Board Agenda Item #	Agenda # III B
Date:	May 8, 2017
To:	Magnolia Public Schools, Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Frank Gonzalez, Chief Growth Officer
RE:	Approval of Budgetary Proposal for the Design, Construction and Installation of the Modular DSA PC Buildings (Silver Creek Industries) for MSA San Diego

Proposed Board Recommendation

I move that the board authorize the CEO or a designee to negotiate and execute the contract for Silver Creek Industries to complete the design, construction and installation of the modular buildings per the project plans and specifications for the MSA San Diego campus at the DeAnza site.

Background

Magnolia is in the process of planning and constructing a new campus for MSA San Diego. Magnolia has an executed ground use agreement for the school site formerly known as the DeAnza school site at 6525 Estrella Ave, San Diego, CA 92120.

The new development is comprised of the following:

- 18 Classrooms of 960' each, including core classrooms, dedicated computer and science labs and rooms; an art studio; teacher's lounge
- Art Studio
- Main Office
- Multipurpose Room
- Adult and Student Restrooms
- Locker/Changing Rooms
- Outdoor physical education areas including basketball and sport courts
- Onsite Pick Up and Drop Off
- Staff and Visitor Parking
- ADA Ramps and Accessibility

Selection of Vendor

At the onset of the project, the Magnolia team researched multiple construction methodologies including temporary bungalow buildings, new ground up construction and prefabricated modular design-build construction. Due to multiple factors including the quality of the buildings, the total project costs, MSA San Diego's total budget capacity, and the time constraints of the project, it was determined that prefabricated modular construction was the best methodology to deliver a new high quality permanent campus.

Through research and the recommendation of charter schools and district staff, it was ascertained that Silver Creek Industries ("SCI") was the company that could deliver a high-quality product on time and on budget. SCI was contacted and interviewed and a site visit was held to understand their capacity to deliver the project successfully. The school leadership, project architect and home office staff determined to move forward with SCI.

SCI holds multiple Division of State Architecture Pre-Check Numbers ("DSA PC") for their buildings that are being utilized to minimize the amount of review time for the project which typically takes 3-6 months for review. Through our collective advocacy, the San Diego DSA office has agreed to review the plans in two weeks, a process that has begun and is expected to be completed soon.

SCI was selected as the preferred provider of the prefabricated modular buildings for MSA San Diego due to the following reasons:

- The company's track record and ability to deliver a school facility project on a compressed timeframe.
- Their design build process which allows for coordination between the MEP and structural engineering plans and the construction team.
- The DSA PC numbers that cut down on review and approval timelines.
- The price point for new construction, which school leadership determined was necessary to deliver the educational program and continue to attract a robust student population.
- The commitment to deliver the buildings in time to complete the project for the 17-18 school year.
- The experience and capacity to produce the buildings at their facility in Riverside County.
- Successful school facility projects in San Diego County.

This contract was negotiated solely with SCI as they are the only firm that had the above-named attributes, which other companies interviewed could not commit to.

SCI has an approved contract with the Chula Vista Unified School District that is valid through February 2019. That contract allows any LEA and community college in California to utilize it on a 'piggy back contract' basis, which is allowed under state law. The SCI scope of work is included in the attached Budgetary Proposal.

Budget Implications

The costs to construct the new MSA San Diego campus quoted by SCI at $4,286,754.00 will be paid for by a long-term tax exempt bond.

Please note that the construction plans and documents are being reviewed by DSA and are subject to change based on their feedback. The contract amount is based on the plans as they were submitted to DSA. Any additional cost expenditures based on site conditions, additional changes or DSA comments that mandate a change to the plans, all have the possibility of incurring additional costs. Any proposed Change Order Request above the approved project amount will be reviewed by Magnolia staff and brought to the board for approval, as needed.

The California Schools Finance Authority ("CSFA") will be the conduit issuer of the financing. A CSFA board meeting will be held on May 9, 2017 to consider and approve the item. The Board of Magnolia Public School has previously adopted a resolution authorizing financing for this project.

How Does This Action Relate/Affect/Benefit All MSAs?

This project will allow students attending MSA San Diego to have a new campus to attend and allow school staff to fully implement the approved educational program.

