

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

**May 2, 2022**

**Presented by Fred Parker, Interim Director of Facilities**

## Measure GC Budget Update

- **Original Bond Measure** **\$325M**
  - With Interest **\$328.3M**
- **Total Cost to Complete** **\$357.6M**
  - Overages due to escalation **\$ 29.3M**
  - Additional Funds **\$ 35.3M**
- **Remaining Balance** **\$ 5.9M**

# Measure GC & Bond Priorities Report

## April 2022

### Completed Projects

No.	Identified Project	A	B	C	D	Over/Under	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
1	Admin Window Replacement	\$2,525,000	\$1,846,138	\$114,311	\$1,846,138	(\$678,862)	Summer 2020	Summer 2020	Complete
2	Administration Building for Human Resources	\$820,000	\$846,766	(\$26,766)	\$846,766	\$26,766	Winter 2019	Winter 2019	Complete
3	Classroom Lab Renovation Projects	\$7,000,000	\$5,328,623	\$0	\$5,328,623	(\$1,671,377)	Winter 2021	Winter 2021	Complete
4	Fire Academy Project	\$1,100,000	\$815,000	\$0	\$815,000	(\$285,000)	Winter 2019	Winter 2019	Complete
5	Garfield Mariposa Renovations	\$4,000,000	\$1,591,930	\$308,071	\$1,591,930	(\$2,408,070)	Winter 2021	Winter 2021	Complete
6	Infrastructure	\$6,600,000	\$19,533,839	\$0	\$19,533,839	\$12,933,839	Winter 2021	Winter 2021	Complete
7	Minor Capital Projects	\$1,000,000	\$1,075,901	\$0	\$1,075,901	\$75,901	Winter 2021	Winter 2021	Complete
8	San Rafael Renovations Second Floor	\$3,100,000	\$3,080,423	\$55,577	\$3,080,423	(\$19,577)	Summer 2020	Summer 2020	Complete
9	Sierra Vista Closeout	\$0	\$10,000,000	\$0	\$10,000,000	\$10,000,000	Winter 2019	Winter 2019	Complete
10	Technology	\$4,500,000	\$4,811,999	\$0	\$4,811,999	\$311,999	Winter 2021	Winter 2021	Complete
11	Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$4,315,000	\$5,090,894	\$33,416	\$5,090,894	\$775,894	Winter 2021	Winter 2021	Complete

# Measure GC & Bond Priorities Report

## April 2022

### Projects In Progress

No.	Identified Project	A Original Budget (As of June 2020)	B Encumbrance	C Current Project Contingency (As of June 2020)	D Estimated Costs at Completion (EAC) (As of April 2022)	Over/Under (D-A) (EAC less Original)	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
12	Kinesiology and Vaquero Athletics Complex (VQ) [fka Athletics and Kinesiology Expansion and Seismic	\$44,000,000	\$40,776,426	\$1,015,536	\$41,729,573	(\$2,270,427)	Summer 2022	Summer 2022	Construction
13	PE Student Locker	\$0	\$0	\$0	\$3,250,000	\$3,250,000	Summer 2022	Summer 2022	Construction
14	Central Plant #1 Expansion	\$5,625,000	\$2,068,595	\$0	\$9,800,000	\$4,175,000	Winter 2023	Spring 2023	Design
15	Centralized Storage Facility	\$2,000,000	\$174,690	\$0	\$2,000,000	\$0	Fall 2023	Fall 2023	Construction
16	Garfield Property Acquisition & Parking Construction	\$35,000,000	\$34,708,134	\$541,770	\$36,000,000	\$1,000,000	Spring 2022	Spring 2022	Construction
17	David Viar Performing and Media Arts Center [fka Instructional Building & Conference Center	\$75,000,000	\$11,773,533	\$500,000	\$90,600,000	\$15,600,000	Fall 2024	Fall 2024	Design
18	Montrose Campus	\$26,000,000	\$4,575,710	\$0	\$4,575,710	(\$21,424,290)	Unknown	Unknown	Programming
19	New Science Building and Ancillary Projects	\$92,900,000	\$102,708,123	\$1,019,353	\$108,000,000	\$15,100,000	Fall 2023	Fall 2023	Construction
20	Safety & Security	\$4,135,000	\$751,579	\$0	\$780,000	(\$3,355,000)	Unknown	Unknown	Programming
21	San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,520,402	\$1,070	\$1,600,000	\$100,000	Spring 2022	Spring 2022	Construction
22	San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$416,897	\$4,627	\$3,800,000	(\$2,700,000)	Winter 2024	Winter 2024	Design
23	Z-Bond Interest Earned and Program Reserve (unencumbered funds)	\$700,857	\$0	\$883,728	\$1,506,040	\$805,183	ONGOING	ONGOING	In Progress
	<b>Subtotals (Measure GC Base Budget)</b>	<b>\$328,320,857</b>	<b>\$253,495,602</b>	<b>\$4,450,694</b>	<b>\$357,662,835</b>	<b>\$29,341,978</b>			

