

Agenda Item:	III C: Action Item
Date:	July 13, 2023
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“ <b>MPS</b> ”) Board of Directors (the “ <b>Board</b> ”)
From:	MPS Audit & Facilities Committee
Staff Lead(s):	Mustafa Sahin, Project Manager Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Approval of Award of Contract for Asbestos and Lead Based Paint Abatement and Demolition at the Magnolia Science Academy—1 (“ <b>MSA-1</b> ”) Gym upgrade at 18242 Sherman Way.

1. **Action Proposed:**

MPS Staff recommends that the Board approve the award of a contract for (1) asbestos and lead based paint abatement and (2) site demolition for the Magnolia Science Academy—1 (“**MSA-1**”) project at 18242 Sherman Way (together, the “**Project**”) to Quality Environmental for a total fee of \$106,388.70 (\$96,717.00 contract price and 10% or \$9,671.70) and further approve that MPS Staff be authorized to negotiate and sign a professional services contract for said services in such form as MPS Staff may deem appropriate and in the best interests of MPS.

2. **Purpose:**

The purpose of this proposed action is to approve the selection of Quality Environmental to abate the asbestos and lead based paint and demolish the inside of the existing building and for the Project and to authorize MPS Staff to negotiate a final contract with Quality Environmental. The Project will be paid for with funds from MSA-1’s operating budget. MPS Staff will seek financing to pay for all tenant improvements to the JAM building and endeavor to use that financing to reimburse itself for the Project.

3. **Background:**

***Asbestos Abatement and Demolition RFP***

Staff issued an RFP for asbestos abatement and demolition on May 9, 2023 (the “**RFP**”). The RFP was sent to several demolition companies and was also posted on the MPS website. A copy of the RFP is attached as Exhibit A.

	Demo	Abatement	Total	Note
Interior Demolition	\$138,426.00	\$15,000.00	\$153,426.00	
Quality Environmental			\$96,717.00	Submitted the proposal for both Demo and Abatement, but did not separate them
Restoration Management Company		\$73,275.00	\$73,275.00	Submitted the proposal for only abatement
DNS Group	\$131,996.02	\$41,800.00	\$173,796.02	

After careful consideration, MPS Staff determined that Quality Environmental was the best fit for the Project including but not limited to the following reasons: price and reference check. Quality Environmental's response to the RFP is attached as Exhibit B. The other three (3) responses may be found with this [link](#).

**4. Analysis & Impact:**

MSA-1 purchased 18242 Sherman Way in 2022. MSA-1 would like to convert the building into a gym so they can utilize the space. The gym will have a CIF regulation basketball court and volleyball court.

**5. Budget Implications:**

MSA-1 will pay for the Project from its operating budget. MSA-1's operating budget will not be materially impacted by the expenditure.

**6. Exhibits:**

Exhibit A      RFP  
Exhibit B      Quality Environmental RFP Response

## *EXHIBIT A*

### *Asbestos Abatement and Demolition RFP*



# MAGNOLIA PUBLIC SCHOOLS

Request for Qualifications / Proposals  
for (1) Asbestos Containing Materials and Lead Based Paint  
Abatement and (2) Mezzanine Demolition at 18242 Sherman  
Way, CA 91335

Due Date:

**May 19, 2023 by 5:00 PM**

## 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 18220-18244 Sherman Way Reseda CA 91335. The purpose of this RFP is to obtain proposals from qualified bidders that will enable Magnolia to select a qualified firm to (1) abate the asbestos containing materials and lead based paint, and (2) demolish the existing 1,000 sq ft mezzanine inside the building located at 18242-44 Sherman Way (each a "Project" and together, the "Projects"), in preparation for construction of a new gym. The property is shown on Exhibit A.

Vendors may submit a proposal for both or either of the projects.

Please see the 2.0 Project Description for details.

### Site Tour

A site tour will be facilitated.

### Proposals Due

Responses to the RFP are due no later than **5:00 PM (PST), Friday, May 19, 2023**, to the following individual:

Mustafa Sahin  
Facility Project Manager  
Magnolia Public Schools  
250 East 1<sup>st</sup> Street  
Suite 1500  
Los Angeles, CA 90012  
[msahin@magnoliapublicschools.org](mailto:msahin@magnoliapublicschools.org)  
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 Projects 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 according to the schedule outlined above.

