



Magnolia Public Schools

Audit/Facilities Committee Meeting

Date and Time

Wednesday September 8, 2021 at 6:00 PM PDT

Location

<https://zoom.us/j/95785897640?pwd=SXdCT1lvTzZka3RBczZydDc0VkprQT09>

Meeting ID: 957 8589 7640

Passcode: 520189

One tap mobile: +16699009128,,95785897640# US (San Jose)

All members of the public can participate by calling in using the numbers provided above.

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. Members of the public who need special accommodations or translation are strongly encouraged to contact Magnolia Public Schools at least 24 hours in advance of the Board meeting so assistance can be assured.

Any public records relating to an agenda item for an open session which are distributed to all, or a majority of all, of the Board Members shall be available for public inspection. Magnolia Public Schools values public comment during Board meetings. For members of the public who would like to speak, we have speaker cards to be filled out prior to the beginning of the meeting. For teleconference meetings you can email us your request for public comment. We limit individual speakers to three (3) minutes and speakers with interpreters to six (6) minutes. For any questions regarding this meeting email board@magnoliapublicschools.org or call 213-628-3634 Ext. 100.

Audit/Facilities Committee Members

Mr. Mekan Muhammedov, Chair

Ms. Diane Gonzalez

Dr. Umit Yapanel (alternate)

CEO and Superintendent

Mr. Alfredo Rubalcava

Agenda

	Purpose	Presenter	Time
I. Opening Items			6:00 PM
Opening Items			
A. Call the Meeting to Order			1 m
B. Record Attendance and Guests			1 m
C. Approval of Agenda	Vote		1 m
D. Public Comments			5 m
E. Announcements from CEO & Superintendent and Committee Members			5 m
F. Approval of Minutes from Regular Audit/Facilities Committee Meeting - August 9, 2021	Approve Minutes		1 m
II. Recommended Action Items			6:14 PM
A. Approval for Pacific Charter School Development to serve as a Partner on the Magnolia Science Academy-7 Expansion Project	Vote	P.Ontiveros	10 m
B. Approval of Wall Construction at Magnolia Science Academy-1 and Selection of Vendor	Vote	P.Ontiveros	10 m
III. Information/Discussion Items			6:34 PM
A. Update on Shade Structure Project for Magnolia Science Academy-1 High School Building	Discuss	P.Ontiveros	10 m
IV. Closing Items			6:44 PM
A. Adjourn Meeting	Vote		

Coversheet

Approval of Minutes from Regular Audit/Facilities Committee Meeting - August 9, 2021

Section: I. Opening Items
Item: F. Approval of Minutes from Regular Audit/Facilities Committee Meeting - August 9, 2021
Purpose: Approve Minutes
Submitted by:
Related Material: Minutes for Audit/Facilities Committee Meeting on August 9, 2021

APPROVED



Magnolia Public Schools

Minutes

Audit/Facilities Committee Meeting

Date and Time

Mon Aug 9, 2021 at 6:00 PM

Location

<https://zoom.us/j/94443950326?pwd=MGUxempJanhOcDIwcXVLaVIPUHFUT09>

Meeting ID: 944 4395 0326 **Passcode:** 124752

One tap mobile: +16699009128,,94443950326# US (San Jose)

Audit/Facilities Committee Members

Mr. Mekan Muhammedov, Chair

Ms. Diane Gonzalez

Dr. Umit Yapanel (alternate)

CEO and Superintendent

Mr. Alfredo Rubalcava

Committee Members Present

D. Gonzalez (remote), M. Muhammedov (remote)

Committee Members Absent

None

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the Audit/Facilities Committee Committee of Magnolia Public Schools to order on Monday Aug 9, 2021 at 6:04 PM.

B. Record Attendance and Guests

Refer to attendance information reported above.

C.

Approval of Agenda

D. Gonzalez made a motion to approve the agenda as presented.

M. Muhammedov seconded the motion.

The committee **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez Aye

M. Muhammedov Aye

D. Public Comments

No public comments were made at this time.

E. Announcements from CEO & Superintendent and Committee Members

A.Rubalcava, CEO & Superintendent, welcomed everyone to the meeting and expressed the hard work going towards reopening MPS schools for the first day of instruction. MSA-1 through 8 are reopening August 11th, MSA-Santa Ana is reopening August 16th and MSA-San Diego is reopening on August 30th.

II. Facility Committee- Recommended Action Items

A. Approval of MSA-1 Mobile Modular Design Contract

P.Ontiveros, General Counsel & Director of Facilities, presented to the Committee the design contract for their recommended approval to the full Board of Directors. This will allow staff to move forward with the mobile modular for the design of the modular restroom that is part of the Middle School parking lot site improvement project. Next steps after full approval is submitting plans for permit approval and all other related necessities. John Buck, Board approved financial consultant, will assist with securing financing for this budget. Staff addressed all questions made by the Committee Members.

M. Muhammedov made a motion to recommend approval for the selection of Mobile Modular for the design of the modular restroom that is a part of the Magnolia Science Academy—1 (“MSA-1”) middle school parking lot site improvement project (the “Project”) and the related design contract for \$34,500 with a 20% contingency of \$6,900 for a total fee of \$41,400, attached as Exhibit A, with such changes as MPS Staff may deem advisable or in the best interests of MPS and moves that the Board of Directors of MPS approve the same.

D. Gonzalez seconded the motion.

The committee **VOTED** unanimously to approve the motion.

Roll Call

M. Muhammedov Aye

D. Gonzalez Aye

B. Approval of MSA-1 Shade Structure Design Contract

P.Ontiveros, General Counsel & Director of Facilities, presented this as a partner piece of the overall site improvement project for the Middle School at Magnolia Science Academy-1. Processes that were taken were explained which included a request for proposals which were published on the MBS website. Staff addressed all questions made by the Committee Members.

D. Gonzalez made a motion to recommend approval of the selection of M Bar C Construction for the design and construction of the shade structure that is a part of the Magnolia Science Academy—1 (“MSA-1”) middle school parking lot site improvement project (the “Project”) for up to \$400,000 (with design costs not to exceed \$25,000) and the execution of the agreement attached as Exhibit A, with such changes as MPS Staff may deem advisable or in the best interests of MPS and moves that the Board of Directors of MPS approve the same.

M. Muhammedov seconded the motion.

The committee **VOTED** unanimously to approve the motion.

Roll Call

M. Muhammedov Aye

D. Gonzalez Aye

III. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:39 PM.

Respectfully Submitted,

M. Muhammedov

Coversheet

Approval for Pacific Charter School Development to serve as a Partner on the Magnolia Science Academy-7 Expansion Project

Section: II. Recommended Action Items
Item: A. Approval for Pacific Charter School Development to serve as a Partner on the Magnolia Science Academy-7 Expansion Project
Purpose: Vote
Submitted by:
Related Material: Pacific Charter School Development Inc. for MSA-7 (Committee).pdf



Agenda Item #: II A: Recommended Action Item

Date: September 8, 2021

To: Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**")
Facilities Committee (the "**Committee**")

From: Alfredo Rubalcava, CEO & Superintendent

Staff Lead: Patrick Ontiveros, General Counsel & Director of Facilities

RE: Approval of Pacific Charter School Development, Inc. as Project Management
Services Provider for MSA-7

I. Proposed Motion/Recommendation(s)

Staff recommends and moves that the Committee approves the selection of Pacific Charter School Development, Inc. ("**PCSD**"), a California non-profit public benefit corporation, to provide certain project management services for the expansion of enrollment at MSA-7 and related entitlement and construction phases for a total cost not to exceed \$138,000 and further approves that MPS Staff be authorized to negotiate and sign a professional services contract for said services in such form as MPS Staff may deem appropriate and in the best interests of MPS. Staff further recommends and moves that the Committee recommend to the full MPS Board of Directors that it take the same action.

II. Background

MSA-7 Enrollment

MSA-7, which serves grades TK to 5, leases the property at 18355 Roscoe Blvd in Northridge (the "**Premises**") from First Lutheran Church of Northridge. MSA-7 has been operating at the Premises since 2011. It presently operates on the Premises under a conditional use permit, granted in 2011, that allows enrollment for up to 279 elementary students. MPS intends to apply for a new conditional use permit to allow enrollment at MSA-7 of up to 500 students at the Premises. MSA-7 has enjoyed robust enrollment at its campus despite not engaging in any significant marketing efforts. MPS and MSA-7 believe there is sufficient demand for spaces at its school that expansion is a prudent strategy.

Pacific Charter School Development

Since MSA-7 is one of MPS's highest performing schools, the expansion project is critical to MPS's sustainability and growth. In order to insure that the project has the best chance of success Staff believes it is in the best interest of MPS and MSA-7 to engage additional professionals. Accordingly, MPS has spoken with representatives from PCSD to partner with MPS on several projects, including the one at MSA-7. PCSD is unique in that it is the only non-profit charter school facility developer in the State of California. PCSD was founded in 2004 by former President & CEO Glenn Pierce, Kim Smith and James Willcox, then of the NewSchools Venture Fund. The organization was formed to address the single greatest hurdle that high-

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quality charter schools face in educating urban children – securing adequate academic campuses. Recognizing this need, the three founders designed an organization that could marshal resources of the leading members of the philanthropic and socially-conscious community to produce new school seats in low income communities with the greatest need. NewSchools Venture Fund was instrumental in providing the seed capital and expertise required to establish the organization. Since PCSD's inception, NewSchools has been joined by The Broad Foundation, The Walton Family Foundation, and The Bill and Melinda Gates Foundation as providers of project equity. Operational support has been provided by these same organizations along with the Pisces Foundation, The Ahmanson Foundation, and The Weingart Foundation.

PCSD has submitted a proposal to MPS for its services. The proposal is attached as Exhibit A.

General Counsel and Director of Facilities Patrick Ontiveros was formerly an employee of PCSD and is presently a director of PCSD's sister organization, Washington Charter School Development.

III. Procurement

Since PCSD's founding, multiple entities and persons have sprung up to provide similar services to PCSD. However, all are for-profit entities. Staff believes that PCSD's services are sufficiently unique that soliciting bids from other similar entities will not yield benefits to MPS. See Exhibit B.

IV. Conclusion & Budget Impact

Staff recommends that MPS engage PCSD to provide the services outlined in its proposal attached as Exhibit A for the total fee of \$138,000. PCSD has split its proposed fee over 12 months with lower monthly payments at the outset that escalate over the course of the project--\$7,500 per month for the first 4 months, \$12,500 for the next fourth months, and, finally \$14,500 per month for the final 4 months. Unlike other vendors this is a truly fixed fee for the 12 month expected duration of the project. If it extends beyond 12 months, MPS and PCSD will need to negotiate an extension. If the project does not move forward for some reason then MPS will be able to terminate the contract with no penalty.

Staff intends to seek financing for the Project. Until such financing is secured, MSA-7 will need to pay for expenses out of its operating budget or its reserves. Such expenditure will not have a material impact on either MSA-7's operating budget or its reserves.

Exhibit APCSD Proposal

Exhibit BMemorandum



Exhibit A

Pacific Charter School Development Proposal



August 17, 2021

Patrick Ontiveros, Esq.
General Counsel & Director of Facilities
Magnolia Public Schools
250 E 1st Street, Suite 1500
Los Angeles, CA, 90012

RE: Proposal for Magnolia Science Academy #7 Expansion Project

Dear Patrick:

Pacific Charter School Development (“PCSD”) is pleased to present you with our proposal for project management services for Magnolia Science Academy 7 (“MSA”) school expansion project (“Project”), which will increase enrollment to 500+ students and adding approximately seven modular classrooms at the location of 18355 Roscoe Blvd, Northridge. Based on our previous conversations and our experience as the largest developer of charter schools in the U.S., we understand your project needs and have the expertise to deliver you an affordable and high-quality solution. Our specific capabilities include:

- Since 2004 we have completed over 100 new charter school facilities projects serving more than 42,000 students in Southern California, the Bay Area, and Washington State.
- As a non-profit and mission-based organization focused on delivering high-quality and low-cost charter school facilities, we work closely with our clients to assess and ensure project affordability, and have close relationships with financial institutions that allow us to identify and secure low-cost project financing.
- Our experienced project managers oversee the entire facilities development process, including project scoping, design, cost estimating, financing, construction bid and award, and construction.
- We have extensive experience managing and successfully delivering state bond-funded charter school projects, including current and recent Prop 55, 51, and 1D projects for Camino Nuevo Charter Academy, Green Dot Public Schools, El Sol Academy, YPI Charter Schools, and Bright Star Schools.

We are excited about the opportunity to work with MSA and look forward to further discussing our proposal with you. I can be reached with any questions at (310) 614-6895 or john@pacificcharter.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Sun', is written over a light gray horizontal line.

John Sun
Chief Executive Officer

Pacific Charter School Development, Inc.
600 Wilshire Blvd, Suite 200, Los Angeles, CA 90017
(t) (213) 542-4700 / (f) (213) 542-4701

INTRODUCTION

Founded in 2004, PCSD is a non-profit real estate development organization whose mission is to provide charter schools with access to affordable and high-quality facilities. PCSD addresses the lack of affordable permanent facilities, which has been one of the primary challenges to the expansion of charter schools, by deploying of a team of experienced real-estate professionals to assist schools with the entire development process. This allows school clients to concentrate their time, money, and efforts on classroom instruction rather than classroom construction. PCSD has also raised a small pool of philanthropic dollars to close the gap in financing for charter schools developing permanent and affordable facilities. PCSD believes it is uniquely qualified to deliver MSA expansion project in the following ways:

- *Proven Performance* – Over the past 16 years, PCSD has built more than 100 charter school projects serving over 42,000 students in California and Washington State.
- *Mission Driven* - PCSD primarily serves charter schools that work in underserved communities with underperforming district-run schools. PCSD allows charter schools to maximize funding sources and focus on instruction rather than project management by providing services at a significant discount from its for-profit competitors. PCSD is constantly seeking to expand charter school facilities funding alternatives and leverage local and state dollars to augment private funding.
- *Resources* - PCSD has secured over \$900 million in financing for projects and consistently brings new funders and lenders to the charter school space, and has established relationships with lenders, including federally-certified Community Development Financial Institutions (CDFIs) and commercial banks. Given its successful development history, PCSD has had a key influence on charter facilities policy at state, city and district levels. PCSD also has a bench of proven architects and contractors who have designed and successfully built charter schools on time and on budget. In addition, PCSD has established key relationships with public officials and agencies that help our clients obtain the necessary government approvals.
- *Full-Service Provider* – In addition to traditional project management, PCSD provides a full spectrum of facilities services, including navigating the complex state facilities funding processes. PCSD’s traditional services include feasibility and site analysis, site acquisition negotiation, entitlements, and project development. PCSD also oversees design, construction, and closeout to ensure projects are delivered on time and on budget.

PROJECT EXPERIENCE

PCSD has extensive experience in managing projects. The following is a sample of PCSD's privately funded charter school projects over the past five years.

Year	School	Grades	# Seats	Type
2015	Bright Star Valor Academy Middle School	5-8	512	New Construction
2015	Fenton Sunland FASEL STEM Academies	K-5	864	Renovation
2017	Endeavor College Prep	K-8	650	Renovation
2017	Alliance Manchester Health & Science	9-12	600	New Construction
2018	Bright Star Valor Academy High School	9-12	500	New Construction
2018	STEM Prep Elementary	TK-5	350	Renovation
2018	KIPP SoCal Comienza Community Prep	K-4	465	New Construction
2018	Equitas Academy III Elementary School	TK-5	500	New Construction
2019	KIPP SoCal – Corazón	TK-5	565	New Construction
2019	Ednovate – USC Hybrid High	9-12	480	New Construction
2019	Bright Star Stella Middle Charter Academy	5-8	500	New Construction
2020	STEM Prep Elementary Phase II	TK-5	100	Renovation
2020	Ednovate – East College Prep	9-12	200	New Const./Renovation

PROPOSED SCOPE OF SERVICES

PCSD proposes to provide the following project management services based on the preliminary description of MSA's project scope, status, and needs.

Project Assessment/Pre-Development

- Assist MSA in determining program needs and requirements
- Assess design requirements based on the needs of the academic program
- Validate current project scope, budget, soft and hard cost estimates, and schedule
- Develop a preliminary project budget and schedule, and manage them throughout the duration of the project
- Define the due diligence process to ensure the property is viable for school construction and understand any required costs to mitigate site conditions
- Manage the selection of project consultants for due diligence

Pre-construction

- Provide support in obtaining entitlements and municipal approvals
- Act as owner's representative in managing and coordinating the activities of the project architect and consultants, as well as City and other agencies if needed
- Oversee the architect's work in responding to municipal comments and obtaining approval, and obtaining construction clearances and permits required for the project
- Manage finalized project budget by tracking project expenses and cash flows, review and approve project invoices, and submit to school for processing
- Provide MSA with weekly project updates and regular budget and schedule updates

Construction

- Oversee the construction bid process to select the lowest qualified contractor required by MSA's procurement policy, review construction bids, and provide a recommendation of award
- Act as owner's representative in managing and coordinating the activities of the project architect, contractor, and consultants, as well as City and other agencies if needed
- Oversee the procurement of any additional project consultants required for the project during construction (inspections, security, etc.)
- Participate in applying for and securing new water, gas, and electric services
- Monitor work of contractor to ensure compliance with design documents and quality of work
- Manage finalized project budget by tracking project expenses and cash flows; review and approve contractor's payment applications; review and approve change orders; review and approve project invoices, and submit to school for processing
- Provide MSA with weekly project updates and regular budget and schedule updates
- Assist in coordinating contractor's work with installation of client-provided work (telecom, security, A/V, FF&E, etc.)