# Measure GC & Bond Priorities Report

## April 2022

### Current Financial Status

No.	Identified Project	A	B	C	D	Over/Under	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
		Original Budget (As of June 2020)	Encumbrance	Current Project Contingency (As of June 2020)	Estimated Costs at Completion (EAC) (As of April 2022)	(D-A) (EAC less Original)			
	<b>Subtotals (Measure GC Base Budget)</b>	<b>\$328,320,857</b>	<b>\$253,495,602</b>	<b>\$4,450,694</b>	<b>\$357,662,835</b>	<b>\$29,341,978</b>			

#### Additional Funds

Clearway	\$20,000,000
Funds from HEERF	\$836,704
Funds from Deferred Maintenance (\$6.38M received in FY21/22; \$4.5 Projected in FY22/23)	\$6,380,000
Lottery Money	\$6,600,000
Building Donation (Foundation)	\$1,500,000
<b>Total Additional Funds</b>	<b>\$35,316,704</b>
<b>Remaining Balance</b>	<b>\$5,974,726</b>

# 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**

- Renamed [Kinesiology and Vaquero Athletic Complex \(VQ\)](#)
- Verdugo Gym use for sports training as of Oct 15, 2021
- **Kinesiology and Vaquero Athletic Complex** phased occupancy through Spring 2022 for offices and classes
- Graphics, Furniture, Fixture, Equipment installation in progress
- New scope additions of Women's Locker Room Conversion and Faculty Locker / Shower Room by Summer 2022
- PE Student Shower/Locker Building started Apr 2022 with anticipated completion Summer 2022



- **Project Status: Construction**

# New Science Building (NSB)



## Description:

- CM Construction Schedule approved with these milestone dates:

Construction Start – March 2021

- Substantial completion – Fall 2023

- DPR completed Verdugo lane closure & median removal per City permitting

- Tower crane installation tested and inspected, and steel erection began 2/1/22

- Milestone Topping Out Ceremony scheduled Wed April 27, 2022

- Ancillary projects tracked under separate budgets:

- Central Plant 1 Upgrade operable by Dec 2022
- Centralized Storage Facility incorporated on ground floor
- San Gabriel building renovation for Math Department upon completion and occupation of New Science Building

