



Invitation for Bid (IFB) - 26-020

Beta Vista Head Start & Early Head Start Childcare Modular Building

August 5, 2026

The Mexican American Opportunity Foundation (hereinafter alternately "MAOF"), a nonprofit organization, is seeking proposals from highly qualified Contractors with demonstrated expertise in providing Modular buildings across multiple MAOF facilities located in California, through a competitive bid process.

This process requires Contractors to submit a proposal that includes a complete bid for the Scope of Work (SOW) outlined in Exhibit A, along with three (3) professional references.

The deadline for submission of **IFB 26-021** is **Wednesday, September 2, 2026, at 4:00 p.m. (PST)**. A **mandatory job walk** will be held on **Wednesday, August 12, 2026, from 10:00 a.m. to 12:00 p.m.** at the **Beta Vista Modular Building**. All correspondence regarding this request shall be submitted in writing to the Procurement Department at procurement@maof.org. To download this IFB, bidders must go to the webpage: www.maof.org, under the About Section/Click Procurement to look for the IFB or at the MAOF vendor portal in PlanetBids. Proposals must be received by MAOF no later than September 2, 2026. By 4:00 pm. Electronic submissions are acceptable. All proposals must clearly reference: **"IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building"** on the outside of the envelope. Emailed proposals shall be sent to procurement@MAOF.org with **"IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building"** in the subject line.

MAOF reserves the right to accept or reject any or all proposals and to waive any informality in any proposal received. For physical mailing address, please courier or deliver to:

Mexican American Opportunity Foundation (MAOF)

Attn: Procurement Department

401 N. Garfield Avenue

Montebello, CA 90640

T: 323-278-3600

procurement@maof.org

To request this IFB bidding packet, please contact the Procurement Department at procurement@maof.org.

Respectfully,

MAOF

Procurement Department

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Introduction

The Mexican American Opportunity Foundation (MAOF) is a nonprofit, community-based organization established in 1963 to serve disadvantaged individuals and families in the Los Angeles area. MAOF is the largest Latino-oriented family services organization in the United States. It has achieved this status by providing high-quality social services and programs to those communities where the need is the greatest.

Mission Statement: "To advance opportunity and education that endures across generations." MAOF is joined in this mission by government agencies, public and private foundations, and Corporate America.

MAOF operates numerous facilities throughout California serving children, families, seniors, low-income households, and other vulnerable community members, including Early Head Start and Head Start centers, administrative offices, and other program sites. Maintaining safe, secure, and welcoming facilities for staff, clients, and visitors is essential to MAOF's mission.

Early Head Start & Head Start: The Early Head Start & Head Start Programs serve 0- to 5-year-old low-income children and families. The children receive educational, social development, medical, dental, vision and hearing screenings as well as other evaluations and services pertinent to a healthy, well-rounded child. Through parent skill building and curriculum understanding workshops, parents are provided valuable information for their role as the primary caregivers and educators of their children. This service is provided in both English and Spanish.

1.0 General Information

A. Purpose. The purpose of this Request for Proposals (IFB) is to solicit proposals from Responsible Respondents who provide the goods and services identified on the IFB cover sheet and further described in Section 2 of this IFB.

B. Definition. For this IFB and the resulting Contract, the following terms shall mean:

"Agency" means the MAOF, the Agency, boards, and any political subdivisions making purchases from the Contract as permitted by this IFB.

"Contract" means the Contract(s) entered into with the successful Respondent(s).

"General Terms and Conditions" means the General Terms and Conditions for Service Contract as referenced on the IFB cover page.

"Proposal" means the Respondent's proposal submitted in response to the Request for Proposal (IFB).

"Respondent" means the company, organization or other business entity submitting a proposal in response to this IFB.

"Responsible Respondent" means a Respondent that has the capability in all material respects to perform the scope of work and specifications of the Contract. In determining whether the Respondent is a Responsible Respondent, the Agency may consider various factors, including, but not limited to the Respondent's competence and qualifications to provide the goods or services requested, the Respondent's integrity and reliability, the past performance of the Respondent, and the best interest of the Agency.

"Responsive Proposal" means a Proposal that complies with the material provisions of this IFB.

"IFB" means Request for Proposals and any attachments, exhibits, schedules, or addenda hereto.

C. Overview of the IFB Process. This IFB is designed to provide Respondents with the information necessary to prepare competitive Proposals. The IFB process is for the Agency's benefit and intends to provide the Agency with competitive proposals with information to assist in the selection process. It is not intended to

be comprehensive, and each Respondent is responsible for determining all factors necessary to submit a comprehensive Proposal.

The Agency intends to evaluate Proposals from all Respondents that submit timely responsive proposals and award the Contract following the evaluation and selection criteria provided in this IFB.

2.0 Statement of Work

See Exhibit-A, Exhibit B, Appendix A and Appendix B.

3.0 Proposal Requirements & Contents

A. General Requirements:

1. To be considered for selection, proposers must submit a complete response to this solicitation either electronic or by courier delivery to the addresses as directed on Page 1 of this **IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building**. The proposer shall make no other distribution of the proposals.
2. Proposals shall include a letter of transmittal signed by an authorized representative of the proposer. All information requested should be submitted. Please submit all requested information. MAOF may reject proposals that are substantially incomplete or lack key information.
3. Proposals should be prepared, as thorough and detailed as possible, providing a straightforward, concise description to satisfy the solicitation's requirements. Emphasis should be placed on completeness and clarity of content.
4. All responsive proposals are to be submitted on standard 8.5" X 11" paper size and 12-point font minimum type. Proposers shall respond to the items in the order they are shown in the solicitation. The responses should describe the most favorable terms and remain firm for **60 days** from the IFB Closing date.
5. Price should be submitted on the attached **Rate Worksheet (Exhibit B)**, including any applicable federal, State, and local taxes. The Contractor shall provide an all-inclusive price, including labor, supervision, equipment, uniforms, and materials necessary for the scope of work.
6. Ownership of all data, materials, and documentation originated and prepared for this solicitation by any proposer shall belong exclusively to MAOF.

All pages of the proposal should be numbered and should be addressed in the proposer's response in the following order:

- a. Proposer's Cover Page (Vendor Identification) in **Appendix-A** of this IFB must be completed and signed.
- b. Letter of transmittal, signed by an authorized representative of the proposer.
- c. Table of Contents, cross-referencing the contents of the proposal.
- d. **Rate Worksheet** in the attachment **Exhibit B** to this solicitation must be completed and signed.
- e. Contractor shall include a copy of the current business license and state issued contractor license.
- f. Include a copy of the current certificate of liability insurance evidencing coverage of the minimum required in this solicitation under section 11 General Terms and Conditions, section 14 Insurance.

Award of the Contract resulting from this IFB will be based upon the most responsive vendor whose offer will be the most advantageous to MAOF in terms of cost, functionality, qualifications, and other factors as specified elsewhere in this IFB.

MAOF reserves the right to:

- a. Reject any or all offers and discontinue this IFB process without obligation or liability to any potential candidate, when it is in the Agency's best interest; and
- b. Accept other than the lowest priced offer.

The proposal shall:

- a. Include the completed proposal Submittal per **Rate Worksheet** on **Exhibit-B** attached hereto. Costs by line item must be identified in the proposal submission. The Contractor's rates shall remain firm and fixed for the term of the Contract.
- b. Provide at least **three (3)** current client references for which you have performed similar work. References should include contact name, address and telephone number.
- c. Complete and return **Rate Worksheet, Exhibit-B** as Contractor's proposed pricing, along with other documentation and references.
- d. Proposals may be submitted electronically or in person (walk-in). Vendors choosing to submit electronically shall provide one (1) complete electronic copy of their proposal. Vendors choosing to submit in person shall provide two (2) printed hard copies of their proposal at the time of delivery. All proposals, regardless of submission method, must be complete, responsive, and received by the deadline stated in this IFB. **"IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building"** or via courier to:

MAOF will not be responsible for proposals not received by our office by the due date.