Name of Staff Originator:

Frank Gonzalez, Chief External Officer

Attachments

Silver Creek Industries Budgetary Proposal

SILVER CREEK

Building for the Next Generation

May 2, 2017

Dr. Caprice Young
Superintendent & CEO
Magnolia Public Schools
250 E. 1st Street, Suite 1500
Los Angeles, CA 90012

RE: Budgetary Proposal for Magnolia Science Academy to include the following buildings:

- **a) (5) 24x40 for Boys and Girls Locker Rm, Library, Intervention, Computer, and Teacher's Lounge;**
- **b) (1) 84x60 Multipurpose Building**
- **c) (1) 24x40 Art Building**
- **d) (1) 24x40 Restroom Building**
- **e) (6) 24x40 – (3) Science Classrooms and (3) Math Classrooms**
- **f) (1) 70x32 Administration Building**
- **g) (6) 24x40 – (3) History Classrooms and (3) English Classrooms**

Dear Dr. Young:

Thank you for the opportunity to provide a quote for the above referenced buildings (items a through g) for Magnolia Science Academy. Silver Creek Industries (SCI) has been awarded a contract with Chula Vista Unified School District which allows us to utilize its piggyback provisions to contract with other school districts. This proposal is based on SCI PC drawings #04-113886, #04-114057, and #04-114026, 2013 CBC, floor plans provided by Westberg+White Architects, and appendices A & B attached hereto.

TOTAL FOR ALL BUILDINGS…….. $4,286,754.00

Proposed Construction Schedule:
DSA approval, Manufacturing, Based on 2013 CBC, Installation and Completion will be negotiated upon notice of award.

Payment schedule:
Monthly progress billings and payment based on approved schedule of values, as well as 5% retention.

***Important Note**: The actual dates may vary based upon the District's Architect receipt of DSA approval for the Building and the project site. In addition, the availability of the project site to begin construction may vary the proposed schedule. Delays in the schedule may impact the project cost.*

Due to the potential for significant price fluctuations, we reserve the right to review this quote prior to the execution of a contract and request a change to the pricing and terms of this proposal with appropriate substantiation.

(5) 24'X40' BUILDINGS FOR BOYS&GIRLS LOCKER ROOM, LIBRARY, INTERVENTION, COMPUTER, AND TEACHER'S LOUNGE INCLUDES:

Base Building Price (24'x40')
Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
Wood Floor w/100# Load
Flooring as indicated on architect floor plans
Walk off mats at each entry
.45 Mil TPO Roofing w/Single Slope
18-inch Self Leveling Parapet
Canopies at each door / window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
Casework per architect drawings
HM Exterior Doors w/Welded Frames
Exterior Double Doors at Teacher's Lounge
Wood Interior Doors - Legacy
Standard SCI Door Hardware
Windows per architect floor plans – Clear Anodized Dual Glazed Low E
8'6" Grid Ceiling w/755B Tiles (except Library building only – 9'-6" ceiling height)
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
2x4 LED Troffer
(5) Three-Phase 100amp Load Center Electrical Panels
Power/Data as indicated on architect floor plans
Blocking only for Short Throw Projector and TV monitor in Computer Classroom
Blocking only for lockers in Locker Room Building
(5) Three-Phase 4-Ton Exterior Wall Mount Gas/Electric HVAC Units
Exhaust Fans in Locker Room Building
Supply/Return Air (Library Meeting Room, Teacher's Lounge Offices)
Sink in Teacher's Lounge w/Insta-Hot
Rough in for Future Ice Maker
Whiteboards as indicated on architect floor plans
Wall Hung Fire Extinguishers
Engineering and Design
Contract and Project Supervision

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(1) 84'X60' MULTIPURPOSE BUILDING INCLUDES:

Base Building Price (84'x60')
Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
150# Lightweight Concrete Floor
Flooring as indicated on architect floor plans (quarry tile in kitchen w/6" cove)
Walk off mats at each entry
.45 Mil TPO Roofing w/Dual Slope

48-inch Self Leveling Parapet
Canopies at each door / window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
Casework per architect drawings (plastic laminate)
HM Exterior Doors w/Welded Frames
Two Sets of Exterior Double Doors
Wood Interior Doors – Legacy
Double Doors at Fire Riser Room
Standard SCI Door Hardware
Windows per architect floor plans – Clear Anodized Dual Glazed Low E
3040 Service Windows w/SS Shelf
Fly Fans over 3040 Service Windows
Folding Partition Wall w/Soffit
8'6" Grid Ceiling w/2910 Tiles in Kitchen
Exposed Ceiling w/Tectum at Multipurpose Area
Hardlid Ceiling in Restroom
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
FRP Walls in Kitchen
Tile Walls in Restroom
2x4 LED Troffer
Three-Phase 200amp Load Center Electrical Panel (may not be sufficient – TBD by architect consultants)
(4) Data Outlets
GFI Outlets (10) – (need kitchen equipment specifications to fully determine electrical requirements)
Duplex Receptacles (7) – (need kitchen equipment specifications to fully determine electrical requirements)
Blocking only for IDF Cabinet
Blocking only for lockers
Three-Phase Roof Mount Gas/Electric HVAC Units w/Exposed Ducting
Single Occupancy Restroom per architect floor plan
Flush Valve Wall Mounted Toilets
Grab Bars & Mirrors
Exhaust Fans in Restrooms and Kitchen
40-Gallon Gas Water Heater
Non-Cooled Hi-Lo Exterior Drinking Fountain
Drinking Fountain Warning Bars
Stainless Steel 3-Compartment Sink in Kitchen
Stainless Steel Hand Sink in Kitchen
Cast Iron Mop Sink w/Service Sink Faucet
Wall Hung Fire Extinguishers
Fire Sprinklers
Engineering and Design
Contract and Project Supervision

