

<i>Agenda Item:</i>	IV K: Action Item
<i>Date:</i>	June 17, 2024
<i>To:</i>	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors (the “ Board ”)
<i>From:</i>	Alfredo Rubalcava, CEO & Superintendent
<i>Staff Lead(s):</i>	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager Katrina Jimenez, Assistant Project Manager
<i>RE:</i>	Approval of DLR Add Service Proposals for MSA 5 – 7111 Winnetka Ave Construction Project

Action Proposed:

MPS Staff recommends and moves that the Board approve the add service requests from DLR Group in the total amount of Three Hundred Thirty Nine Thousand Eighty Dollars (\$339,080) for the MSA-5 – 7111 Winnetka Modular Construction Project (the “**Project**”) related to the switch from conventional on-site construction to modular in-factory fabrication and on-site installation. Staff further recommends and moves that the Board approve a contingency of Seventy-Five Thousand Dollars (\$75,000), for a total of Four Hundred Fourteen Thousand Eighty Dollars (\$414,080).

Summary of DLR Group Add Service Requests

Summary of DLR Group Add Service Requests		
1.	DLR and Silver Creek Modular Classroom Design Coordination (Design Development)	\$148,000
2.	DSA Increment 1 - Site Work Revision (Construction Development)	\$53,780
3.	DSA Increment 2 - Silver Creek Modular Classroom Building (Construction Development)	\$137,300
4.	Contingency	\$75,000
Total:		\$414,080

Purpose:

The purpose of this action is to approve add service requests from DLR for additional and revised services required for the Project related to transitioning the Project from site built to factory built (i.e., modular). This includes approving added service request fees for design coordination, DSA approval, and project management adjustments necessary to meet the extended project requirements.

Background:

Architect of Record Selection & Division of the State Architect Submission

DLR Group (“**DLR**”) was selected as the architect of record (“**AOR**”) for the Project at the Board’s January 12, 2023, meeting. After working with MPS staff on the program and design intent, DLR prepared plans that it submitted to the Division of the State Architect (“**DSA**”).

Modular Design Selection

At its March 21, 2024, meeting the Board approved the selection of Silver Creek Modular (“**SCM**”) to convert the existing DLR design into a modularized version that can be constructed using modular/ prefabricated methods for a total cost of Three Hundred and Fifty-Eight Thousand Dollars (\$358,000).

Analysis:

Due to the high cost of building the Project using conventional on-site construction, MPS Staff recommended, and the Board approved the conversion of the Project to a modular delivery method. SCM was selected to provide the modular design plans. While the floor plan is expected to remain largely unchanged, changing the construction type will require a re-submission to DSA. As the AOR, DLR will submit the SCM prepared plans to DSA. DLR will collaborate with SCM on the preparation of the revised plans which will incorporate some of the work which DLR has already done.

Add Services Request	Rationale
1. <i>DLR and Silver Creek Modular Classroom Design Coordination (Design Development)</i>	Integration of previously approved designs with modular techniques, optimizing classroom layouts for prefabrication, ensuring compliance with educational and building standards. This also includes the service that they provided for the CDE site approval.
2. <i>DSA Increment 1 - Site Work Revision (Construction Development)</i>	This includes preparing and submitting sitework documents to DSA for review and approval. Removal of all sitework from Increment 2 and add to Increment 1.
3. <i>DSA Increment 2 - Silver Creek Modular Classroom Building (Construction Development)</i>	This fee supports preparing and submitting modular classroom building documents to DSA for review and approval

Add Services Request	Rationale
Contingency	To manage unforeseen costs and ensure flexibility in the design phase. This helps maintain project timelines and quality by proactively addressing potential obstacles.

Budget Impact:

The total design fee costs for the Project paid to DLR Group will increase from \$1,795,000 to \$2,134,080. The Board previously approved Silver Creek Modular to provide modular design services for \$358,000. MPS Staff would also like to add \$75,000 as a contingency for unforeseen circumstances, total design costs will be \$2,209,080.

