CONTRACTOR BRIEFING DOCUMENT

Arroyo High School Phase 2 Modernization

New Theatre & Administration Building | RFQ No. 2026-27-BV1

$35,000,000	670 Days	Best Value
ESTIMATED BUDGET	CONSTRUCTION DURATION	PCC § 20119.8 METHOD

1. EXECUTIVE SUMMARY & SCOPE

The **El Monte Union High School District** is seeking highly qualified Class B General Building Contractors to submit Statements of Qualifications (SOQ) and sealed bids for the Phase 2 Modernization at Arroyo High School. This landmark project entails the construction of a state-of-the-art Performing Arts Theatre and central Administration Building.



Architectural Rendering: New Main Administration Reception and Welcome Center

Key Project Features

- **New Facilities:** Multipurpose performing arts theatre and unified administrative/guidance headquarters.
- **Site & Infrastructure:** Campus-wide keyless access control, major electrical utility upgrades, and extensive site improvements.
- **DSA Application / File No.:** 03-123641 / 19-H10

2. INTERIOR VISION & GUIDANCE FACILITIES



Architectural Rendering: Modernized Guidance & Student Support Center

3. CRITICAL PROCUREMENT SCHEDULE

MILESTONE / EVENT	DATE / DEADLINE
RFQ Release Date	October 15, 2026
Mandatory Pre-Bid Conference & Job Walk	November 12, 2026 @ 9:30 a.m.
Deadline for RFI / Questions	December 3, 2026 (End of Day)
District Prequalification Deadline	December 15, 2026
Notice to Prequalified Bidders	December 22, 2026
SOQ & Sealed Bids Due Date	**January 14, 2027 @ 2:00 p.m.**
Best Value Score Determination	January 22, 2027
Contract Award Date	February 3, 2027
Construction Start / Completion	March 1, 2027 – December 30, 2028

4. KEY COMPLIANCE & LABOR REQUIREMENTS

Licensing & DIR

Must hold an active **Class B Contractor License** and be registered with the DIR (Labor Code § 1725.5). All MEP subcontractors must also be prequalified per PCC § 20111.6.

Labor Agreement (CWA)

Subject to the District's **Continuity of Work Agreement (CWA)** dated June 12, 2024. Strict prevailing wage compliance and monthly certified payroll reporting required.

5. STUDENT & COMMUNITY SPACES



Architectural Rendering: Modernized Lobby & Student Collaboration Commons

6. SELECTION METHODOLOGY & SUBMISSION PACKAGING

Award is based on the lowest **Best Value Score** = (Bid Price / Qualification Score). Qualification max: **1,000 points** (Experience: 225pt, PM Team: 200pt, Safety/EMR: 75pt, Claims: 150pt, Financial: 150pt, Past Perf: 100pt, General: 50pt, Labor Plan: 50pt).

Package 1: Administrative Materials (Identified)

5 Bound Copies + 1 Flash Drive. Unredacted cover letter, entity details, reference list, bonding letter (within 90 days), insurance certificates, and signed declaration.

Package 2: Qualification Evaluation (REDACTED / Blind)

5 Bound Copies + 1 Flash Drive. **Strictly redacted** of all company names, logos, personnel, and client references to allow anonymous evaluation.

Package 3: Bid Documents & Sealed Price

Sealed Envelope containing Bid Form, Designation of Subcontractors, Workers' Comp Certificate, Non-Collusion Declaration, Bid Guarantee (10%), DVBE Statement, and Site Visit Certification.

Submission Contact: Margarita Sanchez, Director of Purchasing | Email: `bids@emuhsd.org`
El Monte Union High School District, 1003 Durfee Ave., South El Monte, CA 91733