



Agenda Item #: IV C: Action Item

Date: May 26, 2022

To: Magnolia Educational & Research Foundation dba Magnolia Public Schools (“**MPS**”) Board of Directors (the “**Board**”)

From: Alfredo Rubalcava, CEO & Superintendent

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

RE: Approval of Purchase and Installation of Synthetic Turf for the Benefit of MSA-1 and MSA-5

I. Proposed Recommendation(s)

Staff recommends and moves that the Board approve (1) the selection of Ecogross as the vendor for the purchase and installation of synthetic turf on land leased from Sherman Way L.P. for the benefit of MSA-1 and MSA-5 (the “**Project**”), (2) the expenditure of up to Two Hundred Thousand Dollars (\$200,000.00) on the Project, and (3) the execution of a contract for the Project that Staff may negotiate with such vendor.

II. Background

The MSA-1 campus presently holds 1,000 students, approximately 750 students from MSA-1 and 250 students from MSA-5. The campus is congested, and students and staff occupy every possible space. Presently, the MSA-1 and MSA-5 students have physical education on two spaces – first, the middle school parking lot that has been adapted for this use and second, the lot leased from Sherman Way LP (successor in interest to CIM/18140 Sherman Way, L.P.) located at 18140-18160 Sherman Way (the “**Leased Premises**”).

Staff wishes to provide a more enjoyable and functional space for MSA-1 and MSA-5 to conduct their physical education programs. Presently, all physical education is conducted on asphalt. Staff would like to install artificial turf on the Leased Premises. In order to make the investment worth it, MPS requested from the current owner of the Leased Premises that it extend the lease two more school years. MPS was successful and MPS and Sherman Way LP signed a lease amendment extending the term of the Lease for the Leased Premises until June 30, 2024.

MPS Staff proposes to install approximately 32,000 square feet of synthetic turf on the Leased Premises. See **Exhibit A** for a site plan that illustrates where the synthetic turf will be installed.

The MPS Facilities Department released a request for proposals (“**RFP**”) for the supply and installation of the synthetic turf. See **Exhibit B** for the RFP. MPS Staff received four (4) proposals. After careful review, MPS staff desires to go with Ecogross. While their proposal is not the least expensive, Staff



believes it represents the best value. Ecograss has 30 years of experience and very good reviews from its customers. See **Exhibit C** for the Proposals.

At the conclusion of the term for the Lease Premises, MPS Staff will endeavor to remove the turf and re-use it elsewhere on the MSA-1 campus or else at another MPS campus.

III. Conclusion & Budget Impact

Staff recommends that MPS sign a contract for \$168,140 with Ecograss for the Project and maintain a reserve of \$31,860 for any additional or unforeseen Project costs.

The costs for this synthetic turf project will be paid from MSA-1's reserves. The cost will not have a materially negative impact on MSA-1's reserves.

