



ALLEGIANCE STEAM ACADEMY

SPECIAL MEETING OF THE BOARD OF DIRECTORS

February 23, 2022

4:00 pm

Meeting Location:

5862 C St., Chino, CA 91710

<https://zoom.us/j/96190350476>

Meeting ID: 961 9035 0476

Telephone: (669)900-6833

AGENDA

INSTRUCTIONS FOR PRESENTATIONS TO THE BOARD BY PARENTS AND CITIZENS

Allegiance STEAM Academy- Thrive charter school ("Allegiance STEAM Academy"), also known as ASA Thrive, is a direct-funded, independent, public charter school operated by the Allegiance STEAM Academy nonprofit public benefit corporation and governed by Allegiance STEAM Academy, Incorporated corporate Board of Directors ("Board"). The purpose of a public meeting of the Board, is to conduct the affairs of Allegiance STEAM Academy in public. We are pleased that you are in attendance and hope you will visit these meetings often. Your participation assures us of continuing community interest in our school.

1. Agendas are available to all audience members at the meeting. Note that the order of business on this agenda may be changed without prior notice. For more information on this agenda, please contact Allegiance at: info@asathrive.org
2. "Request to Speak" forms are available to all audience members who wish to speak on any agenda items or under the general category of "Public Comments."
3. "Public Comments" are set aside for members of the audience to comment. However, due to public meeting laws, the Board can only listen to your issue, not take action. The public is invited to address the Board regarding items listed on the agenda. Comments on an agenda item will be accepted during consideration of that item, or prior to consideration of the item in the case of a closed session item. Please turn in comment cards to the Board Secretary prior to the item you wish to speak on. These presentations are limited to three (3) minutes. *Due to COVID-19 closure, please indicate in the chat box that you wish to speak.*
4. In compliance with the Americans with Disabilities Act (ADA) and upon request, Allegiance STEAM Academy may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Individuals who require appropriate alternative modification of the agenda in order to participate in Board meetings are invited to contact Allegiance STEAM Academy.

I. Preliminary

A. Call to Order

The meeting was called to order by the Board Chair at _____.

B. Roll Call

	Present	Absent
Samantha Odo, Chairperson	_____	_____
Marcilyn Jones, Secretary	_____	_____
Troy Stevens, Member	_____	_____
Claudia Reynolds, Member	_____	_____

C. Public Comments- Items on the Agenda

No individual presentations shall be for more than three (3) minutes. Ordinarily, Board members will not respond to presentations and no action can be taken. However, the Board may give direction to staff following a presentation.

D. Approval of Agenda for the Special Board Meeting for February 23, 2022

It is recommended that the Board of Directors approve the Agenda for Special Board Meeting for February 23, 2022.

Motion: _____ Second: _____ Roll Call: _____

II. Open Session:

A. PLEDGE OF ALLEGIANCE

B. ITEMS SCHEDULED FOR INFORMATION:

1. **2021-22 LCAP Actions and Services Mid-Year Report**
(see attached)
2. **2021-22 LCFF Budget Overview for Parents**
(see attached)
3. **Supplement to the Annual Update to the 2021-2022 LCAP**
(see attached)

C. ITEMS SCHEDULED FOR DISCUSSION/ACTION:

1. **Modular Classrooms Quotes**
(see attached)

It is recommended the Board of Directors:

Approve the Elite Modular Leasing and Sales Quote in the amount of \$26,700 (annually), \$3,500 (tenant improvements), \$19,800 (delivery & installation), \$16,800 (dismantle & return - due when building is returned)

Motion: _____ Second: _____ Roll Call: _____

2. Modular Classrooms Additional Costs

It is recommended the Board of Directors:

Approve the Modular Classrooms Additional Costs for DSA inspection services not to exceed \$28,000

Motion: _____ Second: _____ Roll Call: _____

D. COMMUNICATIONS

A. Comments from Board of Directors

E. ADJOURNMENT

1. It is recommended the Board of Directors:

Adjourn the Special Meeting of the Board of Directors for February 23, 2022

Motion: _____ Second: _____ Roll Call: _____

2021-22 Local Control Accountability Plan (LCAP) Actions & Services Mid-Year Report

Local Educational Agency (LEA) Name	Contact Name and Title	Email and Phone
SBE: Allegiance STEAM Academy-Thrive	Sebastian Cognetta CEO	sebastian.cognetta@asathrive.com (909) 465-5405

Goal 1

All students will experience a rigorous STEAM-aligned, standards-based curriculum delivered by highly qualified staff that will lead to demonstrated growth as measured by site, state, and federal assessments.

Rationale

The goal was developed as it explicitly articulates the mission of ASA Thrive as articulated in our charter petition. The goal also encompasses State Priorities 1: Basic Services, 2: Implementation of State Standards, 4: Student Achievement, 7: Course Access, and 8: Student Performance.

Expected Annual Measurable Objectives for Goal 1

Priority	Metric	Baseline	Year 1 Mid-Year Progress	Desired Outcome for 2023-24
	Fully - Credentialed Staff per Credential Status per the California Commission on Teacher Credentialing	100% of General and Special Education teachers credentialed. 33% of Enrichment/Noncore Teachers credentialed.		100% of General and Special Education teachers credentialed. 100% of Enrichment/Noncore Teachers credentialed.
	Students will perform at or above the Performance levels of comparison schools per CAASPP.	2018-19: ELA: 65.5% met or exceeded standard for ELA Math: 53.84% met or exceeded standard for Math		ELA: 85% meet or exceed standard for ELA Math: 80% meet or exceed standard for Math