Post Construction

- Coordinate development of punch-list and ensure final inspections are completed, and punch list items are addressed
- Oversee final inspection approvals and issuance of Certificate of Occupancy
- Obtain closeout documentation, including warranties, guarantees, and lien releases
- Facilitate turnover of project from construction team to school operations (including systems training)
- Manage contractor's assembly of closeout materials (including O&M information as required) and coordinate receipt/distribution of as-built documents
- Assist MSA in facilitating resolution to any construction/warranty issues raised during the initial six weeks of occupancy
- Provide MSA with a comprehensive record of project files

PROPOSED STAFF

PCSD has an experienced staff with a proven track record and relies primarily on its in-house expertise to provide cost-effective services. Principals identified below are John Sun, Chief Executive Officer, and Akil Manley, Regional Director. Day-to-day project management will be provided by Joe Wilson, Project Director. Our team members' qualifications are described below and resumes are available upon request:

- **John Sun**, Chief Executive Officer - Before joining PCSD, John worked within the Los Angeles Unified School District to fund innovative facilities solutions for charter schools. He was also Vice President of New School Development at Green Dot Public Schools and oversaw Green Dot's growth strategy, advocacy, community outreach, and student recruiting efforts. As Director of Real Estate Development for Green Dot, he developed eight permanent charter school campuses in Los Angeles. His previous professional experience also includes work in community redevelopment and as a consultant with PwC. John holds a Master of Public Policy from the University of Southern California and a B.A. from the University of California at Berkeley.
- **Akil Manley**, Regional Director - Akil Manley has spent his career in real estate development focused on enhancing communities by developing facilities that support the underserved. He has led the development of urban infill new construction and adaptive reuse projects, entailing acquisitions, entitlements, design, construction, and disposition. Akil brings over 20 years of experience, developing over 1.5 million square feet and \$750 million in projects throughout Northern and Southern California. Akil is a graduate of the University of California, Riverside, and University of Southern California, Sol Price School of Public Policy.
- **Joseph Wilson**, Project Director - Joseph has over 20 years of real estate development experience, including entitlements, design, and construction. Before joining PCSD, he worked as a project manager overseeing numerous commercial real estate developments and approximately 35 childcare facilities. He has B.A. and J.D. degrees from Brigham Young University.

PROJECT MANAGEMENT FEE AND SCHEDULE

With an estimated 12-month project duration, our project management is a fixed fee of \$138,000, inclusive of reimbursable expenses. We believe it is in our clients' best interests to have a flat project fee for a defined project scope to avoid the uncertainty of unforeseen costs.

The proposed fee schedule will be structured as follows:

1. First fee installment - 4 monthly payments of \$7,500
2. Second fee installment - 4 monthly payments of \$12,500
3. Third fee installment – 4 monthly payments of \$14,500

If MSA and PCSD both agree there are significant pauses in the project schedule in which PCSD services are not required, the scheduled fee payments can be paused for an agreed amount of time.

INSURANCE

PCSD carries liability coverage of \$1M per occurrence with a separate \$10M umbrella policy. PCSD can provide proof of insurance upon request.

CLIENT REFERENCES

Bright Star Schools
Saman Karimi-Bravo, COO
sbravo@brightstarschools.org
(323) 954-9957

El Sol Science and Arts Academy
Monique Daviss, Executive Director
mdaviss@elsolacademy.org
(714) 543-0023

Fenton Charter Public Schools
Irene Sumida, Executive Director
isumida@fentoncharter.net
(818) 896-0293

YPI Charter Schools
Yvette King-Berg, Executive Director
ykingberg@ypics.org
(818) 305-2791



MEMORANDUM

Date: September 1, 2021

To: Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**")
Finance Department

From: Alfredo Rubalcava, CEO & Superintendent

RE: Approval of Pacific Charter School Development, Inc. as a Service Provider to MPS
Without Formal Bidding

I. CEO Determination

I, Alfredo Rubalcava, MPS CEO and Superintendent, with MPS Staff have determined that Pacific Charter School Development, Inc. ("**PCSD**"), a California non-profit public benefit corporation and a tax exempt organization under State and Federal law, provides a unique service and as such the procurement of its services through a noncompetitive process is appropriate, in the best interests of MPS, and consistent with MPS's fiscal policies and procedures as adopted by the MPS Board of Directors on June 24, 2021.

II. Background

Pacific Charter School Development

PCSD was founded in 2004 by former President & CEO Glenn Pierce, Kim Smith and James Willcox, then of the NewSchools Venture Fund. The organization was formed to address the single greatest hurdle that high-quality charter schools face in educating urban children – securing adequate academic campuses. Recognizing this need, the three founders designed an organization that could marshal resources of the leading members of the philanthropic and socially-conscious community to produce new school seats in low income communities with the greatest need. NewSchools Venture Fund was instrumental in providing the seed capital and expertise required to establish the organization. Since PCSD's inception, NewSchools has been joined by The Broad Foundation, The Walton Family Foundation, and The Bill and Melinda Gates Foundation as providers of project equity. Operational support has been provided by these same organizations along with the Pisces Foundation, The Ahmanson Foundation, and The Weingart Foundation.

PCSD provides a suite of services that will benefit MPS and its continued growth and stability, including project management services, project development services (or lease to own), and short term loans on a case by case basis. PCSD has received funding from all the top philanthropic foundations that support the charter school movement. As a non-profit PCSD is not under the pressure of having to achieve a rate of return for investors or equity owners. Its metrics are based on the number of high quality charter school seats it creates in underserved communities.



MPS Fiscal Policies and Procedures

On June 24, 2021, the MPS Board of Directors adopted a Financial Policies and Procedures Manual for fiscal year 2021-2022. Section 1.0 (BIDDING REQUIREMENTS AND PROCESS) provides that “[n]ew service contracts in excess of \$50,000 shall be formally bid in accordance with” the requirements set forth in such section, which generally requires the publishing of a “request for proposals” or “RFP”. Subsection 2.1 of Section 2.0 (NONCOMPETITIVE NEGOTIATIONS) provides that “[n]oncompetitive negotiations may be used for procurements in excess of \$50,000 when bidding or competitive negotiations are not feasible.” It prescribes that “MPS may purchase goods and services through non-competitive negotiations when it is determined in writing by the Chief Executive Officer that competitive negotiation or bidding is not feasible and that . . . [t]he product or service can be obtained only from one source.”

PCSD is the only non-profit organization in the State of California that provides charter school facility development services. While there are a number of for-profit charter school facility developers serving the California and Los Angeles markets, their services are widely known to be more expensive than PCSD’s due to their “for profit” business model.

MPS’s current general counsel and director of facilities, Patrick Ontiveros, has disclosed that he was previously an employee of PCSD and that he is a member of the Board of Directors of Washington Charter School Development, Inc., a sister company to PCSD. Mr. Ontiveros receives no pecuniary benefit from either company.

A handwritten signature in cursive script that reads "Alfredo Rubalcava".

Alfredo Rubalcava
Chief Executive Officer and Superintendent

Coversheet

Approval of Wall Construction at Magnolia Science Academy-1 and Selection of Vendor

Section: II. Recommended Action Items
Item: B. Approval of Wall Construction at Magnolia Science Academy-1 and
Selection of Vendor
Purpose: Vote
Submitted by:
Related Material: Proto II Type Wall Proposal (Committee).pdf



Agenda Item #: II B: Recommended Action Item
Date: September 8, 2021
To: Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**")
Facilities Committee (the "**Committee**")
From: Alfredo Rubalcava, CEO & Superintendent
Staff Lead: Patrick Ontiveros, General Counsel & Director of Facilities
Mustafa Sahin, Project Manager
RE: Approval of MSA-1 Proto II Type Wall Proposal

I. Proposed Motion/Recommendation(s)

Staff recommends and moves that the Committee approves (1) the selection of ISAAC-BODNER CONSTRUCTION for the proto type II wall construction that is a part of the Magnolia Science Academy—1 ("**MSA-1**") middle school parking lot site improvement project (the "**Project**") and to spend up to \$76,900 on said project and (2) the execution of a contract that Staff may negotiate with such vendor and that the Committee further recommend and move that the Board of Directors of MPS approve the same.

II. Background

When staff was working on the high school construction project, staff also included this proto II type wall to be built between the south side of both High school and Middle school parking lots and neighbors. The wall was not completed and, ultimately, removed from the general contractor's scope of work. Oltmans Construction said they could not work on residential areas. After the high school project was completed, MSA-1 filed for and received a zone change for its parking lot parcels from the City of Los Angeles. As a condition to the zone change, MSA-1 agreed to make certain improvements to the parking lot parcel that serves the MSA-1 middle school building. See Exhibit A. They include the following: (1) the fixing of drainage on the middle school parking lot; (2) the creation of an open green space and a concrete pad with a solar shade; (3) fencing surrounding the entire MSA-1 parking lot parcels; (4) the creation of a track; and (5) the installation of modular outdoor restrooms. Looking to the future, having a good recreation and outdoor space will benefit the students and may in fact attract more students to the campus.

We also have a settlement agreement with The Ngyen family after they proved that the water was damaging their home and their wall, we promised them to replace the wall.

III. Procurement

Franco Architects worked with Staff to solicit bids for the proto II type wall. Staff prepared a Request for Proposals and published it on the MPS website. See Exhibit B. Franco Architects targeted specific vendors to solicit proposals—including, Blackwell Construction, Isaac Bodner Construction, Zingo

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Construction and E.H Butland Construction. After several rounds of discussions with Franco Architect, staff is recommending giving the job to Isaac Bodner Construction based on their expertise in building these type of walls. (See Exhibit C proposals).

IV. Conclusion & Budget Impact

Staff recommends that MPS sign a contract for \$64,082 with Isaac Bodner Construction for the proto II type wall that is part of the Project. Staff further recommends a contingency of \$12,816 (that is, approximately 20% of the contract fee) be approved, for a total of \$76,900.

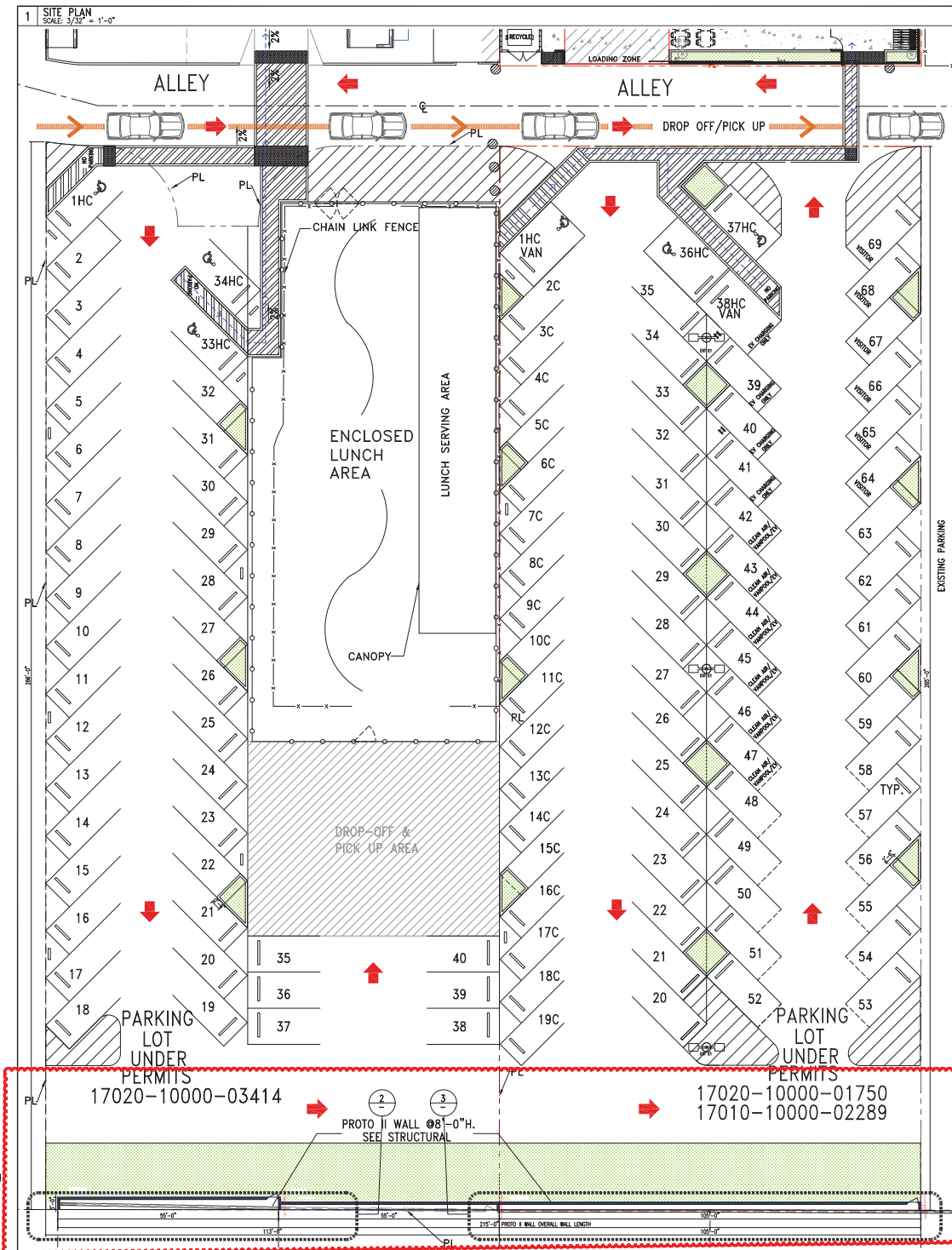
The costs for this wall project will be paid from MSA-1's reserves. The cost will not have a materially negative impact on MSA-1's reserves. Staff is seeking financing for the entire Project. Once such financing is secured, MSA-1 will be repaid any amounts paid from its reserves.