These additional fees are necessary to accommodate expanded scope and to ensure compliance with DSA requirements, and CDE requirements, facilitating a seamless continuation and completion of the project.

The total Project budget, incorporating the add service requests, is as set forth below and shows the changes since the March 2024 budget previously shared with the Board. MPS Staff are working diligently to close the budget gap. For example, GSE, the Project construction manager, believes that approximately \$500,000 in savings will be realized through value engineering. The project budget below shows approximately \$350,000 in savings. We expect further savings as the project progresses.

MSA 5 - 7111 WINNETKA AVE - BUDGET					
	March 2024	Footnotes	June 2024 - GSE (Adjusted)	Change	Year to Date Expenses (as of June 5, 2024)
Project Costs (Acquisition, Soft, CM and Financing)					
Acquisition Costs	\$ 10,434,239.00		\$ 10,434,239.00	\$ -	\$ 10,434,239.00
Magnolia Soft Costs	\$ 3,600,000.00	1	\$ 4,655,834.84	\$ 1,055,834.84	\$ 1,897,407.00
Owner's Contingency	\$ 2,000,000.00	2	\$ 1,250,000.00	\$ (750,000.00)	\$ -
Financing Costs (CII Capital)	\$ 1,910,934.00	3	\$ 1,701,089.00	\$ (209,845.00)	\$ 1,552,354.42
Financing Costs (Banc of California)	\$ 1,121,172.00	4	\$ 675,000.00	\$ (446,172.00)	\$ -
Intra-Organization Loan from LACOE MPS Schools	\$ -		\$ 47,000.00	\$ 47,000.00	\$ -
Erickson Hall payment total	\$ 296,577.00	5	\$ 217,407.30	\$ (79,169.70)	\$ 217,407.30
CM Costs	\$ 2,257,550.00	6	\$ 2,257,550.00	\$ -	\$ 57,084.50
Subtotal	\$ 21,620,472.00		\$ 21,238,120.14	\$ (382,351.86)	\$ 14,158,492.22
Development Costs (Hard Costs)					
Sitework	\$ 4,952,486.00	7	\$ 6,248,804.76	\$ 1,296,318.76	\$ -
Classroom Bldg (Modular)	\$ 26,651,668.00	8, 9	\$ 26,288,200.00	\$ (363,468.00)	\$ -
Gym Bldg	\$ 6,385,103.00	10	\$ 7,734,270.47	\$ 1,349,167.47	\$ -
Play Area	\$ 219,400.00	11	\$ -	\$ (219,400.00)	\$ -
FIRE	\$ 453,575.00		\$ 453,575.00	\$ -	\$ -
Miscellaneous	\$ 50,000.00		\$ 200,000.00	\$ 150,000.00	\$ -
Acceleration Premium	\$ 1,016,000.00	12	\$ -	\$ (1,016,000.00)	\$ -
Value Engineering	\$ -		\$ (350,159.00)	\$ (350,159.00)	\$ -
Subtotal	\$ 39,728,232.00		\$ 40,574,691.23	\$ 846,459.23	
Total Est Development Cost w/ Gym	\$ 61,348,704.00		\$ 61,812,811.37	\$ 464,107.37	
State Award Amount	\$ 50,832,332.00		\$ 50,832,332.00	\$ -	
Surplus/Deficit w/ Gym	\$ (9,410,221.00)		\$ (10,980,479.37)	\$ (1,570,258.37)	
Total Est Development Cost w/o Gym	\$ 53,973,768.00		\$ 54,078,540.90	\$ 104,772.90	
Available Fund	\$ 50,832,332.00		\$ 50,832,332.00	\$ -	
Surplus/Deficit w/o Gym	\$ (3,141,436.00)		\$ (3,246,208.90)	\$ 104,772.90	
Notes					
1 Includes increased DLR Group Fees, Silver Creek Fees and DSA fees and revised other costs based on GSE Estimates					
2 Drawdown on Contingency					
3 Earlier prepayment on CII Loan Lowers Total Accrued Interest					
4 Includes savings from using only a portion of the proposed bridge financing					
5 Intra Organization Loan of \$4.7M from LACOE Authorized Schools to MSA 5, Interest at 1%					
6 Erickson Hall did not provide contract deliverables and therefore not entitled to retention payment					
7 Includes cost of approximately \$200k to build basketball court					
8 Includes cost of roof deck and stairs to meet CDE space requirements					
9 Includes \$250k in projected Value Engineering Savings. CM is investigating further savings.					
10 Number reported in March 2024 was conceptual based on estimated cost savings. Costs have not been validated.					
11 Play Area costs included in Sitework amount					
12 Accepting a November 2025 delivery date in lieu of a July 2025 delivery date will eliminate the acceleration premium					

