



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

**August 2, 2021**

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



# Measure GC & Bond Priorities Report

## July 2021

Identified Project for	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Budget Spent (Spent to Date / Current Budget)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Admin Window Replacement	\$1,960,449	\$1,843,054	\$1,635,010	\$117,395.00	83%	Summer 2020	100%	Complete
Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0.00	100%	Winter 2019	100%	Complete
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$37,883,134	\$26,728,156	\$2,616,866.47	66%	Fall 2021	89%	Construction
Central Plant #1 Expansion	\$9,625,000	\$1,201,838	\$617,602	\$8,423,162.25	11%	Fall 2022	25%	Design
Centralized Storage Building	\$2,000,000	\$67,915	\$41,715	\$1,932,085.00	2%	Fall 2023	41%	Construction
Classroom Lab Renovation Projects	\$5,328,623	\$5,328,623	\$5,328,623	\$0.00	100%	Winter 2021	100%	Complete
Fire Academy Project	\$815,000	\$815,000	\$815,000	\$0.00	100%	Winter 2019	100%	Complete
Garfield Mariposa Renovations	\$2,000,000	\$1,566,090	\$1,310,645	\$433,909.54	66%	Winter 2021	100%	Complete
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$34,108,597	\$32,349,544	\$891,402.91	92%	Winter 2022	15%	Design
Infrastructure	\$19,601,415	\$19,523,039	\$19,131,961	\$78,376.36	98%	Winter 2021	100%	Complete
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$7,745,204	\$2,932,823	\$60,254,796.01	4%	Fall 2024	25%	Design



# Measure GC & Bond Priorities Report

## July 2021 (Cont'd)

Identified Project for	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Budget Spent (Spent to Date / Current Budget)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
<b>Minor Capital Projects</b>	\$1,315,000	\$850,181	\$83,678	\$464,819.17	27%	Winter 2021	98%	Construction
<b>Montrose Campus</b>	\$4,575,710	\$4,575,710	\$4,575,632	\$0.00	100%	-	HOLD	Programming
<b>New Science Building and Ancillary Projects</b>	\$104,000,000	\$101,526,367	\$15,431,461	\$2,473,633.01	8%	Fall 2023	41%	Construction
<b>Safety &amp; Security</b>	\$780,000	\$751,579	\$715,759	\$28,421.00	92%	-	HOLD	Programming
<b>San Gabriel First Floor-DSPS Office Space</b>	\$1,500,000	\$208,323	\$17,350	\$1,291,677.50	1%	Fall 2021	35%	Design
<b>San Gabriel Second Floor Renovation for Math Department</b>	\$3,800,000	\$416,897	\$171,334	\$3,383,103.32	5%	Winter 2024	30%	Design
<b>San Rafael Renovations Second Floor</b>	\$3,136,000	\$3,078,626	\$2,951,732	\$57,373.90	94%	Summer 2020	100%	Complete
<b>Sierra Vista Closeout</b>	\$10,000,000	\$10,000,000	\$10,000,000	\$0.00	100%	Winter 2019	100%	Complete
<b>Technology</b>	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001.00	100%	Winter 2021	100%	Complete
<b>Welding Lab Alteration-Tongva (fka Aviation/Art) Building</b>	\$5,124,309	\$5,063,289	\$4,902,854	\$61,020.23	96%	Winter 2021	100%	Complete
<b>Z-Program Reserve</b>	\$506,040	\$0	\$0	\$506,039.80	0%	ONGOING	-	In Progress
<b>Totals</b>	<b>\$325,234,312</b>	<b>\$242,212,229</b>	<b>\$135,399,644</b>	<b>\$83,022,082</b>	<b>42%</b>			

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



**Description:**

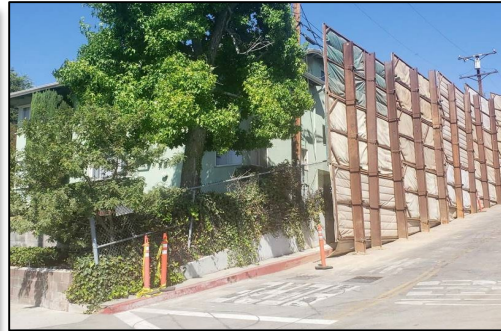
- **Increment 1: Complete**
- **Seismic Upgrade: Complete**
  - Accelerated Construction Start on 4/13; Completed 12/2020
- **Increment II: Under Construction**
  - Existing Verdugo Gym beneficial occupancy Aug 2021
  - New Athletic Facility target completion Nov/Dec 2021
  - Finalize Move Management plan and FF&E procurement
- **Project Status: Under Construction**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$37,883,134	\$26,728,156	\$2,616,866.47	66%	Fall 2021	89%	Construction

