



Magnolia Public Schools

Special Board Meeting

Date and Time

Thursday August 10, 2017 at 6:10 PM PDT

Location

MPS Home Office: 250 E. 1st Street Ste. 1500 Los Angeles, CA 90012

Access to the Board Meeting: Any interested parties or community members from remote locations may attend the meeting at the following school sites or the addresses where the Board members are joining the meeting from:

Call In- Dial: 1.844.572.5683 Code: 1948435

- MSA-3 1254 E. Helmick St. Carson, CA 90034
- MSA-6 3754 Dunn Dr. Los Angeles, CA 90034 (Dr. Saken Sherkhonov, Ms. Diane Gonzalez)
- MSA-7 18355 Roscoe Boulevard Northridge, CA 91325
- MSA-SD 6525 Estrella Ave. San Diego, CA 92120 (Dr. Salih Dikbas)
- MSA-SA 2840 W. 1st St. Santa Ana, CA 92703
- 75 Wailea Ike Drive, Wailea, HI, USA 96753 (Dr. Umit Yapanel)

In compliance with the Americans with Disabilities Act (ADA) and upon request, Magnolia Public Schools may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Individuals who require appropriate alternative modification of the agenda in order to participate in Board meetings are invited to contact the MPS central office. If you need special assistance to attend the meeting, please notify Barbara Torres at (213) 628-3634 x100 to make arrangements and accommodate your disability.

Any public records relating to an agenda item for an open session of the Board which are distributed to all, or a majority of all, of the Board members shall be available for public inspection at 250 East 1st Street Ste 1500 Los Angeles, CA 90012.

Board Members:

Dr. Saken Sherkhonov, Chair
Dr. Umit Yapanel, Secretary
Mr. Serdar Orazov, Treasurer
Dr. Salih Dikbas
Dr. Remzi Oten
Ms. Diane Gonzalez
Mr. Nguyen Huynh
Mr. Haim Beliak

CEO & Superintendent:

Dr. Caprice Young

Agenda**Purpose Presenter Duration****I. Opening Items**

- | | | | |
|--|------|--|------|
| A. Call the Meeting to Order | | | |
| B. Record Attendance and Guests | | | |
| C. Pledge of Allegiance | | | 1 m |
| D. Public Comments | | | 20 m |
| E. Approval of Agenda | Vote | | 1 m |

II. Action Items

- | | | | |
|---|------|------------------------------|------|
| A. Approval of Palm Lane Letter of Intent | Vote | Caprice Young | 10 m |
| B. Approval of Selected Construction Management Services for MSA Santa Ana Facility | Vote | Erdinc Acar | 10 m |
| C. Approval of Selected Construction Management Services for MSA 1 Facility | Vote | Mustafa Sahin | 10 m |
| D. Approval of Demolition Contract for MSA 1 Building | Vote | Mustafa Sahin | 10 m |
| E. Approval of Amendment of General Contractor Contract to Include Phase II Budget | Vote | Nanie Montijo & Gokhan Serce | 15 m |
| F. Approval of Intra Company Loan to Pay William Scottsman Contract for MSA SD Facility Construction | Vote | Nanie Montijo | 10 m |

III. Closing Items

- | | | | |
|---------------------------|------|--|--|
| A. Adjourn Meeting | Vote | | |
|---------------------------|------|--|--|

Cover Sheet

Approval of Selected Construction Management Services for MSA Santa Ana Facility

Section: II. Action Items
Item: B. Approval of Selected Construction Management Services for
MSA Santa Ana Facility
Purpose: Vote
Submitted by:
Related Material: II B Construct Manager for MSA SA.pdf



Board Agenda Item #	Agenda II B – Action Item
Date:	August 10, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Erdinc Acar, Regional Director
RE:	Approval of Selected Construction Management Services for MSA Santa-Ana Facility

Proposed Board Recommendation

I move that the board authorize Dr. Young, CEO and Superintendent of MPS to approve selection of Gafcon, Inc Construction Management Services for MSA Santa-Ana Phase II Gymnasium and Cafeteria construction Project, negotiate and sign contract agreement.

Background

MSA-SA built designed and built a two story facility totaling 48,353 square feet with 33 classrooms on a lot of 2.68 Acres at 2840 W 1st Street in the City of Santa Ana in Orange County through the Charter School Facilities Program Proposition 1D program. Original site plans included a- 6,509 square feet gym with cafeteria, shade structures and a playground. Because Prop1D funds were not enough to cover these Phase II projects, they were scheduled to be completed later paid for by private financing.

To resume the project, Magnolia Educational and Research Foundation opened a new set of bids for MSA Santa-Ana Phase II Gymnasium and Cafeteria construction Project on July 19, 2017. The purpose of this Request for Proposals ("RFP") was to obtain information that will enable Magnolia to select a Construction Management (CM) Firm to manage the completion and acceptance of the gymnasium project within budget (\$3.7 million, including Construction Management Services) and ready for occupancy by August 1, 2018.

The scope of CM work includes general tasks such as working with Magnolia Public Schools staff, architects, consultants, general contractors, sub-contractors and all other required agencies, tasks during the bid/award construction management phase, construction management phase and contract close-out phase.

The following bids were received from prequalified bidders on the project:

Firm Name	Bid Amount
Gafcon Inc,	\$ 183,619.00
Prime Source Project Management	\$ 200,000.00

RFP responses are read and evaluated by a committee. Based on respondents' experience, capacity and the overall responsiveness and representations made within the RFP, as well as the firm's ability to connect with the MPS team, evaluation committee recommends that contract be awarded to Gafcon, Inc in the amount not-to-exceed \$183,619.00 to perform the construction management services plus reimbursable expenses (postage, printing, mileage etc.) and admin fee, not to exceed 10% of contract amount.

Budget Implications

Bond repayments are scheduled and included in MSA-SA's FY 2017-18 Approved Budget and multi-year projections.

Funding Source

Private financing pending 2017 Bonds closure.

How Does This Action Relate/Affect/Benefit All MSAs?

No perceived effects on other MSAs.

Name of Staff Originator:

Erdinc Acar, Regional Director

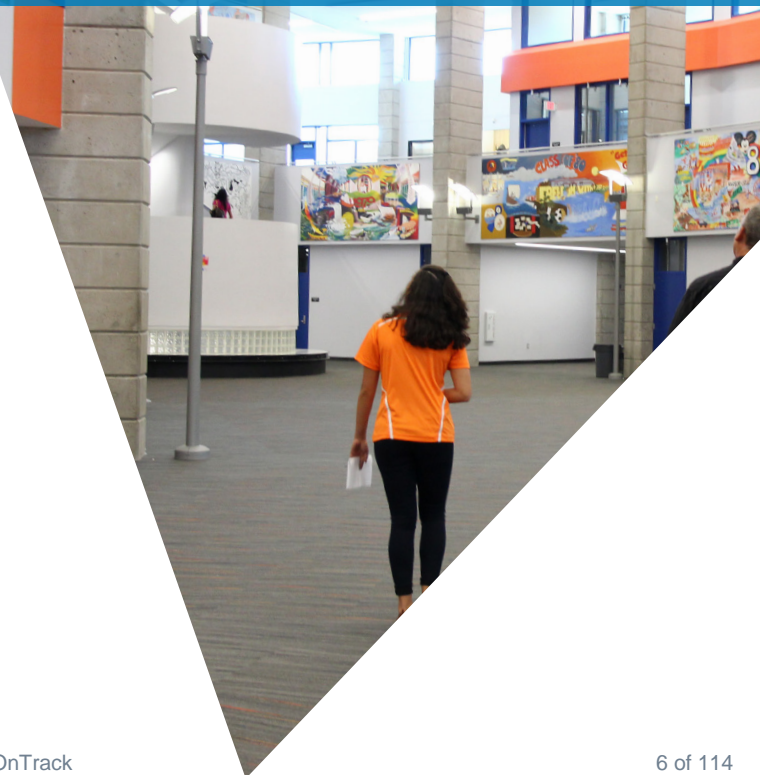
Attachments (1)

1. Response to RFP by Gafcon, Inc.



7.31.2017
**REQUEST FOR
PROPOSALS**

**MAGNOLIA SCIENCE ACADEMY, SANTA ANA
CONSTRUCTION MANAGEMENT SERVICES | GYMNASIUM PROJECT**





July 31, 2017

Frank Gonzalez
c/o Magnolia Education & Research Foundation
250 E 1st Street, Suite 1500
Los Angeles, CA 90012

**RE: Proposal for Construction Management Services for
Gymnasium**

Dear Mr. Gonzalez:

Magnolia Public Schools (Charter) is adding to the quality of education by constructing a new Gymnasium to complement the new Magnolia Science Academy in Santa Ana. This Gymnasium will require a Construction Manager who understands the unique challenges of working on an active campus and the ability to coordinate construction within tight site constraints.

Gafcon, Inc. (Gafcon) has worked with several similar school districts, including **Our Community Charter School, Accelerated Charter Schools and Ocean Charter School**, providing construction and project management advisement for complex projects powering our local, vibrant school communities. This means that the Gafcon team has a wealth of lessons-learned and benefits to offer the Charter in order to support your goals in a cost-effective manner. We explore just a few below.

Gafcon is an established firm with **30 years of experience delivering public works projects**. Within that time, we have contributed our expertise to **more than \$46B in education bond programs throughout Southern California** – making Gafcon a leader in the delivery of school facilities. This experience will benefit the Charter by having a wealth of resources at your fingertips who are exceptionally **knowledgeable of applicable laws and requirements for K-14, higher education, and other public works projects**.

Our team will be led by **Principal-in-Charge, Ron Takaki, AIA, LEED AP**, our primary point-of-contact for the Charter. He offers exceptional executive management oversight experience for K-14 clients, working with owners to understand their goals and how best to meet their needs. Ron is joined by **Construction Manager Mike Lengyel**, who has delivered **hundreds of facilities projects, including fitness centers and gymnasiums, for schools throughout Southern California**. We have also included **Charter School, Ray Rodriguez**, for his **specialized expertise in delivering charter school projects** and successful 25+ year history delivering projects both as a consultant and working directly for California school districts. The team offered within provides the Charter an incredible depth of expertise delivering value-centric customized approaches and methodologies that achieve our clients' goals, leveraging K-14-based lessons-learned to provide immediate value to the Charter.

Gafcon offers the Charter a team of **true construction managers** with experience delivering projects similar to the Charter's Gymnasium. This experience means that we are ready to add value to your project the moment our boots hit the ground. And our boots are ready and waiting.

Sincerely,
Gafcon, Inc.

A handwritten signature in blue ink, appearing to read "Robin Duveen".

Robin Duveen
Chief Operating Officer

5960 Cornerstone Court West, Suite 100, San Diego, CA 92121 // 858.875.0010 // gafcon.com

SECTION 1

Cover Page



Proposal for Construction Management Services, MSA Santa Ana Gym Project

July 31, 2017

A. FIRM CONTACT

Gafcon, Inc.

Ron Takaki, VP Operations
600 Wilshire Boulevard, Suite 950
Los Angeles, CA 90017
818.645.9087
RTakaki@gafcon.com

B. LICENSES

- **Legal Form:** California C Corporation, 1987
- **Firm Principals:** Yehudi Gaffen, CEO; Robin Duveen, COO
- **Total Employees:** 120

C. RESUMES OF FIRM'S PRINCIPALS

Yehudi "Gaf" Gaffen, Chief Executive Officer

Gaf has more than 35 years of program and construction management experience. In 1987, Gaf formed Gafcon, Inc. to fulfill his vision of bringing together motivated and talented professionals to serve clients in all aspects of construction and development. Under his leadership, Gafcon has grown into one of Southern California's most respected program/construction management firms. Gaf has contributed to the success of over \$15B worth of education programs and projects. The Charter will have his focused and continuous attention from beginning to end to monitor and oversee the quality and responsiveness of our services. Gaf holds a Bachelor of Science in Building Science, University of Cape Town, Republic of South Africa.

Robin Duveen, Chief Operating Officer

Robin has more than 20 years of experience in program, project and construction management. Robin has a great working relationship with the owners, architects, contractors and consultants. Robin is noted for his ability to lead, manage, motivate, and inspire project teams to produce at exemplary performance levels. He places a high priority on quality, budget / cost planning and control, schedule management and contract management. As COO, Robin is responsible for overall operations of the firm. Prior to his position as COO, Robin was responsible for Gafcon's Los Angeles Operations and was the Program Manager on the \$300M Sweetwater Union High School District bond program. Robin has a Bachelor of Science Degree in Construction Management from Cape Technikon University.

D. KEY PERSONNEL

Resumes for our proposed personnel have been included in the following pages.

SECTION 2

General Information



RON TAKAKI, AIA, LEED AP

Principal-in-Charge

Value to the Charter // Ron has more than 35 years of executive level experience leading architectural and engineering teams in the design of large, complex projects.

In his role of VP of Project Operations, Ron oversees operations and management responsibilities on Gafcon construction projects including resource management, productivity, project reporting, and professional development. Ron also leads Gafcon’s Program Management Plan standardization, QA/QC, and oversees employee professional development and training.

Project-Specific Responsibilities // Ron will be the Charter’s principal point-of-contact. He will make sure that the Charter and the team have the resources necessary to manage your project.

DETAILED WORK EXPERIENCE

The Accelerated Schools, Los Angeles // Accelerated Charter Elementary School (ACES) // \$26M // Los Angeles, CA // Principal
 The project added 50,000 SF of classroom, administrative, multi-use, food service and outdoor athletic and play-spaces over a subterranean parking structure. The project is located in a tight urban site, located adjacent to \$65 million first phase of The Accelerated School (middle and high school), where Gafcon was also construction manager.

University of California, Los Angeles // Weyburn Terrace Graduate Student Housing // \$102M // Los Angeles, CA // Senior Project Manager
 The project added 275,000 gross square feet of space in two new buildings in the southwest zone of the campus. The project included a residential development, which varies in height from six to nine stories and accommodates 500 studio apartment units, and a commons building that houses meeting and reception spaces, administrative offices and academic and student support functions. Ron provided constructability review on this LEED Gold Project.

Grossmont- Cuyamaca Community College District // Performing Arts Center - Phase 1 // \$35M // San Diego, CA // Oversight
 Phase 1 of this project includes the removal of Buildings 22 A-C and construction of a new 38,680 sq ft 390 seat teaching and performance theater. Ron successfully provided design and constructability review services on this project.

.....
Est. Time Devoted to the Project
 5%

.....
Years with Gafcon
 14

.....
Number of Similar Projects
 50+

.....
Education
 BS, Architecture,
 California Polytechnical
 University San Luis
 Obispo

.....
Registration
 American Institute of
 Architects, Registered
 Architect

 U.S. Green Building
 Association, LEED AP

MICHAEL LENGYEL

Senior Construction Manager



Value to the District // Michael has been a design and construction project manager for the past 27 years and has a broad-base of project management experience in educational facilities and public work projects. He has delivered several successful gymnasium projects, a few of which are highlighted below.

Project-Specific Responsibilities // Michael will be your boots-on-the-ground, monitoring construction and providing solutions and recommendations to keep your project on track for a successful delivery. He will be the main point-of-contact for the Charter, communicating and reporting on the project's progress.

DETAILED WORK EXPERIENCE

Los Angeles Unified School District // District C, District H, LAUSD Central and New Facilities // \$500M // Los Angeles, CA

Michael led the successful delivery of several **gymnasium** modernization projects for the District, including Jefferson and Roosevelt Elementary Schools. Construction took place on active and operational campuses.

University of California, Santa Barbara // Recreation Center & Aquatic Complex // \$12M // Santa Barbara, CA // Project Management Principal
80,000 sq ft Type III facility, consisting of racquetball courts, weight rooms, **two gymnasiums**, locker room, administrative offices and two Olympic-size pools.

University of Southern California // Events Center // \$14M // Los Angeles, CA // Project Management Director

110,000 sf, Type I Athletic Center, consisting of **gymnasiums**, locker rooms, racquetball courts, and offices.

University of California, Santa Barbara // University Center Expansion // \$48M // Santa Barbara, CA // Senior Project Manager

Expansion and renovation totaling 105,000 SF consisting of administrative offices 33, 000 SF of retail space six food courts, conference center ADA and Life Safety up-grades to the facility.

Orange Unified School District // Canyon High School Modernization// \$69.6M // Orange, CA // Senior Construction Manager

Though still in the early stages, Michael has been able to look ahead to safeguard the project's budget, realizing the increasing price of steel could have a negative impact. He was able to propose a cost-effective solution that offered an opportunity for the district to **save time on the construction schedule**.

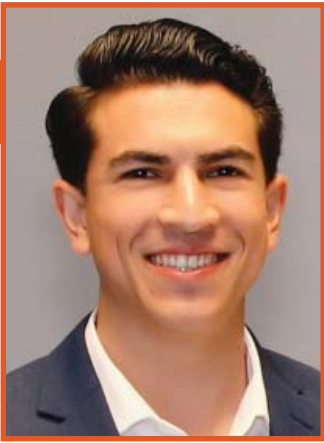
.....
Est. Time Devoted to the Project
 20%

Years with Gafcon
 6

Number of Similar Projects
 100+

Education
 AA, Architecture,
 Stevens College of
 Technology

Certification
 LAUSD Owner's
 Authorized
 Representative
 OSHA Certified



DAVID RUDGE

Assistant Construction Manager

Value to the Charter // David has proficient training in various BIM programs (Revit and Navisworks), which were recently utilized in consulting on a multi-family project in El Monte, CA. He also recently lead a construction forensic investigation at a \$130 million resort hotel project in Santa Barbara, CA, where his team was responsible for resolving a deficient domestic hot water supply problem. His strengths lie in organization, adaptiveness, and a professional, yet approachable, demeanor.

Project-Specific Responsibilities // David will support Michael by assisting with the project schedule and budget, reviewing change orders and pay applications, assisting in regular and timely reporting of the construction progress, promoting open communication and collaboration between all parties of the construction to ensure that projects are completed with minimal disruptions and delays. David will also be responsible for administrative tasks, such as entering accurate up to date information in the Gafcon Project Management Information System and assisting the Construction Manager as needed.

DETAILED WORK EXPERIENCE

Los Angeles Community College District // BuildLACCD Program // \$9.6B // Los Angeles, CA // Virtual Design and Construction Manger
For the past year, David has been supporting several facilities projects within the LACCD bond program. These projects have included:

- City College - Da Vinci Hall Building
- Valley College - Valley Academic and Cultural Center Building
- Trade Technology - Art and Culinary Arts Building
- East Los Angeles - College Science and Math Building G8
- Southwest College - School of Sciences Building
- Trade Technology - Construction Technology Building

Private Country Club // Club House Construction // \$62M // Newport Beach, CA // Assistant Project Manager

Traditions Gold Club // Fitness Center // La Quinta, CA // Design and Constructability Reviewer

.....
Est. Time Devoted to the Project
 50%

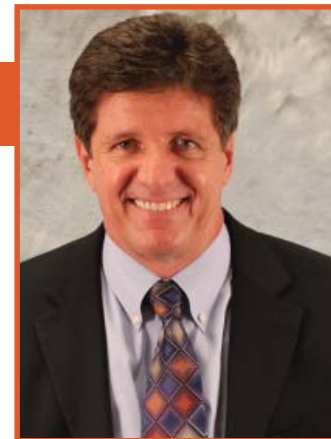
Years with Gafcon
 1

Number of Similar Projects
 8

Education
 BA, Construction Technology, Orange Coast College

HENNIE DEGENAAR, AVS, CPE

Senior Estimator



Value to the District // Hennie has more than 35 years of construction experience and is an expert in all aspects of estimating, value engineering, cost consulting and construction project management for major public and private projects in horizontal and vertical construction. Hennie has developed estimates for all stages from concept and design to construction documents. Additionally, he has performed cost estimate reviews, verification of change order costs, and cost analysis and engineering. Hennie has received awards from the American Society of Professional Estimators for Estimator of the Year and Chapter President of the Year.

Project-Specific Responsibilities // Hennie will provide the Charter and Gafcon team with cost estimating and analysis, value engineering and constructability services during the pre-construction phase. Hennie has provided these services to multiple education construction bond programs as an owner’s representative, construction manager, and as a general contractor. In conjunction with the Charter and Architect, Hennie will review current budget of the construction cost. He will also review and evaluate the current costing information for the project and provide supplement information as needed.

DETAILED WORK EXPERIENCE

Ocean Charter School // Los Angeles, CA // Senior Estimator

Hennie provided preliminary cost estimating for the proposed Ocean Charter School, which included a 10,500 SF **gymnasium** and multi-purpose building.

Los Angeles Unified School District // Central High School #9 // \$87.8M // Los Angeles, CA // Senior Estimator

The project included the construction of a three-story Fine Arts building, cafeteria, four-story dance and administration facility, two-story **gymnasium**, library, two-story music/amphitheater, four-story theater, four-level partially below grade parking; site improvements of the 9.97 acre site, and off-site improvement of adjacent streets.

San Diego Unified School District // Cadman Elementary School Classroom Upgrades // \$1.5M // Senior Estimator

The project included demolition and site work and the construction of a library, **lunch court**, **shade structures**, bathrooms, classrooms, and instructional support spaces.

San Diego Unified School District // Webster Elementary School Classroom Upgrades // \$3.1M // San Diego, CA // Senior Estimator

The project included demolition and site work and the construction of a library, lunch court, covered walkways, bathrooms, classrooms, and instructional support spaces.

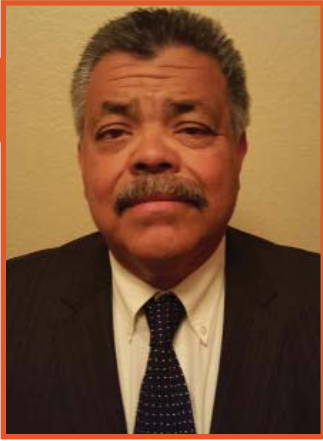
.....
Est. Time Devoted to the Project
 5%

Years with Gafcon
 9

Number of Similar Projects
 100+

Education
 BS, Quantity Surveying,
 University of Pretoria

Certifications
 Certified Professional Estimator (CPE),
 American Society of Professional Estimators (ASPE)
 Associate Value Specialist
 Project Management Certificate and Financial Management Certificate,
 University of Pretoria,
 South Africa
 OSHA 30-Hour



KIM ROMERO

Senior Scheduler

Value to the Charter // Kim has more than 20 years of experience in scheduling. He has prepared resource- and cost-loaded master program and project-specific schedules for College and K-12 educational new construction buildings and facilities. Kim is also experienced in reviewing of contractors' baseline and monthly schedule updates, evaluation of contractors' requests for time extension, status reporting, funding allocation monitoring, forecasting, and earn value analysis, and preparation of owner parallel schedules.

Project-Specific Responsibilities // Kim will provide CPM scheduling support to the Construction Management team.

DETAILED WORK EXPERIENCE

Grossmont-Cuyamaca Community College District // Bond Program // \$605M // El Cajon, CA // Senior Scheduler

Kim is providing estimating services for various construction projects for the Bond program

Los Angeles Community College District // Mission College // \$47M // Sylmar, CA // Senior Scheduler

Kim is managing the construction schedule for the \$32 million Media Arts Building, and campus wide modernization and renovation projects totaling \$15 million for Los Angeles Mission College. The projects include design-bid-build and design-build contracts for new construction and modernization/renovation projects from NTP through Commissioning and Closeout. He is responsible for creating, updating and monitoring the Los Angeles Mission College master schedule. He is also responsible for reviewing the contractors' baseline schedules for conformance with the schedule specification, monitoring contractors' daily progress, reviewing and monitoring contractors' monthly schedule updates, tracking project costs, preparing owner's Time Impact Analysis and reviewing the contractor's requests for time extensions, preparing cash flow projections and preparing schedule reports.

Hacienda La Puente Unified School District // Modernization Program // \$125M // City of Industry, CA // Document Controls Manager/Scheduler

This project involved the renovation and modernization of four elementary schools. Kim provided cost and schedule reporting to the construction managers, and oversaw a staff of four document controls engineers.

