FACILITIES STRATEGIC PLAN

(Full Version)

2025 - 2035

Glendale Community College

Verdugo, Garfield & Montrose Campuses

CONTENTS

Letter from the President
Mission, Values, Vision

#1

PROCESS + PARTICIPATION

8. Overview
9. Planning Process
10. Institutional Goals
14. Campus Engagement, Campus Forum
26. College Leadership and Planning Committee

#2

PLANNING DATA

28. Overview
29. Facilities Planning Forecast
30. Space Inventory
32. Space Utilization
33. Capacity Load Ratios
34. Facility Strategic Plan Space Program

#3

38. District Context & Campus Location

3.1 VERDUGO CAMPUS
EXISTING CONDITIONS ANALYSIS

40. Campus Development History
41. Campus Context & Existing Campus
42. Facilities Condition
43. Infrastructure Condition
44. Vehicular Circulation + Parking
46. Pedestrian Circulation / Open Space
48. Campus Identity
49. Functional Zoning
50. Landscape Typology
57. Summary of Findings

RECOMMENDATIONS

59. Overview & Planning Principles
61. Development Concepts
62. Facilities Strategic Plan,
Facilities Project Descriptions
79. Site Development
85. Sustainability
91. Phased Development

3.2 GARFIELD CAMPUS
EXISTING CONDITIONS ANALYSIS

97. Overview & Campus Context
98. Existing Campus
99. Facilities Condition
100. Infrastructure Condition
101. Vehicular Circulation + Parking
103. Pedestrian Circulation / Open Space
105 Landscape Typology
108. Summary of Findings

RECOMMENDATIONS

110. Overview & Planning Principles
111. Facilities Strategic Plan
112. Facilities Project Descriptions
115. Site Development
121. Phased Development

3.3 MONTROSE CAMPUS
EXISTING CONDITIONS ANALYSIS

124. Overview & Campus Context
125. Campus Development History,
Existing Campus
126. Facilities Condition
127. Infrastructure Condition
129. Summary of Findings

RECOMMENDATIONS

131. Overview & Planning Principles
132. Facilities Strategic Plan

3.4 Auxiliary Campuses

136. Proposed Fire and Public Safety Academy,
GCC Baja California Field Station

#4

APPENDIX

138. Facilities Conditions Assessment Reports
171. FSP Meeting Minutes
211. Initial Parking Study
231. Systems + Infrastructure Report
233. MEP Strategic Plan Report
244. Landscape Exhibit

Letter from President



For nearly 100 years, Glendale Community College has proudly served as one of the region's top community colleges, supporting students on their academic and professional journeys. We are particularly proud of our high transfer rates to the University of California and California State University systems. In an era when higher education continues to be the best path to socioeconomic mobility, Glendale Community College remains a vital and affordable resource for our community.

Our college is a lifeline for many local students, providing an affordable pathway to college credits, certifications, and the critical job skills needed for today's workforce. We are proud to be the gateway to opportunity for so many, including the essential workers—nurses, firefighters, law enforcement officers—who are the backbone of our community. Through the decades, we have witnessed great change. We have grown from a single-building institution to a sprawling, multi-campus college. Our curriculum and offerings have expanded and evolved, allowing students to grow and learn with the times, offering classrooms that have developed in both technique and technology. Through all this growth and innovation, one constant has been our ability to support students in achieving their goals at GCC—today and tomorrow.

In reflection on the past, it is clear that educational institutions must evolve to meet future challenges. The next generation of students will step into an economy where most jobs have not yet been created. This demands educational institutions to embrace change, effectively innovate, and adapt to future needs. The success of colleges will be judged by their ability to evolve to meet the needs of our modern students and future communities, and GCC is primed to embrace this challenge.

As Glendale Community College approaches its 100th anniversary, we are preparing for the future with a strategic campus plan that will guide this educational asset into GCC's second century of service. Our college comes with an incredible legacy of service, and with it, the responsibility to uphold the standards set through nearly a century as an institution. However, many of our facilities, including classrooms, labs, and training centers, were built over 60 years ago. These buildings, while having served us well, are now in need of significant repairs and upgrades. Electrical systems, plumbing, gas lines, and security infrastructure all require modernization to meet current standards. Moreover, ensuring the campus is earthquake- and fire-safe is paramount for the well- being of our students, faculty, and staff. Our ability to evolve and respond to the future is inextricably linked to modern facilities, built with future adaptation in mind.

The 2025-2035 Facilities Strategic Plan will ensure that Glendale Community College continues to serve our community effectively and meets the challenges of the future. Together, we can ensure that GCC remains a place where students can pursue their educational and career goals in a safe, modern, and inclusive environment as we look forward to our next century of service.

Dr. Ryan Cornner
Superintendent/President



Mission

We empower students to transform their lives by achieving their economic, educational, career, and life goals through our instructional programs, student services, and community partnerships.

Values

- Student - Centered Climate
- Diversity, Equity, Inclusion, and Accessibility
- Open Access
- Shared Governance & Decision Making
- Educational Excellence
- Sustainability and Stewardship
- Community Building, Engagement, and Partnerships

Vision

We are committed to building community and a sense of belonging for all. Through innovative and meaningful learning experiences, students enrich their lives, imagine their futures, achieve upward social and economic mobility, and contribute to a more inclusive, informed, and just society.

GLENDALE
COMMUNITY COLLEGE



#1

Process + Participation

Overview

In 2015, a comprehensive Facilities Strategic Plan (FSP) was completed. This FSP translated educational planning objectives into recommendations for the development of the college's sites and facilities. This document was followed by an updated FSP in 2019 which served to "inform GCCD's community stakeholders of progress made toward implementing the 2015 Glendale CCD Facilities Strategic Plan and its long-range plan for developing facilities needed to serve GCCD's students and community."

This 2025 Facilities Strategic Plan (FSP) seeks to examine previous plan findings in juxtaposition with current post-pandemic trends such as enrollment, remote learning, and the college's most current educational plan and its revised vision and mission. Our objective is to articulate the purpose, process and participants of the FSP, review planning data that supports our findings, in addition to an analysis and assessment of existing conditions. The development of the 2025 FSP was developed through a high participatory process involving the College's many constituencies. Throughout the design planning process, a series of meetings, campus forums and workshops were conducted to involve the many distinct and diverse voices of the Gelndale Community College. The FSP will vet essential planning issues and prioritize and pair them with the team's recommendations.



Planning Process

Development of the Facilities Strategic Plan (FSP)

The FSP was developed from November 2023 through August 2024 using a collaborative four-step process. The planning team's activities are described below and illustrated on the following page.



PART ONE
PROJECT INITIATION & ORIENTATION

Established the Facilities Strategic Plan (FSP) Subcommittee, coordinated the timeline, and scheduled activities.

Collect relevant planning information provided by the College.

Conduct campus vision sessions and online surveys.

PART TWO
DISCOVERY & ANALYSIS

Analyze Institutional Strategic Plan (ISP) goals, data, and trends to inform facility planning discussions.

Augment the ISP with additional data analysis and interviews with instructional and student services divisions.

Conduct site visits with key personnel to observe existing conditions, patterns, and uses.

Developed graphics to illustrate patterns and identify key issues to address in the ISP.

PART THREE
EXPLORATION OF PLANNING CONCEPT ALTERNATIVES

Clarify linkages from the ISP to the FSP.

Developed program forecasts and the FSP Space Program.

Establish facilities planning principles to guide the exploration of options.
Explore campus development options for review and discussion with the subcommittee.

Develop preliminary recommendations for site and facilities development.

Strategized opportunities to maximize state funding.

PART FOUR
STRATEGIC PLAN DEVELOPMENT & DOCUMENTATION

Shared preliminary recommendations with the campus.

Developed a draft FSP document for College review.

Assisted the College in the approval process.

Institutional Goals

Glendale Community College's Institutional Strategic Plan embodies innovative initiatives that support the College's mission statement. The Institutional Goals outlined in the plan provide a foundation for the Facilities Strategic Plan (FSP) to develop strategies that offer adequate and appropriate spaces for the current and future curriculum, instructional delivery modes, learning environment, and necessary support structures.

Strategic planning involves both a long-term vision and the addressing of short-term goals. In addition to the Institutional Goals, forecasting the future program of instruction is achieved through the analysis of Weekly Student Contact Hours (WSCH) according to planning data. While it is challenging to predict curricular content precisely up to the year 2035, certain assumptions can be made to guide the long-range forecasting process. It is assumed that the educational mission will remain consistent with past practices.



2025-2032 Institutional Strategic Plan



ISP (Institutional Strategic Plan) Development So Far

Fall 2023

- New mission statement developed
- Planning committees recommended SWOT (Strengths, Weaknesses, Opportunities, and Threats) workgroup members

Winter 2024

- SWOT workgroups conduct external scan by reviewing articles, reports, and videos

Spring 2024

- SWOT analyses
- Planning committees review SWOT workgroup recommendations and draft ISP goals and strategies

SWOT ANALYSES ➡ RECOMMENDATIONS

Ten topic area workgroups provided materials and information to assist SWOT analysis of their topic area. These functional experts performed SWOT analyses and provided recommendations to inform ISP goals and strategies.

- Higher Education Issues & Trends
- Instruction
- Fiscal Matters
- GUSD
- Continuing and Community Education
- Distance Education
- Student Services & Student Affairs
- Diversity, Equity, Inclusion, & Access
- Labor Market
- Technology

RECOMMENDATIONS Meta-SWOT ➡ DRAFT ISP GOALS & STRATEGIES

The Institutional Planning Coordination Committee and Planning Resource Committee reviewed recommendations and jointly proposed to the Strategic Planning Committee, goals and strategies.

The Strategic Planning Committee drafted ISP goals and strategies.

GOAL A
INCLUSION

Increase equitable access with an inclusive environment where students and employees belong and know their identities are valued.

GOAL B
SUCCESS

Ensure equitable achievement of students' educational, economic, career, and life goals.

GOAL C
SUPPORT

Strengthen human, technological, fiscal, and physical resources to support students' attainment of their goals and a sense of belonging among all college stakeholders.

SWOT WORKGROUPS

Higher Education Issues & Trends
Ryan Cornner
Amir Nour
Michael Ritterbrown
Brittany Grice
Paul Schlossman
Alfred Ramirez
Nonah Maffit
Cameron Hastings
Richard Kamei
Andra Verstraete
Ed Karpp
Daphne Dionisio
Stacy Jazan

Instruction
Cameron Hastings
John Fuhrmann
Beth Kronbeck
Lourdes Girardi
Zo Kaye
Peter Green
Alfred Ramirez
Michael Ritterbrown

Fiscal Matters
Amir Nour
Michael Scott Liz Russell
Irina Shumakova
Terry Flexser

GUSD
Gary Shamoyan
Agnes Eguaras
Richard Cortes
Francien Rohrbacher
Sarah McLemore
Jeremy Talaoc
Lourdes Girardi
Meg Chil-Gevorkyan
Alejandra Gonzalez

Continuing and Community Education
Alfred Ramirez
Angineh Aslanian
Maria Czech
Margaret Richer

Distance Education
Piper Rooney
Sam Garagliano
Sydnee Risk

Labor Market
Freddy Saucedo
Meg Chil-Gevorkyan
Ed Karpp

Student Services & Student Affairs
Paul Schlossman
Tzoler Oukayan
Drew Yamanishi
Shauna Hagemann
Hoover Zariani
Richard Cortes
Michael Davis
Paul Vera

DEIA
Brittany Grice
Alexandra Evans
Maite Peterson
Sangita Dube
Yeranui Bargesyan
Elis Lee

Technology
Lauren Lampietti
Dana Nartea
Ashot Moveseyan
Jeremy Talaoc
Adina Lerner
Mike Dulay

Campus Engagement

Maximizing campus engagement was identified as a crucial element for the 2025 Facilities Strategic Plan. To achieve this goal, Glendale Community College leadership collaborated with the Planning Team at the outset to identify various stakeholders, establish the FSP Subcommittee Task Force, and design a series of engagement activities.

These activities encompassed meetings, presentations, workshops, and discussions. They were integrated into the planning process to ensure the inclusion of diverse voices from Glendale Community College, broaden the plan's perspective, and enhance acceptance of the recommendations.

A summary of this extensive campus participation is provided on the following pages.



Campus Forum

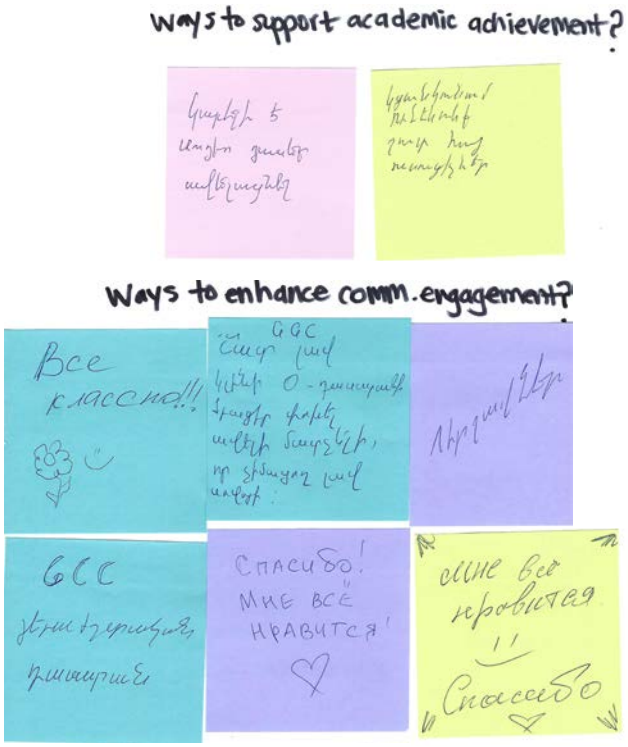
At the beginning of the planning process, Glendale Community College was invited to participate in an all-day Campus Forum at Verdugo & Garfield campuses on March 14, 2024. Students, faculty, staff, and administrators engaged with the planning team through interactive boards and conversations. Information gathered during these sessions was analyzed and used to inform the facilities planning process.

The findings from these sessions are summarized on the following pages.

Suggestions for Improvements and Enhancements

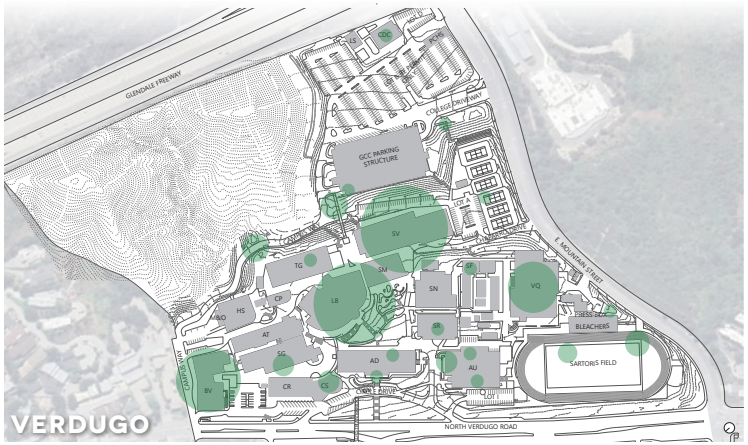
Participants were asked to share their ideas on how to make Glendale Community College a better place. Over 200 responses were collected, analyzed and sorted to identify common themes. Common themes emerged were:



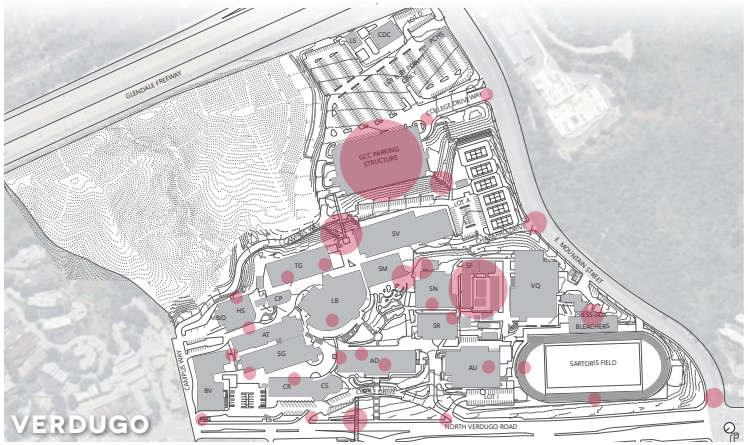


Verdugo Campus

FAVORITE

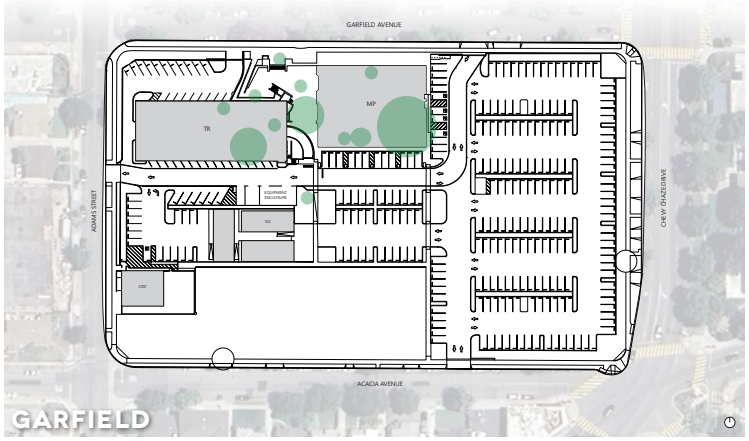


LEAST FAVORITE

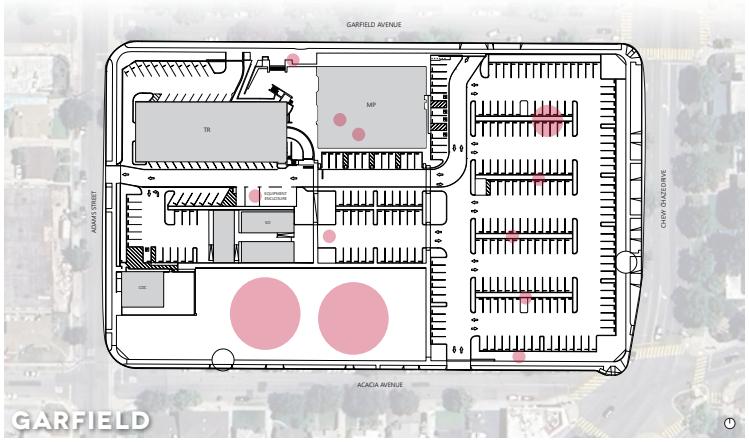


Garfield Campus

FAVORITE



LEAST FAVORITE

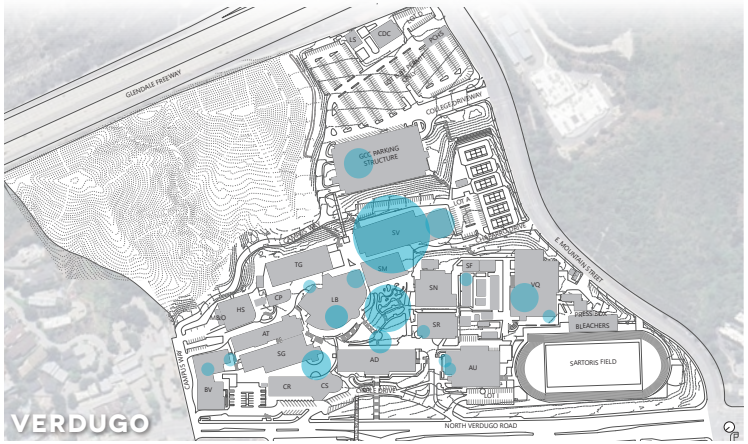


Participants were asked to identify their ‘favorite’ and ‘least favorite’ areas of campus. The results are summarized below. While some places are identified as both ‘favorite’ and ‘least favorite’, the following themes emerged.

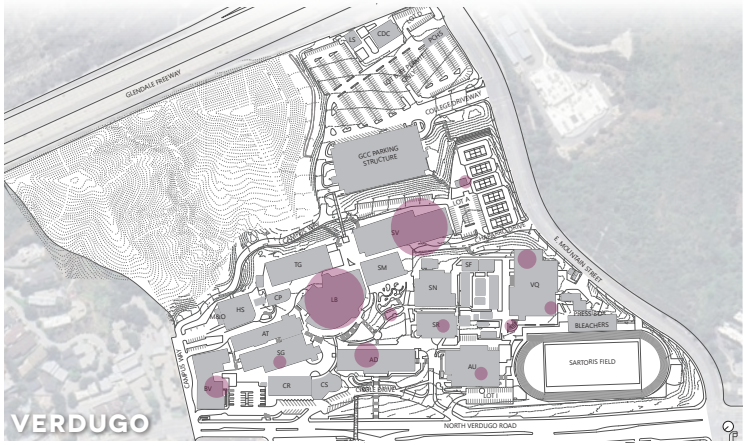
- The highly active Sierra Vista Learning commons was favored by many.
- The age and condition of buildings appear to be a direct factor - newer buildings are favored, and older buildings are not.
- The parking garage and portable buildings were identified as ‘least favorite’ and most likely represent concerns about access and location.
- Mariposa is the preferred building to study/focus
- Parking and lack of outdoor space was identified as ‘least favorite’
- Campus Community is also concerned about the unkept green space along Acacia Avenue

Verdugo Campus

SOCIALIZE

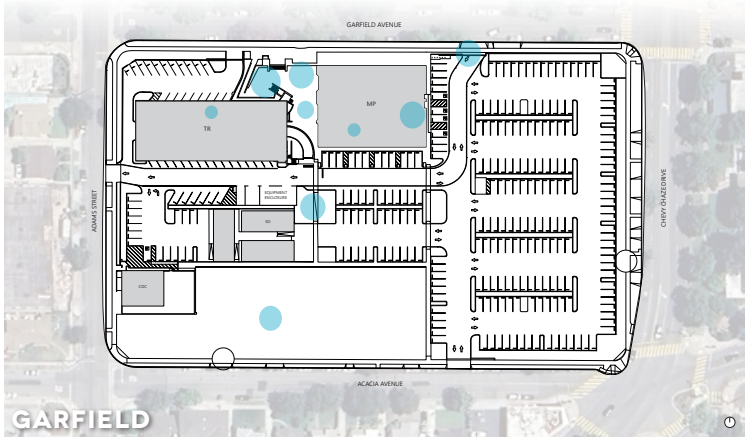


STUDY/FOCUS

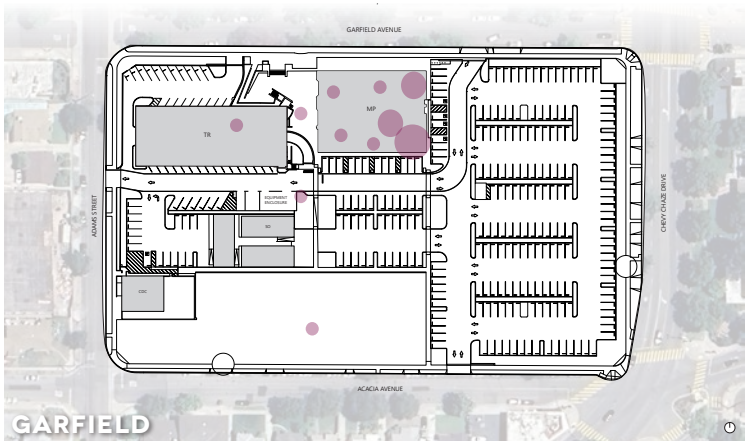


Garfield Campus

SOCIALIZE



STUDY/FOCUS



Participants were asked to highlight the places they use most frequently to socialize or focus.
The responses illustrated in the graphics highlight that many spaces on campus are popular for both focusing and socializing.

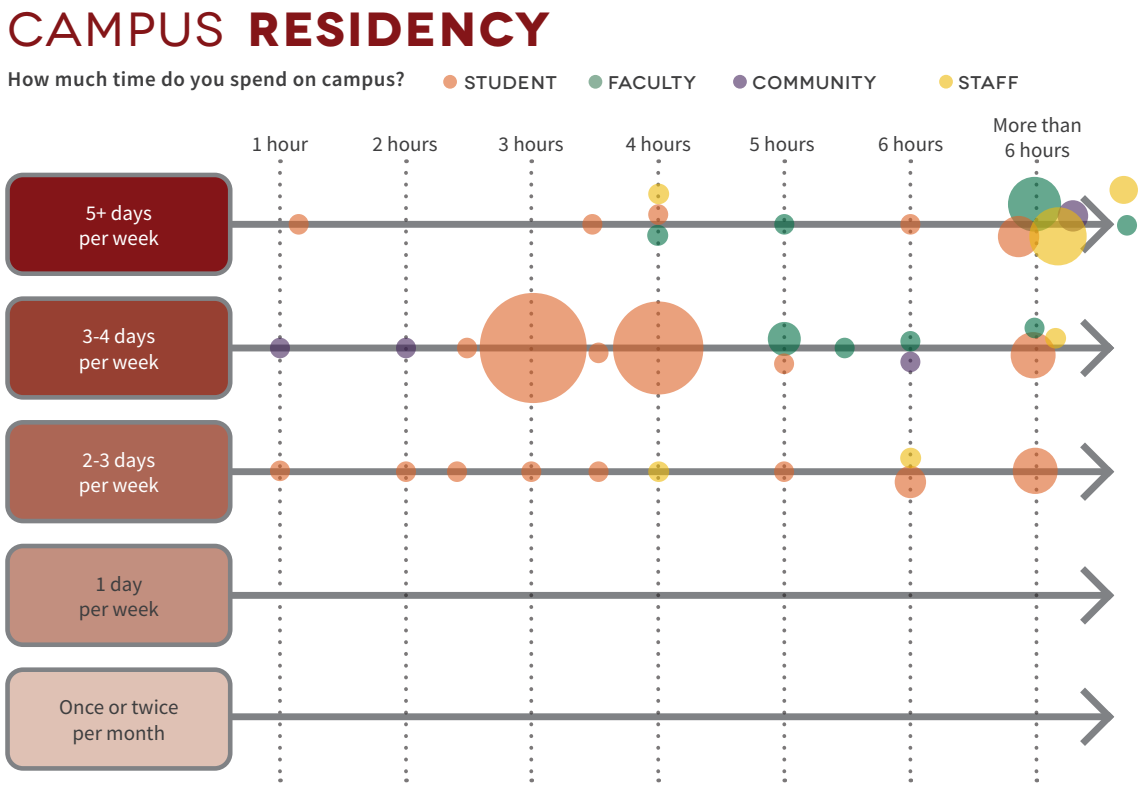
#1 Sierra Vista – Learning Commons
#2 Library
#3 Central Quad Area north of Administration Building

#1 Mariposa Building - Classrooms
#2 Limited Outdoor Space

While on Campus

Participants were asked how much time they spend on campus. The results are described in the graphic and illustrate the following themes:

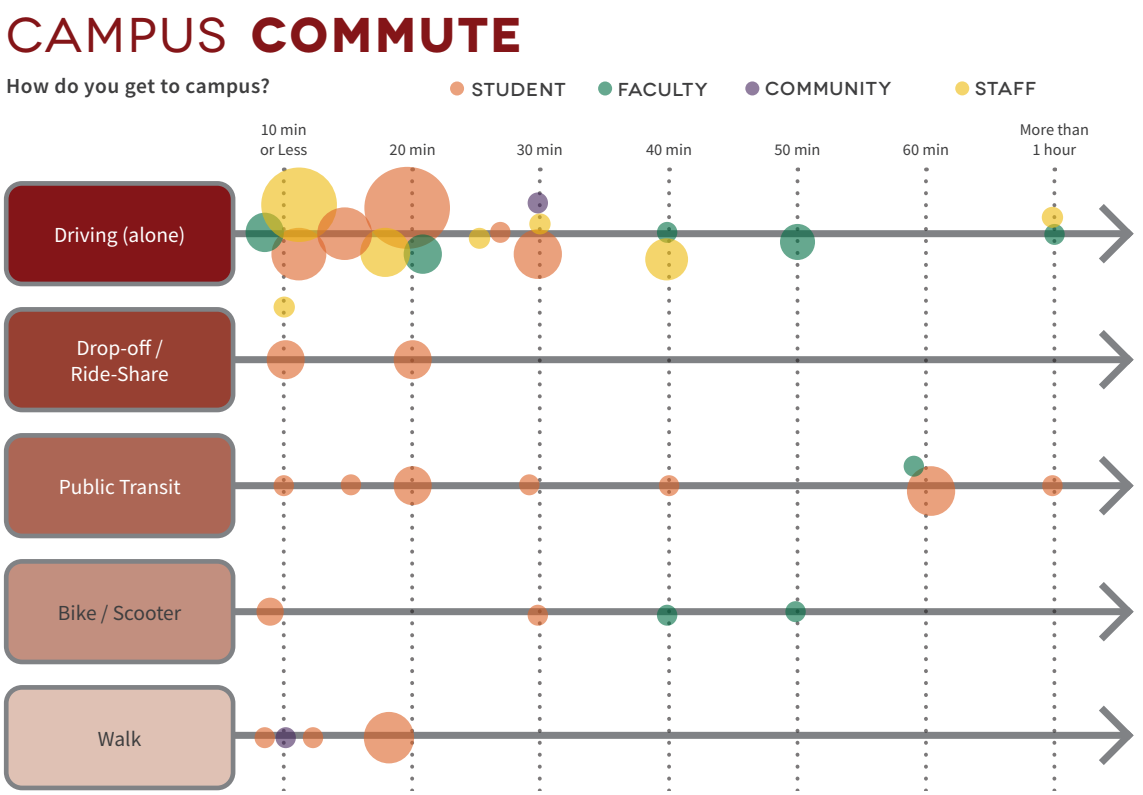
- The majority of participants are on campus 3-4 days per week for 4 or more hours per day.
- Students would spend more time on campus if there were food options on campus



Getting To Campus

Participants were asked to identify how they commute to campus. The results are described in the graphic and illustrate the following themes:

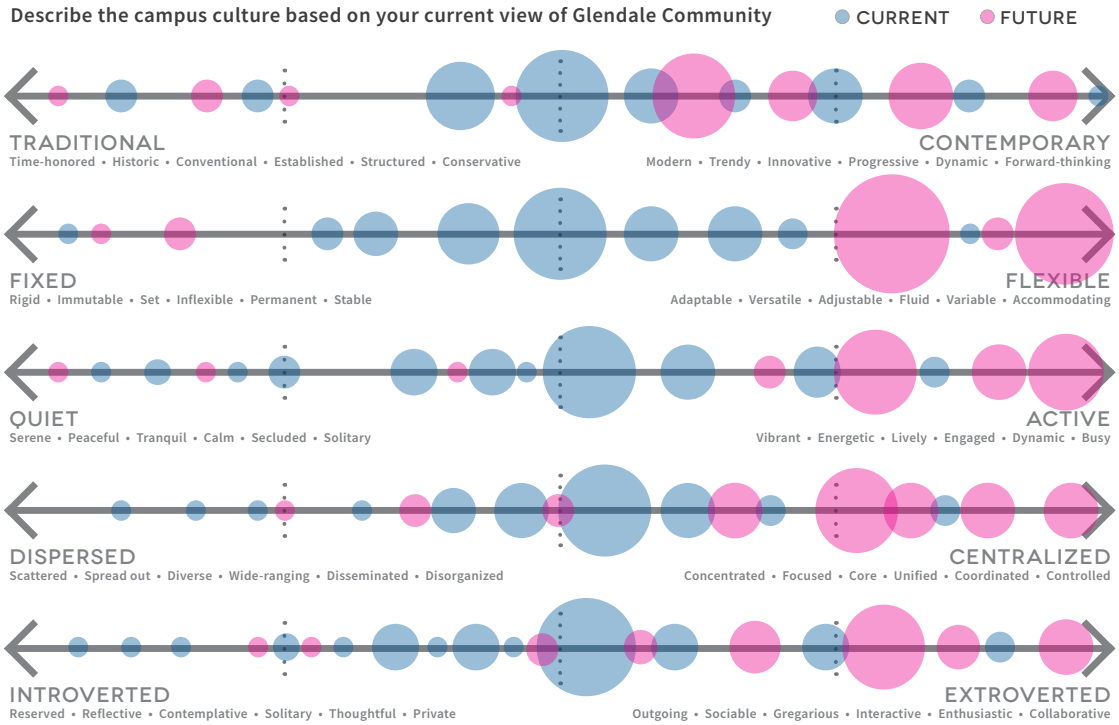
- The majority of participants drive to campus
- Most people spend 30 minutes or less commuting to campus
- The number of participants being dropped off is increasing as well.



Campus Culture

Participants were asked to describe the campus culture based on where they view GCC today, and where they would like GCC to be in the future.

The responses highlight a general desire to shift from the descriptive terms on the left to the descriptive terms on the right. This represents an opportunity for a major shift that can inform the long range vision and related campus development recommendations.



Common Themes
Verdugo Campus

STUDENT + COMMUNITY LIFE
- Increase Community Engagement
- Student Club and Improved Social Spaces
- Campus Signage and Wayfinding

STUDENT SUPPORT
- Modern Technology + Equipment
- Comfortable Outdoor and Indoor Classroom Furniture
- In-person Classes
- Counseling and DSPS support

FOOD + COLLABORATION
- More Food Options On Campus
- Meeting Spaces for Tutoring and Staff

CIRCULATION + PARKING
- Improve Access to The Garage
- Improve Safety/Security

FACILITIES
- Renovation of Outdated Buildings and Existing Restrooms
- Better Access to Student Services
- Remove SF Complex
- Additional Gathering Spaces

OPEN SPACE
- Usable Outdoor Spaces

Garfield Campus

STUDENT + COMMUNITY LIFE
- Additional Outdoor Gathering Spaces

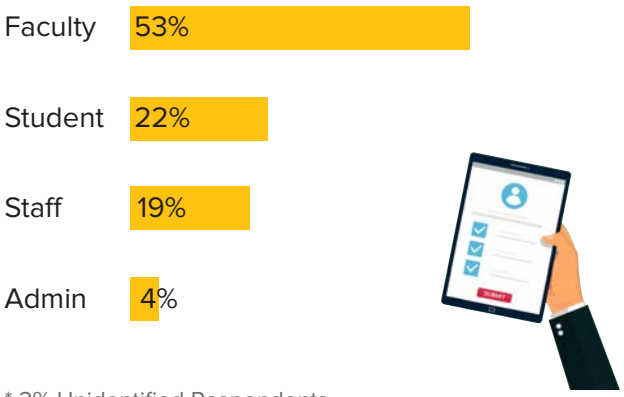
STUDENT SUPPORT
- Modern Technology + Equipment
- Classroom Furniture
- Need Health Center

CIRCULATION + PARKING
- More Parking

FACILITIES
- Renovation of Tropico Building

Online Experience Survey

In order to maximize participation and provide the opportunity for the many voices of the GCC community to engage in the planning process, an On-line Experience Survey was conducted. The invitation to participate in the survey was sent to the entire campus community and a series of questions were designed to capture comments, thoughts and ideas related to facilities planning. A summary of the participation and findings are included on the following pages.



* 2% Unidentified Respondents
* Online survay dates - 3/15 - 3/29 ends 11:59:59 PM - total of 14 days

Sample Questions

- Why did you choose to study at Glendale Community College?
- How would you prefer to attend Classes?
- How do you get to campus?
- Indicate the amount of time spent on campus?
- Parking on Campus?
- Signs and maps on Campus to find your way?
- How do you rate outdoor spaces and use of them?
- What improvements would you recommend to classrooms and laboratories?
- What academic enhancements or improvements can the College do to support student achievement?

Motivations

When considering enrollment at GCC, students reported that Academic Programs, Quality and Close to Home were the top priorities

50%
Academic Programs and High-Quality Instruction

30%
Close to Home / Family



26.74%
Offer a Program or Class That I Need



30.23%
Close to Home / Family



18.60%
Financial Reason



24.42%
High-Quality Instruction



12.79%
A Friend or Relative Attends or Previously Attended GCC



15.12%
Beauty and Landscape



12.79%
Availability of Classes



37.21%
Other

Total Respondents: 86

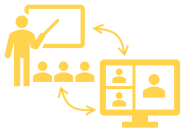
Preferences

Learning Modality - Students preferred attending classes on campus and in person



43.88%
In-Person

43 - Respondent



24.49%
Hybrid (Online & In-Person)

24 - Respondent

20.41%
Online Only

20 - Respondent

11.22%
Other

11 - Respondent

Total: 98 Respondents

Parking on Campus

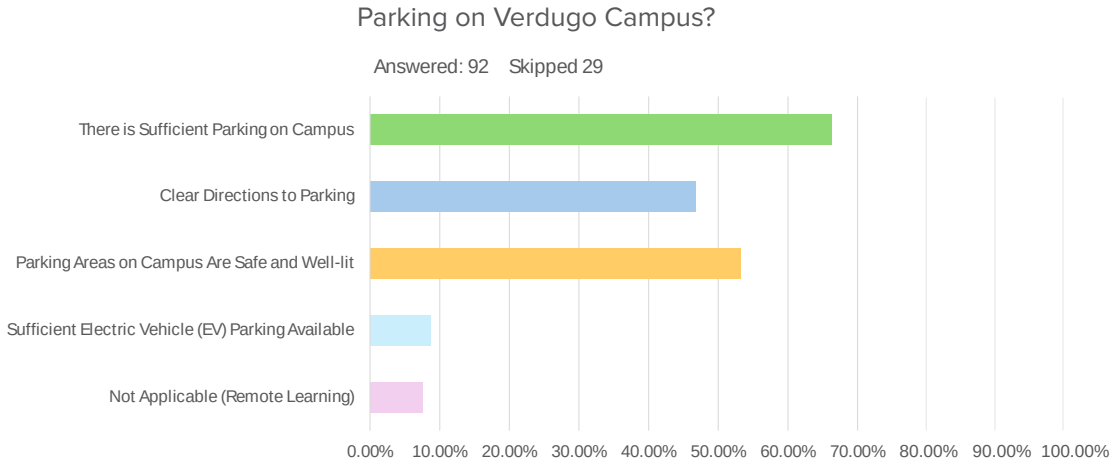
How to get to Campus

90%
Personal Vehicles

9%
Public Transportation

1%
Bicycle, Walking & Other

Campus community believes there is sufficient parking on campus. And vehicular entries to campus parking are somewhat clear.



Attributes and Improvements

Student, faculty and staff generally agrees on the top attributes and improvements that contribute to a positive campus experience.

#1 **Provides quality instruction and inclusive environment**

#2 **Sierra Vista Learning Commons is the favorite place on campus for study/focus and socializing**

#3 **Campus is a food desert, more food options will improve campus culture**

#4 **More in-person Classes and one-on-one time with Instructors**

#5 **Enhanced focus on Student Life and support spaces**

#6 **Enhanced campus wayfinding and signage**

College Leadership and Planning Committee

Dr. Ryan Cornner	Superintendent/President
Amir Nour	Interim Executive Vice President, Administrative Services
Agnes J. Eguaras	Dean of Instructional Service
Ali Kobaissi	Program Manager III, Night/Weekend Garfield Site Manager
Ani Keshishian	Director, Professional Development Center
Cameron Hastings	Senate President | Political Science Chair | Professor of Political Science
Clifford Gimbert	Interim Project Manager
Chris Cicuto	Associate Dean, Athletics
Daphne Dionisio	Program Manager of Accreditation & Institutional Effectiveness
Donnie Hodges	IT Support Specialist
Drew Sugars	Director of Communications and Community Relations
Drew Yamanishi	Dean of Students Services
Ed Karpp	Dean, Research, Planning and Grants
Emelyn Judge	Associate Dean, Health Sciences Division
Freddy Saucedo	Dean, Workforce Development
Gary Montecuollo	Chief of Police / Adjunct - Instructor of Administration of Justice
Guido Girardi	Performing Arts Production Manager / Adjunct - Instructor of Theater Arts
Jose Hernandez	Lead Warehouse Worker
Lauren Lampietti	Director, Network System and Operations
Michael Davis	Instructor of Mathematics
Mike Dulay	Professor of Psychology and Social Sciences
Narbeh Nazari	Police Sergeant
Nonah Maffit	Administrative Assistant
Paola Santana	Executive Director, College Foundation
Patrick Shahnazarian	Interim Director of Facilities
Richard Kamei	Guild President | Sociology Department Chair | Professor of Sociology
Silva Sorkazian	Interim Assistant Director Facilities, Bond & Construction
Susie Chin	Instruction Librarian
Terry Flexser	Assistant District Accountant
Virna Silva	Administrative Assistant

#2

Planning Data

Overview

The Planning Data section outlines the methodology used to determine the required amount and type of space to support instructional programs and student support services for the 2025 Facilities Strategic Plan. This section is divided into the following sub-sections:

- FACILITIES PLANNING FORECASTS
- CALCULATING SPACE NEEDS
- SPACE INVENTORY ANALYSIS
- FACILITIES STRATEGIC PLAN SPACE PROGRAMS
  - Verdugo Campus
  - Garfield Campus



Facilities Planning Forecast

The Long-Range Enrollment and Weekly Student Contact Hours (WSCH) Forecasts are issued annually by the California Community Colleges Chancellor's Office (CCCCO). These forecasts include historical data from previous years and project total enrollment and WSCH based on an average anticipated change. Coordinated with each District, these forecasts serve as the basis for projecting long-term space needs.

The base year used for this analysis is the fall semester of 2023 (the most recent complete year of data available at the start of this planning process), and the long-range forecast is for the fall semester of 2035.

By considering expected economic and fiscal factors out to 2035, the projected WSCH growth for the College is at an annual rate of 0.6% through 2035. While modest, this growth does represent a reasonable forecast for GCC at this time. While specific programs cannot be accurately predicted for the future, certain assumptions can be made that are pertinent to a long-range forecasting process.

Tables 1 and 2 summarize the enrollment and WSCH forecasts for each of the campuses within the Glendale Community College District.

Table 1 - Enrollment and WSCH (Weekly Student Contact Hours) Forecast

Enrollment and WSCH Forecast (2023)				
2023	**Total**	**Verdugo**	**Garfield**	
		80%	20%	**
Enrollment	15,885	12,708	3,177	
WSCH	173,293	131,012	42,281	

Table 2 - Enrollment and WSCH Forecast (2035)

Enrollment and WSCH Forecast (2035)				
2035	**Total**	**Verdugo**	**Garfield**	
		80%	20%	**
Enrollment	17,067	13,654	3,413	
WSCH	186,190	148,952	37,238	

** Campus percentage per District recommendations

Space Inventory

The inventory of facilities is a crucial tool for planning and managing college campuses. The Facilities Utilization Space Inventory Options Net (FUSION) is a database maintained by the California Community Colleges Chancellor's Office (CCCCO), containing descriptive data on buildings and rooms for each college and district within the state. This information is essential for analyzing space utilization, making projections, assessing space needs, and planning capital outlays.

GCC maintains a detailed Space Inventory of all buildings on the campus according to the requirements of the State Chancellor's Office Space Inventory Handbook. As mandated by state standards, this inventory is updated and submitted to the State Chancellor's Office annually. The Space Inventory includes data about every building and room, adhering to the State guidelines for space code, space type name, and Assignable Square Footage (ASF).

Room Use Categories

	Room Use Numbers	Description
Lecture/Classrooms	100S	Lecture and support spaces
Lab	200S	Teaching Labs and support spaces
Offices/Conference Room	300S	Offices and support spaces; all offices, including administrative and student services
Library/LRC/Study/Tutorial	400S	Library and Learning Resources Center; including study, tutorial and support spaces
Instructional Media, AV/TV	530S	AV/TV and Radio; Technology and support spaces
Other	520, 540 to 800S	PE, Assembly, Food Service, Lounge, Bookstore, Meeting Rooms, Data Processing, Physical Plant, Health Service

Space Inventory Report

The 2024 Space Inventory Report served as the basis for the space analysis. This report is updated annually and submitted to the Chancellor's Office to reflect the current usage of facilities and space on campus. The table provides a summary of the categories of space at GCC campuses and their respective totals.

It is important to note that the Space Inventory Report includes all facilities on campus that are in use, including temporary facilities.

Current Space Inventory

	Verdugo Campus	Garfield Campus	Total ASF	Capacity / Load Ratio 2024-2025
Lecture/Classrooms	61,245	20,396	81,641	165%
Lab	111,521	6,663	118,184	226%
Offices/Conference Room	85,279	8,485	93,764	143%
Library/LRC/Study/Tutorial	47,301	1,313	48,614	137%
Instructional Media, AV/TV	4,196	625	4,821	32%
Other	158,368	9,795	168,163	N/A
TOTALS	**467,910**	**47,277**	**515,187**	

Space inventory does include Buena Vista Building Square footages.

Space Utilization

To determine a college's space capacity requirements, enrollment and program forecasts are applied to specific standards for each type of space. Title 5 of the California Code of Regulations sets the standards for the utilization and planning of educational spaces on public community college campuses. When these standards are applied to the total number of students or Weekly Student Contact Hours (WSCH), they yield total capacity requirements in Assignable Square Feet (ASF), which is the space available for assignment to occupants.

ASF refers to the total square footage of a building that can be assigned to an occupant. The Gross Square Footage (GSF) of a building includes all areas within the exterior walls, such as circulation spaces, stairs, elevators, restrooms, and building systems.

The Title 5 space standards, which are used to determine future capacity requirements, are listed in the table to the right. Each component of these standards is applied with an appropriate form of enrollment to produce a total ASF capacity requirement for each category of space. The sum of these categories represents the total building requirements for the college.

Prescribed Space Standards

Category	Formula	Rates
Classrooms	ASF / Student Station	15
	Station Utilization Rate	66%
	Average hours room / week	53
Labs	ASF / Student Station*	
	Station Utilization Rate	85%
	Average hours room / week	27.5
Offices / Conference	ASF per FTEF	140
Library / LRC	Base ASF Allowance	3,795
	ASF / 1st 3,000 DGE	3.83
	ASF / 3,001 - 9,000 DGE	3.39
	ASF / > 9,000 DGE	2.94
Instructional Media	Base ASF Allowance	3,500
	ASF / 1st 3,000 DGE	1.50
	ASF / 3,001 - 9,000 DGE	0.75
	ASF / > 9,000 DGE	0.25

* Varies per discipline

Source: Board of Governor's of the California Community College, Policy on Utilization and Space Standards, September 2010.

Capacity Load Ratios

Capacity load ratios represent the direct relationship between the amount of space available, by type, and the number of students participating in campus programs. The space type "other" includes various spaces on campus that fall under non-capacity load categories. These are not analyzed by the CCCCO in terms of utilization and efficiency but are essential for the college's inventory related to maintenance and operations.

Key points regarding capacity/load ratios include:

- The capacity/load ratio measures space utilization efficiency according to Title 5 standards.
- The assumed utilization for classrooms is 53 hours per week, while utilization for labs varies by discipline.
- Capacity load ratios are aggregated and measured by room use category for each campus.

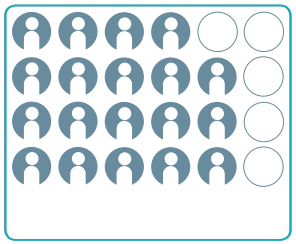
RIGHT-SIZED



# of seats **=** # of students

100% capacity / load

OVER CAPACITY



# of seats **>** # of students

over 100% capacity / load

UNDER CAPACITY



# of seats **<** # of students

under 100% capacity / load

Facilities Strategic Plan Space Program

The Facilities Strategic Plan Program outlines the projected requirements for capacity load space categories based on state standards. The methodology for developing this program is summarized as follows:

- The 2023 Space Inventory was adjusted to reflect the new Storage building, current renovation projects. The space from these facilities was subtracted from the original 2023 Space Inventory (Column A) and reflected in the 'Adjusted Inventory' (Column B).
- Enrollment forecasts and Weekly Student Contact Hours (WSCH) projections were then applied, using appropriate space planning standards, to determine the total space requirement in Assignable Square Feet (ASF), listed as the FSP Program (Column C).
- The Adjusted Inventory (Column B) was subtracted from the FSP Program (Column C) to calculate the Difference (Column D), which indicates the ASF need by types of space.

The FSP Space Program serves as the foundation for developing recommendations for future facilities. It aims to accommodate projected enrollment and program needs, as well as replace functions currently housed in facilities scheduled for removal. The program specifies the quantity of space required in each capacity load category, expressed in ASF, which is then adjusted using a grossing factor to estimate Gross Square Footage (GSF). The State Chancellor's Office recommends grossing factors for community college facilities, typically averaging around 65% for instructional facilities.

Verdugo Campus - FSP Program Space

The Verdugo Campus indicates a need to provide additional space in Instructional Media, AV/TV category.

