



GCC Facilities Strategic Planning

19six Architects

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Facilities Strategic Plan (FSP)

The 2024-2034 Facilities Strategic Plan (FSP) translates the District's priorities for student learning and success into a long-term plan of the continued development of the district's campuses



Process + Timeline



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

Augment the Institutional Strategic Plan (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.

Develop 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.



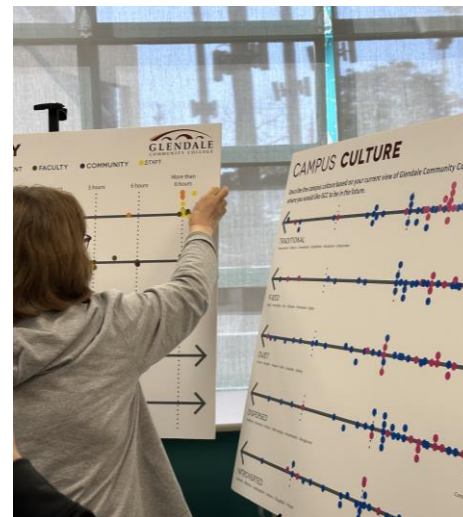
PART FOUR STRATEGIC PLAN DEVELOPMENT & DOCUMENTATION

Share preliminary recommendations with the campus.

Develop a draft FSP document for College review.

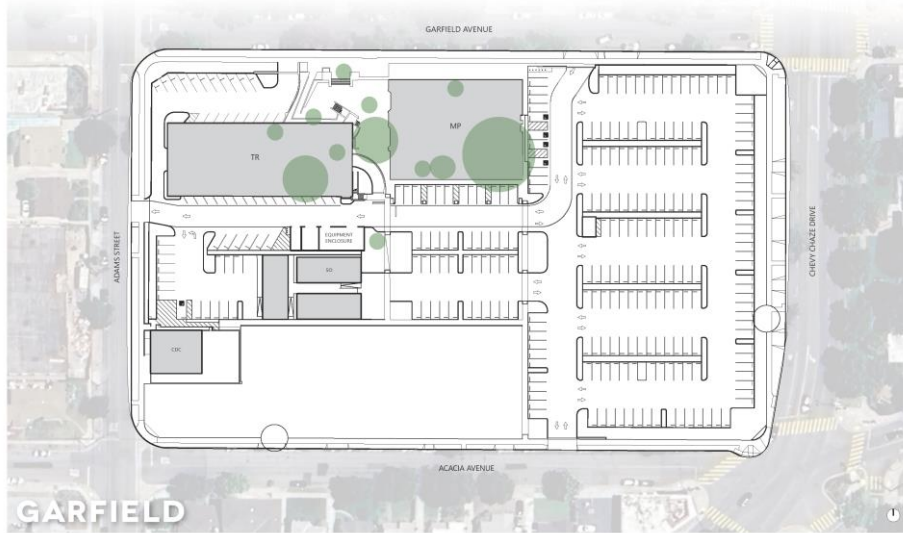
Assist the College in the approval process.

Campus Engagement - February 2024

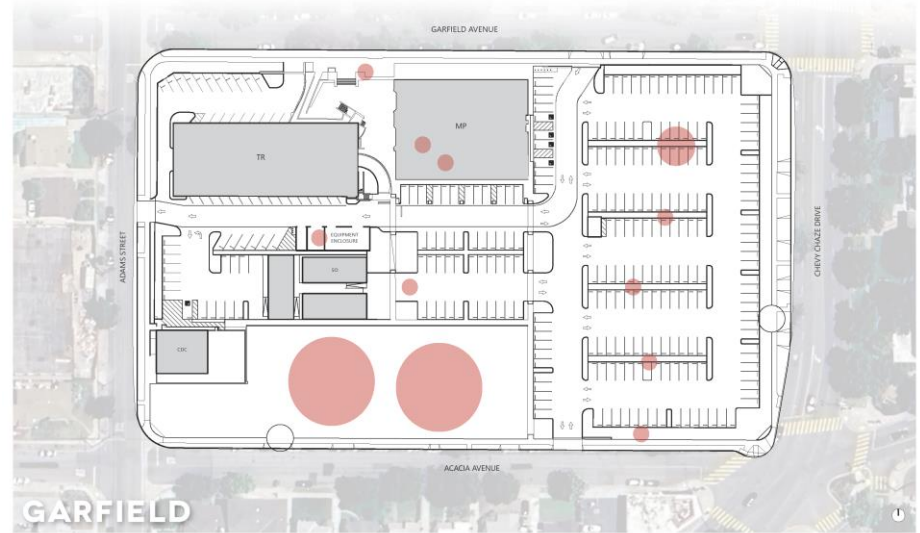


CAMPUS IMPRESSIONS

● FAVORITE

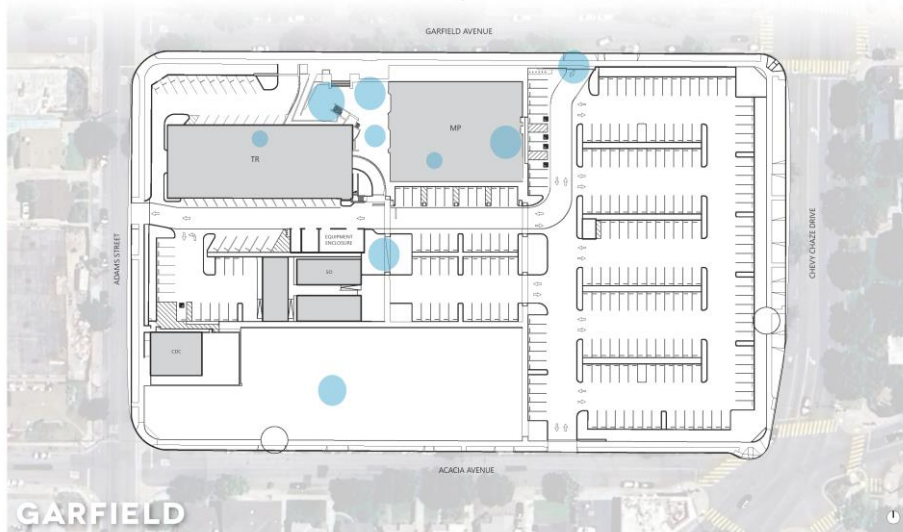


● LEAST FAVORITE

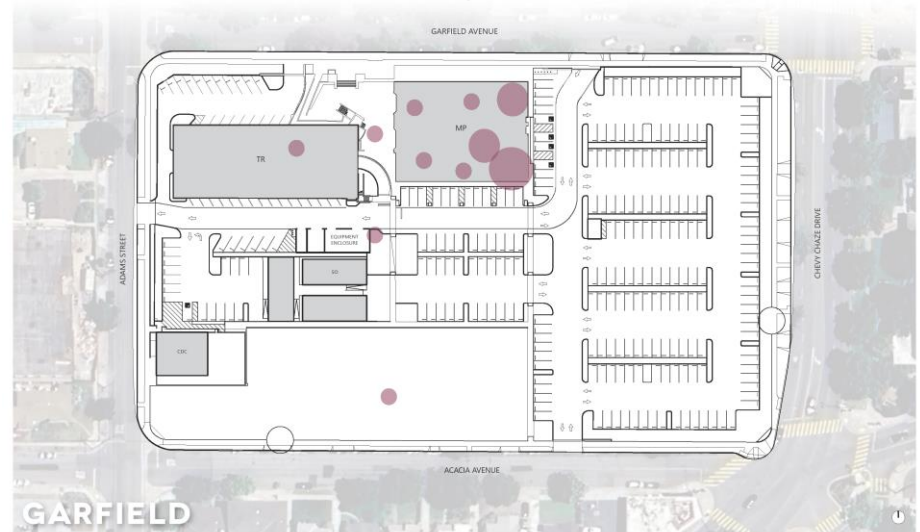


CAMPUS RETREATS

● SOCIALIZE



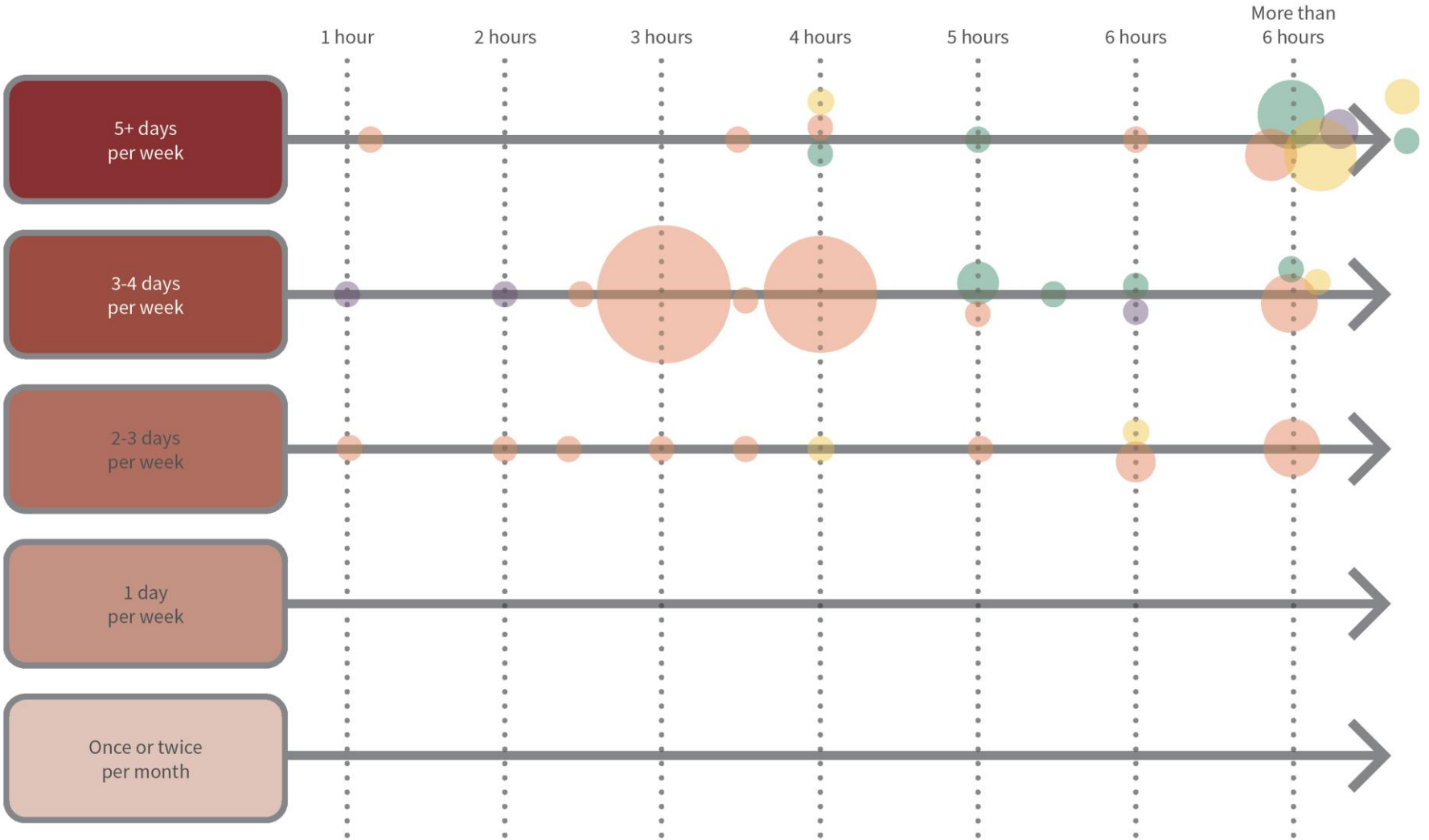
● STUDY/FOCUS



CAMPUS RESIDENCY

How much time do you spend on campus?

