Magnolia Public Schools

Regular Board Meeting & MPS Board Retreat

Date and Time

Saturday August 15, 2026 at 10:30 AM PDT

Location

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

Access to the Board Meeting

Teleconferencing locations are provided at each Magnolia Science Academy school site:

- Magnolia Science Academy-1 (18238 Sherman Way, Reseda, CA 91335)
- Magnolia Science Academy-2 (17125 Victory Blvd, Van Nuys, CA 91406)
- Magnolia Science Academy-3 (1254 E Helmick St, Carson, CA 90746)
- Magnolia Science Academy-4 (11330 W Graham Place, Los Angeles, CA 90064)
- Magnolia Science Academy-5 (18238 Sherman Way, Reseda, CA 91335)
- Magnolia Science Academy-6 (745 S. Wilton Ave, Los Angeles, CA 90005)
- Magnolia Science Academy-7 (18355 Roscoe Boulevard, Northridge, CA 91325)
- Magnolia Science Academy-8 (6411 Orchard Ave, Bell, CA 90201)
- Magnolia Science Academy-Santa Ana (2840 W 1st Street, Santa Ana, CA 92703)
- Magnolia Science Academy-San Diego (6525 Estrella Ave, San Diego, CA 92120)
- Magnolia Science Academy-Orange County Anaheim (412 W. Carl Karcher Way, Anaheim, CA 92801)

Any interested parties or community members from remote locations may attend the meeting at any Magnolia Science Academy school.

Dialing information for this meeting is included below:
Dial in: 1-669-444-9171
Meeting ID: 978 5606 4990 - **Passcode:** 021250
Zoom: https://zoom.us/j/97856064990?pwd=MHhBZCtGT0xEMlZpNEZQZVJ3RDBPZz09

Accessibility
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. Please contact MPS Home Office at 213-628-3634 or email board@magnoliapublicschools.org with such requests.

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.

Public Comment Procedures
Magnolia Public Schools greatly values public comment during Board meetings. For members of the public who would like to speak, please fill out the Public Speaker Form which can be accessed at magnoliapublicschools.org, there will also be speaker cards to be filled out prior to the beginning of the meeting. By law, the Board is only allowed to discuss or take action on items listed on the agenda. The Board may, at its discretion, refer a matter to MPS staff or add the issue to a future board meeting date for discussion. Public speakers are limited to three (3) minutes and speakers with interpreters up to six (6) minutes.

Please note that the agenda presenting times for when that item will be discussed, or taken action on, is subject to change on the day of the Board meeting to accommodate public speaker times indicated above.

For any questions regarding this meeting please email board@magnoliapublicschools.org or call (213) 628-3634 ext. 21101.

Board Members:
Mr. Mekan Muhammedov, Chair
Ms. Sandra Covarrubias, Vice-Chair
Dr. Umit Yapanel
Dr. Salih Dikbas
Ms. Diane Gonzalez
Mr. Serdar Orazov

Student Board Member:
Ms. Ilemi Cordoba

CEO & Superintendent:

Mr. Alfredo Rubalcava

Agenda

		Purpose	Presenter	Time
I.	**Opening Items**			**10:30 AM**
	Opening Items			
	A. Call the Meeting to Order			1 m
	B. Pledge of Allegiance			1 m
	C. Record Attendance and Guests			1 m
	D. Approval of Agenda	Vote		1 m
	E. Public Comments			6 m
	F. Announcements - CEO & Superintendent, Board, Student Board Member			5 m
	G. Approval of Minutes from MPS Regular Board Meeting - July 23, 2026	Approve Minutes		1 m
II.	**Closed Session**			**10:46 AM**
	A. Public Announcement of Closed Session	FYI		1 m
	B. Public Employee Performance Evaluation (§ 54957) - Title: CEO & Superintendent			180 m
	C. Conference with Legal Counsel - Anticipated Litigation pursuant to (§54956.9): 1 case			15 m
	D. Report Out of Closed Session	FYI		1 m
III.	**Information/Discussion Items**			**2:03 PM**
	A. Brown Act Training & Conflict of Interest Training	Discuss	Lee Rosenberg	60 m
IV.	**Consent Items**			**3:03 PM**

		Purpose	Presenter	Time
A.	Approval of Revised 2026-27 School Calendar for Magnolia Science Academy-5	Vote	David Yilmaz	3 m

V. Action Items — 3:06 PM

A.	Approval of Board Resolution for Creation of Positions for the Magnolia Science Academy (“MSA”)- 5, MSA-6, MSA-Orange County Anaheim School Sites for the Improvement of Educational Programs for Students	Vote	Fiorella Del Carpio	10 m
B.	Approval of Construction and Contractor Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project	Vote	Patrick Ontiveros	7 m
C.	Approval of Transportation Services for Magnolia Science Academy 5	Vote	Erdinc Acar	10 m

VI. Closing Items — 3:33 PM

A.	Adjourn Meeting			1 m

Coversheet

Approval of Minutes from MPS Regular Board Meeting - July 23, 2026

Section:	I. Opening Items
Item:	G. Approval of Minutes from MPS Regular Board Meeting - July 23, 2026
Purpose:	Approve Minutes
Submitted by:	
Related Material:	Minutes for Regular Board Meeting on July 23, 2026

APPROVED

Magnolia Public Schools

Minutes

Regular Board Meeting

Date and Time
Thursday July 23, 2026 at 5:30 PM

Location
Home Office: 250 E. 1st Street, Suite 1500, Los Angeles, CA 90012

Board Members:
Mr. Mekan Muhammedov, Chair
Ms. Sandra Covarrubias, Vice-Chair
Dr. Umit Yapanel
Dr. Salih Dikbas
Ms. Diane Gonzalez
Mr. Serdar Orazov

Student Board Member:
Ms. Sofia Perez

CEO & Superintendent:
Mr. Alfredo Rubalcava

Directors Present
D. Gonzalez, M. Muhammedov (remote), S. Covarrubias, S. Orazov, U. Yapanel

Directors Absent
S. Dikbas

Guests Present

I. Gavrilof, K. Jimenez

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the board of directors of Magnolia Public Schools to order on Thursday Jul 23, 2026 at 5:42 PM.

B. Pledge of Allegiance

The Pledge of Allegiance was recited by Board members, staff, and guests.

C. Record Attendance and Guests

Refer to the attendance information recorded above.

D. Approval of Agenda

D. Gonzalez made a motion to approve the agenda as presented.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

U. Yapanel	Aye
M. Muhammedov	Aye
S. Orazov	Aye
S. Covarrubias	Aye
D. Gonzalez	Aye
S. Dikbas	Absent

E. Public Comments

One individual submitted a request to make a public comment but was not present when called upon. No other public comments were received.

F. Announcements - CEO & Superintendent, Board, Student Board Member

No announcements were made by the CEO & Superintendent or the Board of Directors.

G. Approval of Minutes from MPS Regular Board Meeting - June 17, 2026

S. Orazov made a motion to approve the Regular Board Meeting minutes from June 17, 2026. Board Meeting on 06-17-26.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Dikbas	Absent
U. Yapanel	Aye
S. Orazov	Aye
S. Covarrubias	Aye
M. Muhammedov	Aye
D. Gonzalez	Aye

II. Student Board Elections

A. Approval of the 2026-27 Student Board Member

M. Wittek, Director of Student Services, clarified an error on the agenda incorrectly listing S. Perez as Student Board Member for the meeting. She explained that her term as the 2025-26 Student Board Member ended on June 30, 2026, and that the newly elected 2026-27 Student Board Member will be elected today. She also recognized and thanked all student candidates from the Magnolia Science Academy (MSA) campuses - Sofia Perez (MSA-1), Ilemi Cordoba (MSA-2), and Kaylee Godoy (MSA-4) - for their participation and leadership throughout the election process. M. Muhammedov, Board Chair, congratulated all candidates for their participation and announced Ilemi Cordoba as the elected 2026-27 Student Board Member. Board Members thanked Sofia Perez for her service and contributions as the former Student Board Member and congratulated Ilemi Cordoba on her election, expressing enthusiasm on working together to support and improve Magnolia schools. Ilemi Cordoba expressed gratitude for the opportunity and shared excitement about serving and representing Magnolia students.
S. Covarrubias made a motion to approve Ilemi Cordoba as the Student Board Member for the upcoming school year. The terms of the service will be retroactive on July 1, 2026 and end on June 30, 2027.
S. Orazov seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Orazov	Aye
M. Muhammedov	Aye
S. Covarrubias	Aye
S. Dikbas	Absent
U. Yapanel	Aye
D. Gonzalez	Aye

III. Closed Session

A. Public Announcement of Closed Session

M. Muhammedov, Board Chair, reported that the Board would be going into Closed Session to discuss the following: Public Employee Performance Evaluation (§ 54957) – CEO & Superintendent; Conference with Legal Counsel – Existing Litigation (§ 54956.9):

1 case; and Conference with Legal Counsel – Anticipated Litigation (§ 54956.9): 1 case. He stated that the Board would report out following Closed Session.

B. Public Employee Performance Evaluation (§ 54957) - Title: CEO & Superintendent

Item was discussed in Closed Session.

C. Conference with Legal Counsel - Existing Litigation (§54956.9): 1 case

Item was discussed in Closed Session.

D. Conference with Legal Counsel - Anticipated Litigation pursuant to (§54956.9): 1 case

Item was discussed in Closed Session.

E. Report Out of Closed Session

At 8:53 p.m., the Board returned to Open Session. M. Muhammedov, Board Chair, reported that the Board took an action regarding the Public Employee Performance Evaluation (§ 54957) for the CEO & Superintendent, pending legal review. He further reported that no action was taken regarding the Conference with Legal Counsel, Existing Litigation (§ 54956.9), or the Conference with Legal Counsel, Anticipated Litigation (§ 54956.9). The Board provided direction to staff on both litigation matters.

IV. Action Items

A. Approval of Charter Renewal Board Resolution for Magnolia Science Academy-6

A. Zarnich, Director of Charter Petitions and Reporting, presented the request for approval of the resolution authorizing the submission of Magnolia Science Academy 6's charter renewal petition to the Los Angeles Unified School District (LAUSD).
S. Orazov made a motion to approve the board resolution that authorizes the filing of the Charter Renewal Petition with the Los Angeles Unified School District for Magnolia Science Academy 6, and give authority to the CEO & Superintendent to serve as the Lead Petitioner.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Orazov	Aye
U. Yapanel	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
M. Muhammedov	Aye
S. Covarrubias	Aye

B. Approval of Charter Renewal Board Resolution for Magnolia Science Academy-7

A. Zarnich, Director of Charter Petitions and Reporting**,** presented the request for approval of the resolution authorizing the submission of Magnolia Science Academy 7's charter renewal petition to the Los Angeles Unified School District (LAUSD).
S. Orazov made a motion to approve the board resolution that authorizes the filing of the Charter Renewal Petition with the Los Angeles Unified School District for Magnolia Science Academy 7, and give authority to the CEO & Superintendent to serve as the Lead Petitioner.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Dikbas	Absent
M. Muhammedov	Aye
S. Orazov	Aye
D. Gonzalez	Aye
U. Yapanel	Aye
S. Covarrubias	Aye

C. Approval of Charter Renewal Board Resolution for Magnolia Science Academy-Santa Ana

A. Zarnich, Director of Charter Petitions and Reporting, presented the request for approval of the resolution authorizing the submission of Magnolia Science Academy Santa Ana's charter renewal petition to the Santa Ana Unified School District. He also noted that Principal Stephen Keskinturk's last name had been misspelled in the original resolution and clarified the correct spelling for the record.
D. Gonzalez made a motion to approve the board resolution that authorizes the filing of the Charter Renewal Petition with the Santa Ana Unified School District for Magnolia Science Academy Santa Ana, and give authority to the CEO & Superintendent to serve as the Lead Petitioner.
S. Orazov seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Covarrubias	Aye
D. Gonzalez	Aye
S. Orazov	Aye
S. Dikbas	Absent
M. Muhammedov	Aye
U. Yapanel	Aye

D. Approval of Board Resolution Accepting Los Angeles County Office of Education Conditions of Authorization for Magnolia Science Academy-5

A. Zarnich, Director of Charter Petitions and Reporting, presented the request for approval of the resolution accepting the Los Angeles County Office of Education's

conditions for Magnolia Science Academy 5's approved material revision and authorizing staff to complete the required follow-up actions.
S. Covarrubias made a motion to approve the board resolution accepting the terms of the Los Angeles County Office of Education (“LACOE”) Conditions of Authorization for the Magnolia Science Academy 5 material revision, and authorize the CEO & Superintendent, or designee, to submit evidence of the Board’s acceptance and take all steps necessary to satisfy the conditions.
S. Orazov seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Covarrubias	Aye
M. Muhammedov	Aye
S. Orazov	Aye
U. Yapanel	Aye
D. Gonzalez	Aye
S. Dikbas	Absent

E. Approval of the 2026–27 School Safety Plan for the New Magnolia Science Academy-5 Campus at 7111 Winnetka

M. Wittek, Director of Student Services, presented the updated 2026–2027 Comprehensive School Safety Plan for Magnolia Science Academy 5's new campus located at 7111 Winnetka Avenue. She explained that the Board had previously approved the safety plan for the Reseda location in February 2026, as the new campus plan was not yet complete. Since then, the plan had been updated to reflect the new facility, including revised emergency evacuation maps, additional members of the emergency crisis team, and other site-specific safety information.
S. Orazov made a motion to approve the revised School Safety Plan (SSP) for the 2026-27 school year for Magnolia Science Academy – 5 Winnetka, and for the Board of Directors to authorize the Director of Student Services to update the School Safety Plan with any updates that will need to be made as the campus is occupied and staff are hired. These updates are necessary to ensure compliance and maintain a safe, equitable environment for all students and staff.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Covarrubias	Aye
U. Yapanel	Aye
S. Orazov	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
M. Muhammedov	Aye

F.

Approval of Resolution to Approve a Merger of the Finance Committee and Audit/Facilities Committee into the Finance, Audit, Risk, and Facilities Committee, and Assign Membership

A. Rubalcaba, CEO and Superintendent, introduced the item and turned the presentation over to M. Muhammedov, Board Chair. M Muhammedov presented the proposed merger of the Finance Committee and the Facilities Committee into a single Audit, Finance, Facilities, and Risk Management Committee to improve efficiency. He also announced the proposed committee membership, with S. Orazov serving as Chair, M. Muhammedov and D. Gonzalez serving as committee members, and U. Yapanel serving as the alternate member.
S. Orazov made a motion to approve the Resolution approving the merger and dissolution of the Finance Committee and the Audit/Facilities Committee into the established Finance, Audit, Risk, and Facilities Committee, effective immediately, including the appointment of S. Orazov as Chair of the Committee; M. Muhammedov and D. Gonzalez as Committee members; and U. Yapanel as the alternate member.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

M. Muhammedov	Aye
S. Orazov	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye
U. Yapanel	Aye
S. Dikbas	Absent

G. Approval of the 2026–27 Magnolia Public Schools Board Committee Meeting Calendar

A. Rubalcava, CEO and Superintendent, presented the proposed 2026–2027 Board Committee Meeting Calendar. He explained that following the Board's approval of the 2026–2027 Regular Board Meeting Calendar, staff worked with legal counsel, at the Board's direction, to develop a resolution merging the Finance Committee and the Audit and Facilities Committee into the Finance, Audit, Risk, and Facilities Committee. Because the restructuring affected the Board Committee Meeting Calendar, implementation had been deferred pending Board approval. The proposed calendar reflects the newly established committee and the meeting schedule for all Magnolia Public Schools standing Board committees.
S. Orazov made a motion to approve the 2026-27 MPS Board Committee Calendar.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

S. Dikbas	Absent
M. Muhammedov	Aye
S. Orazov	Aye

Roll Call

U. Yapanel	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye

H. Approval of the Required Three-Year Update to the Expanded Learning Opportunities Program Plan

T. Lewin, Senior Director of Educational Services, presented the 2026–2027 Expanded Learning Opportunities Program (ELOP) Plans for each Magnolia Public Schools campus. She explained that, as required by the California Department of Education, each school develops a comprehensive ELOP plan every three years outlining how services will be provided to eligible students. She noted that the plans were reviewed to ensure compliance with state requirements and to address the unique needs of each school site. Board approval was requested prior to submission to the California Department of Education to maintain compliance and continued eligibility for ELOP funding.
S. Covarrubias made a motion to approve the required three-year updates to the Expanded Learning Opportunities Program (ELO-P) plan.
S. Orazov seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye
U. Yapanel	Aye
S. Orazov	Aye
S. Covarrubias	Aye
S. Dikbas	Absent
M. Muhammedov	Aye

I. Approval of the Adoption of Science Curriculum for Grades 3-8

T. Lewin, Senior Director of Educational Services, presented the recommendation of the Science Curriculum Adoption Committee to adopt the Amplify Science curriculum for grades 3 through 8. She explained that the recommendation followed a review of state-approved instructional materials, classroom pilot implementation, and teacher feedback to ensure alignment with the Next Generation Science Standards (NGSS) and Magnolia Public Schools' instructional goals. She noted that the recommendation applies only to grades 3 through 8, as the current curriculum will remain in place for lower elementary and high school. G. Serce, Chief Academic Officer, reviewed the budget implications and explained that implementation will be phased based on existing curriculum licenses, with additional funding for MSA 7 and MSA Santa Ana to be addressed during the First Interim Budget. Board members' questions regarding the high school curriculum, professional development, and implementation were addressed by staff.
D. Gonzalez made a motion to approve the adoption of Amplify Science as the science curriculum for grades 3-8.
S. Covarrubias seconded the motion.

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

Roll Call

D. Gonzalez	Aye
U. Yapanel	Aye
M. Muhammedov	Aye
S. Dikbas	Absent
S. Covarrubias	Aye
S. Orazov	Aye

J. Approval of the Revised 2026-27 Budget for Magnolia Science Academy Orange County and Adoption of the 2026-27 Budget for Magnolia Educational & Research Foundation (MERF)

C. Turan, Interim Chief Financial Officer, presented the revised 2026–2027 budget for Magnolia Science Academy Orange County and the proposed 2026–2027 Magnolia Educational and Research Foundation (MERF) budget. He explained that the revised budget reflects the decision not to open MSA Irvine for the 2026–2027 school year due to unresolved facility challenges and instead includes only MSA Anaheim. He also presented the MERF budget for adoption, noting that it had not been included in the Board's June budget approval. Board members' questions regarding projected grant funding and the MERF budget deficit were addressed by staff. Staff also acknowledged the Board's request to continue evaluating the MERF budget and to work with the Finance Committee to identify opportunities to reduce the projected deficit.
S. Orazov made a motion to approve the revised 2026–27 budget for Magnolia Science Academy Orange County and adopt the 2026–27 budget for the Magnolia Educational & Research Foundation. The revised Magnolia Science Academy Orange County budget reflects the removal of MSA-Irvine due to facility challenges that prevented the school from opening for the 2026–27 school year.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

U. Yapanel	Aye
D. Gonzalez	Aye
M. Muhammedov	Aye
S. Orazov	Aye
S. Covarrubias	Aye
S. Dikbas	Absent

K. Approval of Construction Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project

P. Ontiveros, General Counsel and Director of Facilities, presented the proposed construction change orders for the Magnolia Science Academy 5 project located at 7111 Winnetka Avenue. He explained that the change orders, totaling $361,255.17, are related to scope refinement, unforeseen field conditions, and the transfer of work between

contractors to improve project efficiency. He also noted that a future resolution will reflect the corresponding credit associated with the scope transfer. Board members' questions regarding the remaining construction contingency and anticipated future change orders were addressed by staff.

M. Muhammedov made a motion to approve the proposed construction change orders submitted by the prime contractors, Del Amo Construction and Pro-Craft Construction for the Magnolia Science Academy-5 project located at 7111 Winnetka Ave (the “Project”), in a total net amount not to exceed Three Hundred Sixty-One Thousand Two Hundred Fifty-Five and 17/100 Dollars ($361,255.17).

S. Orazov seconded the motion.

The board **VOTED** to approve the motion.

Roll Call

U. Yapanel	Aye
S. Covarrubias	Abstain
D. Gonzalez	Aye
S. Dikbas	Absent
S. Orazov	Aye
M. Muhammedov	Aye

V. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 9:28 PM.

Respectfully Submitted,
M. Muhammedov

Coversheet

Approval of Revised 2026-27 School Calendar for Magnolia Science Academy-5

Section: IV. Consent Items
Item: A. Approval of Revised 2026-27 School Calendar for Magnolia Science Academy-5
Purpose: Vote
Submitted by:
Related Material:
081526 IV-A Approval of Revised 2026-27 School Calendar for Magnolia Science Academy-5.pdf

Agenda Item:	IV.A Consent Item
Date:	August 15, 2026
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**") Board of Directors (the "**Board**")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	David Yilmaz, Chief Accountability Officer
RE:	Approval of Revised 2026-27 School Calendar for MSA-5

Action Proposed:

Staff recommends that the Board approve the Revised 2026-27 School Calendar for Magnolia Science Academy-5 (MSA-5).

Purpose:

To approve a revised 2026–27 school calendar for MSA-5 that reflects the adjusted school opening date while continuing to meet California instructional day and instructional minute requirements.

Background:

The Board previously approved the 2026–27 academic calendar for all MPS schools, including MSA-5. Since that time, the anticipated completion date for MSA-5's new school facility has been adjusted. As a result, staff is recommending a revised calendar for MSA-5's inaugural year of operation to align the start of instruction with the school's readiness to safely and effectively welcome students.

MAGNOLIA PUBLIC SCHOOLS

2026-27

	Pink: Holidays & Breaks	LA	LA	LA
	Green: Important Dates	**MSA-1-4,6-8**	**MSA-5**	**MSA-5**
JUL	Independence Day	7/3 (Fri)	7/3 (Fri)	7/3 (Fri)
AUG	**First Day of Instruction**	**8/11 (Tue)**	**8/18 (Tue)**	**8/25 (Tue)**
SEP	Labor Day	9/7 (Mon)	9/7 (Mon)	9/7 (Mon)
OCT	Staff P.D. Day (Pupil Free Day)	10/9 (Fri)	10/9 (Fri)	10/9 (Fri)
NOV	Veterans Day	11/11 (Wed)	11/11 (Wed)	11/11 (Wed)
NOV	Thanksgiving Break	11/23-11/27	11/23-11/27	11/23-11/27
DEC	**Last Day of First Semester**	**12/18 (Fri)**	**12/18 (Fri)**	**12/18 (Fri)**
DEC	Winter Break	12/21-1/8	12/21-1/1	12/21-1/8
JAN	Staff P.D. Day (Pupil Free Day)	1/11 (Mon)	1/4 (Mon)	1/11 (Mon)
JAN	**First Day of Second Semester**	**1/12 (Tue)**	**1/5 (Tue)**	**1/12 (Tue)**
JAN	M. L. King Day	1/18 (Mon)	1/18 (Mon)	1/18 (Mon)
FEB	Presidents' Day	2/15 (Mon)	2/15 (Mon)	2/15 (Mon)
MAR	Staff P.D. Day (Pupil Free Day)	3/12 (Fri)	3/12 (Fri)	-
MAR	Farmworkers Day	3/31 (Wed)	3/31 (Wed)	3/31 (Wed)
APR	Spring Break	3/22-3/26	3/22-3/26	3/22-3/26
MAY	Memorial Day	5/31 (Mon)	5/31 (Mon)	5/31 (Mon)
JUN	**Last Day of Instruction**	**6/4 (Fri)**	**6/4 (Fri)**	**6/10 (Thu)**
JUN	Juneteenth	6/18 (Fri)	6/18 (Fri)	6/18 (Fri)
	# of Instructional Days:	180	180	175
	# of Staff P.D. (Pupil Free) Days:	3	3	2

Analysis:

The revised calendar includes the following changes:

- The first day of school will move from **August 18, 2026, to August 25, 2026.**
- The last day of school will move from **June 4, 2027, to June 10, 2027.**
- The calendar will include **175 instructional days,** which meets California's minimum requirement of 175 instructional days.
- The number of professional development (PD) days will be reduced **from three to two.**
- The regular instructional day will be extended to ensure the school continues to meet the annual instructional minute requirements.

These revisions provide additional time for the school to transition into its new facility while maintaining compliance with California instructional day and annual instructional minute requirements. Although one professional development day has been removed, the revised calendar preserves the overall structure of the school year, including holidays and major breaks.

Families will be informed of the revised calendar as early as possible and will receive multiple reminders to support planning and minimize disruption.

Impact:

Approval of the revised calendar will allow MSA-5 to open when its facility is ready while maintaining compliance with California instructional day and instructional minute requirements. The revised calendar minimizes disruption to students, families, and staff and supports a smooth launch for the school's first year of operation.

Budget Implications:
N/A

Committee Recommendations:
N/A

Exhibits:
1. Revised 2026-27 MPS Academic Calendar

2026-27 MPS ACADEMIC CALENDAR

	Pink: Holidays & Breaks	LA	LA	SD	OC	OC
	Green: Important Dates	MSA-1-4,6-8	MSA-5	MSA-SD	MSA-SA	MSA-OC-ANA
JUL	Independence Day	7/3 (Fri)	7/3 (Fri)	7/3 (Fri)	7/3 (Fri)	7/3 (Fri)
AUG	**First Day of Instruction**	**8/11 (Tue)**	**8/25 (Tue)**	**8/10 (Mon)**	**8/10 (Mon)**	**8/10 (Mon)**
SEP	Labor Day	9/7 (Mon)	9/7 (Mon)	9/7 (Mon)	9/7 (Mon)	9/7 (Mon)
OCT	Staff P.D. Day (Pupil Free Day)	10/9 (Fri)	10/9 (Fri)	10/12(off),10/9(PD)	10/9 (Fri)	10/9 (Fri)
NOV	Veterans Day	11/11 (Wed)	11/11 (Wed)	11/11 (Wed)	11/11 (Wed)	11/11 (Wed)
NOV	Thanksgiving Break	11/23-11/27	11/23-11/27	11/23-11/27	11/23-11/27	11/23-11/27
DEC	**Last Day of First Semester**	**12/18 (Fri)**	**12/18 (Fri)**	**12/18 (Fri)**	**12/18 (Fri)**	**12/18 (Fri)**
DEC	Winter Break	12/21-1/8	12/21-1/8	12/21-1/1	12/21-1/8	12/21-1/8
JAN	Staff P.D. Day (Pupil Free Day)	1/11 (Mon)	1/11 (Mon)	1/4 (Mon)	1/11 (Mon)	1/11 (Mon)
JAN	**First Day of Second Semester**	**1/12 (Tue)**	**1/12 (Tue)**	**1/5 (Tue)**	**1/12 (Tue)**	**1/12 (Tue)**
JAN	M. L. King Day	1/18 (Mon)	1/18 (Mon)	1/18 (Mon)	1/18 (Mon)	1/18 (Mon)
FEB	Presidents' Day	2/15 (Mon)	2/15 (Mon)	2/12-2/15	2/12-2/15	2/12-2/15
MAR	Staff P.D. Day (Pupil Free Day)	3/12 (Fri)	-	3/12(PD),3/8(off)	3/12 (Fri)	3/12 (Fri)
MAR	Farmworkers Day	3/31 (Wed)	3/31 (Wed)	-	3/31 (Wed)	3/31 (Wed)
APR	Spring Break	3/22-3/26	3/22-3/26	3/29-4/2	4/5-4/9	3/22-3/26
MAY	Memorial Day	5/31 (Mon)	5/31 (Mon)	5/31 (Mon)	5/31 (Mon)	5/31 (Mon)
JUN	**Last Day of Instruction**	**6/4 (Fri)**	**6/10 (Thu)**	**5/28 (Fri)**	**6/4 (Fri)**	**6/4 (Fri)**
JUN	Juneteenth	6/18 (Fri)	6/18 (Fri)	6/18 (Fri)	6/18 (Fri)	6/18 (Fri)
	# of Instructional Days:	180	175	180	180	180
	# of Staff P.D. (Pupil Free) Days:	3	2	3	3	3

Coversheet

Approval of Board Resolution for Creation of Positions for the Magnolia Science Academy (“MSA”)- 5, MSA-6, MSA-Orange County Anaheim School Sites for the Improvement of Educational Programs for Students

Section: V. Action Items
Item: A. Approval of Board Resolution for Creation of Positions for the Magnolia Science Academy (“MSA”)- 5, MSA-6, MSA-Orange County Anaheim School Sites for the Improvement of Educational Programs for Students
Purpose: Vote
Submitted by:
Related Material: 081526 V-A Approval of Board Resolution for Creation of Positions.pdf

Agenda Item:	V.A Action Item
Date:	August 15, 2026
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**") Board of Directors (the "**Board**")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Fiorella Del Carpio, Chief People Officer
RE:	Approval of Board Resolution for Creation of Positions for the Magnolia Science Academy ("MSA")- 5, MSA-6, MSA-Orange County Anaheim School Sites for the Improvement of Educational Programs for Students

Action Proposed:

Staff recommends approval of the Board resolution authorizing the creation of the following positions, effective immediately:

- **MSA-OC Anaheim:** one part-time Custodian, one full-time Transitional Kindergarten/Kindergarten (TK/K) Teacher Aide, and one full-time Multiple Subject Teacher
- **MSA-5:** one part-time IT Technician
- **MSA-6:** one part-time Education Specialist

Purpose:

The purpose of this item is to align staffing with current school-site and organizational needs for the 2026-27 school year. These positions address specific needs related to enrollment, instructional support, special education services, campus operations, and technology readiness.

Background:

As MPS begins the 2026-27 school year, staffing needs have continued to evolve as enrollment, student needs, school programs, and campus operations have become clearer.

MSA-OC Anaheim is entering its second year of operation and continues to adjust its staffing model based on enrollment and program needs. The school has identified the need for dedicated custodial support, additional support in the TK/K classroom, and an additional Multiple Subject Teacher to support its 6th and 7th grade program.

MSA-5 is transitioning from its co-located setting into its newly constructed permanent campus. With the opening of the new campus, additional technology support is needed to prepare and deploy devices, support classroom and staff technology, and address technology needs during the transition.

MSA-6 has identified the need for additional special education capacity based on current enrollment and student service needs. The additional Education Specialist will provide direct support to students with Individualized Education Programs and increase the school's capacity to meet required services.

Analysis:

The proposed positions respond to specific operational and student needs identified as schools finalized staffing and prepared for the 2026-27 school year.

At **MSA-OC Anaheim**, the Custodian will provide dedicated support for the daily upkeep and readiness of the campus. The TK/K Teacher Aide will provide additional classroom and student support as enrollment grows, and the Multiple Subject Teacher will increase instructional capacity for the school's 6th and 7th grade program.

At **MSA-5**, the part-time IT Technician will provide additional technology capacity as the school opens its permanent campus, including device deployment, classroom technology setup, troubleshooting, and staff support.

At **MSA-6**, the part-time Education Specialist will increase the school's capacity to provide specialized academic instruction, case management, progress monitoring, IEP implementation, and related compliance support.

Budget Implications:

The fiscal impact of the proposed positions will be incorporated into the applicable school site budgets and funded within available resources in accordance with MPS compensation and benefits practices.

At MSA-OC Anaheim, the part-time Custodian will be compensated at $22 per hour, the Transitional Kindergarten/Kindergarten Teacher Aide at $23 per hour, and the Multiple Subject Teacher in accordance with the board-approved MPS teacher pay scale plus health benefits. Existing funding for contracted custodial services will be reallocated to personnel costs for the Custodian position.

At MSA-5, the part-time IT Technician will be compensated at $35 per hour plus applicable benefits and funded within the MSA-5 site budget.

At MSA-6, the part-time Education Specialist is estimated at an annual salary cost of $63,000, based on 20 hours per week at $90 per hour for 35 weeks, plus applicable employee benefits, statutory payroll taxes, and retirement contributions.