## 2. New Science Building (NSB)

### Description:

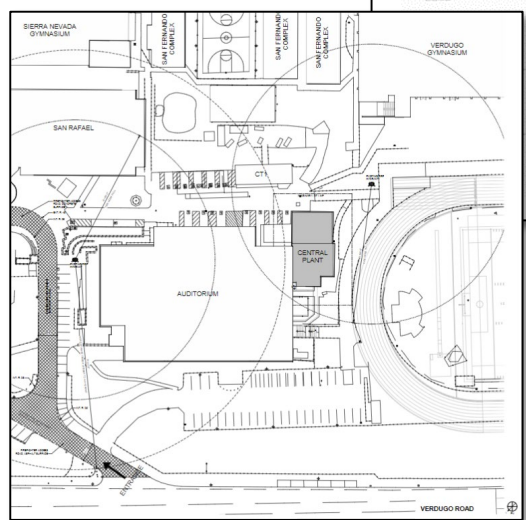
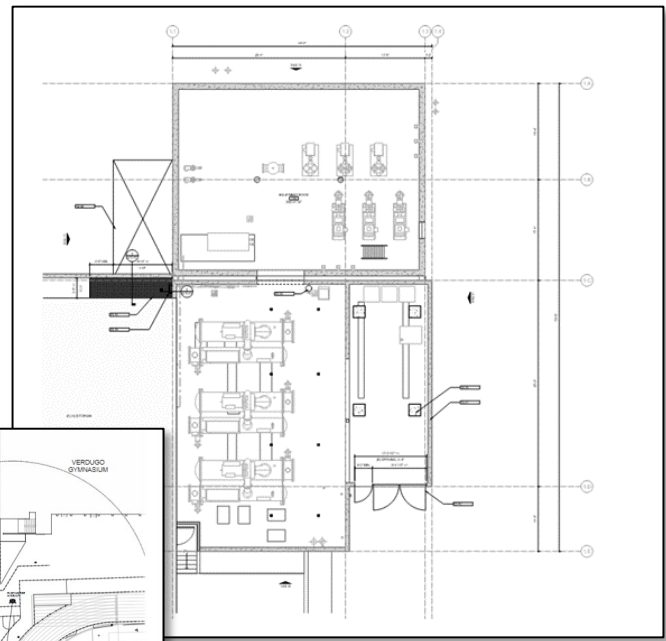
- New Science Building Addendum #1, #2 and #3 DSA Approved
- CM Construction Schedule approved with these milestone dates:
  - Construction Start – March 2021
  - Substantial completion – Fall 2023 (7/1-14-Jul-23)
- Final GMP Board Approved on April 18, 2021
- Santa Anita Storage demolished in May 2021
- Sound Mitigation wall installed between NSB and adjacent neighbors. Wall is 240’ long and 24’ high
- 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

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
New Science Building and Ancillary Projects	\$104,000,000	\$101,526,367	\$15,431,461	\$2,473,633.01	8%	Fall 2023	41%	Construction

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



**Description:**

- Affiliated Engineering, Inc. (AEI) 100% CD drawings were submitted to DSA on 5/14. We have received the first round of comments from DSA last Thursday. The application number is A# 03-121483.
- Project may take a Public, Private, Partnership (P3) approach with Clearway Energy, a P3 firm to relieve budget pending confirmation of State/Fed matching funding
- College to acquire all major equipment incl Chillers (5K ton YORK frictionless) & Boilers for most cost savings (OFCI)
- **Project Status: Designing**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
Central Plant #1 Expansion	\$9,625,000	\$1,201,838	\$617,602	\$8,423,162.25	11%	Fall 2022	25%	Design