● STUDENT ● FACULTY ● COMMUNITY ● STAFF

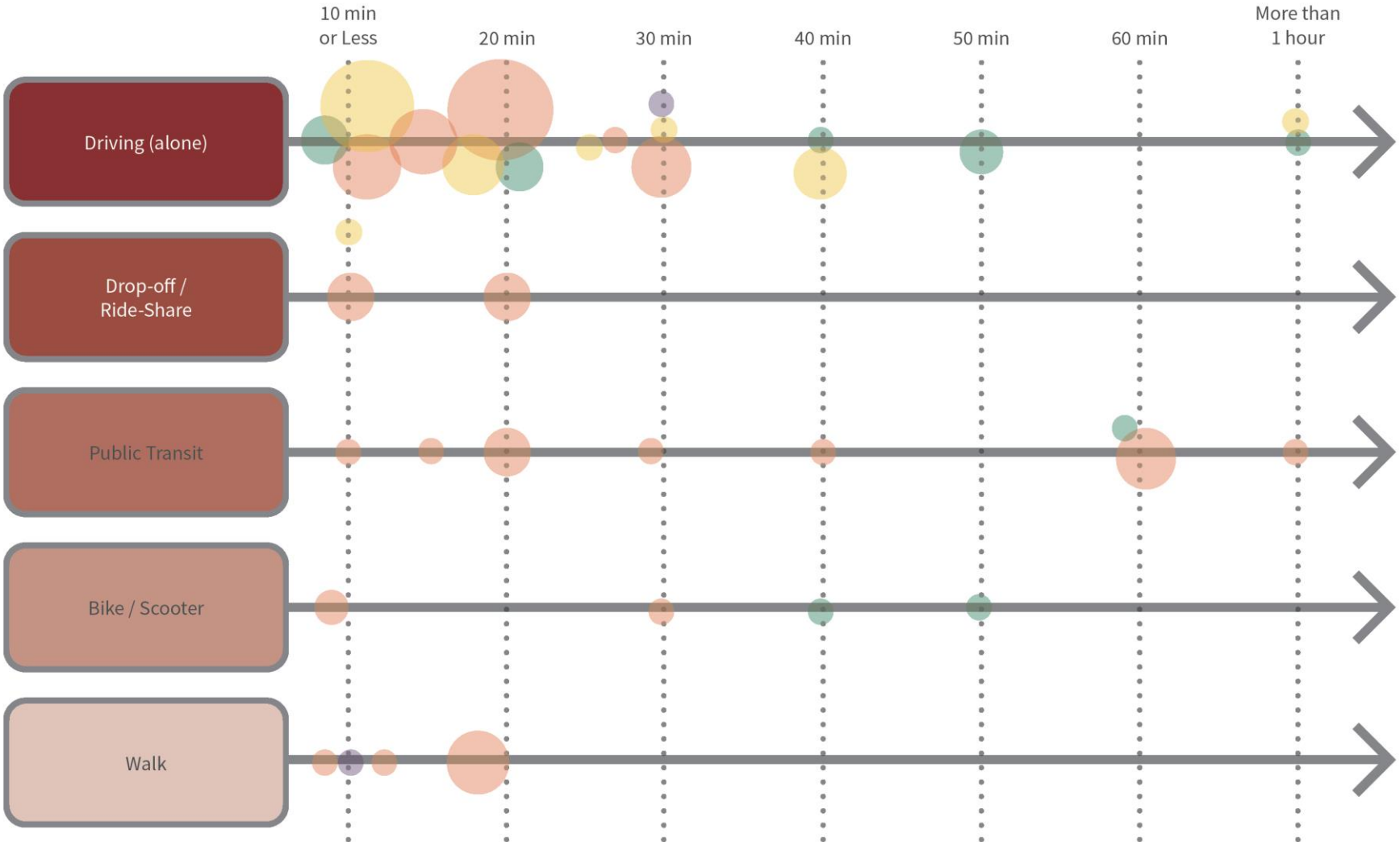


CAMPUS COMMUTE



How do you get to campus?

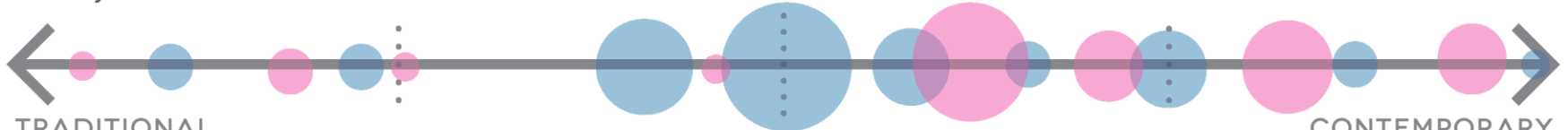
● STUDENT ● FACULTY ● COMMUNITY ● STAFF



CAMPUS CULTURE

Describe the campus culture based on your current view of Glendale Community College and where you would like GCC to be in the future.

● CURRENT ● FUTURE



TRADITIONAL

Time-honored • Historic • Conventional • Established • Structured • Conservative

CONTEMPORARY

Modern • Trendy • Innovative • Progressive • Dynamic • Forward-thinking



FIXED

Rigid • Immutable • Set • Inflexible • Permanent • Stable

FLEXIBLE

Adaptable • Versatile • Adjustable • Fluid • Variable • Accommodating

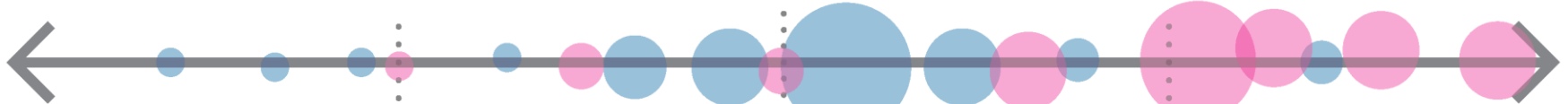


QUIET

Serene • Peaceful • Tranquil • Calm • Secluded • Solitary

ACTIVE

Vibrant • Energetic • Lively • Engaged • Dynamic • Busy

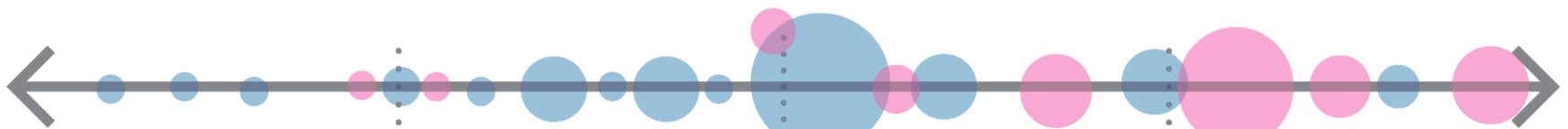


DISPERSED

Scattered • Spread out • Diverse • Wide-ranging • Disseminated • Disorganized

CENTRALIZED

Concentrated • Focused • Core • Unified • Coordinated • Controlled



INTROVERTED

Reserved • Reflective • Contemplative • Solitary • Thoughtful • Private

EXTROVERTED

Outgoing • Sociable • Gregarious • Interactive • Enthusiastic • Collaborative

Online Survey



Faculty 53%

Student 22%

Staff 19%

Admin 4%

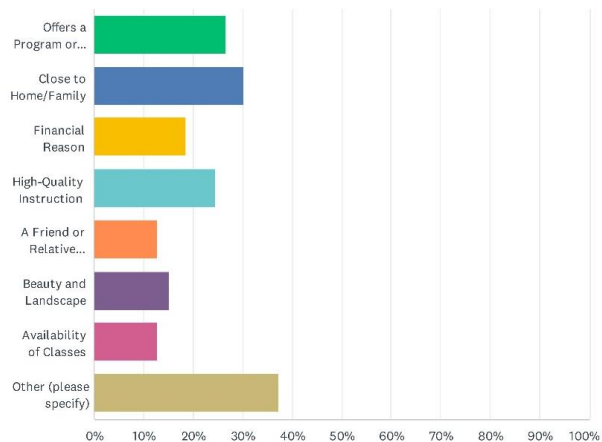
*2% Unidentified Respondents

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?*
- *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 College do to support student achievement?*

Motivation To Attend Glendale City College

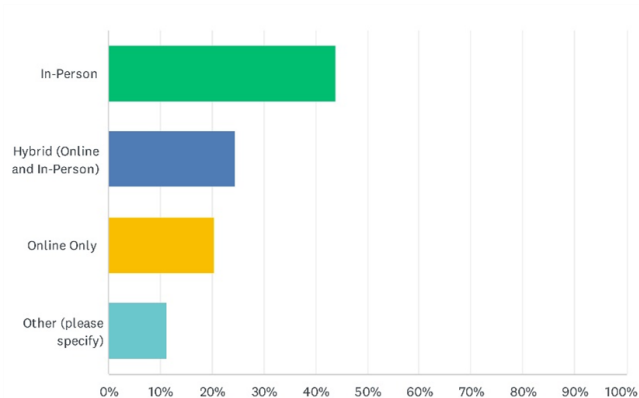
Q4 Why did you choose to study at Glendale Community College?



