UNADOPTED
Measure GCC
Citizens' Bond Oversight Committee Meeting
August 4, 2026 at 5:00pm
AD232G

MINUTES

Present: Barbara Nielsen (Chair); Albert Abkarian; Steve Bullock; Ross Erlich; Ann Ransford; Mia Marekashvili (ASGCC)
Absent: David Tonoyan; Frida Baghdassarian
Resource: Sharlene Coleal, Vice-President Administrative Services - GCC
Quorum: Majority
Guests: Dr. Ryan Cornner, Superintendent/President, GCC; Silva Sorkazian, Gafcon Contracts and Risk Manager; Joe Jackson; Alysia Odipo, Assistant Superintendent, Educational Services, Los Nietos School District, Becky Speh, Assistant Superintendent, Human Resources, Los Nietos School District.

1. PRELIMINARY FUNCTIONS

1.1 Call to Order/Establishment of a Quorum

The meeting was called to order by Chair Barbara Nielsen at 5:10pm.

1.2 Approval of Meeting Agenda and Minutes of November 12, 2025, Meeting
MSC – (Abkarian/Ross) to approve the minutes of November 12, 2025, meeting. Motion passed unanimously.

1.3 Welcome Ann Ransford, new committee member

- Ms. Ann Ransford, a former Board of Trustees member, was welcomed. Thereafter committee members introduced themselves:
- Steve Bullock: Lives in Royal Canyon area; is a business representative and is also on the Board with Chamber of Commerce.
- Barbara Nielsen works as a CPA.
- Mia Marekashvili, student representative to the committee as well as student body president.
- Silva Sorkazian is the Gafcon Contracts and Risk Manager.
- Dr. Ryan Cornner: Superintendent/President of GCC.
- Sharlene Coleal: Vice President, Administrative Services
- Ross Erlich works as an attorney.
- Rosa Buford, Recording Secretary and Executive Assistant in Administrative Services

1.4 Welcome guests
Alysia Odipo, an external guest who is the Assistant Superintendent of Education Services at Los Nietos School District was welcomed along with her co-worker, Becky Speh, Assistant Superintendent, Human Resources..

2. PUBLIC COMMENT

2.1 Comments by members of the Audience on any Item Not ON THE AGENDA - **None.**

3. ACTION - None

4 INFORMATION

4.1 **Measure GCC Budget - Dr. Ryan Cornner**

a) Facilities Strategic Plan Creation: Glendale Community College (GCC) developed the 2025-2035 Facilities Strategic Plan (FSP) based on infrastructure age, use, and academic growth goals. Student and community feedback was gathered using maps and colored stickers, which heavily highlighted a universal dislike for the campus parking structure. The resulting master plan includes individual blueprints for the Montrose, Renewal, and Garfield campuses, alongside a future site for the public safety and fire/police academy.

b) Bond Project Prioritization**:** Following the approval of Measure GCC, the College cross-referenced its prioritized project list with general cost estimates to determine what could be affordably funded.

c) Taxpayer Safeguards & Funding Timelines**:** To protect taxpayers, the state prevents institutions from drawing down bond money early to hoard interest. GCC must spend **85% of its drawn-down funds within three years**, making project timing critical. The college is prioritizing spending the remaining leftover funds from Measure GCC before utilizing new funding.

d) Key Upcoming Projects**:**

i) **Instructional Building and Conference Center (IBCC):** This site (to be formally named the David Viar building) will house a conference center, a music recital hall, digital recording studios, and the dance, film, and television programs. GCC accelerated project start by advancing these state-approved plans quickly. Construction fencing is up, and a groundbreaking ceremony is tentatively scheduled for November.

ii) **Industry-Standard Sound Stage:** Located at the top of the campus in Lot B (near the freeway for optimal space utilization), this facility will feature an industry standard **full-scale virtual projection technology**. Similar to the high-definition LED screen system used to film *The Mandalorian*, this technology projects realistic lighting and moves with the cameras to replace traditional green screens. Students will be trained to program, operate, and maintain this advanced equipment.

e) Auditorium Replacement**:** Engineering assessments revealed that replacing the auditorium is far cheaper than renovating it. Demolition and replacement will be sequenced to begin only *after* the new instructional building opens to avoid leaving programs without a performance venue. Groundbreaking is projected for **2029** following a two-to-three-year construction timeline.

