



Magnolia Public Schools

Regular Facility Committee Meeting

Date and Time

Thursday September 7, 2017 at 6:00 PM

Location

MPS Home Office: 250 E. 1st St. Ste 1500 Los Angeles, CA 90012

Regular Facilities Committee Meeting

Meeting Notice

Access to the Board Meeting: Any interested parties or community members from remote locations may attend the meeting at the following school sites or the addresses where the Board members are joining the meeting from:

Remotely by dialing; Dial:1.844.572.5683 Code: 1948435

- 449 36th Street #2 Brooklyn, NY 11232 (Mr. Nguyen Huynh)

In compliance with the Americans with Disabilities Act (ADA) and upon request, Magnolia Public Schools 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 the MPS central office. If you need special assistance to attend the meeting or translation services, please notify Barbara Torres at (213) 628-3634 x100 to make arrangements and accommodations.

Any public records relating to an agenda item for an open session of the Board which are distributed to all, or a majority of all, of the Board members shall be available for public inspection at 250 East 1st St. Ste 1500 Los Angeles, CA 90012.

Facilities Committee Members

Mr. Nguyen Huynh

Mr. Saken Sherkhonov

Ms. Charlotte Brimmer

CEO and Superintendent

Dr. Caprice Young

Agenda

Purpose

Presenter

Duration

I. Opening Items

- A.** Record Attendance and Guests

- B. Call the Meeting to Order**
- C. Public Comments** 1
- D. Approval of Agenda** Vote 1
- E. Approval of Minutes of the Regular Facilities Committee Meeting; October 5, 2016** Approve Minutes 1

II. Updates on Facility Projects

- A. Updates on Magnolia Science Academy- 1 Facility** Discuss Suat Acar 5
- B. Update on MSA Santa Ana GYM - Bond Project** Discuss Erdinc Acar 10
- C. Update on Magnolia Science Academy- San Diego Facility** Discuss Goshen Serce 15

III. Closing Items

- A. Adjourn Meeting** Vote

Cover Sheet

Approval of Minutes of the Regular Facilities Committee Meeting; October 5, 2016

Section: I. Opening Items
Item: E. Approval of Minutes of the Regular Facilities Committee Meeting; October 5, 2016
Purpose: Approve Minutes
Submitted by:



Magnolia Public Schools

Minutes

Facility Committee Meeting

Date and Time

Wednesday October 5, 2016 at 5:00 PM

Location

Teleconference Dial: 1.844.572.5683 Code:1948435

Regular Facilities Committee Meeting

Facilities Committee Members

Mr. Nguyen Huynh, Chair
Dr. Umit Yapanel

CEO and Superintendent

Dr. Caprice Young

Committee Members Present

N. Huynh (remote), U. Yapanel (remote)

Committee Members Absent

None

I. Opening Items

A. Record Attendance and Guests

Both Facility Committee members joined remotely.

B. Call the Meeting to Order

U. Yapanel called a meeting of the Facility/Audit committee of Magnolia Public Schools to order on Wednesday Oct 5, 2016 @ 5:02 PM at Teleconference Dial: 1.844.572.5683 Code:1948435.

C. Public Comments

There were no public comments.

D. Approval of Agenda

N. Huynh made a motion to approve the agenda as presented.

U. Yapanel seconded the motion.

The committee **VOTED** unanimously to approve the motion.

E. Approval of Minutes of the Regular Facilities Committee Meeting; September 6, 2016

U. Yapanel made a motion to approve minutes from the Regular Facility Committee Meeting on 09-06-16.

N. Huynh seconded the motion.

The committee **VOTED** unanimously to approve the motion.

II. Action Items-Recommendations to Full Board

A. Review and Approval of MSA San Diego License Agreement for the DeAnza Site

F. Gonzalez, Chief Growth Officer presented the Magnolia Science Academy- San Diego License Agreements for the DeAnza site. He explained that the use agreement will be presented to the MPS Board every 5 years for review and approval. San Diego Unified School District will also take the agreement to the their board this month. The committee discussed the needs of the school and what the site will have. No actions were taken.

III. Oral Presentations

A. Facilities Update

Chief Growth Officer, F.Gonzalez, gave a verbal update on various Magnolia Science Academies who are currently having facility projects. All questions were addressed, no actions were taken.

IV. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 5:29 PM.

Respectfully Submitted,

U. Yapanel

Cover Sheet

Updates on Magnolia Science Academy- 1 Facility

Section: II. Updates on Facility Projects
Item: A. Updates on Magnolia Science Academy- 1 Facility
Purpose: Discuss
Submitted by:
Related Material: II A MSA -1 Facility Update.pdf



Board Agenda Item #	Agenda # II A
Date:	September 7, 2017 MPS Facilities Meeting
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Suat Acar, COO & Mustafa Sahin, Principal
RE:	MSA-1 Construction Update

Update

1- Title of the newly acquired buildings: Bond is closed as of August 30, 2017. Cash will be in the account on September 6th, 2017. With the closing of the bond, the title of the new building will be received. With this, we will be able to proceed for demolition and construction.