Space Type	Current Inventory (ASF)	Adjusted Inventory (ASF)	Projected Space Program Per WSCH/Enrollment	Differences (ASF)
Classrooms	61,245	61,021	42,872	-18,150
Lab	111,521	110,529	66,913	-43,616
Offices/Conference Room	85,279	84,892	72,487	-12,405
Library/LRC/Study/Tutorial	47,301	47,301	43,990	-3,311
Instructional Media, AV/TV	4,196	5,303	12,197	6,894
Other	158,368	167,271	167,271	0
TOTALS	**467,910**	**476,317**	**405,729**	

Garfield Campus - FSP Program Space

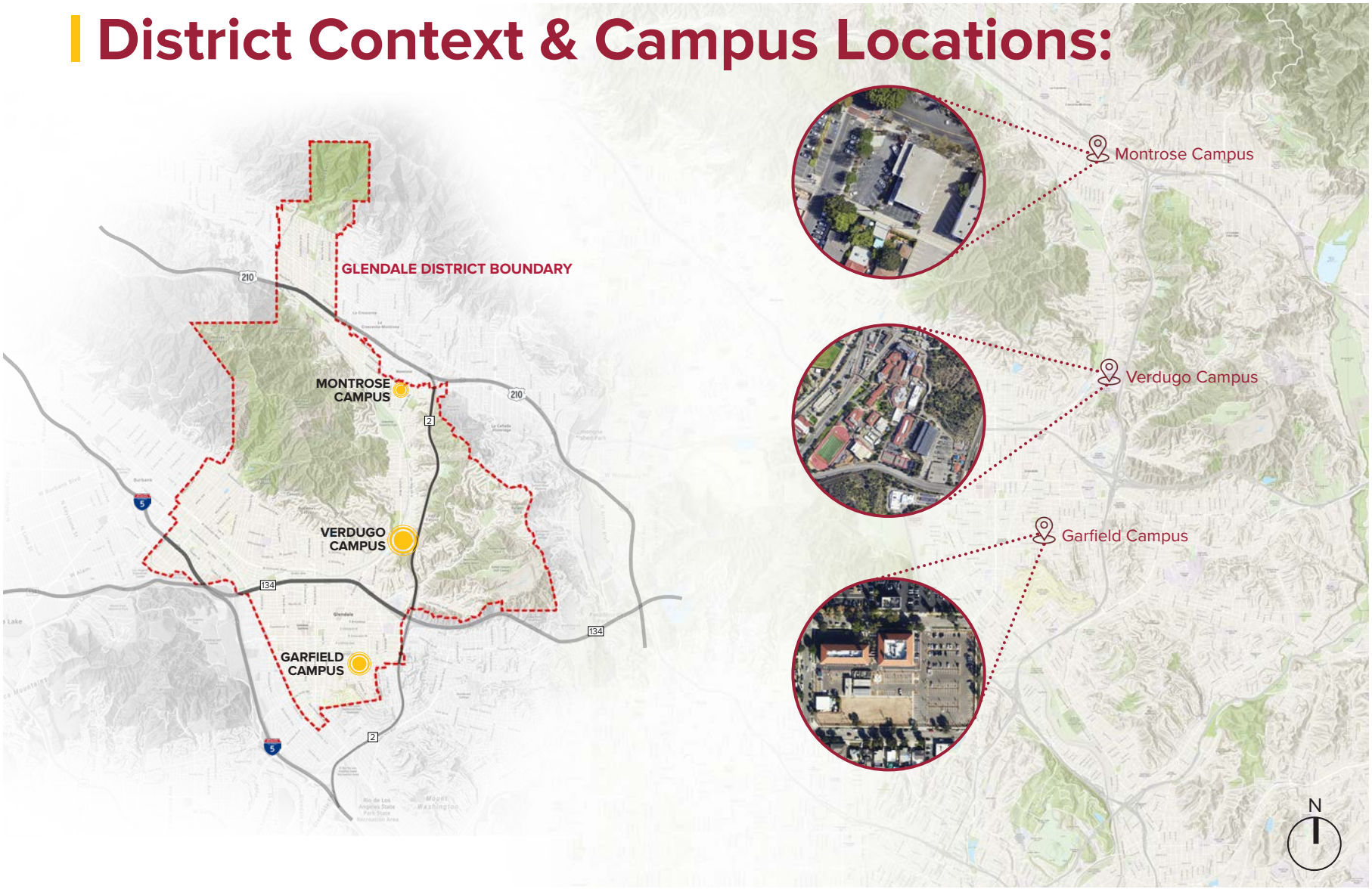
The Garfield Campus indicates a need to provide additional space in Classroom, Offices, Study/Tutorial, and Instructional Media, AV/TV category.

Space Type	Current Inventory (ASF)	Adjusted Inventory (ASF)	Projected Space Program Per WSCH/Enrollment	Differences (ASF)
Classrooms	20,396	20,396	23,047	2,651
Lab	6,663	6,663	3,998	-2,665
Offices/Conference Room	8,485	8,485	15,273	6,788
Library/LRC/Study/Tutorial	1,313	1,313	2,626	1,313
Instructional Media, AV/TV	625	625	1,250	625
Other	9,795	10,095	10,095	0
TOTALS	**47,277**	**47,577**	**56,289**	

#3

District Context & Campus Location

District Context & Campus Locations:



#3.1

Verdugo Campus

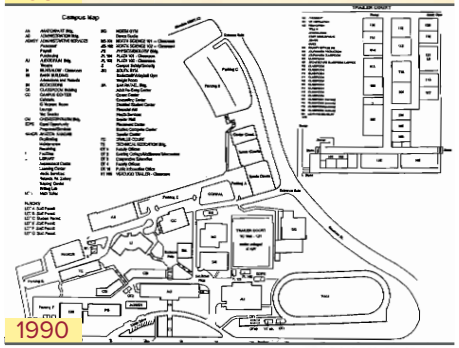
Existing Condition Analysis

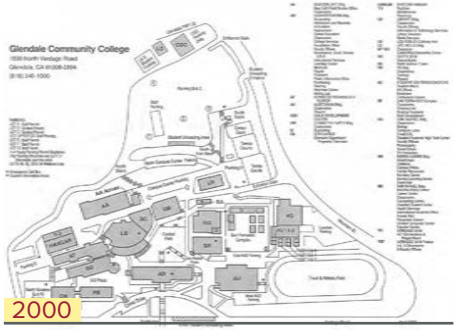
Campus Development History

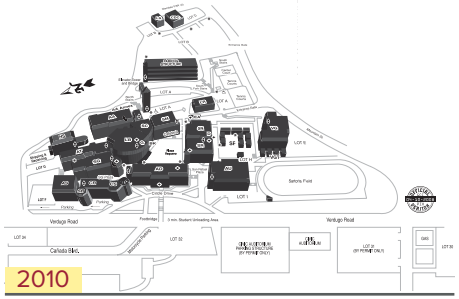
The Verdugo Campus opened in 1937. It was anchored by the Administration Building, partial construction of the Verdugo and Sierra Nevada gymnasiums, the Student Center, and the Camino Real classroom building. The campus development was oriented along the frontage at N. Verdugo Rd. Over the decades, it expanded eastward where the hillside was filled and terraced to create building pads. The Administration, Auditorium and Camino Real buildings determined the architectural style and language of the campus and established the precedent for future buildings.











Campus Context

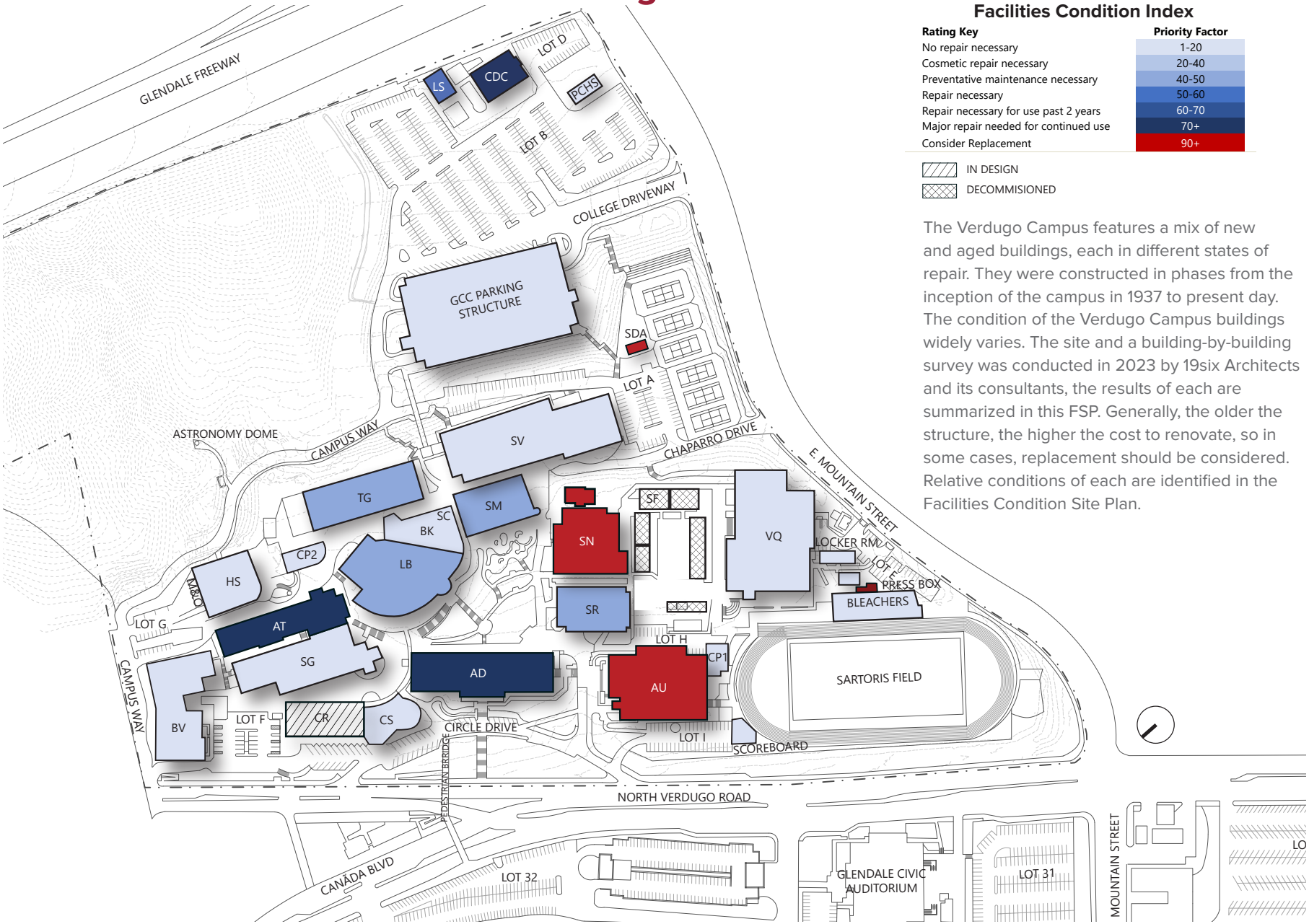
Regionally, The Verdugo Campus is located in the City of Glendale, within the County of Los Angeles. It is situated at the San Rafael Hillside and Arroyo in the Verdugo Canyon. The site is bound by a residential community edge on the north, State Route 2 (Glendale Freeway) on the east, E. Mountain St on the south, and N. Verdugo Rd on the west. Locally, the surrounding neighborhood has low-density residential development, small businesses, schools, the Glendale Civic Auditorium, and churches. Restaurants and commercial development are nearby bounded by N. Verdugo St. and Canada Boulevard. They are frequented by GCC staff and students. This retail center and remote parking lots are linked to the campus via a pedestrian bridge.



Existing Campus

The Verdugo Campus, is a vibrant hub of education and community engagement. This comprehensive community college offers a wide range of programs, including associate degrees, vocational training, and transfer courses to four-year universities. The campus features state-of-the-art facilities such as the Advanced Technology Center, the Sierra Vista, Buena Vista, and Tongva Buildings, and a modern planetarium, providing students with cutting-edge resources for learning and development. The Library Building and the J.W. Smith Student Center serve as central spots for academic and social activities. With its commitment to innovation and excellence, GCC Verdugo Campus fosters a dynamic learning environment that supports the diverse needs of its student population, preparing them for academic, vocational and professional success.

Facilities Condition Site Plan - Verdugo



Facilities Condition Index

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

IN DESIGN

DECOMMISIONED

The Verdugo Campus features a mix of new and aged buildings, each in different states of repair. They were constructed in phases from the inception of the campus in 1937 to present day. The condition of the Verdugo Campus buildings widely varies. The site and a building-by-building survey was conducted in 2023 by 19six Architects and its consultants, the results of each are summarized in this FSP. Generally, the older the structure, the higher the cost to renovate, so in some cases, replacement should be considered. Relative conditions of each are identified in the Facilities Condition Site Plan.

Infrastructure Condition

Existing site utilities include domestic water, reclaimed irrigation water, fire protection water, storm and sanitary sewer, natural gas, electrical and communications. The infrastructure is in varying degrees of age and dilapidation. Over the years, these systems have been removed, repaired, altered and extended. Notably, all underground water lines will need replacement due to deterioration; some are constructed with asbestos containing materials. There is a smaller water system on the southeast side of the campus serviced from infrastructure on East Mountain Street.
Fire water is comprised of a looped system with multiple connections to public infrastructure. One at East Mountain Street and two connection points at North Verdugo Rd infrastructure. The campus is served by reclaimed water for landscape areas with three service points. Segments of gas lines have been replaced but there remain problems with concrete encasement and overpour requiring additional effort to accomplish replacement. Natural gas is being phased out by the State and this campus will eventually be fully electrified. There are two central plants on the campus for chilled water for air conditioning systems. The college plans to improve this system incorporating thermal energy storage tanks and by looping the two central plants together.



Vehicular Circulation + Parking

The Vehicular Circulation and Parking plan of the campus illustrates current vehicular circulation patterns, campus entry points, fire department access, service vehicle, passenger loading, public transit and parking lots. Most drivers enter the campus via the Glendale Freeway and exit at East Mountain Avenue or via North Verdugo Rd and Cananda Blvd. Public transit serves the campus at stops along North Verdugo Rd. The current parking capacity is 2364 on campus and 848 metered stalls on city-owned lots, totalling 3212 stalls.

The right turn access from East Mountain Ave to College Driveway, is poorly designed, the parking areas are not clearly visible, and entry signage is confusing. The right turn pocket is not obvious as drivers must enter it well before approaching the intersection and is often missed by drivers not familiar with it. The main parking lots are situated on the upper level of the site and a significant distance from mid campus with an imposing vertical drop in elevation. The primary vertical circulation from the upper campus parking area to the mid-level campus is achieved by a single elevator, which is overwhelmed during peak hours.

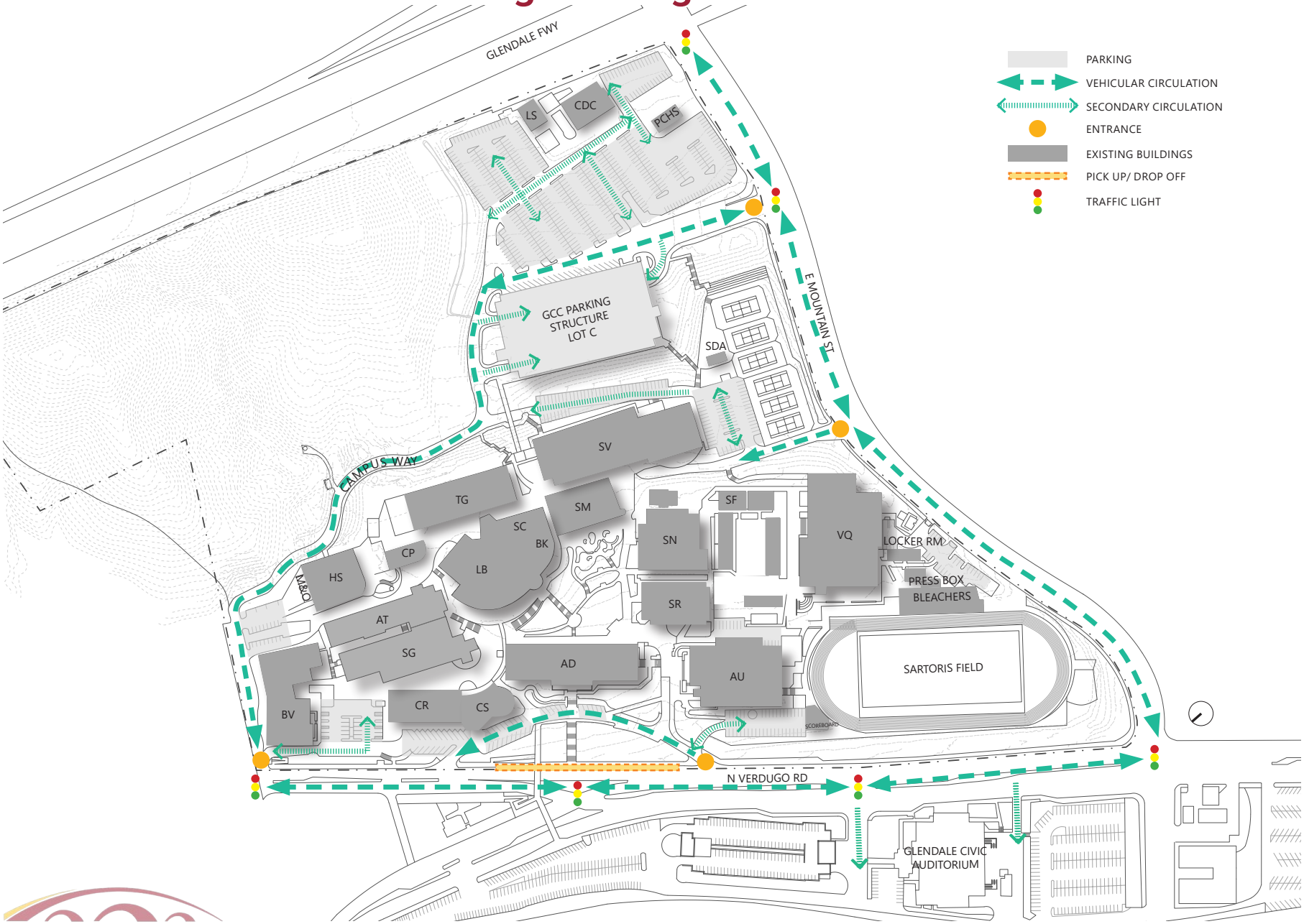
The main multi-level parking structure, where the majority of students park, is at the far southeast edge of the Campus. The parking structure is poorly lit and there are occasional speeding drivers which cause car/pedestrian conflicts. Secondary entrances to low capacity lots are from Chapparo Drive and Campus Way which traverses the entire campus and serves as a fire access road also.

At present, parking capacity is sufficient with the current enrollment, however one must navigate circuitous routes to find open stalls. Stalls with ADA accessibility are scattered throughout the campus and problematic in terms of ADA path of travel due to the terracing of the campus. Passenger drop-off and loading occurs at the North Verdugo Rd front age; the distance of its linear pathway is insufficient as increasing numbers of students are driven to this campus. Current average parking utilization is 37%, the maximum utilization is 56% at 10:00 a.m. These figures are significant decrease from historic utilization due to the expansion of on-line and hybrid classes.

To avoid the need for remote swing space, we recommend building a new sound stage facility in Lot B, which may temporarily serve as swing space. It is also within close proximity to the existing bridge at Lot C parking structure and elevator tower for access to the campus at large.



Vehicular Circulation + Parking - Verdugo



Pedestrian Circulation / Open Space

Pedestrian pathways through the Verdugo Campus are known for their spectacular vistas and landscapes. The campus has several routes that connect the upper, middle, and lower levels. However, the lack of a main corridor to connect spaces contributes to the challenges experienced in wayfinding, especially for newcomers. The sloping topography complicates the circulation of the campus. There are vantage points and visible landmarks to orient the pedestrian to where they are. This is illustrated in the following campus circulation plan. The terrain, in some locations, limits the feasibility of ramps alongside the existing stairs, which causes some routes to be redirected through buildings for the use of elevators. GCC strives to be inclusive for all abilities and is engaged in finding solutions to make accessible paths of travel less winding.

Many of the visually inviting open spaces are underutilized as many students tend to cluster in locations where tables and shade are available. Much of Plaza Vaquero's landscape is consumed by a series of ramps and stairs without many levels having shaded places to linger. Additionally, the landscaped open space does not accommodate gathering spaces suitable for events as there is no stage-like focal point.



Pedestrian Circulation / Open Space - Verdugo



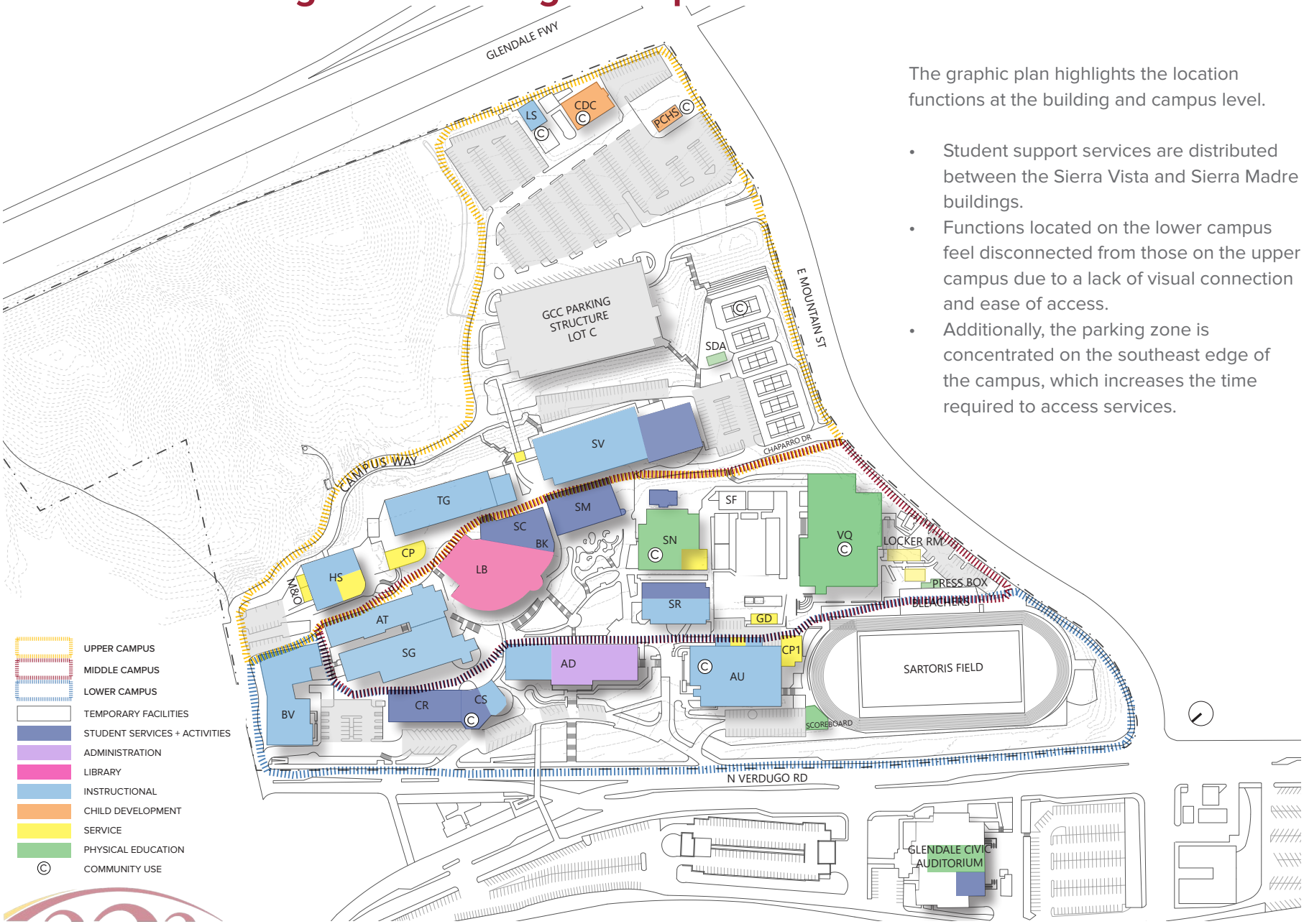
Campus Identity

The existing campus presents several challenges related to signage and wayfinding. Campus gateway and wayfinding signage are currently inadequate, making navigation difficult.

- Access to the campus parking lot from East Mountain Street is not clearly visible, complicating entry.
- The terrain and lack of visual connection between the upper and lower levels of the campus contribute to further wayfinding and circulation issues.
- Additionally, many campus buildings have multiple front doors, leading to confusion due to unclear signage and building identification.
- There is also a lack of clarity regarding accessible routes.
- Access to admissions and records is not clearly identified for first time users.



Functional Zoning Plan - Verdugo Campus



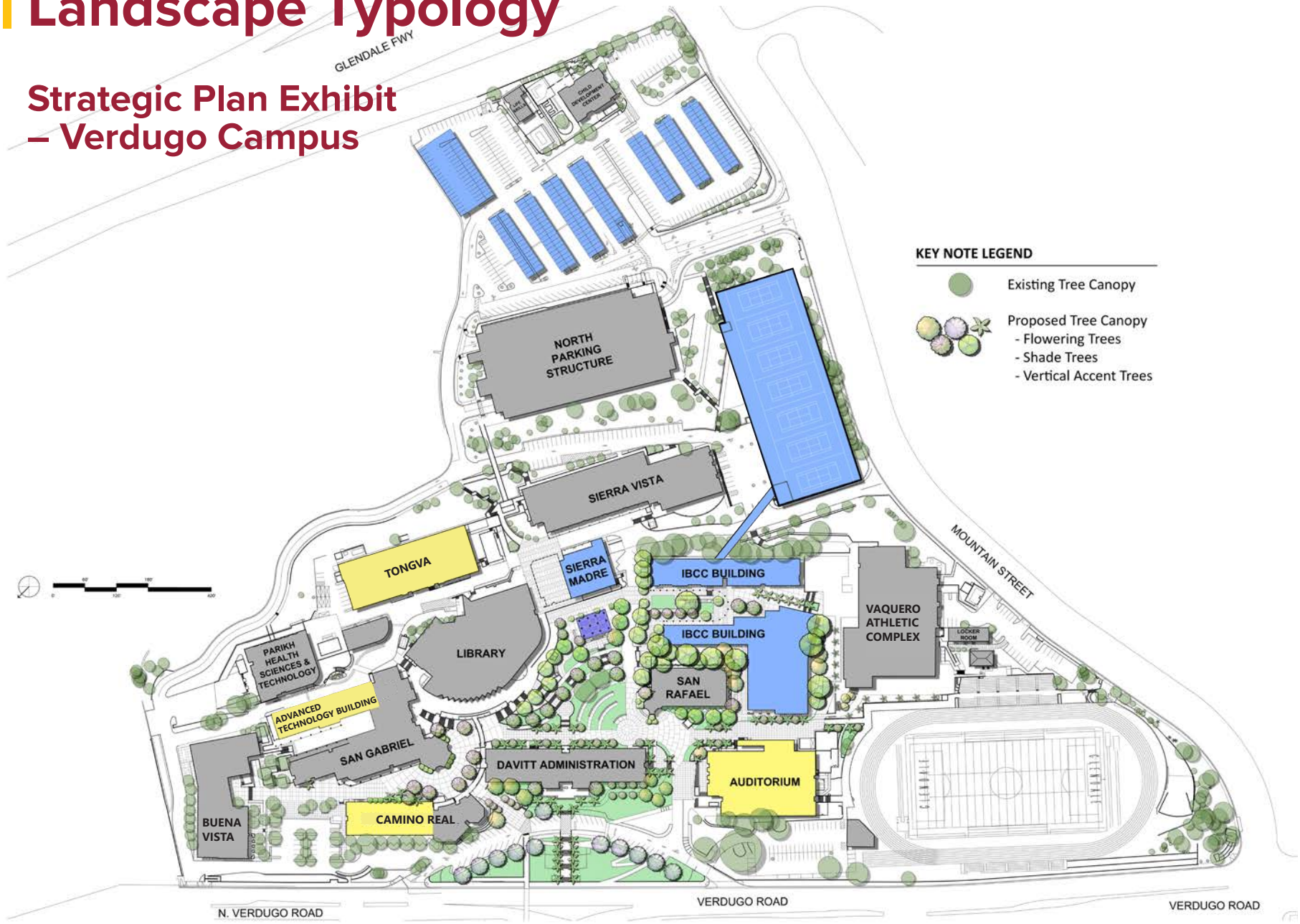
The graphic plan highlights the location functions at the building and campus level.

- Student support services are distributed between the Sierra Vista and Sierra Madre buildings.
- Functions located on the lower campus feel disconnected from those on the upper campus due to a lack of visual connection and ease of access.
- Additionally, the parking zone is concentrated on the southeast edge of the campus, which increases the time required to access services.

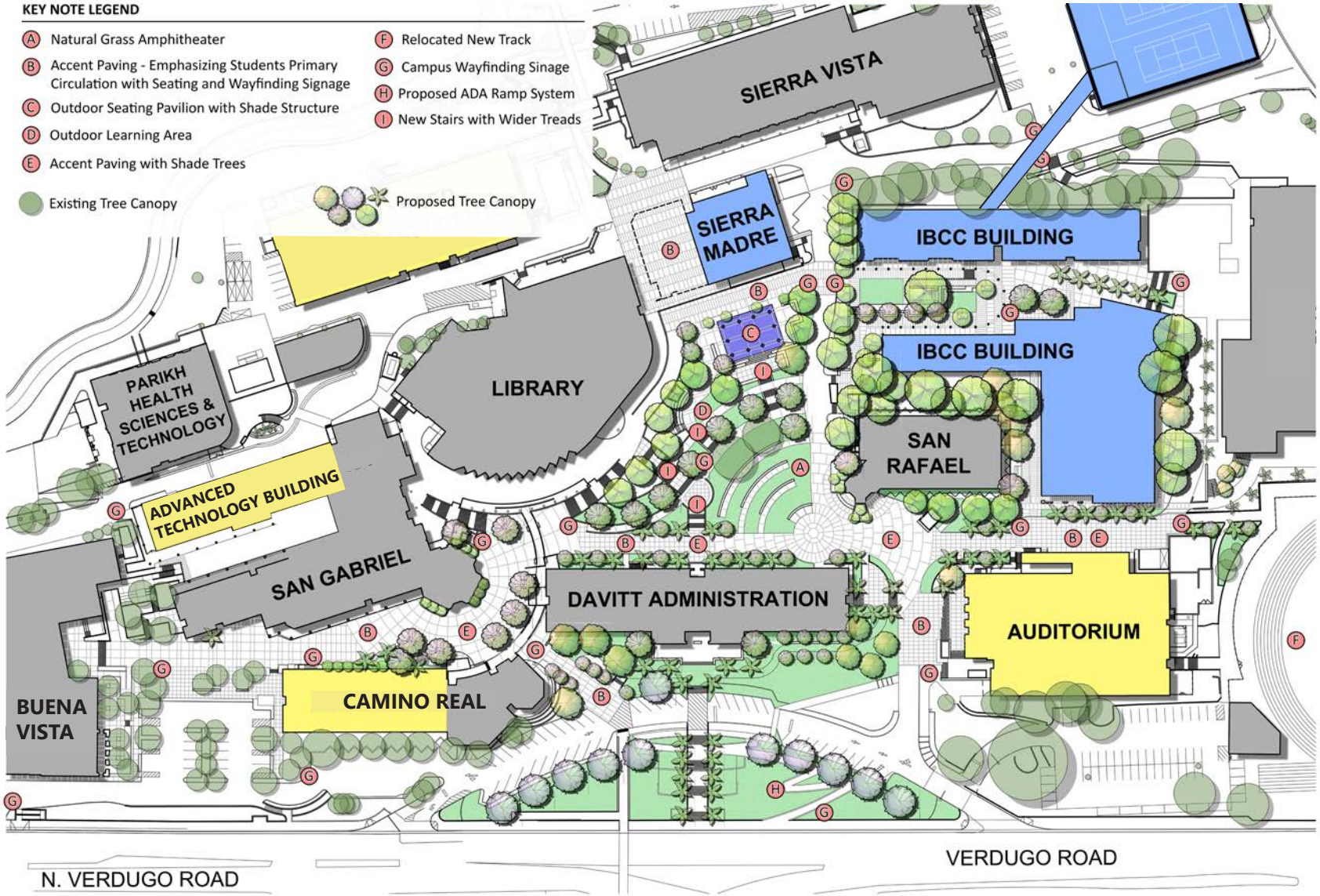
GLENDALE COMMUNITY COLLEGE

Landscape Typology

Strategic Plan Exhibit – Verdugo Campus



Strategic Plan Exhibit - Enlargement



Strategic Plan Inspirational Photos


A


B


C


C

A. Natural Grass Amphitheater
B. Accent Paving
C. Outdoor Seating Pavilion with Shade Structure
D. Outdoor Learning Area
E. Accent Paving with Shade Trees
F. New Stairs with Wider Treads


D


E


F

Plant Typologies

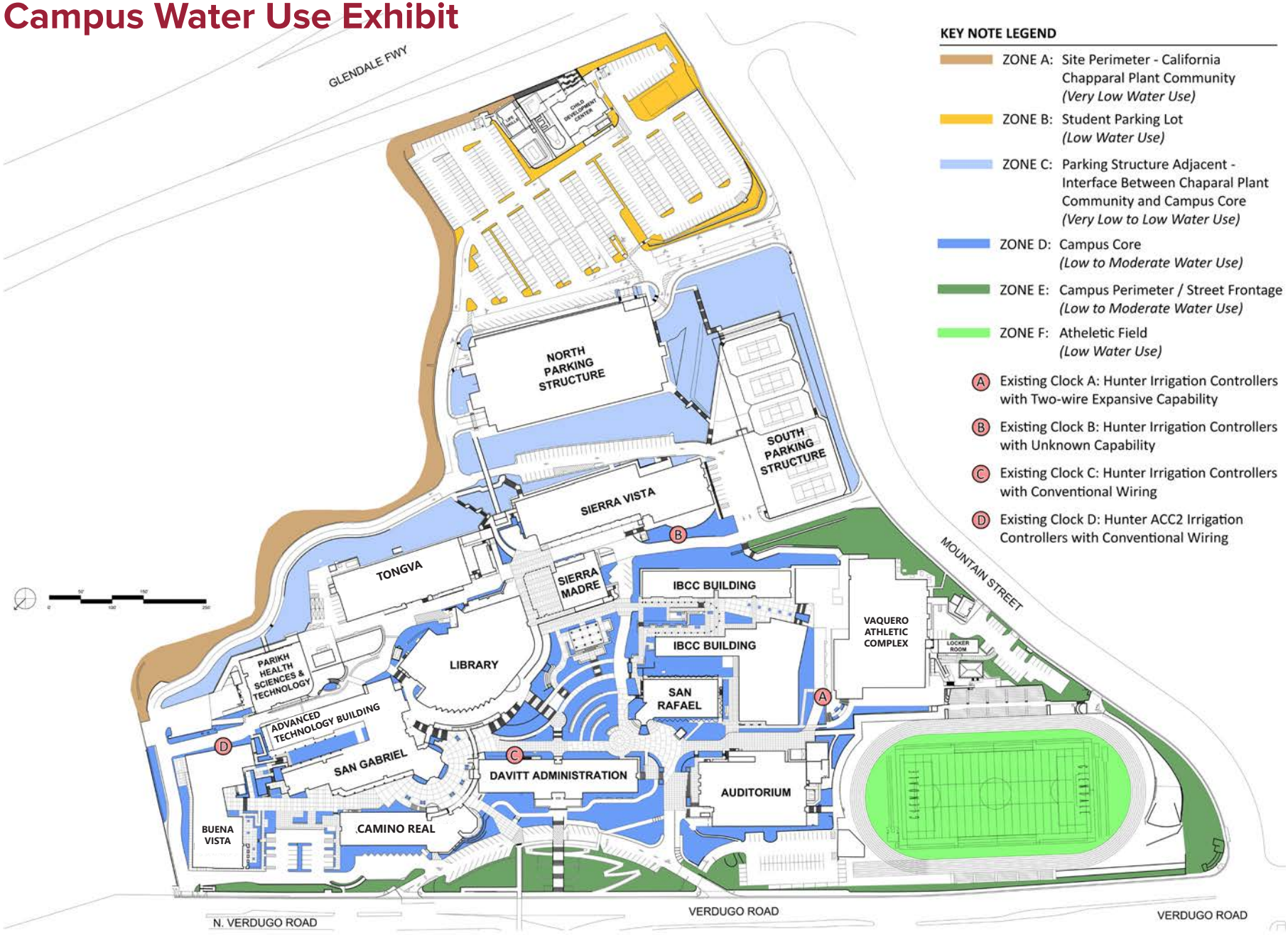
The graphic on the facing page illustrates the plant typologies on the campus. Because of the terrain, groundcovers and grasses have been used to stabilize the slopes. Shrubs have been used to define pedestrian spaces and serve as protective barriers near pathways. Ornamental shrubs which require moderate water are used extensively within the campus core. Drought-tolerant plant material has been introduced near the campus perimeter adjacent to the new building. Natural turf is planted on slopes along the street frontage, adjacent to Oak trees, in non-functional spaces, and inside the campus core.

Recommendations

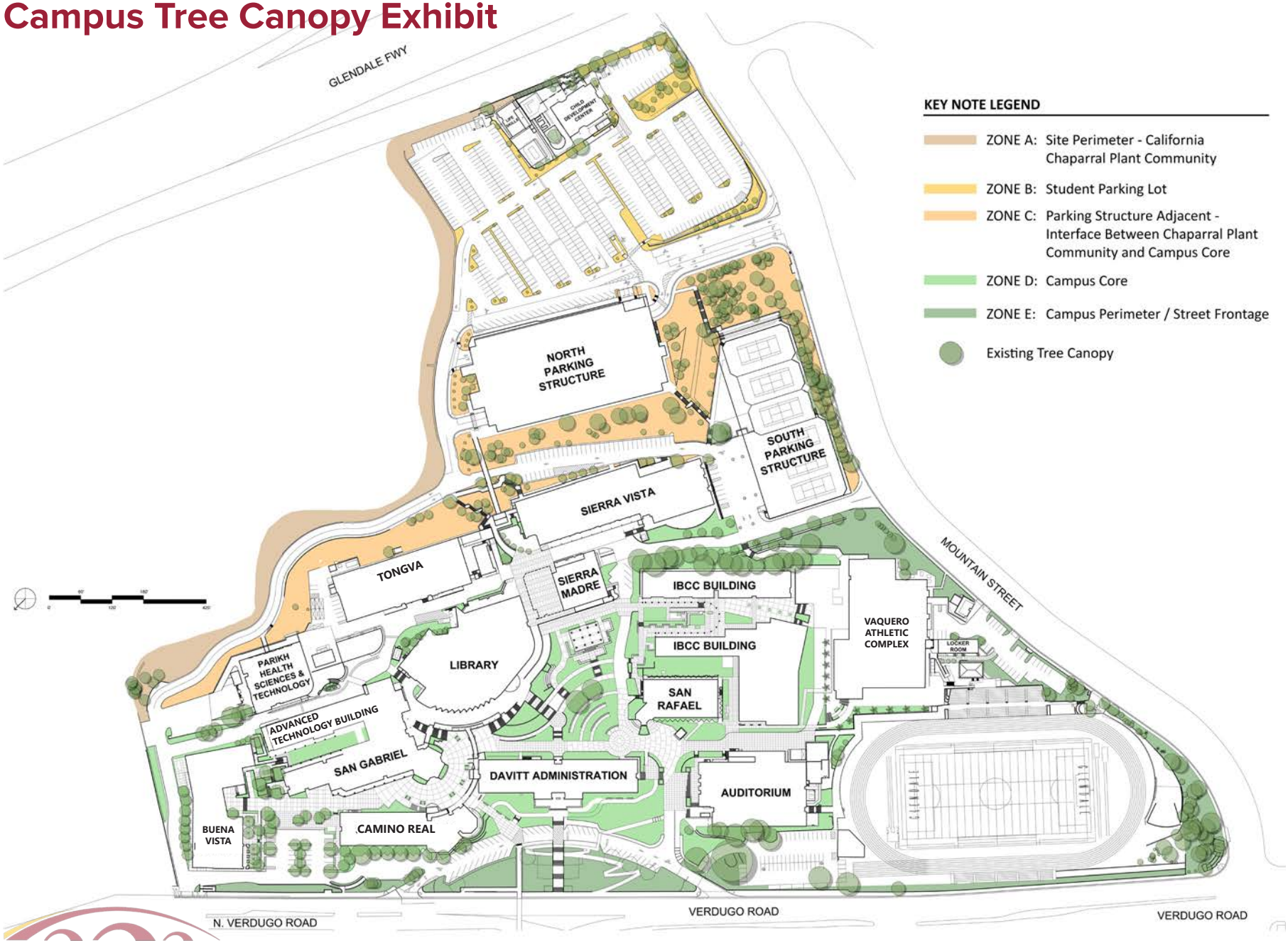
- Selectively remove large woody species and densities of plants classified as highly combustible from slopes.
- Selectively reduce ornamental plants throughout the campus and replace them with appropriate drought-tolerant plants consistent with the Mediterranean plant palette.
- Group shrubs with similar hydrozones in planting areas.
- Reduce the amount of “non-functional” turf from campus frontage.



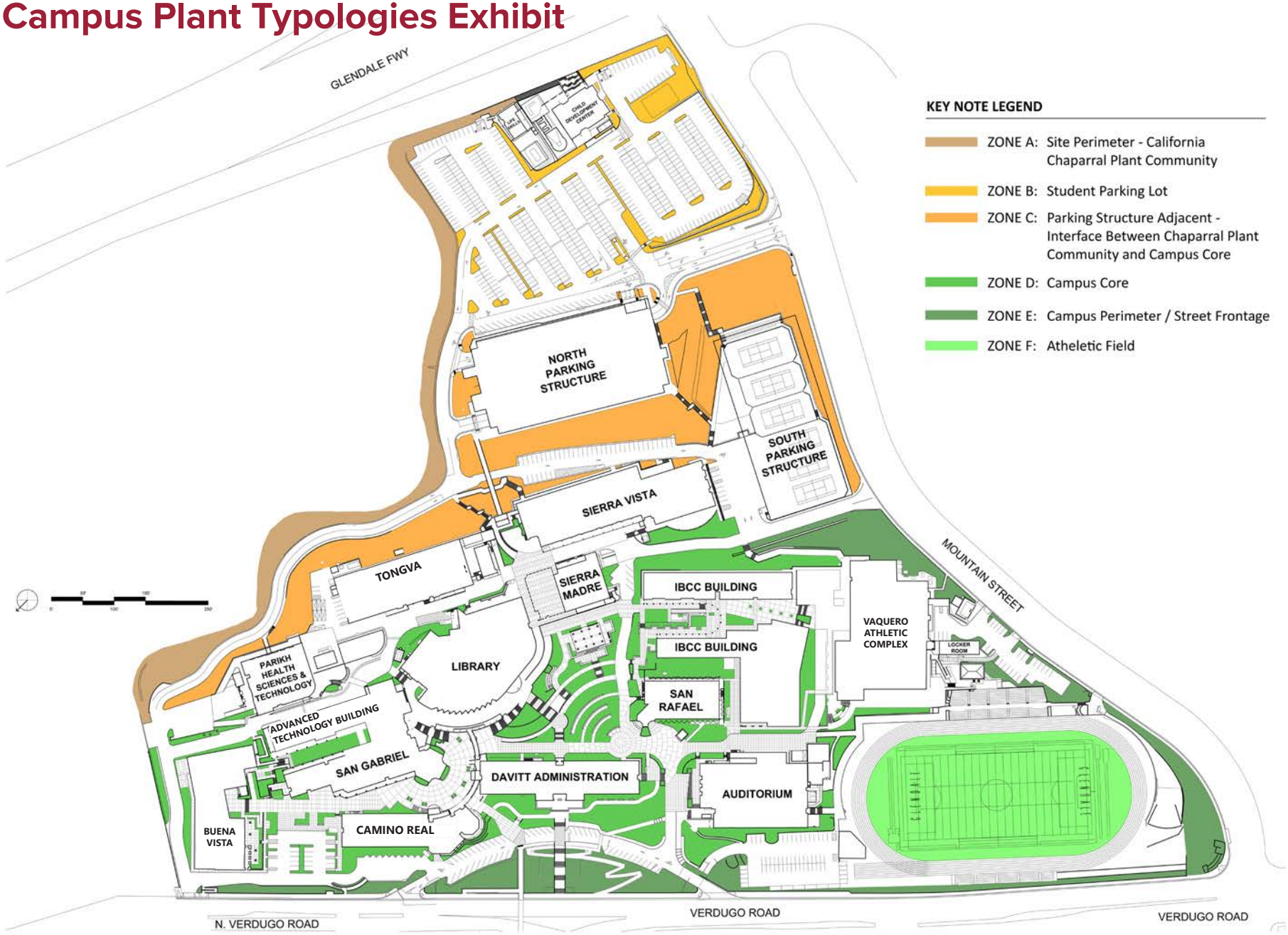
Campus Water Use Exhibit



Campus Tree Canopy Exhibit



Campus Plant Typologies Exhibit



Summary of Findings

The Verdugo Campus presents advantages, opportunities and challenges based on the surveys and visual inspection of the campus as mentioned in the previous pages. The Facilities Strategic Plan needs to address current and future needs of the campus by providing effective instructional spaces, support services and parking for future generations to come. Along with this it needs to focus on enhancing campus environment and creating an inclusive, welcoming and supportive culture for entire campus community.

Key Campus Planning Challenges:

- Safe Vehicular route to the parking structure from East Mountain Street
- Providing clear circulation and wayfinding to student support services programs
- Providing safety and security throughout the campus.
- Providing additional elevators from the parking garage to the campus
- Accommodating new construction within the existing densified campus footprint
- Providing food facilities and social gathering opportunities for the campus community
- Providing fluid, interconnected open space that supports and enhances campus life
- Avoiding creation of additional swing space and relocation of program from swing space to campus
- Creating a visual and physical connection between lower, middle and upper campus
- Restoring and renovating existing facilities on campus
- Implementing sustainability practices and projects throughout the campus

#3.1

Verdugo Campus

Recommendations

Overview

The Facilities Strategic Plan (FSP) recommendations for the Verdugo Campus provide an overall vision of the future campus development, including proposed sites for new facilities and site development projects. The recommendations in this section reflect the discussions from the planning process. Although the drawings in the plans appear specific, they are actually conceptual sketches that indicate the location and purpose of the improvements. The final design of each site and facility project will be completed as projects receive funding and undergo detailed programming and design.



Planning Principles

Following the extensive analysis of qualitative and quantitative data, the Facilities Planning Principles were created to articulate abstract concepts into physical improvements to the campus. These principles were developed with the consensus of GCC executive team members to align with the vision and values of Glendale Community College.

There are six distinct principles that are the drivers that lead to the FSP recommendations and serve as a guide for the future development of the Verdugo Campus. These principles provide the construct for identifying the essential improvements to the campus environment, infrastructure, and facilities that are identified in this section.



Student Success

- Maximize Functional Space, Build, renovate and repurpose facilities to address institutional strategic goals
- Improve access to programs and services
- Provide spaces to support studying and collaboration



Connectivity

- Create safe and welcoming campus entries
- Improve connections to all areas of campus.
- Enhance Wayfinding, accessibility and campus flow.



Campus Community

- Develop a welcoming and inclusive campus environment
- Enhance outdoor spaces to support collaboration
- Enhance student and faculty engagement



Effective + Efficient

- Improve campus infrastructure
- Improve building performance
- Right size facilities to support program needs
- Position to maximize state funding opportunities



Resource Stewardship

- Maximize land use to align with priorities
- Create a culture of sustainability
- Prioritize well-being, health and comfort in design
- Create a safe and comfortable campus environment



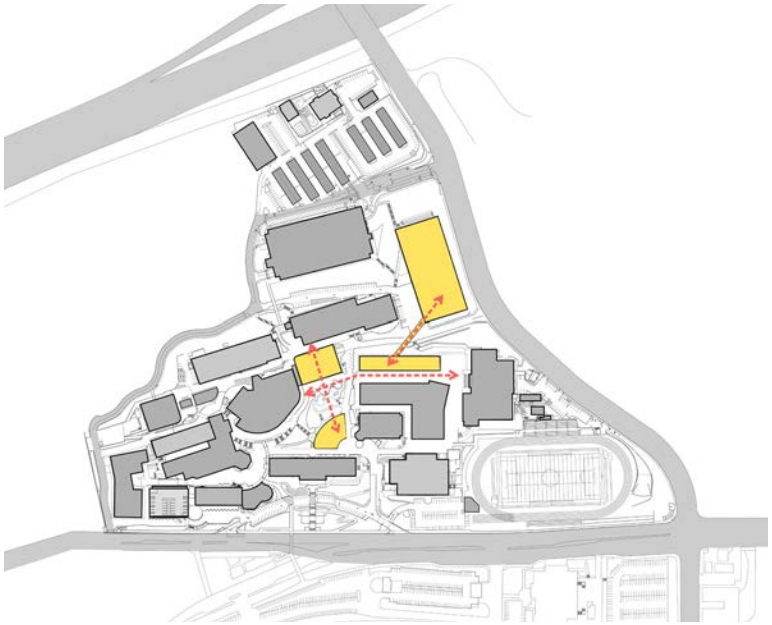
Community Engagement

- Develop campus to enhance local community engagement
- Strengthen connections with surrounding communities
- Improve access to college events and performances

Development Concepts



NETWORKS connects a collection of buildings and open spaces articulated to support student success and Guided Pathways. Starting with the Welcome Center at the new Sierra Madre Building, the physical network branches out, bridges, and connects to academic buildings in each academic zone.



LINKS are developed through the removal and reconstruction of multi-level buildings/outdoor spaces in the campus core to connect the upper and lower campus. These important facilities will provide space to address program needs, increase visibility and access to programs, and enhance the sense of community.

Facilities Strategic Plan

The FSP projects identified during the planning process are listed on the right in alphabetical order and do not represent a priority order. In addition to the buildings that have been identified for modernization, many existing buildings on the campus require minor repairs. Although the buildings are well maintained and many are in good condition, a prudent planning process must anticipate the need for repairs and upgrades at some point in the course of the planning horizon.

Modernization work is recommended for all facilities for which a significant change in use is not planned. Through these projects, the College will accomplish the following objectives:

- Repairs and upgrades for safety and accessibility.
- Upgrades of technology systems.
- Refreshment of finishes and furniture systems.
- Upgrades for sustainability.

Demolition

San Fernando Complex
Sierra Nevada
Sierra Madre

New Construction

Instructional Building + Conference Center (IBCC)
Sound stage
Parking structure and tennis courts
Elevator Tower
Welcome Center and Student Support Services Building
Fire Safety / Public Safety Academy

Renovation

Camino Real Building (In design)
Sartoris Field, Bleachers, field house, Press box and expansion of parking lot I
Auditorium Building
Tongva Building
Advanced Technology Building
Child Development Center and Life Skills Building
Campus Wide Restroom and furniture upgrades

Site Development

Campus Entrance Upgrades
Campus Wayfinding and Signage
Open Space and Pedestrian Path of Travel Upgrades
E Mountain Street Upgrades
Pedestrian Bridge Upgrades
New Chiller Plant Loop
Thermal Energy Storage

Facilities Strategic Plan & Descriptions

This section of the FSP Document includes descriptions of the recommended projects. They are grouped into three categories:

- New Construction
- Renovation/Replacement
- Site Development

All FSP projects are developed to support the Facilities Planning Principles created during the planning process.



