



Agenda Item #: II B: Recommended Action Item

Date: October 7, 2021

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

From: Alfredo Rubalcava, CEO & Superintendent

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

RE: Approval of AG Construction as a Construction Services Provider

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## I. Proposed Recommendation(s)

Staff recommends and moves that the MPS Audit/Facilities Committee approve AG Construction as a construction services vendor for all MPS schools retroactively as of January 1, 2021 and further recommends and moves that the Facilities Committee recommend and move that the MPS Board of Directors do the same.

## II. Background

At its February 2020 meetings, the Committee and MPS Board approved AG Construction for a construction project at MSA-7. See attached Exhibit A for the original Committee and Board report. Consistent with such reports, which stated in part "*MPS Staff believes that the bid from AG Construction represents the best value to MPS and MSA-7.*" As part of such approvals, Staff had intended to recommend that AG Construction be approved as a preferred vendor for construction services for all MPS schools but such approval was only recommended for MSA-7. It was a Staff oversight error which Staff seeks to correct.

## III. Budget Impact

Magnolia Science Academy – 7 building improvement costs will be recorded as leasehold improvement and depreciated over the years. Therefore, the budget impact of the cost would be minimum for each year.



## Exhibit A

### February 2020 Board Report



Facilities Committee Agenda Item #:	II B – Recommended Action
Date:	February 4, 2020
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“ <b>MPS</b> ”) Ad Hoc Committee (the “ <b>Committee</b> ”)
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Use of MSA-7 Reserves to Pay For Capital Improvements

## I. Proposed Recommendation(s)

Staff recommends and moves that the Facilities Committee approves and recommend to the MPS Board of Directors that it approves the expenditure by MSA-7 of up to THIRTY FIVE THOUSAND DOLLARS (\$35,000) to perform certain capital improvement projects (collectively, the “**Project**”) at Magnolia Science Academy—7 (“**MSA-7**”).

## II. Background

### A. General

MSA-7 is located at 18355 Roscoe Boulevard in Northridge. It leases space at that location from the First Lutheran Church of Northridge. MSA7 entered into the lease as of December 1, 2011 with an initial term running from December 1, 2012 to July 31, 2017. The lease contains two five year renewal options. The first renewal option has been exercised such that the current term expires on July 31, 2022. The second renewal option, if exercised, would extend the lease until July 31, 2027.

### B. Prior Authorizations

MSA-7 fully utilized both its Charter School Facility Incentive grant and its Prop 39 Energy Grant award to make improvements. CSFIG funded the repair of the pavement within the MSA-7 facility boundaries, the removal and replacement of the sand in the play area with a new rubberized surface, and the creation of a new staff restroom and the upgrade of existing student restrooms. The Prop 39 Energy Grant was used to implement several energy efficiency upgrades at the Premises.



### C. Why the Current Approval is Needed

There are multiple facility needs that were not included in the operating budget for MSA-7. As a consequence, MSA-7 is required to pay for such improvements from its long term reserves. The scope of work of the Project, includes but may not be limited, to the following:

1. Replace concrete wall near the back of school. The existing wall is not stable and is a safety concern. See attached pictures, Exhibit C.
2. Replace retaining wall in the playground area. The wood planks keep shifting causing the metal plates to stick out. Involves removal of trees. See attached pictures, Exhibit C.
3. Repair cracks in asphalt. – Large cracks in the asphalt in the basketball court are safety concerns. See attached pictures, Exhibit C.

### III. Procurement

MPS Staff solicited bids from three (3) general contractors. Two general contractors provided bids, copies of which are attached as Exhibits A and B. The third general contractor at the last minute decided that it would not provide a bid. All general contractors visited the site and surveyed the scope of work.

MPS Staff believes that the bid from AG Construction represents the best value to MPS and MSA-7.

While AG Construction’s bid is only \$29,875, MPS Staff believes it is prudent to budget a contingency for any unforeseen conditions.

### IV. Budget Impacts

The \$35,000 would be paid for out of MSA-7’s long term reserves. The finance department has confirmed that MSA-7 has sufficient reserves to pay for the Project and still have remaining reserves that meet Authorizer and State requirements.

