

# **Citizens' Bond Oversight Committee**

## **Measure GC Progress Report**

### **Glendale Community College**

#### **Project Updates**

**February 7, 2022**

**Presented by Dr. Joel Peterson, Director of Facilities**

# Measure GC & Bond Priorities Report

## February 2022

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$40,307,884	\$32,656,311	\$192,115.62	89%	Summer 2022	Construction
Central Plant #1 Expansion	\$5,625,000	\$2,060,095	\$719,046	\$3,564,904.52	35%	Spring 2022	Construction
Centralized Storage Building	\$2,000,000	\$174,690	\$41,715	\$1,825,310.00	41%	Fall 2023	Design
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$34,563,926	\$33,614,559	\$436,074.02	40%	Spring 2022	Construction
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$11,032,362	\$5,557,229	\$56,967,638.32	40%	Fall 2024	Design
Montrose Campus	\$4,575,710	\$4,575,710	\$4,575,632	\$0.00	15%	Unknown	Programming
New Science Building	\$107,000,000	\$102,501,800	\$30,546,369	\$4,498,200.27	41%	Fall 2023	Construction
Safety & Security	\$780,000	\$751,579	\$715,759	\$28,421.00	15%	HOLD	Programming
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,300,350	\$70,077	\$199,650.50	40%	Spring 2022	Construction
San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$416,897	\$171,457	\$3,383,103.32	30%	Winter 2024	Design
Z-Program Reserve plus FY 21/22 Earned Interest	\$1,728,872	\$0	\$0	\$1,728,872.43	-	ONGOING	In Progress
<b>Totals</b>	<b>\$325,457,144</b>	<b>\$251,392,085</b>	<b>\$160,812,998</b>	<b>\$74,065,059</b>			

# Measure GC & Bond Priorities Report

## February 2022 (Cont'd)

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Admin Window Replacement	\$1,960,449	\$1,843,054	\$1,635,010	\$117,395.00	100%	Summer 2020	Complete
Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0.00	100%	Winter 2019	Complete
Classroom Lab Renovation Projects	\$5,328,623	\$5,328,623	\$5,328,623	\$0.00	100%	Winter 2021	Complete
Fire Academy Project	\$815,000	\$815,000	\$815,000	\$0.00	100%	Winter 2019	Complete
Garfield Mariposa Renovations	\$2,000,000	\$1,591,930	\$1,372,790	\$408,070.40	100%	Winter 2021	Complete
Infrastructure	\$19,601,415	\$19,523,039	\$19,168,054	\$78,376.36	100%	Winter 2021	Complete
Minor Capital Projects (Wayfinding)	\$1,315,000	\$775,066	\$289,562	\$539,934.17	100%	Winter 2021	Complete
San Rafael Renovations Second Floor	\$3,136,000	\$3,080,423	\$2,953,529	\$55,576.96	100%	Summer 2020	Complete
Sierra Vista Closeout	\$10,000,000	\$10,000,000	\$10,000,000	\$0.00	100%	Winter 2019	Complete
Technology	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001.00	100%	Winter 2021	Complete
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$5,124,309	\$5,090,894	\$4,923,512	\$33,415.40	100%	Winter 2021	Complete

# Athletics and Kinesiology Expansion and Seismic Retrofitting (aka 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**

- Verdugo Gym partial use for sports training as of Oct 15, 2021
- Kinesiology and Vaquero Athletic Complex targeting partial occupancy Feb 22, 2022
- Graphics, Furniture, Fixture, Equipment installation in progress
- New scope additions of Women’s Locker Room Conversion and Faculty Locker / Shower Room; late Spring 2022
- PE Student Shower/Locker Building in design; Summer 2022

- **Project Status: Construction**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Athletics and Kinesiology Expansion and Seismic Retrofitting	\$40,500,000	\$40,307,884	\$32,656,311	\$192,115.62	89%	Summer 2022	Construction

# New Science Building (NSB)



## Description:

- CM Construction Schedule approved with these milestone dates:
  - Construction Start – March 2021
  - Substantial completion – Fall 2023
- Tower crane installation tested and inspected and steel erection began 2/1/22
- Astronomy Dome installed in permanent location and bolted down
- DPR completed Verdugo lane closure & median removal per City permitting
- 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
- **Project Status: Construction**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
New Science Building	\$107,000,000	\$102,501,800	\$30,546,369	\$4,498,200.27	41%	Fall 2023	Construction

