

# Glendale Community College Facilities Strategic Planning

**BOARD OF TRUSTEES MEETING**

November 19, 2024



19six Architects

Presented by Patrick Shanazarian





# Verdugo Campus

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.
- Upgrades for safety and security

## 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

# Phased Development

## Verdugo Campus

Projects	Program	Area (GSF)
<b>Phase A Projects</b>		
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)
<b>Phase B Projects</b>		
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

# Phased Development

## Verdugo Campus

Projects	Program	Area (GSF)
<b>Phase C Projects</b>		
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
<b>Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades</b>			
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

# Garfield Campus

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:

- Parking lot extension
- Urban Garden and PSC outdoor area expansion
- Outdoor Gathering Space
- Tropico Building Renovation
- Upgrade Classroom furniture and AV systems
- Upgrade campus wide restrooms
- Solar Panel Installation (Campus specific)
- Campus Wide MEP Upgrades
- Campus Wide Infrastructure Upgrade

## Garfield Campus

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

<b>Phase B Projects</b>		
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
<b>Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades</b>			
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



# Montrose Campus

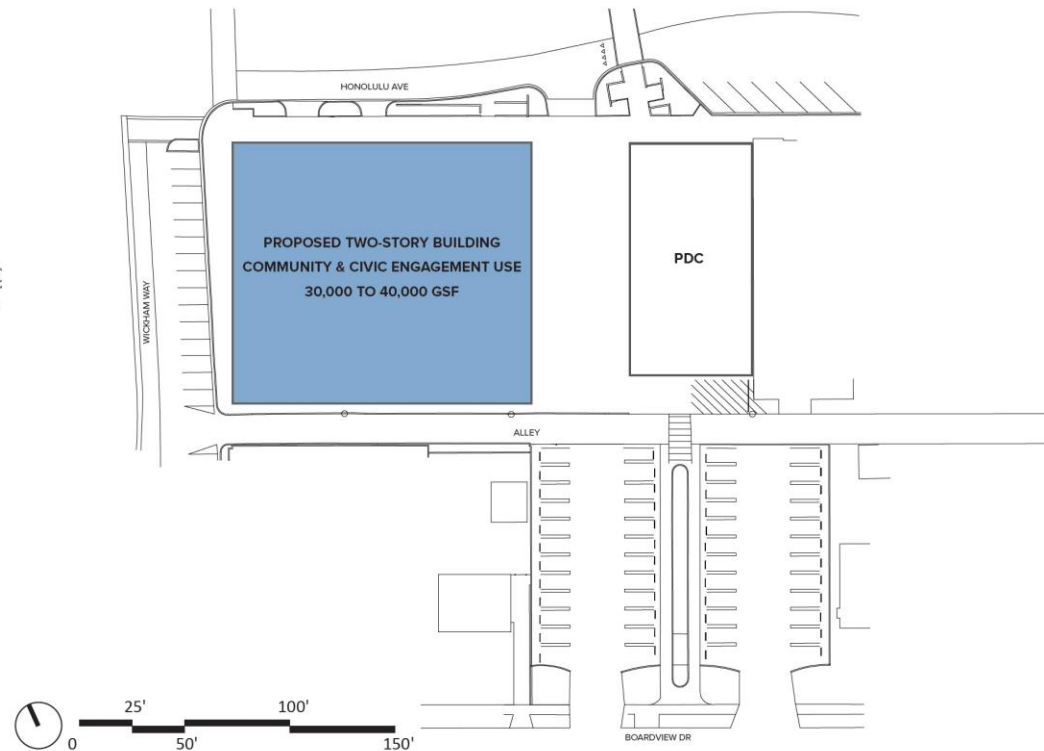
## Facilities Project Description

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).

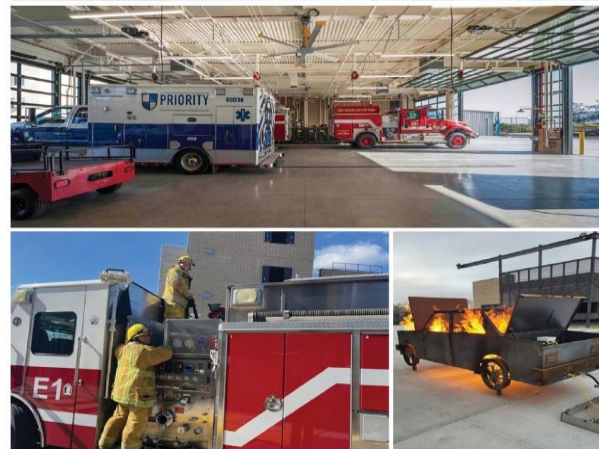
B. Social connection zones for college and community functions



# Proposed Fire and Public Safety Academy

Site acquisition

Fire Safety /Public Academy



\* PRECEDENT IMAGES

## Fire and Public Safety Campus

Projects	Program	Area (GSF)	Phase
<b>Proposed Fire and Public Safety Academy</b>			
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

## 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 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