Priority	Metric	Baseline	Year 1 Mid-Year Progress	Desired Outcome for 2023-24
	Students' mean RIT score will be greater than the national norms for NWEA MAP in Math, Reading, and Language Usage.	Spring 2021 Mean RIT Scores: Math: 3 rd Grade: 193.6 4 th Grade: 203.9 5 th Grade: 213.8 6 th Grade: 219.4 7 th Grade: 223.4 8 th Grade: 232.4 Reading: 3 rd Grade: 192.2 4 th Grade: 203.4 5 th Grade: 211.7 6 th Grade: 218.5 7 th Grade: 219.9 8 th Grade: 226.1 Language Usage: 3 rd Grade: 191.5 4 th Grade: 202.6 5 th Grade: 209.4 6 th Grade: 216.2 7 th Grade: 215.3 8 th Grade: 221.8		Mean RIT Scores: Math: 3 rd Grade: 202 4 th Grade: 212 5 th Grade: 220 6 th Grade: 225 7 th Grade: 230 8 th Grade: 235 Reading: 3 rd Grade: 200 4 th Grade: 208 5 th Grade: 215 6 th Grade: 222 7 th Grade: 225 8 th Grade: 230 Language Usage: 3 rd Grade: 202 4 th Grade: 208 5 th Grade: 215 6 th Grade: 220 7 th Grade: 220 8 th Grade: 225
	Eligible students will participate in Tiered interventions for Math and Reading	In reading, students are identified, receive interventions, and are progressed monitored. In math, students receive classroom differentiation to meet intervention needs.	Allegiance is implementing the federal ARP Act and ESSER expenditure plan to provide evidence-based high dosage tutoring and intervention to students within the school day. The successes experienced include the identification of students requiring intervention in English Language Arts and Math as well as the implementation of the evidence-based interventions. The challenges include disruptions to the intervention schedule as the substitute shortage, quarantine and isolation requirements have resulted in the interventionist teachers providing substitute coverage.	100% of students eligible for reading or math intervention receives it from dedicated interventionist and/or general education teachers. 85% of students exit Interventions within 2 years.

Priority	Metric	Baseline	Year 1 Mid-Year Progress	Desired Outcome for 2023-24
	English Learners progress towards proficiency as measured by the ELPAC.	2019-20: 23.81% of students redesignated as Fluent English Proficient.		45% of students redesignated as Fluent English Proficient.

Actions and Services

Goal/Action	Action Title/Description	Timespan	Contributing	Personnel Expenses	Non-Personnel Expenses	Total Funds	Mid-Year Report
1.1	Hiring Protocol A comprehensive hiring process that results in highly-qualified educators prepared to meet the rigorous expectations placed on them at ASA Thrive.		No	LCFF \$3,149,348.00		\$3,149,348.00	
1.2	Instructional Materials Evidence-based instructional materials to provide STEAM-aligned and Standards based teaching and learning to all students.		No		LCFF \$13,152.00 Other State \$170,145.00 Federal \$193,539.00	\$376,836.00	
1.3	Intervention Interventionists and ELD Instructor(s) provide targeted intervention to students not meeting grade level benchmarks and those having experienced significant disruption to learning in the 2020-21 school year.		Yes	Other State \$277,899.65 Federal \$286,311.35		\$564,211.00	\$86,535.35 Allegiance is implementing the federal ARP Act and ESSER expenditure plan to provide evidence-based high dosage tutoring and intervention to students within the school day.

Goal/ Action	Action Title/ Description	Timespan	Contributing	Personnel Expenses	Non-Personnel Expenses	Total Funds	Mid-Year Report
1.4	Professional Development Professional Development opportunities: - STEAM: All teachers provide rigorous and interdisciplinary STEAM experiences through the Engineering Design Process. - Instructional Materials: All teachers implement adopted instructional materials to fidelity.		Yes		Other State \$16,600.00 Federal \$13,400.00	\$30,000	
1.5	Expanded Learning-Summer School Through the Expanded Learning Opportunities Grant Plan, ASA Thrive will provide a summer school program prioritizing students with disabilities, English Learners, and those who were identified as having experienced the most disruption to their learning due to the pandemic.		Yes	Other State 140,387.00		\$140,387	

Goal 2

Allegiance STEAM Academy Thrive will provide stakeholders access to real-time relevant information regarding school operations, finances, governance and student learning.

Rationale

This goal aligns to State Priority 3: Parental Involvement as well as the local priority articulated in our charter petition to provide high quality community engagement and involvement.

Expected Annual Measurable Objectives for Goal 2

Priority	Metric	Baseline	Year 1 Mid-Year Progress	Desired Outcome for 2023-24
	Host a minimum of virtual and/or in-person stakeholder events per trimester.	In 2020-21, monthly stakeholder events, Conversations with the Community, were held virtually with approximately 10-15% of parents attending, regularly.		Monthly stakeholder events are held with an average attendance of 35% of Parents attending, regularly.
	Provide a minimum of one academically centered parent information meeting per trimester.	In 2020-21, the first and Second trimesters included Academically centered information meetings for parents with 90% of parents attending.		In each of the trimesters, academically centered information meetings for parents are held with 95% of parents attending.
	Solicit stakeholder input once per semester via survey.	In 2020-21, stakeholder surveys were conducted at least once per trimester with approximately 40% stakeholder participation.	Allegiance engaged its partners through virtual information-gathering meetings, School Site Council meetings, public hearings during Regular Meetings of the Board of Directors, surveys, as well staff meetings resulting in the use of said one-time funds on activities that are necessary to maintain the operations of and continuity of services of the school and continuity to employ existing staff.	Conduct stakeholder surveys at least once per trimester with 75% stakeholder participation.

Actions and Services

Goal/ Action	Action Title/ Description	Timespan	Contributing	Personnel Expenses	Non-Personnel Expenses	Total Funds	Mid-Year Report
2.1	Survey Data Provide intuitive surveys that lead to direct and observable actions for stakeholders.		No		LCFF 2,500.00	\$2,500.00	\$2,500 Partners were engaged on the use of the funds through the use of virtual information-gathering meetings, School Site Council meetings, public hearings during Regular Meetings of the Board of Directors, surveys, as well staff meetings.
2.2	School Site Council Hold School Site Council Meetings in order to inform proposed expenditures of funds allocated through the Consolidated Application.		Yes		LCFF \$500.00	\$500.00	
2.3	Parent Portal Provide parents access to real-time attendance and performance data through Student Information System.		No		Federal \$10,000.00	\$10,000.00	
2.4	Parent Events Schedule monthly parent events to update stakeholders and showcase student learning and achievement.		No		LCFF \$8,000.00	\$8,000.00	

Goal 3

Allegiance STEAM Academy Thrive will provide a school environment which fosters physical and emotional security and focuses the school climate on creating opportunities for students to take risks to gain the skills required in the STEAM fields.

Rationale

The goal was developed to articulate the local priorities evident in our charter petition to provide a safe school environment as well as the State Priorities 5: Pupil Engagement and 6: School Climate.

