



<b>REVISED</b>	
Board Agenda Item #:	III C-Action Item
Date:	December 13, 2018
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“ <b>MPS</b> ”) Board of Directors
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Approval of Potential Change Item (“ <b>PCI</b> ”) 17 for a New Wall Along the Southern Border of the MPS Property

## I. Proposed Committee Recommendation(s)

Staff moves that the Board of Directors of MPS (the “**MPS Board**”) approve Staff to authorize Oltmans Construction Company (“**Oltmans**”) to construct a new 8-foot high wall at a cost not to exceed \$57,500 along the southern border of the MPS property so that the residential properties to the south will not be affected by MSA-1’s operations.

## II. Background

### A. Description of MSA-1 Projects

There are two projects currently underway at MSA-1: (i) a new construction project at 18220 W Sherman Way (“**18220**”) that will eventually house MSA-1’s high school population (the “**New Construction Project**”) and (ii) a rehabilitation investigation project of the existing building at 18238 W Sherman Way (“**18238**”) that will eventually house MSA-1’s middle school population once the New Construction Project is completed (the “**Rehab Investigation Project**”). The contract for the New Construction Project was awarded to Oltmans.

### B. Why the Wall is Needed

The wall is needed to act as a sound barrier, to prevent balls from MPS going over the wall so that the residential properties to the south sharing a property line will not be affected by MSA-1’s operations and to keep water from flowing from the MSA-1 parcels onto the residential properties. A zone change is being proposed for the parking lots attached to 18220 and 18238 to allow for future development of these parcels. The new wall is needed in part to maintain good relations with the neighbors to the south who could voice opposition to the zone change to the City



of Los Angeles planning commission. Moreover, the wall will be built on the 18238 and 18220 property three feet in from the property line since several neighbors do not wish their existing walls to be disturbed. One neighbor wishes to have her fence removed and use the new wall as her fence. The design will be adjusted to accommodate these wishes. As a consequence, the wall will be constructed between 2 and 3 feet away from the existing wall except for the portion that will jog inward toward the property line to replace one particular neighbor's crumbling fence. See **Exhibit A-1** for pictures of the existing fence. See **Exhibit A-2** for an illustration of the proposed wall. Even without a zone change, the project would necessitate some kind of new barrier along the southern border with the residential parcels.

The wall must be completed before Oltmans can commence work on the parking lot work, including installation of a proper drainage system which is already required of MSA-1 and is several years behind schedule.

### **C. Community Outreach and Support**

The community has been kept apprised of the progress of the project—both the construction project and the zone change. The project enjoys broad support from Councilman Bob Blumenfield's office and the Reseda Neighborhood Council. MSA-1 has maintained relations with its residential neighbors to the south who are most interested in the site work that is part of the project which will establish a drainage system and new wall that will keep water from ponding and flowing onto the property. The new wall will shield their properties from any rain runoff and therefore the neighbors support it.

### **D. Description of Work Scope Under PCI 17**

MPS Staff would like to give Oltmans a notice to proceed with the work under PCI 17 as time is of the essence. The new wall is being offered as a mitigation measure for the zone change which is currently being processed with the City of Los Angeles. The wall will be high enough that it will block most of the sound of the campus from the neighbors and keep playground balls from crossing.

The work on the wall must be completed before work on the parking lot and drainage can be installed. Oltmans would like to commence work on the wall in early January 2019 in order to keep the project on schedule. Oltmans will be using a wall system called the Proto II Wall that can be plan checked over the counter at the Los Angeles Department of Building and Safety. It is also less expensive than installing a custom CMU wall. Upon approval, the civil engineer will prepare plans showing the location of the wall which, along with a drawing from the manufacturer of the wall system showing how the system is assembled and with a pre-approval stamp from the Department of Building and Safety

## **III. Budget Impacts**

PCI 17 and the costs thereof will eventually be incorporated into a change order. The budget previously approved by the MPS Board incorporates an allowance for site work that will



cover the cost of the wall. Therefore, the overall budget for the New Construction Budget remains unchanged.

Exhibits:

*Exhibit A-1 – Pictures of Existing Wall*

*Exhibit A-2 – Location of New Wall and Pictorial Representation of the Wall*

*Exhibit B – PCI 17*

Exhibit A-1

Existing Southern Wall of MPS Property – a hodge podge of different fences

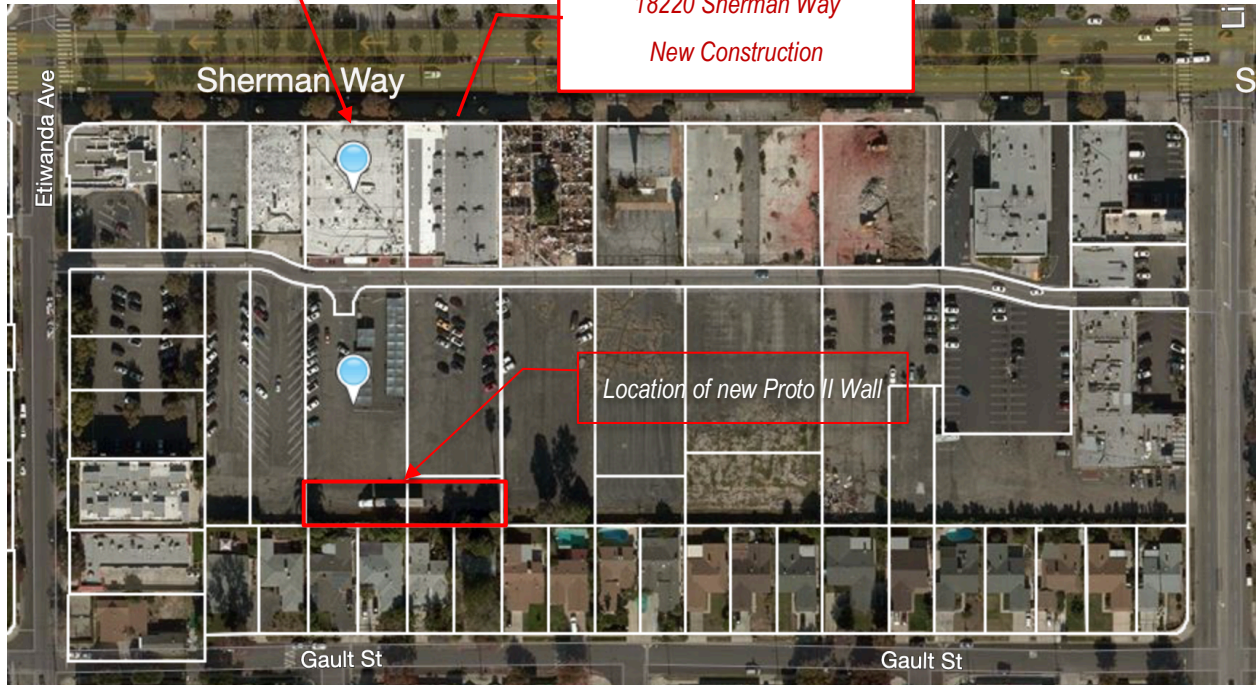


This fence will be replaced by the  
Proto II Wall

Exhibit A-2

18238 Sherman Way  
Existing Building

18220 Sherman Way  
New Construction



New Proto II Wall  
Shape





Exhibit B

(see following pages)

# Exhibit B

## Estimate Summary Magnolia Science Academy

### Parking Lot Proto II Wall

PCI No. 017

Provide labor materials and equipment as required to perform the following changes:

See Oltmans COR cover sheet for description of scope of work

#### PROTO II WALL WITH CMU WALL RETURNS

Description	Totals	Notes
Proto II Wall Footing Excavation, Footing, Rebar, Wall, Cap, Wall Returns, Permit Fees	\$38,500	NO RETURNS. See attached Ross Masonry Email
CMU Wall Returns	\$3,000	See attached Ross Masonry Email
Survey	\$2,000	1 Mobilization
Export 30 CY Footing Spoils	\$2,550	Lump Sum 30CY at \$35/CY + Loading
<b>Subtotal</b>	<b>\$46,050</b>	
SDI	\$576	
Liability Insurance	\$447	
Bond	\$377	
OH & P	\$2,354	
Tax	\$60	
<b>TOTAL</b>	<b>\$49,864</b>	

#### PROTO II WALL WITH FENCE PANEL RETURNS

Description	Totals	Notes
Proto II Wall Footing Excavation, Footing, Rebar, Wall, Cap, Wall Returns, Permit Fees	\$38,500	NO RETURNS. See attached Ross Masonry Email
Wrought Iron Fence Returns (6)	\$2,400	See attached Built Rite Fence CO dated 11/9/18
Survey	\$2,000	1 Mobilization
Export 30 CY Footing Spoils	\$2,550	Lump Sum 30CY at \$35/CY + Loading
<b>Subtotal</b>	<b>\$45,450</b>	
SDI	\$569	
Liability Insurance	\$441	
Bond	\$372	
OH & P	\$2,323	
Tax	\$59	
<b>TOTAL</b>	<b>\$49,214</b>	

#### QUALIFICATIONS:

1)

## Trevor Lawton

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**From:** Kelly Ross <rosskr@aol.com>  
**Sent:** Monday, November 19, 2018 8:08 AM  
**To:** Trevor Lawton; Jeff Rich; erik@rossconcretemasonry.com  
**Cc:** Elizabeth Lara; rosskr@aol.com  
**Subject:** Re: Magnolia Science Academy Proto II Wall

Trevor,  
See below.  
Thanks, Kelly

In a message dated 11/16/2018 4:13:47 PM Pacific Standard Time, TrevorL@oltmans.com writes:

Hi Kelly,

I left you a VM a little bit ago. Can you please let me know what the cost is without the returns (including the permit) just in case the owner wants to do wrought iron fence panels instead of CMU. Also I count 6 returns total. Can you please adjust your price in the previous email to reflect that.

i.e.

