



**PROGRAM MANAGEMENT SUPPORT & ADVISORY SERVICES
FOR
MEASURE GCC BOND PROGRAM
RFP NO. 25-1**

REQUEST FOR PROPOSALS

Pre-proposal Meeting

Monday, June 30, 2025

Dr. Ryan Cornner

Superintendent / President

Sharlene L. Coleal

Vice-President, Administrative Services

Schedule Of Events

The District anticipates the following time line for the process of selecting a PM:

ACTION	DATE
Release of Request for Proposal	June 23, 2025
Recommended Pre-proposal Meeting Location: Room AD 232G	June 30, 2025 2:00-4:00 p.m.
Deadline for Submission of Letter of Interest submitted via email to Sharlene Coleal on or before 4:30:00 pm	July 3, 2025
Last Day to Submit Questions for Clarification to the District via email to Sharlene Coleal on or before 4:30:00 pm	July 10, 2025
Clarifications Issued by District via email on or before 4:30:00 pm	July 15, 2025
Deadline for Receipt of Proposals submitted on or before 1:00:00 pm	July 22, 2025
Notification of Finalist(s)	July 25, 2025
Interview of Finalist(s)	Week of August 4, 2025
Notification of Intent to Award	Week of August 4, 2025
Award/Authorization to Negotiate Contract - Board of Trustees	August 12, 2025

Evaluation Criteria

8.03 The ranking of the written proposals will be based on the pre-established scoring methodology set forth below:

EVALUATION CRITERIA	MAXIMUM SCORING
Executive Summary: This section shall include a response to Section 5.02 (a). (2 pages)	50
Table of Contents: Provide a table of contents referencing section headings and page numbers. (1 page)	25
Identification of the Proposer: This section shall include a response to Section 5.02 (c). (1 page)	25
Staffing Resources: This section shall include a response to Section 5.02 (d). (2 pages)	100
Fiscal Stability: This section shall include a response to Section 5.02 (e). (1 page)	100
Experience and Technical Competence: This section shall include a response to Section 5.02 (f). (5 pages)	300
Proposed Method to Accomplish Work: This section shall include a response to Section 5.02 (g). (3 pages)	200
Insurance: This section shall include a response to Section 5.02 (h). (1 page)	50
Litigation: This section shall include a response to Section 5.02 (i). (1 page)	50
Overall Quality of Proposal	100
Total Points Available	1000

Measure GCC - Priority Project Listing

“These three projects are high priority for the District to commence and complete construction as soon as possible and among the selected proposers first tasks will be to assist the District with proceeding with these projects.”

- (1) Instructional Building Conference Center (IBCC)
- (2) Sound Stage Studios
- (3) Auditorium Replacement

Instructional Building Conference Center (IBCC)



Key Points:

DSA Plan & Specifications Approved as of 4/25/2023
(4 years)

City of Glendale, Civic Auditorium lease effective through renew lease through Aug 31, 2026 with a 3rd year option to review to Aug 31, 2027

Demolish Sierra Nevada & San Fernando Complex

Project Budget-Estimated at Completion:
\$90,600,000 as of January 2022

Schedule Impact:
2/9-2/14/2026 “KCATF – Kennedy Center Theatre Festival” held in Sierra Nevada

Sound Stage Studios



Key Points:

Board of Trustees project Approved in 2025-2035 Facilities Strategic Plan (FSP).

Permanent home for Entertainment Technology Program (EnTech) currently in Sierra Nevada

Size: 12,000 sf is between +/- 8,000 sf of net area

Budget: Range \$26M-\$29M w/ escalation

Tentative Project Schedule:

- Design: July 2025 - January 2026
- DSA-Division of State Architect: January - July 2026
- Bidding & Procurement: August 2026 (1-2 Months)
- Construction: Sep 2026 - Dec 2027
- Final Completion / Occupancy: January 2028

Auditorium Replacement



3D MASSING VIEW

GCC AUDITORIUM FPP AND SEISMIC STUDY

Key Points:

The Auditorium has served Glendale College since 1946. The new building must not exceed the existing 31,500-square-foot footprint.

19Six Architects led user programming meetings to determine the layout—including lecture halls, labs, offices, and a state-of-the-art performance space—while ensuring the design remains consistent with the campus’s architectural style.

If approved, state funding for the project will be available in the **2027–2028 fiscal year**.

The Auditorium building Total Project Cost is estimated to be \$46,883,857.

- Prop 2 state funding match is \$23,291,067
- Measure GCC contribution is \$ 23,592,790

Measure GCC

CITIZENS' BOND OVERSIGHT COMMITTEE MEMBERS

1. Albert ABKARIAN

Area: Active in the bona fide taxpayers' organization

2. Frida BAGHDASSARIAN

Area: Member of the community at large

3. Alek BARTROSOUF

Area: Member of the community at large

4. Steve BULLOCK

Area: Active in a business organization representing the business community in the District

5. Ross ERLICH

Area: Member of the community at large

6. Barbara L. NIELSEN

Area: Member of the community at large

7. David TONAYAN

Area: Active in the support and organization of the District

8. Beth VOLPE

Area: Active in a senior citizens' organization

9. Nathan Andriassian

Area: Student currently enrolled and active in a community college group

Let's take a walking tour!