Expected Annual Measurable Objectives for Goal 3

Priority	Metric	Baseline	Year 1 Mid-Year Progress	Desired Outcome for 2023-24
	Attendance Rate of 96% or greater.	Attendance rate in 2020-21 was 95.5%.		Attendance rate of 96% or greater.
	Percentage of students that feel safe at school.	2020-21 Stakeholder survey indicated that 94% of respondents agree that ASA prioritized the wellbeing of its Students during the 2020-21 school year.	Additionally, Allegiance continues to purchase PPE, including sanitizer, wipes, and face coverings as well as educational technology, including chromebooks, with the funds	100% of respondents indicate that ASA provides a safe learning environment for all students.
	Percentage of students that feel supported at school.	2020-21 Stakeholder survey indicated that 92% of respondents feel their student is supported at school.	Fiscal resources received for the 2021-22 school year continue to be used in a manner consistent with the Safe Return to In-Person Instruction and Continuity of Services Plan	100% of respondents indicate that ASA provides appropriate support to students.
	Suspension Rate less than 1%	Suspension Rate 2018- 19:0.6% 2019-20: 1% 2020-21:0.8%		Suspension Rate of less than 1%

Actions and Services

Goal/ Action	Action Title/ Description	Timespan	Contributing	Personnel Expenses	Non-Personnel Expenses	Total Funds	Mid-Year Report
3.1	Attendance Notification Implement an attendance notification practice including home contact, excessive absences/tardies, and ARB process		Yes	LCFF \$48,397.00		\$48,397.00	
3.2	School Climate Survey-Students Conduct a Fall and Spring School Climate Survey for students		No		LCFF \$3,000.00	\$3,000.00	
3.3	Mental Health and Social Emotional Learning Support Provide school-wide and targeted mental health and social emotional learning support for students aligned to the American School Counselor Association's National Model.		Yes	LCFF \$517,769.00 Other State \$872,463.00 Federal \$195,585.00		\$1,585,827.00	\$28,352.01 The funds are allocated for the purpose of re-engaging our students who returned to in-person instruction after more than a year of disruption, by providing exciting after-school enrichment programs and summer school academic support. These efforts are combined with the implementation of the mental health supports provided by the classroom teachers, psychologists and counselors
3.4	Basic Services Implement CDPH School Guidance-aligned practices, including resources, and maintain a 1:1 Chromebook to student ratio.		Yes	Other State \$31,850.00 Federal \$5,489.00		\$37,339	\$19,159 The successes experienced include an ongoing three-month supply of PPE. The challenges include a recent and substantial increase in the cost of PPE

2021-22 LCFF Budget Overview for Parents Data Input Sheet

Local Educational Agency (LEA) Name:	Allegiance STEAM Academy Thrive
CDS Code:	36-67678-0137547
LEA Contact Information:	Name: Sebastian Cognetta Position: Chief Executive Officer Business Email: sebastian.cognetta@asathrive.org Phone: (909) 465-5405
Coming School Year:	2021-22
Current School Year:	2020-21

*NOTE: The "High Needs Students" referred to in the tables below are Unduplicated Students for LCFF funding purposes.

Projected General Fund Revenue for the 2021-22 School Year	Amount
Total LCFF Funds	\$7,761,709
LCFF Supplemental & Concentration Grants	\$499,088
All Other State Funds	\$1,109,052
All Local Funds	\$12,965
All federal funds	\$1,161,632
Total Projected Revenue	\$10,045,358

Total Budgeted Expenditures for the 2021-22 School Year	Amount
Total Budgeted General Fund Expenditures	\$9,060,852
Total Budgeted Expenditures in the LCAP	\$5,919,007
Total Budgeted Expenditures for High Needs Students in the LCAP	\$509,638
Expenditures not in the LCAP	\$3,141,845

Expenditures for High Needs Students in the 2020-21 School Year	Amount
Total Budgeted Expenditures for High Needs Students in the Learning Continuity Plan	\$109,707
Actual Expenditures for High Needs Students in Learning Continuity Plan	\$109,707

Funds for High Needs Students	Amount
2021-22 Difference in Projected Funds and Budgeted Expenditures	-
2020-21 Difference in Budgeted and Actual Expenditures	-

Required Prompts(s)	Response(s)
Briefly describe any of the General Fund Budget Expenditures for the school year not included in the Local Control and Accountability Plan (LCAP).	Budgeted General Fund Expenditures not included in the 2021-22 Local Control and Accountability Plan include facility rent, operating costs, and administrative expenses.

LCFF Budget Overview for Parents

Local Educational Agency (LEA) Name: Allegiance STEAM Academy Thrive

CDS Code: 36-67678-0137547

School Year: 2021-22

LEA contact information:

