



Board Agenda Item #:	II A- Action Item
Date:	January 15, 2019
To:	MPS Facility Committee
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Approval of Potential Change Item (“ PCI ”) 17 for a New Wall Along the Southern Border of the MPS Property

I. Proposed Committee Recommendation(s)

Staff moves that the MPS Facility Committee recommend the full Board of Directors of MPS (the “**MPS Board**”) to 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.

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.

Concurrent with the aforementioned projects, MPS is seeking a zone change of the parking lots to allow flexibility in future development. A zone change will benefit MPS in two ways. One, it will resolve multiple violations of the conditions of approval attached to the zone variance MPS received for MSA-1 in 2015. Two, it will allow maximum flexibility for the future development of the parking lots without having to return to the city time and time again to seek variances.

B. Why the Wall is Needed

In conjunction with the zone change application which will be submitted to the City of Los Angeles in either January or February, our land use consultant Rabuild Commercial LLC recommended that MPS offer up the wall as a mitigation measure. Not offering up anything will leave MPS vulnerable to having conditions attached that could be difficult to meet or expensive.



Offering to build a wall illustrates that MPS realizes it must take steps to mitigate its impact in the community and in particular to the residential neighbors to the south.

The wall will act as a buffer between MPS's property and the residential neighbors and in particular aid in preventing water from flowing from MPS's parking lots onto the residential properties. The wall will also act as a sound barrier, prevent balls from MPS going over the wall, and generally shield the residential properties from MSA-1's operations.

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. All claim that their fences and property have been damaged by the water that flows from the MSA-1 parking lots onto their property. To quote our consultant:

This was a self-imposed condition, to help obtain support from the neighbors. The neighbors are currently contacting the planning department and the council office angry that the drainage repair work was not completed, that the use is not in compliance of the variance and that the 16 foot wide landscape buffer has not been completed.

The wall was our calling card to the neighbors in order to obtain support. We need the abutting property owners support. Most likely if we do not off it, the case will drag on and we will be formally conditioned by the APC [Area Planning Commissioner].

The wall will be built on the 18238 and 18220 property two to three feet in from the property line since several neighbors do not wish their existing walls to be disturbed. See **Exhibit A-2** for an illustration of the proposed wall.

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 their 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

PCI 17 is Oltman's change order request to proceed with installation of the wall. As mentioned, the wall is being offered as a mitigation measure for the zone change to be processed with the City of Los Angeles.

Oltmans will be using a wall system called the Proto II Wall that can be plan checked quickly. 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



Exhibit A-2

18238 Sherman Way
Existing Building

18220 Sherman Way
New Construction



New Proto II Wall
Shape





Exhibit B

(see following pages)

**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
Subtotal	\$46,050	
SDI	\$576	
Liability Insurance	\$447	
Bond	\$377	
OH & P	\$2,354	
Tax	\$60	
TOTAL	\$49,864	

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
Subtotal	\$45,450	
SDI	\$569	
Liability Insurance	\$441	
Bond	\$372	
OH & P	\$2,323	
Tax	\$59	
TOTAL	\$49,214	

QUALIFICATIONS:

1)

Trevor Lawton

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

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 _____