- Exhibit A _____ Site Improvement Site Plans for Project
- Exhibit B _____ RFP
- Exhibit C _____ Proposals



Exhibit A

Site Improvement Plans



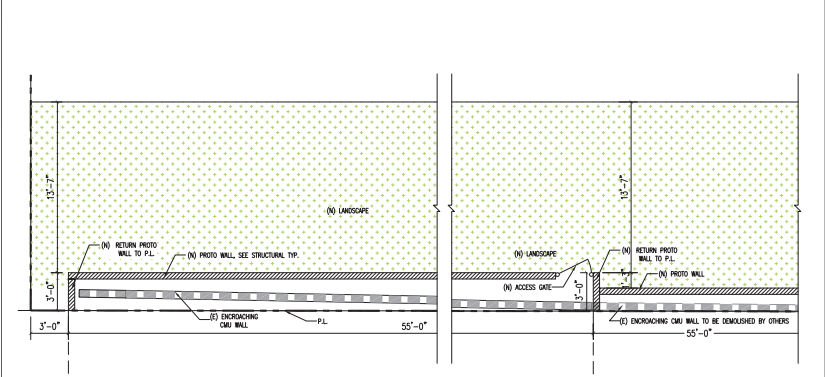
PROJECT INFORMATION	
PROJECT:	MAGNOLIA SCIENCE ACADEMY (PARKING)
LOCATION:	18220 & 18238 SHERMAN WAY, RESEDA, CA 91335
BUILDING USE:	EDUCATION - 6 THRU 12TH GRADE
APPLICABLE CODES:	2016 CA BUILDING CODE (2016 CBC)
OCCUPANCY:	E OCCUPANCY AND B OCCUPANCY
SITE AREA:	29,178.3 SF
ASSESSOR PARCEL NO.:	2125036100, 2125036105, 2125036106

PROJECT DIRECTORY	
OWNER:	MAGNOLIA SCIENCE ACADEMY 1
	18228 SHERMAN WAY, RESEDA, CA 91335 TEL: (818)609-0207

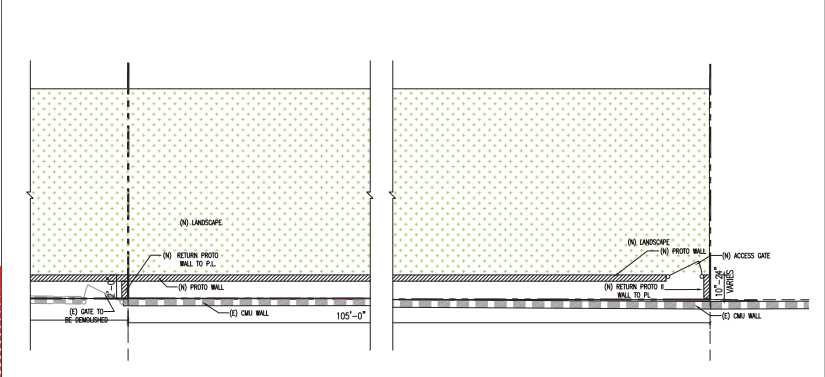
SCOPE OF WORK
 NEW 8'-0" H. PROTO II WALL AT SOUTH END PROPERTY LINE- OVERALL LENGTH 215'-0"

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 10 OF TRACT NO. 21799 AND LOT 5 OF TRACT NO. 17598, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 617 PAGES 42-44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2 ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0"



3 ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0"



MAGNOLIA SCIENCE ACADEMY (PARKING)
 18220 & 18238 SHERMAN WAY, RESEDA, CA 91335

REV	DESCRIPTION	DATE
1	PLAN CHECK	05/21/2019
2	PLANNING PC	04/29/2019

PROJECT:	MAGNOLIA SCIENCE ACADEMY
LOCATION:	18220 & 18238 SHERMAN WAY RESEDA, CA 91335
DRAWING INDEX:	SITE PLAN & LOCATION PLAN
DATE:	5/2/2019
AS NOTED	AS NOTED

A0.1

SCOPE OF WORK

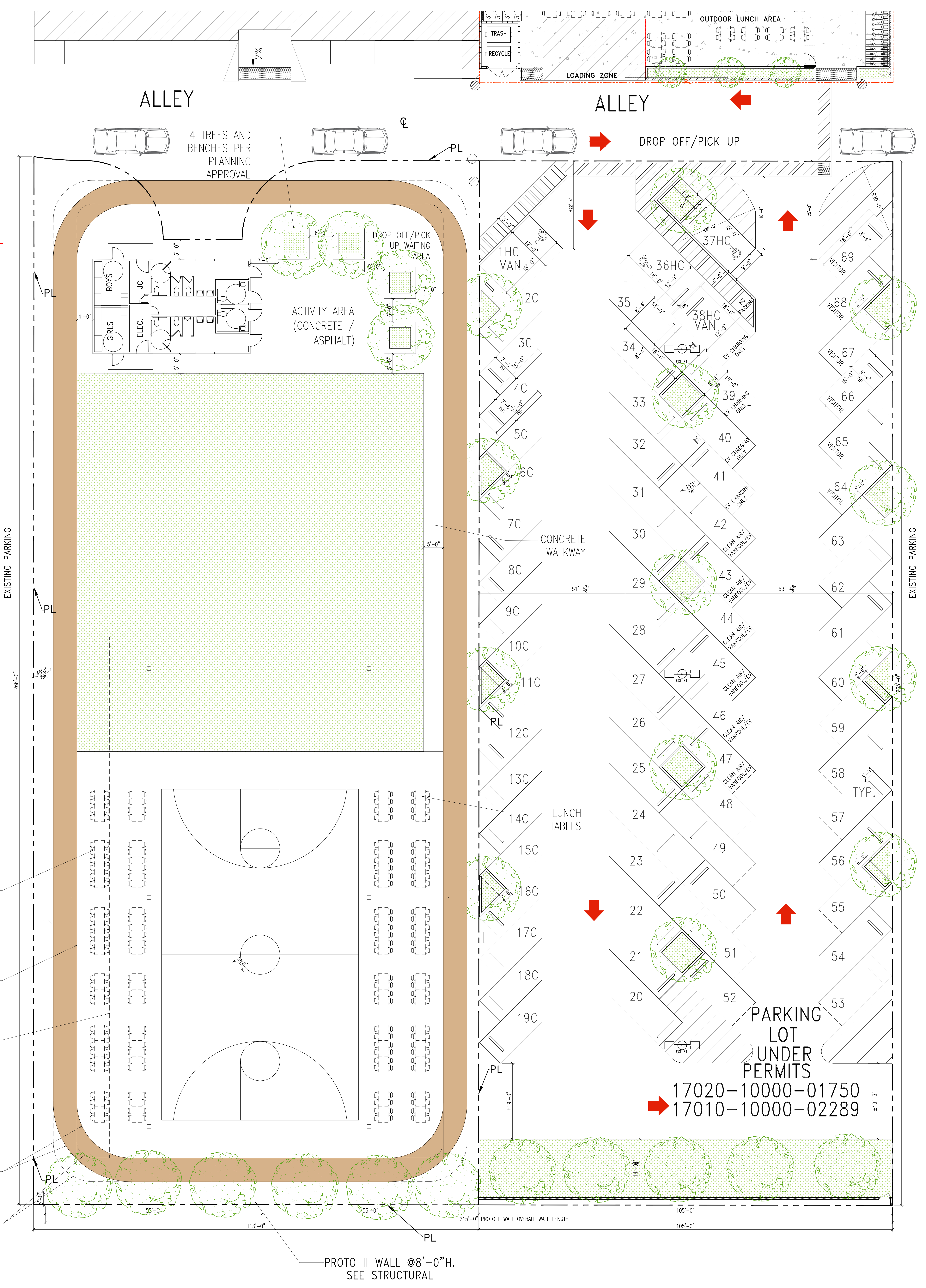




Exhibit B

RFP



MAGNOLIA PUBLIC SCHOOLS

Request for Qualifications/Proposals
to Build a Proto II Wall
for Magnolia Science Academy 1 | Reseda

Due Date:

August 18, 2021

1.0 INTRODUCTION

Magnolia Education & Research Foundation doing-business as Magnolia Public Schools ("**MPS**"), a charter school management organization, operates Magnolia Science Academy 1 ("**MSA-1**") located at 18220 Sherman Way and 18238 Sherman Way in the Reseda neighborhood of Los Angeles. The former houses MSA-1's high school and the latter houses MSA-1's middle school. The purpose of this RFP is to solicit bids to build a Proto II Wall (the "**Project**") in the back of existing Middle and High school parking lot, between our property and the neighbor homes. The Project is part of a larger site improvement plan for the middle school parking lot wherein recreation and open space will be developed (the "**Site Improvement Plan**"). The location of the Project Site is shown on Exhibit A. The overall Site Improvement Plan is shown on Exhibit B.

Site Tour

A site tour will be facilitated if requested.

Proposals Due

Responses to the RFP are due no later than **5:00 PM (PST), Wednesday, August 18, 2021**, to the following individual:

Mustafa Sahin
Project Manager
Magnolia Public Schools
250 East 1st Street
Suite 1500
Los Angeles, CA 90012
msahin@magnoliapublicschools.org

Questions regarding this RFP may be directed to the individual identified above via email.

Proposal Format:

One (1) electronic PDF copy (by email) of your proposal must be delivered to the person indicated by the deadline stated above. Please endeavor to keep any emailed material to a single manageable file size (at or about 10 MBs) so that it may be easily distributed to the Selection Committee.

Respondents are encouraged to only include information pertinent to the Project and the Selection Committee's ability to select the vendor best suited to successfully complete this job.

Interviews:

Interviews will be held at the discretion of MPS and MSA-1. Interviews, if any, are expected to be held on Thursday- August 19th. Location and time are to be determined.

If interviews are held, respondents will meet with the Selection Committee for approximately ½ hour to 1 hour. The interview will be an open, unscripted format. Respondents will have 20 minutes to present any information they feel is pertinent followed by questions and answers and general discussion.

Selection Committee:

The Selection Committee will be composed of representatives from MPS and MSA-1.

1.1 Timeline

RFP Distributed:	August 11, 2021
Proposals Due:	August 18, 2021
Interviews, if any (exact time TBD):	August 19, 2021
Selection Announced:	August 20, 2021
Contract Execution:	ASAP following Selection

2.0 PROJECT DESCRIPTION

The Project is to construct an 8' tall, 218' long Proto II Wall at the back of the Middle and High School parking lot along the property line with the adjacent residential homes.

3.0 PROPOSAL FORMAT

Respondent shall format its response as set forth below to facilitate timely review and selection. Please be specific to the RFP, and do not include materials not explicitly requested, such as generic marketing materials.

Your response should include the following:

- Letter of interest
- Name of your company and the individual responsible for the account
- Restate all the requirements of Section 4.0 and provide responses to each

See Section 1.0 for additional proposal format clarifications.

4.0 PROPOSAL REQUIREMENTS

4.1 Vendor Qualifications and Experience

4.1.1 Vendor Description.

Provide a description of your company and why it is qualified to undertake the Project.

Provide the following:

A minimum of three (3) references, including

- (a) name and scope of the project
- (b) client name and contact information
- (c) contract amount

4.1.2 Qualifications and Experience of Key Personnel.

Identify the person(s) that will be principally responsible for working with the MPS and leading this engagement and their qualifications and experience

4.1.3 Insurance.

Provide a description of vendor's insurance coverage.

4.2 Cost

Respondent's proposal should include an overall not to exceed cost and should be broken down in detail. The proposal should also provide a break-down of any and all other costs and fees including, but not limited to, labor, delivery fees, installation fees, applicable taxes, etc.

4.3 Product Information

Respondent will confirm its ability to provide the Project as described above in Section 2.2. Where a respondent believes there are multiple options for the Project, the respondent may provide such alternatives explaining the difference in each alternative and describing the cost differences.

4.4 Warranty Information

Provide a description of the warranty provided for the Project.

4.5 Schedule

Please provide a timeline to complete the project

4.6 Contract

The successful respondent will be required to sign an agreement with Owner in the form of Exhibit C (AIA Document A105-2017). Please provide an affirmative statement of respondent's concurrence or else any changes that respondent desires to make to the form agreement attached as Exhibit C.

5.0 CONTACT

Questions to Owner will be accepted via email by the Facilities Project Manager identified above. Answers to questions will be provided to all participants as available.

6.0 RFP/Q EXHIBITS

Exhibit A: Project Site Location

Exhibit B: Site Improvement Plan

Exhibit C: AIA Document A105™-2017

7.0 BID ACCEPTANCE/REJECTION

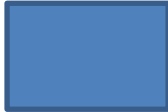
The Owner reserves the right to reject any or all proposals, or cancel the solicitation process at its sole discretion.

8.0 PROPOSAL VALIDITY

RFP responses shall be valid until execution of a contract, which is expected to occur on or about August 2021. No changes to information received within the Respondent's proposal shall be changed or altered without approval by the Owner.

Exhibit A

Project Site



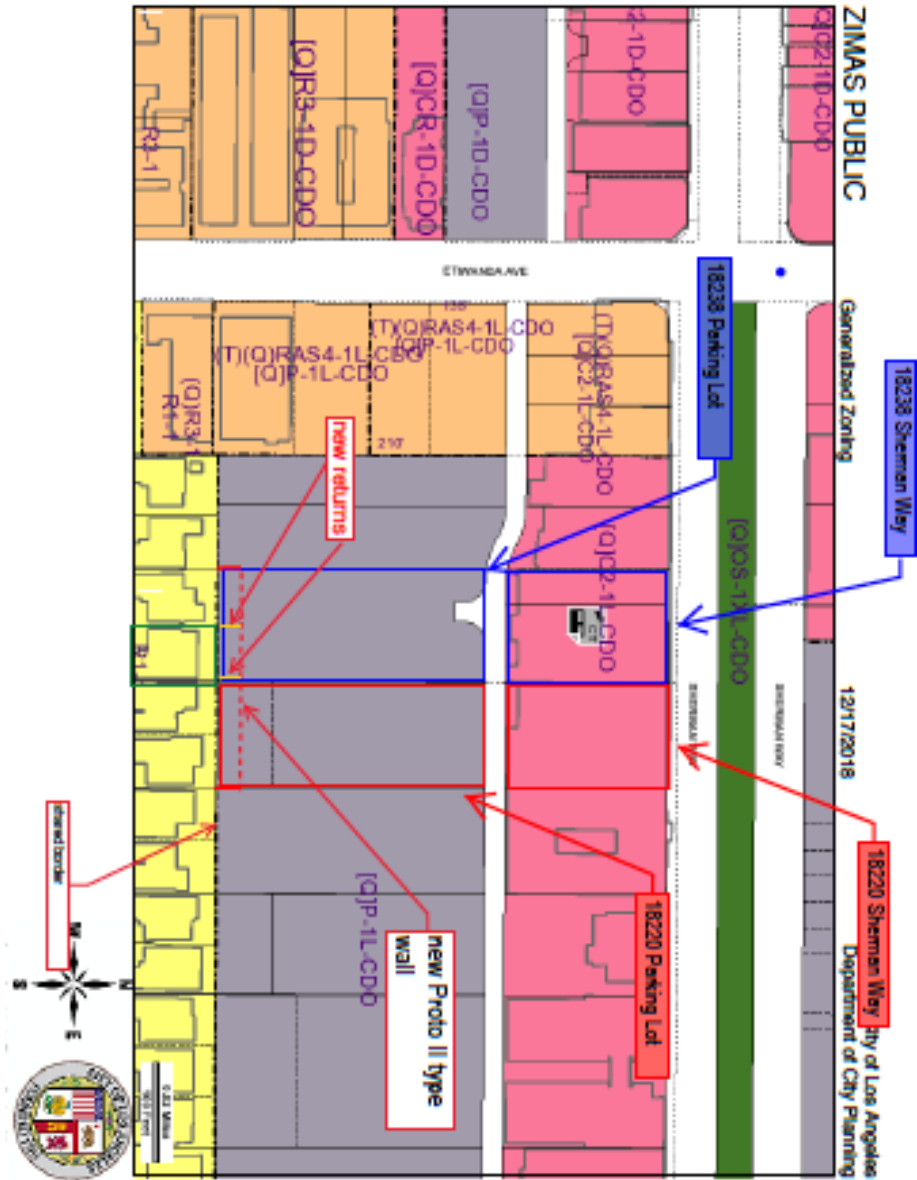
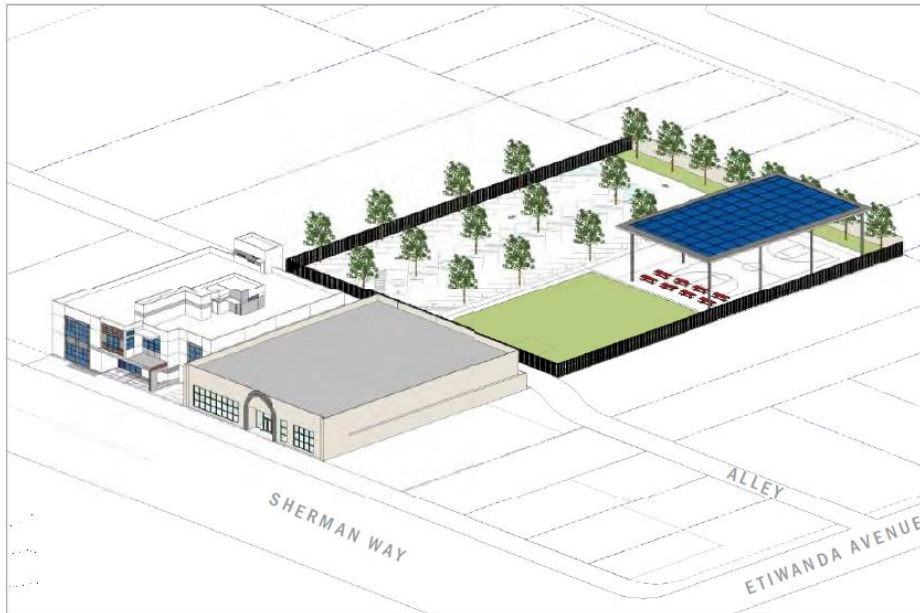
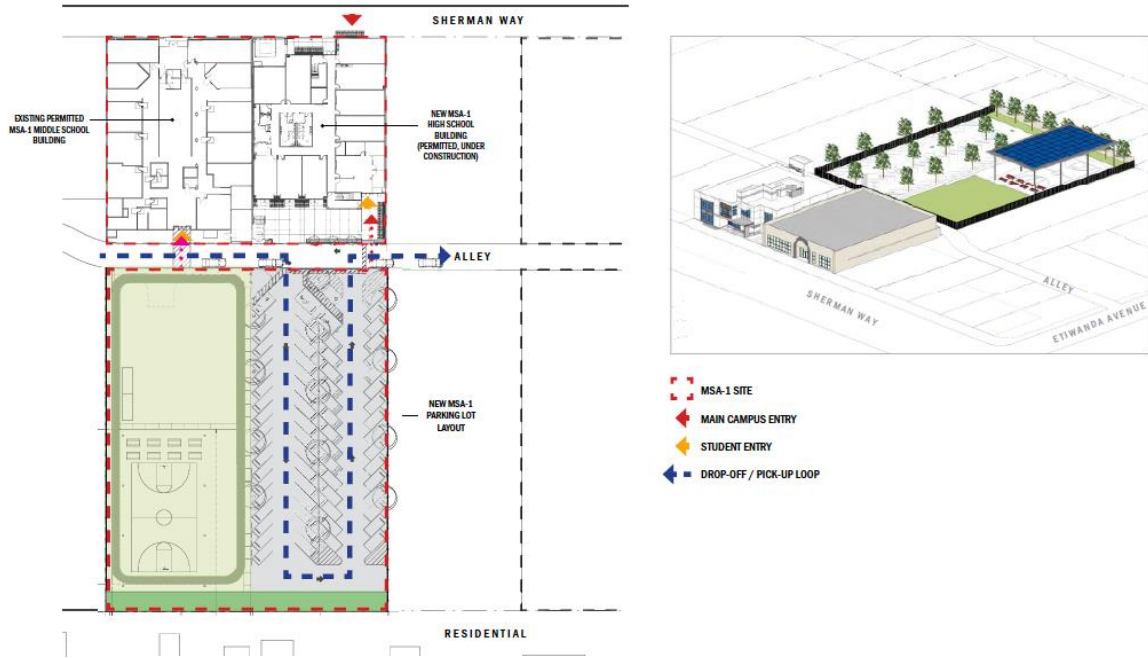
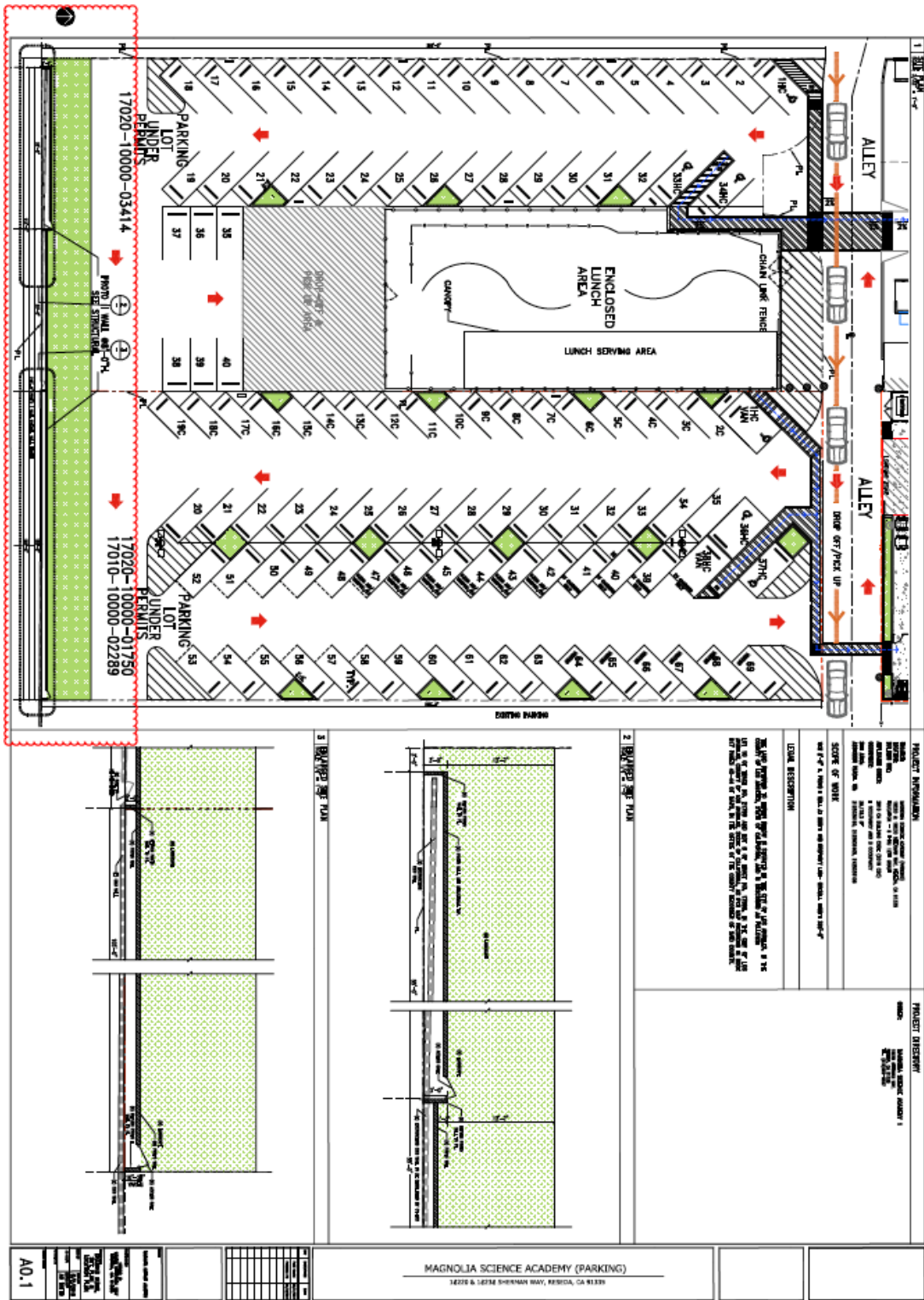


