



LAUSD
UNIFIED

COWAN AVENUE ELEMENTARY SCHOOL
GREENING IMPROVEMENTS, SLOPE REPAIR, PATH OF
TRAVEL, AND ADA RESTROOM UPGRADES(BV) (PSA)

Non-Mandatory Pre-Proposal Meeting

April 10, 2026 @ 10:30 a.m.

"As a reminder, the use of AI-powered note-taking or recording features is not permitted during this meeting. We ask that all participants disable such tools to ensure compliance with our confidentiality and privacy guidelines. We appreciate your understanding and compliance."



BEST VALUE CONSTRUCTION PROCUREMENT

- Public Contract Code Section 20119
- Authorizes best value procurement process for bid evaluation and selection for construction projects that exceed \$1 million
- Acquisition process will be conducted with full and open competition using an RFQ and Bid based on advertised criteria
- Evaluation process is very similar to 17406 procurement process with pricing being a significant difference

IMPORTANT DATES



RFQ

- Release of RFQ and Advertising:.....Monday, March 23, 2026
- Non-Mandatory Pre-Proposal Meeting:.....Friday, 10:30 AM, April 10, 2026
Location: Microsoft "TEAMS"
- **Deadline for Prime Contractor & MEP's Subcontractors to submit District Pre-Qualification Questionnaire:.....April 2026**
- Last Day for Statement of Qualifications ("SOQ") questions:....Friday, April 17, 2026
- Statement of Qualifications ("SOQ") Due:.....Friday at 2:00 PM, April 24, 2026
- Announcement of Short-Listed Bidders:.....Friday, May 8, 2026



IMPORTANT DATES (Cont'd)

BID

- **Start of BID period for Short-Listed Bidders:.....Friday, May 08, 2026**
- **Mandatory Site Walk.....Tuesday, 10:00 AM, May 12, 2026**
- **Last Day for Request for Clarification:.....Wednesday, June 03, 2026**
- **Issue Final Addenda by:.....Friday, June 05, 2026**
- **Priced Bids Due Date:.....Wednesday, 2:00 PM, June 10, 2026**
- **Issue Notice of Intent to Award to Selected Bidder:.....June, 2026**
- **Issue Notice of Award:.....June, 2026**
- **Job Start Meeting:.....July, 2026**
- **Anticipated Start Date of Notice to Proceed:.....July, 2026**
- **Substantial Completion (270 calendar days after NTP):.....April, 2027**
- **Final Completion (300 calendar days after NTP):.....May, 2027**



LICENSE REQUIREMENT

- In accordance with the provisions of Public Contract Code section 3300, OWNER has determined that the CONTRACTOR performing this project must hold the following license as the prime contractor: **B – General Building Contractor**.
- This project is subject to the District's Project Stabilization Agreement (PSA) and prevailing wage requirements.
- The District's Contract Bond Estimate is **\$1,590,000.00**



EVALUATION AND SELECTION PROCESS

The selection of the successful Bidder for this Project will consist of a scored evaluation process:

Contractor Statement of Qualifications	1000 points
• Relevant Experience	200 points
• Demonstrated Management Competency	500 points
• Past Performance	150 points
• Use of SBE	50 points
• Local Worker Goals	40 points
• We Build	10 points
• Financial Condition	20 points
• Safety Record	10 points
• Labor Compliance	20 points

The District will evaluate the Contractor's SOQs and score them in accordance with the scoring matrix. The numerical score from the RFQ phase will be carried over to the Bid scoring criteria. The number of firms shortlisted will be determined based on the evaluation results and the level of competition appropriate to the project.



EVALUATION AND SELECTION PROCESS

200 Criteria Points – General Contractor’s Relevant Experience: Bidder’s relevant experience means the experience, competency, capability, and capacity to complete projects of similar size, scope, and complexity. Bidder shall be required to provide a summary listing Firm’s completed projects within the past ten years using Exhibit A. Bidder shall also be required to provide additional detail information on three similar projects completed within the past ten years using Exhibit A1.

- **Relevant Experience – 200 point breakdown**

- Firm’s Summary Listing of projects for the past 10 years Exhibit A (30 points)
- Firm’s Advantage/Strength for this project Exhibit A (20 points)
- Project 1 See Exhibit A1 (50 points)
- Project 2 See Exhibit A1 (50 points)
- Project 3 See Exhibit A1 (50 points)



EVALUATION AND SELECTION PROCESS

500 Criteria Points – General Contractor’s Demonstrated Management Competency: Bidder’s demonstrated management competency means the experience, competency, capability, and capacity of the proposed management staffing to complete projects of similar size, scope, and complexity in accordance with Exhibits B, B1, B2, and B3.

- **Demonstrated Management Competency – 500 point breakdown**
- **Project Manager (PM) – Include references for three Relevant Projects (200 points)**
 - Overall Experience for the past 10 years Exhibit B (50 points)
 - Relevant Project 1 See Exhibit B1 (50 points)
 - Relevant Project 2 See Exhibit B1 (50 points)
 - Relevant Project 3 See Exhibit B1 (50 points)

EVALUATION AND SELECTION PROCESS



Project Superintendent - Include references for three Relevant Projects (300 points)

- Overall Experience for the past 10 years Exhibit B2 (75 points)
- Relevant Project 1 See Exhibit B3 (75 points)
- Relevant Project 2 See Exhibit B3 (75 points)
- Relevant Project 3 See Exhibit B3 (75 points)

150 Criteria Points – General Contractor’s Past Performance: Bidder’s past performance means the past success at completing the contractor’s three selected construction projects within the past ten years in accordance with Exhibits C and D.

- **Past Performance – 150 point breakdown**
 - Project 1 Evaluation (50 points)
 - Project 2 Evaluation (50 points)
 - Project 3 Evaluation (50 points)

EVALUATION AND SELECTION PROCESS (Cont'd)



Purchase Price Bids – The best value contractor is determined by dividing each bidder’s price by its qualification score. The lowest resulting cost per quality point will represent the best value bid. The award of the contract shall be made to the bidder whose bid is determined to be the best value to the District.

$$\text{Best Value Score} = \frac{\text{Bidder's Bid Price}}{\text{Qualification Score}}$$

PROJECT SCOPE

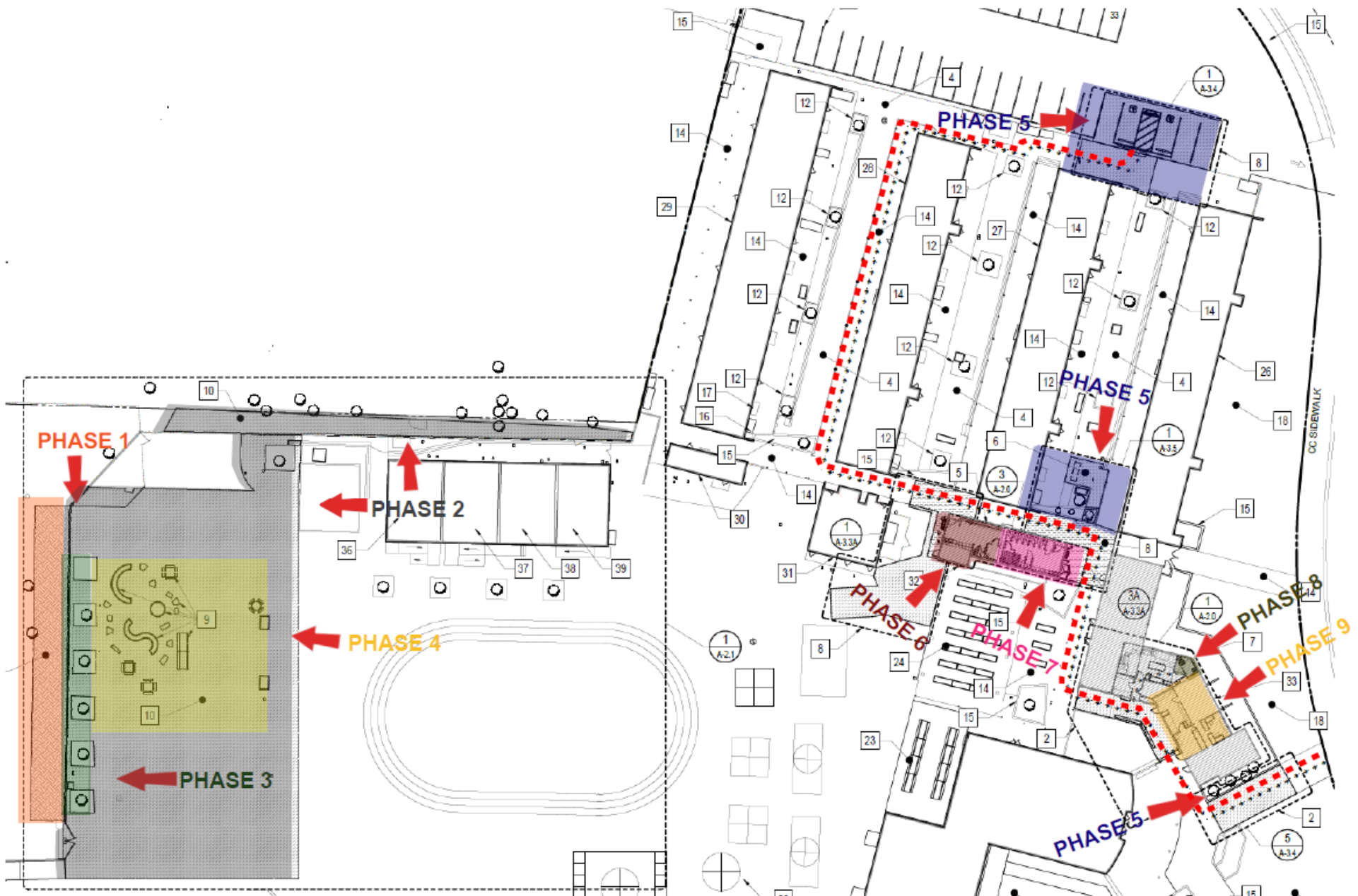


This project includes the creation of a Garden Green space featuring seven new trees, mulch, and various plants and shrubs. The work involves removing six (6) trees and installing seven (7) new trees and replacing approximately 20,000 square feet of asphalt pavement, a portion of which supports the renovation of the existing garden planters and the application of new solar-reflective paint. In addition, the project includes foundation supports, perimeter gates, and fencing— including rails and poles— designed to mitigate minor slope erosion along the northwest section of the main playground.



Continued- Project Scope

The project upgrades the following facilities to comply with the Americans with Disabilities Act (ADA) and will construct a new accessible Path of Travel (POT) featuring two (2) accessible entry gates, ramps, and three (3) designated accessible parking spaces. The scope also includes grading and paving for the accessible POT; accessibility upgrades at the Administration Office; renovations to one boys', one girls', and one staff restroom; and the installation of two (2) new drinking fountains to LAUSD specifications and guidelines; all scope within DSA# 03-124616.





RFQ/Bid Point of Contact

- Los Angeles Unified School District
- Procurement Services Division
- Facilities Contracts
- 333 South Beaudry Avenue, 28th Floor
- Los Angeles, CA 90017
- Attn.: Erik Vazquez at erik.vazquez@lausd.net and copy BVDBContracts@lausd.net
- SAP Business Network Discovery link:
<https://discovery.ariba.com/rfx/1110008435>