Current Long Term Reserves	\$1,749,972.00
Project Cost (with Contingency)	\$35,000.00
Remaining Long Term Reserves	\$1,714,972.00



Exhibit A

AG Construction Bid

# Exhibit A

**AG CONSTRUCTION**

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

## AG CONSTRUCTION

### PROPOSAL

This proposal is submitted to:	Project Address:	INV# 2019-18
Mr.Patrick Anton Esq Magnoalia Public school 250 East 1st Street , Suite 1500 LA ,Ca 90012	Magnoalia science Academy Northridge ,Ca USD	

	DESCRIPTION	AMOUNT
12/20/19	1) installation of new door bottom weather strip at 26 location and 10 doors treshold	\$ 3,250.00
	2) Demolition of 33L.F of block wall ,removing two trees behind wall ,and rebuild new 70L.F of block wall the AT same location of old broken one	\$ 12,825.00
	3) Replacing Privacy cover on chain link fence up to 170 L.F	\$ 5,200.00
	4) Fixing concrete curb around the tree and reinstalling the chain link at this section	\$ 4,500.00
	5) Fixing crack at A.C sport field up tp 20 L.F	\$ 900.00
	6) Removing the tree in front of the block wall add	\$ 3,200.00
Exclusion	Plan fee Permit fee,and proccesing	
<b>Total Amount</b>		<b>\$ 29,875.00</b>

All the above work to be completed in a substantial and workmanlike manner according to standard practice.



## Exhibit B

# EXHIBIT B

## Adams Innovative Renovations

Carson, California

### Magnolia #7 Proposal

Tuesday, December 17, 2019

**Owner:**  
Charlotte Brimmer

**Phone:**  
**Email/Fax:**

**Project Address:**  
Magnolia Science Charter #7

**Job Number:**

<b>Division</b>	<b>Scope</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Cost</b>	<b>Total</b>
<b>1</b>	<b>General Requirements</b>				
	Project hauling and dumping	3	\$ 750.00	\$ 2,250.00	
					\$ 2,250.00
<b>2</b>	<b>Site Construction</b>				
	Cut down and Remove 3 large trees and dig out roots	3	\$ 1,650.00	\$ 4,950.00	
	Remove existing damaged brick wall 6'x30' and dig up existing footing to prep for new foundation to support new wall	1	\$ 1,875.00	\$ 1,875.00	
	Remove existing damaged 2x's at bottom of gate with privacy screen. Remove 170ft of old privacy screen	1	\$ 1,300.00	\$ 1,300.00	
	Provide and install 10 door thresholds plus weather stripping for each door, weather strip for bottom of 4 bathroom doors	1	\$ 1,850.00	\$ 1,850.00	
					\$ 9,975.00
<b>3</b>	<b>Concrete</b>				
	Supply and install new masonry brick with foundation and supporting rebar for stabilization 6'x30'	1	\$ 7,500.00	\$ 7,500.00	
	Asphalt crack repair, open crack enough to pack and fill to compress new asphalt to repair	1	\$ 975.00	\$ 975.00	
	Partial retaining wall for area by sand box at the bottom of the chain link fence	1	\$ 2,150.00	\$ 2,150.00	
					\$ 10,625.00
<b>10</b>	<b>Specialties</b>				
	Privacy screen removal and install of new privacy screen 170 linear feet	1	\$ 2,250.00	\$ 2,250.00	
					\$ 2,250.00
			<b>Sub Total</b>		\$ 25,100.00
			<b>Overhead &amp; Insurance</b>		\$ 5,020.00
			<b>Grand Total</b>		\$ 30,120.00
	<b>**Deposit required at project startup**</b>				

**Notes** \*Cash, Checks and Credit Cards Accepted(Additioinal Fee)\*

\*All material provided are builder quality. Any architectural or designer material will be billed accordingly.

\*Allowances are budgets only. Actual cost is subject to increase or decrease upon discovery of extent of repairs needed or not needed and/or materials selected.

\*Items are priced as a package. If items are removed from scope may cause prices to go up or down.

**Exclusions**



**Work not defined in above scope, permits, any and all unforeseen conditions**

**Print Name:** \_\_\_\_\_

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Monique Adams, Owner, G.C.**

**License # 1023432**

**335 E. Albertoni Street #200-755**

**Carson, CA 90746**

**310.256.0267**

**\*\*Estimate Only, Once Approved Contract to follow\*\***

Exhibit C – Pictures of Current Conditions & Project



Rear Wall



Rear Wall




Asphalt at Basketball Court



Retaining Wall at Playground

Exhibit C – Pictures of Current Conditions & Project

	 <p>Retaining Wall at Playground</p>