



# Palisades Charter Elementary School

## **Jan 2025 Fire Recovery Project – New Construction (PSA)**

Non-Mandatory Pre-Proposal Meeting

April 6, 2026

***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

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- 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

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## RFQ

- Release of RFQ and Advertising:.....03/26/26
- Non-Mandatory Pre-Proposal Meeting:.....10:30 AM, 04/06/26  
Location: Microsoft “TEAMS”
- District Standard Prime and MEP Prequalification Questionnaires  
(Recommended Submission By):.....April, 2026
- Last Day for Statement of Qualifications (“SOQ”) Questions:.....04/20/26
- Statement of Qualifications (“SOQ”) Due.....2:00 PM, 05/18/26
- Announcement of Short-Listed Bidders:.....06/01/26
- DSA Approval Date (**Forecast**):.....08/07/26



# IMPORTANT DATES (Cont'd)

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## BID

- Start of BID period for Short-Listed Bidders: .....08/07/26
- **Workshop – Project Anatomy Presentation by Owner/Architect.....TBD, Friday, 08/14/26**
- **Mandatory Site Walk for Short-Listed Bidders..... 10:00 AM, 08/17/26**
- **Mandatory Project Meeting for Short-Listed Bidders: .....TBD, Friday, 08/21/26**
- **PROJECT PLAN DUE DATE: .....2:00 PM, 08/28/26**
- **Interviews: .....TBD, 09/03/26**
- Last Day for Request for Clarification: .....09/11/26
- Issue FINAL Addenda by: ..... 09/18/26
- **PRICED BIDS DUE DATE: .....2:00 PM, 09/25/26**
- Issue Letter of Intent to Award to Selected Bidder: .....October, 2026
- Issue Notice of Award: .....October, 2026
- Job Start Meeting: .....October, 2026
- Anticipated Start Date of Notice to Proceed: .....November, 2026
- **Beneficial Occupancy:.....July, 2028**
- Substantial Completion (639 calendar days after NTP date): .....August, 2028
- Final Completion (699 calendar days after NTP date): .....October, 2028



# LICENSE REQUIREMENT

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- 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 **\$68,092,000.00**.



# EVALUATION AND SELECTION PROCESS

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

- |   |                    |
|---|--------------------|
| ➤ <b>Step 1: Contractor Statement of Qualifications</b> | <b>1000 points</b> |
| • Relevant Experience                                   | 250 points         |
| • Demonstrated Management Competency                    | 500 points         |
| • Past Performance                                      | 150 points         |
| • Use of SBE  | 25 points          |
| • Local Worker Goals                                    | 20 points          |
| • We Build  | 5 points           |
| • Financial Condition                                   | 20 points          |
| • Safety Record   | 10 points          |
| • Labor Compliance                                      | 20 points          |



# EVALUATION AND SELECTION PROCESS (Cont'd)

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- **Step 2: Project Plan** **500 points**
- **Step 3: Interviews** **500 points**

**MAXIMUM EVALUATION CRITERIA POINTS AVAILABLE: 2000 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 carry 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.**

- **Step 4: 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.

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



# EVALUATION AND SELECTION PROCESS (Cont'd)

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**250 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 – 250 point breakdown**
  - Firm’s Summary Listing of projects for the past 10 years Exhibit A (50 points)
  - Firm’s Advantage/Strength for this project Exhibit A (50 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 (Cont'd)

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**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 (150 points)**
  - Overall Experience for the past 10 years Exhibit B (30 points)
  - Relevant Project 1 See Exhibit B1 (40 points)
  - Relevant Project 2 See Exhibit B1 (40 points)
  - Relevant Project 3 See Exhibit B1 (40 points)



# EVALUATION AND SELECTION PROCESS (Cont'd)

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## **Project Superintendent - Include references for three Relevant Projects (200 points)**

- Overall Experience for the past 10 years Exhibit B2 (50 points)
- Relevant Project 1 See Exhibit B3 (50 points)
- Relevant Project 2 See Exhibit B3 (50 points)
- Relevant Project 3 See Exhibit B3 (50 points)

## **CQC - Include references for three Projects (100 points)**

- Overall Experience for the past 10 years Exhibit B4 (25 points)
- Relevant Project 1 See Exhibit B5 (25 points)
- Relevant Project 2 See Exhibit B5 (25 points)
- Relevant Project 3 See Exhibit B5 (25 points)



# EVALUATION AND SELECTION PROCESS (Cont'd)

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## **Safety Officer - Include references for three Projects (40 points)**

- Overall Experience for the past 10 years Exhibit B6 (10 points)
- Relevant Project 1 See Exhibit B7 (10 points)
- Relevant Project 2 See Exhibit B7 (10 points)
- Relevant Project 3 See Exhibit B7 (10 points)

## **Teamwork See Exhibit B8 (10 points)**

- Overall Teamwork of PM/Super/CQC/Safety Officer Exhibit B8



# EVALUATION AND SELECTION PROCESS (Cont'd)

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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)