ANSWER CHOICES	RESPONSES	
Offers a Program or Class That I Need	26.74%	23
Close to Home/Family	30.23%	26
Financial Reason	18.60%	16
High-Quality Instruction	24.42%	21
A Friend or Relative Attends or Previously Attended GCC	12.79%	11
Beauty and Landscape	15.12%	13
Availability of Classes	12.79%	11
Other (please specify)	37.21%	32
Total Respondents: 86		

Class Attendance

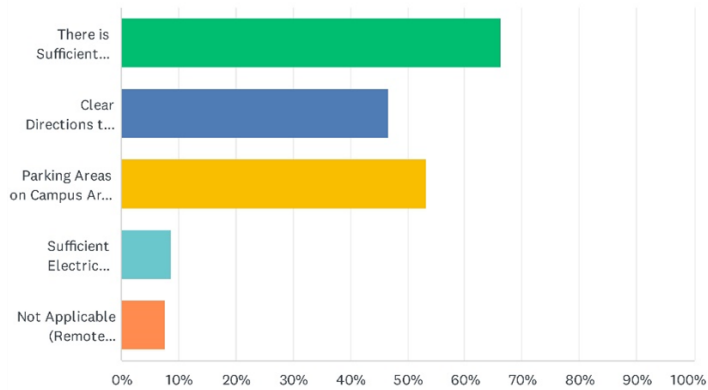
Q5 How would you prefer to attend Classes?



ANSWER CHOICES	RESPONSES	
In-Person	43.88%	43
Hybrid (Online and In-Person)	24.49%	24
Online Only	20.41%	20
Other (please specify)	11.22%	11
TOTAL		98

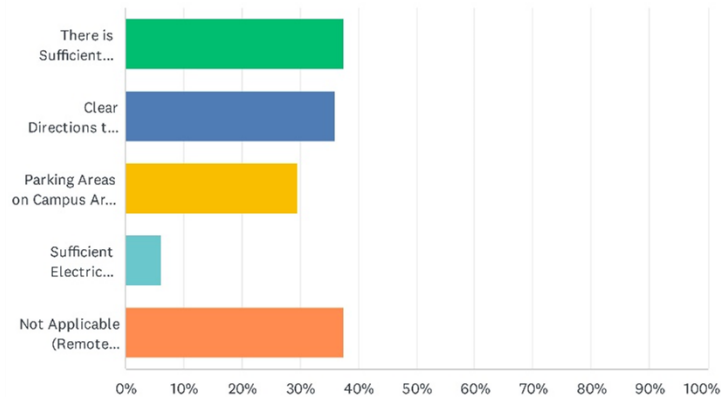
Parking on Campus

Q9 Parking on Verdugo Campus?



ANSWER CHOICES	RESPONSES
There is Sufficient Parking on Campus	66.30% 61
Clear Directions to Parking	46.74% 43
Parking Areas on Campus Are Safe and Well-lit	53.26% 49
Sufficient Electric Vehicle (EV) Parking Available	8.70% 8
Not Applicable (Remote Learning)	7.61% 7
Total Respondents: 92	

Q10 Parking on Garfield Campus?



ANSWER CHOICES	RESPONSES
There is Sufficient Parking on Campus	37.50% 24
Clear Directions to Parking	35.94% 23
Parking Areas on Campus Are Safe and Well-lit	29.69% 19
Sufficient Electric Vehicle (EV) Parking Available	6.25% 4
Not Applicable (Remote Learning)	37.50% 24
Total Respondents: 64	

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

Common Themes

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








Space Inventory Analysis

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

FUSION

Space Utilization

	Verdugo Campus	Garfield Campus	Total ASF	Capacity/Load Ratio 2024-2025
 Lecture	61,245	20,396	81,641	165%
 Lab	111,521	6,663	118,184	226%
 Office	85,279	8,485	93,764	143%
 Library	47,301	1,313	48,614	137%
 Instr. Media	4,196	625	4,821	32%
 Other	158,368	9,795	168,163	N/A
 District Totals	467,910	47,277	515,187	

Enrollment and WSCH (Weekly Student Contact Hours)

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
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

Verdugo Campus - FSP Program Space

Space Type	Current Inventory (ASF)	Adjusted Inventory (ASF)	Projected Space Program Per WSCH/Enrollment	Differences (ASF)
Classrooms	61245	61021	42872	-18150
Lab	111521	110529	66913	-43616
Offices/Conference Room	85279	84892	72487	-12405
Library/LRC*/Study/Tutorials	47301	47301	43990	-3311
Instructional Media, AV/TV	4196	5303	12197	6894
Other	158368	167271	167271	0
TOTALS	467910	476317	405729	

Garfield Campus - FSP Program Space

Space Type	Current Inventory (ASF)	Adjusted Inventory (ASF)	Projected Space Program Per WSCH/Enrollment	Differences (ASF)
Classrooms	20396	20396	23047	2651
Lab	6663	6663	3998	-2665
Offices/Conference Room	8485	8485	15273	6788
Library/LRC*/Study/Tutorials	1313	1313	2626	1313
Instructional Media, AV/TV	625	625	1250	625
Other	9795	10095	10095	0
TOTALS	47277	47577	56289	

*WSCH (Weekly Student Contact Hours)

*LRC - Learning Resources Center

Facility Condition Assessments

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

1=	No repair necessary
2=	Cosmetic repair necessary
3=	Preventative maintenance necessary
4=	Repair necessary
5=	Repair necessary for use past 2 years
6=	Major repair needed for immediate continued use

Priority Factor

1-5
6-10
11-15
16-20
21-25
26+

Facility Condition Assessments

BUILDING NAME: SIERRA NEVADA (SN)

YEAR BUILT: 1937

AGE: 87

RENOVATION(S): 1982, 2004

DSA A#(S): 1333, 26920, 03-105641

GROSS AREA (SQ. FT.): 17,620

NO. OF FLOORS: 2

STRUCTURE: Concrete

COMMENT:

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S):



Facility Condition Assessments

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)

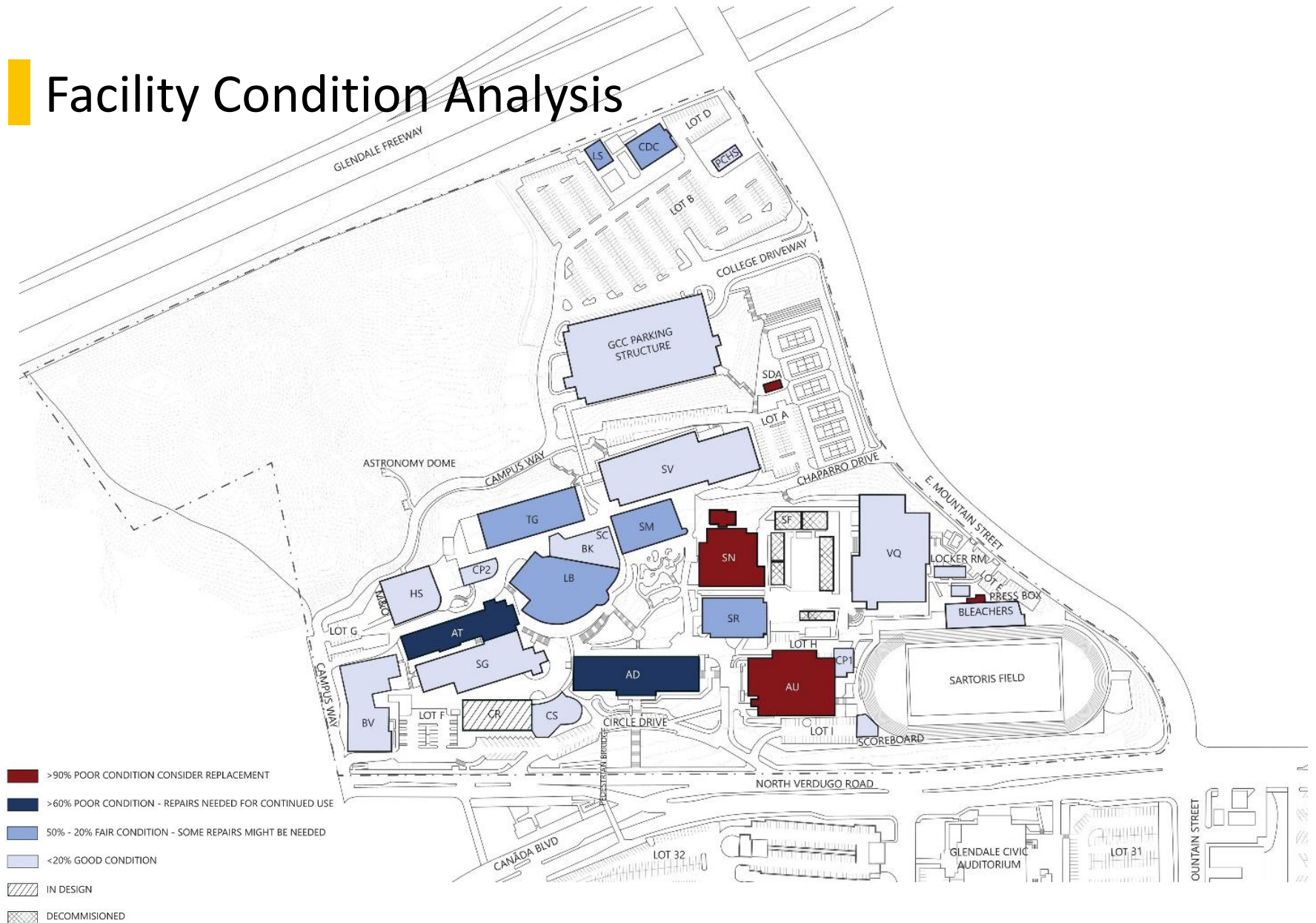
STRUCTURAL	LIFE SAFETY / EGRESS	HAZARD MATERIALS	ACCESSIBILITY	RESTROOMS			RATING SUM
1	4	4	4	4			34