- Astronomy Dome installed in permanent location and bolted down

**Project Status: Construction**



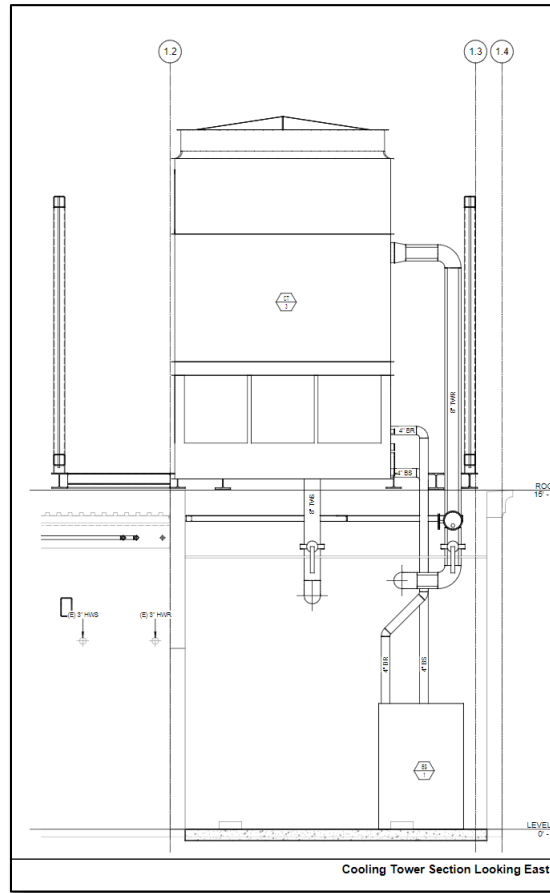
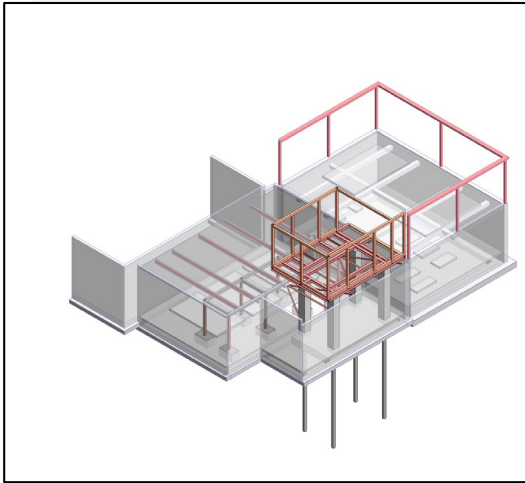
# Central Plant #1 Expansion (New Science Building dependent on Central Plant Upgrade)

**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	1460-2400	1200
12	2500-3500	1750

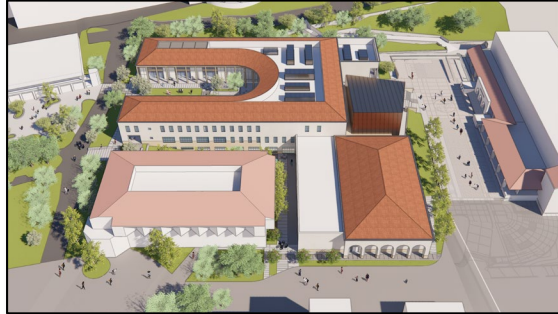
Buildings	Symbol	Tons @ 12' DT
Aviation Arts	AA	98
Health Sciences	HS	82
Advanced Tech	AT	60
San Gabriel	SG	110
Arroyo Seco	AS	120
Camino Real	CR	60
Cimmarusti Science	CS	30
Library	LB	260
Sierra Madre	SM	64
Sierra Vista	SV	252
Verdugo Gym	VG	100
San Rafael	SR	110
Admin	AD	80
Auditorium	AU	93
Instruction Building and Conference Center	IBCC	205
New Science	NS	520
Santa Barbara	SB	20



## Description:

- Project Plans & Specs recently DSA Approved: **03-121483**
- The Board has approved DPR Construction GMP for \$7.9M
- Tie-in to NSB is Dec 2022 and project completion date is Mar 2023
- Supplemental project funding provided by Clearway for expanded CP1 capacity required to support IBCC, CP2 loop tie-in and stand-by Thermal Energy Storage (TES) tank
- **Project Status: Construction**