# 4. Instructional Building & Conference Center (IBCC)



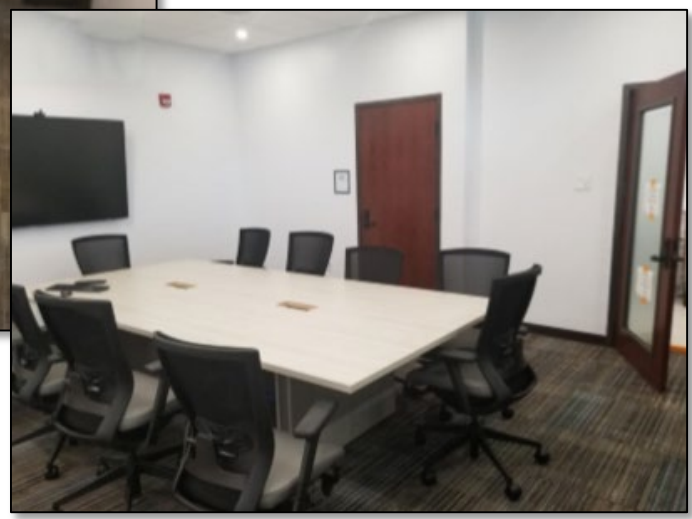
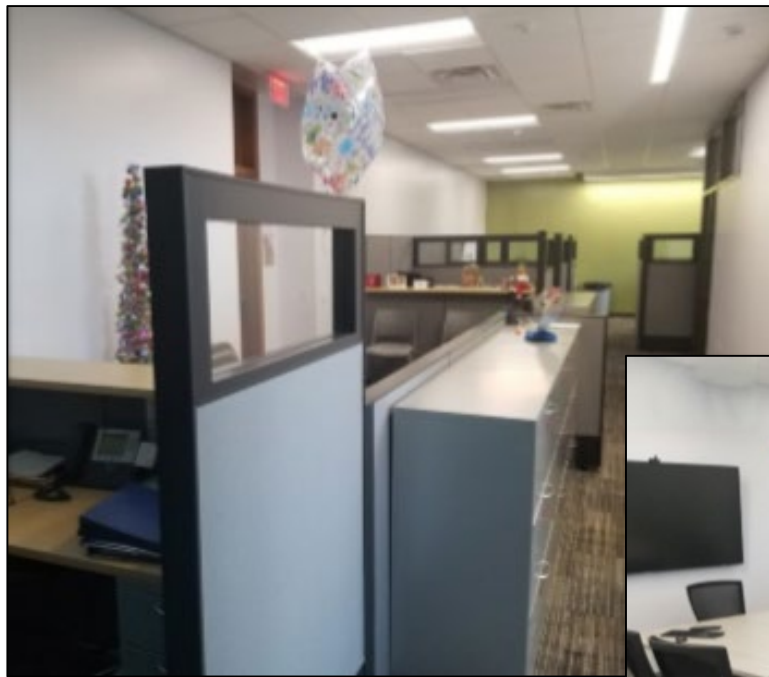
**Description:**

- DBE-PCL & Steinberg Hart completed 50% DD on May 7, 2021 with 100% DD documents scheduled for completion on July 9
- KeyCode Media filling in Media, Music Audio Visual scope gap
- Collaborative Brain Trust (CBT) finalized 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
- Future cost-saving elements: Building design based on noncondensing boilers and convert design from electric to gas due to available capacity.

**Project Status: Designing**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$7,745,204	\$2,932,823	\$60,254,796.01	4%	Fall 2024	25%	Design

# 5. Administration Building - Human Resources

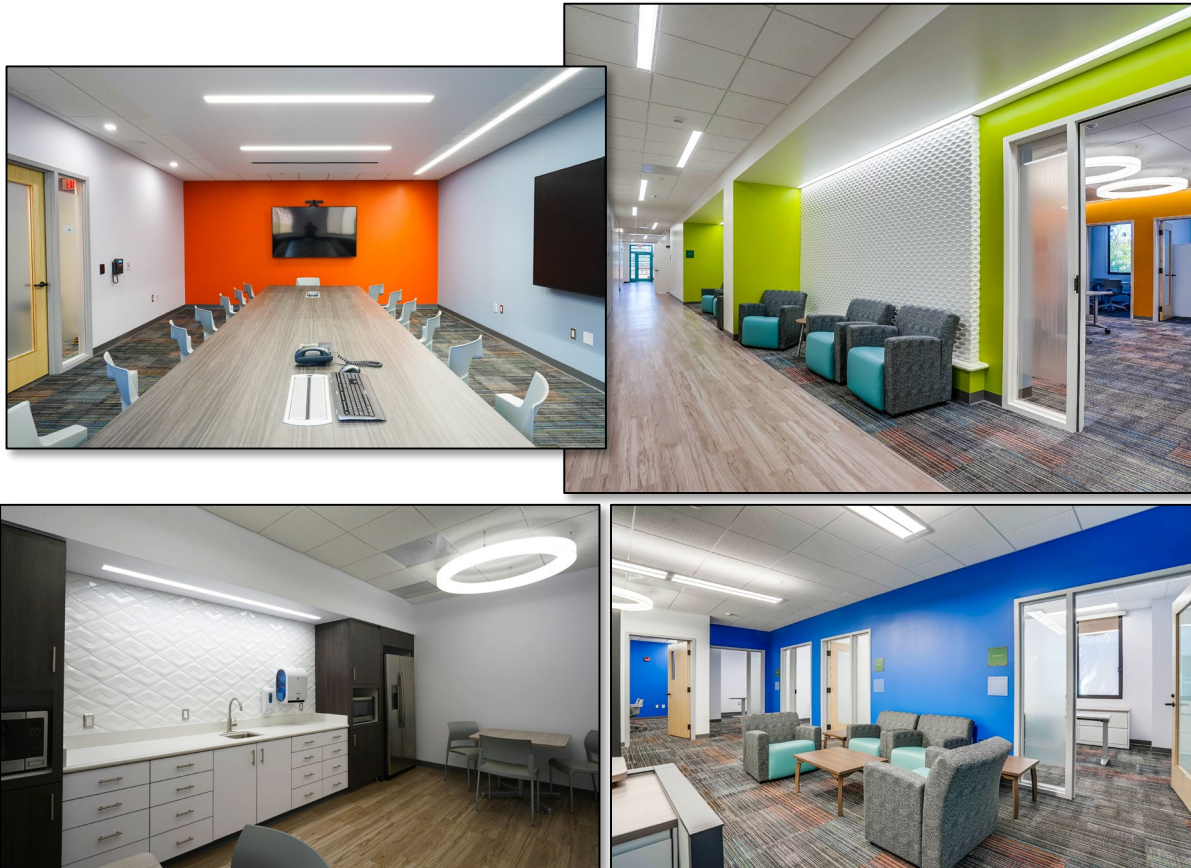


**Description:**

- 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**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0.00	100%	Winter 2019	100%	Complete