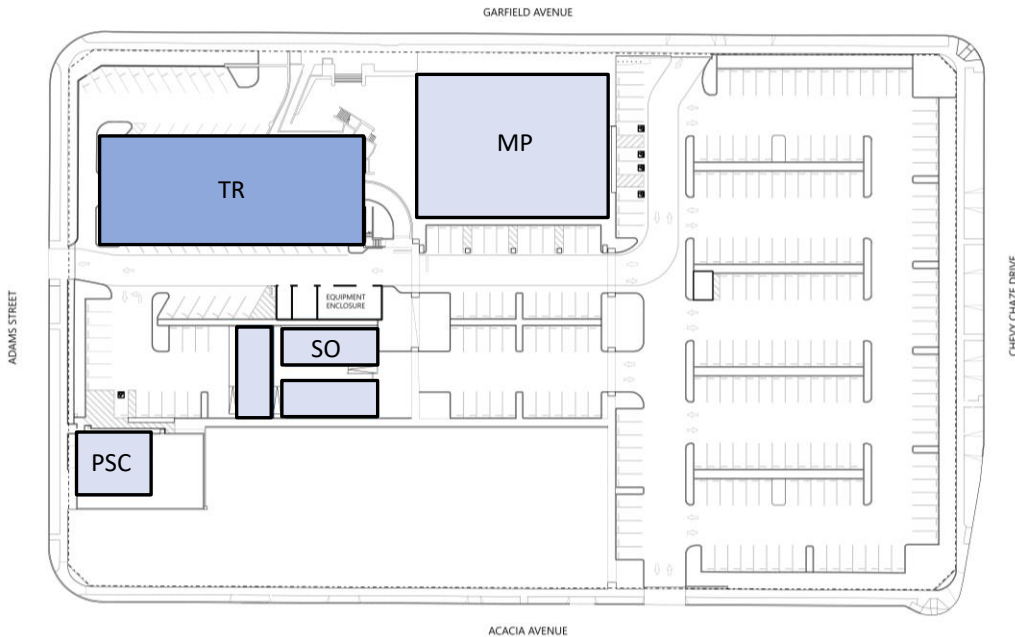
COMMENTS: Accessibility upgrades needed for drinking fountains, restrooms, locker rooms, showers. Fire extinguisher cabinets are damaged.

PRIORITY FACTOR

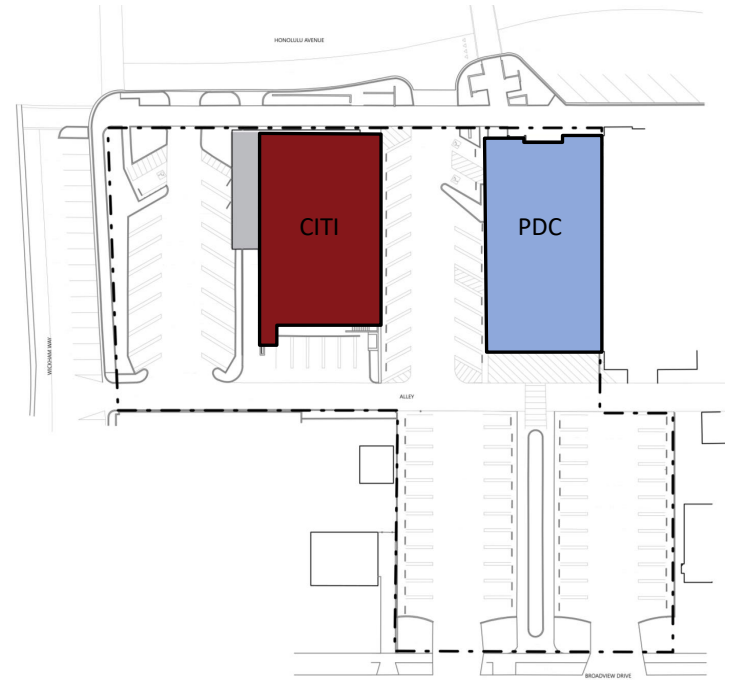
109

Facility Condition Analysis





FACILITIES CONDITION INDEX - GARFIELD 🕒



FACILITIES CONDITION INDEX - MONTROSE 🕒

- >90% POOR CONDITION CONSIDER REPLACEMENT
- >60% POOR CONDITION - REPAIRS NEEDED FOR CONTINUED USE
- 50% - 20% FAIR CONDITION - SOME REPAIRS MIGHT BE NEEDED
- <20% GOOD CONDITION



