



# MAGNOLIA PUBLIC SCHOOLS

Board Of Directors

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Board Agenda Item #	II. H
Date:	06/28/2016
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D. CEO & Superintendent
Staff Lead:	Frank Gonzalez, Chief Growth Officer
RE:	MSA 1 RFP for Site Improvements

## Proposed Board Recommendation

I move that the Board of Directors authorize the CEO or a designee to award contract(s) for improvements to the existing MSA 1 building to the qualified bidder that can perform the work in a high quality and timely manner.

## Background

The existing building at MSA 1 is in need of cosmetic improvements. The scope of work in the RFP includes:

- Interior Painting
- New Flooring
- Modernization of the adult and student restrooms
- HVAC repairs

A particular challenge of this project is the coordination and scheduling of the work. Summer school will be held at the site, which will require careful coordination with school personnel.

## Fiscal Impact

Funds for these improvements were included in the tax exempt financing for the acquisition of the parcel and building in 2014. Funds are being held in a trustee account and will be transferred to Magnolia over the course of the next two weeks. All payments for these improvements will be made using those funds, which will not impact the school's annual budget or reserve.

## Attachments

RFP

## Name of Staff Originator

Frank Gonzalez

**RFP Evaluation  
Magnolia Science Academy 1  
Summer Renovation Project**

Bid Schedule

RFP Announcement Date: June 20, 2016  
RFP Submission Deadline: June 28, 2016, 8am  
RFP Evaluation Date: June 28, 2016, 1pm  
RFP Award Announcement Date: July 1, 2016

RFP Review Committee:

Mr. Mustafa Sahin, Principal, MSA 1  
Mr. Suat Acar, Regional Director, MPS  
Mr. Frank Gonzalez, Chief Growth Officer, MPS

Background

An RFP was posted on the MPS and MSA 1 sites advertising a bidding opportunity for physical improvements to the MSA 1 facility. The scope of work includes interior painting, interior flooring and renovated bathrooms. Three qualified bids were received by the RFP submittal deadline. One of the bids received did not meet the RFP requirements due to its incomplete nature and was not evaluated as it only covered a portion of the scope of work.

Bids Received:

Blackwell Construction, Inc.	\$264,793.55
CC General Construction	\$268,481.00

Recommendation

The RFP review committee recommends that Magnolia Public Schools enter into a contract with Blackwell Construction, Inc. for the improvement of the MSA 1 school facility as specified in the RFP. The reasons for the recommendation are as follows:

- Track record of experience successfully working with schools
- Quality of workmanship
- Recognized industry leader
- Ability to complete the job on time and on budget
- Lowest price

It is for these reasons that a recommendation is being made to award the contract to Blackwell Construction Inc.

Action

We move that a contract for the work as detailed in the RFP be awarded to the recommended general contractor.



**BLACKWELL  
CONSTRUCTION**

# **Introduction Letter**

## **Identification of Firm:**

Blackwell Construction, Inc  
12345 Ventura Blvd. Suite H  
Studio City, Ca. 91604  
California State License 406673 B, C10, C36  
Nevada State License – 0067740 B2

## **History of Firm:**

Blackwell Construction, Inc. was started in March 2001. The company has grown from its inception to a firm with over 30 employees starting its 15th year. Blackwell Construction has its own concrete subcontracting crews who self-perform structural and decorative concrete.

## **Ownership Structure of Firm:**

Blackwell Construction Inc. is a California C Corporation  
Gary Blackwell is President

## **Contact Information:**

Blackwell Construction Inc.  
12345 Ventura Blvd., Suite H  
Studio City, CA 91604  
Office: (818) 755-6611



# **Proposed Project Team**

**Brad Kettelle** Vice President/Senior Project Manager

**Professional License:** CA license #963381

**Email:** brad.kettelle@blackwellconstruction.com

**Phone:** (805) 907-5776

**Experience/Qualifications:**

Brad Kettelle went to Roger Williams College in the 1980's. He is a licensed General Building Contractor in California. He also holds electrical subcontracting licenses in Rhode Island, Massachusetts, and the Cayman Islands. Brad started out in the construction field working with his father and was running work crews after school. After college, Brad went into the electrical trade and within 4 years he obtained his journeyman's license. He has over 30 years of experience on a variety of construction projects including, theme parks, video arcades commercial/industrial warehouse and offices, universities, primary and secondary schools, charter schools along with mixed used residential. He also has experience in site development including city parks, street construction and site improvements for schools. Brad currently oversees the day to day operations at Blackwell Construction.

**Jerry Lopez** Project Manager

**Email:** g.lopez@blackwellconstruction.com

**Phone:** (818) 523-4107

**Experience/Qualifications:**

Jerry Lopez started working as a designer and construction manager for an architecture and design consultant. He has over ten years of design and construction experience in public works and private projects. Jerry has worked for Blackwell Constructions for three years; in the three years he has moved from project engineer to project manager. With Blackwell Construction, Jerry has been involved in building eleven charter schools along with several commercial projects. Jerry currently assists Brad in the day to day operations at Blackwell Construction.

**James Kinigfeld**, Superintendent

**Email:** james.k@blackwellconstruction.com

**Phone:** (818) 523-4116

**Experience/Qualifications:**

James started as a union carpenter. He built structural units for schools, hospitals and commercial buildings. Chad moved on to superintendent and project manager, where he was responsible for the day to day supervision of multiple projects. He is a licensed General Building Contractor in California and owned his own company. He is OSHA 30 certified. Chad has worked with Blackwell Construction for the last 7 years.



## **Firm Resume of Similar Projects:**

Blackwell Construction consists of a team of professionals whose primary focus is in developing and constructing innovative and cost-effective educational facilities for public, private, and charter school organizations throughout California. Over the last 12 years we have completed over 35 charter schools from tenant improvement to ground up construction, and each member has extensive experience with other institutional clients.

We have a track record of building charter school projects with tight schedules and even tighter budgets; our clients come back to us for this very reason. We also have experience working with a wide range of charter school organizations, DSA, city agencies and charter school developers. These experiences allow us to fast track our school projects and meet all the necessary project deadlines.

Our project team brings with it 40+ years of design, engineering and construction experience on projects ranging from corporate and telecommunications headquarters to housing to banking centers to our current emphasis on institutional work.

### **Some of our charter school projects include the following:**

- Animo Watts Charter High School
- Animo South LA Charter High
- Animo Pat Brown Charter High – Los Angeles
- Animo Locke Tech Charter – Los Angeles
- Animo Locke Launch to College Academy #1 – Los Angeles
- KIPP Raices Academy – Los Angeles
- KIPP LA Prep – Los Angeles
- KIPP Empower Academy – Los Angeles
- KIPP Sol Academy – Los Angeles
- Alliance College-Ready Middle Academy #4 – Los Angeles
- Alliance College-Ready High School #4 – Los Angeles
- Alliance Heritage College-Ready Academy High School – Los Angeles
- Alliance Leadership Middle Academy – Los Angeles
- Alliance Media Arts and Entertainment Design High School
- PUC Lakeview Charter Academy
- Vista Charter School – Los Angeles
- Aspire Port City Academy – Stockton
- Aspire Langston Hughes Academy – Stockton
- Los Feliz Charter School for the Arts – Los Angeles
- Aspire Junior Collegiate Academy – Huntington Park
- Aspire Pacific Academy – Huntington Park
- Aspire Golden State College Prep Academy – Oakland
- Aspire East Palo Alto Phoenix Academy
- Aspire Langston Hughes Gym – Stockton
- High Tech High – Van Nuys
- Fenton Primary Center - Pacoima
- Alliance College-Ready Academy High School #7 – Los Angeles
- Valor Academy Middle School – Los Angeles
- Equitas Academy Charter School – Los Angeles
- Math and Science College Prep – Los Angeles
- Sherman Oaks Cooperative Nursery – Sherman Oaks



# Client References and Current List of Projects

## Client References:

**Client:** Tyler Baier - Bright Star Schools  
**Contact:** (630) 346-0010  
**Email:** tbaier@brightstarschools.org

**Client:** Marcella Barriere - KIPP Schools  
**Contact:** (213) 489-4461 x10117  
**Email:** mbarriere@kippla.org

**Client:** Malka Borrego - Equitas Academy  
**Contact:** (213) 201-0440  
**Email:** mborrego@equitasacademy.org

## Current List Under Construction:

<u>Projects:</u>	<u>Location:</u>	<u>Contract:</u>
Math and Science	Los Angeles, CA	\$2.1 Million
Renaissance Arts	Los Angeles, CA	\$3.4 Million
Mirman School	Los Angeles, CA	\$2.1 Million

## Other Information

- Bond Premium Rate – 2%
- Current Bonding Capacity – \$30 million
- Current available bonding capacity – \$30 million
- Bond Company Representative – Bill Holdren - (310) 701-5533
- Insurance Claims – None in the last 3 years























## **Magnolia Science Academy Proposal**

Project: Magnolia T.I.

Address: 18220 W. Sherman Way, Reseda, CA 91335

Date Tuesday, June 28, 2016

<u>Cost Code</u>	<u>Description</u>	<u>QTY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>TOTAL</u>	<u>SUBTOTAL</u>
<b>02-0100 Demolition</b>						
	• Demolition - Remove VCT through classrooms	13,725	sqft	\$0.50	\$6,862.50	
	• Demolition - Remove ceramic tile in restrooms/classroom	2,000	sqft	\$2.50	\$5,000.00	
	• Demolition - Bathroom fixtures and partitions	1	ls	\$1,545.00	\$1,545.00	
	• Demolition - Relocate furniture in phases of project. <b>Omitted</b>	0	hrs	\$54.00	\$0.00	<b>\$13,407.50</b>
<b>09-0200 Drywall</b>						
	• Drywall - Replace greenboard in bathrooms	2,000	sqft	\$2.50	\$5,000.00	
	• Drywall - New drywall ceiling in electrical room	350	sqft	\$2.50	\$875.00	<b>\$5,875.00</b>
<b>09-0600 Flooring</b>						
	• Flooring - Armstrong VCT 70/10/10/10%, random	13,725	sqft	\$1.95	\$26,763.75	
	• Flooring - Burke 6" premium type ts rubber base	2,260	lf	\$2.50	\$5,650.00	
	• Flooring - Floor prep allowance	13,725	sqft	\$0.40	\$5,490.00	<b>\$37,903.75</b>
<b>09-0700 Paint</b>						
	• Paint - Ceilings (swiss coffee)	1	ls	\$13,428.00	\$13,428.00	
	• Paint - Walls	1	ls	\$21,993.00	\$21,993.00	
	• Paint - Door & Frames	1	ls	\$3,315.00	\$3,315.00	
	• Paint - Guardrails and handrails	1	ls	\$2,900.00	\$2,900.00	<b>\$41,636.00</b>
<b>09-0300 Ceramic Tile</b>						
	• Ceramic Tile - Floor tile to be 2x2 Keystone Series group 1 by Daltile					
	• Ceramic Tile - Wall tile to be 4x4 Semi-Gloss Series group 1 by Daltile, 6' high.					
	• Ceramic Tile - ADA approved White carrara marble thresholds					
	• Ceramic Tile - Subtotal	1	ls	\$41,300.00	\$41,300.00	<b>\$41,300.00</b>
<b>10-0100 Bathroom Partitions</b>						
	• Bathroom Accessories - Floor mounted partitions w/doors	19				
	• Bathroom Accessories - Wall hung screens	2				
	• Bathroom Accessories - Soap Dispenser	23				
	• Bathroom Accessories - Paper Towel Dispenser	10				
	• Bathroom Accessories - Seat Cover/TP Dispenser/Napkin Di:	8				
	• Bathroom Accessories - Seat Cover/TP Dispenser	5				
	• Bathroom Accessories - Mirrors	23				
	• Bathroom Accessories - Grab Bar - 36"	4				
	• Bathroom Accessories - Grab Bar - 48"	8				
	• Bathroom Accessories - Plastic Handicap Door Sign	4				
	• Bathroom Accessories - Plastic Handicap ID Sign	4				
	• Bathroom Accessories - Hand dryers	4				
	• Bathroom Accessories - Subtotal	1	ls	\$41,630.00	\$41,630.00	<b>\$41,630.00</b>
<b>15-0200 Plumbing</b>						
	• Replacing all fixtures in boys and girls restroom and adults	1	ls	\$28,545.00	\$28,545.00	<b>\$28,545.00</b>
<b>16-0100 Electrical</b>						
	• Replace ceiling lights in boys/girls restroom, meet T24	9	ea	\$650.00	\$5,850.00	<b>\$5,850.00</b>
	• New hand dryers	4	ea	\$650.00	\$2,600.00	<b>\$2,600.00</b>
					Subtotal:	<b>\$218,747.25</b>
<b>20-0994</b>	Contractor Fee (10%)					<b>\$21,874.73</b>
<b>20-0995</b>	General Conditions and Supervision (10%)					<b>\$21,874.73</b>
<b>20-0996</b>	Insurance Fee (1.05%)					<b>\$2,296.85</b>
					<b>Total:</b>	<b>\$264,793.55</b>