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



Exhibit A

Site Plan

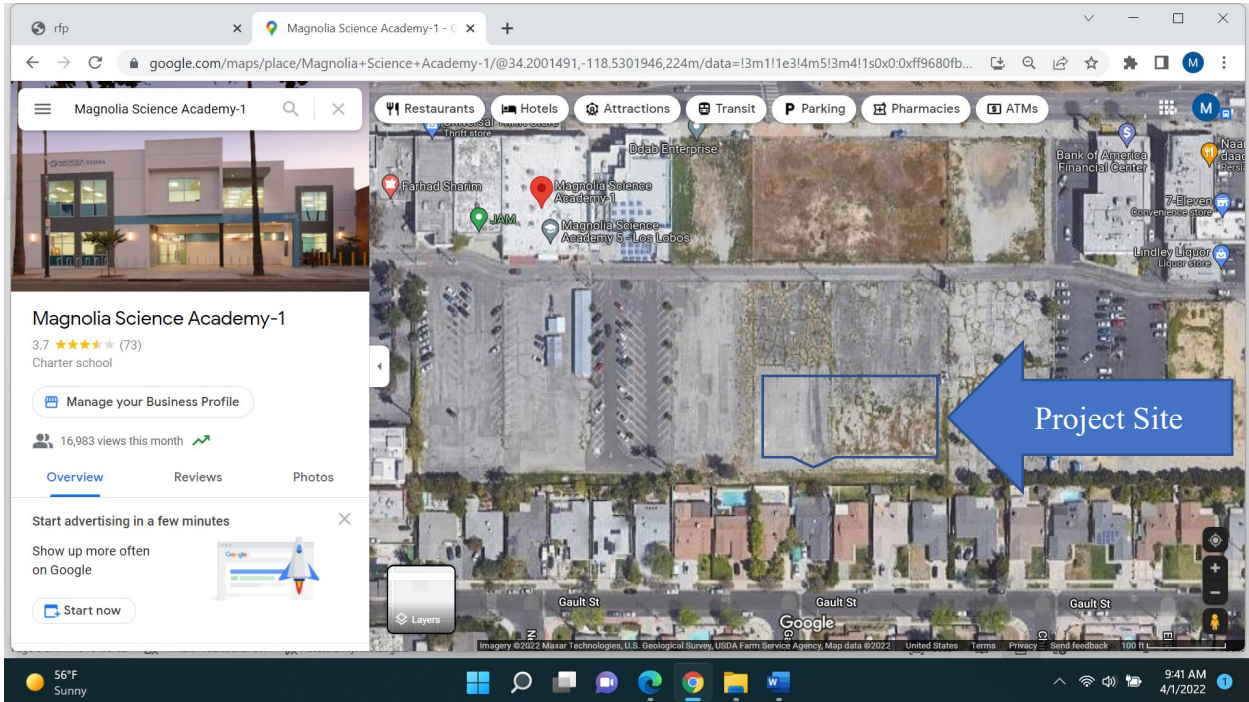




Exhibit B

RFP



MAGNOLIA PUBLIC SCHOOLS

Request for Qualifications/Proposals
to Purchase Synthetic Turf for
Magnolia Science Academy 1 | Reseda

Due Date:

May 10, 2022

1.0 INTRODUCTION

Magnolia Education & Research Foundation doing-business as Magnolia Public Schools ("**MPS**"), a charter school management organization, operates Magnolia Science Academy 1 ("**MSA-1**") located at 18220 Sherman Way and 18238 Sherman Way in the Reseda neighborhood of Los Angeles. The former houses MSA-1's high school and the latter houses MSA-1's middle school.

The purpose of this RFP is to receive comprehensive proposals from synthetic turf companies to install synthetic turf at the existing play area at MSA1. Included in this contract will be the fine grading / leveling as needed to complete installation of the turf product. The location of the Project Site is shown on Exhibit A.

Should there be a similar need for any other Magnolia Public Schools (MPS), the approved vendor, the need, and the price will be used.

Site Tour

A site tour will be facilitated if requested.

Proposals Due

Responses to the RFP are due no later than **5:00 PM (PST), Tuesday, May 10, 2022**, to the following individual:

Mustafa Sahin
Project Manager
Magnolia Public Schools
250 East 1st Street
Suite 1500
Los Angeles, CA 90012
msahin@magnoliapublicschools.org
[760-587-6031](tel:760-587-6031)

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

Proposal Format:

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

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

Interviews:

Interviews will be held at the discretion of MPS and MSA-1. Interviews, if any, are expected to be held on Tuesday- April 26th. Location and time are to be determined.

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

Selection Committee:

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

1.1 Timeline

RFP Distributed:	May 3, 2022
Proposals Due:	May 10, 2022
Interviews, if any (exact time TBD):	May 11, 2022
Selection Announced:	May 12, 2022
Contract Execution:	ASAP following Selection

2.0 PROJECT DESCRIPTION

The purpose of this RFP is to receive comprehensive proposals from synthetic turf companies to install synthetic turf at the existing play area at MSA1 about 20000 sq ft. Included in this contract will be the fine grading / leveling as needed to complete installation of the turf product.

3.0 PROPOSAL FORMAT

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

Your response should include the following:

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

See Section 1.0 for additional proposal format clarifications.

4.0 PROPOSAL REQUIREMENTS

4.1 Vendor Qualifications and Experience

4.1.1 Vendor Description.

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

Provide the following:

A minimum of three (3) references, including

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

(c) contract amount

4.1.2 Qualifications and Experience of Key Personnel.

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

4.1.3 Insurance.

Provide a description of vendor's insurance coverage.

4.2 Cost

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

4.3 Product Information

Respondent will confirm its ability to provide the Project as described above in Section 2 Where a respondent believes there are multiple options for the Project, the respondent may provide such alternatives explaining the difference in each alternative and describing the cost differences.

4.4 Warranty Information

Provide a description of the warranty provided for the Project.

4.5 Schedule

Please provide a timeline to complete the project

4.6 Contract

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

5.0 CONTACT

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

6.0 RFP/Q EXHIBITS

Exhibit A: Project Site Location

Exhibit B: AIA Document A105™-2017

7.0 BID ACCEPTANCE/REJECTION

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

8.0 PROPOSAL VALIDITY

RFP responses shall be valid until execution of a contract, which is expected to occur on or about beginning of May 2022. No changes to information received within the Respondent's proposal shall be changed or altered without approval by the Owner.