# Project Scope & Phasing

## Palisades Charter Elementary School – Fire Recovery Project

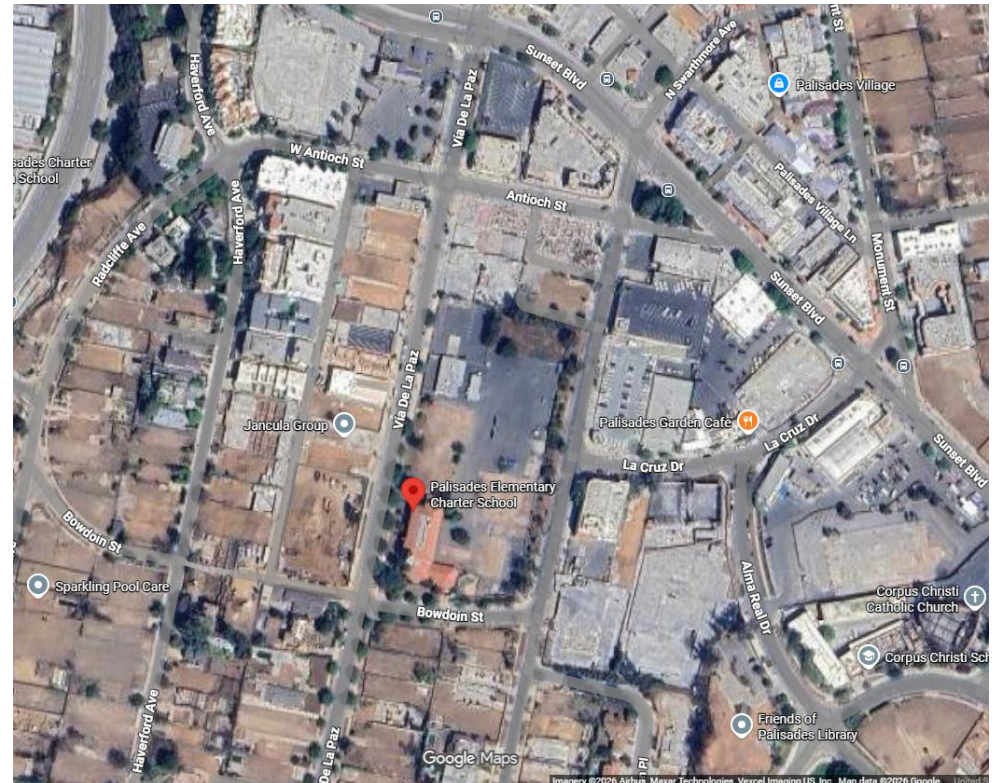
### Project Location:

800 Via De La Paz  
Pacific Palisades, CA 90272

### Estimated Construction Project Budget ~\$77M

### Anticipated Schedule

- Restoration/Repair Construction Start Q4 2026
- New Building Construction Start Q4 2026
- Construction Complete Q3 2028



# Palisades Charter Elementary School – Fire Recovery Project – Overall Campus Aerial View



Overall Campus Aerial View

# Palisades Charter Elementary School – Fire Recovery Project

## Project Scope:

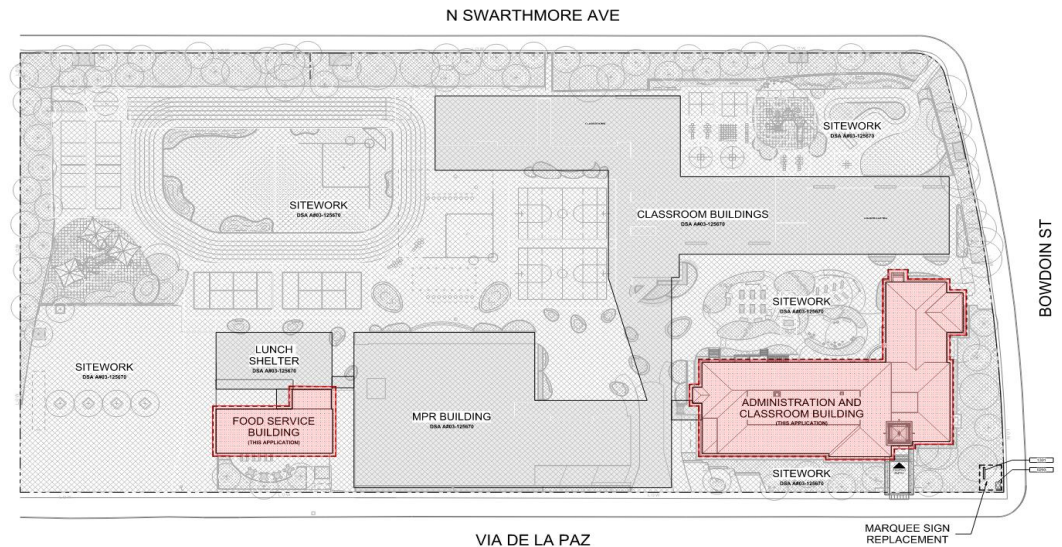
The Campus Reconstruction Project includes the following:

- Restoration of the Existing Administrative Bldg. and Foods Service Bldg.
- New Construction consisting of:
  - 2 – Story Classroom Bldg.
  - 1 – Story Classroom Bldg.
  - 1 – Story Multipurpose Bldg.
- Site & Utilities Upgrades



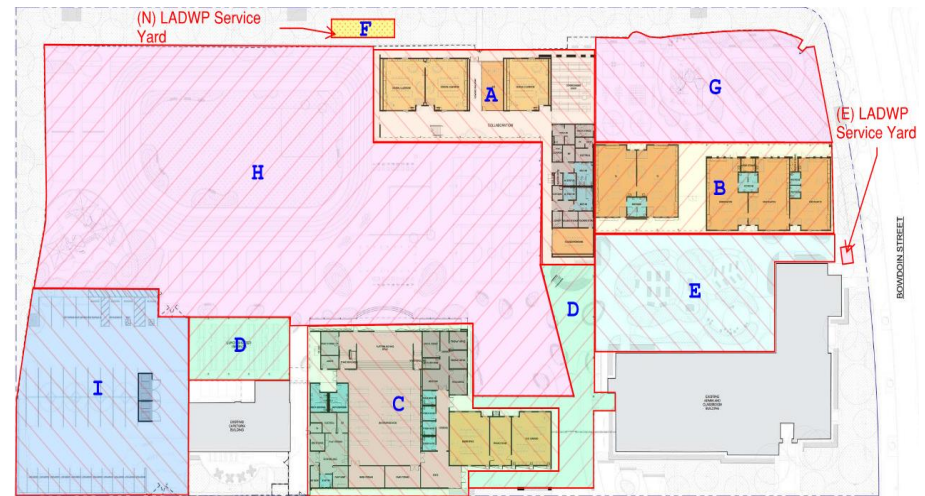
## Restoration/Repairs of Existing Administrative Bldg. & Food Service Bldg.