Exhibits:

- Board Resolution #20260815-1
- MSA-5, MSA-6, and MSA-OC Anaheim organizational charts
- IT Technician Job Description

Resolution #20260815-01

Magnolia Educational & Research Foundation

RESOLUTION

For Creation of Position(s) At Magnolia Science Academy ("MSA")- 5, MSA-6, and MSA-Orange County Anaheim

WHEREAS, Magnolia Public Schools ("MPS") is a non-profit organization operating public charter schools in Southern California; and

WHEREAS, MPS reviewed current staffing needs for the 2026-27 school year and recommends the creation of additional positions at MSA-5, MSA-6, and MSA-Orange County Anaheim; and

WHEREAS, the school has determined that additional staffing will support school operations, classroom instruction and student services, technology readiness, and special education services; and

WHEREAS, the fiscal impact of these positions will be incorporated into the school site budgets and funded within available resources consistent with MPS compensation and benefits practices; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Magnolia Public Schools hereby approves the creation of the following positions, effective immediately:

- **MSA-5:** Part-Time IT Technician
- **MSA-6:** Part-Time Education Specialist
- **MSA-OC Anaheim:** Part-Time Custodian, TK/K Teacher Aide, Multiple Subject Teacher

BE IT FURTHER RESOLVED that the Superintendent and designees are authorized to take the necessary actions to implement the creation and recruitment of these positions in accordance with the MPS policies, applicable law, and the Board-approved compensation structure.

BE IT FINALLY RESOLVED that this resolution be entered into the official minutes of the Board of Directors and shall take effect immediately upon approval.

PASSED AND ADOPTED by the Board this 15 day of August, 2026, by the following vote:

AYES:

NOES:

RECUSE:

ABSENT:

The undersigned Board Chair does hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the said Board at its meeting on the above date and by the vote above stated, which resolution is on file in the office of MERF.

_____
Board Chair

IT TECHNICIAN-JOB DESCRIPTION

Reports To: IT Manager, MPS IT Director, or Designee

ROLE SUMMARY

The IT Technician provides responsive, hands-on technology support at an assigned Magnolia Public Schools site. The role supports students, staff, and school operations by maintaining reliable technology, resolving routine technical issues, deploying and tracking equipment, and supporting approved applications and systems.

Working within established MPS procedures, security standards, and IT plans, the IT Technician documents work, communicates effectively with users, and escalates complex, high-impact, or security-sensitive issues to the IT Manager or MPS IT Director.

Key Responsibilities

Provide Technology and Help Desk Support

- Serve as a first point of contact for school-site technology support needs.
- Troubleshoot and resolve routine hardware, software, printing, classroom technology, connectivity, and telecommunications issues.
- Provide timely and understandable updates to users and maintain accurate help desk records.
- Provide basic guidance on approved devices, applications, account access, technology practices, and equipment care.
- Escalate complex, recurring, high-impact, or security-sensitive issues according to established procedures.

Deploy and Maintain Technology

- Prepare, configure, deploy, collect, refresh, and retire approved computers, Chromebooks, tablets, printers, display monitors, classroom interactive screens, phones, and other technology equipment.
- Install approved software, updates, patches, and device configurations using MPS procedures and management tools.
- Perform routine diagnostics, repairs, preventive maintenance, and warranty coordination within assigned responsibilities.
- Support technology needs for school openings, testing, staff onboarding and offboarding, classroom moves, and equipment rollouts.
- Maintain organized technology workspaces, equipment, and spare-parts storage.

Manage Student Device Programs (Chromebook Handout and Recovery)

- Coordinate and carry out student device distribution and collection at the start and end of each school year, at new-student enrollment, and upon student withdrawal, transfer, or promotion.
- Image, enroll, label, asset-tag, and stage Chromebooks and other student devices in the Google Admin console and MPS inventory system prior to handout.
- Verify and file signed student/parent device agreements, acknowledgment forms, and fee or insurance documentation before releasing a device.
- Record device serial numbers, asset tags, charger and accessory issuance, and assigned student for every handout and return.
- Issue, track, and recover loaner and spare devices while assigned devices are out for repair.
- Apply device policies, organizational unit assignments, and enrollment settings; remotely disable, lock, or wipe lost or stolen devices when authorized.
- Prepare student devices for state and benchmark testing, including lockdown or kiosk applications, updates, charging, and accessories.

- Support families and staff with device care expectations, charging, damage reporting, and return procedures.

Track and Repair Damaged, Lost, and Stolen Devices

- Receive, log, and triage broken or malfunctioning devices; document reported cause, physical condition, and intake date in the help desk and inventory systems.
- Track each damaged device from intake through repair, replacement, return to student or staff, or write-off, and keep status current for users and IT leadership.
- Perform in-house repairs within assigned skill level, including screens, keyboards, batteries, hinges, charging ports, palm rests, and chargers.
- Prepare, submit, and follow up on warranty, RMA, insurance, and repair-vendor claims, including packaging, shipping, and tracking of outbound and returned units.
- Maintain repair parts and consumable inventory (screens, batteries, keyboards, chargers, cases) and submit reorder requests before stock runs low.
- Document lost and stolen devices, complete required reports, and coordinate with school administration on recovery efforts.
- Provide school administration and IT leadership with reports on outstanding devices, repeat damage, repair turnaround time, repair costs, and devices not returned.
- Support MPS procedures for damage fees, restitution documentation, device retirement, data sanitization, and electronic waste disposal.

Support Accounts, Applications, and Systems

- Create, update, disable, and troubleshoot user accounts when authorized and according to established approval procedures.
- Support Google Workspace and other approved instructional, administrative, device-management, and help desk applications.
- Assist users with password resets, multifactor authentication, access issues, and established account-security practices.
- Perform basic network and connectivity troubleshooting using approved procedures.
- Assist IT leadership and approved vendors with infrastructure installations, troubleshooting, testing, and other assigned technology projects.

Maintain Inventory and Documentation

- Maintain accurate records for technology equipment, assigned users, locations, warranties, repairs, loaners, transfers, and disposal.
- Conduct assigned inventory counts and report missing, damaged, or replacement equipment needs.
- Maintain accurate tickets, checklists, installation records, configuration information, and other required documentation.
- Follow MPS procedures for equipment checkout, secure storage, data handling, warranty claims, and electronic waste.
- Provide requested ticket, inventory, and project updates to IT leadership.

Contribute to the School Community

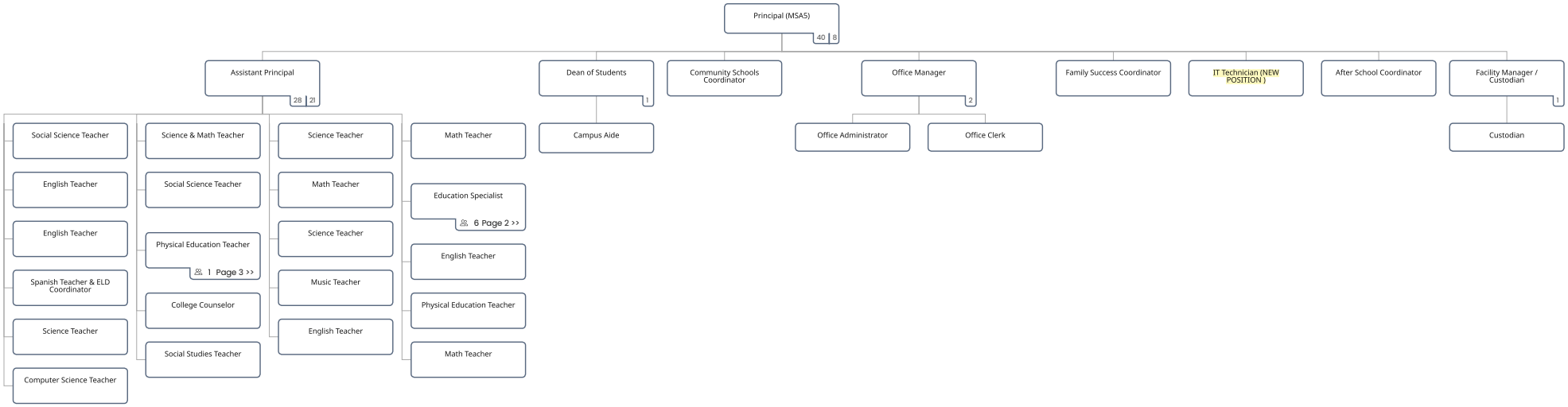
- Provide patient, respectful, and student-centered service to students, families, staff, school leaders, colleagues, and vendors.
- Protect confidential student, employee, and organizational information and follow MPS privacy, security, acceptable-use, and safety requirements.
- Manage assigned technology-support priorities and communicate service issues or competing priorities promptly.
- Participate in training, professional learning, and cross-training to maintain current technical knowledge.
- Perform other related technology-support responsibilities as assigned.

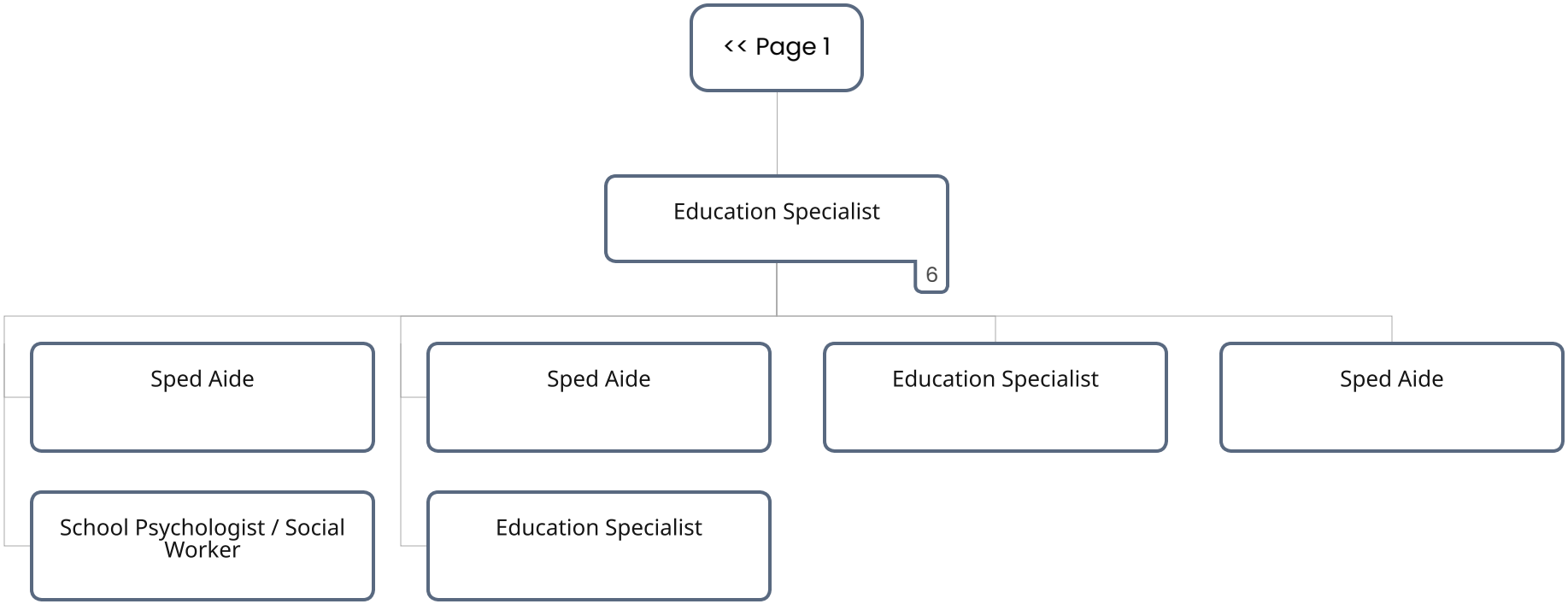
Qualifications

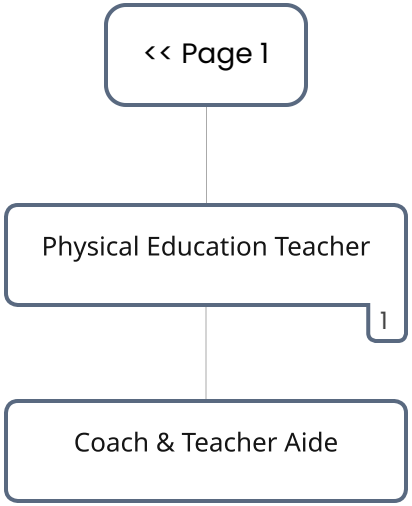
- High school diploma or equivalent required.
- College coursework, technical training, associate degree, or relevant certification in information technology, computer systems, networking, or a related field preferred.
- Two years of relevant experience providing hands-on hardware, software, device, or user support in a networked environment preferred.
- Experience providing technology support in a K–12 school environment preferred.
- Knowledge of computer hardware, operating systems, peripherals, printers, classroom technology, basic networking, device management, and common productivity applications.
- Familiarity with Google Workspace for Education and device-management or administrative systems preferred.
- Strong troubleshooting, customer service, communication, organization, and documentation skills.
- Ability to manage multiple support needs, follow technical and security procedures, work independently within established priorities, and collaborate effectively with others.
- CompTIA, Google, Microsoft, Apple, or comparable technology certification preferred, not required.
- Experience with 1:1 student device programs, Chromebook deployment, Google Admin console device management, and asset or inventory tracking systems preferred.
- Experience performing hardware-level repairs and processing warranty or RMA claims preferred.
- Valid California driver's license, reliable transportation, and ability to travel between MPS sites as assigned.
- Availability for occasional work outside regular hours for planned deployments, school openings, outages, or other operational needs.

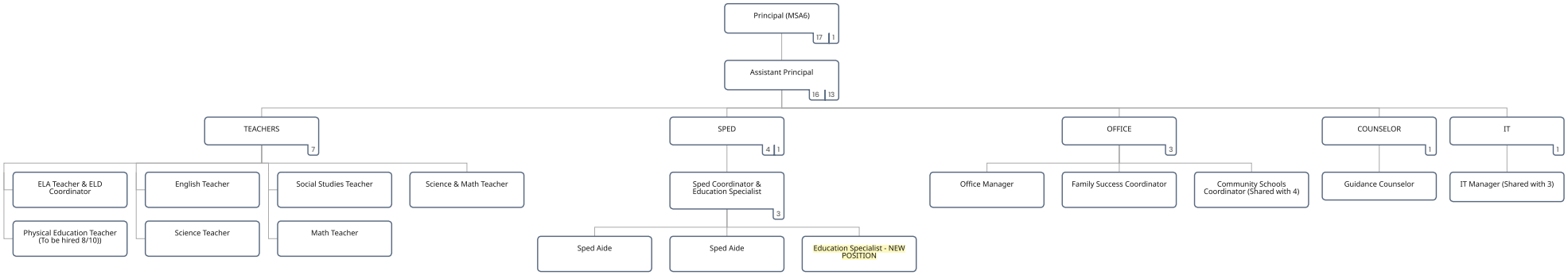
Physical Requirements

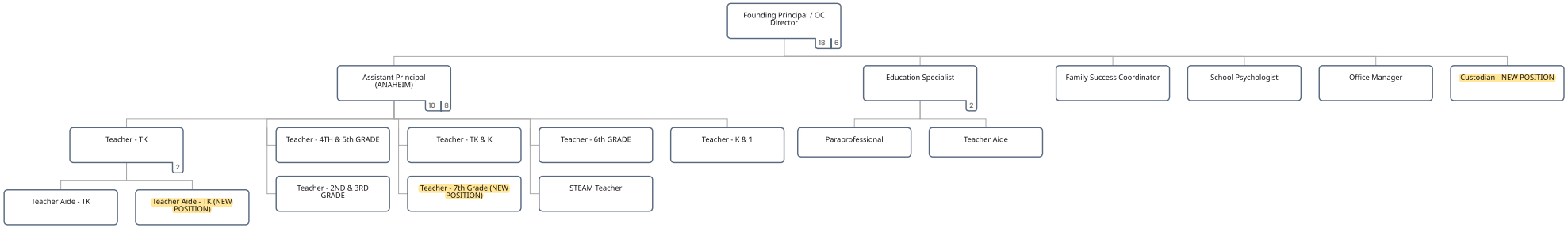
- Frequently lift, carry, push, and move technology equipment and carts weighing up to 40 pounds; occasionally more with assistance.
- Regularly bend, stoop, kneel, crouch, reach overhead, and work under desks, on ladders, and in confined spaces such as server closets and above ceilings.
- Perform sustained fine-motor work involving small components, hand tools, and repetitive keyboarding and mouse use.
- Sit, stand, and walk for extended periods and move between classrooms, buildings, and school sites throughout the workday.
- Sufficient vision, hearing, and speech to diagnose equipment, read technical materials and small labels, and communicate with users in person and by phone.


Principal (MSA5)
40 8
Assistant Principal
28 21
Dean of Students
1
Community Schools Coordinator
Office Manager
2
Family Success Coordinator
IT Technician (NEW POSITION)
After School Coordinator
Facility Manager / Custodian
1
Social Science Teacher
English Teacher
English Teacher
Spanish Teacher & ELD Coordinator
Science Teacher
Computer Science Teacher
Science & Math Teacher
Social Science Teacher
Physical Education Teacher
1 Page 3 >>
College Counselor
Social Studies Teacher
Science Teacher
Math Teacher
Science Teacher
Music Teacher
English Teacher
Math Teacher
Education Specialist
6 Page 2 >>
English Teacher
Physical Education Teacher
Math Teacher
Campus Aide
Office Administrator
Office Clerk
Custodian


<< Page 1
Education Specialist
6
Sped Aide
Sped Aide
Education Specialist
Sped Aide
School Psychologist / Social Worker
Education Specialist


<< Page 1
Physical Education Teacher
1
Coach & Teacher Aide


Principal (MSA6)
17
1
Assistant Principal
16
13
TEACHERS
7
ELA Teacher & ELD Coordinator
English Teacher
Social Studies Teacher
Science & Math Teacher
Physical Education Teacher (To be hired 8/10))
Science Teacher
Math Teacher
SPED
4
1
Sped Coordinator & Education Specialist
3
Sped Aide
Sped Aide
Education Specialist - NEW POSITION
OFFICE
3
Office Manager
Family Success Coordinator
Community Schools Coordinator (Shared with 4)
COUNSELOR
1
Guidance Counselor
IT
1
IT Manager (Shared with 3)


Founding Principal / OC Director
18
6
Assistant Principal (ANAHEIM)
10
8
Education Specialist
2
Family Success Coordinator
School Psychologist
Office Manager
Custodian - NEW POSITION
Teacher - TK
2
Teacher Aide - TK
Teacher Aide - TK (NEW POSITION)
Teacher - 4TH & 5th GRADE
Teacher - 2ND & 3RD GRADE
Teacher - TK & K
Teacher - 7th Grade (NEW POSITION)
Teacher - 6th GRADE
STEAM Teacher
Teacher - K & 1
Paraprofessional
Teacher Aide

Coversheet

Approval of Construction and Contractor Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project

Section: V. Action Items
Item: B. Approval of Construction and Contractor Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project
Purpose: Vote
Submitted by:
Related Material:
081526 V-B Approval of Construction and Contractor Change Orders for the MSA5 (7111 Winnetka) Project.pdf

Agenda Item:	V.B Action Item
Date:	August 15, 2026
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**") Board of Directors (the "**Board**")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager Katrina Jimenez, Assistant Project Manager
RE:	Approval of Construction and Contractor Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project

Action Proposed:

MPS Staff recommends and moves that the Board approve the proposed construction change orders submitted by the prime contractors, Del Amo Construction ("DAC"), Silver Creek Modular ("SCM"), and Pro-Craft Construction ("PCC") for the Magnolia Science Academy-5 project located at 7111 Winnetka Ave (the "**Project**"), in a total net amount equal to Thirty-Two Thousand Six Hundred Ninety-Nine and 80/100 Dollars **$32,699.80.**

Purpose:

This item is presented to obtain Board approval of construction change orders associated with the Project.

The proposed change orders address unforeseen site conditions, utility coordination requirements, scope refinements, and construction modifications identified during project execution. Approval of these changes will support continued project progress and help ensure the facility is completed and ready for occupancy as scheduled.

Background:

Construction of the Magnolia Science Academy-5 Project is ongoing and progressing toward completion. As work has advanced, several conditions requiring additional coordination, design modifications, utility adjustments, and field modifications have been identified by Del Amo Construction ("**DAC**"), Pro-Craft Construction ("**PCC**"), and Silver Creek Modular ("**SCM**"). Please see below for a breakdown of each Prime Contract Change Order ("**PCCO**").

Del Amo Construction ("DAC") Increment 2		
Change Order #	**Description**	**Amount**
PCCO 038	DAC Trailer Relocation	**$9,122.74**
PCCO 040	Safeway (Over Time) [DAC Electrical Subcontractor]	**$6,414.73**
PCCO 041	Transformer Bollards	**$13,211.74**
PCCO 042	Conference Room Credenza Adds	**$4,768.72**
PCCO 043	Additional Modular Panel Runs (Part 3)	**$1,706.55**
PCCO 044	Screen Frame Alignment	**$3,709.67**
PCCO 045	Premier Steel [DAC Steel Subcontractor](Over Time)	**$2,567.88**
PCCO 046	Perforated Pattern Fur Out	**$23,436.85**
PCCO 047	Asphalt Deduct - Scope shift from DAC to PCC (*estimated total*)	**($82,000.00)**
	CHANGE ORDER TOTAL - DAC:	**(17,061.12)**

Silver Creek Modular ("SCM")		
Change Order #	**Description**	**Amount**
PCCO 012	Exterior Paint Add (Owner Request)	**$46,517.77**
	CHANGE ORDER TOTAL - SCM:	**$46,517.77**

Pro-Craft Construction ("PCC") Increment 1		
Change Order	**Description**	**Amount**
PCCO 31	Credit Light Pole Bases	**($15,000.00)**
Pro-Craft Construction ("PCC") Increment 2 Solar Carport		
Change Order	**Description**	**Amount**
PCCO 003	Top of Footing Details	**$12,383.06**
PCCO 004	Remobilization Costs	**$3,391.20**
PCCO 005	Pedestal Install	**$2,468.89**
	SUBTOTAL - PCC INCREMENT 2:	**$18,243.15**
	TOTAL REQUESTED CHANGE ORDER APPROVAL:	**$32,699.80**

Analysis and Impact

The proposed change orders represent work that was either not fully known at the time of bidding or became necessary as existing site conditions, utility requirements, agency coordination, and constructability considerations were further evaluated during construction.

These requests have been reviewed and approved by the Project's construction manager, Gateway Science & Engineering ("**GSE**") as being fair and reasonable.

Budget Implications:

The contingency balance immediately prior to the PCCOs presented as part of this report is $258,812.76. Following approval of the present PCCOs in the total net deduction amount of **$32,699.80**, the contingency balance will be $226,112.96, which will continue to be available for future unforeseen conditions and remaining construction activities through Project completion.

Exhibits:

- Exhibit A: Del Amo Construction Change Orders & GSE Analysis
- Exhibit B: Silvercreek Construction Change Orders & GSE Analysis
- Exhibit C: Pro-Craft Construction Change Orders & GSE Analysis
- Exhibit D: Progress Photos

Exhibit A

Del Amo Construction Change Orders & Gateway Analysis

GATEWAY SCIENCE AND ENGINEERING, INC.

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

August 12, 2026

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

Via: Email

Re: Magnolia Science Academy 5 Project – Increment #2, Del Amo Construction
Prime Contract Change Order 033

Dear Mr. Ontiveros,

Our team is in receipt of Del Amo's proposed Change Order regarding the following:

- DAC Trailer Relocation
- Safeway Overtime
- Transformer Bollards
- Conference Room Credenza Adds
- Additional Modular Panel Runs
- Screen Frame Alignment
- Premier Overtime
- Perforated Pattern Fur Out

We have reviewed and analyzed the Change Order for conformance to Contract Documents and reasonableness of labor time and material costs.

Background and Scope of Work

DAC Trailer Relocation: LADWP scheduled water meter installation at the location of DAC trailer. To allow access to the construction team, DAC was requested to relocate construction trailer to the other side of Winnetka Ave.

Safeway Overtime: Safeway was directed to work overtime for the following **critical path** items: (1) Electrical Gear Installation, (2) Conduit installation for light poles, (3) Pull wire for AC Distribution Panel

Transformer Bollards: Bollards to be located at LADWP transformer pad were not included in the bid set. DLR did not show the bollards from LADWP "P" Drawings on the bid documents. Del Amo was requested to procure and install these required items.

Conference Room Credenza Adds: The credenza specified in the bid documents did not provide sufficient detail of all parts required to meet design intent. Per RFI 31.1 direction, additional parts were ordered and change order includes additional labor for installation.

Additional Modular Panel Runs: Per RFI 58 and SCM RFP response, SCM excluded all modular panel runs despite being designated for SCM scope in the bid documents. This created scope gap. As previously mentioned, this is due to coordination error between DLR and SCM. This change order accounts for the final modular panel runs delegated to DAC subcontractor, Safeway. The runs include connections from 1st Floor to 2nd Floor.

GATEWAY SCIENCE AND ENGINEERING, INC.

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

Screen Frame Alignment: Design of horizontal beams on south elevation did not align with those on east elevation. DAC subcontractors proposed lowering horizontal beams on south elevation to achieve alignment. RFI 82 confirmed this direction. Cost includes additional shop work and material.

Premier Overtime: Premier was requested to work overtime on 6/20/26 in order to complete their work on the eastern façade of the building and not interfere with LADWP installation of water meters.

Perforated Pattern Fur Out: Per RFI 74, discrepancies were noted between DLR architectural drawings and structural steel drawings. Unfortunately, the majority of steel had already been fabricated at the time of RFI submittal. DAC subcontractor proposed fabricating additional galvanized steel elements to align inner part of steel structure to perimeter of structure to resolve the issue.

Analysis and Cost

The proposed cost of this Change Order is: **$64,938.88** which breaks down as follows:

- DAC Trailer Relocation - $9,122.74
- Safeway Overtime - $6,414.73
- Transformer Bollards - $13,211.74
- Conference Room Credenza Adds - $4,768.72
- Additional Modular Panel Runs - $1,706.55
- Screen Frame Alignment - $3,709.67
- Premier Overtime - $2,567.88
- Perforated Pattern Fur Out - $23,436.85

We have reviewed Del Amo's proposed Change Order and find it fair and reasonable.

Based upon the information above and attached, we recommend approving this Change Order as submitted.

Best regards,

Ilya Veyts
Project Manager
Gateway Science & Engineering, Inc.

Prime - PCO #041

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 41 - Trailer move due Permit A

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	041 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/10 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Allowance
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90041 - Trailer move due Permit A
Moving trailer across the st, not accounted for Permit A work initially as we were going to keep the trailer and remove steps during demo. Required due LADWP work.

ATTACHMENTS:

RELO 220043163 Del Amo Construction.pdf COR 12 Complete Cost for the Added SOW to Disconnect Temporary Power for Trailers T&M.pdf

#	Cost Code	Description	Amount
1		Mobile modular - Relocation 1	$ 7,750.00
2		Safeway COR 12 - Disconnect power	$ 829.63
		Subtotal:	$8,579.63
		Overhead: 1.50%	$ 128.69
		Fee: 2.50%	$ 217.71
		Insurance: 1.00%	$ 89.26
		GRT: 0.19%	$ 17.13
		Bonds: 1.00%	$ 90.32
		Grand Total:	**$9,122.74**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Mobile Modular Management Corporation
11450 Mission Blvd.
Mira Loma, CA 91752
(951) 360-6600 Fax: (951) 360-6622
www.mobilemodular.com

Relocation Quotation

Contract: 220043163
Date of Quote: 05/26/2026
Date Relo Requested: 05/29/2026

Customer & Site Information

Customer Information:
Del Amo Construction
23840 Madison Street
Torrance, CA 90505
Contact: Fernando Villasenor
Phone: 424 3605878
Fax:

Current Site Information:
Del Amo Construction
7111 Winnetka Avenue
Los Angeles, CA 91306
Contact: Fernando Villasenor
Phone: 424 3605878
Fax:
fvillasenor@delamoconstruction.com

New Site Information:
Del Amo Construction
7111 Winnetka Avenue
Los Angeles, CA 91306
Contact: Fernando Villasenor
Phone: 424 3605878
Fax:
fvillasenor@delamoconstruction.com

Mobile Modular Contact

Questions?

Please Contact: Luis Galvez
Luis.Galvez@MobileModular.com
Phone: (951) 360-6600
Fax: (951) 360-6622

Product Information

Item & Description	Qty	Charge Each	Extended Total
Office, 10x44 HCD (NonStd)			
RELO Block and Level Building (PW)	1	$ 1,000.00	$ 1,000.00
RELO Fuel 10W - Winnetka	1	$ 200.00	$ 200.00
RELO Haulage, Winnetka	1	$ 700.00	$ 700.00
RELO Hook-up	1	$ 100.00	$ 100.00
RELO Install Foundation, Tiedown (PW)	16	$ 135.00	$ 2,160.00
RELO Prepare Equipment For Removal (PW)	1	$ 750.00	$ 750.00
RELO Removal, Tiedown (PW)	16	$ 75.00	$ 1,200.00
RELO Shuttle / Stage - across the street	1	$ 300.00	$ 300.00
RELO Tank Uninstall/Reinstall	1	$ 1,015.00	$ 1,015.00
RELO Trip Charge (Dismantle - PW)	1	$ 325.00	$ 325.00
			$ 7,750.00
		Estimated Total:	**$ 7,750.00**

E-Code Verification

Please verify that these are the e-codes to be relocated: 8214

Special Notes

Special Terms & Important Contractual Information

- Quote is valid for 30 days.
- Quote does not include any charges that may be appropriate for an un-level or obstructed site.
- Unless otherwise noted, customer is responsible for the removal of any electrical connections, phone lines, plumbing, furniture, sprinklers, decking, or extra labor due to site conditions.
- Additional costs for permits, pilot cars, etc. are the responsibility of the customer.
- Applicable taxes will be charged using the actual tax rate at the time of relocation.
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

If you would like to proceed with this quote, please sign the authorization and return to Mobile Modular.
Note: Work will not be scheduled until the signed quote is received.

Mobile Modular Management Corporation
11450 Mission Blvd.
Mira Loma, CA 91752
(951) 360-6600 Fax: (951) 360-6622
www.mobilemodular.com

Relocation Quotation

Contract: 220043163
Date of Quote: 05/26/2026
Date Relo Requested: 05/29/2026

Authorization

The signature below indicates understanding of and agreement to the terms and charges listed above. We understand this is the best estimate available at this time and that additional charges may be incurred based on site conditions and other circumstances.

Company: Del Amo Construction

Print Name: Signature:

Title: Date:

Please contact Mobile Modular if there is a change to the scheduled date.

Request For Change Order

To: Del Amo Construction
19191 S. Vermont Avenue
Torrance, CA 90502

Project: Del Amo - Magnolia Science #5

RFC No: 12 T&M
Date: 6/15/2026
Description: SCOPE:
Electrical Construction: This Change Order is for the Added SOW to remove temporary power serving the CM and GC trailers. The following scope of work was performed and tracked on T&M.

- 5/28/26
  - Disconnect temporary power serving CM and GC trailers.
  - Remove temporary SO cords.
  - Disconnect temporary power conductors from panel.

INCLUDES:
This proposal includes all materials, tax, equipment, and labor as needed to provide a complete and operable system for work as described herein.

EXCLUDES:
Overtime
Shift work
Permits & Fees
Anything not expressly included above
Inclusions and Exclusions of the Original Executed Contract will apply to this Change Order

Request For Change Order

To: Del Amo Construction
19191 S. Vermont Avenue
Torrance, CA 90502

Project: Del Amo - Magnolia Science #5

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of $829.63 will be added to the contract price.

Original Contract	$420,950.00
Other Approved Change Orders	$169,649.71
Total Contract to Date	$590,599.71
This Request	$829.63
Other Pending Requests	$177,423.12
Total Contract plus Pending RFCs	$768,852.46

Authorized Signature: _____ Date: _____
Safeway Building Systems, Inc

Authorized Signature: _____ Date: _____
Del Amo Construction

3133 Mission Inn Avenue | Riverside, CA 92507
Phone (909) 824-6441
Fax (909) 824-0571
www.safewaybsi.com
Lic # B/C-10 387886
Lic # C-46, C-7
ACO# 3998

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Safeway ELECTRIC
Since 1980

Change Order Request Form

Customer Del Amo Construction

Project: Magnolia
Job Number: E363525
Date: 6/15/26 COR 12 T&M

Labor Costs

Position	Hours Worked	Hourly Rate	OT Hours	OT Rate	Total Cost
Electrician	4.00	$ 110.02		$ 143.93	$ 440.08
Foreman	2.50	$ 125.81		$ 166.65	$ 314.53
General Foreman	0.00	$ 130.81		$ 171.65	$ -
				Labor Subtotal	**$ 754.61**
				Labor Subtotal w/ 15% OH&P	**$ 887.77**

Material Costs

See material breakdown attached		$ -
Safety Consumables and Safety Monitoring @ .5% of Labor Subtotal		$ 3.77
	Total	$ 3.77
	Sales Tax 9.5%	$ 0.36
	Material Subtotal	**$ 4.13**
	Material Subtotal w/ 15% OH&P	**$ 4.86**

Total Change Order Due **$ 892.63**

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Safeway ELECTRIC

Time and Material Report

Project Name: Magnolia Science

Date: 5/28/26
Day of Week:
Job# E363525.C012-16912

Description of Work:
HaD to disconnect Temp power from CM & GC Trailer, take all Temp SO-Cords down from overhead and disconnect from panel.

