



Pacific Charter School  
Development  
Internship Fall 2024

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Adrian, Barbara, Alejandra | Fall 2024



# About Alejandra

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- Senior at Lighthouse Community Charter School
- Interested in business and accounting
- Love to read thriller novels and spend time outside in nature
- Determined to gain knowledge about business and accounting
- Want to be successful to help my parents live a comfortable life



# About Adrian:

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- Senior at Lighthouse Community Charter School
- Interested in electrical engineering
- I enjoy taking on new opportunities that arise
- I love animals, and I have 3 dogs and a turtle
- In the future, I want to work for NASA building space rockets



# About Barbara

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- Junior at Lighthouse Community Charter School
- First-generation student wanting to graduate from an university.
- I love opportunities to continue learning about different areas of the world.
- Interested in business and art
- I strive to gain a comfortable life for my parents



# Quick Recap

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## Brokerage

Site selections and broker's roles

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## Project Manager

Pre-evaluation before decision making.

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## Architecture

Sustainable designing and matching aesthetics in existing building

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## Construction

Building procedures and blueprint reading

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## Law

Learning the difference between lawyers + their vital role in the process

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## Finance

Understanding the work of Investment Bankers

# Some highlights

## Visit to Colliers

- Meeting with multiple professional brokers.
- Experiencing an office environment.
- Looking at a potential site

## Learning About Due Diligence

- Construction modifications
- Title report information
- Securing entitlement details

## Construction Site Visit

- Meeting contractors
- Historical objects that will be maintained
- Desk and on-site work
- Building Information Modeling (BIM)

## Law with Professionals

- Difference between lawyers
- Important life and career tips
- Responsibilities of a Lawyer

# What we learned

## Visit to Colliers

We learned about the brokerage field in real estate and what it takes to identify a potential school site.

## Construction Site Visit

We learned about the construction field and about the process to construct a school with Overaa Construction Company.

## Due Diligence zoom Meeting

We learned about the due diligence field in zoning and planning for projects for potential school sites.

## Top 10 things we learned:

1. Project management basics,
2. Site development
3. Site surveying,
4. Sustainable development
5. Financial analysis,
6. School site requirements,
7. City zoning requirements,
8. Networking,
9. Future work at Lighthouse,
10. Investment Banking.

# New Experiences

## Visiting an active construction site

We got to see important historical parts of the building that would be included into the new school building.

## Looking into a potential site for an upcoming project

We saw an empty lot that was going to be turned into a parking space for a school nearby since there were potential environmental risks for it to be used as another building for the school.

## Gaining experience in a professional setting

We participated in various meetings that have taught us how to prepare and ask questions and communicate with various different people.



# Photo Collage



First Day



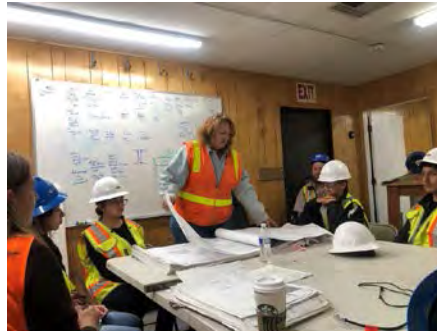
Brokerage: Colliers  
Visit



Brokerage: Site Visit



Architecture



Construction



Project Management

# Photo Collage



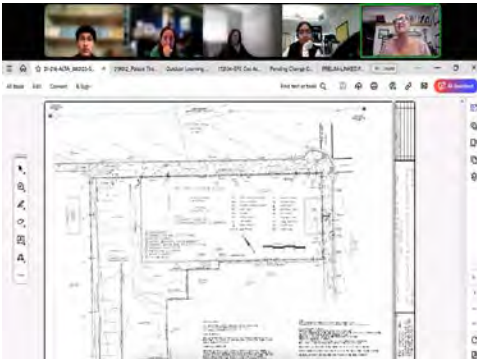
Overlooking a construction site



Observing a CAD design



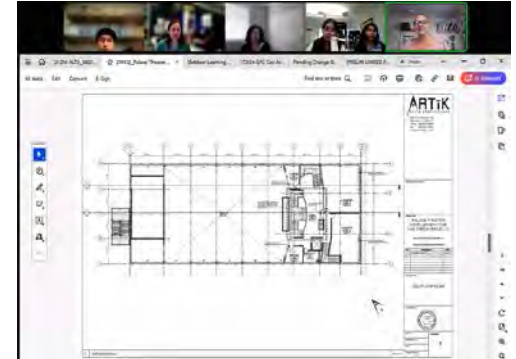
Group photo



Observing blueprints



Observing a PCSD project  
at Lighthouse



observing blueprints

# Shout Outs!



**Jennifer Rice**

For always driving us to the places that we needed to go, supporting us throughout our whole internship, and always being present with us.



**Gregory Hunter**

For giving us a gift bag when we visited Colliers, giving us a mini tour of his workplace and a project site. I would also like to thank him for connecting me for an interview with the Head of Capital Markets at Genesis Commercial Capital.



Thank You