.....
Est. Time Devoted to the Project

2%

.....
Years with Gafcon

2

.....
Number of Similar Projects

25+

.....
Education

Accounting, Carter Business School

.....
Certification

Certified Primavera User

Certified OAR

RAY RODRIGUEZ

Charter School Advisor (As-Needed)



Value to the District // For the past four years, Ray has worked with San Diego Unified School District as a specialist in Charter School project delivery. He brings a unique background that includes working both as a consultant as well as a district-employee, and understands the exact challenges faced by public school administrators, specifically within a Charter School environment. He has worked on several locally-funded and partially state-funded (Prop 1D) projects building elementary and middle schools as well as adding classrooms. Additionally, Ray has represented charter schools as a construction expert in lawsuits against contractors for construction defects and negligence.

Project-Specific Responsibilities // As Advisor, Ray is available to the team to lend his expertise and extensive lessons-learned to improve the delivery of your Gymnasium project.

DETAILED WORK EXPERIENCE

San Diego Unified School District // Propositions S & Z Bond Programs // \$4.9B // San Diego, CA // Senior Project Manager

For the last three years, Raymond has specialized in helping SDUSD develop its **charter school construction and modernization projects**, managing upwards of 25 concurrent projects and overseeing other projects in the program. His projects are funded by Proposition Z, from which SDUSD set aside \$350 million specifically for charter schools. As project manager, he oversees projects from the initial pre-schematic phase through project close-out. Responsibilities include updating schedules and budgets and communicating project status updates with the client. Additionally, Raymond manages the Gafcon Charter School Committee. The primary challenge for these projects is the acquisition of appropriate sites - the CEQA and EIR processes required typically take longer than most sellers are willing to hold properties. Raymond is particularly passionate about charter schools because of the innovative opportunities for programming. He helps the District balance the less stringent requirements for charter schools with their desire to provide quality environments that fall more in line with DSA and other regulatory requirements.

Los Angeles Unified School District // LA Leadership Academy, Phase 2 // \$6M // Los Angeles, CA // Senior Project Manager

This project involved the conversion of a hospital to a **charter school** with the development of classrooms, a dining/cafeteria space, and playgrounds. Funding was a significant challenge on this project as the school didn't have enough money. Raymond worked with the District and the contractor to develop solutions that would keep work moving on the areas that had funding, while waiting for the remainder of funding to fall into place. This required regular re-alignment of the schedule, including planning shut-downs for holidays.

-
- Est. Time Devoted to the Project**
As-Needed
-
- Years with Gafcon**
4
-
- Number of Similar Projects**
100+
-
- Education**
BA, History, San Diego State University
-
- Certifications**
Facilities Planning Certification Program, University of California, Davis
-
- Affiliations**
Construction Management Association of America
Coalition for Adequate School Housing
Council of Educational Facility Planners

SECTION 3

Resources



Gafcon has provided a team of qualified resources with the capacity to staff this project; however, we also offer support from 120 staff members with expertise in design management, construction, cost control, construction technology, and just about any discipline that the Charter can imagine. Additionally, our hiring practices and excellent reputation mean that we continually seek and retain top talent who are experienced delivering a variety of services for public projects.

By developing a communication plan with the Charter early on, we will be knowledgeable about what needs the District may be expecting in the coming weeks and months. Our **Principal-in-Charge, Ron Takaki**, will work behind the scenes to make sure that the right resources are ready, right when you need them.

“The Gafcon team is embedded into our District office spaces, creating a transparent and accessible service environment. Gafcon’s background and experience... has been an invaluable resource.”

John A. Roach, Ed.D, Superintendent (Ret.)
Carlsbad Unified School District

Gafcon has contributed our expertise to **more than \$46B in education bond programs throughout Southern California for some of California’s largest and most prestigious K-14 school facilities improvement projects** – most of which involved construction within active campus environments.

Gafcon has an incredible track-record delivering award-winning projects that achieve client goals and proudly represent the community’s investment. Under Gafcon’s management, San Diego Unified School District, Grossmont Union High School District, San Diego Community College District, and Grossmont Community College District have received **perfect scores from the San Diego County Education Foundation.**

Gafcon has maintained long-term contracts with several education districts, providing services throughout multiple contracts and bond programs. This demonstrates the trust that clients like San Diego Unified School District, Grossmont Union High School District, and Carlsbad Unified School District have in our capabilities to deliver complex programs and owner’s representation.

SECTION 4

Experience in New School Construction Projects

THE GAFCON DIFFERENCE



Gafcon’s experience in programming for K-12 facilities improvement projects and our excellent track-record of providing construction and project management services means that our team has a **comprehensive understanding of how your projects will fit into your overall goals.**



Gafcon is a **true construction management firm** that offers an extensive depth of in-house services that augment and improve the quality of our construction management delivery.



Our pool of **120 resources** offer the Charter **flexible staffing** as your needs change. Additionally, the relationships we have developed with Southern California architects, engineers, and contractors help to support **outreach and collaboration.**



Reporting occurs at many levels throughout the Charter and must be tailored to the specific audience. The projects Gafcon has worked on have received **exceptional scores in transparency** for our comprehensive reporting abilities.

CARLSBAD UNIFIED SCHOOL DISTRICT

Sage Creek High School

This new Collaborative for High Performance School (CHPS) campus features 140,000 SF of three classroom buildings, a library, administrative offices, food services, **gymnasium**, a fine arts building, and an athletic stadium with a press box and concession stands. The 57-acre site also includes 6.2 acres set aside for a biological habitat. This project received the "Best Project Award" in the K-12 category topping more than 100 entries by Engineering News Record.

The school was located on an environmentally sensitive site, which required CEQA coordination. Gafcon negotiated and incorporated mitigation measures from three EIR lawsuits into the project during project, allowing it to receive DSA approval in parallel with completion of the EIR saving 12 months on the schedule. Additionally, our expertise in negotiating with CEQA provisions ensured that the long-term maintenance of local endangered sage would only require minimal monitoring to reduce impact to the District's operations team.



GROSSMONT UNION HIGH SCHOOL DISTRICT

Grossmont High School Student Support and Arts Classroom Building

The project began with the demolition of the original administration building, the old auto shop building, classroom building 100, the Grossmont Resource Center building, the Special Education office buildings and other ancillary structures to make way for a \$13M new, two story, 12,200 SF Student Support Services building and the new, two story, 11,640 SF Arts Classroom building. The area was completely re-graded in preparation for the new buildings. The new Student Support Services building features a dramatic exterior covered space that serves as the main entry point and campus gateway for visitors and students alike. Extensive site work will include additional parking, new accessible pathways and a revamped bus drop off area along with a new toilet building that supports the stadium during events.

Helix Charter High School Performing Arts Center

This \$15.2M project included the construction of a new, two-story, 34,000 SF performing arts center, including a 410-seat theater with a full fly loft, orchestra pit, lobby, ticketing booth, concessions, and restroom facilities. It also included a 110-seat black box, dance classroom with dressing rooms, digital arts classroom, choral classroom and recital rooms, and instrumental classroom with recital rooms and storage. This facility incorporated sustainable features, including daylighting, operable windows, cool roofing and energy efficient lighting controls and mechanical systems. As such, the facility qualified for San Diego Gas & Electric's Savings by Design program.

SAN DIEGO COMMUNITY COLLEGE DISTRICT

Mesa Commons

Gafcon managed the construction of a new, \$45M two-story, 60,500 SF facility to house the Mesa College campus main food service and dining facilities, bookstore, coffee bar, convenience store, campus shipping & receiving, campus printing and mail services and culinary arts/culinary management program along with assembly space. This project included demolition of two existing buildings, relocation and installation of utilities, and surface improvements.

Mesa Fitness Center

The \$14.3M center opened in 2016 as the new home of the Mesa College School of Exercise Science, Health Education, Dance and Athletics. The 27,300-square-foot space includes an aerobics studio, weight training room, spinning room, free-weight training lab, athletic training room, a “wet lab” with whirlpools and icing stations to treat injuries, cardio fitness training lab and an office suite. Gafcon provided project management services on this project and also serves as the program manager on San Diego Community College’s Props S & N Bond Program.

LOS ANGELES UNIFIED SCHOOL DISTRICT

Ocean Charter School New Construction

Gafcon provided preconstruction services including preparation of preliminary estimates for this new charter that included a 10,500 SF **gymnasium** and multi-purpose building.



SECTION 5

References

1	Sage Creek High School
	<p>Owner Carlsbad Unified School District Benjamin Churchill, Superintendent 6225 El Camino Real, Carlsbad, CA 92009 (760) 331-5002 benjamin.churchill@carlsbadusd.net</p> <hr/> <p>Contractor Balfour Beatty Tim Berry 10620 Treena Street, Ste 300, San Diego, CA (858) 635-7400 tberry@balfourbeattyus.com</p>

2	The Accelerated Charter Elementary School
	<p>Owner Accelerated Schools Johnathan Williams, Founder and CEO 116 Martin Luther King Blvd., Los Angeles, CA 90011 (323) 235-6343 x2607 jwilliams@accelerated.org</p> <hr/> <p>Contractor Pinner Construction Co., Inc. Justin Davis, Vice President 1255 South Lewis Street, Anaheim, CA (714) 490-4000 justind@pinnerconstruction.com</p>

3	Helix Charter High School Performing Arts Center
	<p>Owner Grossmont Union High School District Katy Wright, Executive Director of Facilities 1100 Murray Drive, El Cajon, CA 92020 (619) 644-8154 kwright@guhsd.net</p> <hr/> <p>Contractor Summit DCK Brian Contino 3333 E. Camelback Road., Suite 122, Phoenix, AZ 85018 (602) 840-7700 btcontino@dckww.com</p>



4	Grossmont High School Student Support and Arts Classroom Building
	<p>Owner Grossmont Union High School District Katy Wright, Executive Director of Facilities 1100 Murray Drive, El Cajon, CA 92020 (619) 644-8154 kwright@guhsd.net</p> <hr/> <p>Contractor EC Constructors Jim Summers 9834 River Street, Lakeside, CA 92040 (619) 440-7181 jim@ecconstructors.com</p>

5 Carlsbad High School, Stadium Modernization & New Construction

5

Owner
 Carlsbad Unified School District
 Benjamin Churchill, Superintendent
 6225 El Camino Real, Carlsbad, CA 92009
 (760) 331-5002
 benjamin.churchill@carlsbadusd.net

Contractor
 McCarthy Building Companies
 Craig Swenson
 6165 Greenwich Dr., Suite 340, San Diego, CA 92122
 (858) 784-0347, etc. 74504
 cswenson@mccarthy.com



6 Miramar Student Resource and Welcome Center

6

Owner
 San Diego Community College District
 Chris Manis, Vice Chancellor, Facilities
 3375 Camino Del Rio S., San Diego, CA 92108
 (619) 388-6546
 cmanis@sdccd.edu

Contractor
 EC Constructors, Inc.
 Jim Summers
 9834 River Street, Lakeside, CA 92040
 (619) 440-7181
 jim@ecconstructors.com

Advanced collaboration tools, automated alerts and centralized project information keep everyone, from project personnel, District employees and even members of our Citizens Oversight Committee up to date with the latest available information at the touch of a screen or keyboard.

David Umstot, PE
 Former Vice Chancellor, Facilities Mgmt
 San Diego Community College District

7 Mesa College Fitness Center

7

Owner
 San Diego Community College District
 Chris Manis, Vice Chancellor, Facilities
 3375 Camino Del Rio S., San Diego, CA 92108
 (619) 388-6546
 cmanis@sdccd.edu

Contractor
 Balfour Beatty
 Marco Ruelas
 10620 Treena Street, Ste 300, San Diego, CA 92131
 (858) 635-7400
 mruelas@balfourbeattyus.com

8 Cuyamaca College Student Center

8

Owner
 Grossmont – Cuyamaca Community College District
 Dr. Cindy Miles, Chancellor
 8800 Grossmont College Dr., El Cajon, CA 92020
 (619) 644-7569
 cindy.miles@gcccd.edu

Contractor
 Rudolph & Sletten
 Rene Olivo
 10955 Vista Sorrento Pkwy #100, San Diego, CA 92130
 (858) 259-6262
 rene_olivo@rsconst.com

Millennial Tech Middle School, San Diego Unified School District

9

Owner

San Diego Unified School District
Lee Dulgeroff, Chief Executive Director of Facilities
4860 Ruffner Street, San Diego, CA 92111
(858) 637-3516
ldulgeroff@sandi.net

Contractor

Soltek Pacific Construction
Derek Good
2424 Congress Street, San Diego, CA 92110
(619) 778-2997
dgood@soltekpacific.com



Valhalla High School Main Building Modernization

10

Owner

Grossmont Union High School District
Katy Wright
1100 Murray Drive, El Cajon, CA 92020
(619) 644-8154
kwright@guhsd.net

Contractor

CW Driver
Hank Withaar
75888 Metroplitan Dr., San Diego, CA 92108
(619) 696-5100
hwithaar@cwdriver.com

“Gafcon’s attention to detail and expertise has been instrumental in the success of our multi-phase HVAC retrofit project.”

Lee Dulgeroff, Chief
Fac. Planning & Construction
San Diego Unified School District

SECTION 6

Recent Projects



SAGE CREEK HIGH SCHOOL, CARLSBAD UNIFIED SCHOOL DISTRICT

- **Estimated Project Cost:** \$90,704,959
- **Actual Project Cost:** \$94,614,995
- **Change Order Percentage:** 4.3%
- **Services:** Program Management, Project Management, Construction Management, FF&E, Labor Compliance, and CBOC Coordination



MESA FITNESS CENTER, SAN DIEGO COMMUNITY COLLEGE DISTRICT

- **Estimated Project Cost:** \$14.3M
- **Actual Project Cost:** \$13.4M
- **Change Order Percentage:** -5.1%
- **Services:** Program Management, Project Management, Labor Compliance, FF&E, Communication and Outreach



ACCELERATED CHARTER SCHOOLS, LOS ANGELES UNIFIED SCHOOL DISTRICT

- **Estimated Project Cost:** \$25,026,000
- **Actual Project Cost:** \$26,639,807
- **Change Order Percentage:** 6.8%
- **Services:** Owners Representative, Construction Management



HELIX CHARTER HIGH SCHOOL PERFORMING ARTS CENTER, GROSSMONT UNION HIGH SCHOOL DISTRICT

- **Estimated Project Cost:** \$19,708,233
- **Actual Project Cost:** \$19,686,415
- **Change Order Percentage:** 1.5%
- **Services:** Program Management, Project Management, Project Controls, Communication and Outreach



MIRAMAR STUDENT RESOURCE AND WELCOME CENTER, SAN DIEGO COMMUNITY COLLEGE DISTRICT

- **Estimated Project Cost:** \$8.05M
- **Actual Project Cost:** \$7.6M
- **Change Order Percentage:** -9.9%
- **Services:** Program Management, Project Management, FF&E, Labor Compliance, Communication and Outreach



GROSSMONT HIGH SCHOOL NEW STUDENT SUPPORT SERVICES AND ARTS CLASSROOM, GROSSMONT UNION HIGH SCHOOL DISTRICT

- **Estimated Project Cost:** \$13,893,828
- **Actual Project Cost:** \$13,894,437
- **Change Order Percentage:** 4.9%
- **Services:** Program Management, Project Management, Project Controls, Communication and Outreach



SECTION 7

CM Experience

PROJECT UNDERSTANDING

Magnolia Science Academy's students, staff, and faculty have been enjoying their new location and modern facilities for the past year. With funding in place for the new Gymnasium, the Charter is ready for the next step in finalizing the site. The new 6,509 SF Gymnasium will be a CMU building designed to include a steel and metal deck roof. The site will also include lunch tables, benches and two shade structures.

Challenges associated with construction of this type of structure includes providing clearance around the proposed building as well as the scaffolding required to construct the CMU walls. Additionally, the clear spans required for the gym requires long span trusses to be fabricated off-site and installed on-site. The erection of these trusses also requires ample access and clearance for a construction crane.

Below, we outline our experience-based approach to successfully managing the construction of your new gymnasium.

A. CONSTRUCTION PHASING PLAN

Gafcon brings extensive experience working within occupied campuses to deliver complex construction projects. Much of our work includes modernization and renovation for **active school facilities**. As such, we have seen and implemented an abundance of phasing options in the field and understand how to phase projects with a balance on timely and cost-effective completion with minimal impact to ongoing education programs.

Prior to the start of construction, in conjunction with the Charter's Facility Manager and general contractor, we will develop a viable construction phasing, site utilization, and logistics plan that will address the critical aspects of construction sequencing. We will focus on student, faculty, and staff safety, identifying the location of construction barricades and construction access points, temporary pedestrian routing and signage as well as proposed staging of construction equipment and material. Our goal to maintain a safe environment for the students and

staff outside of the construction zone, and to provide a safe and efficient work environment for the contractor inside the construction zone. Working with the contractor, we will seek to isolate the construction site from the rest of the campus, minimizing the impact of construction to campus operations. We emphasize the importance of communication by the contractor, by requiring the contractor to provide us with a weekly look-ahead schedule of activities to minimize any surprises.

B. INFORMATION TECHNOLOGY

Information technology is one of the most critical aspects of a project. Gafcon brings added value in this area due to a team of technology experts well-versed in everything from simple, out-of-the-box construction and project management systems to complex, multi-platform, program management information systems (PMIS). Software agnostic, our Construction Management team can utilize any system of Magnolia’s choosing or employ a robust electronic document management system (EDMS).

Gafcon brings specialized expertise in the reporting of budget and schedule information for projects due to our experience as

program managers who have implemented comprehensive PMIS. This is evidenced by San Diego Unified School District, Grossmont Union High School District, San Diego Community College District, and Grossmont-Cuyamaca Community College District – all of who received **perfect scores in transparency from the San Diego Education Foundation!**

C. VALUE ENGINEERING

Gafcon practices Value Analysis/Value Engineering (VA/VE) as an organized, creative approach to identify unnecessary costs on every project. Our clients are able to implement **Gafcon-recommended savings strategies ranging from 5% to 10% of our client’s total construction budget.** Realizing the maximum potential savings requires the implementation of a highly systematic and innovative approach. Most recently, our proposed **Construction Manager, Mike Lengyel**, provided a recommendation for Orange Unified School District’s Canyon High School project that identified a potential solution for alternate materials that would contribute to a **significant savings in cost and construction time.**

GAFCON’S APPROACH BY PHASE



Pre-Construction
Cutting edge industry technologies BIM PMIS software to mitigate challenges in construction and provide transparent reporting. This way, documents are ready for bid, costly delays are avoided, and we are able to clearly track the project’s success.

Bidding
Focusing on contractor outreach to maximize participation and get competitive bids from quality contractors by hosting outreach events, detailed and informative pre-bid meetings, and leveraging our contacts within the industry to stir interest in Charter projects.

Construction
Minimizing disruptions and promoting safety on active campuses is paramount. We verify the contractor provides clear ADA passageways and we actively collaborate with them on staging and site utilization. We foster an environment that focuses on a solutions-oriented approach.

Close-Out
Working collaboratively with the campus’ maintenance & operations personnel, including thorough training, to make sure the as-builts and related documentation is thorough to support the sustainability of the building.

D. SCHEDULE MANAGEMENT

Gafcon has a broad portfolio of experience, encompassing all areas of education programs and projects. This means that we offer lessons-learned in developing and managing successful schedules. Gafcon's "outside of box" thinking while working with design teams often yields creative phasing solutions that saves overall time and costs during construction. In our experience, schedule management is an inclusive process that involves understanding the owner's expectations, working collaboratively with the contractor to set realistic deadlines that achieve the owner's goals, and opening lines of communication with staff and faculty to make sure that construction is scheduled in such a manner to minimize impact.

E. PRE-CONSTRUCTION

Pre-construction is our first opportunity to set the project off on the right foot. Services during this period can include planning, programming, and scoping, budget development, and value engineering and constructability reviews. Every effort is proactive with the goal to minimize surprises once construction begins.

F. CONSTRUCTION

As your boots-on-the-ground, **Construction Manager Mike Lengyel** will provide on-site supervision and management of the project. He will review the progress of construction and administer the project's quality program by verifying construction conformance with the contract documents, reviewing inspection and testing reports, and keeping a daily log of activities.

G. PHASING AROUND EXISTING FACILITIES

One of the first steps on any project taking place in an operational and active environment is working with the impacted staff and faculty to determine daily routines, unique education programming, and other site-specific information that could have an impact on construction. We always work with the owner and contractor to phase the project in a manner that **minimizes disruption and maximizes safety**. We will work with the Charter to

establish clear, safe paths of travel and establish effective lines of communication with appropriate Charter personnel to make sure that the entire team is on the same page.

H. BUDGET MANAGEMENT

Gafcon brings extensive experience with master budgeting through our work on K-12 programs. It will be our responsibility to make sure that you have the budget information necessary to provide accurate updates to the Master Budget. **Construction Manager Mike Lengyel** will provide complete tracking of all budgeting by line-item cost codes, commitments, and spending per the Cost Breakdown Structure (CBS).

I. STATE AGENCIES

Though state agency coordination is generally outside the purview of a Construction Manager, we understand that California State Regulatory Agencies can have internal processes that create roadblocks. The Gafcon team has more than two decades of demonstrated experience facilitating collaborative and effective partnerships with California State Agencies.

These established relationships and daily interface with the agencies and their local representatives is key in understanding how to work with them to keep your projects on track. By understanding their processes and taking a proactive approach, Gafcon can provide recommendations regarding the Charter's options. However, in light of the project description within the RFP, we believe that much of this coordination will not be applicable to the Charter's Gymnasium. In order to be responsive to the RFP, we have included a very high-level overview of Gacon's typical engagement and process with these agencies.

Division of the State Architect (DSA)

What do they do? DSA provides plan check and final sign-off services for K-12 projects. They review school projects for conformance with safety (structural and fire/life, as well as ADA compliance). DSA has also launched an initiative in sustainable school design.

Why is it critical? DSA review and approval for final certification of projects can have a negative impact on the schedule if not proactively managed. Most state-funded school projects cannot commence without DSA approval.

What is Gafcon's process? During construction, Gafcon's process typically entails a comprehensive tracking system that includes a proactive approach to communication and compliance.

Office of Public School Construction (OPSC)

What do they do? OPSC implements and administers voter-approved school facilities construction programs.

Why is it critical? Maximizing state funds to fully leverage local bonds. In this particular instance, it is unlikely the Charter would need to interface with OPSC since it is a locally financed project.

What is Gafcon's process? Gafcon either submits directly or works with the owner's funding consultant to make sure that documents submitted meet OPSC requirements.

State Allocation Board (SAB)

What do they do? The SAB apportions funding to school districts and adopts policies and regulations.

Why is it critical? Staying on top of policies, to gain clear understanding and maximize project funding. In this instance, since the Charter is financing the project, SAB coordination may be unnecessary unless there is an existing application for funding under Prop 51.

What is Gafcon's process? Our team will guide the Charter through the State School Facility Program to maximize project funding, and how we prioritize projects. Our team will also track school-related legislation, so we can be informed of new policies.

Department of Toxic Substance Control (DTSC)

What do they do? For school sites that will receive State funding, DTSC verifies that they are clean and safe from all toxic contaminants. They assist the Charter in assessment of school properties by ensuring that environmental

conditions are expeditiously investigated, evaluated, and remediated.

Why is it critical? Like the other agencies, understanding DTSC's process will keep the project on schedule and helps to ensure the safety of the students, teachers, staff and the general public.

What is Gafcon's process? Gafcon confirms that the following steps are completed:

- The Charter has contracted with a qualified environmental consultant in the preparation of a Phase 1 Environmental Site Assessment (ESA) and that it has been submitted to DTSC for review. A "No Action" letter will be issued if there is no potential contamination.
- Phase 2 - Preliminary Environment Assessment (PEA) may be required if there is potential for contamination. Gafcon monitors the preparation of the report. A "No Action" letter will be issued if there are no significant health or environmental risks.
- Response Action - If significant contamination is identified, the Charter may elect to drop the proposed site (for new construction) or remediate contamination (for new construction or modernizations). Once remediated, DTSC will issue a "No Further Action" notice.

California Environmental Quality Act (CEQA)

As your representative, we will assist the Charter to verify that the project is in compliance with the CEQA as well as to strategize creative solutions helping you mitigate the impacts of federal and state agency requirements.