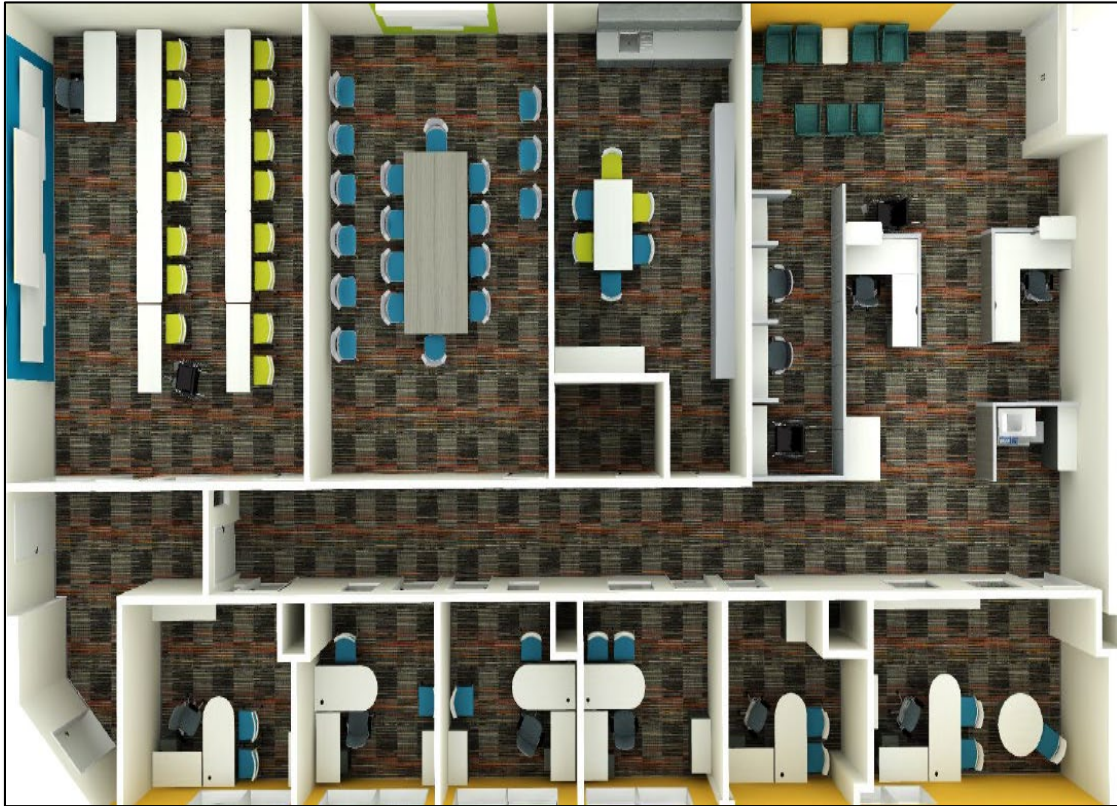
# David Viar Performing and Media Arts Center (fka Instructional Building & Conference Center-IBCC)



## Description:

- Renamed [David Viar Performing and Media Arts Center](#)
- Construction Documents with DSA pending approval; +/- 5 months
- Specialty consultants from Steinberg Hart, Acentech and KeyCode provided sound recording studio design per programming requirements
- College signed a 3 year lease for the City of Glendale Civic Auditorium to be used as Swing Space for Dance & GCC Cares; TI work has begun and is currently scheduled to be completed April 2022.
- Other temporary swing space accommodations include NC ESL relocation to AT107A and Duplicating to San Gabriel Annex
- **Project Status: Design**

# 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)
- The project has been awarded to JR Universal and is currently under construction.
- MEP Upgrades, FF&E Design and procurement added to scope
- Target Completion is late Spring 2022
- **Project Status: Construction**

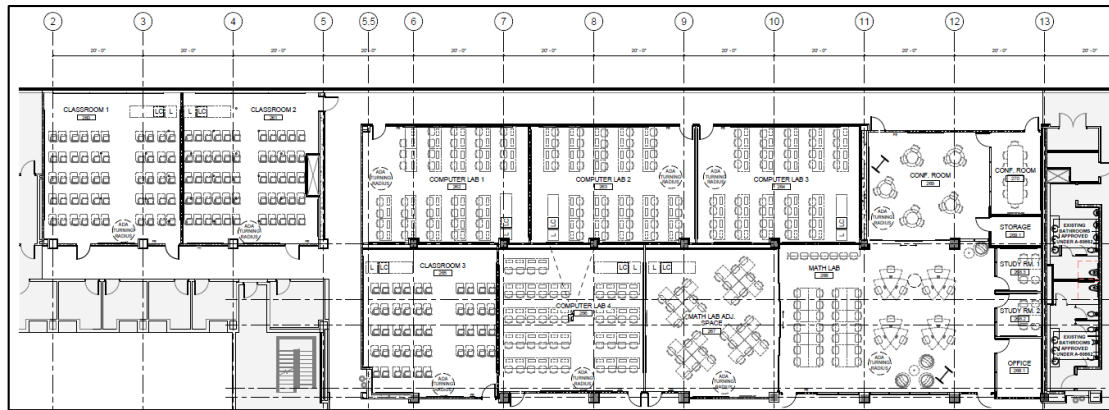
# Garfield Campus Property Acquisition, Parking & Landscape Project