DEVELOPMENT CONCEPTS - VERDUGO CAMPUS - EXISTING CAMPUS

VERDUGO CAMPUS FACILITIES STRATEGIC PLAN



PROPOSED ELEVATOR AND STAIR
UPGRADES LEADING TO ADMIN ON
THIRD FLOOR AND FIRST FLOOR

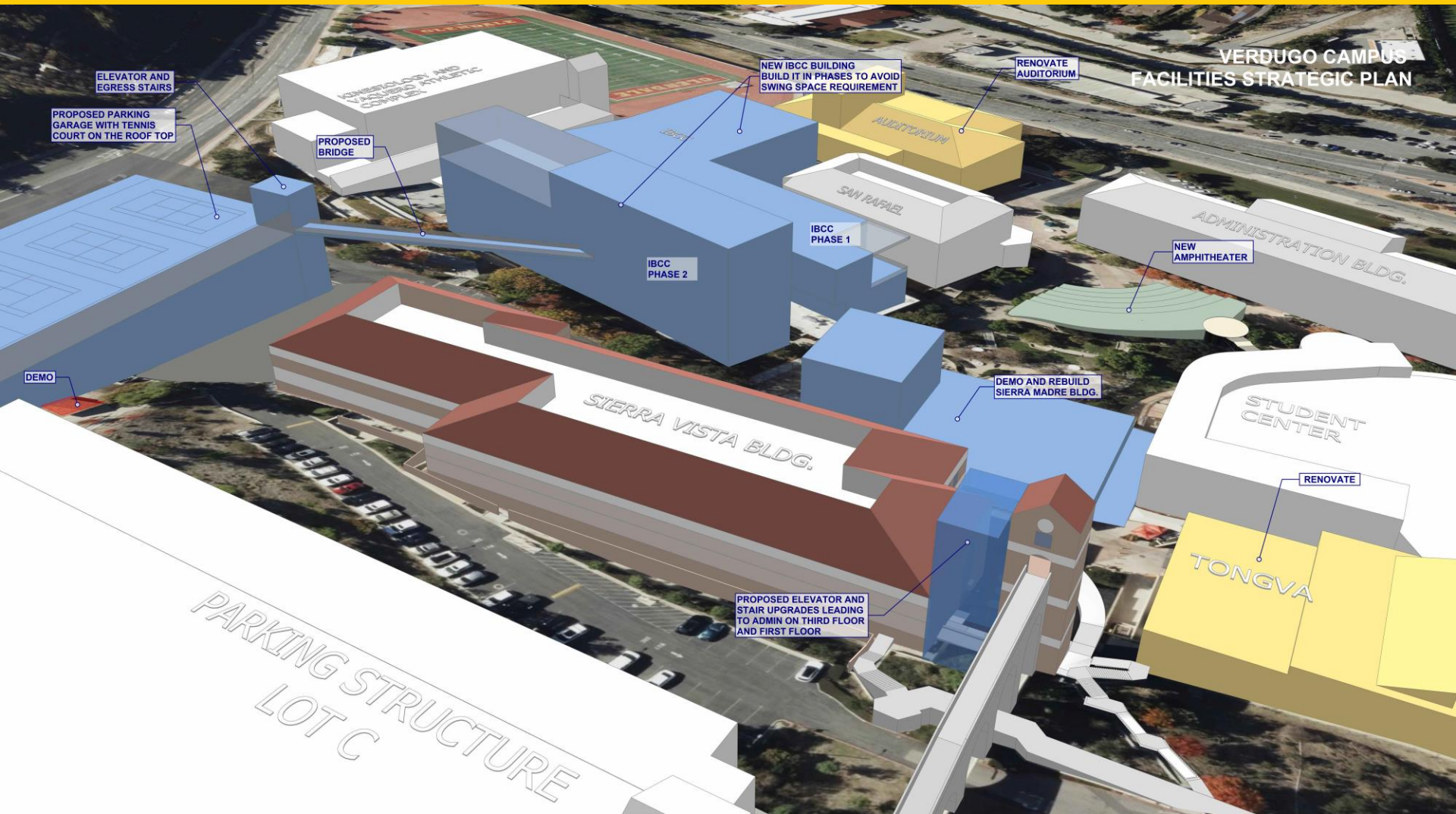
RENOVATE

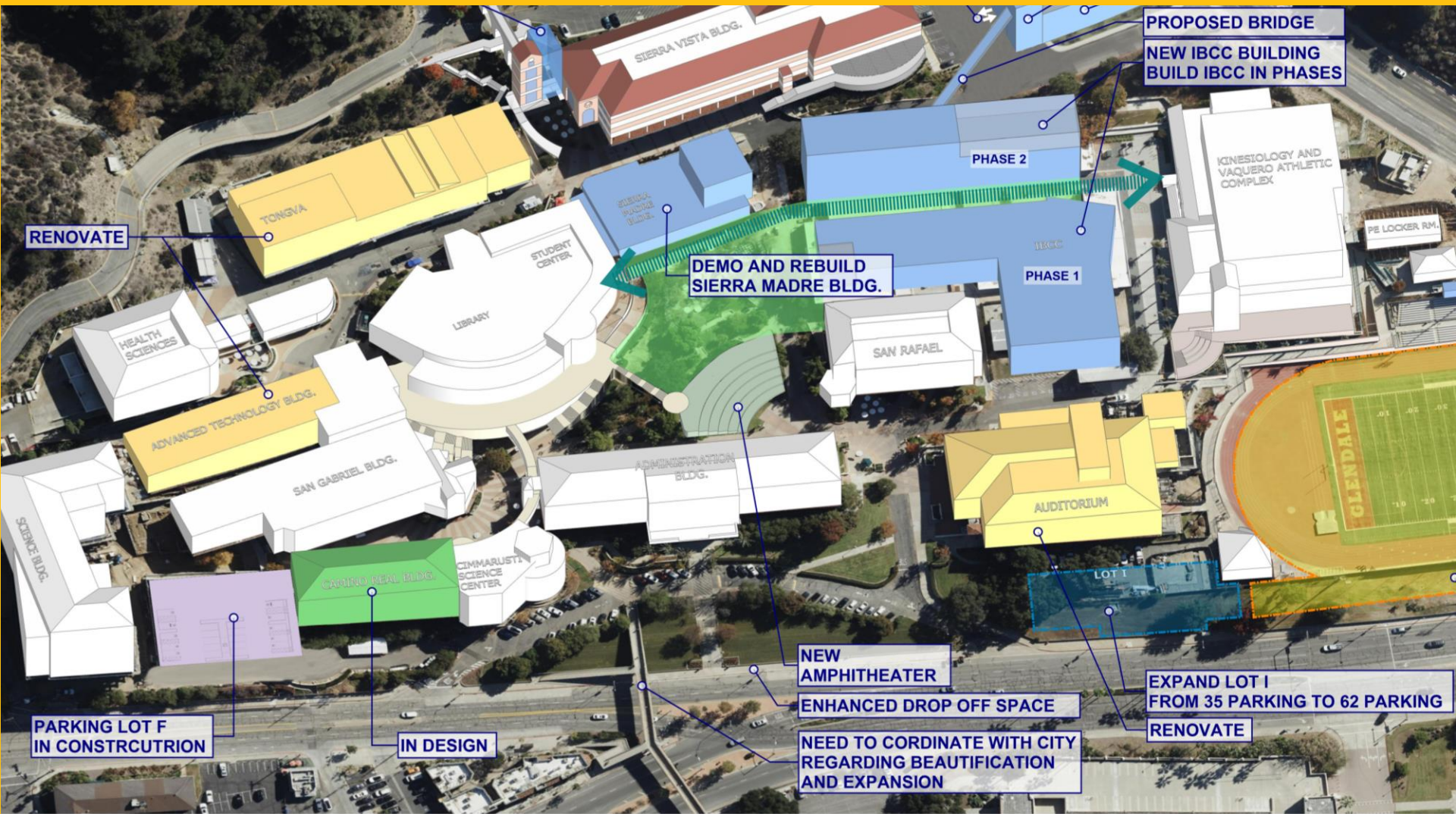
TONGVA

SIERRA VISTA BLDG.

PARKING STRUCTURE
LOT C

VERDUGO CAMPUS
FACILITIES STRATEGIC PLAN





RENOVATE

PROPOSED BRIDGE
NEW IBCB BUILDING
BUILD IBCB IN PHASES

PHASE 2

DEMO AND REBUILD
SIERRA MADRE BLDG.

PHASE 1

KINESIOLOGY AND
 VAQUERO ATHLETIC
 COMPLEX

PE LOCKER RM.

TONGVA

STUDENT
 CENTER

LIBRARY

HEALTH
 SCIENCES

ADVANCED TECHNOLOGY BLDG.

SAN GABRIEL BLDG.

SAN RAFAEL

ADMINISTRATION
 BLDG.

AUDITORIUM

GLENDALE

SCIENCE BLDG.

CAMINO REAL BLDG.

CIMMARUSTA
 SCIENCE
 CENTER

LOT I

NEW
AMPHITHEATER

ENHANCED DROP OFF SPACE

EXPAND LOT I
FROM 35 PARKING TO 62 PARKING

RENOVATE

PARKING LOT F
IN CONSTRUCTION

IN DESIGN

NEED TO COORDINATE WITH CITY
REGARDING BEAUTIFICATION
AND EXPANSION

DEVELOPMENT CONCEPTS - VERDUGO CAMPUS - VIEW FROM VERDUGO ROAD



EGRESS STAIRS

PROPOSED PARKING GARAGE WITH TENNIS COURT ON THE ROOF TOP

DEMO

ENTRANCE / EXIT

ELEVATOR AND EGRESS STAIRS

CAMPUS POLICE

PROPOSED BRIDGE

NEW IBCC BUILDING BUILD IBCC IN PHASES

PHASE 2

PROPOSED PRESS BOX

DEMO AND REBUILD SIERRA MADRE BLDG.

IBCC

PHASE 1

KINESTOLOGY AND VAQUERO ATHLETIC COMPLEX

PE LOCKER RM.

SAN RAFAEL

ADMINISTRATION BLDG.



RENOVATE

PROPOSED SOUND STAGE

FUTURE SOLAR PANELS

EGRESS STAIRS

PROPOSED PARKING GARAGE WITH TENNIS COURT ON THE ROOF TOP

DEMO

PROPOSED ELEVATOR AND STAIR UPGRADES LEADING TO ADMIN ON THIRD FLOOR AND FIRST FLOOR

ENTRANCE / EXIT

ELEVATOR AND EGRESS STAIRS

CAMPUS POLICE

PROPOSED BRIDGE

NEW IBCC BUILDING BUILD IBCC IN PHASES

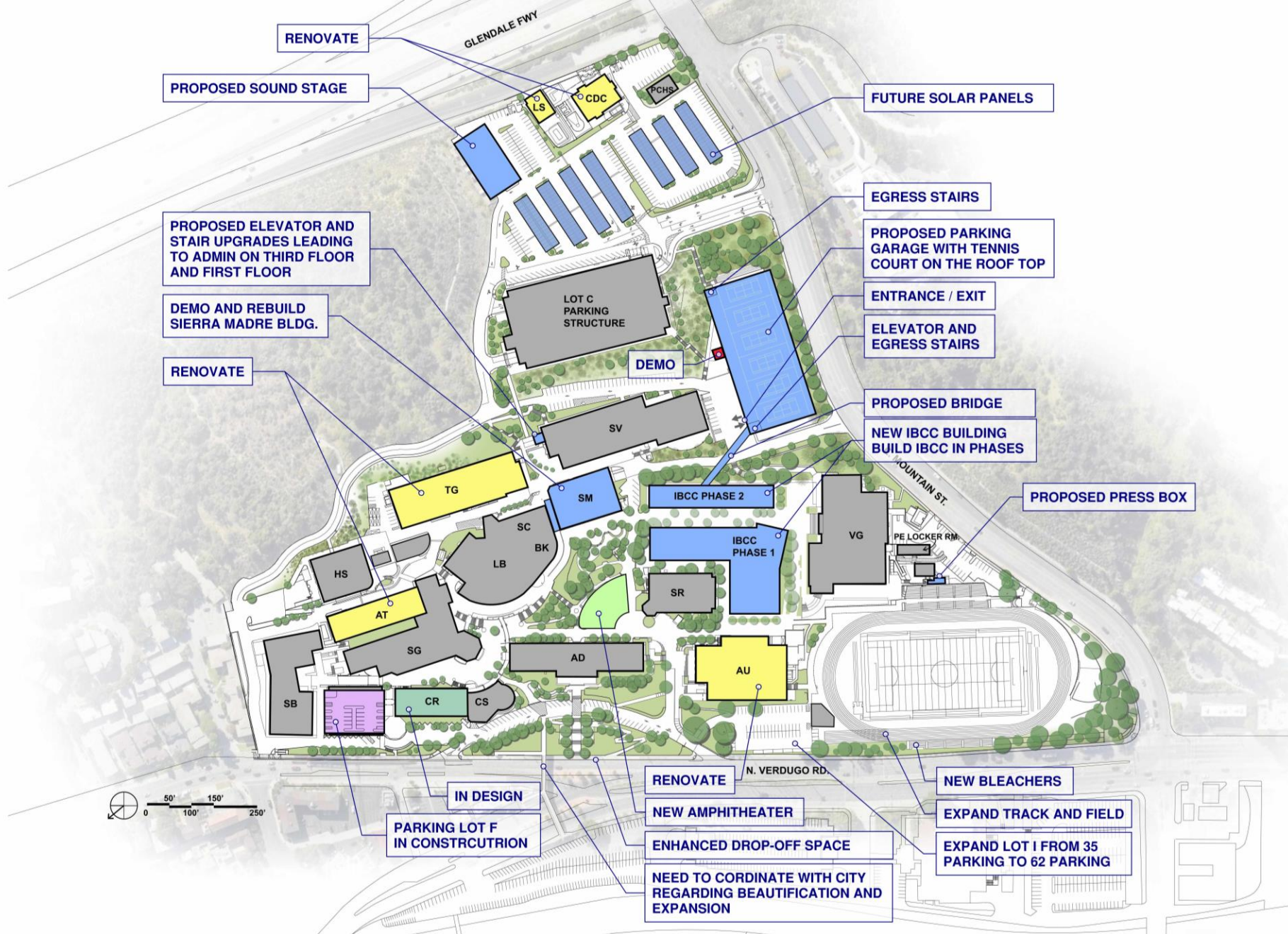
PARKING STRUCTURE (LOT C)

SIERRA VISTA BLDG.

39

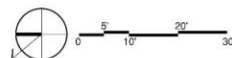
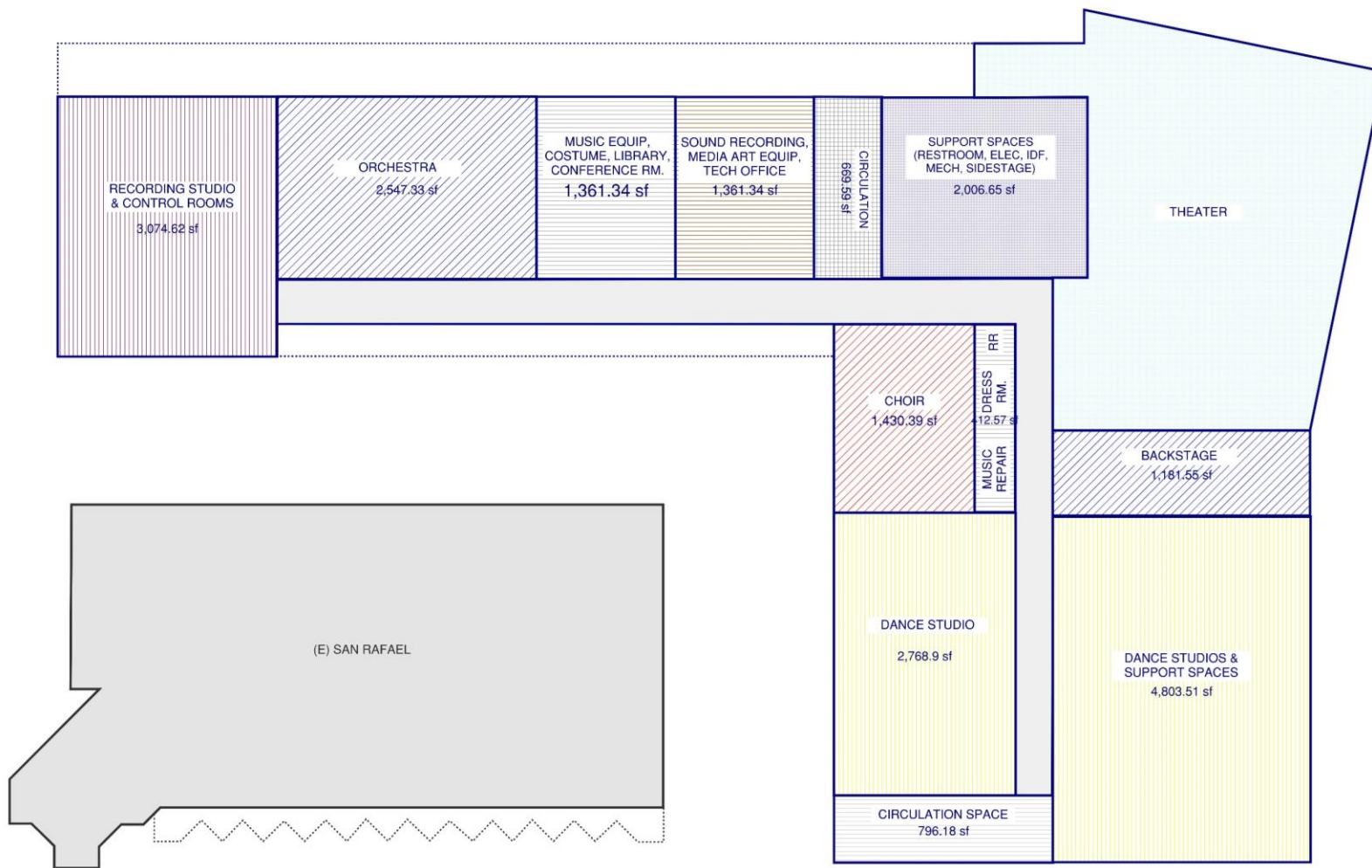
OC