Safeway Electric Labor Name	Regular Hrs worked	OT Hrs Worked	Safeway Electric Labor Name	Regular Hrs Worked	OT Hrs Worked
Larry Santiago	2.5				
Erhan A.	1.5				
Mike Valles	2.5				

Qty Materials Used:	Description of Materials:
None	None.

Contractor Signature: [signature] Date: 5/28/26

Prime - PCO #042

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 42 - OT on Critical Path items

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	042 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/17 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Client Request
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90054 - OT on Critical Path items
Safeway COR 21

ATTACHMENTS:

COR 21 Complete Cost for the Added SOW to Perform Contract Scope on OT.pdf

#	Cost Code	Description	Amount
1	33-7000-00 - Electrical Utilities	Safeway COR 21	$ 6,032.85
		Subtotal:	$6,032.85
		Overhead: 1.50%	$ 90.49
		Fee: 2.50%	$ 153.08
		Insurance: 1.00%	$ 62.76
		GRT: 0.19%	$ 12.04
		Bonds: 1.00%	$ 63.51
		Grand Total:	**$6,414.73**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Request For Change Order

To: Del Amo Construction
19191 S. Vermont Avenue
Torrance, CA 90502

Project: Del Amo - Magnolia Science #5

RFC No: 21 OT T&M
Date: 7/14/2026
Description: SCOPE:
Electrical Construction: This Change Order Request is for the Added Scope of Work associated with overtime labor performed on July 8, July 9, and July 11, 2026. Please see breakdown attached.

- 07/08/2026: Set electrical gear.
- 07/09/2026: Installed conduit for the lighting pole.
- 07/11/2026: Pulled wire for the AC Distribution Panel (ACDP).

INCLUDES:
This proposal includes all materials, tax, equipment, and labor as needed to provide a complete and operable system for work as described herein.

EXCLUDES:
Permits & Fees
Anything not expressly included above
Inclusions and Exclusions of the Original Executed Contract will apply to this Change Order

Request For Change Order

To: Del Amo Construction
19191 S. Vermont Avenue
Torrance, CA 90502

Project: Del Amo - Magnolia Science #5

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of $6,032.85 will be added to the contract price.

Original Contract	$420,950.00
Other Approved Change Orders	$282,957.44
Total Contract to Date	$703,907.44
This Request	$6,032.85
Other Pending Requests	$77,585.08
Total Contract plus Pending RFCs	$787,525.37

Authorized Signature: _____ Date: _____
Safeway Building Systems, Inc

Authorized Signature: _____ Date: _____
Del Amo Construction

3133 Mission Inn Avenue | Riverside, CA 92507 www.safewaybsi.com Lic # B/C-10 387886
Phone (909) 824-6441 Lic # C-46, C-7
Fax (909) 824-0571 ACO# 3998

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Safeway ELECTRIC
Since 1980

Change Order Request Form

Customer Del Amo Construction

Project: Magnolia
Job Number: E363525
Date: 7/14/26 COR 21 OT

Labor Costs

Position	OT Hours Worked	OT Hourly Rate	Total Cost
Electrician	75.00	$ 68.00	$ 5,100.00
			$ -
			$ -
		Labor Subtotal	**$ 5,100.00**
		Labor Subtotal w/ 15% OH&P	**$ 6,000.00**

Material Costs

See material breakdown attached		$ -
Safety Consumables and Safety Monitoring @ .5% of Labor Subtotal		$ 25.50
	Total	$ 25.50
	Sales Tax 9.5%	$ 2.42
	Material Subtotal	**$ 27.92**
	Material Subtotal w/ 15% OH&P	**$ 32.85**

Total Change Order Due **$ 6,032.85**

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Safeway ELECTRIC

Time and Material Report

Date: 07-08-2026
Day of week: Wednesday

Project name: Del Amo
Magnolia Science#5

Job# E363525

Description of work: Set the gear

Safeway Electric Labor Name	Regular Hrs worked	OT Hrs worked	Safeway Electric Labor Name	Regular Hrs worked	OT Hrs Worked
Larry Santiago		1			
Mike Valles		1			

Qty materials used:	Description of materials:

Contractor Signature _____ Date: 7-13-26

3133 Mission Inn Ave Riverside, CA 92507
Phone (909) 824-6075
www.safewaybsi.com
CA Contractor's License #387886
Class B | C-7 | C-10 | C-46

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Safeway ELECTRIC

Time and Material Report

Date: 07.09.2026
Day of week: Thursday

Project name: Del Amo
Magnolia Science#5

Job# E363525

Description of work: Lighting Pool conduit

Safeway Electric Labor Name	Regular Hrs worked	OT Hrs worked	Safeway Electric Labor Name	Regular Hrs worked	OT Hrs Worked
Larry Santiago		3.5			
Mike Valles		3.5			
Erhen AYUNA		3.5			

Qty materials used:	Description of materials:

Contractor Signature _____ Date: 7-13-26

3133 Mission Inn Ave Riverside, CA 92507
Phone (909) 824-6075
www.safewaybsi.com
CA Contractor's License #387886
Class B | C-7 | C-10 | C-46

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Safeway ELECTRIC

Time and Material Report

Date: 07.11.2026
Day of week: Saturday

Project name: Del Amo
Magnolia Science #5

Job# E363525

Description of work: Pulling wire for the ALDP

Safeway Electric Labor Name	Regular Hrs worked	OT Hrs worked	Safeway Electric Labor Name	Regular Hrs worked	OT Hrs Worked
Larry Santiago		12.5			
Mike Valles		12.5			
Erhan AYUNA		12.5			
Katie A.		12.5			
Elijah S		12.5			

Qty materials used:	Description of materials:

Contractor Signature _____ Date: 7-13-26

3133 Mission Inn Ave Riverside, CA 92507
Phone (909) 824-6075
www.safewaybsi.com
CA Contractor's License #387886
Class B | C-7 | C-10 | C-46

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Prime - PCO #043

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 43 - Transformer bollards [material component]

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	043 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/21 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Design Change
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90056 - Transformer bollards [material component]
Premier COR 4
Furnish F.O.B. (28) Pipe Bollards for Transformer Pads.

ATTACHMENTS:

COR 588-4 - Pipe Bollards.pdf

#	Cost Code	Description	Amount
1	05-1000-00 - Structural Steel / Metals	Premier COR 4	$ 12,425.18
		Subtotal:	$12,425.18
		Overhead: 1.50%	$ 186.38
		Fee: 2.50%	$ 315.29
		Insurance: 1.00%	$ 129.27
		GRT: 0.19%	$ 24.81
		Bonds: 1.00%	$ 130.81
		Grand Total:	**$13,211.74**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

13345 Estelle St.
Corona, CA 92879
Office (951) 356-6655 / Fax (951) 356-6466
Lic No: 1021990

Change Order Request

Date:	July 20, 2026	**PSS COR:**	588-4
To:	Del Amo Construction	**Project Name:**	Magnolia
Attention:	Fernando Villasenor	**Project Location:**	Winnetka

Description of Change

Document: GC Request

CO Status: Pending - (Work Completed)

Description: Furnish F.O.B. (28) Pipe Bollards for Transformer Pads.

Notes:

Pricing

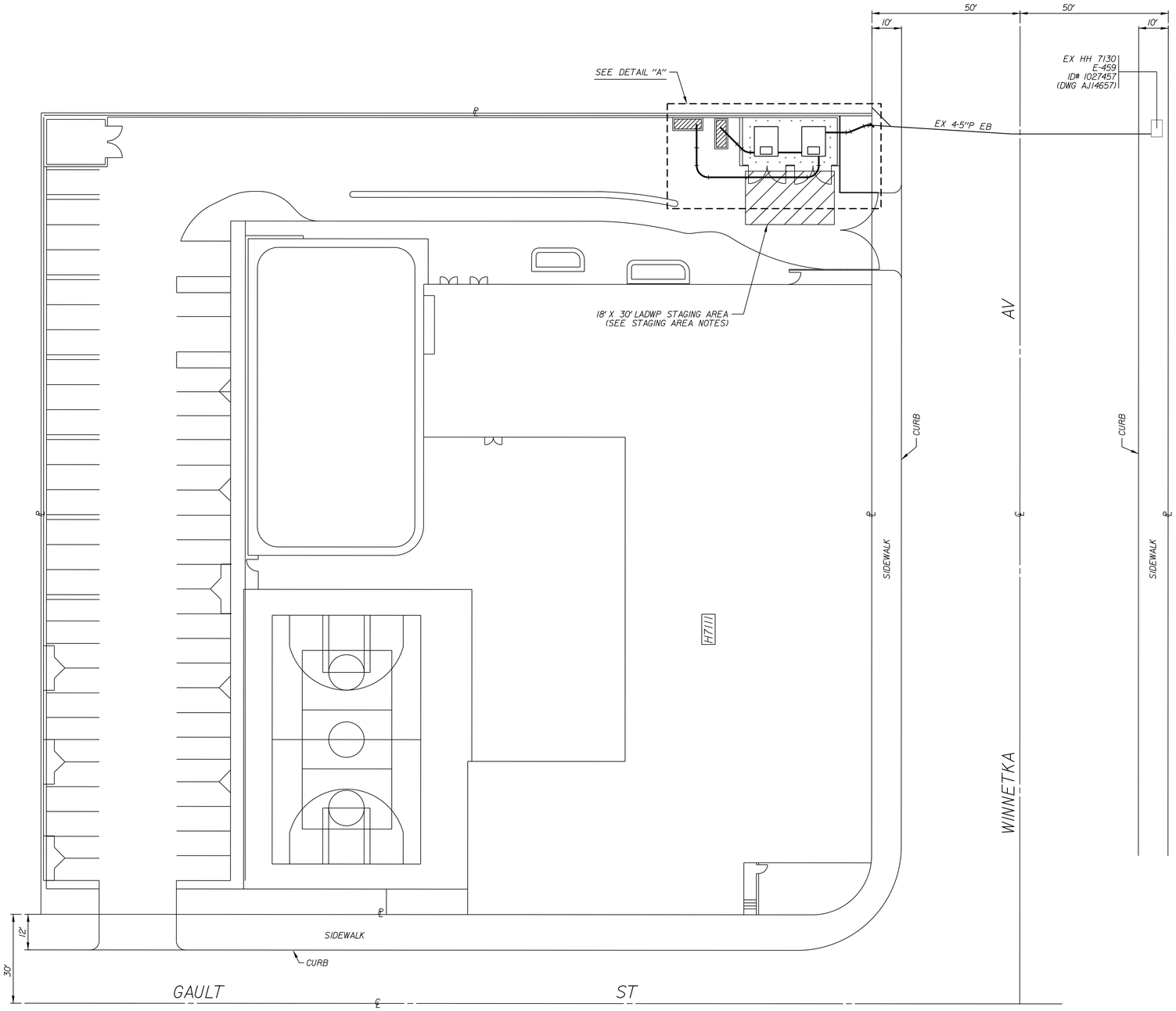
Furnish F.O.B. (28) Pipe Bollards for Transformer Pads.

Detailing	3	Hrs	at	$80.00	=	$240.00
Labor Shop	12	Hrs	at	$75.00	=	$900.00
Ironworker	0	Hrs	at	$130.00	=	$0.00
Welder	0	Hrs	at	$135.00	=	$0.00
Foreman	0	Hrs	at	$140.00	=	$0.00
Material	2866	Lbs	at	$1.95	=	$5,588.70
Hardware	0	Ls	at	$200.00	=	$0.00
Galvanizing	2866	Lbs	at	$1.30	=	$3,725.80
Welding Rig	0	Days	at	$350.00	=	$0.00
Delivery - Runner	1	Ea	at	$350.00	=	$350.00
Delivery - Semi	0	Ea	at	$950.00	=	$0.00
Equipment	0				=	$0.00
Consumables	0	Hrs	at	$6.00		$0.00
Safety and PPE	0	Hrs	at	$8.00		$0.00
Small Tools/Mainten	0	Hrs	at	$6.00		$0.00

Sub-Total COR	**=**	**$10,804.50**
15% OH/P	**=**	**$1,620.68**
Total COR	**=**	**$12,425.18**

We anticipate the following changes will impact the schedule by :

CUST	1
ENGR (DM)	2
ESR (104)	2
DDFT	1
FILE	1
TOTAL	7



FOR LOCATION OF EXISTING UNDERGROUND SUBSTRUCTURES, NOTIFY
THE UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIGALERT

CONTACT DIGALERT AT
WWW.DIGALERT.ORG OR 811
AT LEAST TWO WORKING DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

THIS COMMITMENT IS VALID FOR SIX MONTHS ONLY, ANY CHANGE IN LOAD OR DESIGN WILL REQUIRE REVISED PLANS TO BE SUBMITTED FOR RE-EVALUATION

CURVE DATA			
(1)	Δ = 22.5°	R = 4'	L = 1.57'
(2)	Δ = 90°	R = 4'	L = 6.28'
(3)	Δ = 45°	R = 4'	L = 3.14'

1"=20'

INSPECTION

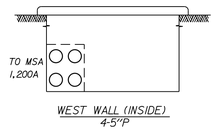
1. *FULL INSPECTION AND APPROVAL BY A LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) ELECTRIC SERVICE REPRESENTATNE IS REQUIRED PRIOR TO THE INSTALLATION OF CABLE AND EQUIPMENT.*
2. *NOTIFY THE LADWP ELECTRIC SERVICE REPRESENTATNE FOR AREA 104 TELEPHONE NUMBER (818) 771-4136, FIVE (5) NORMAL WORKING DAYS IN ADVANCE OF CONSTRUCTION.*
3. *THE CUSTOMER SHALL ARRANGE FOR ELECTRICAL INSPECTION BY THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY FOR THEIR ELECTRICAL WORK. THE SERVICE WILL NOT BE ENERGIZED UNTIL NOTIFICATION OF APPROVAL HAS BEEN RECEIVED BY THE LADWP.*

GENERAL

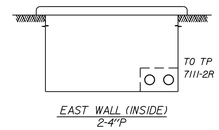
1. *ALL FACILITIES MUST BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LADWP'S ELECTRIC SERVICE REQUIREMENTS.*
2. *CONDUITS AND STRUCTURES SHALL BE INSTALLED PER LADWP'S UNDERGROUND CONSTRUCTION STANDARD (UGCS), AND PER LADWP'S UNDERGROUND SPECIFICATION 104 AND APPENDIX I AS LAST REVISED.*
3. *THE CUSTOMER WILL BE RESPONSIBLE FOR PROVIDING GENERATORS OR AN ALTERNATE SOURCE OF POWER DURING THE CUTOVER FROM TEMPORARY TO PERMANENT SERVICE.*

SCHEDULE

1. *IN ORDER TO AVOID SCHEDULING DELAYS IN THE INSTALLATION OF LADWP EQUIPMENT FOR YOUR PROJECT, THE CUSTOMER MUST COMPLETE THE INSTALLATION AND LADWP'S INSPECTION OF THE CONDUIT, SUBSTRUCTURES, AND SWITCHBOARDS A MINIMUM OF SIX (6) WEEKS PRIOR TO THE RELEASE FROM THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.*
2. *LADWP WILL INSTALL ELECTRICAL METERS AND ENERGIZE THE ELECTRICAL SERVICE TYPICALLY WITHIN TEN (10) WORKING DAYS, AFTER ALL RELEASES HAVE BEEN OBTAINED FROM BOTH LADWP AND THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.*
3. *THE CUSTOMER MUST SUBMIT A SERVICE APPLICATION FOR EACH METER TO THE LADWP COMMERCIAL RESOURCE CENTER AT 1-800-499-8840 PRIOR TO THE METER INSTALLATION IN ORDER FOR THE SERVICE TO BE TURNED ON.*

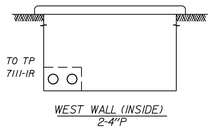


WEST WALL (INSIDE)
4-5"P

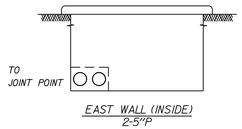


EAST WALL (INSIDE)
2-4"P

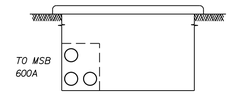
TP 7111-IR



WEST WALL (INSIDE)
2-4"P



EAST WALL (INSIDE)
2-5"P



SOUTH WALL (INSIDE)
3-5"P

TP 7111-2R

CONDUIT

1. *PRIMARY CONDUITS: 2-4" AND 2-5" PLASTIC ENCASED BURIED TYPE (EB-35) CONDUITS ENCASED IN 3" OF CONCRETE. MINIMUM COVER FROM TOP OF CONCRETE ENVELOPE TO FINISHED GRADE, EXCEPT AT TRANSFORMER PAD, SHALL BE 30 INCHES IN PAVED AREAS AND 36 INCHES IN LANDSCAPED AREAS. WHEN TERMINATING CONDUIT FOR SUBSEQUENT CONNECTION BY THE LADWP, THE DEPTH AT THE PROPERTY LINE MUST BE A MINIMUM OF 30 INCHES. DEPTH MEASUREMENTS AT PROPERTY LINE ARE TO BE TAKEN FROM GUTTER GRADE.*
2. *SECONDARY CONDUITS: 5" PLASTIC DIRECT BURIED TYPE (DB-120) CONDUITS. CONDUITS SHALL HAVE A MINIMUM COVER OF 24 INCHES.*
3. *WHEN THE PRIMARY CONDUITS ARE BEING INSTALLED ON FILLED GROUND, FOUR #4 REINFORCING BARS SHALL BE INSTALLED IN THE CONCRETE ENVELOPE.*
4. *WHEN SECONDARY CONDUITS ARE INSTALLED UNDER A BUILDING THEY MUST BE ENCASED IN 3" OF CONCRETE.*
5. *WHEN INSTALLING CONDUITS THROUGH A WALL, GALVANIZED SLEEVES ARE REQUIRED.*
6. *FIVE-INCH CONDUIT RADIUS BENDS MAY NOT BE STOCKED BY LOCAL SUPPLIERS AND MUST BE ORDERED AT LEAST FOUR WEEKS IN ADVANCE OF CONSTRUCTION. BENDS AND OFFSETS MADE BY USING ANGLE OR OFFSET COUPLINGS WILL NOT BE ACCEPTED.*
7. *ALL PLASTIC CONDUIT SHALL BE IN ACCORDANCE WITH RECOGNIZED STANDARDS. FOR PVC THE STANDARD IS ASTM F-512 AS LAST REVISED. CONDUIT MAY BE SUBJECTED TO TESTING BY THE LADWP AT THE REQUEST OF THE LADWP ELECTRIC SERVICE REPRESENTATNE.*
8. *CONDUIT SHALL BE MANDRELLED WITH A MANDREL PROVIDED BY THE LADWP. INSTALL A FLAT, WOVEN MULTI-FIBER POLYESTER RIBBON, MINIMUM 3/8-INCH NOMINAL WIDTH AND 1250 POUND MINIMUM TENSILE STRENGTH PULLING TAPE IN ALL DUCTS. THE PULLING TAPE SHALL BE PRINTED WITH THE RATED TENSILE STRENGTH AND SEQUENTIAL FOOTAGE MARKINGS WITH LEGIBLE AND STABLE PRINT. THE TAPE SHALL BE IN ONE CONTINUOUS LENGTH THROUGH EACH DUCT WITH NO CUTS, SPLICES OR TIES ALLOWED.*

STRUCTURE

1. *PROVIDE AND INSTALL TWO 8' X 10' TRANSFORMER PADS WITH HANDHOLES AND PROTECTIVE BARRIERS IN ACCORDANCE WITH LADWP UGCS P721-00-00.8) AND UB721-07 GROUP 1 AS LAST REVISED.*
2. *THE CONDUIT, STRUCTURES, AND SERVICE POINT SHALL BE LOCATED AS SHOWN UNLESS CHANGES ARE APPROVED BY THE LADWP DESIGN ENGINEER AND CONFIRMED BY THE CUSTOMER.*

STAGING AREA

1. *THE CUSTOMER'S STAGING AREA MUST BE BUILT TO SUSTAIN A MINIMUM LOAD CAPACITY OF 24 TONS PER LADWP UGCS P721-004. & -00.5.*
2. *THE LADWP REQUIRES A PERMANENT STAGING AREA FOR THE INSTALLATION AND MAINTENANCE OF THE LADWP TRANSFORMER IN THE CUSTOMER'S PROPOSED LOCATION. ANY REPAIRS NECESSARY TO THE CUSTOMER'S DRIVEWAYS AND SURFACE MATERIALS DURING THE INSTALLATION AND FUTURE MAINTENANCE OF THIS TRANSFORMER WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.*

FAULT CURRENT

THE MAXIMUM AVAILABLE SYMMETRICAL FAULT CURRENT AT THE RESPECTIVE SERVICE POINTS WILL BE AS FOLLOWS:

SERVICE	AMPS	VOLTAGE	PHASE	WIRE	FAULT CURRENT
MSA	1,200A	208Y/120V	3ϕ	4W	65,000A
MSB	600A	480Y/277V	3ϕ	4W	30,000A

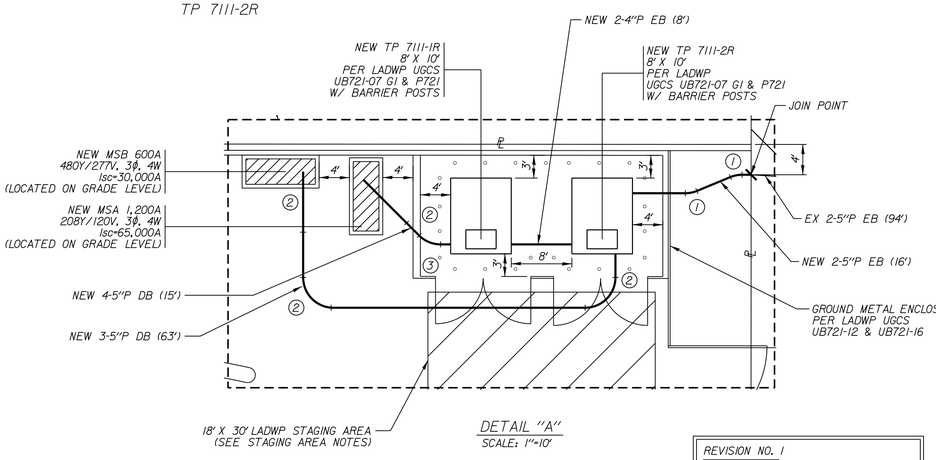
SWITCHBOARD APPROVAL

PRIOR TO FABRICATION OF NONSTANDARD SWITCHBOARDS AND SWITCHBOARDS RATED ABOVE 800AMPS, THE MANUFACTURER MUST SUBMIT DRAWINGS SHOWING PROPOSED SERVICE AND METERING FACILITIES THROUGH EMAIL TO:

MR DIOSDADO MISA
DIOSDADO.MISA@LADWP.COM

CUSTOMER CHARGES

1. *THE LADWP WILL BILL THE CUSTOMER $17,097.25 FOR TRANSFORMER 1 DEPOSIT FEE. DEPOSIT FEE IS ELIGIBLE FOR REFUND AFTER FIVE YEARS PER LADWP RULE 16-E, ELECTRIC SYSTEM OF THE RULES GOVERNING WATER AND ELECTRIC SERVICE. ANY CLAIM FOR THE REFUND MUST BE MADE BEFORE ONE YEAR FOLLOWING THE END OF THE FIVE-YEAR PERIOD.*
2. *THE LADWP WILL BILL THE CUSTOMER $17,472.59 FOR TRANSFORMER 2 DEPOSIT FEE. DEPOSIT FEE IS ELIGIBLE FOR REFUND AFTER FIVE YEARS PER LADWP RULE 16-E, ELECTRIC SYSTEM OF THE RULES GOVERNING WATER AND ELECTRIC SERVICE. ANY CLAIM FOR THE REFUND MUST BE MADE BEFORE ONE YEAR FOLLOWING THE END OF THE FIVE-YEAR PERIOD.*
3. *THE LADWP WILL BILL THE CUSTOMER $1,038.98 FOR RE-DESIGN.*



DETAIL "A"
SCALE: 1"=10'

REVISION NO. 1

THIS DRAWING SUPERSEDES THE COMMITMENT MADE ON MAR 7, 2025

REFERENCES

CCEST 2521046 (ORIGINAL)
CCEST 2959920 (REV 1)

No.	DATE	INIT'L	REVISION	APP'V'D
1	10/01/25	DM/EJ	MOVE MSA & MSB	VP/DJP

CITY OF LOS ANGELES
DEPARTMENT OF
WATER AND POWER
POWER SYSTEM ENGINEERING

DESIGN	DMISA	PHONE	(818) 771-4033
O.K.	ORIGINAL SIGNED BY D PINTO	DRAFTING	M AUDIJE
APPROVED	ORIGINAL SIGNED BY S MENENDEZ/DJP	DATE	MAR 7, 2025

WR #	PROJECT #	TG #
2959920	P310805	530-E5

4.8KV CUSTOMER REQUIREMENTS
7111 WINNETKA AV
MAGNOLIA SCIENCE ACADEMY

24P0291 | SHEET 1 OF 1

Prime - PCO #044

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 44 - Conf Rm Credenza.

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	044 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/24 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Allowance
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90058 -Conf Rm Credenza.
Checkpoint CO 10

ATTACHMENTS:
25-1156 MAGNOLIA - CHKPT CO #10 - Conf Rm Credenza Added parts.pdf

#	Cost Code	Description	Amount
1	27-3000-00 - Telephone/Low Voltage Systems	Checkpoint COR 10	$ 4,484.82
		Subtotal:	$4,484.82
		Overhead: 1.50%	$ 67.27
		Fee: 2.50%	$ 113.80
		Insurance: 1.00%	$ 46.66
		GRT: 0.19%	$ 8.95
		Bonds: 1.00%	$ 47.22
		Grand Total:	**$4,768.72**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

CHECKPOINT
communications incorporated
www.checkpointcomm.com ● CA License #: 545063 ● DIR #: 1000001532

July 21, 2026

Reference # 25-1156 CO #10

Project Price Quotation

Magnolia Science Academy
Contract #SC-027, Change Order #10 Added parts for Conf RM Credenza

Attn: Fernando Villasenor
Del Amo Construction

Checkpoint Communications is providing additional parts and labor for the Conf Rm Credenza.
(Any ***exclusions, conditions*** and ***notes*** listed below are part of this price quotation, please read and review carefully)

Lump Sum Total for above listed sections: $4,484.82

Note: Credenza takes 3 weeks to complete after Legrand receives PO. It also takes an additional week for Shipping – it is non -returnable.
Note: These prices are calculated at first shift rates based on DIR LOS-2026-1.
Note: If contractor anticipates any possible shifts other than first shift, a request to adjust the bid rates is needed prior to working. Should any other shift be requested to perform the quoted work, an additional cost for labor differential will apply, considering no notice was given during the bid process of possible shift variance.

Note: Checkpoint will not provide any conduits, raceways, wiremold and back boxes. All conduits, raceways, wiremold and back boxes to be provided by others.
Note: Checkpoint will not provide any network electronics. All network electronics to be provided by others.
Note: Checkpoint will not provide any blocking. All blocking to be provided by others.
Note: Checkpoint will not provide any demo. All demo to be provided by others.
Note: Checkpoint is not providing any network electronics.
Note: This proposal is to be included in any and all contract documents in its entirety.

Checkpoint Communications is a Bogen Engineered Systems Dealer, Mohawk Ortronics Certified Installer, Cisco Reseller/Enterasys Reseller, Extron Reseller, and Listen Technology Reseller.

Please send all P.O.'s, contracts and Notice to Proceed letters (NTP) to Paula Cassini at pcassini@ccomwire.com.

Please see page 2 for conditions, exclusions and terms.

Conditions:
This quote is valid for 60 days. Price subject to change after this date.
This proposal assumes all work can be done during normal working hours unless otherwise specified.
Price is predicated on AutoCAD drawings being provided to Checkpoint Communications for design and submittal requirements. If AutoCAD drawings are not available, a change order may be processed for additional drafting labor.
On projects that require plan check and/or submittals, no work shall be performed until all approvals have been received by Checkpoint Communications. The liability for any work requested prior to approvals shall be the sole responsibility of the owner/company requesting said work.
To insure against manufacturers price increases and to avoid backorders, Checkpoint Communications reserves the right to purchase the equipment and/or material required within 30 days of contract and submittal approval and to invoice the owner/contractor when equipment/material is received.

Exclusions:
The use of Union Labor if required by the Local Government, GC or Building Owner.
Permits and associated fees if required.
Project Bonds and fees.
Warranty on existing equipment.
Lift and Scaffolding are provided by others and access will be provided to Checkpoint Communications. General Contractor to protect flooring prior to operating lifts.
Trash Bin is to be provided at no charge to Checkpoint Communications.
Parking is to be provided at no charge to Checkpoint Communications.
Busbars, Grounding and Bonding outside of MDF/IDF equipment.
Electrical work, conduits, conduit sleeving, pull ropes in empty conduits, fire rated backboards, weather heads, mast, poles and fire stopping.
Any blocking required for installation of all low voltage equipment.
Cable TV patch cords at station locations and IDF/MDF's.
Conduit, Raceway, Floor Boxes and Terminal cabinets, floor coring and sleeves.
Network Electronics.
UL listed Fire Stop Assemblies.
Patching and Painting or repair of existing surface.
Trenching, backfill and/or compaction; repair and/or replacement of landscape.
Abatement of asbestos, lead containing or any other environmentally hazardous material is not included.
Demolition and removal of any existing wiring and/or devices are not included. Temporary removal and relocation of existing devices and/or wiring is not included unless otherwise specified. All existing conduit removal is not included.

Terms:
Work will not commence on the project until a contract or a purchase order is received by Checkpoint Communications.
Invoicing shall be monthly, based on progress of labor and material. Checkpoint Communications reserves the right to stop work when any invoice exceeds 30 days past due.
Checkpoint does not accept responsibility for discounts in payments, back charges, or other adjustments, without receipt of written notification to Checkpoint Communications of specific problems and/or conditions. Should adjustments be found to be appropriate and correct, Checkpoint Communications will provide written authorization to proceed.
Final Inspection is included, although if Checkpoint Communications has to return for additional inspections due to causes beyond our control add $800 per visit.
One (1) year parts plus any extended warranty coverage from equipment manufacturers and One (1) year labor.
Warranty service, if required, will be performed during normal working hours (8:00am to 5:00pm) Monday through Friday, excluding holidays.
Warranty service requested other than the above reference hours shall be charged at Checkpoint Communications standard overtime rate.

If you have any questions, please do not hesitate to call, thank you.