Sebastian Cognitiona

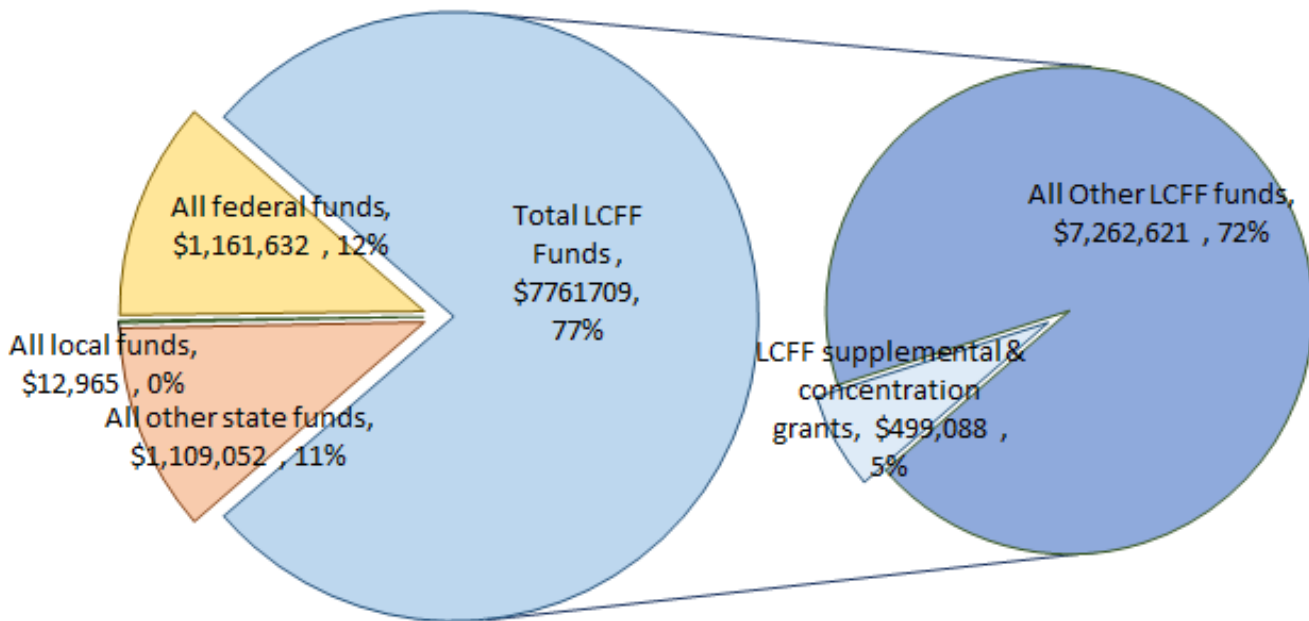
Chief Executive Officer

sebastian.cognitiona@asathrive.org

(909) 465-5405

School districts receive funding from different sources: state funds under the Local Control Funding Formula (LCFF), other state funds, local funds, and federal funds. LCFF funds include a base level of funding for all LEAs and extra funding - called "supplemental and concentration" grants - to LEAs based on the enrollment of high needs students (foster youth, English learners, and low-income students).

Projected Revenue by Fund Source

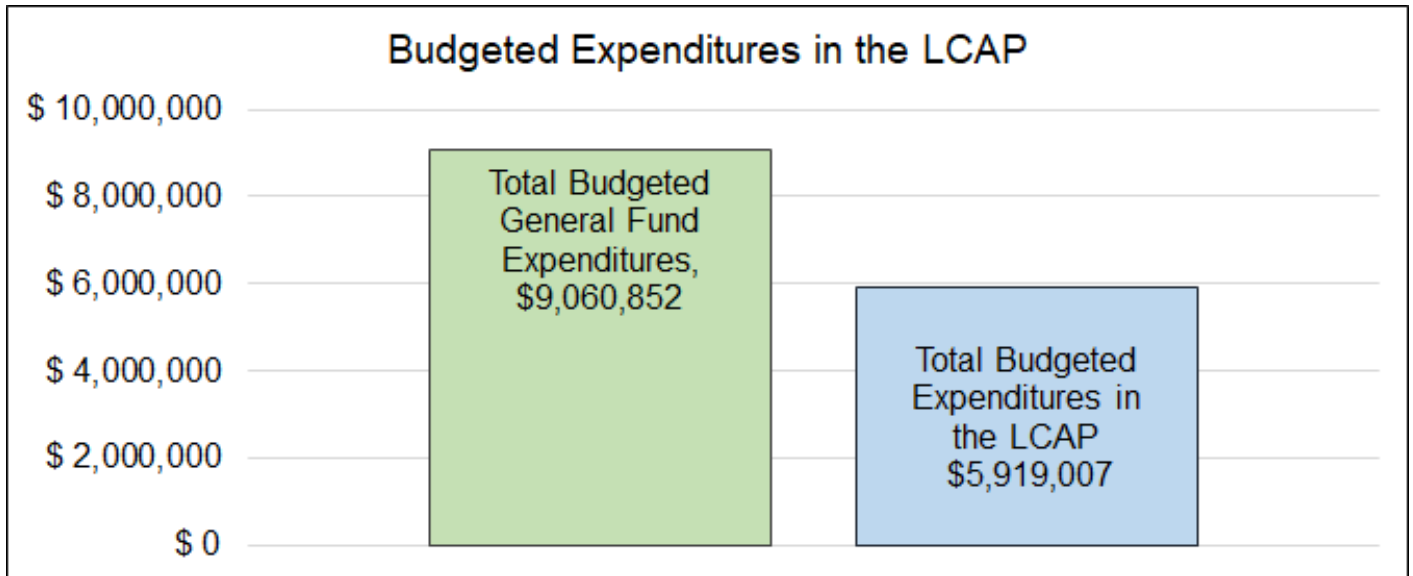


This chart shows the total general purpose revenue Allegiance STEAM Academy Thrive expects to receive in the coming year from all sources.

The total revenue projected for Allegiance STEAM Academy Thrive is \$10,045,358.00, of which \$7,761,709.00 is Local Control Funding Formula (LCFF), \$1,109,052.00 is other state funds, \$12,965.00 is local funds, and \$1,161,632.00 is federal funds. Of the \$ 7,761,709.00 in LCFF Funds, \$499,088.00 is generated based on the enrollment of high needs students (foster youth, English learner, and low-income students).

LCFF Budget Overview for Parents

The LCFF gives school districts more flexibility in deciding how to use state funds. In exchange, school districts must work with parents, educators, students, and the community to develop a Local Control and Accountability Plan (LCAP) that shows how they will use these funds to serve students.



This chart provides a quick summary of how much Allegiance STEAM Academy Thrive plans to spend for 2021-22. It shows how much of the total is tied to planned actions and services in the LCAP.

Allegiance STEAM Academy Thrive plans to spend \$9,060,852.00 for the 2021-22 school year. Of that amount, \$5,919,007.00 is tied to actions/services in the LCAP and \$3,141,845.00 is not included in the LCAP. The budgeted expenditures that are not included in the LCAP will be used for the following:

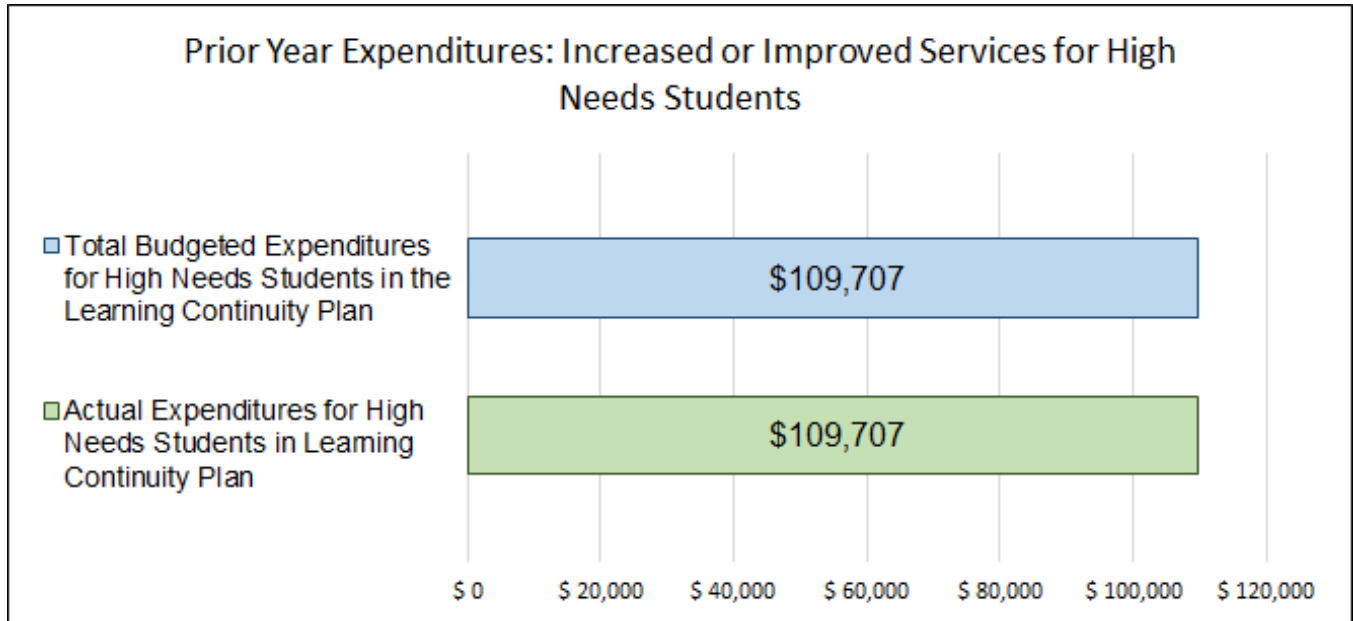
Budgeted General Fund Expenditures not included in the 2021-22 Local Control and Accountability Plan include facility rent, operating costs, and administrative expenses.

Increased or Improved Services for High Needs Students in the LCAP for the 2021-22 School Year

In 2021-22, Allegiance STEAM Academy Thrive is projecting it will receive \$499,088.00 based on the enrollment of foster youth, English learner, and low-income students. Allegiance STEAM Academy Thrive must describe how it intends to increase or improve services for high needs students in the LCAP. Allegiance STEAM Academy Thrive plans to spend \$509,638.00 towards meeting this requirement, as described in the LCAP.

LCFF Budget Overview for Parents

Update on Increased or Improved Services for High Needs Students in 2020-21



This chart compares what Allegiance STEAM Academy Thrive budgeted last year in the Learning Continuity Plan for actions and services that contribute to increasing or improving services for high needs students with what Allegiance STEAM Academy Thrive estimates it has spent on actions and services that contribute to increasing or improving services for high needs students in the current year.

In 2020-21, Allegiance STEAM Academy Thrive Learning Continuity Plan budgeted \$109,707.00 for planned actions to increase or improve services for high needs students. Allegiance STEAM Academy Thrive actually spent \$109,707.00 for actions to increase or improve services for high needs students in 2020-21.

Supplement to the Annual Update to the 2021–22 Local Control and Accountability Plan

Local Educational Agency (LEA) Name	Contact Name and Title	Email and Phone
Allegiance STEAM Academy - Thrive	Sebastian Cognition, CEO	sebastian.cognition@asathrive.org 909-465-5405

California’s 2021–22 Budget Act, the federal American Rescue Plan Act of 2021, and other state and federal relief acts have provided local educational agencies (LEAs) with a significant increase in funding to support students, teachers, staff, and their communities in recovering from the COVID-19 pandemic and to address the impacts of distance learning on students. The following is a one-time mid-year report to the local governing board or body and educational partners related to engagement on, and implementation of, these Acts.

A description of how and when the LEA engaged, or plans to engage, its educational partners on the use of funds provided through the Budget Act of 2021 that were not included in the 2021–22 Local Control and Accountability Plan (LCAP).

Allegiance engaged educational partners on the use of funds provided through the Budget Act of 2021 that were not included in the 2021-22 LCAP. Funds not included in the 2021-022 LCAP included IPI (\$261,285) ELO Grant (\$372,205), ESSER III (\$435,456). Partners were engaged on the use of the funds through the use of virtual information-gathering meetings, School Site Council meetings, public hearings during Regular Meetings of the Board of Directors, surveys, as well staff meetings.

Allegiance is continuing collaboration with all the educational partners to solicit and use their input about the most effective investments of these funds.

A description of how the LEA used, or plans to use, the additional concentration grant add-on funding it received to increase the number of staff who provide direct services to students on school campuses with an enrollment of students who are low-income, English learners, and/or foster youth that is greater than 55 percent.

No concentration funds received.

A description of how and when the LEA engaged its educational partners on the use of one-time federal funds received that are intended to support recovery from the COVID-19 pandemic and the impacts of distance learning on pupils.

Allegiance engaged its partners through virtual information -gathering meetings, School Site Council meetings, public hearings during Regular Meetings of the Board of Directors, surveys, as well staff meetings resulting in the use of said one-time funds on activities that are necessary to maintain the operations of and continuity of services of the school and continuity to employ existing staff. In other words, staff salary and benefits costs are

associated with the federal portion of the funds. Also, a small portion of the dollars includes the costs of PPE and Noncapitalized equipment. The total combined expenses amount spent between July and September 2021 is \$103,055.56.

A description of how the LEA is implementing the federal American Rescue Plan Act and federal Elementary and Secondary School Emergency Relief expenditure plan, and the successes and challenges experienced during implementation.

Allegiance is implementing the federal ARP Act and ESSER expenditure plan to provide evidence-based high dosage tutoring and intervention to students within the school day. Salary cost for the staff members responsible for providing the high dosage tutoring and interventions is \$314,780.

The successes experienced include the identification of students requiring intervention in English Language Arts and Math as well as the implementation of the evidence-based interventions. The challenges include disruptions to the intervention schedule as the substitute shortage, quarantine and isolation requirements have resulted in the interventionist teachers providing substitute coverage.

Additionally, Allegiance continues to purchase PPE, including sanitizer, wipes, and face coverings as well as educational technology, including chrome books, with the funds.

The successes experienced include an ongoing three-month supply of PPE. The challenges include a recent and substantial increase in the cost of PPE.

A description of how the LEA is using its fiscal resources received for the 2021–22 school year in a manner that is consistent with the applicable plans and is aligned with the LEA’s 2021–22 LCAP and Annual Update.