Exhibits:

- Exhibit A: DLR and Silver Creek Modular Classroom Design Coordination (Design Development)***
- Exhibit B: DSA Increment 1 - Site Work Revision (Construction Development)***
- Exhibit C: DSA Increment 2 - Silver Creek Modular Classroom Building (Construction Development)***

Exhibit A

DLR and Silver Creek Modular Classroom Design Coordination (Design Development)



ARCHITECTURE ENGINEERING PLANNING INTERIORS

700 South Flower St., 22nd Floor
Los Angeles, CA 90017

January 26, 2024 **Revised April 8, 2024**

Sent via Email – pontiveros@magnoliapublicschools.org

Patrick Ontiveros, Esq.
Magnolia Public Schools
250 E. 1st St. Suite 1500
Los Angeles, CA 90012

Re: Magnolia SA5 New Middle and High School
DLR Group Project No. 75-23204-00

Subject: Professional Services Fee Proposal / Letter Agreement for
Classroom Building Re-Design for Silver Creek Modular Construction

Dear Patrick:

DLR Group is pleased to offer this Fee Proposal / Letter Agreement for the above referenced Project. All services are offered subject to the terms and conditions set forth in executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. The services described below include such related services which are usual and customary thereto:

SCOPE OF SERVICES:

These services are for revisions to DLRG's and our consultant's drawings and calculations in response to constructing the Classroom Building with modular construction by Silver Creek, rather than standard steel construction. Concept review/discussion for a possible modular Gym is included in this proposal.

Work will include:

- DSA Pre-Application meeting.
- Coordination with Silver Creek for architectural design revisions.
- Revisions to architectural/interiors drawings based on structural revisions
- Coordination with Silver Creek for mechanical, plumbing, electrical, fire alarm, low voltage, security, fire sprinkler drawings based on revisions.
- Coordination with civil engineering drawings based on modular design revisions.
- Meetings with Silver Creek, Gateway Construction, and Magnolia School.
- Design studies for modifications to building corner screen/sign.
- Design studies for open-air paved basketball court at current Gym location.
- Design studies for Classroom Buildings rooftop PV systems.
- DLRG coordination for California Department of Education application modifications in relation to Silver Creek modular construction and no Gym for new DSA package.

Note that fees for revised DLRG Architectural drawings, DLRG Structural eng. drawings for site stairs, Lunch Shelter, and LID planter revisions, Civil eng. revisions, Landscape revisions, Site Electrical eng. revisions, and new drawings for DLRG Fire Alarm eng., Low Voltage eng., Security-Convergence eng., and for P2S Fire Sprinkler eng. documents will be covered in a separate add service proposal to follow.

PROJECT DELIVERABLES:

- Coordination sketches
- Design studies drawings
- DSA Pre-Application submittal forms

TIME OF PERFORMANCE:

Work will be completed in coordination with the Owner and the Construction Manager on an agreed-upon schedule.

COMPENSATION:

DLR Group's proposed fee to perform the work outlined in the "Scope of Services" is as follows:

- DLR Group Architects shall provide the above scope of services for the fixed fee of One Hundred Forty Eight Thousand Dollars (**\$148,000**).

ADDITIONAL SERVICES:

Any services outside the scope of this Fee Proposal / Letter Agreement shall be performed as an additional service in accordance with executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. DLR Group shall not proceed with any additional services without the prior written consent of the Owner.