New Construction

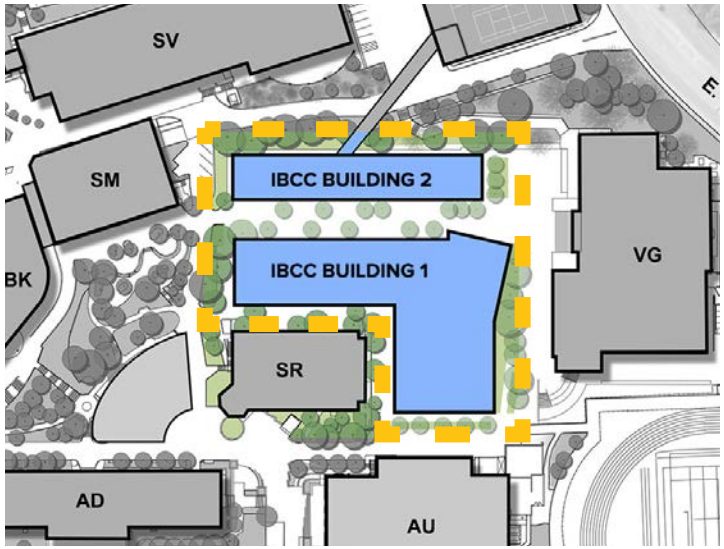
Instructional Building + Conference Center (IBCC)

The new multi-story Instructional Building & Conference Center (IBCC) will be a collaborative, cross-disciplinary space featuring classrooms, labs, studios for music, dance, film, TV, electronic media, performance spaces, and faculty offices. It will also include multimedia-enriched study areas and a versatile conference center for various events, along with storage for event equipment.

Currently, Glendale Community College's performing arts programs are in outdated, cramped facilities and Swing Space located in Civic Auditorium. The Dance Program is in the Sierra Nevada Gymnasium, and the Music Program shares the Auditorium with the Theatre Arts Program, both suffering from space and acoustic issues. The new IBCC will provide modern, spacious facilities to meet the growing needs of these programs that are equipped to support current modes of instruction.

It will also house the new Cafeteria, Dining, Bookstore and other student support spaces, thus creating a hub for student gathering spaces, interaction and collaboration with their peers.

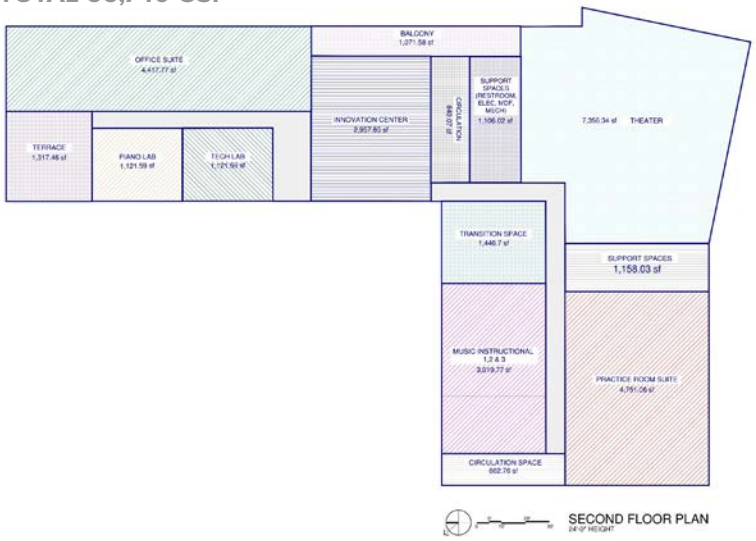
The IBCC will enhance pedestrian accessibility with an upper entry plaza and elevators, offering an accessible path between buildings on Chaparro Drive, such as the new Sierra Vista building and the proposed South Parking Structure, and those downhill along Camino Real. This parking structure and the connecting bridge will further enhance its functionality and community access. See the project description for further information.

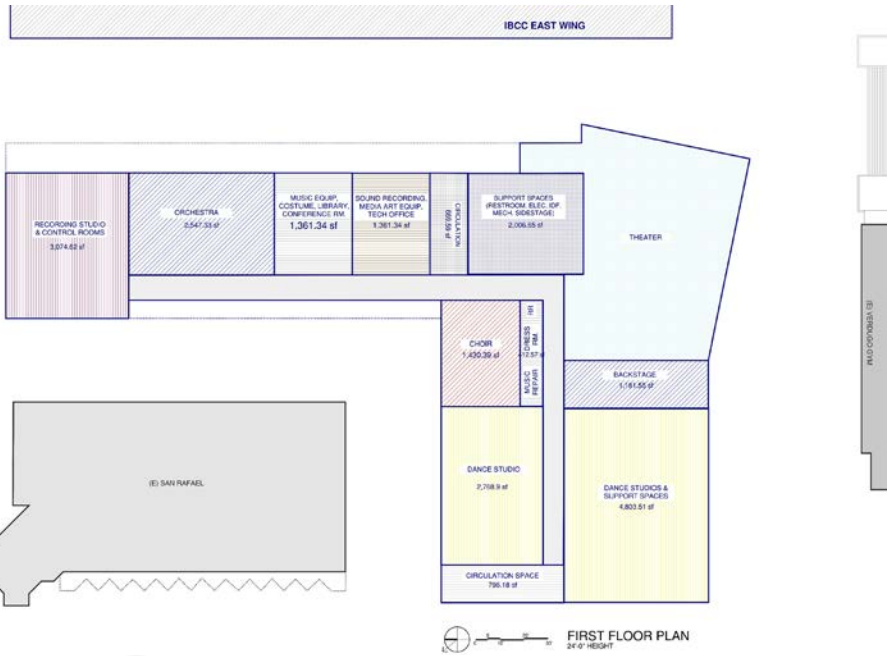




IBCC BUILDING 1 (WEST WING)

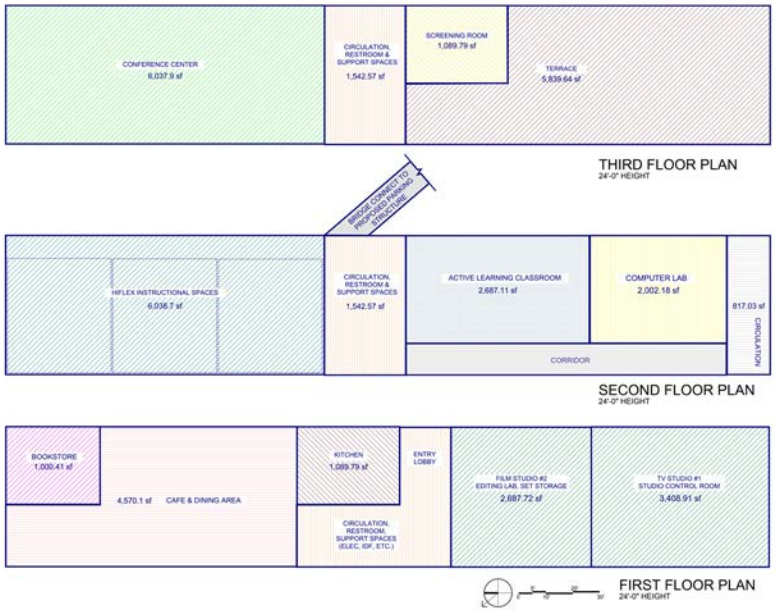
TOTAL 66,740 GSF





IBCC BUILDING 2 (EAST WING)

TOTAL 40,184 GSF



GLENDALE COMMUNITY COLLEGE

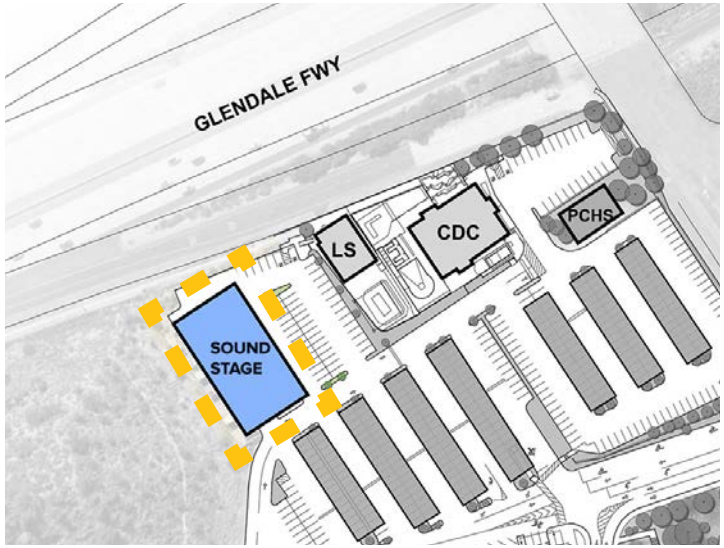
New Construction

Sound Stage

The construction of the IBCC will necessitate the demolition of the existing Sierra Nevada building. To avoid the need for swing space and to further enhance the Arts program, we recommend building a new sound stage facility in Lot B, near the Child Development Center and Life Skills Building.

This facility will offer a realistic working environment for teaching the full range of skills required for theater and modern film productions. It will include a new sound stage with overhead catwalks, a set fabrication shop, a prop shop, a costume shop, outdoor work yards, exterior set staging, and a yard for mobile equipment and support spaces.

In addition to meeting the growing demand for program expansion, this facility will also provide rental opportunities for the college.





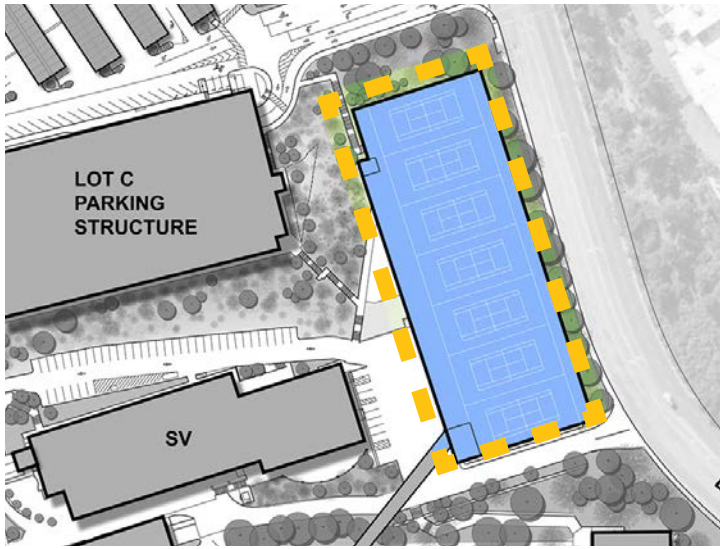
New Construction

Parking Structure + Tennis Courts

The South Parking Structure will offer approximately 160 stalls replacing the parking lost in Lot A and Lot B plus some additional parking spaces. It will be constructed on the site of the current tennis facility, which will be replaced with seven new tennis courts on the upper decks.

Vehicle access will be provided via Chaparro Drive and Lot A Drive. A traffic study is recommended to explore the possibility of adding vehicular access from College Drive, which could connect to the North Parking Structure. This route could better handle traffic volume and provide a direct access point for students, reducing campus circulation needs.

The proposed structure will accommodate parking needs for the new IBCC, Physical Education facility, and Auditorium. It will also include space for campus police and their vehicles, positioning them close to the campus core and ensuring ample parking. Accessible restrooms for the tennis courts will also be provided. The site's layout and topography allow for a bridge to connect the parking garage directly to the conference center, offering convenient access for the community.



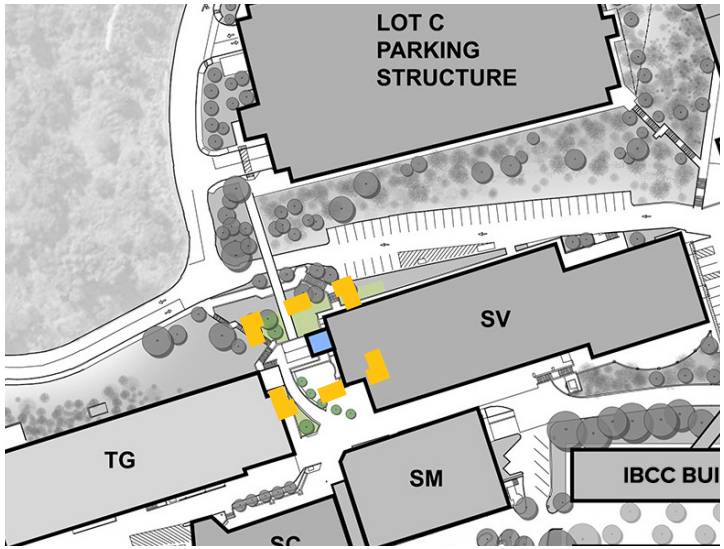


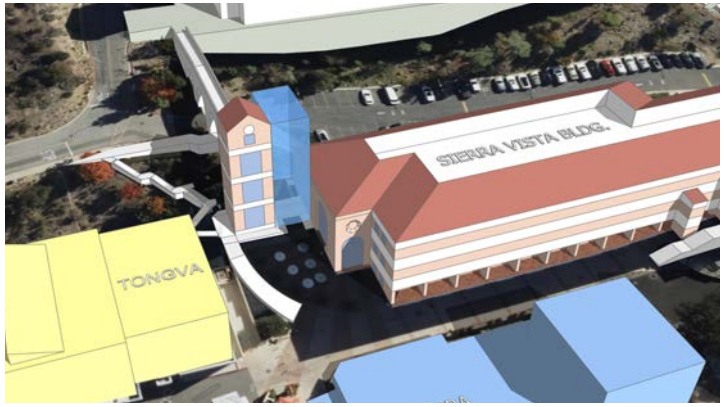
New Construction

Elevator Tower

The addition of the new elevator tower will significantly enhance accessibility to the located in the Sierra Vista Building, making it easier for first-time visitors to find and access these services. This improvement will also make the campus more navigable and welcoming.

Moreover, by increasing the number of elevators serving the campus, the new tower will help alleviate long wait times and reduce congestion during peak hours. This will improve the overall efficiency of campus transportation and ensure a smoother experience for all users. The added capacity will address overcrowding issues in existing elevator tower, increase visibility between different levels of the campus, contributing to a more comfortable and accessible environment.





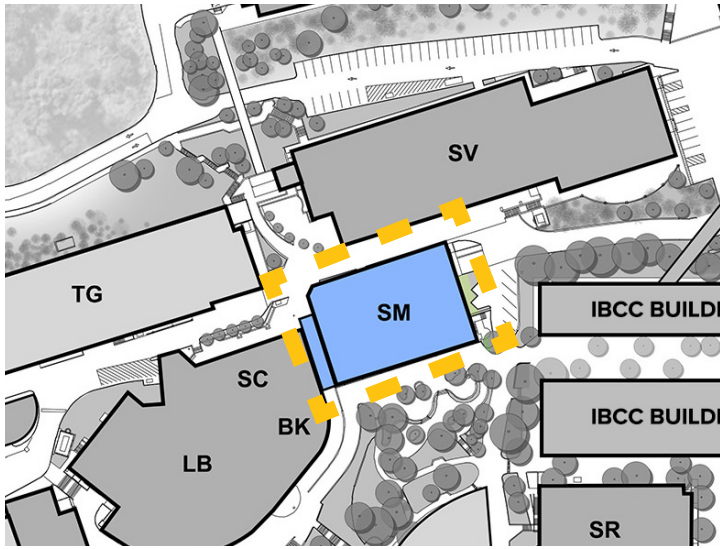
New Construction

Welcome Center & Support Services Building

The Glendale Community College Facilities Strategic Plan (FSP) prioritizes removing barriers to ensure inclusivity for all students. A key element of the plan is the demolition of the existing Sierra Madre Building to make way for a new Welcome Center. This center will serve as the main entry point for the campus, positioned prominently at the elevator tower exit. It will provide vital support services for first-time visitors and ongoing students, staff, and faculty, establishing a central hub for campus orientation and assistance.

The design of the Welcome Center features a partial upper floor, which will enhance connectivity between the upper and lower sections of the campus. This strategic design will facilitate the growth of a central quad, a new focal point that will enhance student gathering spaces and foster a vibrant campus community.

Additionally, the Welcome Center's lower level will be dedicated to student wellness and collaboration. This area will house support spaces and create opportunities for peer interaction and collaborative learning, further enriching the student experience. The overall plan aims to improve accessibility to the campus core, ensuring a more integrated and supportive environment for all members of the college community.





New Construction

Fire Safety/Public Safety Academy

Glendale Community College is actively pursuing the development of a new or expanded Fire Safety Academy. This state-of-the-art facility will be designed to meet the comprehensive training needs of future public safety professionals. The academy will feature advanced simulation labs and versatile classrooms, offering both theoretical instruction and hands-on experience. Key elements will include realistic environments for fire behavior, emergency medical response, and hazardous materials management. The facility will emphasize safety with robust emergency systems and rigorous safety protocols while ensuring accessibility and inclusivity through universal design principles. Cutting-edge technology and equipment will enhance training effectiveness, and collaborations with local fire departments and emergency services will align training with real-world practices. The site will provide storage, testing facilities, indoor and outdoor training grounds. The plan will also focus on sustainability, incorporating energy-efficient systems and environmentally friendly materials, and adhering to relevant standards and accreditation requirements.

Further analysis and development will proceed once the site for the facility is confirmed.











** PRECEDENT IMAGES*

Renovation / Replacement

Some of the Verdugo campus buildings were constructed in the 1930s and 1940s and do not have many useful years remaining. Some of the facilities have been renovated over the years, however, subsequent renovation is recommended for some of these facilities. The renovation will renew and lengthen the lifespan of these facilities by replacing aging building components and creating welcoming spaces to accommodate new and existing functions. Conversely, there are buildings on the campus which may require such cost prohibitive structural remediation that it is more financially feasable to demolish rather than replace them.

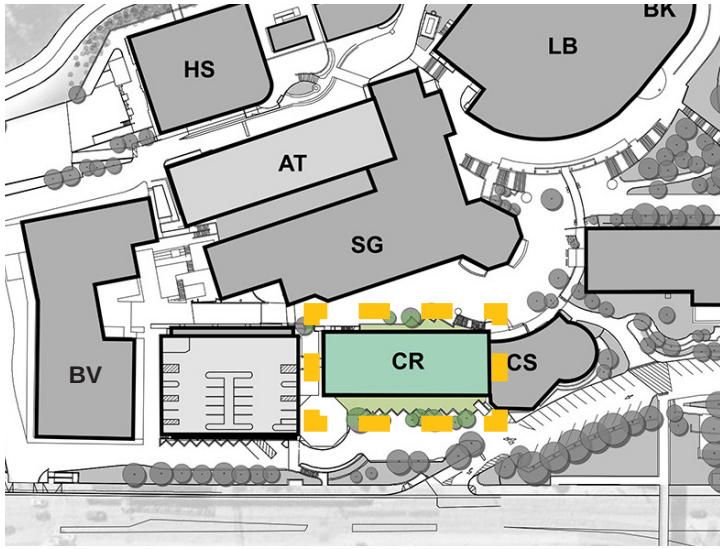
Changes in programming will be made to improve campus zoning and address the effects of new construction. Instructional technology will be updated to support successful student learning through innovative modes of instruction. Energy and water efficiency will be improved, and upgrades made to support sustainability. Facilities will be brought into compliance with current safety and accessibility regulations for the benefit of the students, faculty, staff, and the community. Finishes and furniture systems will be updated.





Camino Real Building (In Design)

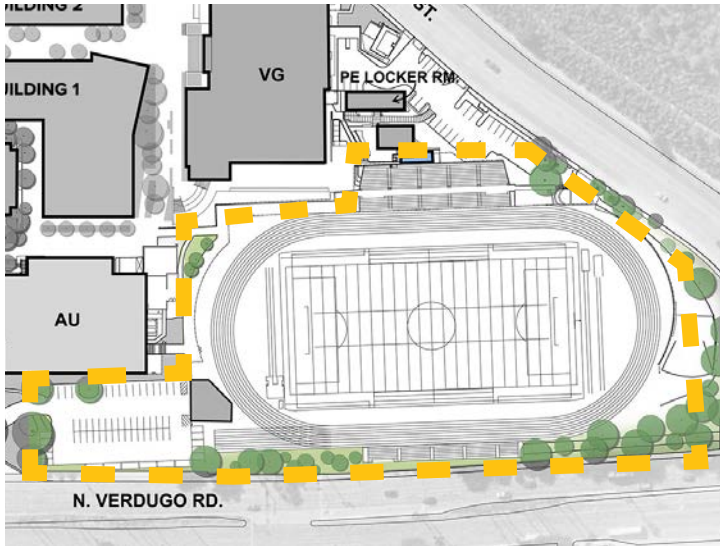
The building is being renovated to house a new Virtual Reality program making Glendale College one of the pioneer colleges to offer this resource for their students. The lower level will accommodate virtual reality free roam pods, immersive classrooms, makers spaces, and Esports program. The upper level will be a student collaboration hub and will support diverse student groups and communities. The project is currently under review by the Division of the State Architect.





Sartoris Field, Bleachers, Field House, Press Box, and Expansion of Parking Lot I

The renovation of Satoris Field will include renovating the field to meet the IOCC authorized field standards. It will include upgrading the bleachers, field house, and new press box to provide modern, state-of-the-art facilities for athletes and spectators. Additionally, the project will expand parking lot I, ensuring ample parking space for events and daily use. These improvements aim to enhance the overall experience for students, staff, and visitors, making the field a premier venue for college sports and community events.

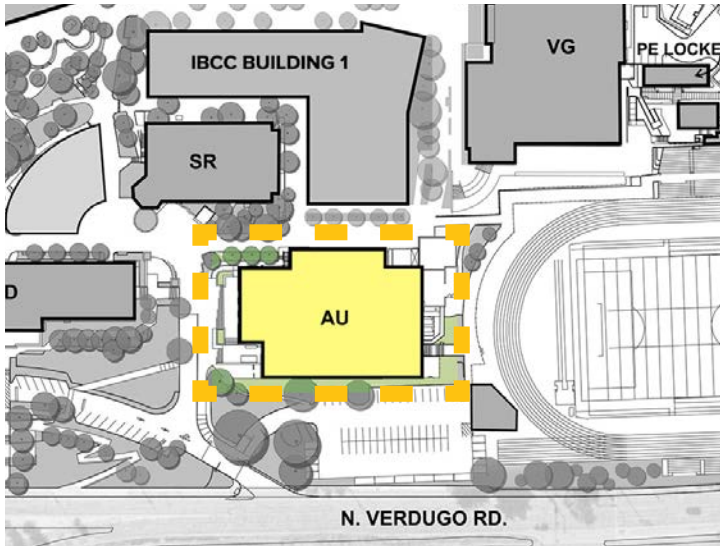


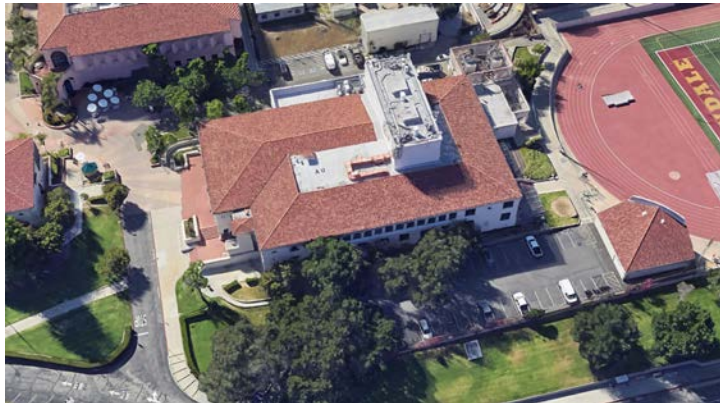


Auditorium Building

The Auditorium has been serving Glendale College since 1947 and is well loved as one of GCCD's heritage buildings and home to its highly regarded Theatre Arts Program. This project is a comprehensive renovation or replacement that will extend the lifespan of this facility and provide space to meet current needs and future growth and accessibility. The Facilities Condition Index is over 50% which indicates the building systems are in need of replacement. The college is pursuing state funding for this project.

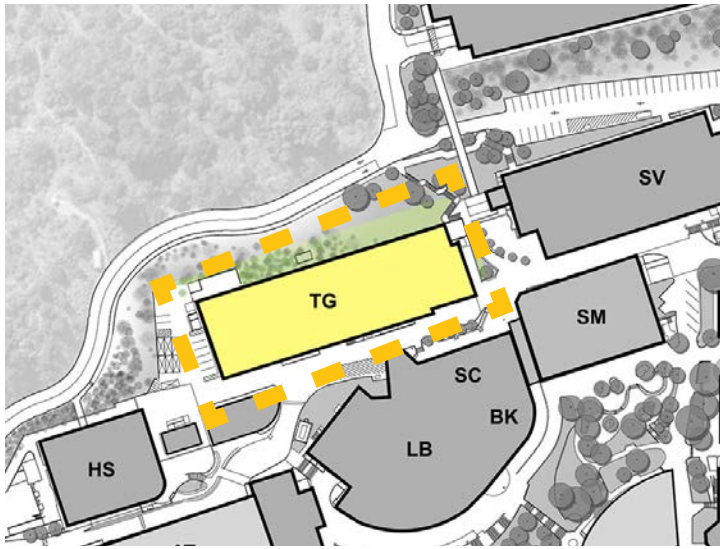
The decision to renovate or replace the building will be decided during the state funding final project proposal phase when more specific project costs are known. Upon completion of the renovation/replacement the Auditorium will provide Lecture, Labs, Offices and state of the art performance space, maintaining consistency with the aesthetic context of the campus.





Tongva Building

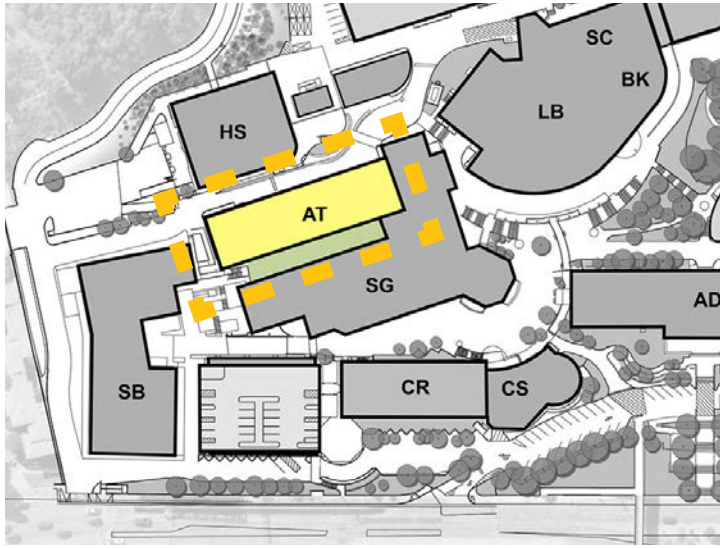
This building has been partially renovated to include a state-of-the-art welding shop, however it still requires additional upgrades to meet Fire Life safety and accessibility requirements. Some existing infrastructure also need to be replaced. The proposed renovation will need to be carefully planned and done in phases to avoid the need for swing space.





Advanced Technology Building

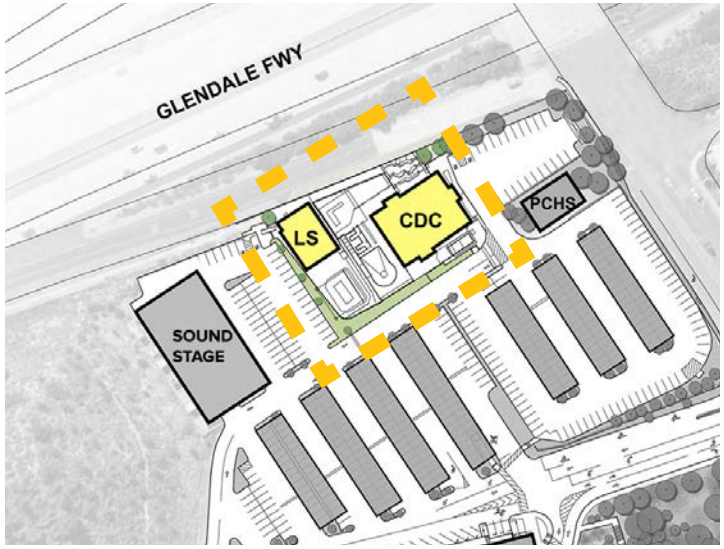
The renovation of the Advanced Technology Building will encompass a comprehensive refresh to bring the facility up to current code standards. This project will ensure that the building meets all safety, accessibility, and technological requirements, providing a modern and secure environment for students and staff. Upgrading the infrastructure and facilities will enhance the overall functionality and appeal of the building, supporting cutting-edge educational programs and fostering an innovative learning atmosphere.





Child Development Center and Life Skills Building

The renovation of the Child Development Center (CDC) and Life Skills (LS) Building will focus on creating a modern, safe, and stimulating environment for young learners and staff. Upgrades will include state-of-the-art classrooms, enhanced play areas, and improved accessibility features to meet current code standards. The renovation will also incorporate advanced educational technology and resources to support comprehensive child development and life skills programs. These enhancements will provide a nurturing and dynamic space that promotes learning, growth, and development for all children and families involved.





Campus Wide Restroom and Furniture Upgrades

The campus-wide restroom and furniture upgrades will involve renovating restrooms to meet modern standards of cleanliness, accessibility, and sustainability, ensuring a comfortable and inclusive environment for all users. Additionally, new furniture will be installed across classrooms, common areas, and study spaces, providing ergonomic, durable, and aesthetically pleasing furnishings that enhance the learning and social experience for students and staff. These upgrades aim to improve overall campus functionality, comfort, and visual appeal, contributing to a more welcoming and efficient educational setting.



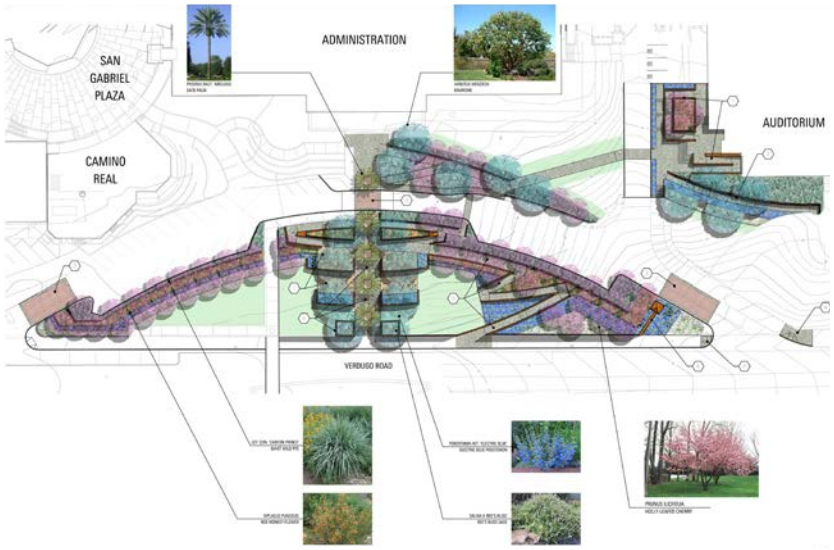
Site Development

Campus Entrance Upgrades

Data collected from a May 2024 Traffic and Parking Survey, reveals inbound traffic arriving at Lot B and Parking Structure C from East Mountain Ave has the highest volume entering the Verdugo Campus. Currently, there are safety concerns with the right turn into the campus and the visibility of this entrance. Improving this access can be further supported by emphasizing campus entrance signage and adding additional directional signage along the East Mountain Street access. This will ensure a safer and more efficient entry for students, staff, and visitors.

The Facilities Stragetic Plan (FSP) proposes significant enhancements to the main campus entrance from Verdugo Street to improve accessibility and user-friendliness. The upgrades will include a redesigned entrance in the front of the Administration Building that facilitates smoother access to the sidewalk, ensuring that pedestrians can navigate the area safely and conveniently. This will also involve optimizing the layout of the vehicular drop-off zones to better accommodate the flow of traffic and reduce congestion. By creating designated, well-marked drop-off areas, the plan aims to enhance safety and ease for students and visitors during peak times. These improvements will contribute to a more organized and secure environment, making the campus more welcoming and accessible for everyone.





** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

Campus Wayfinding and Signage

It is recommended that the District prepare and implement a campus wayfinding and signage plan to address concerns and issues regarding the lack of clarity and visibility of signage at Verdugo Campus. Here are some of the attributes that the signage on campus needs to implement:

1. Install Clear Directional Signs: Place easy-to-read signs at key points to guide pedestrians and drivers.
2. Provide Campus Maps: Position detailed maps at major entrances, parking areas, and high-traffic locations.
3. Mark Buildings Clearly: Label all buildings with visible and consistent signage for easy identification.
4. Ensure Accessibility: Design all signage to be ADA-compliant, including braille and other accessible features.
5. Integrate Technology: Use digital wayfinding tools, such as interactive kiosks and mobile apps, for real-time navigation.
6. Maintain Aesthetic Consistency: Ensure all signage reflects the college's branding and aesthetic.
7. Enhance Safety: Include emergency information and evacuation routes in the signage system.
8. These actions will create a more effective, user-friendly, and inclusive wayfinding system, enhancing the overall campus experience.



Open Space and Pedestrian Path of Travel Upgrades

A large open space will be designed as part of the IBCC building, seamlessly connecting to the current open areas south of the Sierra Madre building. The plaza will provide spaces to eat, study, meet, relax, and play among other activities. It will provide a primary area with shade and connections to building entries. It will allow the college to create an accessible path of travel from the upper campus to the lower campus and form a larger combined gathering space for school events and outdoor education opportunities. The lawn area leading to the Administration Building will be partially enhanced to include tiered auditorium seating with integrated green space, creating an outdoor performance venue with a flexible stage for performances and musical events. Additionally, the lawn area will be preserved for house artwork, enriching the core of the campus and expressing its culture.

This design will incorporate sustainable features such as low water-use plants, shaded areas, bioswales, and other eco-friendly landscape elements. It will also integrate modern technology and security measures. By connecting the lower and upper campus, the redesign will create a cohesive campus heart, fostering a sense of community and celebration among students, staff, and visitors.



Precedent Images

Campus-Wide Accessibility Upgrades

It is recommended that the district conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASp) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations. While addressing all identified items immediately may not be feasible, the study can prioritize the most critical issues for near-term action and plan for phased implementation. The upgrades will address both exterior campus paths of travel and parking needs, as well as building enhancements.

Potential projects include:

- Upgrading non-accessible restrooms for accessibility.
- Upgrading all door hardware to meet accessibility compliance.
- Modify all instructional space doors to meet width and threshold height requirements.
- Upgrading drinking fountains, with consideration for installing units with bottle refill stations.
- Updating casework, sinks, and built-in stations as required for compliance.
- Providing universal compliance entries to buildings.
- Ensuring access to all public areas of a building, including raised platforms and stages.
- Adding additional accessible parking on campus.
- Providing compliant paths of travel to buildings throughout the campus.

These actions will ultimately help the campus meet current accessibility standards and provide a more inclusive environment for all users.



Campus Wide Security and Safety Upgrades

The District takes a proactive approach to campus security and safety by using CPTED (Crime Prevention through Environmental Design) principles and best practices to design outdoor and building spaces. This approach will be enhanced with electronic security and safety systems, coordinated with campus police and a campus-wide safety plan. Projects include:

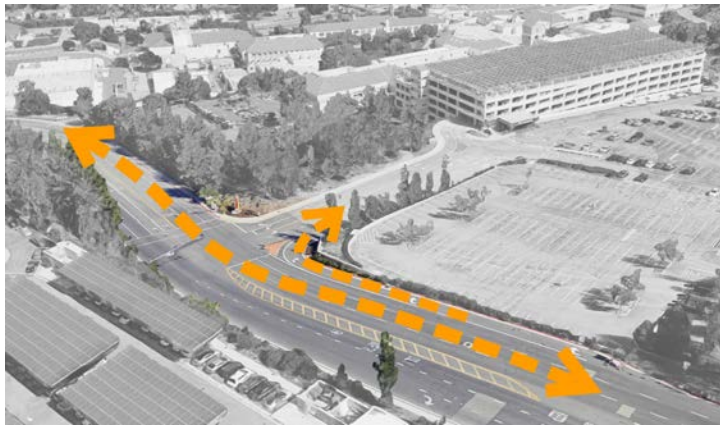
- Expanding the electronic access control system to all buildings.
- Installing digital CCTV security cameras and a monitoring system in parking areas and other key campus locations.
- Expanding the intrusion alarm system to include all buildings and key spaces.
- Installing a campus-wide emergency notification system through the fire alarm system, including exterior speakers to cover all campus areas.

These measures will be implemented as new buildings are constructed, existing structures are renovated, or as specific security projects.



E Mountain Street Upgrades

In conjunction with the City of Glendale, the District will conduct a comprehensive traffic analysis to ensure safe and efficient access to the parking structure from East Mountain Street. This analysis will focus on identifying and addressing potential safety concerns, such as visibility issues at the entrance. To improve visibility and safety, the plan will include the installation of additional signage, such as directional and informational signs, and the implementation of other traffic safety measures, like enhanced lighting or road markings. The goal is to optimize the traffic flow and reduce potential hazards, providing a safer experience for drivers and pedestrians navigating the campus.



Pedestrian Bridge Upgrades

The District, in collaboration with the City of Glendale, is working to enhance both the safety and appearance of the pedestrian bridge across Verdugo Road. This initiative aims to improve the bridge's functionality and visual appeal, making it a safer and more inviting passage for pedestrians. Upgrades may include beautification, structural, and aesthetic enhancements that align with the surrounding environment. These improvements will contribute to a more secure and pleasant experience for all users of the bridge.



Sustainability

Colleges play a pivotal role in their communities as centers of knowledge, research, and practice, driving community education and fostering sustainable futures. As part of the Facilities Strategic Plan (FSP), the planning team discussed the current strategies and engaged in activities to set future sustainability goals.

Sustainability is fundamentally about the ability to maintain or prolong systems and practices over time. In architecture and planning, sustainability refers to developments that meet current needs without compromising the ability of future generations to meet theirs. The concept has evolved to encompass a triple bottom line approach, balancing societal, economic, and environmental considerations.

Sustainability goes beyond environmental benefits; it involves fostering a balanced and equitable community. This means creating environments that advance social well-being, support economic vitality, and protect natural resources. When these elements align—where social, economic, and environmental strategies intersect—sustainability can thrive and benefit the community as a whole. Sustainable practices ensure that decisions made today support long-term growth and prosperity, benefiting both people and the planet, and setting a new standard for future development.



ENERGY LEADERSHIP

Become a leader in Energy Efficiency and increase the levels of on-and off-site renewable energy

Reduce Energy Consumption / Increase Energy Efficiency

Increase Self-generated Energy Capacity



SUSTAINABLE LANDSCAPE

Transition to a more climate responsive, drought tolerant landscape palette.

Increase Biodiversity Across Campus

Avoid Invasive Plant Species

Avoid Heat Island Effect



HEALTH & WELL-BEING

Promote healthy living culture, and provide a safe and healthy environment

Provide Healthy Food & Beverages

Improve Indoor / Outdoor Air Quality

Provide Access To Daylight And Views



TRANSPARENCY & ACCOUNTABILITY

Set high bars for building performance goals, with consistent monitoring and rountine reporting

Develop A Sustainability Action Plan

Monitor And Report



RESPONSIBLE & SOURCING

Promote a culture of reduce, reuse and recycle

Purchase Equipment With Positive Environmental Attributes

Procure Food And Products From Local Region

Make Recycling Easy



EDUCATION INTEGRATION

Nature environmental stewardship and literacy across the campus, educate and prepare students for the green workforce

Provide Students And Employee Orientation

Promote Sustainability In Curriculum

Develop Outreach Material And Publications

Promote Community Service and Partnership



Sustainability Projects

Campus Wide Solar Panels

GCC has a goal to achieve Net Carbon Zero Footprint by 2035. Incorporating solar energy solutions into the college campus is a key component of our sustainability strategy. The campus aims to reduce its carbon footprint and lower energy costs by integrating solar panels in parking lots, new buildings, and facilities. GCC has a goal to acieve Net Carbon Zero Footprint by 2035. The plan includes installing solar panels to harness renewable energy, which will provide a significant portion of the campus's electricity needs. The college will also explore the possibility of storing the energy on campus with Battery Storage systems. This initiative will contribute to a more sustainable campus and serve as an educational tool for students, highlighting the benefits of renewable energy. The project will be implemented in phases, with ongoing assessments to optimize performance and ensure alignment with the college’s sustainability goals.



Improving and Replacing Outdated Building Systems

Improving or replacing aging existing systems to enhance energy efficiency is crucial to the college's sustainability efforts. This initiative involves upgrading outdated equipment and systems with modern, energy-efficient alternatives to reduce energy consumption and operational costs. Key areas of focus include:

- **Upgrading HVAC Systems:** Replacing old heating, ventilation, and air conditioning systems with high-efficiency models that provide better climate control and reduce energy usage.
- **Implementing LED Lighting:** Replacing traditional lighting with LED fixtures that consume less energy and have a longer lifespan, leading to reduced maintenance and lower electricity bills.
- **Enhancing Insulation and Windows:** Improving building insulation and installing energy-efficient windows to minimize heat loss and gain, thereby reducing the need for heating and cooling.
- **Optimizing Water Systems:** Upgrading water fixtures and systems to use less water and improve efficiency, including low-flow faucets, toilets, and irrigation systems.
- **Installing Energy Management Systems:** Implementing advanced energy management systems to monitor and control energy use more effectively, identifying areas for further efficiency improvements.

These upgrades will help the campus achieve significant energy savings, reduce its environmental impact, and support the broader goal of creating a more sustainable and cost-effective campus environment.

Central Plant Loop

Implementing a central plant loop system will improve campus energy efficiency by centralizing heating and cooling. This system generates and distributes thermal energy through a network of pipes, reducing the need for individual units in each building. Benefits include lower energy consumption, reduced operational costs, and improved system efficiency. By consolidating these functions, the central plant loop achives better control and monitoring of energy use, contributing to GCC's sustainability goals.

Thermal Storage Tanks

Thermal storage tanks are engineered to store excess thermal energy, allowing it to be used during peak demand periods. This system benefits the campus by reducing energy costs, as energy can be stored during off-peak times when prices are lower and used during peak periods when costs are higher. It also improves overall system efficiency by optimizing the performance of heating and cooling systems and helps balance the load on the central plant and electrical grid.

Additionally, thermal storage provides a reliable backup for maintaining consistent temperature control, even during high demand or system outages. By lowering overall energy consumption and reducing greenhouse gas emissions, thermal storage tanks contribute to a more sustainable and cost-effective campus operation.

Phased Development

The Facilities Strategic Plan (FSP) recommendations for Glendale Community College provide an overarching vision of the future campuses, including proposals for new buildings, renovations, and campus-wide site improvements. The transformation of the campuses will occur in a series of phases, detailed in the following pages. The sequence of projects has been developed based on the following parameters:

- **Follow the logical movement of functions**: Ensuring the progression of development aligns with the natural flow of campus activities.
- **Limit disruption to the campus**: Minimizing the impact on ongoing operations and the daily lives of students and staff.
- **Limit the number of moves:** Reducing the necessity for temporary relocations to streamline the transition process.
- **Reduce the need for swing space:** Planning projects in a way that minimizes the requirement for temporary facilities.
- **Position Glendale College to maximize opportunities for state funding:** Strategically planning to take advantage of available state funding opportunities.



Verdugo Campus

Projects	Program	Area (GSF)
Phase A Projects		
Sound Stage Studios	Area to set up 2-3 sounds stages or one black box theatre, restrooms and office; Dance swing space	12,000
New IBCC Building Phase 1	Recital Hall, Music, Dance, Choir, Sound, Recording Studio, see concept floor plan	67,000
New IBCC Building Phase 2	Conference Center, Café, Instructional Spaces, Screening rooms, Media & Film program	40,200
New elevator tower	Will house two new elevators leading to SV 3rd floor and lower campus	2,000
Demo Sierra Nevada Building	Existing single-story building	18,000
Relocate Dance Programs from Civic Auditorium to new sound stage	Relocate Dance program back to campus	
Relocate Programs from Civic Auditorium to new IBCC building	Relocate Dance program back to campus	
Renovation of Auditorium Building	Renovation of existing building	41,000
Campus Wide Infrastructure Upgrade	Sewer and Water Replacement	180,200
Solar Panel Installation	Solar Canopies - KW/ KWH	735

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)
Phase B Projects		
New Parking Structure and Bridge	Single story parking structure and tennis courts. Bridge connecting structure to IBCC	66,000
Mountain Street Entrance Upgrades	More signage and roadway improvements	2,000
Demo Sierra Madre Building	Existing two-story building. Food pantry swing space in Sound Stage	18,000
New Sierra Madre Building	House New Welcome Center, bookstore, food services and collaboration space	15,000
Quad improvements	Amphitheatre with landscaped steps, Wi-Fi upgrades, accessibility upgrades	45,000
Campus Wide accessibility Upgrades	Phased construction - Upgrade path of travel and connect lower and upper campus	Phase B - 10% Phase A & B New Construction Costs
Street front accessibility and drop off upgrades	Vehicular drop zone and accessibility upgrade for front entrance of the campus	20,000
Campus Wide Signage and Wayfinding		
Elevator Modernization	Per Elevator Location	3
Campus Wide Infrastructure Upgrade	Sewer and Water Pipe Replacement	81,000

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)
Phase C Projects		
Tongva building renovation	Existing building (Exclude welding program) renovation has to be in phases as the swing space is not an option)	27,000
	Tier 1 - Seismic Consideration ONLY	
Upgrade classroom furniture and AV systems		60,000
Upgrade campus wide restrooms		18,000
Advanced Technology Building	Existing building Renovation	13,000
Demo and Build Pressbox		1,500
Expand Track and Field, new field house, bleachers		32,680
Child Development Center and Life Skills	Existing building	8,000
Campus Wide Infrastructure Upgrade	Sewer and Water Replacement	35,000

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)	Phase
Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades			
Upgrade technology to include the Enterprise Resource Planning Software (GCC-ERP)		467,910	A
Solar Panel Installation			A
Campus Wide MEP Upgrades		206,710	A-C
Campus Wide Infrastructure Upgrade	Remaining	206,710	A-C
Campus Wide Security and safety Upgrades	Strategic improvements in campus security that modernize the security of parking, buildings and support robust, timely responses in the event of emergencies. Enhance campus safety and security measures with card keys for all doors and automatic door opening and closing in case of emergencies. (Approx 400,000 GSF)	467,910	A-B
Chiller Plant Loop	Replace chillers in CUP #2, Equipment Rough-in Piping	1,450	A-B
Thermal Storage Tank			A-B

** Project scope within this phase are proposed and subject to change*

#3.2

Garfield Campus

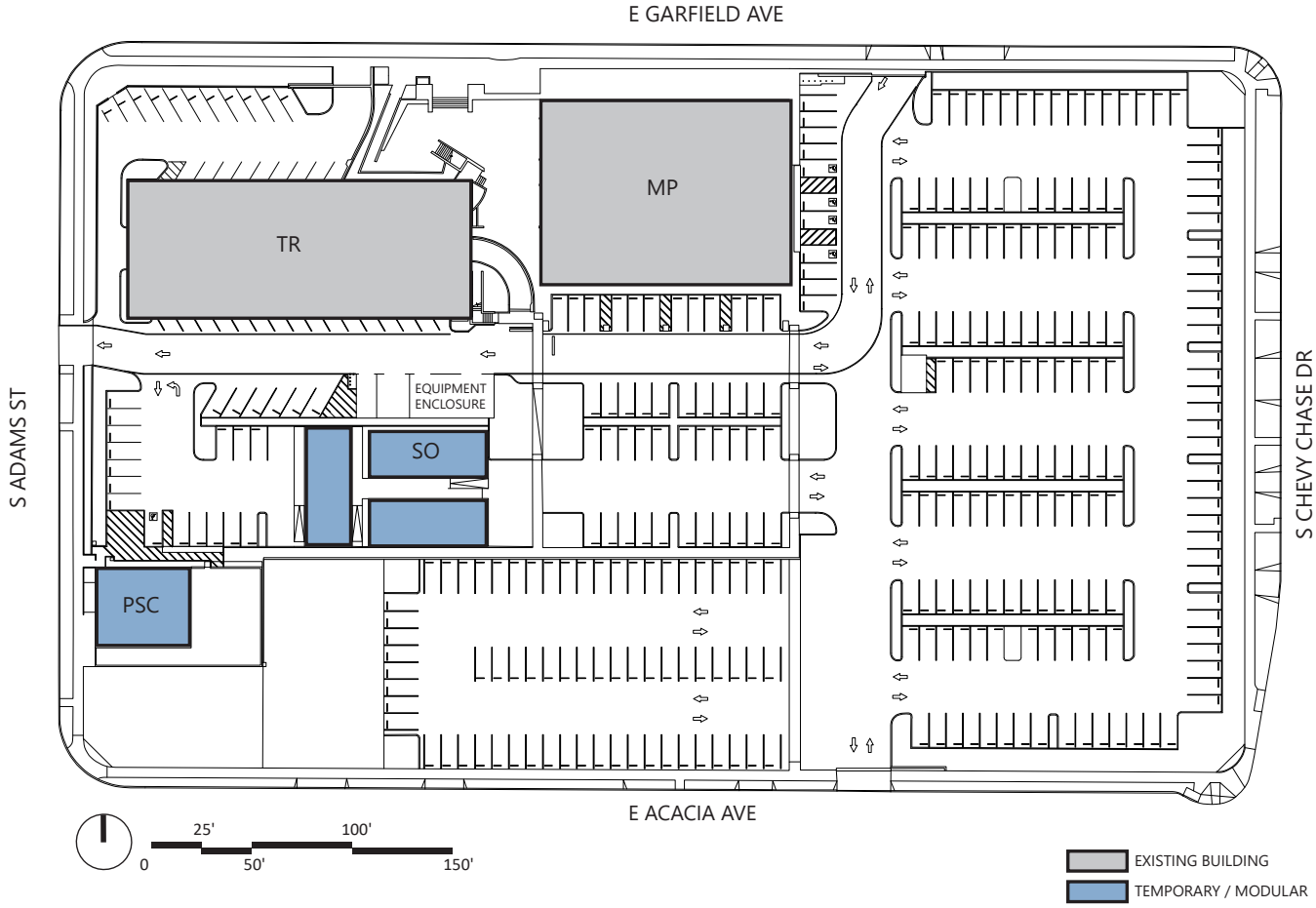
Existing Condition Analysis

Overview & Campus Context

The Garfield Campus, in contrast with the Verdugo Campus, is located on a level site, fronting on E. Garfield Ave, its northern boundary is S. Chevy Chase Dr/Tyler St., E. Acacia Ave is to the south and the western boundary is South Adams St. It is furthest south of the three campuses. The surrounding community is dense commercial, mixed-use, low-rise residences, churches, and schools. The campus parking has been problematic in management and enforcement; students park throughout the neighborhood streets and walk to campus.