James Shoaff, RCDD, V.P. Engineering, (714) 892-5050, jshoaff@checkpointcomm.com

25-1156 MAGNOLIA SCIENCE ACADEMY - ADD PARTS FOR CONFERENCE ROOM CREDENZA - CHECKPOINT CO #10

Line #	Qty	Part #	Part Description	Material Unit (Includes Tax)	Material Resul	Labor Unit	Labor Result
1	2	C3TECHKIT4-S0	C3, RACKKIT, 4RU, ALIDEOUT	$452.7188	$905.4376	1.5000	3.0000
2	1	C3K2D1MHD8D8A1ZP01	C3K, 2X10X32, M, H, D8, D8, WHTPANEL, WHTLOCKS	$1,459.6750	$1,459.6750	6.0000	6.0000
3	1	MOBILIZATON	MOBILIZATION, SETUP & CLEANUP	$0.0000	$0.0000	3.0000	3.0000
4	1	SHIPPING	SHIPPING	$420.0000	$420.0000	0.0000	0.0000
5				**TOTAL MATERIAL:**	$2,785.1126		12.00
6			Prevailing Wage - **Regular Rate**: Includes Basic rate, Fringe Benefits, Dues, and Taxes - **1st Shift Field Technician (effective new DIR rates LOS-2026-1)**	$89.180	$535.08		6.0000
7			Prevailing Wage - **Regular Rate**: Includes Basic rate, Fringe Benefits, Dues, and Taxes - **1st Shift Field Mgr. Technician (effective new DIR rates LOS-2026-1)**	$96.550	$579.30		6.0000
8				**SUBTOTAL 1:**	$3,899.49		
9				**OH&P:**	$584.92	*PERCENTAGE*	15%
10				**SUBTOTAL 2:**	$4,484.42		
11				**TOTAL CHANGE ORDER COST:**	**$4,484.42**		
	THIS BID IS SUBMITTED AS LUMP SUM TO INCLUDE MATERIAL TAX AT TIME OF PURCHASE; TAX WILL NOT APPLY A POINT OF SALE						

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
P: +16266961600

Project: 03-124719 Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

RFI #031.1: Credenza Follow Up Clarification (Checkpoint RFI #4)

Revision	0	**Status**	Closed on 05/08/26
To	Roberto Marquez (DLR Group) Ellen Emmerson (DLR Group) Narek Torosian (DLR Group)	**From**	Austin Duarte (Del Amo Construction)
Date Initiated	Mar 11, 2026	**Due Date**	Mar 18, 2026
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Greg Brendel (Gateway Science and Engineering, Inc.), Austin Duarte (Del Amo Construction), Ellen Emmerson (DLR Group), Lyndsey Hurrell (Del Amo Construction), Roberto Marquez (DLR Group), Ryan Mcintosh (Silver Creek Modular), Lauren Michelson (Del Amo Construction), Kenny Muhaw (Silver Creek Modular), Naeiri Petrosian (Del Amo Construction), Narek Torosian (DLR Group), Ilya Veyts (Gateway Science and Engineering, Inc.), James Villanueva (Gateway Science and Engineering, Inc.), Fernando Villasenor (Del Amo Construction), Daniel Young (Del Amo Construction)		

Activity

Question

Question from Austin Duarte Del Amo Construction *on Wednesday, Mar 11, 2026 at 03:22 PM PDT*

See below from Checkpoint Communications:

The Credenza part# supplied in the specs does not indicate it is for a metal frame of a Credenza, or that an additional wood kit is required.

After some additional research with Middle Atlantic, the wood kit can have many different part numbers that are not specified in the bid docs. An example would be part# C3K2D1MHA5A5B00000, which is an all-black wood kit (see example attached). Additionally, there are many options for internal configuration of this Credenza which are also additional part numbers and costs. There are also additional options for shelving, pullout racks, Fan Kit, locks etc. that are also not specified in the bid docs.

Please reference the link below to build a Credenza Frame & Wood Kit.

https://www.legrandav.com/products/technical_furniture/credenzas/c3_series_credenza

1) Please generate/provide the custom part# needed from the Legrand website or provide direction.

Attachments
RFI #031.1 Credenza Follow Up Clarification (Checkpoint RFI #4).pdf

RFI #031.1 - Credenza Follow Up Clarification (Checkpoint RFI #4) **Project: 03-124719 Magnolia Science Academy 5 - Inc 2**

Official Response

Response from Narek Torosian DLR Group *on Thursday, May 7, 2026 at 05:24 PM PDT*

Plastic Laminate Moderno HPL in Designer White Color D354-60.

Attachments
RFI 031.1 Credenza Follow Up Clarification_updated 05-07-26.pdf

Official Response

Response from Ellen Emmerson DLR Group *on Monday, Mar 23, 2026 at 01:28 PM PDT*

See DLRG responses in pink on following pages.

Attachments
RFI 031.1 Credenza Follow Up Clarification_Response.pdf

All Replies

Response from Narek Torosian DLR Group *on Thursday, May 7, 2026 at 05:24 PM PDT*

Plastic Laminate Moderno HPL in Designer White Color D354-60.

Attachments
RFI 031.1 Credenza Follow Up Clarification_updated 05-07-26.pdf

Response from James Villanueva Gateway Science and Engineering, Inc. *on Monday, Mar 30, 2026 at 03:13 PM PDT*

DLR to confirm finishes

Response from Ellen Emmerson DLR Group *on Monday, Mar 23, 2026 at 01:28 PM PDT*

See DLRG responses in pink on following pages.

Attachments
RFI 031.1 Credenza Follow Up Clarification_Response.pdf

CHECKPOINT communications

PO Box 10237, Newport Beach, CA 92658 Lic. #545063
Tel: (714) 892-5050 www.checkpointcomm.com DIR #1000001532

February 13th, 2026 Reference # 25-1156

Project Request for Information

Magnolia Science Academy #5

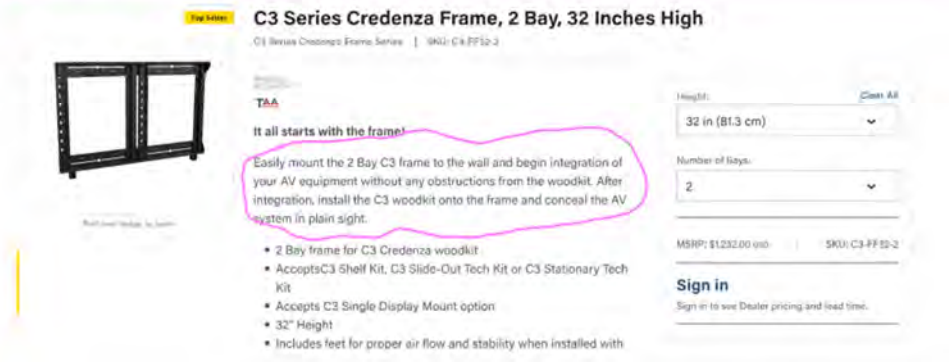
Project # 75-23204-00

RFI # 4

Q1: Question about response to RFI #3 for the Middle Atlantic Credenza in the Conference room

This is the response to RFI #3 for reference:

1) Referenced part number is the frame of the Slim AV Credenza. The design intent (as referenced in 274116 Schedule A Notes and the C3-FF32-2 product data) is for the contractor to provide and install the frame and also to provide and install the C3 wood kit finish, with the finish to be confirmed in submittals prior to ordering.



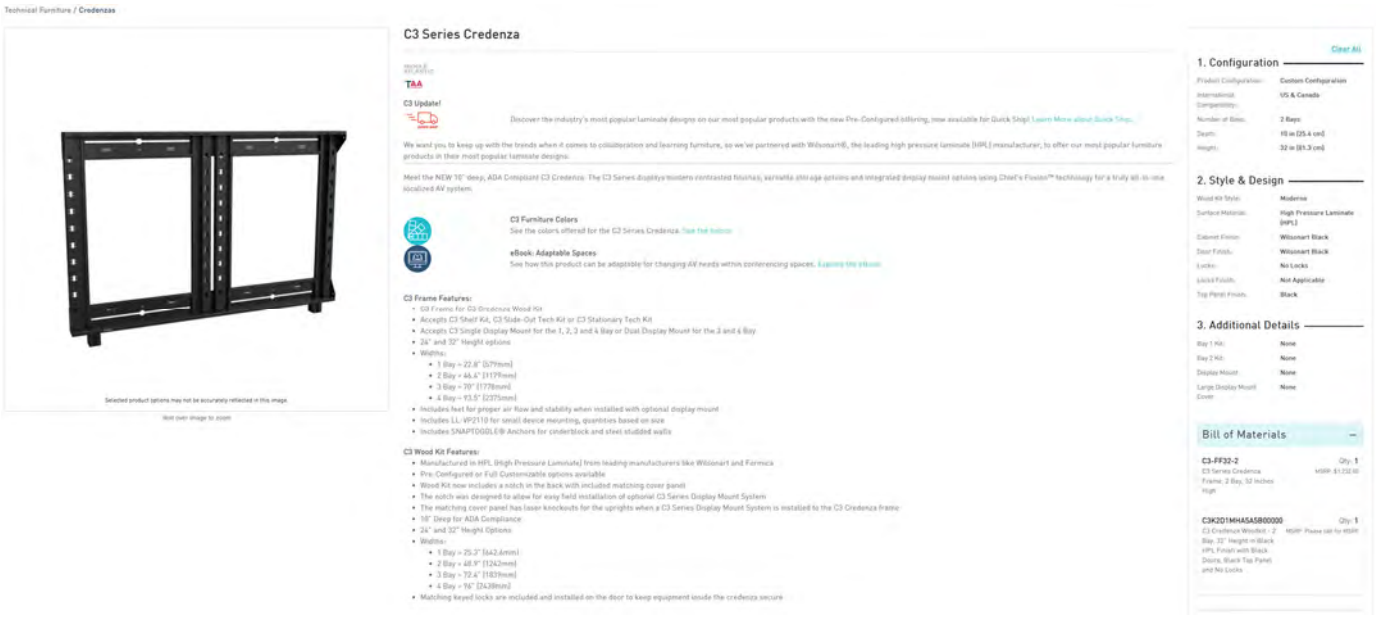
The Credenza part# supplied in the specs does not say it is for a metal frame of a Credenza and that you also need to supply an additional wood kit with a completely new part number.

103	Conference Room	Slim AV Credenza	Middle Atlantic	C3-FF32-2	1	Confirm finish in submittals prior to ordering.
103	Conference Room	AV Network Switch	Netgear	M4250 GSM4212PX	1	8-Port, 240W PoE+
103	Conference Room	Network Audio Interface	Shure	IntelliMix P300	1	

INTEGRATED AUDIOVISUAL SYSTEMS 274116 - SCHEDULE A - 1

After some additional research with Middle Atlantic the wood kit can have many different part numbers and none are shown or specified in the bid docs. An example would be part# C3K2D1MHA5A5B00000 which is

an all black wood kit (see example below). Also, there are many options for internal configuration of this Credenza which are also additional part numbers and costs.



There are additional options for shelving , pullout racks, Fan Kit , locks etc. that are also not specified in the bid docs.

Here is web page where the Credenza Frame and Wood kit can be built at Legrand
https://www.legrandav.com/products/technical_furniture/credenzas/c3_series_credenza

I can take a guess at what might be needed for approval and an additional cost or can the design team generate the custom part# needed from the Legrand website and I can provide that additional cost for the Wood kit and internal parts.

Please Advise.

Thank you,

James Shoaff
President
714-892-5050

RESPONSE:
AV Credenza is under AV/Elec's responsibility. Interior only gives suggestion on finish of the credenza.
Selection: Plastic Laminate Moderno HPL in Designer White color D354-60.
Tammy Vu

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
P: +16266961600

Project: 03-124719 Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

RFI #031.1: Credenza Follow Up Clarification (Checkpoint RFI #4)

Revision	0	**Status**	Open
To	Ellen Emmerson (DLR Group) Narek Torosian (DLR Group) Roberto Marquez (DLR Group)	**From**	Austin Duarte (Del Amo Construction)
Date Initiated	Mar 11, 2026	**Due Date**	Mar 18, 2026
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Greg Brendel (Gateway Science and Engineering, Inc.), Austin Duarte (Del Amo Construction), Ellen Emmerson (DLR Group), Lyndsey Hurrell (Del Amo Construction), Roberto Marquez (DLR Group), Ryan Mcintosh (Silver Creek Modular), Lauren Michelson (Del Amo Construction), Kenny Muhaw (Silver Creek Modular), Naeiri Petrosian (Del Amo Construction), Narek Torosian (DLR Group), Ilya Veyts (Gateway Science and Engineering, Inc.), James Villanueva (Gateway Science and Engineering, Inc.), Fernando Villasenor (Del Amo Construction), Daniel Young (Del Amo Construction)		

Activity

Question

Question from Austin Duarte Del Amo Construction *on Wednesday, Mar 11, 2026 at 03:22 PM PDT*

See below from Checkpoint Communications:

The Credenza part# supplied in the specs does not indicate it is for a metal frame of a Credenza, or that an additional wood kit is required.

After some additional research with Middle Atlantic, the wood kit can have many different part numbers that are not specified in the bid docs. An example would be part# C3K2D1MHA5A5B00000, which is an all-black wood kit (see example attached). Additionally, there are many options for internal configuration of this Credenza which are also additional part numbers and costs. There are also additional options for shelving, pullout racks, Fan Kit, locks etc. that are also not specified in the bid docs.

Please reference the link below to build a Credenza Frame & Wood Kit.

https://www.legrandav.com/products/technical_furniture/credenzas/c3_series_credenza

1) Please generate/provide the custom part# needed from the Legrand website or provide direction.

Attachments
RFI #031.1 Credenza Follow Up Clarification (Checkpoint RFI #4).pdf

Awaiting an Official Response

See DLRG responses in pink on following pages.

CHECKPOINT communications

PO Box 10237, Newport Beach, CA 92658 Lic. #545063
Tel: (714) 892-5050 www.checkpointcomm.com DIR #1000001532

February 13th, 2026 Reference # 25-1156

Project Request for Information

Magnolia Science Academy #5

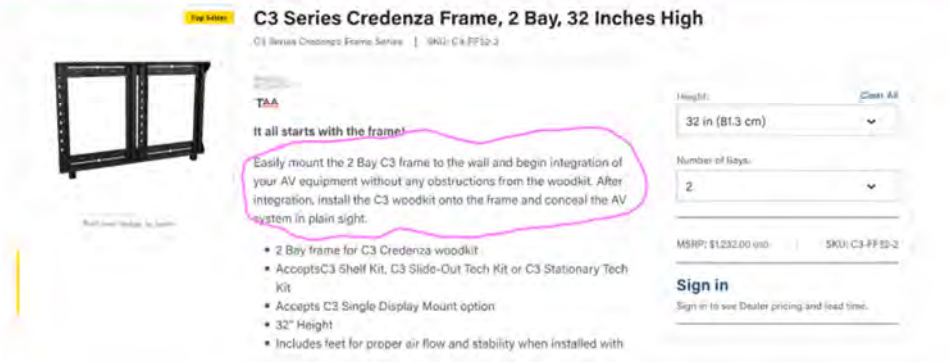
Project # 75-23204-00

RFI # 4

Q1: Question about response to RFI #3 for the Middle Atlantic Credenza in the Conference room

This is the response to RFI #3 for reference:

1) Referenced part number is the frame of the Slim AV Credenza. The design intent (as referenced in 274116 Schedule A Notes and the C3-FF32-2 product data) is for the contractor to provide and install the frame and also to provide and install the C3 wood kit finish, with the finish to be confirmed in submittals prior to ordering.



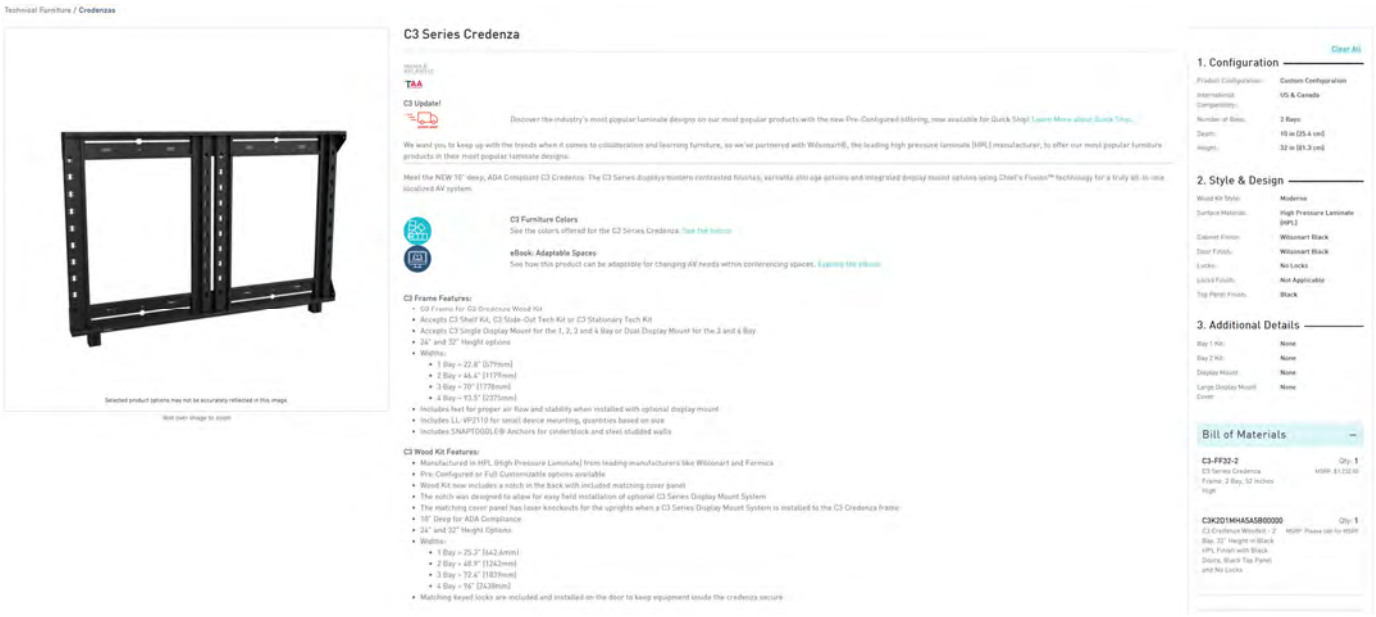
The Credenza part# supplied in the specs does not say it is for a metal frame of a Credenza and that you also need to supply an additional wood kit with a completely new part number.

103	Conference Room	Slim AV Credenza	Middle Atlantic	C3-FF32-2	1	Confirm finish in submittals prior to ordering.
103	Conference Room	AV Network Switch	Netgear	M4250 GSM4212PX	1	8-Port, 240W PoE+
103	Conference Room	Network Audio Interface	Shure	IntelliMix P300	1	

INTEGRATED AUDIOVISUAL SYSTEMS 274116 - SCHEDULE A - 1

After some additional research with Middle Atlantic the wood kit can have many different part numbers and none are shown or specified in the bid docs. An example would be part# C3K2D1MHA5A5B00000 which is

an all black wood kit (see example below). Also, there are many options for internal configuration of this Credenza which are also additional part numbers and costs.



There are additional options for shelving , pullout racks, Fan Kit , locks etc. that are also not specified in the bid docs.

Here is web page where the Credenza Frame and Wood kit can be built at Legrand
https://www.legrandav.com/products/technical_furniture/credenzas/c3_series_credenza

I can take a guess at what might be needed for approval and an additional cost or can the design team generate the custom part# needed from the Legrand website and I can provide that additional cost for the Wood kit and internal parts.

Please Advise.

Thank you,

James Shoaff
President
714-892-5050

The part number supplied in the specifications (C3-FF32-2) does in fact indicate that it is a credenza frame. The notes section of 274116 Schedule A for this specific part number indicates that the frame finish must be coordinated and confirmed via submittals prior to ordering. Using the manufacturer's website, looking up the supplied part number obviously indicates that the part number is the rack frame and that an additional wood kit (the finish of which must be confirmed via submittals prior to ordering) is required to complete the credenza rack.

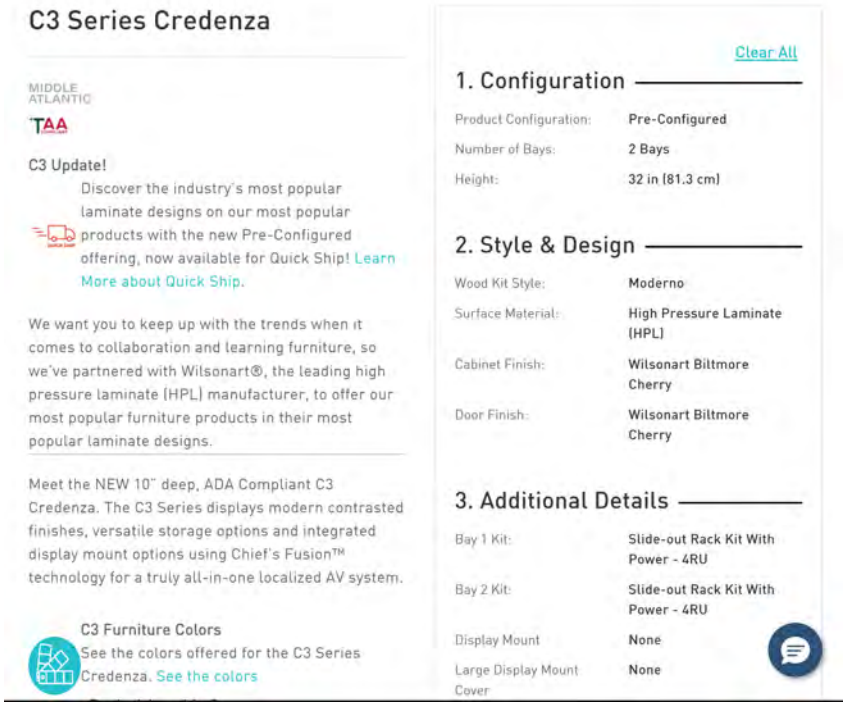
Section 274116 1.10 E. states "Furnish any additional items, not specifically mentioned herein, to meet system requirements as specified, without claim for additional payment. Such items may include but are not limited to hardware, transformers, line/distribution amplifiers and other devices for proper installation, interface, isolation, or gain structure." Therefore, while not specifically mentioned, further research of the C3-FF32-2 part number (which is required for the product data submittal anyways), indicates that an additional woodkit is required for proper installation and therefore must be provided and installed by the contractor without claim for additional payment.

Reviewing the signal block diagrams and 274116 Schedule A shows that only the Extron video receiver requires shelving to be properly mounted inside the credenza rack. This mounting hardware is supplied by Extron, therefore the Shelf bay kit is not required.

Using the manufacturer's configuration tool, the only options left for the bay kits are a slide out rack and a stationary rack. Please provide slide out racks, as that allows for ease of serviceability in the event of maintenance or troubleshooting.

The image below is an EXAMPLE of the manufacturer's configuration tool for the C3 credenza. As stated before, finish must be confirmed with architectural team via submittals prior to ordering.

To conclude, please provide the frame, woodkit, and slide out racks which are all necessary for the proper installation and function of the system per 274116 1.10 E. Please coordinate the finish with the architectural team and submit the required product data for final confirmation prior to ordering.



CHECKPOINT communications

PO Box 10237, Newport Beach, CA 92658 Lic. #545063
Tel: (714) 892-5050 www.checkpointcomm.com DIR #1000001532

February 13th, 2026 Reference # 25-1156

Project Request for Information

Magnolia Science Academy #5

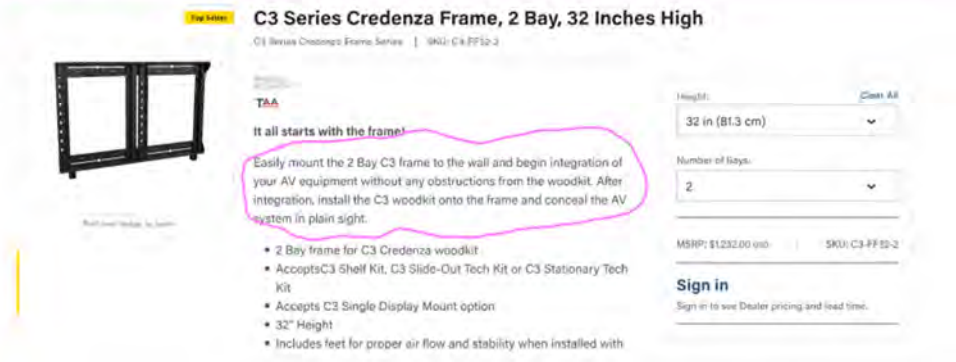
Project # 75-23204-00

RFI # 4

Q1: Question about response to RFI #3 for the Middle Atlantic Credenza in the Conference room

This is the response to RFI #3 for reference:

1) Referenced part number is the frame of the Slim AV Credenza. The design intent (as referenced in 274116 Schedule A Notes and the C3-FF32-2 product data) is for the contractor to provide and install the frame and also to provide and install the C3 wood kit finish, with the finish to be confirmed in submittals prior to ordering.



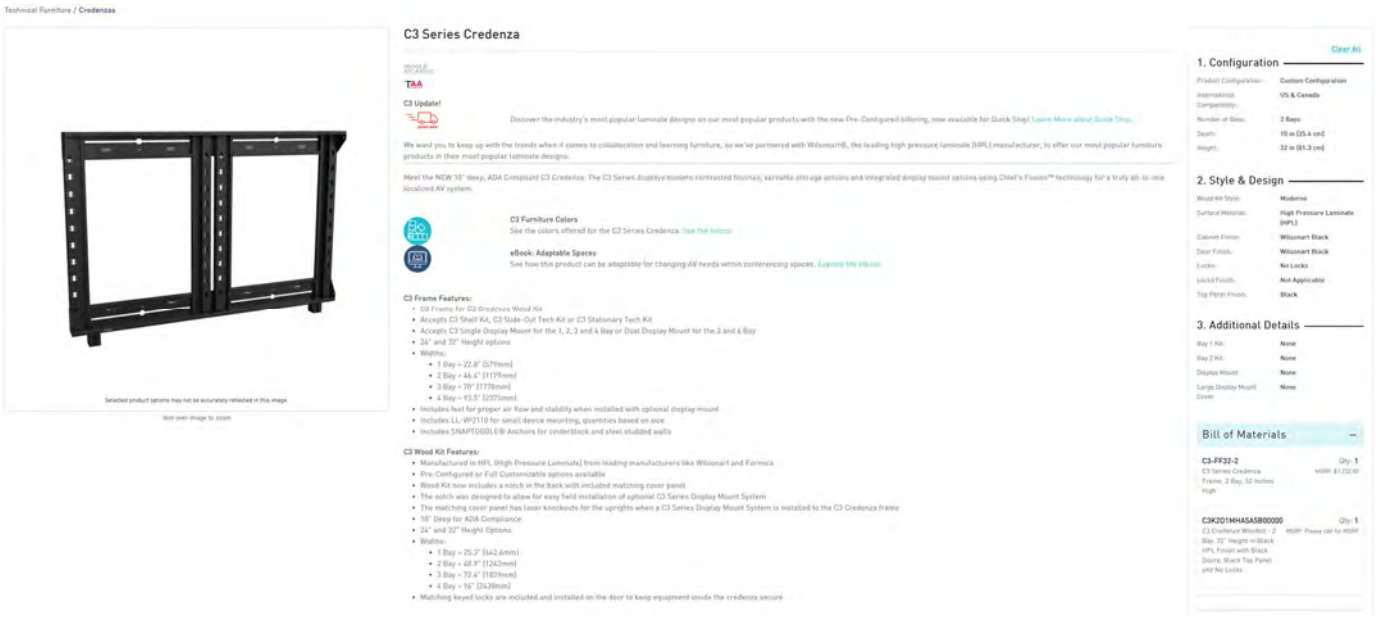
The Credenza part# supplied in the specs does not say it is for a metal frame of a Credenza and that you also need to supply an additional wood kit with a completely new part number.

103	Conference Room	Slim AV Credenza	Middle Atlantic	C3-FF32-2	1	Confirm finish in submittals prior to ordering.
103	Conference Room	AV Network Switch	Netgear	M4250 GSM4212PX	1	8-Port, 240W PoE+
103	Conference Room	Network Audio Interface	Shure	IntelliMix P300	1	

INTEGRATED AUDIOVISUAL SYSTEMS 274116 - SCHEDULE A - 1

After some additional research with Middle Atlantic the wood kit can have many different part numbers and none are shown or specified in the bid docs. An example would be part# C3K2D1MHA5A5B00000 which is

an all black wood kit (see example below). Also, there are many options for internal configuration of this Credenza which are also additional part numbers and costs.



There are additional options for shelving , pullout racks, Fan Kit , locks etc. that are also not specified in the bid docs.

Here is web page where the Credenza Frame and Wood kit can be built at Legrand
https://www.legrandav.com/products/technical_furniture/credenzas/c3_series_credenza

I can take a guess at what might be needed for approval and an additional cost or can the design team generate the custom part# needed from the Legrand website and I can provide that additional cost for the Wood kit and internal parts.

Please Advise.

Thank you,

James Shoaff
President
714-892-5050

Prime - PCO #045

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 45 - Panel R5 - From Level 1 to Level 2 room 214

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	045 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/27 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Allowance
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90061 - Panel R5 - From Level 1 to Level 2 room 214
Panel R5 - From Level 1 to Level 2 room 214

ATTACHMENTS:

COR 16 Complete Cost for the Added SOW to install conductors from ALDP to R5.pdf_ _E363535-COR 16 redline.pdf_

#	Cost Code	Description	Amount
1	33-7000-00 - Electrical Utilities	Safeway COR 16	$ 1,604.95
		Subtotal:	$1,604.95
		Overhead: 1.50%	$ 24.07
		Fee: 2.50%	$ 40.73
		Insurance: 1.00%	$ 16.70
		GRT: 0.19%	$ 3.20
		Bonds: 1.00%	$ 16.90
		Grand Total:	**$1,706.55**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Request For Change Order

To: Del Amo Construction
19191 S. Vermont Avenue
Torrance, CA 90502

Project: Del Amo - Magnolia Science #5

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of $1,604.95 will be added to the contract price.