POPS



IBCC WEST WING

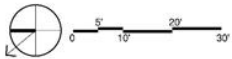
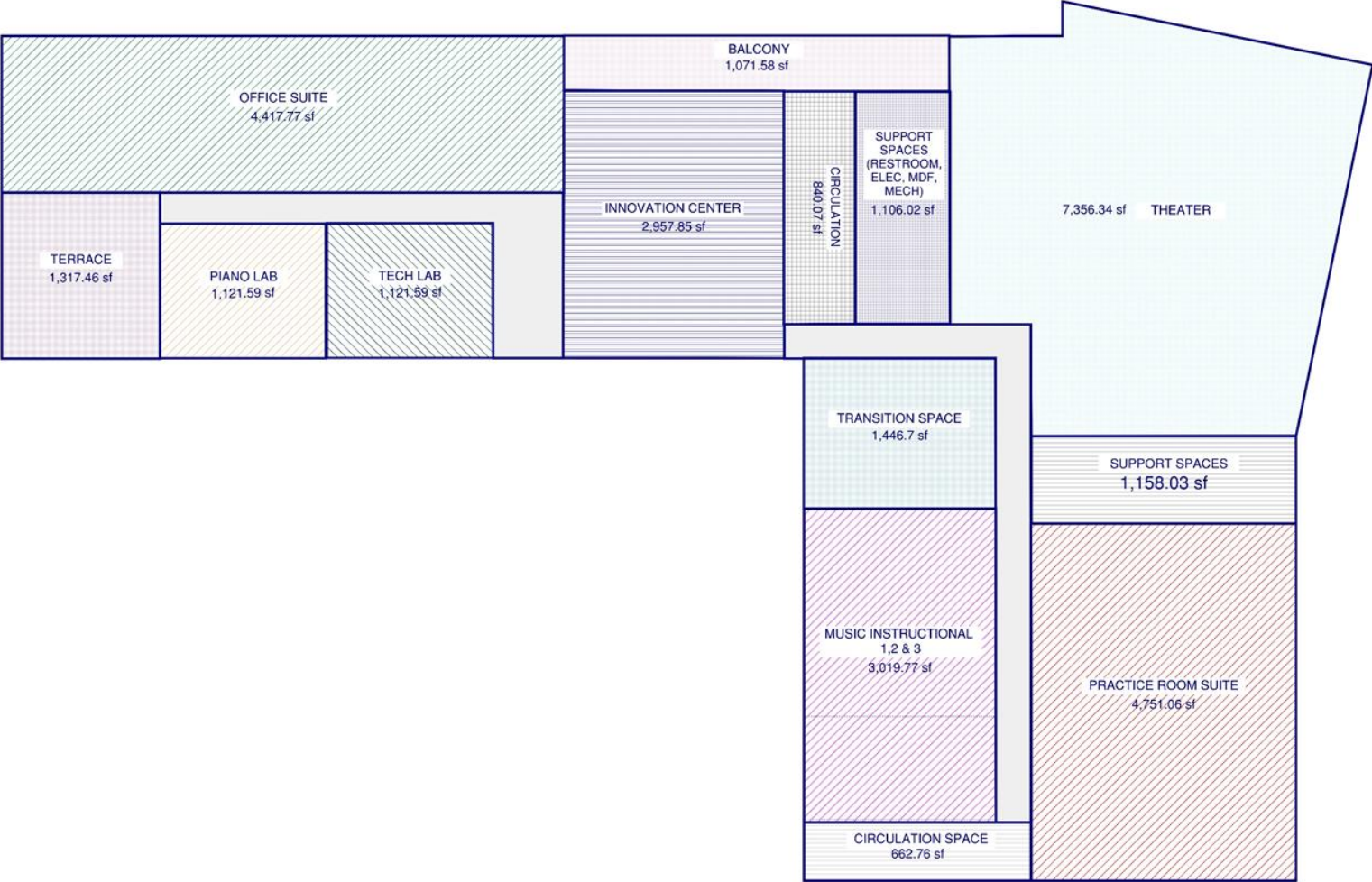
TOTAL 66,740 GSF



FIRST FLOOR PLAN
24'-0" HEIGHT

IBCC WEST WING

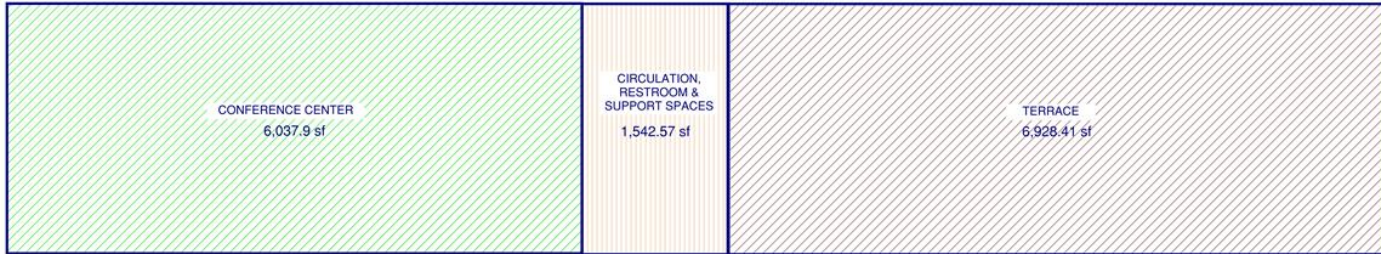
TOTAL 66,740 GSF



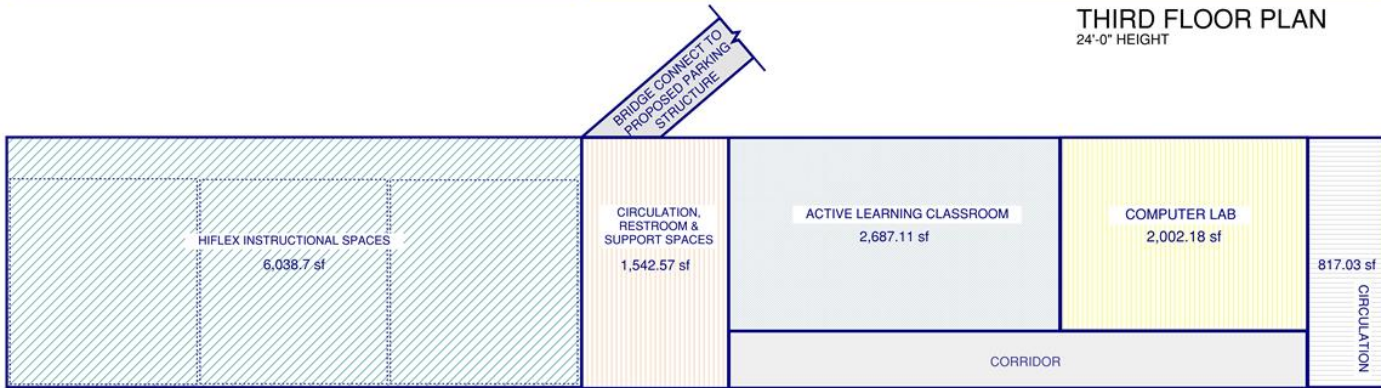
SECOND FLOOR PLAN
24'-0" HEIGHT

IBCC EAST WING

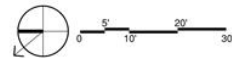
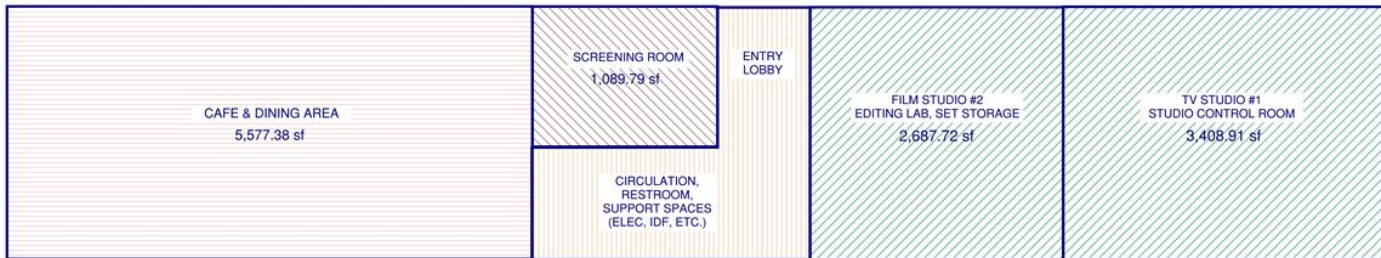
TOTAL 40,184 GSF