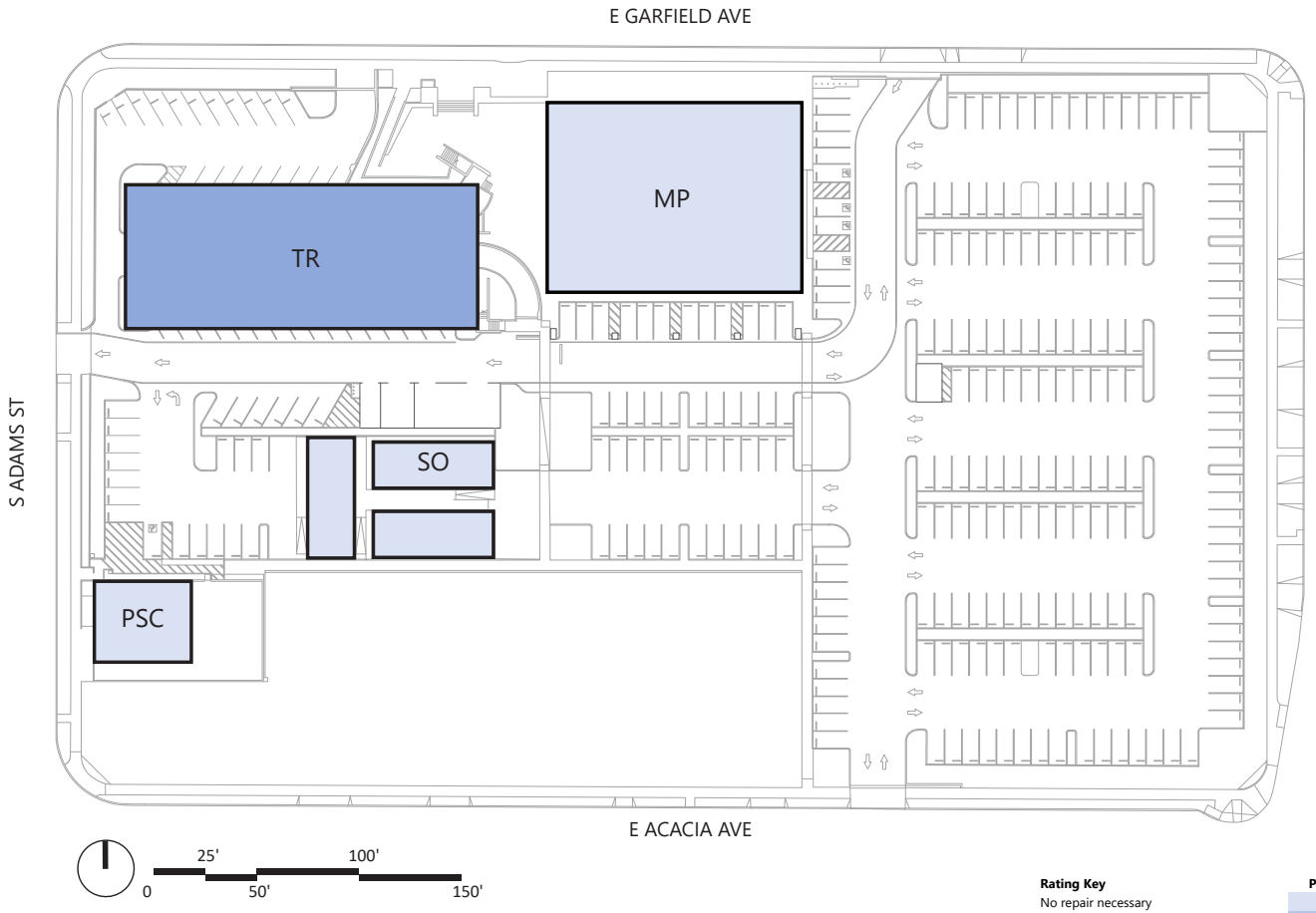


Existing Campus



Glendale Community College's Garfield Campus, is a hub for adult education and career training. The site area is 1.4 acres with four structures totaling 73,951 GSF and an assignable area of 47,277 GSF. The following buildings: Tropico, Somerset, and Mariposa Buildings and the PSC are located on the site. The campus is aging; the Tropico Building specifically needs significant renovations. The site is lacking in social connection nodes, and parking availability is short of optimum during peak demands in the evenings. Poor site drainage has been an ongoing issue for several years.

Facilities Condition



The primary buildings are relatively young; the oldest is the Tropico Building (1994) and the Mariposa Building (2011). Both need modernization with the Tropico Building having the highest need due to its aging infrastructure, worn roofing and poor vertical circulation. The PSC, a relocatable building, also has clear signs of deterioration. Given the age of the buildings, it is likely that varying levels of current ADA Accessibility compliance will be required for all buildings and the site.

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

Infrastructure Condition

Domestic Water

Based on the Ground Penetrating Radar plan prepared by Ultra Engineering Contractors Inc., the Garfield Campus appears to be served by the public water infrastructure at E. Garfield Avenue. There are existing connections to the public water main on the northeastern corner of the Mariposa Building. The size, condition and material of these services will require further study as plans develop for this campus.

Fire Water

This water is sourced from infrastructure within the E. Garfield Avenue building. A wall mounted FDC is observed on the Mariposa Building and a private hydrant on the southeast corner of the Tropico Building, and a second one on the westerly side.

Storm Drain

There is minimal storm drain infrastructure on the property according to the topographic survey. The site drains by surface flow from the northwest to the southeast. There is an existing concrete valley gutter that runs down the center of the drive aisle of the parking lots on the south and east sides of the Mariposa Building. There are catch basins in the gutter which direct runoff to an underground stormwater detention tank. An existing pump empties the tank by pumping collected runoff water and discharges it via the curb face on E. Garfield Avenue. This system frequently backs up and floods during heavy rains. The new surface parking lots that occupy the easterly and south-easterly sides of the campus drain to the landscape islands between rows of parking. Stormwater runoff is collected by several catch basins in the islands. According to the District, there are ponding issues in these lots, therefore further investigation is warranted.

Gas

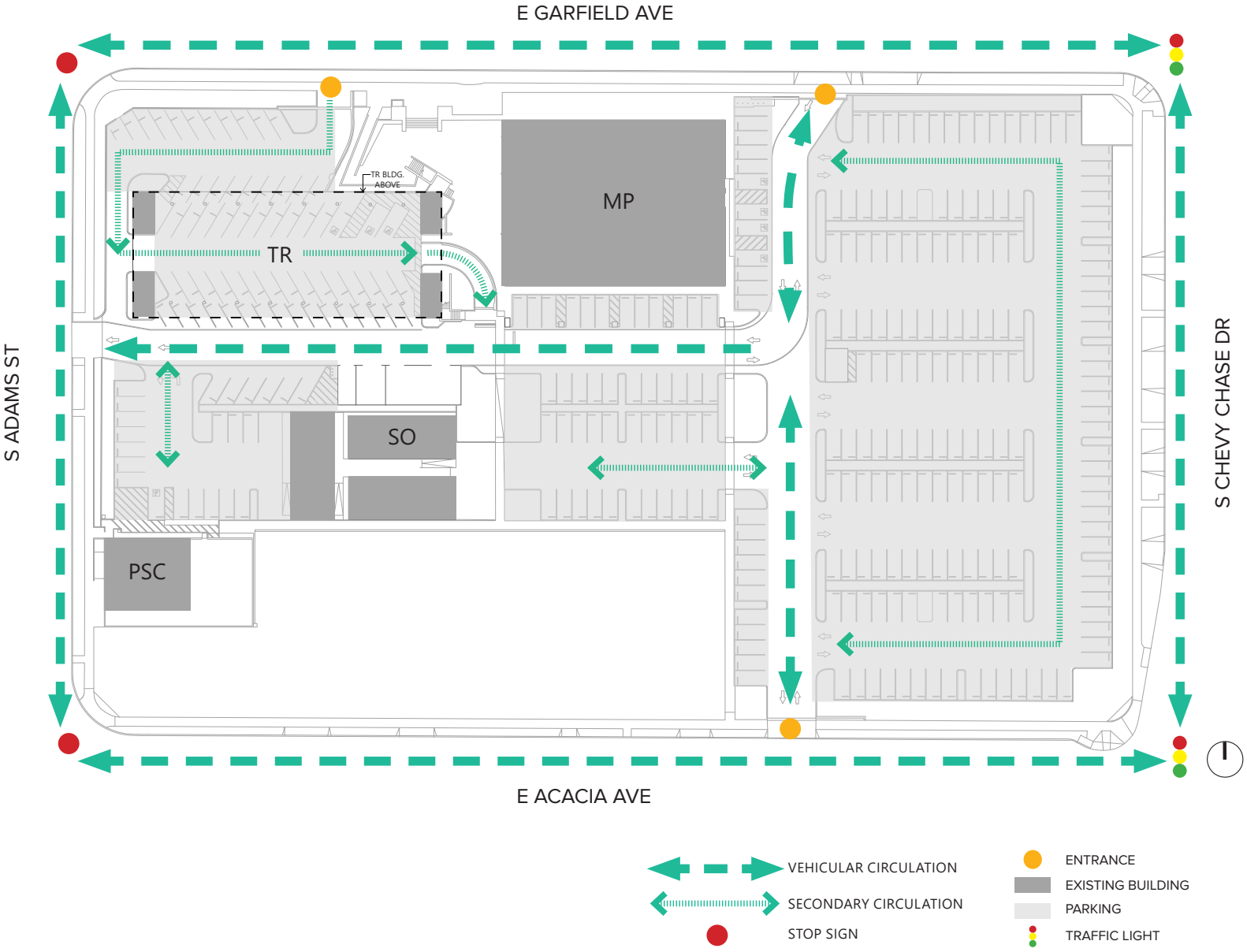
Based on the utility survey there is an existing gas line that runs east-west parallel to the southern face of the Tropico Building. This line serves the Mariposa Building from its southwest corner. The condition of these lines are unknown, additional site utility investigations for future work are recommended.

Vehicular Circulation + Parking

The primary entrance to the main parking field occurs at Garfield Ave located on the east side of the site, with a second entrance on Acacia Avenue. Additionally, there is a drop off/loading zone on Garfield Ave. Vehicular circulation within the parking lots is functional. However, the off-street parking utilization peaks in the morning and early afternoon indicating a parking shortage and some congestion. There are 312 parking spaces off-street and 96 on-street spaces on Garfield Ave, Adams Street and Acacia Avenue. The on-site spaces have a modest utilization in the morning and higher for evening classes. Delivery trucks frequently block spaces. Carpool Only, Clean Air, and EV charging stations each have peak utilization. A heat sink is created due to the lack of shade canopy in the parking area.

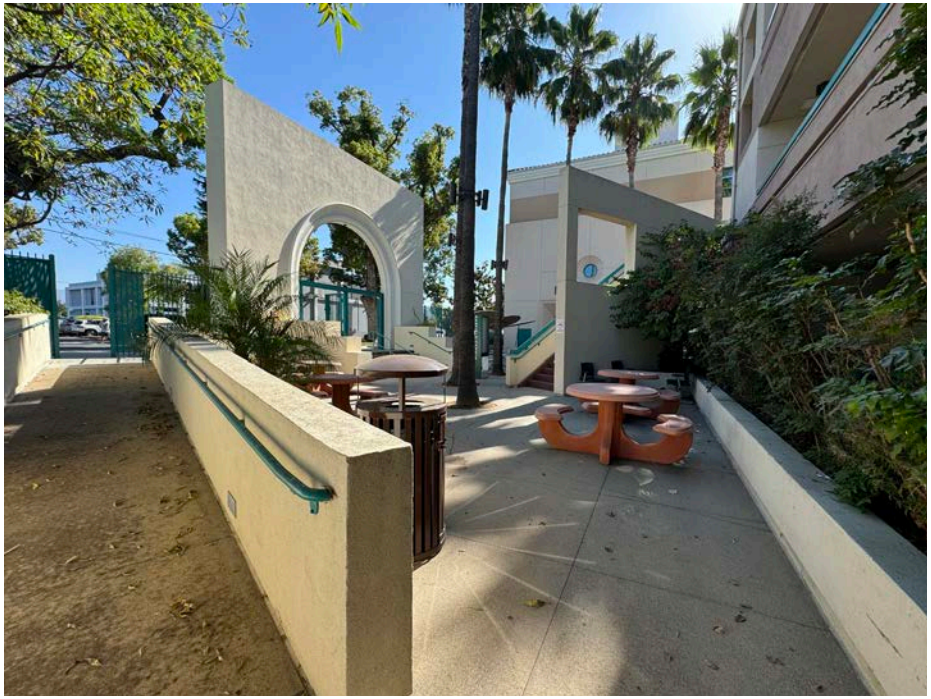


Vehicular Circulation + Parking - Garfield

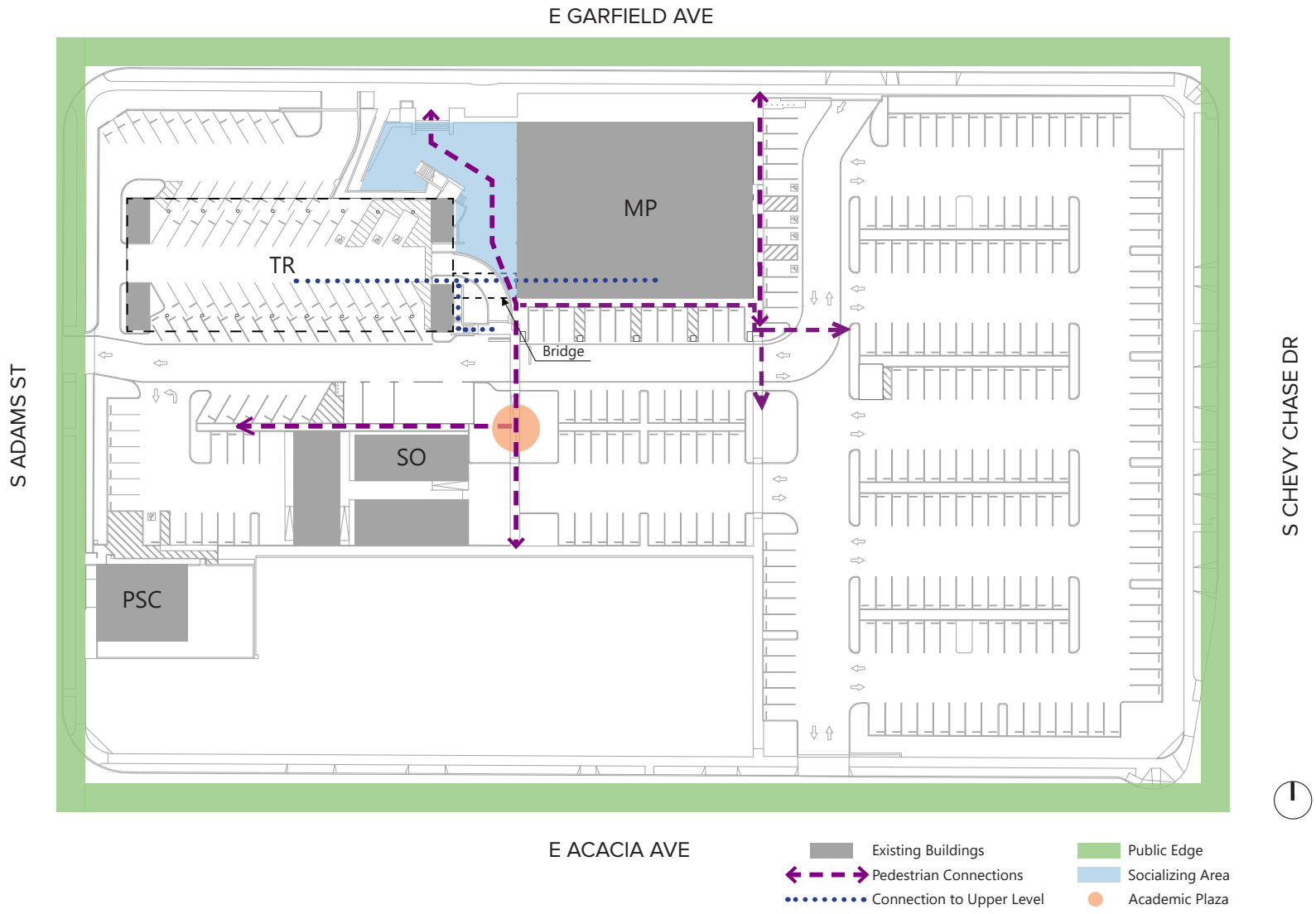


Pedestrain Circulation / Open Space

Pedestrian circulation begins off campus as students approach Garfield from throughout the neighborhood. The pedestrian entrance is a highly visible architectural portal on the Garfield Ave frontage. The arched portal leads to a plaza between the Mariposa and Tropico buildings. The lower level of the Tropico building is above ground by one level and is reached via stairs/elevator. The exterior circulation balconies of the Tropico building offer views of the surrounding urban fabric and mountain ranges.



Pedestrian Circulation / Open Space - Garfield

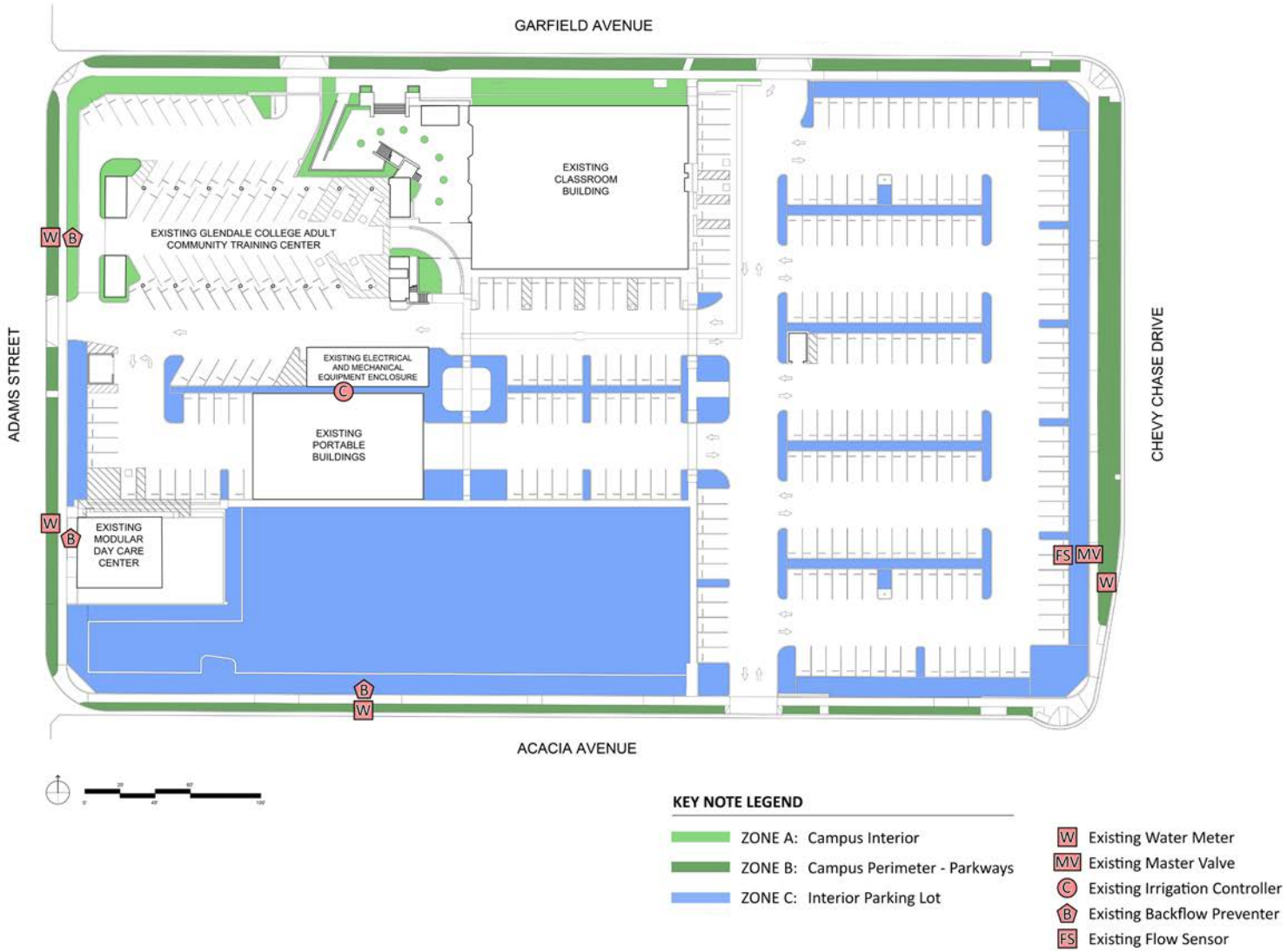


Landscape Typology

Mature stately trees are planted along the streets bordering the site. The graphic below illustrates the plant typologies in the parking lot and adjacent areas. The parking lot and adjacent areas have a combination of moderate to low watering plants. Several trees planted at the main entrance are in decline and their roots are damaging the hardscape. Plant material along building frontage is densely planted and overgrown and turfed areas are dry and in decline.



Landscape Typology - Water Use Exhibit



Plant Typologies Exhibit – Garfield Campus



Summary of Findings

The Garfield Campus presents unique opportunities and challenges based on the surveys and visual inspection of the campus. The Facilities Strategic Plan needs to address current and future needs of the campus by providing effective instructional spaces, support services and parking for future generations to come. Additionally, a focus needs to be on expressng campus social connectivity to create an inclusive, welcoming and supportive culture for entire campus community.

Key Campus Planning Challenges

- Parking inadequacy and enforcement
- Campus is lacking the location and defined space for social connectivity
- Site stormwater collection and management infrastructure is low functioning
- Restoring and renovation of aging facilities particularly the Tropico building which is in also in need of roof replacement
- Due to the age of the site, it is likely underground infrastructure is in decline and needs an assessment survey
- Need to enhance dated appearance of Garfield Entrance/ Frontage and Entry Court
- The parking lots lack shade canopy creating urban heat islands
- Landscape zones are undermaintained a good number of plantings and trees are in distress or in significant decline.
- Implementing sustainability practices and projects throughout the campus where practicable

#3.2

Garfield Campus

Recommendations

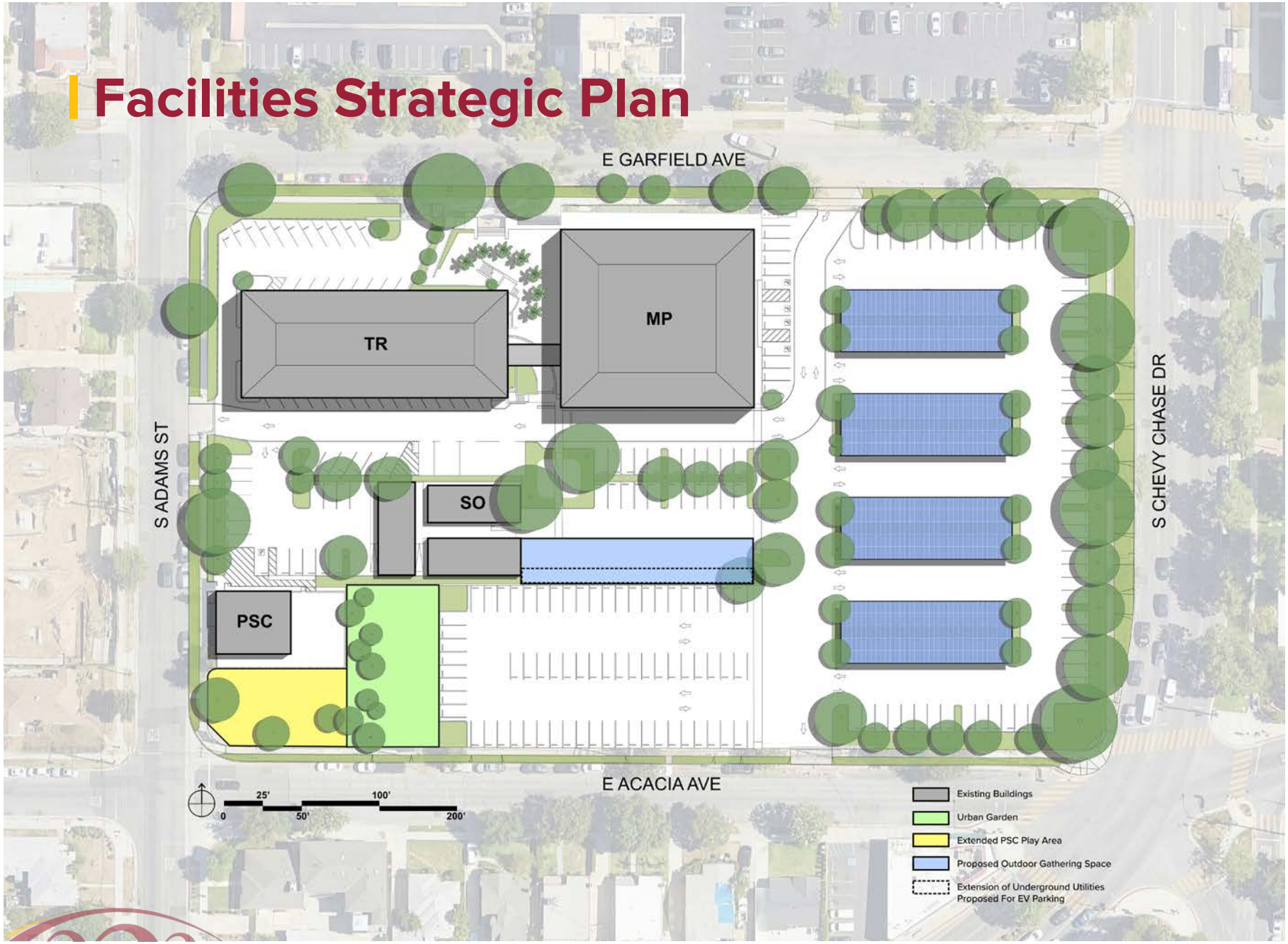
Overview & Planning Principles

The Facilities Strategic Plan (FSP) Recommendations for the Garfield Campus provide an overall vision of the future campus development. The recommendations in this section reflect the discussions from the planning process. The final design of each site and facility project will be completed as projects receive funding and undergo detailed programming and design. Following the extensive analysis of qualitative and quantitative data, the Facilities Planning Principles were created to articulate abstract concepts into physical improvements to the campus. These principles were developed with the consensus of GCC executive team members to align with the vision and values of Glendale Community College.

There are six distinct principles that are the drivers that lead the FSP recommendations and serve as a guide for future development. We reference Verdugo Campus as the precedent of these principles which provide the construct for identifying the essential improvements to the campus environment, infrastructure, and facilities that are identified in this section.



Facilities Strategic Plan

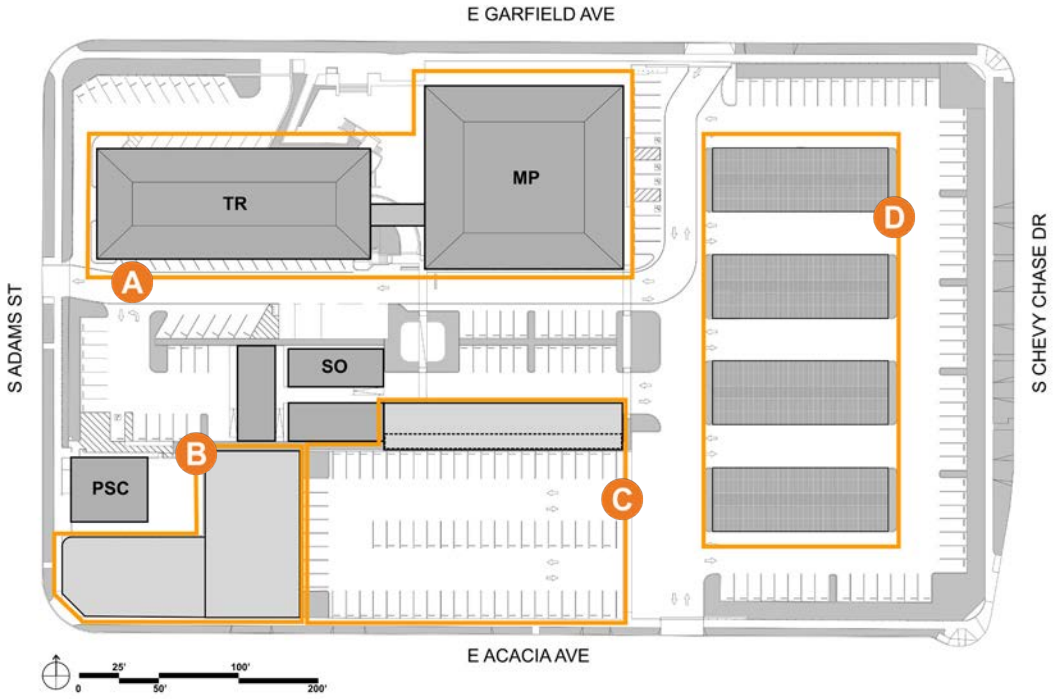


Facilities Project Descriptions

The FSP projects identified during the planning process are listed below in alphabetical order and do not represent a priority order.
In addition to the buildings that have been identified for extensive modernization, all existing facilities on the campus require minor repairs. Although the campus is well maintained, a prudent planning process must anticipate the need for repairs and upgrades at some point in the planning horizon.

Through these efforts, the College will accomplish the following objectives:

- Repairs and upgrades for safety and accessibility.
- Upgrades of technology systems.
- Refreshment of finishes and furniture systems.
- Upgrades for sustainability.



A Tropico & Mariposa Building Moderization

B Urban Garden & PSC Play Area

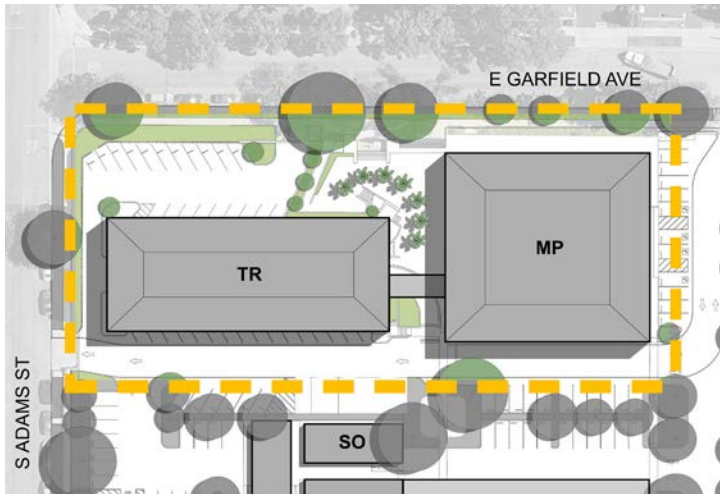
C Parking Lot Expansion & Outdoor Gathering Space

D Future Solar Panels

Tropico & Mariposa Building Modernization

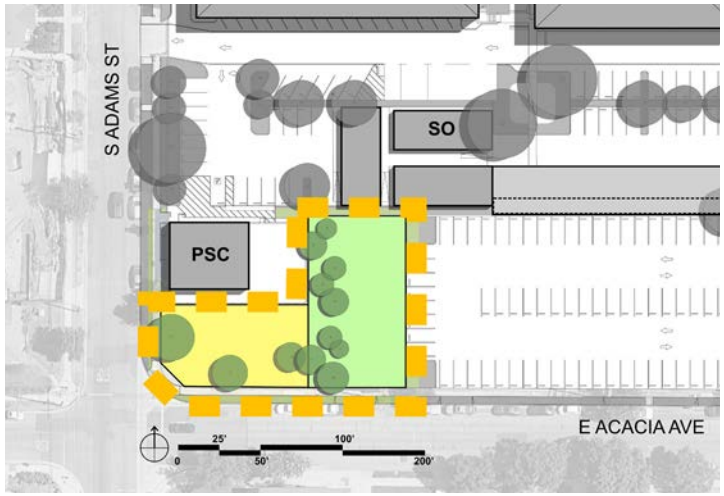
From the rooftop down, the Tropico building has building components that have aged well beyond their useful life. This building will encompass an extensive refresh bringing upgraded infrastructure, improved fire and life safety elements, and ADA compliance to current code standards. Right-sizing spaces to meet the District's pedagogical methodology and educational program will provide a cutting-edge modern and comfortable environment for students and staff.

The Mariposa building is relatively young but should undergo a less intense renovation to extend its useful life and functionality. A light refresh of this building will bring it to current code standards, meeting all safety, accessibility, and technological requirements.



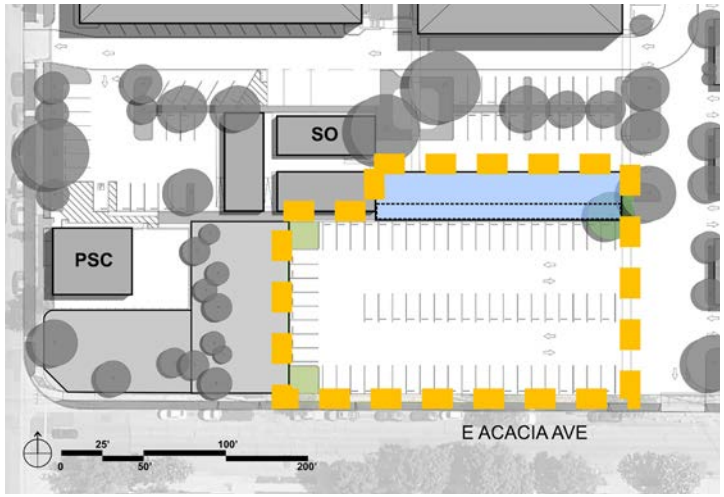
Urban Garden & PSC Play Area

Given the Garfield Campus location in the heart of the community an Urban Garden is recommended with its benefits of promoting health, lowering CO2 emissions and increased biodiversity and healthy organic produce, and heightened cohesion between GCC and its community. This garden is juxtaposed with an extended playground for the Parent Support Center (PSC) which will feature high visibility to staff, new play apparatus, and code-compliant accessibility. The expanded playground will also provide shaded seating and eating areas for staff.



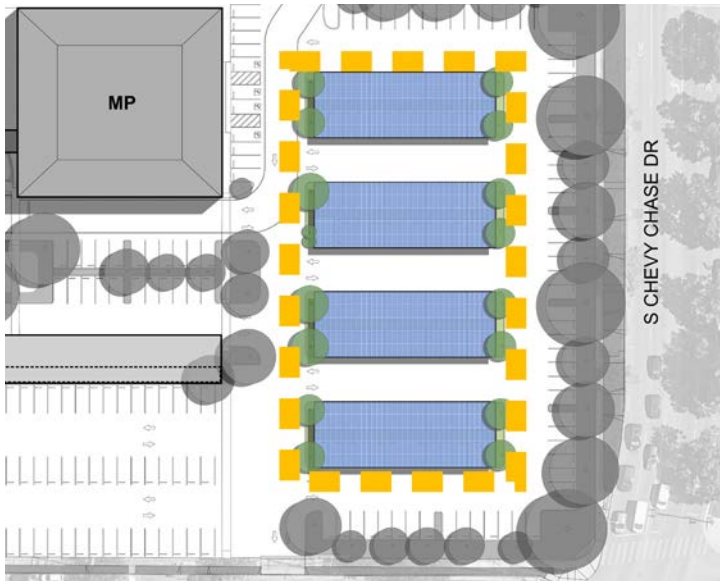
Parking Lot Expansion & Outdoor Gathering Space

The current unshaded parking lots contribute to Urban Heat Island (UHI) effect. They have a minimal tree canopy and a few of those trees are in decline. The site enhancements may include the removal of dead plant materials and replacing them with new low water plants where possible. The solar panels described below will have a positive impact on cooling down the parking fields. Improvements may also include revamped site utility connection points, irrigation lines. Revamped storm water Best Management Practice (BMP) components and a more robust infrastructure will correct the current storm water flooding.



Future Solar Panels

The parking area is earmarked for solar panels over the stalls which will provide shade, reduce the Urban Heat Island effects all while producing clean electrical energy and cover from inclement weather.



Site Development

Campus Entrance Upgrades

The entry plaza upgrades should include new permeable paving and landscape that visually reinforces circulation paths. Gathering and waiting areas may be enhanced with comfortable seating clusters using upgraded site furniture. The upgrades will include design improvements at the main campus entry in the front of the Tropico Building that facilitates smoother access to the sidewalk, ensuring that pedestrians can navigate the area safely and conveniently. This will also involve optimizing the layout of the vehicular drop-off zones to better accommodate the flow of traffic, reduce congestion and miigate pedestrian and vehicular conflict points. The attention to enhancements beyond portico entry will give the Garfield campus a renewed sense of identity. The integration of local images or murals on screens and walls could reflect the local culture and community that surrounds the campus. A refresh of the current plaza would provide an inclusive, engaging, and collaborative environment for students and faculty. The placement of moveable outdoor furniture and improved site lighting would allow for use by both students and faculty at all times of the school day. Prioritizing this essential hub would provide comfort, accessibility, and a sense of belonging for the entire campus.



Campus Wayfinding and Signage

It is recommended that the district prepare and implement a campus wayfinding and signage plan to address concerns and issues regarding the lack of clarity and visibility of signage at the Garfield Campus. Here are some of the attributes that the signage on campus needs to execute.

1. **Install Clear Directional Signs:** Place easy-to-read signs at key points to guide pedestrians and drivers.
2. **Provide Campus Maps:** Position detailed maps at the primary entrance, and parking areas.
3. **Mark Buildings Clearly:** Label all buildings with visible and consistent signage for easy identification.
4. **Ensure Accessibility:** Design all signage to be ADA-compliant, including braille and other accessible features.
5. **Integrate Technology:** Use digital wayfinding tools, such as interactive kiosks and mobile apps, for real-time navigation.
6. **Maintain Aesthetic Consistency:** Ensure all signage reflects the college's branding and aesthetic.
7. **Enhance Safety:** Include emergency information and evacuation routes in the signage system.

These actions will create a more effective and intuitive wayfinding system, improving the overall campus experience.



Open Space, Social Gathering, and Pedestrian Path of Travel Upgrades

The proposed Outdoor Gathering Space will bifurcate the south parking lot and create visual relief from the asphalt parking fields with shade trees, low shrubs and seating clusters which will provide cool spaces to study, meet, and eat. The space could also serve as an accessible pedestrian spline which connects the campus to parking spaces on the eastern lots. It will provide shade and pedestrian connections to building entries. The Tropico and Mariposa Buildings are connected by upper and lower bridges. Both are in a state of disrepair and will need improvements. There is also an opportunity for messaging and/or cultural artwork on the vertical surfaces of the double deck bridge facing the plaza and the connection to the Outdoor Gathering space.



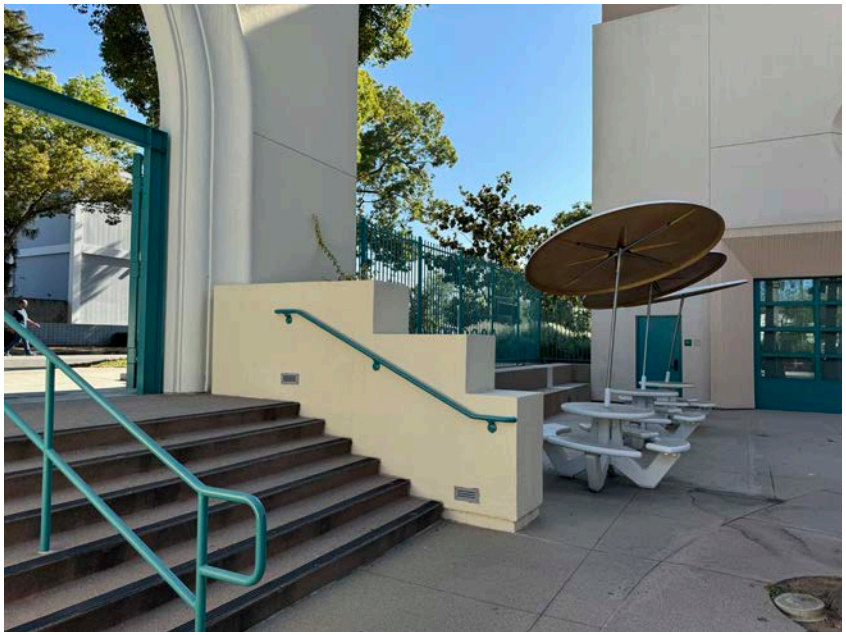
Campus-Wide Accessibility Upgrades

It is recommended that the District conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASp) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations. While addressing all identified items immediately may not be feasible, the study can prioritize the most critical issues for near-term action and plan for phased implementation. The upgrades will address both exterior campus paths of travel and parking needs, as well as interior building enhancements.

Potential projects include:

- Upgrading non-accessible restrooms for accessibility.
- Upgrading all door hardware to meet accessibility compliance.
- Ensuring all instructional space doors meet width requirements.
- Upgrading drinking fountains, with consideration for installing units with bottle refill stations.
- Updating casework, sinks, and built-in stations as required for compliance.
- Providing universal compliance entries to buildings.
- Ensuring access to all public areas of a building, including raised platforms and stages.
- Adding or upgrading accessible parking on campus.
- Providing compliant paths of travel to buildings throughout the campus.

These actions will ensure the campus meets current accessibility standards and provides a more inclusive environment for all users.



Campus-Wide Security and Safety Upgrades

The District takes a proactive approach to campus security and safety by using CPTED (Crime Prevention through Environmental Design) principles and best practices to design outdoor and building spaces. This approach will be enhanced with electronic security and safety systems, coordinated with campus police and a campus-wide safety plan. Projects include:

- Expanding the electronic access control system to all buildings.
- Installing digital CCTV security cameras and a monitoring system in parking areas and other key campus locations.
- Expanding the intrusion alarm system to include all buildings and key spaces.
- Installing a campus-wide emergency notification system through the fire alarm system, including exterior speakers to cover all campus areas.

These measures will be implemented as existing structures are renovated, or as specific security projects.

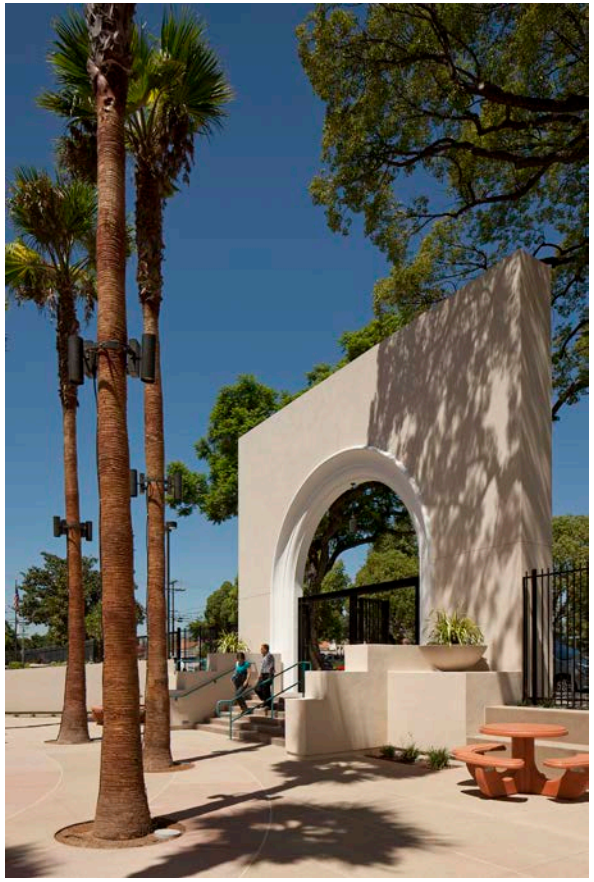


Campus Wide Sustainability

Community Colleges are under the jurisdiction of the Division of the State Architect and as such must comply with certain mandatory requirements of the California Green Building Standards Code. The State encourages building design practices that minimize the impact on the environment and promotes sustainable design. The Campus Wide Sustainability implementations prescribed for the Verdugo Campus applies Districtwide and responds to the State mandates. The following sustainability strategies are unique to the Garfield Campus which include:

- Implement Energy Audits on a regular basis to identify where energy might be wasted and develop plans to source and remedy the problem.
- Site infrastructure upgrades
- Facilites MEP upgrades
- Add the required number of EV charging stations at the parking lots.
- Increase the number of shade trees to provide at least 50% shade within 15 years.
- Provide for staff and student bicycle storage
- Solar panels over parking lots

These upgrades will help the campus achieve significant energy savings, reduce its environmental impact, and support the broader goal of creating a more sustainable and cost-effective campus environment.



Phased Development

The Facilities Strategic Plan (FSP) recommendations for Garfield Campus provide an overarching vision of the future. The transformation of this campus will occur in a series of phases, detailed in the following pages as follows:

- **Phase A:** Parking Lot Extension, 1st Solar Panel Installation, Urban Garden and PSC Outdoor Area Expansion. Outdoor Gathering Space
- **Phase B:** Tropico Building Renovation, Upgrade Classroom Furniture and AV Systems, Upgrade Restrooms campus wide, Elevator Modernization
- **Phase C:** Solar Panel 2nd Installation, Campus wide MEP Upgrades, Campus Wide Infrastructure



Garfield Campus

Projects	Program	Area (GSF)
Phase A Projects		
Parking lot extension		20,000
Urban Garden and PSC outdoor area expansion		9,000
Outdoor Gathering Space		5,000

Phase B Projects		
Tropico Building Renovation	Two story existing building	36,000
Upgrade classroom furniture and AV systems		20,000
Upgrade campus wide restrooms		900

Projects	Program	Area (GSF)	Phase
Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades			
Solar Panel Installation (Campus Specific)		360	A
Campus Wide MEP Upgrades	Replace (1) Chiller	75	A-C
Campus Wide Infrastructure Upgrade	Drainage		A-C

** Project scope within this phase are proposed and subject to change*

#3.3

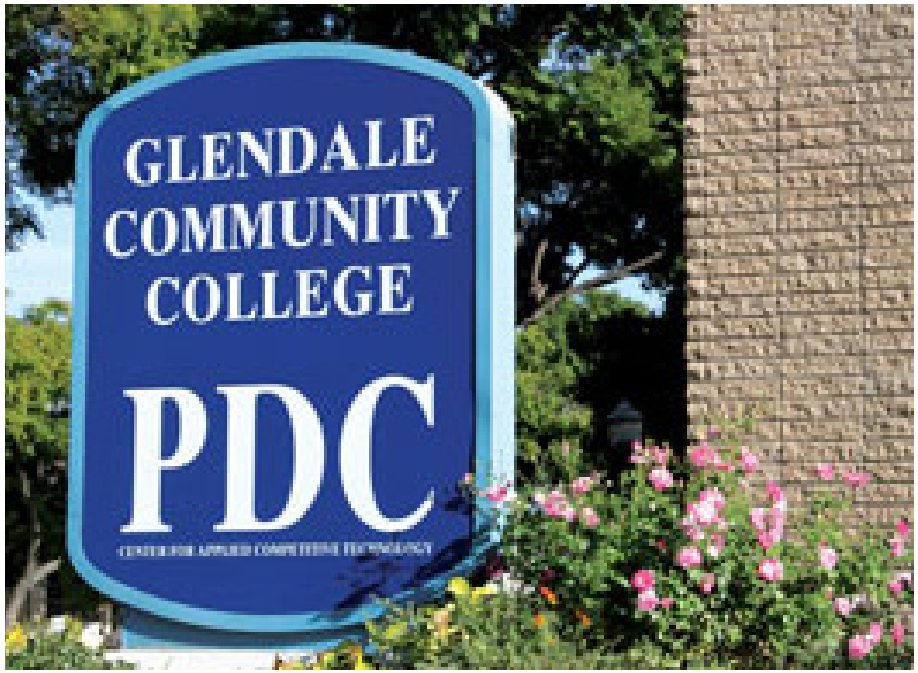
Montrose Campus

Existing Condition Analysis

Overview & Campus Context

The Montrose Campus, also known as the Professional Development Center (PDC), provides customized employee training for small to medium-sized companies. It is located in the Montrose district on Honolulu Ave in close proximity to the Interstate 210 Highway to the north and SR-2 Glendale Freeway to the east. Honolulu Ave is on the north boundary, parking and a neighboring building on the west, and Broadview Dr on the south boundary.

The campus attracts students from the greater Los Angeles region. The PDC was instituted in 1994. There are two buildings on campus, one is an 11,000 SF former bank building with offices and classrooms. The other is the PDC building which is adjoined at the east property line by a commercial building. Access to the site is from Honolulu Ave, the alley bisecting the campus to the south from Broadview Dr. The site has a significant cross slope from Honolulu south toward the alley creating two main entrances north and south at upper and lower elevations. The building is poorly configured and not adaptable to academic programing, or instruction and supervision.