ACCEPTANCE:

Signature by the Client below shall constitute acceptance of this Fee Proposal / Letter Agreement and, upon return to DLR Group, a notice to proceed with the services. The Effective Date of this Fee Proposal / Letter Agreement shall be the date the Client signs this document.

We look forward to a successful relationship with you on this project. Please do not hesitate to contact me if you have any questions regarding this Fee Proposal / Letter Agreement.

Sincerely,

Accepted by:

DLR Group

Magnolia Public Schools



Andrew Thompson
Client Leader, Principal

Patrick Ontiveros
Project Executive

Cc: file

Exhibit B

DSA Increment 1 - Site Work Revision (Construction Development)



ARCHITECTURE ENGINEERING PLANNING INTERIORS

700 South Flower St., 22nd Floor
Los Angeles, CA 90017

April 8, 2024 **Revised April 19, 2024**

Sent via Email – pontiveros@magnoliapublicschools.org

Patrick Ontiveros, Esq.
Magnolia Public Schools
250 E. 1st St. Suite 1500
Los Angeles, CA 90012

Re: Magnolia SA5 New Middle and High School
DLR Group Project No. 75-23204-00

Subject: Professional Services Fee Proposal / Letter Agreement for
DSA Increment 1 Site Work Revision

Dear Patrick:

DLR Group is pleased to offer this Fee Proposal / Letter Agreement for the above referenced Project. All services are offered subject to the terms and conditions set forth in executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. The services described below include such related services which are usual and customary thereto:

SCOPE OF SERVICES:

These services are for revisions to DLRG's and our engineer's/consultant's DSA approved project #03-123228 on Aug. 1, 2023. These revised and additional drawings will be submitted to DSA as a Revision. Scope will include extension of utilities and grading and paving for the parking lot. This Revision has been discussed with the DSA plan checker for assurance as to the correct way to provide documents for this additional work.

Scope of Revision is as follows:

1. Extend underground utilities (sanitary sewer, storm sewer, water, fire water (no gas)) to within 10 ft. of new modular Classroom Building POCs. (Civil Eng.)
2. Extend underground utilities (electrical, low voltage) to within 10 ft. of new modular Classroom Building POCs. (Site Elec. Eng.)
3. Provide underground conduit for site lighting poles and EV charging stations and EV ready stations. (Site Elec. Eng.)
4. Provide asphalt parking lot and north paved area for construction staging. (Civil Eng.)
5. Install duplex pumps for the LID system beneath the parking lot paving. (Civil Eng.)
6. Provide a gravel pad for the asphalt court (replacing the Gym) and the construction crane. (Civil Eng.)
7. Excavate/grade to the bottom of the crawl space for the new modular Classroom Building (with 10 ft. of overex.) (Civil Eng.)
8. Construct the CMU trash enclosure and transformer enclosure (foundation, cmu walls). (Struc, Eng.)
9. Provide revised Specifications for above. (Spec Writer)

Work will include:

- Coordination with Gateway Construction for revisions scope.
- Meetings with Gateway Construction, Magnolia School, and our project engineers, spec writer.

- Revisions and additional drawings for architectural, civil, site electrical, structural engineering scope.
- Coordination with VCA Civil Engineering, DLRG Electrical and Structural Engineering, and SpecStudio.
- Design studies & construction documents for scope listed above.
- Revised Specifications
- DSA process for review and approval.
- Additional RFIs and Submittals review for added scope.
- Additional Project Closeout scope for added scope.

PROJECT DELIVERABLES:

- DSA Revision forms
- Construction Documents for DSA Revision submission

TIME OF PERFORMANCE:

Work will be completed in coordination with the Owner and the Construction Manager on an agreed-upon schedule.