- At the Existing Bldgs.
  - Full HVAC System Replacement
  - Fire Alarm upgrade
  - New ceiling tiles,
  - Window treatments
  - Repair/Replacement of damage windowpane
  - Interior and exterior paint
  - New Marquee sign
- At the Administration Bldg.
  - Reconfiguration of Administrative Area
  - New Fire Protection Sprinklers
  - Replacement of damaged exterior doors
  - Removal and Replacement of flooring
  - ADA upgrades inclusive of the restrooms
  - Disconnect gas line and provide New Electric Tankless Water Heater at the Administration Bldg.
  - Remove and Replace roofing at mechanical well
- At the Food Service Bldg.
  - New Food Warming Equipment



# New Buildings

- A - New Two-Story Classroom Building
  - Seven (7) General Classrooms & Associated support spaces
- B - New One-Story Classroom Building
  - Five (5) TK/Kindergarten Classrooms and Associated support spaces
- C - New One-Story Multi-Purpose Building
  - Two (2) Specialty Classrooms, MPR, M&O, Administrative and Associated support spaces
- D - New Lunch Shelter and Covered walkways
- E - Outdoor Play Areas and Outdoor Learning Environments
- F - New LADWP Service Yard
- G - Kindergarten Playground
  - Game Striping & Play equipment
- H - Playground
  - Game Striping & Play equipment
- I - Staff Parking (31) Standard, (4) EV, & (2) Accessible
- B-Permit for Utilities Meters Upgrade
  - Domestic Water, Fire Water, Irrigation Water, and Gas



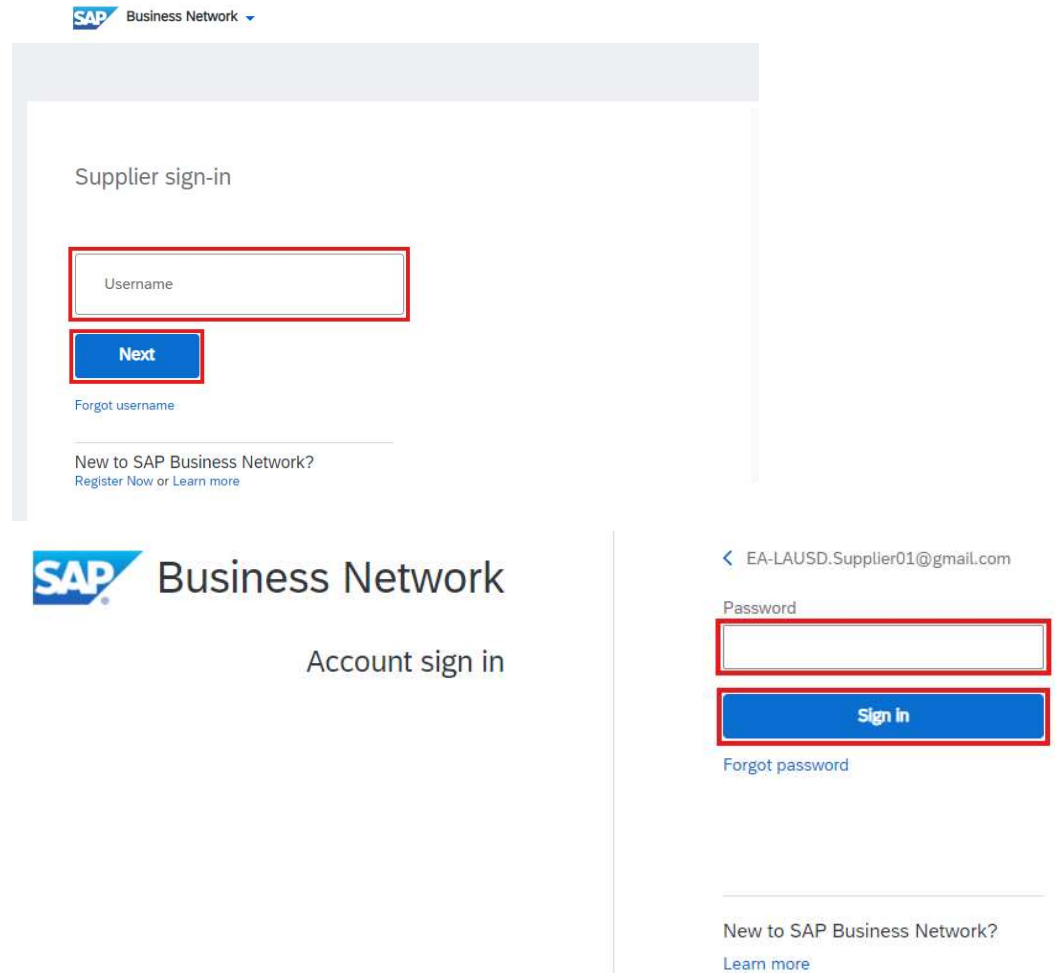
# Palisades Charter Elementary School – Fire Recovery Project – Aerial view over Swarthmore Ave.



Aerial view over Swarthmore Ave.

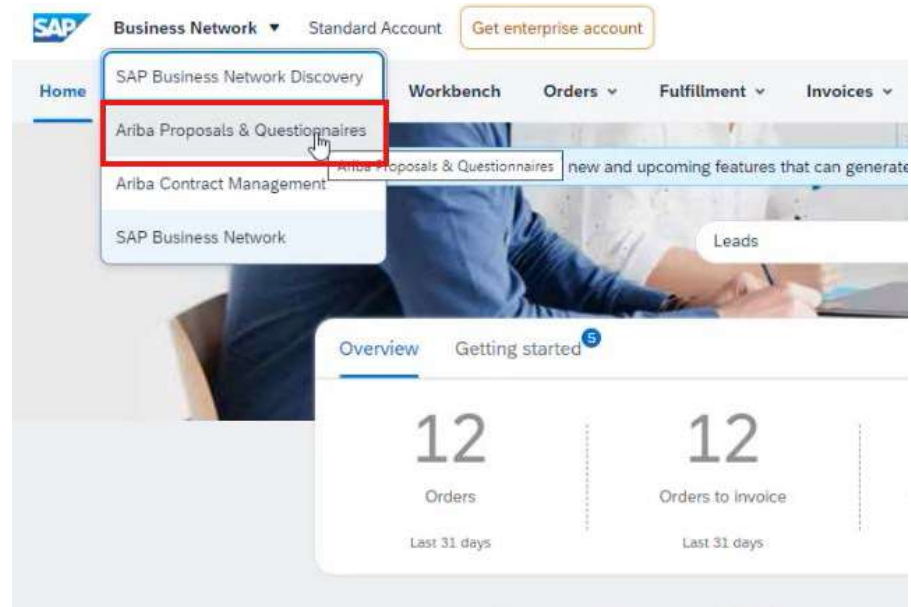
Log on to Ariba Supplier Network

1. Enter your Ariba **Supplier sign-in**
2. Click **Next**
3. Enter your Ariba User **Password**
4. Click **Sign In**



Finding Bid Opportunities

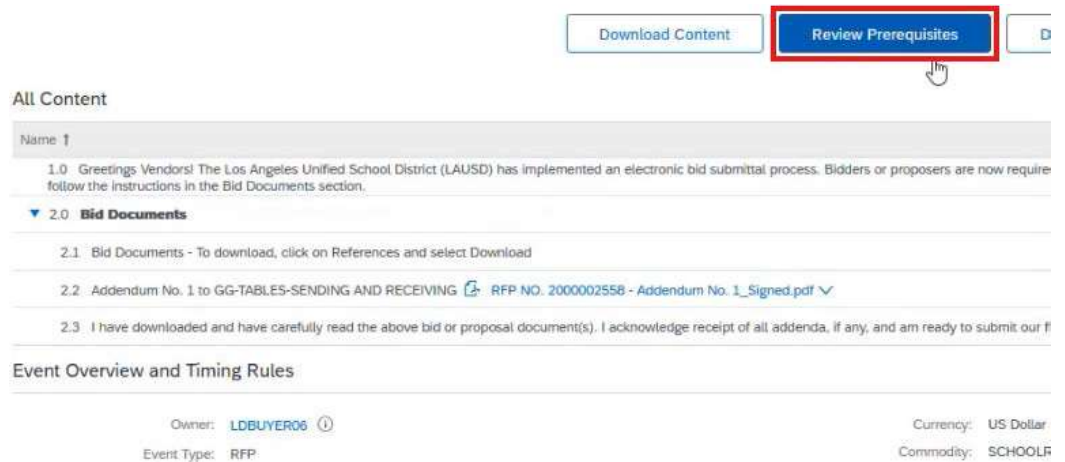
5. Under **Business Network** click on **Ariba Proposals & Questionnaires**



6. Under **Events** scroll down to **Status:Open** and click on the event



7. Read through content regarding the project. To view Prerequisites, click **Review Prerequisites**



8. Accept Ariba Terms and Conditions to participate. \*

Doc1195295408 - GG-TABLES-SEND AND RECEIVE TEST

Prerequisites must be completed prior to participation in the event.

In consideration of the opportunity to participate in on-line events ("On-Line Events" held and conducted under the terms of the "On-Line Events Bidder Agreement"):

1. Bids. If You are invited to participate in the On-Line Event, Sponsor reserves the right to amend, modify or terminate the relationship. Rather, by submitting a bid, you are making a firm offer which Sponsor may accept to form a contract.
2. Price Quotes. Except to the extent Sponsor allows a non-binding bid, all Bids which Participant submits through the Site shall be binding.
3. Procedures and Rules. Participant further agrees to be bound by the procedures and rules established by the Sponsor.
4. Confidentiality. Participant shall keep all user names and passwords, the On-Line Event content, other information and documents confidential.
5. Bids through Site only. Participant agrees to submit bids only through the on-line bidding mechanism.
6. Ethical Conduct. All parties will prohibit unethical behavior and are expected to notify the Site Owner immediately if they become aware of any such behavior. Participant must notify Site Owner immediately.
7. Export Control. All parties who use this Site hosted by Ariba, Inc. agree to comply with all applicable export control laws and regulations.
8. Survival. The terms and conditions of this Bidder Agreement shall survive completion of the On-Line Event.

I accept the terms of this agreement.

I do not accept the terms of this agreement.

\*If you do not agree to the Terms and Conditions, you will not be able to propose your bid

Download and Review the Bid Document

9. Go to Section 2.0 Bid Documents

All Content

Name ↑

1.0 Greetings Vendors! The Los Angeles Unified School District (LAUSD) has implemented an electronic bid submittal process. Bidders or potential bidders should follow the instructions in the Bid Documents section.

▼ 2.0 **Bid Documents**

2.1 Bid Documents - To download, click on References and select Download

2.2 Addendum No. 1 to GG-TABLES-SENDING AND RECEIVING [RFP NO. 2000002558 - Addendum No. 1\\_Signed.pdf](#) ▼

2.3 I have downloaded and have carefully read the above bid or proposal document(s). I acknowledge receipt of all addenda, if any, and a

(\*) indicates a required field

[Submit Entire Response](#) [Save draft](#) [Compose Message](#) [Excel Import](#)

Time remaining 01:35:06

10. To download the file click the blue file name then click Download this attachment

electronically. Please download and

[RFP 2000](#) [Download this attachment](#) [ts\\_FINAL.pdf](#) ▼

[Download all attachments](#)

osal document(s).