## Description:

- Menemsha + MMA, Design Build Entity (DBE) Project is DSA approved and has begun construction; Project ETC April 2022
- Construction over excavation, grading & compaction complete
- Allied Heath Modulars expected delivery on site in May 2022
- **Project Status: Construction**

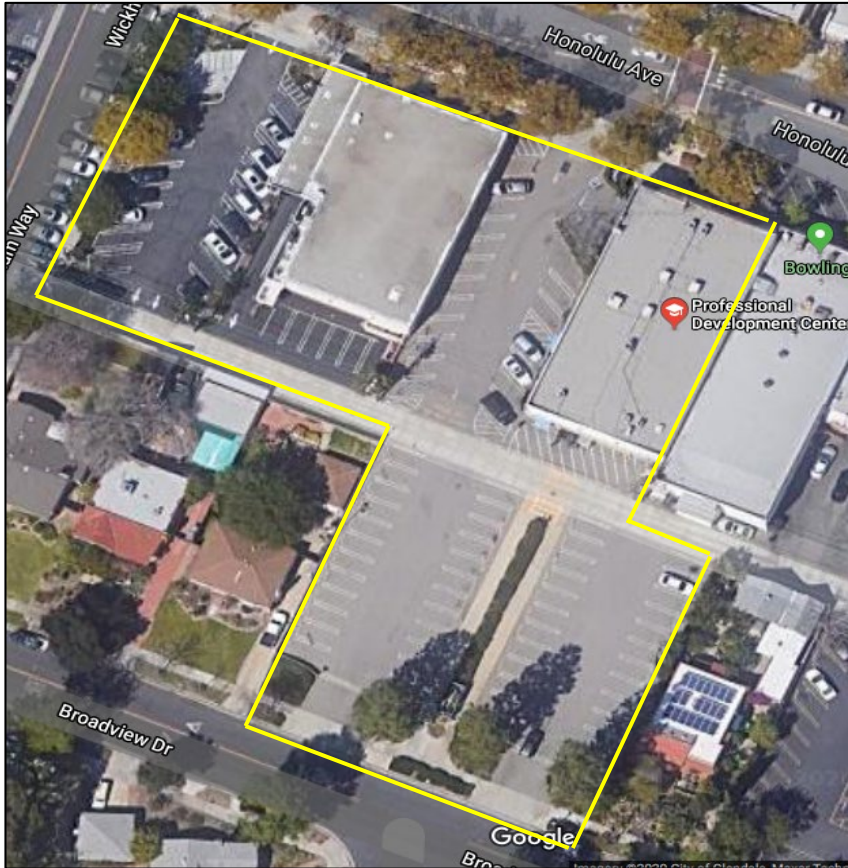
# San Gabriel Renovations-Math Department Relocation



## 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; Beta test completion date is Nov 2021 to incorporate into design
- **Project Status: Design**

# 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**

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



## Description:

- 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
- 19-Six begins Programming & design of 8,150 sf Centralized District Storage Facility in NSB to replace several storage locations
- Permanent home for Duplicating, 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**

# Capital Maintenance Projects (Wayfinding)



## Description:

- Interior & Exterior Wayfinding project with RSM Design ongoing
- Prioritize assessment of Office of Civil Rights ADA Audit requirements as COVID-19 mitigations; otherwise complete upon fund availability
- Small renovation projects completed based on available HEERF funds:
  - Touchless Door hardware
  - Repair deteriorated Tennis Court asphalt
  - Add outdoor concrete bench seating and umbrellas
  - NBPI-Needlepoint Bipolar Ionization in new projects
  - Partition remodel and installation for common use areas
- In response to COVID 19, HEERF funds are being used for filming and IT/AV equipment upgrades to facilitate a HyFlex learning environment.
- **Project Status: Complete**

# Infrastructure



## Needlepoint Bipolar Ionization

NPBI® creates and releases ions into the airstream using the existing HVAC system. These ions attach to particles and pathogens (e.g. coronavirus) making them easier to filter and destroy.



### Description:

- Approx. \$19M in various Infrastructure Projects District-wide
  - NPBI Air Purifier Upgrades to existing HVAC system as COVID mitigation measure
  - 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**

## Q & A

For more up to date  
information, please visit:

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