Fiscal resources received for the 2021-22 school year continue to be used in a manner consistent with the Safe Return to In-Person Instruction and Continuity of Services Plan and the ESSER III Expenditure Plan. Additionally, the use of fiscal resources is aligned with the 2021-22 LCAP and Annual Update.

The In-Person Instruction and Continuity of Services Plan and the ESSER III Expenditure Plan describe measures Allegiance is taking to remain compliant with state, county, and local health requirements and allocate funds towards the purchase of the required PPE, cleaning supplies,

The funds are allocated for the purpose of re-engaging our students who returned to in-person instruction after more than a year of disruption, by providing exciting after-school enrichment programs and summer school academic support. These efforts are combined with the implementation of the mental health supports provided by the classroom teachers, psychologists, and counselors.



Mobile Modular Management Corporation
 11450 Mission Blvd.
 Mira Loma, CA 91752
 Phone: (951) 360-6600
 Fax: (951) 360-6622
 www.mobilemodular.com

Lease Quotation and Agreement

Quotation Number: 435759
 Customer PO/Ref:
 Date of Quote: 01/07/2022
Term: 60 Months

Sign up for the Easy Lease Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Allegiance STEAM Academy Thrive 5862 c st Montclair, CA Sebastian Cогnetta sebastian.cognetta@asathrive.org Phone: (909) 465-5405	Allegiance STEAM Academy Thrive 5862 c st Montclair, CA 91710	Questions? Contact: Oscar Silva oscar.silva@mobilemodular.com Direct Phone: (951) 360-5148 Fax:

Product Information	Qty	Monthly Rent	Extended Monthly Rent	Taxable
Classroom, 24x40 DSA (Item1001) (RH)	1	\$650.00	\$650.00	Y
<i>Right Hand Door Configuration.Open plan.Tackboard interior.</i>				
Filter Replacement Plus Program	1	\$125.00	\$125.00	Y
Classroom, 24x40 DSA (Item1001) (RH)	2	\$650.00	\$1,300.00	Y
<i>Right Hand Door Configuration.Open plan.Tackboard interior.</i>				
Filter Replacement Plus Program	2	\$125.00	\$250.00	Y
Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
Classroom, 24x40 DSA (Item1001) (RH)				
Block and Level Building (B5) (PW)	1	\$3,838.00	\$3,838.00	N
Cabinet w/sink/bubbler	1	\$4,768.00	\$4,768.00	Y
Delivery Haulage Lowboy 12 wide	2	\$554.00	\$1,108.00	N
Delivery Haulage Permit 12 wide Lowboy	2	\$120.00	\$240.00	N
Delivery Haulage Pilot 12 wide Lowboy	2	\$400.00	\$800.00	N
Installation, Closure Panel (PW)	1	\$200.00	\$200.00	Y
VCT Flooring	1	\$5,665.00	\$5,665.00	Y
			<u>\$16,619.00</u>	
Classroom, 24x40 DSA (Item1001) (RH)				
Block and Level Building (B5) (PW)	2	\$3,838.00	\$7,676.00	N
Delivery Haulage Lowboy 12 wide	4	\$554.00	\$2,216.00	N
Delivery Haulage Permit 12 wide Lowboy	4	\$120.00	\$480.00	N
Delivery Haulage Pilot 12 wide Lowboy	4	\$400.00	\$1,600.00	N
Installation, Closure Panel (PW)	2	\$200.00	\$400.00	Y
New Carpet Tile	2	\$5,628.00	\$11,256.00	Y
			<u>\$23,628.00</u>	
Security Deposit	1	\$18,200.00	\$18,200.00	N
			Total	
			\$ 58,447.00	
Charges Upon Return	Qty	Charge Each	Total One Time	Taxable
Classroom, 24x40 DSA (Item1001) (RH)				
Cleaning Fee	2	\$450.00	\$900.00	N
Prepare Equipment For Removal (B5) (PW)	1	\$2,239.00	\$2,239.00	N
Return Haulage Lowboy 12 wide	2	\$554.00	\$1,108.00	N
Return Haulage Permit 12 wide Lowboy	2	\$120.00	\$240.00	N

Thank you for contacting Mobile Modular.

Mobile Modular is a division of McGrath RentCorp.
 435759, 01-07-2022 02:47 PM prod

Lease Quotation and Agreement

Quotation Number: 435759

Customer PO/Ref:

Date of Quote: 01/07/2022

Term: 60 Months



Return Haulage Pilot 12 wide Lowboy	2	\$400.00	\$800.00	N
			\$5,287.00	
Classroom, 24x40 DSA (Item1001) (RH)				
Cleaning Fee	4	\$450.00	\$1,800.00	N
Prepare Equipment For Removal (B5) (PW)	2	\$2,239.00	\$4,478.00	N
Return Haulage Lowboy 12 wide	4	\$554.00	\$2,216.00	N
Return Haulage Permit 12 wide Lowboy	4	\$120.00	\$480.00	N
Return Haulage Pilot 12 wide Lowboy	4	\$400.00	\$1,600.00	N
			\$10,574.00	
			Total	\$15,861.00

Total Estimated Charges	
Subtotal of Monthly Rent	\$2,325.00
Taxes on Monthly Charges	\$209.25
Total Monthly Charges (including tax)	\$2,534.25
Charges Upon Delivery (including tax)	\$60,453.01
Charges Upon Return (including tax)	\$15,861.00
Total One Time Charges (including tax)	\$76,314.01

Special Notes

Block/Level: Price assumes building is installed using Mobile Modular standard foundation. Mobile Modular assumes installation on the minimum foundation design criteria/tolerances. For DSA buildings, it is assumed building will be installed on the minimum amount of foundation lumber per the applicable DSA approved stockpile drawings and site will not exceed 4-1/2" out of level. Additional material and labor charges apply for installing buildings above minimum foundation design criteria, raising buildings to meet specific finish floor elevations, raising building level to adjacent buildings, landings, walkways, transitions, etc.

Flooring (Carpet): This building ships standard with used carpet in good condition. Carpet may have some discoloration or wear and a carpet bar will be utilized at modline seams. New carpet is available for an additional charge. If provided, new carpeting should receive a minimum of 72 hours of airing-out time, under well-ventilated conditions, prior to occupancy.