### Selection Committee:

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

## 1.1 Timeline

RFP Distributed: May 9, 2023

Proposals Due: May 19, 2023

Interviews, if any (exact date and time TBD):	Week of May 22, 2023
Selection Announced:	Week of May 22, 2023
Contract Execution:	ASAP

## 2.0 PROJECT DESCRIPTION

The general scope of work is (1) the abatement of the asbestos containing material and lead based paint and (2) the demolition of the existing mezzanine inside the building. The site address is 18242-44 Sherman Way CA, Reseda 91335. The successful respondent(s) shall be responsible for the following:

- Obtain all permits as required by State, County and Local Authorities.
- All utility shutdowns and disconnections, including scheduling and coordination with utility companies, including demolition and capping of utilities at right of way for future use. This includes but is not restricted to electric, natural gas, water, storm, sanitary, phone, cable and fiber optic. All utility company fees for disconnections will be paid by the Owner.
- Lead and Asbestos Abatement per the LBP & ABM report.
- All Investigations and Assessments needed to develop a suitable abatement and demolition plan.
- Complete demolition of the structure on the mezzanine, including but not restricted to all footings, slabs, piping, wiring and ductwork.
- Coordination with all Owner's Consultants and Contractors.
- The selected firm shall provide temporary facilities, services, barriers, pollution controls, prevention of wind-blown debris leaving the site, enclosures, and removal and legal disposal of all demolition and construction debris as required by local, state, and federal codes. This includes securing the site during demolition, and until construction activity begins, with a temporary fence around the demolition areas.
- All demolition work must adhere to all municipal demolition regulations. It is the responsibility of the demolition contractor to verify these regulations and to adhere to them at all times.
- The existing mezzanine is a 2-story wood frame building, approximately 1,000 square feet and was constructed in 1956.
- The demolition plan will need to be submitted and approved by the City of Los Angeles Department of Building and Safety. Securing a demolition permit, and all other necessary municipal approvals, will be the responsibility of the selected firm.
- All bidders shall be responsible for familiarizing themselves with on-site job conditions. Failure to do so shall in no way incur any delays in work or extra cost to the Owner.

The building and premises are available for examination. Please coordinate site access with Mustafa Sahin, msahin@magnoliapublicschools.org or (760) 587-6031.

## 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(s). In particular, describe your experience with similar projects (that is, projects subject to the California Public Contract code).

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 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 Schedule**

MPS and MSA1 desire to complete this project as soon as possible, please also provide the expected completion of the project.

### **4.4 Contract**

The successful respondent will be required to sign an agreement with Owner in the form of (AIA Document A101-2017). Please provide an affirmative statement of respondent's concurrence or else any changes that respondent desires to make to the form.

## **5.0 CONTACT**

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

## **6.0 RFP/Q EXHIBITS**

**Exhibit A – Property & Project Location**  
**Exhibit B- ACM & LBP Asbestos Report**

## **7.0 BID ACCEPTANCE/REJECTION & MODIFICATION**

The Owner reserves the right to modify this RFP/Q, reject any or all proposals, cancel the solicitation process at its sole discretion. Owner will endeavor to inform all parties who have expressed interest in submitting a response to this RFP/Q of any such changes.