Campus Development History

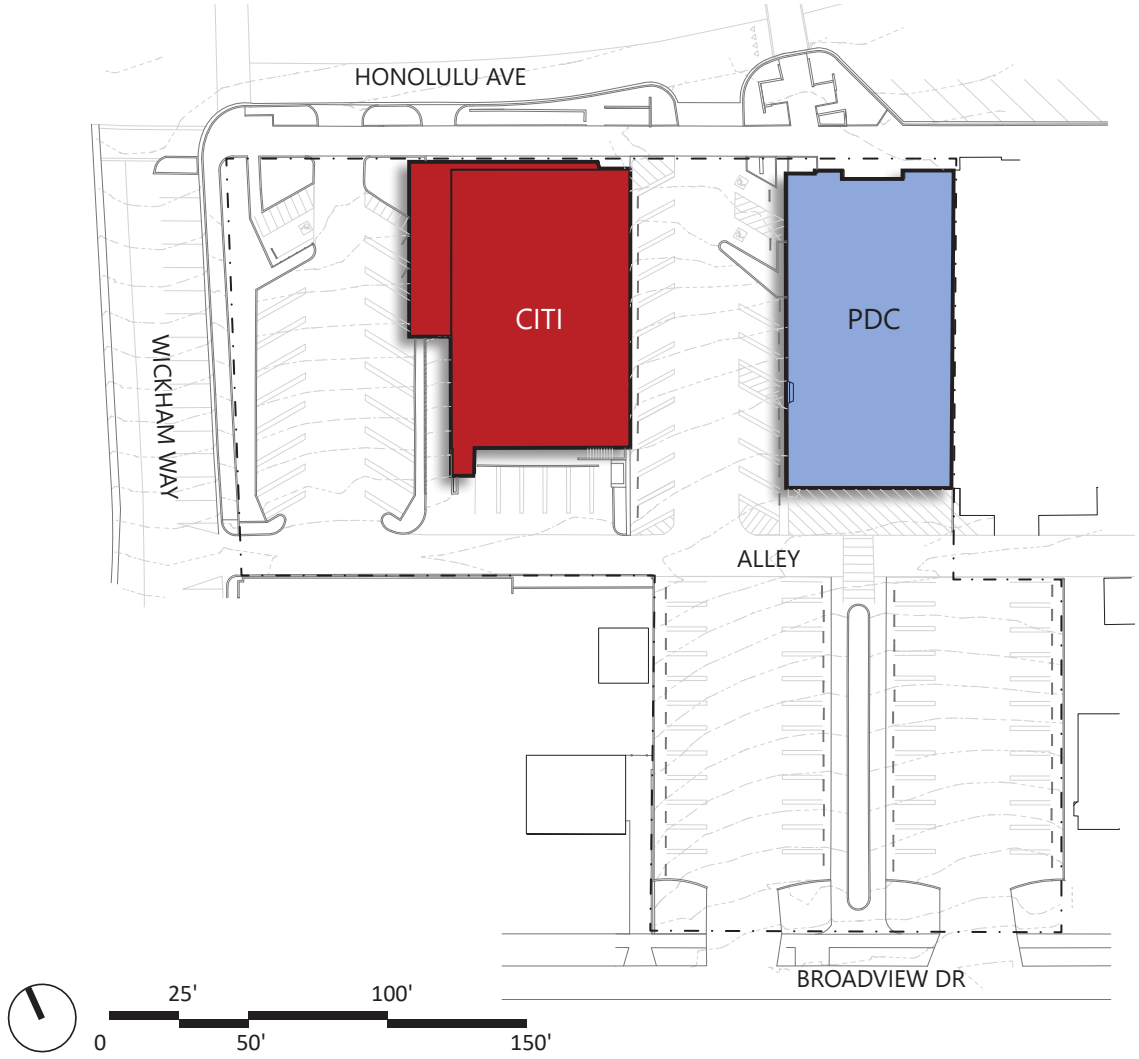
The PDC moved to the Montrose location in 1994. The two-story 11,000 sf former bank was reconfigured for academic and administrative use, its parking lot extends south to Broadview Dr. The former 12,000 sf Citibank on the west quadrant, purchased by GCC in 2022, fronts Honolulu Ave. with parking extending west to Wickham Way. This building is currently not utilized for academic space.



Existing Campus

The Montrose Campus, the smallest of the three GCC campuses, provides a more intimate learning experience. It features a range of academic and training programs and support services, catering to the local community's educational needs. The site area is just under 1 acre with two buildings totalling 22,734 GSF and assignable area of 9986 GSF. The building housing the PDC was built in 1953 and the former Citibank building was erected in 1956. The latter has a multitude of adverse construction conditions. The existing buildings are aged, inefficient and have low adaptability to current and future educational programming. The lack of seismic restraint systems renders it unfeasible for educational purposes.

Facilities Condition



The PDC building needs roof replacement, and improvements to Mechanical, Electrical, Plumbing, and Technology infrastructure. Also necessary is significant ADA compliance work, upgraded security, and repurposing of interior layout to fit the educational program.

Based on our Facilities Condition assessment, the former Citibank building, received among the highest priority points in terms of problem areas, to the degree that we recommend it be demolished. Both structures are likely to contain hazardous materials given their respective ages and the time they were constructed.

Facilities Condition Index

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

Infrastructure Condition

Domestic Water

Based on the Ground Penetrating Radar (GPR) plan prepared by Ultra Engineering Contractors Inc., the Montrose Campus appears to be served by the public water infrastructure in Honolulu Ave. Water service infrastructure also exists on Broadview Dr. There are existing connections to the public water main on the northern side of both the existing buildings. The size, condition and material of these services will require further study as plans develop for this campus.

Fire Water

This water is sourced from infrastructure at Honolulu Ave. to the former Citibank building. There is a public fire hydrant to the north of the PDC building. A flow test will likely be required for intensified future development as it may yield low pressure.

Sanitary Sewer

The former Citibank building is served by a single lateral that is assumed to connect at the middle of the southern side of the PDC building. The size, condition and material of the service is unknown and will require further study as plans develop for this campus. There is no underground utility information or surface information provided in the GPR indicating the location of sewer service for the PDC building but it is assumed to be connected to a lateral connected to a sewer system in the public alleyway south of the building.

Storm Drain

There is minimal storm drain infrastructure on the property according to the topographic survey. The site drains by surface flow from the northwest to the southeast. There is a flow line in the alley that bisects the campus and captures runoff from the northerly portion of the campus and directs it easterly and off campus. The parking lot south of the alley also appears to surface flow from the northeast to the southeast. Based on the topographic survey there are two catch basins located on the south side of the surface parking lot the drain to the curb face via curb drain outlets that discharge onto Broadview Dr.

Gas

Both buildings have service from Honolulu Ave and are metered at the northwest corner of each one. The size, condition, and material of these services are unknown and will require further investigation as the project develops.

Vehicular Circulation and Parking

Vehicles enter the PDC from Honolulu Ave, the alley, or Broadview Dr. There are a total of 93 parking spaces on campus. Off-site metered parking is provided on neighboring streets. The sloped site necessitates entrances at upper and lower levels. Angled parking directs cars to exit to the south via the alley. This occasionally causes drivers to exit the parking lots north as a shortcut to Honolulu Ave making it unsafe for pedestrians and oncoming vehicles at ingress drives. Exiting from the site must funnel through the alley which bisects the campus.

Pedestrian Circulation and Open Space

Due to prior use of the site as commercial bank buildings, there is minimal pedestrian circulation on the campus. These buildings are disjointed and they lack ample connecting pathways internal to the campus with most of the pedestrian paths along Honolulu Ave. Given the slope of the site, a significant challenge to pedestrian circulation for ADA accessibility is created.

Summary of Findings

The Montrose Campus has exceptional potential to establish a more visible GCC presence and community assets. The use of former commercial property in the historic Montrose township is fiscally prudent and provides an ideal context for college and community collaboration. The site is nestled amongst retail and restaurant establishments.

The existing buildings lack adaptability for modern college programming. The functionality of the existing site is extremely difficult as an integrated campus with uniform accessibility to all areas. The existing buildings are old, inefficient and have low adaptability to current and future educational programming. The campus does not effectively use its prominent frontage along Honolulu Ave in the historic town center and lacks any significant historic or redeemable architectural value.

Key Campus Planning Challenges:

- Poor current utilization of space and future program adaptability
- Low yielding floor to area ratio
- The Campus is lacking a sense of place and identity as a GCC entity and does not engage the immediate community
- The Campus is lacking social connection nodes and place for community access
- Existing buildings will be cost prohibitive to upgrade in order to meet DSA code requirements
- Significant cross slope of the site brings forth challenges to ADA accessibility
- The parking lots lack shade canopy creating urban heat islands
- Parking space may limit the ability to intensify the use of the site

#3.3

Montrose Campus

Recommendations

Overview & Planning Principles

The Facilities Strategic Plan (FSP) recommendations for the Montrose Campus provide a strategic vision of purpose and high functionality in terms of future campus development. The suggestions in this section are in response to substantial discussion during the planning process as noted previously. We have provided conceptual sketches indicating the location and purpose of the site development. The Facilities Planning Principles were utilized to show abstract ideas into plausible schemes for the campus which are in alignment with the vision and values of Glendale Community College.

The planning principles utilized on the Verdugo Campus are the drivers that led to the FSP recommendations and serve as a guide for the future development of the Montrose Campus. These principles provide the construct for identifying new development and the essential improvements to the campus environment, infrastructure, and facilities that are identified in this section.



Facilities Strategic Plan

Facilities Project Description

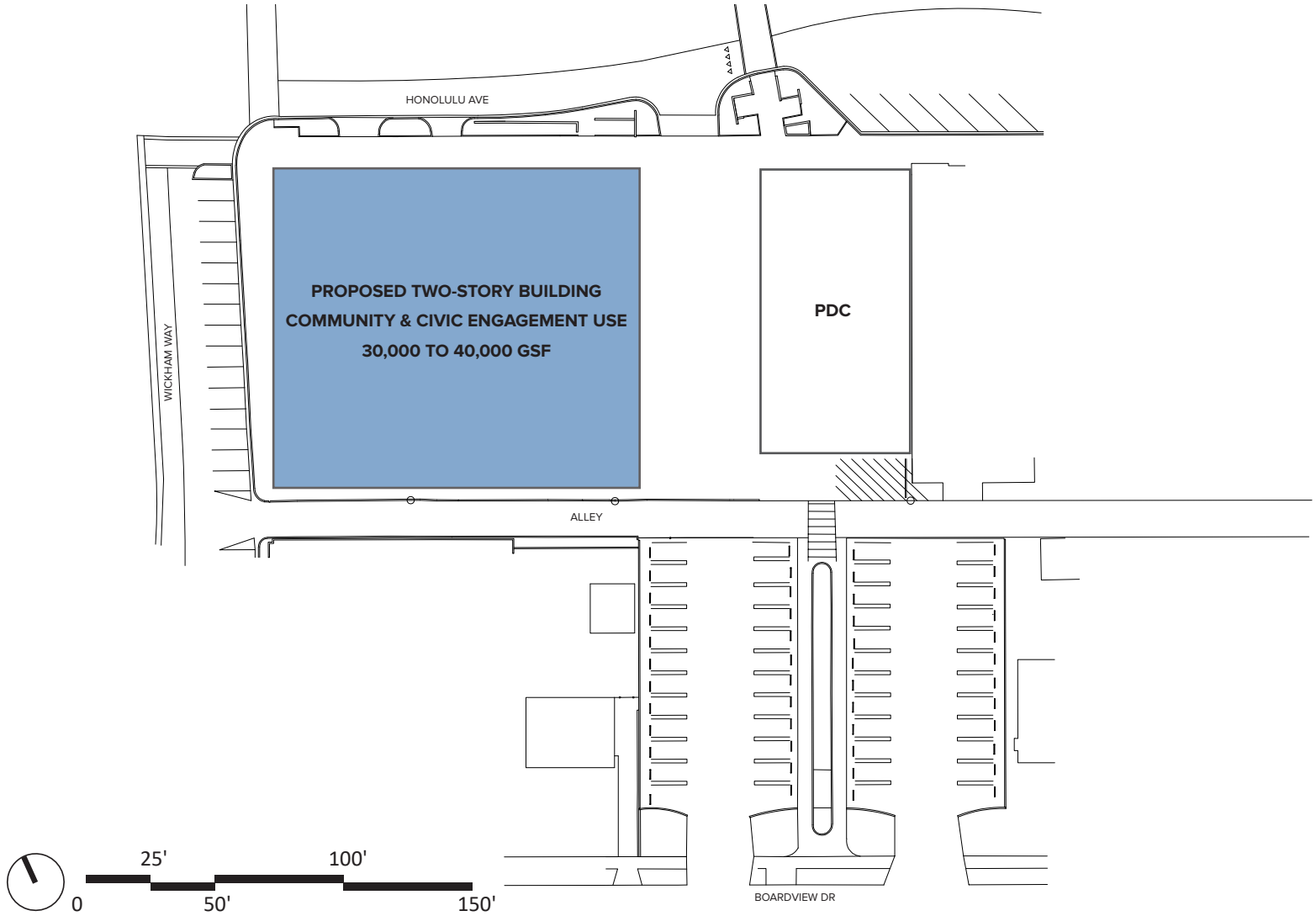
The FSP projects identified during the planning process are listed on the right in alphabetical order and do not represent a priority order. It is anticipated that much of the site will be redeveloped, one or both existing buildings may need to be demolished and existing infrastructure (water, power, sewer and storm drain) will undergo extensive modernization. Through these efforts, the College will accomplish the following objectives:

- Establish a strong presence and utilization in the Montrose town center and its community.
- Address the strategic goal of GCC which seeks to “bring the community college into the heart of the community.”
- Improved site accessibility.
- Replacing building(s) that are not viable for educational programs due to poor configuration and the extraordinary expense of seismic renovation. Consider uses with revenue generating potential

A. A new 30,000 to 40,000 GSF Community and Civic Engagement Use building and parking improvements (specific building use to be determined by further analysis).

B. Social connection zones for college and community functions

Facilities Strategic Plan



Montrose Campus

Projects	Program	Area (GSF)	Phase
Demolition of Citibank Building		11,000	A
New Building (30,000 to 40,000 GSF) and site Improvements		40,000	A

Fire and Public Safety Campus

Projects	Program	Area (GSF)	Phase
Proposed Fire and Public Safety Academy			
Site acquisition	College to finalize possible site locations	10	8 -10 Acres
Fire Safety /Public Academy	See tentative program for the proposed facility	250,000	8 -10 Acres

** Project scope within this phase are proposed and subject to change*

#3.4
Auxiliary Campuses

Proposed Fire and Public Safety Academy

Site acquisition

Fire Safety /Public Academy



** PRECEDENT IMAGE*

GCC Baja California Field Station

Estación del Mar Cortés (EMC)

This complex includes six buildings which include a fieldhouse, laboratories, dormitories, restrooms, staff house and garage. Improvements should include:

1. Replacement of power generator, generator, Lighting and HVAC and Fire Safety Systems.
2. Retaining walls for storm and mudslide protection
3. Thermal insulation and HVAC systems for the Staff House
4. Station manager residence
5. Improvements to plumbing infrastructure
6. Accessibility for path of travel
7. Furniture Fixtures and Equipment





#4

Appendix

#4

Appendix

Facilities Conditions Assessment Reports

Facilities Conditions Assessment Report Summary

GCCD Facilities Strategic Plan **FACILITY ASSESSMENT**

VERDUGO CAMPUS - MAIN CAMPUS

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
AD	1936	88	62	
AS	1962	62	0	To be Demolished in BV PH2
AT	1942	82	66	
AU	1947	77	96	Historic commponents to be retained
BK	2000	24	18	
CDC	1990	34	35	Consider renovation due to security & life/safety conditions
CR	1937	87	84	Proposed to be renovated-renovaton doesn't include seismic upgrade
CS	2003	21	17	
HS	2007	17	11	
LB	1966	58	55	Consider renovation due to program consideration
LS	1997	27	26	Consider renovation due to site security conditions
SB	2003	21	0	To be Demolished in BV PH2
SC	2000	24	14	
SF	1998	26	25	
SG	1997	27	21	
SM	1978	46	37	
SN	1937	87	109	
SR	1989	35	33	
SV	2013	11	3	
TG	1976	48	52	
VQ	1937	87	38	
PARKING STRUCTURE	2007	17	9	

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.

GLENDALE COMMUNITY COLLEGE

Facilities Conditions Assessment Report Summary

GCCD Facilities Strategic Plan **FACILITY ASSESSMENT**

GARFIELD CAMPUS

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
TROPICO	1994	30	24	
MARIPOSA	2011	13	9	
PARENT SUPPORT CENTER	2009	15	9	
SOMERSET	2022	2	3	

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.

1976)

Facilities Conditions Assessment Report Summary

GCCD Facilities Strategic Plan — FACILITY ASSESSMENT

MONTROSE CAMPUS

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for immediate continued use	70+
Consider Replacement	90+

FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
PDC	1953	71	46	Recently renovated
CITIBANK	1956	68	153	

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.

Facilities Conditions Assessment Report
Verdugo - Adminstration (AD)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: JOHN A DAVITT ADMINISTRATION (AD)

YEAR BUILT: 1936 AGE: 88
RENOVATION(S): 1991, 2017, 2019, 2021
DSA A#(S): 03-115993, 03-118226, 03-119878, 03-119899, 03-118991, 03-115090, A#51465
GROSS AREA (SQ. FT.): 43,652
NO. OF FLOORS: 2
STRUCTURE: COMMENT:
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Administrative offices, Career Education, Glendale College Foundation. Classrooms, Learning Center, Scholars Program



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	4	3	3	5	1	1	20

COMMENTS: *Mechanical/Plumbing: Mechanical system shows recent upgrades. Basement pumps show history of leaks. Restroom fixtures show some wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Switchgear is old in the basement outdated for replacement parts. Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed. Currently there is no air conditioning within IDF closets. ***FIRST FLOOR ADMINISTRATION OFFICES HAVE BEEN RECENTLY UPDATED*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
62

Facilities Conditions Assessment Report
Verdugo - Advanced Technology Center (AT)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: ADVANCED TECHNOLOGY CENTER (AT)

YEAR BUILT: 1942
RENOVATION(S): 2021
DSA A#(S): 03-118585, A#3618
GROSS AREA (SQ. FT.): 22,253
NO. OF FLOORS: 2
STRUCTURE: Steel
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Architecture Classrooms, Computer Labs, Machine Shops, ESL Department, Electronics, Computer Technology and Machine Shop

AGE: 82

COMMENT: Tile & membrane roofing



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1		1	3	8

COMMENTS: *Lobby with elevator is downstairs from main student/staff parking; door hidden at rear is accessible from parking. Elevator needs ADA upgrades.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	3	2	1	1	1	2	12

COMMENTS: *Wayfinding not clear. Water damage at ceiling and walls. Classroom floor finishes damaged. Building directory not found.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	1	2	3	3	2	1	15

COMMENTS: *Fire sprinklers capped at Machine Shop. Lighting needs to be updated. Mechanical/Plumbing: Restroom fixtures show some wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	3	4	2			22

COMMENTS: *Asbestos suspected in glue-on tile at ceiling. Classroom sinks not accessible. Guardrail needed at exterior sidewalk adjacent steep slope. Restrooms needs a refresh of finishes, accessories.*

PRIORITY FACTOR
66

Facilities Conditions Assessment Report
Verdugo - Auditorium (AU)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: AUDITORIUM (AU)

YEAR BUILT: 1947 AGE: 77
RENOVATION(S): 1990, 1995
DSA A#(S): 03-115993, 03-118226, 03-119878, 03-119899, 03-118991, 03-115090, A#51465
GROSS AREA (SQ. FT.): 46,465
NO. OF FLOORS: 3 (includes basement)
STRUCTURE: COMMENT: Tile/membrane roofing
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Theater, Music Studios, Labs, Classrooms and Black box Theatre



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	3	1	0	3	3	12

COMMENTS: *Original windows need replacement. Open window at 1st floor restroom presents a security risk. Water damage on walls, Elevator is outside.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	2	1	4	4	3	18

COMMENTS: *Water damage present in wall and ceiling finishes. No room signage. Door visions are non-compliant height.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	4	3	3	3	4	4	24

COMMENTS: *Fire sprinklers occur at basement only. Mechanical/Plumbing: Restroom fixtures show wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Electrical switchgear is original to building and is aged. Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed. All cabling is connected from first floor IDF. Fire Alarm System is original to building with minimum to the building.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
3	1	3	5	5			34

COMMENTS: *Asbestos suspected at glue-on ceiling tiles. Size of offices non-compliant. Stair railings are not complaint. Basement rooms are inaccessible.*

PRIORITY FACTOR
96

Facilities Conditions Assessment Report
Verdugo - Bookstore (BK)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: BOOKSTORE (BK)

YEAR BUILT: 2000
RENOVATION(S): N/A
DSA A#(S): 03-100555
GROSS AREA (SQ. FT.): 9,170
NO. OF FLOORS: 1
STRUCTURE: Steel
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Bookstore

AGE: 24

COMMENT: STL. Frame



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
4	1	1	1	0	5	1	13

COMMENTS: *Security camera not working at ATM closet in Business Division. In Business Division the door shared with stockroom has thumbturn lock on other side which prevents ability to shelter in place. Stockroom door remains propped open. Expansion joint at Library and Bookstore exit corridor is not water tight; rain water damage at ceiling, walls, and floor.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	1	1	1	1	3	1	10

COMMENTS: *Stock room door vision glazing at non-compliant height. Business Division does not have panic hardware on entry doors. Buisness Division rooms need a refresh of floors, walls, casework.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	2	1	3	1	1	11

COMMENTS: *No fire sprinklers.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	3	1	3	1			18

COMMENTS: *Non-compliant sink at stock room. Transaction window/counter at bookstore has non-compliant height. Floor outlets in book store path of egress pose a trip hazard. Bookstore automatic door activators obscured; exterior has guardrail crossing activator and interior activator is placed in corner behind product.*

PRIORITY FACTOR
18

Facilities Conditions Assessment Report
Verdugo - Central Plant I (CP1)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: CENTRAL PLANT I (CP1)

YEAR BUILT: 1992
RENOVATION(S): 2002, 2006
DSA A#(S): 03-105002, A#51465
GROSS AREA (SQ. FT.): 3,072
NO. OF FLOORS: 1
STRUCTURE:
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Facilities/Maintenance

AGE: 32

COMMENT: Add-on to Auditorium (AU)



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
2	1	0	1		1	0	5

COMMENTS: *Exterior stucco finish damaged near connection to AU building. Water has pooled in chiller room; possibly entered from exterior at chain link gate.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	1	2	1	3	1	1	11

COMMENTS: *Concrete wall is chipped, leaving rebar exposed. Shotcrete damaged in a couple places. Slab cut-out for pipe penetration pit leaves soil exposed.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
							0

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY **(RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)**

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
1	1	1	0	0			6

COMMENTS:

PRIORITY FACTOR
11

Facilities Conditions Assessment Report
Verdugo - Central Plant II (CP2)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: CENTRAL PLANT II (CP2)

YEAR BUILT: 2007
RENOVATION(S): 2011
DSA A#(S): 03-114126, 03-109916, 03-107296, 03-105002
GROSS AREA (SQ. FT.): 3,050
NO. OF FLOORS: 1
STRUCTURE: Steel
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Facilities/Maintenance

AGE: 17

COMMENT:



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	0	1		1	0	4

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	0	2	2	1	8

COMMENTS: *Door to chiller room does not close properly. Chiller room door is louvered so noise is not contained.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
						0	0

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY **(RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)**

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
1	1	1	0	0			6

COMMENTS:

PRIORITY FACTOR
5

Facilities Conditions Assessment Report
Verdugo - Camino Real (CR)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: CAMINO REAL(CR)

YEAR BUILT: 1937
RENOVATION(S): 2001
DSA A#(S): 03-105002
GROSS AREA (SQ. FT.): 21,890
NO. OF FLOORS: 2 (+B)
STRUCTURE:
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Currently the buidling is used for physics labs, lecture rooms and classrooms. Planned to be upgraded to house maker space, Esports, Dreamscape and student success Center.

AGE: 87

COMMENT:



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	5	1	0	1	3	12

COMMENTS: *Exterior ramp/stairs (and elevator) are scheduled for demolition in phase 2 of Buena Vista project; elevator in new construction will be exposed to elements while Camino Real's interior stairs are in environmentally conditioned space.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	3	3	3	13

COMMENTS: *Door vision glass is non-compliant height. Mechanical room equipment is audible from adjacent classroom; a shared window has poor seal. Interrior building directory not existing and building entrances not identified at exterior nor on campus wayfinding map in San Gabriel plaza.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
4	3	3	3	4	1	1	19

COMMENTS: *Building is not equipped with fire sprinklers. Mechanical air supply on the 2nd floor at north end of the building is noisy, especially when Women's restroom door is closed. Mechanical/Plumbing: Restroom fixtures show some wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed. All cabling is connected from first floor IDF.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	3	3			18

COMMENTS: *Some Restroom accessories are at non-compliant heights/locations. Access to Staff restrooms require descending (3) steps from the 1st floor. Max live load for floor listed at 100 lbs/sf.*

PRIORITY FACTOR
84

Facilities Conditions Assessment Report
Verdugo - Cimmarusti Science Center (CS)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: CIMMARUSTI SCIENCE CENTER (CS)

YEAR BUILT: 2003 AGE: 21
RENOVATION(S):
DSA A#(S): 03-105002
GROSS AREA (SQ. FT.): 15,192
NO. OF FLOORS: 2
STRUCTURE: Steel COMMENT: STL. Frame
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Planetarium, Science Labs, Study Rooms, Gallery



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	2	7

COMMENTS: *No truncated domes at ramp down from 1st floor corridor on west side.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	3	2	1	2	3	2	14

COMMENTS: *Vision glazing on doors is non-accessible height. No panic hardware from exit corridors. Head clearance height is 76" at planetarium controls desk. Water damage at ceiling tiles. Noisy data closet in Study Lab and noisy in corridor. Sink at lab does not have required knee clearance; base cabinet and obstructing pipes.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	2	3	2	2	1	1	14

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	5	1	3	1			22

COMMENTS: *Dead end corridor to rooms CS262-CS265; No sign indicating corridor does not have an exit. Building is connected to Camino Real and utilizies its restrooms.*

PRIORITY FACTOR
17

Facilities Conditions Assessment Report
Verdugo - Bhupesh Parikh Health Sciences & Technology (HS)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: BHUPESH PARIKH HEALTH SCIENCES & TECHNOLOGY (HS)

YEAR BUILT: 2007 AGE: 17
RENOVATION(S):
DSA A#(S): 03-107296, 03-105002
GROSS AREA (SQ. FT.): 41,952
NO. OF FLOORS: 4 (B+3)
STRUCTURE: Steel COMMENT: STL/Metal Framing/Tile & Membrane Roof
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Facilities, Custodial, M&O offices, Shops, Health Science Division offices, Classrooms, Nursing labs, Simulation labs, Tiered Classrooms, Digital Arts Department offices, and classrooms, Warehouse



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS: *Classrooms have no daylighting, Building has 2 elevators*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	2	2	1	1	1	1	9

COMMENTS: *Patching & Paint needed for few walls in the bathroom, Flooring has minor marks and damage, 3rd floor ceilings have some water damage, Restroom door signage needs to be replaced, minor repair needed for a light fixture on 3rd floor.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	2	3	3	1	1	13

COMMENTS: *Electrical and mechanical equipment is located in Attic and roof wells. Mechanical/Plumbing: Restroom fixtures show some wear. Condensate line is installed over electrical equipment in main electrical room. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
1	1	1	2	2			14

COMMENTS: *Required clearance at landing to Attic is less than 6'-8". ADA stall door at the 1st floor restrooms needs repair. Most of the doors in building has to be adjusted to have 5 pounds opening pressure.*

PRIORITY FACTOR
11

Facilities Conditions Assessment Report
Verdugo - Library (LB)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: LIBRARY (LB)

YEAR BUILT: 1966
RENOVATION(S): 1997
DSA A#(S): 03-115612
GROSS AREA (SQ. FT.): 71,866
NO. OF FLOORS: 4
STRUCTURE: Steel
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Library, Archives, Study Rooms, Classrooms, I.T. Dept

AGE: 58

COMMENT: STL. Frame



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	3	8

COMMENTS: *Entrance to Library building at 1st floor is hidden off to the side of I.T. Department where elevator only goes to 3rd floor; a second elevator is required to reach 4th floor. The 2nd floor entrances are midway between two sets of stairs. Ramps at exit corridors have non-compliant railings. Service elevator in staff area has non-compliant call buttons and signage.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	3	2	1	4	5	4	21

COMMENTS: *Areas of water damage and cracking at walls and ceilings, including in finishes suspected to have asbestos . Portion of expansion joint cover is missing. The 4th floor "quiet space" has a lot of noise traveling up the atrium from the research/help desk. Staff restroom on 3rd floor lacking acoustic absorption. Room LB217 Storage/Phone room acoustics are poor. Doors to restrooms are extremely heavy. Several doors in staff area have door knobs. Wayfinding to entrances and elevators is confusing. No panic hardware at LB111 I.T. Services.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	2	1	3	1	1	11

COMMENTS: *Supply air diffusers on 4th floor and in LB220 are noisy. Some electrical outlets at floor are not recessed and present a tripping hazard. Fire curtain sprinklers only occur at atrium perimeter.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	4	3	4	3			30

COMMENTS: *Some exit signs are obstructed by tall shelving; no directional exit signs. Emergency exit door in library has two evacuation route maps with different orientations of north. There are no room identification or exit/route signs with braille. Restrooms do not have accessibility signage. Several drinking fountains are non-compliant. Restroom accessories are not all at compliant heights. Grab bar missing in ADA stall. Public restroom not available on 2nd floor. Staff break room has non-compliant sink, high light switches. Classroom LB220 has two doors that are*

PRIORITY FACTOR
55

Facilities Conditions Assessment Report
Verdugo - Life Skills (LS)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: LIFE SKILLS (LS)

YEAR BUILT: 1997 AGE: 27
RENOVATION(S):
DSA A#(S): 64387
GROSS AREA (SQ. FT.): 5,428
NO. OF FLOORS: 1
STRUCTURE: Wood COMMENT: Heavy Timber
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Life Skills; parenting classrooms for infant/toddler, play yard.



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
2	2	1	4	0	3	1	13

COMMENTS: *Stucco finish is worn and dirty. Toddler play yard gate is in disrepair and does not self-close properly. Site is somewhat remote from campus and near freeway. No security cameras. Tile roof needs cleaning.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	2	1	2	5	3	17

COMMENTS: *Walls, flooring, and casework need refreshing. Ceilng tiles have water damage. Identifying signage lacking from parking lot. Casework and flooring need a refresh. Restroom hardware has non-compliant thumbturn lock.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	3	2	1	1	1	1	12

COMMENTS: *No fire alarm and fire sprinklers.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	5	1	3	3			26

COMMENTS: *Full height cabinets are not anchored to wall. Restroom accessories not in accessble location at adult restrooms. Fire extinguisher cabinet and defibrilator are mounted above accessible height. Defibrilator is out of service.*

PRIORITY FACTOR
26

Facilities Conditions Assessment Report

Verdugo - Parking Structure

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: PARKING STRUCTURE & ELEVATOR TOWERHOUSE

YEAR BUILT: 1994 Towerhouse, 2007 Parking Structure AGE: 17
RENOVATION(S):
DSA A#(S): 60925, 03-108288, 03-108289
GROSS AREA (SQ. FT.): 338,203
NO. OF FLOORS: 6 Levels
STRUCTURE: COMMENT: Solar panels above level 6
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Lot C parking for faculty and staff



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	2	0	1	3	9

COMMENTS: *Ramp from elevator tower to plaza does not have continuous handrail to bottom of ramp. Long stairway from plaza up to parking garage (via Campus Way) is fairly narrow, without large landings to pause for a breath and let others pass. Elevator bridge is very congested at peak hours as many of the students are coming from Lot C. Sometimes 1 of 2 elevators is out of service.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS: *Fire sprinklers not existing. General lighting is poor.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS: *Restrooms not existing.*

PRIORITY FACTOR
9

Facilities Conditions Assessment Report
Verdugo - Student Center (SC)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: J.W. SMITH STUDENT CENTER (SC)

YEAR BUILT: 2000 AGE: 24
RENOVATION(S):
DSA A#(S): 03-100555
GROSS AREA (SQ. FT.): 7,580
NO. OF FLOORS: 1
STRUCTURE: Steel COMMENT: No restrooms
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Student Services, Conference Room



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	1	1	1	2	1	10

COMMENTS: *Water damage at ceiling tiles. Student Center needs a refresh of finishes, casework. Exit corridor behind conference room has a door (in pair) that is not easy to open.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	2	1	3	1	1	11

COMMENTS: *Fire sprinklers not existing*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	0			8

COMMENTS: *Student Center and Conference Room have non-compliant sinks.*

PRIORITY FACTOR
14

Facilities Conditions Assessment Report
Verdugo - Scoreboard

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SCOREBOARD

YEAR BUILT: 2004
AGE: 20
RENOVATION(S):
DSA A#(S): 03-109775
GROSS AREA (SQ. FT.): 3,105
NO. OF FLOORS: 1 + Mezzanine
STRUCTURE: Wood
COMMENT: Athletic storage building
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Athletics: Football, Track & Field



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
2	2	0	1	3	3	0	11

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	2	0	0	3	1	10

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	3	0	3	3	3	0	15

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
3	0	0	4	0			14

COMMENTS:

PRIORITY FACTOR
16

Facilities Conditions Assessment Report
Verdugo - Tennis Pro Shop (SDA)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: TENNIS PRO SHOP (SDA)

YEAR BUILT: 1990
RENOVATION(S):
DSA A#(S): A-50348
GROSS AREA (SQ. FT.): 375
NO. OF FLOORS: 1
STRUCTURE: Wood
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Athletics: Tennis

AGE: 34

COMMENT: Building has blue emergency phone



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
2	1	1	5		1	N/A	10

COMMENTS: *Stucco is cracking and damaged. Drinking fountains have been removed and stucco has not been repaired. Paved areas have high curbs & steep slopes without guardrails or tactile warning.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	1	2	1	1	4	3	14

COMMENTS: *Exterior doors at shop are wood; exposure to elements has damaged bottom and finishes are in poor condition. Doors lack sweeps to keep water out. Restrooms need a refresh of finishes. Building & rooms lack identifying signage or wayfinding.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
						0	0

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
6	1	1	6	3			34

COMMENTS: *Severe cracks in the slab at columns and perimeter of foundation indicate advancing settlement of building. Concrete walking surface around building is sinking toward building. Site (including tennis courts' spectator stadium seating) is not accessible; stairs only to access site. Some accessories in Restrooms are not at accessible height/position.*

PRIORITY FACTOR
22

Facilities Conditions Assessment Report
Verdugo - San Fernando Complex (SF)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SAN FERNANDO COMPLEX (SF)

YEAR BUILT: 1998 AGE: 26
RENOVATION(S):
DSA A#(S): 03-112512, 04-101769, 03-102265
GROSS AREA (SQ. FT.): 19,440
NO. OF FLOORS: 1
STRUCTURE: Wood COMMENT: Modular Buildings
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Center for Students with Disabilities, Classrooms, Storage



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
4	4	2	4	0	1	1	16

COMMENTS: *Rust at bottom of closure panels, siding is water damaged. Ponding water was observed on roofs*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	2	2	2	2	4	16

COMMENTS: *Modulars are old; some have bad odor. Paint, flooring, ceiling finishes worn and need replacement. Signage needed.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
2	2	2	3	3	1	1	14

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
25

Facilities Conditions Assessment Report
Verdugo - San Gabriel (SG)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

YEAR BUILT: 1997 AGE: 27
RENOVATION(S): 2007, 2023
DSA A#(S): 60562, 03-107296, 03-116658
GROSS AREA (SQ. FT.): 64,509
NO. OF FLOORS: 3
STRUCTURE: Concrete COMMENT: and STL. Frame
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Math, Photo Lab, DSPS, ESL, Computer Lab, Open Labs, Biology Labs, Lecture Hall, Graphic Design, Classrooms



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS: *Exterior ramp, connecting 2nd floor to building across San Gabriel Plaza, is scheduled for demolition during phase 2 of Buena Vista construction.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	2	2	1	1	1	1	9

COMMENTS: *Raised access floor finishes have uncovered penetrations. Water damage at ceilings.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
4	3	3	3	4	1	1	19

COMMENTS: *Mechanical/Plumbing: Restroom fixtures are dated. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed. Cabling is CAT5E.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	4	3	2			22

COMMENTS: *Original offices of DSPS are non-compliant in size; some have been converted to "proctoring rooms". Drinking fountain non-compliant. Mold visible on gypsum board finish in corridor outside Room 204. Lab counters/sinks and fume hoods are not accessible. Restroom accessories non-compliant height/location.*

PRIORITY FACTOR
21

Facilities Conditions Assessment Report
Verdugo - Sierra Madre (SM)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SIERRA MADRE (SM)

YEAR BUILT: 1978 AGE: 46
RENOVATION(S): 1989, 1999, 2001, 2008
DSA A#(S): 03-100555, 03-116405, 03-113565, 03-11664
GROSS AREA (SQ. FT.): 17,366
NO. OF FLOORS: 2
STRUCTURE: Concrete COMMENT:
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): College Police, Food Services, Welcome Center, Community Engagement Center, Dream Resource Center, Rising Scholars, Spark Program



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS: *Roofing needs cleaning*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
4	2	2	1	1	3	3	16

COMMENTS: *Cafeteria at 1st & 2nd level needs paint, deep cleaning. Floor and ceiling finsihes worn.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
5	3	2	1	3	1	1	16

COMMENTS: *Fire sprinklers not existing. Mechanical: Mechanical units are at end of life. Plumbing: Restroom fixtures not current Cal Green compliant. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed.*

STRUCTURAL / LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS: *Campus Police Office not available for survey; nobody present and doors locked.*

PRIORITY FACTOR
27

Facilities Conditions Assessment Report
Verdugo - Sierra Nevada (SN)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SIERRA NEVADA (SN)

YEAR BUILT: 1937
RENOVATION(S): 1982, 2004
DSA A#(S): 1333, 26920, 03-105641
GROSS AREA (SQ. FT.): 17,620
NO. OF FLOORS: 2
STRUCTURE: Concrete
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S):

AGE: 87

COMMENT:



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	3	4	0	3	3	15

COMMENTS: *No cameras; only security lighting. Accessibility upgrades needed for path of travel (stairs, ramps, rails).*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	2	4	4	3	4	21

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	4	3	2	3	3	0	18

COMMENTS: *Fire sprinklers not existing. Mechanical/Plumbing: Restroom fixtures show some wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas). Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	4	4	4	4			34

COMMENTS: *Accessibility upgrades needed for drinking fountains, restrooms, locker rooms, showers. Fire extinguisher cabinets are damaged.*

PRIORITY FACTOR
109

Facilities Conditions Assessment Report
Verdugo - San Rafael (SR)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SAN RAFAEL (SR)

YEAR BUILT: 1989 AGE: 35
RENOVATION(S): 2006, 2015, 2021
DSA A#(S): 03-108317, 03-115669, 03-118990, A#47510
GROSS AREA (SQ. FT.): 34,659
NO. OF FLOORS: 3
STRUCTURE: Steel COMMENT: 2nd floor had recent remodel
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Health Center, Classrooms, CalWorks, Student Equity, Sandbox, Business Division offices, Computer Lab



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	4	1		1	3	11

COMMENTS: *Exterior storefront entry glazing frames have old, cracked sealant that leaks water and resulted in rust on doors and window frames, damaged finishes. Elevator needs maintenance*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	2	2	1	2	3	2	13

COMMENTS: *No permanent signage at staff rooms. Room numbers are above doors; no room names or tactile room identification. Restrooms need refresh of finishes.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
4	2	3	3	3	1	1	17

COMMENTS: *Fire sprinklers not existing. Mechanical/Plumbing: Restroom fixtures show some wear. Electrical: Lighting is all fluorescent lighting with limited controls (motion sensors in areas) with exception of second floor. Technology: Maintenance/update to maintain systems and clean up of existing IT cabling needed.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	3	3	3	3			26

COMMENTS: *Several rooms have non-compliant sinks. 1st floor corridor exit door at south end lacks manueverability clearance; exit door at north end leads bottom landing of stairs. Restroom sinks on 1st and 3rd floor are non-compliant height. Back grab bar missing at ADA toilet stalls.*

PRIORITY FACTOR
33

Facilities Conditions Assessment Report
Verdugo - Sierra Vista (SV)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SIERRA VISTA (SV)

YEAR BUILT: 2013 AGE: 6
RENOVATION(S): 2018, 2023
DSA A#(S): A-113261, 03-113261, 03-119783, A-12098, 03-106972
GROSS AREA (SQ. FT.): 94,224
NO. OF FLOORS: 3
STRUCTURE: Steel COMMENT:
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Admissions & Records, Academic Counseling, Career Services, Financial Services, Int'l Students Office, Transfer Center, Classrooms, Student Labs, Journalism Dept., Newspaper, Commons



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	1	6

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	1	2	2	1	1	10

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
3

Facilities Conditions Assessment Report
Verdugo - Tongva (TG)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: TONGVA (TG)

YEAR BUILT: 1976 AGE: 48
RENOVATION(S): 1997, 2019
DSA A#(S): A#37547, A#45394, A#66169, 03-118585
GROSS AREA (SQ. FT.): 29,643
NO. OF FLOORS: 2
STRUCTURE: Concrete COMMENT:
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Veterans' Center, Art Studios, Darkroom, Classrooms, Welding Shop



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	2	7

COMMENTS: *Elevator call buttons need replacement. Emergency signage missing at elevator. Site drainage poor at rolling grills of Welding Shop; sandbags required.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
3	3	3	4	1	5	3	22

COMMENTS: *Wall finishes at Art classrooms and restrooms need cosmetic repair. Ceilings in Art classrooms may contain asbestos. Doors at Art classrooms have knobs. Skylights are covered with curtains in some Art Studios. Elevator sign not higly visible; small sign mounted high on wall. Elevator leads to courtyard (locker area) at rear of Art classrooms but does not connect to interior circulation corridor; ramp is provided at other end of building where corridor occurs.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	3	2	3	3	1	1	16

COMMENTS: *Sprinklers existing only in portion of Vet Center. Mechanical: Expanded Annex portion in good condition, original builnd section is showing wear. Electrical: Lighting system is outdated with fluorescent lighting in most areas. The second floor does have LED updates. Technology: Equipment rooms need cable management clean up.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	3	4	5	5			36

COMMENTS: *Only one ramp existing, near welding shop. No accessible sink at Vet Center, Art Studios. Work tables, counters, and fume hood not accessible at Art Studios. Art cases at corridor project 5" from wall. No lockers provided for ADA accessibility. Doors at art classrooms lack required push/pull clearances. Restroom accessories height not accessible. Rear grab bar removed at ADA stall for installation of automatic flush valve.*

PRIORITY FACTOR
52

Facilities Conditions Assessment Report
Verdugo - Kinesiology and Vaquero Atheletic complex(VQ)

GLENDALE COMMUNITY COLLEGE DISTRICT
GLENDALE CITY COLLEGE

FACILITY ASSESSMENT

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: KINESIOLOGY AND VAQUERO ATHELETIC COMPLEX (VQ)

YEAR BUILT: 1937 AGE: 87
RENOVATION(S): 2003, 2023 (Addition)
DSA A#(S): 03-105641, 03-119003, 03-105641, 03-109916, 03-118553, 03-118409, A-12098
GROSS AREA (SQ. FT.): 37,102
NO. OF FLOORS: 2
STRUCTURE: Steel COMMENT: stl struct/metal framed/ membrane& tile roof
FIRE SPRINKLER: No
FIRE ALARM:
PROGRAM(S) / DEPARTMENT(S): Sports



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1		1	1	6

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	0	1	1			8

COMMENTS:

PRIORITY FACTOR
38

Facilities Conditions Assessment Report
Garfield - Mariposa (MP)

GLENDALE COMMUNITY COLLEGE DISTRICT
GARFIELD CAMPUS

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: MARIPOSA (MP)

YEAR BUILT: 2011 AGE: 13
RENOVATION(S): 2021
DSA A#(S): 03-112846, 120226
GROSS AREA (SQ. FT.): 40,026
NO. OF FLOORS: 3
STRUCTURE: Steel COMMENT: Steel/Built up roof
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Welcome Center, Business & Life Skills, Bookstore, Career & Counseling Center, Student Success Center, Computer Lab, Classrooms, Offices, Café,



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	3	1	1	0	1	1	8

COMMENTS: *Roofing has worn and needs replacement*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	3	2	3	3	1	1	16

COMMENTS: *Mechanical: One chiller is aged, the second is newer.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
9

Facilities Conditions Assessment Report
Garfield - Parent Support Center (PSC)

GLENDALE COMMUNITY COLLEGE DISTRICT
GARFIELD CAMPUS

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: GARFIELD PARENT SUPPORT CENTER (PSC)

YEAR BUILT: 2009
RENOVATION(S):
DSA A#(S): 04-109319
GROSS AREA (SQ. FT.): 1,920
NO. OF FLOORS: 1
STRUCTURE: Wood
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Preschool child care program

AGE: 15

COMMENT: Modular Construction



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	4	1	0	1	1	9

COMMENTS: *Security bars on some windows do not have emergency egress latch from inside.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
2	2	1	1	1	1	2	10

COMMENTS: *Kitchen has appliances that do not fit correctly and casework is old & worn.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	2	2	2	2	1	1	11

COMMENTS: *Sprinklers not existing.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	3	1			14

COMMENTS: *Sink is not accessible.*

PRIORITY FACTOR
10

Facilities Conditions Assessment Report
Garfield - Somerset Complex (SO)

GLENDALE COMMUNITY COLLEGE DISTRICT
GARFIELD CAMPUS

FACILITY ASSESSMENT

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2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: SOMERSET COMPLEX (SO)

YEAR BUILT: 2022
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 4,320
NO. OF FLOORS: 1
STRUCTURE: Wood
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Computer lab, GCC cares program, ESL, Nursing

AGE: 2

COMMENT: Modular Construction





CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	1	1	1	0	1	0	5

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
1

Facilities Conditions Assessment Report
Garfield - Tropico (TR)

GLENDALE COMMUNITY COLLEGE DISTRICT
GARFIELD CAMPUS

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: TROPICO (TR)

YEAR BUILT: 1994
AGE: 30
RENOVATION(S): 2005 (Mech & Elec)
DSA A#(S): 55313, 03-107547
GROSS AREA (SQ. FT.): 27,365
NO. OF FLOORS: 3
STRUCTURE: Steel
COMMENT: Ground floor is faculty/staff parking
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Library, Citizenship Center, ESL, CASAS, CalWORKs, Community Services Ed, Classrooms



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	2	1	1		1	4	10

COMMENTS: *Elevator was not working*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	2	1	1	1	2	9

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
4	3	3	3	3	1	1	18

COMMENTS: *Mechanical: Equipment is showing wear and age.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	2			12

COMMENTS:

PRIORITY FACTOR
24

Facilities Conditions Assessment Report
Montrose - Citibank (CI)

GLENDALE COMMUNITY COLLEGE DISTRICT
MONTROSE CAMPUS

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: CITIBANK (CI)

YEAR BUILT: 1956
RENOVATION(S): 1974
DSA A#(S): N/A
GROSS AREA (SQ. FT.): 9,986
NO. OF FLOORS: 1 (+B)
STRUCTURE: Concrete + Masonry
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Storage

AGE: 68

COMMENT: Concrete and Masonry, Built up roofing



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
5	4	4	4	3	4	6	30

COMMENTS: *The exterior building is worn and in disrepair. The site is split level and there is no elevator.*

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
6	6	6	6	6	6	6	42

COMMENTS: *The interior building is worn and in disrepair. Doors/hardware is not code compliant.*

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
3	4	4	3	3	5	5	27

COMMENTS: *Mechanical: Equipment is new but no outside air is provided.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
5	6	4	6	6			54

COMMENTS: *No accessibility is provided within the building.*

PRIORITY FACTOR
153

GLENDALE COMMUNITY COLLEGE

Facilities Conditions Assessment Report
Montrose - Professional Development Center (PDC)

GLENDALE COMMUNITY COLLEGE DISTRICT
MONTROSE CAMPUS

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING NAME: PROFESSIONAL DEVELOPMENT CENTER (PDC)

YEAR BUILT: 1953
RENOVATION(S): 1990
DSA A#(S): N/A
GROSS AREA (SQ. FT.): 10,734
NO. OF FLOORS: 1
STRUCTURE: Wood + CMU
FIRE SPRINKLER: No
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Offices, Classrooms, Computer lab and Shops on lower level

AGE: 71

COMMENT: Wood and CMU, Built up roofing



CONDITIONS ASSESSMENT

EXTERIOR

ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	VERTICAL CIRCULATION	RATING SUM
1	5	1	1	0	3	0	11

COMMENTS:

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	DAYLIGHTING	ACOUSTICS	DOORS/HARDWARE	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS:

SYSTEMS

MECHANICAL	ELECTRICAL	PLUMBING	AUDIO VISUAL	TECHNOLOGY	FIRE ALARM	FIRE SPRINKLERS	RATING SUM
4	1	3	1	1	1	1	12

COMMENTS: *Mechanical: Equipment is new but no outside air is provided.*

STRUCTURAL/LIFE SAFETY / ACCESSIBILITY (RATING FOR FOLLOWING CATEGORIES IS DOUBLED DUE TO IMPORTANCE)

STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBLITY	RESTROOMS			RATING SUM
1	1	1	1	1			10

COMMENTS:

PRIORITY FACTOR
46

#4

Appendix

FSP Meeting Minutes

Meeting Notes

12/07/2023

Kick-Off Meeting Minutes – [12/12/2023]

Client Name:	Glendale Community College
Project Name:	Facilities Master Plan (FMP)
19six Project No.	23354.01
Date:	12/07/2023
Time:	10:00 AM
Location:	GCC HS214 Conference Room (with Zoom)

Attendees:

Patrick Shahnazarian	GCC	patricks@glendale.edu
Silva Sorkazian	GCC	ssorkazian@glendale.edu
Cliff Gimbert	GCC	cgimbert@glendale.edu
Alan Kroeker	19six	akroeker@19six.com
Monisha Adnani	19six	madnani@19six.com
Ewa Pocwiardowska	19six	ewa@19six.com
Joe Monfreda	19six	jmonfreda@19six.com
Wendy Jarvie	19six	wjarvie@19six.com
Veronica Randa	19six	vranda@19six.com

Subject:

Discussion Items:

1. 19six presented the preliminary schedule and discussed the process with GCC.
2. 19six suggested that the college determine the composition of the steering planning committee. The question of whether to have two separate committees or combine key members into a single group was deliberated. GCC will further explore this matter with the President and Vice President.
3. GCC conveyed concerns about some college leadership members retiring next year. The pros and cons of including them in the steering committee were discussed.
4. Silva will furnish all relevant documents, including past master plans, infrastructure plans, CAD site plans, building drawings, MEP reports, traffic/parking reports, and any assessment reports, to 19six.
5. 19six requested access to Fusion, and GCC will discuss this with the Chancellor's office.
6. 19six will adjust the schedule to conduct the first meeting with the steering committee on 1/18/24. 19six will provide an agenda for GCC's review ahead of the meeting.
7. The objective is to finalize the master plan by August 2024.