During construction, it is important for project and construction managers to understand provisions of the CEQA requirements related to where contractors can and cannot work, as well as hours of operation that may be restricted. By meeting the conditions of approval and staying compliant with CEQA, we make sure that the project stays on track and won't face delays from federal or state agencies.

Post-Construction Coordination

From time to time, CEQA conditions of approval have provisions that extend beyond construction. Gafcon will make sure the Charter

has the information and resources necessary for the long-term management of these provisions.

J. CONSTRUCTABILITY REVIEWS

Gafcon approaches design and document review at each major milestone during the design phase. We have established a thorough process that identifies deviation of projected costs versus budget at the earliest possible milestone of the design. The design review process verifies that the project meets the Charter's controlling documents, which include the Charter's Master Plan, Design Guidelines and Standards, Educational Standards and Codes, energy goals, Board Policies, and other documents that could impact the design and cost of the facility.

Prior to issuing the documents to bid, one of our first tasks is to carefully review the DSA-approved drawings and specifications to verify that issues with constructability are minimized. This check will help with the "biddability" of the project by potentially reducing bid-time Request for Clarifications (RFCs) and more costly Construction-time Requests for Information (RFIs).

K. ESTIMATING SERVICES

Cost estimating is vital in controlling cost.

Gafcon has successfully managed the design and budgeting of approximately \$15 billion in education-based projects for Southern California K-14 public owners. This provides us with an in-depth understanding of the marketplace – both locally and globally – and results in a no-surprises cost/budget process. Gafcon utilizes a system and approach that focuses on the following core elements:

- **Planning and Estimation Database:** Gafcon's cost database for K-14 projects provides the most recent cost of materials and/or labor allowing predictive analysis of trends in escalation based on the historical record. This enables us to provide more realistic estimates that can assist the Charter in managing the program budget more successfully.

The Gafcon team takes the commitments made by the Charter to its constituents seriously. Understanding what is reasonable to construct based upon available budget requires translating early requirements into project budgets: one of the most important, initial tasks that will be performed on every project. This allows the Charter to accurately plan year-over-year project spending and set reasonable expectations to the public.

- **Estimating Continues Through Construction:** When contractors submit a cost with change order requests, Gafcon thoroughly reviews the proposed change, determines validity, and verifies entitlement, quantity, and costs saving up to and in, some cases, over 20% of potential costs of changes. Gafcon has developed a change order request (COR) and change order (CO) checklist that consists of 25 criteria, (examples of select criteria include: approval of contract time extension, review of contractors' and subcontractors' daily reports, verification of overhead and profit). This checklist provides for a very comprehensive review of submitted costs by contractors that minimizes and/or reduces cost impacts.

SECTION 8

Partnering

A. TEAM WORK

Gafcon has administered hundreds of projects across active and working K-12 campuses. As such, we understand that coordination and communication are key to safety and success.

Construction Manager Mike Lengyel fosters a collaborative environment that leads to a project team actively engaged in discovering solutions instead of identifying challenges.

Many members of the Gafcon team, including **Principal-in-Charge Ron Takaki**, have worked with the principal of **Berliner Architects**. Having fostered strong working relationships with other architects, engineers, contractors and consultants from our experience as construction managers leads to highly successful projects that clients have appreciated.

B. PUBLIC CONTRACT COMPLIANCE

Gafcon has developed excellent relationships with our industry colleagues on projects due to our collaborative approach.

Descriptions of this approach, as it pertains to schedule, budget, and change order control are included in the following section. **Construction Manager Mike Lengyel** will cultivate an environment that fosters creativity and solution discovery to make sure that your project is completed efficiently and correctly to maximize your success.

C. CONSTRUCTION PHASING

Student and staff safety is a constant Gafcon priority during construction. We tirelessly work to ensure that all key parties involved with each project understand that **safety is paramount**.

As such, this will be an important part of properly phasing the project. Once the project is underway and we have agreed on a viable phasing and site logistics plan, we will continually monitor site safety issues and construction activities that could impact campus operations. We will make the contractor aware of issues and insist that they are addressed at each weekly construction meeting.

D. HANDLING CHANGES

Changes can occur throughout every phase of the project, and Gafcon is ready to manage them as they arise. When change is necessary, we make sure that it is well documented, thoroughly explained and understood by the owner, and provide recommendations and options for moving forward that examine the pros and cons of each option to discover the right path for the owner. An important activity that is a part of the "Gafcon Way" is the review of all responses to RFIs prepared by the architect prior to issuance back to the contractor. Responses can occasionally add unnecessary costs to the project and Gafcon always seeks minimal cost alternatives to help keep the costs of change to a minimum. This is a way that Gafcon heads-off potential additional costs, before they become changes.

E. MITIGATING CLAIMS

Claims mitigation should begin early in the process by conducting thorough design, constructability, and value engineering reviews and making sure that those changes are properly documented in a comprehensive and clear set of plans and specifications. However, when this proactive approach is overcome by occurrences like unforeseen conditions, we work diligently with the contractor to settle the change order before a claim occurs.

Gafcon has considerable background with construction claim avoidance and forensic construction dispute resolution work. This knowledge base provides us with years of experience in how to identify the early warning signs of situations that may lead to a potential claim situation. Claims resolution will be discussed in the following section.

F. PUBLIC WORKS BIDDING PROCESS

Bidding Strategies

To develop successful bidding strategies for our K-12 clients, we continually monitor the local construction market, tracking other procurements to make sure your project is sequenced outside of other local procurements. Gafcon will work with the Charter to make recommendations on the development of bid alternates that support your goals.

Contractor Outreach

Gafcon has been fortunate to develop positive relationships with a multitude of local contractors, architect, engineers, and fellow project/construction managers who service clients throughout Southern California. We excel at marketing our clients' projects to the local architecture/engineering/construction community and have held many successful outreach events for school districts, including San Diego and Grossmont-Cuyamaca Community College Districts.

Pre-Bid Conferences

The pre-bid conference is the contractor's first opportunity to learn about your project. In concert with the design team, Gafcon will lead the

conference, making sure all relevant and pertinent information is disseminated to contractors during and throughout the proposal process. A successful pre-bid conference is defined by the quality of information provided, which results in quality bids.

Pre-Bid Request for Clarification

Following the pre-bid conference and prior to the bid date, contractors sometime issue requests for clarifications (RFC). Gafcon will work with the Charter and design teams to prepare appropriate responses to the RFCs, making certain that all bidders are notified of the response through issuance of Addenda as appropriate.

Bid Review

As your Construction Manager, we will review contractor bids with a discerning eye. From validating qualifications to supporting contractor interviews, Gafcon will always put the Charter's interests at the forefront of every recommendation.

Contracting

Once the award has been ratified by the board, Gafcon will begin collection of all required contract documents, including the contractor agreement (for execution and approval by the board), issuance of the construction documents including addenda, and all supplemental documents, collection of the contractor's insurance certificates, affidavits and other required documents.

GAFCON VALUE

Contractor Outreach

Gafcon's 30 years in construction/project management and our work in labor compliance has been of incredible value to our clients due to our relationships with local contractors, trades, and related professional consultants, including disadvantaged and other underutilized businesses. Our clients have seen an increase in both the quantity and quality of bids, and programs geared toward small businesses have seem dramatic and positive results from outreach events.



G. INTERFACING WITH STATE AND GOVERNMENT AGENCIES

In addition to specialized regulations regarding construction of public schools as discussed previously, your projects may also be subject to the federal, state, and local code requirements of various other agencies whose governance helps to ensure quality construction and safety for the end-users. Typically, incorporation and enforcement of these codes is the responsibility of the architect and contractor; however, Gafcon has developed a number of practices that help guide quality design and construction throughout the process.

For example, **Construction Manager Mike Lengyel** may request to see the permitting agency's design review comments. This enables us to add value on multiple levels:

- We are better able to visualize the magnitude of issues and manage the architect accordingly
- When appropriate, we can provide collaborative, creative solutions based on our experience and lessons learned from other projects
- We verify the permitting agency's comments are being addressed, which can provide an opportunity for as-needed value engineering to verify that the architect is providing cost effective solutions to plan review comments
- During bidding, it also provides an opportunity to make sure that RFI provisions are properly permitted

Gafcon also helps code conformance during construction by requiring architects to deliver a conformed set of plans and specifications that include all answers to RFIs during the bidding phase, permit requirements, and corrections. This means that the entire team is building from the same, comprehensive set.

Additional levels of quality assurance for code compliance include thorough communication. Gafcon fosters a collaborative team environment where everyone from the inspector of record to contractor is on the same page, as-builts are properly maintained and reviewed, and keeping an eye on correction notices.

SECTION 9

Cost and Schedule Control



SCHEDULE CONTROL

Upon commencement of the construction, the contractor is to submit their preliminary project construction schedule (typically the 90-day preliminary schedule). Within a reasonable amount of time, the contractor should submit their complete cost-loaded Baseline Project Schedule. Upon submittal of the initial project schedule, our Scheduler and Construction Manager will perform a detailed review of the schedule and comment on any inconsistencies or other issues and issue an actionable report. When all issues with the schedule have been resolved, the baseline project schedule will be approved. Every month, the contractor shall be required to submit an updated schedule.

Gafcon's **Scheduler, Kim Romero**, in conjunction with the **Construction Manager, Mike Lengyel**, will review the updated schedule and compare it against the baseline vs. actual construction in place, and will issue a monthly report noting any issues with the updated schedule or delays and provide recommended corrective action. A separate monthly scheduling meeting may be required to discuss the schedule in detail. Individual project schedules will be incorporated into the Master Program Schedule.

BUDGETS AND COST CONTROL

Pre-Construction

At the beginning of each project and program, Gafcon meets with the client and develops a Master Budget based on State Reporting forms. During the initial budgeting session, we use general rule-of-thumb estimates for costs associated with a particular project and include the appropriate contingency. For the Gymnasium project, Gafcon will prepare a detailed cost estimate based on the DSA-approved drawings and specifications. As the project proceeds, these estimates are

revised and updated with actual committed costs.

Construction

The contractor's costs are managed from contract award through project closeout. Once the contract is awarded, Gafcon performs a detailed review of the Contractor's bid and Schedule of Values (SOV). We endeavor to understand how the total contract amount was developed by the Contractor and to identify any potential issues. This analysis is performed using the updated design estimate against the Contractor's Schedule of Values—seeking to reconcile any apparent discrepancies. Once the estimate and the SOV are reconciled, managing the Contractor's budget is made less challenging because there is less hidden in the Contractor's cost.

GAFCON VALUE

Schedule and Budget Monitoring

Proactive monitoring of the schedule and budget throughout construction provides opportunities to course correct, when necessary, and make sure construction is moving ahead efficiently.



CHANGE ORDER MANAGEMENT

Gafcon's approach and methodology to Change Order Management will make sure change order requests are managed fairly, consistently, and in a timely manner.

Time is the enemy of COs. No CO becomes smaller with the passage of time; therefore, it is Gafcon's policy to address each one with urgency and attention to detail. Additionally, Gafcon builds into all contract vehicles an escalation process, which resolves disputes before they can accumulate into large claims during the project closeout phase causing further negative impacts such as delayed occupancy (especially critical for K-12 projects, which are typically time constrained due to academic calendars). Our approach for dealing with COs is two-phased.

- **Change Order Request (COR) Validation:** Gafcon immediately determines the validity of the COR in order to provide a timely response to the contract. If the COR is valid, Gafcon provides an independent cost estimate. If we determine the COR is not valid, we immediately return the COR with our mark-ups and comments. This provides the contractor with a information on why the COR has been rejected, or needs modification. We have also developed a COR and CO checklist that consists of 25 criteria. This checklist provides for a comprehensive review of submitted costs by contractors that minimizes and/or reduces cost impacts.
- **Change Order Negotiation:** After discussing our recommendation with the appropriate Charter representative, Gafcon enters a rigorous negotiation process with the contractor to reach a fair and equitable conclusion.

GAFCON VALUE

Change Orders (CO)

Gafcon's proactive approach to COs start before it is even a glimmer in the contractors eye by providing thorough design and constructability reviews. When a CO does happen, we move quickly to resolve the issue to mitigate risk of claims and protect the District's interests.



CLAIMS DISPUTE RESOLUTION

Dispute between parties of the contracts (i.e. Owner-Architect, Owner-Consultant, or Owner-Contractor), typically occur because proposed settlement of changes (additional time and/or money) are not satisfactory to one of the parties.

We will follow the formal dispute resolution process outlined in the General Conditions of the Contract – generally as follows:

- After careful review of proposed changes with the Architect, CM issues a formal response to the Contractor, rejecting the proposed change.
- If the Contractor disagrees with the response, then the Contractor is to issue a formal dispute to the CM within the stipulated time and state why they disagree with the response and provide back-up documentation;
- A meeting is scheduled to review the dispute and discuss the Contractor's statement along with backup documentation, with an attempt to come to a resolution. If a resolution cannot be reached and the dispute is rejected;
- Formally notify the Contractor that the dispute has been rejected with a statement of the reasons;
- If the Contractor does not accept the rejected dispute, the Contractor is to issue a formal claim with the Charter and follow formal Claims Procedures.

On occasion, we encounter disputes with the architect or contractor. In most cases we have success, with the concurrence of the Charter, in mutually resolving the dispute prior to the architect or contractor filing a claim using the process noted above.

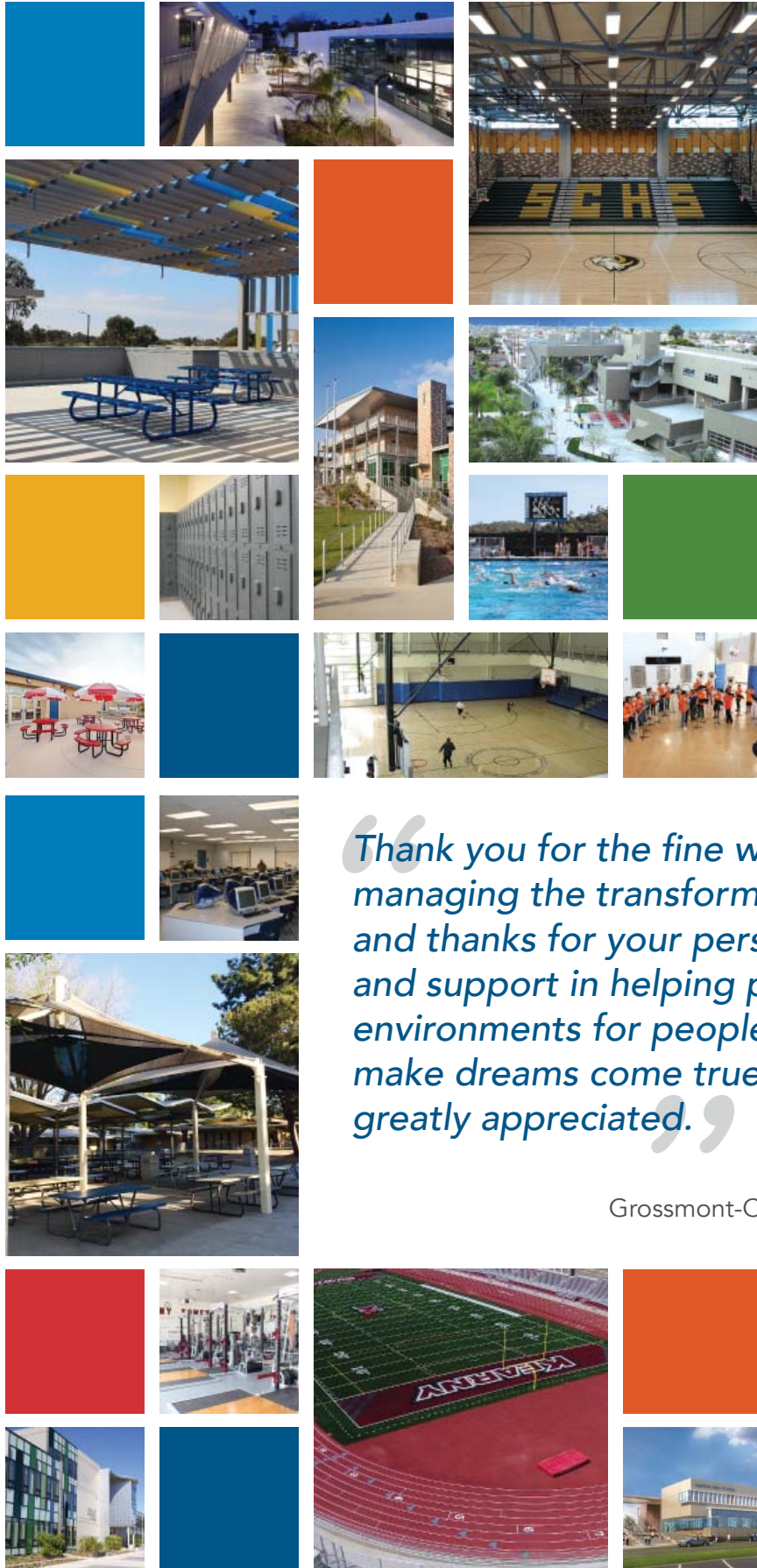
Post-Construction Follow-Up

Gafcon recommends an initial 10th month post-construction follow-up meeting with the architect and engineering team to review the construction. This allows ample time to review the facility, prepare a list of items and to contact the contractor/subcontractors to correct items covered under the warranty prior to the expiration of the warranty and guarantee period.

SECTION 10

Insurance

Sample Insurance Certificate is located on the following page.



Thank you for the fine work Gafcon has done in managing the transformation of our campuses and thanks for your personal commitment and support in helping provide extraordinary environments for people to work and learn and make dreams come true! Your partnership is greatly appreciated.

Cindy Miles, Ph.D, Chancellor
Grossmont-Cuyamaca Community College District

280047



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/28/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Commercial Lines - (760) 931-3500 Wells Fargo Insurance Services USA, Inc. - CA Lic#: 0D08408 5901 Priestly Drive Carlsbad, CA 92008	CONTACT NAME: Debi Walker PHONE (A/C, No, Ext): 760-931-3538 E-MAIL ADDRESS: deborah.l.walker3@wellsfargo.com	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Travelers Indemnity Co. of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER B : West American Insurance Company</td> <td>44393</td> </tr> <tr> <td>INSURER C : Travelers Property Casualty Co of America</td> <td>25674</td> </tr> <tr> <td>INSURER D : Lloyd's Syndicate 3624</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Travelers Indemnity Co. of Connecticut	25682	INSURER B : West American Insurance Company	44393	INSURER C : Travelers Property Casualty Co of America	25674	INSURER D : Lloyd's Syndicate 3624		INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Travelers Indemnity Co. of Connecticut	25682														
INSURER B : West American Insurance Company	44393														
INSURER C : Travelers Property Casualty Co of America	25674														
INSURER D : Lloyd's Syndicate 3624															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** 12015351 **REVISION NUMBER:** See below


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> Separation of Insureds GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			680-9H739868-17-47	5/1/2017	3/29/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BA-2J617249-17-GRP	5/1/2017	3/29/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CUP-8678Y541-17-47	5/1/2017	3/29/2018	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	UB5674Y905-17	3/29/2017	3/29/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Prof Liab/Tech E&O			ANE1924108.17	03/29/2017	03/29/2018	\$5,000,000 Each Claim & Aggregate Claims Made/Full Prior Acts-\$250K Ret/Retro 9/28/87

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE:RFP - SOQ dor On-Call Consulting Services for City of Murrieta Provided as evidence of insurance.

Upon award, The City of Murrieta and its respective officers and employees will be added as additional insured for general and auto liability with coverage primary and non-contributory

CERTIFICATE HOLDER _____ _____ _____	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

The ACORD name and logo are registered marks of ACORD © 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

(This certificate replaces certificate# 12015341 issued on 6/28/2017)

SECTION 11

Construction Related Litigation

Gafcon Inc. has never filed for protection under the United States bankruptcy code.

Please contact Paul Najar, Vice President and General Counsel at pnajar@gafcon.com or 858.875.0099 with any questions or concerns.

CASE	CONTACT	OUTCOME
<p>Union Square at Broadway Homeowners Association v. Western Pacific Housing – Broadway LLC, et al.</p> <p>Date Filed: 5/24/2011</p> <p>Description: This was a lawsuit against a variety of defendants regarding construction defects on a large condominium project. Gafcon was one of the defendants and provided certain inspection services.</p> <p>Court: Superior Court of California - County of San Diego</p>	<p>Attorney for Gafcon, Inc. Andrew Fiorica The Fiorica Law Firm, P.C. 2888 Loker Ave. East, Suite 121 Carlsbad, CA 92010 (760) 331-2652</p> <p>Attorneys for Midgard Manufacturing, Inc. Zaida McGhee Tyler Hanzen Law office of Zaida A. McGhee 19800 MacArthur Blvd., Suite #300 Irvine, CA 92612 (949) 724-4546</p>	<p>Case settled for the amount of \$75,000.00 which represented cost of defense</p>
<p>Pell Place Homeowners Association v. D.R. Horton, Continental Residential, Inc.</p> <p>Date Filed: 3/27/2012</p> <p>Description: This is an arbitration demand against a variety of defendants regarding allegations of construction defects on a large condominium project. Gafcon provided inspection services only.</p> <p>Court: Arbitration</p>	<p>Attorney for Gafcon, Inc. Andrew Fiorica The Fiorica Law Firm, P.C. 2888 Loker Ave. East, Suite 121 Carlsbad, CA 92010 (760) 331-2652</p> <p>Attorneys for D.R. Horton, Continental Residential, Inc. Paul Nolan Ranjan Lahiri Wood, Smith, Henning & Berman LLP 501 W. Broadway, Suite 1200 San Diego, CA 92101 (619) 849-4900</p>	<p>Gafcon won a summary judgment and was awarded the amount of \$83,113.56.</p>
<p>City of El Cajon (Claimant) v. Gafcon (Cross-claimant), Ledcor and other parties</p> <p>Date Filed: 12/16/2013</p> <p>Description: This was a dispute amicably resolved through mediation regarding fees relating to the successful completion of the El Cajon Police Station.</p> <p>Court: Arbitration</p>	<p>Attorney for Gafcon, Inc. Andrew Fiorica The Fiorica Law Firm, P.C. 2888 Loker Ave. East, Suite 121 Carlsbad, CA 92010 (760) 331-2652</p> <p>Attorneys for City of El Cajon Steven Boehmer Robert Martinez McDougal, Love, Eckis, Boehmer & Foley La Mesa Village Plaza 8100 La Mesa Blvd., Suite 200 La Mesa, CA 91942 (619) 440-4444</p>	<p>Parties settled the claim with the City paying Gafcon approximately \$161,000.00</p>

PROJECT CLOSE OUT

Gafcon will collect all project closeout documents, including warranties, certifications, guaranties, project data, maintenance and operation manuals, commissioning reports, etc. uploaded to the EDMS, and transmit any hard copies to the Charter. Clearly written project closeout specifications will assist with the smooth turn-over of the project from the Contractor to the Charter. Gafcon will make sure that the specifications are properly prepared, and that the Contractor adheres to all requirements—or the consequence will be delay of their final payment.

Punch List/Warranty

Upon notification of the substantial completion and submittals of the contractor's punch list (of "minor Items"), **Construction Manager Mike Lengyel** will conduct a complete walk-through of the facility with Charter staff, the AE team, and contractor, and provide any additional items to the punch list. If the project is deemed substantially complete, Gafcon, in conjunction with the architect, will issue the notice of substantial completion, and will continue to monitor progress/completion of the punch list items until complete.

Move In/Staff Training/Commissioning

Gafcon will coordinate the contractor, subcontractors and vendors to schedule required training of Charter facilities maintenance and operation staff on the systems and equipment following project commissioning. Videos, live training, on-line training, and turnover of maintenance and operations manuals may be a part of this service. When manuals are provided, we encourage the maintenance and operations team leader to sign-off on the document to provide confirmation that the manual is sufficient for continued maintenance of the facility. Gafcon is able to provide all hand-off materials in a virtual format should the Charter desire this approach, utilizing the industry's cutting-edge tools.

Gafcon has coordinated the commissioning of hundreds of facilities, including those that seek CHPS and LEED certification (enhanced commissioning). During the design process, and especially at the beginning of construction, we will arrange meetings with the commissioning authorities to make sure that equipment and controls are being installed and tested as specified by the design/engineering team. When commissioning is scheduled to commence, Gafcon will be present to observe the entire commissioning process through project closeout and turn-over.

