



Foundation for Early Childhood Education, Inc.

A NON-PROFIT ORGANIZATION

HEAD START-EARLY HEAD START & STATE PRESCHOOL
CHILD DEVELOPMENT CENTERS

Excellence in Early Childhood Education and Human Services



REQUEST FOR PROPOSAL (RFP)

Market Rent Appraisal for Multiple Sites

The Foundation for ECE is a nonprofit agency operating multiple Preschool & Toddler Sites. It is funded by the Los Angeles County Office of Education (LACOE) and the California Department of Education for Head Start, Early Head Start & State Preschool programs.

RFP DETAILS:

1) Scope of Work:

Provide a market rent appraisal for the sites listed below by **June 20, 2025**.

2) List of Location:

#	<u>Site Name</u>	<u>Address</u>
1	ECHO PARK CDC	1010 Douglas St., LA, CA 90026
2	ECHO PARK HS	1962 Echo Park Ave, LA CA 90026
4	ESTRADA	1320 ½ S. Concord Ave., LA, CA 90023
5	EUCLID	817 Euclid Ave., LA, CA 90023
6	EVANS	717 N. Figueroa, LA CA 90012
7	FLORES DEL VALLE	225 N. Avenue 25, LA, CA 90031
8	FOUNTAIN	5636 Fountain Avenue, LA, CA 90028
9	GARDEN OF PROGRESS	360 S Gless St., LA CA 90033
10	GREGORY PARK	5807 Gregory Avenue, LA, CA 90038
11	LA MIRADA	5637 La Mirada Ave., LA, CA 90038
12	LINCOLN HEIGHT	2141 Workman St., LA, CA 90031
13	LITTLE FRIEND	707 E. Kensington Rd., LA, CA 90026
14	PARK PLACE	2630 E 7Th St., LA, CA 90023
15	PICO GARDEN	1500 E. 4th Street, LA, CA 90017
16	RAMONA GARDENS	2830 Lancaster Ave., LA, CA 90033
17	RAMONA HS	2755 Lancaster Ave, LA, CA 90033
18	SANTA MONICA	1022 North Van Ness Avenue, LA, CA 90038
19	SOTO	2616 7Th Street, LA, CA 90023
20	WILLIAM MEAD	120 Leroy Street, LA, CA 90012

3) Deadline:

- **RFP Submission Deadline:** Please submit RFP by **March 21, 2025**
- **Decision Selection Deadline:** A decision selecting the successful appraiser by **March 01, 2025**



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- **Appraisal Completion Deadline:** All appraisal reports must be completed by **June 30, 2025** after selected.

4) Site Visits:

Site visits may be arranged with advance notification to the Maintenance Department.

5) Bid Submission

Please submit your bid electronically to:

Email: Accounting@foundationheadstart.org

REQUIREMENTS AND SPECIFICATIONS:

- 1) Appraisals must be in conformance with the guidelines and regulations required by the State of California.
- 2) Reports must follow the narrative format and conform with the Uniform Standards of Professional Appraisal Practice (USPAP).
- 3) The scope of the appraisal reports needs to include the background, objectives and conclusions reached as well as the valuation methodology employed in arriving at a market rental value for the subject.
- 4) Reports need to include all relevant and appropriate exhibits and supporting appendices.