(1) 24'X40' ART BUILDING INCLUDES:

Base Building Price (24'x40')
Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)

Crane
Wood Floor w/50+15# Load
Flooring as indicated on architect floor plans
Walk off mat at entry
.45 Mil TPO Roofing w/Single Slope
18-inch Self Leveling Parapet
Canopies at door & window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
Casework per architect drawings
HM Exterior Door w/Welded Frame
Standard SCI Door Hardware
Window per architect floor plan – Clear Anodized Dual Glazed Low E
8'6" Grid Ceiling w/755B Tiles
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
2x4 LED Troffer
Three-Phase 100amp Load Center Electrical Panel
Power/Data as indicated on architect floor plans
Blocking only for Short Throw Projector
Three-Phase 4-Ton Exterior Wall Mount Gas/Electric HVAC Unit
Accessible Wide Sink w/Gooseneck Faucets
Blocking only for soap & paper towel dispensers
Whiteboards as indicated on architect floor plans
Wall Hung Fire Extinguishers
Engineering and Design
Contract and Project Supervision

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(1) 24'X40' RESTROOM BUILDING INCLUDES:

Base Building Price (24'x40')
Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
100# Lightweight Concrete Floor
Ceramic Tile Flooring
.45 Mil TPO Roofing w/Single Slope
18-inch Self Leveling Parapet
Canopies at doors
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
HM Exterior Doors w/Louvers w/Welded Frames
Standard SCI Door Hardware
8'6" Hardlid Ceiling
Tile Walls
2x4 LED Troffer
Three-Phase 100amp Load Center Electrical Panel
Exhaust Fans
Fixtures per architect floor plan

Insta-Hots at Staff Restrooms
Flush Valve Wall Mounted Water Closets
Metal Modesty Partitions
Grab Bars & Mirrors
Plumbing Manifold
Non-Cooled Hi-Lo Drinking Fountain
Drinking Fountain Warning Bars
Blocking only for toilet accessories (will need specs for accessories)
Engineering and Design
Contract and Project Supervision

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(6) 24'X40' CLASSROOMS – (3) SCIENCE AND (3) MATH INCLUDES:

Base Building Price (24'x40')
Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
Wood Floor w/50+15# Load
Flooring as indicated on architect floor plans
Walk off mats at each entry
.45 Mil TPO Roofing w/Single Slope
18-inch Self Leveling Parapet
Canopies at each door / window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
HM Exterior Doors w/Welded Frames
Standard SCI Door Hardware
Windows per architect floor plans – Clear Anodized Dual Glazed Low E
8'6" Grid Ceiling w/755B Tiles
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
2x4 LED Troffer
(6) Three-Phase 100amp Load Center Electrical Panels
Power/Data as indicated on architect floor plans
Blocking only for Short Throw Projector
Blocking only for Soap Dispenser and Paper Towel Dispenser in Science Classrooms
(6) Three-Phase 4-Ton Exterior Wall Mount Gas/Electric HVAC Units
Accessible Wide Sink in each Science Classroom w/Two Gooseneck Faucets
(1) SS Outdoor Sink w/Woodford Model B26 Chrome Hose Bib, Vacuum Breaker – Science Classroom
Whiteboards as indicated on architect floor plans
Wall Hung Fire Extinguishers
Engineering and Design
Contract and Project Supervision

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(1) 70'X32' ADMINISTRATION BUILDING INCLUDES:

Base Building Price (70'x32')
Delivery w/o any Obstructions

Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
Wood Floor w/ 150# Load
Flooring as indicated on architect floor plans
Walk off mats at each entry
.45 Mil TPO Roofing w/Single Slope
48-inch Self Leveling Parapet
Canopies at each door / window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
9'6" Grid Ceiling w/755B Tiles
Hardlid Ceiling in Restroom
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
2x4 Interior Walls
Tile Walls in Restrooms
2x4 LED Troffer
Three-Phase Roof Mount Gas/Electric HVAC Units
(2) Three-Phase 200amp Load Center Electrical Panels (AOR's electrical engineer will need to determine if sufficient)
Power/Data (standard per room – will need any equipment information to update electrical requirements)
(6) GFI Outlets
(1) Dedicated Circuit for Future Xerox Machine (Xerox Machine by others)
Gutter Box to Run Conduit from MDF for all buildings
Casework per architect drawings (plastic laminate)
HM Exterior Doors w/Welded Frames
Wood Interior Doors – Legacy
Standard SCI Door Hardware
Windows per architect floor plans – Clear Anodized Dual Glazed Low E
Blocking only for MDF Cabinet (will need size of panel and location to be mounted)
Unisex Restroom per architect floor plan
Women's Restroom per architect floor plan
Men's Restroom per architect floor plan
20-Gallon Gas Water Heater
Flush Valve Wall Mounted Toilets
Grab Bars & Mirrors
Exhaust Fans in Restrooms
Stainless Steel Sink in Kitchen
Classroom Sinks in Office and Nurse's Room
Insta-Hot at Office Sink
Plumbing Manifold
Wall Hung Fire Extinguishers
Fire Sprinklers
Engineering and Design
Contract and Project Supervision

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(6) 24'X40' CLASSROOMS – (3) ENGLISH AND (3) HISTORY INCLUDES:
Base Building Price (24'x40')

Delivery w/o any Obstructions
Installation w/o any Obstructions on Concrete Stem Wall Foundation (foundation by others)
Weld Plates (FOB Gate)
Crane
Wood Floor w/50+15# Load
Flooring as indicated on architect floor plans
Walk off mats at each entry
.45 Mil TPO Roofing w/Single Slope
18-inch Self Leveling Parapet
Canopies at each door / window
Scuppers & Downspouts
Cementitious Exterior Walls w/Metal Reveals
HM Exterior Doors w/Welded Frames
Standard SCI Door Hardware
Windows per architect floor plans – Clear Anodized Dual Glazed Low E
8'6" Grid Ceiling w/755B Tiles
Vinyl Tackboard Interior Walls (Koroseal Group 1) - Full Panel Close-Up
2x4 LED Troffer
(6) Three-Phase 100amp Load Center Electrical Panels
Power/Data as indicated on architect floor plans
Blocking only for Short Throw Projector
(6) Three-Phase 4-Ton Exterior Wall Mount Gas/Electric HVAC Units
Whiteboards as indicated on architect floor plans
Wall Hung Fire Extinguishers
Engineering and Design
Contract and Project Supervision

EXCLUSIONS:

- All items not listed in proposed pricing and not included in the Specifications.
- All site work. Including but not limited to:
  - Site preparation and access
  - Spoils, asphalt or sod removal from site
  - Engineered pad
  - Connection of all utilities/ POC's
  - Walkways, landscaping and Irrigation
  - Concrete curb and flatwork/ Expansion joint caulking @ flatwork
- Soil testing and reports.
- Grading, excavating
- Backfill and compaction around buildings
- Under building drainage/ Drywells
- Condensation for roof mount units
- In plant / on site DSA approved inspectors.
- Any fire rating requirements due to building sighting
- Water flow tests and rates (required for sprinkler design)
- Water system Chlorination testing/ certification
- Roof water testing/ Door flood test/ Flood test
- All permanent or temporary power, telephone, fencing, security, dust control, project trailer, and toilets.

- All wire, controls, devices, equipment and connections for all low voltage systems including but not limited to energy management system, fire alarm, communication, signal, smoke and heat detector, and security systems
- Conduit, raceways, boxes, cable trays above ceiling
- Wire mold
- EMS System
- Exterior lighting other than standard door way lights
- Motion sensors (exception: sensors for interior lighting controls)
- Fire rated assemblies, unless noted.
- Special unloading
- Fees for blocking streets
- Special transportation routing
- Special back boxes for phone, FA, Security and Intercom system.
- Architect fees
- Seamless gutters
- Electrical grounding system or components
- HVAC hard ducting
- No furniture, equipment or lockers included
- Professional cleaning- including waxing floors, stripping and sealing
- All Signage
- Window shades- manual or operable
- All Appliances (including refrigerators in Office Bldg Breakroom, Costume Bldg
- Lighting Control Panel
- Utility meters, pressure regulators and shut-off valves
- Electrical transformers and main switch gear
- Fire Sprinklers (except Administration and Multipurpose Buildings)
- Toilet Accessories / Dispensers
- Prevailing Wage in SCI Factory
- WUI Code
- PLA/PSA/Union Labor Agreements
- Concrete Foundations
- Seismic Separations (except at English/History classrooms and Science/Math classrooms)
- Ramps / Landings / Concrete Ramps
- Overhangs
- Lockers (will require exact dimensions in order to do proper corners)
- Mail Cabinets
- Kitchen Equipment (will need list of equipment - electrical outlets may need to be updated to accommodate)
- IDF /MDF Cabinets
- Mop Rack
- MooreCo Boards
- Short Throw Projectors
- Science Classrooms Soap Dispensers & Paper Towel Dispensers
- File Cabinet in Administration Building
- Assisted Listening System Signage
- Chrome Book Carts
- Xerox Machines
- Trophy Display

Thank you again for the opportunity to provide this proposal. Should you have any questions, concerns or require additional information, please do not hesitate to contact me on my cell at (951) 852-6384, the office at (951) 943-5393 or via email at swillis@silver-creek.net.

Sincerely,

Suzanne Willis
Marketing & Business Development Manager

Acceptance of Proposal

Name_____

Signature _____

Date _____

APENDIX A

Structural / Foundation System Disclaimer:

This proposal has been prepared based upon the information provided to Silver Creek Industries (SCI) by the client. In the event that documentation regarding the Structural Design Parameters and the Geotechnical features for the site have not been provided this proposal utilizes the following assumptions (unless otherwise noted within the proposal):

Site Class	=	D (Stiff Soil)
Ss	=	1.875 g (Non-Reduced Value)
Risk Category	=	II (Single Story Structures) III (Multi Story Structures)
Soil Bearing Pressure	=	1,000 psf (Wood Foundations) 1,500 psf (Concrete Foundations)
Continuous Footing Width	=	12" (minimum)
Isolated Footing Width	=	36" square (minimum)
Footing Depth	=	12" below lowest adjacent grade
Liquefaction Potential	=	None
Seismic Settlement	=	None
Differential Settlement	=	None
Soil Corrosivity	=	Low (No Special Measures / Protection Required)
Mapped Seismic Hazards	=	None
Wind Speed	=	129 (Ultimate, 3 Second Gust)
Wind Exposure	=	C
Floor Live Load	=	50 psf (50+15 psf at partition locations)
Roof Live Load	=	20 psf
Roof Snow Load	=	None

In the event that additional information is provided to SCI, following the preparation of the proposal, which conflicts with the values indicated above the client agrees to accept and approve a change order for any cost increases associated with the change in design parameters.

APENDIX B

Fire / Life Safety and Energy Compliance Features Disclaimer:

This proposal has been prepared based upon the information provided to SCI by the client. This proposal reflects the relevant requirements of the California Code of Regulations (Title 24), any local amendments or modifications are excluded unless specifically noted other in this proposal. In the event that a partial set of design documentation was provided by the client SCI has prepared this proposal utilizing the following assumptions (unless otherwise noted within the proposal):

Type of Construction	=	V-B
Unspecified Construction Materials	=	Any type of material permitted by code
Occupancy Group	=	E (Any School Structure)
	=	B (Any Non-school Structure)
Mixed Occupancies	=	Nonseparated
Automatic Fire Sprinkler System	=	None (Single Story Structure)
	=	Yes (Multi-story "E Occupancy" Structure)
	=	None (Multi-story "B Occupancy" Structure)
Fire Alarm System Pathways	=	Yes ("E Occupancy" Structure)
	=	None ("B Occupancy" Structure)
Fire Resistance Rated Construction:		
Exterior Walls	=	None
Interior Walls	=	None
Floors	=	None
Roofs	=	None
Structural Frame	=	None

Fire Separation Distance	=	10' Minimum
Fire Hazard Severity Zone	=	No
Wildland Urban Interface Fire Area	=	No
Electrical Service	=	120/208 1-Phase
Circuit Breaker AIC Rating	=	5k
Climate Zone	=	CZ 15
EMS Controls / Interface	=	None
Thermal Insulation	=	Per applicable PC or minimum required by code
Cool Roof	=	None
HVAC System Efficiency	=	Minimum required by code

In the event that additional information is provided to SCI, following the preparation of the proposal, which conflicts with the values indicated above, the client agrees to accept and approve a change order for any cost increases associated with the change in design parameters.