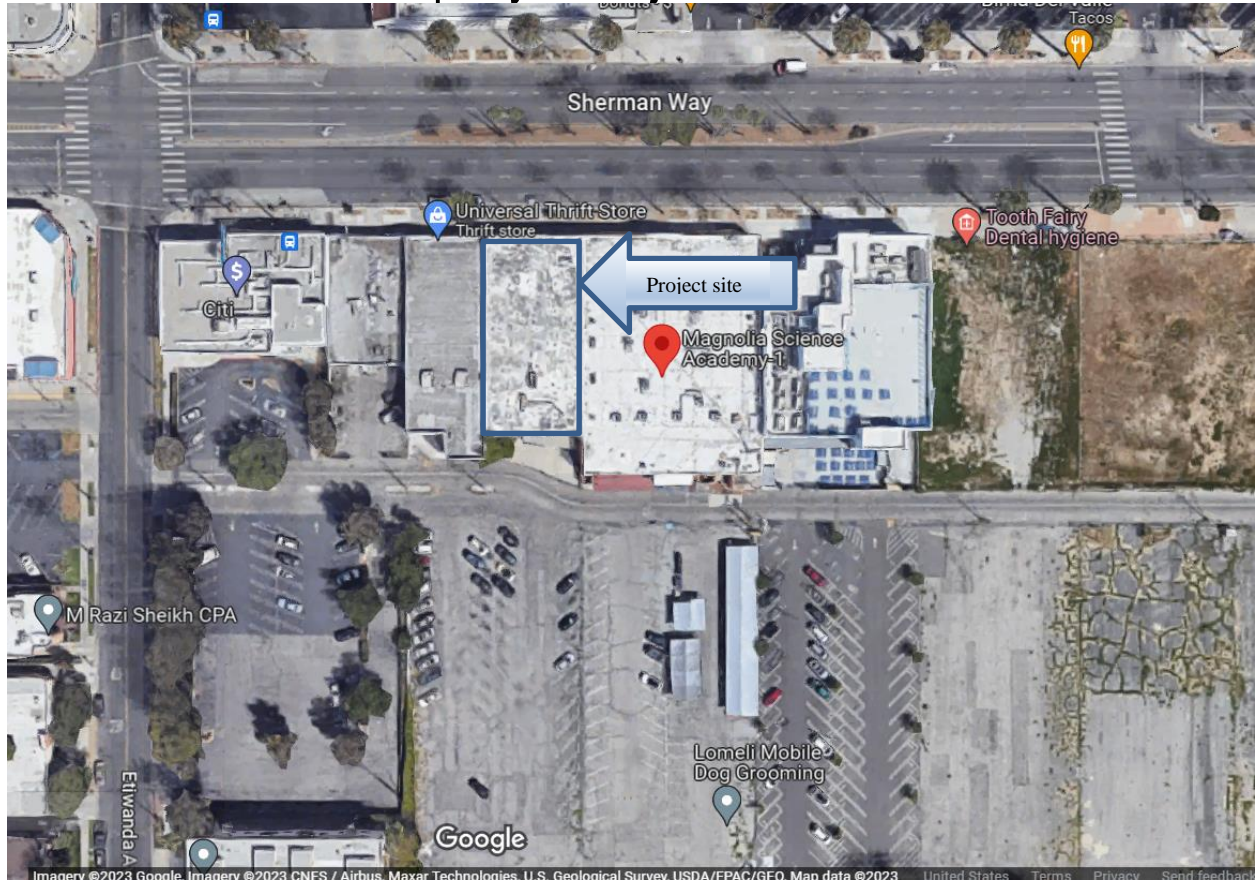
## **8.0 PROPOSAL VALIDITY**

RFP responses shall be valid until execution of a contract, which is expected to occur on or about the week of May 22, 2023. No changes to information received within the Respondent's proposal shall be changed or altered without approval by the Owner.



# Exhibit A

## Property & Project Location



## Exhibit B

### ACM and LBP Report

## *EXHIBIT B*

### *Abatement and Interior Demolition RFP Response*



**QUALITY**  
ENVIRONMENTAL, INC.

License No. 876494 DOSH No. 947

13123 Lakeland Rd., Ste. A  
Santa Fe Springs, CA 90670  
(562) 941-1434 Office  
(562) 941-1825 Fax

## **PROPOSAL**

Friday, May 26, 2023

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

Project Name: MPS Sherman Way – Asbestos / Lead Abatement & Selective Demolition  
Project Address: 18242 Sherman Way, Reseda Ca.91335  
Bid No.: 23-1750

Quality Environmental Inc. is pleased to submit this proposal for Selective Demolition as Per Architectural Demolition plans, Asbestos/Lead Survey Report & Specifications. The purpose of this letter is to describe the scope of work and pricing structure, and to identify any conditions that would require coordination in order to complete your project in a safe and timely manner.

### **Scope of Work:**

#### **Selective Demolition, Asbestos & Lead Abatement:**

##### **Selective Demolition:**

##### **Sheet A-3.0 – Demolition Floor Plans.**

##### **Keynotes:**

- 1- Glass to be removed
- 3 - Part of planter will be removed
- 4 – South facing doors will be removed ( frame will not be touched)
- 13 – E. flooring to be removed
- 14 – Remove catwalk, A/C vents
- 22 – Remove overhang canopy where E. light are removed
- 24 – Drains and electrical ducts to be removed
- 26 – Floor drains to be cleaned
- 27 – Remove CMU for cut out for door
- 28 – Remove drains and electrical floor duct

##### **Asbestos abatement:**

- ◆ Removal and disposal of approx. 200sf.brown 9"x9" vinyl floor tile w/ black mastic
- ◆ Removal and disposal of approx. 1000sf beige 9"x9" vinyl floor tile w/ black mastic
- ◆ Removal and disposal of approx. 200 sf white 12"x12" vinyl floor tile (middle layer) and brown 9"x9" vinyl floor tile (bottom layer) w/ black
- ◆ Removal and disposal of approx. 300sf. of Black Mirror Mastic
- ◆ Removal and disposal of approx. 50 lf. Of thermal system insulation (TSI)
- ◆ Removal and disposal of approx. 18sf. of Transite vent pipe
- ◆ Removal and disposal of approx. 110 sf. of roof mastic