Exhibit C

Proposals

Ecograss

7711 Etiwanda Avenue
 Reseda, CA 91335
 800-809-6632
 ecograssus@gmail.com
 www.ecograssus.com

**ADDRESS**

Mustas Sahin
 18220 Sherman Way
 Reseda, C A 91335

SHIP TO

Mustas Sahin
 18220 Sherman Way
 Reseda, C A 91335

ESTIMATE #	DATE	
4625	05/03/2022	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Ecograss Artificial Grass Installation	Based on 40x80 yards -Clean area -Area Preparation -Turf Installation -Dumping/Hauling Turf Product Installed: Playground Face Weight: 60oz Height: 1.65 Color: Field green / olive green Thatch: Brown Backing: Poly urethane Product warranty: 16 years Labor warranty: 10 years	168,140.00

SUBTOTAL	168,140.00
TAX	0.00
TOTAL	\$168,140.00

Accepted By

Accepted Date

Turf Bros.
 6320 Canoga Avenue, 15th Floor
 Woodland Hills, CA 91367
 (818) 835-2416
 contact@theturbros.com
 www.theturbros.com

Estimate 7630



ADDRESS Mustafa Sahin 18238 Sherman Way Reseda, CA 91335, USA	DATE 05/10/2022	TOTAL \$218,647.80	EXPIRATION DATE 05/24/2022
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Artificial Grass Installation - Glue Down	Turf Installation (Glue Down) + Infill	32,634	6.20	202,330.80
	Antimicrobial Infill	Green Coated Infill	32,634	0.50	16,317.00
	Super Sport	16-Year Warranty, 1.18" Pile Height, 110oz	1	0.00	0.00
	10 Year Labor Warranty		1	0.00	0.00
SUBTOTAL					218,647.80
TAX					0.00
TOTAL					\$218,647.80

THANK YOU.

Accepted By

Accepted Date

Terms:

We Hereby propose to furnish materials and labor- complete in accordance with the above specifications with payments to be made as follows: 10% deposit and paid in full on the day of completion. Please add 3% if paying by credit card. We are not responsible for any delays or damages in the install process that occur due to work done by other contractors.



Turf Geniuses, LLC

6258 Penfield Ave
Woodland Hills, Ca 91367
8186579299
turfgeniuses@gmail.com

ESTIMATE

EST5618

DATE

04/29/2022

TOTAL

USD \$170,000.00

TO

Mustafa Sahin / Magnolia Public Schools

18220 Shermanway , Reseda

☎ 760-587-6031

Msahin@magnoliapublicschools.org

DESCRIPTION	RATE	QTY	AMOUNT
38,152 sq ft. Premier Synthetic Grass Full Installation, material, hardware etc..	\$170,000.00	1	\$170,000.00
TOTAL			USD \$170,000.00



May 10, 2022

PROJECT

MAGNOLIA EDUCATION & RESEARCH FOUNDATION
18220 Sherman Way,
Reseda, CA 91335

ATTENTION

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

Dear Mustafa Sahin,

We are pleased to submit our construction services proposal for the Magnolia Education & Research Foundation project in Reseda. Our proposal reflects a dedicated and experienced project team with similar project experience and the management tools that will lend to a successful project. We look forward to meeting with you where we can introduce the Green Star Turf team and review our proposal.

PROJECT SCHEDULE

1. We are projecting a (2) week construction schedule which we feel is the time required to complete this project.
2. Specified products & materials are available within (1) week of approval of our proposal.

❖ START DATE:	05/16/22
❖ Material on-site	05/16/22
❖ Installation	1-2 weeks

We believe in developing long term relationships with our clients. We approach our work and achieve results with our customer's best interests in mind. We are a "proven" contractor with a track record of delivering on our commitments. For additional information or project history please visit our website at GreenStarTurf.com. If you have any questions as you review this proposal please contact me directly at 818-457-7711.

Sincerely,

GREEN STAR TURF

Jason Caputo

Jason Caputo
Project Manager

Green Star Turf

18520 Wyandotte St

Reseda, CA 91335

(818) 938 9220

greenstarturf@gmail.com

ADDRESS

Mr. Sahin

Magnolia Public School

SHIP TO

Mr. Sahin

Magnolia Public School

Estimate 1115

DATE 04/21/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Georgia Green	George Green - Olive green/ field green bi-color with a brown thatch; 1.45" pile height; C shaped, de-lustered, Cool fiber; 60 oz face weight; triple layer primary	35,445	1.7799972	63,092.00T
	Silica Sand #30 - 50lb bag		708	6.25	4,425.00T
	Glue	5 gallon glue for securing turf to asphalt	10	550.00	5,500.00T
	Seaming Tape		2,500	1.25	3,125.00T
	Delivery		2	105.00	210.00
	labor	Turf installation - rolling out turf, power brooming, securing, and cutting turf to fit into place, seaming turf together to look like one piece, stretching, adding infill, infill brushing, washing turf down.	33,366	1.75	58,390.50

SUBTOTAL	134,742.50
TAX	7,233.50
TOTAL	\$141,976.00