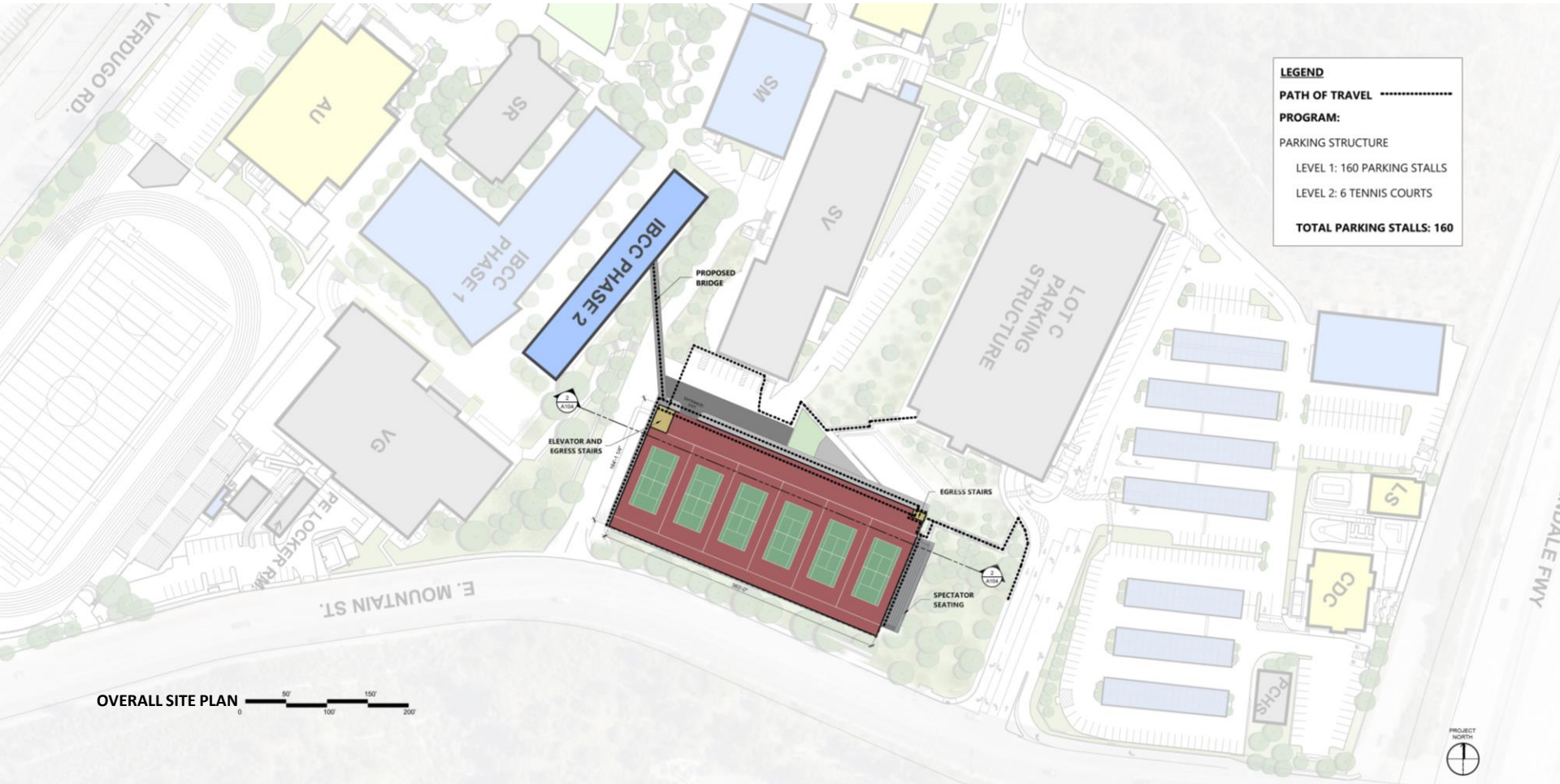
THIRD FLOOR PLAN
24'-0" HEIGHT



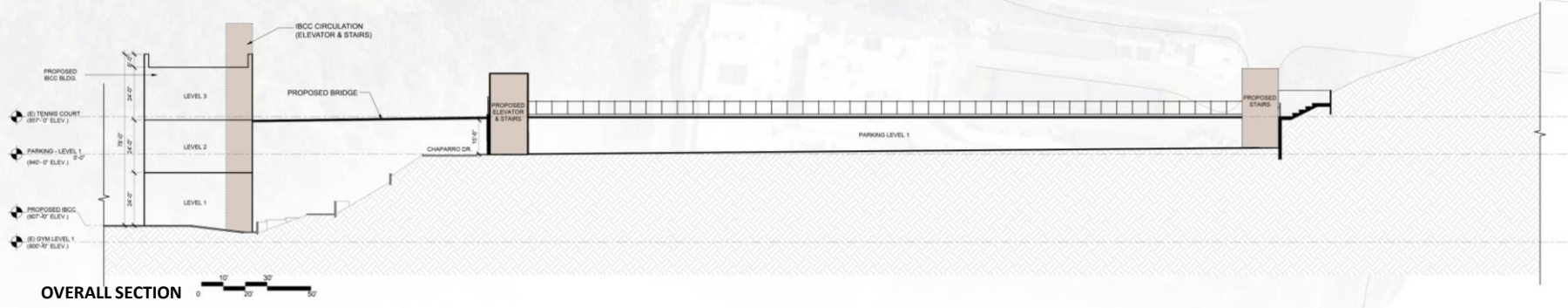
SECOND FLOOR PLAN
24'-0" HEIGHT



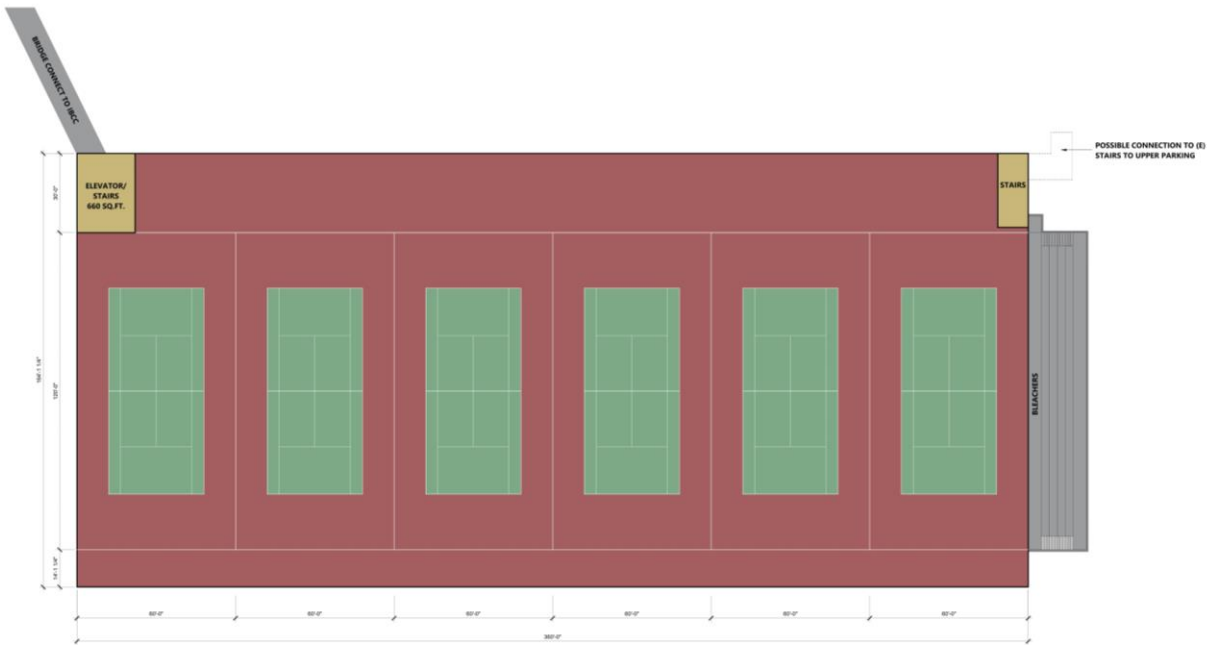
FIRST FLOOR PLAN
24'-0" HEIGHT



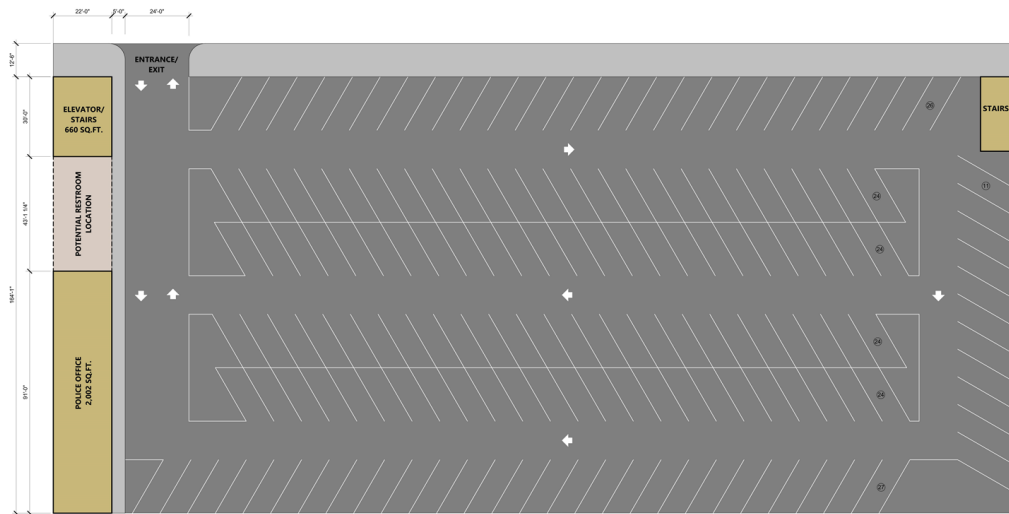
OVERALL SITE PLAN



OVERALL SECTION



**TOTAL PARKING COUNT: 160
PARKING STALLS**



GARFIELD CAMPUS FACILITIES STRATEGIC PLAN



PROPOSED RENOVATION
FOR TROPICO BUILDING

TR

MP

STORM DRAIN REPAIRS
PROPOSED FOR
EXISTING PARKING LOT

FUTURE SOLAR PANELS

EXTENSION OF UNDERGROUND
UTILITIES PROPOSED FOR
FUTURE EV PARKING

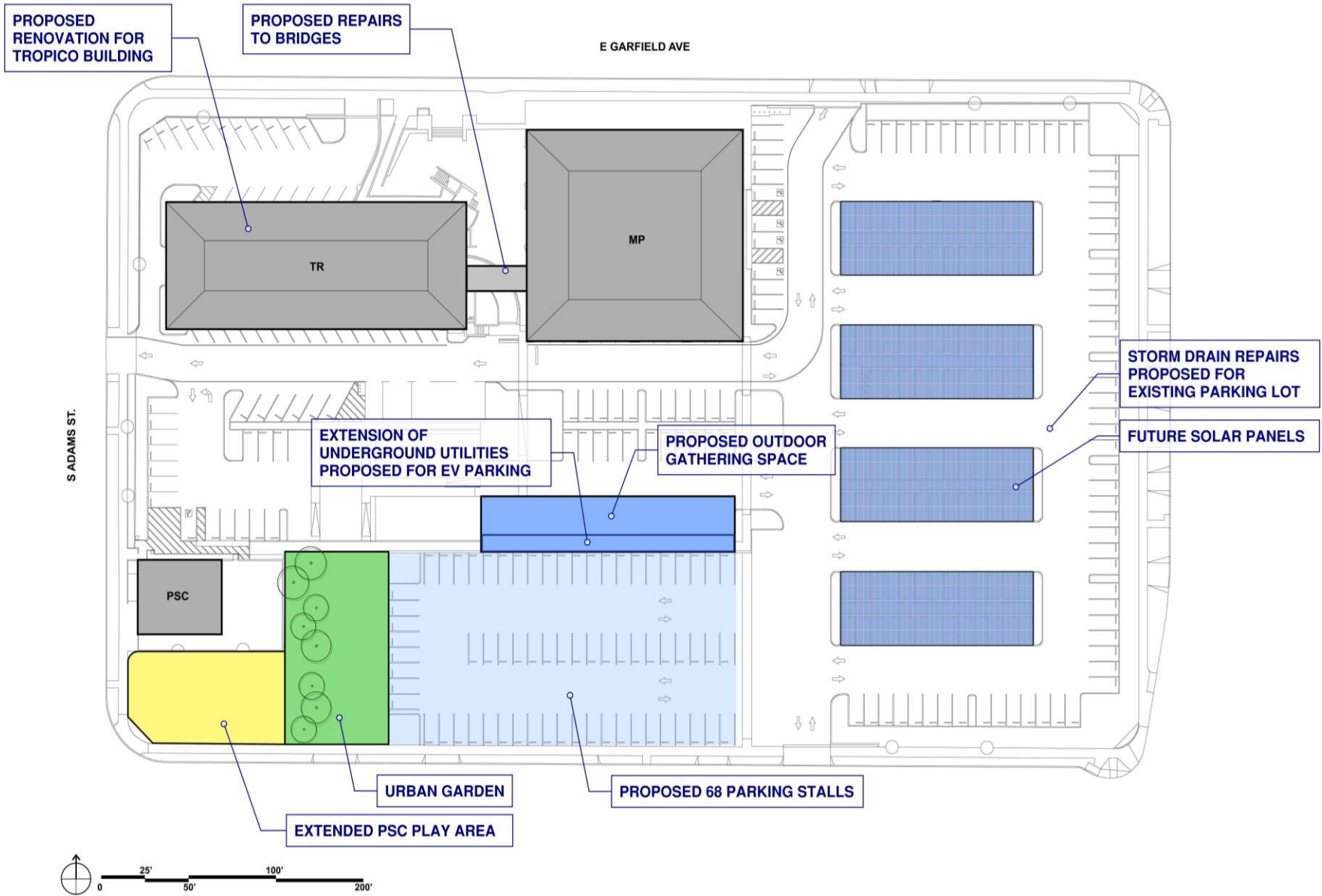
PROPOSED OUTDOOR
GATHERING SPACE

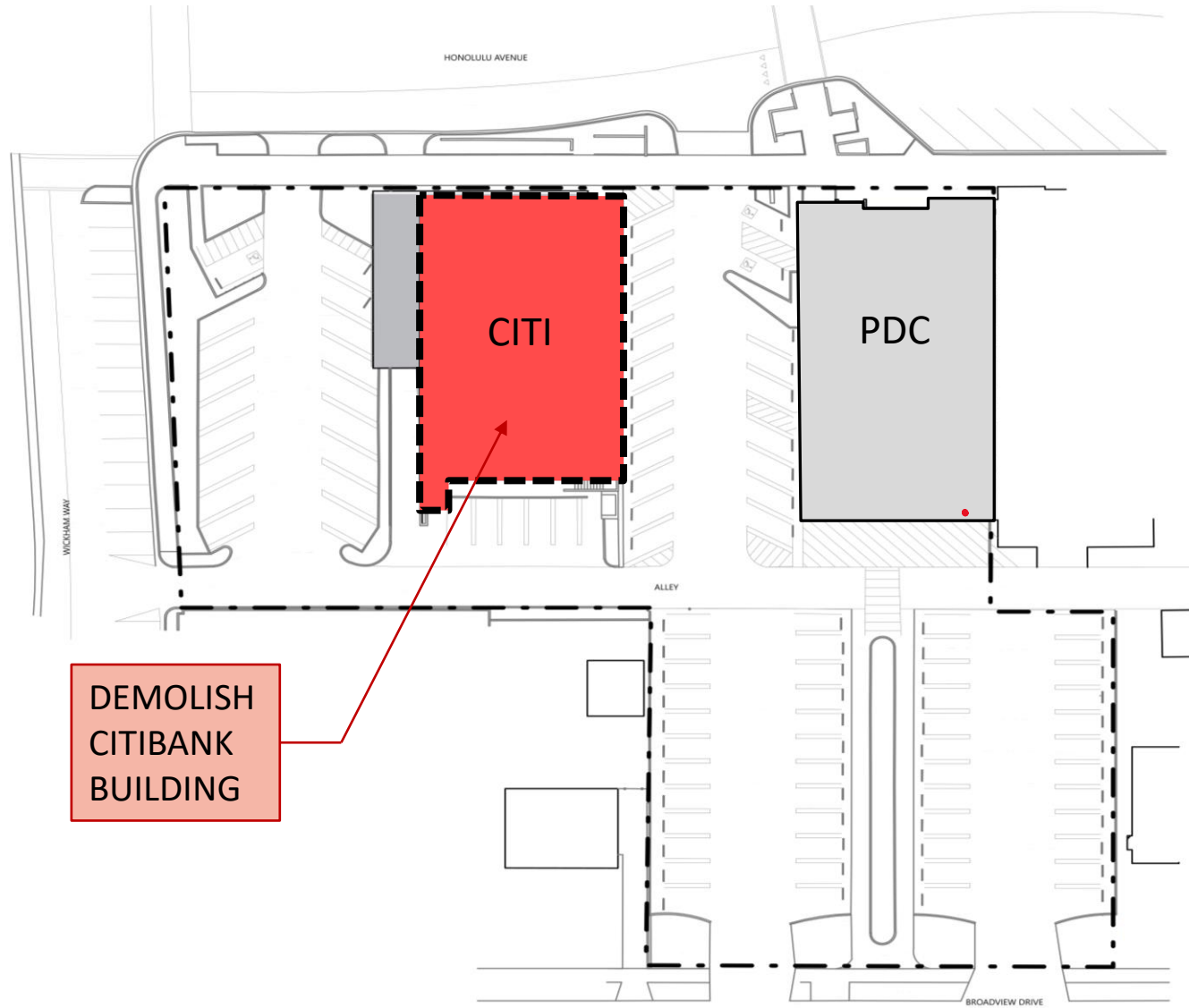
URBAN GARDEN

PSC

PROPOSED 68 PARKING STALLS

EXTENDED PSC PLAY AREA





DEMOLISH
CITIBANK
BUILDING



FUTURE DEVELOPMENT -
PROGRAM TO BE CONFIRMED

Verdugo Campus - Suggested Improvements and Developments

- Phase 1 IBCC: Partially construct the IBCC building to house the dance, recital hall, music, and academic support spaces.
- Phase 2 IBCC: Demolish Sierra Nevada Building and complete the IBCC building to house a new cafeteria, kitchen, media arts/film/TV, offices, and conference center.
- Relocate programs from the Civic Auditorium to the campus.
- Install additional elevators to provide direct access to the admissions and records on the 3rd floor of SV. This elevator will also help improve wait times for students trying to access the campus from the parking structure.
- Build a new sound stage in the upper parking lot to be used as an interim facility and future rental property.
- Construct new single -story parking structure and tennis courts, relocating campus police.
- Conduct a traffic study for roadway improvements from Mountain Street. Additional signage will be added as part of the roadway improvements.
- Demolish and rebuild a single-story Sierra Madre building to house a new Welcome Center, Bookstore, and café.