\* Unspecified ▼

Responding/Submitting Bid Documents

11. After reviewing documents, go to section 2.3 and acknowledge receipt of documents

2.3 I have downloaded and have carefully read the above bid or proposal document(s). I acknowledge receipt of all documents and have signed bid or proposal document(s). (\*) indicates a required field.

Submit Entire Response Save draft Compose Message Excel Imp



12. Once acknowledge, line items to respond appear. If not ready to respond, can Save draft

3.0 I hereby:  
• Certify that a) I am authorized to submit this solicitation response on behalf of the firm and party identified in this solicitation response as the bidder or proposer, b) the certifications included with this solicitation response or already on file at the LAUSD, and c) the information provided in those certifications is current and the information provided is true and correct.  
• Acknowledge that a) I have read and understand the contract terms and conditions applicable to this solicitation and included on the bid or proposal documents, and agree that this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, and c) unless otherwise specified, if the LAUSD accepts this offer, the terms and conditions, will form a legally binding contract.  
Do you acknowledge to the statements?

Do you acknowledge to the statements? (\*) indicates a required field

Submit Entire Response Save draft Compose Message Excel Import

13. When ready to respond, go to section 2.4 Submit Bid Documents and attach file/bid documents

2.4 **Submit Bid Documents:** Upload your completed and signed Bid Documents by clicking on 'Attach a file'.



14. After attaching file/bid documents go to section 3.0 and certify you are authorized to submit the solicitation response

2.4 **Submit Bid Documents:** Upload your completed and signed Bid Documents by clicking on 'Attach a file'.

3.0 I hereby:

- Certify that a) I am authorized to submit this solicitation response on behalf of the firm and party identified in the solicitation document, which this responds to are either included with this solicitation response or already on file at the LAUSD, and b) this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, and c) correct; and
- Acknowledge that a) I have read and understand the contract terms and conditions applicable to this solicitation response, and b) this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, including the terms and conditions, will form a legally binding contract. Do you acknowledge to the statements?

Do you acknowledge to the statements? (\*) indicates a required field

Submit Entire Response Save draft Compose Message Excel Import

CMAS\_Before You Apply Guide.pdf Update file Delete file

solicitation document to which this responds to are either included with this solicitation response or already on file at the LAUSD, and b) this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, including the terms and conditions, will form a legally binding contract. Do you acknowledge to the statements?

Unless otherwise noted in the solicitation document, including the terms and conditions, will form a legally binding contract. Do you acknowledge to the statements?

Unspecified

Unspecified

Yes, I certify and acknowledge to the statements.

15. Once acknowledged, click on **Submit Entire Response**. A pop up will appear and confirming your selection. Click **OK**. You will see a green banner confirming your submission.

2.4 **Submit Bid Documents:** Upload your completed and signed Bid Documents by clicking on 'Attach a file'.

3.0 I hereby:

- Certify that a) I am authorized to submit this solicitation response on behalf of the firm and party identified in the solicitation document, which this responds to are either included with this solicitation response or already on file at the LAUSD, and b) this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, and c) correct; and
- Acknowledge that a) I have read and understand the contract terms and conditions applicable to this solicitation response, and b) this solicitation response constitutes a legally binding, irrevocable offer to the LAUSD, including the terms and conditions, will form a legally binding contract. Do you acknowledge to the statements?

Do you acknowledge to the statements? (\*) indicates a required field

Submit Entire Response Save draft Compose Message Excel Import

Submit this response? Click OK to submit. OK Cancel

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✓ Your response has been submitted. Thank you for participating in the event.

