

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

August 1, 2022

Presented by Fred Parker, Interim Facilities Consultant

Measure GC & Bond Priorities Report July 2022

Current Financial Status

- **Original Bond Measure** **\$ 325M**
 - With Interest **\$328.3M**
- **Total Cost to Complete** **\$359.7M**
 - Overages due to escalation **\$ 31.4M**
 - Additional Funds **\$ 35.3M**
- **Remaining Balance** **\$ 3.9M**

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

Identified Project	A	B	(A-B)	C	D	Unencumbered Funds	E	F	(E-F)
	Original Budget (As of June 2020)	Adjusted Budget (As of July 2022)	Original – Adjusted Budget	Encumbrance	Spent to Date (Actuals)	(B-C) (Adjusted less Encumbrance)	Original Project Contingency (As of June 2020)	Current Project Contingency (As of July 2022)	Original – Current Project
Totals	\$328,320,857	\$359,715,578	(\$31,394,721)	\$270,069,224	\$189,904,452	\$89,646,353	\$16,816,141	\$2,917,859	\$13,898,281

Measure GC & Bond Priorities Report July 2022 Completed Projects

Identified Project	A Original Budget (As of June 2020)	B Adjusted Budget (As of July 2022)	(A-B) Original – Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	E Original Project Contingency (As of June 2020)	F Current Project Contingency (As of July 2022)	(E-F) Original – Current Project	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Admin Window Replacement	\$2,525,000	\$1,960,449	\$564,551	\$1,846,138	\$1,638,382	\$114,311	\$75,000	\$114,311	(\$39,311)	Summer 2020	Summer 2020	Complete
Administration Building for Human Resources	\$820,000	\$846,766	(\$26,766)	\$846,766	\$846,766	\$0	\$45,000	\$0	\$45,000	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	\$402,500	\$0	\$402,500	Winter 2021	Winter 2021	Complete
Fire Academy Project	\$1,100,000	\$815,000	\$285,000	\$815,000	\$815,000	\$0	\$0	\$0	\$0	Winter 2019	Winter 2019	Complete
Garfield Mariposa Renovations	\$4,000,000	\$1,900,000	\$2,100,000	\$1,591,930	\$1,497,177	\$308,070	\$175,750	\$308,071	(\$132,321)	Winter 2021	Winter 2021	Complete
Infrastructure	\$6,600,000	\$19,601,415	(\$13,001,415)	\$19,552,316	\$19,272,650	\$49,099	\$199,003	\$0	\$199,003	Winter 2021	Winter 2021	Complete
Minor Capital Projects	\$1,000,000	\$1,315,000	(\$315,000)	\$1,089,901	\$420,554	\$225,099	\$0	\$0	\$0	Winter 2021	Winter 2021	Complete
San Rafael Renovations Second Floor	\$3,100,000	\$3,136,000	(\$36,000)	\$3,080,423	\$2,953,529	\$55,577	\$182,000	\$55,577	\$126,423	Summer 2020	Summer 2020	Complete
Sierra Vista Closeout	\$0	\$10,000,000	(\$10,000,000)	\$10,000,000	\$10,000,000	\$0	\$0	\$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	\$0	\$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	\$225,000	\$33,416	\$191,584	Winter 2021	Winter 2021	Complete
Totals	\$328,320,857	\$359,715,578	(\$31,394,721)	\$270,069,224	\$189,904,452	\$89,646,353	\$16,816,141	\$2,917,859	\$13,898,281			