Original Contract	$420,950.00
Other Approved Change Orders	$169,649.71
Total Contract to Date	$590,599.71
This Request	$1,604.95
Other Pending Requests	$113,307.73
Total Contract plus Pending RFCs	$705,512.39

Authorized Signature: _____ Date: _____
Safeway Building Systems, Inc

Authorized Signature: _____ Date: _____
Del Amo Construction

3133 Mission Inn Avenue | Riverside, CA 92507
Phone (909) 824-6441
Fax (909) 824-0571
www.safewaybsi.com
Lic # B/C-10 387886
Lic # C-46, C-7
ACO# 3998

DESIGN.BUILD.SERVICE
Safeway ELECTRIC

Since 1980

Change Order Request Form

Customer Del Amo Construction

Project: Magnolia
Job Number: E363525
Date: 6/10/26 COR 16

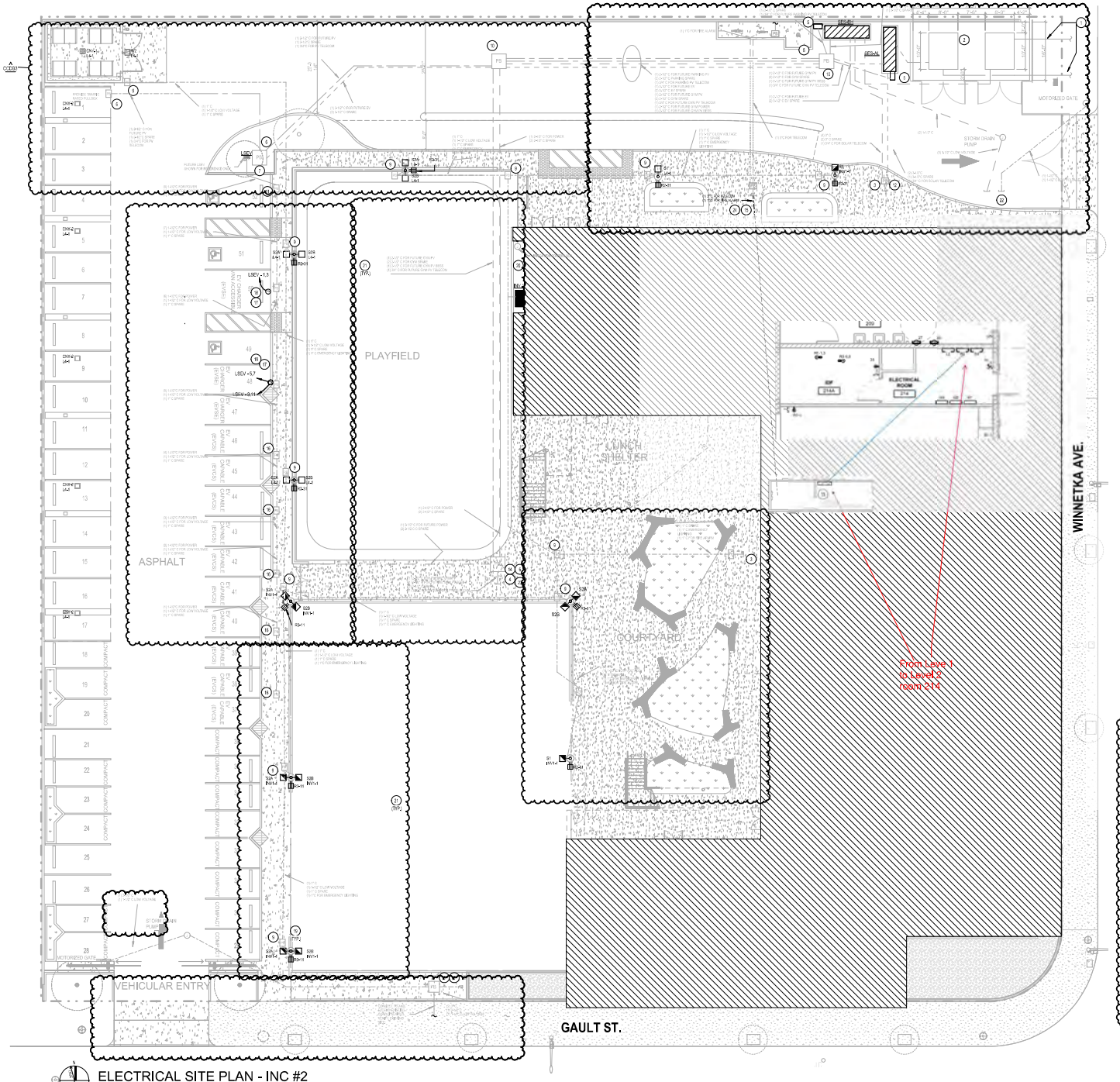
Labor Costs

Position	Hours Worked	Hourly Rate	OT Hours	OT Rate	Total Cost
Electrician	0.00	$ 110.02		$ 143.93	$ -
Foreman @ 15% of Labor HRS	0.00	$ 125.81		$ 166.65	$ -
General Foreman @ 5% of Labor	0.00	$ 130.81		$ 171.65	$ -
				Labor Subtotal	**$ -**
				Labor Subtotal w/ 15% OH&P	**$ -**

Material Costs

(260') 1/0 THHN		$ 1,157.29
(65') 6 THHN		$ 88.56
Safety Consumables and Safety Monitoring @ .5% of Labor Subtotal		$ -
	Total	$ 1,245.85
	Sales Tax 9.5%	$ 118.36
	Material Subtotal	**$ 1,364.21**
	Material Subtotal w/ 15% OH&P	**$ 1,604.95**

Total Change Order Due **$ 1,604.95**



ELECTRICAL SITE PLAN - INC #2
SCALE: 1/32" = 1'-0"

LOW VOLTAGE
208V
208V OR 277V + LOW VOLTAGE
480V (SOLAR)
480V (POWER)
4160V (UTILITY POWER)

GENERAL NOTES

A	THIS PROJECT IS A CONTINUATION OF INCREMENT #1. EXTEND CONDUITS INSTALLED IN INCR. #1 TO THE SOURCE, PANEL, DEVICE, ETC. FOR WHICH THEY ARE INTENDED.
B	PROVIDE CONDUCTORS IN CONDUIT AS INDICATED ON SINGLE LINE DIAGRAM, SHEET ES.1C.
C	PROVIDE LIGHT FIXTURES PER LUMINAIRE SCHEDULE SHOWN ON SHEET ES.1C.
D	THE CONDUITS SHOWN IN GRAY SCALE, WHETHER INDIVIDUALLY NOTED OR NOT, ARE EXISTING FROM INCREMENT #1 AND ARE SHOWN FOR REFERENCE ONLY.

SHEET NOTES - ES1.1B

Keynote Number	Keynote Description
1	PRIMARY FEEDER, COORDINATE REQUIREMENTS WITH UTILITY.
2	EXISTING UTILITY TRANSFORMERS, SHOWN FOR REFERENCE ONLY.
3	CONNECT EXISTING CONDUITS AND EXTEND TO PANELS AT ELECTRICAL ROOMS. MATCH NUMBER AND SIZE OF CONDUITS. SEE SHEET ES.1B FOR ADDITIONAL FEEDER INFORMATION.
4	EXISTING PULL POX FOR PV SYSTEM BEBS, SEE "PV" SERIES SHEETS.
5	PROVIDE NEW RULE 21 DISCONNECT SWITCHES, SEE SHEET ES.1B FOR MORE INFORMATION.
6	EXISTING PULL POX FOR PV SYSTEM, SEE "PV" SERIES SHEETS.
7	EXISTING PULLBOX FOR PANEL LSEV.
8	EXISTING DA ATTIC/COMMUNICATIONS PULLBOX.
9	EXISTING PULLBOXES FOR LIGHTING AND LOW VOLTAGE, EXTEND CONDUIT FROM HANDHOLE TO LIGHT FIXTURE AS REQUIRED. PROVIDE 2#10 + 1#10GND FOR LIGHTING CIRCUITS. PROVIDE A SEPERATE 120V CIRCUIT FOR CONVENIENCE RECEPTACLES IN THE POLES FOR ALL LIGHT FIXTURES. PROVIDE 3#12 + 1#12GND FOR CONVENIENCE RECEPTACLE CIRCUITS. ROUTE ALL CONDUCTORS FOR THE CONVENIENCE RECEPTACLE CIRCUITS IN THE SAME "1" USED FOR LIGHTING. ALL WIRES TO HAVE THE SAME INSULATION RATING. SEE MODULAR BUILDING PLANS FOR EXACT CIRCUIT TO BE USED.
10	EXISTING PULLBOX FOR ALL LINE VOLTAGE AND LOW VOLTAGE CONDUIT
11	EXISTING PULLBOX FOR EV CHARGERS AND EV CAPABLE SPACES.
12	EXTEND CONDUIT TO DISTRIBUTION BOARD ALDP, SEE SHEET ES.1B FOR FEEDER INFORMATION.
13	ALL FEEDERS AND BRANCH CIRCUITS ON LOAD SIDE OF DISTRIBUTION PANELS ARE BY SEPARATE CONTRACTOR.
14	EXISTING PULLBOX AND CONDUITS FOR FUTURE GYM.
15	PROVIDE 3" CONDUIT TO SERVICE PROVIDER MEET-ME POINT. COORDINATE EXACT LOCATION WITH SERVICE PROVIDER.
16	PROVIDE CONDUIT STUB-UPS AND PULLWIRE BACK TO PANEL FOR EV CAPABLE SPACES.
17	EV CHARGING STATION BASIS OF DESIGN: CHARGEPOINT CT4000-STANDARD PROGRAMMED OUTPUT: 7.2KW CORD LENGTH: 18 FT. PORT QUANTITY: 1 AT VAN ACCESSIBLE CHARGING STATION. 2 PORTS AT ALL OTHER EV CHARGER LOCATIONS. DATA: CELLULAR 4G LTE ENCLOSURE: BOLLARD - NEMA 3R CHARGING CONNECTION: SAE J1772
18	UTILIZE EXISTING PULLBOX FOR INSTALLATION OF NEW EV CHARGER. PROVIDE CONCRETE BASE PER MANUFACTURER'S RECOMMENDATION. ROUTE 2#6 + 1#10GRND FOR EV CHARGERS IN EXISTING CONDUITS BACK TO PANEL LSEV.
19	ALL FIXTURES ON SIDE SUPPLYING ILLUMINATION TO PLAYFIELD ARE TO BE CONTROLLED VIA RELAY. FOR FIXTURES SUPPLYING ILLUMINATION TO PUBLIC ACCESS WAYS AND AUTOMOTIVE HARDSCAPES SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK.
20	PROVIDE (2) LIGHTING RELAYS TO CONTROL EACH PLAYFIELD SEPARATELY. LOCATE RELATIVE TO PHILA LOCKABLE NEMA 3R ENCLOSURE.
21	S2/S3 FIXTURES ILLUMINATING THE PLAYFIELD ARE TO BE CONTROLLED SEPARATELY VIA RELAY, SEE NOTES 19 AND 20 FOR ADDITIONAL INFORMATION.
22	POWER AND CONTROL WIRING FOR MOTORIZED GATE TO BE ROUTED FROM ELECTRICAL ROOM, SEE MODULAR BUILDING PLANS FOR EXACT CIRCUIT TO BE USED.
23	EXISTING CONDUITS FOR FUTURE GYM, CAPPED IN PLACE.
24	EXISTING CONDUITS FOR FUTURE EV CHARGERS.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1]
0–9	0	0
10–25	4	0
26–50	8	2
51–75	13	3
76–100	17	4
101–150	25	6
151–200	35	9
201 and over	20 percent of total[2]	25 percent of EV capable spaces[2]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

Electric Vehicle Capable Space, Charging Stations and Panel Calculations

Based on California Green Building Standards Code, Title 24, Part 11, 2022
(Chapter 5, Section 5.106.5.3)

Number of EV Capable Spaces and Charging Stations

1. Total number of Actual Parking Spaces:	57
2. Number of EV capable spaces shall be provided in accordance with Table 5.106.5.3.1, column 2:	13
3. Number of EV charging stations shall be provided in accordance with Table 5.106.5.3.1, column 3:	3

EV Panel Calculations

The EV panel is required to have a dedicated 40 amp minimum branch circuit and a minimum 30 amp load for each EV capable space (5.106.5.3.1)

Number of EV capable spaces:	13
Amps per charger:	32A
VA at 208 volts, 1 phase:	6656VA
Required VA for the given number of EV capable spaces:	86528VA
Required panel amps for given number of EV capable spaces at 208V, 3 phase:	240A

EV Calcs

DLR GROUP

MAGNOLIA SA 5
NEW 2-STORY MODULAR BUILDING & SITE WORK
1111 WINNETKA AVE, WINNETKA, CA 91306

DSA SUBMISSION
A# 03-124719
100% CD SET
10/11/2024
REVISIONS

75-23201-10

ELECTRICAL SITE PLAN - INC#2

ES1.1B

Autodesk Docs://75-23201-00 Magnolia Science Academy/MSA-1L_2025.rvt
7/25/2025 1:56:00 PM

Prime - PCO #046

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 46 - Design Development - Structural Steel Facade Frame adjustments

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	046 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/27 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Allowance
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90062 - (no title)
Rework Screen Frame #7 to Align HSS2 x 2 x 1/4 to Match Alignment with frames on Winnetka Avenue.

ATTACHMENTS:
COR 588-3 - HSS Allignment on FR7.pdf

#	Cost Code	Description	Amount
1	05-1000-00 - Structural Steel / Metals	Premier COR 3	$ 3,488.81
		Subtotal:	$3,488.81
		Overhead: 1.50%	$ 52.33
		Fee: 2.50%	$ 88.53
		Insurance: 1.00%	$ 36.30
		GRT: 0.19%	$ 6.97
		Bonds: 1.00%	$ 36.73
		Grand Total:	**$3,709.67**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

13345 Estelle St.
Corona, CA 92879
Office (951) 356-6655 / Fax (951) 356-6466
Lic No: 1021990

Change Order Request

Date:	July 16, 2026	**PSS COR:**	588-3
To:	Del Amo Construction	**Project Name:**	Magnolia
Attention:	Fernando Villasenor	**Project Location:**	

Description of Change

Document: GC Request

CO Status: Pending - (Work Completed)

Description: Rework Screen Frame #7 to Allign HSS2 x 2 x 1/4 to Match Allignment with frames on Winnetka Avenue.

Notes:

Pricing

Rework Screen Frame #7 to Allign HSS2 x 2 x 1/4 to Match Allignment with frames on

Detailing	0	Hrs	at	$80.00	=	$0.00
Labor Shop	32	Hrs	at	$75.00	=	$2,400.00
Ironworker	0	Hrs	at	$130.00	=	$0.00
Welder	0	Hrs	at	$135.00	=	$0.00
Foreman	0	Hrs	at	$140.00	=	$0.00
Material	325	Lbs	at	$1.95	=	$633.75
Hardware	0	Ls	at	$200.00	=	$0.00
Galvanizing	0	Lbs	at	$1.30	=	$0.00
Welding Rig	0	Days	at	$350.00	=	$0.00
Delivery - Runner	0	Ea	at	$350.00	=	$0.00
Delivery - Semi	0	Ea	at	$950.00	=	$0.00
Equipment	0	BoomLifts			=	$0.00
Consumables	0	Hrs	at	$6.00		$0.00
Safety and PPE	0	Hrs	at	$8.00		$0.00
Small Tools/Mainten	0	Hrs	at	$6.00		$0.00
				Sub-Total COR	**=**	**$3,033.75**
				15% OH/P	**=**	**$455.06**
				Total COR	**=**	**$3,488.81**

We anticipate the following changes will impact the schedule by :

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
P: +16266961600

Project: 03-124719 Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

RFI #082: Perforated Panels Structural Steel Horizontal Beam Alignment Clarification

Revision	0	**Status**	Open
To	Ellen Emmerson (DLR Group) Isaac Farias (DLR Group) Jenny Harrison (DLR Group) Narek Torosian (DLR Group)	**From**	Austin Duarte (Del Amo Construction)
Date Initiated	Apr 27, 2026	**Due Date**	May 4, 2026
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Greg Brendel (Gateway Science and Engineering, Inc.), Austin Duarte (Del Amo Construction), Ellen Emmerson (DLR Group), Isaac Farias (DLR Group), Lyndsey Hurrell (Del Amo Construction), Ryan Mcintosh (Silver Creek Modular), Lauren Michelson (Del Amo Construction), Kenny Muhaw (Silver Creek Modular), Naeiri Petrosian (Del Amo Construction), Narek Torosian (DLR Group), Ilya Veyts (Gateway Science and Engineering, Inc.), James Villanueva (Gateway Science and Engineering, Inc.), Fernando Villasenor (Del Amo Construction), Daniel Young (Del Amo Construction)		

Activity

Question

Question from Austin Duarte Del Amo Construction *on Monday, Apr 27, 2026 at 12:05 PM PDT*

Following a review of the structural steel shop drawings by Premier Steel Structures, it was identified that the horizontal beams on the South Elevation are not aligned with those on the East Elevation. To address this, Best Contracting and Premier Steel propose lowering the horizontal beams on the South Elevation to achieve alignment with the East Elevation, thereby providing continuous structural support. It is confirmed with Premier Steel that fabrication of the South Elevation beams have not begun and this adjustment can still be performed.

1) Please advise if lowering the horizontal beams on the South Elevation to achieve alignment with the East Elevation is acceptable or provide direction.

Attachments
RFI #082 Perforated Panels Structural Steel Horizontal Beam Alignment Clarification.pdf

Awaiting an Official Response

DLRG Structural: It is structurally acceptable to lower the horizontal beams on the south side to align with the elevation of the horizontal beams on the east side. Architect and Silver Creek engineer confirm. Nilo Hosseini - 05/04/2026

REQUEST FOR INFORMATION

DATE: 4-24-26
RFI #: 04

Best Contracting Services, Inc.
26021 Magnolia Science Academy MSA 5 Increment II

TO: FERNANDO VILLANESOR
DEL AMO CONSTRUCTION

PHONE: (424) 378 - 5878
EMAIL: fvillasenor@delamoconstruction.com
CC:

FROM: MARC PRIEGO
BEST CONTRACTING SERVICES, INC.

PHONE: (310) 966 - 0075
EMAIL: mpriego@bestcontracting.com

SUBJECT: Structural Steel Horizontal Beam Alignment

DRAWING REFERENCE: E0-RB
SPEC SECTION: 057513

RESPOND BY: 5-1-2026

POTENTIAL IMPACT: Cost Increase ☐ Unknown Cost ☐
Time Increase ☐ Unknown Time ☐

QUESTION

Please provided direction regarding the following item related to the steel structure bracket:

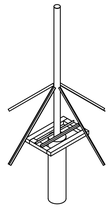
Following a review of the structural steel shop drawings by Premier Steel Structures, it was identified that the horizontal beams on the South Elevation are not aligned with those on the East Elevation.

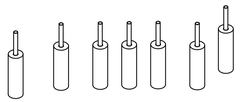
To address this, Best Contracting and Premier Steel propose lowering the horizontal beams on the South Elevation to achieve alignment with the East Elevation, thereby providing continuous structural support.

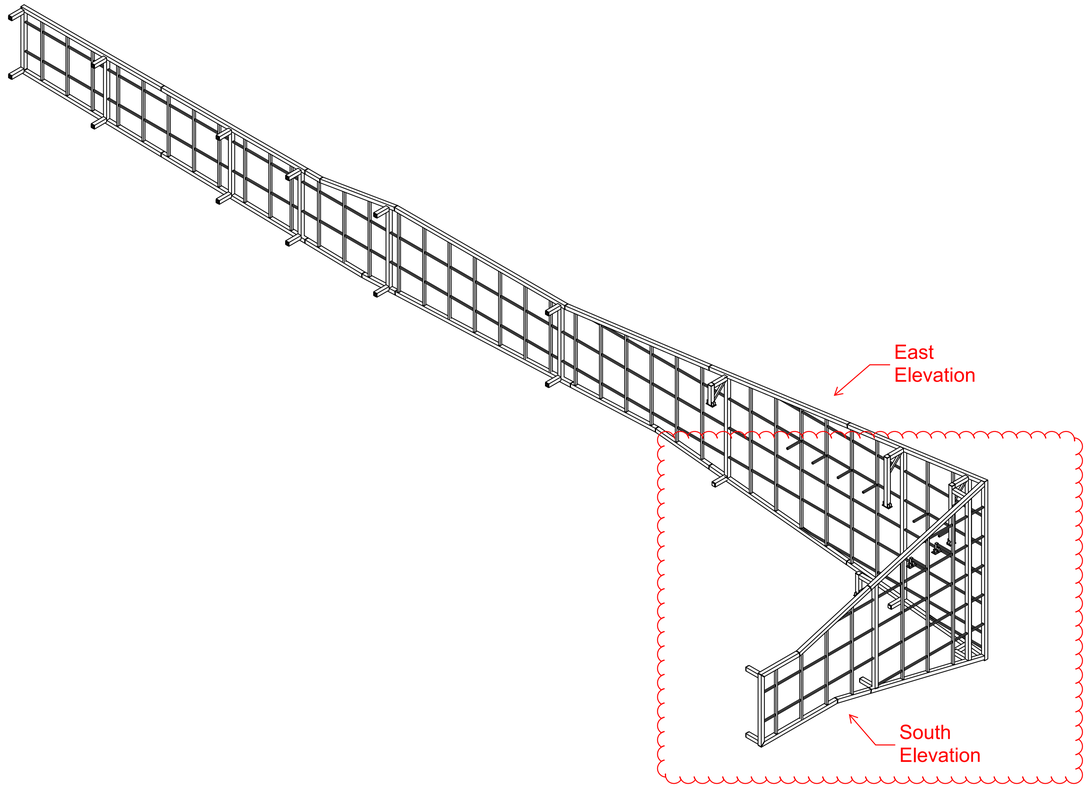
It is confirmed with Premier Steel that fabrication of the South Elevation beams have not begun and this adjustment can still be performed.

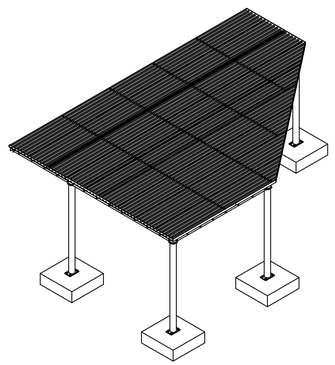
RESPONSES

AUTHORIZED SIGNATURE | COMPANY | DATE









3D VIEW

DATE	REV.	DESCRIPTION
01/05/26	B	REVISED AND RESUBMIT
11/21/2025	A	FOR APPROVAL ONLY

PREMIER STEEL STRUCTURES
13345 Estelle St.
Corona, CA 92879
Phone: 951.356.6655 Fax:951.356.6466
C.A. Lic # 1021990 L.A. City Lic. #FB03124

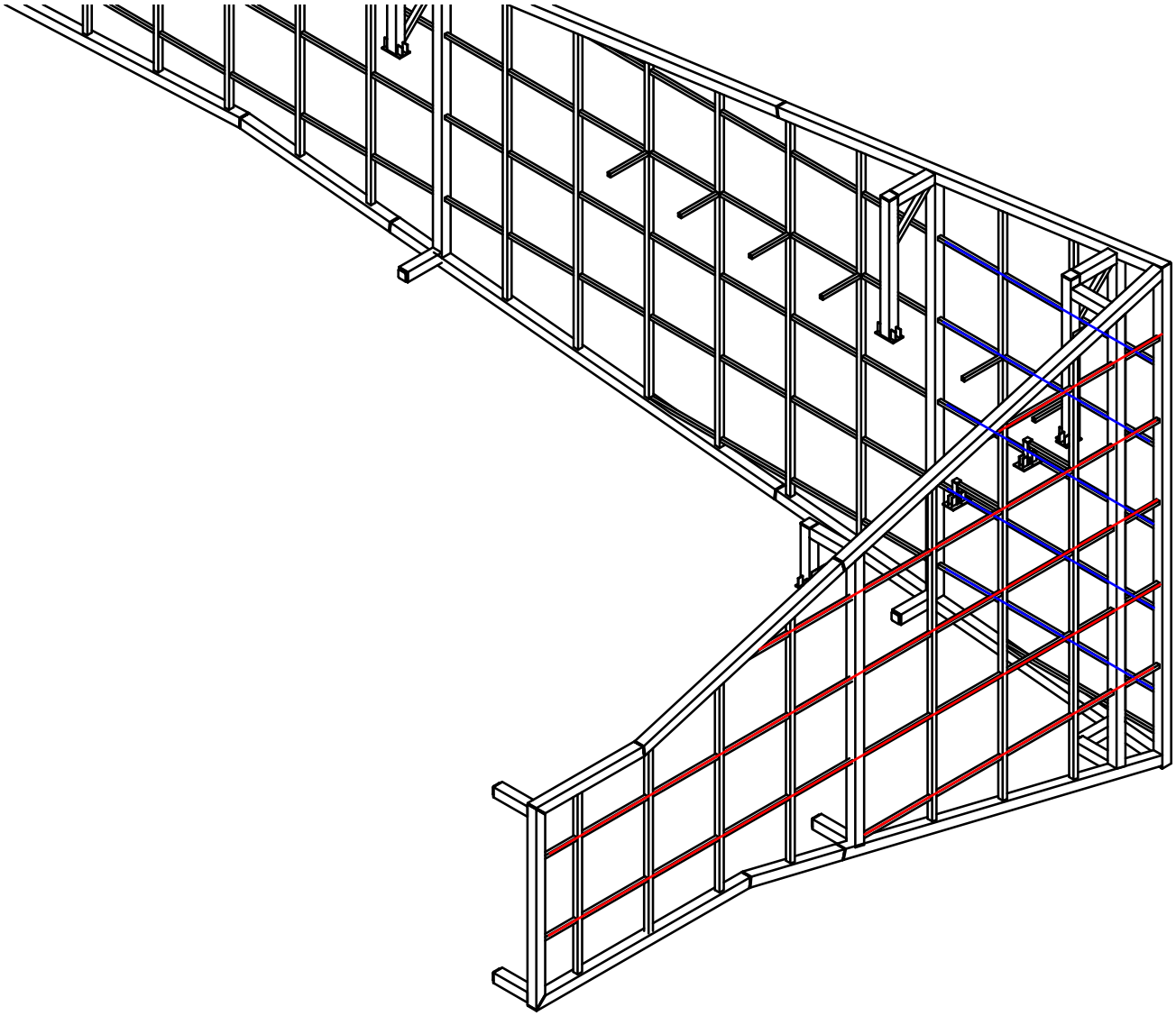
ELECTRODE:- E70XX

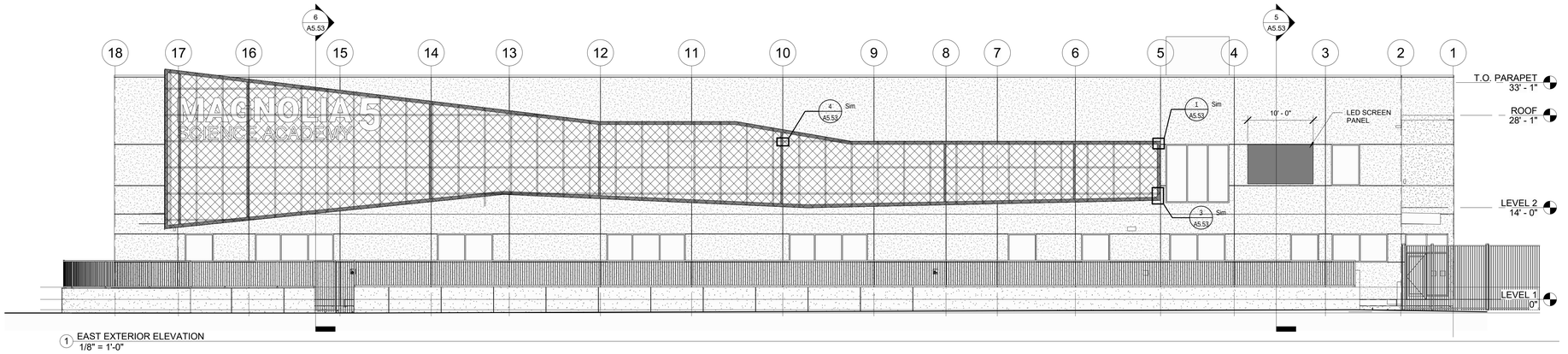
PROJECT:-
MANGOLIA SCIENCE ACADEMY SA5
7111 WINNETKA AVENUE,
WINNETKA, CA 91306

DETAILING SERVICES BY:
AXTELLA STRUCTURES
AXTELLASTRUCTURES@GMAIL.COM

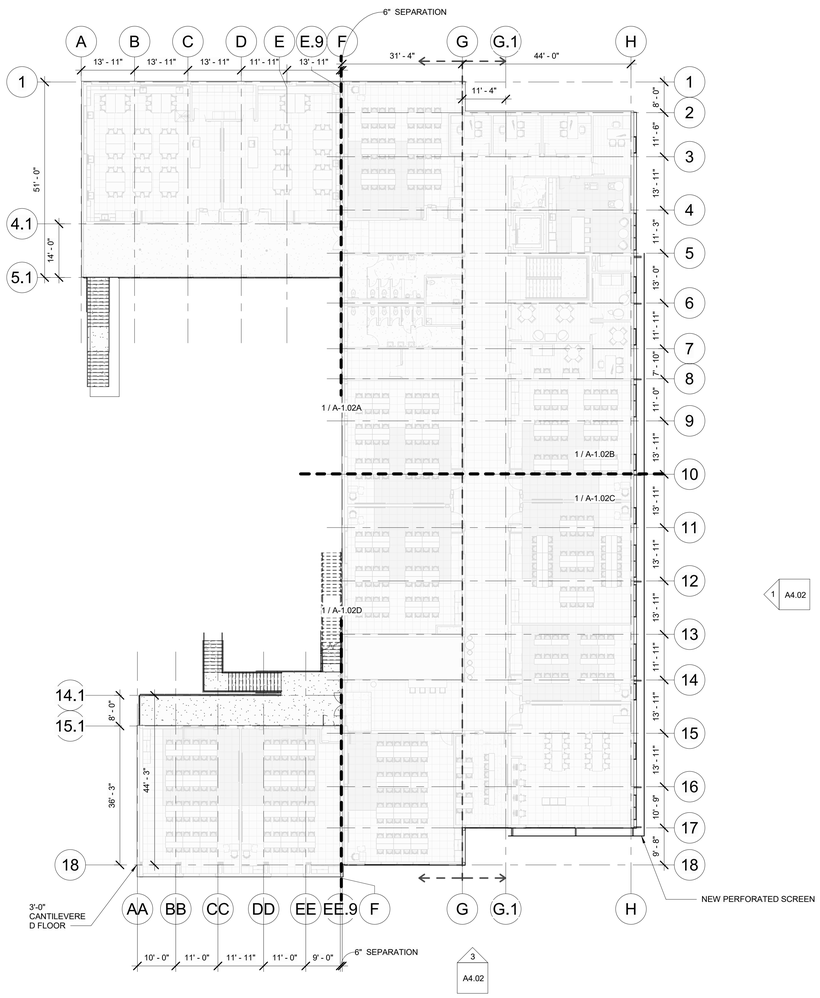
DETAIL OF:
3D VIEW

MODELER	DETAILER	CHECKER	FOR APPROVAL	FOR CONST.	JOB NO #	SHEET #
HAH	HAH	KAR	DATE: 11/21/25	DATE:_____		E0 B

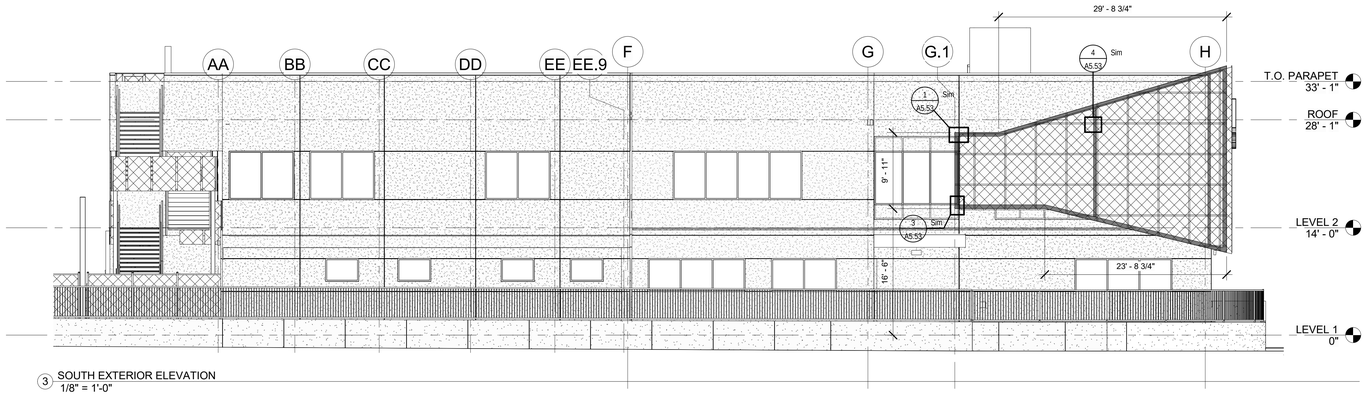




1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



2 LEVEL 2 - OVERALL FLOOR PLAN-FOR REFERENCE
1/16" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

SEE STRUCTURAL DRAWINGS AND MODULAR BUILDING STRUCTURAL DRAWINGS FOR SCREEN WALL STRUCTURAL DETAILS.