2- Demolition of the gym and new building: Board approved during August 10, 2017 meeting to contract with Interior Demolition Inc to do abatement and demolition services for 18216-18220 Sherman Way in Reseda, CA. The demolition project will demolish the existing gym of the school and the adjacent (former) adult care buildings that MPS Purchased.

3- Construction Management (CM) Company: Board approved during August 10, 2017 meeting to contract with “PrimeSource” as Construction Management Services Company (CM) for work associated with construction of a new two-story classroom building and associated site work for MSA1’s new high building. We met with Timothy Buresh from CM Company to go over the time line; please see attached the meeting agendas and minutes.

4- Gym Project and zone variance: Since MPS will demolish the existing gym, MSA-1 will need a new gym to be constructed within the following 2 years. The gym construction is planned to take place over the existing parking lot. However, the current zoning should be revised before any construction can take place. The process MPS will pursue is called “zone variance”. We made a market investigation about the pricing and noticed that for us to have a third party experienced in this business and get all necessary permits etc will cost us over \$25,000. Therefore, MPS will run an RFP to receive bids for “zone variance” of the parking lot in front of the school to be in compliance with MPS purchase policies. Posting will be done until Labor Day.

Background

MSA-1 resides on 18238 Sherman Way, Reseda, CA 91335. The adjacent two building are the

gym of MSA-1 and former adult care facility. These two building were purchased based on an agreement with the vendor, pending bond monies. Bond has been closed as of August 30, 2017 and the title of the building will be acquired once the money arrives at our accounts.

Budget Implications

- Amounts/ Funding Source:
 - Demolition and construction of two-story school:
Funding source: Bond monies. The demolition project approved by the board is \$153,500. The total for the construction project is \$11,505,792.50 (This includes the acquisition of the building \$3,837,500).
 - The Gym Project: This is still on the planning stage. No estimates has been prepared yet.
- CFO Review

How Does This Action Relate/Affect/Benefit All MSAs?

The construction aims to increase the enrollment of MSA-1 from 540 to 912 in 5 years. With the completion of the construction, MSA-1 will separate middle and high schools. This means an additional 372 students increase over 5 years. The fiscal impact of this increase in enrollment is estimated to increase revenues of the school over \$2.5 million per year.

Name of Staff Originator:

Suat Acar & Mustafa Sahin

Exhibits (attachments):

Meeting minutes with the construction management company.

Meeting with CM agenda and minutes



Magnolia Science Academy - 1 New High School Classroom Project Meeting Minutes



Construction Manager Kickoff Meeting – August 22, 2017

Attendees

Caprice Young, Suat Acar, Mustafa Sahin, Frank Gonzalez, Tim Buresh

Discussion & Issues

1. Introductions and communications
2. CM contract – approved by legal – go for Board approval this week
3. Project Goals – discussed new building role and placement – goal of increasing student population from 540 to +/- 900 grade 6-12, housed in separate middle school and high school buildings – outstanding need for food service and gymnasium – rooftop play space as interim solution only – discussed possible gymnasium locations and configurations on parking lots
4. Site aspects – discussed building layouts, property boundaries, already ALTA surveyed – 2 year access to CIM property, already fenced – non-access to former CRA property for permanent structures, possible future parking lot, but way off – alley side circulation pattern, student pickup and drop-off, main building access – variance allowing outdoor food service under temporary shade structures – drainage problem of parking lots toward residential neighbors, may cause flooding of some neighbors – problem neighbor – CIM plans for multi-use commercial/residential but not soon, other end of block 150 unit residential
5. Design status – discussed Franco & Associates, Studio City; building design 100% complete; submitted to LADBS June, first round comments returned and being addressed; need additional fee to address site drainage comment by LADBS
6. Demolition status – discussed package bid and ready for award; \$153k contract, 30-day schedule - Board approval anticipated this week; NTP to be delayed to maximize use of gymnasium but not delay new construction
7. Budget - noted very tight remaining budget for three projects in construction – San Diego, Santa Ana, Reseda – and need to coordinate closely for overall budget – discussed issue of inability to significantly change cost after bid – discussed San Diego status and likelihood of dispute, potential added cost, remaining schedule uncertainty – discussed simplicity of Santa Ana and little opportunity for significant cost savings – discussed making roof features of Reseda a bid alternate as only remaining option for