Exhibit B

Site Improvement Plan





|

Exhibit C

Form of Contract

(AIA Document A105™-2017)



Exhibit C

Proposals

ESTIMATE



Magnolia Public schools
 250 E. 1st Street Suite 1500
 Los Angeles, California 90012
 (760) 587-6031

Zingo Construction Inc.

6009 Lindenhurst Ave
 Los Angeles, CA 90036
 Phone: (310) 397-8297
 Email: info@zingocontractors.com

Estimate # 000002
 Date 08/27/2021

Description	Total
8 Feethigh privacy wall (Block and Artifical grass)	\$50,500.00
6 Feet high Masonary Block wall 8inches thikness 2 feet artifical grass fence on top of wall Include permits	

Subtotal	\$50,500.00
Sales Tax	\$4,545.00
Total	\$55,045.00

Notes:

Because of pandemic city permits taking longer than normal.
 For each project try to set an exact completion date from your contractor.

For the walls higher than 6feet city asking and architectural design also engineering detail plans.
 And permit and inspection taking longer (months in some cities)

To prevent this we suggest to make the wall 6 feet high and 2 feet artificial grass fence on top of that.
 Walls up to 6 feet you can use a ready detail plan from city and finish permit process faster.

Estimate include removing existing block wall and make the new wall as per city requirements but in case of neighbours do not let us get in their gardens we will make the wall 2 feet away from existing wall.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Magnolia Public schools

ISAAC-BODNER CONSTRUCTION Co.

August 17, 2021
Estimate 040821

Patrick Anton / Etmny Cornejo
Magnolia Public Schools
250 E. 1st Street, Suite 1500
Los Angeles, CA 90012

Re: Magnolia Science Academy (Parking)
18220 / 18238 Sherman Way
Reseda CA, 91335

Subj.: CMU
Site PROTO wall (split one side, gray)

Dear Mr. Anton

We are pleased to submit the following Proposal to furnish and install material and equipment as required to complete the work as described below.

1. Price:

Proposal for work as noted above and detailed below per plans by Franco Architects Inc, Sheet A0.1 dated 05-02-19. Scope includes; excavate as needed (removal of spoils included), form as needed, reinforce per PROTO II standard plan, install CMU (natural gray split one side precision CMU) per PROTO II standard plan. Pricing is based on 6" CMU with cap. All concrete is based on normal weight (#150). Any delay causing additional work hours or move on's will be charged separately in addition to contract at \$228 / hr. (\$1,350 per move on). Pricing does not include survey, saw cutting, demolition, backfilling or compaction, of any kind. Note; Pricing is based on proper access to project, for material and equipment needed for scope, including work trucks, pumps, concrete and delivery truck (at no additional costs). All work to be performed during daylight hours (no premium time) **Pricing does not include any other concrete work or masonry work. All sub-grade is calculated as competent and of proper density. All inspections are the responsibility of others (permits).**

Total as noted above **\$ 64,082.00**

2. Exclusions:

- a. Bonds, permits and fees of any kind
- b. Water and power, dewatering
- c. Stucco, plaster or painting
- d. Brick, stone, precast, or any specialty of special items, supply or install
- e. Rock clause, transporting or disposal of spoils
- f. Mock ups, preconstruction testing, or shop drawings, of any kind
- g. Special surface preparation or textures for concrete or CMU (except as note)
- h. Backfilling, compaction, demolition, of any kind
- i. **Transporting of removal of any spoils (except as noted)**
- j. Contamination of any kind
- k. Moisture barriers of any kind, pressure washing and sandblasting
- l. Moisture retardants, or integral moisture retardants, of any kind
- m. **Embedded items and their location**
- n. Traffic control or delineation of any kind, protection of adjacent areas

CORP. LIC. #643474
12345 Ventura Blvd., Suite H, Studio City, 91604 Phone (818) 762-5172 FAX (818) 761-9122

- o. Shoring and bracing of walls, floors, lentils or work areas
- p. Caulking, fire safing, or any expansion joint material
- q. **Drypacking, non-shrink grout, or filling of voids (of any kind)**
- r. **Any specification for MOE (to be priced separately)**
- s. Any "allowances", Architectural or Structural (or others)
- t. Dewatering
- u. Concrete work of any kind (except as noted above)
- v. Inspection, engineering and testing
- w. Repair or liability of unmarked / unseen obstacles (incl cost of down time)
- x. Any surface preparation required
- y. Soils report, specification book
- z. Any additives for Concrete or CMU (i.e. water retardants, etc.)
- aa. Any additives, colors, hardeners, sealers for concrete and CMU or coatings for reinforcing
- bb. OSHPD or DSA requirements
- cc. **Any work not noted above**

3. On Site Requirements:

- a. Access to area to be worked on by equipment required by job.
- b. Water and power within 100 feet
- c. Pricing is based on daylight hours, Monday thru Friday, 8 hrs. ea. (all others at overtime)
- d. Permits on site prior to commencement of work.
- e. Secure storage area.
- f. Trash container suitable for all job generated debris (on site)
- g. Grade to be plus or minus 1/10 one inch
- h. All penetrations and installation of hardware to be supplied and located by others before AND during construction.
- i. **All embedded items to be provided ASSEMBLED**
- j. Flat, level work area

4. Other Requirement:

- a. Changes must be accompanied by a change / purchase order signed and approved by all parties.
- b. This proposal will become part of any contract regarding the proposed work.

5. Payment Schedule:

- a. Progressive upon completion.

6. Qualification:

Prices quoted herein are valid for 30 days. If a contract is signed but work not started within 30 days, we reserve the right to re-bid. This bid is based on **Non-Union, Non-prevailing wages**. Liability insurance based on \$ 1,000,000 - \$ 2,000,000 aggregate, additionally insured form AP2000US-0405. (excludes condominiums or construction governed by any type of associations). If a "WRAP policy is to be provided by others it is at no additional costs. Isaac-Bodner's responsibility under the Contractor's indemnification/hold harmless provisions is expressly limited to that of this seller's performance.

Submitted by:

Fred A. Bodner
Isaac-Bodner Construction



BLACKWELL CONSTRUCTION, INC.
Tel: 818 755-6611 Fax: 818 761-9122

August 17, 2021

Etmny Cornejo
Franco Architects Inc.

Re: Magnolia Science Academy (Parking)
18220 / 18238 Sherman Way
Reseda CA, 91335

Subj.: Proto wall
Natural gray split one side (NTE 8')
Proto wall footing (per proto specification)

Dear Ms. Cornejo

We are pleased to submit the following Proposal to furnish and install material and equipment as required to complete the work as described below.

Construct proto wall per plans (attached) per Proto specification using stock materials.

Total \$ 67,234.00

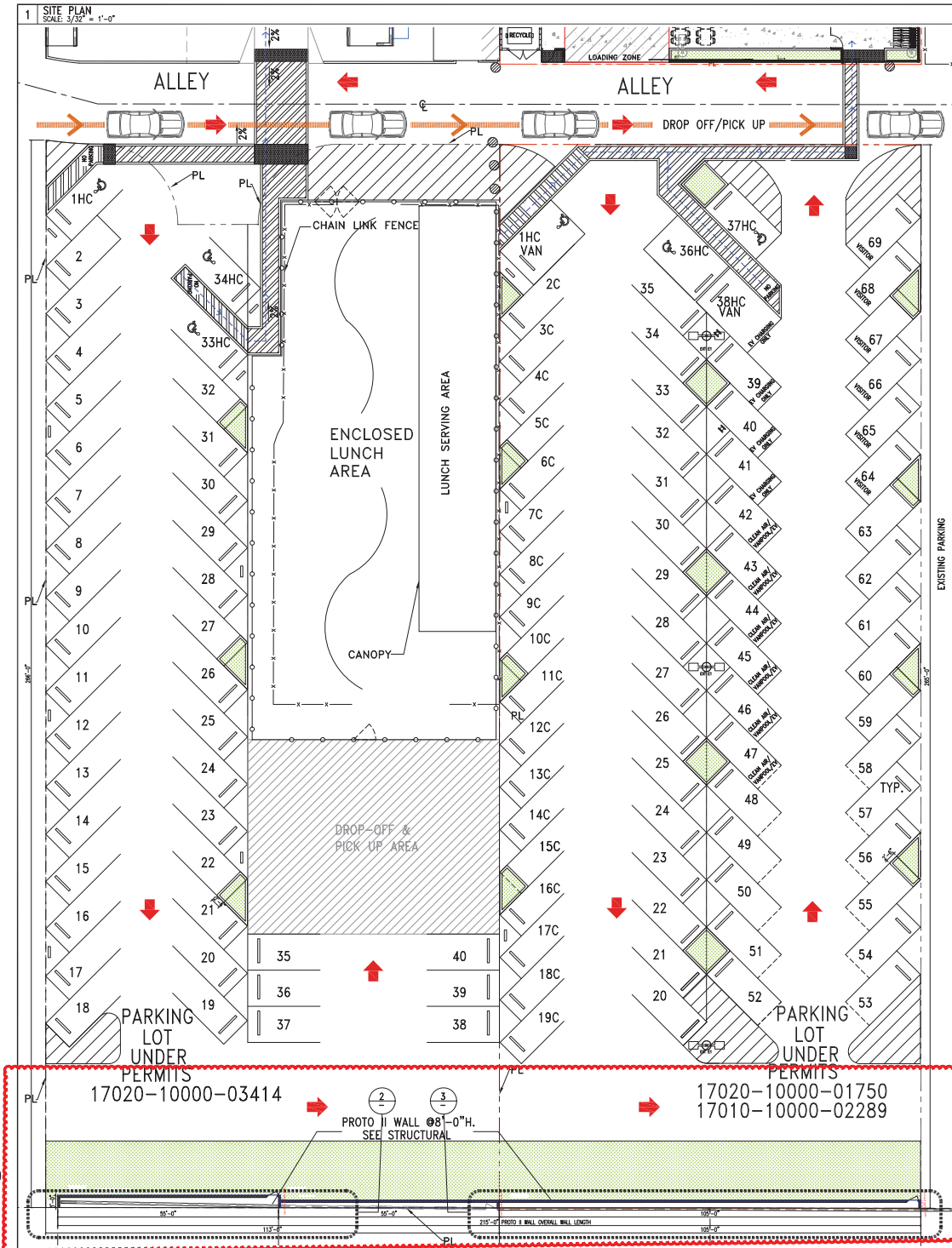
Exclusions:

- Water and power
- Inspections, bonds, permits and fees
- Cap (none noted)
- Water and power, dewatering
- Rock clause
- Concrete other than footing

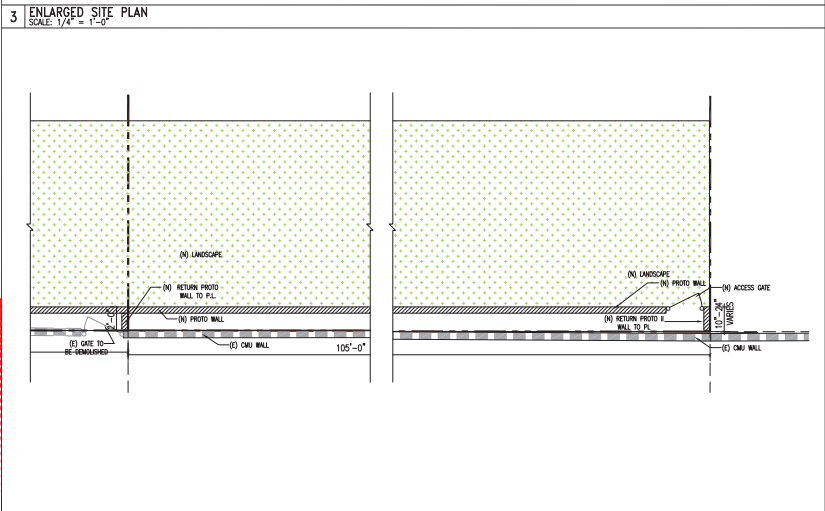
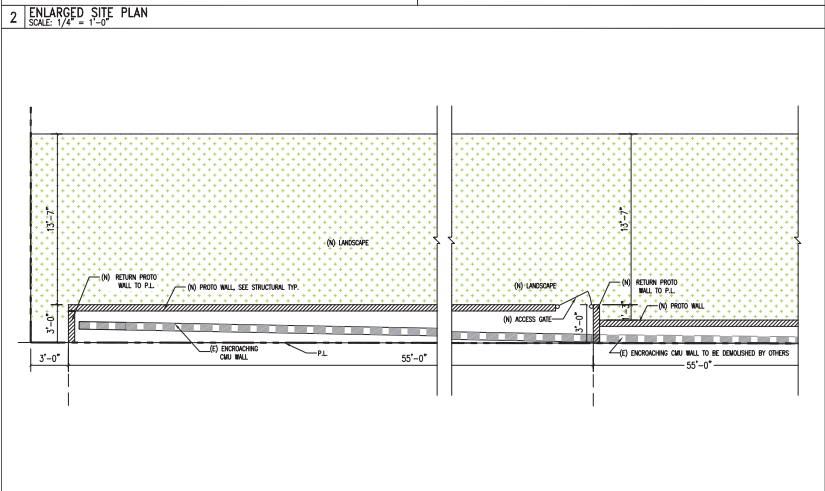
Payments to be invoiced and paid 30 days, no retention
Insurance liability; \$ 1,000,000.00

Submitted by:

Dolores Vargas
Blackwell Construction Inc.