# 6. San Rafael Renovation Second Floor

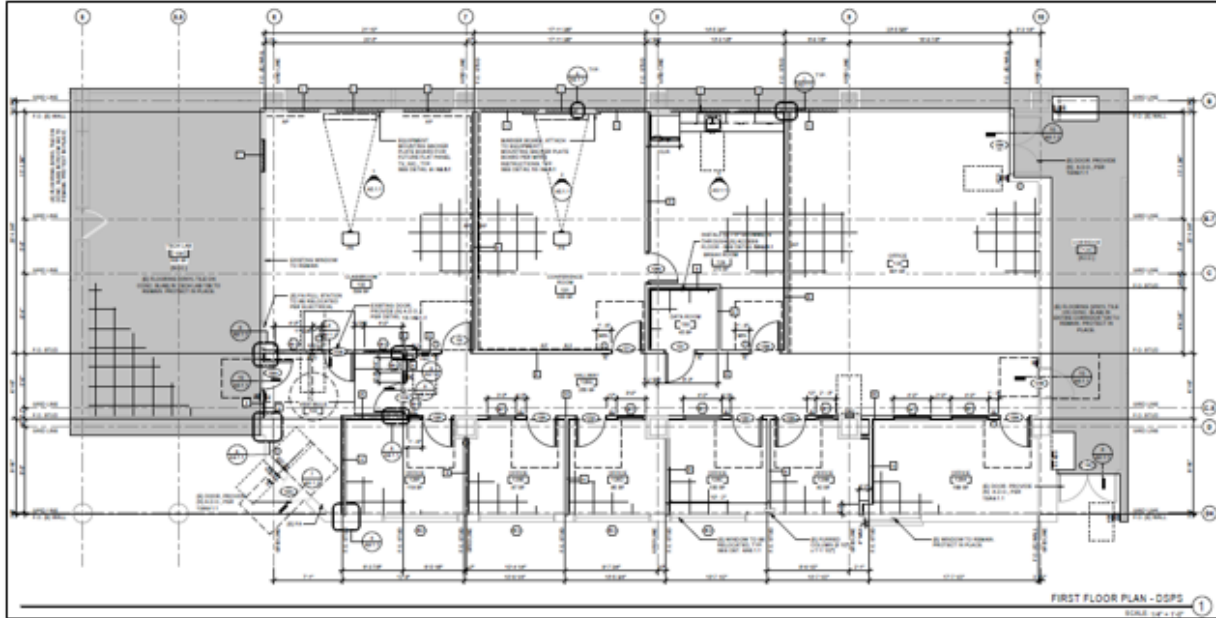


### Description:

- 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: June 2020; 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	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
San Rafael Renovations Second Floor	\$3,136,000	\$3,078,626	\$2,951,732	\$57,373.90	94%	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 DSA Approved on June 16, 2021 A#03-120951
- 19-6 assigned as AOR for bidding and construction administration
- Target Completion delayed from Fall 2021 to Spring 2022
- **Project Status: Design**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$208,323	\$17,350	\$1,291,677.50	1%	Fall 2021	35%	Design