COMPENSATION:

DLR Group's proposed fee to perform the work outlined in the "Scope of Services" is as follows:

- DLR Group Architects shall provide the above scope of services for the fixed fee of Sixteen Thousand Five Hundred Dollars (**\$16,500**).
- DLR Group Electrical Engineers shall provide the above scope of services for the fixed fee of Six Thousand Dollars (**\$6,000**).
- DLR Group Structural Engineers shall provide the above scope of services for the fixed fee of Seven Thousand Dollars (**\$7,000**).
- VCA Civil Engineers shall provide the above scope of services for the fixed fee of Twenty Two Thousand Six Hundred Eighty Dollars (**\$22,680**). See attached VCA proposal.
- SpecStudio Specification Writers shall provide the above scope of services for the fixed fee of One Thousand Six Hundred Dollars (**\$1,600**).
- **Total fee is Fifty Three Thousand Seven Hundred Eighty Dollars (\$53,780).**

ADDITIONAL SERVICES:

Any services outside the scope of this Fee Proposal / Letter Agreement shall be performed as an additional service in accordance with executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. DLR Group shall not proceed with any additional services without the prior written consent of the Owner.

ACCEPTANCE:

Signature by the Client below shall constitute acceptance of this Fee Proposal / Letter Agreement and, upon return to DLR Group, a notice to proceed with the services. The Effective Date of this Fee Proposal / Letter Agreement shall be the date the Client signs this document.

We look forward to a successful relationship with you on this project. Please do not hesitate to contact me if you have any questions regarding this Fee Proposal / Letter Agreement.

Sincerely,

Accepted by:

DLR Group

Magnolia Public Schools

Andrew Thompson
Client Leader, Principal

Patrick Ontiveros
Project Executive

Cc: file

Attached:
Exhibit A – VCA Civil Engineering Proposal

Exhibit C

DSA Increment 2 - Silver Creek Modular Classroom Building (Construction Development)



ARCHITECTURE ENGINEERING PLANNING INTERIORS

700 South Flower St., 22nd Floor
Los Angeles, CA 90017

Increment #2

April 22, 2024

Sent via Email – pontiveros@magnoliapublicschools.org

Patrick Ontiveros, Esq.
Magnolia Public Schools
250 E. 1st St. Suite 1500
Los Angeles, CA 90012

Re: Magnolia SA5 New Middle and High School
DLR Group Project No. 75-23204-00

Subject: Professional Services Fee Proposal / Letter Agreement for
Project Re-Design for Silver Creek Modular Classroom Building

Dear Patrick:

DLR Group is pleased to offer this Fee Proposal / Letter Agreement for the above referenced Project. All services are offered subject to the terms and conditions set forth in executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. The services described below include such related services which are usual and customary thereto:

SCOPE OF SERVICES:

These services are for revisions to DLRG's and our consultant's drawings, and new drawings, in response to constructing the Classroom Building with modular construction by Silver Creek. DLRG will oversee the re-design documents for submission to DSA for their review and approval. This scope also includes construction services scope in coordination with Silver Creek. The proposed re-design site work will be under the direction that the Gym is removed from the project and replaced with an asphalt basketball/volleyball court.

Beyond the revision and creation of new architectural drawings, this add service proposal includes fees for revision work by DLRG Structural Eng., DLRG Site Electrical Eng., DLRG Fire Alarm Eng., DLRG Low Voltage Eng., DLRG Security-Convergence Eng., VCA Civil Eng., Capouya Landscape Architects, and P2S Fire Sprinkler Eng.

Work will include:

- Overall coordination of the DSA package.
- Response to DSA comments and backcheck process to achieve DSA approval.
- Meetings with Silver Creek, Gateway Construction, engineers, and Magnolia School.
- Coordination with Silver Creek for revised architectural site drawings.
- Revisions to architectural/interiors drawings not covered in Silver Creek scope.
- Coordination with Silver Creek for mechanical, plumbing, electrical, fire alarm, low voltage, security, fire sprinkler drawings based on revisions.
- Coordination and revised drawings from VCA Civil Engineering and Capouya Landscape Architects based on Silver Creek design revisions and Gym removal.
- Coordination with DLRG Site Electrical Eng., and their coordination with LADWP, based on Silver Creek design revisions.