PLEASE DELIVER TO:

Mexican American Opportunity Foundation (MAOF)

Attn: Procurement Department

401 N. Garfield Avenue

Montebello, CA 90640

T: 323-278-3600

Procurement@maof.org

DEADLINE FOR SUBMISSION: IFB 26-020 is due **Wednesday September 2, 2026, at 4:00PM (PST)**. Proposals should be received by the date and time specified in this IFB. Proposals received after the stated deadline may be considered late and may be deemed non-responsive. MAOF reserves the right, in its sole discretion, to accept or reject a late proposal when it determines that doing so is in the best interest of MAOF, does not compromise the integrity or fairness of the procurement process, and is consistent with applicable procurement requirements.

The proposal must include the following documentation:

- W-9
- Certificate of Commercial General Liability Insurance
- Employment Liability Insurance

- Worker's Compensation Insurance
- Business Automobile Liability Insurance (if applicable)

e. To be considered responsive, a proposal must contain the following, referenced by number and in the order below:

1. A brief description of the history and organization of the bidder's firm, and of any proposed subcontractor. This description should include a history of the firm(s), number of employees and organizational structure of the firm(s).
2. Provide a brief overview of Contractor's technical experience, qualifications, and background in providing modular building services for similar sized customers, particularly nonprofit, community-based, childcare, or social-services organizations. Indicate the prior experience of Contractor that is relevant to this contract. Include sufficient detail to demonstrate the relevance of such experience. Proposal should evidence the Contractor's awareness of and support for the unique needs of MAOF's clients.
3. A statement that business licenses, professional certifications or other credentials necessary for the performance of the services here sought are in place, together with evidence that bidder, if a corporation, is in good standing and qualified to conduct business in California.
4. A description of similar projects completed by the bidder within the past two (2) years.
5. Qualifications, background and experience of staff proposed to work on the project, including supervisory/account management personnel.
6. Three (3) References with contact information from organizations that have used bidder's services for similar projects/type of work within the last 12-18 months.
7. A general description of the techniques, approaches and methods to be used in completing the project, including staffing, scheduling, training, supervision, and quality control plans.
8. A description of the chronology for completing the work, including a timeline and deadlines for each task, if any, including proposed transition/start-up plan to begin services by the desired start date.
9. A detailed description of bidder's compensation formula, including any travel costs and other expenses. Bidders must submit a sample breakdown of charges and costs, detailed by job function/title of those servicing, as well as a maximum not-to-exceed total for all services. All travel, lodging and miscellaneous support costs are to be included in this billing rate. Invoices for services satisfactorily performed must be itemized by date, location, and services performed.

As MAOF may award a contract based on the initial offer, a bidder should make its initial offer on the most favorable terms available. MAOF reserves the right, however, to have discussions with those bidders falling within a competitive range, and to request revised pricing offers from them and to make an award or conduct negotiations thereafter.

Proposals which fail to address each of the submission requirements above may be deemed non-responsive and will not be further considered. Note that responses to questions must be specifically answered within the context of the submitted proposal. MAOF's evaluation team will not refer to a designated web site, brochure, or other location for the requested information. Responses that utilize references to external materials as an answer will be considered non-responsive.

4.0 Criminal Background Check

MAOF requires the awarded Contractor to provide the following for each Contractor assigned to a MAOF location, consistent with applicable California requirements:

- Criminal history background check through the California Department of Justice and FBI for each team member performing services;
- Drug screening check for each team member performing services;
- TB Test; and
- Child Protection Registry checks for each team member performing services.

5.0 Invoicing/Billing

Contractor's invoice, together with supporting daily activity and timesheet records, shall be submitted to MAOF's Accounts Payable team at ap@maof.org on the first of each month. Invoices shall clearly identify service location, dates of service, regular and overtime hours worked, applicable rates, and total charges by location, consistent with Section 16 of Exhibit-A. Payment for services rendered will be made 30 calendar days from the date of submitting the monthly invoice and supporting documentation to MAOF Accounts Payable.

6.0 Schedule of Events

The dates provided in the procurement timetable below are provided for informational and planning purposes. The Agency reserves the right to change the dates. If the Agency changes any of the deadlines for Respondent submissions, the Agency will issue an addendum to the IFB.

Event	Date
IFB Release	August 5, 2026
Mandatory Job Walk (Beta Vista: 10:00 am – 12:00 pm)	August 12, 2026
Questions Deadline	August 21, 2026
Proposal Submission Deadline	September 2, 2026
Bid Protest Due Date	September 9, 2026
Evaluation Period	September 2 – September 11, 2026
Contract Award Notification	By September 14 – 18, 2026
Contract Start Date	September 21, 2026
Project Completion Date	May 30, 2027

(Dates Subject to change via addendum)

Mandatory Job Walk: A mandatory job walk will be held for all prospective proposers on the scheduled date from 10:00 a.m. to 12:00 p.m. at the Beta Vista Modular Building, located at [1403 E. 21st Ave Los Angeles CA 90011](#). Attendance at the mandatory job walk is required for a proposal to be considered. The job walk will provide proposers with an opportunity to become familiar with the project site, existing conditions, and project requirements prior to submitting a proposal.

7.0 Inquiries

Questions regarding this IFB are to be submitted to Procurement@maof.org, with **IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building** in the subject line. Questions regarding this IFB will only be accepted by email.

8.0 Termination

8.1 This Contract may also be terminated by MAOF in the event that the project is permanently abandoned, as determined in the sole discretion of MAOF. MAOF may terminate the Contract in whole or in part whenever MAOF specifies, in its sole discretion, that such termination is in the interest of MAOF. Whenever the Contract is terminated following this paragraph, the Contractor shall be entitled to payment for actual work performed at unit contract prices for completed items of work. An equitable adjustment in the contract price for partially completed items of work will be made. Still, such adjustment shall not include provision for loss of anticipated profit on deleted or uncompleted work. Termination of this Contract by MAOF at any time during the term, whether for default or convenience, shall not constitute a breach of Contract by MAOF.

8.2 In addition, either Party may terminate the Contract if the other Party breaches any of its duties and obligations under this Contract and fails to cure such breach within thirty (30) days after receiving notice specifying the breach. MAOF reserves the right to terminate without warning in case of a critical or material breach of the Contract.

9.0 Hold-Harmless and Indemnification

The successful Contractor shall be liable for any injury, damage, or loss occasioned by negligence or omission of the successful Contractor, its agents, or any other person the successful Contractor has designated to visit MAOF property and shall indemnify and hold harmless the Board, its officers, employees, agents, volunteers from any liability arising in the performance of this Contract. The Contractor's obligation under this section shall not extend to any liability arising from the sole negligence or willful misconduct of MAOF.

10.0 Confidentiality

10.1 Confidential Information. Under this Agreement, "Confidential Information" refers to any Information of a Party ("Disclosing Party") that has been disclosed to the other Party ("Receiving Party"), which is designated in writing as confidential, proprietary, or secret or under the context of its disclosure ought to reasonably be considered as confidential. Confidential Information includes, but is not limited to, all information concerning a Party's existing business, business systems, business plans and information systems, trade secrets, prices, and pricing information, as well as any client, staff, or facility information Contractors may observe or become aware of while performing services at MAOF sites.

10.2 Use of Confidential Information. Each Party will comply with all laws and regulations for the use, transmission, storage, disclosure, or destruction of Confidential Information. Both Parties agree to hold the other Party's Confidential Information in strict confidence. The Contractor agrees not to use MAOF's Confidential Information in any way except as expressly permitted by or required to achieve the purposes of this Agreement. Both Parties agree to use all reasonable efforts to protect against unauthorized use or distribution of Confidential Information, and the Receiving Party agrees to use at least the same degree of care to prevent disclosing to third parties the Confidential Information of the Disclosing Party as the Disclosing Party uses to protect its own Confidential Information. Each Party agrees to ensure that its employees, agents, representatives, and contractors are advised of the confidential nature of the Confidential Information and are precluded from taking any action prohibited under this Agreement.