DSA

DLR GROUP
© DLR Group

LICENSED ARCHITECT
MARK R. STAMPER
C-29304
6.30.25
Renewal Date
STATE OF CALIFORNIA

MAGNOLIA PUBLIC SCHOOLS

MAGNOLIA SA 5
NEW 2-STORY MODULAR BUILDING & SITE WORK
7111 WINNETKA AVE WINNETKA, CA 91306

DSA SUBMISSION
A# 03-124719
100% CD SET
06/13/2025
REVISIONS

75-23204-00

EXTERIOR ELEVATIONS PERFORATED SCREEN

A4.02

Autodesk Docs://75-23204-00 Magnolia Science Academy/75-23204-00 Magnolia Science Academy_MSA AR_2022.rvt
6/13/2025 11:46:07 PM

Prime - PCO #047

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 47 - T&M Saturday Work - 6-20-26

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	047 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/27 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Allowance
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90063 - PCO 47 - T&M Saturday Work - 6-20-26
Premier COR 1

ATTACHMENTS:

COR 588-1 - T&M Sat 6-20-26.pdf

#	Cost Code	Description	Amount
1	05-1000-00 - Structural Steel / Metals	Premier COR 1	$ 2,415.00
		Subtotal:	$2,415.00
		Overhead: 1.50%	$ 36.23
		Fee: 2.50%	$ 61.28
		Insurance: 1.00%	$ 25.13
		GRT: 0.19%	$ 4.82
		Bonds: 1.00%	$ 25.42
		Grand Total:	**$2,567.88**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

13345 Estelle St.
Corona, CA 92879
Office (951) 356-6655 / Fax (951) 356-6466
Lic No: 1021990

Change Order Request

Date:	July 2, 2026	**PSS COR:**	588-1
To:	Del Amo Construction	**Project Name:**	Magnilia
Attention:	Fernando Villasenor	**Project Location:**	

Description of Change

Document: T&M

CO Status: Pending

Description: T&M Saturday Work - 6-20-26

Notes: Premium Time Only

Pricing

T&M Saturday Work - 6-20-26

Detailing	0	Hrs	at	$80.00	=	$0.00
Labor Shop	0	Hrs	at	$75.00	=	$0.00
Ironworker	8	Hrs	at	$65.00	=	$520.00
Welder	8	Hrs	at	$67.50	=	$540.00
Foreman	8	Hrs	at	$70.00	=	$560.00
Material	0	Lbs	at	$1.95	=	$0.00
Hardware	0	Ls	at	$0.00	=	$0.00
Galvanizing	0	Lbs	at	$1.30	=	$0.00
Welding Rig	0	Days	at	$350.00	=	$0.00
Delivery - Runner	0	Ea	at	$350.00	=	$0.00
Delivery - Semi	0	Ea	at	$950.00	=	$0.00
Equipment					=	$0.00
Consumables	24	Hrs	at	$6.00		$144.00
Safety and PPE	24	Hrs	at	$8.00		$192.00
Small Tools/Mainten	24	Hrs	at	$6.00		$144.00
				Sub-Total COR	**=**	**$2,100.00**
				15% OH/P	**=**	**$315.00**
				Total COR	**=**	**$2,415.00**

We anticipate the following changes will impact the schedule by : 1 Day

Prime - PCO #048

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
Phone: (310) 378-6203
Fax: (310) 378-4663

Project: 2025-089 - Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

PCO 48 - Perforated Pattern fur out

TO:	MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION 250 EAST 1ST STREET, SUITE 1500 LOS ANGELES California, 90012	**FROM:**	Del Amo Construction LLC 19191 S. Vermont Ave #950 Torrance California, 90502
PCO NUMBER/REVISION:	048 / 0	**CONTRACT:**	2025-089 - Main Project
REQUEST RECEIVED FROM:		**CREATED DATE:**	7/27 /2026
STATUS:	Pending - In Review	**PRIME CONTRACT CHANGE ORDER:**	None
REFERENCE:		**CHANGE REASON:**	Design Change
FIELD CHANGE:	No	**SCHEDULE IMPACT*:**	
LOCATION:		*** If no value shown any schedule impact will be submitted as a seperate Prime - PCO.**	

DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #90064 - Perforated Pattern fur out
Best COR 1
Per Rfi#74 Best contracring will fabricate and install a continous 16GA galvanized C-Channel,at the recessed 2x2 horizontal beams to align the inner part of the steel structure to the perimeter of the structure. For dri-design panel attachements to be on the same plane

ATTACHMENTS:
COR# 26021-0001.pdf

#	Cost Code	Description	Amount
1	07-6000-00 - Flashing and Sheet Metal	Best COR 1	$ 22,041.56
		Subtotal:	$22,041.56
		Overhead: 1.50%	$ 330.62
		Fee: 2.50%	$ 559.30
		Insurance: 1.00%	$ 229.31
		GRT: 0.19%	$ 44.01
		Bonds: 1.00%	$ 232.05
		Grand Total:	**$23,436.85**

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION
250 EAST 1ST STREET, SUITE 1500
LOS ANGELES, California 90012

Del Amo Construction LLC
19191 S. Vermont Ave #950
Torrance, California 90502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Change Order Request

C.O.R. # **26021-0001**
G.C. # RFI 74
Date: 5/8/2026

Project Name: 26021 / MAGNOLIA SCHOOL SCIENCE ACADEMY MSA-5 INCREMENT II
Project #: 26021

To: Del Amo Construction
Attn:
23840 Madison St.
Torrance, CA 90505
Phone: (310) 378-6203 **Fax:** (310) 378-4663

From: Best Contracting Services, Inc.
Oliver Mongeotti
19027 S. Hamilton Ave.
Gardena, CA 90248-4408
Phone: (310) 328-6969 **Fax:** (310) 380-6066

We hereby propose to make the following changes:

C-Channel at recessed steel for Dri-Design panels

Per Rfi#74 Best contracring will fabricate and install a continous 16 GA galvanized C-Channel,at the recessed 2x2 horizontal beams to align the inner part of the steel structure to the perimeter of the structure. For dri-design panel attachements to be on the same plane

Exclusions:
Painting
Welding

Delivery includes:
1 Journeyman (Driver) Deliver and return to shop.
Loading
Unloading
Fuel
Wear and Tear on the vehicle
Insurance

Change Order Price $22,041.56

This price is good for 15 days. If conditions change, this price is void.

We are requesting a time extension of 0 days in conjunction with this change.

Oliver Mongeotti — Author
5/8/2026 — Date Sent

☐ Accepted The above prices and specifications of this Change Order request are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise specified.

Authorized Signature
Date of Acceptance

Change Order Request

C.O.R. # **26021-0001**

G.C. # RFI 74

Date: 5/8/2026

Project Name: 26021 / MAGNOLIA SCHOOL SCIENCE ACADEMY MSA-5 INCREMENT II

Project #: 26021

Labor

Labor Type	Man Hrs	$/Hr	Burden	Fringe	TotalTax	Total Labor
Sheet Metal Foreman	48.00	$132.26	$0.00	$0.00	$0.00	$6,348.48
Sheet Metal Journeyman	48.00	$119.09	$0.00	$0.00	$0.00	$5,716.32
Sheet Metal Journeyman- Shop	16.00	$119.09	$0.00	$0.00	$0.00	$1,905.44
				Sub Total	**$0.00**	**$13,970.24**
				Grand Total	**$0.00**	**$13,970.24**

Materials

Materials	Quantity	Cost	TotalTax	Total Materials
16GA Galvanized 48"x120" flat sheet	15.00	$98.72	$151.78	$1,632.58
Bi-Flex 1/4-20x1" HWH self drilling TEK	2,500.00	$0.76	$194.75	$2,094.75
Delivery for Material	1.00	$750.00	$0.00	$750.00
		Sub Total	**$346.53**	**$4,477.33**
		Grand Total	**$346.53**	**$4,477.33**

Equipment

Equipment	Quantity	Cost	TotalTax	Total Equipment
Articulating Boom 45'	1.00	$719.00	$0.00	$719.00
		Sub Total	**0.00**	**$719.00**
		Grand Total	**0.00**	**$719.00**

Total	**$19,166.57**
Overhead	**$1,916.66**
Profit	**$958.33**
Total	**$22,041.56**

Del Amo Construction, LLC
19191 S Vermont Ave, Suite 950
Torrance, California 90502
P: (310) 378-6203
F: (310) 378-4663

Project: 2025-089 Magnolia Science MSA-5 Increment 2
7111 WINNETKA AVENUE
Winnetka, California 91306

RFI #074: Perforated Panel Release and Structural Steel Discrepancies

Revision	0	**Status**	Open
To	Austin Duarte (Del Amo Construction LLC)	**From**	Austin Duarte (Del Amo Construction LLC) 19191 S. Vermont Ave #950 Torrance, California 90502
Date Initiated	Apr 22, 2026	**Due Date**	Apr 29, 2026
Location		**Project Stage**	Course of Construction
Spec Section			
Drawing Number		**Reference**	
Linked Drawings			
		Sub Job	
Copies To	Austin Duarte (Del Amo Construction LLC), Fernando Villasenor (Del Amo Construction LLC)		

ADDITIONAL FIELDS

Priority	**Expected Response Date**

Activity

Question

Question from Austin Duarte Del Amo Construction LLC *on Wednesday, Apr 22, 2026 at 09:25 AM PDT*

Upon review with Dri Design, discrepancies have been identified between the structural steel drawings and the architectural drawings.

Dri Design has advised that all horizontal tube steel should be relocated to the face of the structure to ensure alignment on the same plane. If this adjustment is not implemented, hat channel sections will need to be added to the horizontal steel to achieve the required attachment point, which would result in additional costs. Furthermore, the horizontal tube steel is currently specified at a width of 2 inches, allowing minimal tolerance. A deviation as small as 1/4 inch during installation could adversely affect panel alignment. To mitigate this risk, Best recommends increasing the horizontal tube steel width to 4 inches.

1) Please advise if the horizontal steel tube shall be relocated to the face of the structure or provide direction.

2) Please advise if the horizontal steel shall be increased in size to 4 inches or provide direction.

Attachments
RFI #074 Perforated Panel Release and Structural Steel Discrepancies.pdf

Official Response

Response from Austin Duarte Del Amo Construction LLC *on Monday, May 4, 2026 at 07:22 PM PDT*

Narek Torosian (DLR Group)
May 4, 2026 at 2:26 PM PDT

Proceed per the structural engineer's comment.

Attachments
RFI 074 Perforated Panel Release & Structural Steel Discrepancies_updated 4-27-2026 - DLRG Response.pdf

RFI #074 - Perforated Panel Release and Structural Steel Discrepancies

Project: 2025-089 Magnolia Science MSA-5 Increment 2

Official Response

Response from Austin Duarte Del Amo Construction LLC *on Monday, May 4, 2026 at 07:20 PM PDT*

April 27, 2026 at 12:31 PM PDT

Upon review of the steel at the shop, majority of the steel has already been fabricated. This has led to a new proposed option. See updated RFI:

Best Contracting proposes the use of a shop fabricated continuous 16GA galvanized C-Channel to be attached to the recessed 2x2 horizontal beams, to align the inner part of the steel structure to the perimeter of the structure. This will put our horizontal attachments in the same plane as the perimeter structure like is shown in the architectural drawings. A detail has been provided to illustrate the proposed assembly and its connection to the perforated panels.

1) Please advise on how to proceed.

Attachments

RFI 074r1 - Recessed Structural Steel Horizontal Beam Solution (1).pdf

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
P: +16266961600

Project: 03-124719 Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

RFI #074: Perforated Panel Release and Structural Steel Discrepancies

Revision	0	**Status**	Open
To	Ellen Emmerson (DLR Group) Isaac Farias (DLR Group) Jenny Harrison (DLR Group) Narek Torosian (DLR Group)	**From**	Austin Duarte (Del Amo Construction)
Date Initiated	Apr 21, 2026	**Due Date**	Apr 28, 2026
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Greg Brendel (Gateway Science and Engineering, Inc.), Austin Duarte (Del Amo Construction), Ellen Emmerson (DLR Group), Isaac Farias (DLR Group), Lyndsey Hurrell (Del Amo Construction), Ryan Mcintosh (Silver Creek Modular), Lauren Michelson (Del Amo Construction), Kenny Muhaw (Silver Creek Modular), Naeiri Petrosian (Del Amo Construction), Narek Torosian (DLR Group), Ilya Veyts (Gateway Science and Engineering, Inc.), James Villanueva (Gateway Science and Engineering, Inc.), Fernando Villasenor (Del Amo Construction), Daniel Young (Del Amo Construction)		

Activity

Question

Question from Austin Duarte Del Amo Construction *on Tuesday, Apr 21, 2026 at 08:29 AM PDT*

Upon review with Dri Design, discrepancies have been identified between the structural steel drawings and the architectural drawings.

Dri Design has advised that all horizontal tube steel should be relocated to the face of the structure to ensure alignment on the same plane. If this adjustment is not implemented, hat channel sections will need to be added to the horizontal steel to achieve the required attachment point, which would result in additional costs. Furthermore, the horizontal tube steel is currently specified at a width of 2 inches, allowing minimal tolerance. A deviation as small as 1/4 inch during installation could adversely affect panel alignment. To mitigate this risk, Best recommends increasing the horizontal tube steel width to 4 inches.

1) Please advise if the horizontal steel tube shall be relocated to the face of the structure or provide direction.

2) Please advise if the horizontal steel shall be increased in size to 4 inches or provide direction.

Attachments
RFI #073 Perforated Panel Release and Structural Steel Discrepancies.pdf

Awaiting an Official Response

RFI #074 - Perforated Panel Release and Structural Steel Discrepancies

Project: 03-124719 Magnolia Science Academy 5 - Inc 2

All Replies

Response from Austin Duarte Del Amo Construction *on Monday, Apr 27, 2026 at 12:31 PM PDT*

Upon review of the steel at the shop, majority of the steel has already been fabricated. This has led to a new proposed option. See updated RFI:

Best Contracting proposes the use of a shop fabricated continuous 16GA galvanized C-Channel to be attached to the recessed 2x2 horizontal beams, to align the inner part of the steel structure to the perimeter of the structure. This will put our horizontal attachments in the same plane as the perimeter structure like is shown in the architectural drawings. A detail has been provided to illustrate the proposed assembly and its connection to the perforated panels.

1) Please advise on how to proceed.

Attachments
RFI 074r1 - Recessed Structural Steel Horizontal Beam Solution.pdf

DLRG Structural: The proposed solution is structurally acceptable; however, please revise the detail per the comments on Sheet 4 of this RFI. Architect to confirm.
Nilo Hosseini - 05/04/2026

Proceed per structural's comment and update.
Narek Torosian | 05/04/26

REQUEST FOR INFORMATION

Best Contracting Services, Inc.

26021 Magnolia Science Academy MSA 5 Increment II

DATE: 4-24-26
RFI #: 05

TO: FERNANDO VILLANESOR
DEL AMO CONSTRUCTION

PHONE: (424) 378 - 5878
EMAIL: fvillasenor@delamoconstruction.com
CC:

FROM: MARC PRIEGO
BEST CONTRACTING SERVICES, INC.

PHONE: (310) 966 - 0075
EMAIL: mpriego@bestcontracting.com

SUBJECT: Recessed Structural Steel Horizontal Beam Solution

DRAWING REFERENCE: AS INDICATED
SPEC SECTION: 057513

RESPOND BY: 5-1-26

POTENTIAL IMPACT: Cost Increase ☑ Unknown Cost ☐
Time Increase ☐ Unknown Time ☑

QUESTION

Please provide direction for the proposed solution for the horizontal steel beam being recessed, in the steel structure that the Dri-Design panels fastens to.

Best Contracting proposes the use of a shop fabricated continuous 16GA galvanized C-Channel to be attached to the recessed 2x2 horizontal beams, to aline the inner part of the steel structure to the perimeter of the structure.This will put our horizontal attachments in the same plane as the perimeter structure like is shown in the architectural drawings.

A detail has been provided to illustrate the proposed assembly and its connection to the perforated panels.

RESPONSES

AUTHORIZED SIGNATURE _____ COMPANY _____ DATE _____

TURNED IN

DATE: _____

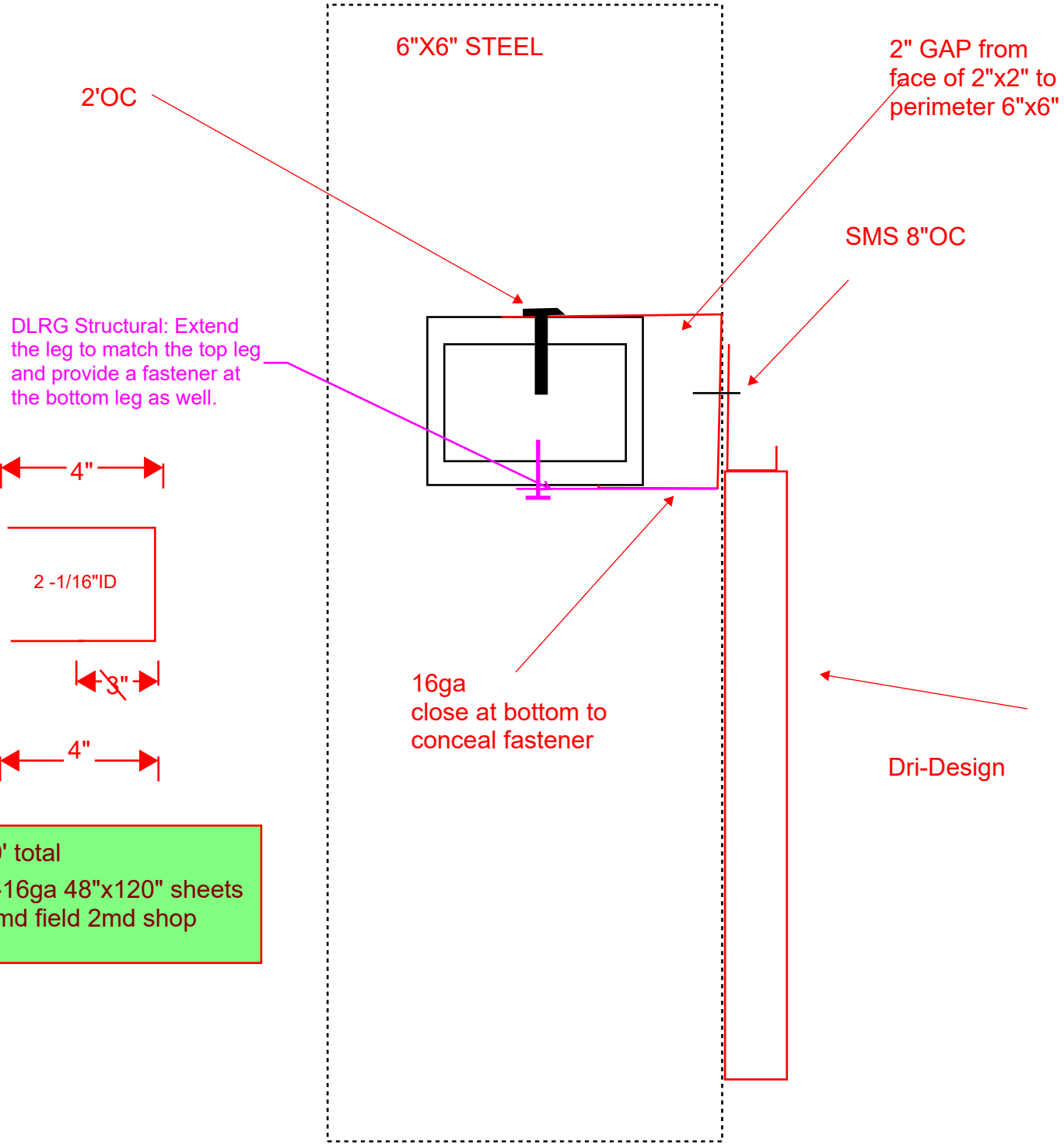
TIME: _____

REQUIRED:

DATE: _____

TIME: _____

SHOP ORDER TICKET



580' total
15 -16ga 48"x120" sheets
12 md field 2md shop

PROJECT NAME:		GAUGE: _____	COLOR: _____
BEST JOB NO:		TYPE:(PLS. CHECK)	____ STAINLESS STEEL
TRACKING CODE		____ GALVANIZED	____ BONDERIZED ____ ALUMINUM
SUPERINTENDENT		____ COPPER	____ CLAD ____ OTHER
DRAWING NO.		LENGTH _____	QTY _____



GENESIS METALS
JAMES METALS
RIVERSIDE PROCESSING

4

Best Contracting Services

January 2026 Prices

Description	**Price/PC**
G90 Galvanized	
26ga 48 x 120	$73.80
24ga 48 x 120	$79.62
22ga 48 x 120	$82.28
20ga 48 x 120	$89.62
18ga 48 x 120	$93.50
16ga 48 x 120	$98.72

Thank you for your support.

P.Jay Peterson
Sales Manager

Robert Lindner
Outside Sales Rep

Due to current market conditions, prices and availability are subject to change at any moment.

1495 Columbia Avenue, Building 10, Riverside, CA 92507-2013 Phone: (951) 369-3990 Fax: (951) 369-3989

Quotation

19753 Scarlet Meadow Drive
Santa Clarita, CA 91321
818 422-7258 **ReconBuildingSupply@gmail.com**

Date	Quote#
10/28/2025	4505

Name / Address	Ship To
Best Contracting 19027 S. Hamilton Ave. Gardena, CA 90248	Best Contracting 19027 S. Hamilton Ave. Gardena, CA 9024813121

Contact	Project	Due Date
Jake Kradolfer		11/27/2025

Qty	Description	Price Each	Total
2,500	Bi-Flex - 1/4-20 x 1" HWH Self-Drilling Screws 300 Series Stainless Steel	0.76	1,900.00T
1,000	Bi-Flex - 1/4-20 x 1-1/2" HWH Self-Drilling Screws 300 Series Stainless Steel	1.40	1,400.00T
1,500	Bi-Flex - 1/4-20 x 2" HWH Self-Drilling Screws 300 Series Stainless Steel	1.80	2,700.00T

Priced

Subtotal	$6,000.00
Sales Tax (9.75%)	$585.00
Total	$6,585.00

Company Name: **BSC Contracting**

Address: 19027 S Hamilton Ave, Gardena (

Account #

Phone

Sales Rep: Lalo Ramirez/Frank Chaidez
Cell: Lalo 840-217-3286
Cell: Frank 840-217-1195
Email: frank.chaidez@equipmentshare.com

Electric Scissor Lifts	Daily	Weekly	4-Week
Electric Scissor Lift,19' Narrow	$120.00	$240.00	$340.00
Electric Scissor Lift,26',Narrow	$140.00	$280.00	$420.00
Electric Scissor Lift,32',Wide	$150.00	$300.00	$650.00
Electric Scissor Lift,40',Narrow	$255.00	$575.00	$1,178.00
Rough Terrain Scissor Lifts	**Daily**	**Weekly**	**4-Week**
Rough Terrian Scissor Lift 26'	$215.00	$450.00	$900.00
Rough Terrain Scissor Lift, 32'	$255.00	$510.00	$1,020.00
Rough Terrain Scissor Lift, 43	$330.00	$700.00	$1,350.00
Boom Lifts-Articulated Electric	**Daily**	**Weekly**	**4-Week**
Electric Articulating Boom Lift,30-34'	$290.00	$700.00	$1,400.00
Electric Articulating Boom Lift, 40' Narrow	$300.00	$720.00	$1,460.00
Boom Lifts-Articulated Diesel	**Daily**	**Weekly**	**4-Week**
Articulating Boom Lift, 45'	$311	$719	$1,576
Articulating Boom Lift, 60-65'	$407	$971	$2,055
Articulating Boom Lift, 80' - 85' IC	$697	$1,571	$3,518
Articulating Boom Lift,125'	$1,250	$3,100	$8,300
Boom Lifts-Telescoping Diesel	**Daily**	**Weekly**	**4-Week**
Telescopic Boom Lift, 40' IC	$290	$700	$1,500
Telescopic Boom Lift, 60' IC	$400	$1,075	$2,225
Telescopic Boom Lift, 80' IC	$775	$1,800	$4,000
Telescopic Boom Lift,120-125' IC	$1,300	$3,500	$8,100
Telescopic Boom Lift, 150'	$2,400	$6,500	$14,000
Straight Mast Forklifts	**Daily**	**Weekly**	**4-Week**
Industrial Forklift,5000lbs	$200	$500	$975
Reach Forklifts	**Daily**	**Weekly**	**4-Week**
Telehandler,16-20',5000-5500lbs	$290	$775	$1,700
Telehandler,36',6000lbs	$310	$925	$1,850
Telehandler,42-43',8000lbs	$400	$950	$2,200
Telehandler,54-56',10000lbs.	$475	$1,250	$2,950
Telehandler,55',12000lbs.	$575	$1,700	$3,450
Telehandler,80',12000lbs.	Call	For	Quote
Rotating Telehandler, 10,000-14,000 lbs	Call	For	Quote

Transportation Fee is $125.00 each way within the greater service area.
Prices quoted do not include fuel or other applicable charges.

VALID PERIOD: 01/01/2026 THRU 06/30/2026

CLASSIFICATION: APPRENTICE (85%) **TRADE:** SHEET METAL

LOCATION: SOUTHERN CALIFORNIA **UNION:** LOCAL 105

Mileage $.655 per mile

	ST	OT	DT	DESCRIPTION
	$ 53.05	$ 79.58	$ 106.10	BASE WAGE
	$ -	$ -	$ -	OTHER TAXABLE WAGE
(1)	**$ 53.05**	**$ 79.58**	**$ 106.10**	**TOTAL GROSS TAXABLE WAGE**
	$ 1.00	$ 1.00	$ 1.00	401(A) PLAN - MANDATORY
	$ -	$ -	$ -	RETIREE'S SUPP HEALTH PLAN
	$ 11.25	$ 11.25	$ 11.25	HEALTH PLAN
	$ 0.50	$ 0.50	$ 0.50	HEALTH REIMBURSEMENT ACCT. (HRA)
	$ 3.00	$ 3.00	$ 3.00	LOCAL PENSION
	$ 0.70	$ 0.70	$ 0.70	LOCAL TRAINING
	$ 0.12	$ 0.12	$ 0.12	NATIONAL TRAINING
	$ 3.86	$ 3.86	$ 3.86	NATIONAL PENSION
	$ 0.03	$ 0.03	$ 0.03	NEMI
	$ 0.02	$ 0.02	$ 0.02	SMOHIT
	$ 0.09	$ 0.09	$ 0.09	LMCT/FP-ACC
	$ 0.60	$ 0.60	$ 0.60	INDUSTRY FUND
	$ -	$ -	$ -	DUES CHECK OFF
(2)	**$ 21.17**	**$ 21.17**	**$ 21.17**	**EMPLOYER FRINGE BENEFIT PAYMENTS**
(3)	**$ 74.22**	**$ 100.75**	**$ 127.27**	**TOTAL PACKAGE (1+2)**
	$ 8.77	$ 8.77	$ 8.77	WORKERS COMP INSURANCE (W/C)
	$ 4.32	$ 4.32	$ 4.32	GENERAL LIABILITY INSURANCE (G/L)
	$ 3.29	$ 4.93	$ 6.58	STATE UNEMPLOYMENT (SUTA)
	$ 1.11	$ 1.67	$ 2.23	FEDERAL UNEMPLOYMENT (FUTA)
	$ 3.29	$ 4.93	$ 6.58	SOCIAL SECURITY (FICA)
	$ 0.77	$ 1.15	$ 1.54	MEDICARE (FMI)
(4)	**$ 21.56**	**$ 25.79**	**$ 30.02**	**EMPLOYER TAX & INSURANCE BURDENS**
(5)	**$ 95.78**	**$ 126.54**	**$ 157.29**	**GRAND TOTAL (3+4)**

The above labor rates do not include Overhead & Profit

VALID PERIOD: 01/01/2026 THRU 06/30/2026

CLASSIFICATION: FOREMAN **TRADE:** SHEET METAL

LOCATION: SOUTHERN CALIFORNIA **UNION:** LOCAL 105

Mileage $.655 per mile

	ST	OT	DT	DESCRIPTION
	$ 71.77	$ 107.66	$ 143.54	BASE WAGE
	$ -	$ -	$ -	OTHER TAXABLE WAGE
(1)	**$ 71.77**	**$ 107.66**	**$ 143.54**	**TOTAL GROSS TAXABLE WAGE**
	$ 1.00	$ 1.00	$ 1.00	401(A) PLAN - MANDATORY
	$ 0.65	$ 0.65	$ 0.65	RETIREE'S SUPP HEALTH PLAN
	$ 11.25	$ 11.25	$ 11.25	HEALTH PLAN
	$ 0.50	$ 0.50	$ 0.50	HEALTH REIMBURSEMENT ACCT. (HRA)
	$ 11.82	$ 11.82	$ 11.82	LOCAL PENSION
	$ 0.70	$ 0.70	$ 0.70	LOCAL TRAINING
	$ 0.12	$ 0.12	$ 0.12	NATIONAL TRAINING
	$ 4.54	$ 4.54	$ 4.54	NATIONAL PENSION
	$ 0.03	$ 0.03	$ 0.03	NEMI
	$ 0.02	$ 0.02	$ 0.02	SMOHIT
	$ 0.09	$ 0.09	$ 0.09	LMCT/FP-ACC
	$ 0.60	$ 0.60	$ 0.60	INDUSTRY FUND
	$ -	$ -	$ -	DUES CHECK OFF
(2)	**$ 31.32**	**$ 31.32**	**$ 31.32**	**EMPLOYER FRINGE BENEFIT PAYMENTS**
(3)	**$ 103.09**	**$ 138.98**	**$ 174.86**	**TOTAL PACKAGE (1+2)**
	$ 11.87	$ 11.87	$ 11.87	WORKERS COMP INSURANCE (W/C)
	$ 5.85	$ 5.85	$ 5.85	GENERAL LIABILITY INSURANCE (G/L)
	$ 4.45	$ 6.67	$ 8.90	STATE UNEMPLOYMENT (SUTA)
	$ 1.51	$ 2.26	$ 3.01	FEDERAL UNEMPLOYMENT (FUTA)
	$ 4.45	$ 6.67	$ 8.90	SOCIAL SECURITY (FICA)
	$ 1.04	$ 1.56	$ 2.08	MEDICARE (FMI)
(4)	**$ 29.17**	**$ 34.89**	**$ 40.61**	**EMPLOYER TAX & INSURANCE BURDENS**
(5)	**$ 132.26**	**$ 173.87**	**$ 215.47**	**GRAND TOTAL (3+4)**

The above labor rates do not include Overhead & Profit

	$ 62.41	$ 93.62	$ 124.82	BASE WAGE
	$ -	$ -	$ -	OTHER TAXABLE WAGE
(1)	**$ 62.41**	**$ 93.62**	**$ 124.82**	**TOTAL GROSS TAXABLE WAGE**
	$ 1.00	$ 1.00	$ 1.00	401(A) PLAN - MANDATORY
	$ 0.65	$ 0.65	$ 0.65	RETIREE'S SUPP HEALTH PLAN
	$ 11.25	$ 11.25	$ 11.25	HEALTH PLAN
	$ 0.50	$ 0.50	$ 0.50	HEALTH REIMBURSEMENT ACCT. (HRA)
	$ 11.82	$ 11.82	$ 11.82	LOCAL PENSION
	$ 0.70	$ 0.70	$ 0.70	LOCAL TRAINING
	$ 0.12	$ 0.12	$ 0.12	NATIONAL TRAINING
	$ 4.54	$ 4.54	$ 4.54	NATIONAL PENSION
	$ 0.03	$ 0.03	$ 0.03	NEMI
	$ 0.02	$ 0.02	$ 0.02	SMOHIT
	$ 0.09	$ 0.09	$ 0.09	LMCT/FP-ACC
	$ 0.60	$ 0.60	$ 0.60	INDUSTRY FUND
	$ -	$ -	$ -	DUES CHECK OFF
(2)	**$ 31.32**	**$ 31.32**	**$ 31.32**	**EMPLOYER FRINGE BENEFIT PAYMENTS**
(3)	**$ 93.73**	**$ 124.94**	**$ 156.14**	**TOTAL PACKAGE (1+2)**
	$ 10.32	$ 10.32	$ 10.32	WORKERS COMP INSURANCE (W/C)
	$ 5.09	$ 5.09	$ 5.09	GENERAL LIABILITY INSURANCE (G/L)
	$ 3.87	$ 5.80	$ 7.74	STATE UNEMPLOYMENT (SUTA)
	$ 1.31	$ 1.97	$ 2.62	FEDERAL UNEMPLOYMENT (FUTA)
	$ 3.87	$ 5.80	$ 7.74	SOCIAL SECURITY (FICA)
	$ 0.90	$ 1.36	$ 1.81	MEDICARE (FMI)
(4)	**$ 25.36**	**$ 30.34**	**$ 35.32**	**EMPLOYER TAX & INSURANCE BURDEN**
(5)	**$ 119.09**	**$ 155.28**	**$ 191.46**	**GRAND TOTAL (3+4)**

The above labor rates do not include Overhead & Profit

	$ 74.89	$ 112.34	$ 149.78	BASE WAGE
	$ -	$ -	$ -	OTHER TAXABLE WAGE
(1)	**$ 74.89**	**$ 112.34**	**$ 149.78**	**TOTAL GROSS TAXABLE WAGE**
	$ 1.00	$ 1.00	$ 1.00	401(A) PLAN - MANDATORY
	$ 0.65	$ 0.65	$ 0.65	RETIREE'S SUPP HEALTH PLAN
	$ 11.25	$ 11.25	$ 11.25	HEALTH PLAN
	$ 0.50	$ 0.50	$ 0.50	HEALTH REIMBURSEMENT ACCT. (HRA)
	$ 11.82	$ 11.82	$ 11.82	LOCAL PENSION
	$ 0.70	$ 0.70	$ 0.70	LOCAL TRAINING
	$ 0.12	$ 0.12	$ 0.12	NATIONAL TRAINING
	$ 4.54	$ 4.54	$ 4.54	NATIONAL PENSION
	$ 0.03	$ 0.03	$ 0.03	NEMI
	$ 0.02	$ 0.02	$ 0.02	SMOHIT
	$ 0.09	$ 0.09	$ 0.09	LMCT/FP-ACC
	$ 0.60	$ 0.60	$ 0.60	INDUSTRY FUND
	$ -	$ -	$ -	
(2)	**$ 31.32**	**$ 31.32**	**$ 31.32**	**EMPLOYER FRINGE BENEFIT PAYMENTS**
(3)	**$ 106.21**	**$ 143.66**	**$ 181.10**	**TOTAL PACKAGE (1+2)**
	$ 12.39	$ 12.39	$ 12.39	WORKERS COMP INSURANCE (W/C)
	$ 6.10	$ 6.10	$ 6.10	GENERAL LIABILITY INSURANCE (G/L)
	$ 4.64	$ 6.96	$ 9.29	STATE UNEMPLOYMENT (SUTA)
	$ 1.57	$ 2.36	$ 3.15	FEDERAL UNEMPLOYMENT (FUTA)
	$ 4.64	$ 6.96	$ 9.29	SOCIAL SECURITY (FICA)
	$ 1.09	$ 1.63	$ 2.17	MEDICARE (FMI)
(4)	**$ 30.44**	**$ 36.41**	**$ 42.38**	**EMPLOYER TAX & INSURANCE BURDEN**
(5)	**$ 136.65**	**$ 180.06**	**$ 223.48**	**GRAND TOTAL (3+4)**

The above labor rates do not include Overhead & Profit

Exhibit B

Silver Creek Modular Change Orders & Gateway Analysis

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

August 12, 2026

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

Via: Email

Re: Magnolia Science Academy 5 Project – Increment #2, Silver Creek Modular
Prime Contract Change Order 010, Over Excavation

Dear Mr. Ontiveros,

Our team is in receipt of Silver Creek's proposed Change Order regarding the addition of grey paint to MSA 5 stucco. We have reviewed and analyzed the Change Order for conformance to Contract Documents and reasonableness of labor time and material costs.