Magnolia Science Academy - 1 New High School Classroom Project Meeting Minutes



major cost savings, proposed by Franco three months ago but not acted on, now would require added design costs plus resubmittal to LADBS, leaning against because of time required to implement alternative versus hard completion date of August 2018 – Reseda budget based on \$249/SF, may not include roof development, current market at least \$250/SF - will get courtesy cost estimate from friendly GC, then revisit overall cost strategy if necessary – not clear how much money remains and for what purposes at Reseda – still have to close bond next week

Action Items (Description/Person Responsible/Description/Due Date)

1. Frank/Email introduction of Tim to design team/ this week 8/25
2. Frank/Email contact information for design team and all other consultants/ this week 8/25
3. Suat/execute and transmit CM contract after Board approval/ this week 8/25
4. Frank/contact Franco and get additional fee quote for site drainage issue/ this week 8/25
5. Mustafa – find out if neighbors are/are not being flooded or if existing CMU walls are providing sufficient protection/next week 8/31
6. Mustafa – send marked up circulation plan for parking lot drop-off and pickup/ next week 8/31
7. Frank/send copy ALTA survey, geotech report, and all other relevant project documents/next week 8/31
8. Suat/Obtain Board approval of additional fee for Franco/next week 8/31
9. Frank/email link to design/this week 8/25
10. Frank/Forward demolition package – bid, contact information, Board action /next week 8/31
11. Mustafa/Contact City to gain construction staging access to former CRS parcel/Mustafa/ next week 8/31
12. Suat & Frank – clarify remaining funds, sources of funds, timing restrictions for new classroom building and site development/this week 8/25
13. Frank/share cost estimate for high school/this week 8/25
14. Frank/get ROM cost estimate from friendly GC/next week 8/31
15. Frank/contact information for known general contractors working with charters/next week 8/31
16. Caprice/set up contact with Bond coordinator, share initial bond requirements, monthly draw requirements/this week 8/25



Magnolia Science Academy - 1 New High School Classroom Project Meeting Minutes



Carryover Action Items (Description/Person Responsible/Due Date)

No carryover items this meeting

Cover Sheet

Update on MSA Santa Ana GYM - Bond Project

Section: II. Updates on Facility Projects
Item: B. Update on MSA Santa Ana GYM - Bond Project
Purpose: Discuss
Submitted by:
Related Material: II B MSA SA Gym Building Bond Project Update.pdf



Board Agenda Item #	Agenda # II B
Date:	September 7, 2017
To:	Magnolia Board of Directors- Facility Committee
From:	Caprice Young, Ed.D. CEO and Superintendent
Staff Lead:	Erdinc Acar, M. Ed., Regional Director
RE:	MSA SA GYM - Bond Project Update

Proposed Board Recommendation

No board actions required at this moment.

Background

This agenda item is an information item giving background, scope, timeline, budget and status update to past and new board members. Details are included in the attachment.

Budget Implications

Gym construction budget is privately funded through bond issuance involving MSA-1 and MSA-SD projects.

How Does This Action Relate/Affect/Benefit All MSAs?

Capital investment has positive effects on the organization as a whole.

Name of Staff Originator:

Erdinc Acar, M. Ed., Regional Director

Exhibits (attachments):

MSA-SA Gym project update (Background, scope, status, timeline, budget)

MAGNOLIA PUBLIC SCHOOLS

BOARD UPDATE

MSA-SA GYM, CAFETERIA AND PLAY AREA CONSTRUCTION

Friday, September 1, 2017
Erdinc Acar, Regional Director

A- Background, Scope and Current Status

MSA-SA built designed and built a two story facility totaling 48,353 square feet with 33 classrooms on a lot of 2.68 Acres at 2840 W 1st Street in the City of Santa Ana in Orange County through the Charter School Facilities Program Proposition 1D program. Original site plans included a- 6,509 square feet gym with cafeteria, shade structures and a playground. Because Prop1D funds were not enough to cover these Phase II projects, they were scheduled to be completed later paid for by private financing.

The scope of current construction projects in MSA-SA includes construction of the gymnasium building, connecting utilities for the pull boxes already existing at the site as shown in the drawings and portion of site work including shaded cafeteria area with lunch tables, benches and 2 shade structures and playground area and equipment as shown in drawings/specifications.

The gymnasium building is a 6,509 sqft, Type V A, fully sprinklered building with automatic fire alarm system. It is a CMU building with steel and metal deck roof structure and metal stud framing. The drawings and specifications including the general conditions are already approved by DSA, see APP 04-112861 in the tracker. DSA box is already operational based on the completed school building is still in operation. Portion of the DSA approved buildings and site is already built. The area built is already updated in the DSA box by the IOR and the A-E consultants and has no deviations. The site has existing functional school building with finished site work, parking, fire lane, landscaping and utilities.

The building pad is already available, built during the construction of the school building and the associated site work and certified by the owner's Geotechnical engineer.