11.0 General Terms and Conditions

1. Additions and Deletions of Service: MAOF reserves the right to add and delete goods or services, including service locations, to any contract with the Contractor. Should a requirement be deleted, payment

to the Contractor shall be reduced proportionally to the amount of service reduced following the bid price. Should additional services be required from the Contract, prices for such additions will be negotiated between the Contractor and MAOF.

2. Licenses: By submitting a proposal, the proposer certifies that it has procured and shall maintain in full force all permits, BSIS licenses, and registrations required to conduct its business lawfully and that it shall remain informed of and in compliance with all federal, state, and local laws, ordinances, and regulations that affect in any manner Contractor's fulfillment of the Contract.

3. Anti-Kickback Provision: This Contract is subject to the provisions of the Anti-Kickback Enforcement Act of 1986. By agreeing to this binding Agreement, the transacting parties (1) certify that they have not paid kickbacks directly or indirectly to any employee of MAOF for the purpose of obtaining this or any other agreement, purchase order, or Contract from MAOF and (2) agree to cooperate fully with any Federal Agency investigating a possible violation of the Act.

4. Non-Collusion/Fraud: By submitting a proposal, the proposer warrants and certifies that neither the proposer nor its employees or associates have contacted any unauthorized MAOF employee, officer, or elected official regarding the contents of this solicitation or the solicitation process. Proposer further warrants and certifies that neither the proposer nor its employees or associates has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in response to this solicitation. Should it be found that the proposer or its employees or associates have, in the presenting of its proposal, colluded with any other party or parties to prevent or restrict free competitive bidding, its proposal shall be immediately rejected. Any contract awarded prior to MAOF's discovery of proposer's collusion shall be terminated, and the proposer shall be liable for all damages sustained by MAOF due to the proposer's collusion.

5. Equal Opportunity: The proposer agrees not to discriminate against any employee or applicant for employment on account of any services or activities made possible by or resulting from this IFB on the grounds of actual or perceived sex, race, color, religion, national origin, age, marital status, disability, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, source of income, place of residence or business, veteran status or any other characteristic protected under federal or state law. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension in whole or in part of the Agreement by MAOF, which may result in ineligibility for further MAOF contracts. At all times in the proposal and contract process, the proposer shall comply with all applicable MAOF, CA, and Federal Anti-Discrimination Laws, Rules, Regulations, and Requirements.

6. Right to Audit: MAOF shall have the right to audit all invoices submitted by the Contractor. MAOF shall have the right to audit all relevant data based on the Contractor's fees.

7. Informal Communication: From the date of receipt of this IFB by each proposer and until a binding contractual agreement exists with the awarded Contractor and all other proposers have been notified, or when MAOF rejects all proposals, informal communication regarding this procurement shall cease. There shall be no requests from proposers to any Office or Department at MAOF except contact for information, comments, etc., and they shall be emailed.

8. Formal Communication: From the date of receipt of this IFB by each proposer and until a binding contractual agreement exists with the selected Contractor and all other proposers have been notified, or when MAOF rejects all proposals, all communications between MAOF and the proposers will be formal emails.

9. Costs Incurred: The proposer's sole responsibility shall assume any costs incurred by proposers in preparing or submitting a proposal or subsequent oral presentation demonstration.

10. Minority/Women-Owned Business Enterprises: Pursuant to Federal Acquisition Regulations and MAOF's procurement policy, MAOF may offer contracting opportunities to small and minority firms, women's business enterprises, and labor surplus area firms to the extent possible.

11. Federal, State, and Local Taxes: MAOF is not exempt from State and federal taxes. Such applicable taxes shall be included in quoted prices, but if any taxes are known to be borne by the Contractor to apply, they shall be shown separately. If not so shown, they shall be considered an expense of the proposer and deemed a part of the quoted prices.

12. Payment Terms: Preferred invoice payment terms will be 30 calendar days (NET30) from the date of invoice. If there is a discrepancy between the order and the invoice, payment terms shall be practical starting when the discrepancy is resolved. Monies due or to become due to the Contractor under the Contract may be retained by MAOF as necessary to satisfy any outstanding claim that MAOF may have against the Contractor. At any time or times before final payment and three years thereafter, MAOF may have the Contractor's invoices or vouchers, and statement of cost audited.

13. Indemnification: The Contractor shall indemnify, protect, defend, and hold harmless MAOF, its directors, officers, employees, and representatives from and against any claims arising from or connected with: (1) any alleged or actual breach by the Contractor or (2) any act or omission by the Contractor and only to the extent such claim arises by negligence or intentional misconduct or as may be allowed under applicable law. Monies due or to become due to the Contractor under the Contract may be retained by MAOF as necessary to satisfy any outstanding claim that MAOF may have against the Contractor.

14. Insurance: Contractor shall, at all times, at its own expense, obtain and carry comprehensive liability insurance, including errors and omissions coverage, property damage insurance, and workers' compensation insurance in adequate amounts. The Contractor shall keep such insurance in full force for the duration and term of this Agreement. All certificates of insurance or evidence of insurance must contain a ten (10) business day written notice of any cancellation, change, or termination of coverage. The insurance required shall be obtained from insurance company(ies) licensed to do business in the State of California and shall be kept in full force for 90 days after the last payment under the Contract, at minimum:

- Workers' Compensation Insurance providing statutory limits in the State of California.
- Employer's Liability Insurance.
- Business Automobile Liability Insurance with a minimum of \$1,000,000 per occurrence, if applicable.
- Commercial General Liability Insurance coverage with a minimum of \$1,000,000 per occurrence / \$2,000,000 aggregate limit. The Contractor shall provide immediate notice in the event there is any change of insurance or that it has reached the insurance limits due to claims made.

15. IFB Addendum: In the event that it becomes necessary to revise this IFB, in whole or in part, an addendum will be posted on the MAOF website: <http://www.maof.org/procurement-department>.

16. Completed Proposals: A proposer may submit no more than one (1) proposal in response to this IFB. The proposal shall be completed and signed by an individual who is authorized to bind the firm submitting the proposal.

17. Withdrawal of Bids: At any time prior to the hour and date set for submitting proposals, a proposer may withdraw the proposal. This will not preclude another proposal's submission before the deadline for submitting the bid. After the scheduled time and date for submitting proposals, a proposer will be permitted to withdraw the bid if the award is delayed for a period exceeding 60 days.

18. Receipt and Opening of Proposals: Proposers are responsible for ensuring their bid is delivered to MAOF by the scheduled date and time. MAOF reserves the right, in its sole discretion, to accept or reject a late proposal when it determines that doing so is in the best interest of MAOF, does not compromise the integrity or fairness of the procurement process, and is consistent with applicable procurement requirements.

19. Contract Award Notification: When the evaluation process of the proposals is completed, the selected proposer will be formally notified by mail or email. Other notifications will not be honored and should not be considered as a valid offer of award.

20. By submitting a proposal, the proposer represents that:

- a. The proposer has read and understands the IFB and submits the response in accordance therewith.
- b. The proposer possesses the capabilities, equipment, licensing, and professional personnel necessary to provide an efficient and successful service as required by MAOF.
- c. The proposer has all the required licenses and insurance during the duration of the contract terms.
- d. The proposer is advised to become familiar with all conditions, instructions, and specifications of this IFB. By submitting a proposal, proposer represents and warrants that it has thoroughly examined and is familiar with work required under this IFB, that proposer has conducted such additional investigation as it deems necessary and convenient, that proposer can provide the services requested by MAOF in a manner that meets MAOF's objectives and specifications as outlined in this IFB, and that proposer has reviewed and inspected all materials submitted in response to this IFB. Once the Contractor has been selected, a failure to read the conditions, instructions, and specifications herein shall not be cause to alter the Contract or for proposer to request additional compensation.