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

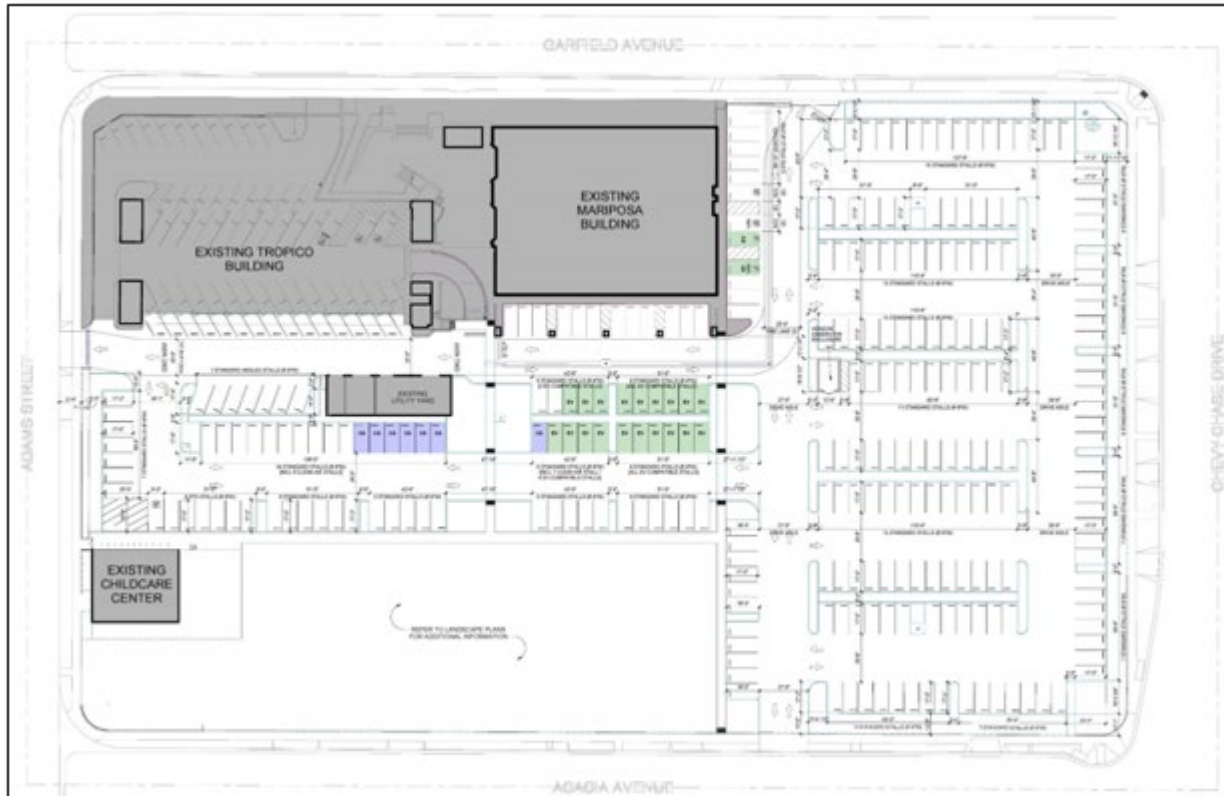


**Description:**

- 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
- Final DSA closeout in progress
- **Project Status: Complete**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$5,124,309	\$5,063,289	\$4,902,854	\$61,020.23	96%	Winter 2021	100%	Complete

# 9. Garfield Campus Property Acquisition & Parking Construction



**Description:**

- Menemsha + MMA DBE completed SD100% on June 14, 2021
- Propose replacing acquired buildings with > 200 proposed surface parking spaces, sustainable landscaping, exterior lighting, and monument signage
- In June, community within 500 ft of project site received flyer notification of building demolition planned to begin late July 2021
- Coordinate Modular classrooms placement on small portion of new parking area to accommodate Allied Health program

**Project Status: Designing**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$34,108,597	\$32,349,544	\$891,402.91	92%	Winter 2022	15%	Designing

# 10. Garfield Campus Mariposa Renovation



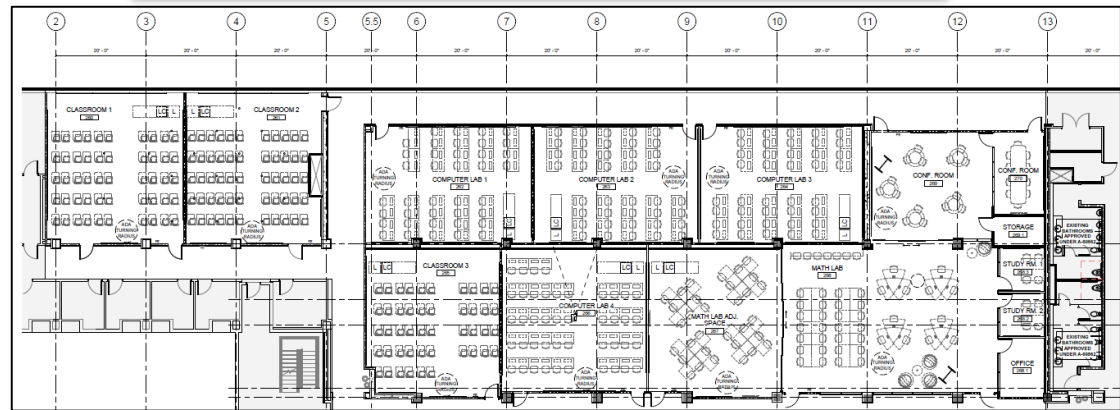
### Description:

- 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
- Café retrofit work required to satisfy LA County Health Department (LACHD) code requirements scheduled completion by Spring 2022
- Final DSA closeout in progress
- **Project Status: Complete**

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

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Garfield Mariposa Renovations	\$2,000,000	\$1,566,090	\$1,310,645	\$433,909.54	66%	Winter 2021	100%	Complete

