



April 2, 2024

Pueblo Nuevo Education & Development Group  
3435 West Temple Street  
Los Angeles, Ca. 90026

Attention: Ms. Carla Rivera

Reference: Camino Nuevo Charter Academy – Playground Improvement & General Fund  
Improvements  
**Proposal Number 0324-2051-R1**

We propose to furnish all labor, equipment, and material necessary to complete the following work based on the above referenced project:

**CNCA Playground Improvements**

**\$918,646.00**

KGC, LLC proposal is based on the following non-stamped **Pricing Set** dated 12/11/2023 provided by Kevin Daly Architects, KGC has reviewed the following architectural drawings A0.01, A1.01, A1.03, A4.01, A4.02, and A5.02. Structural non-stamped drawings **Pricing Set** provided by Offset Engineering dated 12/11/2023 sheets S1-00 – S1-11, S2-00 – S2-02, (S3-16 N.I.C.), S3-18, S3-19, S4-00, S4-13, S4-16, S6-11, and S7-10. Civil drawings stamped for **Pricing Set** dated 12/11/2023 drawings C-1, C-1.1, C-1.2, C-2, C-3, and C-4. This proposal provides for the demolition of asphalt, footings, SOG concrete, which includes buildings 697, 667, 661 Burlington Ave. and 673 parking lot. Included in KGC, LLC proposal is the construction new CMU walls, removal and replacement of SOG concrete, fencing, parking lot repairs, and landscaped removal. Our proposal provides for project management, site supervision, site protection of the construction area only, dumpsters, hauling/disposal to an approved landfill, dump fees, and daily site cleaning.

**Playground Improvements:**

1. Scope of work includes the following demo, SOB concrete, CMU block walls, retaining walls, ornamental iron fence, landscape demo, ADA ramp, walkway, and handrails, and concrete seating area, includes:

**Demo includes:**

- Mobilization and setup.
- Saw cut, break and remove existing asphalt and base at parking lot.
- Saw cut break and remove existing CMU two (2) retaining walls.
- Spoils removal from site
- Landscape demo.
- Removal of all concrete benches in playground area.
- Removal of existing paly structure, basketball hoops, play surface.
- Removal of ornamental rod iron fence. removal from site.
- Removal of all spoils for site and haul to an approved landfill.

Kindness General Contractors, LLC  
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**Continue from Playground Improvements - Concrete includes:**

- New CIP piles
- New CMU footings
- New concrete sidewalks
- New ramp, landing and stairs.
- New 4" concrete SOG at playground
- New concrete cylinders for seating
- New concrete knee wall in lieu of site wall A
- Installation of ADA compliant ramp, walkway, and handrailing from 697 thru 661
- Installation of site wall (B) and 7" chain link fence mounted on top.
- Reinforcement of existing site wall (E).
- Provide site supervision.
- Daily site cleaning.

**General Fund Improvements:**

**\$640,165.00**

2. Scope of work includes the following demo, concrete, URM walls, infill CMU block wall, chain link fencing, partition accordion door, framing, drywall, painting, electrical, flooring, concrete polishing, ceiling repairs, and relocation of PIV and FDC piping, and installation of laser panels, and entrance door, non-prevailing wage. includes:

**Demo includes:**

- Mobilization and setup.
- Saw cut break and remove concrete sidewalk at 697.
- Saw cut break and remove at south concrete wall for new 3'-0 x 7'- 0 signal door opening.
- Excavate, remove landscaping for new laser fencing.
- Saw cut break and remove URM wall for new 6'-0 x 7'-0 double door opening.
- Demo of existing drywall walls at exit to alley and into existing hallway.
- Demo of existing drywall wall to allow partition to be redirected to south wall.
- Demo of existing dance flooring.
- Open insulation at ceiling for new rated wall.
- Provide site protection.
- Remove two (2) planters.
- Removal all spoils from site and haul to an approved landfill.



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**Concrete and construction includes:**

- New footings at new URM and concrete wall openings.
- New concrete infill at hallway.
- Pour new concrete.
- New footings for new laser metal structure, backfill and compact.
- New concrete exterior landing at new doorway
- New CMU wall infill at alley entrance.
- New 10' chain link fence with black privacy screen at wall (A).
- Removal of existing office window and frame. Infill opening interior and exterior stucco. Prime and paint to match.
- Reinstall partition panels to the south and repair/patch walls. Prime and paint.
- Install one hour rated wall, including insulation, cove base, primer and painting.
- Furnish and install one (1) new 6'-0 x 7'-0 double door and one (1) new 3'x7' door.
- Install new metal structure and laser panels.
- Install new metal entrance doors.
- Relocate PIV and FDC connection to allow for new laser steel frame and panels.
- Repair insulated ceiling system.
- Repair hardwood flooring. Match as close as possible.
- Scrub and polish concrete floor.
- Prime and paint all new walls, repaired walls and doors.
- Provide site protection.
- Provide site supervision.
- Provide daily cleaning.