21. Other Claims: No claim will be allowed for additional compensation or time for completion based on a lack of knowledge or lack of understanding of any part of the IFB.

22. Suspension and Debarment: The Contractor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in federally funded transactions by any federal department or agency. The Contractor shall comply with all applicable requirements of 2 C.F.R. Part 180 and 2 C.F.R. Part 3000. The Contractor further agrees to verify that all subcontractors are not debarred or suspended from federal participation and shall notify MAOF immediately if its status changes during the term of this Agreement.

23. Service Locations:

- Los Angeles County
- Monterey County

Surety Bonds: Performance and Payment Bonds shall each be in an amount equal to one hundred percent (100%) of the Contract Price and shall be issued by a surety company authorized to conduct business in the State of California and acceptable to MAOF.

Labor Standards. This Project is anticipated to be funded exclusively with federal Head Start funds. Accordingly, the Contract is subject to all applicable federal labor standards, including, but not limited to, the **Davis-Bacon Act (40 U.S.C. §§ 3141–3148)**, the **Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701–3708)**, the **Copeland "Anti-Kickback" Act (18 U.S.C. § 874 and 40 U.S.C. § 3145)**, applicable

U.S. Department of Labor regulations (29 C.F.R. Parts 1, 3, and 5), and all other applicable federal laws and regulations governing federally funded construction projects.

The Successful Bidder shall pay all laborers and mechanics employed on the Project wages at rates not less than those determined by the U.S. Department of Labor for the classifications of work performed in the locality of the Project. The applicable federal wage determination is incorporated into and made part of the Contract Documents.

The Successful Bidder and all subcontractors shall comply with all certified payroll reporting, recordkeeping, apprentice, trainee, equal employment opportunity, and labor standards requirements imposed by federal law and the Contract Documents.

MAOF reserves the right to monitor compliance with applicable federal labor standards and may require the Successful Bidder to submit certified payroll records and other documentation necessary to demonstrate compliance.

Retention. Unless otherwise provided in the Contract Documents, MAOF shall retain funds from progress payments in accordance with the terms of the Contract. Any release of retained funds shall be made in accordance with the Contract Documents and applicable law.

Architect. The Architect of Record for the Project ("Architect") is identified in the Project Drawings. The Architect has prepared and/or approved the plans and other drawings describing the Project ("Drawings") and shall provide interpretation and coordination of the technical requirements. The Architect shall also review submittals and perform those services described in the Contract Documents.

Examination of Project Site and Contract Documents. During the mandatory pre-bid conference and site visit, each bidder shall carefully inspect the Project Site and become fully familiar with the existing conditions under which the Work is to be performed. Each bidder is responsible for reviewing all Contract Documents, Drawings, Specifications, addenda, and other information made available by MAOF and for satisfying itself as to the nature and extent of the Work, site conditions, access, permitting requirements, utilities, and all other factors that may affect the cost or performance of the Contract.

Submission of a proposal shall constitute the bidder's acknowledgment that it has examined the Project Site and Contract Documents, has become familiar with the conditions affecting the Work, and has included in its proposal all costs necessary to perform the Work in accordance with the Contract Documents.

Applicable Laws. The Successful Bidder shall perform the Work in full compliance with all applicable federal, state, and local laws, regulations, codes, ordinances, and permit requirements. Because this Project is funded with federal Head Start funds, the Successful Bidder shall comply with all applicable federal procurement requirements, labor standards, equal employment opportunity requirements, suspension and debarment requirements, and all other federal contract provisions incorporated into the Contract Documents.

Each bidder is solely responsible for becoming familiar with all legal requirements applicable to the Work. Submission of a proposal shall constitute the bidder's representation that it has reviewed the Contract Documents and possesses the experience, qualifications, licenses, and legal authority necessary to perform the Work in accordance with all applicable laws and regulations.

The Contractor shall comply with all applicable federal statutes, regulations, executive orders, and grant requirements incorporated into this solicitation and the resulting Contract, including, but not limited to, the provisions required by 2 C.F.R. Part 200, Appendix II, as applicable to federally funded construction contracts

Listing of Subcontractors.

If the Contractor intends to utilize subcontractors to perform any portion of the Work, the Proposal shall identify each anticipated subcontractor, the scope of work to be performed, and the subcontractor's principal place of business, if known at the time of submission. The Contractor shall remain fully responsible for the performance of all work performed by its subcontractors and for ensuring that all subcontractors comply with the requirements of the Agreement, including all applicable federal, state, and local laws. The successful Contractor shall not substitute or add subcontractors after contract award without the prior written approval of MAOF, when such substitution would materially affect the scope, qualifications, or performance of the Work.

Substitution of Specified Items

i. Requests for Substitution. The requirement for any Specified Item shall be interpreted as if followed by the words "or equal," and a bidder may offer in place of such Specified Item any material, product, service, or other thing that the bidder can demonstrate is, in every respect, materially equal to or better than the Specified Item and that will completely accomplish the intended aesthetics, purposes and/or functions of the Specified Item. Each substitution request is subject to and must conform with the requirements of the General Provisions, including, without limitation, requirements for submitting documentation in support of the request.

ii. Approval of Requests for Substitution. The bidder shall be responsible for establishing that a proposed substitution of a Specified Item satisfies all requirements of the Contract Documents, including, without limitation, that the proposed substitute item is, in every respect, materially equal to or better than the Specified Item. The MAOF, in consultation with the Architect, will decide whether to approve a substitution based on the information provided by the bidder and, in MAOF's sole discretion, on information obtained by MAOF from other sources.

iv. Costs and Delays Arising from Substitution. The successful bidder for the Contract, if it has requested any substitutions of Specified Items, shall be responsible for and shall bear any and all risks, expenses and costs of delay arising from required review or approval of the substitutions by the California Department of General Services, Division of State Architect ("DSA") and/or other governmental agency with competent jurisdiction.

Bid Security. Each bid must be submitted with security in an amount equal to 5% of the bidder's maximum bid. The bid security must be in one of the following forms: (i) a cashier's or certified check payable to MAOF; or (ii) a bid bond. Personal and business checks are not acceptable as bid security. Bid security in the form of a bid bond must be an executed copy of the "Bid Bond" form included as one of the Required Bid Forms and must be issued by a California-admitted surety as defined in Code of Civil Procedure Section 995.120. Unless forfeited, MAOF will return security to the bidders within a reasonable time, but not later than sixty days after award of the Contract for the Work.

Modifying or Superseding a Bid. Not later than the Bid Deadline, a bidder may modify or supersede its original bid by withdrawing its original bid as provided in these Instructions for Bidders and concurrently submitting a replacement bid for the Work in accordance with the Bid Documents. The MAOF shall reject any replacement bid that is not received by the MAOF prior to the Bid Deadline. The late receipt and rejection of a bidder's replacement bid shall not be deemed or construed to constitute a

withdrawal of the original bid by the bidder, and the MAOF still may accept the original bid if responsive and the bidder is a responsible contractor. Any replacement bid received by the MAOF after the Bid Deadline will be returned to the bidder unopened.

Bid Protests

Any bidder that has timely submitted a proposal in response to this solicitation may protest the solicitation, the procurement process, another bidder's proposal, or MAOF's intended award of the Contract only by submitting a written Bid Protest in accordance with the procedures set forth below (each a "Bid Protest"). Oral protests, including those made by telephone, and protests submitted by electronic mail (e-mail), facsimile, or other electronic transmission will not be accepted. Bid Protests must be delivered by personal delivery, certified U.S. Mail, or a nationally recognized overnight delivery service to the address identified in this solicitation.

Protest Deadlines

A. Solicitation or Proposal Protests

Any Bid Protest relating to the solicitation documents, procurement process, or another bidder's proposal must be received by MAOF no later than 4:00 p.m. on the fifth (5th) business day following the opening of proposals.

B. Notice of Intent to Award Protests

Following issuance of MAOF's Notice of Intent to Award, any Bid Protest relating to the intended award of the Contract must be received by MAOF no later than 4:00 p.m. on the fifth (5th) business day after issuance of the Notice of Intent to Award.