##### **Lead Abatement:**

- ◆ Removal and disposal of approx. 100 sf. Of LBP ceramic tile located in 2<sup>nd</sup> floor bathroom beneath laminate.
- ◆ Removal and disposal of approx. 172 sf. Of LBP ceramic tile and 63 lf. Baseboard located in electric room.
- ◆ Removal and disposal of approx.24 lf. Of LBP window sills located in the 2<sup>nd</sup> floor
- ◆ Establish Asbestos full Containment in the 1<sup>st</sup>. floor Main Office / IT Room Downstairs, equipped with 6mil poly, HEPA Negative Air Filtration Units, Deacon Chambers, and Critical Barriers,
- ◆ Wet methods and negative pressure will be used prior and during abatement.
- ◆ We will HEPA Vacuum and wet wipe entire containment area prior to clearances
- ◆ Owner/GC must provide 3<sup>rd</sup>. party consultant for final clearances

- ◆ Materials and locations are based on the Asbestos Survey Report
- ◆ Areas must be accessible prior to starting.
- ◆ Owner must provide water and power during Demolition and abatement activities.
- ◆ Private wage rates included
- ◆ Owner/GC must cap off, safe off and tag out all utilities.
- ◆ Disposal fees included.
- ◆ This proposal is based on Regular working hours during regular business days Mon-Fri. (overtime, double time, holydays excluded)
- ◆ Owner/GC must provide parking near the working area.
- ◆ Owner/GC must provide area for waste container near the working area.
- ◆ This project is based on 1 mobilization.
  - ◆ Owner/G.C must provide third - party environmental consultant for final clearances.
  - ◆ Owner/Owner Representative must provide a California EPA No. prior to disposal of Haz Waste. A California Temporary EPA No. may be obtained at <https://dtsc-web01.dtsc.ca.gov/epaid/default.aspx>

◆ **All Q.E Inc. personnel will be wearing the minimum required PPE as per our Q.E Inc. Safety Manual this includes but is not limited to Hardhats, Safety Glasses, Work Gloves, Orange Vest, Leather work gloves, Jeans, Company shirts, and any other PPE that might be required to perform the project in a safe manner.**

### **Selective Demolition & Asbestos & Lead Abatement Total: \$96,717.00**

*Note: This price is based on monthly progress payments.*

*Q.E. Inc is currently MBE, SBE & SLBE Certified*

*Q.E. Inc currently carries a \$3 mil. G/L Insurance*

### **Exclusions:**

- ◆ Unforeseen work.
- ◆ Roof Demolition/ Abatement
- ◆ Build back/Construction.
- ◆ Power and water
- ◆ Procedure 5 Abatement.
- ◆ Soil/PCB's/CFC's.
- ◆ Shoring/trenching/excavation
- ◆ Slabs over 5" thick
- ◆ Layouts/ Surfaces preparation.
- ◆ Permits/Bonding
- ◆ Overtime
- ◆ Skim coat removal
- ◆ Consultant for clearances
- ◆ Patch, fix, paint, and repair
- ◆ Damages to walls/ floor from removing subject materials.
- ◆ Prevailing wages

### **Terms and Conditions**

The pricing schedule and work terms in this bid proposal are effective for thirty days from today. This proposal including all conditions, qualifications and exclusions shall be incorporated as part of any agreed contract and any changes will be mutually agreed upon and incorporated into the final contract. Upon acceptance, this proposal shall be made part of an executed contract and in accordance with Q.E. Inc. terms and conditions of proposal. Payment is due in full 100% upon completion. The project will be scheduled and worked during normal business hours Monday through Friday. The duration of this project is noted above under description of quote. This proposal is based on **private** wage rates. Access to work area is limited to Quality Environmental Inc.'s employees and the client's authorized members. The client will provide all necessary water and usable electrical power as well as toilet facilities.

If you have any questions or need additional information, please call the office at **(562)941-1434**.

Sincerely,

Gus Escutia,  
President  
Quality Environmental Inc.



**Work Authorization**

This bid proposal and terms are accepted. Quality Environmental Inc. is authorized to proceed with the Selective Demolition, Asbestos & Lead Abatement at 18242 Sherman Way, Reseda Ca.91335. After approving this proposal and terms please sign and fax or email back to Q.E. Inc. for immediate scheduling and coordination.  
Fax:(562) 941-1825

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_