f) Entertainment Technology & Industry Partnerships**:** Students in this program learn live entertainment stage construction, rigging, lighting, and audio. Currently in a temporary swing space, they will eventually move into the new sound stage.

i) **Live Entertainment:** GCC is the initial training site for **Local 33** through partner **Psi Hussey**, tapping into a massive regional demand for live entertainment labor fueled by the upcoming Olympics.

ii) **Sound Stage:** Partners include the **USC Film School** and **Santa Clarita Studios**, the latter of which will help provide equipment storage and active training resources.

f) Regional Public Safety Academy**:** GCC is partnering with the city to establish a regional police and fire training academy to eliminate the $8,000 to $10,000 per-officer training fees charged by outside agencies.

ii) **Consortium Structure:** Rather than competing with massive county agencies, GCC will form a training consortium for local municipalities, starting with the Tri-Cities (**Glendale, Burbank, and Pasadena**) alongside Alhambra and Monterey Park.

iii) **Program Scope:** The academy will offer advanced POST certification for active police officers and full-time fire training, including a specialized grant-funded **wildland fire training** initiative.

g) Athletic Field and Track Upgrades**:** The college is investing **$4.7 million** to replace the track and completely **widen the athletic field to meet full MLS soccer specifications**.

i) **Turf Decision:** The field will use high-quality artificial turf because natural grass cannot survive the high volume of community and team use.

ii) **Field House:** A new locker room and field house will be built at the 50-yard line featuring rooftop spectator viewing.

iii) **Prior Funding:** Sports projects represent a smaller percentage of this bond because GCC already spent over **$47 million** under Measure GC to double its athletic footprint and renovate the gym.

h) Campus-Wide Technology Refresh**:**

i) Wi-Fi 7 Upgrade: The college is undergoing a massive network overhaul to transition directly from their current **Wi-Fi 2 infrastructure** to Wi-Fi 7. This will create a fully meshed infrastructure, preventing users from losing connection when walking between campus buildings.

ii) Phone Refresh: The existing, obsolete office phones will be replaced through a collaborative contractor selection process.

Iii)Fiber Optic Loop: Core utility upgrades include sewer, water, restrooms, and a copper-to-fiber-optic upgrade to ensure campus technology branches remain stable if a localized break occurs.

- Fiscal Planning & Contingencies**:**
  - Out of a total budget of roughly $630 million ($600 million bond + $30 million secondary resources), GCC has established a massive **$60 million global program contingency**.
  - Additionally, every individual project already has a **10% built-in project contingency** factored in alongside projected inflation escalations based on when construction actually begins. Leftover funds will be released for future projects if milestones are met smoothly.
- Data-Driven Career Programs & Job Creation**:**

i) Every career technical program proposed must clear a strict federal, local, and county-level market data analysis by a regional Center of Excellence and receive approval from

the **LA Regional Consortium** (comprising 19 LA-area community colleges).

li)**Future-Proof Creative Jobs:** The campus is focusing on high-tech entertainment infrastructure, computer science, and AI training that cannot be outsourced to Canada or other states. Instead of traditional coding, faculty will teach students how to co-create using AI tools in environments like Unity.

- **Restorative Justice Degree:** Due to regional demand and impacted law enforcement majors at local universities like Cal State LA, GCC has submitted a proposal for a **Baccalaureate degree in Restorative Justice** to serve as a training pipeline for all LA County probation officers.
- **Physical & Occupational Therapy:** GCC is building a combined training program after discovering that **not a single public occupational therapy program exists** in the area. Data indicates current local programs only train one professional for every vacancy, a deficit expected to worsen with an aging population.

4.2 **Tour of Virtual Reality – Camino Real - Dr. Ryan Cornner**
Dr. Cornner led the group on a tour of the Virtual Reality Center. He informed the group that supplementary funding of $4.5 million was provided through the office of Senator Anthony Portantino for the purpose of Licensing & Virtual Reality equipment expenses.

5 OTHER - None

6 <u>ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING</u>

6.1 Adjournment

Chair Barbara Nielsen adjourned the meeting at 6:23pm.