PROJECT INFORMATION		PROJECT DIRECTORY
PROJECT:	MAGNOLIA SCIENCE ACADEMY (PARKING)	OWNER:
LOCATION:	18220 & 18238 SHERMAN WAY, RESEDA, CA 91335	MAGNOLIA SCIENCE ACADEMY 1
BUILDING USE:	EDUCATION - 6 THRU 12TH GRADE	18228 SHERMAN WAY, RESEDA, CA 91335
APPLICABLE CODES:	2016 CA BUILDING CODE (2016 CBC)	TEL: (818)609-0207
OCCUPANCY:	E OCCUPANCY AND B OCCUPANCY	
SITE AREA:	29,178.3 SF	
ASSESSOR PARCEL NO.:	2125036100, 2125036105, 2125036106	
SCOPE OF WORK		
NEW 8'-0" H. PROTO II WALL AT SOUTH END PROPERTY LINE- OVERALL LENGTH 215'-0"		
LEGAL DESCRIPTION		
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 10 OF TRACT NO. 21799 AND LOT 5 OF TRACT NO. 17598, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 617 PAGES 42-44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.		



MAGNOLIA SCIENCE ACADEMY (PARKING)
18220 & 18238 SHERMAN WAY, RESEDA, CA 91335

REV	DESCRIPTION	DATE
1	PLAN CHECK	05/21/2019
2	PLANNING PC	04/29/2019

MAGNOLIA SCIENCE ACADEMY
18220 & 18238 SHERMAN WAY
RESEDA, CA 91335

DRAWING INDEX, SITE PLAN & LOCATION PLAN
DATE: 5/2/2019
AS NOTED

A0.1



CONSTRUCTION SPECIALISTS
HEALTH CARE FACILITIES

GENERAL CONTRACTORS
LIC. # 831933

August 16, 2021

Etmny Cornejo
Magnolia Science Academy
18220 Sherman way
Reseda, CA, 91335

Re: Magnolia Science Academy
18220 Sherman way
Reseda, CA, 91335

Subj.: Proposal
Proto Wall; gray split one side
Plans; Drawing Index, Site Plan and Location Plan (dated 05-02-2019)

Dear Ms. Cornejo,

The following PROPOSAL is submitted for the above noted job to install 6" gray split one side PROTO II wall.

Total Proposal **\$ 69,163.00**

The following exclusions are included for the above noted work; Water, power, permits, concrete work (except footing for proto wall, inspections, any items not directly involved with the masonry trade.

Items to be furnished on site; Water, power, trash container, access to work area.

Invoicing to be on the 25th of the month paid by the 10th of the following month.

This proposal is based on use of Non-Union labor.

Upon successful bid, a formal "Scope of Work" will be included in contract form.

Respectfully Submitted

E.H. BUTLAND CORP.

Kalevi Kekkonen, Vice President

6100 YOLANDA AVENUE • RESEDA, CALIFORNIA 91335
PHONE: 818.996.7600 • FAX: 818.881.3047 • LIC. # 831933
www.ehbutland.com

Coversheet

Update on Shade Structure Project for Magnolia Science Academy-1 High School Building

Section: III. Information/Discussion Items
Item: A. Update on Shade Structure Project for Magnolia Science Academy-1 High School Building
Purpose: Discuss
Submitted by:
Related Material: Shade Structure Project for MSA-1 High School Update (Committee).pdf



Agenda Item: III A: Information/Discussion Item

Date: September 8, 2021

To: Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Facilities Committee (the “Committee”)

From: Alfredo Rubalcava, Chief Executive Officer and Superintendent

Staff Lead: Patrick Ontiveros, General Counsel & Director of Facilities
Mustafa Sahin, Project Manager

RE: Update on Shade Structure Project for Magnolia Science Academy—1 (“MSA-1”) High School Building

I. Proposed Motion/Recommendation(s)

N/A

II. Background

The new MSA-1 high school building located at 18220 Sherman Way, immediately adjacent to the existing MSA-1 middle school building at 18238 Sherman Way, was completed and occupied at the end of 2019. The principal entrance to the high school building is from the alley that is parallel to Sherman Way to the south. There is also a lunch area right outside the multipurpose room on the south side of the building that is fenced in but not shaded. See Exhibit A for the site layout and the location of the courtyard.

For the 2021-22 school year and beyond, MSA-1 leadership desired to have more usable outdoor space at MSA-1. Accordingly, Staff approached multiple vendors and issued an RFP for the installation of shade at the high school building courtyard. Staff selected a vendor and sought Board approval. The Board approved the vendor and the proposal to construct a shade structure on June 24, 2021. At that time, the final design was still being finalized and Staff was not aware of how extensive the recommendations from the structural engineer would be. Staff believed there was a fair chance that the shade sails would be able to be attached to the building. However, ultimately, the structural engineer recommended erecting the shade structure as a standalone structure (that is, shade sails suspended from columns not attached to the building). That work entailed digging 8 holes, 9 feet deep each, to place the columns from which the shade sails would be suspended and backfill the holes with cement to be strong enough to hold the shade

structure. The design work and construction was further complicated by its proximity to the building foundations.

The project was a success and has allowed MSA-1 and MSA-5 to better and more effectively use the MSA-1 high school courtyard. See attached [Exhibit B-1](#) for before pictures of the courtyard and [Exhibit B-2](#) for pictures of the completed project.

III. Procurement

We received 2 quotes, one of them was \$32,500.00 by Universal Awning, the other one was \$25,200.00 by AG Construction. They were also available to start the job in the following week. See [Exhibit C](#) for those 2 quotes. AG presented an economical solution that aligned with the requirements. That's why staff chose AG for this project. See [Exhibit D](#) for the explanation by the structural engineer and the design of the foundation system for the shade structure.

IV. Budget & Conclusion

A majority of the project expenses were paid for with a grant of \$64,841.63, through Schools in Action, which operates MSA-1's meal program. Staff requested and the Board approved a limit of \$75,000 to account for any unforeseen conditions that may increase the price of \$68,750. The cushion of \$6,250 was insufficient for the final structural engineer recommendations. Costs exceeding the original approved \$75,000 budget were approved by Alfredo Rubalcava using his then extraordinary executive powers. With the impending start of school, Staff including the principal and administration of MSA-1, believed that the completion of this project before the start of school was critical to a successful opening. Excess costs were paid for using operation funds and there was no material negative impact to MSA-1's budget.

The total final costs were as follows: \$68,750 for the fabrication and installation of the shade sails, \$25,200 for the concrete work and \$4,800 for the structural engineers final design for a total of \$98,750 or \$23,750 over the original approved budget.

Exhibit A

Site Layout and Location of Proposed Shading

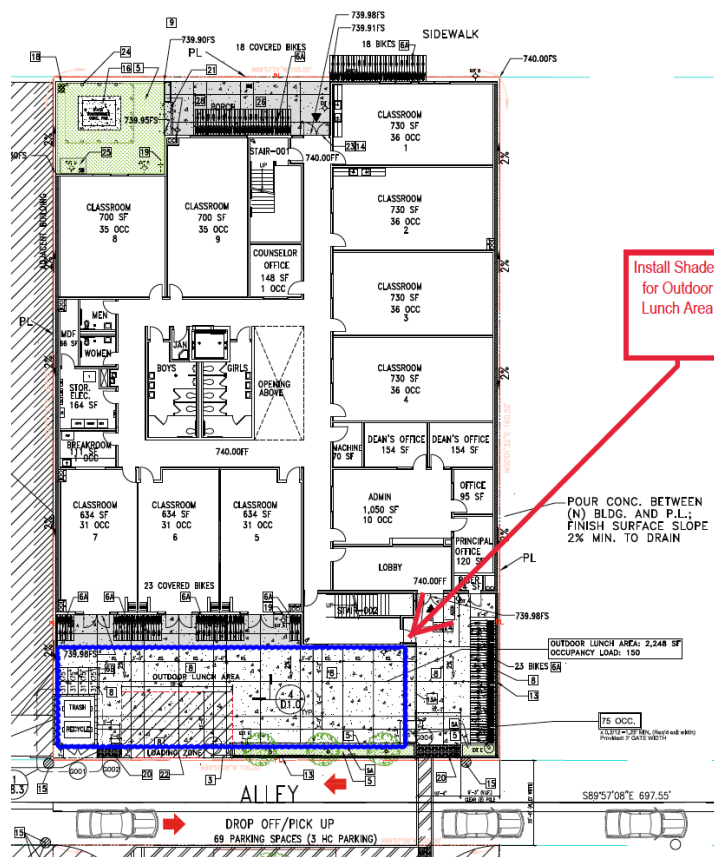




Exhibit B-1

Pictures of High School Courtyard Before Shade Installation



Exhibit B-2

Pictures of Installed Shade Structure



AG CONSTRUCTION

18960 Ventura Blvd. #211
 Tarzana, CA 91356
 Tel. No. (818)963-1683
 Fax No. (818)344-1850
 License No. 706172
 Email: agconstruction18@gmail.com

AG CONSTRUCTION

PROPOSAL

This proposal is submitted to:	Project Address:	2021-27
Mr Partic Anton Esq and Mustafa Sahin 250 East 1st Street suite 1500 LA, Ca 90012	MSA 18238 Sherman Way Reseda Ca 91335	

DESCRIPTION	AMOUNT
07/19/21 1) Digging 9 cassion 9 ft deep and 3 Tie beams Per plan attached 2) Placing rebar in all 9 cassion and tie beams Per plan attached 3) Meeting engineer for observation before inspection 4) Pour concrete 3000 PSI with deputy in all caisson and tie beams Finish cement to surface to match existing finish 5) Clean and haul all debrits * All work to comply with plan attached to this proposal * Price include Deputy Inspection cost for Concrete pour * All post culums place in caisson by awning company * All permit processing, and fees by other * Price exclude all Engineering observation cost * Price base on one pour * All landscaping repair by other <div style="text-align: right;"> <i>Alfredo Pinedalcarava</i> CEO & Superintendent </div>	
Total Amount	\$ 25,200.00

Date: 08/13/2021

All the above work to be completed in a substantial and workmanlike manner according to standard practice.
 Please make checks payables to : AG Construction



Exhibit C

Cement Work Proposals

ESTIMATE



Magnolia Science Academy
18220 Sherman Way
Reseda, CA 91335

Universal Awning

7053 Canby Ave.
Reseda, CA 91335

Phone: (818) 882-0027

Email: Info@universalawning.com

Estimate # 001737
Date 07/13/2021

Description	Quantity	Rate	Total
Concrete Work Per Engineer for (8 sails posts)	1.0	\$32,500.00	\$32,500.00
Materials: 3000 PSI Concrete & Rebar			
Dimensions:			
9'-0" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
9'-0" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
9'-0" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
9'-0" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
7'-6" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
7'-6" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
7'-6" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
7'-6" x 2'-0" DIA Concrete Pile 3000 PSI with #5 vertical rebar, #4 rebar ties, #4 epoxy dowels			
2'-0" wide x 0'-8" thick Tie Beam in planter on top of pile with #4 epoxy dowels			
2'-0" wide x 0'-8" thick Tie Beam in planter on top of pile with #4 epoxy dowels			
2'-0" wide x 0'-8" thick Tie Beam in planter on top of pile with #4 epoxy dowels			
Elements: #4 Rebar, #5 Rebar, 3000 PSI Concrete, Set XP epoxy.			

Templates & Measurements: Included.

Shop Drawings: Included. 1 drawing, 2 revisions any additional \$110.00 per hour.

Permits: Not included.

Engineering: By others.

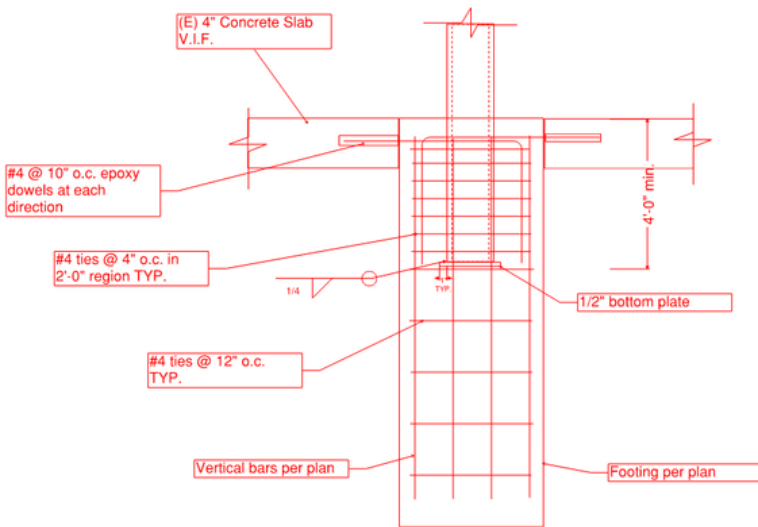
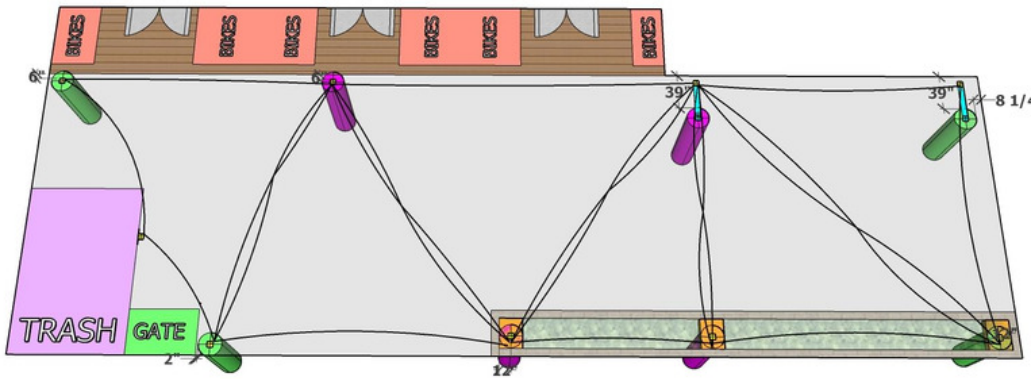
Finish: Trowel finish on top surface, may not match with existing finish.

Delivery & Installation: Included.

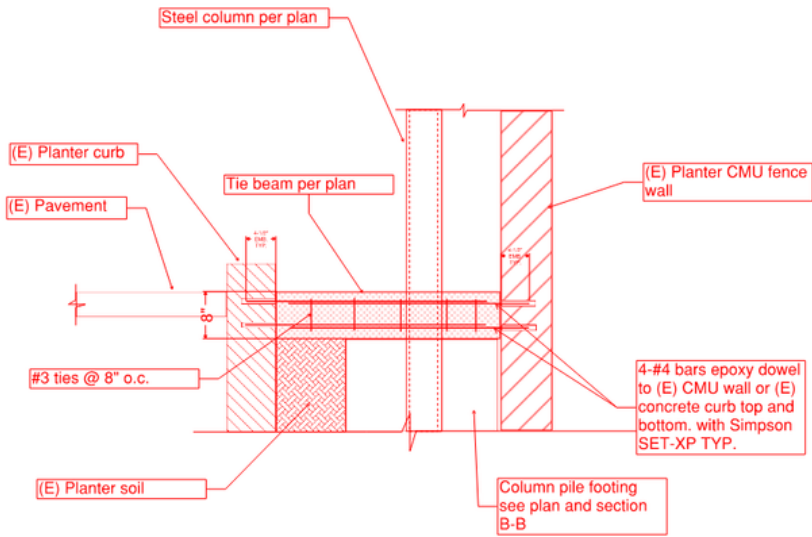
Prevailing Wages: This project was priced as a NON-prevailing wage job, if the project requires prevailing wages we will resubmit our proposal to reflect the additional cost.

Notes: Our price includes all labor, cutting existing concrete, digging, rebar work, pouring and finishing concrete. Due to the volatile material prices this quotation is valid for 7 days. Advance bill of material is required to be paid to secure material pricing.

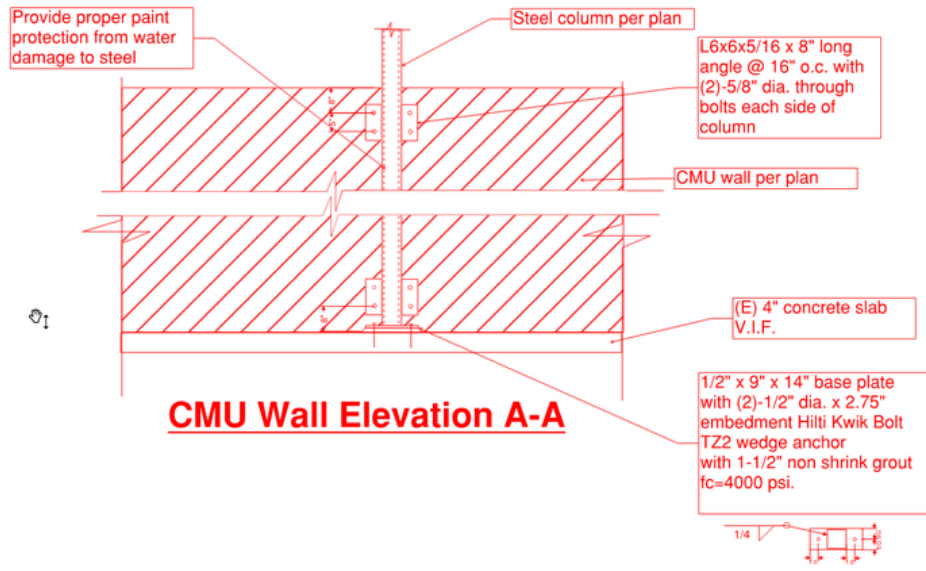
Subtotal	\$32,500.00
Total	\$32,500.00



Footing Section B-B



Tie Beam Section C-C



CMU Wall Elevation A-A

All down payments are non-refundable three business days from the signing of this contract. With respect to the above, it is agreed that three quarters of the above mentioned sum is for the cost of materials, fabrication labor, sales tax and balance is for the cost of installation labor.

In the event of default of any installment, the unpaid balance shall become due and payable forthwith at the option of the Contractor without notice.

All expenses incurred in the collection of monies due per this agreement whether by arbitration or judicial process including attorney's fees and cost shall be paid by you the purchaser.

Note: This proposal may be withdrawn by Universal Awning & Shade, Inc. at any time prior to its acceptance, and shall expire by its own terms if not accepted within 7 days. Due to the volatile steel prices this quotation is valid for 7 days. Advance bill of material is required to be paid to secure material pricing.

An initial service charge of 5% of the outstanding balance will be charged on balances not paid within five days of payment due date. service charge of 1.5% will be added each month to the balance remaining unpaid.

This quotation is not binding and does not become a contract unless signed below by UNIVERSAL AWNING & SHADE, INC. EXECUTIVE OFFICER.

Universal Awning - Cody Clapp

Magnolia Science Academy



Exhibit D

Structural Engineer Explanation

Good Morning Mustafa,

This is to confirm that the structural requirements for the new proposed shade canopy will include the following:

Tubular steel columns for the connections of the sail canopy
Pier foundation that will support cantilever action in lieu of large size pad footings was designed per code requirements. Any alternate foundation such as pad footings would have had conflict with existing building structure and bio retention filtration system and would have been more costly. Depth of piers and steel column embedment will depend on field conditions and restraints.

For couple of columns existing masonry site walls was used to eliminate foundation work and to save time and money.

Thanks

Armen Baroonian, Ph.D, S.E.

Principal

B&B Associates, Inc.

Structural Engineers

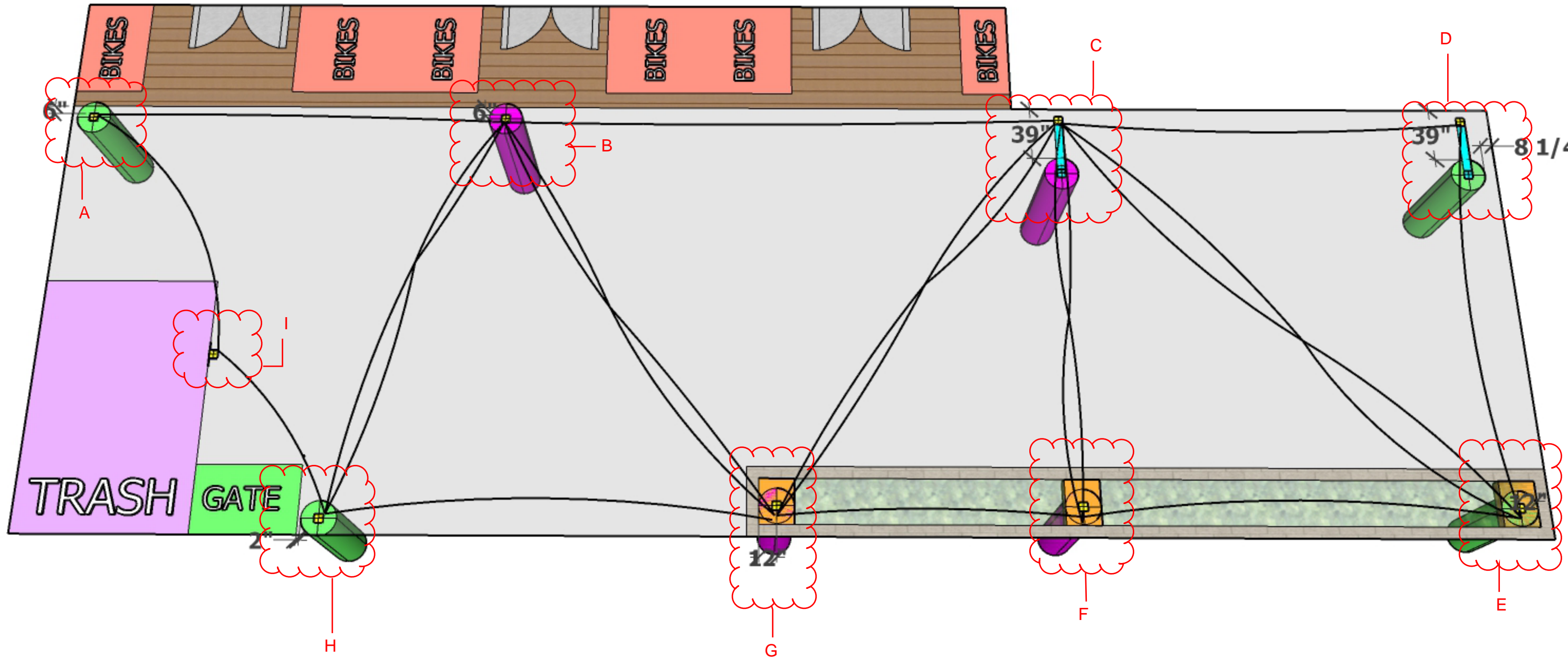
867 N. Fair Oaks ave #100

Pasadena, CA 91103

Tel (626) 204-1088

Fax (626) 204-1099

armen@bnbstructural.com

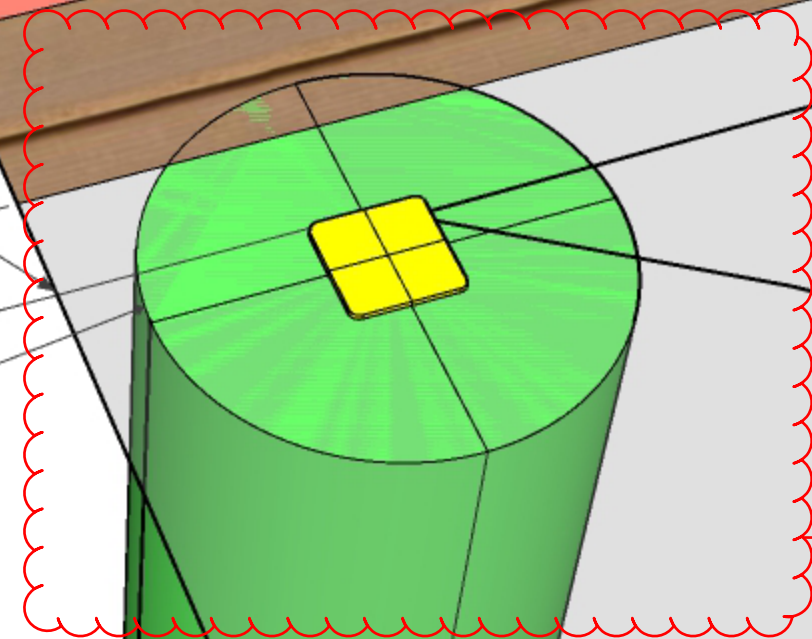


6" POST IS CLEAR FROM OVERHEAD CANOPY.

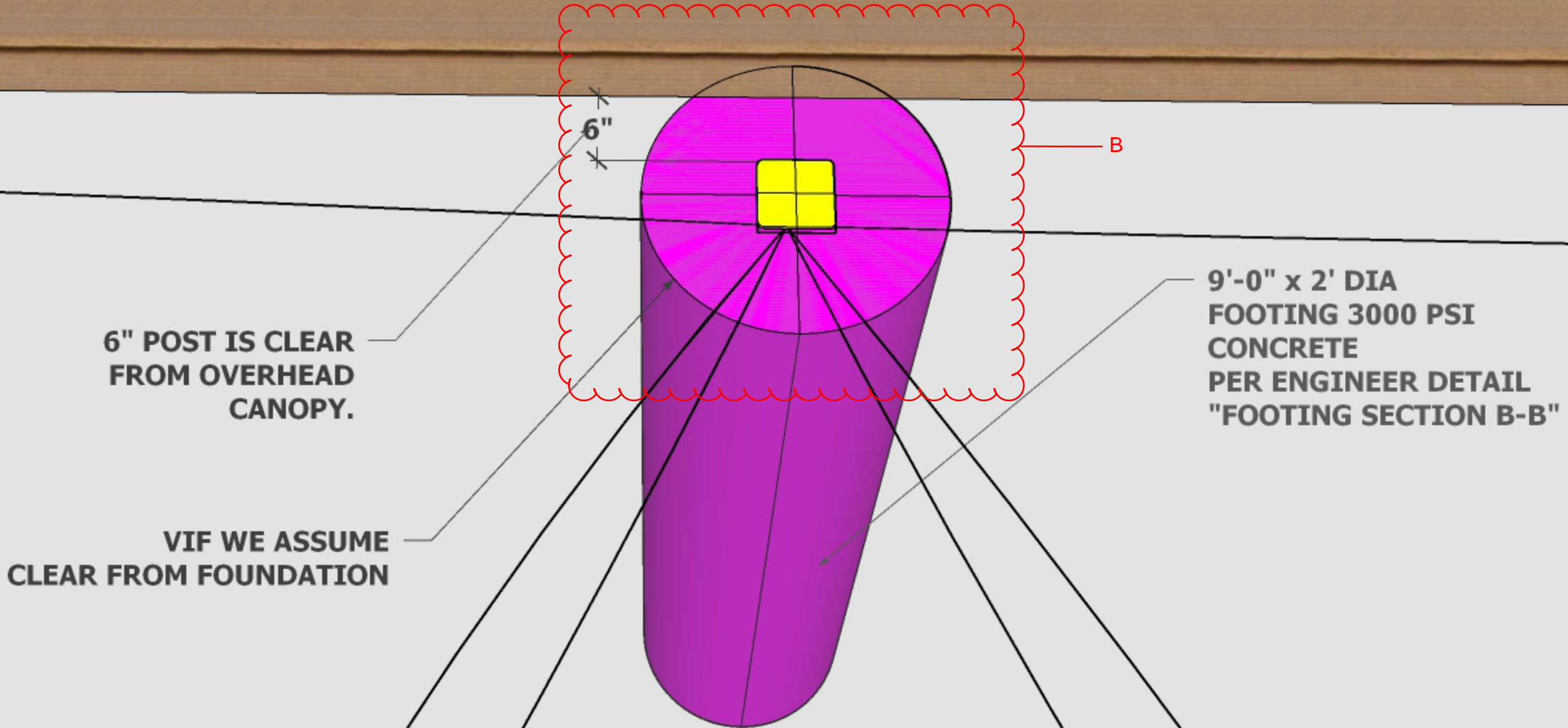
6"

VIF WE ASSUME CLEAR FROM FOUNDATION

**7'-6" x 2' DIA
FOOTING 3000 PSI
CONCRETE
PER ENGINEER DETAIL
"FOOTING SECTION B-B"**



BTK



6" POST IS CLEAR FROM OVERHEAD CANOPY.

VIF WE ASSUME CLEAR FROM FOUNDATION

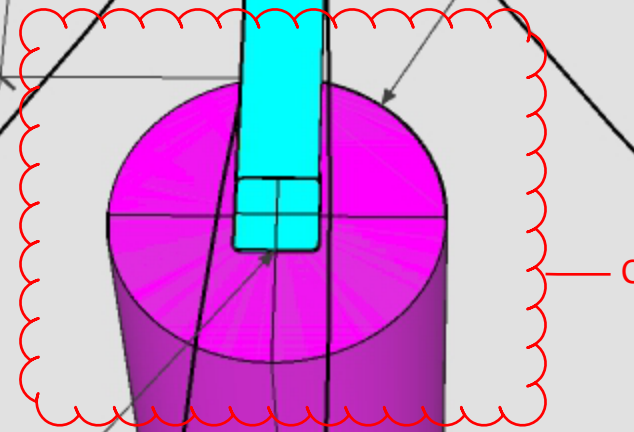
9'-0" x 2' DIA FOOTING 3000 PSI CONCRETE PER ENGINEER DETAIL "FOOTING SECTION B-B"

BIKE

BUILDING

VIF THIS 39" IS ENOUGH CLEARANCE FROM THE FOUNDATION MEASURED FROM THE EDGE OF THE FOOTING.

39"



**CANTILEVER
POST BASE**

**9'-0" x 2' DIA
FOOTING 3000 PSI
CONCRETE
PER ENGINEER DETAIL
"FOOTING SECTION B-B"**

**VIF THIS 39" IS ENOUGH CLEARANCE
FROM THE FOUNDATION MEASURED
FROM THE EDGE OF THE FOOTING.**

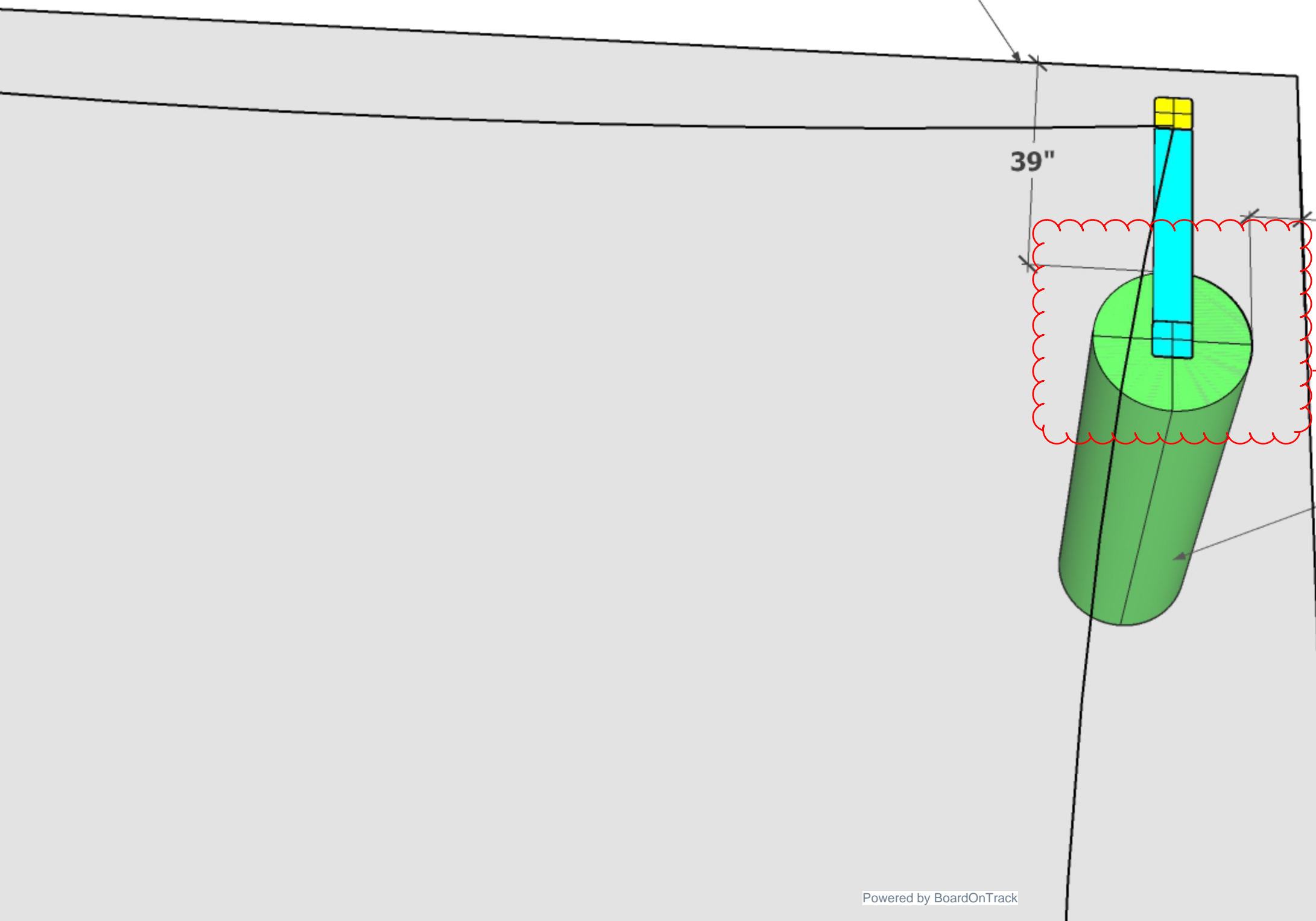
BUILDING

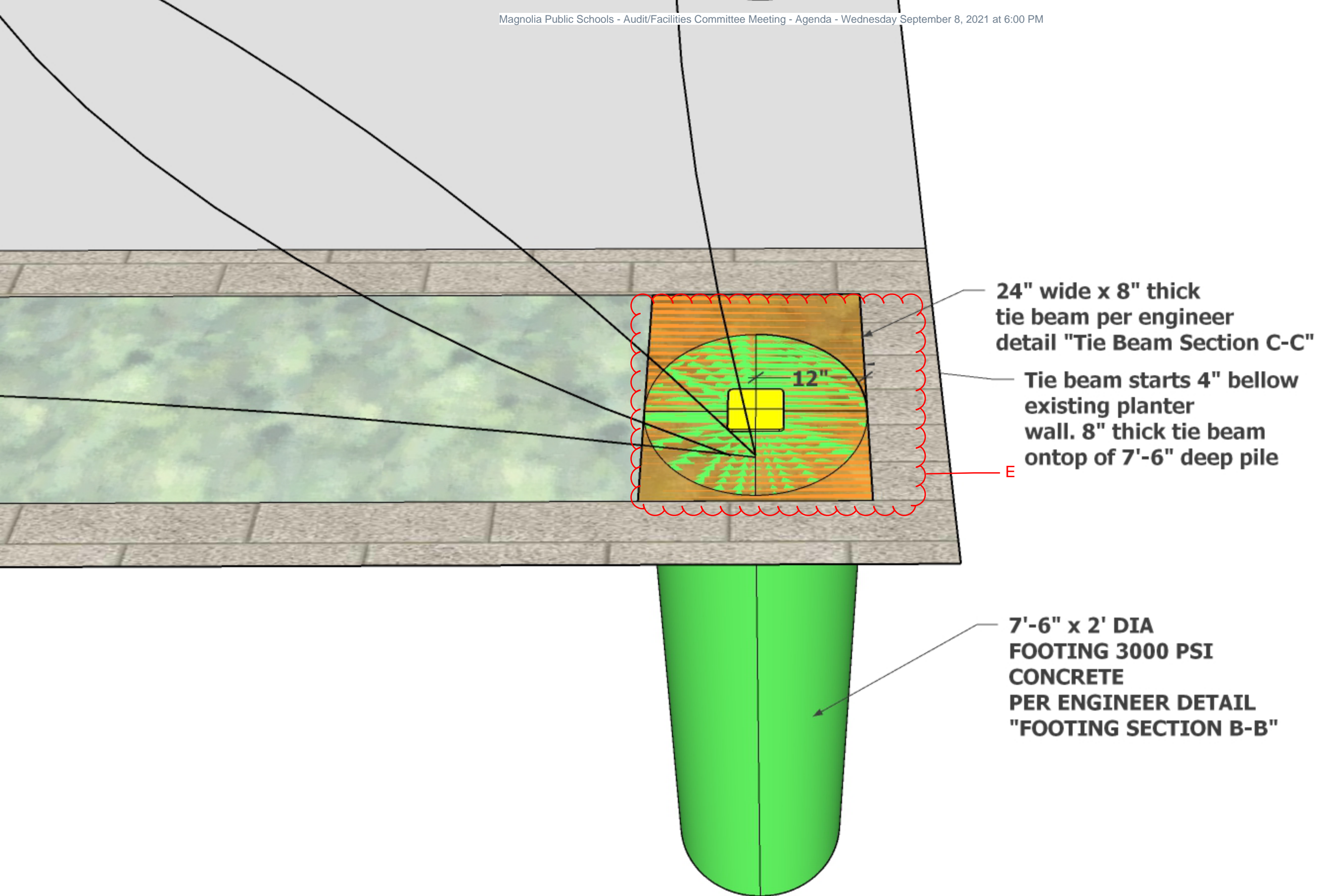
39"

8 1/4"

D

**7'-6" x 2' DIA
FOOTING 3000 PSI
CONCRETE
PER ENGINEER DETAIL
"FOOTING SECTION B-B"**

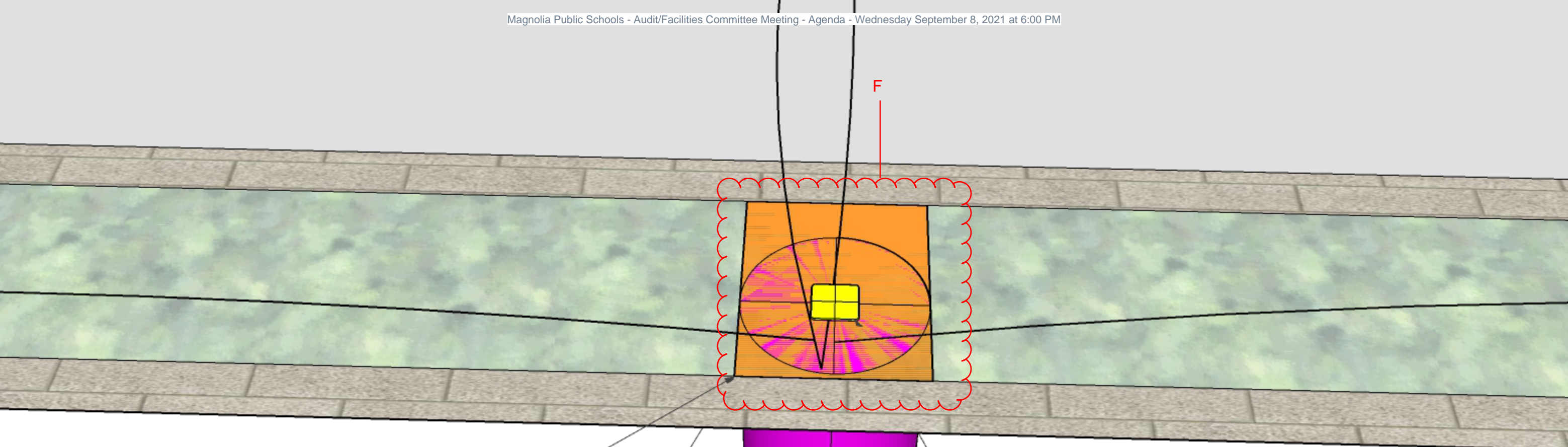




24" wide x 8" thick tie beam per engineer detail "Tie Beam Section C-C"

Tie beam starts 4" bellow existing planter wall. 8" thick tie beam ontop of 7'-6" deep pile

7'-6" x 2' DIA FOOTING 3000 PSI CONCRETE PER ENGINEER DETAIL "FOOTING SECTION B-B"

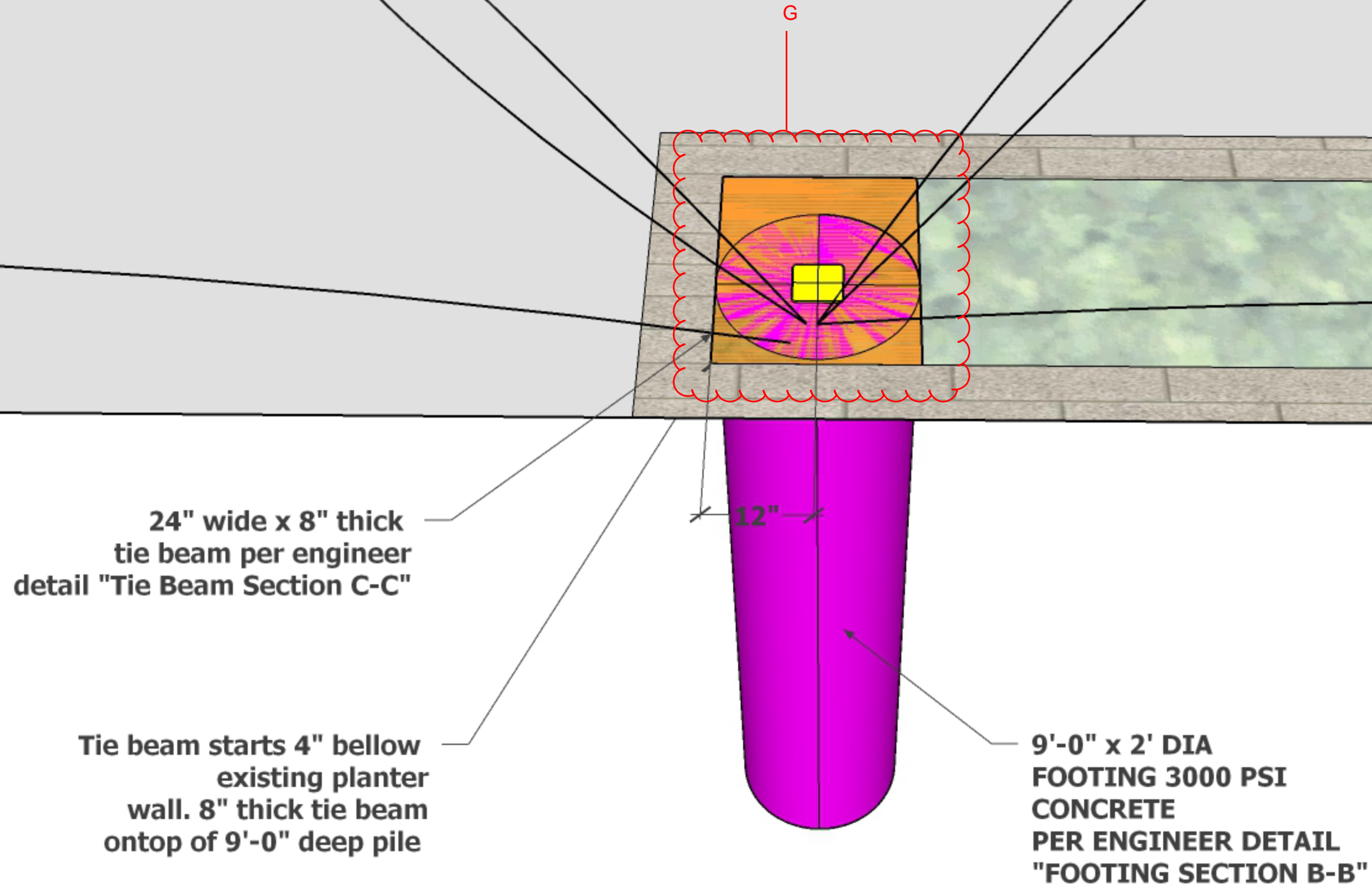


Tie beam starts 4" bellow existing planter wall. 8" thick tie beam ontop of 9'-0" deep pile

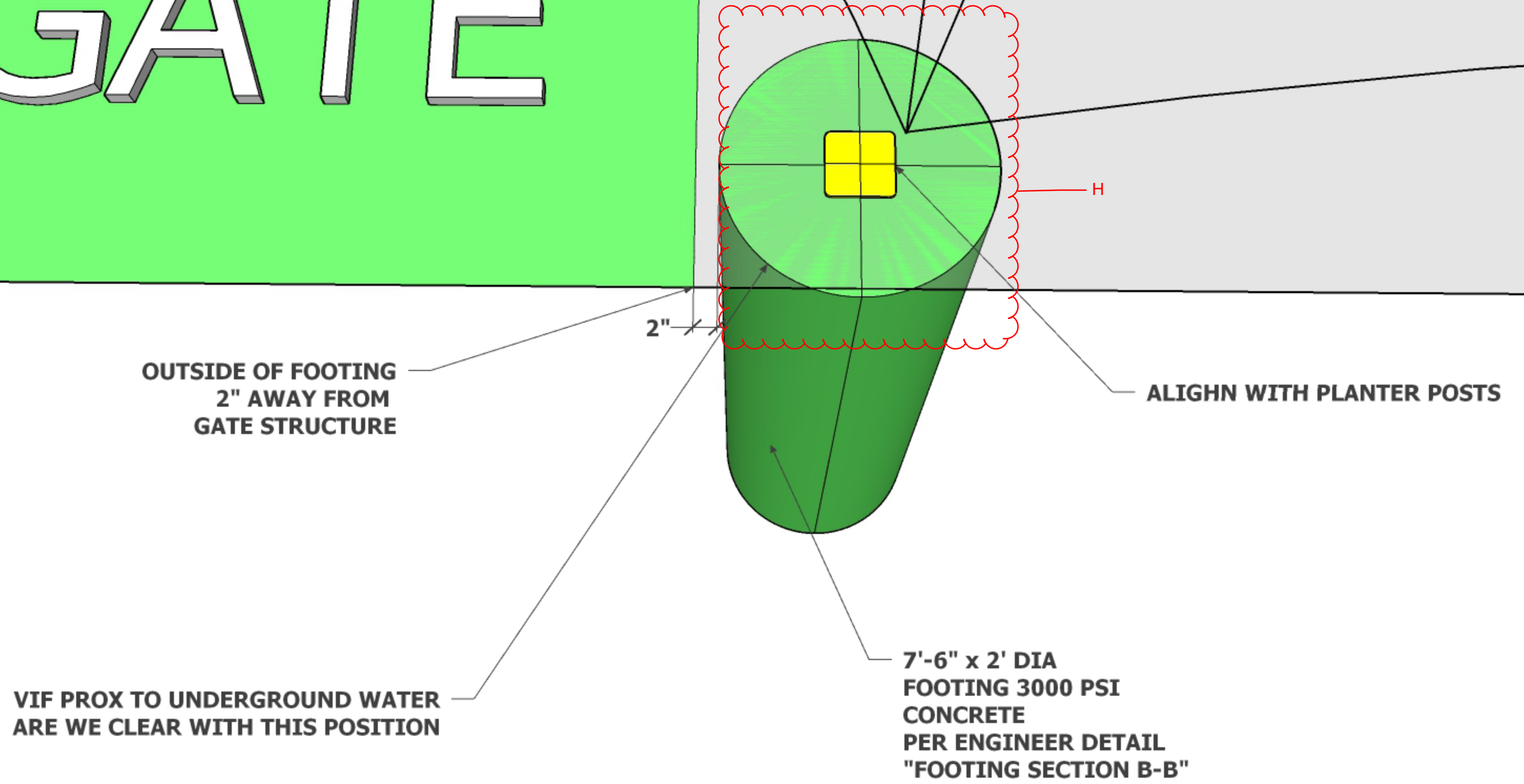
align with post across at building

24" wide x 8" thick tie beam per engineer detail "Tie Beam Section C-C"

9'-0" x 2' DIA FOOTING 3000 PSI CONCRETE PER ENGINEER DETAIL "FOOTING SECTION B-B"



GATE

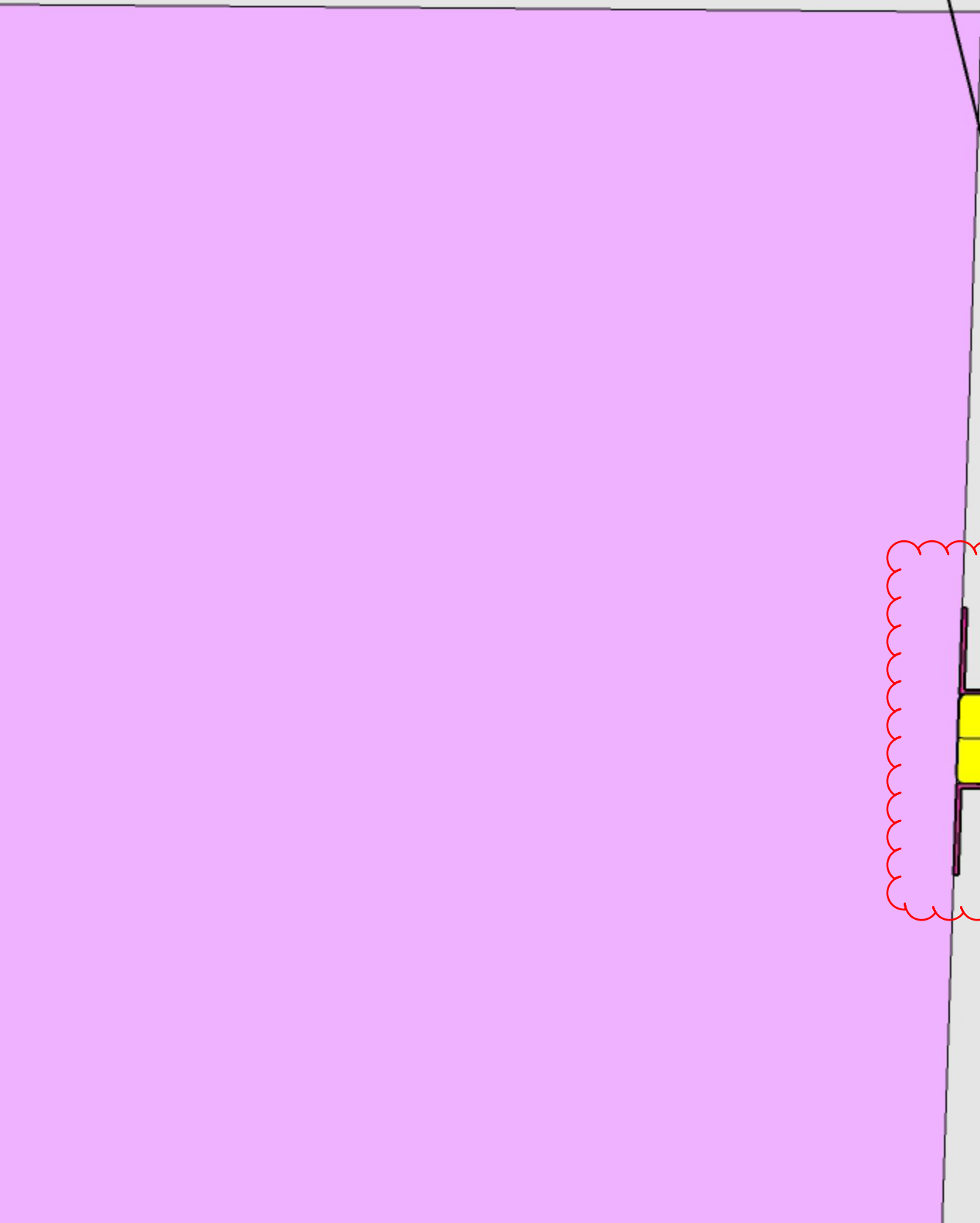


**OUTSIDE OF FOOTING
2" AWAY FROM
GATE STRUCTURE**

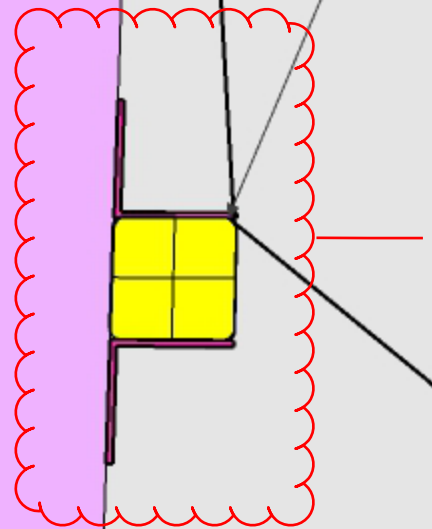
ALIGN WITH PLANTER POSTS

**VIF PROX TO UNDERGROUND WATER
ARE WE CLEAR WITH THIS POSITION**

**7'-6" x 2' DIA
FOOTING 3000 PSI
CONCRETE
PER ENGINEER DETAIL
"FOOTING SECTION B-B"**



**bracket attached to wall
per engineering detail
"CMU Wall Elevation A-A"**



Provide proper paint protection from water damage to steel

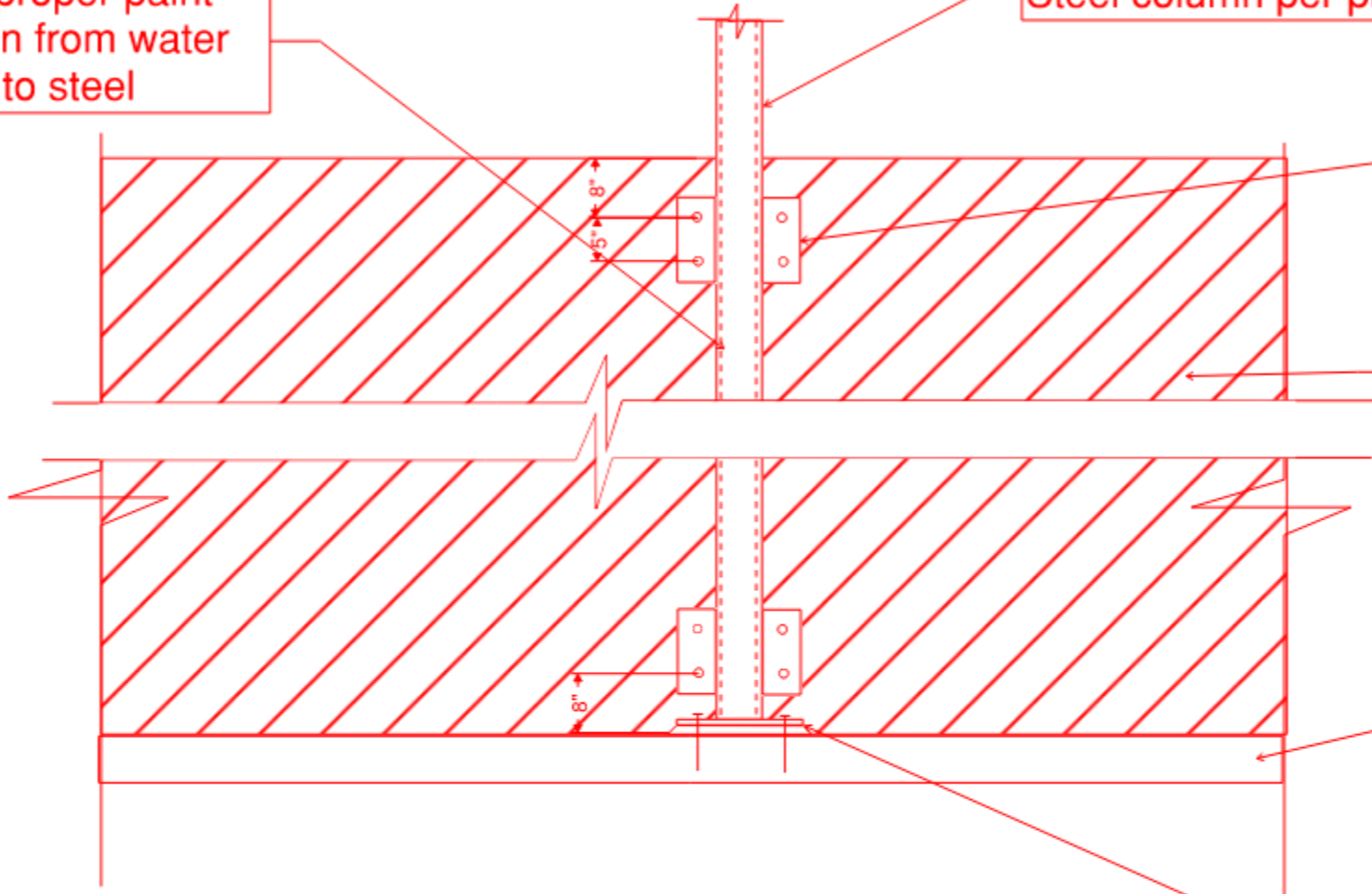
Steel column per plan

L6x6x5/16 x 8" long angle @ 16" o.c. with (2)-5/8" dia. through bolts each side of column

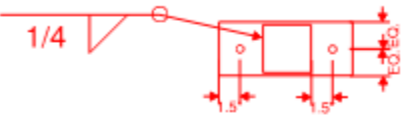
CMU wall per plan

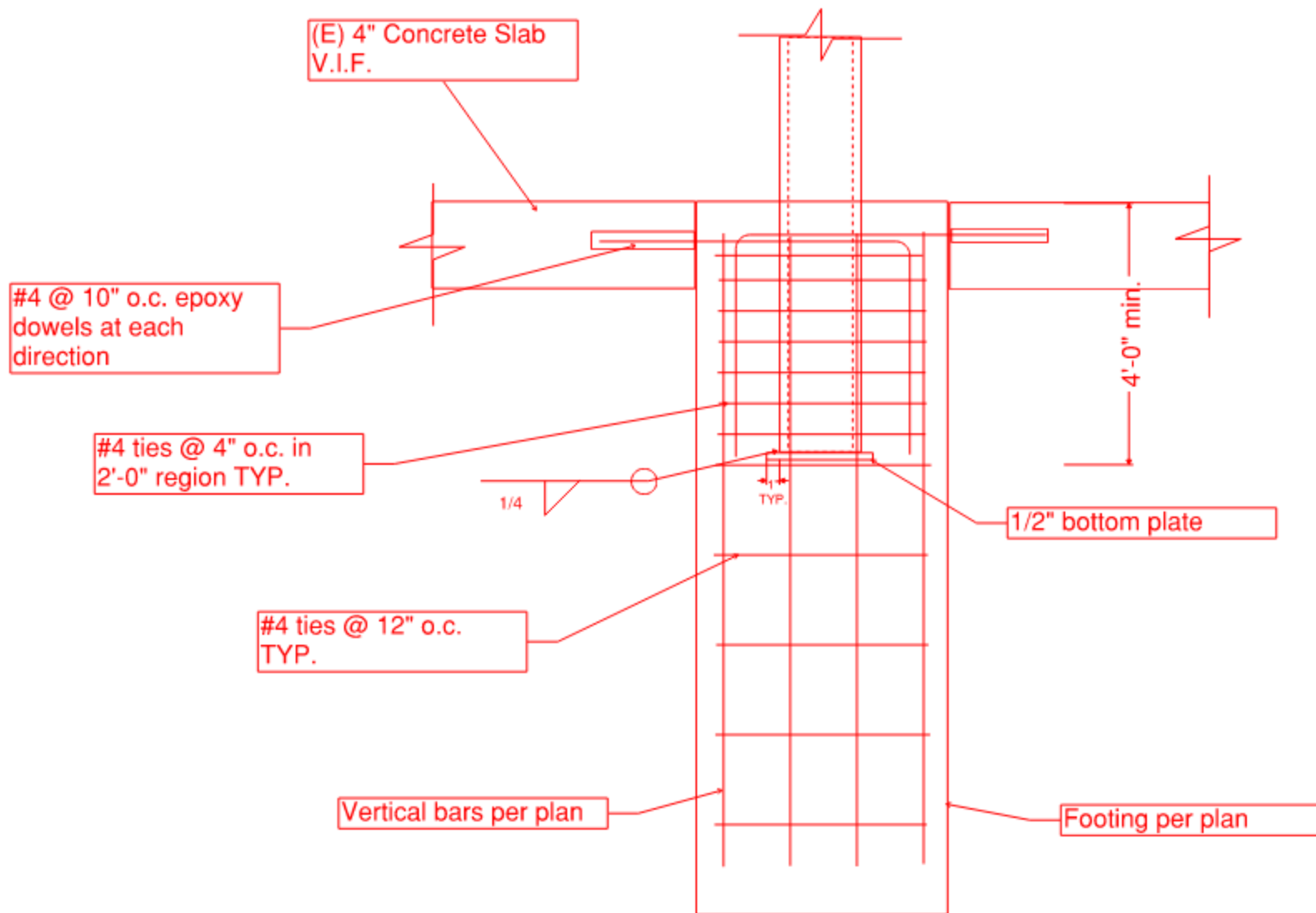
(E) 4" concrete slab V.I.F.

1/2" x 9" x 14" base plate with (2)-1/2" dia. x 2.75" embedment Hilti Kwik Bolt TZ2 wedge anchor with 1-1/2" non shrink grout $f_c=4000$ psi.

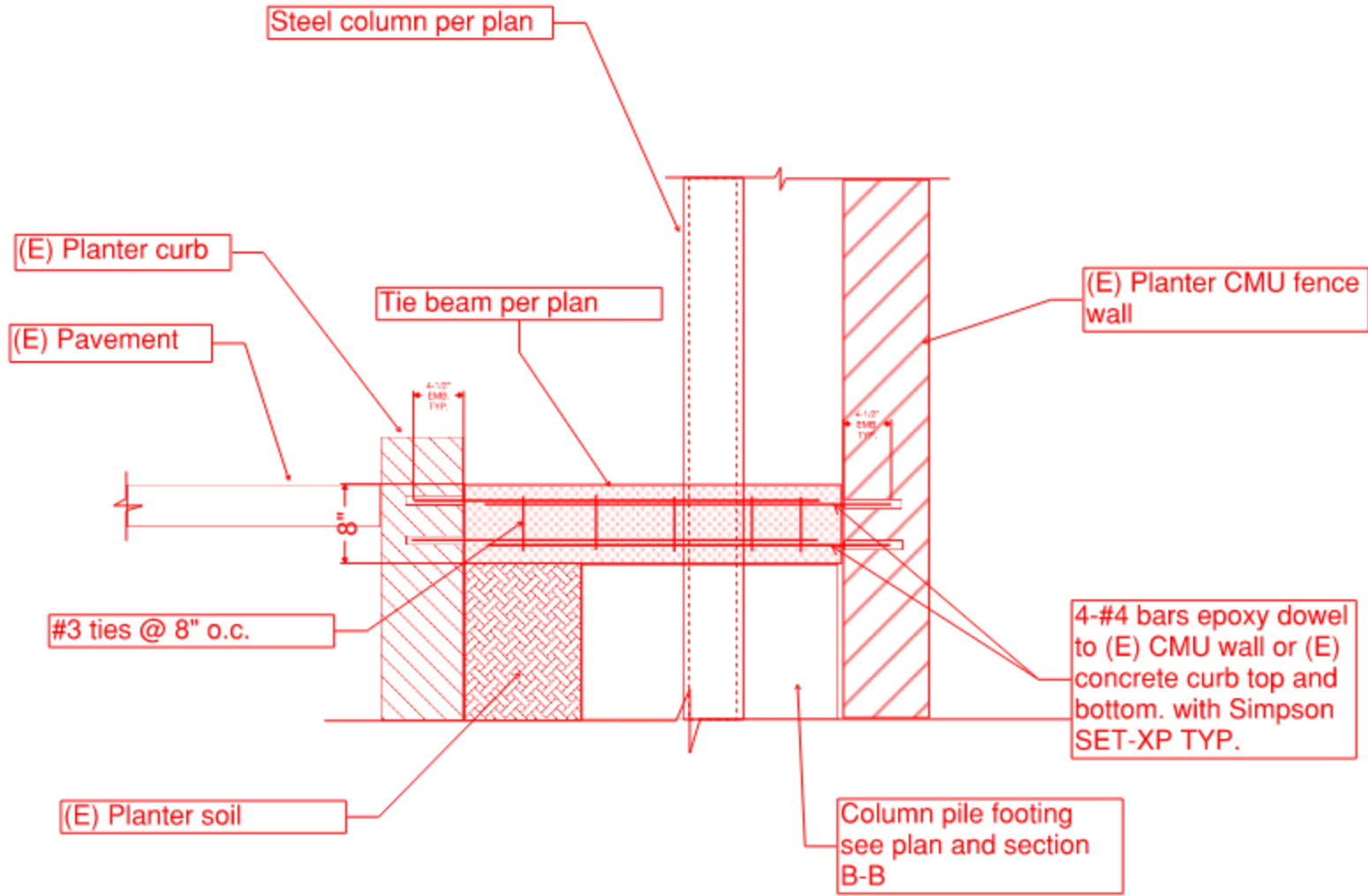


CMU Wall Elevation A-A





Footing Section B-B



Tie Beam Section C-C