



Magnolia Public Schools

Audit/Facilities Committee Meeting

Date and Time

Wednesday January 11, 2023 at 6:00 PM PST

Location

<https://zoom.us/j/92205640153?pwd=cHNIWjlnY0dsQmxDTjZFa0pydzR0Zz09>

Meeting ID: 922 0564 0153 **Passcode:** 013089

One tap mobile: +16699009128,,92205640153# 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. Pursuant to AB 361 members of the public may address the Board during the Public Comment period on the day of the board meeting without the need to complete a public speaker form. 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. 21101.

Audit/Facilities Committee Members

Mr. Mekan Muhammedov, Chair

Ms. Diane Gonzalez

Mr. Daniel Sheehan
 Dr. Salih Dikbas (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			3 m
II. Recommended Action Items			6:06 PM
A. Recommendation Regarding Waiver of Contingencies for the Purchase of the Property at 16600 Vanowen Street	Vote	Patrick Ontiveros	30 m
B. Approval of Design & Engineering Contract with DLR Group for the Magnolia Science Academy-5 Winnetka Ave Project	Vote	Patrick Ontiveros	10 m
III. Closing Items			6:46 PM
A. Adjourn Meeting			1 m

Coversheet

Recommendation Regarding Waiver of Contingencies for the Purchase of the Property at 16600 Vanowen Street

Section: II. Recommended Action Items
Item: A. Recommendation Regarding Waiver of Contingencies for the Purchase of the Property at 16600 Vanowen Street
Purpose: Vote
Submitted by:
Related Material: Waiver of Contingencies for the Purchase of 16600 Vanowen Street - MSA-2.pdf



Agenda Item #: II A: Recommended Action Item

Date: January 11, 2023

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

From: Alfredo Rubalcava, CEO & Superintendent

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

RE: Approval of Waiver of Contingencies for the Purchase of 16600 Vanowen Street for the Benefit of and Occupancy by Magnolia Science Academy—2 ("**MSA—2**")

I. Action Proposed

MPS Staff recommends that the Audit & Facilities Committee approve the following actions

- (1) the waiver of the contingencies by the deadline of January 13, 2023 for the purchase of the property located at 16600 Vanowen Street in Van Nuys (the "**Property**") and the release of good faith funds from escrow in the amount of \$400,000 (inclusivewhich shall be immediately non-refundable,
- (2) the financing of the purchase of the Property pursuant to the terms and conditions set forth in that certain term sheet dated January 10, 2023 by CLI Capital,
- (3) the execution by the MPS CEO and Superintendent, or his designees, of such documents and instruments as may be necessary to undertake and complete the foregoing actions and
- (4) for the Committee to recommend and move that the Board adopt the same.

II. Purpose

The purpose of the proposed action is to proceed with the acquisition of the Property for the benefit of MSA-2 by waiving contingencies and moving into the closing period which will last 45 days. MSA-2's co-location use agreement ("**CUA**") with the Los Angeles Unified School District ("**LAUSD**") for the occupancy of the Birmingham Community Charter High School ("**BCCHS**") campus expires after the 2023-24 school year.

III. Background

MSA-2 Co-Location Use Agreement

MSA-2 operates on the BCCHS campus under the CUA with LAUSD. By its terms the CUA is co-terminus with MSA-2's charter. Originally, MSA-2's charter was scheduled to expire in June 2022. However,

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Page 2



when the State of California through legislation provided an extension for all charters expiring during the COVID pandemic, MSA-2's charter was extended for two years, now expiring in June 2024. Notwithstanding, LAUSD asserted that such extension was inapplicable to the CUA and that MSA-2 was required to submit an application for Prop 39 space commencing with the 2022-23 school year, with no guarantee that MSA-2 would remain on the BCCHS campus. MPS disputed LAUSD's position. After negotiation, MPS and LAUSD agreed that MSA-2 could remain on the BCCHS property through the 2023-24 school year. Thereafter, MSA-2 will have to apply for space under Prop 39. In fact, MSA-2 submitted a Prop 39 application when the FUA's interpretation was being disputed by LAUSD. Around the time that the MPS and LAUSD came to a resolution, LAUSD prepared a response to the Prop 39 application which revealed that LAUSD intended to split the MSA-2 campus in two.

16600 Vanowen Street Purchase

At its October 6, 2022 meeting, the Committee approved and ratified the execution by MPS of the purchase and sale agreement for the acquisition of the Property and approved MPS to engage in due diligence activities. At the Board's meeting on October 13, 2022 it approved and ratified the same. Committee and Board members expressed a desire to have MPS Staff to extend the due diligence period. MPS Staff negotiated an extension to the contingency period by releasing \$40,000, non-refundable, to the Seller from escrow. This action extended the due diligence period to expire on January 13, 2023.

MPS Staff has advised MSA-5's charter authorizer, the Los Angeles County Office of Education ("**LACOE**"), of its desire to purchase and develop the Property. LACOE acknowledged that MPS fulfilled its obligation to LACOE by notifying them of the transaction.

MPS proposes to purchase the Property with a loan from CLI Capital according to the terms reflected in a term sheet dated January 10, 2023, a copy of which is attached as **Exhibit A**. CLI Capital and MPS still need to negotiate final terms but the term sheet is substantially similar to the term sheets received by MPS for the purchase of the 7111 Winnetka Ave and 18242 Sherman Way. Once the documents have been negotiated and finalized, MPS Staff will return to the MPS Board for approval of the financing and the assignment of the PSA to a limited liability company ("**LLC**") subsidiary of Magnolia Properties Management, Inc. ("**MPM**"), a 501(c)(3) support corporation for. When MPS assigns the PSA to an LLC of MPM, MPS will enter into a lease for the Property with the LLC.

IV. Analysis

MPS wishes to find a private site for MSA-2 in the general proximity of its current location on the BCCHS campus. For over a year, MPS has worked with its broker to locate an appropriate property for MSA-2. Nothing promising has been found. In light of the pending expiration of the CUA, it is imperative that MPS locate a new site for MSA-2 so that it is not split up.

The Property was brought to the attention of MPS Staff by its broker. It is 4.3 acres and has been owned by the same family for some time. It was placed on the market by the family's broker and received multiple offers. After a couple rounds of back and forth with MPS and other interested buyers, MPS was chosen by the seller because MPS largely agreed to the Seller's terms documented in a letter of intent.

Since opening escrow MPS staff has engaged vendors for due diligence activities. An appraisal, ALTA and topographic survey, Phase I environmental site assessment, geotechnical study and design

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options have been completed. MPS Staff commissioned an architect to do test fits on the property. The schematics are attached as **Exhibit B**. Because the Property is not currently zoned for schools, it will need a conditional use permit which will require additional studies including a traffic study. The traffic study has been commissioned. MPS's land use consultant is preparing the appropriate documents for the application. MPS, if it closes escrow, will face the risk of entitling the Property. Schools are allowed in the zone with conditions placed upon them. The appraisal performed by CBRE values the Property in its "as is" condition, including its existing zoning, at \$13.25 M. CLI Capital proposes to lend a total of \$11.8 M. The difference between the purchase price of \$13.9 M and the loan of \$11.8 M will be paid for with MSA-2's reserves. With the reduction MSA-2's reserves will meet applicable requirement for minimum reserves.

In order to make the overall project affordable, MPS anticipates selling a portion of the Property, approximately 2 acres, to another developer anticipated to be a housing developer. In that way, MPS will lower its overall cost for the project.

V. Impact

MPS Staff believes that the Property will provide an excellent campus for MSA-2. MSA-2 is fully enrolled, and is a high performing school. As a result, MPS Staff believes that since the Property is approximately one mile away from MSA-2's current home on the BCCHS campus, it will retain its student body and will continue to attract students due to being able to stay in its current community.

VI. Budget Implications

MPS Staff has analyzed the financial implications of the purchase including affordability. While the Project is expensive, MPS Staff believes that its strategy to develop a portion of the Property and sell the rest will yield an affordable project.

MPS Staff prepared a budget model showing that the total net Project cost (assuming a sale of a portion of the Property) will be approximately \$26.5 M and completion of the Project, including construction, will occur in February 2026.

The estimated development timeline is as follows:

Activity	Start	Finish	Duration (calendar days)
Purchase	5-Oct-22	2-Feb-23	120
CUP Period	3-Feb-23	31-Oct-23	270
Zone Change Period	3-Feb-23	1-Aug-24	545
Design Period	1-Nov-23	29-Apr-24	180
Plan Check and Permitting	29-Apr-24	24-Jan-25	270
Sale of 2 acres (as entitled)	11-Aug-24	10-Oct-24	60
Construction	29-Jan-25	29-Jan-26	365

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Occupancy	3-Feb-26	3-Feb-26	0
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A draft income statement for the development period is as follows:

	2022-23	2023-24	2024-25	2025-26	2026-27
Revenues					
LCFF State Revenue	6,619,027	6,857,974	7,107,604	8,097,082	8,386,958
Federal Revenues	621,415	516,898	535,713	610,292	632,140
Other State Revenues	1,987,158	1,828,775	1,839,742	1,978,360	2,549,185
Local Revenue	42,117	43,637	45,226	51,522	233,366
Total Revenues	9,269,717	9,247,284	9,528,285	10,737,256	11,801,649
Expenditures					
Certificated Salaries	2,880,914	2,984,915	2,738,566	2,958,313	2,937,720
Classified Salaries	997,534	943,545	977,890	1,039,026	1,076,223
Benefits	1,297,825	1,344,677	1,392,185	1,603,912	1,672,664
Books & Supplies	466,158	482,986	470,567	536,077	541,739
Services & Operations	2,352,551	2,320,334	2,323,249	2,506,909	2,560,714
Other Outflow				621,401	1,850,282
Sub-Total Operating Expenses	7,994,981	8,076,456	7,902,457	9,265,637	10,639,341
Net Revenues Available for Lease Payments	1,274,736	1,170,827	1,625,828	1,471,618	1,162,308
Annual Lease Payments	225,000	233,123	350,000	204,167	
Coverage of Lease Payments by Net Revs	5.67	5.02	4.65	7.21	
Capital Outlay	121,166	125,540	338,443	648,486	653,802
Total Expenditures	8,341,147	8,435,119	8,590,900	10,118,290	11,293,143
Operating Income/(Loss)	928,569	812,165	937,385	618,966	508,507
Annual Lease payments located in row 21 have been budgeted under services and other operations					

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SB 740 funding will offset approximately 32% of the annual lease cost. See table below.

Principal Balance at End of Construction Amortized over 30 Years and Amortizing Payments	
Principal ¹	\$26,290,375.00
Interest Rate	6.50%
Term	30
Payment (per month)	(\$166,173.06)
Payment (per year)	(\$1,994,076.66)
<i>Less SB740 at 95% ADA</i>	\$638,400.00
Net Annual Rent	(\$1,355,676.66)
Number of Students	564

Notes to table:

1. Development Cost Per Seat (Principal Loan Balance ÷ No. of Students) = \$26,290,375 ÷ 564 = \$46,614

Exhibit A _____ CLI Capital Term Sheet

Exhibit B _____ Conceptual Schematics



Exhibit A

CLI Capital Term Sheet



January 10, 2023

Via e-mail

Magnolia Educational & Research Foundation
Board of Directors
% John Buck, Buck Financial Advisors, LLC

RE: Property acquisition and construction loan - "MSA-2 Project"

This will constitute the commitment of CLI Capital ("CLI") to loan to Magnolia Property Management, Inc. or a wholly owned single asset entity ("Borrower"), the sum of up to Twenty Seven Million Dollars (\$27,000,000), less any title insurance, appraisal costs, mortgage registration tax, origination fees and all other closing costs and expense that may be incurred by CLI in connection with the funding and collection of the loan. This is a commitment to provide financing based on the contingencies located within this letter. This letter is not intended to be an all-encompassing document but a formal communication of approval, commitment of terms, and identification of contingencies and other requirements to facilitate closing in a reasonable time frame. The actual loan documents supersede all terms and conditions of this letter.

The acceptance of this commitment must be indicated by Borrower's signing and returning this letter no later than 5:00 pm Central time on January 31, 2023. If this commitment is not accepted within the specified time frame, CLI may extend the commitment (required to be in writing), allow the commitment to terminate, or issue a revised commitment (required to be in writing). The acceptance of this commitment will be the Borrower's authorization for CLI to withhold from the proceeds of the loan any closing costs or expenses associated with making the loan.

I. Loan Structure and Pricing

The loan will be structured as an advancing note for the purchase of the property located at 16600 Vanowen Street in Van Nuys, California and related improvements. The initial loan advance will be for closing costs associated with the loan. Subsequent advances will be for the purpose of property acquisition and construction in accordance with the construction contracts and construction budget as approved by CLI.

- 1) It is anticipated that the transaction will close in February of 2023. If an earlier closing is desired, closing may occur within 10 business days of CLI's receipt of all Contingencies and Requirements listed below.
- 2) The note will have a maturity date of February 1, 2028. On that date all unpaid principal, accrued interest, and other charges allowed under the note will be due.
- 3) The interest rate will be a floating rate based on the Wall Street Journal Prime rate plus a margin of 1.50%. The interest rate will have a 5.75% floor. Interest will accrue daily on the outstanding unpaid principal balance.

905 South Polk Street, Suite 300
Amarillo, Texas 79101
806-358-3667

- 4) Land Closing Funding. At the closing of the land purchase, CLI will initially advance up to \$11.8M to fund the purchase of the land. This amount works out to 85% of the appraised value of the land, plus an allowance for closing fees and costs.
- 5) Repayment. Monthly interest payments will be required on the outstanding loan balance beginning April 1, 2023 and continue until the construction project begins.
 - a. Once construction draws begin, monthly payments of interest and/or principal will no longer be required until construction completion (expected March 2026).
 - i. Construction Draws. Construction draws may be funded upon the completion of the following project development milestones:
 1. Zoning and usage is changed as planned;
 2. The sale of the “excess land” has taken place resulting in a principal paydown of at least \$5 Million;
 3. The final construction plans, construction budget, and campus operating budget have been approved by CLI in writing and appraised by a qualified third party appraiser.
 4. Construction draws advanced by CLI will be limited to the lesser of 100% construction costs, or 100% of appraised value.
 5. Up to \$500,000 may be advanced to Borrower for the reimbursement of development expenses previously incurred once the construction period has commenced, subject to the appraised value limitation discussed above.
 - b. If construction draw advances have not begun by March 2025, monthly principal and interest payments will be required until construction draws begin. The payments will be based on a 20 year amortization schedule.
 - c. Once construction is complete, (expected by March 2026) any outstanding interest will be capitalized to the loan’s principal balance. Monthly payments of principal and interest based on a 30 year amortization will then be required for the remainder of the loan term.
 - 6) Borrower will pay to Lender an origination fee of 2% of the total loan commitment in conjunction with the closing of the loan. Borrower may pay this and/or all of its closing costs with an advance on the loan.
 - 7) The loan may be prepaid at any time without penalty.

II. Contingencies and other Requirements

This commitment shall be subject to the following conditions:

- 1) Borrower shall return a signed copy of this commitment letter to CLI on or before the expiration date listed above.
- 2) The loan shall be secured by a first mortgage lien on the property purchased and an assignment of all rents, leases, contracts, etc. concerning the property. The lease between Borrower and the tenant must be reviewed and approved by CLI prior to closing. Said property shall be subject to no other liens or encumbrances unless otherwise approved by CLI in writing. Payments made to other related entities for management fees or other similar expenses may be restricted by the lender in the event of an uncured default under the loan documents.

- 3) The loan will be made pursuant to a loan agreement entered into by the Borrower and CLI consistent with the terms of this commitment and such other normal covenants of the Lender's loan agreement.
- 4) That a mortgage title insurance policy in the face amount of not less than the total amount of the loan be issued by a title insurance company acceptable to CLI, insuring CLI is the holder of a good and valid first lien mortgage upon the real estate securing the loan.
- 5) During the term of the loan Borrower agrees to periodically supply CLI with financial statements, reports, and any other pertinent financial or statistical data as reasonably requested by CLI.
- 6) The loan agreement will include a limitation on MERF/MPM borrowing additional debt without obtaining prior written approval by CLI, subject to a de-minimis aggregate amount of \$1,000,000. Please note that the \$50.8M grant/loan that has been recently awarded regarding the MSA5 campus project is approved by CLI.
- 7) Borrower will be required to furnish to CLI evidence of builder's risk coverage/hazard insurance in an amount not less than the amount of the note. The policy is to provide for customary builders risk coverages, fire, and extended coverage on the entire facility. CLI is to be listed as mortgagee and loss payee. Evidence of such coverage must be furnished prior to loan funding and approved by CLI.
- 8) Borrower will provide a full project budget and related construction contract prior to funding loan advances beyond the initial closing advance, which must be approved by CLI. No construction changes or modifications will be made to the construction budget without the expressed written consent of CLI. Construction draws will be processed using normal and customary AIA Construction Progress Draw Forms. Construction draws must be approved by the architect supervising the project. The construction draw process will be monitored by a third party construction monitoring agent as selected or approved by CLI. The costs related to this monitoring agent will be paid by Borrower. These costs are estimated at \$450 per construction draw.
- 9) Borrower agrees to pay all lender's costs associated with this loan, including legal fees for document preparation (estimated to be 8,000), flood searches (estimated at \$16) and environmental assessment (estimated at \$500). If the environmental assessment indicates any potential environmental issues, a Phase 1 must be obtained and approved by CLI prior to closing. If Borrower has already obtained a Phase 1 on the property the \$500 environmental assessment charge will be waived. Note: CLI has been provided a Phase 1 which suggested soil sample testing. Please forward the results of these soil sample tests to CLI so they may be reviewed by CLI and approved by CLI in writing.
- 10) CLI and Borrower must review and approve all legal documents prior to closing and CLI and or its legal counsel must review and approve the corporate documentation of the Borrower and other entities involved in the transaction prior to closing.
- 11) The parties represent and agree that CLI is a resident of Potter County, Texas and that Borrower has contacted CLI in Potter County, Texas and this contract has been negotiated, in whole or in part, in Potter County, Texas. The parties further represent and agree that all notices and all payments to CLI are to be made in Potter County, Texas.
- 12) Based on the foregoing representations, the parties agree that this contract is to be governed by the laws of the state of Texas, and that jurisdiction of any dispute over interpretation or enforcement of this contract is proper in a district court in the state of Texas, which location would not be unreasonably inconvenient, or unjust. The parties therefore designate that any suit brought to interpret or enforce this contract shall be brought in a district court in Potter County, Texas, or in the United States District Court for the Northern District of Texas, Amarillo Division.

We look forward to working with you in connection with this transaction.

Sincerely,



Travis David
Senior Vice President and Chief Financial Officer
CLI Capital

This commitment has been agreed to and accepted by the undersigned on behalf of Borrower

Signature

Printed Name and Title / Date

cc: Lender's Counsel



Exhibit B

Schematics

SCHEME 3

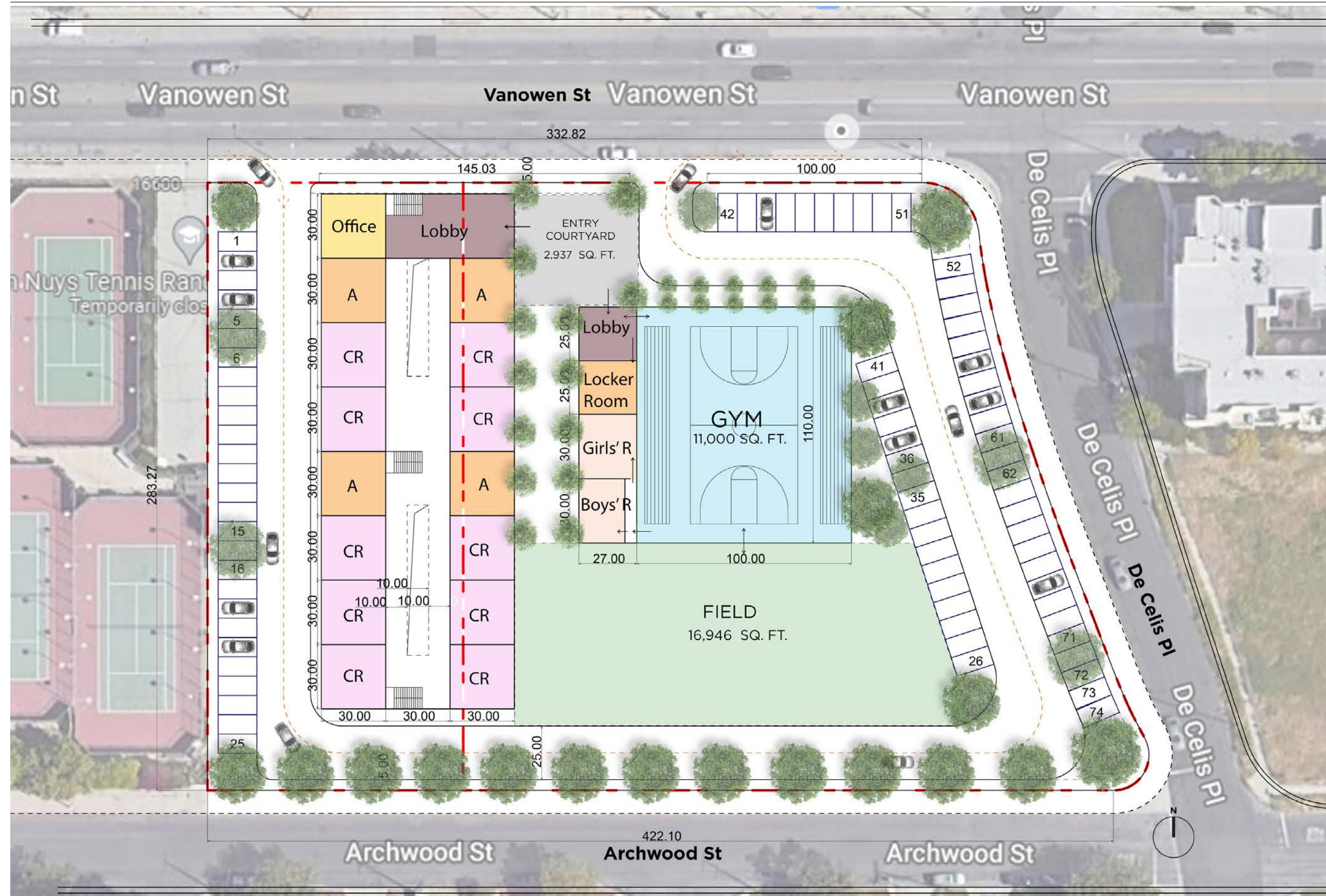
INFORMATION

TOTAL SITE AREA = 108,938.3 SF
 16600 W VANOWEN ST.= 33,609.3 SF
 16602 W VANOWEN ST.= 75,329 SF

20 CLASSROOMS
 74 PARKING
 GYM AREA = 11,000 SF
 FIELD AREA = 16,946 SF

LEGEND

- CLASSROOMS
- ADMIN
- OFFICE
- GYM
- RESTROOM
- FIELD
- LOBBY



SCHEME 3

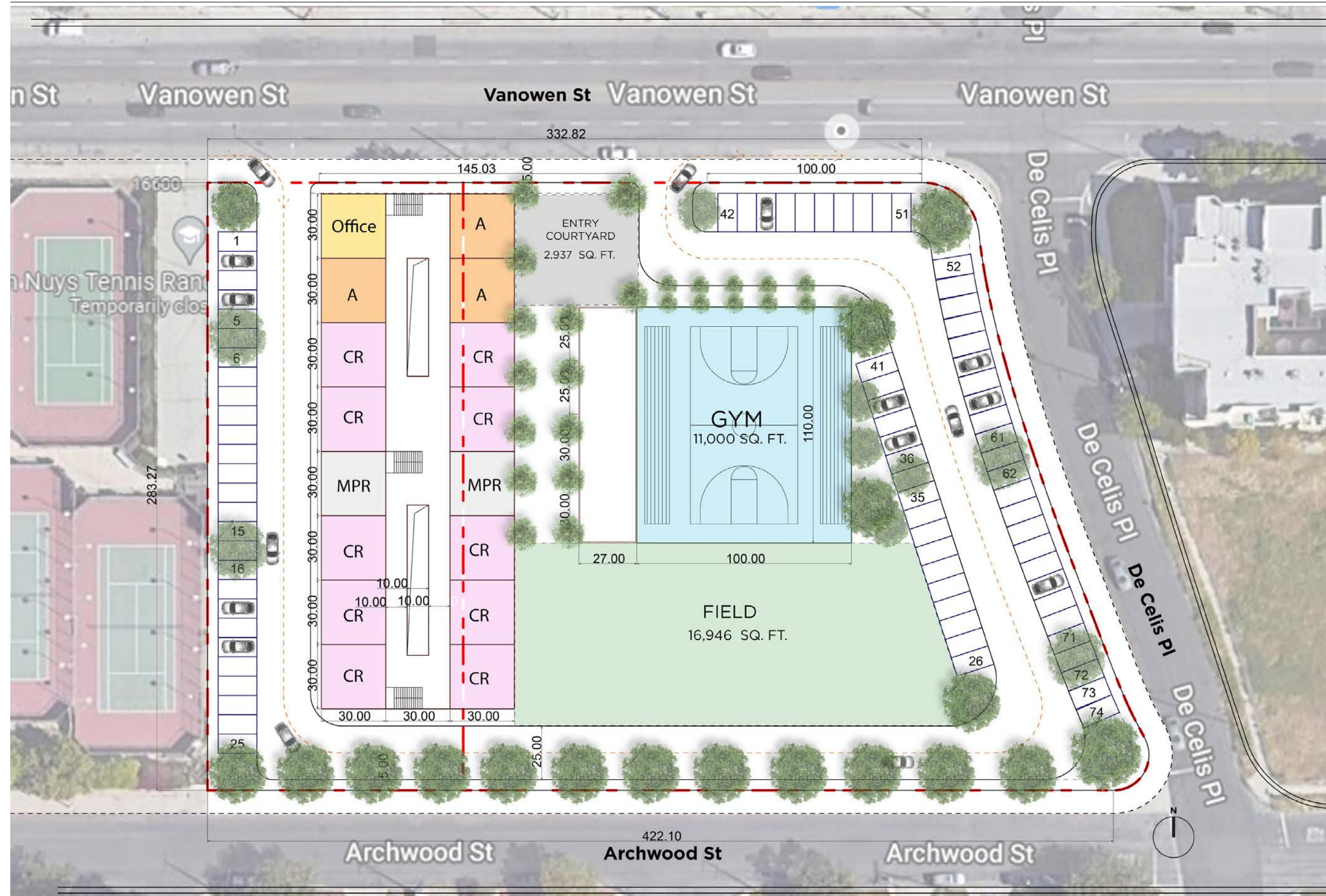
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SCHEME 3

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ADMIN

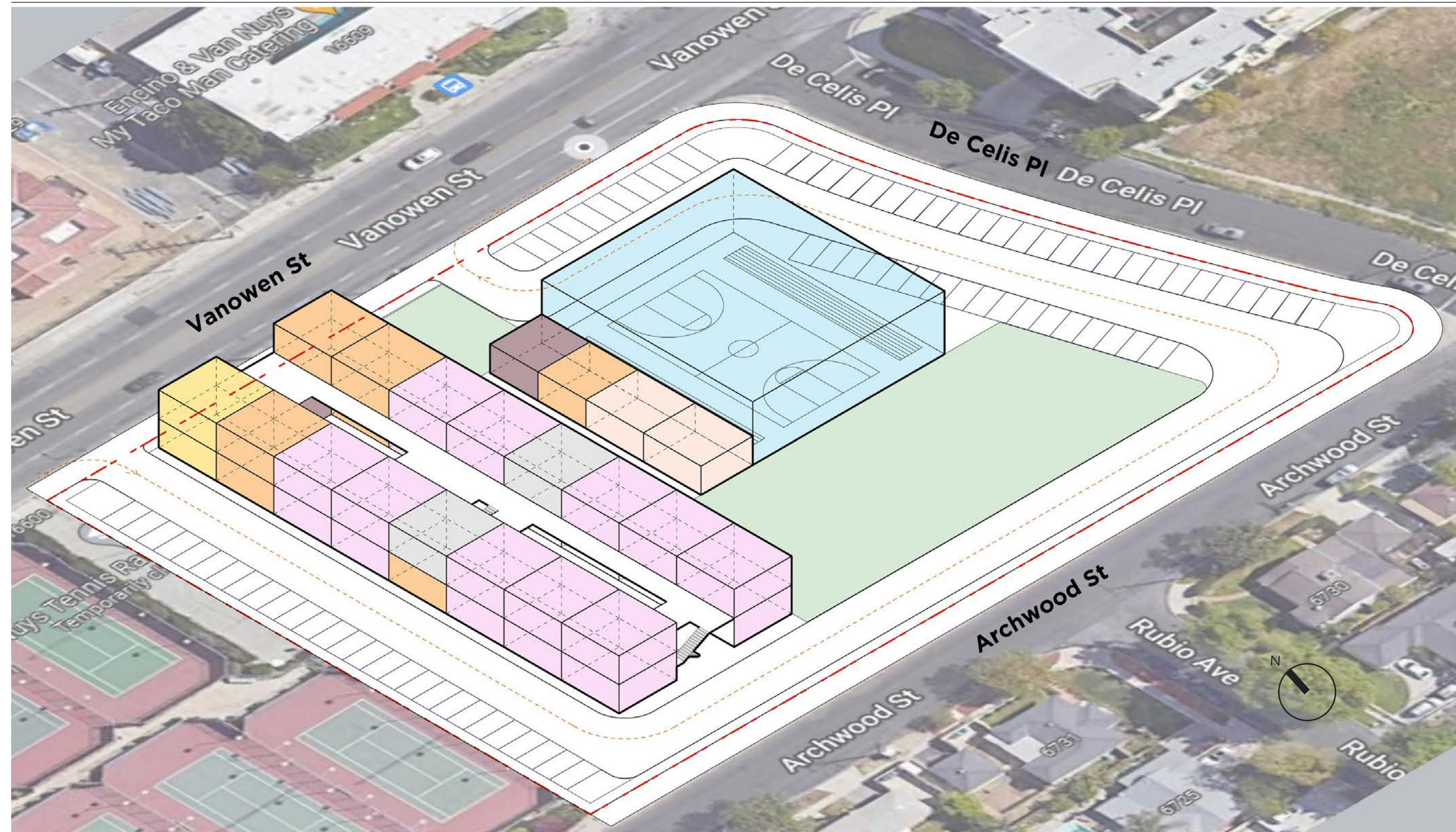
OFFICE

GYM

RESTROOM

FIELD

LOBBY



SCHEME 5

INFORMATION

TOTAL SITE AREA = 79,400.7 SF

16654 W VANOWEN ST.

20 CLASSROOMS

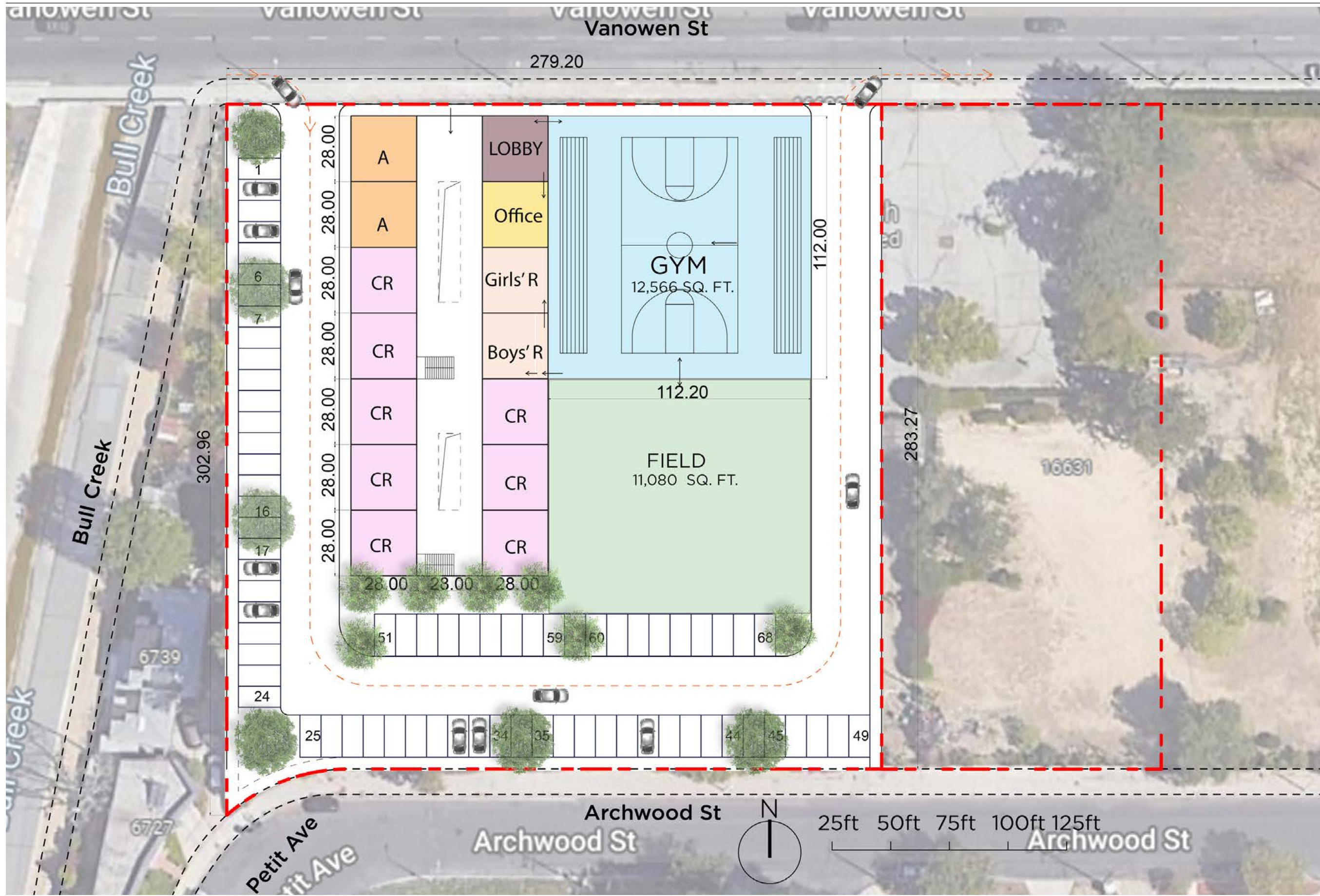
68 PARKING

GYM AREA = 12,566 SF

FIELD AREA = 11,080 SF

LEGEND

- CLASSROOMS
- ADMIN
- OFFICE
- GYM
- RESTROOM
- FIELD
- LOBBY



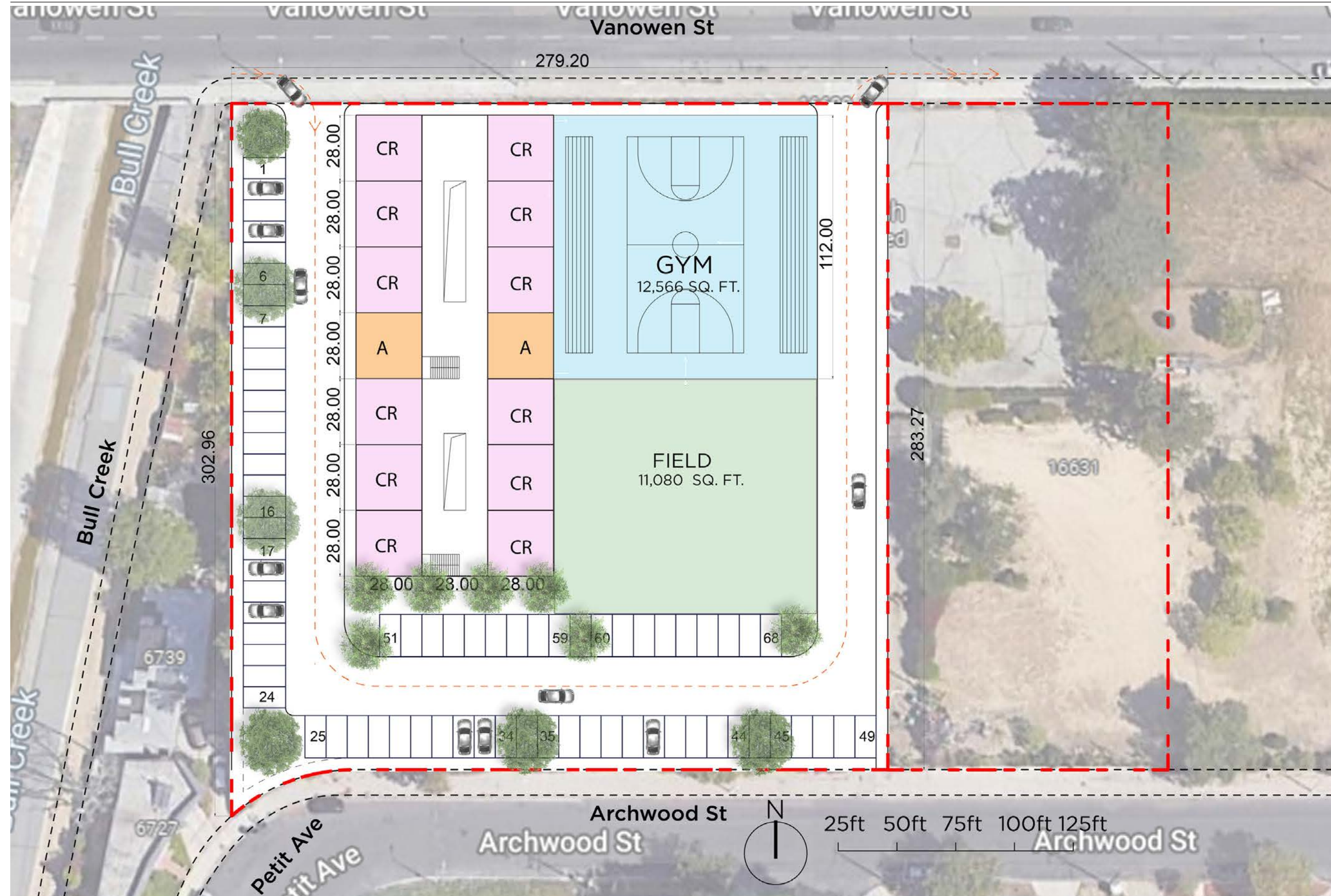
SCHEME 5

INFORMATION

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 16654 W VANOWEN ST.
 20 CLASSROOMS
 68 PARKING
 GYM AREA = 12,566 SF
 FIELD AREA = 11,080 SF

LEGEND

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SCHEME 5

INFORMATION

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16654 W VANOWEN ST.

20 CLASSROOMS

68 PARKING

GYM AREA = 12,566 SF

FIELD AREA = 11,080 SF

LEGEND

CLASSROOMS

ADMIN

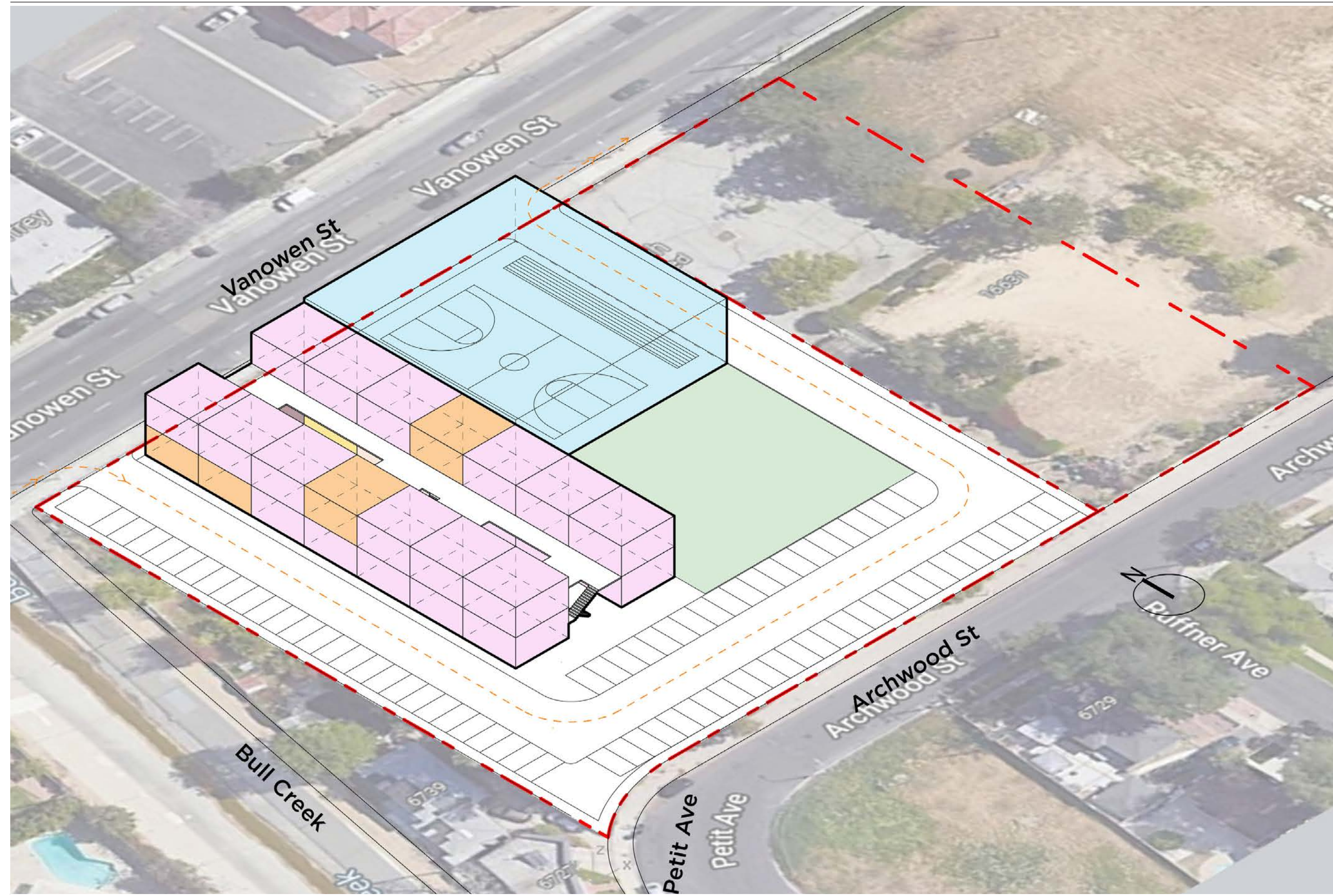
OFFICE

GYM

RESTROOM

FIELD

LOBBY



Coversheet

Approval of Design & Engineering Contract with DLR Group for the Magnolia Science Academy-5 Winnetka Ave Project

Section: II. Recommended Action Items
Item: B. Approval of Design & Engineering Contract with DLR Group for the
Magnolia Science Academy-5 Winnetka Ave Project
Purpose: Vote
Submitted by:
Related Material: Selection of DLR Group for MSA-5 Project Report.pdf



Agenda Item:	II B: Recommended Action Item
Date:	January 11, 2023
To:	Audit and Facilities Committee of Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager
RE:	Approval of DLR Group to provide Architectural Services for the Magnolia Science Academy—5 (“MSA-5”) New Construction Project at 7111 Winnetka Street

1. **Action Proposed:**

MPS staff recommends that the Audit and Facilities Committee approve the selection of DLR Group to provide architectural and engineering services for MSA-5’s new construction project at 7111 Winnetka Ave in Winnetka (the “Project”) for a total fee of \$1,765,500 and further approve 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. Furthermore, for the Committee to approve and recommend that the Board adopts the same.

2. **Purpose:**

The purpose of this proposed action is to approve the selection of DLR Group to provide architectural and services for MSA5’s new site at 7111 Winnetka Ave to be funded with the proceeds of a Charter School Facilities Program (“CSFP”) award from the Office of Public School Construction (“OPSC”) and to authorize MPS Staff to negotiate a final contract with DLR Group.

3. **Background:**

Acquisition of Winnetka Ave Property

At its December 19, 2021 meeting, the MPS Board approved MPS signing a purchase and sale agreement (“PSA”) for the purchase of the 7111 Winnetka Ave Property and making a good faith, refundable, escrow deposit of Two Hundred Thousand Dollars (\$200,000). Escrow for the purchase and sale of the Property was opened on December 22, 2021. MPS exercised all three (3) of its options to extend the contingency period. At its June 16, 2022 meeting the Board approved the waiver of the contingencies. At the June 16th meeting the Board also approved a loan from CLI Capital to fund the acquisition of the Property.

MPS assigned to MPM Sherman Winnetka LLC (“Winnetka LLC”) the right to acquire and take



title to the Property with a loan from CLI Capital. Winnetka Ave LLC is a subsidiary of Magnolia Properties Management, Inc., a 501(c)(3) support corporation. Concurrent with the foregoing assignment, MPS entered into a lease for the Property with Winnetka Ave LLC. Escrow on the Property closed on October 21, 2022.

CSFP Award

MPS Staff applied for funding to the Office of Public Construction's Charter School Facilities Program ("CSFP") during the application period held from May 2nd to June 3rd. CSFP provides funding to charter schools for new school facilities. On October 26, 2023, the State Allocation Board ("SAB") approved a preliminary apportionment in the amount of . Awards made by CSFP are 50% loan and 50% grant. The loan portion is paid back by the award recipient and is amortized over 30 years.

The CSFP award will be used to construct a new campus for MSA-5 which is currently co-located with MSA1 on MSA1's campus. MPM Sherman Winnetka LLC, a wholly owned subsidiary of Magnolia Properties Management, Inc., a 501(c)(3) support organization, closed on the property located at 7111 Winnetka Ave for the purpose of constructing and leasing a new campus to MSA-5.

Architecture and Engineering RFP

Staff issued an RFP for architectural and engineering services on September 26, 2022 and received a total of ten (10) proposals from DLR Group, Berliner Architects, Cannon Design, Corgan, tBP, HED, Rafael Franco & Associates, PBK, TSK, and GGA+. MPS Staff formed a selection committee to screen the vendors. The team narrowed the list to five (5) candidates, interviewed them and after careful consideration, including further due diligence, MPS Staff determined that DLR Group was the best fit for the Project including but not limited to the following reasons: team composition, breadth of experience with State funded school projects, quality of RFP response, and attention to schedule and budget. DLR Group's response to the RFP is attached as Exhibit A.

4. Analysis & Impact:

MSA-5 is presently co-located on MSA-1's campus. With a combined student population of approximately 1,000 students the site is highly congested. MPS Staff recently installed modular classrooms for MSA-5 in order to accommodate the large combined student population. Due to space constraints, both MSA-1 and MSA-5 are constrained in accepting more students. Prior to it's move to the MSA-1 campus, MSA-5 was located on prop 39 Los Angeles Unified School District campuses. The Project will allow MSA-5 to occupy its own facilities on a permanent basis.



5. **Budget Implications:**

All costs related to the Project, including the architecture and engineering fees, will be paid for with the proceeds from the CSFP award. Therefore, there should be no impact on MSA-5's budget.

6. **Exhibits:**

Exhibit A: DLR Group RFP Response



EXHIBIT A
DLR GROUP RFP RESPONSE



REQUEST FOR PROPOSALS



Architectural & Engineering Services



Magnolia Science Academy 5
Middle and High School

700 Flower Street, 22nd Floor
Los Angeles, CA 90017
10-28-2022 | 5:00 PM

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SECTION
3.1



Westlake Charter School K-8 Campus
Natomas Unified School District

Letter of Interest





ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

DLR Group inc.
a California corporation
700 Flower St 22nd Floor
Los Angeles, CA 90017

3.1 Letter of Interest 1

October 28, 2022

Magnolia Public Schools
Mustafa Sahin, Project Manager
250 East 1st Street, Suite 1500
Los Angeles, CA 90012

Re: Project Name: Magnolia Science Academy 5 Middle and High School
DLR Group Project No.: 00-75231-05

Dear Mr. Sahin and Members of the Selection Committee:

We wholeheartedly believe that like-minded organizations can achieve excellence and enrich lives when we partner together. The alignment of vision and mission between Magnolia Public Schools (MPS or Client) and DLR Group is a partnership ripe with potential and opportunity. Both organizations value empowerment, inclusivity, and fostering a personal passion for creativity and continual learning in a safe environment. We are so thrilled for the opportunity to develop a partnership with MPS to provide architectural and engineering services for your proposed new Magnolia Science Academy-5 (MSA-5) middle and high school campus, located at 7111 Winnetka Ave., Winnetka, CA, 91306.

So, Why Choose DLR Group As Your Partner?

We aren't interested in status quo. As a firm, we do not chase projects – we chase relationships; and one of the key elements we identify as success at DLR Group is a satisfied, repeat, client. To meet that core tenet, it requires that we not settle for status quo. It requires us to constantly reflect on the services we deliver, as well as truly listen to our clients to fully understand their pain points and pivot, as required. Our core client executive team –Buddy Gessel (Design Lead), Mark Stankard (Project Manager), Jesse Miller (Project Architect), Julie Zimmerman (State Funding Expert), Jon Rasmussen (Lead Engineer), and I – are 100% dedicated to being involved in all aspects of your projects to ensure we **deliver your vision on time, and on budget.** Our core desire is to build a collaborative, long-term partnership with you, rooted in the spirit of honest and transparent communication.

DLR Group Offers Unique Design Achievement for Magnolia Public Schools. DLR Group delivers solution-based, innovative spaces that will drive STEAM programming and a whole-child learning experience that will bring students, educators, and technology together to achieve academic excellence. Two examples of the design excellence that we can achieve for MSA-5 are the **Innovations Academy** (completed in 2020) and the new **Logan Memorial Educational Complex** (completed in 2020) projects. The common thread between these projects was our ability to equip the leaders of these school districts to have the Courage to Experiment. We see your pursuit of learning environment excellence in your mission and vision and want to build upon that foundation to ensure that Magnolia Public Schools is a destination educational experience in the communities that you serve.

3.1 Letter of Interest

October 28, 2022

Re: Project Name: Magnolia Science Academy 5 Middle and High School
DLR Group Project No.: 00-75231-05

DLR Group is the Right Design and Engineering Team. Just as MPS acknowledges that “a “one-size fits all” approach doesn’t work when it comes to education”, the same can certainly be said for which architecture firm you choose to partner with as well. As an award-winning integrated design and engineering firm, we have assembled an all-star team of designers, planners, engineers, subject matter experts, consultants, and in-house educators to support your project and we are fully committed to aligning with your district’s educational specifications and standards to help you achieve better outcomes for your students, staff and community. As a leadership team, Buddy and I will start your project with a singular focus to design to your budget and not budget to a design.

Lastly, we promise to **deliver on our commitments.** As Principal-In-Charge, I am personally committed to being a hands-on and proactive communicator, and I look forward to developing a client-centric relationship with your entire team.

Our team is ready to start serving you immediately and committed to living up to our promise to **listen.DESIGN.deliver.**

Thank you for your consideration of this proposal.

Sincerely,
DLR Group



Andrew Thompson, Associate AIA
Principal-in-Charge, Primary Contact
909.471.1518 | athompson@dlrgroup.com



Buddy Gessel, AIA, LEED AP
Design Leader
858.449.0360 | bgessel@dlrgroup.com

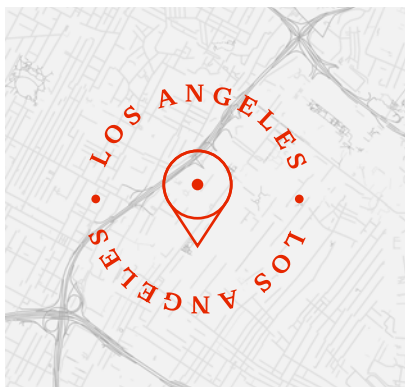
SECTION
3.2



Urban Discovery High School
Urban Discovery Schools

Relevant Experience





3.2 Relevant Experience

We're an integrated design firm. Our promise is to elevate the human experience through design. This inspires a culture of design and fuels the work we do around the world. We are 100 percent employee-owned: every employee is literally invested in our clients' success. At the core of our firm are interdisciplinary employee-owner teams, engaged with all project life-cycle stakeholders. These teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design.



1300+

Employee-Owners

Our work beyond K-12 can help your students reach their potential with authentic learning opportunities.



56

Years of Experience

DLR Group has a core team of professionals dedicated to K-12 educational facility projects, with experience ranging from master planning, small modernizations and renovations, additions, and construction of full school campuses. This focus provides our team members with an in-depth understanding of educational facility design that includes how changes in curriculum, educational delivery, physical environment, funding sources and government legislation impact the educational facilities of both today and the future.



30+

Years of California K-12 School Experience

Our K-12 Team routinely shares, discusses, and analyzes how the latest research, trends, and legislation around the country impact the educational facilities of today. We understand the unique challenges and requirements of constructing school facilities in California. Additionally, our team is active in professional organizations, including the Association for Learning Environments (A4LE), Coalition for Adequate School Housing (CASH), Collaborative for High Performance Schools (CHPS) and other regional and state organizations.

Firm Information

DLR Group inc., a California corporation
700 Flower St 22nd Floor
Los Angeles, CA 90017
P: 213.800.9400

Our office is located less than 2 miles from Magnolia Public Schools District office.

Year of Establishment

1966 (56 years, 30+ years in California)

DLR Group, Inc. a California Corporation, is wholly owned by DLR Holding Company, an ESOP that is in turn 100% employee-owned and offers ownership opportunities through stock purchases to all employees.

Services Offered

- **Architecture**
- **Energy Services**
 - Audits & Benchmarking
 - Building Optimization
 - Commissioning
 - Energy Master Plans
 - Energy Modeling
 - Life-Cycle Cost Analysis
 - Measurement & Verification
 - Renewables
- **Engineering**
 - Building Performance Design
 - Civil
 - Electrical
 - Mechanical
 - Structural
- **Experiential Graphics**
- **Primary Contact**
- **Interiors**
- **ITDG-Innovative Technology**
 - Design Group
 - Acoustics
 - Audiovisual
 - Digital Media Design
 - Information Transport
 - Life-Safety & Security
 - Lighting Design
 - Show Control
 - Theater Technical
- **Laboratory Planning**
- **Landscape Architecture**
- **Master Planning**
- **Historic Preservation**
- **Sustainability Consulting**
- **Funding and Entitlements**

3.2 Relevant Experience ¹

DLR Group has worked on 100+ projects in the last 5 years. The following pages feature projects that illustrate recent educational design projects in each of your scope categories, as identified below. DLR Group's role on each of the projects included programming, planning, design, construction documents, DSA approvals, bidding, and construction administration field services.

Project Name & District	Project Description	Construction Cost (Estimated + Final)	Design Fees (Initial + Final)	Completion Date	Client Contact Info
Westlake Charter School K-8 Campus Natomas USD	New School DLR Group provided programming, architectural and interior design services.	Est. Cost: \$32,500,000 Construction Cost: \$30,357,190	Initial Fees: \$1,450,960 Final Fees: \$1,450,960	July 2017	Paul Anderson, Director Planning & Constriction, panderson@natomas.k12.ca.us, 916-567-5468
Urban Discovery High School Urban Discovery Schools	New Charter School DLR Group and BakerNowicki is providing architecture, planning and interiors.	Est. Cost: \$12,700,000 Construction Cost: Project on Hold	Initial Fees: \$1,288,728 Final Fees: No change	Estimated Completion 2024	Maelin Levine, Urban Discovery Schools Board President, mlevine@urbansd.com, 619-233-9633 x. 1
Del Lago Academy Escondido Union High School District	DLR Group and BakerNowicki provided architecture to this project.	Est. Cost: \$53,414,661 Construction Cost: \$55,727,022	Initial Fees: \$2,837,500 Final Fees: \$2,941,379	2013	Amanda Phillips, Assistant Superintendent, Business Services, aphillips@euhsd.org, 760-291-3211
Innovations Academy San Diego USD	K-8 public charter school - DLR Group BakerNowicki provided architecture, interiors, graphic design and master planning.	Est. Cost: \$34,800,000 Construction Cost: \$36,900,000	Initial Fees: \$1,816,955 Final Fees: \$1,816,955	2020	Lee Dulgeroff, Chief Facilities Planning & Construction, ldulgeroff@sandi.net, 619-637-3515
Desert Learning Academy Palm Springs USD	New Construction	Est. Cost: \$12,000,000 Construction Cost: \$9,400,000	Initial Fees: \$712,091 Final Fees: No change	Estimated Completion 2024	Julie Arthur, Executive Director of Facilities, Planning and Development, jarthur@psusd.us, 760.883.2710
West Mec Aviation Western Maricopa Education Center	DLR Group provided architecture, engineering, interiors, and landscape architecture services in design-build delivery with McCarthy Building Companies.	Est. Cost: \$6,648,322 Construction Cost: \$6,576,574	Initial Fees: \$351,688 Final Fees: \$406,413	June 2011	Gregory Donovan, Founding Superintendent, greg.donovan@west-mec.org, 623-512-2123
David Starr Jordan High School Los Angeles USD	Add/Renovate DLR Group provided master planning, architecture and interior design services.	Est. Cost: \$67,500,000 Construction Cost: \$72,682,845	Initial Fees: \$1,450,960 Final Fees: \$1,450,960	April 2016	Eddie Nishi, Senior Design Manager, eddie.nishi@lausd.net, 213-241-4161

3.2 Relevant Experience 7

Project Name & District	Project Description	Construction Cost (Estimated + Final)	Design Fees (Initial + Final)	Completion Date	Client Contact Info
Dixie Canyon Community Charter Elementary School Site Analysis Los Angeles USD	Add/Renovate DLR Group provided architecture, planning, and interior design services.	Est. Cost: \$25,000,000 Construction Cost: In Construction	Initial Fees: \$71,326 Final Fees: In Construction	July 2024	Pamela KU, Senior Design Manager, pamela.ku@lausd.net, 323-308-3558
K-3 Charter School Lincoln USD	Remodel, conversion and expansion of an existing building	Est. Cost: \$7,500,000 Construction Cost: \$7,500,000	Initial Fees: \$110,000 Final Fees: \$110,000	January 2016	Rebecca Hall, Associate Superintendent of Business Services, rmhall@lusd.net, 209-953-8716
Summerwind Trails K-8 Beaumont Unified School District	New K-8 school serving 1,100 students. DLR Group provided Architecture, Structural Engineering, Interior Design, Acoustics	Est. Cost: \$40,000,000 Construction Cost: \$31,667,703	Initial Fees: \$2,305,983 Final Fees: \$2,072,759	July 2021	Lisa Hendrix, Director of Facilities, lhendrix@beaumontusd.k12.ca.us, 714-717-2904
Beverly Hills High School Modernization Beverly Hills USD	New construction and modernization of the 24-acre campus. DLR Group provided architecture, structural engineering, and interior design.	Est. Cost: \$65,903,130 Construction Cost: \$57,984,045	Initial Fees: \$5,693,141 Final Fees: 4,970,840	June 2021	Shirley Vasquez, Administrative Assistant, svasquez1@bhUSD.org, 310-551-5100
Neal Dow Elementary School Chico USD	Modernization and MPR addition. DLR Group provided Architecture, Interior Design	Est. Cost: \$16,247,874 Construction Cost: \$21,127,335	Initial Fees: \$1,682,201 Final Fees: \$1,699,560	October 2020	Julie Kistle, Director of Facilities and Construction, jkistle@chicousd.org, 530-891-3140
Mission Middle School Escondido USD	New 2-story math/science classroom building; renovation of classrooms, library, and admin building. DLR Group provided Architecture, MEPS Engineering, Interior Design, Acoustics	Est. Cost: \$18,700,000 Construction Cost: \$22,294,050	Initial Fees: \$1,169,949 Final Fees: \$2,346,410	June 2019	Michael Taylor, Assistant Superintendent, Business Services, mtaylor@eusd.org, 760-432-2400
Maywood Center for Enriched Studies Los Angeles USD	New 203,000 SF replacement secondary school for 1400 students grades 6-12 DLR Group provided Architecture, Mechanical Engineering, Interior Design	Est. Cost: \$60,000,000 Construction Cost: \$84,029,787	Initial Fees: 3,650,000 Final Fees: \$4,672,456	October 2017	Russell McCarley, Project Execution - Contract Professional, russell.mccarley@lausd.net, 213-241-1000

3.2 Relevant Experience 7

Project Name & District	Project Description	Construction Cost (Estimated + Final)	Design Fees (Initial + Final)	Completion Date	Client Contact Info
Grand View Elementary School	New classroom building, MPR, and admin building; modernization of remaining buildings.	Est. Cost: \$30,081,859	Initial Fees: \$2,600,095	January 2023	Dawnalyn Murakawa-Leopard, Assistant Superintendent of Administrative Service, dmurakawa@mbusd.org, 310-318-7345
Manhattan Beach USD	DLR Group provided Architecture, Interior Design, Acoustics.	Construction Cost: \$32,543,889	Final Fees: \$2,574,799		
Pacific Elementary School	Modernization of interior spaces, new wayfinding/signage/experiential graphics. DLR Group provided Architecture, MEP Engineering, Interior Design.	Est. Cost: \$7,097,264	Initial Fees: \$990,883.00	August 2019	Dawnalyn Murakawa-Leopard, Assistant Superintendent of Administrative Service, dmurakawa@mbusd.org, 310-318-7345
Manhattan Beach USD		Construction Cost: \$7,189,058	Final Fees: \$628,315.00		
Marine View Middle School	New classroom building; modernization of existing campus buildings.	Est. Cost: \$21,799,559	Initial Fees: \$1,724,765	May 2021	Jim Choate, Facilities Director, jchoate@ovsd.org, 714-887-6111
Ocean View SD	DLR Group provided Architecture, Structural Engineering, Interior Design, Acoustics	Construction Cost: \$22,329,492	Final Fees: \$1,866,141		
Westmont Elementary School	Reconstruction of classroom spaces, new safety and security features. DLR Group provided Architecture, MEPS Engineering, Interior Design	Est. Cost: \$8,682,608	Initial Fees: \$939,935.00	August 2019	Michael Conroy, Deputy Superintendent, Administrative Services, mconroy@ovsd.org, 714-847-2551
Ocean View SD		Construction Cost: \$11,669,132	Final Fees: \$1,342,143		
Agua Caliente Elementary School	Replacement 68,000 SF school for 850 students. DLR Group Baker Nowicki provided Architecture.	Est. Cost: \$33,000,000	Initial Fees: \$1,515,390	2018	Julie Arthur, Executive Director of Facilities, Planning and Development, jarthur@psusd.us, 760.883.2710
Palm Springs USD		Construction Cost: \$39,000,000	Final Fees: \$2,166,744		
Palm Springs High School	Modernization, seismic upgrades for five buildings, 54,000 SF - DLR Group provided Architecture, Structural Engineering	Est. Cost: \$29,170,300	Initial Fees: \$2,788,779	December 2021	Julie Arthur, Executive Director, Facilities, Planning, Development, jarthur@psusd.us
Palm Springs USD		Construction Cost: \$28,724,293	Final Fees: \$3,018,277		

3.2 Relevant Experience ¹

Past and Current State of California K-12 Education Clients

| DLR Group's California school partners include the following:

Abraham Joshua Heschel Day School	Gateway Community Charters	Perris UHSD
Anaheim ESD	Golden Valley USD	Poway USD
Anaheim UHSD	Great Valley Academy Charter School	Rialto USD
Muse School	Gustine USD	Rio School District
Beaumont USD	Hacienda La Puente USD	Riverside County Superintendent of Schools
Beverly Hills USD	Hart-Ransom USD	Riverside USD
Blessed Sacrament School	Hemet USD	Roseville Joint UHSD
Brea Olinda USD	Hesperia USD	Sacramento City USD
Buckeye USD	Irvine USD	San Diego USD
Byron USD	Jurupa USD	San Francisco USD
Carlsbad USD	Keyes USD	San Gabriel USD
Carnegie Schools Riverside	Lincoln USD	San Jacinto USD
Cathedral High School	Linden USD	San Juan USD
Center Joint USD	Little Lake SD	San Luis Coastal USD
Chaffey Joint UHSD	Lodi USD	San Marcos USD
Chico USD	Long Beach USD	Santa Ana USD
Chowchilla ESD	Los Angeles USD	Santa Maria Joint UHSD
Christian Brothers High School	Madera County Office of Education	Santa Maria-Bonita School District
Coachella Valley USD	Manhattan Beach USD	Santa Monica-Malibu USD
Compton USD	Manteca USD	Saugus USD
Conejo Valley USD	Modesto City Schools	St. Rose School
Corona Norco USD	Natomas USD	Stanislaus County Office of Education
Covina Valley USD	Newcastle ESD	Stockton USD
Culver City USD	Norwalk-La Mirada USD	Tahoe-Truckee USD
East Side UHSD	Nuview USD	Temecula Valley USD
El Monte UHSD	Oakdale Joint USD	Temple City USD
Escondido USD	Ocean View School District	The Center for Early Education
Fairfield-Suisun USD	Oceanside USD	Travis USD
Fallbrook Union ESD	Palm Springs USD	Valley Home Joint ESD
Fontana USD	Palos Verdes Peninsula USD	Washington USD
Fresno USD	Pasadena USD	William S. Hart UHSD
Galt Joint Union ESD	Patterson Joint USD	Woodland School

3.2 Relevant Experience ¹

On Time and Within Budget Delivery

Construction Cost Reduction Measures

DLR Group's tested process and tools will be instrumental in accomplishing the goals set out for your project. Specifically, our Management approach focuses on Communication and Quality Control.

listen.DESIGN.deliver is DLR Group's means of leading informed action and confident decision-making. With each and every project, we commit to hearing our clients' needs, assessing current conditions, and providing data-supported solutions that will drive a highly successful design.

Clear roles and paths of communication are key to successful project delivery. Throughout the design process, minutes, updates, and other communication will be available via a cloud-based secure project management software, Newforma Info Exchange. All team members work with the same current information.

Staying on Budget & Value Engineering

Creativity is foremost to the design, but the design must ultimately be measured against the reality of the budget. Our integrated design process leverages collaboration among disciplines, the cost estimator, and client to evaluate options and select the most cost-effective solutions early in the process. Value Engineering is the result of a linear process that allows design to proceed without adequate cost information, building false expectations which can lead to disappointing scope reductions required to align the design to the budget.

Cost Control Strategies

We hold ourselves responsible to your budget parameters. More than meeting budgets, we make sure we get the maximum value (in learning, longevity, maintenance and operations) for the dollar investment made in a new school building, working to make sure that a school's community sees that tax dollars have been spent responsibly and to the benefit of everyone. Early communication with our full integrated team will ensure all scope is accounted for in early cost estimates allowing the best chance of project success for Magnolia Public Schools.

Schedule Management

Establishing a clear method for communication at the very beginning of the project is key to our success. We clearly define:

- who participates in issues and decisions;

- who tracks the project progress at each phase;
- what method identifies issues as they arise; and
- how to communicate them to the appropriate team members.

A clear process enables responsibility for resolutions in a timely manner.

Once this parameters are defined, we meet to establish critical milestones, tasks and responsibilities, due dates, as well as meetings to move the project forward on schedule. During this charrette, a schedule is developed using sticky notes and a full wall of the room. Each discipline contributes requirements for information and decisions, which are set to a timeline to establish key dates. From this, the project manager develops a master schedule provided to all team members. Parallel to the schedule, we track the hours required to accomplish tasks in order to properly staff the project to meet the schedule.

Scheduling Software

DLR Group uses Microsoft Project software to develop detailed design schedules, which are then incorporated into our office-wide matrix to optimize staffing assignments. For internal scheduling, DLR Group has created proprietary software to track individual employee assignments. Our region's project schedules are loaded into this database and updated weekly so that we can track overall workload by office and region. This allows us to see a cross-section status of each project, number of staff needed, and if projects are over or under staffed. This will also help us to anticipate staffing and start dates for future projects.



Virtual Reality and other technology can be used to collaborate with the contractor throughout the project, as shown here on a recent project.

3.2 Relevant Experience ¹

Designing To Budget

Beaumont High School

Beaumont, California
Beaumont Unified School District



Beaumont is experiencing unprecedented growth at a fast rate; thus, a decision presented itself: expand the current high school by 2,000 students or build a new one. DLR Group, armed with our extensive knowledge of modular construction, proposed a vast modernization of their existing campus, essentially re-purposing the entire north side, including athletic fields. The classroom buildings (over 60,000 SF) needed to be fully operational in less than 1.5 years. Hence, DLR Group set out on a fast-paced multi-package, multi-increment design process to ensure construction started as soon as possible and continued non-stop until success. What resulted was a two-phase, four-increment submittal and a project that is currently tracking to be on time, on budget, and exceeding the District's expectations.

The scope of work encompassed two new 30,000 SF, two-story modular construction buildings. These facilities included 40 classrooms, CTE programs, an additional administration wing, a new lunch shelter building, entrance canopy, and a field storage and concessions building. The site work was extensive as it created two new parking lots, dedicated bus and student drop-off zones, new tennis courts, new basketball courts, new softball and baseball fields, and multiple new soccer fields. The \$50M expansion project will provide facilities for upwards of 5,000 future Wildcat students and save the District over \$75M if they would have had to build a new high school.

Original Budget: \$52,000,000
Bid Amount: \$51,383,447

Case Study: Beaumont USD High School Expansion

This proposed team for your projects recently met an extremely tight timetable for Beaumont USD by strategically separating the high school addition project scope into four incremental projects in order to get through DSA approval in record time. Schematic Design began in March 2020, all four of the incremental packages needed to be into DSA before December 2020. DLR Group successfully split the packages up, obtained DSA approval (not just submitted) on two of the four increments already with the other two officially currently being reviewed by DSA. The entire project duration had to be less than two years from project kickoff to occupation of all buildings.

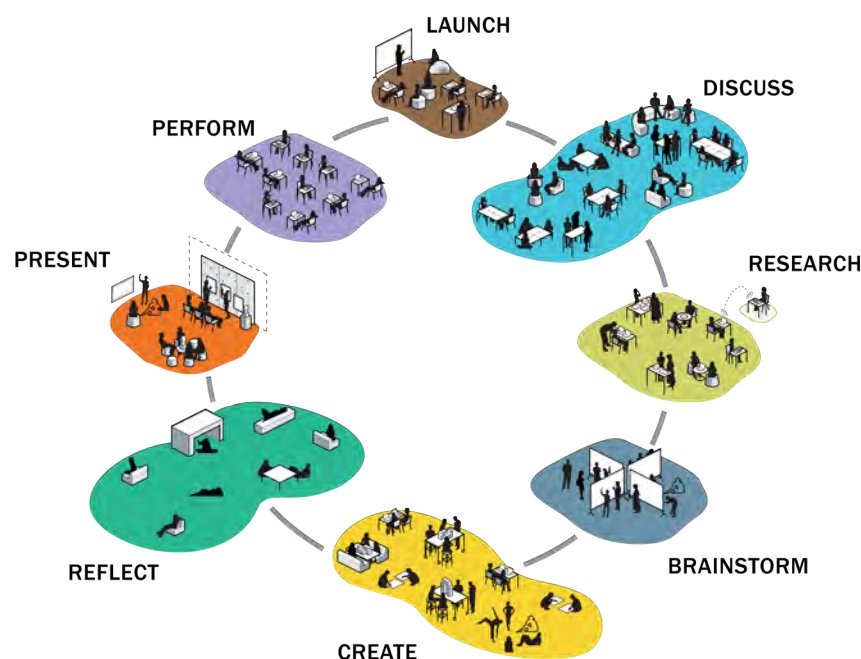
3.2 Relevant Experience └

Making Learning Scalable: The FINNS Framework

Activating Design Research to Empower
Learners and Educators

Taking into account the research we have completed to date and the insights we've gathered from our deep portfolio of work, we recognize that today - more than ever - students desire relevance. Learning is no longer constrained to four classroom walls.

Blurring the lines between ages and abilities, we will foster both physical and virtual, authentic learning and curricular exploration by expanding the definition of what "place-based" high school can and should be in a globally, interconnected world. We envision this taking place by offering a multiplicity of formal and informal learning spaces through the activation of interstitial zones to catalyze cross-pollination.



To create an architectural environment that enables and empowers student success, the approach to the spatial organization of the school building will be guided by DLR Group's pioneering FINNS framework which organizes design strategies into four principles: Flexibility, Individualization, Naturalness and Nature, and Stimulation (FINNS). These principles are inspired by content confirmed through two independent studies led by DLR Group: The Student Engagement Index (SEI) and the Teacher Engagement Index (TEI). DLR Group's design approach will embody the FINNS strategies contextualized within the aforementioned framework of sociocultural context, history, and a comprehensive understanding of the District's history, culture, and context through deep engagement.

Culver City Outdoor Experiential Learning Play Hub

Providing preschool children with multiple means of engagement with each other in nature, meeting their sensory needs.



3.2 Relevant Experience

Outdoor Learning Spaces

Innovations Academy

San Diego, California

San Diego Unified School District



The Innovations Academy is a K-8 public charter school located on a large suburban site in San Diego operating out of 36 portable classroom buildings. The site is planned for future development by the district, requiring the school to relocate to an existing 2-story 36-year-old industrial office building. The adaptive reuse of this vacant office building proposed a challenge to reinvent the learning environment for this school into a dynamic, collaborative, and innovative experience for students. Through creative engineering and innovative planning, these goals were achieved. As an inquiry-based campus, the school structures its programs through self-expression, compassionate connection, and purposeful learning. The campus design creates an environment in which students feel encouraged to explore and learn, in a highly collaborative environment.

The scope of work for this project included the adaptive reuse design of 62,000 SF of commercial office/industrial space. DLR Group|BakerNowicki provided architecture, interiors, graphic design and master planning.



Outdoor Learning Example: The Innovations Academy

As an inquiry-based campus, the school structures its programs through self-expression, compassionate connection, and purposeful learning. The campus design creates an environment in which students feel encouraged to explore and learn, in a highly collaborative environment including outdoor learning labs, garden kitchen, an indoor fitness lab and gymnasium, and an outdoor challenge course.

3.2 Relevant Experience ¹

Safe and Secure Learning Environments

DLR Group will provide an analysis of safety and security upgrades that are recommended at school sites as supported by Crime Prevention through Environmental Design (CPTED) principles. DLR Group believes, as does CPTED, that a secure environment requires a multi-disciplinary approach to design.

CPTED principles are passive in nature, meaning the design of the site and building contributes to the deterrence of crime—aside from active means such as cameras, motion detectors, access systems, and other electronic equipment. Safety solutions should create a balance between the need for a secure environment and the need for an open, inviting learning environment. CPTED principles have three primary areas of focus that can be applied to both new and existing campuses:

1. Surveillance & Supervision

Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their activity and escape routes.

2. Access Control

Limited/secure entry points ensure that visitors must interact with administration before gaining entrance to the campus. In cases where visitors breach the secure zone, the systems should include the ability to lockdown portions of the facility. Classroom design must also consider emergency procedures and areas of “refuge”.

3. Territorial Reinforcement

A “sphere of influence” can be created using paving treatments, landscaping, and signage to clearly identify campus boundaries. The “broken window theory” states that a well maintained campus may stop further vandalism and avoid escalation into more serious crime.

Defining a Safe Learning Environment?

The school safety phenomenon is not a single solution derived from one individual or single entity. To effectively address the problem, community members, leaders, experts, law enforcement, mental health professionals, students, educators, and District administration must come together and arrive at the right solution for their specific school. Facility design alone does not mitigate the potential of tragic events unfolding on school campuses, we must also consider factors such as peer networks, relationships, and the comprehensive school system into the equation.



To further this nation-wide conversation, DLR Group actively engaged superintendents, law enforcement professionals, and designers over an eight-week span for meaningful discussions on this polarizing issue. From our discussions, we identified three tenets that contribute to relational safety, and consequently safe schools: human connection, environment, and technology.

Human Connections impact our relationships, health, and wellbeing. Positive student-student and student-teacher relationships help learners develop connectedness and a sense of belonging which improves educational outcomes and influences their mental health and overall happiness.

Environmental attributes are integrated into the physical environment through both passive and active means. For instance, the use and configuration of space, open visibility, hazard protection, and safeguards such as locks and security personnel, all contribute to the sense of security for students and staff.

Technology has the ability to create a safer environment for all users, either through the use of surveillance or alarm systems. Network security also detects, disrupts and prevents physical and cyber threats.

Thoughtful and deliberate integration of these tenets as preventative safety measures can lead to a sense of security among students and staff, and lead to a reduction in devastating events that can forever change a community.

3.2 Relevant Experience ¹

Student and Staff Safety

Logan Memorial Educational Complex

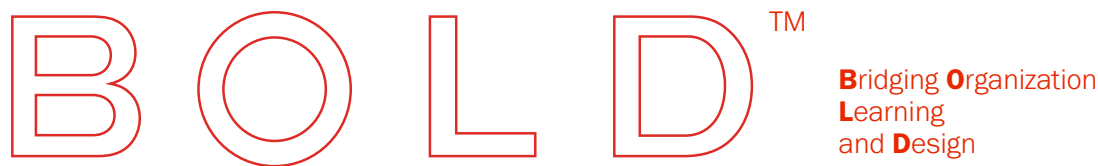
San Diego, California
San Diego Unified School District



An unusually high public interest resulted in a clear, community influenced plan for the Logan Memorial Educational Complex. With the process being open and transparent, the resulting master plan included the implementation of elementary grades while balancing the 7-12 campus needs. The new Logan Memorial Educational Complex, now serving transitional kindergarteners through high school seniors, rebuilds the existing K-8 campus and adds a secondary school component that this neighborhood has been missing. The three existing Memorial buildings to remain, will be re-clad, fully renovated, and re-planned. The building forms are simple, bold, and influenced by Mexican modernism, resulting in architecture that fits the neighborhood and builds on the rich cultural history of the area.

The scope of work included 237,000 SF across a 22-acre site. The idea for this complex was to become a space where students want to be. At the K-6 campus the learning commons is adjacent 2 maker spaces. Resulting is a vibrant student environment where students create, research, think and present. The 7-12 learning commons is adjacent the career and counseling center creating a space that supports socialization, career exploration and online course work. Each classroom village is designed around collaboration spaces to promote flexible learning.

3.2 Relevant Experience ¹



To maximize the impact of capital investments, BOLD services provides the tools and strategies to bridge modern school designs with positive educational outcomes for all.

91%

of BOLD teachers felt their classrooms support movement versus 77% of the national average.



We have seen the challenges that Districts face when accelerating their vision for teaching and learning through facility change. **Your teachers, staff, and administration must be prepared for the opportunities that will come after the ribbon cutting ceremony in the new, future ready facility.** To that end, DLR Group has developed a parallel service to our design process called BOLD - to support the operational shifts required to implement future-ready learning



52%

of BOLD-empowered teachers spend most of their time in collaboration and shared spaces (conducting diverse learner-centered activities), versus just 33% nationally.

BOLD bridges organization, learning, and design to ensure every educator and learner finds fulfillment.

Our systems-based approach addresses teaching and learning while leveraging collaborative learning environments and school culture to increase confidence and engagement of educators and learners.

Navigating Change for Our Clients

The BOLD process is designed to lead you through a series of defined explorations that discover, imagine, define, develop, and achieve the path to your desired outcomes. Within this framework, BOLD's specific services are custom-selected to meet the unique needs of your district or school. These might include strategic planning, process consulting, spatial affordance training, change leadership coaching, culture development, inquiry-based learning implementation, teaching and learning consulting services, or others.

BOLD is a Process to Shift Human Behavior.



3.2 Relevant Experience ¹

Reflects School's Mission and Vision

Compton High School

Compton, California
Compton Unified School District



Compton is well known for producing music and athletic prodigies, and now this community has an opportunity to set the standard for educational excellence with a new high school. DLR Group's design will transform the District's oldest high school campus into a 21st Century learning environment that elevates education for all Compton students and staff. The design solution centers around keystone shaped learning suites that support project-based learning, student exploration and general instruction.



This project includes a brand new high school campus on the existing site. Two new pathways unite the site, honor the school's legacy, and welcome the community. The new Academic Boulevard defines the North/South Axis, creating a learning community and organizing Career and Technical Educational (CTE) spaces along its edges with classroom wings above. The gymnasium and administration building anchors the north quad. At the south end, the performing arts center is a beacon to the community along a prominent city street previously hidden from campus. The East/ West Axis reflects the importance of community and athletics. The new collegiate caliber sporting complex is home to indoor events in the gymnasium, and outdoor activities in the stadium and athletic field or courts.

SECTION
3.3



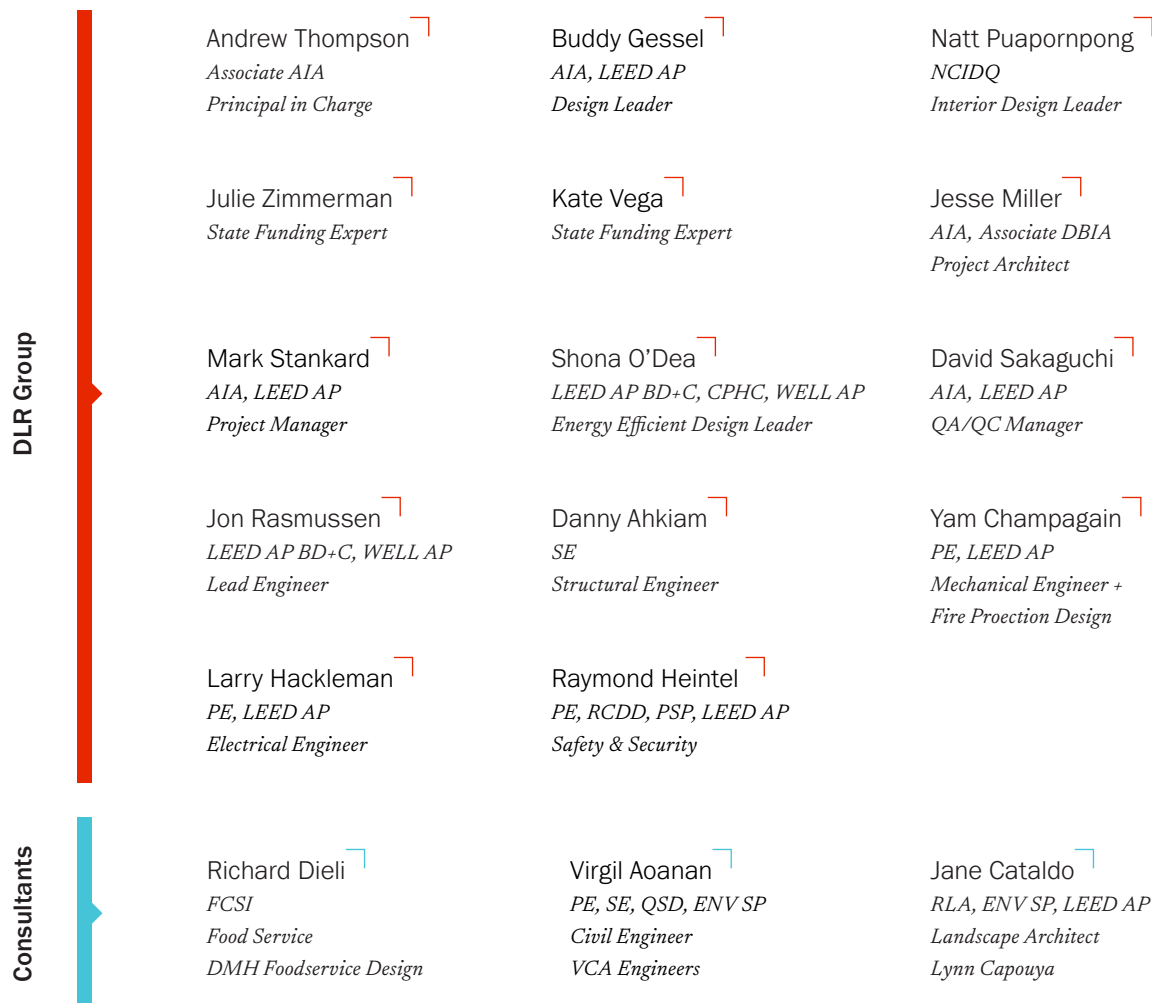
David Starr Jordan High School
Los Angeles Unified School District

Applicant Description and Qualifications



3.3 Applicant Description and Qualifications

Team Structure



DLR Group practices integrated design in our approach to every project, whether we use in-house or consulting engineers. Our quality control process regularly engages the engineers as early as is appropriate in the design process. We view the engineers as the experts in their chosen fields and involve them in goal setting, key review meetings with the owner and internal coordination and design meetings.

DLR Group recommends the consultants listed above as our team for the Magnolia Public School’s projects. We typically work with our in-house team, however, we want to provide you with a guaranteed attention and top notch quality while meeting or exceeding your project and district goals. Upon project award, we acknowledge the district’s request to partner with DLR Group in the final selection of the consultant team and review of their proposals.

3.3 Applicant Description and Qualifications ▢

Andrew Thompson, ASSOCIATE AIA

Principal | Principal-in-Charge



Andrew is a motivated leader with 20 years of national and international experience managing architectural projects as a seller-doer from the initial planning stages through construction and post-occupancy evaluations. For educational clients, he has assisted and managed project teams on a variety of different projects such as new construction, modernization, historical, seismic retrofit, interim housing and modular construction.

Select Experience

Delano Union School District
Del Vista ES Math & Science Academy Modernization*

Baumont Unified School District
Baumont High School Expansion

San Jacinto Unified School District
New Middle School #8

Los Angeles Unified School District
South Region Elementary School #9
Thomas Jefferson High School Modernization

*Performed while at a previous firm.

Education

Bachelor of Architecture,
University of Oklahoma

CASH School Facilities Leadership Academy, Cohort 7 Graduate

Registration, Accreditations, Affiliations

Coalition of Adequate School Housing (CASH)
Association for Learning Environments (A4LE)
American Institute of Architects, Associate Member

Buddy Gessel, AIA, LEED AP

Principal | Design Leader



Buddy's career has been dedicated to educational facilities including new and renovated K-12 schools. He oversees all phases of projects, with a proven reputation of excellent client service. His extensive experience with advanced integration of technology in practice including BIM analysis tools ensure thoroughly coordinated building systems and responsive environmental design decisions in a fully-integrated design approach to project delivery.

Select Experience

Urban Discovery Academy
Urban Discovery Academy High School

San Diego Unified School District
Logan Heights K-12 Educ. Center
Innovation Middle School Mod. & Expansion

Escondido Union High School District
Del Lago Academy High School
Escondido High School Renovation/Expansion

Murrieta Valley Unified School District
Murrieta Mesa High School
Murrieta Canyon Academy
Murrieta Mesa High School Addition

Education

Bachelor of Architecture, Honors
Pratt Institute, New York

Registration, Accreditations, Affiliations

Architect: CA #C30244
NCARB License
American Institute of Architects
Coalition for Adequate School Housing (CASH)
Community College Facilities Coalition

3.3 Applicant Description and Qualifications

Natt Puapornpong, NCIDQ

Associate | Interior Design Leader



Natt is a seasoned interior designer for DLR Group who leads and manages projects from conceptual design to construction observation. As an accomplished and highly specialized designer, Natt applies her strong background of interior architecture design into each wayfinding + signage and environmental graphic design project.

Select Experience

El Monte Union High School District
 South El Monte High School Modernization
 Granada Transition Center Assessment
 Rosemead Adult School

Hemet Unified School District
 Whittier Elementary School Modifications

Hesperia Unified School District
 Hesperia High School Multipurpose/PAC Building

San Francisco Unified School District
 Mission Bay Elementary

Education

Master of Fine Arts, Interior Design,
 Academy of Art University

Bachelor of Business Administration,
 Mahidol University International

Registration, Accreditations, Affiliations

NCIDQ

Julie Zimmerman

State Funding Expert



Julie leads our Education Funding Services (EFS) Department and has secured over \$2 billion dollars for School Districts throughout the State of California for the modernization and construction of school facilities. Julie identifies state and grant funding sources for our K12 clients. She is people oriented and process driven. Julie works closely with the Office of Public School Construction (OPSC) and she knows the timing that is required to obtain funding and grants for your school facility projects.

Select Experience

Temecula Valley Unified School District
 Facilities Master Plan

El Monte Union High School District
 El Monte Union High School Modernization

Bonsall Unified School District
 State Facility Program New Construction Eligibility and Funding for Bonsall HS; Site Approval for Gird Road HS.

Alvord Unified School District
 State Facility Program Modernization Eligibility and Funding, Career Tech Funding, Site Approval, New Construction Funding, Grant Requests for Class 8 Trash Trucks and donations for athletics program.

Education

Master of Architecture, Bachelor of Architecture
 University of Nebraska-Lincoln

Registration, Accreditations, Affiliations

Coalition for Adequate School Housing (CASH)
 Association for Learning Environments (A4LE)

3.3 Applicant Description and Qualifications

Kate Vega

State Funding Expert



Kate works with K12 clients and their team to understand each project and identify opportunities for state and grant funding sources. Her enthusiasm for understanding funding regulation and sources then translating that information into potential funding has resulted in over 90 million dollars from the state of California for new construction and modernization projects for school districts.

Select Experience

Poway Unified School District
State Facility Program Modernization & New Construction Eligibility and Funding, Career Tech Funding, Site Approval

San Marcos Unified School District
State Facility Program Modernization & New Construction Eligibility and Funding, Site Approval

Palm Springs Unified School District
State Facility Program Modernization & New Construction Eligibility and Funding, Site Approval

Santa Ana Unified School District
PSTKFDK program school site eligibility identification and round 1 submittal

Education

Bachelor of Communications,
University of California, San Diego

Registration, Accreditations, Affiliations

Coalition of Adequate School Housing (CASH)

Jesse Miller, AIA, LEED GREEN ASSOCIATE

Principal | Project Architect



As a principal in DLR Group's K-12 Education Studio, Jesse's knowledge of Next Generation teaching pedagogies, coupled with training and experience in the architectural profession, gives him a unique perspective and understanding of how the built environment can impact performance.

Select Experience

Palos Verdes Peninsula Unified School District
Malaga Cove Marine Science Center

Beaumont Unified School District
High School Expansion
Summerwind K-8 School

Corona-Norco Unified School District
Washington Elementary School Modernization

Riverside Unified School District, Riverside, CA
Alcott Elementary School Modernization
Longfellow Elementary School Modernization

El Monte Union High School District
South El Monte High School Modernization

Education

Master of Architecture,
New School of Architecture & Design

Bachelor of Architecture,
University of Wisconsin, Milwaukee

Registration, Accreditations, Affiliations

Architect: CA #C32306
LEED Green Associate
Associate DBIA
Coalition of Adequate School Housing (CASH)
American Institute of Architects
Association for Learning Environments (A4LE)

3.3 Applicant Description and Qualifications ▢

Mark Stankard, AIA, LEED AP

Senior Associate | Project Manager



Mark brings years of professional experience in architectural design, technical production, project management, and construction administration on a variety of project types, including educational projects. His detail-oriented project management expertise combined with his excellent communication skills with clients and consultants alike equip him with the know-how to efficiently and thoroughly execute documentation and administration of all project phases.

Select Experience

Los Angeles Unified School District
Burroughs Middle School

Manhattan Beach Unified School District
Grand View ES Addition and Modernization
Pennekamp ES Addition and Modernization
Meadows ES Modernization
Pacific ES Modernization

El Monte Union High School District
Rosemead Adult School Building
El Monte High School Modernization

Education

Master of Arts in the History of Architecture,
Cornell University

Bachelor of Architecture,
University of Notre Dame

Registration, Accreditations, Affiliations

Architect: CA #C29304
LEED Accredited Professional
American Institute of Architects
US Green Building Council

Shona O'Dea, LEED AP BD+C, CPHC, WELL AP

Principal | Energy Efficient Design Leader



Shona's focus on efficiency and indoor environmental quality supports the firm's pursuit of sustainable building design and operation. She uses building simulation to help designers quantify energy savings and understand the interactions of building design with the mechanical systems and with the environment. Shona relies on primary research that links cognitive function to indoor environmental quality to drive design decisions for her clients.

Select Experience

Culver City Unified School District
Facilities Master Plan

Riverside Community College District
Sustainability and Climate Action Plan

El Camino Community College District
Music Building Replacement

West Valley College Fine Arts
Music Replacement Building

Education

Master of Science in Technology,
Purdue University

Master of Science in Sustainability, Innovation and Technology
Dublin Institute of Technology

Registration, Accreditations, Affiliations

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
US Green Building Council Certified Passive House Consultant
LEED and WELL Accredited Professional

3.3 Applicant Description and Qualifications ▢

David Sakaguchi, AIA, LEED AP

Principal | QA/QC Manager



David is a hands-on project architect utilizing his extensive experience on a number of diverse projects, including several high profile and complex renovation projects. Trained as a forensic architect, David has gained an extensive amount of experience from the analysis and detection of construction defects. His technical background and training, combined with an in-depth knowledge of building technology and code-compliance, affords David the ability to accurately assess, verify, and document existing building conditions for thorough building assessments.

Select Experience

Los Angeles Unified School District
Maywood Center for Enriched Studies
Edward R. Roybal Learning Center
Wisdom Elementary School
Jordan High School Redevelopment

Compton Unified School District
New Compton High School

Manhattan Beach Unified School District
Grand View Elementary School Modernization

Ocean View School District
Vista View Middle School Modernization

Education

Bachelor of Architecture,
University of Southern California

Registration, Accreditations, Affiliations

Architect: CA #C19700, AZ #48233, UT #132383-0301
Certified Construction Specifier, Certified Construction Contract Administrator

Jon Rasmussen, PE, LEED AP BD+C

Principal | Engineering Leader



Jon has over 17 years of mechanical/electrical consulting experience. His expertise is in internal operations, strategic planning, client interactions, scope coordination and project organization. Jon's strengths are interior power distribution, efficient constructibility, and contractor relationships.

Select Experience

Covina Valley Unified School District
District-wide HVAC Replacement

Hacienda La Puente Unified School District
La Puente High School Pool

Hesperia Unified School District
Hesperia High School New MPR/PAC Building

California Polytechnic University, Pomona
Campus Center Marketplace

Education

Bachelor of Science, Electrical Engineering
University of Illinois

Registration, Accreditations, Affiliations

Engineer: CO, MT AZ
Colorado Registration: 0038949
LEED Accredited Professional
International Interior Design Association
U.S. Green Building Council

3.3 Applicant Description and Qualifications ▢

Danny Ahkiam, SE

Senior Associate | Structural Engineer



Danny has 15 years of experience in structural design of more than 150 new buildings, renovations and tenant improvements. Danny is responsible for the structural design, coordination, and construction supervision on a variety of projects with a focus on renovations and adaptive reuse with challenging architectural vision and complex structural constraints.

Select Experience

Beaumont Unified School District
High School Expansion

Beverly Hills Unified School District
Beverly Hills High School Retaining Wall

Compton Unified School District
New Compton High School

Hesperia Unified School District
District-Wide HVAC Replacement

Los Angeles Unified School District
Maywood Center for Enriched Studies

Education

Bachelor of Architectural Engineering,
California Polytechnic State University, San Luis Obispo

Registration, Accreditations, Affiliations

Structural Engineer: CA S6351
Civil Engineer: CA 80540

Yam Chapagain, PE, LEED AP

Senior Associate | Mechanical Engineer



Yam manages the team of mechanical and plumbing engineers. Involved in the design of unique and complex projects, Yam's project designs includes K-12 and higher education schools, hospitals, medical office buildings, office and mixed-use buildings, hospitality buildings, detention centers, etc.

Select Experience

Compton Unified School District
New Compton High School

Los Angeles Unified School District
Jordan High School Modernization
Kenter Canyon Elementary School

Manhattan Beach Unified School District
Meadow Elementary School Modernization
Robinson Elementary School Modernization

Ocean View School District
College View Elementary School Modernization

Education

Master of Science, Mechanical Engineering,
California State University, Los Angeles

Bachelor of Science, Mechanical Engineering
Tribhuvan University

Registration, Accreditations, Affiliations

Mechanical Engineer: CA #M35133
LEED Accredited Professional
US Green Building Council

3.3 Applicant Description and Qualifications ▢

Larry Hackleman, PE, LEED AP

Senior Associate | Electrical Engineer



Larry is a focused and diligent individual who is accustomed to responsibility. He is skilled in project management, engineering design, commissioning, and supervising personnel. Larry appreciates the science of engineering, the art of architecture, and the importance of integrating the two. He has a successful record of meeting deadlines and budgets, and following projects through to completion.

Select Experience

Balsz Elementary School District
Tillman Middle School Rebuild

Paradise Valley Unified School District
Desert Shadows Middle School Renovations

Deer Valley Unified School District
Hillcrest Middle School Modernization
Barry Goldwater High School Culinary Enhancement

Madison Elementary School District
Madison Meadows Middle School, Phase 2 Rebuild

Agua Fria Union High School District
Canyon View High School
Desert Edge High School Field House

Boulder Valley School District
Arapahoe Ridge High School

Education

Bachelor of Science, Architectural Engineering,
Kansas State University

Registration, Accreditations, Affiliations

Engineer: AZ (41990), KS
Institute of Electrical and Electronics Engineers
LEED Accredited Professional

Raymond Heintel, PE, RCDD, PSP, LEED AP

Principal | Safety & Security



Ray is an experienced engineering and technology design professional. He has worked in a wide variety of sectors including: higher education, cultural and performing arts, justice and civic, healthcare, laboratories, workplace, historical restoration, and central energy/heating plants.

Select Experience

Sacramento City Unified School District
Equity Facility Master Plan

University of California Davis
UC Davis CN Gorman Art Museum

Saugus Unified School District
North Park Elementary School

Manhattan Beach Unified School District
Robinson Elementary School
Pennekamp Elementary School

Education

Master of Business Administration Management,
John Carroll University

Bachelor of Science, Electrical Engineering
University of Akron

Registration, Accreditations, Affiliations

Professional Engineer: Ohio
Member, BISCI /STEP Standard Committee Member,
NCEES, Electrical Professional Engineer Examination
Working Group

3.3 Applicant Description and Qualifications ¹

Richard Dieli, FCSI

DMH Foodservice Design | Principal-in-Charge of Design



Richard Dieli has over 40 years specialized experience in food facility design. This includes the preparation of food service feasibility and concept studies, design analysis, contract drawings, specifications, and cost estimates for a variety of projects. Prior to establishing DIELI MURAWKA HOWE (current iteration of DHDG), Richard Dieli spent 15 years in food service operations and management. His work included designing operations, job description manuals and training programs.

Select Experience

Los Angeles Unified School District

Ascot Elementary School
Lincoln High School
Lincoln High School Interim Kitchen
Polytechnic High School
San Pedro Cafeteria/Culinary
Sherman Oaks CTE

Private School, San Diego

High Tech High C.K.
High Tech High Lunch Room

Private School, Chino

Boys Republic Culinary (Max Scott Culinary)

Education

Master of Business Administration,
National University, San Diego

Bachelor of Arts, Psychology,
CSU Northridge, Los Angeles

Registration, Accreditations, Affiliations

Associate Member, Foodservice Consultants Society
International (FCSI)

Consultant Info

Richard Dieli
rdieli@dmhfoodservicedesign.com
PO Box 28197 San Diego, CA 92128
619.285.1189

Virgil Aoanan, PE, SE, QSD, ENV SP

VCA Engineers | Civil Engineer



Virgil Aoanan is intimately familiar with design issues related to: site development, site and facility condition assessments, public works improvements (B-Permits) storm wet utility design and capacity studies (sanitary sewer, potable and fire water), water management (LID, SWPPP, SUSMP), grading and earthwork calculations, site sustainable design (LEEDS, CHPS), site infrastructure design, roadway and streetscapes geometrics, onsite traffic/parking circulation and analysis, hydrology and hydraulics studies and design, ADA path of travel requirements.

Select Experience

Los Angeles Unified School District

Jordan High School Modernization
Revere Middle School ADA Barrier Improvements
Olive Vista Middle School New Gymnasium and MPR
Building

Long Beach Unified School District

Helen Keller Middle School ADA Barrier Site
Improvements
Stanford Middle School ADA Barrier Site
Improvements
Millikan High School New Artificial Turf Playfield

Education

Bachelor of Science, Civil Engineering,
University of Hawaii

Registration, Accreditations, Affiliations

Civil Engineer: CA #36079
CASQA Qualified SWPPP Developer and Practitioner
Envision Sustainability Professional

Consultant Info

Virgil Aoanan
vca@vcaeng.com
1041 S. Garfield Ave. Ste. # 210, Alhambra, CA 91801
323.729.6098

3.3 Applicant Description and Qualifications

Jane Cataldo, RLA, ENV SP, LEED AP

Lynn Capouya | Landscape Architect



As a Senior Project Manager, Jane has over four decades of experience in a variety of project types including streetscapes; parks; plaza design (both on-grade and on-structure); professional offices; shopping centers; industrial complexes; schools and public institutions; sports field and turf renovation. Jane has extensive experience working with the California environment and drought tolerant plant species. She is a LEED Accredited Professional and applies her knowledge of sustainability practices where possible.

Select Experience

Long Beach City College

Liberal Arts and Pacific Coast Campuses

Norwalk-La Mirada Unified School District

Benton Middle School Complete Site Restoration
Corvallis Middle School Complete Site Renovation

Long Beach Unified School District

Milikan High School Running Track & Sports Field Renovation

Escondido Union School District

Mission Union Middle School Site Restoration

Anaheim Unified School District

Roosevelt Elementary School Site Restoration

Education

Bachelor of Science, Landscape Architecture,
Cornell University

Registration, Accreditations, Affiliations

Landscape Architect: CA #2512
LEED Accredited Professional
Envision Sustainability Professional

Consultant Info

Jane Cataldo
jane@lcapouya.com
17992 Mitchell South #110, Irvine CA 92614
949.756.0150



SECTION
3.4



West Mec Aviation
Western Maricopa Education Center

Proposed Fee Schedule



3.4 Proposed Fee and Schedule ¹

We will WORK with YOU!

The RFP requests a lump sum, not-to-exceed, Fee for this project, inclusive of all sub-consultants with a breakout estimate of reimbursable costs. The initially construction budget listed in the RFP states a range of \$25-\$30 million and the final budget shall be determined based upon final CSFP award.

Basic Services:

For this project, we propose a fixed fee, for standard design and engineering disciplines (Architecture, Interior Architecture, Structural Engineering, Mechanical Engineering, Plumbing Engineering, Electrical Engineering, Civil Engineering, Landscape Architecture and Cost Estimating), using a standard OPSC sliding scale percentage of construction cost for new construction based upon an initial construction budget of \$30 Million.

Fixed-Fee Based on Scope of Project or Sliding Scale:

Construction Budget	New Construction	Modernization
First \$500,000	9%	12%
Next \$500,000	8.5%	11.5%
Next \$1,000,000	8%	11%
Next \$4,000,000	7%	10%
Next \$4,000,000	6%	9%
Greater than \$10,000,000	5%	8%

The sliding scale fee is calculated to be **\$1,687,500**.

Additional Services:

Additionally, this project requires design and engineering services for Fire Protection and Food Service Design that are not customarily a part of an OPSC Sliding Scale fee arrangement. Fixed Fee's for these disciplines shall be **\$33,000** and **\$25,000**, respectively.

Reimbursable Expenses:

Reimbursable expenses, including costs related to printing, plotting (including 3D plotting) and delivery charges in the interest of the project are in addition to compensation for Basic and Additional Services. These expenses shall be billed by the Architect to the Owner at one and one tenth (1.10) times the expense incurred by the Architect and Architect's Consultants. We estimate reimbursable expenses to be approximately 1.0%- 1.5% of the overall Architectural-Engineering Fee. The proposed reimbursable fee for this project shall be **\$20,000**.

Total Compensation:

DLR Group shall provide design and engineering services for this project as a lump sum, fixed fee, based on OPSC New Construction Sliding Scale in the amount of **One Million Seven Hundred Sixty-Five Thousand Five Hundred Dollars (\$1,765,500)**.

Additional Services:

If additional services are required beyond the original Scope of Work, DLR Group will perform these services based on an hourly basis, as per DLR Group's Standard Hourly Billing Rates.

3.4 Proposed Fee and Schedule ⁷

Hybrid Fixed Fee / Percentage Approach

If you are uncertain of what your final construction budget shall be, we are perfectly comfortable utilizing a hybrid fixed fee approach based upon starting the project by establishing an initial OPSC percentage of construction fee based upon the client's initial budget, and then transitioning the fee to a fixed fee at the end of the Design Development phase when the project scope of work and the funding for the project may be more clearly defined.

Alternative Pricing

DLR Group is your partner and as such we desire to work with you to establish fair fees for your project. In addition, in establishing fair fee's, we always look at ways to reduce our fees below the established scale maximums and offer discounts that a series of possibilities, including:

01. Please re-use/ site adapts of previously designed buildings
02. Repeated design components
03. Reduced scope of services
04. Type of design services
05. Modular/Portable Construction

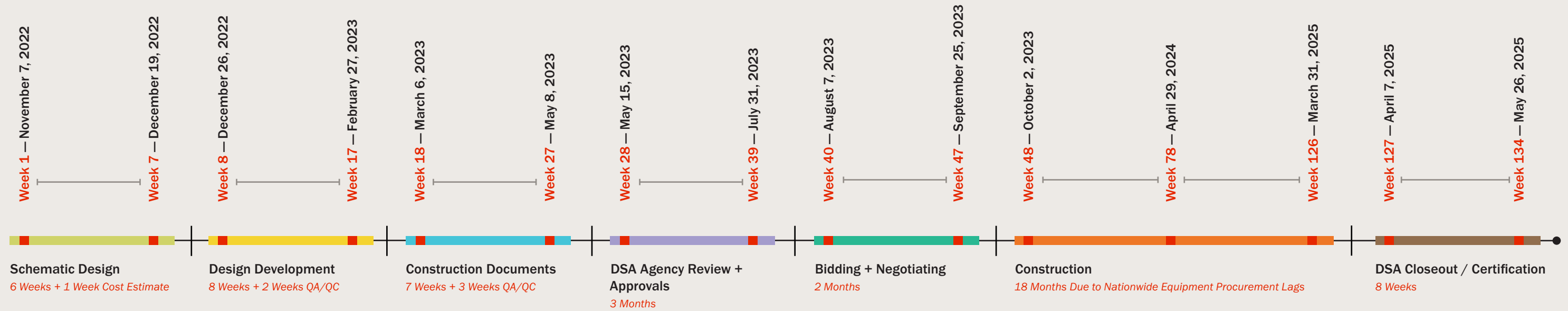


WESTLAKE
CHARTER SCHOOL

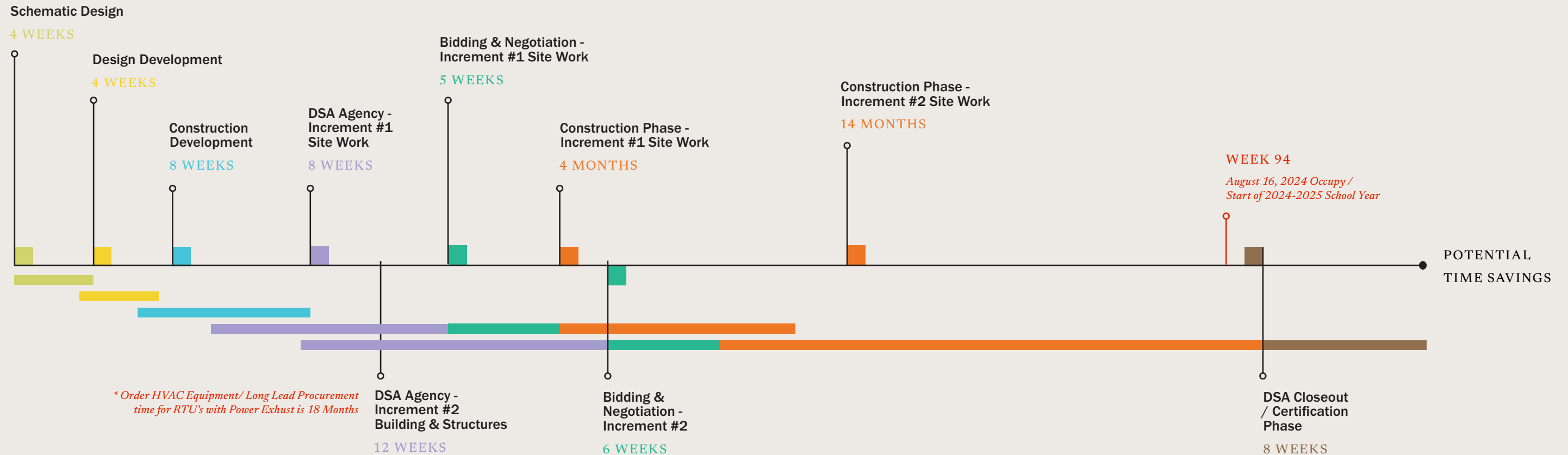
3.4 Proposed Fee and Schedule

3.4 Proposed Fee and Schedule

Traditional Schedule — GC/CM Track



Proposed Site Adapt / Lease-Lease Back Delivery Approach



Scheduling Approach

In order to help you achieve your goal of having the school open for school calendar year 2024/2025 - we will need to discuss alternative design and delivery methods. Traditionally, we would anticipate that a new ground up school of this size would take approximately 12 months to construction. However, given nation wide equipment procurement challenges at this time, our construction partners conservatively would recommend an 18 month schedule. As you can see from above a traditional GC/CM track schedule would put the end of construction well into 2025, which is why we would recommend that you consider an alternate design and delivery approach. From a design perspective (assuming you want a brand new ground up school and not a portable village), we would recommend considering a site adapt approach. DLR Group has many award winning DSA approved campus designs that we could quickly adapt to your site that would significantly reduce time in the SD, DD, and CD phases. This would also allow us to quickly submit two incremental packages to the Division of State Architect, the first package being the site design package and the latter being the building and site structures package. The goal would be able to start construction as quickly as possible. The driver to the schedule primarily is associated with HVAC in our professional opinion, given that any standard RTU's are taking a minimum of 12 months for procurement and larger units serving gyms that would have power exhaust are taking a minimum of 18 months for procurement (standard times being currently quoted by both Carrier and Trane). Lastly, we would advise Magnolia Public Schools to consider a lease-lease-back delivery method approach, in lieu of a traditional general contractor, CM-Advisor approach which will not work to achieve your desired timeline.



SECTION
3.5



Maywood Center for Enriched Studies
Los Angeles Unified School District

References



3.5 References └

SCHOOL REFERENCES

DLR Group has worked with over 100 public, private and charter schools throughout Southern California maintaining successful relationships that stretch 5, 10, 15+ years. Below are just three references; however, we have a full list of many if additional are required.

El Monte Union High School District

Norma Macias, Facilities Director
norma.macias@emuhsd.org
626.444.9005 x. 986
3537 Johnson Avenue
El Monte, CA 91731

El Monte UHSD // South El Monte HS Modernization

South El Monte High School is embarking on a modernization of the campus to better support what students and teachers need in a 21st century learning environment. This modernization will create spaces that promote college and career readiness for all students, prioritizing flexibility to ensure work and learning spaces can be tailored to maximize the capabilities of both teachers and students.

Start: 06/2020 | Finish: In Progress
Original Cost: \$22,500,000 | Final Cost: Under Construction

Natomas Unified School District

Paul Anderson, Director of Planning + Construction
panderson@natomas.k12.ca.us
916.567.5468
2680 Mabry Drive
Sacramento, CA 95835

Natomas USD // Westlake Charter School K-8 Campus

After successfully completing the facilities master plan for Natomas USD, DLR Group was retained by the District to design a new campus to house 1096 students in Kindergarten to eighth grade. Westlake Charter School operated from two separate campuses, consisting entirely of portable classroom buildings. DLR Group's design provides a permanent school to combine all K-8 students to one location. With a curriculum focusing on diversity, foreign language and academic excellence, the new learning environment provides the backbone for the growth of these future leaders.

Start: 06/2015 | Finish: 07/2017
Original Cost: \$25,200,000 | Final Cost: \$30,300,000

Urban Discovery Schools

MaeLin Levine, Board President
mlevine@urbansd.com
619.233.9633 x. 1
840 14th Street
San Diego, CA 92101

San Diego USD // Urban Discovery High School

Located in the East Village area of Downtown San Diego, this new charter high school is designed to meet the growing demand for resources to engage students in design thinking and to become creative innovators, while providing a shared center for higher education, corporations, and government agencies to interact and address complex problems associated with urban settings. Urban Discovery High School will become a home for a unique mix of patrons, spanning from students to lawmakers. As this space supports design thinking, it will become a hub for creative problem-solving that focuses on the needs of community stakeholders through contextual empathy building and evidence-based research.

Start: 01/2020 | Finish: Project is currently on hold
Original Cost/Final Cost: Project is in schematic design.



3.5 References └

GENERAL CONTRACTOR OR CM REFERENCES

DLR Group has had many successful projects over the last 10 years with each of the references below. The Project example listed is just one successful delivery example of our partner teams.

Balfour Beatty

Gil Fullen, Senior Vice President
gfullen@balfourbeattyus.com
949.357.2180
1501 Quail Street, Suite 130
Newport Beach, CA 92660

Corona-Norco USD // Washington Elementary School

The full scope of the project includes a new classroom building at the forefront of the campus along with modernized administration and teacher's lounge spaces totaling 7,700 total square feet. The classroom building sits adjacent to the existing administration space and accommodates four new kindergarten classrooms fronting on a brand-new playground space. The community facing side of the building establishes an edge that reinforces the existing drop off and incorporates landscaping at the campus entry. The new administration space sees the creative reallocation of space to incorporate two new principal offices and a conference room while having to avoid demolishing certain load-bearing walls in the existing building. Additionally, the teacher's lounge space creates a café style space allowing faculty members a space for comfort and relaxation away from their classrooms. Altogether the design insertions at this campus bring life to an already rich campus and in doing so improve the learning environments and community face.

Start: 08/2021 | Finish: 07/2022

Erickson Hall Construction Company

Scott Hammond, VP Business Development /
Governmental Affairs
shammond@ericksonhall.com
951.300.8353
11810 Pierce Street Unit 150
Riverside, CA 92505

Santa Monica-Malibu USD // Lincoln Middle School

DLR Group's renovation of Lincoln Middle School's former 1920s library modernizes the facility with new classrooms and science labs equipped to reflect the current District technology standards. The renovation was followed by the design and construction of a new library and classroom building addition. The new two-story wing replaces an existing classroom building and provides students with state-of-the-art learning spaces. In response to the tight site and the existing buildings, the wedge-shaped design bends along the western edge of the campus. Dynamic bent metal canopies announce the courtyard and street side entrances. Strong horizontal lines of metal siding in contrast with the smooth plaster finish at the base and break down the volume. Extensive landscaping and outdoor classroom with tiered seating enhance the campus grounds.

Start: 07/2013 | Finish: 12/2014



SECTION
3.6



Desert Learning Academy
Palm Springs Unified School District

Insurance



3.6 Insurance



CERTIFICATE OF LIABILITY INSURANCE

10/1/2022 DATE (MM/DD/YYYY)
9/29/2021

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 Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	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: Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER B: Endurance American Insurance Company</td> <td>10641</td> </tr> <tr> <td>INSURER C: Continental Casualty Company</td> <td>20443</td> </tr> <tr> <td>INSURER D:</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: Zurich American Insurance Company	16535	INSURER B: Endurance American Insurance Company	10641	INSURER C: Continental Casualty Company	20443	INSURER D:		INSURER E:		INSURER F:
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INSURER D:															
INSURER E:															
INSURER F:															
INSURED 1412072 DLR Group inc., a California corp. 700 South Flower Street, 22nd Floor Los Angeles CA 90017															

COVERAGES CERTIFICATE NUMBER: 16251875 REVISION NUMBER: XXXXXXXX

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 checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GLO1883909	10/1/2021	10/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	BAP1883913	10/1/2021	10/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	EXC30001280502	10/1/2021	10/1/2022	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$ XXXXXXXX
A A	<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 N	N/A	WC1883912 EXCEPT FOR OH ND WA WY	10/1/2021	10/1/2022	<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
C C	<input type="checkbox"/> PROFESSIONAL LIABILITY	N	N	AEH591933838 RETRO DATE 6/1/86	10/1/2021	10/1/2022	\$3,000,000 PER CLAIM AND \$3,000,000 AGGREGATE CLAIMS MADE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THE FOLLOWING PROJECT INFORMATION IS REFERENCED FOR CONVENIENCE ONLY: RE: FOR INFORMATIONAL PURPOSES.

CERTIFICATE HOLDER 16251875 EVIDENCE OF COVERAGE	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
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SECTION
3.7



Beverly Hills High School
Beverly Hills Unified School District

Contract



3.7 Contract

DLR Group does not have any exceptions, comments, or changes to Magnolia Public School's agreement form.



ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN



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