Straight wall with NO returns: **\$38,500**

Wall with 6 returns: **\$41,500**

Thank you!

**Trevor Lawton, CESSWI, QSP**

Project Manager

**Oltmans Construction Co.**

T 562.948.4242, Ext. 3459

C 916.276.7666



## Trevor Lawton

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**From:** Kelly Ross <rosskr@aol.com>  
**Sent:** Wednesday, November 14, 2018 10:30 AM  
**To:** Trevor Lawton; Jeff Rich; erik@rossconcretemasonry.com  
**Cc:** Elizabeth Lara; rosskr@aol.com  
**Subject:** Re: Magnolia Science Academy Proto II Wall

Trevor,

Yes that number includes all. The only demo I have is removing the walk way in the wall line. I really wouldn't know what to charge for hauling of footing spoils & concrete. There will be aprox 30 yards of dirt.

Thanks, Kelly



### Ross Concrete & Masonry, Inc.

Kelly R. Ross- President

27915 Smyth Drive

Valencia, CA 91355

Ph.#661-257-7759 Fax#661-257-0109

Cell#661-510-4056

Email: rosskr@aol.com

Website: <http://www.rossconcretemasonry.com/>

In a message dated 11/14/2018 9:08:48 AM Pacific Standard Time, TrevorL@oltmans.com writes:

Thanks Kelly. Just to confirm, your number includes all footing excavation, demo of the misc. items in the way that we walked (small concrete pathway), all reinforcing, footing, wall, concrete and gout? Pretty much a turnkey system except for the spoil haul off and staking. Can we get an add alternate for the spoils haul off?

Thanks,

**Trevor Lawton, CESSWI, QSP**

Project Manager

**OCCO NOTE:**

Per conversation with Paul: This quote includes the required post on the neighbor side (included in the proposal: either plating/anchoring or footing, attachment to be field verified). This is an all inclusive cost for the panels, Builtrite will be design to match the project fence on the project drawings.

**PROPOSAL  
AND  
CONTRACT**

9110 Rose Street  
Bellflower, CA 90706  
Phone (562) 804-4828  
(800) 990-1933  
FAX (562) 920-3929  
  
State License #341514

DATE 11/9/18  
PAGE  
NO. 3 OF 3

PROPOSAL SUBMITTED TO: Oltmans Construction

JOB NAME: Magnolia School - Wing Panel

STREET:

LOCATION: Los Angeles, CA

CITY, STATE and ZIP CODE: Whittier, CA

PHONE

FAX

CONTACT PERSON:

PHONE:

**Wing Panels: \$405.00 Ea.**

Install (1) 3' x 8' wing panel between

Material: 2" rail, 1" pickets at 5" o.c.

~~5 panels at \$400 ea. = \$2,000~~  
~~6 panels @ 400.00 ea. = 2,400.00~~

6 panels. Per TL

**EXCLUSIONS:** PREVAILING WAGE, BONDING, DRAWINGS, PERMITS, DEMO, CORE DRILLING, SAW CUTTING, CONCRETE FLATWORK, CONCRETE BASE FOR GATE OPERATORS, MOW STRIPS, CLEARING, REMOVAL OF SPOILS, GRUBBING, GRADING, ENGINEERING, ELECTRICAL, HIGH/LOW VOLTAGE LINES, CONDUIT LINES, GROUNDING, ACCESS CONTROLS, GATE OPERATORS, KNOX BOX, PANIC HARDWARE, SURVEYING, FABRIC ON FENCE, GROUND TRACK, AND ANY UNKNOWN UNDERGROUND, **UNLESS NOTED OTHERWISE**

\_\_\_\_\_ dollars **\$405.00 per panel**

Payment to be made as follows: ON COMPLETION

All work to be completed in a workmanlike manner according to standard industry practices. Last minute cancellations, delays, alterations or deviations will result in additional charges to customer at Built Rite Fence Company's standard time and material rates. Customer assumes responsibility for property lines, fence location, obstructions in fence line, grade of fence line, underground lines and clearing of old fence and/or debris unless otherwise noted in this proposal. In the event it becomes necessary to take legal measures to collect payment, customer will be responsible for all costs in the effort to do so.

Authorized  
Signature

PAUL GOMEZ

Contractors are required by law to be licensed and regulated by the Contractor's State Board. Any questions concerning a contractor may be referred to the register of the Board, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826.

**Acceptance of Proposal** - The above price, specifications and conditions are satisfactory and are hereby accepted. You authorized to do the work as specified. Payment will be made as outlined above.

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