- Coordination with DLRG Electrical Eng. for Classroom Buildings rooftop PV systems.
- Coordination with and revised drawings from DLRG Structural Eng. for site stairs, Lunch Shelter, LID planter revisions, new net poles at asphalt court, and other site structural elements.
- Coordination with and revised drawings from DLRG Fire Alarm Eng., DLRG Low Voltage Eng., DLRG Security-Convergence Eng.
- Coordination with and revised drawings from P2S Fire Sprinkler Eng.

PROJECT DELIVERABLES:

- Construction Documents, in coordination with Silver Creek
- DSA submittal required documents, in coordination with Silver Creek

TIME OF PERFORMANCE:

Work will be completed in coordination with the Owner and the Construction Manager on an agreed-upon schedule.

COMPENSATION:

DLR Group's proposed fee to perform the work outlined in the "Scope of Services" is as follows:

- DLR Group Architects shall provide the above scope of architectural and coordination services for the fixed fee of Thirty Eight Thousand Five Hundred Dollars (\$38,500). (Includes 10% of engineering fees below.)
- DLR Group Structural Engineers shall provide the above scope of services for the fixed fee of Forty Thousand Dollars (\$40,000).
- DLR Group Electrical Engineers shall provide the above scope of services for the fixed fee of Seven Thousand Dollars (\$7,000).
- DLR Group Fire Alarm Engineers shall provide the above scope of services for the fixed fee of Eleven Thousand Five Hundred Dollars (\$11,500).
- DLR Group Low Voltage Engineers shall provide the above scope of services for the fixed fee of Four Thousand Four Hundred Forty Dollars (\$7,500).
- DLR Group Security-Convergence Engineers shall provide the above scope of services for the fixed fee of Seven Thousand Four Hundred Dollars (\$7,500).
- VCA Civil Engineers shall provide the above scope of services for the fixed fee of Sixteen Thousand Dollars (\$16,000). See attached VCA proposal, Exhibit A.
- P2S Fire Sprinkler Engineers shall provide the above scope of services for the fixed fee of Seven Thousand Three Hundred Dollars (\$7,300). See attached P2S proposal, Exhibit B.
- SpecStudio Specification Writers shall provide the above scope of services for the fixed fee of Two Thousand Dollars (\$2,000).

- Total fee is One Hundred Thirty Seven Thousand Three Hundred Dollars (**\$137,300**).

ADDITIONAL SERVICES:

Any services outside the scope of this Fee Proposal / Letter Agreement shall be performed as an additional service in accordance with executed Architectural Services Agreement AIA B101-2017 dated Jan. 19, 2023. DLR Group shall not proceed with any additional services without the prior written consent of the Owner.

ACCEPTANCE:

Signature by the Client below shall constitute acceptance of this Fee Proposal / Letter Agreement and, upon return to DLR Group, a notice to proceed with the services. The Effective Date of this Fee Proposal / Letter Agreement shall be the date the Client signs this document.

We look forward to a successful relationship with you on this project. Please do not hesitate to contact me if you have any questions regarding this Fee Proposal / Letter Agreement.

Sincerely,

Accepted by:

DLR Group

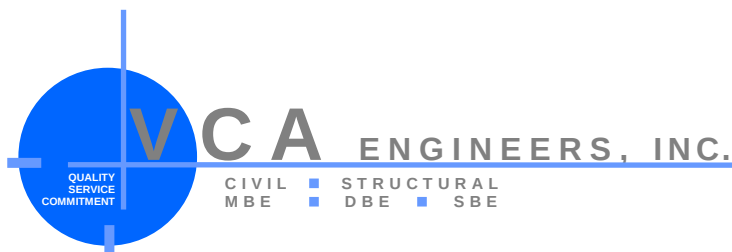
Magnolia Public Schools

Andrew Thompson
Client Leader, Principal

Patrick Ontiveros
Project Executive

Cc: file

Attachments:
VCA Proposal - Exhibit A
P2S Proposal - Exhibit B



April 04, 2024

Mark R. Stankard, AIA, LEED AP
Senior Project Manager | Senior Associate
DLR Group
700 South Flower Street, 22nd Floor
Los Angeles, CA
T: (213) 800-9400