For Charter furnished materials, furniture and equipment, Gafcon will coordinate and schedule the delivery and installation of these items with the designated vendors with the Contractor to minimize the impact on construction (as an additional service). Gafcon has extensive experience with managing FF&E and coordinating movers to make sure the facility is ready to turn-over to the Charter as scheduled.

SECTION 12

Additional Information

GAFCON VALUE Close-Out

By working collaboratively with the District's maintenance and operations team early on, making sure final documentation is thorough, and providing comprehensive training before facilities are turned-over, we help prolong the life of your facilities.



Magnolia

Estimated Fee Schedule (Percentages)

July 30, 2017 Version 1.0



Associate	Firm	Position	Billing Rate	Total	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	
					169	169	169	169	169	169	169	169	169	
Average Billable Hours <input type="text" value="169"/> Input Rates														
Ron Takaki	Gafcon	Principal (No Charge)	\$ 265	\$ -	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Mike Lengyel	Gafcon	Construction Manager	\$ 160	\$ 64,896	50%	50%	20%	20%	20%	20%	20%	20%	20%	
David Rudge	Gafcon	Assistant Construction Manager	\$ 115	\$ 97,175	100%	50%	50%	50%	50%	50%	50%	50%	50%	
Ray Rodriguez	Gafcon	Construction Management Advisor (Charter Schools)	\$ 170	\$ 4,597	5%	5%	0%	0%	3%	0%	0%	3%	0%	
Hennie Degenaar	Gafcon	Estimator	\$ 150	\$ 10,140	10%	0%	0%	10%	0%	0%	10%	0%	10%	
Kim Romero	Gafcon	Scheduler	\$ 130	\$ 6,811	15%	2%	2%	2%	2%	2%	2%	2%	2%	
DOLLARS:					Construction \$ 183,619	\$ 40,222	\$ 25,113	\$ 15,565	\$ 18,100	\$ 16,427	\$ 15,565	\$ 18,100	\$ 16,427	\$ 18,100
CUMMULATIVE DOLLARS					\$ 40,222	\$ 65,335	\$ 80,900	\$ 99,000	\$ 115,427	\$ 130,992	\$ 149,092	\$ 165,519	\$ 183,619	
CUMMULATIVE DOLLARS (% of Total)					22%	36%	44%	54%	63%	71%	81%	90%	100%	

Construction

SECTION 13

Budgetary Estimate for Fees

HOURLY RATES

Principal-in-Charge	\$265.00
Construction Manager	\$160.00
Assistant Construction Manager	\$115.00
Charter School Advisor (as-needed)	\$170.00
Estimator	\$150.00
Scheduler	\$130.00

Cover Sheet

Approval of Selected Construction Management Services for MSA 1 Facility

Section: II. Action Items
Item: C. Approval of Selected Construction Management Services for
MSA 1 Facility
Purpose: Vote
Submitted by:
Related Material: II C Construction Manager for MSA 1.pdf



Board Agenda Item #	Agenda # II C
Date:	August 10, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Mustafa Sahin, Principal
RE:	Construction Management Contract

Proposed Board Recommendation

I move that the board authorize Dr. Young, CEO and Superintendent of MPS to negotiate and execute the contract with PrimeSource as Construction Management Services Company for work associated with construction of a new two story classroom building and associated site for Magnolia Science Academy 1, an existing 6-12 charter school in Reseda, California. The project address is 18216-18220 Sherman Way, Reseda, CA 91335.

Background

MSA1 is planning to build a brand new two story high school building with rooftop that will allow us to use on the current gym and new building that we purchase, 18216-18220 Sherman Way in Reseda, CA..

MSA1 received quotes from two different vendors to demolish the building. MPS evaluation committee met and recommends PrimeSource as the Construction Management Company for MSA 1 bond projects.

PrimeSource was selected based on the bid price and their experience in this type of the work. The company's principal manager who will be leading this project has experiences working with Los Angeles schools.

Budget Implications

- Total amount: not to exceed \$308,450
- Funding Source: 2017 Bond Fund

How Does This Action Relate/Affect/Benefit All MSAs?

MSA1 will have a brand new high school building which will allow us to increase the enrolment to 920 in 5 years.

Name of Staff Originator:

Frank Gonzalez, Chief Growth Officer

Exhibits (attachments):

Bid prices from both RFP's are attached.

Budgetary Estimate for Fees - Magnolia Science Academy Needs

We have evaluated fees based on an assumed construction cost (without soft costs) of \$10 million and the following draft schedule of activities:

Draft Example Schedule	August	September	October	November	December	January	February	March	April	May	June	July	August
Building Permits CIVIL	???												
BID and Award													
Submittals - Administrative													
Submittals - Technical													
Contract Administration													
Closeout													
Precon. Site Secure													
Measurement and Demolition													
Materials Fabricate & Produce													
Foundations SOE UG Utilities													
Steel Fabrication													
Structural Erection													
Streamed Form Deck and Pour													
Roof Deck and Pour													
MLP Rough - Floors													
Exterior Framing and Structure													
Roofing													
Soof Latching													
Exterior Envelope: Doors Windows													
Interior Partitions Framing													
MFP Roughin Walk Ceiling													
Drywall													
MFP Finish													
Subroom Finishes													
Laboratory Finishes													
Mech Finishes, FF&E													
Site Work Sitework													
Demobilization & Site Turnover													

Fee Proposal - We have prepared the following fee estimate based on traditional reimbursable work assignments. There are a large number of factors that can increase or decrease the quantity of hours required to manage a project. This estimate assumes that an inspector is on site at all times and serves as the "eyes and ears" for the project, and that there is a single construction contract to manage. Small projects can require a disproportionate cost compared with larger projects because of the disproportionate administrative effort required for the size of the project. PrimeSource proposes a collaboration between Magnolia, PrimeSource, and the RFB to minimize field hours and maximize CM efficiency and cost effectiveness.

Draft Reimbursable Work Plan	Estimated Monthly Hours													Total	Unit	Cost	
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug				
Principal	80	80	80	80	80	80	80	80	80	80	80	80	80	600	\$ 216,000	\$ 15,300.00	
Project Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Field and Office Engineer	20	60	8	8	8	8	8	8	8	8	8	8	8	320	\$ 225.00	\$ 40,000.00	
Estimator	30	30	0	0	0	0	0	0	0	0	0	0	0	150	\$ 150.00	\$ 22,500.00	
Admin Assistant	40	60	50	50	50	50	50	50	50	50	50	50	50	600	\$ 55.00	\$ 33,000.00	
Total																	\$ 208,800.00

Alternative Fee Proposal: PrimeSource understands charter school economics and the challenges faced by all charter schools. We offer an alternative fee proposal by which, in lieu of an hourly reimbursable approach, PrimeSource will manage the project for a flat fee of \$250,000 based on the assumptions identified above and if PrimeSource is also managing the Magnolia Science Academy Santa Ana Gymnasium contract.



REVENUES

Phase I - Mobilization/Pre-Construction Phase

Phase II - Bid/Owner Phase

Phase III - Construction /Close Out Phase

Account	Item	Proxies	Proj. Size	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	
Gafcon/Services	Initial	Survey Package	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Site Visit	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Permitting	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Value Estimate	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Construction	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Close Out	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Summary	Construction Mgmt	\$ 10,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	TOTALS:			\$ 60,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

SECTION 13 Budgetary Estimate for Fees

HOURLY RATES

Principal in-Charge	\$265.00
Construction Manager	\$160.00
Assistant Construction Manager	\$115.00
Charter School Advisor (as-needed)	\$170.00
Estimator	\$150.00
Scheduler	\$130.00
Project Coordinator	\$90.00
Labor Compliance Officer	\$85.00

REIMBURSABLE EXPENSES:

Client shall reimburse Gafcon for all out-of-pocket expenses associated with this Project, plus an administrative fee equal to fifteen percent (15%) of the expenses.

The following are examples of the various expenses that are typically related to Gafcon's Services, however, these examples are not intended to be inclusive of all potential reimbursable expenses:

- Postage, shipping, couriers, telephone expenses, facsimiles and copies.
- Blueprinting, photo-reproducing, and photography for jobsite surveys or related activities.
- Software licenses, support and maintenance fees related to the Services.
- Telecommunications, internet and hosting fees.
- Office set-up for new site locations including but not limited to, physical location rentals, furniture and technology rentals, equipment rental/leases and moving expenses.
- Mileage costs shall be charged at the prevailing IRS rate to and from the project(s) and the respective Gafcon office.
- Out of town travel including airfare, lodging, meals, taxi or car service, and incidentals.
- Hourly Rates are subject to change on an annual basis.

PrimeSource Project Management

Proposal for Construction Management Services

Magnolia Science Academy 1 High School Building Project



August 8, 2017



TABLE OF CONTENTS

1. Cover letter	1
2. General Information.....	3
Firm Profile:	4
Resumes Of Key Personnel	5
Tim Buresh, P.E., DBIA, CCM.....	5
Karen McLaurin Buresh	6
Mark D. Egnor	7
3. Capacity	8
4. New School Experience	9
5. References	15
6. Recent Projects	17
7. CM Experience	23
8. Working With Magnolia	26
9. Overall Project Management.....	28
10. Insurance Coverage	30
11. Litigation	31
Attachment A: Budgetary Estimate For Fees.....	32
Estimate of Fees.....	33



August 8, 2017

Magnolia Educational & Research Foundation
250 East 1st Street, Suite 1500
Los Angeles, CA 90012

Attention: Frank Gonzalez

Subject: Magnolia Public Schools
Proposal for Construction Management Services
Magnolia Science Academy 1 High School Building Project

Dear Mr. Gonzalez:

PrimeSource understands your project requirements and is uniquely qualified to manage the new construction at the Reseda campus.

Magnolia wants to demolish an existing building and then construct a two-story classroom building including science labs and a rooftop activity space. This project is immediately adjacent to the operating school facility and must be constructed without compromising school operations. This project is not a Field Act project and will be built under the City of Los Angeles building regulations. The new building has been submitted for a building permit; final approval date is uncertain. We are not clear on the status of demolition and any associated City permits. The construction is straightforward. However, there are some special challenges to this project:

- You have to bid, award and begin construction by September 2017 to meet the current project completion date. This is a very short time to market and attract the right contractor at an acceptable price.
- The total project budget, including soft costs (CM, IOR, inspection, fees) is \$14.0 million, which would normally be adequate for this size project.
- The City of Los Angeles imposes numerous special permit and regulatory requirements that must be managed to prevent schedule disruption. Inspection has lately become more difficult with inconsistencies between plan check approvals and field inspection approvals.
- Then you have to complete the project by August 2018 in time for the start of school. This may be difficult



The most significant problem facing this project is an overheated school market in which there is an abundance of work and a shortage of key subcontractors. School districts are being challenged to attract sufficient bidders, and bidders of the right quality, and competitive pricing. A poor contractor selection or problem subcontractor will imperil completion dates and dramatically expand monitoring and management on site. Once past bidding, the challenge will be to get the contractor launched smoothly and very quickly so that ground is effectively broken as soon as possible - or the schedule will be threatened.

So the biggest challenges facing Magnolia must be dealt with in the first six weeks of the project. No pressure.

This is not the first time that PrimeSource has stepped into situations where action must take place quickly and effectively with no opportunity for missteps. We are not a typical construction management firm. Our specialty area is to help client deal with situations where non-traditional or creative solutions are required to be implemented quickly. We are creative and results oriented. We work as an extension of our clients' organizations with our primary focus on our clients' strategic and long term goals. PrimeSource has dealt with programs big and small: the common denominator is our ability to get things done.

PrimeSource was formed by partners with decades of public works experience. We are unique in that our experience and expertise includes roles in every aspect of project development - from planning and design through operation and startup. Our experience also includes roles as owner, designer, contractor, and operator. That makes us unique in the industry. And we know schools: primary centers to university research laboratories and everything in between. We also are very narrowly focused: at any time we only take on a handful of clients, and then we make absolutely certain that we provide those clients excellent service. Our business is almost exclusively derived from repeat clients - clients that we have already served well.

Please give us the opportunity to serve you.

Respectfully submitted,

Karen McLaurin Buresh
Managing Principal

Tim Buresh
President



2. General Information

a. Firm Information:

Name: PrimeSource PM LLC dba PrimeSource Project Management

655 Deep Valley Drive, Suite 335

Rolling Hills Estates, CA 90274

Main 424/903-0980

www.primesourcecpm.com

Contact:

tim.buresh@primesourcecpm.com

Direct 424/ 903-0981

Cell 424/903-9412

b. Licenses:

Timothy Buresh, Board of Professional Engineers Land Surveyors and Geologist,
Professional Civil Engineer #C40418

- i. California Limited Liability Company
2010
- ii. 2 Principals
- iii. 5 Employees



Firm Profile:

PrimeSource is an engineering and project management consulting business based in Rolling Hills Estates, California. The firm was first organized in 2010. PrimeSource became a limited liability corporation in 2013. We are a City of Long Beach and Port of Long Beach designated VSBE. We have a single office in Rolling Hills Estates.

PrimeSource was created out of a desire and unique ability to help people and organizations facing difficult project delivery challenges. The PrimeSource team has the unique experience to see the issues clearly, confront the hard decisions and come up with innovative or non-traditional solutions. We challenge the self-imposed constraints that too often lock project teams into failure. Our client base is made up of public agencies with large capital works programs and associated issues. Our scope of work is concentrated in the early and late phases of project delivery where most of the serious issues arise.

The firm's principals, **Karen and Tim Buresh** offer many decades of experience with the management of large capital programs for public agencies and large industrial clients. Our experience includes the entire range of capital program roles from owner to designer, construction manager, contractor, operator and maintenance. We have been responsible for creating capital program and operational asset management systems, and then managing those systems for public agencies with tens of billions worth of assets. Assets managed have ranged from major civil and building inventories to operational assets such as vehicle fleets to informational technology systems and disposable asset bases.

PrimeSource is an intentionally small company with a core permanent staff of five. That core staff is augmented with an extensive network of senior professionals in a wide variety of disciplines who have worked with Karen and Tim over the course of our careers. The PrimeSource network brings relationships that have been built over decades.



RESUMES OF KEY PERSONNEL

Tim Buresh, P.E., DBIA, CCM - President

Tim is the President of PrimeSource Project Management, responsible for the oversight of technical and engineering matters for clients of the firm. On this project, Tim will be the primary provider of services.

Tim has an extensive public works background and unparalleled comprehensive experience as a general contractor, designer, construction and program manager, and owner. He has worked on major civil engineering throughout the United States for over 40 years in both the private and public sector.

Sample project - Chief Operating Officer, Los Angeles Unified School District (LAUSD) - Tim was recruited by then-Superintendent Roy Romer to oversee this agency in crisis. Tim was charged with reforming the District's business, contracting and procurement operations. Tim restructured the Facilities Group to effectively deliver a \$10 billion school new construction and major renovation program including 70 new schools and over 600 existing campuses; restoring credibility, and successfully passed \$7 billion in new bonds. He was also responsible for the turnaround and completion of the infamous Belmont Learning Center.

Sample project - Interim Facilities Manager and Consultant, Beverly Hills Unified School District (BHUSD) - Tim assisted BHUSD in reorganizing its \$500 million facilities program on five campuses and 17 buildings. Assignment included periods as interim facilities Manager for BHUSD, retention of consultants, managing of design, regulatory and CEQA approvals, oversight of construction on an auditorium, classroom building, shade structures, and temporary portable classrooms.

Education and Professional Organizations:

Tim received his Bachelor's Degree (B.S.) in Civil Engineering from Michigan State University and a Juris Doctor (J.D.) degree from the University of Denver. Tim is a Registered Professional Engineer (P.E.) in California (#C40418), Arizona (#32094) and Washington (#34643) and is a member of the California State Bar (#139552). He is certified by the CMAA (Certified Construction Manager) and DBIA (Design Build Professional).

Tim is associated with several professional organizations, including Tau Beta Pi, Chi Epsilon, the American Society of Civil Engineers, the Construction management Association of America, the Design Build Institute of America, the American Public Works Association and the Society of American Military Engineers.



Karen McLaurin Buresh - Chief Executive Officer

Karen is the Chief Operating and Administrative Officer of PrimeSource Project Management, responsible for the management of the PrimeSource business and also offering project management services and support to clients. Karen's role on this project will be contract, procurement and dispute support.

As a former partner in a mid-sized downtown LA law firm responsible for the management of a successful practice area, Karen has extensive experience in the business of servicing large scale clients and managing teams to effectively and efficiently meet the needs of multiple clients. In addition, Karen has in-depth experience and expertise in the management and implementation of large-scale public projects, with over 20 years of experience with public agency projects and the acquisition of property for large-scale projects. Karen's expertise includes extensive experience working with various local State and federal agencies, including the Department of Toxic Substances, Regional Water Quality Control Boards and the Air Quality Management District in connection with major public projects.

Sample project - Los Angeles Unified School District's (LAUSD) \$10 billion, 140 schools Construction and Major Renovation Program - Working directly on over 100 sites, Karen was one of the key attorneys assisting the Los Angeles Unified School District with its massive multi-year school construction and expansion project; \$10 billion, 140 school Construction and Major Renovation Program. Karen assisted LAUSD staff with site selection, acquisition, pre-condemnation, and condemnation activities.

Education and Professional Organizations:

Karen received her Juris Doctor (J.D.) degree from the Gould School of Law at the University of Southern California in 1990, and a Bachelor of Science in Sociology from the University of California, Los Angeles in 1987.

Karen is currently the Director of Legislation for the 33rd District PTA, a member of the Executive Board of the Palos Verdes Peninsula Council of PTAs, serves as Vice-Chair of Legislative Affairs for the Palos Verdes Chamber of Commerce and is a member of its Legislative Affairs Committee and is currently serving as co-president of the League of Women Voters of Palos Verdes Peninsula/San Pedro.

Karen is a member of the State Bar of California (#150999), the Los Angeles County Bar Association, the American Public Works Association, the Construction Management Association of America, the Society of Military Engineers, the International Right of Way Association, the United States Women's Chamber of Commerce and the Palos Verdes Chamber of Commerce.



Mark D. Egnor - Scheduler

Mark Egnor has more than 27 years of experience in the construction industry as a general contractor and construction manager. He now works as a full time scheduler for project oversight and to support project delay analysis.

Mark's areas of expertise include project and construction management, planning, critical path method (CPM) scheduling, and delay analysis. His project experience includes schools, sports facilities, office buildings, retail and entertainment facilities, hotels, hospitals and medical facilities, parking garages, judicial and courtroom facilities, prisons and correctional facilities, civil buildings and community centers, warehouses, power plants, irrigation and drainage, dams, water supply, sewage and storm water handling and treatment facilities, airports, roads and highways, ports and harbors, rail and transit, and tunnels in the United States.

Sample project - Escambia County School District, Pensacola Beach Elementary School Reconstruction, Pensacola Beach, FL. Mr. Egnor was responsible for project management during the reconstruction of a multiunit school facility severely impacted by Hurricane Ivan. He also mitigated damages and claims with the Federal Emergency Management Agency (FEMA) and insurance adjusters for the project on behalf of the private school charter. (12/04-01/06)

Clark County School Board, Junior/Senior High School, Laughlin, NV. Mr. Egnor provided scheduling controls for a new multi facility school project.

Education and Professional Organizations:

Mark received his B.S. in Construction Engineering from Iowa State University in 1990. He is a certified Planning and Scheduling Professional, AACE.

He is a member of the Association for the Advancement of Cost Engineering (AACE), Construction Management Association of America (CMAA), and the American Public Works Association (APWA). He is also a Board Member of the AACE, Nevada Chapter.



3. Capacity

PrimeSource Project Management is an intentionally small firm with a small staff and narrow client list. We only accept work for which we are absolutely certain that we can provide exceptional service. We have an extensive network of professional contacts that we frequently draw upon to augment our core staff or to provide specialty services as needed for any particular project. We also have an extensive university network as an additional source of talent.



4. New School Experience

Tim and Karen have been intimately involved with school planning, design and construction for more than 15 years.

Los Angeles Unified School District- Facilities Program

We were intimately involved in the creation of the Los Angeles Unified School District (LAUSD) facilities construction program. Our involvement began when Tim became an Ad Hoc Member of the School Board Construction Committee and became part of the reorganization and revitalization of the Facilities Division into an effective capital delivery program. Tim was then recruited as the Chief Operating Officer for LAUSD. The Facilities program was massive but successful, ultimately delivering over 70 new schools and addressing a critical seat shortage and allowing LAUSD to drop the need for year round schools, a critical drag on student performance.

LAUSD New Seats	Number	Seats	Classrooms
New High Schools	18	29,638	1,246
New Middle Schools	6	8,391	346
New Elementary Schools	26	18,414	787
New Primary Centers	24	8,184	345
Additions	61	12,609	529
Playground Expansions	17	-	-
Continuation Schools	5	435	30
K-12 Project Definitions	38	2,882	119
Early Childhood Centers	48	38,915	1,493
Total	243	119,468	4,895

Karen was a key member of the new school team responsible for obtaining school sites in a crowded urban environment. Although Tim and Karen worked on many new schools, several stand out for requiring extensive personal effort in their delivery.



Edward R, Roybal Learning Center (formerly Vista Hermosa High School) - this was the infamous Belmont high school project. A massive developer/LAUSD sponsored mixed use project that would include housing units, commercial space, and a high school co-located on an urban brownfield site. The project failed for multiple reasons, particularly because of unresolved site safety issues with DTSC related to oil field methane emissions and an unaddressed active fault with CGS. After extensive litigation and a cost of more than \$300 million, LAUSD inherited a partially constructed and unoccupiable high school. Tim took the lead in resolving the methane issues with DTSC which required a 100% methane capture system for the site and in demolishing and then rebuilding a classroom building to avoid an active fault. This effort ultimately salvaged the site and delivered 2600 critical seats in an extremely crowded area of Los Angeles. The site also includes extensive playground and recreation facilities that are shared by the school and the community. The cost to complete the project was \$110,000,000.



Ramon C. Cortines School of Visual and Performing Arts - this new high school was built on the site of the former LAUSD District headquarters. The project required relocating LAUSD administration to an existing high rise office tower. The high school was the result of a public-private partnership that generated significant capital and operational funding to create a campus devoted exclusively to the performing arts and drawing students from all over LAUSD. The school is located near the Walt Disney Concert Hall, the LA County Music Center, and the LA Cathedral which created a demand for comparable architectural treatment of the school - while not diverting funds from other schools. The school delivered 1600 seats at a cost of \$87,457,000.



LACES Sports Facility Complex - This project included the construction of a gymnasium, internal swimming pool and other athletic functions on the Los Angeles Center for Enriched Studies campus, an existing school. The sports complex was designed and built as a joint use facility to serve both the campus and surrounding community. This was one of the first joint use community recreation projects between LAUSD and the City of Los Angeles. The project cost was \$15,996,000.



Victory Elementary School Playground Expansion - playgrounds were in short supply on LAUSD schools. Creating playground space required creative solutions. This project relocated surface parking to an underground parking garage. The project cost was \$3,056,000.



Lankershim Elementary School Addition - The LAUSD program removed many dilapidated portable classrooms and replaced them with new classrooms. This project was the first application of a prototypical classroom expansion design that was then used on multiple sites. This required a collaborative design review and certification process with DSA. This project included 13 classrooms plus an elevator and rest rooms. The project cost was \$7,188,000.



Helen Bernstein High School - after Tim left LAUSD, he worked for a general contractor. His responsibilities included three university projects and this new 1800 seat high school for LAUSD. The project was built on a very tight site, but still includes a football stadium, outdoor swimming pool, and large auditorium. The project costs was \$167,000,000.



5. References

PrimeSource is submitting the following resumes or persons familiar with our work and abilities. Caprice Young and Mike Lansing brought us into the LAUSD facilities program. Jim McConnell worked with us on LAUSD projects and brought us into the Boston MBTA restructuring program. Gary Woods managed our facilities work for the BHUSD. Brett Hobza and Dan Benner worked on designs at BHUSD under our supervision. Jim Hankla brought us into the Alameda Corridor, POLB and Camp Tahquitz projects.