Background
MPS staff requested the addition of grey paint the lower half of the MSA 5 building. Work was requested to be performed over the weekend as to ensure other work taking place near the building exterior would not be impacted.

Scope of Work
Paint the lower half of MSA 5 building in a grey decided upon by MPS staff and design team.

Analysis and Cost
The proposed cost of the Change Order is: **$46,517.77**

We have reviewed Silver Creek's proposed Change Order and find it fair and reasonable.

Based upon the information above and attached, we recommend approving this Change Order as submitted.

Best regards,

Ilya Veyts
Project Manager
Gateway Science & Engineering, Inc.

GATEWAY SCIENCE AND ENGINEERING, INC.

PCCO #010

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
Phone: +16266961600

Project: 03-124719 - Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

Prime Contract Change Order #010: CE #010 - SCM - Exterior Paint Add

TO:	**Magnolia Public Schools**	**FROM:**	**Silver Creek Modular**
DATE CREATED:	8/12/2026	**CREATED BY:**	James Villanueva **(Gateway Science and Engineering, Inc.)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Client Request
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	
SIGNED CHANGE ORDER RECEIVED DATE:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
FIELD CHANGE:	No	**CONTRACT FOR:**	1:Silver Creek Modular Contract
		TOTAL AMOUNT:	$46,517.77

DESCRIPTION:
CE #010 - SCM - Exterior Paint Add
Addition of grey paint to MSA 5 stucco, per owner request

ATTACHMENTS:
PCO-12 - MSA5--EXTERIOR-PAINT-ADD.pdf

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1		SCM - Exterior Paint Add	$46,517.77
		Grand Total:	**$46,517.77**

The original (Contract Sum)	$25,000,000.00
Net change by previously authorized Change Orders	($285,509.92)
The contract sum prior to this Change Order was	$24,714,490.08
The contract sum would be changed by this Change Order in the amount of	$46,517.77
The new contract sum including this Change Order will be	$24,761,007.85
The contract time will not be changed by this Change Order.	

Ryan Mcintosh (Silver Creek Modular)	**Magnolia Public Schools**	**Silver Creek Modular**
SIGNATURE **DATE**	**SIGNATURE** **DATE**	**SIGNATURE** **DATE**

Silver Creek

PCO #012

Project: 11512 - MAGNOLIA SCIENCE ACADEMY
7111 Winnetka Ave
Los Angeles, California 91306

DRAFT

Client Contract Potential Change Order #012: CE #024 - EXTERIOR PAINT ADD

TO:	MAGNOLIA PUBLIC SCHOOLS 250 East 1st Street Suite 1500 Los Angeles, California 90012	**FROM:**	SILVER CREEK MODULAR, LLC. 2830 BARRETT AVE PERRIS, California 92571
PCO NUMBER/REVISION:	012 / 0	**CONTRACT:**	11512 - 11512- Magnolia Science Academy 5
REQUEST RECEIVED FROM:		**CREATED BY:**	KENNY MUHAW **(SILVER CREEK MODULAR, LLC.)**
STATUS:	Draft	**CREATED DATE:**	8/9/2026
REFERENCE:		**CLIENT CONTRACT CHANGE ORDER:**	#012 - CE #024 - EXTERIOR PAINT ADD
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$46,517.77

POTENTIAL CHANGE ORDER TITLE: CE #024 - EXTERIOR PAINT ADD

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #024 - EXTERIOR PAINT ADD
THIS PCO IS FOR THE REQUESTED AND ADDED WORK TO PREP AND PAINT THE LOWER PORTION OF THE EXTERIOR OF THE BUILDING ON ALL SIDES MINUS THE COURTYARD SIDE. THIS WORK ALSO INCLUDES WEEKEND TIME.

ATTACHMENTS:

25039 Magnolia Academy COR #6.pdf , 25039 Magnolia Academy COR #5 REVISED.pdf

#	Description	Amount
1	SUBCONTRACTOR REVISED COSTS FOR EXTERIOR PREP AND PAINT	$35,800.00
2	WEEKEND LABOR TO ACCOMPLISH ADDED WORK PRIOR TO LANDSCAPING	$8,064.00
3	CONTRACTOR MARK-UP - 5%	$2,193.20
4	BOND FEE - ADD - NOT TO EXCEED 1%.	$460.57
	Grand Total:	**$46,517.77**

MAGNOLIA PUBLIC SCHOOLS
250 East 1st Street Suite 1500
Los Angeles, California 90012

SILVER CREEK MODULAR, LLC.
2830 BARRETT AVE
PERRIS, California 92571

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Silver Creek

PROPOSED OWNER CHANGE ORDER # 12

OWNER CHANGE ORDER [X] **IN-HOUSE CHANGE ORDER** [ ]

DATE: 8/9/2026
PROJECT NAME: Magnolia Science Academy
PROJECT OWNER: Magnolia School District

PER THE PROJECT ABOVE, SILVER CREEK MODULAR, LLC. PROPOSES TO FURNISH ALL LABOR AND MATERIAL AS DESCRIBED BELOW, FOR THE SUM OF:

$ 46,517.77

DESCRIPTION OF WORK: PCO-12 - EXTERIOR PAINTING SCOPE ADDED PER CUSTOMERS REQUEST.

TOTAL OF ALL SUBCONTRACTORS WORK:		$	43,864.00
GENERAL SUBCONTRACTOR MARK-UP:	5%	$	2,193.20
SUB-TOTAL:		$	46,057.20
TOTAL WORK BY GENERAL		$	-
GENERAL CONTRACTOR MARK-UP	10%	$	-
SUB-TOTAL:		$	-
TOTAL WORK TO BE COMLETED		$	46,057.20
SALES TAX (60% EXCLUSION)	9.50%	$	-
BONDS- NOT TO EXCEED:	1.00%	$	460.57
GRAND TOTAL:		$	46,517.77

THIS CHANGE ORDER REQUIRES A SCHEDULE INCREASE OF 0 **ADDITIONAL DAYS, WHICH ARE INCLUDED IN THIS PROPOSED CHANGE ORDER REQUEST.**
THE LONG LEAD TIME ITEMS:

SUBMITTED BY: Kenny Muhaw **DATE:** 8/9/2026
TITLE: Project Manager

APPROVED BY: _____ **DATE:** _____
TITLE: _____

Silver Creek

PROPOSED CHANGE ORDER BACK UP SHEET

LINE #	Phase Code	DESCRIPTION	Unit	QTY	UNIT COST	TOTAL	ADDT'L DAYS
		Production/Administration					
1	700000L	Carpenters (Production)	HRS	0	$ 72.50	$ -	
2	700000L	Electrician (Production)	HRS	0	$ 75.00	$ -	
3	700000L	Plumber (Production)	HRS	0	$ 67.50	$ -	
4	700000L	Welder (Production)	HRS	0	$ 90.00	$ -	
5	700000L	Labor (Production)	HRS	0	$ 40.00	$ -	
6			EA		$ -	$ -	
7	700000M		EA	0	$ -	$ -	
8	700000L	Production Supervisor	HRS	0	$ 45.00	$ -	
9	013100	Project Management	HRS	1	$ 140.00	$ -	
10	710302	Engineering Fee	HRS	0	$ 231.00	$ -	
11		Labor Compliance/ Administration	HRS		$ 56.00	$ -	
12		Submittals	HRS		$ 49.00	$ -	
13		Equipment	DAY		$ 750.00	$ -	
		SUBTOTAL:				**$ -**	
		On-Site Work					
12		Drivers	HRS		$ 88.80	$ -	
13		Labor	HRS		$ 106.15	$ -	
14		Material	EA		$ -	$ -	
15		Site Superintendent	HRS		$ 126.00	$ -	
16		Equipment	DAY		$ -	$ -	
17		Work Truck/Tools/Fuel	MILES		$ 2.25	$ -	
18		Semi Truck/Flatbeds	MILES		$ 4.00	$ -	
19		Permit & Fees	EA		$ 650.00	$ -	
		Subcontractor					
20	PAINT	METCALF - REVISED COST FOR EXTERIOR PAINTING	LS	1	$ 35,800.00	**$ 35,800.00**	
21	PAINT	METCALF - WEEKEND LABOR - ADD	LS	1	$ 8,064.00	**$ 8,064.00**	
22					$ -	$ -	
23					$ -	$ -	
24					$ -	$ -	
25					$ -	$ -	
26					$ -	$ -	
		SUBTOTAL:				**$ 43,864.00**	

METCALF INC.
LATH & PLASTER
State License #673918 - Expiration Date 03/31/2027
DIR #1000002895
2690 Pomona Blvd.
Pomona, CA 91768
Phone (909) 595-2500 / Fax (909) 595-2533

CHANGE ORDER REQUEST REVISED # 5

Date: **July 21, 2026**
To: **Silver Creek Modular**
Attn: **Kenny Muhaw**
RE: **Magnolia Science Academy**

Description of work: **Extra cost to paint the stucco at the first floor ~~at all elevations~~ (courtyard/hallway excluded). One color, two coats of acrylic paint over new acrylic stucco included.**

Total: **$ 35,800.00**

Saturday, Sunday, and Holidays are subject to premium time.

METCALF INC.
LATH & PLASTER
State License #673918 - Expiration Date 03/31/2027
DIR #1000002895
2690 Pomona Blvd.
Pomona, CA 91768
Phone (909) 595-2500 / Fax (909) 595-2533

CHANGE ORDER REQUEST # 6

Date: **August 3, 2026**
To: **Silver Creek Modular**
Attn: **Kenny Muhaw**
RE: **Magnolia Science Academy**

Description of work: **OT and double time to paint first floor over the weekend.**

Saturday 7/25/26:	**48 hours @ $48.00/hour OT premium only =**	**$ 2,304.00**
Sunday 7/26/26:	**48 hours @ $120.00/hour Double premium only =**	**$ 5,760.00**

Total: $ 8,064.00

Saturday, Sunday, and Holidays are subject to premium time.

Kenny Muhaw

From: Ilya Veyts <info@ilyaveyts.com>
Sent: Wednesday, July 22, 2026 1:04 PM
To: Kenny Muhaw; Patrick Ontiveros
Cc: James Villanueva; MPS Facilities; Ruben Markarian; Jose Arche
Subject: Re: FW: FW: MSA-5: Finishes and Colors for Exterior

Kenny,

If I approve this quote immediately, can you get Metcalf on site this Saturday and Sunday and finish the remaining plaster and painting in one sweep?

Thanks.

IVI CONSTRUCTION MANAGEMENT CONSULTING

ILYA VEYTS, CCM

(213) 760-0130
info@ilyaveyts.com
ilyaveyts.com

On Wed, Jul 22, 2026 at 12:52 PM Kenny Muhaw <kmuhaw@silvercreekmodular.com> wrote:

> Team,
>
> Please see the revised painting quote from Metcalf.

KENNY MUHAW
Director of Project Management | Superintendents

Silver Creek Modular, LLC
2830 Barrett Ave, Perris, CA 92571

CELL 832-490-7480
OFFICE 951-943-5393 Ext 107
FAX 951.943.2211
kmuhaw@silvercreekmodular.com
SilverCreekModular.com

Silver Creek

Exhibit C

Pro-Craft Construction Increment 2 Solar Carport Change Orders & Gateway Analysis

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

August 14, 2026

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

Via: Email

Re: Magnolia Science Academy 5 Project – Increment #1, Pro-Craft Construction
Prime Contract Change Order 031, Light Pole Bases Removal

Dear Mr. Ontiveros,

Our team is submitting for your review and approval a deductive change order for the removal of light pole bases from the scope of Increment #1 contractor, Pro-Craft Construction.

Background
Increment #2 contractor, Del Amo Construction has a duplicative item for the light pole bases. As Del Amo's contract also includes the light poles themselves, it was determined that it would be preferable for Del Amo to install the light pole bases. As a result, they will be removed from Pro-Craft Construction's contract.

Scope of Work
N/A. Remove light pole bases from Pro-Craft Construction contract.

Analysis and Cost
The total value of the change order is (**$15,000).**

Based upon the information above and attached, we recommend approving this deductive Change Order as submitted.

Best regards,

Ilya Veyts
Project Manager
Gateway Science & Engineering, Inc.

GATEWAY SCIENCE AND ENGINEERING, INC.

PCCO #031

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
Phone: +16266961600

Project: 03-123228 - Magnolia Science Academy 5 - Inc 1
7111 Winnetka Ave,
Winnetka, California 91306

Prime Contract Change Order #031: CE #031 - Light Pole Bases Removal

TO:	**Magnolia Public Schools**	**FROM:**	**Pro-Craft Construction** 500 Iowa Street Redlands, California
DATE CREATED:	8/03/2026	**CREATED BY:**	James Villanueva **(Gateway Science and Engineering, Inc.)**
CONTRACT STATUS:	Pending - In Review	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Client Request
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	
SIGNED CHANGE ORDER RECEIVED DATE:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
FIELD CHANGE:	No	**CONTRACT FOR:**	1:Pro-Craft Construction Contract
		TOTAL AMOUNT:	($15,000.00)

DESCRIPTION:
CE #031 - Light Pole Bases Removal
Removal of light pole bases from PCC scope

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	1-1-6.0-1-6.59.O Light Pole Bases.Other	Light Pole Bases	$(15,000.00)
		Grand Total:	**$(15,000.00)**

The original (Contract Sum)	$3,960,000.00
Net change by previously authorized Change Orders	$1,690,085.95
The contract sum prior to this Change Order was	$5,650,085.95
The contract sum would be changed by this Change Order in the amount of	($15,000.00)
The new contract sum including this Change Order will be	$5,635,085.95
The contract time will not be changed by this Change Order.	

Ruben Markarian (DLR Group)

SIGNATURE **DATE**

Magnolia Public Schools

SIGNATURE **DATE**

Pro-Craft Construction
500 Iowa Street
Redlands, California

SIGNATURE **DATE**

GATEWAY SCIENCE AND ENGINEERING, INC.

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

August 12, 2026

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

Via: Email

Re: Magnolia Science Academy 5 Project – Increment #2, Pro-Craft Construction (Solar)
Prime Contract Change Order 003

Dear Mr. Ontiveros,

Our team is in receipt of Pro-Craft's proposed Change Order regarding the following:

- Top of Solar Footing Work
- Remobilization Costs due to Manufacturing Delay
- Costs to Install Pedestal and Anchor Bolts

We have reviewed and analyzed the Change Order for conformance to Contract Documents and reasonableness of labor time and material costs.

Background and Scope of Work

Top of Solar Footing Work: As the area where the solar carport was to be constructed was not at final elevation, solar subcontractor Skyline Steel was requested to provide forms to extend the concrete placement to ensure that it will match final surface elevation.

Remobilization Costs due to Manufacturing Delay: Premier Steel (Del Amo Subcontractor) was requested to provide materials to solar contractor to ensure installation of meter pedestal. In addition, a concrete pad was required that was not within the scope of the solar contractor. There was a delay in manufacturing and the forming of the pad therefore the solar contractor was unable to proceed with their work and would be required to remobilize at a future date.

Costs to Install Pedestal and Anchor Bolts: Physical installation of the pedestal and required anchor bolts was not within the scope of the solar contractor. As no other on-site contractor was available to perform this work, solar contractor was directed to proceed with the work which included installation of the pedestal and drilling of anchors.

Analysis and Cost

The proposed cost of the Change Order is: **$18,243.15** which breaks down as follows:

- Top of Solar Footing - $12,383.06
- Remobilization Costs - $3,391.20
- Install Pedestal and Anchor Bolts - $2,468.89

We have reviewed Pro-Craft's proposed Change Order and find it fair and reasonable.

Gateway Science and Engineering, Inc.
300 North Lake Avenue, 12th Floor
Pasadena, California 91101
P: (626) 696-1600 | F: (626) 696-1630
http://www.gateway-sci-eng.com
info@gateway-sci-eng.com

Based upon the information above and attached, we recommend approving this Change Order as submitted.

Best regards,

Ilya Veyts
Project Manager
Gateway Science & Engineering, Inc.

GATEWAY SCIENCE AND ENGINEERING, INC.

PCCO #003

Gateway Science and Engineering, Inc.
300 north lake ave,12th floor
pasadena, California 91101
Phone: +16266961600

Project: 03-124719 - Magnolia Science Academy 5 - Inc 2
7111 Winnetka Ave
Winnetka, California 91306

Prime Contract Change Order #003: CE #103 - PCC - Top of Footing Details | CE #104 - PCC - Solar Remobilization | CE #105 - PCC - Anchor Bolts and Pedestal Install

TO:	**Magnolia Public Schools**	**FROM:**	**Pro-Craft Construction** 500 Iowa Street Redlands, California
DATE CREATED:	8/12/2026	**CREATED BY:**	James Villanueva **(Gateway Science and Engineering, Inc.)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	No Change Reason
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	
SIGNED CHANGE ORDER RECEIVED DATE:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
FIELD CHANGE:	No	**CONTRACT FOR:**	3:Pro-Craft Construction PV Contract
		TOTAL AMOUNT:	$18,243.15

DESCRIPTION:
CE #103 - PCC - Top of Footing Details
Incorporation of forms to extend concrete placement to final elevation

CE #104 - PCC - Solar Remobilization
Solar remobilization costs for delayed pedestal manufacture

CE #105 - PCC - Anchor Bolts and Pedestal Install

ATTACHMENTS:
25183. - COR #0003 RFI# 01- top of footing details.pdf, 25183. - COR #0004 Stellar remobilization costs for work at pedistal.pdf, 25183. - COR #0005 Costs to install pedestals.pdf

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	PCCPV-2.O Change Order	CE 105 - Install Anchor Bolts/Pedestal	$2,468.89
2	PCCPV-2.O Change Order	CE 104 - Solar Remob	$3,391.20
3	PCCPV-2.O Change Order	CE - 103 - Top of Footing Details	$12,383.06
		Grand Total:	**$18,243.15**

GATEWAY SCIENCE AND ENGINEERING, INC.

PCCO #003

The original (Contract Sum)	$889,000.00
Net change by previously authorized Change Orders	$8,856.30
The contract sum prior to this Change Order was	$897,856.30
The contract sum would be changed by this Change Order in the amount of	$18,243.15
The new contract sum including this Change Order will be	$916,099.45

The contract time will not be changed by this Change Order.

Ruben Markarian (DLR Group)

SIGNATURE **DATE**

Magnolia Public Schools

SIGNATURE **DATE**

Pro-Craft Construction
500 Iowa Street
Redlands, California

SIGNATURE **DATE**

Proposed Change Order

25183. - Magnolia Science Academy 5 Inc. 2 Solar System and Carports
DATE: 6/30/2026
PCO#: 0003
www.procraftci.com

To:	James Villanueva Gateway Science & Engineering 300 North Lake Ave, 12th Floor Pasadena, CA. 91101	**From:**	Joey Gladish Pro-Craft Construction, Inc. 500 Iowa Street Redlands, CA 92373
Phone:	626-696-1600	**Phone:**	909-790-5222
Email:	jvillanueva@gateway-sci-eng.com	**Email:**	jgladish@procraftci.com

Description of Change: RFI# 01- top of footing details

RFI# 01- top of footing details

Exclusions: Contract exclusions apply.

Proposed Change Order Amount	**$12,383.06**

Standard Terms and Conditions of the Subcontract apply, including all exclusions. Additional Time required, does not include contract extension.

This change proposal is based on the usual cost elements such as labor, materials, and markup and does not include any amount for impacts such as interference, disruptions, rescheduling, and change in the sequence of work, delays and /or associate acceleration. We expressly reserve the right to submit our request for any of these items should we be faced with performing work under any of these conditions.

This cost proposal supersedes all previously submitted cost proposals relating to this same work. The work of other trades, which may be required to complete this change order, is not a part of this change proposal.

This cost proposal is valid until **07/30/2026** and void thereafter. All work affected by either the acceptance or rejection of the enclosed change order quotation is on hold pending notification.

CHANGE ORDER REQUEST

PRO-CRAFT

TO: Gateway/Magnolia
ATTN: Ilya Veyts
DATE: 6/30/2026
CO# 3
RELATED DOC: RFI# 01 from Stellar Solar

LABOR	Hours	Rate	Total
General Foreman			$0.00
Foreman	-	$114.98	$0.00
Plumber	-	$108.50	$0.00
Operator	-	$113.90	$0.00
Pipelayer	-	$88.58	$0.00
Laborer	-	$93.09	$0.00
Superintendent	-	$126.16	$0.00
Procurement & Delivery			$0.00
Asbuilts			$0.00
Clean Up			$0.00
Equipment Delivery			$0.00
LABOR SUBTOTALS			$0.00

MATERIAL				
Description	QTY	Unit Price		Total
Material (See Detail)	-	$	-	$0.00
	-	$	-	$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
Sub Total				$0.00
Sales Tax		9.50%		$0.00
MATERIAL SUBTOTALS				$0.00

EQUIPMENT	Unit	Rate	Total
General Foreman Truck	-	$58.50	$0.00
Foreman Truck- Plumbing	-	$58.50	$0.00
Foreman Truck- Site Utility	-	$65.00	$0.00
excavator	-	$135.52	$0.00
loader	-	$169.46	$0.00
backhoe	-	$73.88	$0.00
skid steer	-	$45.00	$0.00
			$0.00
EQUIPMENT SUBTOTAL			$0.00

SUBCONTRACTOR	Total
Stellar Solar	$11,505.75
	$0.00
	$0.00
SUBCONTRACTOR SUBTOTAL	$11,505.75

COMMENTS		OH&P	Summary	Total
			LABOR SUBTOTAL	$0.00
			MATERIAL SUBTOTAL	$0.00
			EQUIPMENT SUBTOTAL	$0.00
			SUBCONTRACTOR SUBTOTAL	$11,505.75
			COST SUBTOTAL	$11,505.75
		10%	LABOR OH&P	$0.00
		10%	MATERIAL OH&P	$0.00
		10%	EQUIP OH&P	$0.00
		5%	SUB OH&P	$575.29
			COST W/MARKUP SUBTOTAL	$12,081.04
		2.5%	**Bonds & Ins.**	$302.03
Additional Days to Contract	0	$ 616.44	**Daily OH Rate**	$0.00
Contract Extension:	NO		**QUOTED PRICE**	$12,383.06

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HQ:500 Iowa St. Redlands, CA 92373 • 444 S Brand Blvd. Ste 202 San Fernando, CA 91340
WWW.PROCRAFTCI.COM • O: (909) 790-5222 • F: (909) 797-2812
License # CA 467234

Stellar Solar
electrify your life

Change Order

DATE: 6.29.26

Contractor:
265 Via Del Monte
Oceanside, CA 92058
Phone 760-603-8500 Fax 760-603-8964
Contractor's License # 749095 (C-10)

Client:
Pro-Craft Construction Inc
500 Iowa Street
Redlands, CA 92373

Project:
#25183
Magnolia Science Academy 5 Inc. 2
Solar System and Carports
7111 Winnetka Ave
Winnetka, CA 91306

DESCRIPTION	AMOUNT
Subcontracted cost for (2) additional delay days and additional labor and materials associated with RFI #1. where the provided grade was below the finished grade.	
Additional 2 days of equipment rental (1 forklift and 2 scissor lifts)	2,185.00
Additional concrete and sonotubes, 2x4 and angle	2,535.00
Additional manpower to install the work, including standby time	5,285.00
Supervision, Overhead and Profit 15%	1,500.75
Total Change in Cost	**$11,505.75**

Agreed and Approved:

x Kent Harle
Kent Harle, President
Stellar Solar

Date: _____

x 6.29.26

Date: _____

Skyline Steel, Inc.

REQUEST FOR INFORMATION

R.F.I. #01		**DATE ISSUED: 06/8/2026**	
CONTACT:	**Katie Thrasher**		
PROJECT:	**Magnolia Science Academy**	**LOCATION: Gride line 1-6 footings**	
JOB NUMBER:	**SL26-601**		
ORIGINATOR:	**Katie Thrasher**		
STRUCT. DWG. REF.	**S4.1 Detail A2 Note #7**		
SHOP DWG. REF.		**SKETCH PROVIDED**	☐ YES ☒ NO
The response to this RFI may have SCHEDULE impact			☒ YES ☐ NO
The response to this RFI may have COST impact			☒ YES ☐ NO

PROBLEM DESCRIPTION:

Per Detail A2 on Sheet S4.1, Note #7 indicates that footings below grade are to be encased with a concrete closure pour with a maximum height of 6 inches. Based on current site conditions, the footing elevations are projected to be approximately 1'-3" to 1'-6 below finished grade, which exceeds the specified maximum closure pour height.

Please advise on how to proceed with the closure pour under these conditions. Specifically:
1. Should the 6" maximum be exceeded to meet finished grade, or is an alternate detail or revision required for the increased height condition?

RESPONSE:

Prepared By Katie Thrasher	**Sent By Katie Thrasher**

Proposed Change Order

25183. - Magnolia Science Academy 5 Inc. 2 Solar System and Carports
DATE: 7/07/2026
PCO#: 0004
www.procraftci.com

To:	James Villanueva Gateway Science & Engineering 300 North Lake Ave, 12th Floor Pasadena, CA. 91101	**From:**	Joey Gladish Pro-Craft Construction, Inc. 500 Iowa Street Redlands, CA 92373
Phone:	626-696-1600	**Phone:**	909-790-5222
Email:	jvillanueva@gateway-sci-eng.com	**Email:**	jgladish@procraftci.com

Description of Change: Stellar remobilization costs for work at pedistal

Stellar remobilization costs for work at pedistal. This work was not ready (Inc #02 subcontractor) per discussed schedule timeline.

Exclusions: Contract exclusions apply.

Proposed Change Order Amount	**$3,391.20**

Standard Terms and Conditions of the Subcontract apply, including all exclusions. Additional Time required, does not include contract extension.

This change proposal is based on the usual cost elements such as labor, materials, and markup and does not include any amount for impacts such as interference, disruptions, rescheduling, and change in the sequence of work, delays and /or associate acceleration. We expressly reserve the right to submit our request for any of these items should we be faced with performing work under any of these conditions.

This cost proposal supersedes all previously submitted cost proposals relating to this same work. The work of other trades, which may be required to complete this change order, is not a part of this change proposal.

This cost proposal is valid until **08/07/2026** and void thereafter. All work affected by either the acceptance or rejection of the enclosed change order quotation is on hold pending notification.

CHANGE ORDER REQUEST

PRO-CRAFT

TO: Gateway/Magnolia
ATTN: Ilya Veyts
DATE: 7/7/2026
CO# 4
RELATED DOC: Remobilization costs due to pedistal not being

LABOR	Hours	Rate	Total
General Foreman			$0.00
Foreman	-	$114.98	$0.00
Plumber	-	$108.50	$0.00
Operator	-	$113.90	$0.00
Pipelayer	-	$88.58	$0.00
Laborer	-	$93.09	$0.00
Superintendent	-	$126.16	$0.00
Procurement & Delivery			$0.00
Asbuilts			$0.00
Clean Up			$0.00
Equipment Delivery			$0.00
LABOR SUBTOTALS			$0.00

MATERIAL				
Description	QTY	Unit Price		Total
Material (See Detail)	-	$	-	$0.00
	-	$	-	$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
Sub Total				$0.00
Sales Tax		9.50%		$0.00
MATERIAL SUBTOTALS				$0.00

EQUIPMENT	Unit	Rate	Total
General Foreman Truck	-	$58.50	$0.00
Foreman Truck- Plumbing	-	$58.50	$0.00
Foreman Truck- Site Utility	-	$65.00	$0.00
excavator	-	$135.52	$0.00
loader	-	$169.46	$0.00
backhoe	-	$73.88	$0.00
skid steer	-	$45.00	$0.00
			$0.00
EQUIPMENT SUBTOTAL			$0.00

SUBCONTRACTOR	Total
Stellar Solar	$3,150.94
	$0.00
	$0.00
SUBCONTRACTOR SUBTOTAL	$3,150.94

COMMENTS		OH&P	Summary	Total
			LABOR SUBTOTAL	$0.00
			MATERIAL SUBTOTAL	$0.00
			EQUIPMENT SUBTOTAL	$0.00
			SUBCONTRACTOR SUBTOTAL	$3,150.94
			COST SUBTOTAL	$3,150.94
		10%	LABOR OH&P	$0.00
		10%	MATERIAL OH&P	$0.00
		10%	EQUIP OH&P	$0.00
		5%	SUB OH&P	$157.55
			COST W/MARKUP SUBTOTAL	$3,308.49
		2.5%	**Bonds & Ins.**	$82.71
Additional Days to Contract	0	$ 616.44	**Daily OH Rate**	$0.00
Contract Extension:	NO		**QUOTED PRICE**	$3,391.20

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WWW.PROCRAFTCI.COM • O: (909) 790-5222 • F: (909) 797-2812
License # CA 467234

Stellar Solar
electrify your life

Change Order

DATE: 6.29.26

Contractor:
265 Via Del Monte
Oceanside, CA 92058
Phone 760-603-8500 Fax 760-603-8964
Contractor's License # 749095 (C-10)

Client:
Pro-Craft Construction Inc
500 Iowa Street
Redlands, CA 92373

Project:
#25183
Magnolia Science Academy 5 Inc. 2
Solar System and Carports
7111 Winnetka Ave
Winnetka, CA 91306

DESCRIPTION	AMOUNT
Remobilization cost on installing the disconnect and utility meter can, as the pedistals were not ready on time. Demobilized on 7.1 and waiting confirmation on when the work will be performed in order to return to the jobsite.	
Lost housing cost for two days	637.20
Demobilization time for 3 workers	1,201.57
Remobilization time for 3 workers	901.1
Overhead and Profit 15%	410.99
Total Change in Cost	**$3,150.94**

Agreed and Approved:

x Kent Harle
Kent Harle, President
Stellar Solar

Date: _____

x 7/126

Date: _____

Proposed Change Order

25183. - Magnolia Science Academy 5 Inc. 2 Solar System and Carports
DATE: 7/20/2026
PCO#: 0005
www.procraftci.com

To:	James Villanueva Gateway Science & Engineering 300 North Lake Ave, 12th Floor Pasadena, CA. 91101	**From:**	Joey Gladish Pro-Craft Construction, Inc. 500 Iowa Street Redlands, CA 92373
Phone:	626-696-1600	**Phone:**	909-790-5222
Email:	jvillanueva@gateway-sci-eng.com	**Email:**	jgladish@procraftci.com

Description of Change: Costs to install pedestals

Costs to install pedestals (out of scope work) previously contracted by Inc# 02 contractor to install.