Measure GC & Bond Priorities Report

July 2022

Projects In Progress

Identified Project	A Original Budget (As of June 2020)	B Adjusted Budget (As of July 2022)	(A-B) Original – Adjusted Budget	C Encumbrance	D Spent to Date (Actuals)	Unencumbered Funds (B-C) (Adjusted less Encumbrance)	E Original Project Contingency (As of June 2020)	F Current Project Contingency (As of July 2022)	(E-F) Original – Current Project	Original Substantial Completion Date	Anticipated or Actual Substantial Completion Date	Status
Central Plant #1 Expansion	\$5,625,000	\$9,860,000	(\$4,235,000)	\$9,867,680	\$2,497,029	(\$7,680)	\$0	\$0	\$0	Spring 2022	Spring 2023	Construction
Centralized Storage Facility	\$2,000,000	\$2,000,000	\$0	\$178,440	\$62,018	\$1,821,560	\$0	\$0	\$0	Fall 2023	Fall 2023	Design
David Viar Performing and Media Arts Center (IBCC)	\$75,000,000	\$90,600,000	(\$15,600,000)	\$12,157,894	\$6,911,956	\$78,442,106	\$4,352,031	\$500,000	\$3,852,031	Fall 2024	Fall 2024	Design
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$36,500,000	(\$1,500,000)	\$36,165,036	\$36,287,855	\$334,964	\$304,500	\$541,770	(\$237,270)	Spring 2022	Summer 2022	Construction
Kinesiology and Vaquero Athletic Complex (Expansion and Seismic Retrofitting)	\$44,000,000	\$45,100,000	(\$1,100,000)	\$45,131,812	\$39,250,159	(\$31,812)	\$2,700,000	\$273,536	\$2,426,464	Summer 2022	Summer 2022	Construction
Montrose Campus	\$26,000,000	\$4,575,710	\$21,424,290	\$4,575,710	\$4,575,632	\$0	\$750,000	\$0	\$750,000	Unknown	Unknown	Programming
New Science Building and Ancillary Projects	\$92,900,000	\$108,546,266	(\$15,646,266)	\$105,168,464	\$46,049,467	\$3,377,802	\$6,237,000	\$201,753	\$6,035,247	Fall 2023	Fall 2023	Construction
Safety & Security	\$4,135,000	\$780,000	\$3,355,000	\$751,579	\$715,759	\$28,421	\$0	\$0	\$0	Unknown	Unknown	Programming
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,600,000	(\$100,000)	\$1,597,924	\$826,786	\$2,076	\$88,000	\$1,070	\$86,930	Spring 2022	Summer 2022	Construction
San Gabriel Second Floor Renovation for Math Department	\$6,500,000	\$3,800,000	\$2,700,000	\$416,897	\$171,457	\$3,383,103	\$379,500	\$4,627	\$374,873	Winter 2024	Winter 2024	Design
Z-Program Reserve	\$700,857	\$1,506,040	(\$805,183)	\$0	\$0	\$1,506,040	\$700,857	\$883,728	(\$182,872)	ONGOING	ONGOING	In Progress
Totals	\$328,320,857	\$359,715,578	(\$31,394,721)	\$270,069,224	\$189,904,452	\$89,646,353	\$16,816,141	\$2,917,859	\$13,898,281			

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**

- [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
- PE Student Shower/Locker Building started Apr 2022 with anticipated completing late Fall 2022

- **Project Status: Construction**

- **Project Budget-Total Estimated at Completion: \$45,100,00**

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

- Milestone Topping Out Ceremony took place **Wed April 27, 2022**;
Concrete poured L2-Penthouse; MEP Rough-in 30% complete;
Roofing underlayment and insulation installation In Progress

- Ancillary projects tracked under separate budgets:

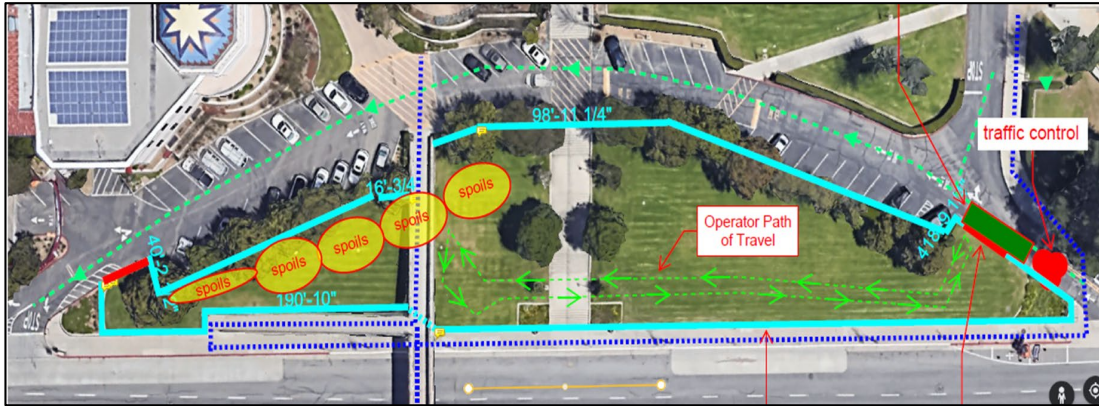
- Central Plant 1 Upgrade operable by Dec 2022
- Centralized Storage Facility incorporated on ground floor
- San Gabriel building renovation for Math Department upon completion and occupation of New Science Building

