



Attachment A: Scope of Services and Fee Statement

Mar 28, 2024

Prepared For

Camino Nuevo Charter Academy

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Project Description

Scope of work:

Burlington K-4 Playground, Burlington Conexion Walkway
Construction Renovation.

All recent changes have been highlighted light orange

Area of work:

- Burlington K-3 697 S. Burlington Ave Los Angeles, CA 90057
- Burlington Campus Parking Lot 673 & 677 S. Burlington Ave Los Angeles, CA 90057
- Residential Apartments 669 S. Burlington Ave Los Angeles, CA 90057
- Bur Centro 661 S. Burlington Ave Los Angeles, CA 90057

Under a California ESSER Grant:

- 697 Burlington Playground Construction Renovation (ESSER Grant) 697 to 661
Burlington Conexion Walkway Project
- Renovate the existing playground located at Burlington K-4
Building at 697 S. Burlington Avenue, Los Angeles, Ca 90057 and create a walkway
through 673 & 677, 669 and into 661 S. Burlington Ave.

Description of Services

Work to include the following:

ESSER GRANT Funded Scope of work includes the following:

- Removing all concrete benches in existing playground
- Removal of existing play structure, including soft play surface and removal of two basketball standards
- Removal of existing landscape strip + relocation of one irrigation line and power to the parking lot gate
- Levelling of play surface

- Installation of ADA compliant concrete ramp to connect with adjacent parking lot ADA concrete walkway
- Installation of Site Wall B with either 3' tall cast-in place concrete wall with 7' tall chain-link above, for a total height of 10'
- Remove existing ornamental iron fence along classroom 108, create new ADA compliant walkway exit with concrete pad levelled with playground surface.
- Reinforce existing site Wall E
- Repaving of walkway from parking lot through rear of 669
- Construction of ADA walkway from new ramp located at 697 playground to 661 S. Burlington, to include opening in unreinforced brick wall at the southwest corner of 661

The following scopes of work are a part of the project, but do not include prevailing wage:

- Remove existing office window+ frame, replace with infill and match existing stucco wall with matching paint
- Redirection/New installation of accordion doors that divide dance studios
- Fire egress, and wall construction in 661 for future connection (per plans)
- New front entry modifications for 697 Burlington to include removal of two planters, relocation of fire PIV, stand pipe and FDC connection, and installation of new laser cut steel fence similar to one currently located at 661 S. Burlington. Facilities Director will provide laser cut design.

Scope of Work per Areas:

Area in 697 Burlington ave existing elementary school front yard

Rough Phase:

Demo:

- Provide temporary fencing to secure site
- Remove existing fencing
- Remove low / planter wall that's by the front yard
- Remove existing trees
- Remove earth and regrade, per civil
- Remove all debris

Prep Phase:

Earth work/Buildout

- Remove earth in specific sections
- regrade and export per details (cut / fill)
- Rough grading
- Trenching for foundations/ 18 in DIA piles @ every 10 ft OC for front new fence
- Build framing for foundation, pathways, new ramp
- Run new drainage line where detailed
- Relocation of fire PIV, standpipe and FDC connection towards the front new fence as per detail

Finish Phase:

- Pour Standard Concrete finish on pathways areas specified (not pervious finish as this requires more labor and materials. Need to have details for this)
 - Install and 36 ft long of 10 ft high Perforated safety fence (install gates and doors where specified)
 - Install new front fence
 - Build a new ramp at the entrance
 - Conversion and building of 2 new restrooms that exit towards play area.
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Area in 681 Burlington ave existing school yard and between Site wall E & 697 burlington ave elementary school (Area coverage of about 7500 SF)

Rough Phase:

Demo:

- Provide temporary fencing to secure site
- Remove existing rubber and resurface existing asphalt below
- Removal of existing landscape strip + relocation of one irrigation line and power to the parking lot gate
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- Demolish and remove structure on the north east corner
- remove partial site wall from wall E where new ramp will be built for new CMU wall
- remove partial site wall from wall E parallel to basketball court (need details of length of removal. Assumption is about 40 ft in length)
- remove low / planter wall that's by the alley side
- remove old play structure / equipment
- remove trees where new ramp steps will be built
- existing fence on the east side next to the alley will stay in place
- remove earth and regrade, per civil
- Remove all debris