Exclusions: Contract exclusions apply.

Proposed Change Order Amount **$2,468.89**

Standard Terms and Conditions of the Subcontract apply, including all exclusions. Additional Time required, does not include contract extension.

This change proposal is based on the usual cost elements such as labor, materials, and markup and does not include any amount for impacts such as interference, disruptions, rescheduling, and change in the sequence of work, delays and /or associate acceleration. We expressly reserve the right to submit our request for any of these items should we be faced with performing work under any of these conditions.

This cost proposal supersedes all previously submitted cost proposals relating to this same work. The work of other trades, which may be required to complete this change order, is not a part of this change proposal.

This cost proposal is valid until **08/20/2026** and void thereafter. All work affected by either the acceptance or rejection of the enclosed change order quotation is on hold pending notification.

CHANGE ORDER REQUEST

PRO-CRAFT

TO: Gateway/Magnolia
ATTN: Ilya Veyts
DATE: 7/20/2026
CO# 5
RELATED DOC: Costs to install pedestals at utility meter

LABOR	Hours	Rate	Total
General Foreman			$0.00
Foreman	-	$114.98	$0.00
Plumber	-	$108.50	$0.00
Operator	-	$113.90	$0.00
Pipelayer	-	$88.58	$0.00
Laborer	-	$93.09	$0.00
Superintendent	-	$126.16	$0.00
Procurement & Delivery			$0.00
Asbuilts			$0.00
Clean Up			$0.00
Equipment Delivery			$0.00
LABOR SUBTOTALS			$0.00

MATERIAL				
Description	QTY	Unit Price		Total
Material (See Detail)	-	$	-	$0.00
	-	$	-	$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
Sub Total				$0.00
Sales Tax		9.50%		$0.00
MATERIAL SUBTOTALS				$0.00

EQUIPMENT	Unit	Rate	Total
General Foreman Truck	-	$58.50	$0.00
Foreman Truck- Plumbing	-	$58.50	$0.00
Foreman Truck- Site Utility	-	$65.00	$0.00
excavator	-	$135.52	$0.00
loader	-	$169.46	$0.00
backhoe	-	$73.88	$0.00
skid steer	-	$45.00	$0.00
			$0.00
EQUIPMENT SUBTOTAL			$0.00

SUBCONTRACTOR	Total
Stellar Solar	$2,293.97
	$0.00
	$0.00
SUBCONTRACTOR SUBTOTAL	$2,293.97

COMMENTS		OH&P	Summary	Total
			LABOR SUBTOTAL	$0.00
			MATERIAL SUBTOTAL	$0.00
			EQUIPMENT SUBTOTAL	$0.00
			SUBCONTRACTOR SUBTOTAL	$2,293.97
			COST SUBTOTAL	$2,293.97
		10%	LABOR OH&P	$0.00
		10%	MATERIAL OH&P	$0.00
		10%	EQUIP OH&P	$0.00
		5%	SUB OH&P	$114.70
			COST W/MARKUP SUBTOTAL	$2,408.67
		2.5%	**Bonds & Ins.**	$60.22
Additional Days to Contract	0	$ 616.44	**Daily OH Rate**	$0.00
Contract Extension:	NO		**QUOTED PRICE**	$2,468.89

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HQ:500 Iowa St. Redlands, CA 92373 • 444 S Brand Blvd. Ste 202 San Fernando, CA 91340
WWW.PROCRAFTCI.COM • O: (909) 790-5222 • F: (909) 797-2812
License # CA 467234

Stellar Solar
electrify your life

Change Order

DATE: 7.17.26

Contractor:
265 Via Del Monte
Oceanside, CA 92058
Phone 760-603-8500 Fax 760-603-8964
Contractor's License # 749095 (C-10)

Client:
Pro-Craft Construction Inc
500 Iowa Street
Redlands, CA 92373

Project:
#25183
Magnolia Science Academy 5 Inc. 2
Solar System and Carports
7111 Winnetka Ave
Winnetka, CA 91306

DESCRIPTION	AMOUNT
Install (2) pesidstals (furnished and fabricated by others) for the disconnect and Utility Meter. Furnish the specified anchor bolts, including drive time.	1,282.44
Installation time, including wait time for RFI to be approved due to insufficient concrete pad to install per the plans.	712.32
Supervision, Overhead and Profit 15%	299.21
Total Change in Cost	**$2,293.97**

Agreed and Approved:

x_____ x_____

Kent Harle, President
Stellar Solar

Date: _____ Date: _____

Exhibit D

MSA 5 - 7111 Winnetka
Progress Photos

MAGNOLIA PUBLIC SCHOOLS

MSA 5 - 7111 Winnetka Progress Photos

August 12, 2026





August 12, 2026





August 12, 2026





August 12, 2026





August 12, 2026





August 12, 2026





Coversheet

Approval of Transportation Services for Magnolia Science Academy 5

Section:	V. Action Items
Item:	C. Approval of Transportation Services for Magnolia Science Academy 5
Purpose:	Vote
Submitted by:	
Related Material:	081526 V-C Approval of Transportation Services for MSA5.pdf

Agenda Item:	V.C Action Item
Date:	August 15, 2026
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("MPS") Board of Directors (the "Board")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Erdinc Acar, Deputy Superintendent
RE:	Approval of Transportation Services for Magnolia Science Academy 5

Action Proposed:

Approve a temporary student transportation services agreement with Riders Express for Magnolia Science Academy 5 (MSA-5), at a rate not to exceed $740 per service day, with MPS retaining the right to terminate the service upon 30 calendar days' written notice.

Purpose:

Authorize temporary daily transportation for MSA-5 students, with pick-up and drop-off at the new campus located at 7111 Winnetka Avenue, Winnetka, and transportation to and from the temporary instructional site at 18238 Sherman Way, Reseda, during the transition period until instruction begins at the new Winnetka campus.

Background:

MSA-5 is expected to relocate to its new permanent campus at 7111 Winnetka Avenue within approximately two months. Until the relocation occurs, students will continue attending the current co-located site. MPS believes the temporary location may create a perceived enrollment barrier for current and prospective families who are expecting the school to operate from the new campus. To mitigate the potential enrollment impact and support continuity for families during this short transition period, MPS proposes providing temporary transportation between the current site and the new campus area. Riders Express has proposed one daily bus route for this service.

Analysis:

Riders Express proposes one bus with approximately 56-84 passenger capacity. The daily route is expected to begin at 7111 Winnetka Avenue in the morning, transport students to 18238 Sherman Way, and provide the return trip in the afternoon. The agreement establishes $740 as the maximum daily charge; any additional stops, material route changes, or charges require prior written MPS approval. Because this is a temporary service tied to the MSA-5 relocation, MPS may terminate the agreement with 30 calendar days' written notice without an early-termination penalty.

Impact:

The temporary transportation service is intended to reduce transportation-related barriers for students and families, support enrollment stability during the transition, and help bridge the period between the start of school operations and occupancy of the new MSA-5 campus.

Budget Implications:

This expense has not been reflected in the approved MSA-5 budget. Appropriate LCFF funds will be used to cover the temporary transportation cost. The actual fiscal impact will depend on the number of service days provided, at a rate not to exceed $740 per service day. A revised and amended MSA-5 school budget reflecting this expense and updated first-day enrollment and operating assumptions will be presented to the Board after the first day of operations.

Exhibits:

1. Riders Express Bid Proposal
2. Temporary MSA-5 Student Transportation Services Agreement

Bid Proposal for Magnolia Science Academy

Date: August 14, 2026

Client Information
Client Name: Magnolia Science Academy
Address: 7111 Winnetka Ave, Winnetka, CA 91306
Email: eracar@magnoliapublicschools.org

Bidder Information
Company Name: Riders Express T&C
Address: 7006 Coldwater Canyon Ave, North Hollywood, California 91605
Phone: 8184826600
Email: charterabus@gmail.com

Introduction
We are pleased to submit this proposal for School Transportation, scheduled from August 24, 2026, to June 30, 2027. This proposal outlines our services, estimated timeline, and budget. We have carefully reviewed your requirements and believe that our expertise and capabilities make us the ideal choice.

Please note that this proposal is not a legally binding contract, but rather an offer to provide services on the terms and conditions outlined herein. This proposal communicates our understanding of your needs and presents our proposed approach and associated costs for your evaluation.

Services Provided
We propose to provide the following:

Services offered will include 1 bus performing a daily route. This route will pick up students from their current location at 18238 Sherman Way, Reseda, CA 91335, and transport them to the new school location at 7111 Winnetka Ave, Winnetka, CA 91306.

Estimated Timeline
We have developed a comprehensive timeline of events, which is as follows:

- Riders Express will provide a bus that seats approximately 56 to 84 passengers. The bus will arrive at the starting point, 18238 Sherman Way, Reseda, CA 91335, at 7:15 am, allowing students to board at 7:30 am. The bus will transport the students to the new location at 7111 Winnetka Ave, Winnetka, CA 91306, and will be there at the end of the day at 4:00 pm to load the bus at 4:15 pm and return to the home base.
  This route runs from one location to another and has a base pay of $740.00. If additional pickups are needed for any reason, the price will increase.

Costs/Budget
We estimate the costs as follows:

- The basic budget for this project would be $700.00 for each route. This price covers travel between locations. If you need any additional pickups, the price will increase.

Please note that the proposed costs are subject to change based on any modifications or additional requirements requested by the client during the project's execution. We will communicate and agree to any changes in writing before implementation.

Key Personnel
The team that will be staffing School Transportation consists of the following:

- Riders Express T&C will provide the bus and the certified driver.

Client Responsibilities
To support successful project execution, the client is responsible for the following:

- Access the worksite
- Obtain funding
- Comply with rules and regulations

Conclusion
We believe our proposal aligns with your objectives and requirements, and we are confident we can deliver high-quality results within the agreed-upon timeline and budget. We are committed to ensuring your satisfaction and look forward to the opportunity to work with you.

If you have any questions or need clarification, please contact us at (818) 482-6600 or charterabus@gmail.com. We would be more than happy to discuss this proposal in detail or arrange a meeting at your convenience.

Thank you for considering our bid proposal. We appreciate the opportunity to serve you and look forward to hearing from you.

Respectfully submitted,

Arturo J. Williams
Owner

SCHOOL TRANSPORTATION SERVICES AGREEMENT

2026-2027 School Year - Magnolia Science Academy 5

This School Transportation Services Agreement ("Agreement") is entered into as of August 15, 2026 by and between:

Magnolia Educational & Research Foundation, doing business as Magnolia Public Schools, a California nonprofit public benefit corporation, on behalf of Magnolia Science Academy 5 ("MSA-5"), with its principal office at 250 East 1st Street, Suite 1500, Los Angeles, California 90012 ("MPS" or "School");

and

Riders Express T&C, with an address at 7006 Coldwater Canyon Avenue, North Hollywood, California 91605 ("Contractor").

MPS and Contractor may each be referred to as a "Party" and collectively as the "Parties."

1. PURPOSE

The purpose of this Agreement is to establish the terms under which Contractor will provide safe, reliable, and timely daily student transportation services for students of Magnolia Science Academy 5 during the 2026-2027 school year.

2. TERM

This Agreement will commence on August 25, 2026 and will continue through June 10, 2027, unless earlier terminated in accordance with this Agreement.

Student transportation services will be provided only on regular instructional days identified in the applicable MPS school calendar, unless the Parties agree in writing to additional service. No service will be required on weekends, school holidays, pupil-free days, emergency closure days, or other non-instructional days unless separately authorized in writing by MPS.

3. SCOPE OF SERVICES

Contractor will provide one daily round-trip student transportation route between the current MSA-5 location and the new MSA-5 campus, as described in Exhibit A.

1. Provide morning and afternoon student transportation on each scheduled instructional day.
2. Follow the stops, pickup times, drop-off times, sequence, and service locations established in Exhibit A or subsequently approved in writing by MPS.
3. Provide one bus with sufficient seating capacity for authorized riders; the proposed vehicle capacity is approximately 56 to 84 passengers.
4. Arrive sufficiently early to maintain the approved route schedule and allow orderly student boarding and unloading.
5. Transport only authorized students, MPS employees, approved chaperones, or other individuals authorized by MPS.
6. Maintain an accurate daily passenger manifest or ridership record when requested by MPS.
7. Provide appropriately licensed, trained, and qualified drivers.
8. Maintain safe, clean, properly equipped, and legally compliant vehicles.
9. Promptly notify MPS of anticipated delays, vehicle breakdowns, accidents, driver substitutions, route disruptions, or other incidents affecting service.
10. Provide an appropriate replacement vehicle and qualified replacement driver when the assigned vehicle or driver is unavailable, without additional cost to MPS for ordinary replacement needs.
11. Cooperate with MPS regarding student safety expectations, emergency procedures, student conduct, and communication with school personnel.

Field trips, athletic transportation, special events, additional routes, and other on-demand transportation are not included in the regular daily-route price unless expressly identified in Exhibit B. Such services require separate written authorization from an MPS representative.

4. ROUTE AND SCHEDULE

The initial route and schedule are described in Exhibit A. Exact pickup and arrival times may require reasonable operational adjustments based on traffic, bell schedules, construction, safety conditions, or student needs.

Minor schedule changes that do not materially increase mileage, service time, the number of vehicles, or the number of drivers may be made by mutual written agreement between Contractor and MPS's designated representative.

Any proposed change that may affect the contract price must:

12. Be submitted to MPS in writing;
13. Explain the operational basis for the change;
14. Identify the associated cost or credit;
15. Be approved in writing by an authorized MPS representative before implementation; and
16. Be documented through a written amendment when required.

Contractor may not independently discontinue, expand, shorten, consolidate, or materially modify the route without prior written authorization from MPS, except when immediate action is necessary to protect student safety.

5. COMPENSATION

5.1 Daily Route Rate and Annual Cap

For the regular daily round-trip route described in Exhibit A, MPS will compensate Contractor at a daily route rate not to exceed Seven Hundred Forty Dollars ($740.00) per scheduled instructional day on which the contracted service is provided.

The Parties acknowledge that the Contractor's August 14, 2026 proposal contains inconsistent references to a $740.00 base rate and a $700.00 basic budget. By signing this Agreement, the Parties agree that $740.00 per daily round-trip route is the maximum amount MPS may be charged for the regular daily route. A lower mutually agreed rate may be invoiced, but the regular daily route charge may not exceed $740.00 without a written amendment signed by authorized representatives of both Parties.

Total compensation will be based on the actual authorized instructional service days provided, at a daily rate not to exceed $740.00, subject to applicable service credits, approved additions, and termination adjustments. MPS will not pay for non-service days or any period after the effective termination date unless expressly authorized in writing.

The daily route rate includes all ordinary costs necessary to provide the contracted service, including driver wages and benefits, fuel, vehicle costs, routine maintenance and repairs, insurance, licensing and permits, administrative expenses, replacement drivers, replacement vehicles, regular traffic delays, and all other ordinary operating costs.

Contractor may not charge MPS any additional amount unless the additional service or adjustment has been approved in advance and in writing by an authorized MPS representative.

5.2 Invoicing and Payment

Contractor will invoice MSA-5 monthly in advance based on the number of scheduled instructional service days in the applicable month multiplied by the agreed daily rate, which may not exceed $740.00 per day. Contractor may submit each monthly invoice no earlier than the first day of the month immediately preceding the applicable service month.

Upon execution of this Agreement and receipt and approval of a valid invoice, MPS may pay up to two months of scheduled service in advance to secure the assigned vehicle and driver. Any advance payment will be reconciled against actual authorized service and applicable credits.

Each valid and undisputed invoice will be payable within 30 days after receipt and approval by MPS, provided that Contractor remains in compliance with this Agreement.

Invoices must include the Contractor name, invoice number and date, applicable service month, number of scheduled service days, daily rate, total monthly amount, route description, any approved credits or adjustments, and Contractor payment information.

5.3 Service Credits

MPS may deduct or receive a prorated credit for transportation services not provided due to Contractor cancellation, staffing failure, vehicle unavailability, failure to provide an appropriate replacement vehicle, material Contractor-caused delay, unauthorized route suspension, or other failure by Contractor to provide the agreed service.

The daily service credit will ordinarily equal the daily amount actually invoiced, not to exceed $740.00, for each full service day not provided. Partial-day credits may be calculated proportionately when only one leg of the daily round trip is not provided, unless MPS establishes that the actual loss or replacement-service cost was greater.

6. FUEL AND PRICE ADJUSTMENTS

The regular daily route rate may not exceed $740.00 during the Agreement term. Contractor may not impose a fuel surcharge or other price adjustment above that maximum unless MPS approves it through a written amendment signed by both Parties.

A request for a fuel-related adjustment must include the fuel-price baseline used to establish the original rate, current fuel-price information supporting the request, route miles and service days affected, the calculation method, supporting invoices or other verifiable documentation, and the requested effective date.

Any statement on an invoice, rate sheet, proposal, or other Contractor document concerning fuel surcharges, itinerary changes, or price increases will not modify this Agreement. Route changes, enrollment changes, traffic conditions, or ordinary increases in Contractor labor or operating expenses do not automatically entitle Contractor to a price increase.

7. VEHICLES

17. Be properly registered and authorized for the transportation service being provided;
18. Meet all applicable federal, state, and local safety requirements;
19. Receive all required inspections and preventative maintenance;
20. Be maintained in clean and safe operating condition;
21. Have functional seat belts for each passenger when required by law;
22. Contain legally required emergency and safety equipment;
23. Have adequate heating, ventilation, and climate control;
24. Display all required permits, certificates, and identification; and
25. Not be operated when Contractor knows or reasonably should know that the vehicle presents a safety risk.

Upon request, Contractor will provide MPS with vehicle identification information, inspection records, maintenance documentation, permits, and evidence of regulatory compliance.

8. DRIVER, PERSONNEL, BACKGROUND-CHECK, AND MANDATED-REPORTER REQUIREMENTS

8.1 Contractor Responsibility

Contractor is solely responsible for ensuring that every driver, substitute driver, dispatcher, aide, attendant, supervisor, subcontractor, and other individual assigned to services under this Agreement satisfies all applicable federal and California legal requirements before interacting with or transporting MPS students.

8.2 Fingerprinting and Criminal-Background Clearance

Before any Contractor employee or subcontractor interacts with MPS pupils outside the immediate supervision and control of a pupil's parent, guardian, or MPS employee, Contractor shall complete all fingerprinting and criminal-background requirements applicable under California Education Code section 45125.1 and certify in writing to MPS that each assigned individual is legally eligible to interact with pupils.

8.3 Mandated-Reporter Status

Contractor shall ensure that drivers and other personnel whose duties require contact with or supervision of MPS pupils satisfy all applicable mandated-reporter acknowledgment, training, and reporting requirements under California law. A report to Contractor or MPS does not replace an individual mandated reporter's legal duty to report directly to the appropriate agency.

8.4 Driver Licenses, Certificates, Endorsements, and Health Requirements

Each driver shall possess and maintain all licenses, endorsements, school-bus or other legally required driver certificates, medical qualifications, tuberculosis clearances or risk assessments, and training required for the vehicle and transportation service being provided. Contractor shall also maintain all applicable drug- and alcohol-testing programs.

8.5 Documentation Before Service

No later than 10 business days before the first scheduled service date, Contractor shall provide MPS with a compliance roster identifying every individual who may be assigned to MPS and confirming applicable licenses, endorsements, clearances, mandated-reporter requirements, drug and alcohol testing eligibility, medical clearance, tuberculosis clearance, and other legally required credentials.

8.6 Continuing Duty and Material Breach

Contractor has a continuing duty to monitor compliance throughout the Agreement term and shall immediately remove from MPS service any individual who becomes legally ineligible, unqualified, impaired, or presents a student-safety concern. Assignment of an uncleared, unlicensed, uncertified, untrained, impaired, legally disqualified, or otherwise ineligible individual constitutes a material breach.

9. STUDENT SAFETY AND CONDUCT

Contractor and its drivers are responsible for safe vehicle operation and the immediate safety of passengers while entering, occupying, and exiting the vehicle. MPS remains responsible for establishing student disciplinary policies and determining consequences for student misconduct. Contractor will promptly report significant student conduct concerns to the designated MPS representative.

10. ACCIDENTS, DELAYS, AND INCIDENT REPORTING

Contractor must immediately notify MPS of any accident involving an MPS student or contracted vehicle, student injury or medical emergency, driver citation or disqualifying event, vehicle breakdown, student left on a vehicle or delivered to an unauthorized location, allegation of inappropriate conduct, delay reasonably expected to exceed 15 minutes, loss of required insurance or operating authority, or other material safety or service incident. A written incident report must be provided within 24 hours, or sooner when requested.

11. INSURANCE

11.1 Commercial General Liability

Commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 general aggregate.

11.2 Commercial Automobile Liability

Commercial automobile liability insurance covering all owned, hired, leased, and non-owned vehicles used under this Agreement, with a combined single limit of not less than $5,000,000 per accident, or such higher amount as may be required by applicable law based on vehicle type and passenger capacity.

11.3 Workers' Compensation

Workers' compensation insurance as required by California law and employer's liability insurance with limits of not less than $1,000,000.

11.4 Additional Insured

Magnolia Educational & Research Foundation, Magnolia Public Schools, MSA-5, and their respective governing board members, officers, employees, volunteers, representatives, and agents must be named as additional insureds on the commercial general liability and automobile liability policies where commercially available. Coverage provided to MPS must be primary and noncontributory with respect to claims arising from Contractor's services.

12. INDEMNIFICATION

To the fullest extent permitted by law, Contractor will defend, indemnify, and hold harmless Magnolia Educational & Research Foundation, Magnolia Public Schools, MSA-5, and their governing board members, officers, employees, volunteers, representatives, and agents from and against claims, demands, damages, losses, liabilities, penalties, judgments, costs, and expenses, including reasonable attorneys' fees, arising out of or relating to Contractor's performance or failure to perform, acts or omissions, injury or property damage, violation of law, employment practices, or breach of this Agreement. This obligation will not apply to the extent a claim is finally determined to have resulted from the sole negligence or willful misconduct of MPS.

13. COMPLIANCE WITH LAW

Contractor will comply with all applicable federal, California, county, city, motor-carrier, student-transportation, employment, licensing, safety, privacy, and nondiscrimination laws and regulations and is solely responsible for maintaining all legal authority necessary to provide the contracted transportation.

14. NONDISCRIMINATION

Contractor will not unlawfully discriminate against any student, parent, employee, applicant, or other person based on any characteristic protected by federal or California law and will reasonably cooperate with MPS in providing legally required accommodations and equitable access to transportation services.

15. CONFIDENTIALITY AND STUDENT INFORMATION

Contractor may receive student names, addresses, schedules, emergency information, disability-related information, or other confidential records solely as necessary to provide transportation services. Contractor will use such information only to perform this Agreement, restrict access to personnel with a legitimate need, protect the information from unauthorized access or disclosure, not sell or use the information for unrelated purposes, notify MPS immediately of any actual or suspected data breach, and return or securely destroy confidential information when no longer needed.

16. RECORDS AND AUDIT

Contractor will maintain records reasonably necessary to document services provided, service dates, routes operated, drivers assigned, vehicles used, invoices, licenses and permits, insurance, safety inspections, maintenance, personnel qualifications, and incident reports for at least four years after final payment or for a longer period when required by law. Upon reasonable notice, MPS may inspect records relevant to Contractor's compliance and invoicing.

17. INDEPENDENT CONTRACTOR

Contractor is an independent contractor and not an employee, agent, partner, joint venturer, or representative of MPS. Contractor is solely responsible for the supervision, direction, compensation, payroll taxes, benefits, insurance, discipline, and employment obligations of its personnel.

18. SUBCONTRACTING AND ASSIGNMENT

Contractor may not assign this Agreement or subcontract material transportation responsibilities without prior written approval from MPS. Any approved subcontractor must satisfy the same legal, safety, insurance, personnel, confidentiality, and performance requirements applicable to Contractor. Contractor remains fully responsible for all services performed by an approved subcontractor.

19. DESIGNATED REPRESENTATIVES

MPS's designated representative for ordinary school-level service coordination will be the MSA-5 Principal or the Principal's designated operations representative.

MPS's executive representative for contractual, material performance, escalation, or amendment matters will be:

Erdinc Acar
Deputy Superintendent
Magnolia Public Schools
Email: eracar@magnoliapublicschools.org

Contractor's designated representative will be:

Arturo J. Williams
Owner, Riders Express T&C
Telephone: 818-482-6600
Email: charterabus@gmail.com

Routine school-level communication does not authorize a contract amendment or price increase. Only an individual with delegated contracting authority may approve changes to compensation or material terms.

20. PERFORMANCE CONCERNS AND CORRECTIVE ACTION

When Contractor fails to meet a material service, safety, communication, or compliance requirement, MPS may issue written notice identifying the concern and corrective action required. Repeated late service, missed routes, unqualified personnel, unavailable vehicles, failure to communicate, or other recurring deficiencies may constitute a material breach.

21. TERMINATION

21.1 Termination for Convenience

Either Party may terminate this Agreement without cause by providing at least 30 calendar days' written notice to the other Party. The Parties specifically acknowledge that MSA-5 is expected to relocate to its new campus during the Agreement term and that MPS may terminate this transportation service, in whole or in part, upon 30 calendar days' written notice in connection with that relocation or for any other reason. No early-termination fee, minimum service-period charge, lost-profit claim, or other penalty will apply. MPS will pay only

for authorized services satisfactorily performed through the effective termination date, and Contractor must refund or credit any prepaid amount attributable to service after that date.

21.2 Termination for Cause

MPS may terminate this Agreement immediately or upon shorter notice if Contractor materially breaches this Agreement, fails to provide required transportation, creates or fails to correct a student-safety risk, uses an unqualified driver or noncompliant vehicle, loses required insurance or operating authority, provides materially false or misleading information, engages in fraud, gross negligence, willful misconduct, or unlawful conduct, fails to correct repeated performance deficiencies, or becomes unable to provide reliable service.

21.3 Effect of Termination

Upon termination, Contractor will cease services on the effective termination date, submit a final itemized invoice, refund any unearned prepaid amounts, return or destroy confidential records as directed by MPS, and cooperate in an orderly transition of transportation services.

22. FORCE MAJEURE

Neither Party will be liable for a failure to perform caused by events beyond its reasonable control, including natural disasters, declared emergencies, severe weather, governmental orders, widespread civil disruption, or other extraordinary events. Traffic congestion, ordinary vehicle maintenance, driver absenteeism, fuel-price changes, and foreseeable staffing shortages are not force majeure events.

23. NOTICES

Formal notices under this Agreement must be delivered personally, by nationally recognized overnight delivery service, by certified mail, or by email with confirmation of receipt.

Notices to MPS:
Magnolia Public Schools
Attention: Deputy Superintendent
250 East 1st Street, Suite 1500
Los Angeles, California 90012
Email: eracar@magnoliapublicschools.org

Notices to Contractor:
Riders Express T&C
Attention: Arturo J. Williams
7006 Coldwater Canyon Avenue
North Hollywood, California 91605
Email: charterabus@gmail.com

24. DISPUTE RESOLUTION

The Parties will first attempt in good faith to resolve any dispute through direct discussion between their designated representatives. If not resolved, the dispute will be escalated to an authorized MPS executive and Contractor's owner or senior representative. Nothing in this section prevents either Party from seeking immediate judicial relief when necessary to protect student safety, confidential information, legal rights, or property.

25. GOVERNING LAW AND VENUE

This Agreement is governed by the laws of the State of California. Any legal action arising from this Agreement must be brought in a court of competent jurisdiction located in Los Angeles County, California, unless applicable law requires otherwise.

26. CONFLICTS OF INTEREST

Contractor represents that it has disclosed any actual or potential conflict of interest involving MPS, an MPS employee, an MPS governing board member, or another person involved in selecting or administering this Agreement and will promptly disclose any conflict that arises during the Agreement term.

27. ENTIRE AGREEMENT

This Agreement, including all exhibits and signed amendments, constitutes the entire agreement between the Parties concerning the services described herein. It supersedes prior oral or written discussions, proposals, invoices, rate sheets, understandings, and agreements concerning the 2026-2027 MSA-5 transportation services. Invoices, emails, or informal communications may not modify this Agreement.

28. AMENDMENTS

Any amendment must be in writing and signed by authorized representatives of both Parties. A school employee's request for operational assistance does not constitute authorization for additional compensation unless the additional cost has been approved in accordance with MPS contracting procedures.

29. SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions will remain in effect.

30. WAIVER

A Party's failure to enforce a provision on one occasion does not waive its right to enforce that provision later. Any waiver must be in writing and applies only to the specific matter identified.

31. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement may be executed in counterparts and by electronic signature. Each executed counterpart will be treated as an original, and all counterparts together will constitute one agreement.

SIGNATURES

The Parties certify that they are authorized to execute this Agreement and agree to its terms.

MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION	RIDERS EXPRESS T&C
By: _____	By: _____
Name: Erdinc Acar	Name: Arturo J. Williams
Title: Deputy Superintendent	Title: Owner
Date: _____	Date: _____

EXHIBIT A - 2026-2027 DAILY ROUTE AND SERVICE SCHEDULE

1. School Served

- Magnolia Science Academy 5 (MSA-5)

2. Morning Route

Step	Scheduled Time	Location
Bus arrival	7:15 a.m.	7111 Winnetka Ave, Winnetka, CA 91306
Student boarding	7:30 a.m.	7111 Winnetka Ave, Winnetka, CA 91306
School drop-off	After departure	18238 Sherman Way, Reseda, CA 91335

3. Afternoon Route

Step	Scheduled Time	Location
Bus arrival	4:00 p.m.	18238 Sherman Way, Reseda, CA 91335
Student loading / departure	4:15 p.m.	18238 Sherman Way, Reseda, CA 91335
Final return	After departure	7111 Winnetka Ave, Winnetka, CA 91306

Final route times, loading areas, and operational details will be confirmed in writing by MPS and Contractor before the first service date. Written operational confirmation will become part of Exhibit A without changing the daily route rate unless a price change is separately approved in accordance with this Agreement.

4. Operating Days

Service will be provided on regular instructional days under the applicable 2026-2027 MPS school calendar from August 25, 2026 through June 10, 2027.

5. Vehicle Requirements

- Number of vehicles: One, unless otherwise approved in writing.
- Proposed passenger capacity: approximately 56 to 84 passengers.
- Vehicle type: School bus or other legally compliant vehicle appropriate for regular home-to-school transportation.
- Certified and legally qualified driver required.

6. Additional Pickups or Stops

The base route is point-to-point between the locations identified above. The regular daily route charge may not exceed $740.00. Any additional pickup, stop, or material route modification that would affect price requires a written quote from Contractor and advance written approval by an authorized MPS representative before implementation. No operational change may increase the daily route charge above $740.00 unless MPS expressly approves the increase through a written amendment signed by authorized representatives of both Parties.

EXHIBIT B - COMPENSATION AND ADDITIONAL-SERVICE RATES

Description	Amount / Term
Regular daily round-trip route	$740.00 maximum per authorized instructional service day
Annual compensation	Agreed daily rate (not to exceed $740.00) x authorized service days, less applicable credits
Initial advance	Up to two months of scheduled service, upon approved invoice
Additional pickup / stop	Written quote and MPS approval required
Other additional service	Written quote and MPS approval required

No handwritten or subsequently issued rate sheet, invoice notation, or proposal language will control unless signed or expressly incorporated into this Agreement by both Parties.

EXHIBIT C - CONTRACTOR STUDENT-SAFETY COMPLIANCE CERTIFICATION

Riders Express T&C certifies that, before any employee, driver, substitute, agent, or subcontractor is assigned to transport or interact with Magnolia Public Schools pupils, the individual has satisfied all applicable fingerprinting, criminal-background, mandated-reporter, licensing, endorsement, driver-certificate, medical, drug-and-alcohol testing, tuberculosis, and training requirements, and that Riders Express T&C maintains workers' compensation insurance and complies with applicable employment and labor laws.

Riders Express T&C further certifies that it will not assign a new or substitute individual until that individual has satisfied the same requirements and Riders Express T&C has submitted any required updated certification to MPS.

Authorized Riders Express Representative:

Name: Arturo J. Williams

Title: Owner

Signature: _____

Date: _____