Meeting Notes

12/07/2023

8. 19six explored potential methods for gathering information from the campus community:
    - Conducting a campus forum – date to be determined
    - Scheduling meetings after college hours for faculty and staff as needed – date to be determined
    - Implementing a web-based questionnaire.
9. GCC will also address community involvement with college leadership.
    - Possible need for GCC to engage a marketing consultant to promote a bond measure.
10. GCC has requested a review of the plans for the IBCC building to ensure alignment with the college goals and vision, proposing program modifications if necessary.
11. The Institutional Strategic Plan on the website offers limited information. 19six is seeking additional details regarding defining college program needs, trends, and growth strategies.
12. GCC will share notes from educational departments' November meetings with 19six.
13. 19six clarified that the master plan provides a high-level assessment of program needs to formulate proposed requirements for the campus's success over the next 5 to 10 years.
14. 19six will present draft master plan reports in sections to facilitate review by the steering committee.
15. The team deliberated on ongoing projects and potential future endeavors, including:
    - Current projects in progress: Solar canopy at Lot B (RFP has been issued for this project)
    - Discussion on potential future projects included:
        - Implementation of a solar canopy at the Garfield campus.
        - Installation of batteries and solar panels on buildings at both Verdugo and Garfield campuses.
        - Completion of the central plant loop, connecting remaining buildings, and providing chilled water to the San Rafael building.
        - MEP systems upgrades to be proposed to meet the Zero emission goal by 2035, which means converting gas furnaces, heat pumps etc. to be electric.
        - Exploration of the potential purchase of the Civic Auditorium, currently leased by GCC until 2024. Current uses include basic needs services on the first floor, city events on the upper floor, and the parking lot utilized by the fire department and for Christmas tree sales.
        - Consideration of building additional bridge access on Verdugo Road to ensure safe entry to the Auditorium.
        - Maintenance of unobstructed access across the campus and street for wild animals residing in the surrounding hills.
        - Addressing the relocation of the temporary entertainment center in the Sierra Nevada building, vital for Hollywood student training, as it was not included in the IBCC project.
        - Proposal for state funding in June 2024 to upgrade the Auditorium building, built in 1929. A tier 1 analysis, conducted in collaboration with Eric, will determine renovation or demolition based on structural assessments and scope. While not

Meeting Notes

12/07/2023

historically significant, the building holds importance in GCC's history and generates revenue from AT&T and Spectrum towers.
    - Examination of space around the football field to assess the feasibility of adding bleachers and supporting facilities.
    - There is a potential discussion about a new fire safety academy similar to the one at Alan Hancock college Lompoc campus. 19six will provide a copy of the AHC master plan to GCC for reference.
- Montrose Campus
    - GCC possesses two buildings and a site on the campus. The first building is currently leased to City Bank, while the second building functions as the professional development center, utilizing half of the space. The other half is leased to a bowling alley, and any upgrades to the building are contingent on the presence of the bowling alley.
    - Conversations have arisen regarding the possibility of constructing a new building in the parking lot areas, incorporating subterranean parking.

16. GCC is working toward goal of zero emissions by 2045.

Next Meeting: Workshop #1 – Meeting with Planning Team 01/18/2024

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
A/R = Indicates party responsible for action or response on this issue.

Meeting Notes

01/17/2024

Campus Planning Committee Meeting #1 – Meeting Minutes – [01/17/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Master Plan (FMP)
19six Project No.	23354.01
Date:	01/17/2023
Time:	1:00 PM
Location:	GCC SM248 Faculty/Staff Dining Room (with Zoom)

Attendees:

Patrick Shahnazarian	GCC	patricks@glendale.edu
Silva Sorkazian	GCC	ssorkazian@glendale.edu
Clifford Gimbert	GCC	cgimbert@glendale.edu
Donnie Hodges	GCC	dhodges@glendale.edu
Nonah Maffit	GCC	nmaffit@glendale.edu
Jose Hernandez	GCC	Joseh@glendale.edu
Freddy Saucedo	GCC	fsaucedo@glendale.edu
Drew Yamanishi	GCC	dyamanishi@glendale.edu
Lauren Lampietti	GCC	lawrencel@glendale.edu
Gary Montecuollo	GCC	garym@glendale.edu
Narbeh Nazari	GCC	Nnazari@glendale.edu
Ani Keshishian	GCC	ani@pdcgcc.com
Daphne Dionisio	GCC	ddionisio@glendale.edu
Michael Davis	GCC	mdavis@glendale.edu
Mike Dulay	GCC	mdulay@glendale.edu
Richard Kamei	GCC	rkamei@glendale.edu
Susie Chin	GCC	schin@glendale.edu
Amir Nour	GCC	amir@glendale.edu
Paula Santana	GCC	psantana@glendale.edu
Chris Cicuto	GCC	ccicuto@glendale.edu
Ali Kobaissi	GCC	alik@glendale.edu
Drew Sugars	GCC	dsugars@glendale.edu
Alan Kroeker	19six	akroeker@19six.com
Monisha Adnani	19six	madnani@19six.com
Ewa Pocwiardowska	19six	ewa@19six.com
Joe Monfreda	19six	jmonfreda@19six.com
Wendy Jarvie	19six	wjarvie@19six.com

Meeting Notes

01/17/2024

Subject:

Discussion Items:

1. Patrick opened the meeting, stated its purpose, and started introductions.
    - The District's mission statement and goals were shared.
    - The objective was noted as gaining feedback.
2. **Outline** - 19six began with an outline and how the process ties into the mission and vision of the District.
    - Team
    - Process Overview
    - Schedule
    - Vision, Goals & Issues
    - Stakeholder Participation
    - Next Steps
3. **Process Overview** - 19six identified four parts.
    - **Project Initiation & Orientation**:
        - To understand how to make the college and students more successful.
        - It is critical to tie the strategic plan into what the campus is doing now.
        - Orientation (2 months process)
    - **Discovery & Analysis:**
        - Multiple meetings
        - Determine who will be involved in the process.
        - Discuss how to implement the plan over the next 3-5 years.
    - **Exploration of Planning Concept Alternatives**:
        - Start putting ideas to paper.
        - Big picture ideas of what programs are going to grow on this campus, what buildings are needed, what renovations are needed to support student success.
        - Begin looking at costs and potential funding to support the plan.
    - **Master Plan Development & Documentation:**
        - Put recommendations into a document based on all input collected.
4. **Overall Schedule** - 19six shared an overall schedule of milestones and deadlines; detailed schedule provided on the four parts listed above in the Process Outline.
5. **Identify Site-Specific Needs** – 19six has broken up the assessment into three categories.
    - Current Facility Needs
    - Educational Program Needs
    - Future Facility Needs
6. 19six will come back with a site assessment to include more information for the next meeting.
    - Review space utilization based on information from Fusion (at multiple stages)
    - Identify existing building conditions.
7. Collection of information for assessment will include the following:

Meeting Notes

01/17/2024

- The conditions of existing campus from Architectural observations
- Analysis from Users' perspective

8. **Vision & Goals** – 19six shared some of the values and vision that Glendale Community College is dedicated to:
    - Really efficient and user-friendly
    - Get students to stay on campus
    - Inclusiveness
    - Open access
    - Sustainability & Stewardship
    - Building Community and a sense of belonging
9. It was noted that the Institutional Strategic Plan (ISP) will be wrapping up Feb-June and will be a resource of feedback for integration.
10. 19six indicated the previous Master Plan was presented prior to Covid and may no longer be relevant; parking needs have changed due to Covid. The report was also prior to the construction of the New Science Building (NSB) and its impact on the campus.
11. **Stakeholder Participation** - Sharing with the larger community will include the following:
    - Stakeholder involvement
    - Community engagement
    - City collaboration
12. Future meetings/surveys to accommodate larger focus groups.
    - After hours meetings
    - Open forums
    - Web-based participation
    - Multiple languages
    - Visually impaired (possibly include assistance from DSPS)
13. An outreach questionnaire will generate data points on various goals and needs; data will distinguish between students & staff, nighttime or daytime.
14. The Planning Committee will take the request for identifying needs back to their user groups to get additional feedback.
15. Re-naming the plan was discussed and a majority vote favored "Facilities Strategic Plan".
    - Final name will be presented to the board and president for approval.
    - It was noted that the choice of name is critical when pursuing bonds.
16. 19six opened up the conversation for more Planning Committee collaboration and the following feedback was provided on the Verdugo Campus:
    - Lean into sustainability & ideas for energy; Balance with Biology animal preserve.
    - More open space needed (i.e. amphitheater).
    - Understanding that catering to campus students is a priority, there is also a need for space to do remote learning.
    - Admissions is on the 3rd floor of SV without direct access. Path from parking requires two elevator trips. Ideal to access 3rd floor from a bridge and eliminate extended path of travel to student services.

Meeting Notes

01/17/2024

- More signage is needed from the freeway to identify campus presence and route; sign board that highlights events for that day.
- Travel through campus could be improved with escalators.
- Potential for sub-terrain parking (i.e. under tennis courts).
- High need for accessible path of travel to all parts of the campus
    - Way-finding to include locations of all elevators (short-term solution)
    - It needs to be determined which buildings require direct path.
    - Opening up the campus for community events would be aided with accessibility to auditorium and athletic facilities; especially from parking across Verdugo.
    - Grading of slopes and width of paths need improvement.
    - Closing weights of doors
- Multi-purpose room and large gathering spaces in demand.
- More modular and flex spaces (i.e. divider walls) that do not have a single dedicated function.
- Upgrades to existing press box
- An additional bridge over Verdugo
    - The College must own both ends of the bridge. A possible solution is to purchase Civic Auditorium.
    - The existing bridge is owned by the City.
- The Civic Auditorium may be considered for purchase with the following in mind:
    - GCC Cares food distribution is housed at Civic Auditorium
    - There are more requirements to bring the building into code compliance as an educational building which may be cost prohibitive.
    - A seismic analysis would be necessary to determine feasibility
    - There are operational costs to maintain the site surrounding the building
- Upgrades are needed for some restrooms
    - Disproportionate Men's & Women's restrooms; more gender neutral needed
    - Freezing air supply, no hot water
    - Analysis (campus wide) needed on accessibility
    - Add more diaper changing stations
- There is a need for student housing.
- There is a need for a rest area and places to sit and eat:
    - Students coming straight from work
    - More older users, Parents
- The outdoor seating is not comfortable; mostly concrete benches. Library tables (shaded) are popular.
- No "fast-charge" stations for EV
    - Existing electrical infrastructure is not supportive but once solar is installed then GCC can offset use and have potential to install "fast-charge" stations.
    - 19six suggested exploring Tesla adding their own charging stations.

Meeting Notes

01/17/2024

- Doors with automatic door opening hardware are heavy causing more costly maintenance. Consider sliding doors.
- Upgrade to digital parking a preference; City has digital parking system.
- Need to balance physical security (i.e. gates) with appearing inviting and inclusive
  - Visual cues that project security and openness
- Door hardware upgrades
  - Feasibility study has been done.
  - NSB hardware is not consistent with the rest of the campus.
  - Desire for digital access; funding needed to manage access authorization
  - Patrick suggested that a study be combined for digital access and potential locations for sliding doors. 19six recommended that the District develops a security specific standard and/or master plan.

17. Planning Committee feedback was provided on the Garfield Campus:
    - HVAC issues
    - No signage to identify College.
    - Conversation to explore fencing off portion of Child Development Care green space to expand photovoltaics.
    - Neighbors take advantage of the parking lot due to the lack of requirement for parking permits.
    - Exterior space to gather is needed.
18. Planning Committee feedback was provided on the Montrose Campus:
    - Building is not utilized for campus activity; used as storage
      - Suggestion was made to possibly use as conference center or elementary & high school study hub.
    - Building shares a party wall with bowling alley.
    - Parking lot not secured/patrolled; used mostly by adjacent merchants and suffers from vandalism and litter.

Next Steps:

19. Note: September is a hard deadline to able to launch a bond
20. Next meeting dates are TBD
    - Patrick requested 2 weeks' notice from 19six, for internal coordination, before any outreach meetings/surveys. – ***A/R 19six***
21. Facilities will create email group to send out invitations for future meetings and related information. – ***A/R GCC***
    - If invitees are not available, please send a proxy who is aligned with their ideas.
    - All meetings will be recorded.
    - 19six to email next steps for each month to clarify who needs to attend/participate. – ***A/R 19six***

Meeting Notes

01/17/2024

- Deans may be added to next meeting

22. 19six recommended a new parking study by the District – ***A/R GCC***
23. Report by the District needed for evaluation of the Civic Auditorium as a viable addition to the campus. – ***A/R GCC***
    - Seismic inquiry into ROM
    - Tier 1 analysis
24. 19six needs to schedule dates with the District for consultants to survey existing conditions.
    - Site CAD plans are needed (including topo, GPS) – ***A/R GCC & 19six***

Next Meeting: Workshop #2 – Meeting with Planning Team TBD

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
A/R = Indicates party responsible for action or response on this issue.

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Santa Barbara | San Luis Obispo | Roseville | Santa Cruz | San Jose | San Francisco | Sacramento

Meeting Notes

02/07/2024

A&E Team Meeting – Facilities Assessment Scope Meeting Minutes

Client Name:	Glendale Community College
Project Name:	Facilities Master Plan (FMP)
19six Project No.	23354.01
Date:	02/07/2023
Time:	9:00 AM
Location:	Microsoft Teams

Attendees:

Monisha Adnani	19six	madnani@19six.com
Ewa Pocwiardowska	19six	ewa@19six.com
Joe Monfreda	19six	jmonfreda@19six.com – Not Present
Wendy Jarvie	19six	wjarvie@19six.com
Steven Johnson	DWE	sjohnson@designwesteng.com
Jonathan Bianchet	DWE	jbianchet@designwesteng.com

Subject: Facilities Assessment Scope

Discussion Items:

1. Monisha began the discussion asking how 19six can make DWE's work/time more efficient. One suggestion is for 19six to look at Fire Sprinkler and consult DWE on where upgrades are needed to come into code compliance.
2. DWE indicated that information requested from GCC is not required for our site walk. Monisha will generate excel file for use on A&E team site walk. – ***AR***
3. Jonathan confirmed that DWE is essentially giving an observation report with recommendations for upgrades; not doing a layout.
4. DWE noted that they are looking at a 5-year recommendation for AV/IT. Since technology advances so quickly, they will focus on future flexibility and big picture concepts.
5. Monisha shared examples of other Master Plan reports and highlighted the positives of formatting, style, content. Site assessment will be included in the appendix and a summary of recommendations will be included in the FMP.

Meeting Notes

02/07/2024

Next Steps:

6. Complete existing conditions assessment report by the end of the month for inclusion in the next Planning Committee Meeting.
7. Schedule a site assessment walk. Start with a brief meeting to go over the campus map & collect GCC facilities & A/V, I.T. staff input on items that have already been identified as needing to be addressed.
    - Proposed dates for site assessment walk:
        - Tuesday 2/13 AM
        - Wednesday 2/14 PM
        - Wednesday 2/21 AM

Next Meeting: GCC Master Plan - Technology Discussion - 2/12/2024

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
A/R = Indicates party responsible for action or response on this issue.

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Meeting Notes

02/12/2024

GCCD Strategic Plan AV/IT Meeting – 2/12/2024

Client Name: **Glendale Community College District**
Project Name: **Facilities Master Plan**
19six Project No. **023354.01**
Date: **Monday, February 12, 2024**
Time: **10:00am**
Location: **Zoom Meeting**

Attendees:

Silva Sorkazian	GCC	ssorkazian@glendale.edu
Patrick Shahnazarian	GCC	patricks@glendale.edu
Clifford Gimbert	GCC	cgimbert@glendale.edu
Laurence Lampietti	GCC	lawrencel@glendale.edu
Jonathan Bianchet	Design West	jbianchet@designwesteng.com
Monisha Adnani	19six	madnani@19six.com
Alan Kroeker	19six	akroeker@19six.com
Joe Monfreda	19six	jmonfreda@19six.com
Wendy Jarvie	19six	wjarvie@19six.com

Subject: **GCCD Master Plan AV/IT Meeting**

Discussion Items:

1. Meeting was focused on following items:
   a. Overall understand of campus IT systems and planned upgrades
   b. Understanding of current issues, weaknesses, needs for IT/AV systems.
   c. Current standard expectations and future expectations for IT/AV systems.
2. Review updated technology master and strategic plan 2019-2024.
   a. (A/R) GCC to provide to design team. The next full review to this document is planned for 2025. Currently the college updates it as project are developed and progress.
3. Increased demand for hybrid learning for the campus. Not every classroom is being used as hybrid classrooms, only a select few. Providing infrastructure for flexibility is good approach.
   a. Highflex model was introduced in 2022 but couldn't be included in every classroom. Finding right classrooms on campus to be converted in hybrid classroom.
4. Network switches, core fire walls have to be increased. They are at the end of life and the District IT is aware of this current situation.

Meeting Notes

02/12/2024

5. IT staff that supports the environment but has limited manpower. They are heavily reliant on contractors to support the campus for wiring installations of any size project.
6. Help desk is still understaffed but supports efficiently now. Have one systems administrator. He does hands on work but next level configuration needs to be issued to contractor
7. Security and safety needs to be developed.
    a. The college has had preliminary discussion of security assessments but limited security systems and measures are installed on campus. New projects have installed infrastructure only to potential building locations in preparation for a security systems in the future. Currents safety and security were limited to adding thumb locks to doors.
    b. Development and discussion of a security master plan should be considered.
    c. Due to the concern and campus politics, the security systems is delicate discussion to ensure student safety while protecting the students privacy.
8. Each classroom is an island, their personal modifications requested.
9. Exterior AV/IT – the plan doesn't focus on exterior av/it.
    a. Currently teachers do not request much equipment for exterior use. Only limited portable systems are provided.
10. Wifi coverage is pretty good on campus. Recent Wifi project is 90% complete. Certain areas of parking lots and open spaces across the street have been added to improve Wifi coverage. Near Sierra Vista building, cellular hot spots near that.
11. Campus backbone Fiber systems are in good shape and has capacity to grow and handle the campus needs.
12. Mass communication system is handled by police.
13. There is a networked PA system that is managed by the Technology department. Clock/Speaker system is being installed in new buildings and remodels to update to an IP systems.
14. Lauren shared Technology Master Plan 2019 document with the team for reference.

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Meeting Notes

03/07/2024

Campus Planning Committee Meeting #2 – Meeting Minutes – [03/07/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Master Plan (FMP)
19six Project No.	23354.01
Date:	03/07/2024
Time:	3:00 PM
Location:	GCC LB 222 Classroom (with Zoom)

Attendees:

Dr. Ryan Cornner	GCC		rcornner@glendale.edu
Patrick Shahnazarian	GCC		patricks@glendale.edu
Silva Sorkazian	GCC		ssorkazian@glendale.edu
Clifford Gimbert	GCC		cgimbert@glendale.edu
Donnie Hodges	GCC		dhodges@glendale.edu
Nonah Maffit	GCC		nmaffit@glendale.edu
Jose Hernandez	GCC	Not Present	Joseh@glendale.edu
Freddy Saucedo	GCC		fsaucedo@glendale.edu
Drew Yamanishi	GCC		dyamanishi@glendale.edu
Lauren Lampietti	GCC		lawrencel@glendale.edu
Gary Montecuollo	GCC	Not Present	garym@glendale.edu
Narbeh Nazari	GCC		Nnazari@glendale.edu
Ani Keshishian	GCC		ani@pdcgcc.com
Daphne Dionisio	GCC	Not Present	ddionisio@glendale.edu
Michael Davis	GCC	Not Present	mdavis@glendale.edu
Mike Dulay	GCC	Not Present	mdulay@glendale.edu
Richard Kamei	GCC	Not Present	rkamei@glendale.edu
Susie Chin	GCC	Not Present	schin@glendale.edu
Amir Nour	GCC	Not Present	amir@glendale.edu
Paola Santana	GCC		psantana@glendale.edu
Chris Cicuto	GCC		ccicuto@glendale.edu
Ali Kobaissi	GCC		alik@glendale.edu
Drew Sugars	GCC	Not Present	dsugars@glendale.edu
Cameron Hastings	GCC		hastings@glendale.edu
Terry Flexser	GCC		tflexser@glendale.edu
Agnes J. Eguaras	GCC		aeguaras@glendale.edu
Emelyn Judge	GCC		ejudge@glendale.edu
Guido Girardi	GCC		guido@glendale.edu
Ed Karpp	GCC		ekarpp@glendale.edu

Meeting Notes

03/07/2024

Virna Silva	GCC	vsilva@glendale.edu
Alan Kroeker	19six	akroeker@19six.com
Monisha Adnani	19six	madnani@19six.com
Ewa Pocwiardowska	19six	ewa@19six.com
Joe Monfreda	19six	jmonfreda@19six.com
Wendy Jarvie	19six	wjarvie@19six.com

Subject: Staff and Faculty Planning Committee discussion for the purpose of understanding current campus needs and for learning what program growth is anticipated and desired.

Discussion Items:

1. The discussion was prefaced as a continuation of the last Planning Committee meeting.
    - The agenda was shared.
        - What We Learned
        - Campus Improvement
        - Program Enhancements
        - Facilities Survey and Space Utilizations
        - Campus Planning Meeting
        - Next Steps
2. An outline of what was learned in the previous meeting was shared.
    - Promote Sustainability, Protect Natural Preserve
    - Catering to Students on Campus is a Priority. However, We Need to Accommodate Remote Learning
    - Improve Campus Street Signage and Visibility, and Increase Open Space
    - No Need to Build a New Structure, Renovate What is on Campus
        - Clarification was given that existing structures can be renovated to accommodate existing and anticipated program growth.
    - Possible Acquisition of Civic Auditorium and Parking Lot
        - Patrick confirmed that a Structural Evaluation Report needs to be conducted.
    - No Student Housing Needs
3. Campus Improvements were shared for Verdugo Campus
    - Enhance Program Accessibility on Site
    - Need Accessibility Path of Travel Upgrades
    - Upgrade Restrooms, More Gender-Neutral Restrooms Throughout the Campus
    - Entry Door Upgrades, Possible Consideration of Sliding Doors
    - Door Access Upgrades
    - Additional EV Charging Stations
    - Digital Parking Systems for Campus Parking

Meeting Notes

03/07/2024

4. Discussion with the User Group covered the following Campus Improvement needs at Verdugo:
    - An inquiry of whether more solar panels are anticipated. Patrick confirmed that an RFQ has already been issued.
    - Some restrooms are too chilly, and no hot water is available.
    - An inquiry was made about adding recycling bins on campus. Patrick clarified that the existing waste disposal service diverts recycling after collection.
5. Discussion about a long-term solution for housing the Performing Arts Program:
    - The Auditorium has been de-scoped.
    - The Civic Auditorium is not a suitable location for Theater Program
        - Floors are flat and the ceilings are low.
        - It is not feasible to divide existing floor plan into classrooms.
    - A more focused conversation will be needed to discuss the logistics of housing Performing Arts, and any displaced programs, in either a new building (or IBCC), Civic Auditorium, Auditorium
6. Discussion about parking options and challenges:
    - Lot 31 is used by Harley Davidson twice a week for training and seasonally for Christmas trees.
    - Lot 32 is ideal for the Auditorium.
    - A crosswalk across Verdugo was proposed in lieu of a new bridge.
7. Discussion about the circulation of the campus:
    - Need for more exterior vertical circulation.
    - Per Patrick, the future IBCC can be the connection of the “two spines” of circulation.
    - It was suggested that if Sierra Madre (SM) building can be removed then the central open space and lower level of campus can be visible from upper level.
        - Demolition of SM can be entertained due to lack of chilled water supply and undersized facilities for Campus Police.
        - Exterior vertical circulation can be included.
        - Potential noted for locating an amphitheater in the open space.
    - Need for covered walkways.
        - Potential opportunity noted for additional solar panels.
    - Need for signage from Parking Lot C to Student Services on the 3rd Floor of Sierra Vista
        - A direct pedestrian connection would be ideal.
    - 19six will study the accessibility of the site and come back with proposed solutions.
8. A desire was expressed for clustering of gathering spaces together, rather than spread out.
    - It was noted that as Buena Vista (BV) Phase II completes construction it may create more of a plaza for gathering.
9. At the next meeting, time will be dedicated to discussing what is still valid in the IBCC Program.
10. Facilities Benchmark by Accordion; has construction dates.
11. Discussion with the User Group covered the following Campus Improvement needs at Garfield:
    - Ways of restricting parking for use by campus only.
        - The campus has open enrollment so parking permits are not issued.

Meeting Notes

03/07/2024

- The Child Development Center needs more play area to meet licensing requirements.
- Land for campus expansion was purchased through eminent domain so extra sensitivity to neighborhood will have to be considered for any new projects.

12. Discussion with the User Group covered the following Campus Improvement needs at the Professional Development Center (PDC):
    - Although the students and employees prefer a synchronizing of remote & in-person, the campus must be prepared to come back at any time for fully in-person learning because the program is grant based.
    - Expanding the PDC Program into the CITI Bank is not an option; PDC must stay within the parameters of the grant.
    - It was suggested that CITI Bank be rented out (as-is) to a commercial business.
        - A way to generate revenue.
        - Tenant would be responsible for renovation.
        - If not rented out, then demolition & new build suggested rather than renovation.
    - 19six will study broad ideas of what the options are for the CITI Bank facility & lot; considerations will include commercial, residential, etc.
        - Patrick noted that the site is within the business association district and will be required to go through city council.
        - Monisha noted that PDC is a P3 (Public-Private Partnership) development so it does not have to go through DSA because it is more of a community campus, not a school.
        - It was suggested that housing (or mixed use) may be a good way to save face with the community after using eminent domain for Garfield.

Next Steps:

13. In person and online campus survey – 3/14/24
14. Next meeting dates are TBD

Next Meeting: Workshop #3 – Meeting with Planning Team TBD

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Meeting Notes

03/13/2024

GCCD Strategic Plan Safety & Security Meeting – 3/13/2024

Client Name: **Glendale Community College District**
Project Name: **Facilities Master Plan**
19six Project No. **023354.01**
Date: **Wednesday, March 13, 2024**
Time: **3:00pm**
Location: **Zoom Meeting**

Attendees:

Silva Sorkazian	GCC	ssorkazian@glendale.edu
Clifford Gimbert	GCC	cgimbert@glendale.edu
Gary Montecuollo	GCC	garym@glendale.edu
Monisha Adnani	19six	madnani@19six.com
Joe Monfreda	19six	jmonfreda@19six.com
Wendy Jarvie	19six	wjarvie@19six.com

Subject: **GCCD Facilities Strategic Plan Safety & Security Meeting**

Discussion Items:

1. Gary noted that a Security Report was issued, and a separate research report was conducted in 2017. The main recommendations were the following:
    - Locking mechanisms for classrooms
    - Notification system for classrooms
    - Camera system for exterior of buildings and parking. Not implemented.
2. Gary led a discussion regarding security cameras.
    - None of the cameras are centralized. Preference is to have cameras centralized; designate a department to monitor them.
    - Preference is for I.T. department to manage camera system rather than outside contractor.
    - It is important to convey that security cameras are not "surveillance" cameras and that they will not be used by Administration to spy on faculty & staff.
    - Ideally, the cameras will have pan/tilt/zoom capabilities with high resolution for purposes of identifying suspects of criminal behavior.
    - A need was expressed for an employee to construct campus standards and specifications for camera system.

Meeting Notes

03/13/2024

    - Monisha recommended hiring a security consultant for technology. Cost packages will be needed from three vendors.
  - Axon body worn cameras are currently being leased by the Campus Police. Software is included for operating the system.
  - Gary noted that implementation of security cameras can start small.
    - Cameras in parking lots of all campuses.
    - All entrances to the campus should have a camera.
  - Cliff mentioned that there is A.I. camera technology available with microphones that pick up certain sounds/words.
3. There was a brief discussion regarding parking.
  - Desire expressed for an automated license plate reader that can be tied into State Patrol database; an application for digital parking permit.
  - One of the prime pedestrian walkways at Parking Lot B and the garage needs to be repainted/restriped.
  - Lot A is isolated.
  - Gary noted criteria for considering relocation of Police parking:
    - Patrol vehicles must not be required to go through heavy foot traffic areas.
    - Patrol vehicles must be parked close to the Police station.
    - Ideal to have covered parking.
4. There was a discussion regarding safety and security through environmental design.
  - Desire expressed for more automated locking systems for doors at all buildings.
  - Desire expressed for pneumatic bollards that are remotely operated.
  - It was suggested that a consultant go through campus and provide recommendations.
    - Crime Prevention Through Environmental Design (CPTED) recommendations need to be practical. Unreasonable items can leave the District open to liability issues if not implemented.
5. Further discussion is needed to determine what can be done in the next 6-8 months before campus plans/standards are developed.

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Meeting Notes

04/10/2024

Campus Planning Small Group Meeting #1 – Meeting Minutes – [04/10/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	04/10/2024
Time:	10:00 AM
Location:	GCC HS 214 Conference Room

Attendees:

Clifford Gimbert	GCC	cgimbert@glendale.edu	
Guido Girardi	GCC	guido@glendale.edu	
Patrick Shahnazarian	GCC	patricks@glendale.edu	
Silva Sorkazian	GCC	ssorkazian@glendale.edu	
Alan Kroeker	19six	akroeker@19six.com	(via Zoom)
Monisha Adnani	19six	madnani@19six.com	
Wendy Jarvie	19six	wjarvie@19six.com	

Subject: Small group discussion for the purpose of identifying current campus needs/challenges and to discuss potential solutions.

Discussion Items:

1. Highlights were shared from the in-person forum and online survey results. Some themes on campus improvements were repeated.
    - More food (healthy options) on campus
    - Community Events/Programs
    - More counseling and DSPS
    - Health Center or nurse's office at Garfield
    - More art on campus
    - Make outdoor spaces more useable
        - More shaded, comfortable seating
        - Provide wi-fi & power
    - Make building numbers/name clearly identifiable; currently it is confusing
    - Provide maps inside buildings for wayfinding
    - Eliminate all portables
    - San Rafael & Sierra Nevada need landscaping
    - Conference room and lounge needed in Auditorium

Meeting Notes

04/10/2024

- Student Center needs computers
- Restrooms finishes are dated
- No other space to hang out other than Sierra Vista
- Need more club spaces
- None of the classrooms have windows
- More spaces for staff to hang out
- Need classroom & lab upgrades
- Classroom furniture is not comfortable
- Time it takes to get from parking to classroom is too long
- Hard to find parking on some days

2. Discussion on outdoor spaces
    - An amphitheater can alleviate some of the demand for event venues.
        - Reservations can be made; flexible use rather than designating it to one specific program.
    - Terraced landscape can create outdoor seating with green spaces
    - Freddy Saucedo has a grant that could potentially be used for a community garden
        - Community garden may be a good use of the undeveloped land at Garfield
3. Discussion about wayfinding on and off campus
    - 19six recommended a big picture wayfinding/signage master plan
        - Piecemeal signage not recommended
        - GCC does have a signage consultant
    - Signage on Mountain Ave needs to be more clear
        - Must be visible from both directions
        - Additional signs needed on approach to identify traffic lanes leading to entrance
    - GCC considering blue arrows to identify accessible path of travel.
        - Currently looking into budget for durable, heat transferred graphics
    - A map for each building would be helpful for understanding where rooms are in relation to the current location
    - There is a need for signage in more languages
4. Discussion about campus use
    - 19six suggested making more classes hybrid; If AV/IT is included in new projects then they can be classified as “Distance Learning”
        - Allows for more funding opportunities and less restrictive code requirements
    - Base in person classes by discipline (i.e. Architecture)
    - GCC indicated that majority of full-time faculty is remote, some are 2 days/week remote
        - Faculty had a MOU for 100% remote during Covid that has not been renewed; it needs to be revised/renewed
        - Faculty lounge was closed during Covid; historically, it was not used. The lounge was less inviting for staff. It is currently in the midst of a redesign with Cliff and Dr. Cornner.

Meeting Notes

04/10/2024

    - One suggestion was to create a break room in each building; preference is for break room to be a separate space from conference rooms
- 19six suggested that students will not come back until faculty comes back.
    - Students will seek alternatives such as neighboring campuses that offer in person learning for certain programs
- Student Center has space for club meetings. It is owned by the Student Body. Tzoler & Ida's office runs the center and may have a schedule.
- 19six recommended that GCC give Erik a current list of room usage for updating Fusion; reclassify spaces
- Counseling and tutoring spaces cannot be combined. Counseling requires greater privacy accommodations (i.e. sound proofing)
- GCC to consider if Health Center or on-site nurse is feasible for Garfield campus

5. GCC wants to use swing spaces as a last resort, when there are no other options, as it is costly

Next Steps:

6. Small group meeting #2: 4/22/2024
    - Discuss proposed solutions to needs identified in small group meeting #1
7. Next Planning Committee meeting dates are TBD

Next Meeting: Small Group Workshop #2 – 4/22/2024

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Meeting Notes

04/25/2024

Campus Planning Small Group Meeting #2 – Meeting Minutes – [04/25/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	04/25/2024
Time:	9:00 AM
Location:	GCC HS 214 Conference Room

Attendees:

Clifford Gimbert	GCC	cgimbert@glendale.edu	
Guido Girardi	GCC	guido@glendale.edu	
Patrick Shahnazarian	GCC	patricks@glendale.edu	
Silva Sorkazian	GCC	ssorkazian@glendale.edu	
Alan Kroeker	19six	akroeker@19six.com	(via Zoom)
Monisha Adnani	19six	madnani@19six.com	
Chris Francis	19six	cfrancis@19six.com	
Wendy Jarvie	19six	wjarvie@19six.com	
Keran Duan	19six	kduan@19six.com	(via Zoom)

Subject: Small group discussion for the purpose of reviewing summary of feedback and sharing solutions to current campus needs/challenges.

Discussion Items:

Verdugo Campus

1. Review traffic and parking.
    - Lot C for faculty & staff is very empty. Monisha questioned if a new structure is necessary.
    - The need for another traffic study was discussed, potential cost savings ideas to review with Rawad. Monisha suggested parking management study is necessary to provide data for the FSP. Also, any parking data from the City, best to meet with them.
    - Lack of access to athletics, theater from parking.
    - Guido suggested having more regional parking makes sense.
    - Lot H is cut off during events which eliminates ADA accessible parking. Visitors with disabilities are directed to park in Lot A and staff are on call to shuttle them to their destination.
    - Monisha presented how another bridge and elevator can connect to other end of SV so future IBCC and athletics have better access from parking garage.
    - Monisha suggested only (3) tennis courts on flat land be converted to parking garage with tennis courts and pickle ball on roof. Patrick expressed concern that tennis courts on roof will limit ability to install solar.

Meeting Notes

04/25/2024

- Guido suggested connecting Lot C to new garage for better flow through campus rather than having to exit campus for entrance to another lot.
- Cliff suggested campus relocate/shift ADA parking spaces from Lot C to new garage
- Cliff noted that when food pantry will come back to campus the parking needs will have to be shifted back to campus as well.
- Cliff recommended Space Available Signs to indicate amount of available spaces left to relieve congestion.
- Monisha suggested a crosswalk across Verdugo. Patrick indicated that a discussion was started with previous study of loading zone.
- Patrick considered another discussion with City about making the existing bridge a green bridge for habitat crossing or to create another bridge. Monisha noted if City is willing to give the land (Lot 32) for the foot of the bridge, then GCC could put money toward building the bridge. GCC needs to start those discussions now if it is going to go into the master plan - **AR**

2. The group was in consensus with not purchasing Civic Auditorium. Does not fit performance program. It should remain a swing space until programs can move back on campus.
3. Monisha shared recommendations for Verdugo campus; recommended renovations or replacement; 19six can give a prioritized list. Waiting on MEP assessments to include utilities to know how to comprehensively prioritize. 19six will send info to GCC by 5/18 meeting – **AR**
4. M: Buildings over 50 years old that are intended for use for another 50 years should have structural retrofit.
5. Monisha indicated a lot of campuses are looking at how libraries will function long term. Guido noted that a lot of students are using it just for quiet spaces.
6. Patrick shared the College's target of net zero by 2035. Sustainability plan is 5 years old. College can consider Thermal Energy Storage (TES) tanks.
7. As a general point the College wants to look into how to improve accessibility, circulation, and wayfinding on campus.
8. Discussion about food pantry not being at core of campus. Large boxes collected by users have to be carried back to parking. Cliff informed that once a month there is a larger, coordinated event; distribution can be in parking lot for larger events. It was noted that, although the stigma is not as great anymore, some people prefer anonymity when collecting food assistance and there can be a hesitation to receive it. It was advised to be sensitive about not placing collection near campus police.

Review campus 3-D model

9. Stairs from Lot C to SV plaza are not good for emergency services.
10. Explored possibility of elevator at existing bridge that links SV. Stops on admissions and ground floor; no stop at 2nd floor to keep elevators more express. SV has interior elevators for access to 2nd floor.
11. Discussion about making SM a one-story building and have a terrace on roof.

Meeting Notes

04/25/2024

- Campus police would have to be moved. Alan recommended that Campus police should not be in the center of campus; he favored the location of present tennis courts.
- Bookstore can be relocated to SM to be more visible. Then, old bookstore location can be food pantry which offers more privacy.
- Monisha suggested the creation of a culinary classroom in SM cafeteria that sells the food made by students. Similar program at Riverside CCD campus. Program would be able to accommodate food service, hospitality. SM could become the campus food hub.
- Discussion about where the welcome center would go if SM's second level is eliminated. One solution suggested was to have a partial second level, shifted south to be away from sightline of campus quad from SV Plaza.
- Patrick noted that SM gets chilled water from Library roof which sparked a conversation about sequencing building construction/renovation. If IBCC is done first, then SM can get chilled water from that side. IBCC would need to be constructed first to move AU; demo SN last to reduce the need for swing spaces. Build IBCC both phases first, then parking and SM.

12. Monisha proposed IBCC has separation along center to provide a connection axis for quad and Verdugo gym at stairs. Suggesting going higher with floors so SV does not look down on roof.
13. If designed from scratch, the IBCC could have a shared lobby for conference center and theater.
    - Could be glass enclosure between two sections of IBCC.
    - Explore connection from parking with a bridge.
14. Monisha suggested an amphitheater to address the need for outdoor event space. It could be concrete/grass terraced.

Garfield Campus

15. The campus could have a health center; minimum one office and one exam room.
16. Patrick noted the Parent Support Center (PSC, aka CDC) needs more sunshine and shade. There was clarification that this center is a daycare facility for parents attending classes. Monisha suggested full replacement of PSC.
17. Monisha suggested a study of parking percentage based on use of square footage. How many parking spaces are actually needed?
18. Freddy Saucedo has a grant that he will use to create a community garden in the open lot. Options discussed include:
    - Expand CDC play yard
    - More parking.
    - Consider larger outdoor gathering space at center (displaces some parking) and use the open lot for more parking. Cliff to check where underground EV conduit is located. - **AR**
    - Urban garden will provide some of funding by grant for infrastructure (i.e. lights)
19. Improvements must incorporate site drainage.
    - Monisha suggested this should be included for bond measure.
    - Landscape irrigation is important too. Revisit landscape to be drought tolerant.
    - Cliff noted that the City owns perimeter landscape with MOU.

Meeting Notes

04/25/2024

Montrose Campus

20. Citibank is not the right space for instructional use. There is potential for student housing, 500-700 seat performing arts, culinary arts.

General

21. Ask Guido for plans of MDI building by HMC and performing arts center design drawings for Montrose. - **AR**
22. Ask Silva for SWA, structural of PDC - **AR**
23. Monisha to arrange a tour of RCCD culinary arts and performing arts. Include Dr. Cornner. - **AR**
24. Monisha to explore the cost of producing renderings for bond measure promotion. - **AR**
25. 19six needs Educational Strategic Plan before we can develop FSP. 19six identifies this as major gap in meeting deadlines. This plan is due to be completed by between July and October 2024.
26. Patrick noted a need of $50M to upgrade fire alarm
27. Monisha noted a need for a Security Master Plan and Signage Master Plan

Next Steps:

1. RCCD Tour
2. 19six provide 3-D campus plan for Facilities internal meeting with Dr. Cornner
3. Have another 4-hour work session with Dr. Cornner before meeting with committee
4. Planning Committee Meeting
5. Small group meeting #3: 5/6/2024
6. Next Planning Committee meeting dates are TBD

Next Meeting: Small Group Workshop #3 – 5/6/2024

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
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Meeting Notes

05/06/2024

Campus Planning Small Group Meeting #4 IBCC – Meeting Minutes – [05/06/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	05/06/2024
Time:	11:30 AM
Location:	GCC HS 214 Conference Room (with Zoom)

Attendees:

Clifford Gimbert	GCC	cgimbert@glendale.edu	
Guido Girardi	GCC	guido@glendale.edu	
Patrick Shahnazarian	GCC	patricks@glendale.edu	
Silva Sorkazian	GCC	ssorkazian@glendale.edu	
Monisha Adnani	19six	madnani@19six.com	
Chris Francis	19six	cfrancis@19six.com	
Wendy Jarvie	19six	wjarvie@19six.com	(via Zoom)

Subject: Small group discussion for the purpose of understanding the IBCC program and design based on DSA-approved set.

Discussion Items:

1. The Recital Hall is the primary program function of the IBCC, the music program is secondary.
   - The use of the Recital Hall for community use was discussed, due to limited area/functionality at FOH and BOH, it proves not to be ideal for this purpose.
2. Discussion regarding the Recording Studio
   - Both control rooms are necessary for the program.
   - The Recording Studio is sized to fit orchestra musicians.
   - Isolation Booths A & B are larger to fit drum kit and piano.
   - Isolation Booth C is dedicated to Control Room B.
     - A window may be needed for visual connection.
3. Discussion regarding Film & TV Studios
   - Film Studio #2 functions as a small soundstage.
   - TV Studio houses four different sets.
4. Discussion regarding the music classes.
   - Orchestra and Choir are separate spaces, 19Six suggested these two functions can be combined to reduce area, GCC responded:
     - Orchestra has several ensembles.

Meeting Notes

05/06/2024

- Program does not permit the scheduling of classes in the same room.

5. Lobby 100 doubles as overflow/gathering space for Practice Room Suite and Recital Hall.
6. ISO/ADR is for audio dialogue replacement.
7. Foley Stage is where sound effects are made.
   - Slab is depressed to receive sound effects material e.g. sand.
8. Costume Room 143 is for clothing items like choir robes and is separate from Theater Arts.
9. It is unclear what programs are housed in Computer Labs 146 & 147; GCC to investigate. Cliff believes they will replace labs currently in the SG Building. 19Six is concerned of the high ratio of computer labs throughout the campus – **A/R Cliff to confirm function of labs in question**.
10. Door 100D was located across from Media Arts Equipment Room 135 so that students could check out equipment for use in the quad or off campus.
11. Innovation Center/Lobby is a multi-use collaborative space.
    - Impromptu, casual performance area on South side. Furniture layout is like SV.
    - Computer Lab function on North side
    - The small group work rooms are utilized for editing bays for 3-4 students.
    - Much of the area is likely GSF and not ASF.
12. The Ticket/Staff Office was intentionally designed small since most sales are online with minimal will call use.
13. Active Learning Classrooms are for the Kinesiology program and are best suited for proximity to the VQ Gym
14. Innovation Center 300 is a continuation of the open lab.
15. The Wood Floor Studio must be adjacent to the Dance Studio.
16. Sierra Nevada (SN) was noted as not being a suitable swing space for the music program.
17. Discussion on the Auditorium (AU)
    - A renovation to the basement would be a high cost with low benefit due to expensive structural/seismic upgrades.
    - Consider making the lobby bigger; relocate the offices.
    - Remove Music Instructional Room
    - Remove film editing area.
    - Evaluate lobby overhead space for a possible mezzanine. GCC to track down mechanical drawings of this space – **A/R Cliff**
18. AU has a split level on the East side.
    - AU110 and AU111 used for green rooms.
    - AU101 Classroom
    - AU201 Recording
19. 19six proposed reducing the AU footprint to avoid seismic retrofit.
20. Discussion regarding swing space for the Auditorium:
    - Utilizing the existing Auditorium and/or Montrose Theatre if its phased timely and according to the release of bonds (released in increments of $200M)
    - Use the Civic Auditorium (low ceilings)
    - Utilize the proposed Sound Stage complex if built in advance.

Meeting Notes

05/06/2024

Next Steps:

1. 19six to take a first pass at producing an analytical table to illustrate a sequence of events and related impacts – **A/R Monisha**

Next Meeting: TBD

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
A/R = Indicates party responsible for action or response on this issue.

Meeting Notes

05/15/2024

Campus Planning Small Group Meeting #5 – Meeting Minutes – [05/15/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	05/15/2024
Time:	3:00 PM
Location:	Zoom Meeting

Attendees:

Clifford Gimbert	GCC	cgimbert@glendale.edu
Patrick Shahnazarian	GCC	patricks@glendale.edu
Silva Sorkazian	GCC	ssorkazian@glendale.edu
Alan Kroeker	19six	akroeker@19six.com
Monisha Adnani	19six	madnani@19six.com
Chris Francis	19six	cfrancis@19six.com
Wendy Jarvie	19six	wjarvie@19six.com
Keran Duan	19six	kduan@19six.com

Subject: Small group discussion for the purpose of reviewing feedback on the FSP phasing matrix.

Discussion Items:

Verdugo Campus

1. Discussion about the Health Center; Dr. Cornner placed it as a low priority.
   - From the site observation 19six has noted in the facility assessment that the rooms (exam, lab, etc.) are not compliant with ADA accessibility.
   - 19six advocated for a higher priority based on code compliance rather than program growth.
   - Program growth discussion needed with Tzoler. Patrick mentioned that there may not be enough staff to operate any level of expansion.
   - For funding purposes, Patrick suggested incorporating upgrades into ADA category so that it will not be a separate bond measure. Interior work is not to be mentioned.

2. Discussion about a Plan B for Sierra Madre in the case that a new parking structure is not pursued.
   - Police would not be able to move without the new space.

- There must be no down time for food service. Monisha suggested we look at food service going into IBCC.

3. Discussion ensued regarding parking capacity and if there is the necessity of adding more spaces:
- Monisha noted that, before Covid, the traffic report showed parking was at 80% capacity.
- GCC noted that a significant number of staff and faculty continue to work remotely, the need for a new parking study is in question and if it is supported by existing data and projections.
- Parking capacity will be reduced if GCC pursues a soundstage in Lot B.

4. Discussion about a soundstage displacing solar panel canopies that were previously proposed in Lot B parking.
- Monisha suggested that infrastructure for future canopies could be included in the construction of the soundstage.
- Patrick proposed to move forward with solar canopy installation, then relocate the panels to the roof once the soundstage is constructed.

5. Chris shared a rough layout for a proposed parking structure at the existing tennis courts.
- The structure could be four levels: Campus Police on the first floor, staff/faculty parking on the lower level and student parking on the upper levels.
- A bridge was proposed to connect the Lot B driveway to the proposed south structure to keep the flow of traffic on campus from both the upper and lower campus entry points.
- Concern expressed about the community's rejection of a parking structure in full view on the campus perimeter; a two-story structure may be more practical in terms of public approval.
- Silva questioned alternatives if the College forgoes the parking structure at the tennis courts.
    - The study of an escalator should be pursued.
    - Monisha suggested looking into adding an elevator and making the tennis courts ADA accessible. Pursuant to Patrick's request, he mentioned ADA courts should be located closer to the edge of slope below Lot B driveway.
    - Dr. Cornner is interested in options for replacing tennis courts other than pickleball courts.

6. Discussion about the upgrades to the existing pedestrian bridge over Verdugo Rd.
- The City of Glendale has $200,000 earmarked for cosmetic upgrades planned for the bridge.
- The City of Glendale has full ownership of the bridge but wants to split the cost of upgrades with the College.
- Silva will contact the City of Glendale to discuss the partnership.

Garfield Campus

7. Discussion about the future of the PSC:
- The PSC does not cover the cost to operate; possible closure not to be publicized.

Meeting Notes

05/15/2024

- Potential location for Allied Health or Safety Academy.
- Monisha recommended a new building rather than renovating/re-purposing the PSC.

Montrose Campus

8. Silva clarified that the College is interested in hospitality (not hotel) and flex community use.

- GCC does not want to pursue student housing.
- Patrick mentioned this campus is politically sensitive, public perception is that GCC did not deliver what was promised in bond.
- GCC mentioned that there is a demand for conference centers on both campuses.

9. Chris shared the opportunity to do a market analysis options report to determine the best use of the Citibank property, along with alternatives.

- Monisha inquired if GCC would like to do a community outreach. Ask what neighborhood residents want.
    - Patrick requested that 19six send bullet points for the Communications Team to do the outreach. He stressed the importance of not getting directly involved in the site; everything goes through Drew Sugars.
    - Silva proposed selective outreach; Communications Director could solicit feedback from certain businesses & chamber of commerce.
    - Monisha suggested that 19six investigate how to best approach getting the information internally. Chris to set up meeting with Andrew Esparza of Visioneering Real Estate to determine potential next steps on a market analysis.

10. Monisha shared additional information on RCCD's culinary arts restaurant and performing arts theater.

- RCCD has a full-blown restaurant/program called "Dining in Motion"; run by the college and students.
- RCCD has a performing arts theater near their downtown headquarters.
    - The right number of seats needs to be determined for GCC's needs.
- Silva suggested 19six provide a proposal for hospitality with culinary and an option for a theater. Proposal can be presented to Dr. Cornner, Dr. Karpp
    - Patrick confirmed that Dr. Karpp's draft Education Master Plan should be a resource for proposals. 19six to wait for it to be issued (May 17).

General

11. Dr. Cornner to have a discussion with the City Manager regarding joint ventures.

- Public Safety Academy: The City may grant property (or issue MOU) for the college to develop PD/FD academy.
- GCC to explore Scholl Canyon as an option if the College is unable to locate a softball field or sand volleyball court on campus.

Meeting Notes

05/15/2024

Next Steps:

1. Chris to prepare deliverables for Leadership Meeting; Monisha is out at a conference all week (May 20-24).
2. Rawad has a call planned with Silva, on 5/16 @ 11am, to discuss traffic analysis.