Revising a response

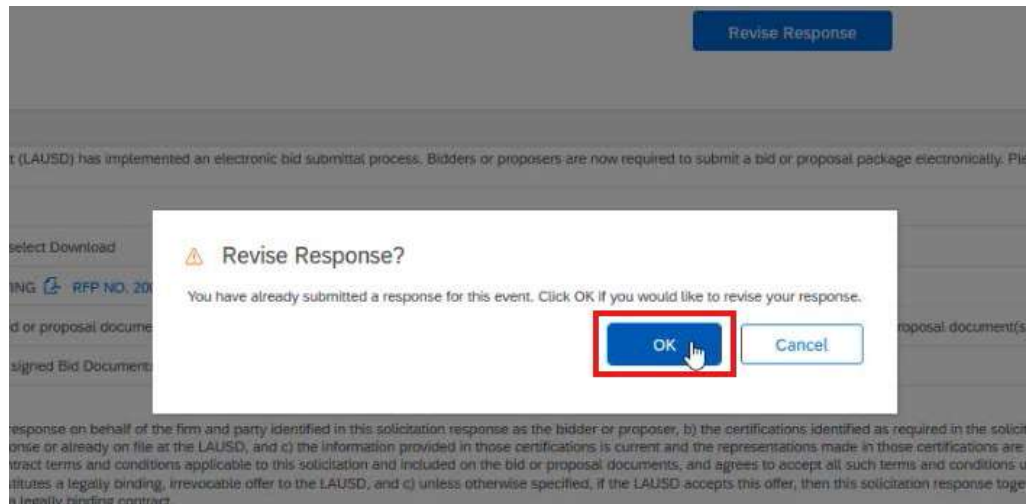
1. To revise a response,  
  
check how much time is  
  
remaining and click the



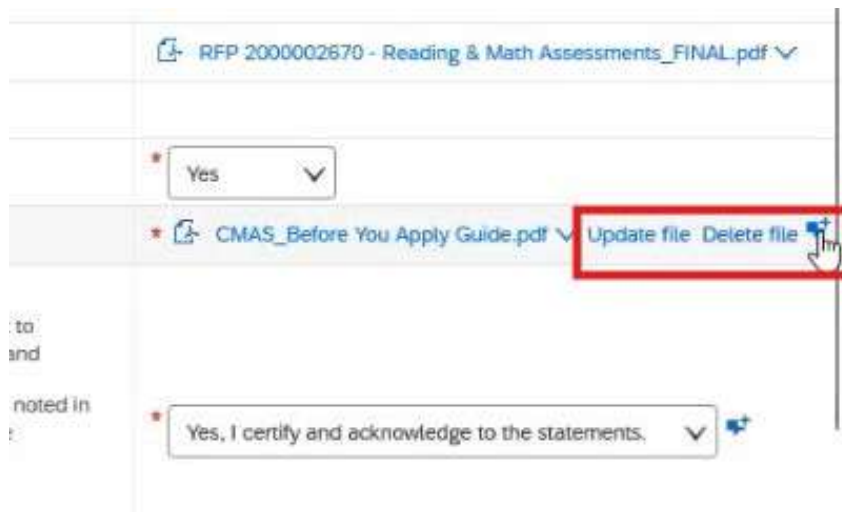
**Revise Response** button.\*

\*As long as the revised response is within the time frame it can be revised multiple times.

2. Confirm you want to revise  
  
the response and click **OK**.



3. From here you will now be  
  
able to update or delete the  
  
response files submitted.  
  
Click either **Update file** or  
  
**Delete File**.



4. This will route to another

[< Go back to LAUSD - TEST Dashboard](#)

view where you can attach

### Update Attachment

or drag the updated

Enter the location of a file to add as an **Attachment**. To search for a particular file, click **Browse...** Whi

document file. Click **OK**



when finished.

**NOTE:** You **CANNOT** attach multiple files. Existing file will be replaced. If you want to replace the existing file, the new file **will need to contain a different file name.**

***IF*** you need to attach multiple files, put them in a folder, create a zip folder then attach the file.

Max File size:100MB

5. Once you have attached

2.3. I have submitted and have carefully read the above bid or proposal document(s). I acknowledge you

2.4 **Submit Bid Documents:** Upload your completed and signed Bid Documents by clicking on 'Attach a

3.0 I hereby:

- Certify that a) I am authorized to submit this solicitation response on behalf of the firm and party identified in this response to are either included with this solicitation response or already on file at the LAUSD; and
  - Acknowledge that a) I have read and understand the contract terms and conditions applicable to this proposal response, and b) this solicitation response constitutes a legally binding, irrevocable offer to the document, including the terms and conditions, will form a legally binding contract.
- Do you acknowledge to the statements?

the new file, Click on

Do you acknowledge to the statements?

(\*) Indicates a required field

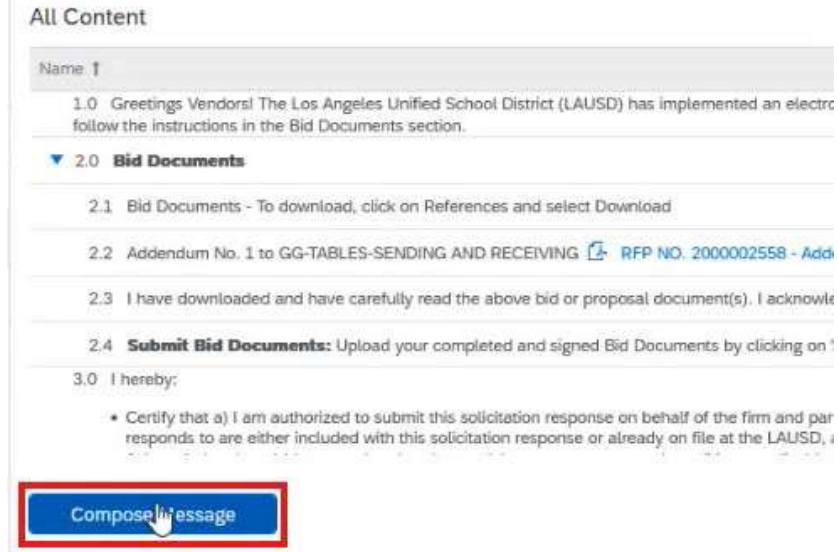
**Submit Entire Response**



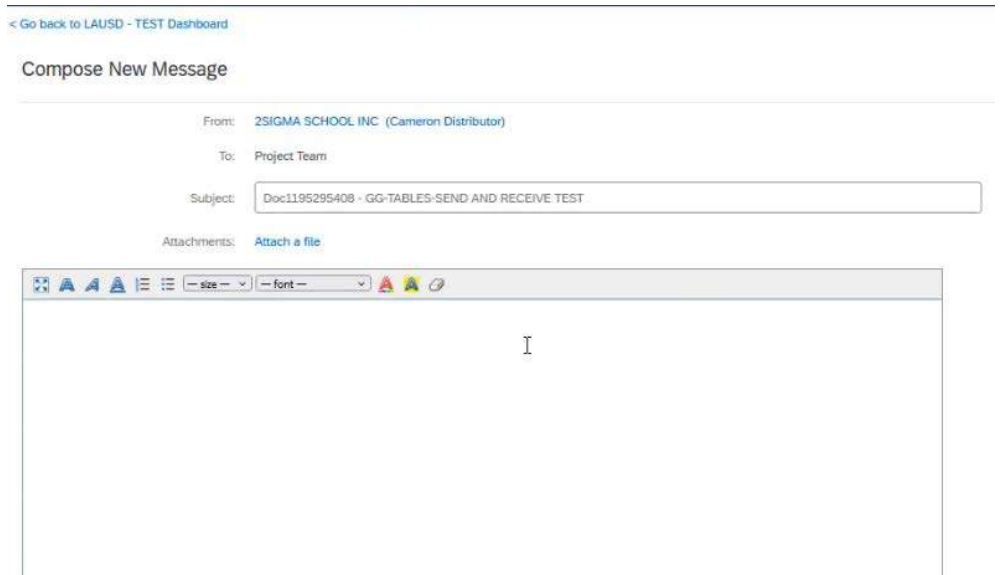
and confirm **OK**.

