

**GLENDALE COMMUNITY COLLEGE DISTRICT  
MEASURE GC CITIZENS' OVERSIGHT COMMITTEE**

**PRESIDENT'S CONFERENCE ROOM  
AD 121**

**November 4, 2019**

4:30 p.m. – 6:00 p.m.

Present: (Unrecorded)

Quorum: (Unrecorded)

Absent: Kevin Chan, Ani Reed, Sophal Ear

Guests: Joel Peterson, Director of Facilities

1. **Call to Order:** (0:44) The meeting was opened by the Chair, Armik Avedisian. Mr. Avedisian welcomed all members back to the committee.
2. **Approval of the Minutes:** (0.25) August 5, 2019
  - A motion was made (Parajon/Armenian) to accept the minutes of August 5, 2019. The motion was passed with unanimous approval.
3. **Project Progress Report:** (6.25)

Dr. Culpepper introduced the new Director of Facilities, Joel Peterson. Mr. Peterson provided some information on his background to the members.

  - Project status report:
    - a) PE Expansion Seismic retrofit – concrete pour of footing, tie-in beams and walls has been completed.
    - b) New Science Center – still in the planning stages. The central plant upgrade needs to be finished before the completion of the New Science Center.
    - c) IBCC – still in planning phase. The architects are recommending that users go on field trips to other colleges to view recording studios and assess their needs.
    - d) Garfield Campus – all tenants on Chevy Chase Drive should be vacated by this Friday. This will allow us to start demoing this area. There are two properties remaining to be purchased. We are helping one owner locate a replacement home - 926 So. Adams St. The other has filed suit. The offered price is \$850k and she is demanding \$1.6m. We have filed for eminent domain, which will take about a year. The address is 1119 E. Acacia. Construction costs increase about 8% a year so we may begin demolition of the Garfield field parking lot rather than waiting for everything to be finalized.
    - e) The HR remodel has been completed and they will be moving in this month.
    - f) Discussion continued on property acquisition and the direction of the Garfield project.
    - g) The Welding Project and Administration Building Window Replacement are out to bid.
    - h) Included in the meeting packets are:
      - Vacated Properties map
      - Accounting spreadsheet

- Eminent Domain Resolution for 1119 E. Acacia
- Measure G and GC Funds and Balances

i. Our total bond is \$325m.

- The second issuance has not been determined yet.
- The number of projects planned is over \$325m and we will probably have to go out for another bond. We are in the process of a facility inventory by the Chancellor's office (Fusion). This is a room by room count of all areas of the campus. We are currently over-built and no state money will be forthcoming so another local bond will be necessary to continue with the expansion of the campus.
- Also included is our Five Year Capital Outlay Plan. This provides a listing of all of our buildings and projects planned.
- A copy of the Five Year Project Plan has been ordered for committee members and will be provided when available.

j. Montrose Campus: There were some seismic retrofit questions concerning the habitability of the PDC (Professional Development Center) which were resolved. There are still ADA (American Disabilities Act) issues to be addressed. The focus is on the Citibank Building and building out from there to ensure the capacity of 1000 FTES (Full-time Equivalent Students) offerings of classes. This would allow us to ask the Chancellor's Office for Center status which would provide an additional apportionment of about \$1m. Language courses are being considered for the Montrose Campus.

k. Discussion continued on the various aspects of the different projects.

l. A motion (Leon/unclear) was made to excuse the absences of Kevin Chan, Annie Reed and Sophal Ear. Mr. Chan and Ms. Reed were traveling and Mr. Ear was teaching. The motion was unanimously approved.

The meeting was adjourned at approximately 5:30 p.m.  
The next scheduled meeting is February 3, 2020.

Respectfully submitted by:  
Merrilee Ahaus  
Administrative Assistant/Confidential  
Office of the Executive Vice President  
Administrative Services