Verdugo Campus - Suggested Improvements and Developments

- Renovate the following buildings:
 - Tongva Building
 - Advanced Technology Building (AT)
 - Auditorium Building
 - Pressbox
 - CDC & LS buildings
- Enhance accessibility with the following measures:
 - Identify further accessible paths of travel.
 - Upgrade accessibility to better connect the lower and upper levels of the campus.
- Improve the central quad by creating an amphitheater.
- Enhance campus-wide signage and wayfinding.
- Upgrade classroom furniture.
- Renovate campus-wide restrooms.
- Improve outdoor gathering spaces by providing comfortable furniture, Wi-Fi, and power receptacles.
- Expand the track and field, including a new or additional field house, and the expansion of Parking Lot I.

Garfield Campus - Suggested Improvements and Developments

- Proposed renovation of Tropico Building
- Expansion of parking lot
- Creating an urban garden
- Outdoor gathering spaces
- Expansion of outdoor area for PSC

Montrose Campus - Suggested Improvements and Developments

- Demolish Citibank Building
- Proposed Future Development of a 30,000 to 40,000 GSF - Program to be confirmed

Fire/Public Safety Academy

- Develop a new or enhanced facility to house Fire, Police, Probation, and Paramedics programs.

District Wide Infrastructure/Technology/Security/Sustainability Upgrades

- Sustainability Upgrades
 - Installation of solar panels (parking lots and building roofs)
 - Thermal Storage System (TES) Tanks infrastructure upgrades
 - Mechanical, Electrical, and Plumbing (MEP) upgrades
- Verdugo Campus Infrastructure Upgrades
- Include 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.
- Upgrade technology to include the Enterprise Resource Planning (GCC ERP Software).
- Upgrade classroom technology

Next Steps

1. Preliminary Draft Planning Document by the end of July
2. Cost Estimates in August
3. Phasing plans in August
4. Final Draft Planning Document by the end of August
5. Board approval in September