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**Alternat Add: New Store Front Double Door: \$26,050.00**

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1. Furnish and install one (1) store front door, includes:
  - Mobilize and layout.
  - Demo of existing 3'x7' store front door and concrete curb.
  - Furnish and install one new 6' -7' pair of doors with above transom and sidelites.  
Provide outside ¼" clear solar ban 60
  - Provide ¼" tempered inside glass.
  - Provide 1" glass overall IGU.
  - Provide tinting to match existing for privacy.
  - Re-use existing key card and push button electric latch release at reception desk.
  - Provide site protection.
  - Provide daily clean-up.

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**Alternat Add: New Playground Containment Netting \$19,790.00**

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1. Furnish and install new containment netting at south end of playground area, includes:
  - Mobilize and layout.
  - Provide all required labor and equipment.
  - Furnish and install 155l.ft. of netting on the south end of the playground.



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**CONSTRUCTION NOTES:**

1. This proposal is based on regular working hours Monday – Friday 6:00am – 5pm.
2. This proposal is based on 12/11/2023 Pricing Set drawings and is subject to change once city approved drawings are released.
3. This proposal provides for one (1) mobilization.
4. This proposal provides for onsite supervision.
5. This proposal provides for coordination with city inspections.
6. This proposal provides for new precision exterior CMU walls.
7. This proposal does not include sand for vapor barrier. (None shown on drawings)
8. 3000 psi concrete.
9. Furnish and install rebar.
10. Furnish and install expansion felt.
11. Furnish and install CMB.
12. Spoils removal from site.
13. Set and grout bolt templates.
14. Furnish and install new trench drain at playground.
15. Excavation, backfill and compaction.
16. Saw cut expansion joints in new playground SOG.

**CLARIFICATIONS AND EXCLUSIONS:**

1. We exclude plans, permits, permit fees, related fees, testing, inspection, survey, bonds, and engineering unless specified above.
2. We exclude painting of all CMU walls.
3. We exclude hazardous or contaminated material.
4. We exclude underground obstructions, rock utilities and hazardous or contaminated material.
5. We exclude overexcitation, recompaction, or replacement of unsatisfactory subgrade soils.
6. Construction water, power, and sanitary facilities are available on site for KGC, LLC's use at no cost.
7. We exclude soils testing and reporting, site survey, and engineering.
8. We exclude premium time.
9. We exclude accelerated schedule.
10. We exclude all weekends and holidays.
11. We exclude security.
12. This proposal is based on clear and open access and free from obstructions including wet and dry utilities to perform the tasks above.
13. We exclude anything not specifically mentioned above.
14. KGC, LLC reserves our rights to review, change, and/or delete any provisions of any prime contract or subcontract, which results from this quotation.
15. All terms to be net 30 days in full upon receipt of invoice. Interest will be charged at the rate of 1.5% monthly on the unpaid balance.
16. KGC, LLC reserves the right to add inflation/escalation to materials.



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**BID PRICE: SEE ABOVE**

All work to be completed in a substantial and workmanlike manner according to standard practices for the sum of **SEE ABOVE FOR BID PRICE BREAKDOWN**. All extras, additions and change orders will be charged at the rate of cost of construction plus 15% overhead and 10% profit. Cost of construction is defined as actual cost of work performed plus any additional supervision, if required, project manager and any other related expenses resulting from the additions or change orders.

Bid price is good for thirty (30) days only. Certificates of Insurance are available upon request.

Any controversy or claim based on, arising out of, or relating to this agreement, or breach thereof, including any claim based on the work performed pursuant to this agreement, shall be submitted to the American Arbitration Association for binding arbitration in accordance with its rules. If any arbitration, legal action is brought to enforce this agreement, or arising out of or relating to the agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney fees and costs incurred, in addition to any and all other relief to which that party may be entitled.

Respectfully submitted by,  
KGC, LLC  
A California Corporation

By: *Robert Gill*  
Robert Gill

Date: April 2, 2024

Accepted by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please return one signed copy of this proposal acceptance as soon as possible.