1. **Caprice Young, Ed. D.**
CEO Magnolia Public Schools - Former Member Board of Education Los Angeles Unified School District
250 East 1st Street, Suite 1500
Los Angeles, CA 90012
cyoung@magnoliapublicschools.org
714/892-5066

2. **Mike Lansing**
Executive Director, Boys and Girls Club San Pedro - Former Member Board of Education Los Angeles Unified School District
1200 South Cabrillo Avenue
San Pedro, CA 90731
mlansing@bgclaharbor.org
310/833-1322

3. **Jim McConnell P.E.**
Associate Vice President University of Chicago - Former Vice President Ascent PGM, Former Facilities Executive Officer, Los Angeles Unified School District
5235 South Harper Court, Suite 1000
Chicago, IL 60615
jamcconnell@uchicago.edu
773/702-8541



4. Gary Woods, Ed.D.

Head of School, Chief Academic Officer, American University Preparatory School - Former Superintendent Beverly Hills Unified School District
435 South Figueroa Street, Suite 100
Los Angeles, CA 90071
gwoods@aupschool.org
310/795-8239

5. Brett Hobza, AIA

Managing Principal DLR Architects - Design of the BHUSD Beverly Hills High School campus and Hawthorne k-8 school
700 South Flower Street, 22nd Floor
Los Angeles, CA 90017
bhobza@dlrgroup.com
213/800-9400

6. Dan Benner, AIA

Ruhnau Ruhnau Clarke - Design of the El Rodeo k-8 school
3775 Tenth Street
Riverside, CA 92501
dbenner@rrcarch.com
951/684-4664

7. James Hankla

Fulcrum Consulting - former Port Commissioner Port of Long Beach, Chief Executive Officer Alameda Corridor Transportation Authority, City Manager City of Long Beach
6028 Avenida De Castillo
Long Beach, CA 90803-2004
jchfulcrum@aol.com
562/498-3880



6. Recent Projects

Beverly Hills Unified School District

A large portion of PrimeSource's program management work for the last seven years has been performed at the Beverly Hills Unified School District (BHUSD). Tim and Karen were initially brought into the BHUSD program to deal with then planned expansion of the LA Metro Purple Line under the District's only high school campus, an expansion that would have severely compromised the District's ability to renovate and expand the high school. That assignment expanded into assisting the District in defining and implementing its District-wide facility modernization and expansion program on its five campuses. Tim was later appointed as the interim Facilities Director to deal with absences of key staff.

The District is unique with all five campuses approaching 100 years in age and many buildings essentially unchanged since the 1930s. The older buildings are beloved by the community, and the entire District is considered a historic collection worthy of preservation. Unfortunately, they also share serious seismic deficiencies and require modernization throughout.

The District passed a major bond measure which was then improperly managed and implemented resulting in the loss of most key personnel associated with the project and paralysis in the program. After 5 years, only one project was underway. Tim led a series of strategic discussions with the Board to find a direction that made sense to the District and satisfied the community. It became apparent that a second bond would be required.

Tim led the overall programming and strategic planning development for the District program which ultimately grew into a \$500 million program. This included finding a replacement construction manager for projects then underway, rationalizing the District Education Specifications, completing and expanding existing building assessments, managing architects, engineers and other consultants. Completion of the building assessment work revealed serious seismic deficiencies across the campus. This resulted in the emergency closure of auditoriums and other building areas.

Four campuses require major modernization or building replacement; one campus requires the correction of long standing design and construction defects. Major redesign and value engineering took place. The District, which had not obtained or even applied for State funding successfully pursued State Seismic Mitigation Program (SSMP) funding for 15 buildings, which augmented bond funds and helped to prioritize the phasing sequence across the District. A District-wide execution plan including specific schedules, cost estimates, and scope was developed for all five campuses.



BHUSD had already passed a first bond measure which allowed some individual projects to proceed during this planning effort. Last year, program management was handed off to a permanent District Facilities Manager and PrimeSource focused on the long standing dispute with Metro.



Beverly Hill High School - The centerpiece of the program is the Beverly Hills High School campus modernization. This will require a 10-year long phased construction program that will sequentially replace or renovate seven buildings on the campus plus add an outdoor swimming pool and modernize athletic fields, all of which are community use facilities. Design is complete and regulatory approvals have been obtained. Students are in portables and modernization of the first two buildings is underway.



MAGNOLIA SCIENCE ACADEMY 1
CONSTRUCTION MANAGEMENT SERVICE
HIGH SCHOOL BUILDING PROJECT



Horace Mann K-8 Elementary School - the existing campus combined a classic historic classroom building with an ugly, dysfunctional mid-60's parking garage and laboratory building. The phased construction project required first modernizing a historic auditorium, then building a new main classroom building and underground parking garage, then renovating the historic classroom building, then demolishing the 1960s era structures. This is a WLC design. The first two phases are complete, and the third is underway. The total project costs is estimated at \$63,000.



El Rodeo K-8 Elementary School - This a beautiful school with historic architecture that mimics the local City Hall building. Unfortunately, it also shares the seismic weaknesses revealed in the modernization of City Hall. During building investigation, serious unanticipated seismic damage from the Northridge earthquake was uncovered which forced an acceleration of the El Rodeo building program. For safety reasons, students were moved into portables as quickly as possible, even before design was completed. This is an HMC design. The project is now under construction with an estimated cost of \$56,000,000.



Beverly Vista K-8 Elementary School - This school was severely damaged and rebuilt after the Northridge earthquake. Unfortunately, there were numerous construction and design defects in that construction resulting in extensive water intrusion and damage. The recent program addressed those issues, and made a major playground improvement, adding shade structures and replacing and expanding the existing artificial turf soccer field. Outstanding design and construction issues have been partially addressed. This is an LPA design. Total construction costs is estimated at \$13 million.



MAGNOLIA SCIENCE ACADEMY 1
CONSTRUCTION MANAGEMENT SERVICE
HIGH SCHOOL BUILDING PROJECT



Hawthorne K-8 Elementary School - this historic campus will require major modernization of the central historic building, and replacement of all other structures including an underground garage with a playground on the roof. The project is considered the least vulnerable seismically, and has been deferred until passage of the next bond. Design has been completed sufficient for SSMP funding applications. This is a DLR design. Construction cost is estimated at \$84 million.



7. CM Experience

PrimeSource has worked in every element of program delivery. We have experience doing these tasks, setting up organizations and managing others doing these tasks, cleaning up the poor work of others, and considerable experience teaching and training others how to do these tasks correctly.

Examples of this experience include:

Construction phasing plans - A good example would be the Beverly Hills High School phasing plan. Because this is an occupied crowded campus, and because almost every building must be replaced or renovated, it will require a ten year sequence of construction. The sequence is to: house half of all classes in portable classrooms; renovate existing buildings B1 and B2 and convert to library and administration; build a new gymnasium and underground parking garage; renovate the main classroom building; renovate the auditorium and performing arts buildings; remove existing continuation school and gymnasium buildings; and finally reconfigure athletic fields and community use areas and renovate existing Swim/Gym.

Information Technology - Our experience dates from the E-Rate programs at LAUSD and management of the LAUSD IT department. At BHUSD, we managed the development of District-wide IT specifications and began installing in new buildings and portables at BHUSD BHHS, Horace Mann and El Rodeo, and incorporated in all new designs.

Value Engineering - A good example of value engineering would be the BHUSD high school where a completed design based on a 100% replacement of all buildings was revised through value engineering to use a combination of renovation and new buildings to reduce cost from over \$300 million to a \$174 million project. At BHUSD, value engineering was used throughout design on all projects in order to contain or reduce costs.

Schedule Management - One of the hallmarks of our personal experience is the ability to move capital projects forward with schedule certainty. At LAUSD, Karen led acquisition of over 100 parcels critical to new school delivery with zero delay. Tim is widely credited with building the Alameda Corridor, a \$2.3 project in 1100 days, exactly on schedule. There are plenty of other examples. The industry has become too reliant on schedule software as a substitute for schedule management. Our schedule performance comes from our relentless focus on getting decisions made and things done. Our knowledge and experience working in all sides of the construction process allows us to know what needs to be done, quickly grasp whether or not it is on track, and then be knowledgeable enough and motivated to get problems fixed.



Pre-Construction - There are a range of preconstruction services that can arise, the exact mix is unique to every project. Because of our overall program management experience we have experience in all of the necessary services. They can range from making sure that inspection and testing and other services, or utilities, or all permits necessary to build schools are in place. One of the most important services is to properly market a project to obtain optimal bidding by both general contractors and subcontractors. It is not enough in today's market to do cursory marketing by standard advertising and posting of a job on common plan sites. There is too much work on the market, and many firms are put off from school projects. These factors need to be countered by direct marketing, getting on the phone with those firms that are most likely to be attracted to the project and then making sure that they are in fact bidding.

Construction - We have personally been responsible for managing over \$10 billion in capital projects. Our experience includes work as a self-performing general contractor. Hands on self-perform experience includes: concrete, masonry, steel, roofing, drywall, electrical, mechanical and plumbing. We understand exactly what is required to build a gymnasium and playground.

Phasing around existing facilities - A wide open greenfield site for construction has become a luxury. The vast majority of our projects have to be built among and around existing facilities both on and off site. We understand the balance of creating an environment that allows high construction productivity while minimizing disruption to the operating environment. This is especially important in schools where workers need to be segregated from children - and where curious children need to be kept away from fascinating construction sites. Fencing and gates are a start, but green screening is better to create a visual barrier. Time separation - working after regular school hours has proved useful especially where work extends into occupied areas. The basic construction sequence can be used to minimize intrusion and create barriers, such as focusing on completing a building envelope as quickly as possible so that the new structure isolated work from the school. Being creative with materials storage and delivery - like only using after hours delivery and making existing building space available for storage or to replace construction trailers - have also proven useful.



Regulatory experience - All school construction entails work with DSA, CGS, DTSC, OPSC, SAB, and CEQA. Our experience is in depth, and has frequently gone beyond the standard interaction. At LAUSD, we created funded DSA positions in order to expedite LAUSD projects. We worked directly with DTSC to correct the Belmont High School. We worked extensively with CGS to clear two BHUSD school sites despite another agency alleging the presence of project killing active seismic faults. At BHUSD we successfully pursued more SSMP funding from OPSC than any other agency. LAUSD once completely missed out on an annual OPSC/SAB bond allocation - the year after Tim began reorganizing work, LAUSD applications were prepared so well and so quickly that LAUSD applications beat out all other districts.

Constructability Reviews - We have looked over a lot of designs. Good constructability reviews take place throughout the design process in order to make sure that the most cost-effective and market friendly choices are made. Once design is complete constructability is focused on completeness, adequate dimensioning and detailing, non-proprietary specifications, inappropriate transfer of remaining design to the contractor, and attractiveness of the general and special conditions.

Estimating Services - Every one of our projects has entailed estimating, whether at a programmatic or parametric level, or preparing or reviewing bids, or doing change orders. We use the standard references and current cost performance data generated and related by public agencies as well as our own knowledge of construction costs and productivity.



8. Working With Magnolia

Team work - Relationships are based on trust, and trust in school projects is earned by performance. That begins by clearly identifying Magnolia goals and expectations. What are the most critical project goals - Minimal overall cost? Minimal cost of consultants? Schedule certainty? Minimizing impact to the operating school? Minimizing Magnolia staff hours required? Every project is different and we do not presume what is most important to Magnolia. Instead we ask, we listen and then we act accordingly.

The most important daily interaction is between the contractor, the IOR and the CM because this is where the greatest volume of activity takes place. The design team is less involved, and when needed, needs to be properly informed of emerging issues or expectations for decision making or approvals. The school needs to have the impacts of construction clearly explained and then buy into those impacts - and the team needs to maintain compliance with those requirements. Most of the communication on the project will not be face to face - it often takes too long and costs too much to get all parties together- and will instead be over the phone and by email. Everyone needs to recognize that electronic communication is an imperfect medium and no substitute for more personal communication. Miscommunication is inevitable, so when it happens, it needs to be corrected quickly and honestly and not allowed to fester.

Contractor compliance - Designers want to be assured that their design intent is being implemented correctly, and when issues arise, that they are appropriately involved in their resolution. Submittals are a key element in ensuring that the design intent has been properly implemented by fabricators and suppliers; getting contractors to complete all submittals early and completely is a great challenge. We often arrange "over the shoulder" reviews on site with both fabricators and designers when the schedule is critical or submittals are particularly complicated, or when a particular supplier is struggling. The IOR is the primary agent in assuring construction quality and conformance with design intent as the work is put in; regular reporting and early heads up when issues are discovered is critical. The single most important step is to ensure that "readiness reviews" are taken seriously and occur before the start of any element of construction. For the regulators, besides processing design changes, the largest challenge is ensuring that closeout documentation is completed promptly and correctly. The challenge is that this requires a group effort at a time when teams are already scattered and off on other projects - we begin the closeout process at the halfway point in the project.

Construction phasing - Assuming that all work is purchased in a single general contract, there is no need for phasing on this project. If multiple packages are used,



perhaps for cost savings purposes, then it is important that phasing be clearly thought out and coordinated in advance of all procurement.

Handling changes - This project is unique because construction of the main building should have revealed and design deficiencies or ambiguities which can be addressed before the gymnasium is built. Assuming a proper delineation between portions of the project, there should be relatively few changes. When they do occur, it is important to deal with change orders quickly and professionally so that they do not accumulate or hold up other work. Problems most often arise when folks refuse to acknowledge that a change has taken place and delay making appropriate design modifications, or when entitlement issues are deferred. It is always much better to deal with issues directly and promptly.

Claims management - Claims should never be a surprise: the warning signs are always present long before a claim appears. The first and most important claim management technique is to minimize their size by resolving the underlying change issues as promptly as possible. If claims arise, there is a discipline involved in assessing causation, entitlement, quantum - and fairness. That includes fairness to the contractor and fairness to the owner.

Bidding process - The single biggest challenge for this project will be bidding, attracting sufficient general contractor and subcontractor interest. This will require aggressive marketing to attract and maintain contractor interest. It also requires an effort to make the project and the delivery process attractive to contractors: complicated administration, excessive paperwork, unengaged consultants, and such factors will decrease contractor interest - and minimizing these aspects increases contractor interest.

Government agency coordination - The secret is to establish clear lines of communication, maintain transparency, and when submitting paperwork of any kind, be absolutely sure that it is 100% complete and accurate - and if unsure how to deal with an issue, ask first.



9. Overall Project Management

What is the secret to keeping projects on track in both design and construction? How best to control cost and schedule? We have a lot of techniques that control both design and construction. Here are a few.

In a nutshell, if an owner has a clear vision of what is important and needed, than maintains discipline in maintaining that vision throughout the design and construction process, you are half way there.

During design, one of the greatest schedule challenges is maintaining the necessary critical mass to drive the process forward as quickly as possible. The longer a design takes, the more likely it is to incur scope creep. Another problems is that designers - especially now - are often overcommitted and cannot allocate the requisite resources. Lately, the larger problems have come from the engineering disciplines with a tendency to inflate factors of safety and performance and redundancy. It is important and much better to keep projects "on a diet" as they are going through the design process then to incur major value engineering and redesign. Otherwise momentum and valuable time are lost.

There is a common trap of wasting time during design - and then trying to make it up during construction. It makes a lot more financial sense to speed up ten designers than to speed up 200 construction workers.

The key to controlling cost is to control scope. Again, it is a lot less expensive to design something cleanly and correctly the first time. That requires consistent owner input and decision making - and then holding the design team accountable.

Design is both iterative and sequential. BIM has created a temptation toward never ending refinement, which leads to too much time being consumed during the schematic and design development phases and not enough time for the detailed development phase. It means pushing the design team - and the client - to finalize design concepts and move on. It is particularly important that architecture become sufficiently finalized that structural, electrical and mechanical design can progress through its iterative and sequential steps.

The budget during design is most subject to owner approved scope creep. However, within the design team, it is most important to control gross square footage and building efficiency, and among the engineering disciplines to control overall redundancy or design conservatism.

The single biggest schedule risk to school projects is the DSA design review process. DSA is now so busy that DSA design review time often exceeds total design time. There is little than can be done to expedite DSA; there are steps that can be taken to



ensure that nothing holds up a DSA review, including frequent conversations with DSA and understanding DSA expectations and making sure that the design looks “normal” to DSA, and especially to make sure that any submittal to DSA is as complete and close to perfect as possible. The most important caution is for owners to anticipate this delay - and not expect to collapse construction to make up for the time lost at DSA.

Construction cost control begins during procurement. Has the package been designed to be attractive to the market? Is the performance time reasonable? Has the client taken steps to make the project “buildable” - dealing with issues like access, utility coordination, finding adequate staging areas, assembling an owner management and inspection team that is professional, reasonable and proactive? Special conditions should explain clearly how the owner expects the project to be built, inspected, and administered. All expectations should be clearly established at the time of bid.

There has been a lot of effort toward prequalification of general contractors and key subcontractors. This has not proven to be as beneficial as hoped by the owners; it unfortunately has become one of the deterrents to bidding that decreases the bidding pool. On the other hand, calling bidders and directly requesting that they bid - and then listening to their comments or request on things like adjust bid dates - continues to yield good results.

During construction, controlling cost is mostly about keeping the project on track and helping the contractor and subs to work as efficiently as possible. Construction is an imperfect process, and the challenge is to not let small issues divert attention from overall goals and progress. We strongly advocate resolving issues quickly and simply.

We pay a lot of attention to submittals and the submittal preparation and approval process: any issue on either end is a red flag for the balance of the project that warrants increased attention throughout the project. We pay a lot of attention to how the work progresses: a good project should be clean and orderly with work smoothly progressing from one element to another with few incomplete or deficient elements to be addressed later. Whenever we find otherwise, red flags go up. We pay a lot of attention to the relationship between the IOR and the contractor and how quickly and smoothly issues are being resolved between them. A well run job will still have issues, but most of them should get resolved long before they turn into formal deficiencies.

And the final risk is the project that is never quite complete - with outstanding punchlists, or deficiencies, or change orders not processed through DSA or final closeout certifications or turnover materials completed. An extended closeout costs money and can sour a previously good impression of a project.



MAGNOLIA SCIENCE ACADEMY 1
CONSTRUCTION MANAGEMENT SERVICE
HIGH SCHOOL BUILDING PROJECT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/31/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Griswold & Griswold Insurance Agency Inc. 25550 Hawthorne Blvd. #200 Torrance CA 90505		CONTACT NAME: Steven Griswold PHONE (A/C, No, Ext): (310) 377-7172 FAX (A/C, No): E-MAIL ADDRESS: steven@griswoldinsurance.com	
INSURED Primesource Pm, LLC 655 Deep Valley Dr Ste 335 Rolling Hills Estat CA 90274		INSURER(S) AFFORDING COVERAGE	
		INSURER A: TRAVELERS CAS INS CO OF AMER	NAIC # 19046
		INSURER B: LIBERTY MUT INS CO	23043
		INSURER C: TRAVELERS PROP CAS CO OF AMER	25674
		INSURER D: MIDWEST EMPLOYERS CASUALTY COMPANY	23612
		INSURER E: ADMIRAL INSURANCE COMPANY	24856
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		Y	6803E586597	03/24/2017	03/24/2018	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COM/PO AGG	\$ 2,000,000	
								\$	
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			BAA (17) 56 34 92 58	10/15/2016	10/15/2017	COMBINED SINGLE LIMIT (Ea accident)	\$ 1000000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			CUP3E587705	03/24/2017	03/24/2018	EACH OCCURRENCE	\$ 1,000,000	
							AGGREGATE	\$ 1,000,000	
							PR/COMP OPS AGG	\$ 1,000,000	
							PER STATUTE		
							OTHER		
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y	N/A	BNUWC0139351	01/16/2017	01/16/2018	E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
E	Errors and Omissions			EO00035601-01	10/30/2016	10/30/2017	Occurrence	\$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holder and Southern California Schools Risk Management are listed as additional insured with respects to general liability coverage.

CERTIFICATE HOLDER Magnolia Public Schools 250 East 1st Street, Suite 1500 Los Angeles CA 90012	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



11. Litigation

PrimeSource has never been listed as a named party in any litigation. PrimeSource has never had a professional liability claim filed against it or its professional liability insurance coverage. PrimeSource has no predecessor and has never filed for bankruptcy.



***BUDGETARY ESTIMATE FOR FEES:**

PrimeSource rates are fully loaded. We do not charge for mileage or office reimbursables or personal equipment. We do not markup project reimbursable costs that are passed through PrimeSource. We do not markup subconsultants.

Hourly Rate Schedule:

Principal	\$ 250.00
Project Manager	165.00
Field Engineer	125.00
Scheduler	150.00
Estimator	150.00
Administrative Assistant	55.00

[ATTACHMENT A - BUDGETARY ESTIMATE OF FEES - FOLLOWS]

Budgetary Estimate for Fees - Magnolia Science Academy Reseda

We have evaluated fees based on an assumed construction cost (without soft costs) of \$10 million and the following draft schedule of activities:

Draft Example Schedule	August	September	October	November	December	January	February	March	April	May	June	July	August
Building Permits City LA	???												
Bid and Award													
Submittals - Administrative													
Submittals - Technical													
Contract Administration													
Closeout													
Precon - Site Secure													
Abatement and Demolition													
Materials Fabricate & Procure													
Foundations SOG UG Utilities													
Steel Fabrication													
Structural Erection													
Second Floor Deck and Pour													
Roof Deck and Pour													
MEP Rough - Floors													
Exterior framing and Stucco													
Roofing													
Roof Fencing													
Exterior Envelope Doors Windows													
Interior Partitions Framing													
MEP Roughin Walls Ceiling													
Drywall													
MEP Finish													
Bathroom Finishes													
Laboratory Finishes													
Arch Finishes, FF&E													
Site Work Sidewalks													
Demobilization & Site Turnover													

Fee Proposal - We have prepared the following fee estimate based on traditional reimbursable work assignments. There are a large number of factors that can increase or decrease the quantity of hours required to manage a project. This estimate assumes that an inspector is on site at all times and serves as the "eyes and ears" for the project, and that there is a single construction contract to manage. Small projects can require a disproportionate cost compared with larger projects because of the disproportionate administrative effort required for the size of the project. PrimeSource proposes a collaboration between Magnolia, PrimeSource, and the IOR to minimize field hours and maximize CM efficiency and cost effectiveness.

Draft Reimbursable Work Plan	Estimated Monthly Hours													Total	Unit	Cost
Principal	8	4	4	4	4	4	4	4	4	4	4	4	8	60	\$ 250.00	\$ 15,000.00
Project Manager	80	80	80	80	80	80	80	80	80	80	80	80	80	1040	\$ 165.00	\$ 171,600.00
Field and Office Engineer	0	0	0	0	40	40	40	40	40	40	40	40	0	320	\$ 125.00	\$ 40,000.00
Scheduler	20	60	8	8	8	8	8	8	8	8	8	8	0	160	\$ 150.00	\$ 24,000.00
Estimator	30	30	8	8	8	8	8	8	8	8	8	8	0	140	\$ 150.00	\$ 21,000.00
Admin Assistant	40	60	50	50	50	50	50	50	50	50	50	60	60	670	\$ 55.00	\$ 36,850.00
Total																\$ 308,450.00

Alternative Fee Proposal: PrimeSource understands charter school economics and the challenges faced by all charter schools. We offer an alternative fee proposal by which, in lieu of an hourly reimbursable approach, PrimeSource will manage the project for a flat fee of \$250,000 based on the assumptions identified above and if PrimeSource is also managing the Magnolia Science Academy Santa Ana Gymnasium contract.

Cover Sheet

Approval of Demolition Contract for MSA 1 Building

Section: II. Action Items
Item: D. Approval of Demolition Contract for MSA 1 Building
Purpose: Vote
Submitted by:
Related Material: II D MSA 1 Demolition.pdf



Board Agenda Item #	Agenda # II D
Date:	August, 10, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Mustafa Sahin, Principal
RE:	MSA 1 - Demolition Contract

Proposed Board Recommendation

I move that the board authorize Dr Young, CEO and Superintendent of MPS, to negotiate and execute the contract with Interior Demolition Inc to do abatement and demolition services for work associated with the Magnolia Science Academy 1 (MSA1) project at 18216-18220 Sherman Way in Reseda, CA.

Background

MSA1 is planning to build a brand new two story high school building with rooftop that will allow us to use on the current gym and new building that we purchase, 18216-18220 Sherman Way in Reseda, CA. We need to demolish the existing two-story structure on the site.

MSA1 received quotes from two different vendors to demolish the building.

The MPS selection Committee reviewed both proposals and recommends Interior Demolition Inc. to do the abatement and demolition services after considering the bid price and their experience in this type of the work. The recommendation is finalized after the Interior Demolition Inc. representative came to visit MSA 1 and confirmed the bid amount.

Budget Implications

- Contract not to exceed \$153,500.00,
- Funding Source: 2017 Bond

How Does This Action Relate/Affect/Benefit All MSAs?

This will allow MSA1 to build a new high school building.

Name of Staff Originator:

Frank Gonzalez, Chief Growth Officer

Exhibits (attachments):

Bid Amounts from the RFP's received.

Interior Demolition

Name	Description	Unit Cost	Total Cost
DEMOLITION			
Dust Control			
Dust Control	Measures for Dust Control	\$2,000.00	\$2,000.00
Dust Control Subtotal:			\$2,000.00
Permits			
Permits	City of Los Angeles Demolition Permits	\$2,500.00	\$2,500.00
Permits Subtotal:			\$2,500.00
Erosion Control			
Erosion Control	Erosion Control install BMP's	\$2,000.00	\$2,000.00
Erosion Control Subtotal:			\$2,000.00
Pedestrian Canopy			
Pedestrian Canopy	Pedestrian Canopy for the Sidewalk	\$4,000.00	\$4,000.00
Pedestrian Canopy Subtotal:			\$4,000.00
Abatement			
Abatement	Abatement per report by Clark Salt Clark, Inc.	\$28,000.00	\$28,000.00
Abatement Subtotal:			\$28,000.00
DEMOLITION			
Building Demolition	Building Demolition 20,730 SQF	\$115,000.00	\$115,000.00
DEMOLITION Subtotal:			\$115,000.00
DEMOLITION Subtotal:			\$153,500.00
Grand Total			\$153,500.00

Blackwell Construction, Inc
Magnolia Science Academy 1 - Demolition

Project: Magnolia Science Academy 1 - Demolition					
Loc: 18215 Sherman Way Reseda					
Desc: Demolition of existing building					
Size:					
Date: 8/7/2017					
Code#	Trade	Quantity	Unit	Unit Cost	Total
01	GENERAL CONDITIONS - misc items				
010100	Temporary Fencing - 1 month	1	LS	\$2,500.00	\$2,500.00
010131	Permit Fee Allowance - demo + plumbing cap permit	1	LS	\$1,000.00	\$1,000.00
02	SITWORK				
020100	Demolition - abatement of asbestos + Lead	1	LS	\$105,600.00	\$105,600.00
020101	Demolition - demo building only	1	LS	\$151,455.00	\$151,455.00
03	CONCRETE				
04	MASONRY				
05	METALS				
06	WOOD				
07	THERMAL AND MOISTURE PROTECTION				
08	DOOR & WINDOWS				
09	FINISHES				
10	SPECIALTIES				
11	EQUIPMENT				
12	FURNISHINGS				
14	ELEVATORS				
15	MECHANICAL				
150200	Plumbing - cap sewer fee	1	each	\$750.00	\$750.00
16	ELECTRIC				\$750.00
180100	Electricity - no work included		C.L.R.	\$0.00	\$0.00
	Subtotal Construction				\$281,305.00
	Liability Insurance - \$10,500,000				\$2,743.75
	General Conditions - supervision/temp facilities/toilets/etc	1	month	\$25,000.00	\$25,000.00
	Contractor Fee - 10%				\$26,130.50
	CONSTRUCTION PROJECT TOTAL				\$315,179.25
	ADD ALTERNATES				
1	Demolition of parking lot to the west including canopies (in blue)	1	LS	\$43,666.00	\$43,666.00
2	Demolition of parking lot behind the building to be demolished	1	LS	\$32,000.00	\$32,000.00
3	Full Time Site Security when no construction - allowance	1	months	\$11,000.00	\$11,000.00
	NOTES:				
1	Project will take approx 4 weeks to complete from permit issuance.				
2	DWP fees are not included				
3	Water/Wetel + sewer fees are not included				
4	Permit and agency fees are an allowance				
5	Structural observations fees not included				
6	No performance or payment bond fees are included				
7	No overtime costs are included				
8	No methane statement work included				
9	No hazardous waste removal or remediation is included other than asbestos				
10	Includes temporary canopy during demolition only				
11	Asbestos abatement includes full compliance with monitoring and certifications due to school issues and lead				

Cover Sheet

Approval of Amendment of General Contractor Contract to Include Phase II Budget

Section: II. Action Items
Item: E. Approval of Amendment of General Contractor Contract to
Include Phase II Budget
Purpose: Vote
Submitted by:
Related Material: II E Phase II Bond Project MSA SD.pdf



Board Agenda Item #	Agenda # II E
Date:	August 10, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Frank Gonzalez, Chief Growth Officer
RE:	MSA San Diego – Phase II Bond Project

Proposed Board Recommendation

I move that the board approve the increase in NexGen Contract resulting from MSA San Diego Phase II Construction Cost forecast for \$2,678,441. The MSA SD Phase II forecast is based on the estimate received from NexGen Building Group, plus 5% contingency allowance added, as reviewed by the construction committee.

Background

On July 13, 2017, a revised forecast for completed San Diego project was presented to the board in the amount of \$7,888,501. As of today, this estimate for San Diego Project Phase 1 has decreased by \$421,668.

Phase II Project cost estimate of \$2,550,896 was received from the general contractor on August 9, 2017 bringing the total Phase I and II estimate to \$10,145,273 including 5% contingency allowances for hard costs.

Budget Implications

- Funding Source: 2017 Bond

Name of Staff Originator:

Frank Gonzalez, Chief Growth Officer

Exhibits (attachments):

Total Project Cost Summary
Phase II Job Description from NexGen Building Group

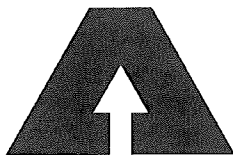
MSA San Diego Bond Project 2017

Phase 1 July Estimate	PHASE 1 Updated Budget Estimate	PHASE 2 Budget Estimate	Total Phase 1 and 2
	Soft Costs		
15,119	Environmental Assessment \$ 15,119		
156,508	Architecture and Engineering \$ 156,508		
58,060	Architecture and Engineering (Change Order) \$ 58,060		
42,750	Agency Fees \$ 42,750		
81,000	Project Management (EFG) \$ 141,750		
11,700	Inspector of Records (IOR)-Silver Creek \$ 11,700		
9,000	Temporary Administrative Office \$ 9,000		
29,000	Moving and Storage Costs \$ 29,000		
140,000	Inspector of Records (IOR)- Site \$ 140,000		
20,000	Swing Space \$ 20,000		
6,000	Expediting \$ 6,000		
12,000	Builders' Risk Insurance \$ 12,000		
581,137	Subtotal Soft Cost \$ 641,887		
58,114	Contingency @ 10% \$ 64,189		
639,251	Total Soft Cost \$ 706,076		706,076
	Hard Costs		
71,250	Abatement and Demolition \$ 71,250		
30,000	Furniture \$ 30,000		
114,440	Information Technology Infrastructure \$ 114,440		
0	Geotechnical Soils \$ 48,258		
3,500,000	General Contractor/Site Prep \$ 3,004,352	Gen Contractor- Base Bid plus Allowances 2,550,896	5,555,248
1,972,440	Silver Creek (Admin Building and MPR) \$ 1,972,440		
1,215,918	W. Scottsman \$ 1,261,719		
6,904,048	Subtotal Hard Cost \$ 6,502,459		\$ 9,053,355
345,202	Contingency @ 5% \$ 325,123	127,545	452,667.75
7,249,250	Total Hard Cost \$ 6,827,582	2,678,441	9,506,023
7,888,501	Total Revised Estimate \$ 7,533,658	2,678,441	10,212,098

* Phase 1 Revised estimate decreased by \$421, 668

* \$300,000 required reserves for replacement and repairs

MAGNOLIA SCIENCE ACADEMY PHASE 2 - SAMPLE / DRAFT SOV - 8-3-17		AIA Document G703			(Instruction on Reverse Side)		Page	
CONTINUATION SHEET		APPLICATION NUMBER:			APPLICATION DATE:		PERIOD TO:	
Contractor's signed Certification is attached.		In tabulations below, amounts are stated to the nearest dollar.			Use Column I on Contracts where variable retainage for line items may apply			
ACTIVITY ITEM NO.	B	C	D	E	F	G	H	
	DESCRIPTION OF WORK	SCHEDULE OF VALUE	WORK COMPLETED FROM PREV APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN)	TOTAL COMPLETED AND STORED TO DATE	% (G DIV BY C)	BALANCE TO FINISH
1	Bonds	\$21,431.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 21,431.00
2	Sub Bonds	\$15,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 15,000.00
3	Insurance	\$19,633.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 19,633.00
4	Supervision/Project Management/Engineering	\$96,250.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 96,250.00
5	Misc. Labor & Materials	\$81,700.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 81,700.00
6	Temp Facilities	\$25,800.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 25,800.00
7	Construction Schedule / Documentation	\$6,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 6,000.00
8	BMP's and Street Sweeping - Allowance	\$26,400.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 26,400.00
9	Landscape/Irrigation Repair & Prep - Allowance	\$10,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 10,000.00
10	Surveying - Allowance	\$10,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 10,000.00
11	Site concrete, B Foundations, bands, footings, edging, stairs, pole base, etc.	\$518,572.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 518,572.00
12	AC Paving	\$123,970.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 123,970.00
13	Pavement Marking/Signs, etc.	\$39,736.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 39,736.00
14	Pavers	\$81,635.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 81,635.00
15	Metal Fab, Ornamental Fence, Rail, Bollards	\$55,605.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 55,605.00
16	Chainlink Fencing	\$33,791.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 33,791.00
17	Landscape / Irrigation	\$208,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 208,000.00
18	Electrical	\$528,900.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 528,900.00
19	Plumbing	\$58,400.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 58,400.00
20	Misc. Specialties	\$43,500.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 43,500.00
21	Signage, Paint, CMU Allowance	\$20,000.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 20,000.00
22	OH&P (7%)	\$138,802.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 138,802.00
	TOTAL OF CONTRACT	\$ 2,143,125.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 2,143,125.00
	Changes / Proposed Allowances							
1	SDGE Allowance (TBD)	\$ 193,459.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 193,459.00
2	Owner Allowance (TBD)	\$ 107,156.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 107,156.00
2	Contractor Allowance (TBD)	\$ 107,156.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 107,156.00
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ -
	Total of Changes / Proposed Allowances	\$ 407,771.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 407,771.00
	GRAND TOTAL	\$ 2,550,896.00	\$ -	\$ -	\$ -	\$ -	0.00000000%	\$ 2,550,896.00



ABC Resources, Inc.
 1527 W State Street
 Ontario, CA 91762-4034
 State License 538680
 LIC: General A, C12, C32
 DIR PWCR# 1000001608

Bret Schaefer
 Phone 1-909-988-0390
 Direct 1-909-451-9925
 Fax 1-909-988-6201
 E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

CONCRETE

333,195
 5,997
 179,380

518,572

Site Concrete

Excludes Bldg. Foundatin pads, footings, etc to follow under separate cover

LS	Excavate, remove and haul away dirt for concrete curbs, stem wall footing, and thickened sidewalk edge		
LS	Form and Pour Bike Rack Locker Footings		
13,570	2- SF 4" PCC Hardscape over 3" Clean Washed Compacted Sand w/ 6x6 W2.9/W2.9 WWF B/C-5.0		
LS	Install thickened concrete edge at landscape areas (excluding along Bldgs Ftgs or existing sidewalk)		
137	15- Stem wall per Arch. Plans 21"x6" x 12"x24" w/ #4 at 24" O.C.; max. 1.3" exposed face		
215	17- 6" curb J/C-5.0		
890	18- Paver edging concrete curb C/C-5.0		
118	26- 12" wide concrete band around catch basin; C/C-5.3		
19	28- PCC concrete landings at portable buildings		
125	SF stairway concrete		
125	LF 12" wide mow concrete curb for fence	Item – Bldg B Stem Wall: Excavate, Form, Pour	\$36,779.67
1	Light Pole Base	Item Subtotal – Site Concrete Paving	\$333,195.29

INC. w/ PH.1
 ALLOWANCE
 ↑

Asphalt Paving

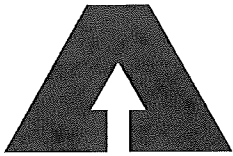
4,120	1- SF 3" AC pavement over 12" Class II Base in Fire Lane A/C-5.0		
11,110	1- SF 3" AC pavement over 8" Class II Base A/C-5.0		
18,458	9- SF 2" AC pavement over compacted native		
LS	Provide 28663 SF seal coat and striping		
63	20- 6" AC Berm E/C-5.0		
287	LF asphalt slot patch against new concrete curb	Item Subtotal - AC Paving	\$118,503.30
	<u>Budget Bid - Note #22- Repair asphalt cracks and failed patches approx. 5K SF</u>		\$39,766.56

Striping & Parking Signage

28	01725 - 4" white round ceramic pavement markers at 36" O.C. (4 ea. Per stall)		
4	02320 - Accessible Parking signage 15/A004		
1	02326 - Directional site signage 13/A004		
1	02330 - Accessible drop off sign 20/A004		
1	02328 - Site Entry sign 18/A004		
908	02520 - 3' wide ADA truncated domes per 14/A004		
46	03311 - Concrete wheel stop; Civil 13-Wheel stop detail G/C-5.0		
LS	09825 - 4" white line pavement markings		
1,423	09826 - 4" white diagonal crosshatch 36" O.C.		
LS	09827 - 4" blue line border		
10	32022 - Paving arrow markings per Type I Caltrans		
890	32025 - Fire Lane markings 8" red stripe with 4" white No Parking Fire Lane stencils @ 30'		
		Item Subtotal - Striping	\$39,736.25

Alternate Add

12	Each 2' Deep x 3' Square Column Wall Footing w/ 4 #5 (V) + 4 #4 (H) per Detail 8/A005		
808	LF redwood header around asphalt paving at Portable Bldgs	Alternate Item	\$5,997.00
4	05015 - Latch post bollard 4"	Alternate Item	\$1,400.00
3	05016 - Post bollard 6"	Alternate Item	\$1,500.00



ABC Resources, Inc.
 1527 W State Street
 Ontario, CA 91762-4034
 State License 538680
 LIC: General A, C12, C32
 DIR PWCR# 1000001608

Bret Schaefer
 Phone 1-909-988-0390
 Direct 1-909-451-9925
 Fax 1-909-988-6201
 E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

Building A Foundation [Excl. Gopher Slurry Slab]

Steel mounting hardware fabricated/furnished by others, i.e. anchor, base plates & bolts etc.

- LS Excavate remove and haul away dirt for stem wall, pedestal footings, return footings, access/vents
- 140 LF end wall footing 14" (3) #5 Cont. T&B
- 64 LF side wall footing 12" (2) #5 Cont. T&B
- 204 LF 8" wide stem wall
- 12 Interior Pad Footing 3'-8" Square (4) #5 EW; 11" min. 24" max. tall 16" Sq. Pier; 12" footing
- 12 Modline Return Footing 11" Min. 24" Max. [Ref. Detail 4/AF2.50 for rebar]
- 40 LF 6" wide concrete Vent
- 8 LF Access section (provide grate where shown)

PH. 1
 ALLOW.

Item Subtotal - Bldg A: Excavate, Form, Rebar, Pour \$158,914.61

Building C Foundation [Excl. Gopher Slurry Slab]

No Gopher Slurry Slab

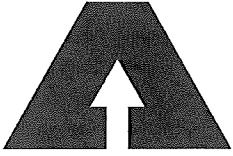
Steel mounting hardware fabricated/furnished by others, i.e. anchor, base plates & bolts etc.

- LS Excavate remove and haul away dirt for stem wall, pedestal footings, return footings, access/vents
- 168 LF end wall footing 20" (4) #5 Cont. T&B
- 120 LF side wall footing 18" (4) #5 Cont. T&B
- 288 LF 8" wide stem wall
- 40 Interior Pad Footing 4'-0" Square (4) #5 EW; 11" min. 24" max. tall 16" Sq. Pier; 12" footing
- 16 Modline Return Footing 10.583'x1.33'; 11" Min. 24" Max. [Ref. Detail 4/AF2.50 for rebar]
- 24 LF 6" wide concrete Vent
- 32 LF Access section (provide grate where shown)

Item Subtotal - Bldg C: Excavate, Form, Rebar, Pour \$179,380.04

General Conditions:

- * Excludes prevailing wages. Project is assumed charter school not receiving any public funding for project.
- * THIS IS A LUMP SUM BID. Any quantities shown above are for clarification of scope only. Not for interpolation of unit prices.
- * All work not specifically listed above in the scope of work is excluded and not included in the price.
- * Terms: 100% Net Thirty (30) Days
- * If accepted in writing within thirty (30) days from the date of this proposal, the above prices will be valid through 12-31-2017.
- * We acknowledge the following Addenda:
- * Excludes surveying, staking, layout for building pads by District/others.
- * This bid is based upon completing the above work in no more than two move-in.
- * Unless specifically listed above, this bid excludes any costs for engineering, testing, inspection, permits, bonds and traffic control.
- * If bonds are required, please add 3.5% to the total bid (\$300.00 minimum) for bond premiums.
- * Excludes any special conditions imposed by any permits issued to the owner and not noted on the plans or specifications.
- * Hydrant source water is to be furnished to an on site source by others. Applying water is included in the price.
- * Work is to be performed and completed during normal weekday hours. Price excludes overtime and weekend work.
- * Work area is to be clean, dry, and made ready for work by others prior to our moving in.
- * A 2% per month late fee will be added to all invoices and change orders not paid within thirty days from completion of said work.
- * Alternate pricing is not included in the base price.
- * Compacted sub-grade to be received within ±0.10 foot to balance. No import or export.
- * ABC Resources will not be held responsible for proper drainage of asphalt designed at less than one percent (1%) of fall.



ABC Resources, Inc.

1527 W State Street
Ontario, CA 91762-4034
State License 538680
LIC: General A, C12, C32
DIR PWCR# 1000001608

Bret Schaefer

Phone 1-909-988-0390
Direct 1-909-451-9925
Fax 1-909-988-6201
E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

- * Price excludes prime, seal, or tack.
- * Above proposal based upon concrete ready mix truck tailgate access to pour site.
- * This bid excludes any aggregate base under concrete.
- * Due to the instability of petroleum base product prices, all estimates are subject to possible material price increases.
- * ABC Resources makes no guarantee concerning the availability of asphalt paving materials.
- * ABC Resources will not assume any responsibility, financial or otherwise, for damages to unknown utilities
- * Excludes removal, installation or relocation of irrigation or utility lines, pipes, meters or utility boxes.
- * Adjusting and/or paving of utility valves, manholes, etc. to be performed by others.

AC PAVING



LIC# A880956

CALTRANS MBE/DBE #40569
 SLBE/ELBE #12RE0755
 DIR REGISTRATION #1000002968

To: Estimating Dept.

Project: Magnolia Science Academy

Attn. Lead Estimator

Bid No. 17-260 Rev.1

THIS BID IS AT PREVAILING WAGE RATES

BID DATE 7/28/2017

SCOPE OF WORK:

ITEM # 1	FINE GRADE, FROM PLUS OR MINUS ONE TENTH OF A FOOT @ \$ 0.37 PER S.F. (Scarify & Re-Compact) ESTIMATED QUANTITY 33,147 S.F. ESTIMATED COST	\$ 12,264.00
ITEM # 2	PAVE WITH 3" ASPHALT OVER 8" CLASS II BASE @ \$ 3.78 PER S.F. ESTIMATED QUANTITY 11,988 S.F. ESTIMATED COST	\$ 45,315.00
ITEM # 3	PAVE WITH 3" ASPHALT OVER 12" CLASS II BASE @ \$ 4.70 PER S.F. ESTIMATED QUANTITY 2,852 S.F. ESTIMATED COST	\$ 13,404.00
ITEM # 3	PAVE WITH 2" ASPHALT OVER NATIVE @ \$ 1.58 PER S.F. ESTIMATED QUANTITY 18,307 S.F. ESTIMATED COST	\$ 28,925.00 - PH. 1 ALLOW.
ITEM # 4	1 1/2" ASPHALT GRIND, SWEEP & HAUL AWAY & PAVE WITH 1 1/2" ASPHALT OVERLAY @ \$ 12.98 PER S.F. ESTIMATED QUANTITY 406 S.F. ESTIMATED COST	\$ 5,270.00
ITEM # 5	6" AC DIKE @ \$ 57.00 PER L.F. ESTIMATED QUANTITY 65 L.F. ESTIMATED COST	\$ 3,705.00
ITEM # 5	APPLY 2-COATS OF GAURD TOP ASPHALT SEAL @ \$ 0.25 PER S.F. ESTIMATED QUANTITY 60,047 S.F. ESTIMATED COST	\$ 15,012.00

TOTAL BID PRICE: \$123,895.00 - 28,925 = 94,970

NOTES:

- 1) AC BACK PATCHING OR FULL DEPTH AC REPAIR WILL BE INSTALLED AT THE RATE OF \$275.00 PER TON OF ASPHALT.
- 2) THIS PROPOSAL IS ONLY FOR THE QUANTITIES LISTED ABOVE IN ITEMS # 1-5. BID PRICES WILL BE ADJUSTED IF ACTUAL REQUIREMENTS OR QUANTITIES DIFFER FROM WHAT IS LISTED ABOVE.
- 3) 2X4 REDWOOD HEADERS WILL BE INSTALLED AT \$7.50 PER LF x 200 LIN. FT. = 6,000
- 4) THIS PROPOSAL IS BID FOR THE AC SHOWN ON C-2.1, C-2.2, C-2.3, & C-2.4 ONLY
- 5) TOTAL MOBS: 4 (Additional move-ins will be charged at \$1,500.00 per) + 3,000
- 6) ADDENDUMS NOTED: 1

+ 20K ALLOWANCE PER NOTES ON DRAWINGS

94,970
 6,000
 3,000
20,000

CONTINUED NEXT PAGE

503 E. MISSION RD., SAN MARCOS, CA. 92069

PHONE (760) 233-2980 FAX 760-233-2984

TOT. 123,970



To: Estimating Dept.

Project: Magnolia Science Academy

Attn. Lead Estimator

Bid No. 17-260 Rev.1

CONTINUED FROM PREVIOUS PAGE

ASPHALT MATERIALS NOTE FOR ABOVE PRICING:

DUE TO THE INSTABILITY OF THE PRESENT OIL PRICES, OUR ASPHALT VENDORS HAVE INFORMED US THAT THEY WILL NOT HOLD PRICES BEYOND DECEMBER 31, 2017 RAP ENGINEERING INC. MUST BE INFORMED OF CONTRACT INTENT WITHIN 30 DAYS OF THIS BID DATE TO LOCK IN DECEMBER 31, 2017 PRICING. NOTIFICATION OF CONTRACT INTENT BEYOND 30 DAYS OF THIS BID DATE COULD REQUIRE A BID ADJUSTMENT FOR MATERIAL PRICING. PAVING INSTALLATION AFTER DECEMBER 31, 2017 COULD REQUIRE AN ADJUSTMENT FOR MATERIAL PRICING. AN ORIGINAL & CURRENT ASPHALT VENDOR QUOTE WILL BE PRESENTED TO OUR CLIENTS TO VERIFY ANY ADJUSTMENT.