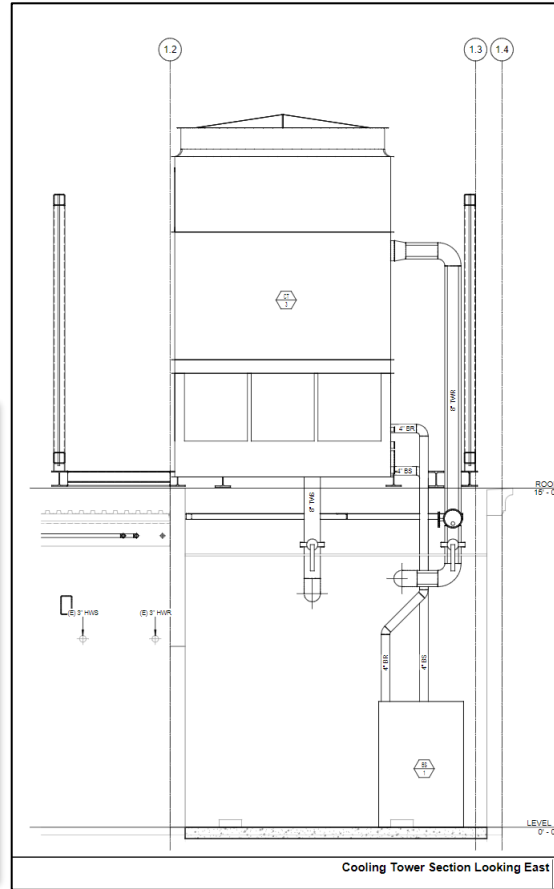
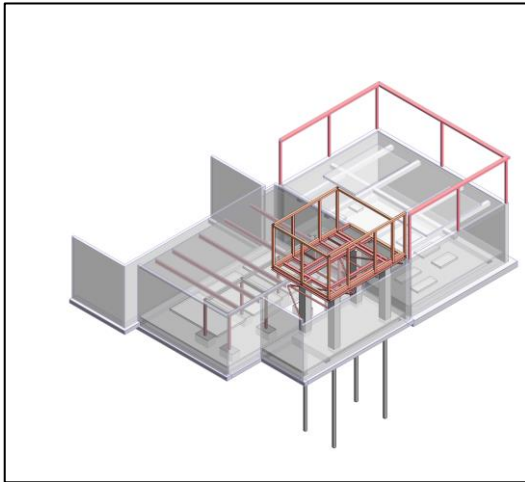
# Central Plant #1 Expansion (New Science Building dependent on Central Plant Upgrade)

**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	1460-3400	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	AUJ	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**
- Project proceeding with Clearway Energy, a P3 firm (Public, Private, Partnership) for CP1 upgrade, CP2 plant and tie-in to enhance efficiencies and redundancies, plus Thermal Energy Storage (TES)
- ClearWay will conduct feasibility study and design of a Thermal Energy Storage (TES) tank system to supplement Central Plant
- The Board has approved the GMP for \$7.9M
- **Project Status: Construction**

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Central Plant #1 Expansion	\$5,625,000	\$2,060,095	\$719,046	\$3,564,904.52	35%	Spring 2022	Construction