Failure to submit a timely Bid Protest shall constitute a waiver of any objection to the solicitation, evaluation process, intended award, or award of the Contract to the fullest extent permitted by law.

Required Contents of a Bid Protest

To be considered valid, a Bid Protest shall include all of the following:

1. The name of the protesting bidder and the name, title, mailing address, telephone number, and e-mail address of the individual authorized to represent the protesting bidder.
2. Identification of the solicitation and the specific procurement action, proposal, evaluation, or intended award being protested.
3. A clear and detailed statement identifying each specific provision of the solicitation, applicable law, regulation, or procurement requirement that is alleged to have been violated.
4. A detailed statement of the factual and legal grounds supporting the protest, including all relevant facts and citations to applicable statutes, regulations, or solicitation provisions.
5. Copies of all documents, evidence, and supporting materials upon which the protesting bidder relies.
6. A statement of the specific relief requested, including, as applicable, whether the protesting bidder requests that MAOF:
 - Reject a proposal;
 - Re-evaluate proposals;
 - Cancel and reissue the solicitation;
 - Award the Contract to the protesting bidder; or
 - Take any other corrective action.
7. The signature of an authorized representative of the protesting bidder certifying that the protest is submitted in good faith.

Review of Bid Protest

Upon receipt of a timely and complete Bid Protest, MAOF and/or its legal counsel shall review the protest and any supporting documentation submitted by the protesting bidder.

MAOF may request additional information or clarification from the protesting bidder if deemed necessary to evaluate the protest.

Following its review, MAOF shall issue a written determination setting forth its decision. MAOF's written determination shall constitute MAOF's final administrative decision regarding the Bid Protest.

Effect of Bid Protest

The filing of a Bid Protest does not obligate MAOF to delay the procurement process or postpone award of the Contract. MAOF reserves the right, in its sole discretion, to proceed with the award of the Contract when it determines that immediate award is necessary to preserve funding, meet program deadlines, protect MAOF's operational interests, or otherwise serve the best interests of MAOF. In such event, MAOF shall continue to consider and resolve the Bid Protest notwithstanding the award.

Waiver

Compliance with these Bid Protest procedures is mandatory.

Each bidder wishing to protest must submit its own Bid Protest and may not rely upon a protest submitted by another bidder.

Failure to strictly comply with these procedures, including the applicable filing deadlines and required contents, shall constitute a waiver of any right to challenge the solicitation, procurement process, proposal evaluation, intended award, or award of the Contract, to the fullest extent permitted by law.

Time for Completion of Work and Liquidated Damages

The Successful Bidder shall complete all Work within the time specified in the Contract Documents and the approved Project Schedule, unless an extension of time is approved by MAOF in writing.

Time is of the essence for this Project. If the Contractor fails to achieve Substantial Completion within the required Contract Time, the Contractor shall pay MAOF **Liquidated Damages in the amount of One Thousand Dollars (\$1,000.00) for each calendar day** the Work remains incomplete beyond the required completion date, as adjusted by any approved time extensions.

The parties agree that the actual damages resulting from delayed completion would be difficult to determine and that the amount of **\$1,000.00 per calendar day** represents a reasonable estimate of the damages MAOF may incur due to such delay. Liquidated Damages are intended as compensation and not as a penalty.

MAOF may deduct any Liquidated Damages from payments otherwise due to the Contractor or pursue any other remedies available under the Contract or applicable law.

Subcontractor Eligibility and Licensing. The Successful Bidder shall not permit any subcontractor to perform any portion of the Work if the subcontractor is suspended, debarred, or otherwise excluded from participation in federally funded contracts or assistance programs. Prior to the award of any subcontract, the Successful Bidder shall verify the eligibility of each subcontractor through the **System for Award Management (SAM.gov)** and shall maintain documentation of such verification upon request by MAOF. The Successful Bidder shall ensure that each subcontractor performing any portion of the Work possesses all licenses, registrations, certifications, and permits required by applicable federal, state, and local laws before commencing work. The Successful Bidder shall also ensure that all subcontractors comply with all applicable federal labor standards, including the **Davis-Bacon Act**, the **Contract Work Hours and Safety Standards Act**, and any other federal requirements incorporated into the Contract.

Federal Labor Standards. This Project is funded with federal Head Start funds and is subject to the **Davis-Bacon Act** and all other applicable federal labor standards. The Successful Bidder and all subcontractors shall pay laborers and mechanics wages at rates not less than those established by the U.S. Department of Labor for the applicable classifications of work, comply with all certified payroll and recordkeeping requirements,

and adhere to all applicable federal labor laws and regulations incorporated into the Contract Documents. MAOF reserves the right to monitor compliance and require submission of certified payroll records and supporting documentation.

Evaluation Criteria

All proposals received by the submission deadline will be evaluated by an Evaluation Committee designated by MAOF. Proposals will be reviewed based on the evaluation criteria outlined below. The contract will **not** necessarily be awarded to the proposer offering the lowest cost. Rather, the award will be made to the proposer whose proposal is determined to provide the **best overall value** to MAOF, considering qualifications, experience, technical approach, responsiveness to the Scope of Work, references, cost, and other factors deemed relevant to the successful completion of the project.

Evaluation Criteria	Points
Experience with Modular/Educational Projects	25
Technical Approach	20
Project Team Qualifications	15
Project Schedule	15
Cost Proposal	20
References/Past Performance	5
Total	100

SUBCONTRACTOR LISTING – ATTACHMENT SHEET

Bid No.:

Project: “IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building”

Bidding Contractor (“Bidder”): _____

Attachment Sheet _____ **of** _____

1) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

2) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

3) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

4) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

5) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

6) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

7) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

8) Subcontractor Name: _____ **CSLB License No.:** _____

Location of Business: _____

Portion of Work: _____

EXHIBIT-A

STATEMENT OF WORK (SOW)

IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building

Mexican American Opportunity Foundation (MAOF)

Project Overview

Location: 1403 E. 21st Ave Los Angeles CA 90011

RE: Proposal for NEW 40'x 60' Head Start Childcare Modular Building

The Mexican American Opportunity Foundation (MAOF) is soliciting proposals from qualified modular building manufacturers and contractors to provide a complete turnkey solution for the design, permitting, manufacture, delivery, installation, and commissioning of one (1) new modular Early Head Start / Head Start facility measuring approximately 40 feet by 60 feet.

The selected contractor shall be responsible for all aspects of the project, including but not limited to the following. Note, these are the minimum requirement for the modular building.

- Prebid job walk at the site is mandatory, see bid advertisement for date and time.
- Modular manufacturer to provide design-build for the modular building: Design, Manufacturing, delivery, and installation.
- Provide sample of manufacturer's entire set of PC drawing for modular building that meet requirement indicated on this IFB.
- Architectural and engineering design services;
- Preparation and submission of plans for all required approvals and permits;
- Compliance with applicable City and/or County requirements;
- Manufacture, delivery, installation of modular building;

The proposed facility shall comply with all applicable requirements, including:

- California Department of Education regulations;
- California Dept. of Housing and Community Development (HCD);
- California Building Code (CBC); & Los Angeles City Building Code
- Federal Contract Work Hours and Safety Standards Act
- Americans with Disabilities Act (ADA) accessibility requirements;
- Applicable State of California modular building standards;
- All required deferred approvals and regulatory requirements;
- Any additional local jurisdictional requirements.

CALIFORNIA CODE & STANDARDS:

CALIFORNIA BUILDING STANDARDS CODE:

California Code of Regulations (CCR), Title 24

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11, TITLE 24 CCR

2025 CALIFORNIA REFERENCED CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

APPLICABLE STANDARDS:

For a list of applicable standards, including California amendments to the NFPA Standards, refer to CBC Chapter 35 and CFC Chapter 80.