# 11. San Gabriel Renovations-Math Department Relocation



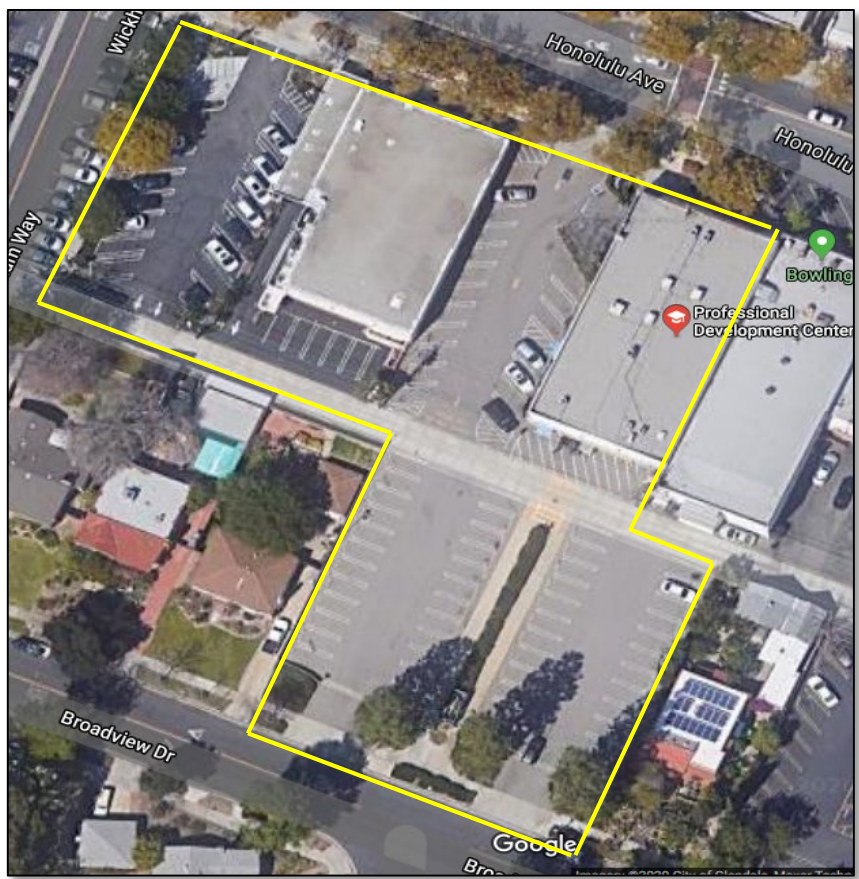
## Description:

- 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

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$416,897	\$171,334	\$3,383,103.32	5%	Winter 2024	30%	Design