# Instructional Building & Conference Center (IBCC)

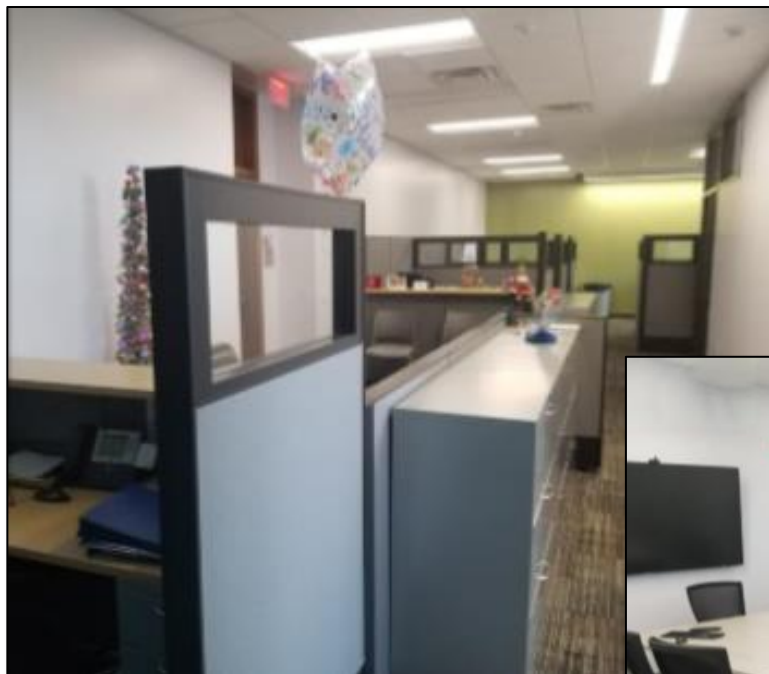


## Description:

- Construction Documents were submitted to DSA pending approval
- Specialty consultants from Steinberg Hart, Acentech and KeyCode provided sound recording studio design per programming requirements
- College signed a 3 year leased 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 March 2022.
- Other temporary swing space accommodations include NC ESL relocation to AT107A and Duplicating in San Gabriel Annex
- **Project Status: Design**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Instructional Building & Conference Center (IBCC)	\$68,000,000	\$11,032,362	\$5,557,229	\$56,967,638.32	40%	Fall 2024	Design

# Administration Building - Human Resources

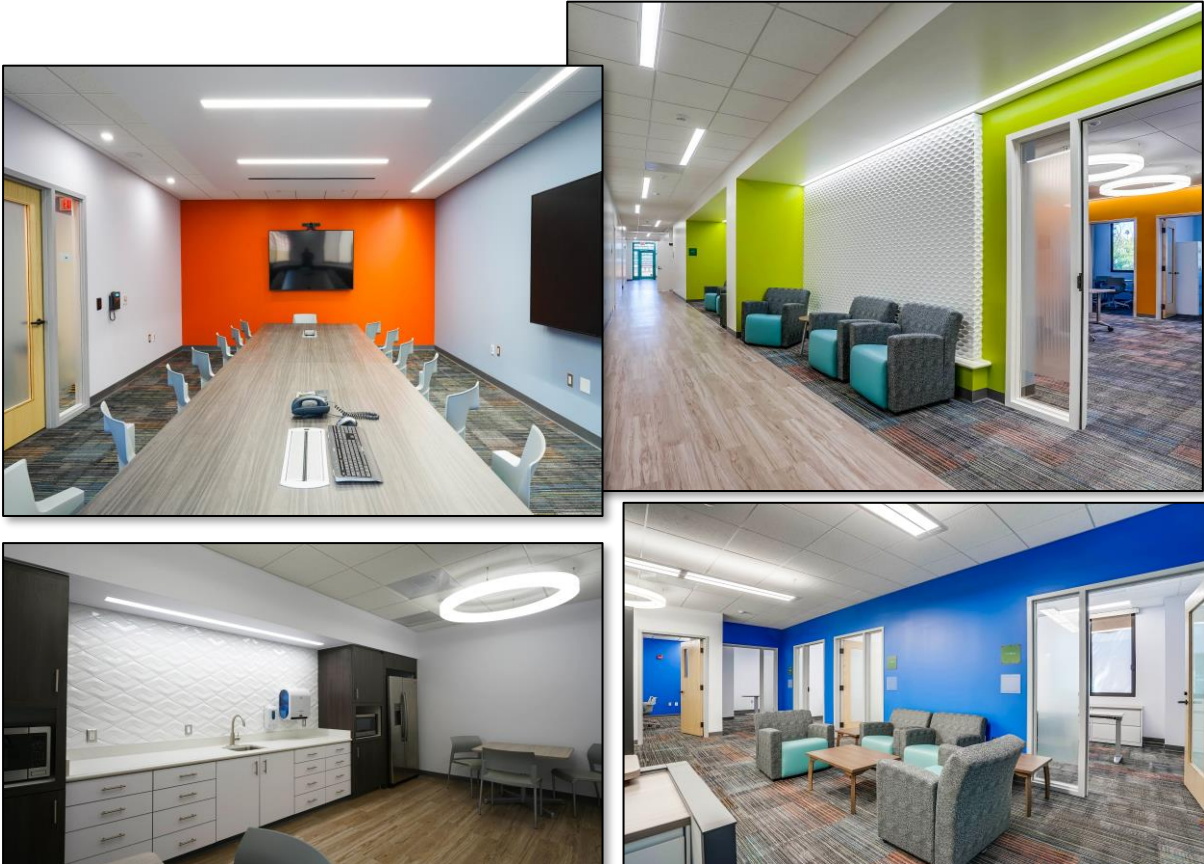


## Description:

- 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 Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Administration Building for Human Resources	\$846,766	\$846,766	\$846,766	\$0	Winter 2019	100%	Complete

