

**Measure GC**  
**Citizens' Bond Oversight Committee Meeting**  
**November 12, 2025**  
**At 5pm**  
**Via Zoom**

**Present:** Zanku Armenian; Roberta Hagopian, Harry Leon, Nathan Andriassian, ASGCC  
**Absent:** Monica Campagna; Daniel Kim, Tina Parsegian  
**Resource:** Jerry Lewis, proxy for Sharlene Coleal  
**Quorum:** Majority  
**Guests:** Ryan Cornner, Silva Sorkazian

**1. Call to Order**

The meeting was called to order at 5:04PM

**2. Approval of Minutes of May 5, 2025**

**MSC** – (Leon/Andriassian) to approve the minutes of May 5, 2025 as presented. Motion was approved unanimously.

**3. Introduction of Jerry Lewis, Executive Director of Facilities Operations, Development & Planning**

Mr. Lewis introduced himself to the committee members. He joined GCC in July, 2025.

**4. Progress Report – Silva Sorkazian, Measure GCC Program Management Office, Contracts and Procurement Manager**

Silva Sorkazian gave a progress report of the bond construction projects with the following highlights:

**Measure GC Funds Through October 31, 2025:**

Original Budget	\$328,320,857
Adjusted Budget	\$335,730,000
Encumbrance Total	\$328,140,109
Unencumbrance Total	\$7,859,205
Spent to Date	\$320,280,904
Program Reserve:	\$3,875,609

- Original Budget: Remained the same.
- Adjusted Budget: Increased to \$335.73 million due to accrued interest.
- Encumbrances (Obligations) & Expenditures: Both have increased.
- Program Reserve: Dipped to \$3.8 million as a result of increased expenditures.

- Potential Unallocated Funds: Over \$4 million is expected to be left over once all projects are closed out, which could be used for other priorities, such as athletic department needs. These funds must be spent within three years.
- Completed Projects: One project, the **Garfield Property Acquisition Project**, achieved final DSA (Division of the State Architect) certification, bringing the total to 19 completed projects.
- Projects in Progress: Several projects are physically complete and in use, but are still awaiting final DSA certification. A fee is assessed by the DSA for their review, and funds (e.g., \$800,000 for Buena Vista) have been built into the estimated completion costs to cover these anticipated fees.
- Current Construction: The **Camino Real Renovation** is the only project currently under active construction. A general contractor agreement for \$8.337 million was recently issued to Horizons Construction for this project, and it has a \$302,000 contingency fund built in. An interior design consultant was also approved for this project in October.

Dr. Cornner thanked Silva Sorkazian and her team for thoroughly aligning project budgets with cash flow within the complex system where funds are managed by the LA County Office of Education (LACOE). He cited:

- **Meticulous Accounting**: A significant amount of work was done to ensure all project accounts were closed out precisely "to the penny."
- **Contingency Planning**: The "leftover" funds were intentionally reserved until project completion to cover potential unexpected costs.
- **Future Use of Funds**: The remaining \$4 million will be used for other priorities now that the projects are coming to a close. The funds will not be used for a large project like a new science building but rather to finish the smaller projects the Committee has already reviewed. Roberta Hagopian suggested the Athletics Department as an area to utilize some of these funds.

Roberta Hagopian asked if there will be another meeting as this bond construction is winding down. Dr. Cornner responded affirmatively stating that there will be a meeting in the Spring because a final expenditure report has to be submitted.

- The GAFCON Program Management Office overseeing the Measure GCC bond will be taking over the Camino Real building renovation project in terms of project management. Silva remarked that Jerry, who has been very active in meetings and in walkthroughs, is very knowledgeable in this area.
- With regard to the funds that former Congressman Adam Schiff's office released for the Student Inclusion Spaces, Dr. Cornner informed that the College is set up to receive the funds. However, accessing the funds has been unsuccessful thus far due to the government shut down.

5. **Informational Board Reports** – none

6. **Other**

Dr. Cornner informed the committee of a new development with GCC's Montrose building which was purchased with Measure GC funds. It will be renovated to house an Occupational and Physical Therapy program for the College. He further stated that there is not a single public occupational therapy program in Los Angeles County. Therefore, this program will fill that void.

7. **Adjournment**

**MSC** – (Leon/Hagopian) to adjourn the meeting. Motion was approved unanimously,

The meeting adjourned at 5:52pm.