- Astronomy Dome installed in permanent location and bolted down

Project Status: Construction

Project Budget-Total Estimated at Completion: \$108,546,266

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



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
- Trenching at Administration building along Verdugo Rd. and ADA upgrades impacting Paths of Travel (POT) between Parking Lot H, Auditorium, Sartoris field and Verdugo drop-off zone.
- Signage for alternate Paths of Travel (POT) in place for pedestrian safety and rerouting vehicular traffic

Project Status: Construction

Project Budget-Total Estimated at Completion: \$9,860,000

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



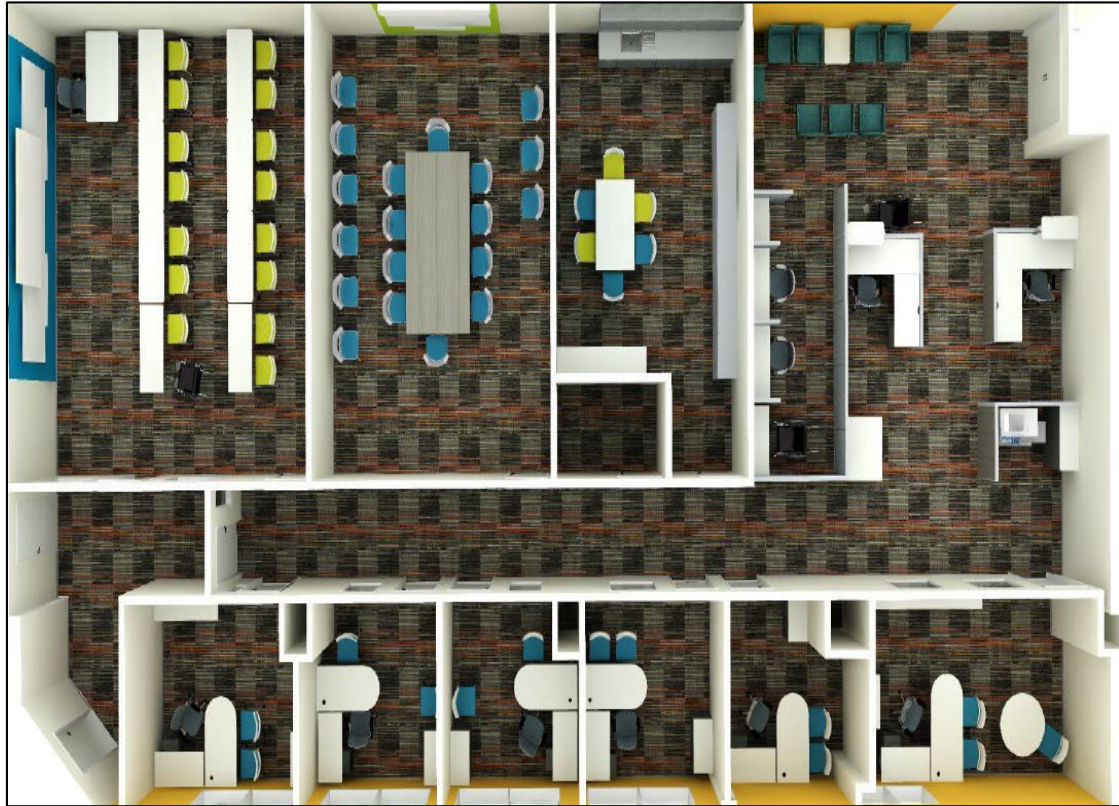
Description:

- Renamed [David Viar Performing and Media Arts Center](#)
- June 2022-Received DSA Review Comments for Design-Builder review
- Furniture, Fixture & Equipment Consultant reviewing programming required equipment with user groups
- 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 is complete and user group move-in targeted for Fall 2022.
- Other temporary swing space accommodations include NC ESL relocation to AT103 and Duplicating to AD252