### Composing a Message and viewing a Response

1. To compose a message to the project owner click on **Compose Message** in the event page.

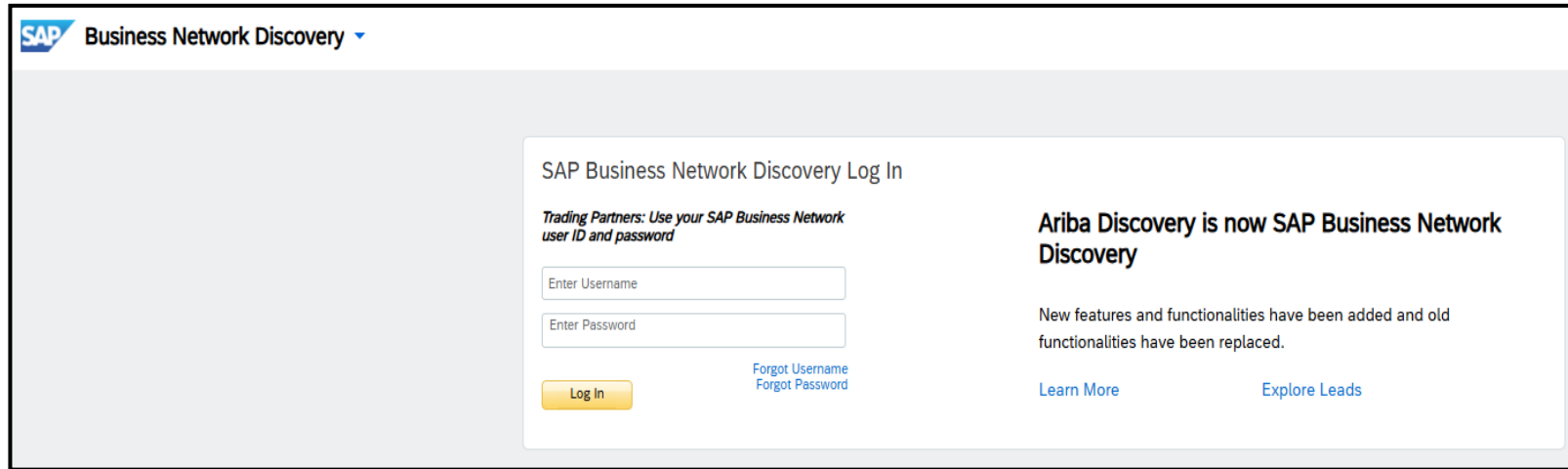


2. This will route to another page where you can compose your message and attach a file (if needed). Hit **Send** when finish.

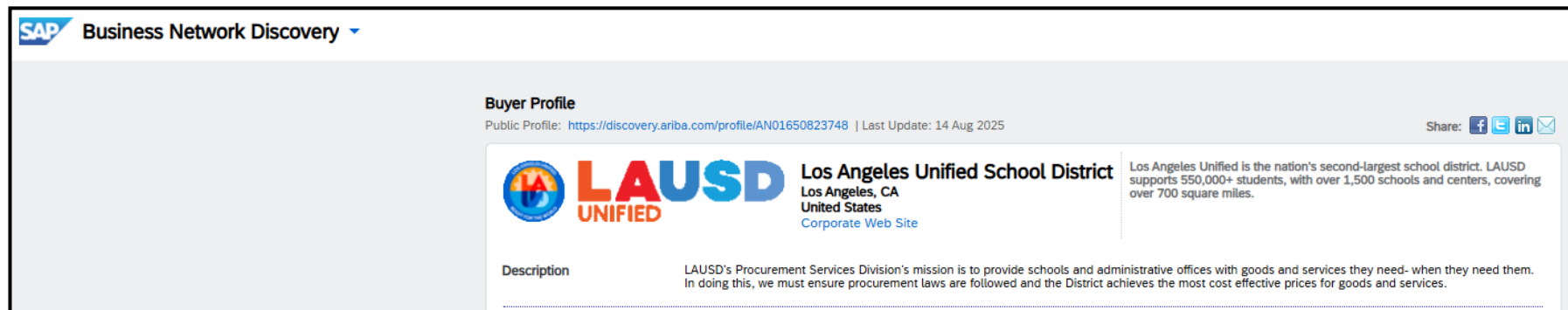




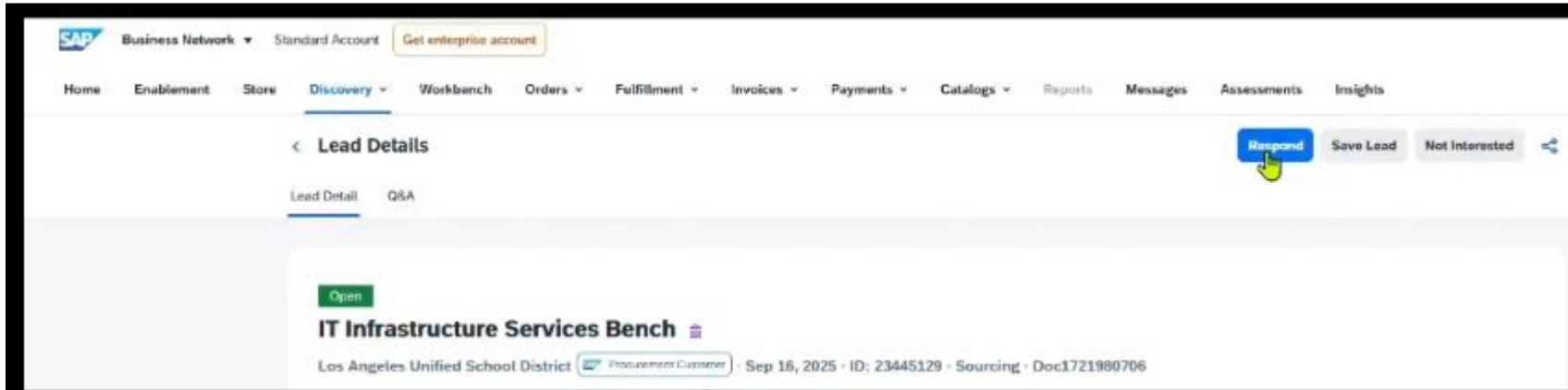
Firms intending to respond to a solicitation must register at the **Ariba Business Network Discovery** website (<https://discovery.ariba.com>) and create a profile.



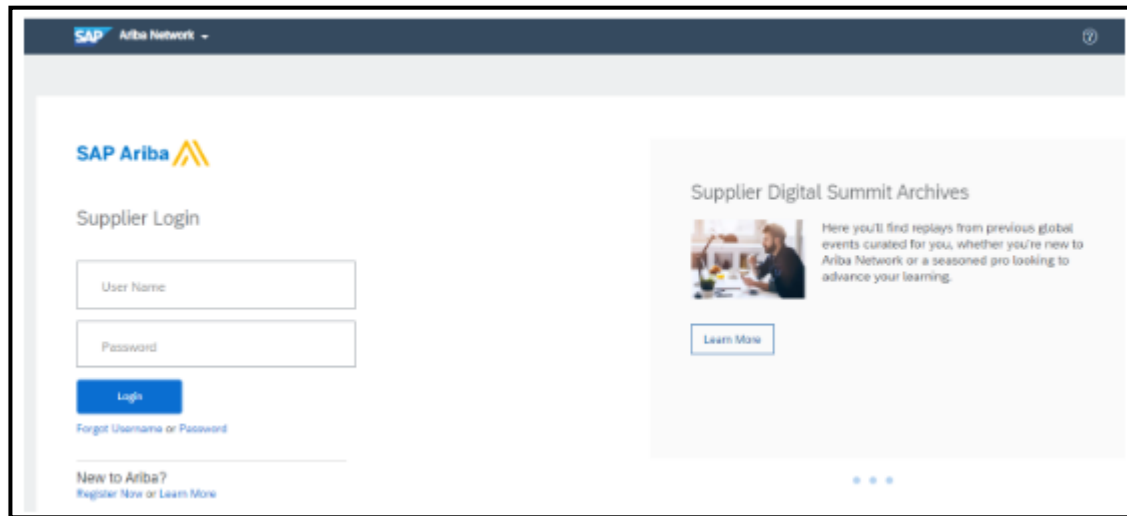
Once registered, go to Los Angeles Unified School District **Public Discovery Profile** (<https://service.ariba.com/Discovery.aw/ad/profile?key=AN01650823748>) home page and search for the solicitation by title.



After clicking on the solicitation, the simplest way to access documents is by clicking on blue "Respond" button located in the upper right-hand corner:



**NOTE:** There is a separate login used to access the LAUSD Supplier Portal to maintain and access vendor profiles (this is a ten-digit number starting with a "1") required to do business with the district.



- For assistance with registration in Ariba and/or LAUSD Supplier Portal, please contact the district's Vendor Services

[LAUSD Vendor Services - Ariba Registration](#)

Email: psg-vs@lausd.net

Phone: 562-654-9404

- For assistance with the software Ariba Business Network, contact Ariba support:

<https://support.ariba.com/help>

**Additional Resources:**

A virtual drop-in session has been scheduled every Tuesday and Thursday from 11 am to 12 pm to provide a walkthrough on how to respond to LAUSD solicitations in the Ariba Business (Supplier) Network. You are welcome to attend this drop-in session, and no RSVP is necessary:

Tuesdays, 11:00am – 12:00pm (PST) [Click Here to Join](#)

Thursdays, 11:00am – 12:00pm (PST) [Click Here to Join](#)

**Site Resources:**

[Getting Started with Ariba](#)

[LAUSD Supplier Information Portal \(ariba.com\)](#)

# Ariba Support



**A virtual drop-in session has been scheduled Tuesdays and Thursdays from 11 am to 12 pm to provide a walkthrough on how to respond to LAUSD solicitations in the Ariba Business (Supplier) Network.**

You are welcome to attend this drop-in session, and no RSVP is necessary:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZmI4MjU3ZTYtZmYxNC00MjZhLTk0MGQtNDljNTg3YmNlMzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%22042a40a1-b128-4ac4-8648-016ffa121487%22%2c%22Oid%22%3a%22ec989ceb-0c29-4836-86b7-03f004059bc2%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmI4MjU3ZTYtZmYxNC00MjZhLTk0MGQtNDljNTg3YmNlMzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%22042a40a1-b128-4ac4-8648-016ffa121487%22%2c%22Oid%22%3a%22ec989ceb-0c29-4836-86b7-03f004059bc2%22%7d)



# PROCUREMENT MADE EASY

*Connect with us on Social Media*



**INSTAGRAM**



**LINKEDIN**



**X (FORMERLY TWITTER)**



**THREADS**

**EXPLORE BID OPPORTUNITIES. STAY CONNECTED AND ENGAGED.**



# RFQ/Bid Point of Contact

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Los Angeles Unified School District

Procurement Services Division

Facilities Contracts

333 South Beaudry Avenue, 28<sup>th</sup> Floor

Cubicle 28-130-08

Los Angeles, CA 90017

Attn.: Maria Castrellon

([maria.castrellon@lausd.net](mailto:maria.castrellon@lausd.net))