# San Rafael Renovation Second Floor

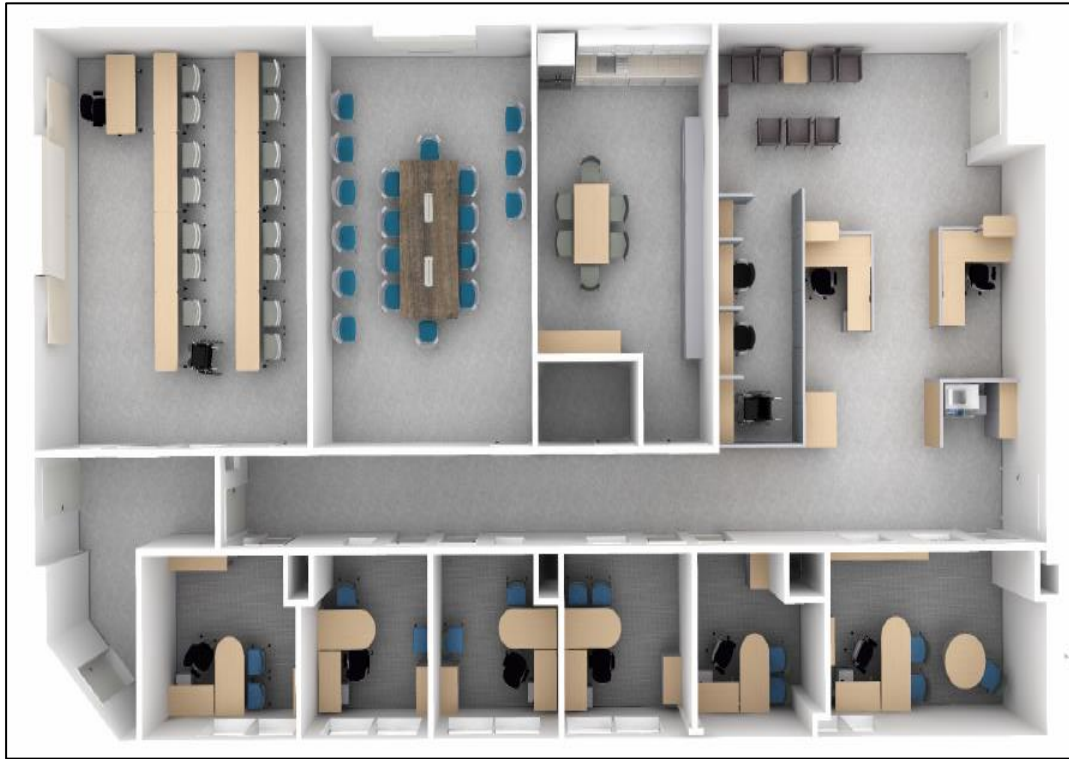


**Description:**

- 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)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
San Rafael Renovations Second Floor	\$3,136,000	\$3,080,423	\$2,953,529	\$55,576.96	100%	Summer 2020	Complete

# 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 Spring 2022
- **Project Status: Construction**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
San Gabriel First Floor-DSPS Office Space	\$1,500,000	\$1,300,350	\$70,077	\$199,650.50	40%	Spring 2022	Construction

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

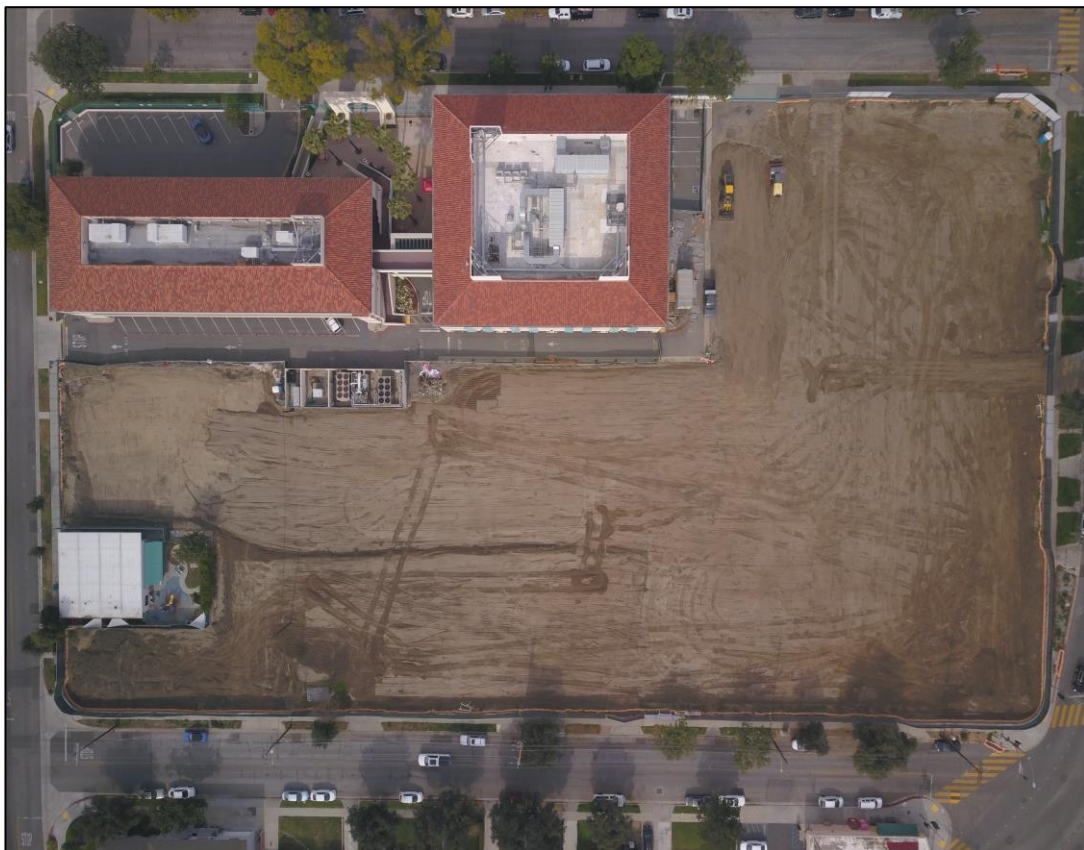


## Description:

- 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)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Welding Lab Alteration-Tongva (fka Aviation/Art) Building	\$5,124,309	\$5,090,894	\$4,923,512	\$33,415.40	100%	Winter 2021	Complete

# Garfield Campus Property Acquisition & Parking Construction



## Description:

- Menemsha + MMA, Design Build Entity (DBE) Project is DSA approved and has begun construction; Project ETC March 2022
- Construction over excavation, grading & compaction in progress
- Allied Health Modulars pending DSA review; ETA March 2022
- GWP engineering of Solar Panels to be incorporated in design for future construction. Conduit path & trenching activities in progress
- **Project Status: Construction**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Garfield Property Acquisition & Parking Construction	\$35,000,000	\$34,563,926	\$33,614,559	\$436,074.02	40%	Spring 2022	Construction

# Garfield Campus Mariposa Renovation



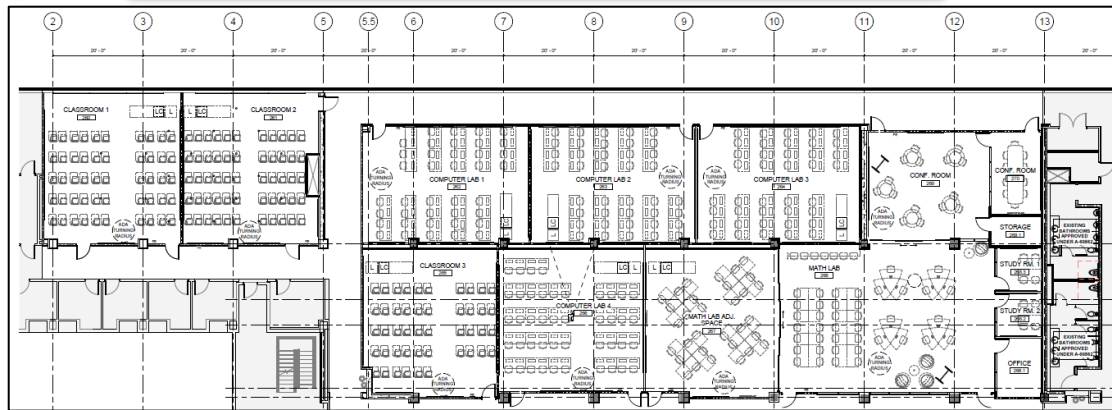
## Description:

- Renovate various classrooms and office spaces to enhance the delivery of the learning environment and create an indoor café
- Mariposa Cafe passed LACHD Final Inspection
- Achieved Substantial Completion on 12/31/2020
- **Project Status: Complete**

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)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Garfield Mariposa Renovations	\$2,000,000	\$1,591,930	\$1,372,790	\$408,070.40	100%	Winter 2021	Complete

# San Gabriel Renovations-Math Department Relocation

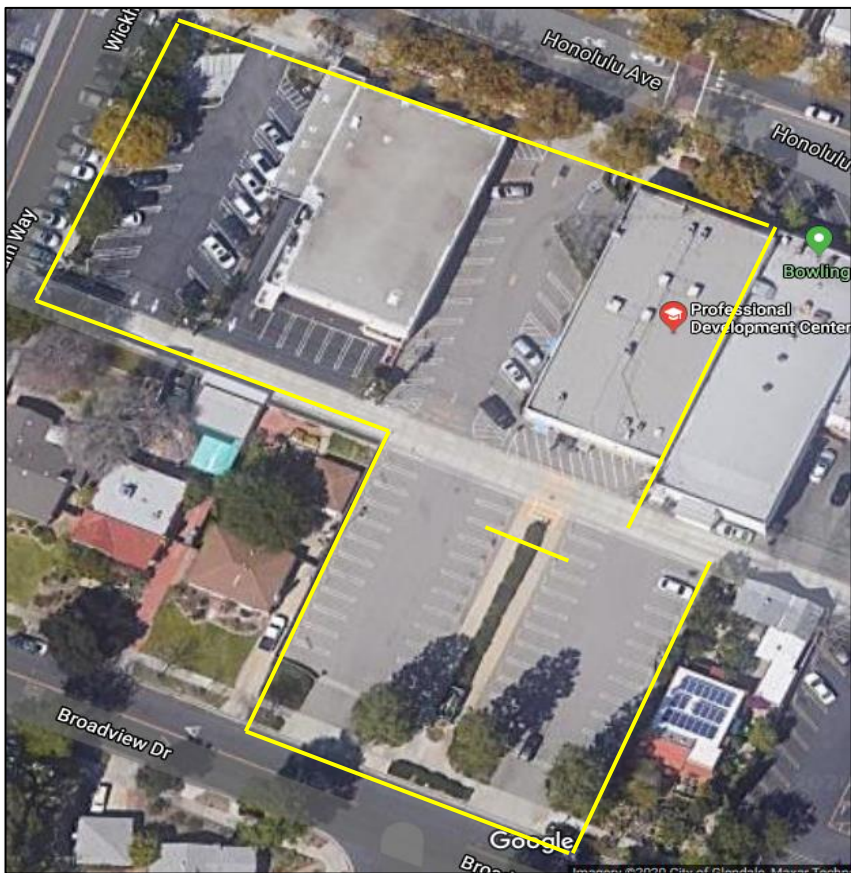


## Description:

- 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 Nov 2021 to incorporate into design
- **Project Status: Design**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
San Gabriel Second Floor Renovation for Math Department	\$3,800,000	\$416,897	\$171,457	\$3,383,103.32	30%	Winter 2024	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**

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

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

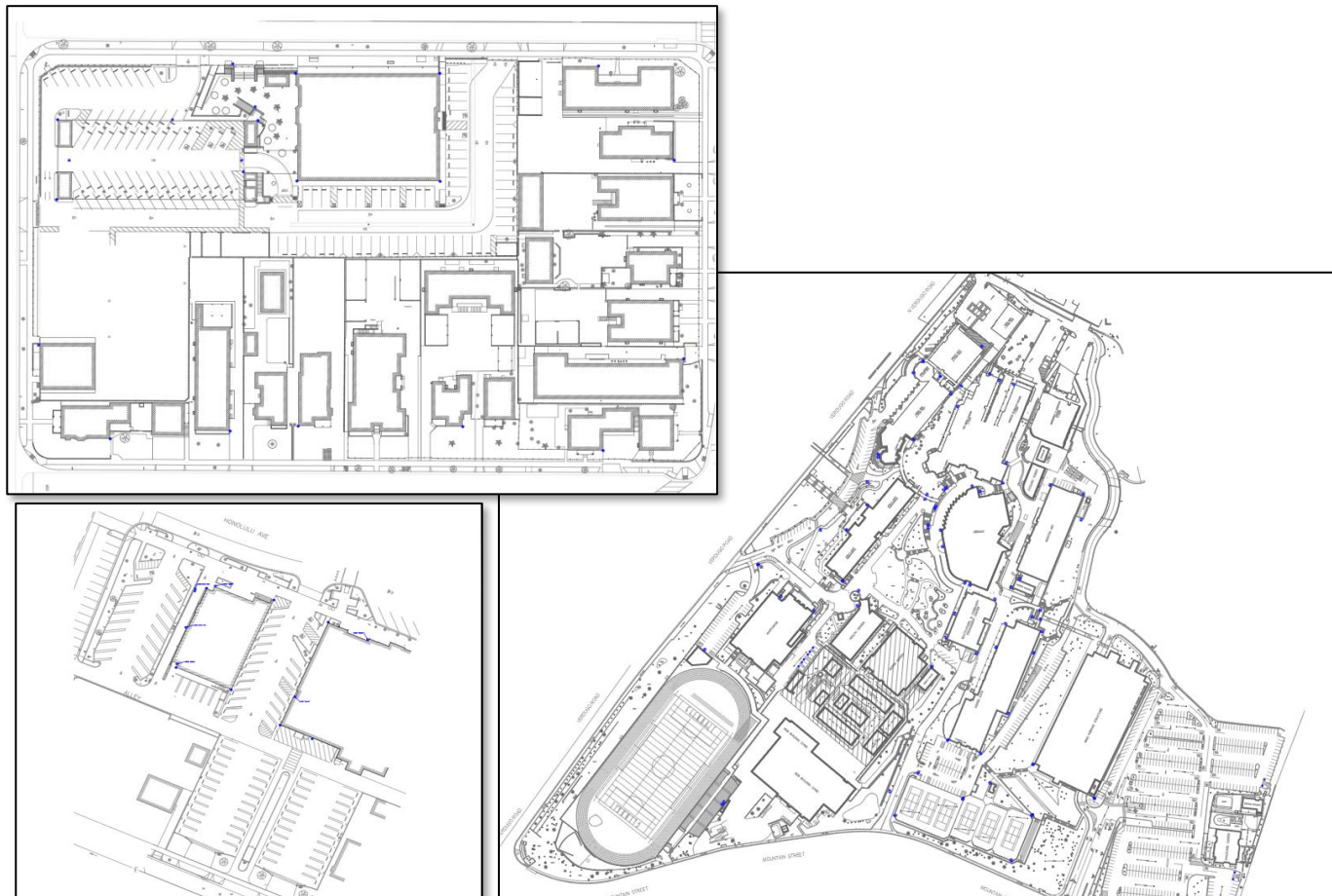


## Description:

- 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 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**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Centralized Storage Building	\$2,000,000	\$174,690	\$41,715	\$1,825,310.00	41%	Fall 2023	Design

# 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

# 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 Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	Anticipated or Actual Substantial Completion Date	% of Status Completion	Status
Technology	\$4,820,000	\$4,811,999	\$4,811,999	\$8,001	Winter 2021	100%	Complete

# 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
  - Collegewide NBPI-Needlepoint Bipolar Ionization
  - Add outdoor concrete bench seating and umbrellas
  - 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**

Identified Project for Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Minor Capital Projects (Wayfinding)	\$1,315,000	\$775,066	\$289,562	\$539,934.17	100%	Winter 2021	Complete

# 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

# 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 Measure GC	Current Budget	Encumbrance	Spent to Date (Actuals)	Remaining Budget (Current less Encumbrance)	% of Status Completion	Anticipated or Actual Substantial Completion Date	Status
Infrastructure	\$19,601,415	\$19,523,039	\$19,168,054	\$78,376.36	100%	Winter 2021	Complete

# 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

# 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

# Sierra Vista Closeout



**Description:**

- Settlement payment for Sierra Vista litigation
- **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
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>