Project Status: Design

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

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



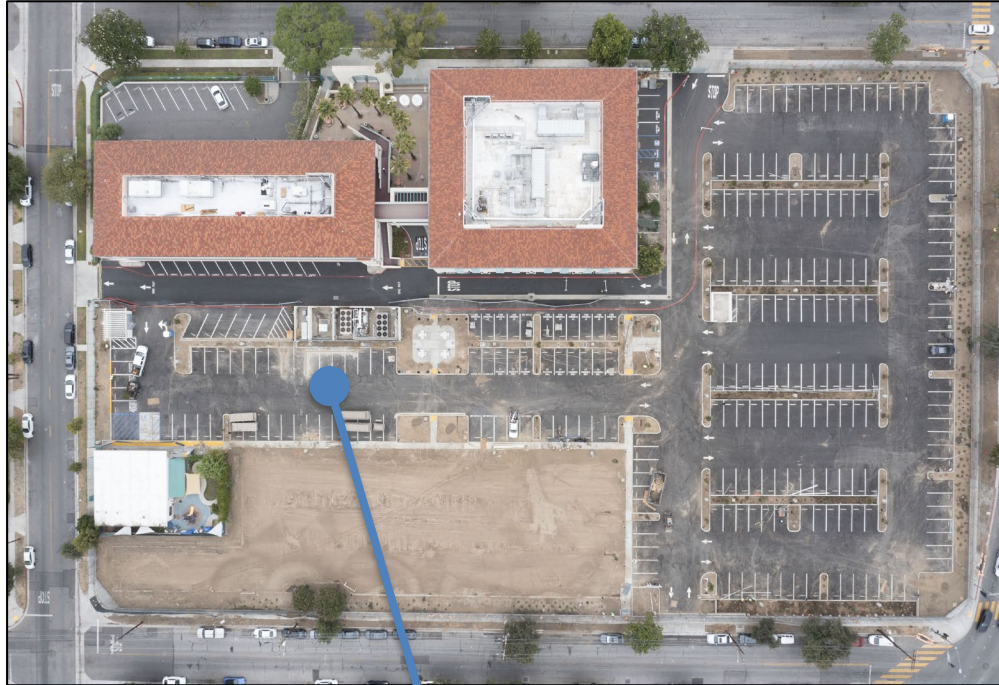
Description:

- 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)
- Furniture delivery in 2-phases complete as of June 25, 2022
- Substantial Completion achieved April 29, 2022 and user group move-in July 22, 2022. Beneficial Occupancy issued July 2022

Project Status: Construction

Project Budget-Total Estimated at Completion: \$1,600,000

Garfield Campus Property Acquisition, Parking & Landscape Project



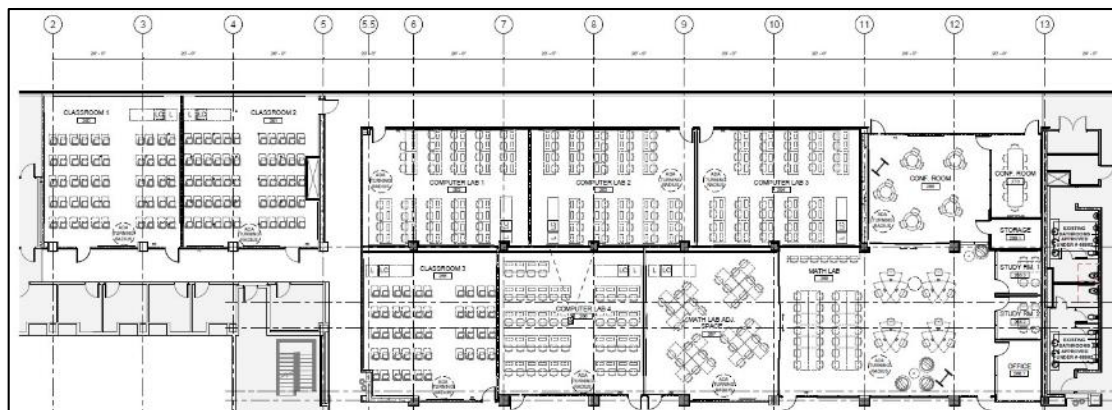
Description:

- Menemsha + MMA, Design Build Entity (DBE) Project is DSA approved and has begun construction; Project ETC July 2022
- Pending grass turf, drainage grading corrections and light pole delivery
- Allied Heath Modulares delivered to site July 18, 2022; Final connections and furniture delivery in progress