Subject: Fee Proposal for Additional Civil Engineering Services for
Magnolia Public Schools Magnolia Science Academy 5 Middle and High School
7111 Winnetka Ave., Winnetka, CA 91306
Revise Civil Drawings (Increment 2)

Dear Mark:

VCA Engineers is very pleased to submit this fee proposal to perform civil engineering services associated with the above project. Based on the email received dated March 28, 2024, we are being requested to revise our civil drawings to accommodate Increment 2 which includes site work coordination with Increment 1 plus the New Silver Creek Classroom Building outline and the paving of the basketball courts which will replace the Gym on the Magnolia Science Academy site in the City of Winnetka.

- 1) Increment 2 includes site work coordination with Increment 1, plus the New Silver Creek Classroom Building outline, paving of the basketball courts which will replace the Gym.

Accordingly, we have prepared this fee proposal which will cover the following: (I) our proposed scope of work, (II) the project schedule, and (III) our consulting fee. Our scope of services will be all inclusive as required to complete the project in a concise and timely manner as mandated by project schedules and standard requirements of professional practice.

Our understanding of the civil scope of work to be provided is as follows:

I. Civil Engineering Scope of Services

1. Revise civil drawings to accommodate changes to Increment 2 package which will include revisions to our site plan, site grading, site demo and site utilities.
2. Revise LID plan to accommodate changes to Increment 2 package.
3. Obtain DSA approval of civil drawings.
4. Incorporate DSA comments/corrections, if any.
5. Provide written response to contractor's questions and clarifications during construction.
6. Assist in reviewing contractor's change orders related to civil works.
7. Provide additional coordination.

Los Angeles County

1041 S Garfield Ave, Alhambra CA 91801
Tel: 323-729-6098 ▪ Fax: 323-729-6043
e-mail: vca@vcaeng.com

Orange County

2151 Michelson Dr. #240, Irvine, CA 92612
Tel: 949-679-0870(x102) ▪ Fax: 949-679-9370
www.vcaeng.com

II. Project Schedule

Our service will commence upon receiving written Notice-to-Proceed from you and approval of this letter proposal. We are committed to abiding by your project schedule. Each design phase is to be performed following our in-house requisite quality control procedures.

III. Compensation

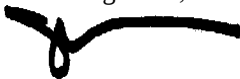
Our compensation for providing the above engineering services will be lump sum per the fee breakdown below. The proposed fee will be billed at the monthly percentage completion of each task. Please note that other direct cost items for travel, one original set for submittal at milestones and mailing to you are included in the fees. Reproductions for multiple submittals are not included and are reimbursable at cost plus 10% administrative costs. Please note that our 2024 Schedule of Rates is attached herein for your reference and for any additional time and material work.

Fee Breakdown: Increment 2

Construction Documents	\$ 13,920
Permitting, Bid and Award	\$ 480
Construction Administration	\$ 1,600
TOTAL	\$ 16,000

Again thank you for the opportunity to be a member of your team and please do not hesitate to call us if you have any question.

Sincerely,
VCA Engineers, Inc.



Virgil C. Aoanan, P.E., S.E., QSD
Principal

ACCEPTED BY:
DLR Group

BY: _____

DATE: _____

2024 VCA ENGINEERS SCHEDULE OF FEES

PROFESSIONAL STAFF

HOURLY RATE

Principal	\$220.00
Project Manager	\$200.00
Lead/Senior Project Engineer	\$180.00
Project Engineer	\$165.00
Engineer	\$155.00
BIM Modeler	\$130.00
Senior CADD Technician	\$110.00
CADD Technician	\$100.00
Clerical/Admin	\$70.00

MILEAGE AND SUBSISTENCE

Auto Mileage	\$ 0.67 per mile plus 10%
Parking	Actual Cost plus 10%
Air Travel and Car Rental	Actual Cost plus 10%
Subsistence (overnight out of LA)	Actual Cost plus 10%

DIRECT SERVICES

Milestone Reproducible Submittal (one set)	Included in Proposed Fees
Messenger and Overnight Delivery Services	Actual Cost plus 10%
Long Distance Phone	Actual Cost plus 10%
Outside B&W Plotting	Actual Cost plus 10%
Sepia/Mylar	Actual Cost plus 10%
Reprographic Services (binding, mounting and etc.)	Actual Cost plus 10%

LIABILITY INSURANCE

During the terms of this agreement, VCA shall at all times procure and maintain insurance. VCA carries General, Automobile Liability Insurance and Workers Compensation at \$2M each occurrence and Professional Liability Insurance at \$2M per claim.