Prep Phase:

Earth work/Buildout

- Remove earth in specific sections
- regrade and export per details (cut / fill)
- Rough grading
- Trenching for foundations/footing for specified areas
- Build framing for foundation and pathways,ramps, stairs, Slough wall
- Run new drainage line where detailed

Finish Phase:

- Build a partial new CMU wall from wall E where a new ramp will be built
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- Build a partial new CMU wall from wall E parallel to basketball court (need details of length. Assumption is about 40 ft in length)
 - Build a new Slough wall in front of existing fence
 - Pour Standard Concrete finish on pathways areas specified (not pervious finish as this requires more labor and materials. Need to have details for this)
 - Resurface Asphalt paving on specified areas
 - New Asphalt paving where specified
 - Install and 50 ft long of 10 ft high Perforated safety fence (install gates and doors where specified)
 - Install new ADA ramp handrails as specified on details

Area in 673 Burlington ave parking lot & between Site wall A & B (about 1300SF accessible route from 697 burlington ave to 661 burlington ave)

Rough Phase:

Demo:

- Provide temporary fencing to secure site
- Site wall A to remain as is
- Remove 8 parking lot space Asphalt paving of about 1,300 SF between site wall A & site wall B for new connection route
- Remove all debris

Prep Phase:

Earth work/Buildout

- Remove earth in specific sections
- regrade and export per details (cut / fill)
- Rough grading
- Trenching for foundations/footing
- Build framing for foundation and pathways
- Run new drainage line where specified

Finish Phase:

- Existing 10 FT CMU wall A will stay in place here
 - Build wall B 7' chainlink fence above 3' cmu wall
 - Install a new pedestrian gate opening towards the parking area
 - Standard Concrete finish (not pervious finish as this requires more labor and materials. Need to have details for this)
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- 1 1/4" o.d. stl. pipe handrail, hot-dipped galvanised on both sides of about 25 FT long
 - 1 1/4" o.d. stl. pipe handrail, hot-dipped galvanised on both sides of about 28 FT long

Area in 669 Burlington ave between Site wall A & site wall C (Area coverage of about 1,000 SF)

-No work done here in this area.

Area in 661 Burlington ave Multipurpose room

Rough Phase:

Demo:

- Provide temporary fencing to secure site
- Open 2 walls for double and single door access, see structural details
- Remove existing dance floor assembly
- Remove and demo partition walls

Prep Phase:

Earth work/Buildout

- Remove earth in specific sections
- regrade and export per details (cut / fill)
- Rough grading
- Trenching for foundations/footing
- Block off existing exit door opening
- Build new partition wall for pathway for new hallway
- Underpin and reinforce new openings and enclosures

Finish Phase:

- Install Double exit doors
 - Install Single exit doors
 - Install door from dance floor to hallway 2
 - Install new floor in new hallway along new partition wall
 - Redirect accordion doors that divide dance studio
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Work not included in this Project:

- Sports Court and Soft play surface (not included in this estimate)
- No hardscape and landscape work included
- Installation of new play apparatus (not included in this estimate)

Pricing & Payment Terms

Payment Terms	%	Price
Once contract is sign, order starting materials	15%	\$180,000
Half way of Rough Phase	30%	\$360,000
After Prep Phase	50%	\$600,000
After finished work	3%	\$36,000
Closeout Phase	2%	\$24,000

Labor & Materials Cost

Total Cost

\$1,200,000

Schedule

After approval please provide a time frame when work can start. Work will take 3-3.5 months to complete.

Disclaimer

Lux Building Inc shall have the right to document the project in progress and once completed by photography or other means, which may be used for portfolio, blog, brochure, public display and similar publicity purposes. Your project may be used in connection with the documentation unless specified to the contrary.

PLEASE INITIAL ALL PAGES

Approval

After reviewing this proposal, please sign on the line below to indicate your approval. A member of our team will reach out to you to begin project scheduling.

Owner(s)		
Lux Building Inc		
Mar 28, 2024	Mar 28, 2024	Mar 28, 2024
Approved by: Lux Building Inc	Approved by: Carla	Approved by: