



Mexican American Opportunity Foundation
Empowering Families from Child to Senior

Request for Proposal RFP 26-005 Feasibility Study

Date: February 2, 2026

Subject: **Request for Proposal - Feasibility Study for Office of Headstart for Multiple Centers**

We, Mexican American Opportunity Foundation - MAOF, are pleased to request a quote for Architectural services for the subject project. Based on the information provided by your office, we will select an architect firm to develop the Feasibility Study hereby mentioned and subsequently, a full design for the facility. The following is the project description and scope of work.

Project Description:

The Site Plans and floor plans designed for the feasibility study must include a design with classrooms, child restrooms, staff restrooms, offices, meeting rooms, playgrounds, kitchens, storage, lobby and walkways. The site plans and floor plans must also be designed to allow and support early childhood services for children from 0 to 5 years of age. For classrooms proposed for children under 12 months of age, the plans must include crib spaces. Overall, the plans must also include sufficient child restrooms and sinks to comply with Child Care Licensing (CCLD) Requirements; direct egress to play areas for the different ages served as well as fire and evacuation routes to comply with CCLD, fire and safety requirements.

The feasibility study must also minimally include:

1. Field investigation; research with City for possible as-built drawings.
2. Meet with Own representatives as needed, to discuss layout, needs, options, cost and time impact.
3. Develop site plans and floor plans as required to represent the proposed scope of work.
4. Review possible City requirements for developed options. Confirm compliance with fire and city regulations and/or develop plans to meet the statutes of those regulatory entities
5. Phase 1 Environmental Study
6. Support the agency in obtaining a "As Built" appraisal for each center
7. Support the agency in obtaining a Real Estate Opinion for each of the facilities
8. Develop preliminary estimate of construction costs and project budget.
9. Issue tentative schedules for design through completion of the project.
10. Assist with application for funding for the project (OHS checklist).

11. Issue Feasibility Report with items above.

Service Centers and Locations:

- (1) MAOF Ontario ELC
1205 N. Baker Ave.
Ontario, CA 91764
- (2) MAOF Antioch ELC
309 E. 18th Street
Antioch, CA 94509
- (3) MAOF Coachella
52125 Cesar Chavez St.
Coachella, CA 92236
- (4) MAOF San Bernardino
290 W Base Line St
San Bernardino, CA 92410

Services Not Included:

- 1. Schematics or full design services (to be determined).
- 2. Work not specifically indicated.

Fees

The proposer must describe the proposed fees to perform the basic services based on hourly rates not-to-exceed (NTE) on attached table.

It is expected that selected Architect (firm) will invoice monthly based on the percentage of work completed. The last payment equal to 20% of the full cost will be released upon receipt of the feasibility study.

Additional Services:

Should additional services be requested, compensation will be hourly per the Architect's rates, or it will be based on a negotiated lump sum fee.

Proposal Should be submitted to:

MAOF
401 N. Garfield Avenue
Montebello, CA 90640
Email: Procurement@maof.org T
: 323-278-3600

Proposal Due by: February 13, 2026

We appreciate your consideration for this proposal and look forward to getting a response from you.

February 13, 2026

BIDDER NAME: _____

PROJECT: **FEASIBILITY STUDY FOR OHS**

PROPOSED ARCHITECTURAL AND ENGINEERING FEES:

HOURLY - NOT TO EXCEED

Description		Hourly Rate Cost	Total Hours	Total Cost
Architect's Fee for drawing plans of existing for last meeting				
Architect's Fee for feasibility				
Civil Engineer				
Structural Engineering (not included at this point)				
MEP, Fire Alarm, Comm. Engineer				
Phase 1 environmental study				
Support and coordination to ensure appraisals and real estate certifications are obtained				
Other Associated Fees:				
In-House Printing				
TOTAL FEASIBILITY ESTIMATES				