CLAIMS AND DISPUTES

Client and VCA agree to negotiate and resolve all disputes between them in good faith as a first attempt. If the dispute cannot be resolved therein, the parties shall mutually agree to submit the matter to mediation and arbitration in accordance with the American Arbitration Association's Commercial Mediation Rules if the total dispute is less than \$49,000. The results of the arbitration, as decided by three (3) arbitrators, each party choosing their own arbitrator and the two arbitrator choosing a third member, shall be final, and judgment may be entered upon it in any court of competent jurisdiction in the City where the work is performed.

Los Angeles County

1041 S Garfield Ave, Alhambra CA 91801
Tel: 323-729-6098 ▪ Fax: 323-729-6043
e-mail: vca@vcaeng.com

Orange County

2151 Michelson Dr. #240, Irvine, CA 92612
Tel: 949-679-0870(x102) ▪ Fax: 949-679-9370
www.vcaeng.com

April 2, 2024

DLR Group
Mark Stankard, AIA, LEED
AP, Senior Project
Manager/ Senior Associate
700 South Flower St, 22nd
Flr.
Los Angeles, CA 90015

SUBJECT: Fire Protection Engineering Add Service Proposal for Magnolia Science Academy

Dear Mark,

Thank you for your request for proposal for providing additional engineering services for the referenced project. We are pleased to provide the following proposal that defines our statement of understanding, scope of services, assumptions, schedule, deliverables, and fees based on your email on March 27, 2024, and the revised scope site plan from the same date.

STATEMENT OF UNDERSTANDING

The original scope was adjusted from 46,000 sq. ft to approximately 39,000 sq. ft. since the gym building area will be removed. The original construction type of the building was originally a Type II, noncombustible material; the new classroom building is now proposed to be a modular construction by Silver Creek.

FIRE SPRINKLER – CONSTRUCTION DOCUMENTS ADDITIONAL SCOPE

1. Update the sprinkler and piping layout to match the new architectural backgrounds.
2. Update hydraulic calculations.
3. Coordinate hangers and supports based on the new proposed structure.
4. Update seismic calculations.
5. Attend four (4) additional coordination meetings.

*The Permitting, Bid Support, and Construction Administration phases and fees remain unchanged from our February 23, 2023 fee proposal.

ASSUMPTIONS

1. The gym building has been removed from the project scope.
Any future additions to the building's area will be reviewed separately.
2. It is assumed that the new building construction will be of a noncombustible type, and no additional sprinkler coverage will be needed in the concealed spaces above ceilings.
3. Cost Estimating will be provided by others and reviewed by P2S.
4. There is adequate pressure for fire protection water, and a fire pump is not required for the fire water service to the new building.
5. The fire Protection point of connection will be 5' from the building.
6. The client will provide a current fire flow test to design the fire sprinkler system no older than six months from the new plan check submission date.

Engineering Services Proposal to:
Mark Stankard, AIA, LEED AP, Senior Project Manager/ Senior Associate, DLR Group
April 2, 2024

- 7. Commissioning services and Title 24 acceptance testing are excluded from our services.
- 8. Plan check and permit fees are not included in the engineering scope of services.

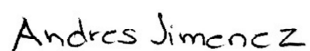
FEE

We propose to undertake the project defined in this proposal for a fixed fee per phase per the breakdown below.

Fire Protection	Fee
Construction Documents – Add Service	\$7,300

We look forward to working with you to complete this project successfully. Should you have any questions or need clarifications, please contact us.

Sincerely,



Andres Jimenez, FPE, CPD, CFPS
Fire Protection Studio Lead