Next Meeting: Leadership Meeting – 6/4/2024

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Meeting Notes

05/15/2024

Glendale Community College District Facilities Strategic Plan
Verdugo Campus
Proposed Projects
5/7/2024

Proposed Projects and Impacts	Scope	Notes	Alternate	GCC President Comments
Renovation of CR Building	Renovation	Renovation to house Dreamscape and Student clubs		Status: 50% DD Complete RC-DSA Target -12/2023; Demo Jan 2025 - Plan a Wall breaking Ceremony
Expansion/renovation of Health Center	Renovation			RC- Hold or place project as low priority; Consult with Tzoler-Dean, Student Affairs
Sustainability Upgrades	Solar panels			Solar panels & thermal storage tank
New Elevator Tower	New construction	To improve access to Student services and provide additional elevator to campus		Good idea
IBCC Phase 1	New Construction - Redesign building to avoid demo of Sierra Nevada	Building to include Music, Dance and Film Programs - to be confirmed	IBCC could be done all in one phase if sound stage is built before IBCC construction starts. Sound stage will serve as swing space for Sierra Nevada	Likes Proposed Sound Stage in Lot B
Sierra Nevada	Demolition	Demo building after Phase 1 IBCC is complete to avoid having Swing Space		
IBCC Phase 2	New construction	House conference center, offices, classrooms and labs and interactive learning center - to be confirmed		Likes Proposed Sound Stage in Lot B
Auditorium Renovation	Complete Renovation of existing building to house theatre arts department	Will need swing space for theatre use. Maybe a community theatre or civic auditorium can be used in interim.	Possibility of building Montrose Entertainment Center before this renovation, however timeline will be dictated by State funding	RC-Conerned about extreme outcome of seismic analysis
Parking structure	New construction	Can be designed and built concurrently with IBCC		
				Asked where Police goes; no comment to Parking Structure
New Welcome Center/Bookstore/Cafeteria	New construction	Relocate campus police into the parking structure before demolishing existing SM building		Concerned about loss of food venues
Site improvements - outdoor amphitheater and signage				No Comment
Tongva Building	Renovation and possible expansion if the program requires	Program needs to be confirmed based on educational plan	Need to limit the renovation to systems, ADA ad FLS to reduce impact on building use. Construction might need to be done in phases	No Comment
Advanced Technology Building	Renovation and possible expansion if the program requires	Program needs to be confirmed based on educational plan	Need to limit the renovation to systems, ADA ad FLS to reduce impact on building use. Construction might need to be done in phases	No Comment
				No Comment
Site infrastructure upgrades	Complete chiller loop, replace gas lines, electrification, TES systems etc.	This work should be split between multiple years of bond issuance		Need infastructure ugrades included

Need for the sound stage building needs to be confirmed based on Institutional master plan and need for swing space

Verdugo Campus:
Silva: Contact City re: Pedestrian Bridge; Bridge may have been sponsored by students?
Montrose: Consider hotel / banquet hall or provide need/justification for Performance Theatre. Need should satisfy "Community Outreach Civic Engagement" (consider parking impact
Public Safety Academy for GFD/FPD; City of Glendale to grant property
Other Joint use facilities for sports; Women's Softbal & Sand Volleyball court plaement at Scholl Canyon - land grant from City of Glendale

Montrose Campus:
Absolutely no to student housing

Garfield:
Possible to move Allied health or Safety Academy building to PSC (operating loss for college)

GLENDALE COMMUNITY COLLEGE

Meeting Notes

06/04/2024

Campus Planning Small Group Meeting #6 – Meeting Minutes – [06/04/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	06/04/2024
Time:	2:00 PM
Location:	GCC Verdugo, AD121 Conference Room

Attendees:

Dr. Ryan Cornner	GCC	rcornner@glendale.edu
Amir Nour	GCC	amir@glendale.edu
Clifford Gimbert	GCC	cgimbert@glendale.edu
Patrick Shahnazarian	GCC	patricks@glendale.edu
Silva Sorkazian	GCC	ssorkazian@glendale.edu
Alan Kroeker	19six	akroeker@19six.com (via Zoom)
Monisha Adnani	19six	madnani@19six.com
Chris Francis	19six	cfrancis@19six.com
Wendy Jarvie	19six	wjarvie@19six.com (via Zoom)
Keran Duan	19six	kduan@19six.com

Subject: Group discussion focused on campus survey findings and possible solutions for facilities, parking, pedestrian and vehicular navigation, and maintenance needs. Careful phasing/sequencing was noted as a high priority.

Discussion Items:

Overview of Planning Process:
Reviewed the steps taken in the planning process, including previous meetings and surveys. Emphasized the involvement of students, staff, and faculty through surveys and direct feedback sessions.

<u>Verdugo Campus</u>

1. Survey Findings:

- Favorite Places:
  - Sierra Vista for its lounge and Starbucks, which is the most common gathering space on campus.
  - The gym and new buildings on campus.
  - Library as a popular socializing area.
- Least Favorite Places:

Meeting Notes

06/04/2024

- Parking structures due to safety concerns (speeding drivers), long distance from classrooms, inadequate lighting, and security issues.
- San Fernando complex which is currently unused.
- Restrooms need updates and cleanliness improvements.
- Limited food options on campus.

2. Discussion on Specific Concerns and Suggestions:

➢ Parking Issues:
- Safety concerns in parking structures: insufficient lighting and security.
- Challenges in circuitous paths from parking areas to classrooms.
- Suggested conducting a parking study, especially for the Garfield campus.
- Discussion on implementing parking management, such as passes, and dealing with peak demand times.

➢ Campus Navigation and Safety:
- Unsafe entry from Mountain Street due to high-speed traffic.
- Need for improved signage and organized outdoor spaces.

➢ Study and Classroom Spaces:
- Desire for more AV systems and flexible furniture in classrooms.

3. Survey findings about Community and Campus Culture:
- Highlighted the desire for a stronger community feel with more events and activities.
- Feedback from students indicated a need for more in-person classes and a balance between traditional and contemporary campus culture.
- Feedback from faculty indicated a need for more flexibility.

<u>Garfield Campus</u>

4. Discussion about the Specific Concerns and Suggestions:

➢ Parking and Social Spaces:
- Lack of social spaces and need for better parking management.
- Suggested conducting a parking study specific to the Garfield campus.
- Issues with site storm water collection.
- Non-compliance with the non-smoking policy.
- Renovations needed for the Tropico building.

<u>Montrose Campus</u>

5. Discussion about the Specific Concerns and Suggestions:

➢ Potential uses for the Citibank property:
- The City is interested in a convention type of space for events; State of the City, F.D. & P.D. events, forums.
- Hilton does not have enough conference space.
- Dr. Cornner shared example of a high-tech/high-class ballroom in Sylmar.

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Meeting Notes

06/04/2024

Off-site Campus (TBD)

6. Dr. Cornner indicated possible collaboration with the City for an off-site Safety Academy:

- Outdoor training space for Fire & Police
- Burn building
- His/Her locker rooms
- Med spaces; GCC may want to move EMT's there.
- Must meet requirements for post-certified site.

General & Next Step

- The two volleyball courts will not be located on the top of the new proposed parking structure
- Dr. Ryan Cornner prefers the idea of adding a second elevator, and Monisha strongly recommended adding an endowment as a line item in the master plan for maintenance.
- Enhance campus signage and organize outdoor spaces at the Verdugo campus.
- 19six proposed two options for the new IBCC building, with a two-story building option & three-story option. And 19six will adjust the layout based on the discussions and concerns raised in this meeting
- 19six recommended that GCC conduct a parking study for the Garfield campus.
- 19six will rework the plan to find a suitable location for the dance program.
- 19six will prepare a cost estimate for the new parking structure, and the proposed IBCC building.
- Based on the discussion about building up connections among the campus, especially the area between the tennis courts, IBCC, & Gym building, 19six will provide a better solution to strengthen the connection, and make the proposed elevator more useful.
- The meeting with the Planning Committee will now be scheduled with 19six and staff.

Next Meeting: Leadership (VP) & Planning Committee – 6/24 or 6/26 (TBD)

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
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Meeting Notes

07/09/2024

Executive Meeting Minutes – [07/09/2024]

Client Name:	Glendale Community College
Project Name:	Facilities Strategic Plan (FSP)
19six Project No.	23354.01
Date:	07/09/2024
Time:	2:00 PM
Location:	GCC Verdugo, AD121 Conference Room

Attendees:

Clifford Gimbert	**GCC**	cgimbert@glendale.edu
Patrick Shahnazarian	**GCC**	patricks@glendale.edu
Silva Sorkazian	**GCC**	ssorkazian@glendale.edu
Alan Kroeker	**19six**	akroeker@19six.com
Monisha Adnani	**19six**	madnani@19six.com
Chris Francis	**19six**	cfrancis@19six.com

Discussion Items:

The Board Presentation:

1. Date: Friday, July 26th, 2024 at 11:00 – 2:00pm.
2. 19Six will have 90 minutes and we must be punctual and adhere to the time limit.
3. FSP presentation segment is between 12:30-2:00 and will be during closed session.
4. The presentation should be interactive and one that engages the Board and members of the executive team. Patrick stresses that it must be a team effort not one single person presenting.
5. Patrick S. articulated strong emphasis that the Board MUST approve, and the bond MUST pass
6. Underscore the message that we cannot keep what we have because:
    - Facilities inevitably deteriorate over time.
    - There is a limit on useful life of buildings and infrastructure
    - And the current campus does not fully meet the needs of the students
7. The target bond amount is $600 million over the next 15 years.
8. GCC is forced to a local bond as funding from the State is minimal
9. Drew will handle the presentation to the Guild on 7/10/2024
    - Place the GCC logo on each of the pages in the ppt slide deck
    - Revise plans depicting the old relocatable buildings at the SF complex, two of the buildings (west) have been removed.
    - Remove the old SF buildings on the proposed Master Site Plan and show the new IBCC.
    - Show the enhanced landscape detail at the front of the AD building

Meeting Notes

07/09/2024

- Highlight the track and to indicate it will meet IOCC compliance, show the modified track by GCC
- Show the conference room on a partial 3rd floor of the IBCC, locate to maximize the views. The bridge from the proposed (south) parking structure will connect to it.
- Emphasize Green Design and Sustainability in the body of the presentation
- On Slide #29, revise the height of east wing of the IBCC to two stories expect as noted above.
- Include costs for solar cost in the bond budget for the campus, even if funding may also come from different sources
- Start meeting with explanation that this is a high-level conceptual presentation of a Master Plan, more granular detail (i.e. solar panels) will not be shown.

10. Monisha Adnani announced her departure from 19six Architects, but will be available by phone. Her last day is TBA. Monisha has agreed to return for the 7/26/2024 Board Meeting.

11. Alan Kroeker will assume Principal oversight of the GCC Campus.

12. Chris Francis will be primary point of contact. Remaining teams on projects commissioned to 19Six will remain as is.

Next Meeting:

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
A/R = Indicates party responsible for action or response on this issue.

#4

Appendix

Initial Parking Study

Initial Parking Study

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11900 W Olympic Blvd #450, Los Angeles, CA 90064
GTS | General Technologies and Solutions

MEMORANDUM

Date:	August 6, 2024	**GTS:** 240409.01
To:	GCD	
From:	GTS	
cc:		
Subject:	Verdugo Campus Traffic and Parking Surveys	

The purpose of this memorandum is to summarize the results of the traffic and parking surveys carried out on the Verdugo Campus in May 2024. This baseline analysis will support the development of the Facilities Strategic Plan over the next ten years, particularly as it relates to construction activities.

Project Background

As Glendale Community College approaches its 100-year anniversary, the College is developing a new Facilities Strategic Plan. While this new campus Plan will be based on 2025-2035 time projections, the end product will guide the region's educational asset into GCC's second century of service.

GCC has retained 19-Six Architects to lead this effort with a target date of developing the plan by August 2024. GTS will support GCC and the architect of record by carrying out a transportation and parking analysis in support of this effort. GTS has previously supported GCC on traffic and parking analysis and will bring this experience to this project. Since the GTS involvement in 2020, the campus has seen considerable improvements such as the new science building (Buena Vista which has been completed and occupied), the central plant expansion, and upgrades to the athletic complex, among several others.

Terminology

This memorandum analyzes parking on the Verdugo Campus in terms of the following parameters:

- Supply: the number of existing parking spaces
- Utilization: the number of vehicles parked
- Occupancy: the percept of parking spaces that are filled

Methodology

A campus-wide survey of parking occupancy requires considerable resources because occupancy levels must be monitored on an hourly basis at each parking facility, observing each parking space, to acquire accurate and consistent data. Such an effort was completed for the Verdugo campus in 2019 and 2020 (prior to the beginning of COVID-19 pandemic restrictions).

DRAFT

Initial Parking Study

To reduce the cost to GCC, it was determined that rather than conducting a new parking survey, data from this prior survey could be utilized. For the present study, current parking occupancy has been extrapolated based on the 2020 parking survey data and the change in 8-hour traffic volumes entering the campus between 2020 and 2024.

Parking Surveys

Parking surveys were carried out in 2020 to determine the existing inventory (number of spaces) as well as parking occupancy. This was during the busier period of the semester where most students are on-campus dropping and adding classes. While counts were also collected on March 3, 2020, these were not used in the present study since primary elections and COVID affected the data. As mentioned earlier, data from these surveys is used in the present study to extrapolate current parking occupancy.

Parking counts were carried out between 7AM and 9 PM. The counts include hourly utilization counts. Parking counts distinguished between student permits, staff permits, guest/visitor permits, disabled permits, metered lots, and guest parking. The parking surveys included all the facilities presented in the previous section.

2020 Traffic Volumes

In 2019 and 2020, multi-modal traffic volumes were collected during three main periods in order to gain a comprehensive understanding of how the campus and the transportation systems in its immediate vicinity are being utilized. These periods include:

- Period 1: Winter Break Period between December 19 and January 5
- Period 2: Winter Intersession Period between January 6 and February 15
- Period 3: Spring 2020 Period between February 17 and February 28 – this is typically the busier period with many students being present on campus for dropping and adding classes

For the purposes of the present analysis, Spring 2020 data was utilized, allowing for a comparison of data from similar times of year (the spring semester).

Counts were collected at the following 12 locations:

1. Parking Structure Entrance at E Mountain Street
2. Chaparro Drive at E Mountain Street
3. Verdugo Road and College Circle Dr (South Entrance)
4. Verdugo Road and College Circle Dr (North Exit)
5. Verdugo Road Drop-off/Pick-up Zone and Pedestrian Stairs
6. Pedestrian Bridge (across Verdugo Road) and College Circle Dr
7. Lot F Drop-off/Pick-up Zone
8. College Drive Circle East Junction
9. El Camino Real and Vaquero Way
10. Chaparro Dr and Vaquero Way
11. Bridge from the Parking Structure
12. Campus Way / Fire Access Road Junction (west of Lot A)

Initial Parking Study

2024 Traffic Volumes

For the present study, multi-modal traffic volumes were collected in 2024 on Wednesday, May 8, and Thursday, May 9 between 8 AM and 10 PM using video cameras. The video footage was then reduced for the peak hours (in 15-minute intervals) to provide traffic volumes including pedestrian volumes and turning movement counts at the intersections. Counts were collected at the following 6 locations, shown in Exhibit 1:

1. Parking Structure Entrance at E Mountain Street
2. Chaparro Drive at E Mountain Street
3. Verdugo Road and College Circle Dr (South Entrance)
4. Verdugo Road and College Circle Dr (North Exit)
5. Pedestrian Bridge (across Verdugo Road) and College Circle Dr
6. Verdugo Road and Campus Way

The results comparing 2020 and 2024 counts from TMC 1, 2, and 4 are summarized in Exhibit 2. The raw data collected is presented in Appendix A.

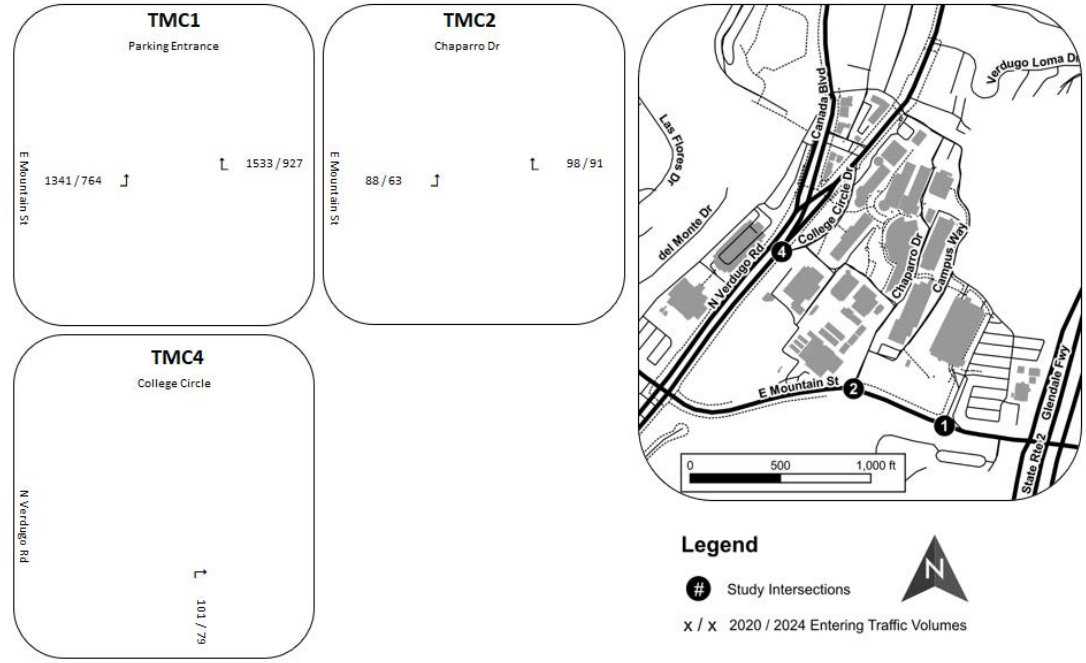
Initial Parking Study

Exhibit 1. Count Locations



Initial Parking Study

Exhibit 2. 2020 vs. 2024 entering volumes



Initial Parking Study

Parking Inventory

2020 Inventory

The parking inventory for the Verdugo campus was originally surveyed in February 2020 and consisted of a total of 3,338 spaces. All spaces are managed through permits, daily passes, meters, or other time/use restrictions. Of the total number, 2,501 spaces were available for students with permits or daily passes, 599 spaces were available for staff, 72 were ADA spaces (2.16%), and the remaining 166 were for various other uses including carts, motorcycles, electric vehicles, and reserved spaces.

In 2024, since the original counts were conducted, lots F and G and portions of lot B and the Circle Drive lot have closed due to construction of new buildings. In addition, lot E reopened with staff parking. With the removed spaces and addition of lot E, the campus has 128 fewer spaces than in 2020.

2024 Inventory

The total number of spaces was observed to be 3,212 spaces. Of the total number, 1,598 spaces were available for students with permits, 848 for metered parking, 568 spaces were available for staff, 65 were ADA spaces, and the remaining 142 were for various other uses including carts, motorcycles, electric vehicles, and reserved spaces. All spaces are managed through permits, daily passes, meters, or other time/use restrictions.

Parking on the Verdugo Campus is provided at the locations as illustrated in Exhibit 3. The results of the inventory are summarized below. Exhibit 4 shows the total number of parking spaces by facility, and Exhibit 5 lists the supply of spaces by type.

On-Campus (East of Verdugo Rd):

- Lot A: is an 86-space surface lot with 77 spaces requiring a staff permit, 4 ADA spaces, 4 Electric Vehicle (EV) spaces, and 1 space reserved for the mail truck.
- Lot B: is a 443-space surface lot on the eastern portion of campus. Student permits or daily passes are required to park in 407 spaces; 28 spaces are reserved for the Life Skills Center, with the rest of the spaces being 2 ADA spaces, 5 Time Limited Spaces (5-min), and 1 space reserved for Police. 4 spaces were blocked by a container at the time counts were conducted.
- Parking Structure C: provides 1,131 spaces with the first 2 floors primarily dedicated for staff with permits and the remaining floors mainly for students with permits or for daily passes. The breakdown includes 718 student spaces and 366 staff spaces. Also, on the first floor there are 27 ADA spaces, 16 CSD (Center for Students with Disabilities) temporary disabled permit spaces, 2 drop-off spaces, and 2 EV spaces.
- Lot D: is a surface lot serving the CDC (Child Development Center) with 23 spaces (2 of which are ADA spaces) requiring staff permits for long term parking. It is also used by CDC parents for pick-up/drop-off.
- Lot E: is a 31-space surface lot serving the Athletics Department. Staff permits are required, and it includes 2 ADA spaces.
- Lot F was closed for construction.
- Lot G: was closed for construction.
- Lot H: provides 14 spaces with 6 ADA spaces, 6 staff-motorcycle spaces, and 2 spaces reserved for the health center and vendors respectively.
- Lot I: is a 34-space surface parking lot for staff with parking permits.

Initial Parking Study

- Circle Drive: provides 44 parking spaces for staff with permits. Of these spaces, 2 are ADA spaces, 1 is for vanpool and 1 is reserved.

Off-Campus (West of Verdugo Rd):

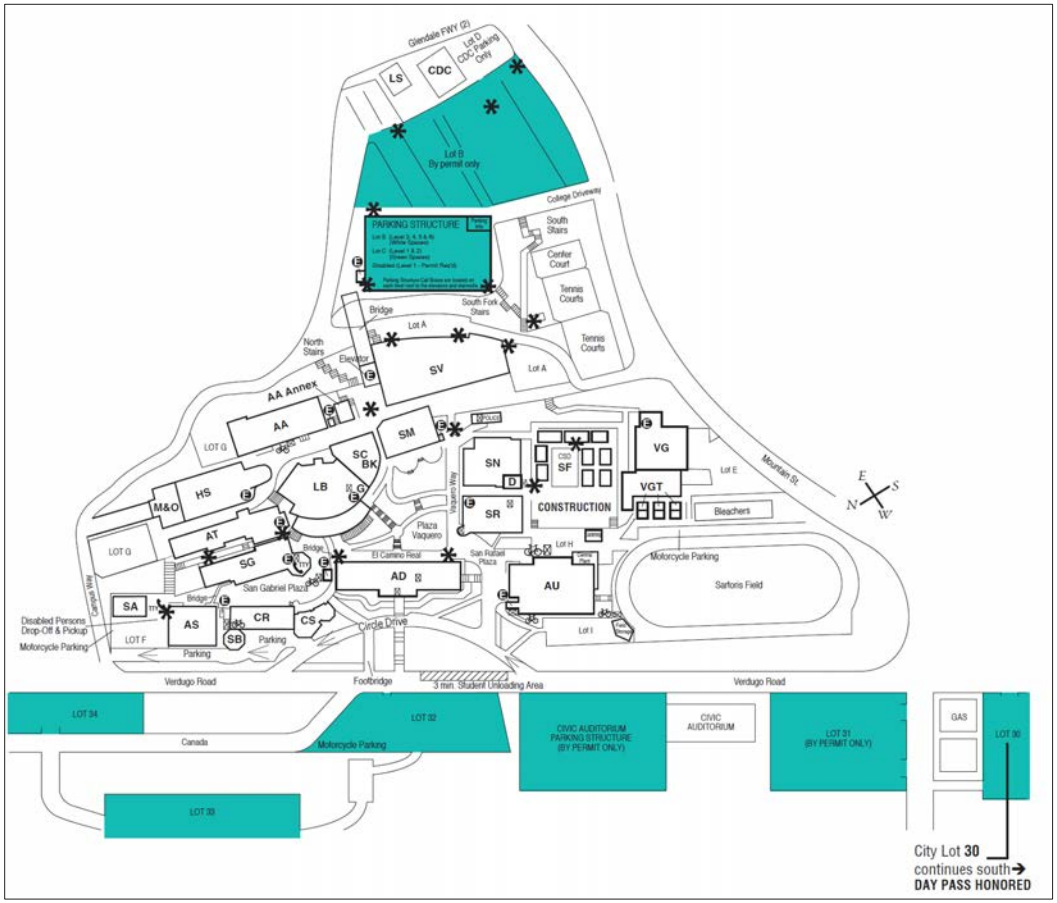
- Lot 30: provides 321 metered surface parking spaces. The metered parking stipulates a 10-hr limit between 7 AM and 10 PM Monday through Saturday. Student semester and daily permits are honored. 4 spaces are ADA spaces.
- Lot 31: provides 149 spaces for students with parking permits. Of these 6 are designated ADA spaces.
- Lot 32: provides 201 metered surface parking spaces. The metered parking stipulates a 4-hr limit between 7 AM and 10 PM Monday through Friday. Student semester permits are honored. Of these spaces 34 are motorcycle spaces.
- Lot 33: provides 165 metered surface parking spaces. The metered parking stipulates a 4-hr limit between 7 AM and 2 PM Monday through Friday. Student semester permits are honored. 2 spaces are ADA spaces.
- Lot 34: provides 218 surface parking spaces; 16 spaces are designated for Park Visitors (Monday to Friday from 7 AM to 10 PM with student parking not allowed); 201 parking spaces are metered with a 4-hour limit between 7 AM and 10 PM Monday through Friday. Student semester permits are honored in metered spaces; 1 ADA space.
- Civic Auditorium Parking Structure: which provides 347 parking spaces over three floors. Of these spaces 315 spaces are available for students with semester parking permits, 7 space are designated ADA, 19 reserved for City employees, and 6 motorcycle spaces.

The off-campus locations are not owned by GCCD but are used based on established agreements with the City of Glendale.

The parking inventory is provided in raw electronic format in Appendix D.

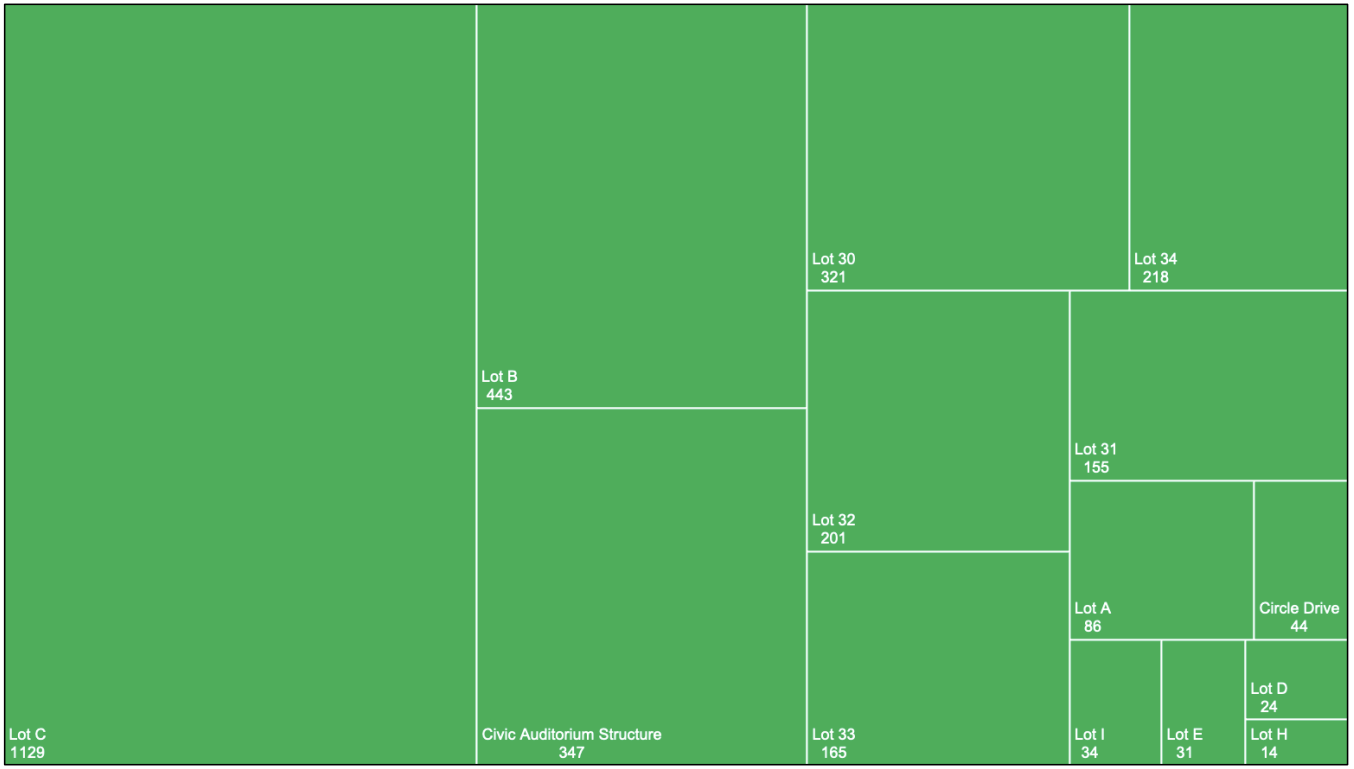
Initial Parking Study

Exhibit 3. Location of Parking Facilties (Source: GCC Website, 2020)



Initial Parking Study

Exhibit 4. Total number of parking spaces per facility



Initial Parking Study

Exhibit 5. Types and Numbers of Parking per Facility

Parking Facility	Student Supply	Staff Supply	Metered Supply	ADA Supply	Other Supply	Total
Circle Drive	0	40	0	2	2	**44**
Civic Auditorium Structure - Floor 1	85	0	0	4	25	**114**
Civic Auditorium Structure - Floor 2	120	0	0	0	0	**120**
Civic Auditorium Structure - Floor 3	110	0	0	3	0	**113**
Lot 30	0	0	317	4	0	**321**
Lot 31	149	0	0	6	0	**155**
Lot 32	0	0	167	0	34	**201**
Lot 33	0	0	163	2	0	**165**
Lot 34	0	0	201	1	16	**218**
Lot A	0	77	0	4	5	**86**
Lot B (1)	302	0	0	0	0	**302**
Lot B (2)	20	0	0	0	6	**26**
Lot B (3)	86	0	0	2	27	**115**
Lot C - Floor 1	0	90	0	27	18	**135**
Lot C - Floor 2	0	227	0	0	0	**227**
Lot C - Floor 3	177	49	0	0	0	**226**
Lot C - Floor 4	226	0	0	0	0	**226**
Lot C - Floor 5	156	0	0	0	0	**156**
Lot C - Floor 6	159	0	0	0	0	**159**
Lot D	0	22	0	2	0	**24**
Lot E	0	29	0	2	0	**29**
Lot H	0	0	0	6	8	**14**
Lot I	0	34	0	0	0	**34**
Grand Total	**1590**	**568**	**848**	**65**	**141**	**3212**

Initial Parking Study

Estimated Parking Occupancy

To estimate current parking occupancy based on the 2020 surveys and the changes in traffic volumes entering the campus between 2020 and 2024, we compared traffic volumes at the three intersections for which data were available from both 2020 and 2024 (TMC 1, 2, and 4). In each case, the data covered the same 7-hour time frame (8:00 AM – 11:00 AM and 1:00 PM – 5:00 PM on a Wednesday. These volumes are shown in Exhibit 2. From 2020 to 2024, the overall traffic volumes entering the campus decreased by 39%. This percent change was then applied to the occupancy rates from the 2020 survey.

Exhibit 6 shows a summary of supply and estimated peak utilization and occupancy for each parking facility. The parking hourly estimated occupancy (ratio of counts to the inventory) and utilization (counts) are presented in Exhibit 7 through Exhibit 20 for each of the parking facilities. Exhibit 21 illustrates the overall occupancy when all facilities are combined.

Exhibit 6. Summary of supply and estimated utilization and occupancy for each parking facility

Parking Facility	Supply	Peak Utilization (2024, estimated)	Peak Occupancy (2024, estimated)
Lot A	86	51	59%
Lot B	443	266	60%
Lot C	1,129	653	58%
Lot D	24	12	50%
Lot E	31	7	23%
Lot H	14	7	50%
Lot I	34	34	100%
Circle Drive	44	42	95%
Lot 30	321	108	34%
Lot 31	155	78	50%
Lot 32	201	112	56%
Lot 33	165	99	60%
Lot 34	218	103	47%
Civic Auditorium Structure	347	197	57%
Total	**3,212**	**1,769**	**55%**

While lot I and Circle Drive operate beyond the desired effective capacity of 90% to 95%, the overall peak utilization of the campus was about 56% around 10AM. The overall occupancy calculation includes the off-campus parking lots. With the 39% decrease in traffic entering campus, many of the parking lots are below optimal utilization of 85%.

The raw data are presented in Appendix E.

Initial Parking Study

Exhibit 7. Lot A Occupancy and Utilization by Time of the Day (May 2024)

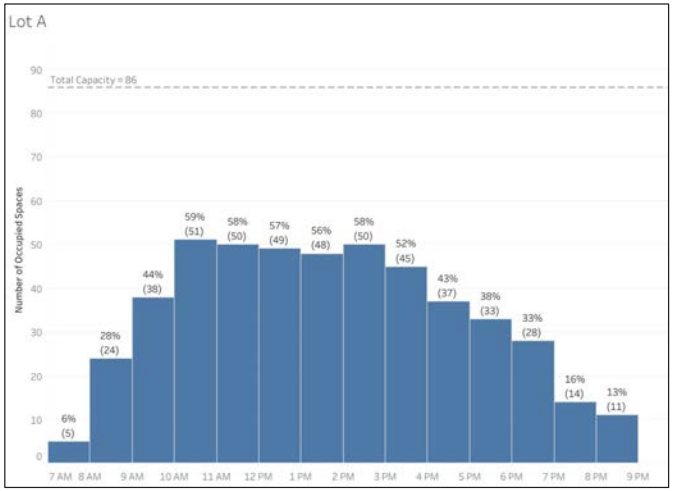
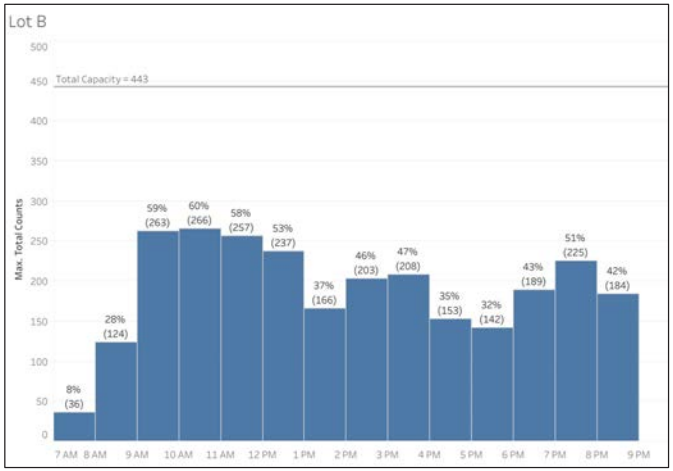
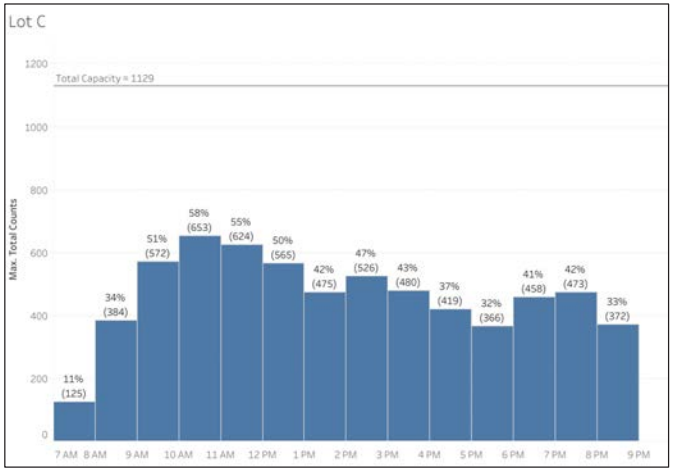


Exhibit 8. Lot B Occupancy and Utilization by Time of the Day (May 2024)



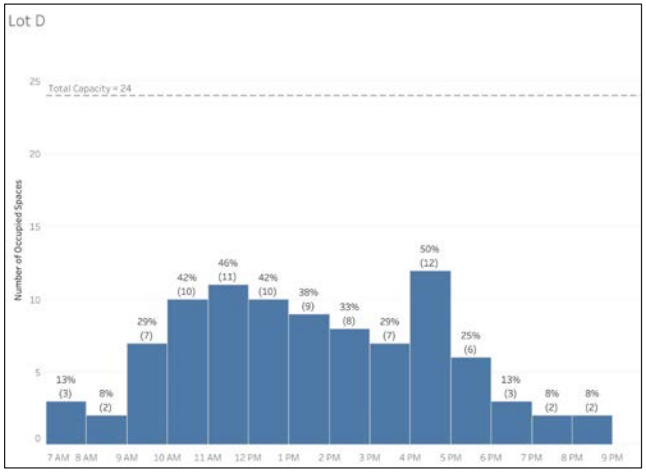
Initial Parking Study

Exhibit 9. Parking Structure C Occupancy and Utilization by Time of the Day (May 2024)



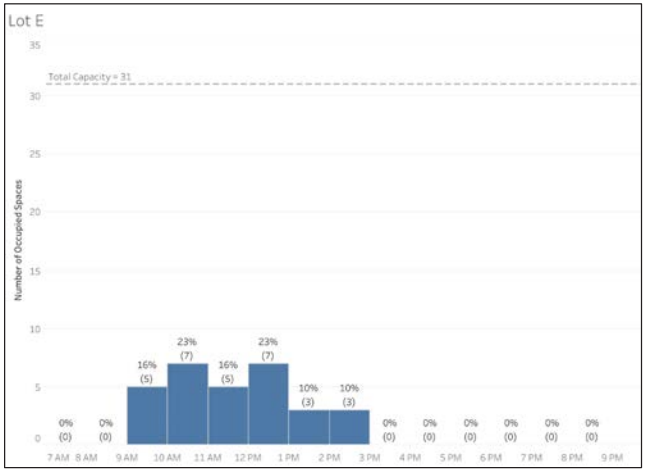
Note that the 2 drop-off spaces are excluded from the Occupancy calculations; Excess ADA spaces from the loss of lot F that did not fit in lot H are assumed to have moved to this lot.

Exhibit 10. Lot D Occupancy and Utilization by Time of the Day (May 2024)



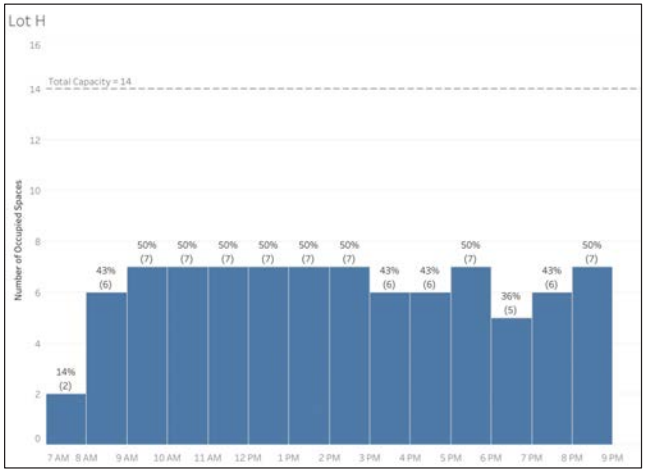
Initial Parking Study

Exhibit 11. Lot E Occupancy and Utilization by Time of the Day (May 2024)



Note that the lot was closed in 2020, and therefore no counts were taken. The counts applied here are assumed to be excess staff spaces from Lot G.

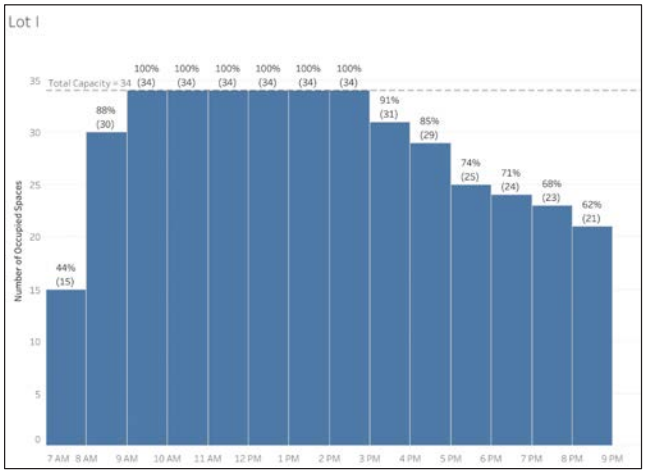
Exhibit 12. Lot H Occupancy and Utilization by Time of the Day (May 2024)



Note that the ADA spaces lost from lot F are assumed to have moved to this lot.

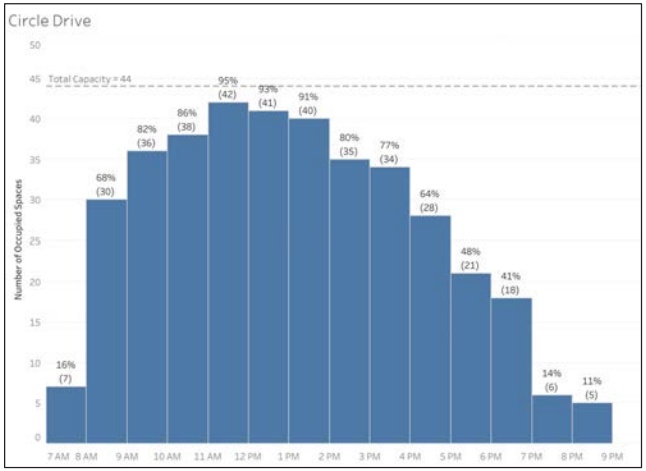
Initial Parking Study

Exhibit 13. Lot I Occupancy and Utilization by Time of the Day (May 2024)



Note that counts include staff from the closure of Lot G that fit within the capacity.

Exhibit 14. Circle Drive Parking Occupancy and Utilization by Time of the Day (May 2024)



Initial Parking Study

Exhibit 15. Lot 30 Occupancy and Utilization by Time of the Day (May 2024)

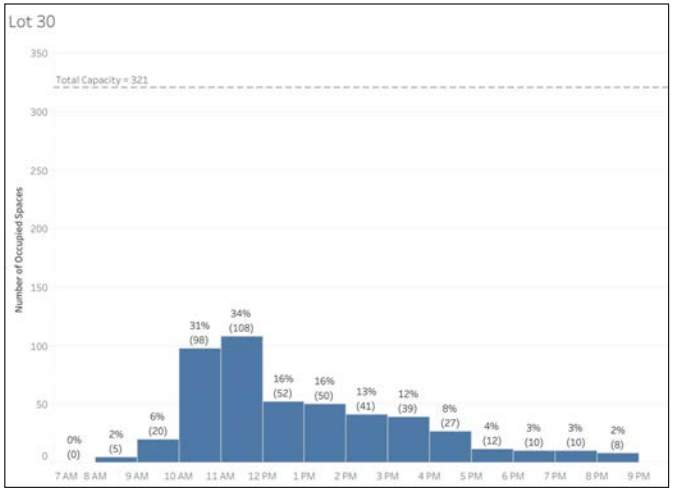
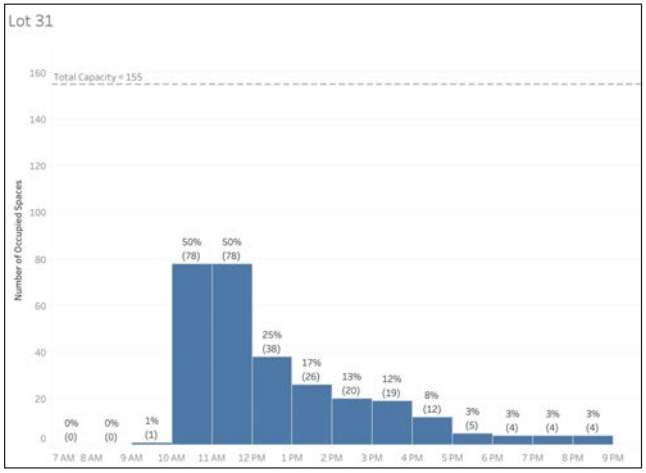
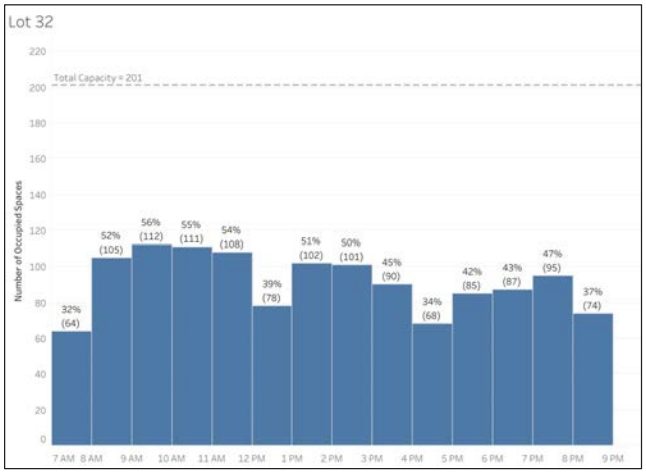


Exhibit 16. Lot 31 Occupancy and Utilization by Time of the Day (May 2024)



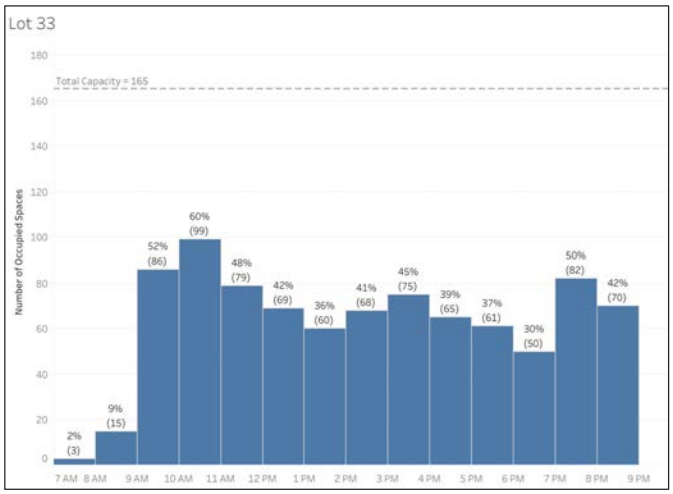
Initial Parking Study

Exhibit 17. Lot 32 Occupancy and Utilization by Time of the Day (May 2024)



Note that motorcycles counted in lot F are assumed to have moved to this lot.

Exhibit 18. Lot 33 Occupancy and Utilization by Time of the Day (May 2024)



Initial Parking Study

Exhibit 19. Lot 34 Occupancy and Utilization by Time of the Day (May 2024)

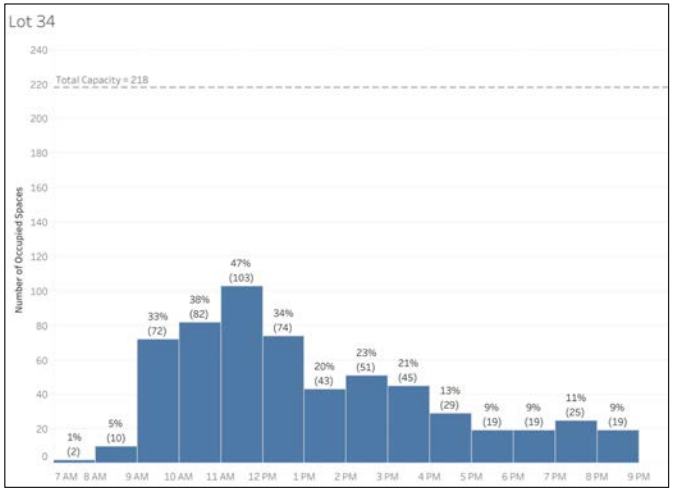
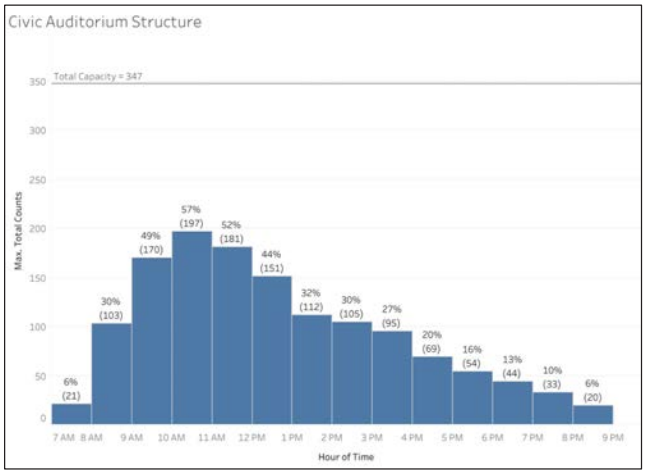
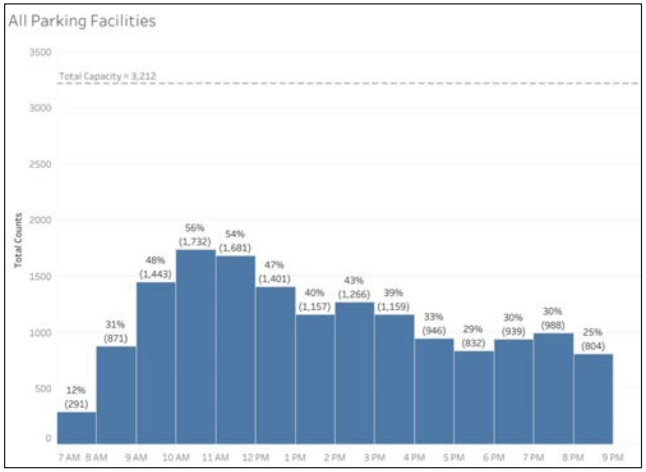


Exhibit 20. Civic Auditorium Occupancy and Utilization by Time of the Day (May 2024)



Initial Parking Study

Exhibit 21. Occupancy and Utilization For All Facilities by Time of the Day (May 2024)



Note that Drop-off Spaces are excluded from calculations.

#4

Appendix

Systems + Infrastructure Report

Systems + Infrastructure Report

Multiple site and building by building visits were conducted by engineers and summarized. Generally, consistent maintenance has effectively delayed deterioration of site infrastructure at the Verdugo and Garfield campuses. However, these systems will continue to advance to a non-functional state. Some clay pipe sewer laterals have been relined and the replacement of underground utility lines are evident. HVAC piping systems are in varying degrees of aging and needing replacement. Flush valves and fixtures have been retrofitted throughout. Boilers, pumps and four pipe systems are in varying degrees from relatively new to needing replacement. The two central plant units on the Verdugo campus are in good working condition.

The overall existing electrical medium voltage system is in fair condition. Security lighting and WAP coverage should be further evaluated. Some areas could be improved. Some switchgear, lighting and lighting controls systems have aged and in need of replacement, and technology and AV systems are antiquated. Further evaluation of campus-wide infrastructure should include storm drainage, sanitary sewer, domestic water, reclaimed irrigation, and fire protection water, electrical and communications is essential. The repair or replacement of aged or nonfunctional components will be necessary to support the needs of modern learning environments and campus improvements and expansion.

Following are reports for Mechanical, Electrical and Plumbing systems and landscape and irrigation.

#4

Appendix

MEP Strategic Plan Report

MEP Strategic Plan Report

DESIGN WEST ENGINEERING

Your Partners in Mechanical, Electrical, Plumbing, Commissioning, Fire Protection, Technology, & Energy.

Glendale Community College District

Facilities Master Plan

MEP Master Plan Report

10/2/2024

Prepared for:
19Six Architects
802 East Cota Street, Suite A
Santa Barbara, CA 93103

412 E. Vanderbilt Way | San Bernardino, CA 92408
Pacific Northwest 425.458.9700 | **Southern California** 909.890.3700 | **DesignWestEng.com**

MEP Strategic Plan Report

Table of Contents

1.0 General Overview 4
1.1. General Overview 4
2.0 Mechanical & Plumbing 4
2.1. Verdugo Campus 4
2.1.1. Site 4
2.1.2. Administration (AD) 4
2.1.3. Advanced Technology Center (AT) 4
2.1.4. Auditorium (AU) 5
2.1.5. Bhupesh Parikh Health Sciences & Technology (HS) 5
2.1.6. Camino Real (CR) 5
2.1.7. Child Development Center (CDC) 5
2.1.8. Child Development Center (CDC) ..... Error! Bookmark not defined.
2.1.9. Library (LB) 5
2.1.10. San Gabriel (SG) 5
2.1.11. San Rafael (SR) 5
2.1.12. Sierra Madre (SM) 5
2.1.13. Sierra Nevada (SN) 6
2.1.14. Sierra Vista (SV) 6
2.1.15. Student Center (SC) 6
2.1.16. Tongva (TG) 6
2.1.17. Central Plant #1 6
2.1.18. Central Plant #2 6
2.2. Garfield Campus 7
2.2.1. Site 7
2.2.2. Tropico 7
2.2.3. Mariposa 7
2.3. Montrose Campus 7
2.3.1. Site 7
3.0 Electrical & Technology 7
3.1. Verdugo Campus 7
3.1.1. Site 7
3.1.2. Administration (AD) 8
3.1.3. Advanced Technology Center (AT) 8
3.1.4. Auditorium (AU) 8
3.1.5. Bhupesh Parikh Health Sciences & Technology (HS) 8
3.1.6. Camino Real (CR) 8
3.1.7. Child Development Center (CDC) 8
3.1.8. Library (LB) 8
3.1.9. San Gabriel (SG) 9
3.1.10. San Rafael (SR) 9
3.1.11. Sierra Madre (SM) 9
3.1.12. Sierra Nevada (SN) 9
3.1.13. Sierra Vista (SV) 9
3.1.14. Student Center (SC) 9
3.1.15. Tongva (TG) 9
3.2. Garfield Campus 10
3.2.1. Tropico 10
3.2.2. Mariposa 10
3.3. Montrose Campus 10
3.3.1. Site 10

MEP Strategic Plan Report

1.0 General Overview

1.1. General Overview

In connection to the facility assessment surveys conducted by Design West Engineering, below is a list of recommendations per building based on our findings and understanding of each campus.

This report is passed on multiple site visits to each campus. The design team's objective and direction from the College was to conduct a general walkthrough of the building to understand current usage and general condition of the Mechanical, Plumbing, and Technology systems within each building.

2.0 Mechanical & Plumbing

2.1. Verdugo Campus

2.1.1. Site

The plumbing fixtures for all buildings are currently retrofitted with low flow flush valves and fixtures. The existing china portion of the fixture is being reused. Any underground asbestos wrapped piping should be removed and replaced with non-asbestos wrapped piping.

The underground sewer lines are old Clay pipes that have had internal lining to help with leaks and increase the longevity of the pipes. Due to the addition of structures and the reduction of the inside diameter of the pipe, the capacity is not achieved currently the existing waste lines should be replaced with a larger pipe to accommodate the current and potential future demands.

In addition, the Sartoris Field Storm drainage will need to be upgraded to improve flow.

There are two central plants for the campus, however there is not a line that connects the two plants together and loop the campus. It is recommended that a campus loop is installed such that should one plant go down, the campus can have partial cooling from the other plant to keep buildings operational.

2.1.2. Administration (AD)

The HVAC is a built in AHU located within the basement, appears to have had recent upgrades. Unit is in decent shape and should remain

The pumps are in OK shape, showing signs of some leaking. Recommend replacing within the next 5-10 years

2.1.3. Advanced Technology Center (AT)

The boiler on roof, appears to be aged and recommend for replacement. The AHU's are in OK shape. Recommend replacing within the next 5-10 years.

The Water Heater on the roof is in OK shape, showing signs of some leaking. Recommend replacing within the next 5-10 years.

2.1.4. Auditorium (AU)

The AHU in basement appears to be aged and recommend for replacement.

2.1.5. Bhupesh Parikh Health Sciences & Technology (HS)

The AHU's are in decent shape and should remain.

2.1.6. Camino Real (CR)

The existing 4-Pipe Multi-Zone unit serving the 1st floor is located within a mechanical room on the 2nd floor, unit is old and is recommended to be replaced. The Mechanical room has an old boiler and pump system that is recommended to be replaced. The existing 4-Pipe fan coil units for the 2nd floor are located within the attic, 8 units in total, that is recommended to be replaced

2.1.7. Child Development Center (CDC)

The DX split equipment, due to the location of this building on the campus, the building should remain as DX system and not connect to the central plant.

2.1.8. Library (LB)

The existing 4-PIpe Energy Lab AHU in good shape and should remain.

2.1.9. San Gabriel (SG)

The existing Raypak boiler on roof appears to be new and in good condition. The existing boiler pumps on roof appear to be aged and recommend being replaced. In addition, the existing 4-Pipe AHU's in mechanical room appear to be aged and recommend to be replaced.

2.1.10. San Rafael (SR)

The existing Raypak boiler on roof appears to be aged and recommend being replaced. Also, the boiler pumps on roof appear to be aged and recommend being replaced. The air cooled chiller on roof appears to be aged and recommend to be replaced or integrate building into campus central plant. The 4-Pipe Temtrol AHU on roof appears to be aged and recommend being replaced. The 4-Pipe Energy Lab AHU on roof appears to be in good condition

2.1.11. Sierra Madre (SM)

The Hi-Delta boiler on roof appears to be aged and recommend being replaced. Also, the DX HVAC equipment on the roof for the building is aged and recommend being replaced. The existing central plant piping should be extended to the building and convert HVAC equipment from DX to 4-Pipe.

2.1.12. Sierra Nevada (SN)

The existing boiler within the mechanical yard appears to be aged and recommend being replaced. The DX HVAC equipment on the roof for the building is aged and recommend being replaced. The existing central plant piping should be extended to the building and convert HVAC equipment from DX to 4-Pipe.

2.1.13. Sierra Vista (SV)

- This is a newer building; HVAC equipment appears to be in good condition.

2.1.14. Student Center (SC)

- The existing DX HVAC equipment on the roof for the building will need to be replaced to convert equipment to the central plant. The existing central plant piping should be extended to the building and convert HVAC equipment from DX to 4-Pipe.

2.1.15. Tongva (TG)

There are (2) Large Custom DX AHU's on roof and appear to be in decent shape. The (2) DX RTU's on annex portion also appears to be new and in good shape. There is (1) Ground mounted DX package unit which appears to be new and in good shape. The existing central plant piping should be extended to the building and convert HVAC equipment from DX to 4-Pipe. The existing Dust Collection system appears to be in good shape

2.1.16. Central Plant #1

The Central plant #1 has (3) York Chillers and are in decent shape. In addition, the (3) Chilled water pumps and (3) Condenser water pumps in decent shape. There is (1) Copper Fin Boiler in good shape. The (2) Heating Hot Water Pumps in ok shape, one does look newer than the other. However, the existing piping within the mechanical does show signs of corrosion and could need replacement. While the (3) Cooling Towers in good shape, there is standing water on the roof of the cooling tower from a leak within the system that should be repaired.

2.1.17. Central Plant #2

The Central Plant #2 has (2) York Chillers in ok shape but might be getting close to replacement. To aid in the removal of dependency for natural gas, it is recommended that the chillers are replaced with a heat recovery chiller. The heat recovery chiller would be able to provide both hot water and chilled water during operation and reduce the reliance on a boiler.

To aid in energy efficiency and to take advantage of time of use rates, it is recommended that a thermal storage system for the chilled and hot water systems is investigated. Having a campus thermal energy storage system would allow the heat recovery chiller to reject either the chilled water or heating hot water to a storage tank when only one system is in demand at a particular time.

The (1) Multi-Stack Chiller that appears to be new but the existing (3) Chilled water pumps appeared to be aged. There are (2) Evapco Cooling towers that are showing signs of corrosion. It appears that the towers recently went through a refresh where the filter media was replaced. Recommend for towers to be replaced within 10 years.

2.2. Garfield Campus

2.2.1. Site

There are (2) Air Cooled Chillers in the mechanical yard. One appears to be new, and one is aged. Per discussion with maintenance personnel the older chiller is scheduled to be replaced by 2026. The existing boilers have been recently replaced.

2.2.2. Tropico

- (4) AHU's on the roof that appear aged and is recommended to be replaced
- Roof access is poor and is recommended to be upgraded

2.2.3. Mariposa

- HVAC equipment appears to have been recently replaced or in the process of being replaced

2.3. Montrose Campus

2.3.1. Site

- There are (7) Gas Electric Rooftop Package units, which appear to be recently installed. It does not appear to have Outside Air (OSA) to the units and is recommend that OSA be provided. There are (3) DX Split Condensing units on the roof and fan coils located within the space, which appear to be recently installed. The (2) DX ductless split condensing units on the roof in ok shape.

3.0 Electrical & Technology

3.1. Verdugo Campus

3.1.1. Site

The overall existing electrical medium voltage system is in OK condition and ongoing preventative maintenance should continue. Medium voltage transformer should be reviewed and updated on a case-by-case basis as building projects are programmed. Electrical metering devices should be installed for each building to understand power usage.

The security lighting throughout the campus and parking garage should be reviewed and upgraded. The Wireless Access Points coverage throughout the campus is weak. It is understood that upgrades are being made but additional review should be considered

throughout the campus.

3.1.2. Administration (AD)

The basement main electrical switchgear is old and should be replaced in the next 2-5 years. Lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.3. Advanced Technology Center (AT)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.4. Auditorium (AU)

The basement main electrical switchgear is old and should be replaced in the next 2-5 years. The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.5. Bhupesh Parikh Health Sciences & Technology (HS)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.6. Camino Real (CR)

Electrical and Technology upgrades are being designed as part of the current 2024 project.

3.1.7. Child Development Center (CDC)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

3.1.8. Library (LB)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.9. San Gabriel (SG)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.10. San Rafael (SR)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.11. Sierra Madre (SM)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.12. Sierra Nevada (SN)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.13. Sierra Vista (SV)

The installed electrical and technology in good condition and newer. Light fixtures should be considered for LED upgrades but not needed due to building age.

3.1.14. Student Center (SC)

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.1.15. Tongva (TG)

The lighting and lighting control systems should be replaced with LED and dimming

controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.2. Garfield Campus

3.2.1. Tropico

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.2.2. Mariposa

The lighting and lighting control systems should be replaced with LED and dimming controls when renovations are planned for the building.

The technology systems should be upgraded to the latest AV industry standards when renovations are planned.

3.3. Montrose Campus

3.3.1. Site

The electrical and technology systems are in good shape as it appears to be recently renovated. The switchgear and panelboards are new. The lighting systems include LEDs with dimmable capabilities.

The technology systems are also new in classrooms and areas with technology.

#4

Appendix

Landscape Exhibit

Landscape Exhibit - Verdugo Campus

Water Use

Irrigation on campus is a mixture of overhead spray heads/ rotors and dripline irrigation. Irrigation controllers do not communicate with each other, and there is no centralized control system. The campus has separate points of connection. Recycled water and potable water are currently being used on campus for irrigation.

Observations

- Steep slope areas throughout campus (2:1 slopes).
- Turf is primarily used only for the campus front (drop off area) and quad area
- Driplines did not keep the installation spacing, and dripline areas were disturbed.
- On-surface irrigation (both PVC pipes and rotors) on slopes
- No irrigation on perimeter slopes.

Recommendations

- Incorporate a Central Controller, consider a 2-wire system that will allow up to 200 stations, multiple points of connections, Flow Sensor, and Rain Sensor.
- Wash Down System (Quick Couplers and Large Rotors) for the synthetic football turf.
- Remove driplines and replace them with point source bubblers.
- Use MP rotors or equal above ground on 2:1 slopes. Use dripline irrigation where existing plant material is to remain, i.e., existing trees that would be affected negatively by new irrigation pipe installation.
- Group plant material with similar water requirements.







Tree Canopy - Student Parking Lot / Parking Structure Adjacent

Observations

- Insufficient trees are planted in the student parking lot. The lack of trees in the student parking lots increases the Urban Heat Island Effect and the need to provide shade. Installing Solar shade panels in the parking lot will mitigate this concern.
- Tree canopies adjacent to the parking structure are mass planted. According to LA County Fuel Modification Selection Standards, tree types (Oaks, Pines, and California Peppers) are densely planted -creating “fuel ladders” – where fire intensity can travel from one tree to another.

Recommendations

- Selectively remove Pines and other highly combustible trees within 30 to 100 feet of structures.
- Selectively thin out tree coverage reducing the “fuel ladder” effect.







Tree Canopy - Campus Core

Observations

- Large and inappropriate tree canopies are planted too close to buildings.
- Oaks and Pines are densely planted throughout the campus, creating “fuel ladders” – where fire intensity can travel from one tree to another.
- Palm and flowering accent trees are used to frame entrances into buildings and are used as wayfinding devices.
- Low-watering and moderate-watering trees are planted in the same planting environment.

Recommendations

- Selectively remove Pines and other highly combustible trees within 30 to 100 feet of structures.
- Selectively remove Pines from Planting Areas near paving.
- Selectively thin out tree coverage reducing the “fuel ladder” effect.
- Plant trees with similar watering requirements in hydro zones.
- Plant appropriate size trees next to buildings.








Tree Canopy - Site Perimeter

Observations

- Pine trees are planted along the campus perimeter. Most of the pines are planting on slopes and have reached the end of the life cycle.
- Pines are planted in mass-used as screening, increasing the “fuel ladder” effect.
- Pines are planted along steep slopes and are in need of pruning.

Recommendations

- Selectively remove Pines and other highly combustible trees within 30 to 100 feet of structures.
- Selectively remove Pines from Planting Areas near paving and entrances into the campus.
- Selectively thin out tree coverage reducing “fuel ladder” effect.
- Select appropriate tree for screening.
- Plant appropriate trees on slopes for slope stabilization.









Tree Canopy - Campus Perimeter

Observations

- Large Heritage Oaks are planted along the campus perimeter –frontage adjacent to natural turf grass.
- Older Palms are used to frame the entrance to the administration building and serve as wayfinding devices. The palms are bearing fruit, and the fruit will need to be removed.
- Large deciduous trees are used to frame the entrances into the campus.

Recommendations

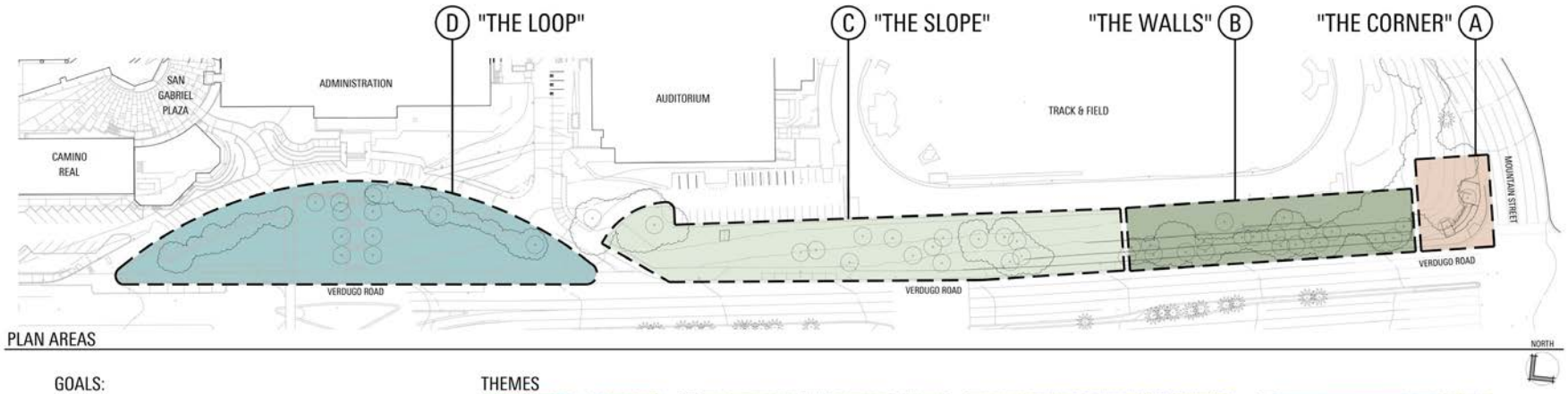
- Maintain Heritage oaks, remove natural turf grass from around the base of the trees
- Replace older palms with newer varieties that do not bear fruit and are more maintenance friendly.
- Plant appropriate size accent trees at entry points into the campus that will not block entrances and serve as wayfinding devices.







Entry Landscape Strategic Plan



PLAN AREAS

GOALS:

BASE BID

- IMPROVE AESTHETICS

ADDITIVE ALTERNATE #1

- IMPROVE AESTHETICS
- STEWARDSHIP - USE OF NATIVES
- SIGNAGE / WAYFINDING

ADDITIVE ALTERNATE #2

- IMPROVE AESTHETICS
- STEWARDSHIP - USE OF NATIVES
- SIGNAGE / WAYFINDING
- IMPROVE FRONT DOOR
- IMPROVE ACCESSIBILITY INTO CAMPUS
- PROVIDE ADDITIONAL USE FOR STUDENTS

THEMES



CREATE A SENSE OF PLACE - CREATING LANDMARKS - CASUAL ELEGANCE



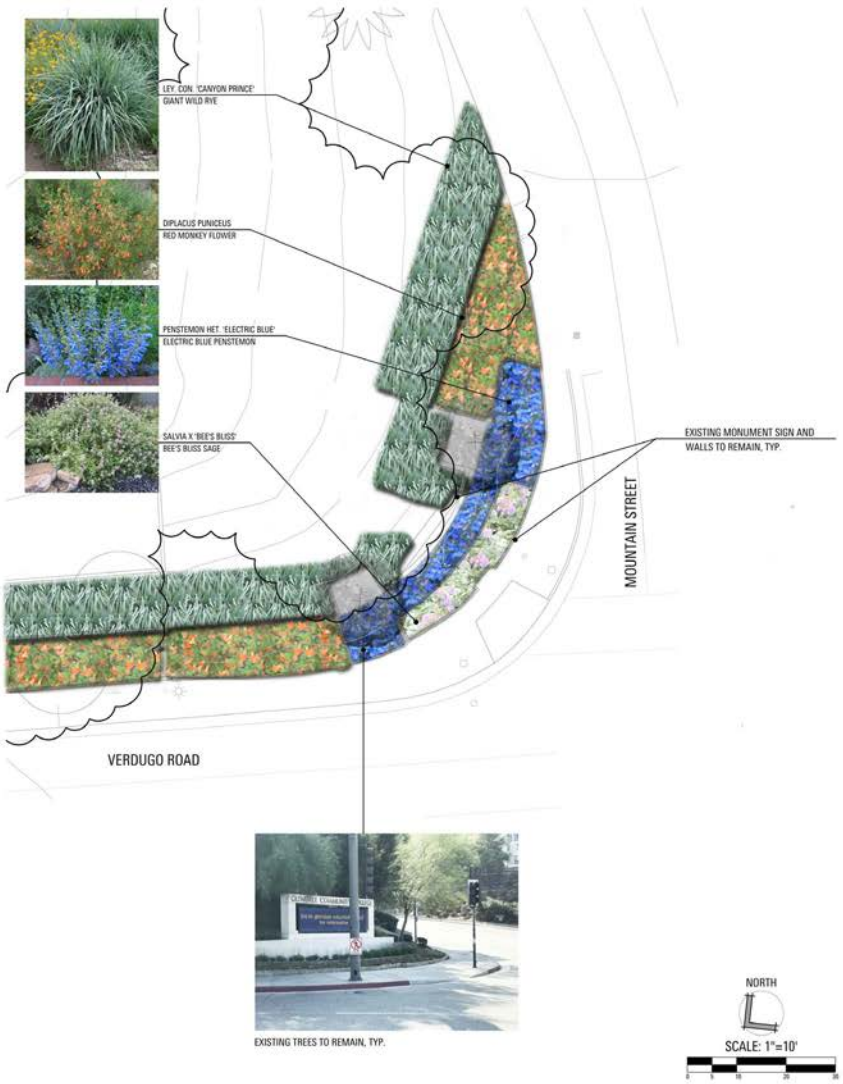
ALLEE - PATHWAYS - DECOMPOSED GRANITE - INFORMAL



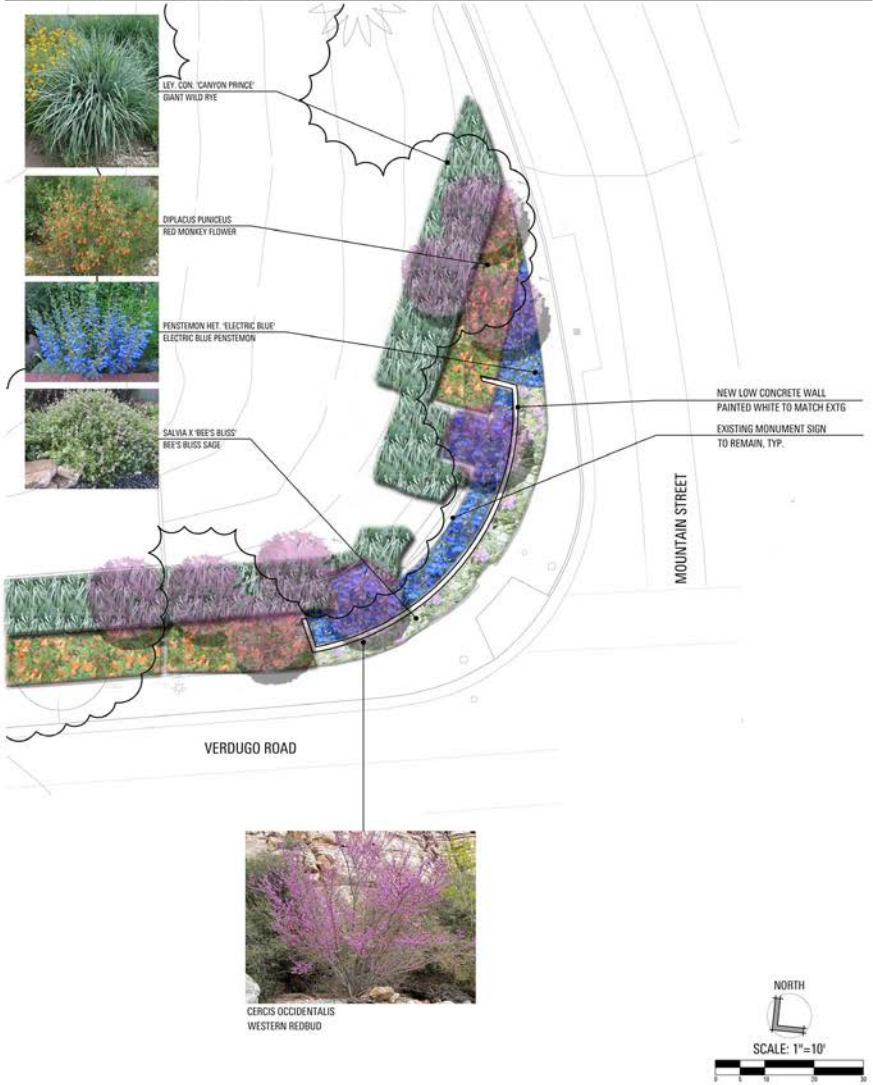
NATIVE PLANT MATERIAL - WATER CONSERVATION / MINIMAL MAINTENANCE REQUIREMENTS

** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

"THE CORNER" - BASE BID



"THE CORNER" - ADDITIVE ALTERNATE #1



"THE CORNER" - ADDITIVE ALTERNATE #2

LEY. CON. 'CANYON PRINCE'
GIANT WILD RYE

PENSTEMON HET. 'ELECTRIC BLUE'
ELECTRIC BLUE PENSTEMON

DIPLACUS PUNICEUS
RED MONKEY FLOWER

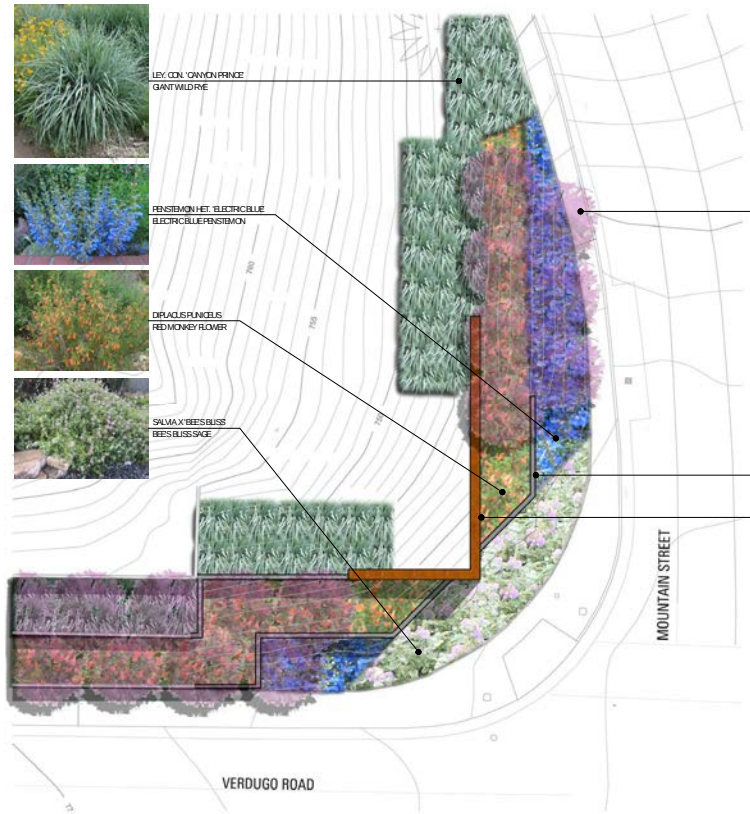
SALVIA X 'BEES BLISS'
BEES BLISS SAGE



CERCIS OCCIDENTALIS
WESTERN REDBUD

NEW CONCRETE WALL - HEIGHT TO MATCH EXISTING
PAINTED WHITE

NEW CONCRETE MONUMENT WALL W/ CORTEN PANELS
BRUSHED ALUMINUM LETTERING AND ACCENT UPLIGHTING



NORTH

SCALE: 1"=10'

0 5 10 20 30

3D VIEWS



BIRD'S EYE VIEW AT CORNER



STREET LEVEL VIEW AT CORNER



VIEW LOOKING SOUTH FROM MOUNTAIN



VIEW LOOKING NORTH FROM VERDUGO

** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

"THE SLOPE"




ACER NEG. CALIFORNICUM
CALIFORNIA BOX ELDER


ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA


PINUS TORREYANA
TORREY PINE


QUERCUS JOHN-TUCKERI
TUCKER OAK


QUERCUS AGRIFOLIA
COAST LIVE OAK


ENCELIA CALIFORNICA
COAST SUNFLOWER


HESPEROYUCCA WHIP.
OUR LORD'S CANDLE


ARTEMISIA CALIFORNICA
CALIFORNIA SAGEBRUSH


AGAVE DESERTI
DESERT AGAVE


LUPINUS ALBIRONIA
SILVER BUSH LUPINE


MALA. DENSIFLORUS
BUSHMALLOW


BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BUSH


RHAMNUS CALIFORNICA
COFFEEBERRY


RHUS TRILOBATA
THREE-LEAF SUMAC


RIBES VIBURNIFOLIUM
EVERGREEN CURRANT


SALVIA LEUCOPHYLLA
PURPLE SAGE


SALVIA SPATHACEA
HUMMINGBIRD SAGE


ZAUSCHNERIA CALIF. 'CATALINA'
ISLAND CALIFORNIA FUCHSIA


CEANOTHUS X 'FROSTY BLUE'
FROSTY BLUE CEANOTHUS

"THE SLOPE"

BASE BID

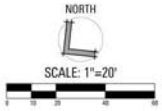
- NO WORK TO BE DONE - EXISTING TO REMAIN AS-IS

ADDITIVE ALTERNATE #1

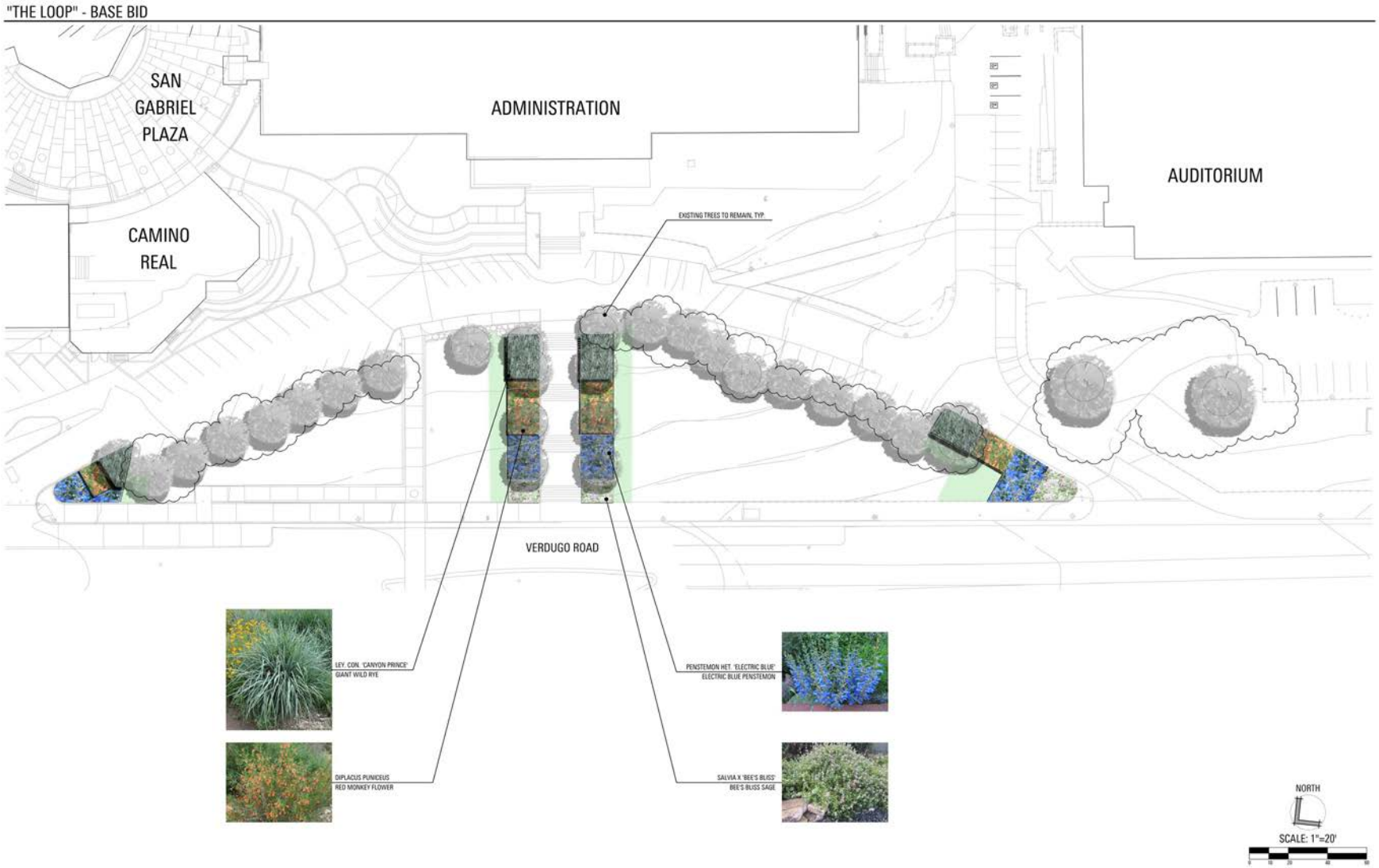
- REMOVAL OF ALL EXISTING LAWN
- GROW/KILL PROGRAM TO REMOVE WEEDS AND SEEDS PRIOR TO NEW PLANTINGS
- ADDRESS ANY IRRIGATION ISSUES
- APPLY NATIVE HYDROSEED MIX

ADDITIVE ALTERNATE #2

- REMOVAL OF ALL EXISTING ALWN
- GROW/KILL PROGRAM TO REMOVE WEEDS AND SEEDS PRIOR TO NEW PLANTINGS
- ADDRESS ANY IRRIGATION ISSUES
- APPLY NATIVE HYROSEED MIX FOR SMALLER SHRUBS AND GROUNDCOVER
- INSTALL 15 GAL. SIZE MATERIAL FOR ACCENTS AND LARGER SHRUBS THROUGHOUT
- INSTALL NEW SPECIMEN TREES THROUGHOUT

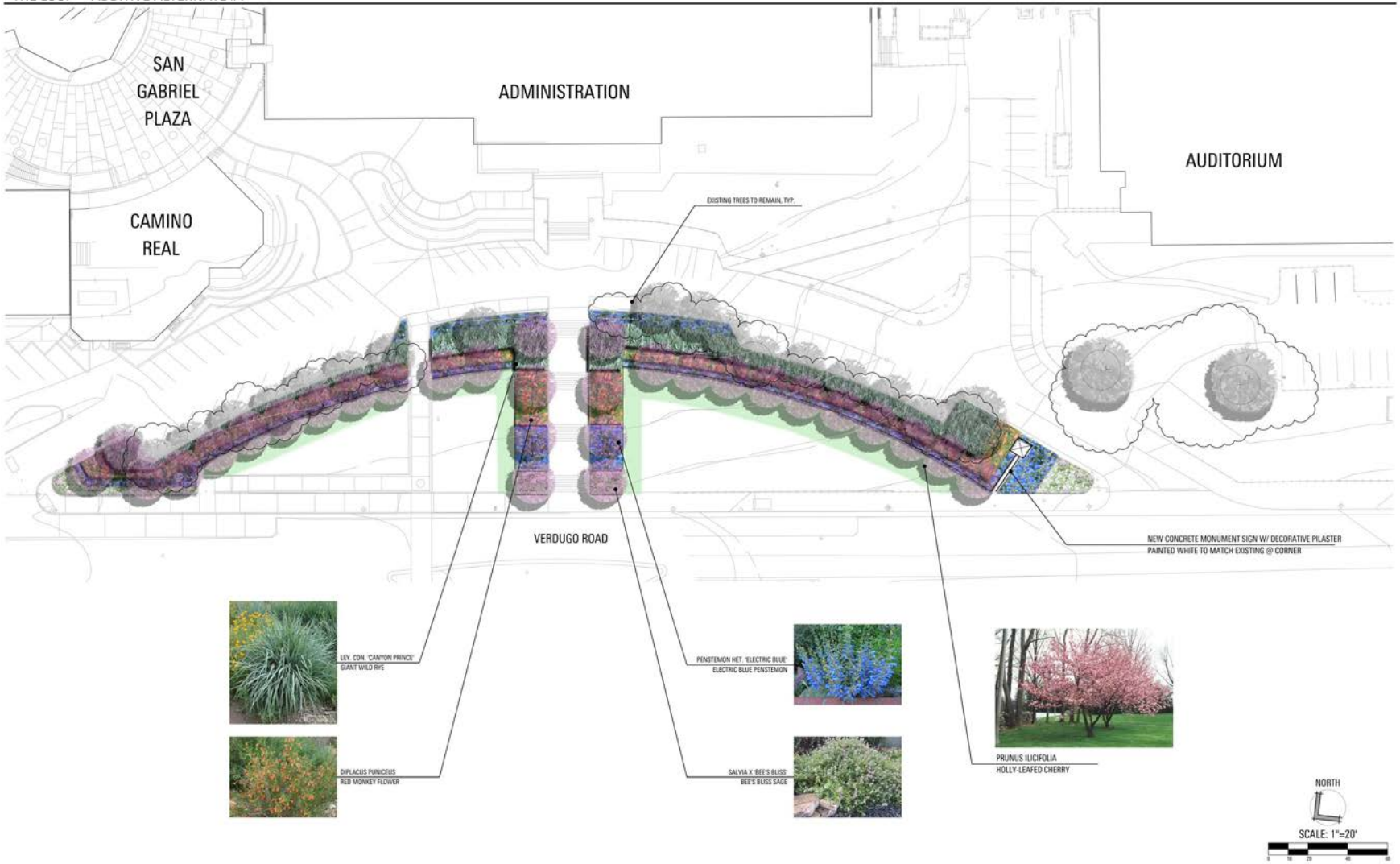


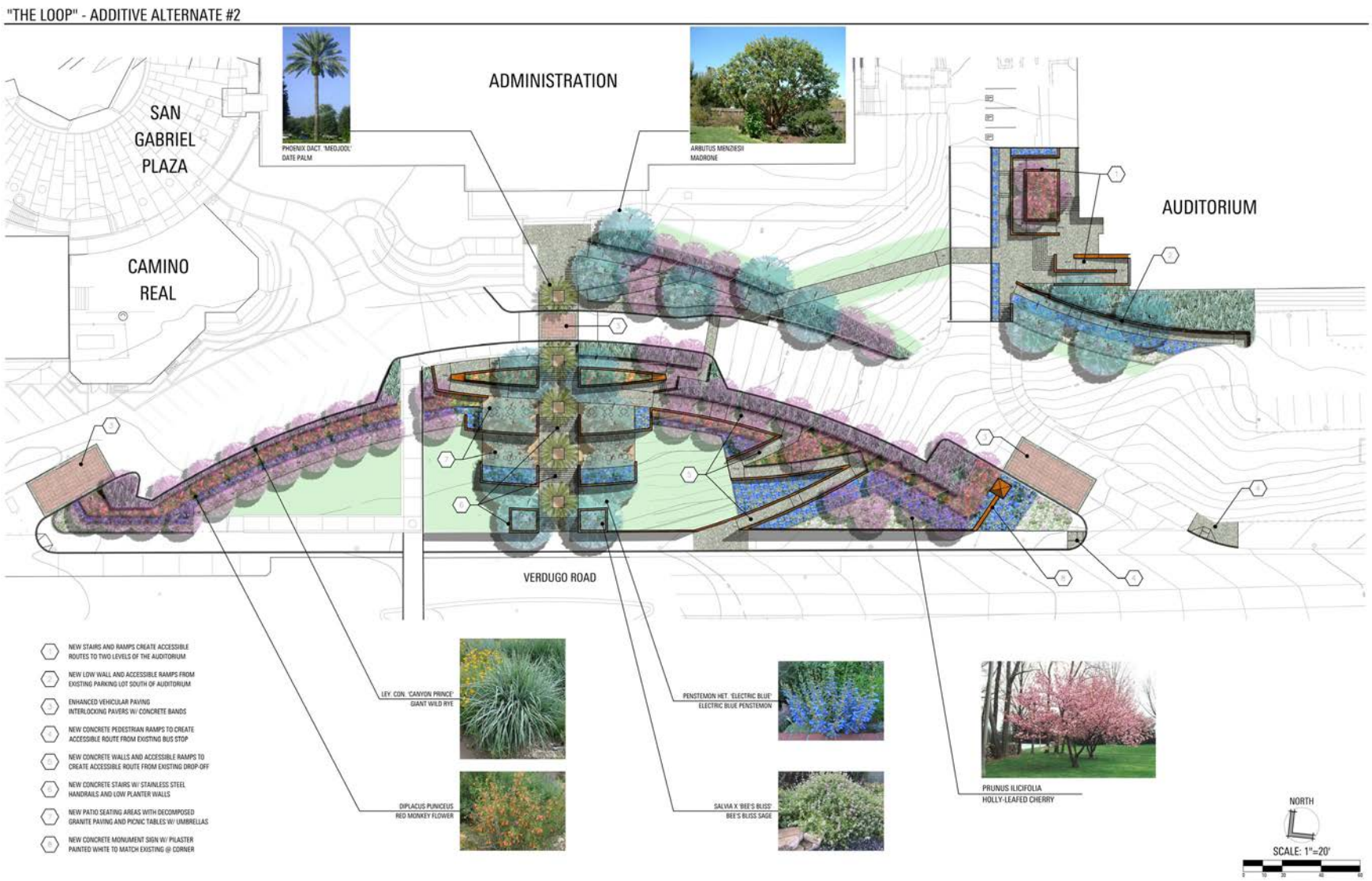
** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*



** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

"THE LOOP" - ADDITIVE ALTERNATE #1





** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

Garfield Campus
Water Use - Site Analysis

Irrigation on campus is a mixture of overhead spray heads/ rotors and dripline irrigation. The existing controller is not capable of communicating or accessing from an offsite office. Recycled water and potable water are currently being used on campus for irrigation.

General Site Observations

- Existing wall-mounted (located south of ex. Electrical and Mechanical Equipment Enclosure) controller has a rain sensor. Irrigation controllers are independent and cannot communicate with a central hub.
- A possible control wire is exposed to the elements.
- Unidentified Electrical stub outs were placed in the center of the landscape area adjacent to irrigation.
- Four backflows were observed serving the site: one adjacent to Chevy Chase Drive; two adjacent to Adam Street; and one adjacent to Acacia Avenue.
- Irrigation throughout the campus appears to be shut off.
- Exposed PVC pipe in large turf area.



Water Use - Site Analysis

Irrigation Equipment & Installation Observations

- Driplines were not installed per manufacturer's detail, driplines were exposed on the surface and were not installed on a consistent center spacing.
- Irrigation driplines insulation was inconsistent – lines were installed below the surface and on the surface. Spacing of lines have been shifted and are no longer providing even water distribution.
- Driplines have been damaged/cut through the site.
- Tree bubbler pop-up spray heads were installed too high.
- Turf rotors were installed too high.



Recommendations:

- Consider using a Centralized Irrigation Control System to allow for scheduling and management of an irrigation installation from a single location.
- Consider a system that allows for hand-held remote control for staff to walk around campus and have access to turning on/off a system.
- Verify controller is connected to a flow sensor and rain sensor.

Water Use

Recommendations

- Conduct an irrigation audit to analyze if irrigation systems are fully functional and if any repairs are needed.
- Remove driplines and replace them with point source bubblers or spray heads in larger planters.
- If driplines are to remain, space lines at 18” on center spacing and approximately 4” from the planter perimeter. Add 2 staples at every change in direction and approximately every 3’-5’.
- Turf rotors and tree pop-up sprays need to be lowered to 1” above the finished surface in shrub areas and flush to grade in turf areas.
- Group plant material with similar water requirements.
- Allow a 2” gap in the valve box between the gravel and the bottom of the filter or valve to allow for maintenance/ repairs.



Site Analysis - Interior Parking Lot

The campus is located within a residential/ urban setting. The site is bordered by residential neighborhoods to the north, west, and south and a medical center to the east. Mature stately trees are planted along the streets boarding the site. The graphic on the facing page illustrates the plant typologies in the parking lot and areas adjacent. The newly planted parking lot and adjacent areas are planted with a combination of moderate to low-watering plants.

Observations

- Due to infrequent watering and maintenance, much of the plant material and turf areas are either dead or in decline.
- A few trees planted in the parking islands appeared to be thriving with little to no water, but several trees planted in the biofiltration basin were dead and in decline.
- The biofiltration basins do not drain and several dead plants and weeds were observed in the basins.
- Weeds were observed throughout the parking lot and area adjacent.
- Shrubs and ground cover are densely planted throughout.
- Several trees planted in the parking islands were dead or in decline.







Site Analysis - Interior Parking Lot

Recommendations

- Obtain an agronomic Soils Management Report which would include testing the soil for agricultural suitability, soil organic matter percentage, soil texture, and estimate water percolation rate and comply with findings.
- Remove all dead material from all planting areas and perform weed abatement across the site.
- Replace dead material with new material in like kind and size.
- Thin out some of the planting areas where material is overgrown and densely planted.
- Repair the irrigation system and provide ongoing landscape maintenance throughout the area.





Site Analysis - Campus Interior

The campus is located within a residential/ urban setting. The site is bordered by residential neighborhoods to the north, west, and south and a medical center to the east. Mature stately trees are planted along the streets boarding the site. The graphic on the facing page illustrates the plant typologies in the parking lot and areas adjacent. Moderate water use plants that are well maintained are planted inside of the campus interior.

Observations

- Plants that require full sun were planted in areas with deep shade and did not appear to be in great condition.
- Potted plants were located throughout the space.
- Palm trees and deciduous accent trees were planted within the courtyard.
- Moderate water use plant materials are used throughout the courtyard.
- One tree was planted too close to the building.



Site Analysis - Campus Interior

Recommendations

- Obtain an agronomic soil management report which would include testing the soil for agricultural suitability, soil organic matter percentage, soil texture, and estimate water percolation rate and comply with findings. Adjust fertilization and watering in planters per report.
- Replace sun-loving plants installed adjacent to the parking structure entrance and near the outdoor courtyard adjacent to the North face of the parking structure with appropriate plant material that will tolerate and thrive in full to partial shade conditions.
- Remove trees planted too close to the building.







Site Analysis - Campus Perimeter/ Parkways

The campus is located within a residential/ urban setting. The site is bordered by residential neighborhoods to the north, west, and south and a medical center to the east. Mature stately trees are planted along the streets boarding the site. The graphic on the facing page illustrates the plant typologies along Garfield Avenue, Chevy Chase Drive, Acacia Avenue, and Adams Street.

Garfield Avenue

Observations

- Natural turf grass and mature evergreen trees are planted in the parkway.
- Several trees planted near the main entrance into the campus appear to be in decline (Camphor and Jacaranda tree species) and are at the end of their lifecycle. Surface roots were observed at the base of the trees, pushing against the concrete curb.
- Plant material along the building frontage is densely planted and overgrown.
- The natural grass parkway located east of the driveway entering the parking lot appears to be a cool-season grass that requires moderate water. The grass is dry and in decline.









Site Analysis - Campus Perimeter/ Parkways

Garfield Avenue

Recommendations

- Obtain an agronomic Soils Management Report which would include testing the soil for agricultural suitability, soil organic matter percentage, soil texture, and estimate water percolation rate and comply with findings. Adjust fertilization and watering along the parkway per the report.
- Remove trees at the end of their lifecycle and replace them with trees better suited to drought conditions and with less invasive root structures.
- Remove densely planted shrubs adjacent to the building and replace them with drought-tolerant plant material spaced appropriately to avoid overplanting.
- Replace natural turfgrass with drought tolerant natural turf grass, i.e., Hybrid Bermuda blend or low maintenance drought tolerant groundcover.



Site Analysis - Campus Perimeter/ Parkways

Chevy Chase Drive

Observations

- Natural turf grass and mature evergreen trees are planted in the parkway.
- The natural grass parkway is located in a dry area.
- Plant material installed inside of the parking lot fencing is densely planted and overgrown. The plant material is growing through the fence.

Recommendations

- Obtain an agronomic Soils Management Report which would include testing the soil for agricultural suitability, soil organic matter percentage, soil texture, and estimate water percolation rate and comply with findings. Adjust fertilization and watering along the parkway per the report.
- Renovate the turf parkway by overseeding or replacing turf with new sod.
- Cut back the plant material that is growing through the fence.







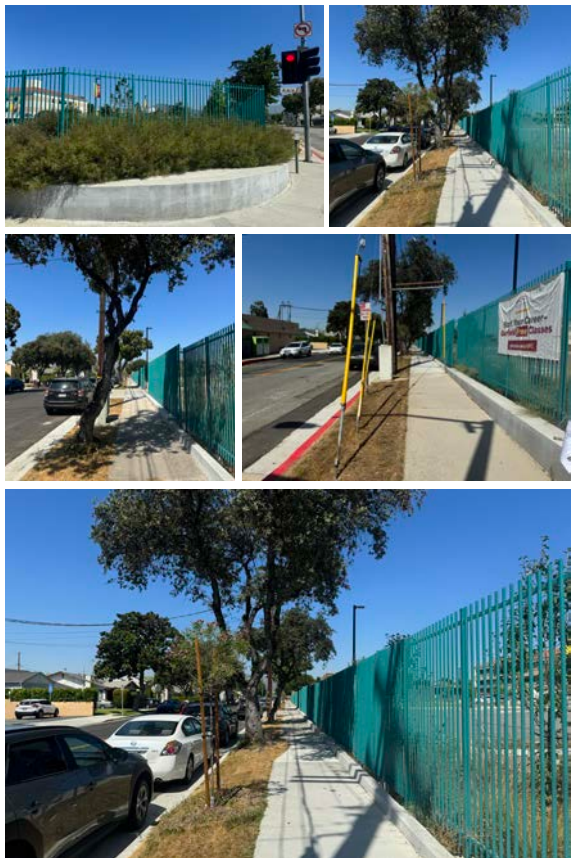


Site Analysis - Campus Perimeter/ Parkways

Acacia Avenue

Observations

- Natural turfgrass and trees are plated in the parkway. The grass is dry and does not appear to be irrigated.
- Trees such as Magnolia's which require moderate water are planted in the same hydro-zone as trees that require low water such as Oaks and Chilopsis.
- Several of the trees in the parkway appear to be in decline (Oaks and Magnolia) and at the end of their lifecycle. Surface roots were observed at the base of the trees, pushing against the concrete curb.
- Plant material installed inside of the parking lot fencing is densely planted and overgrown. The plant material is growing through the fence.



Recommendations

- Remove the natural turfgrass from the parkway and replace with drought tolerant groundcover.
- Remove trees that are at the end of its lifestyle and replace with drought tolerant trees in keeping with newly planted trees (Chilopsis Burgundy).
- Cut back the plant material that is growing through the fence.

Site Analysis - Campus Perimeter/ Parkways

Adams Street

Observations

- Natural turf grass and mature evergreen trees are planted in the parkway.
- The natural grass parkway appears to be dry.
- The natural turf grass appears to be a cool season turf grass which requires moderate water.

Recommendations

- Obtain an agronomic Soils Management Report which would include testing the soil for agricultural suitability, soil organic matter percentage, soil texture and estimate water percolation rate and comply with findings. Adjust fertilization and irrigation as required.
- Replace natural turf grass with drought tolerant turf i.e, (hybrid Bermuda) or with low maintenance drought tolerant groundcover
- Repair irrigation system and provide ongoing landscape maintenance throughout the area.





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