PARTIAL LIST OF APPLICABLE STANDARDS:

2025 California Building Code (for SFM) Referenced Standards Chapter 35

NFPA 17	Dry Chemical Extinguishing Systems	2024 Edition
NFPA 80	Fire Doors and Other Opening Protectives	2025 Edition
NFPA 253	Critical Radiant Flux of Floor Coverings	2023 Edition

This project is anticipated to be funded, in whole, with federal funds. Accordingly, all work performed under the resulting contract shall comply with applicable federal requirements, including the Davis-Bacon Act and related prevailing wage provisions.

PROJECT SPECIFIC DESIGN CRITERIA:

The following data is required for each building type:

NEW MODULAR BUILDING

Building quantity: 1

Building size, length and width = 40'x60'

Square footage: 2400 sq. ft

Floor live load: 50+15 psf

Roof Live load: 20 psf

Occupancy group: E-Classroom

Construction type: V-B

Snow load: 4 psf

Flood zone: X

Climate zone: 9

Los Angeles City Building Code

Geotechnical report provided by client: provided as part of this package.

- California Dept. of Housing and Community Development (HCD) approved drawings and calculations.
- Acceptance or Approval by Los Angeles City.
- Architectural and engineering design
- Accessibility compliance.
- Site specific foundation design per soils report.
- Coordination with Agency (MAOF), Architect, and City.
- Energy compliance design

The modular building shall include:

- Two instructional classrooms
- 1 Infant Crib Room
- Administrative Office & Diaper Changing Station Room
- Staff Restroom
- Student's Restroom
- Breakroom
- Utility/IDF room with lockable double doors
- Interior and exterior child-heights sinks
- Three ADA-Compliant drinking fountains
- Storage cabinetry
- See site plan and floor plan attached to this IFB for rooms layout.

GENERAL:

- Delivery and installation without any obstructions
- Trucking route and permit, traffic control plan and any item necessarily for installation on concrete foundation
- Craning without any obstructions: Included
- Engineering and design
- Project management and supervision
- Payment and performance bonds
- Age group: 2-5 years old Toddler, and 1-23 Month Infants
- Fire rating: None
- Fire sprinklers: None
- WUI and/or high fire hazard severity zone compliant construction: No
- Roof water Testing
- Weather proofing

WORKFORCE:

- This Project is funded with federal Head Start funds and is subject to the Davis-Bacon Act and other applicable federal labor standards.
- Contractor shall comply with all applicable federal labor requirements, including payment of wages in accordance with the applicable U.S. Department of Labor Wage Determination.
- Certified payroll records shall be maintained and submitted as required by the Contract Documents.
- Prevailing wage requirements do not apply to off-site manufacturing activities unless otherwise required by applicable federal law.
- PSA/PLA Labor Union Agreements: No.
- Weekend and holiday work, if required, shall be included in the Contractor's proposed price.

FOUNDATION:

- Site specific design of Concrete Foundation Design per soils reports for this project will be by Modular manufacturer.
- Note: Modular manufacture is not providing Construction of Concrete Foundation per approved design.

FLOORS:

- Lightweight concrete subfloor on steel frames & deck.

INTERIOR FLOOR FINISH:

- Gerflor LVT flooring: District spec (Classroom Office and Electrical Area)
- Gerflor vinyl sheet flooring with self-cove base at Restrooms and Breakroom
- 4" Top set base (Classroom Office and Electrical Area)

EXTERIOR WALLS:

- Exterior wall wood framing or metal stud framing
- Wall insulation
- Smooth cementitious walls panels (maximum of 2 colors)

INTERIOR WALLS:

- Interior wall wood or metal framing -- Installed floor deck to underside of roof structure
- 3x4 Low Pony wall near Dutch Doors Per Plan
- Standard ½" vinyl wall tack board over ½" gypsum board with full panel close-up in Classrooms
- Standard FRP interior wall panels at wet areas with full panel close-up (ceiling height) in Restrooms

CEILINGS:

- Ceiling height: 8'6"
- 755B Suspended lay in panel ceiling (Classrooms)
- 2910 Suspended lay in panel ceiling (Lounge)
- Hard ceiling (tape, texture and paint) (Restrooms)
- Open Ceiling area @ Utility Room

EXTERIOR DOORS: (All Doors have finger guards)

- (5 ea.) standard 3070 18ga hollow metal exterior doors with 16ga welded HM frame.

EXTERIOR DOOR LOCKSETS: (All Doors have Fingerguards)

Schlage or Equivalent

- (5 ea.) Standard classroom security lever set

EXTERIOR DOOR HARDWARE:

- (5 ea.) Panic hardware
- (5 ea.) standard closure 180 degree swing
- (5 ea.) standard 4.1/2" hinges

INTERIOR DOORS: (All Doors have finger guards)

- (5) 3070 Solid Core legacy Walnut doors with KD metal frames
- (2) 3040 Solid Core Legacy Walnut Doors with KD metal frames
- (1) 6070 Solid Core Legacy Walnut doors with KD metal frames @ Utility Standard closure 180 degree swing
- Standard 4.1/2" hinges
- (1 ea.) View lite 24"x30" @ Office

INTERIOR DOORS Locksets:

Schlage or Equivalent

- (1 ea.) standard Lockable Leve set
- (7 ea.) standard Passage Lever set
- (1 ea.) standard Adult single use restroom - Privacy Lever set

EXTERIOR ROOF:

- Interior Roof Access w/o Ladder Diaper Changing Office
- (.45 ml) TPO (White) roof membrane
- Roof Slope: Standard ¼" to 12 min. single slope
- Roof insulation per Code requirement
- 5'-0" front and 3-0 rear overhang
- Standard enclosed soffits w/Cementitious Panel
- Standard painted metal gutters, 2"x3" metal downspouts
- Standard boxed soffit
- Roof drainage as required
- Security enclosure at each HVAC units with heavy duty lockable gates (all sides & top with galvanized steel cage or equal).

WINDOWS (Exterior or Interior):

- (6 ea.) Exterior 6040 tempered dual glaze low-E, fixed, clear anodized (nail on flange) frame per energy Code requirement.

ELECTRICAL:

- 6 Conduits for exterior security cameras
- (1 ea.) 200amp 120/208v three phase electrical load center panel with push-on breakers, stubbed to crawlspace (bottom feed)
- 2x4 LED interior light with emergency backup
- Standard wireless lighting control system- per PC (B2-Occ required controlled receipts)
- 20amp duplex tamper proof receptacle with plastic cover plate – color white
- 20amp Duplex GFCI receptacle with plastic cover plate – color white (Lounge)
- (2 ea.) Illuminated exit sign (green letters) battery back-up ceiling mounted
- Exterior LED Wallpack with photocell controlled above door
- 4x4 J-box with power (no device) for fire alarm system by others
- 4x4 J-Box with ¾" conduit and pull string for fire alarm system by others
- 4x4 J-Box (data), single gang ring with 1.1/4" conduit stub to attic
- (2 ea.) Single recessed clock receptacle, standard receptacle
- Conduit for security to doors and operable window
- Conduits for Low Voltage outlets in walls
- Conduits for two main doors at two classrooms for future control access card reader.

MECHANICAL:

- (2 ea.) Roof top packaged 5-ton Heat pump electric HVAC system – 3-phase
 - Condensate HVAC drain line(s) – exterior, copper
 - With Security Screen
 - Standard ducted 24"x24" supply registers
- (3 ea.) Programmable T-stat controls in each classroom (roof mount)
- Roof Hatch access at interior 10 feet minimum away from edge without ladder
- (2 ea.) 100 cfm exhaust fan – ceiling mounted (Restrooms and Lounge)
- Is there an EMS system? No
- Mini split system at Utilities closet with roof top AC unit.