Delivery Date:
Delivery Date: Delivery date will not be confirmed until Mobile Modular receives and approves the signed Agreement and all credit conditions have been met.

Delivery of Equipment:
Delivery of Equipment: Customer is responsible for selecting a suitable site and directing Mobile Modular on exact placement/orientation of the Equipment. Customer shall physically mark the site/pad to indicate corner locations for Equipment placement.

Product Availability: Product availability and delivery date are subject to product availability upon receipt of signed Agreement and/or credit approval.

DSA Classrooms include: (2) 8040 marker boards, (1) fire extinguisher at each exit, empty back box with conduit stubbed to ceiling for future pull station & horn, skirting for perimeter of building only, standard factory ramp, and wood sill foundation for level site.

Fire Related Items: Unless noted, fire related items (alarms, sprinklers, smoke & heat detectors, and fire-rated walls, etc.) are not included.

Keyed Alike Door Hardware: All door and cabinet hardware comes standard with an independent/different key for each lockset. Hardware/locksets with a master Key, Keyed alike, construction core, primus core, etc. is not included.

Pilot Cars & Haul Permits: Pricing does not include transportation pilot cars & haul permits. Occasionally additional charges occur due to city re-routing or city/county requirements. If such requirements are applicable, Customer will be notified prior to delivery.

Ramps: Site conditions may affect ramp configuration and cost. Customer is responsible for transition from end of ramp to grade and for extended or custom rails, if needed. Ramp skirting is available for an additional charge. Mobile Modular provides used/refurbished ramps - new ramps are available for purchase only.

Site Installation Requirements: Prior to delivery, Customer shall mark the four corners where the building is to be placed on the site/pad location, and shall also mark the locations of door(s) and ramp(s). Should special handling be required to position, install, or remove the classroom on Customer's site due to site conditions/constraints and/or obstructions, Customer will be responsible for additional charges. Additional rolling charges may be applicable as site conditions necessitate.

Site Plan Review: Mobile Modular is not responsible for review and verification of Customer's site plans, civil plans, soils tests/survey's, etc. It is the responsibility of the Customer to ensure the site plans and site conditions meet applicable codes and governing body approvals. This includes, but is not limited to, ensuring the building pad/site allows for standard delivery and installation based on the minimum foundation design tolerances as per applicable approved stockpile drawings/foundation design.

Used building rental: Quotation is for a used or refurbished modular building. There may be variations in wall paneling, flooring, or other

Thank you for contacting Mobile Modular.

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Lease Quotation and Agreement

Quotation Number: 435759

Customer PO/Ref:

Date of Quote: 01/07/2022

Term: 60 Months



exterior and interior finishes. Dimensions are nominal unless otherwise stated.

Yes - Prevailing Wage: Pricing includes prevailing wage and certified payroll for installation work performed on site.

Custom Paint Color: \$2,400.00 each classroom.

Floor Plans

Classroom, 24x40 DSA (Item1001) (RH)



All drawings and specifications are nominal.

Classroom, 24x40 DSA (Item1001) (RH)



All drawings and specifications are nominal.

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Lease Quotation and Agreement

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Customer PO/Ref:

Date of Quote: 01/07/2022

Term: 60 Months



Additional Information

- Quote is valid for 30 days.
- A minimum cleaning charge per floor will apply for modular buildings.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramp removal, stairs, foundation systems, foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request. For lease transactions, Mobile Modular reserves the right to substitute equal or better equipment prior to delivery without notice.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Security deposit and payment in advance may be required.
- Rent will be billed in advance every 30 calendar days.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

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435759, 01-07-2022 02:47 PM prod

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Page 4 of 5

Lease Quotation and Agreement

Quotation Number: 435759

Customer PO/Ref:

Date of Quote: 01/07/2022

Term: 60 Months



Mobile Modular Easy Lease. Sign Me Up!

Getting your modular building on its way has never been easier... and faster. With Mobile Modular Easy Lease you can convert your Lease Quotation directly into a Lease Agreement by signing below. It's as easy as 1, 2, 3, 4. Once we receive your signed Easy Lease option, we'll finalize your building details and get your project on its way.

1. Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Management Corporation, a California corporation, herein known as lessor (the "Lessor") credit approval of Customer, herein known as lessee (the "Lessee"). Lessor does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Lessor to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Lessor's Lease. Such lease, and customer's agreement thereto, is subject to Lessor's standard terms and conditions located on the Lessor's web site at (www.mobilemodular.com/contractterms) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Lessor. If customer has previously executed a master agreement with Lessor, those terms and conditions shall govern the transaction. Such terms and conditions are incorporated as if fully set forth herein. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Lessee shall be effective against Lessor, whether made hereon, contained in any printed form of Lease or elsewhere, unless accepted in writing by Lessor. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Lessor's Lease shall carry no force or effect except as an instrument of billing.

Lessor:

Mobile Modular Management Corporation

By: _____

Name: _____

Title: _____

Date: _____

Lessee:

Allegiance STEAM Academy Thrive

Signature: _____

Print Name: _____

Title: _____

Date: _____

2. Request your delivery date.

Requested delivery date: _____

Please note: For modular buildings, as a "rule of thumb" allow one day per module to accommodate for set up after delivery. We will attempt to meet your desired date. However, the date is subject to change based on equipment availability and readiness and must be confirmed by a Mobile Modular representative.

3. Insurance value.

Prior to the scheduled delivery, please send, or have your insurance company send, a certificate of insurance referencing the Quotation number shown above. We require General Liability coverage in the amount of 1,000,000.00 per occurrence listing Mobile Modular Management Corporation as an additional insured and Property coverage for the value of the leased unit(s) listing Mobile Modular Management Corporation as loss payee.

Item & Description	Qty	Item Code	Insurance Value
Classroom, 24x40 DSA (Item1001) (RH)	1	1001	\$42,750.00
Classroom, 24x40 DSA (Item1001) (RH)	2	1001	\$85,500.00

4. Tell us how you would like to pay.

Bill me on approved credit (you will be sent an invoice for payment as charges are incurred)

Credit card payment (a representative will contact you to obtain the credit card information for billing)

Thank you for contacting Mobile Modular.

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Elite Modular Leasing & Sales Inc.