Project Status: Construction

Project Budget-Total Estimated at Completion: \$36,500,000

San Gabriel Renovations-Math Department Relocation



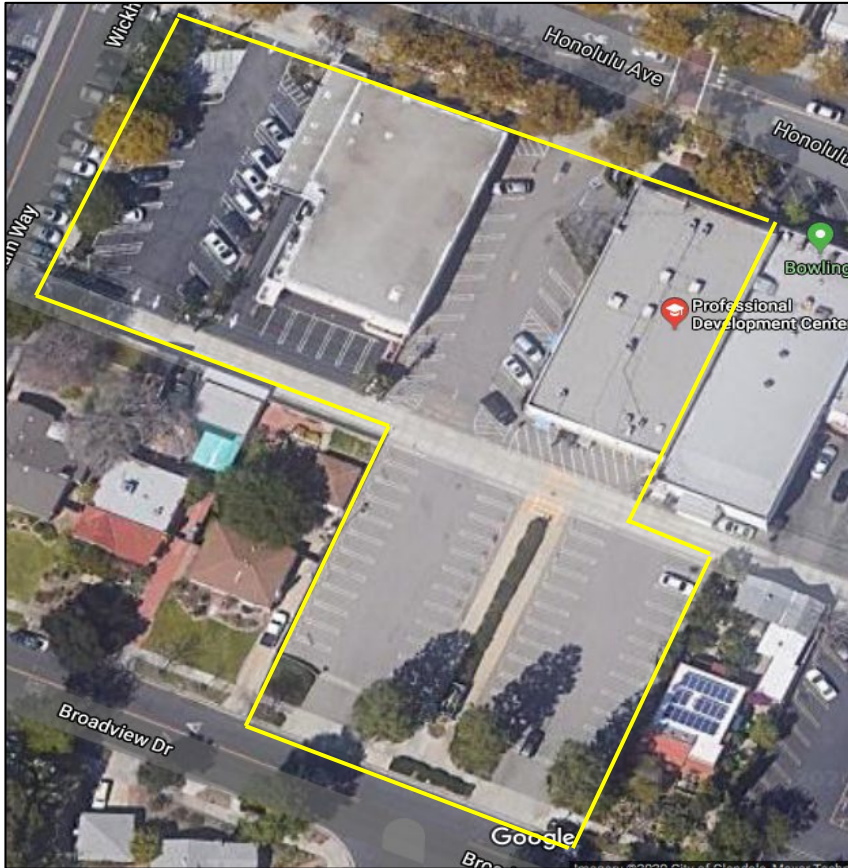
Description:

- 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

Project Budget-Total Estimated at Completion: \$2,700,000

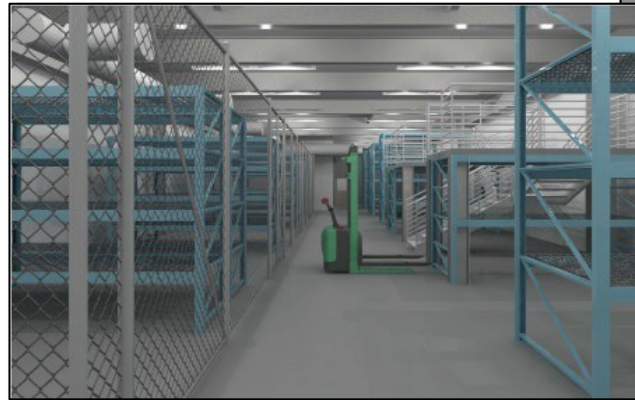
Montrose Campus Enhancements



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)



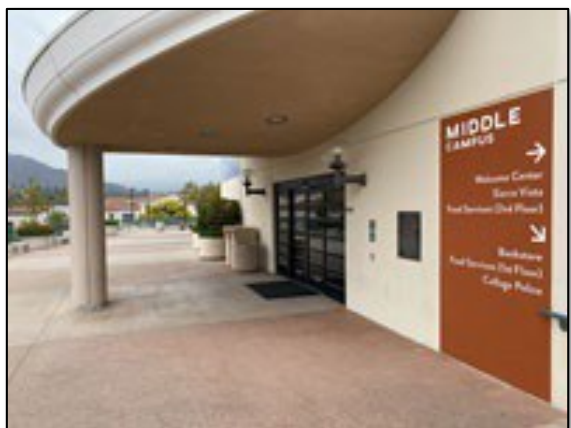
Description:

- Existing Santa Anita storage space 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 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

Project Budget-Total Estimated at Completion: \$2,000,000

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>