PLUMBING:

- (3 ea.) standard Baby Devero floor mounted toilet restrooms (Age group: 2-5)
- (1 ea.) standard Floor Mounted Toilet (Age group: Adult)
- (3 ea.) standard lavy & faucet in restrooms (Age group: 2-5)
- (1 ea.) standard lavy & faucet in restrooms (Adult)
- (1 ea.) standard Insta-hot in Staff Restrooms Lav
- (1 ea.) standard SS Double Sink with Garbage Disposal
- (1) Children's handwash sink Exterior
- (1) Childrens handwash sink Interior
- (1 ea.) Tankless electric water heater Lounge Sink 120V
- (1 ea.) Exterior hi-low drinking fountain: chilled with bottle filler
- (1 ea.) 24" Exterior Single Drinking Fountain
- (3 ea.) Floor drain with trap primer (Lounge and RR)
- Water supply material: Copper
- Waste line material: ABS
- (2 ea.) Wall mounted hose bibb: frost proof in vandal resistant recess lockable box with key
- Plumbing manifold to extend out past face of

- building/foundation: 5'-0"
- Urinal screens: solid plastic
- Toilet accessories: Bobrick Soap Dispenser B-2111, Bobrick Paper Towel Dispenser/Receptacle 369, Bobrick B-6677 Single Roll Toilet Paper, B-221 Surface Mounted Toilet Seat Dispenser, Bobrick Sanitary napkin Disposal, B-270, Bobrick vinyl curtain @ kiddie toilets B-204-1, Bobrick Curtain Rod 207 ADA grab bars, and mirrors

CASEWORK:

- Solid Surface cabinets
- 7ft Cabinet in Classroom 1
- Concealed Euro Hinges for Cabinets Self Closing w/Lockable Hardware
- 34" High Counter with Sink at Diaper Changing Area

MISCELLANEOUS:

- (2 ea.) Semi-recessed fire extinguisher cabinets with 5# ABC Fire Extinguisher
- Refrigerator (Prep Only, Appliance by others on Site)
- Microwave (Prep Only, Appliance by others on Site)
- Dishwasher (Prep Only, Appliance by others on Site)
- Range (Prep Only, Appliance by others on Site)
- Stacked Washer Dryer (prep only Appliance by others onsite)
- Diaper Changing Cabinet

FIRE:

- Any fire rating requirements due to building location within 10 feet of property line.
- Fire-rated assemblies, unless noted.

QUALIFICATION & SELECTION PROCEDURE: REQUIRED QUALIFICATIONS:

Proposers shall provide:

- California Contractor License B
- 5 years Modular manufacturing experience in Los Angeles County, California
- School project experience with Daycare building in Los Angeles County, California
- DSA project experience
- Bonding capacity
- References for minimum three California K-12 modular projects in Los Angeles County, California within last three years

MAOF RIGHTS:

MAOF reserves the right to:

- Reject any or all proposals
- Waive irregularities
- Negotiate scope and pricing
- Award in whole or in part
- Request best and final offers

Contact Information

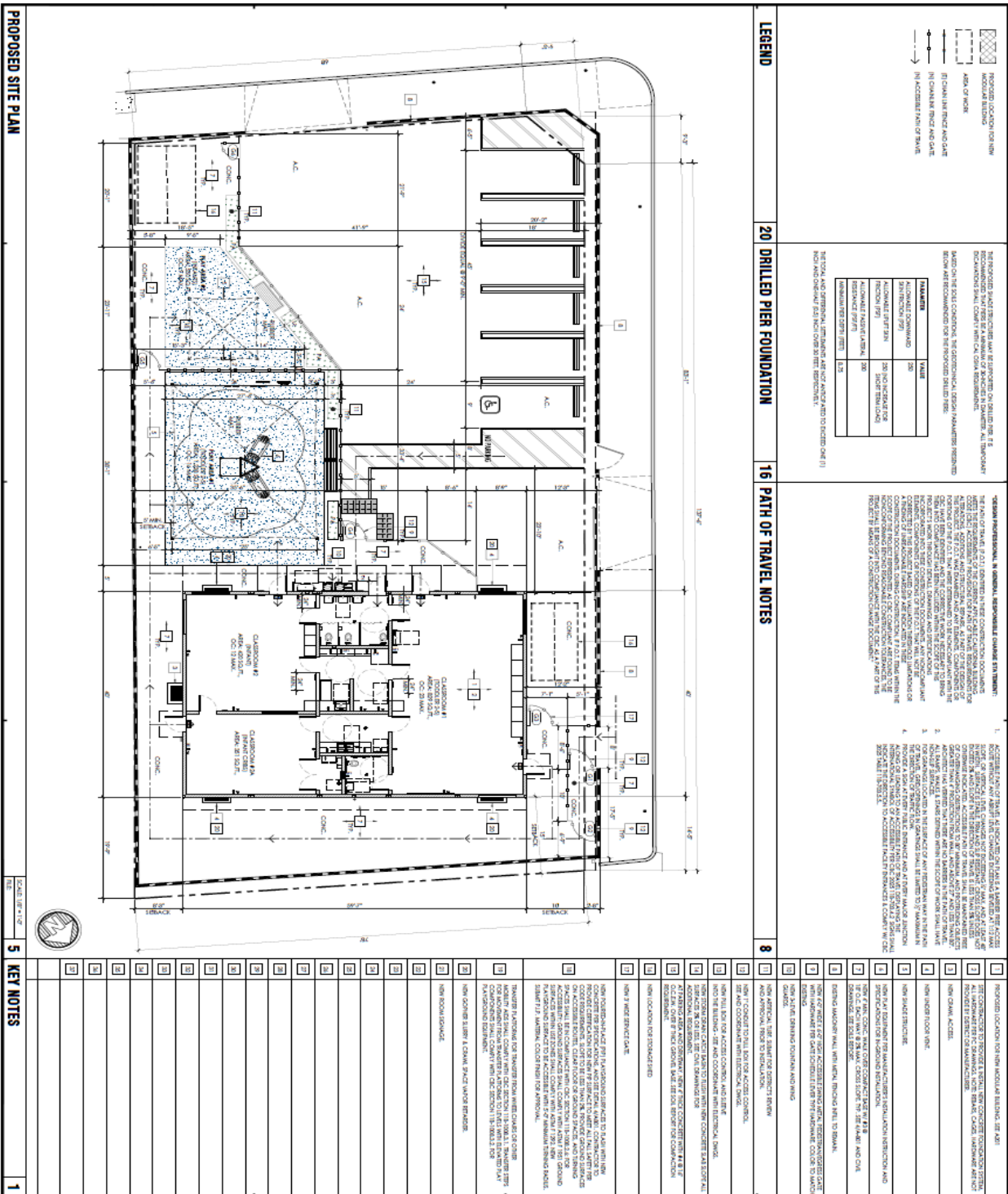
For questions regarding this Request for Proposal, please contact:

Alma Diaz

Facilities Manager

Email: adiaz@maof.org

***** See attached PDF of Geotechnical Report*****



Mexican American Opportunity Foundation
Inspiring Leaders from California

**INSTALLATION OF STATE
APPROVED MODULAR BUILDING
AT
BELLA VISTA HEAD START**

1400 E. 21ST, AVE. LOS ANGELES, CA 90011
TEL: 323-278-3600

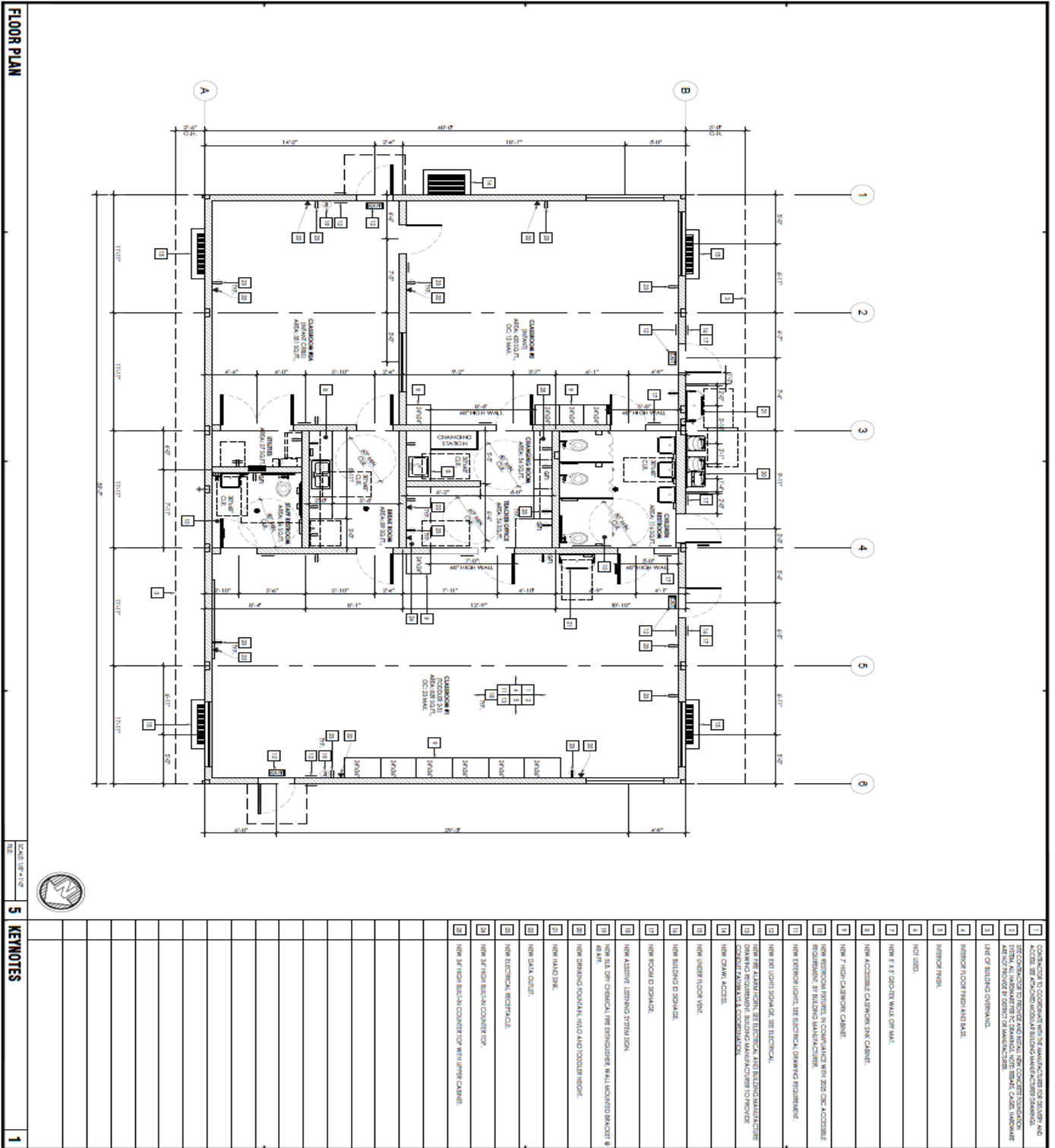
MSP ARCHITECTS
3895 LINDA BEACH BOULEVARD
LOS ANGELES, CA 90008
TEL: 323-278-3600 FAX: 323-278-3601

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

PROJECT NUMBER: 2014-013
DRAWN BY: MIF
DATE: 3/13/2015
DRAWING DESCRIPTION:

**PROPOSED
SITE PLAN**

**DRAWING NUMBER
A102**



MAOF
Mexican American Opportunity Foundation
Improving lives one child at a time

**INSTALLATION OF STATE
APPROVED MODULAR BUILDING
BETA VISTA HEAD START**

401 N. GARFIELD AVE., MONTEBELLO, CA 90640
TEL: 323-278-3600

MSP ARCHITECTS
38711 DUNE BLVD., SUITE 200, BAYVIEW
LOS ANGELES, CA 90262
TEL: (310) 427-0007 Fax: (310) 427-0007

PROJECT NUMBER: 25-1473
DRAWN BY: MW
DATE: 3/13/25
DRAWING DESCRIPTION:

DRAWING NUMBER
A201

EXHIBIT-B

RATE WORKSHEET

IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building

MODULAR CLASSROOM CONSTRUCTION PROJECT

Project: _____

Proposal Due Date: _____

PROPOSER INFORMATION

Company Name _____

Address _____

City, State, Zip _____

Contact Person _____

Telephone _____

Email _____

California Contractor License No. _____

Federal Tax ID (FEIN) _____

COST PROPOSAL

The undersigned, having carefully examined the Request for Proposals, Scope of Work, plans, specifications, contract documents, addenda, and all conditions affecting the work, hereby proposes to furnish all labor, supervision, materials, equipment, permits, insurance, taxes, overhead, profit, transportation, and all other items necessary to complete the project for the following prices.

A. BASE PROPOSAL

Description	Lump Sum Price
Complete Modular Classroom Construction Project	\$ _____

Amount Written

B. ALTERNATE PRICING (If Requested)

Alternate	Description	Add	Deduct
No. 1	_____	\$ _____	\$ _____
No. 2	_____	\$ _____	\$ _____
No. 3	_____	\$ _____	\$ _____

C. UNIT PRICES (IF REQUESTED)

Description	Unit	Unit Price
Additional Concrete	Cubic Yard	\$ _____
Unsuitable Soil Removal	Cubic Yard	\$ _____
Rock Excavation	Cubic Yard	\$ _____
Asphalt Replacement	Square Foot	\$ _____

D. OPTIONAL COST BREAKDOWN

(For Evaluation Purposes Only – Does Not Affect Contract Award)

Cost Category	Amount
Modular Building Fabrication	\$ _____
Delivery & Set	\$ _____
Site Preparation	\$ _____
Foundation	\$ _____

Cost Category	Amount
Electrical	\$ _____
Plumbing	\$ _____
Mechanical/HVAC	\$ _____
Interior Finishes	\$ _____
Exterior Improvements	\$ _____
Permits & Fees	\$ _____
General Conditions	\$ _____
Overhead & Profit	\$ _____
Other	\$ _____
TOTAL BASE PROPOSAL	\$ _____

CONTRACT TIME

The Proposer agrees to achieve **Substantial Completion** within:

_____ **Calendar Days**

following issuance of the Notice to Proceed.

ADDENDA ACKNOWLEDGEMENT

The Proposer acknowledges receipt of the following Addenda:

☐ Addendum No. 1

☐ Addendum No. 2

☐ Addendum No. 3

☐ Addendum No. 4

☐ Addendum No. 5

CERTIFICATION

By signing below, the Proposer certifies that:

- 1. This Cost Proposal includes all labor, materials, equipment, supervision, permits, insurance, taxes, overhead, profit, bonds, and all costs necessary to complete the project described in the IFB.
- 2. The Proposer has carefully examined the IFB, plans, specifications, and project site.
- 3. The prices submitted are firm and valid for ninety (90) calendar days following the proposal due date.
- 4. The undersigned is authorized to bind the Proposer to this proposal.
- 5. If selected for award, the Proposer agrees to execute the Contract and furnish all required bonds, insurance, and certifications within the time specified by MAOF.

AUTHORIZED SIGNATURE

Company Name	_____
Authorized Representative	_____
Title	_____
Signature	_____
Date	_____
Telephone	_____
Email	_____

APPENDIX – A

VENDOR IDENTIFICATION

IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building

(Must be completed and returned to MAOF)

Firm/Individual's Name:	
Doing Business As (DBA):	
Company Federal ID# or Social Security No.:	
Address:	
Remit To Address:	
Telephone:	
Fax:	
Email:	
Web address:	
BSIS Private Patrol Operator License #:	
Main Contact Person:	
Person responsible for response (if different):	

Print Name	Title	Authorized Signature	Date

APPENDIX – B

INTENTIONALLY BLANK

**IFB No. 26-020, Beta Vista Head Start & Early Head Start Childcare Modular Building
“INTENTIONALLY BLANK”**