# 12. Montrose Campus Enhancements

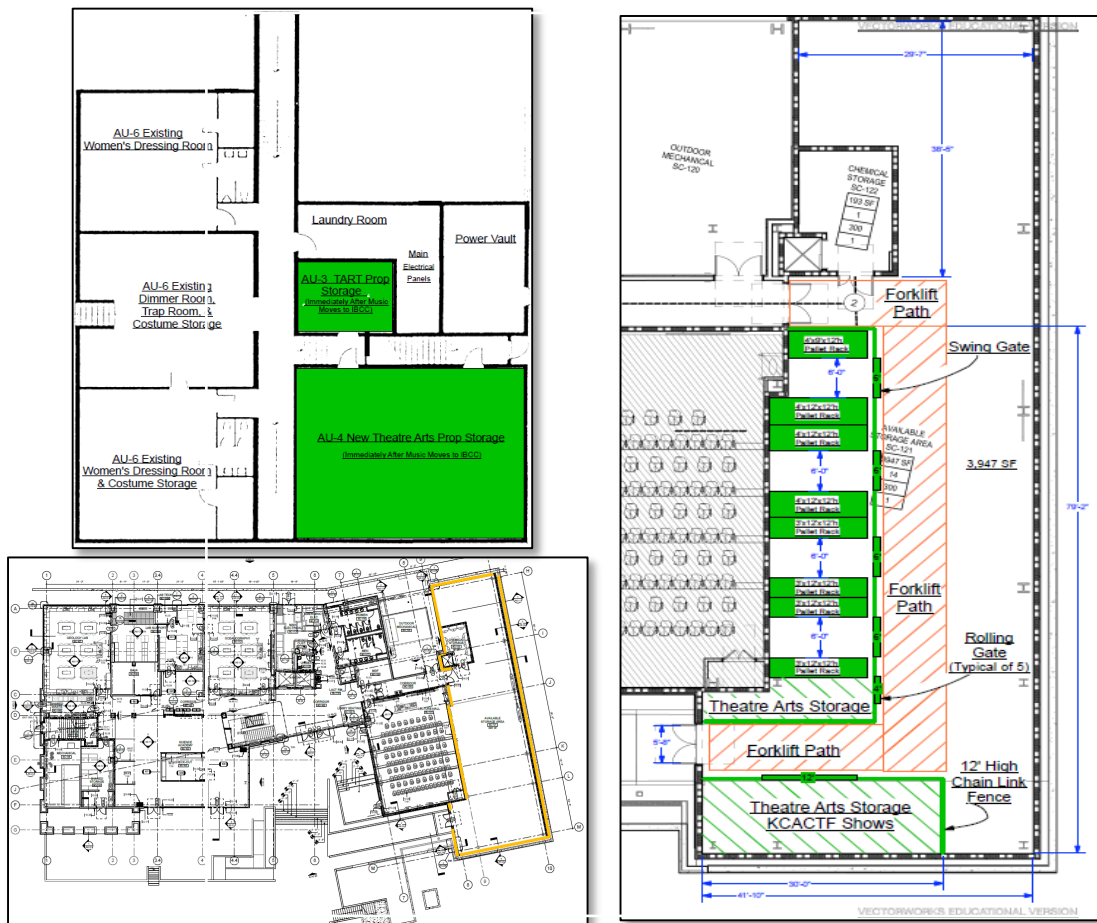


**Description:**

- 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**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Montrose Campus	\$4,575,710	\$4,575,710	\$4,575,632	\$0.00	100%	-	HOLD	Programming

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

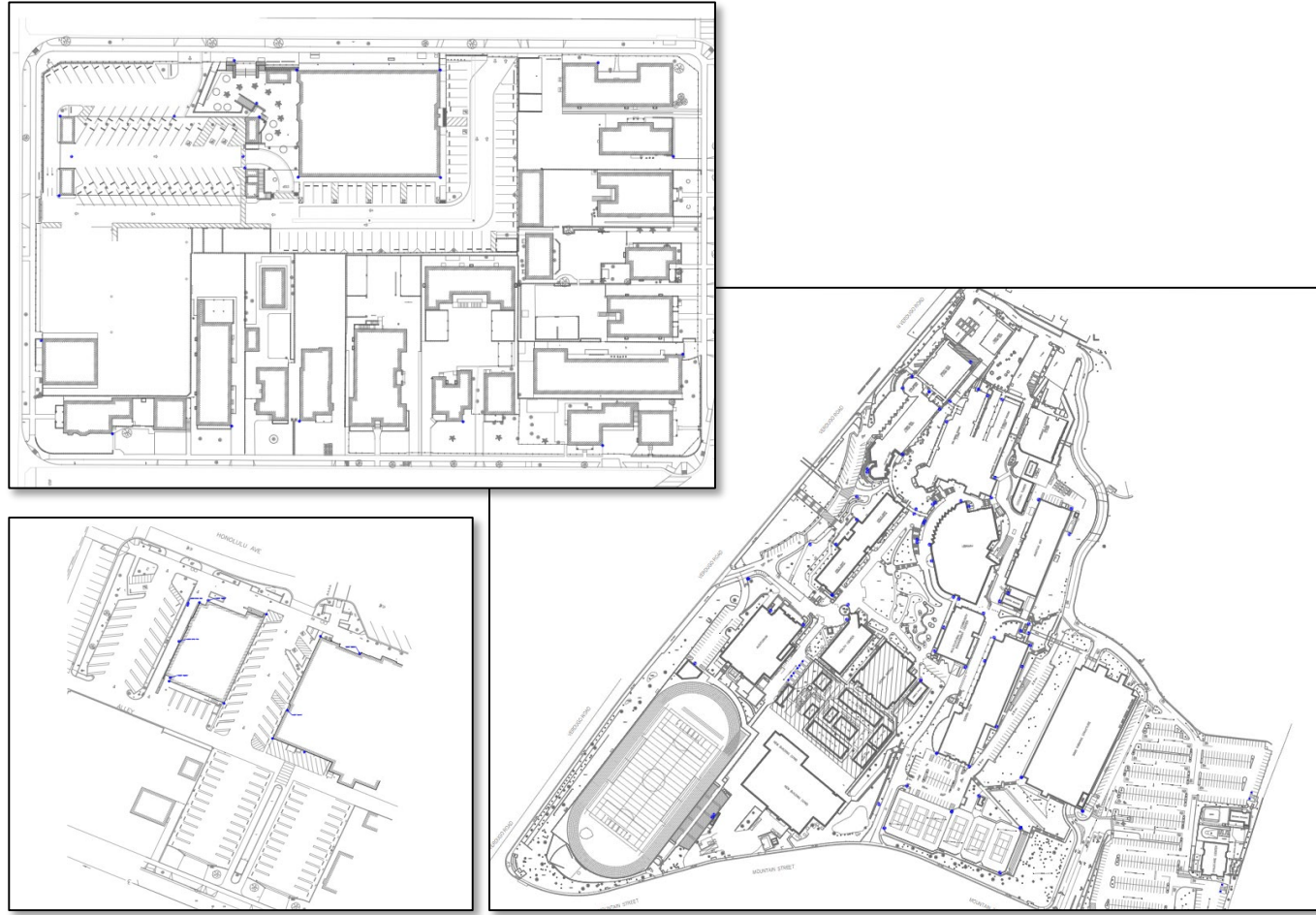


### Description:

- 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) while the containers at Southwest 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.)
- Request 19-6 proposal for programming & design services
- **Project Status: Construction**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Centralized Storage Building	\$2,000,000	\$67,915	\$41,715	\$1,932,085.00	2%	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	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
Safety & Security	\$780,000	\$751,579	\$715,759	\$28,421.00	92%	-	HOLD	Programming

