Classroom/Lab Renovation Projects on HOLD due to remote learning and until additional fund availability

- **Project Status: Complete**



Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Classroom Lab Renovation Projects	\$5,328,623	\$5,328,623	\$5,328,623	\$0	Winter 2021	100%	Complete

18. Infrastructure



Description:

- Approx. \$18M in various Infrastructure Projects District-wide
 - 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**

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Infrastructure	\$17,206,969	\$17,077,737	\$16,736,615	\$129,232	Winter 2021	100%	Complete

19. Energy Conservation Administration Window Replacement (AWRP)



Description:

- Enhance energy conservation on campus
- Administration Window Replacement Project (AWRP)
 - Level 1 & 2 Exterior Windows replaced
 - All new screens and window hardware installed
 - New Exterior doors stained to match existing frame
- Replacement of various inefficient exterior windows (El Camino Real) on hold due to budgetary constraints and other pending construction (NSB)
- **Project Status: Complete**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Admin Window Replacement	\$1,960,449	\$1,843,054	\$1,635,010	\$117,395	Summer 2020	100%	Complete

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	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Fire Academy Project	\$815,000	\$815,000	\$815,000	\$0	Winter 2019	100%	Complete

21. Sierra Vista Closeout



Description:

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

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Sierra Vista Closeout	\$12,394,446	\$12,394,446	\$12,394,446	\$0	Winter 2019	100%	Complete

Q & A

For more up to date
information, please visit:

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