EXCLUDES:

PERMITS, PLANS, TESTING, ENGINEERING, SURVEY & STAKING, BOLLARDS, BOND & FEES FROM SAME, REFLECTORS, REFLECTIVE BEADS, BASE MATERIAL UNDER CONCRETE WORK, WATER SUPPLY, STRIPING, SIGNAGE, WHEEL STOPS, SAW-CUTS, SAND, REMOVALS, TYPE 2 SLURRY SEAL, TYPE J PAVING, LIME TREATMENT, POTHOLING, DUST CONTROL (Except for our work), GRINDING (Except for our work), NIGHT WORK, WATER POLLUTION CONTROL, EROSION CONTROL, TRAFFIC CONTROL, 'USA' MARKOUT, RAISING OR LOWERING MANHOLES, RAISING OR LOWERING VALVE CANS, CONTINUOUS SWEEPING, PCC WORK, CONCRETE CURBS, GEOTECH FABRIC, PAVING FABRIC, FILTER FABRIC, DEMOLITION, LUMBER RAMPING, BACKFILL & COMPACTION OF TRENCHES & CURBS, ALL UTILITY MARK-OUTS, CHIP SEAL, RESTORATION OF RIGHT-OF-WAY (Limits or Dimensions not shown on plans), SWPP AND ALL ROUGH GRADING.

INSURANCES: RAP ENGINEERING, INC.'S INSURANCE LIMITS FOR GL/AUTO ARE \$2M PER OCCURRENCE, \$3M AGGREGATE. WORKER'S COMPENSATION LIMITS ARE PER STATE REQUIREMENTS. ANY COVERAGE OVER THESE LIMITS IN NOT INCLUDED IN THIS PROPOSAL AND WILL BE PRICED UPON REQUEST. WAIVER OF SUBROGATION ALSO PRICED UPON REQUEST, EXCLUDES ANY RAILROAD INSURANCE UNLESS SPECIFICALLY NOTED.

PROPOSAL ACCEPTED: _____ DATE: _____ (Optional: ADD our bond rate of 1.5%)
 ZACHARY ROBERTS, ESTIMATOR # 760-233-2980

503 E. MISSION RD., SAN MARCOS, CA. 92069 PHONE (760) 233-2980 FAX 760-233-2984



ABC Resources, Inc.
 1527 W State Street
 Ontario, CA 91762-4034
 State License 538680
 LIC: General A, C12, C32
 DIR PWCR# 1000001608

Bret Schaefer
 Phone 1-909-988-0390
 Direct 1-909-451-9925
 Fax 1-909-988-6201
 E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

Site Concrete

Excludes Bldg. Foundatin pads, footings, etc to follow under separate cover

LS	Excavate, remove and haul away dirt for concrete curbs, stem wall footing, and thickened sidewalk edge		
LS	Form and Pour Bike Rack Locker Footings		
13,570	2- SF 4" PCC Hardscape over 3" Clean Washed Compacted Sand w/ 6x6 W2.9/W2.9 WWF B/C-5.0		
LS	Install thickened concrete edge at landscape areas (excluding along Bldgs Ftgs or existing sidewalk)		
137	15- Stem wall per Arch. Plans 21"x6" x 12"x24" w/ #4 at 24" O.C.; max. 1.3" exposed face		
215	17- 6" curb J/C-5.0		
890	18- Paver edging concrete curb C/C-5.0		
118	26- 12" wide concrete band around catch basin; C/C-5.3		
19	28- PCC concrete landings at portable buildings		
125	SF stairway concrete		
125	LF 12" wide mow concrete curb for fence	Item – Bldg B Stem Wall: Excavate, Form, Pour	\$36,779.67
1	Light Pole Base	Item Subtotal – Site Concrete Paving	\$333,195.29

Asphalt Paving

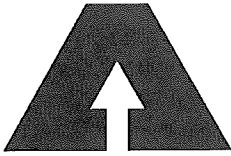
4,120	1- SF 3" AC pavement over 12" Class II Base in Fire Lane A/C-5.0		
11,110	1- SF 3" AC pavement over 8" Class II Base A/C-5.0		
18,458	9- SF 2" AC pavement over compacted native		
LS	Provide 28663 SF seal coat and striping		
63	20- 6" AC Berm E/C-5.0		
287	LF asphalt slot patch against new concrete curb	Item Subtotal - AC Paving	\$118,503.30
	Budget Bid - Note #22- Repair asphalt cracks and failed patches approx. 5K SF		\$39,766.56

Striping & Parking Signage

28	01725 - 4" white round ceramic pavement markers at 36" O.C. (4 ea. Per stall)		
4	02320 - Accessible Parking signage 15/A004		
1	02326 - Directional site signage 13/A004		
1	02330 - Accessible drop off sign 20/A004		
1	02328 - Site Entry sign 18/A004		
908	02520 - 3' wide ADA truncated domes per 14/A004		
46	03311 - Concrete wheel stop; Civil 13-Wheel stop detail G/C-5.0		
LS	09825 - 4" white line pavement markings		
1,423	09826 - 4" white diagonal crosshatch 36" O.C.		
LS	09827 - 4" blue line border		
10	32022 - Paving arrow markings per Type I Caltrans		
890	32025 - Fire Lane markings 8" red stripe with 4" white No Parking Fire Lane stencils @ 30'		
		Item Subtotal - Striping	\$39,736.25

Alternate Add

12	Each 2' Deep x 3' Square Column Wall Footing w/ 4 #5 (V) + 4 #4 (H) per Detail 8/A005		
808	LF redwood header around asphalt paving at Portable Bldgs	Alternate Item	\$5,997.00
4	05015 - Latch post bollard 4"	Alternate Item	\$1,400.00
3	05016 - Post bollard 6"	Alternate Item	\$1,500.00



ABC Resources, Inc.
 1527 W State Street
 Ontario, CA 91762-4034
 State License 538680
 LIC: General A, C12, C32
 DIR PWCR# 1000001608

Bret Schaefer
 Phone 1-909-988-0390
 Direct 1-909-451-9925
 Fax 1-909-988-6201
 E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

PAVEMENT MARKINGS / SITE SIGNS

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

Building A Foundation [Excl. Gopher Slurry Slab]

Steel mounting hardware fabricated/furnished by others, i.e. anchor, base plates & bolts etc.

- LS Excavate remove and haul away dirt for stem wall, pedestal footings, return footings, access/vents
- 140 LF end wall footing 14" (3) #5 Cont. T&B
- 64 LF side wall footing 12" (2) #5 Cont. T&B
- 204 LF 8" wide stem wall
- 12 Interior Pad Footing 3'-8" Square (4) #5 EW; 11" min. 24" max. tall 16" Sq. Pier; 12" footing
- 12 Modline Return Footing 11" Min. 24" Max. [Ref. Detail 4/AF2.50 for rebar]
- 40 LF 6" wide concrete Vent
- 8 LF Access section (provide grate where shown)

Item Subtotal - Bldg A: Excavate, Form, Rebar, Pour \$158,914.61

Building C Foundation [Excl. Gopher Slurry Slab]

No Gopher Slurry Slab

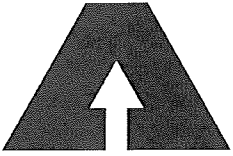
Steel mounting hardware fabricated/furnished by others, i.e. anchor, base plates & bolts etc.

- LS Excavate remove and haul away dirt for stem wall, pedestal footings, return footings, access/vents
- 168 LF end wall footing 20" (4) #5 Cont. T&B
- 120 LF side wall footing 18" (4) #5 Cont. T&B
- 288 LF 8" wide stem wall
- 40 Interior Pad Footing 4'-0" Square (4) #5 EW; 11" min. 24" max. tall 16" Sq. Pier; 12" footing
- 16 Modline Return Footing 10.583'x1.33'; 11" Min. 24" Max. [Ref. Detail 4/AF2.50 for rebar]
- 24 LF 6" wide concrete Vent
- 32 LF Access section (provide grate where shown)

Item Subtotal - Bldg C: Excavate, Form, Rebar, Pour \$179,380.04

General Conditions:

- * Excludes prevailing wages. Project is assumed charter school not receiving any public funding for project.
- * THIS IS A LUMP SUM BID. Any quantities shown above are for clarification of scope only. Not for interpolation of unit prices.
- * All work not specifically listed above in the scope of work is excluded and not included in the price.
- * Terms: 100% Net Thirty (30) Days
- * If accepted in writing within thirty (30) days from the date of this proposal, the above prices will be valid through 12-31-2017.
- * We acknowledge the following Addenda:
- * Excludes surveying, staking, layout for building pads by District/others.
- * This bid is based upon completing the above work in no more than two move-in.
- * Unless specifically listed above, this bid excludes any costs for engineering, testing, inspection, permits, bonds and traffic control.
- * If bonds are required, please add 3.5% to the total bid (\$300.00 minimum) for bond premiums.
- * Excludes any special conditions imposed by any permits issued to the owner and not noted on the plans or specifications.
- * Hydrant source water is to be furnished to an on site source by others. Applying water is included in the price.
- * Work is to be performed and completed during normal weekday hours. Price excludes overtime and weekend work.
- * Work area is to be clean, dry, and made ready for work by others prior to our moving in.
- * A 2% per month late fee will be added to all invoices and change orders not paid within thirty days from completion of said work.
- * Alternate pricing is not included in the base price.
- * Compacted sub-grade to be received within ±0.10 foot to balance. No import or export.
- * ABC Resources will not be held responsible for proper drainage of asphalt designed at less than one percent (1%) of fall.



ABC Resources, Inc.
1527 W State Street
Ontario, CA 91762-4034
State License 538680
LIC: General A, C12, C32
DIR PWCR# 1000001608

Bret Schaefer
Phone 1-909-988-0390
Direct 1-909-451-9925
Fax 1-909-988-6201
E-mail Bret@ABCResources.biz
SBE Certified 58723

Proposal 011049.00
Date 2017-07-31

Magnolia Science Academy
6525 Estrella Ave
San Diego, CA 92120

- * Price excludes prime, seal, or tack.
- * Above proposal based upon concrete ready mix truck tailgate access to pour site.
- * This bid excludes any aggregate base under concrete.
- * Due to the instability of petroleum base product prices, all estimates are subject to possible material price increases.
- * ABC Resources makes no guarantee concerning the availability of asphalt paving materials.
- * ABC Resources will not assume any responsibility, financial or otherwise, for damages to unknown utilities
- * Excludes removal, installation or relocation of irrigation or utility lines, pipes, meters or utility boxes.
- * Adjusting and/or paving of utility valves, manholes, etc. to be performed by others.

PAVERS

Magnolia Science Academy
San Diego, CA

Paaver Decor purposes to furnish and install the following:

* TDT. 61,635

Description	Provide & Install	Unit	QTY	Furnish and Install Unit Price	Total Price
Permeable Pavers		SF	10,022	\$6.15	\$61,635.30
Manufacturer:	Orco Pavingstones				
Color:	Chateau Blend (Field), Solar Tan (Parking Stripes Only)				
Size:	Aqua-Brick - 5"x10"x80mm				
Pattern:	Herringbone 90 or Running Bond				
Setting Bed:	2" - No. 8 Rock				
Joints:	No. 8 Rock Infill				
Edge Restraints:	EXCLUDED - All permeable pavers to have concrete bands/curb around perimeter and to be done by others.				
Move-Ins:	1 Move-In on this project, additional move-ins will be charged at rate of \$1,000.00 each.				
Specific Exclusions:	Demolition/Excavation or Trenching, Concrete Sub-Slab/Bands or Curbs, Sealer, Shop Drawings, Expansion Joints, Paver colors on Spec's, Solar Gray, Handicap Kit, Holland Pavers, Fabric under No. 8 Rock				
<i>25 YEARS</i>					
Add Permeable Base* (Pedestrian/Vehicular)		SF	10,022	\$3.95	\$39,586.90
No. 57 Rock:	6" Section (Pedestrian Only - 4,009 SF)				
No. 57 Rock:	4" Section (Vehicular Only)				
No. 2 Rock:	10" Section (Vehicular Only)				
Geo-Textile Fabric:	1 Layer of Mirafli 140N under No. 2 Rock and along sides at Vehicular, 1 Layer of Mirafli 140N under No. 57 Rock at Pedestrian Areas				
Specific Exclusions:	Demolition, Trenching/Excavation, Concrete Sub-Slab, Bands or Curbs, Sub-Soil Compaction, Perforated Drain, Drains *Permeable Base to be ASTM #8, #57 & #2, Spec Sieve does not match on spec bid is qualified with proper rock.				
Special Project Notes:	Permeable Base Sections qualified to meet industry standards per attached, details are incorrect for a permeable system. Everything is as qualified above, any items not specifically listed above is to be considered EXCLUDED from this proposal.				
				TOTAL:	\$101,222.20
STANDARD EXCLUSIONS: PERMITS, PRIMER OF SUBSTRATE, SHOP DRAWINGS, FEES, TESTING CHARGES, FILTER FABRICS, TRAFFIC CONTROL, POLYMERIC OR ENHANCED JOINT SANDS, STRUCTURAL MATERIALS, SEALER, CAULKING, JOINT SEALANT OR ANY ITEM NOT SPECIFICALLY MENTIONED ABOVE.					
All material is guaranteed to be as specified, and above work to be in accordance with the drawings and specifications provided for the above work and completed in a substantial workmanlike manner					
Use of PDMMI Proposal and pricing constitutes acceptance of the stated inclusions and Exclusions. Non-specified items are excluded whether or not items are stated in Plans or Specifications. Proposal is good for 90 days only.					
Thank you for the opportunity of allowing us to bid on your project and if you should have any questions please do not hesitate to call.					

BASE CHARGE (DEMOMIN) + 20% ROCK
PH. 1
ATTOR
INC. IN
PH. 1
SCOPE

Respectfully Submitted: *Timothy S. Cuevas*

Paaver Decor Masonry, Inc.
987 Calimesa Blvd.
Calimesa, CA 92320
Ph. (909) 795-8474 Ex. (909) 795-8425
License #725256

This proposal does not include Prevailing Wages.

7/28/2017

Magnolia Science Academy
San Diego, CA

Paver Decor purposes to furnish and install the following:

Commercial General Liability Insurance

General Aggregate Limit (other than Products & Completed Operations)	\$2,000,000.00
Products and Completed Operation Aggregate Limit	\$2,000,000.00
Personal and Advertising Injury Limit	\$1,000,000.00
Each Occurrence Limit	\$1,000,000.00
Fire Damage Limit – any one fire	\$50,000.00
Medical Expense Limit – any one person	\$5,000.00
Umbrella Excess Liability	\$4,000,000.00

Standard Insurance Exclusions: Silica and Asbestos; Employment Related Practices; Lead; Y2K; Paint Over Spray; Terrorism; Wrap Up/Owner Controlled Insurance Programs; Designated Products – prior products; Designated Work – prior work; Mold/fungus/organic Pathogen; Condominium Townhouse; Co-op; Cross Suits; Professional Liability; Total Pollution; Nuclear Energy; Unlicensed Contractors; Abuse & Molestation; Known Injury; Exterior Insulation Finishing Systems; Punitive Damages; Intellectual Property; Roofing; War

Endorsements: Blanket Additional Insured – w/Primary Wording & Waivers of Subrogation

Bonding Information:

Pinnacle Surety & Insurance Services
151 Kalmus Drive, Ste. A-201
Costa Mesa, CA 92626
CA License #0779200

(714) 546-5100 Ext. 23
(714) 546-3707 Fax
www.pinnaclesurety.com

Rates:

Bond costs for each bond is:
1.6% for first \$100 thousand, 1.5% for the next \$400 thousand, then 1% thereafter.

3 Million Single / 6 Million Aggregate

Paver Decor Masonry, Inc.
987 Calimesa Blvd.
Calimesa, CA 92320
Ph. (909) 795-8474 Fx. (909) 795-8425
License #725256

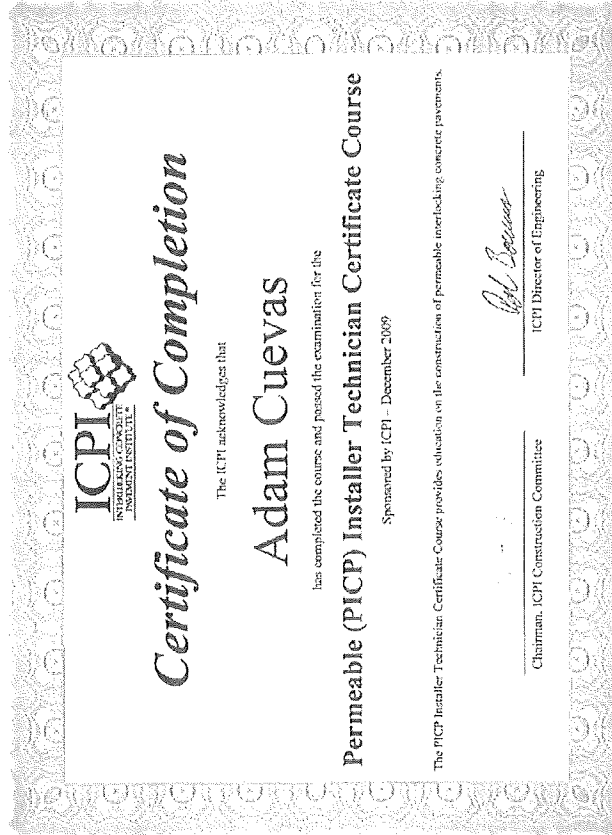
This proposal does not include Prevailing Wages.

7/28/2017

PaVer Decor purposes to furnish and install the following:

Magnolia Science Academy
San Diego, CA

California Certification Report	
11781 - PAVER DECOR MASONRY INC - SB	
Legal Business Name	PAVER DECOR MASONRY INC
Doing Business As	PAVER DECOR MASONRY INC
Address	987 CALIMESA BLVD CALIMESA, CA 92320
Email	tim@paverdecor.com
Web Page	http://www.paverdecor.com
Active Certifications	SB Jan 27, 2014 - Jan 31, 2017
Business Types	
Classifications	Construction:
Keywords	[721519] Masonry and stonework services INSTALLATION OF INTERLOCKING PAVERS, PERMEABLE PAVERS, ROOF PEDESTAL PAVERS, BRICK PAVERS, TACTILE WARNING SURFACING, GRANITE STONE PAVING, PRE-CAST ARCHITECTURAL SLABS
	Phone (909) 795-8474 FAX (909) 795-8425



PaVer Decor Masonry, Inc.
987 Calimesa Blvd.
Calimesa, CA 92320
Ph. (909) 795-8474 Fx. (909) 795-8425
License #725256

This proposal does not include Prevailing Wages.

7/28/2017

Paver Decor purposes to furnish and install the following:

Magnolia Science Academy
San Diego, CA



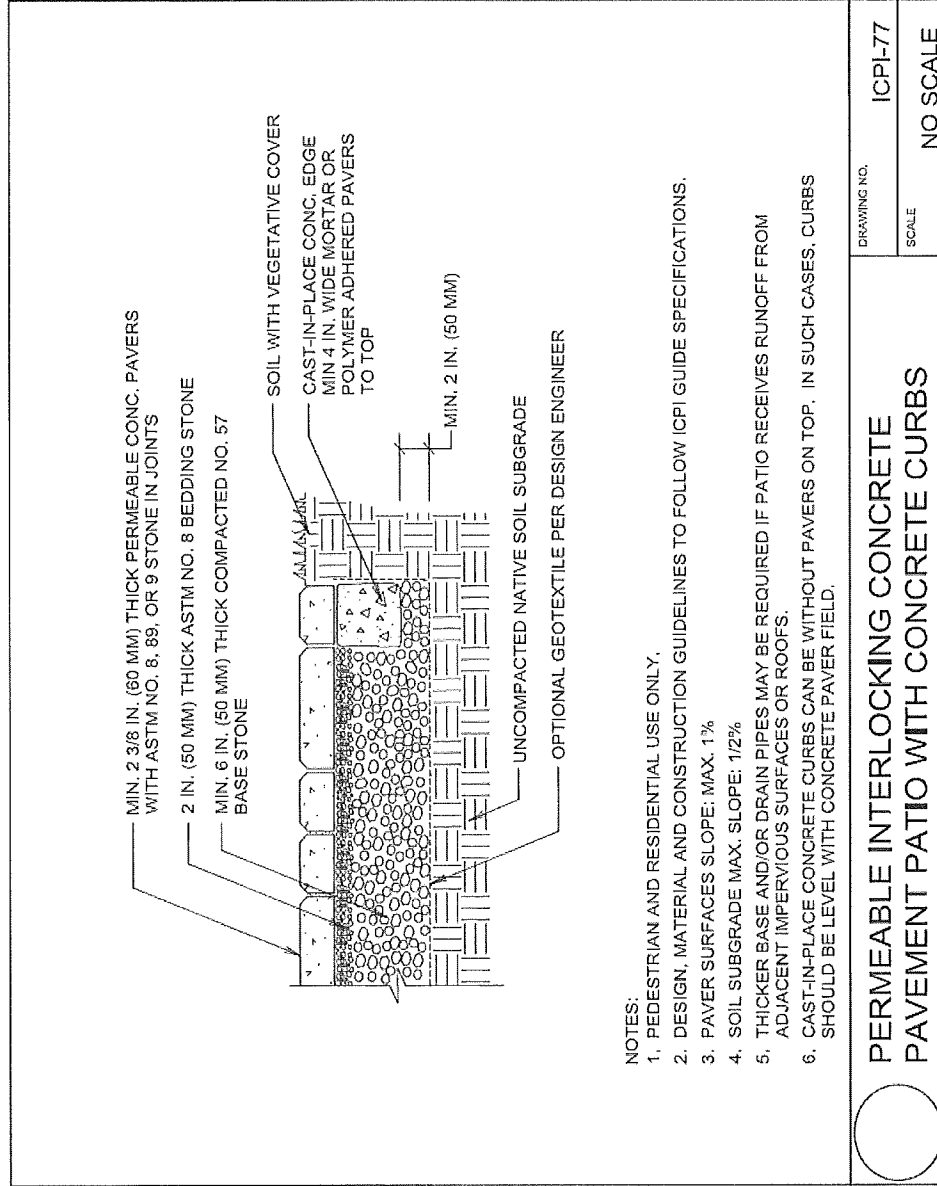
Paver Decor Masonry, Inc.
 987 Calimesa Blvd.
 Calimesa, CA 92320
 Ph. (909) 795-8474 Fx. (909) 795-8425
 License #725256

This proposal does not include Prevailing Wages.

7/28/2017

Paver Decor purposes to furnish and install the following:

Magnolia Science Academy
San Diego, CA



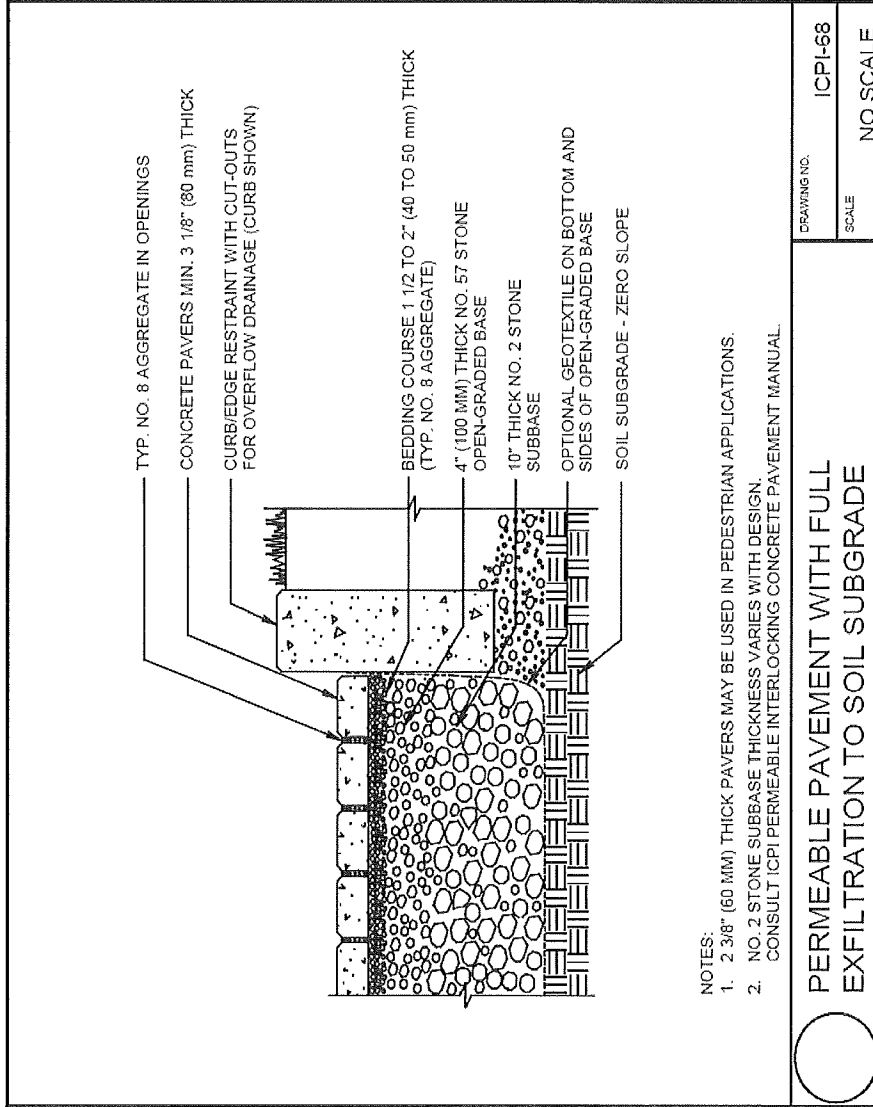
PERMEABLE INTERLOCKING CONCRETE PAVEMENT PATIO WITH CONCRETE CURBS

Paver Decor Masonry, Inc.
987 Calimesa Blvd.
Calimesa, CA 92320
Ph. (909) 795-8474 Fx. (909) 795-8425
License #725256

This proposal does not include Prevailing Wages.

Paver Decor purposes to furnish and install the following:

Magnolia Science Academy
San Diego, CA



Paver Decor Masonry, Inc.
987 Calimesa Blvd.
Calimesa, CA 92320
Ph. (909) 795-8474 Ex. (909) 795-8425
License #725256

This proposal does not include Prevailing Wages.

SCOASTLINE STEEL

PROPOSAL -

NexGen Building Group Inc.
2830 Via Orange Way #
Spring Valley, CA 91978
Attn: Josh Kueber

METAL FAB / ORNAMENTAL FENCE /
RAIL

P- (619) 670-4466
F- (619) 670-4411

August 1st, 2017

Project Name / Description -	Magnolia Science Academy
Architect / Structural Eng. -	Westberg and White Architects and Planners /
Design Drawings Dated -	Final Submittal – Not For Construction (9/19/2016)
Spec. Sections / Description -	5-12-00 Structural Steel, 05-21-19 Open Web Steel Joists, 05-30-00 Steel Decks, 05-50-13 Misc. Metals, 05-51-00 Metal Stairs, 05-52-00 Metal Railing
Addendums Noted Referenced -	N/A – None Provided

Scope of Work / Project Description -

Line Item # 1 – Structural Steel Embeds, Ledgers, Grating, Etc – FOB JOBSITE

- Provide shop drawings / submittals for approval
- Provide all labor, equipment, and materials to complete the scope listed below
- Provide all layout, field dimensions, and site coordination w/ GC to complete scope listed below
- Provide Structural Steel Embed Plates, Anchor Bolts and Templates as Related to Scope (**FOB Jobsite**)
 Building A – 16"x16"x3/8" plt. (Qty. 12)
 Building A - 6"x4"x3/8" Al (Qty. 10)
 Building A – 1-1/4"x1-1/4"x1/4" Al Ledger @ vents and access panel
 Building C – 6"x4"x3/8" Al @ 1'2" (Qty. 30 pcs)
 Building C – 6"x4"x3/8" Al @ 3'0" (Qty. 20 pcs)
 Building C – 1-1/4"x1-1/4"x1/4" Al Ledger @ vents and access panels
- Provide 1"x1/8" ADA Compliant Bar Grates @ Vents and Access Hatches (**FOB Jobsite**)
 Building A – 4 Vents, 1 Access Panel
 Building C – 12 vents, 2 Access Panel
- Hot Dip Galvanize as req'd

\$ 24,955.00

Line Item # 2 – Misc. Metals, Site Work, Etc.

- Provide shop drawings / submittals for approval
- Provide all labor, equipment, and materials to complete the scope listed below
- Provide all layout, field dimensions, and site coordination w/ GC to complete scope listed below
- Fabricate and Install Approx. 90' of 6' High Ornamental Wrought Iron Fencing Ref. Sheet A001, Detail 9/A005
- Fabricate and Install New Wrought Iron Handrail / Guardrail @ Concrete Stair Ref. Sheet A001, Details 1,5,9,12/A006

+ 30,610

* 55,605

TOTAL -
METAL FAB /
ORNAMENTAL

Mailing - P O Box 328, Alpine CA 91903
CSLB # 931601

Phone - (619) 473-8626
E-mail: Tyler@Coastline-Steel.com

Fax - (619) 473-8627
Website: www.Coastline-Steel.com

SCOASTLINE STEEL

- Fabricate and Install (4) 1-1/2" Galvanized Drinking Fountain Rail – 2 Locations
Ref. A001, Detail 14/A006
- Provide and Install (7) 6" Galv. Pipe Bollards (**FOB Jobsite**)

\$ 30,610.00

Coastline Steel and Construction Inc. (seller) purposes to furnish only the materials and labor as listed above, according to the plans, specifications, terms and conditions listed below for the total base bid sum of **\$ 55,565.00**. Proposal includes 0 add alternate in the sum of **\$ N/A**. Proposal includes all current taxes.

Terms and Conditions –

1. This proposal shall be referenced and incorporated in the subcontract agreement with General Contractor
2. Elements of this proposal and executed work under subcontract are based on industry codes, standards and practices as set forth in the latest edition of The American Institute of Steel Construction (AISC) code of standard practices for steel buildings and bridges.
3. Agreement of payment terms as outlined below
4. Price is based on current mill, vendor, or warehouse availability, prices, and delivery (Subject to change without notice. Any increases or changes will be the responsibility of the owner and / or general contractor
5. Warranty period shall not exceed (1) year following certificate of occupancy
6. Clean, safe, and direct access work points to be provided by the General Contractor
7. Proposal based on one move-on for structural steel erection.
8. Due to the current instability of material costs, this proposal is valid for (10) calendar days from date above
9. All change order / extra work must be approved before commencement of work

Payment Terms –

- Monthly progress billings will be submitted for all cost activities, including detailing, submittals, project management, materials ordered or purchased, expended shop and field labor, etc. Payment shall be received no later than thirty (30) days after the invoice date. Payment shall be in the amount of 100 % of the progress billing, less retention (10 % max retention). Final payment including all retained earnings shall be received no later than forty five (45) days following the date on the final invoice, which will coincide with the completion of work proposed above (regardless of overall project completion).

Project Exclusions –

1. Setting and Placement of Embeds, AB's, Ledgers, Etc.
2. Setting and placement of Bollards
3. Bonding (capacity currently maxed out)
4. Engineering, engineering costs, structural steel calcs, etc.
5. Permits, permit costs, Deferred submittals / costs
6. Finish paint, powder coat, etc. of ANY/ALL materials
7. Special Inspection, UT Testing, FEMA Testing, AISC Certifications for Coastline Steel (AISC Requirements performed in conjunction w/ ACSS to abide by Contract documents)

Mailing - P O Box 328, Alpine CA 91903
CSLB # 931601

Phone - (619) 473-8626
E-mail: Tyler@Coastline-Steel.com

Fax - (619) 473-8627
Website: www.Coastline-Steel.com

SCOASTLINE STEEL

Standard Exclusions –

- Site Fencing, Chain Link, Etc.
- All Prefab Metal Building Components
- Insurance excess of 5,000,000
- Special Inspection, Pachometer, X-ray, or other testing services
- Setting and placement of AB's/templates, ledgers, embeds, etc
- Wood framing connection hardware, buyout hardware, wood anchor framing anchor bolts, etc.
- Steel to wood framing installation
- Gage material, steel under ¼", sheet metal, steel track supports, lite gage studs, etc.
- Surveying, shooting AB's to elevation, etc.
- Dry packing, grouting, etc.
- Field touch up of shop primer
- Installation of items labeled FOB in the above scope
- Mock ups, samples, etc.
- Demolition, cutting, drilling, or movement of other trades work to allow install
- Participation in penalties, liquidated damages, etc.
- Access panels, roof hatches, etc.
- Painting / primer of galvanized materials
- Temporary safety railing, equipment, etc. beyond our scope
- Safety planking, trench plates, etc. for openings
- Traffic control, flagmen, barricades, etc. / Including such permits
- Cutting, punching, etc. holes in steel not shown on structural details for other trades
- Temporary stairs, ladders, rails, etc.
- Costs of crane or operator for other trades
- Grates and Frames for storm water, parking lots, etc.
- Surface preparation outside of wipe down, wire brush, etc. (no sandblasting)
- Fire Proofing, caulking, monocote including touch up

This proposal shall be incorporated into the subcontract agreement for the proposed work. No amendments shall be made unless previously agreed by both buyer and seller. By signing below buyer agrees to all terms, conditions, inclusions, and exclusions, as outlined above.

Buyer / Client _____.

Proposal Submitted by: Tyler M. Poppert

Signature _____.

Vice President / RMO

Title _____.

Coastline Steel Inc.

Date _____.

(619) 473-8626

Mailing - P O Box 328, Alpine CA 91903
CSLB # 931601

Phone - (619) 473-8626
E-mail: Tyler@Coastline-Steel.com

Fax - (619) 473-8627
Website: www.Coastline-Steel.com

CHAINLINK

*** PROPOSAL * License No. 886544 * CONTRACT ***

FenceCorp Inc.

INDUSTRIAL COMMERCIAL FENCING DIR# 100000850

2401 Industry Street
Oceanside, CA 92054
Phone: 760-721-2101
Fax: 760-721-2548

111 Main Street
Riverside, CA 92501
Phone: 951-686-3170
Fax: 951-686-3125

6837 Power Inn Road
Sacramento, CA 95828
Phone: 916-388-0887
Fax: 916-383-5769

PROPOSAL SUBMITTED TO: NEX GEN	PHONE:	FAX:	DATE: 7/28/2017
ATTN: JOSH	JOB NAME: MAGNOLIA SCIENCE ACADEMY		
ADDENDUMS: per A-plans 2017 07 18 DSA Revised(not approved)	JOB LOCATION: SAN DIEGO		

We hereby submit an estimate to furnish Labor and Materials for:

Key Note	Description	PLAN SHT.	
	PARKIING LOT 1: Approx. 80 lf of New 10' high Galv. Chain Link Fence and Gates: (1- Vehicle Access Gate and 1- Ped Gate with panic/closer) Approx. 265 lf of New 4' high Galv. Chain Link Fence: Approx. 120 lf of 6 ft high Ornamental Iron Fence Handrail and Guardrail at New Stairs 3- Protection Bollards at Backflow Preventer 2- each Drinking Fountain Rails	4/A004 A002 9/A005 4/A004 A002 14/A006	\$19,675.00 \$9,320.00 \$20,920.00 \$11,500.00 \$1,350.00 \$889.00
	NEW CHAINLINK FENCE & GATE AT EXISTING ACCESSIBLE RAMP Approx. 20 lf of New 10' high Galv. Chain Link Fence and Gate: (1- Ped Gate with panic/closer)		\$4,796.00
	TOTAL (CHAINLINK ONLY) \$ 33,791		
		TOTAL:	\$68,450.00

FENCE CORP IS A UNION CONTRACTOR- PAYING UNION WAGES AND/OR PREVAILING WAGES.
FENCE CORP IS NOT: MBE, DBE, DVBE, WBE OR SBE

+ 40K ALLOW
EMBEDS / GRATES /
FRAMES
\$ 108,450

Exclusions:	Traffic control, engineering, concrete ramps and stairs, retaining walls, mow curbs beneath fence, bike rack & locker, Demo of existing fencing, signs, restoration of ex. asphalt/concrete, Knox boxes and welding procedures Removal of dirt spoils, Underground locating of utilities by private locator. Modifications to existing ramp handrail
--------------------	--

NOTE FOLLOWING CONDITIONS:	PENDING CREDIT APPROVAL. PAYMENT TERMS: NET 15 DAYS. PRICE INCLUDES ALL LABOR, MATERIAL, TAXES, ETC. NECESSARY TO COMPLETE JOB. BILLABLE PAPERWORK IS REQUIRED PRIOR TO WORK PRICE DOES NOT INCLUDE OCIP/WRAP INSURANCE PROGRAMS. STANDARD INSURANCE APPLIES, EXCLUDES PROFESSIONAL LIABILITY INS. EXCESSIVE INSURANCE WILL BE ADDED IF REQUIRED. NO BOND OF ANY KIND INCLUDED IN BID- BONDING RATE IS 1% IF REQUIRED. WORK MUST COMMENCE WITHIN 60 DAYS OF ACCEPTANCE. THIS QUOTATION VALID FOR 90 DAYS.
-----------------------------------	--

ACCEPTANCE OF PROPOSAL: Signature: _____ Date: _____	AUTHORIZED SIGNATURE: _____ PETE DELGADO - OCEANSIDE OFFICE - cell 951-529-8736
---	---

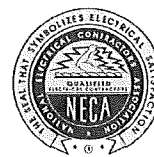
In the event that either party becomes involved in litigation, arbitration or any other alternate dispute resolution arising out of or relating to this contract or the performance of it, the court or tribunal in such arbitration or litigation shall award reasonable fees and costs incurred to the prevailing party including attorneys fees, expert witness fees, court costs and other costs arising out of or relating to resolution of the dispute.

Payments to be made as follows:

All materials are guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Our worker's are fully covered by Workmen's Compensation Insurance. All property markers must be at the start of construction or otherwise we do not assume any responsibility whatsoever for any fences in their wrong location.

Notice

"Under the Mechanics' Lien Law (California Code of Civil Procedure, Section 1181 et seq.) Any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for this work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer or supplier remains unpaid."



ELECTRICAL

July 28, 2017

NEXGEN Building Group

2810 Via Orange Way, Suite C.

Spring Valley, CA 91978

RE: Magnolia Science Academy

Dear Josh Kueber,

We (NEW) are pleased to offer our proposal to enter into a contract for the **Electrical Work** on the above referenced project per the below terms, conditions, and exclusions which shall be made part of any contract. This proposal revision supersedes previous proposals:

Our Inclusions and Terms are:

- A. Plan Sheets **E-001 thru E-703, EF-001 thru EF-103, ET-001 thru ET-504**, dated, **5-22-2017**,
- B. Addendum's: **Rev 1 Issued by NexGen 7/25/17.**
- C. Specification division **26 Electrical Systems.**
- D. Proposal is valid for 60 days, work is to begin within 90 days of this proposal and finish per written job schedule at bid time.
- E. Project Owner warrants the electrical and lighting systems are AHJ commissionable as designed.
- F. NEW shall be afforded input on detailed master task scheduling and be allowed reasonable time for work.
- G. Payments to NEW shall not be dependent on payments by owner or others.
- H. Work changes shall be negotiated promptly. Added work is calculated per RS MEANS or other electrical industry standard and shall include all contracted labor force burden.
- I. The contract shall be an A.I.A. format acceptable to NEW.
- J. Fire Alarm System

Our Exclusions are:

- 1. Bonds (**allow 1%**), permits, fees, utility fees, inspection costs. Allowances. Survey. Staking. UG Mark-out. Engineering. Design.
- 2. Duty for NEW to find or report any design errors/omissions. Liability for NEW not finding and reporting any design errors/omissions.

National Electric Works, Inc. 4440 Rainier Ave. Suite 101 San Diego, CA 92120 Ph: 1-619-528-2880

Page 1 of 4

3. Liability/allowances/retesting costs due to design errors/omissions, or designs not complying with codes, requirements, or goals.
4. Existing electrical conditions upgraded to current code requirements. Documenting of existing conditions.
5. 3D BIM. Revit modeling. CAD Design, services, or coordination. Professional Video of training.
6. Security/protection of existing or installed product. Fire Watch. Security Watch. Group clean-up. Dumpster fees.
7. Facilities & Controls. Providing/maintaining facility, temporary or construction power, lighting, low volt systems for work/outages.
8. Hazardous Materials/soils/environmental work, testing, identification, containment, and abatement. SWPPP.
9. Storage and security of owner supplied materials and equipment. Moving/relocating Furniture/Fixtures/Equipment to perform work.
10. Any kind of breaking, x-ray, cutting, coring, patching, finishing, painting, sealing, repair, power/machine washing, final cleaning.
11. Concrete/Asphalt saw cutting, breaking, removal, patch, dewatering.
12. Hard digging with larger than a rubber tire backhoe Case 580. Work in Public right-of-way. Vehicle or pedestrian traffic control.
13. Formed concrete, equipment pads, pole bases, pole base auger, dry packing, grouting, asphalt, pipe bollards, rebar. Roof Pads.
14. T bar ceiling Light fixture Seismic or support wires by others. **(Attachment to lighting fixtures by NEW.)**
15. Expedited product delivery. **(Avg. # weeks for delivery after submittals approved- Lighting 8-10, Elect. Wall Mount Panels 5-8, Elect. Freestanding Distribution Switchboards & LV Xfmrs 8-12, High Volt. Distribution 14-18.)**
16. Structural & architectural steel, backing, blocking, furring, framing. Flashings. Curbs. Pads. Equipment Rails. Access panels, doors, and hatches.
17. Landscape, Hardscape, Irrigation, Drainage.
18. Mechanical or HVAC VFD's & Starters. Mechanical, HVAC, process, control & Smoke control work of any kind or any voltage.
19. Electrical demo & removal. **(Elect. safe-off only is provided),**
20. Low Voltage (under 120V) work or demo. Div. 27/28 120V or greater work. Plywood backboards, Comm/data system racks & ladder racking **(Conduit only per "E" plans is provided wire and devices by others)**
21. Overtime & Shift work unless otherwise noted in this proposal, or the bid job specification. Holiday work.
22. Scaffolding (We are assuming we can use scaffolding provided by other trades at no cost to NEW)
23. Relocation of temp power equipment.
24. Additional cost for PSA, PLA, and Prevailing wage.
25. Communication service not shown on the drawings

(Plans & Specs Scope of Work. Adders for Gen Power below)

Building Interiors and Misc. Site Work... \$528,900.00

National Electric Works, Inc. 4440 Rainier Ave. Suite 101 San Diego, CA 92120 Ph: 1-619-528-2880

Page 2 of 4

All SDG&E Associated Work Including MSB... \$55,000.00

+ 20,000
SIDEWALK REPAIR, ETC.
(SDGE)
\$ 75,000
ALLOW.

ADD ALT Wiremold 2300 surface drops for Low Voltage Systems... \$41.00/Location
(If every wall mount device on project requires Wiremold surface total is \$5,150.00)

Generator Cost for rental 24-hour shift 1st month... \$13,525.00
2nd month..... \$12,776.00

Backup generator 24 Hr. Shift with ATS 1st month... \$12,304.00
2nd month... \$ 11,304.00

Fuel rate \$5.00 per gallon at full load burn rate of 31 gallons per hour
Total per month... \$ 104,160.00

Generator Cost for rental 12-hour shift 1st month... \$10,661.00
2nd month... \$9,916.00

Backup generator 12-hour shift with ATS 1st month... \$8,197.00
2nd month... \$7,824.00

Fuel rate \$5.00 per gallon at full load burn rate of 31 gallons per hour
Total per month... \$ 52,080.00

Switchgear 6 WEEK SHIPMENT PLUS TRANSIT FROM LA ADD \$ 11,500.00

Switchgear 4 WEEK SHIPMENT PLUS TRANSIT FROM LA ADD \$ 28,050.00

Thank you for this opportunity, please contact me to discuss any questions you might have.

Ruben R. Landa III

Ruben R. Landa III
Estimator
PH: 1-619-528-2880
FAX: 1-619-528-2899
estimating@nationalelectricworks.com

PPM Contracting
3740 Oceanic Way #307
Oceanside, Ca. 92056
760 754 2848

PLUMBING

Lic. #866856

Proposal

Date: 7/28/2017

Contractor: Nexgen
Address: 2810 Via Orange Way, Suite C. Spring Valley, CA 91978
Job Address: 6525 Estrella Ave. San Diego, Ca.

Project: Magnolia Science Academy Phase II

PPM agrees to furnish and provide necessary labor, material and tools. To do, perform and complete in a good workman like manner the following. All work per plans and specs.
We appreciate the opportunity to provide you with a proposal for the above mentioned project. The following should clarify our scope of work.

To Include:

- Fine/Finish grading.
- 2- High/Low drinking fountains.
- 7- POC of sanitary sewer/final connection to building.
- 6- POC of domestic water inc. SOV, PRV & HB.
- Chlorination of building water system. Including lab results.

Schedule:

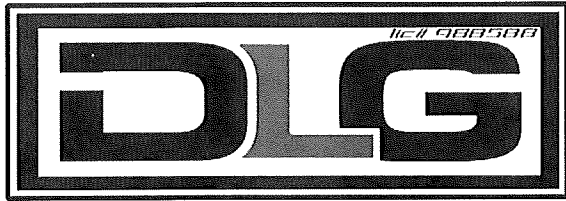
- Concrete/wall @building 13-18 start on 8/3 with 5 day duration complete on 8/8. Backfill and complete grading @ building 13-18 on 8/9.
- Utility @ AC paving areas required for building placement complete by 8-11.
- Start AC paving 8/12 complete by 8/14 (pending slurry backfill of all utility trenches with 2-sack slurry is acceptable).
- Electrical layout of trenches 8/1.
- Trenching & install of electrical 8/1 thru 8/10.
- Complete scope of phase I "outside building areas 8/10-----Last day!
- Off site asap.

Exclusions:

The following items are not included in our proposal and should not be considered as part of our base scope of work:

- Engineering & engineering fees.
- Permits & fees.
- Survey or survey fees.
- Electrical conduit install.
- Temporary utilities.
- Dumpster fees.
- Contaminated spoils fees.
- Any excavation requiring breaking or rock removal.
- Prevailing Wage.

Total \$58,400.00



Contractors Inc

Bid Proposal

Date: 07-28-17

P.O box 2361
 Alpine, CA 91903
 Office # 619-456-2992
 Fax # 619-456-2994
 Lic. # 988588
 DIR #1000003891

Job Name: Magnolia Science Academy
 Contractor: Nexgen
 Attn: Josh Kueber

Work Description	Amount
FEC – Supply and install 21 total 7008 cabinets and 5# abc extinguishers.	\$4,800.00
Bike Lockers – Supply and install 2 total per plans. Excludes footing.	\$7,550.00
Bike Racks – Supply and install 1 total per plans. Excludes footing.	\$1,750.00
Basket Ball Hoops and Poles – Supply and install 8 total by Schooloutfitters. Includes digging and concrete footings. Excludes survey layout and elevation determination. Excludes haul off of spoils.	\$29,400.00
 \$43,500 (SPECIALTIES) T&T. SIGNAGE, PAINT, MASONRY – \$20K (IF APP.) 	 \$43,500 + SIGNAGE / PAINT ALLOW. \$30,000

Respectfully Submitted by: Bryan Grant

~~73,500~~
 MASONRY + 10K ?

Cover Sheet

Approval of Intra Company Loan to Pay William Scottsman Contract for MSA SD Facility Construction

Section: II. Action Items
Item: F. Approval of Intra Company Loan to Pay William Scottsman
Contract for MSA SD Facility Construction
Purpose: Vote
Submitted by:
Related Material: II F Temporary Loan.pdf



Board Agenda Item #	Agenda # II F
Date:	August 10, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Nanie Montijo, Chief Financial Officer
RE:	Intercompany Loan to Cover Purchase of Modulares

Proposed Board Recommendation

I move that the board authorize a temporary inter-agency loan to cover the purchase of modular classrooms and restrooms from William Scotsman as approved by the Board on July 13, 2017.

Background

MPS purchased from Williams Scotsman relocatable modular and/or pre-fabricated structures as listed in the sales agreement signed on July 13, 2017. Contract amount is \$1,261,718.36. Payment terms: \$630,859.18 is due at contract signing and \$630,859.18 is due thirty (30) days after delivery and receipt of invoice.

Budget Implications

Temporary loan will be paid in full as soon as 2017 Bond is closed and funds are received.

How Does This Action Relate/Affect/Benefit All MSAs?

N/A

Name of Staff Originator: Nanie Montijo,

CFO