# 15. Technology

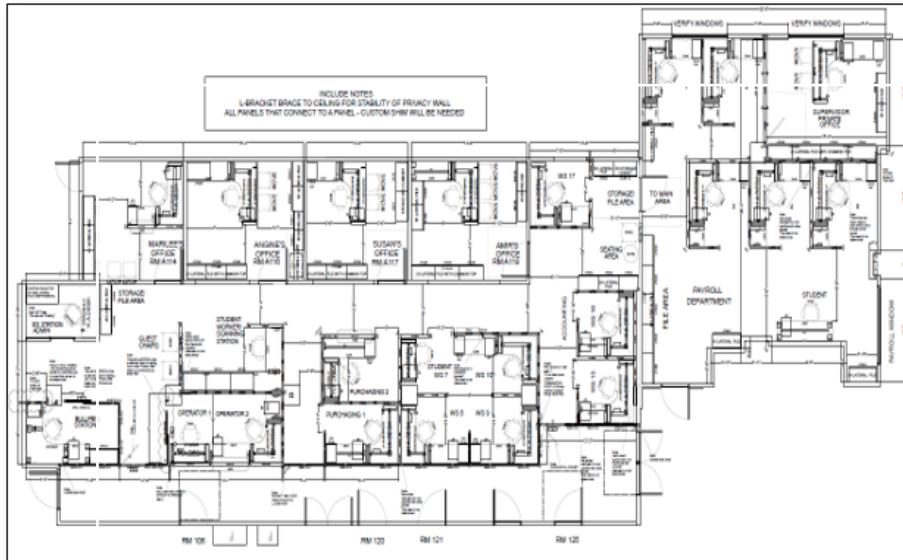


### Description:

- 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**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Technology	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001.00	100%	Winter 2021	100%	Complete

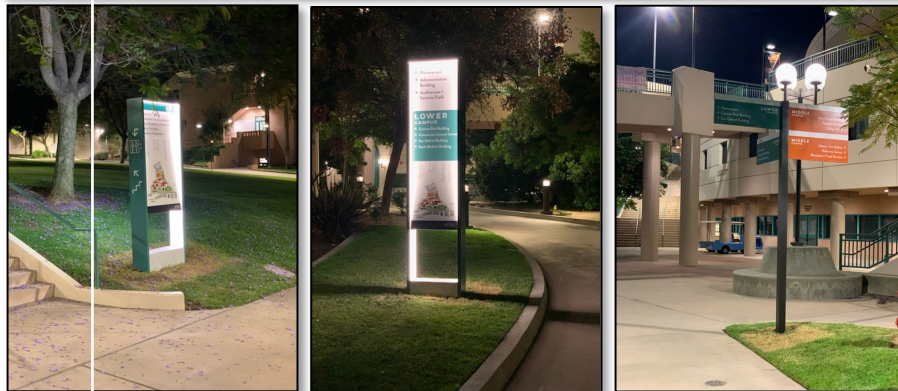
# 16. Capital Maintenance Projects



### 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
- Jones completed 25% of new campus signage installation
- Administration Building Renovation based on available funds:
  - Admin/Payroll Office renovation & furniture replacement
  - Student Equity space enhancement & furniture replacement

### •Project Status: Construction



Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Minor Capital Projects	\$1,315,000	\$850,181	\$83,678	\$464,819.17	27%	Winter 2021	98%	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	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)	Completion		
Classroom Lab Renovation Projects	\$5,328,623	\$5,328,623	\$5,328,623	\$0.00	100%	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**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Infrastructure	\$19,601,415	\$19,523,039	\$19,131,961	\$78,376.36	98%	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)
- Final DSA closeout in progress
- **Project Status: Complete**

Identified Project for	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Admin Window Replacement	\$1,960,449	\$1,843,054	\$1,635,010	\$117,395.00	83%	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	Current Budget	Encumbrance	Spent to Date	Remaining Budget	% of Budget Spent	Anticipated or Actual Substantial Completion Date	% of Status	Status
			(Actuals)	(Current less Encumbrance)	(Spent to Date / Current Budget)		Completion	
Fire Academy Project	\$815,000	\$815,000	\$815,000	\$0.00	100%	Winter 2019	100%	Complete

# 21. Sierra Vista Closeout



**Description:**

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

Identified Project for	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Budget Spent (Spent to Date / Current Budget)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Sierra Vista Closeout	\$10,000,000	\$10,000,000	\$10,000,000	\$0.00	100%	Winter 2019	100%	Complete

## Q & A

For more up to date  
information, please visit:

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