November 9, 2021

Allegiance STEAM Academy
5862 C Street
Chino, CA 91710

Attn: Sebastian Cогnetta (e-mail sebastian.cognetta@asathrive.org)

“The following proposal is based upon Allegiance STEAM Academy utilizing the Open Piggyback Contract Bid SSPU, #40-04/2020-21 with Savanna School District as outlined below”

5-Year Straight Lease of (3) 24'x40' Refurbished Modular Classrooms

Item I – Pricing (1) 24' x 40' Modular Classroom (5-Year Straight Lease with Elite Modular Wood Foundation & Standard Metal Ramp – Landing System)

A)	24'x40' Classroom & Ramp- Landing Annual Lease (Item A-8 & Item 544)	\$ 8,900.00 (per year)
B)	Delivery (Item 598 x2)	\$ 1,700.00
C)	Installation (Item A-2A)	\$ 4,900.00
D)	Dismantle (Item A-2B)	\$ 3,900.00
E)	Return (Item 598 x2)	\$ 1,700.00
F)	Sales Tax	INCLUDED

Item I-A – Pricing – Tenant Building Improvements (Existing and Additional)

A)	Elite Modular New Carpet and Top Set Base, Includes Required Floor Prep (Item 161) for (x2) 24x40 classrooms (NO CHARGE for 5 yr Lease) \$8,640.00 Value	NO CHARGE
B)	Elite Modular New VCT and Top Set Base, Includes Required Floor Prep (Item 168) for (x1) 24'x40' classroom (NO CHARGE for 5 yr Lease) \$6,720.00 Value	NO CHARGE
C)	Add Plumbed Sink and Cabinet w/ Bubbler & Faucet for (x1) 24'x40' classroom (Item 463 x1)	\$ 3,500.00
D)	Paint Exterior to match site buildings (Item 520) Up to 3 - colors (NO CHARGE for 5 yr Lease) \$6,516.00 per CR / \$19,548.00 Value	NO CHARGE
E)	Sales Tax	INCLUDED
TOTAL TENNANT IMPROVEMENTS		\$ 3,500.00



Elite Modular Leasing & Sales Inc.

Item I-B – Lease, Delivery, Installation, Tenant Improvements, Dismantle and Return (Per Item I & I-A above) for (3) 24'x40' Modular Classrooms

Annual Lease payment (5-year lease)	\$26,700.00 (per year)
Tennant Improvements	\$ 3,500.00
Delivery & Installation	\$19,800.00
Dismantle & Return (Due when building is returned)	\$16,800.00

General Note: Lease payments are annual in advance and will be invoiced along with delivery, installation & tenant improvements prior to the scheduled delivery and due upon completion of installation.
Lease Agreement will be provided for signature. Executed Lease Agreement and Insurance Certificates must be received prior to the start of delivery.
Estimated Lease start date 8-1-2022.

Item II – Estimated -2021-2022 Critical Path Schedule

- 12-1-2021 – Elite Modular receives Signed Proposal
- Late December 2021 – Elite Modular provides DSA Approved Stockpile Drawings to AOR
- Early Spring 2022 – Elite Modular prepares classrooms
- Late Spring 2022 – Classrooms ready for delivery
- Early Summer 2022 – Elite Modular begins delivery and installation
(Subject to site readiness to receive classroom buildings)

Item III – Inclusions

- Standard delivery and installation (based on a minimum 4'-5' separation between existing buildings) Including wood foundation and skirting
- Installation of Elite Modular's standard ramp- landing and skirting
- Prevailing wage site labor rates (Elite Modular standard included work week hours (Monday – Friday) including DIR registered subcontractors
- DSA approved Stockpile Drawings to Architect for DSA site submittal and approval
- Elite Modular standard wood foundation system and installation (based on a 2' separation between buildings)
- Elite Modular standard lights, electrical & HVAC
- Elite Modular standard door hardware (per DSA code as required)
- Elite Modular new carpet, VCT and top set base (color selections by Elite Modular)
- Refurbished DSA Modular Building with interior improvements, exterior RH door location (when facing classroom)
- Exterior paint colors to match site

Note: All building hardware, lights, doors, interior colors, etc. is per Elite Modular standards.



Elite Modular Leasing & Sales Inc.

Item IV – Exclusions

- DSA submittal, and final site & building approval & onsite Inspections
- Any required flashings and counter flashings
- DSA Inspection &, lab fees as/if applicable
- PLA, PSA or skilled & trained workforce labor compliance agreements
- Weekend, Holiday or non-standard work hours – All work and trades, other than building delivery
- Crane, Shuttle, Rolling, Reverse, or side unloading of modules due to poor site access for equipment and workmen to pad and building location for delivery and setup
- City Permits, Pilot Cars OR Traffic Control, if required
- Access in-out of site for all equipment, trucking & workmen
- Level asphalt or dirt pad for building & ramp with no more than 6” diagonal fall from front to rear of building, starting at the front corner opposite the door, based on Elite Modular wood foundation requirements for minimum and maximum foundation heights
- Transition of ramp toe to grade based on existing site elevations at time of delivery
- Ramp modifications required due to levelness of site pad and direction of slope
- Verification of site pad elevations and marking location of building corners prior to delivery
- Custom installation of wood foundation due to access between buildings or pad type other than dirt or asphalt (concrete pad requires upgraded installation and attachments)
- Any additional cost related to site delays, pad elevations or readiness of site to receive building and start installation.
- All interior & exterior building signage
- Restrooms & Accessories, if applicable (TP, PT, Soap Dispensers etc....)
- Bonds
- Connection of site utilities, FA & low voltage systems to site and buildings
- Low voltage / FA systems, components, wire, lighting control and programming (including fire alarm system components, wire and connection within the buildings and to site)
- FACP / IT & additional electrical panels (as or if required)
- Fire sprinklers or rated buildings (if required)
- WUI compliant buildings (if required)
- Site wind load requirements exceeding Elite Modular standard wind load design per original DSA approved stockpile drawings based on the stock classrooms selected for this project
- Filler panels between buildings (If required)
- Anything not specifically included is excluded



Elite Modular Leasing & Sales Inc.

If the above proposal is acceptable, please sign below and return by 12-1-2021 to lock in the above schedule including the start of building drawing coordination with the AOR.

Sincerely,
Elite Modular Leasing and Sales, Inc.

Lou Menezes

Lou Menezes
VP of Business Development
& Operations

ACCEPTED _____ DATE _____

BY _____

TITLE _____

ESTIMATED SITE READY DATE _____
(Month/Year)

Jeremy Goldenetz

Jeremy Goldenetz
President