

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

**Zoom Teleconference/Live Stream
May 4, 2020**

4:30 p.m. – 5:15 p.m.

Present: Armik Avedisian (Chair), Zanku Armenian, Peter Braganca, Sophal Ear, Roberta Hagopian, Larry Hanson, Seda Khachaturian, Kevin Lee, Harry Leon, Alejandro (Alex) Parajon, Jennifer Quinonez-Skinner, Annie Reed

Resource: Dr. Anthony Culpepper, Executive Vice President, Administrative Services

Quorum: 12/12

Absent: None

Guests: Dr. David Viar, Superintendent/President
Joel Peterson, Director of Facilities
Drew Sugars, Director of Communications and Community Relations

1. **Call to Order:**

The meeting was called to order at 4:37 pm by the Chair, Armik Avedisian. Mr. Avedisian introduced Peter Braganca, the new ASGCC (Associated Students of Glendale Community College) student representative. Several guests were also introduced: Joel Peterson, Director of Facilities; Drew Sugars Director, Communications and Community Relations and Dr. David Viar, Superintendent/President

2. **Approval of the Minutes:** November 4, 2019

- A motion was made (Leon/Hagopian) to accept the minutes of November 4, 2019. The motion was passed with unanimous approval.

3. **Project Progress Report and Update on Campus Construction Projects:**

Mr. Peterson provided a powerpoint presentation of the on-going projects.

KEY PROJECTS:

P.E. Seismic Building Project: Due to the closure of the buildings on campus, several schedules for this summer and the following summer have been consolidated. The P.E. building will be closed until August 1 and this will help with cost savings and keep the project ahead of schedule. The pouring of the 2nd floor cement deck for the extension portion will take place at the end of this month.

IBCC - Instructional Building and Conference Center (previously the KDM - Kinesiology, Dance and Music Building): Responses to our request for qualifications (RFQ) has been strong for design-build teams. After review of the pre-qualifications, 5 finalists will be chosen to submit proposals. An outside management firm will be helping to evaluate the proposals.

New Science Building: We have received 50% of the completed construction drawings. When we receive 95% of the completed drawings, we will submit them to DSA for review and approval. Once approved by DSA (Department of the State Architect), we will send out bid packages. We anticipate sending out the packages in mid-July and then it will take 6 – 8 months for DSA to review and approve these final drawings.

We recently went through a major value engineering exercise which is simply a fancy way of saying “Can we meet the needs both aesthetically, design-wise as well as functionality, with a cheaper alternative that doesn’t in any way jeopardize the core qualities of function and quality of materials”. Based on this exercise, we believe we can save about \$2m of the gradual increase in costs.

Garfield Project: The Garfield Project is largely complete. There are two properties left to acquire. One is on Acacia and there is an eminent domain case pending. The other on Adams and Acacia is still under discussion. A design-build company is developing a proposal to demolish the property, design and construct a parking and landscape feature for the Garfield campus.

Mariposa Building Renovation: Swing space has been rented from the adjacent medical building. We are in the process of engaging a design architect for tenant improvements to accommodate the swing space. College departments in the Mariposa Building will be relocated there while the Mariposa Building is under renovation.

Montrose: Programing has been completed (who is going to be doing what and how many). As part of the Programing, an Education Needs Assessment of the Montrose area community was conducted to understand what kinds of potential new program services may be warranted on the campus which would inform us of what optimal type of design and kind of construction we should proceed with based on the design.

- Mr. Leon asked what was the result of study?
- There is a strong demand for our programs and services. High school populations are interested in concurrent enrollment and jump-starting their educational objectives. Non-traditional students are interested in transitioning to a different skill set, particular certifications or are interested in a 2-year or 4-year program. Non-credit interest is strong, in particular ESL classes (English as a Second Language). Focusing on these markets would enable us over a period of time to reach the 1000 FTES (Fulltime

Equivalent Students) required for a campus certification designation for a Center designation.

Fire Academy Project:

- Mr. Leon commented that the Fire Academy project was completed with remaining funds in the budget. Are the funds reallocated?
- Yes, there are areas such as infrastructure which do not have enough funds to cover the projects and excess funds from another project can be applied. Safety and security, technology and classroom upgrades are some areas that all fall within this category and have ongoing needs.
- Mr. Armenian asked what are the impacts of the Covid-19 situation on these projects? Does it affect man-power, additional measures, timing, costs or social distancing within each of the projects?
- We have not been negatively impacted on any of the projects because of the Covid-19 situation. However, since DSA (Department of the State Architect) is working remotely, it is slowing their response time. This has delayed approval of the SG (San Gabriel Building) renovation for DSPS (Disabled Students Programs and Services). We had hoped for approval sooner so that DSPS would be able to move in during the summer, but now we will have to renovate during the summer and fall, with DSPS moving in over winter break or winter session. We are implementing a project management tool that assists us for scheduling and budgeting. So far, we have no cost escalations due to covid-19.
- Mr. Armenian asked if there are financial market changes that going to affect how we go about any of this, given the current state of the financial markets?
- Dr. Culpepper replied: As Joel expressed we continue to look at every project and the associated costs and make sure we're on top of any particular changes that need to be made. One of the items on the agenda is the Series B issuance of the bonds and I will be able to answer your question a little more fully, if that is okay with you.
- Mr. Leon asked what is the date of the pouring of the 2nd floor (PE Expansion Seismic Retrofit)?
- Mr. Peterson responded: As early as the 30th of May and as late as the 19th (of June).
- Mr. Leon asked if there is no increase in the price of that job, because of Covid-19?
- Mr Peterson replied it is a fixed cost bid.
- Mr. Avedisian: If there are no other questions, we will move on to the next agenda item, Item 4 Measure G and GC Funds Balances and Schedules.

4. Measure G and GC Funds Balances and Schedules

Dr. Culpepper explained that these are normally information items that are shared with the committee.

- Mr. Avedisian asked about "Additional Projects" – if these are mainly for consideration of new funds?

- Mr. Peterson replied that we currently have 20 active projects. The majority of the funds of the bond issue have already been allocated.
- Mr. Avedisian asked if the college was still in negotiations for acquisition of the Civic Auditorium.
- Dr. Viar responded that this list was originally put together in preparation for the discussion related to Measure GC and ultimately the Board (of Trustees). The idea of (the purchase) of the Civic Auditorium came up several years ago. It remains on the list, but there had not been interest at the time and in the last two years there have been no discussions. It is of the lowest priority and it is highly unlikely that we will acquire the Civic Auditorium unless the City wants to give us the property.

5. Issuance of 2016 Measure GC General Obligation Bonds, Series B, April 20, page 47.

Dr. Viar (Superintendent/President) asked Dr. Culpepper to address the Measure GC General Obligation Bonds. The Resolution concerning the issuance of the bonds was presented to the Board of Trustees on April 21, 2020 and approved. The final issuance of the remaining balances of the bonds total roughly \$203 million dollars.

Dr. Culpepper remarked that several types of bonds are under consideration: General Obligation bonds and Capital Appreciation Bonds. He explained this gives us more flexibility in terms of the timing and use of the monies for the bonds. Under the General Obligation model, we would have to spend 85% of the funds in 3 years. With all of the changes in the environment we are in now, we can't foresee what's happening in the future in terms of construction and the effects of Covid-19. The Capital Appreciation bonds provide us with some flexibility.

In addition, we have the opportunity to take advantage of the low interest rates, for the benefit of the taxpayers. The Board of Trustees has approved the Resolution and we are moving forward. We have an up-coming meeting with our credit agencies who will determine what the credit rating should be on the bonds so we can try and minimize the amount of interest that we will be paying on the bonds. We will then report back to the Board through Dr. Viar's direction and move to the next stage of preparing the final documentation and the issuance of the bonds.

- Mr. Sophal Ear mentioned that the GUSD (Glendale Unified School District) just did a bond refund and saved \$6m for the taxpayers. They went from 4.23% to 2.36%.
- Dr. Culpepper replied that we work closely with GUSD and that we are also looking at refunding Series A bonds as well to take advantage of this unfortunate time period for the benefit for the college and the taxpayers.

Mr. Avedisian called for any additional questions or thoughts. As there are no further questions or comments, Mr. Avedisian thanked everyone for attending and wished everyone good health. The next meeting will be announced at a later time. Dr.

Culpepper remarked that the charter allows four meetings a year. Under the current situation, we will meet at least twice a year.

Dr. Viar commented that we have two individuals that have reached the end of their 3-year term limits, Armik Avedisian and Kevin Lee. A big appreciation for their service and to Armik for chairing the last few years. We may have a June meeting, which will be Armik's last official meeting. Seda, Alex, Jennifer and Roberta and Harry have indicated their willingness to continue on. We will be seeking two additional members to fill the vacancies made by Armik and Kevin. If you have any suggestions, please pass those on to me as we work towards the June board meeting and thank you to all those who are willing to serve again.

Mr. Avedisian thanked everyone for allowing him to serve the college and the community. The committee members thanked the outgoing members and wished them well. A motion was made by Zanku Armenian and seconded by Alex Parajon to adjourn. The motion was approved and the meeting adjourned at 5:15pm.

The next scheduled meeting will to be determined at a later date.

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