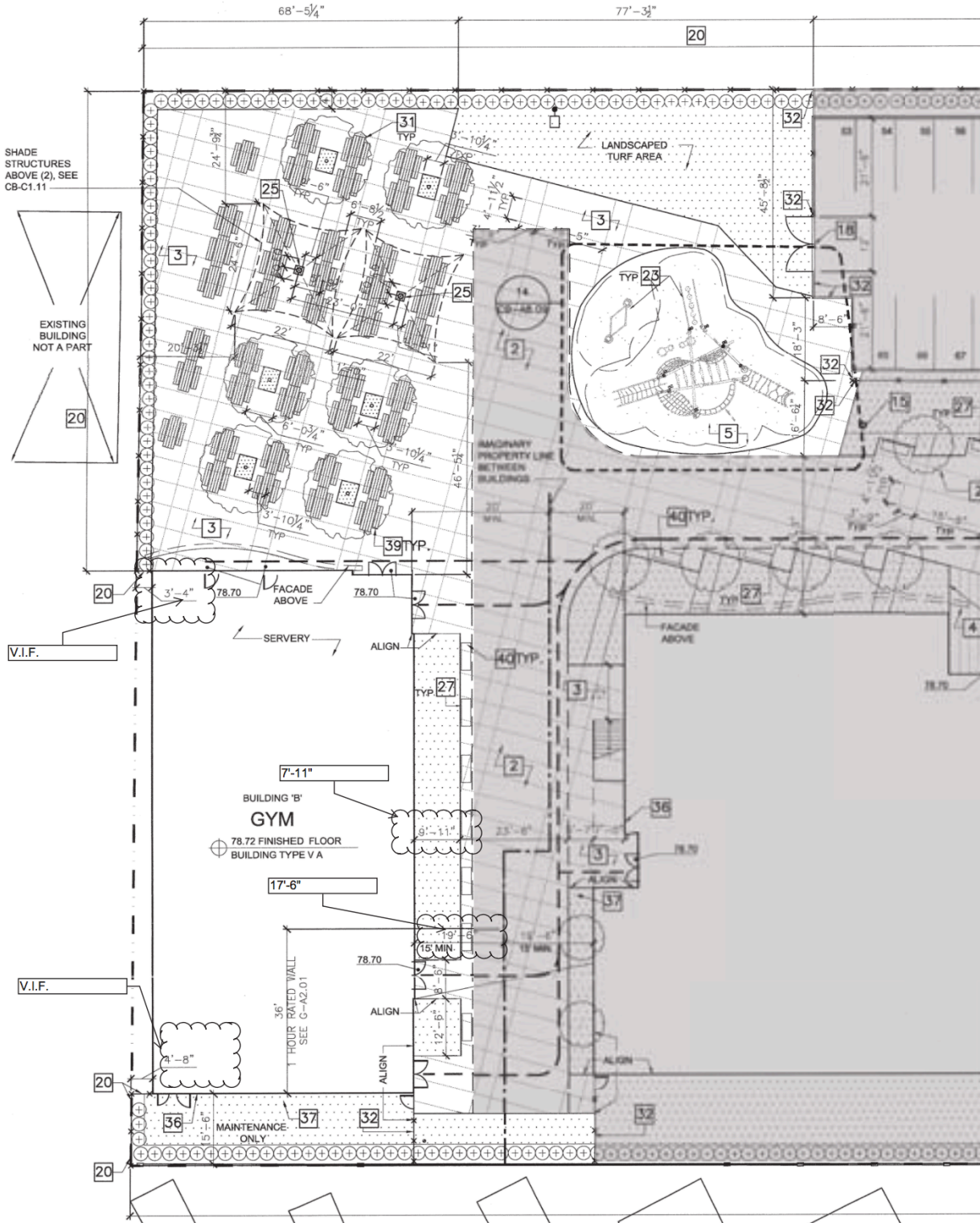
MPS has been working with Berliner Architects on this project. Berliner Architects were part of design of the the scope as well as design and management team during the construction of the main school building.

To resume the project, Magnolia Educational and Research Foundation opened a new set of bids for MSA Santa-Ana Phase II Gymnasium and Cafeteria construction Project on July 19, 2017. The scope of CM work includes general tasks such as working with Magnolia Public Schools staff, architects, consultants, general contractors, sub-contractors and all other required agencies, tasks during the bid/award construction management phase, construction management phase and contract close-out phase.

Next step for the team is to prepare the RFP documents for General Contractor bid with the help of the construction manager, Berliner Architect and MPS representatives.

B- Construction Plans

Planned construction is only non gray colored areas only.



C- Timeline Schedule

Kick off Meeting with Berliner Architect	July 13, 2017
Construction Manager (CM) RFP posted	July 19, 2017
RFP Responses Collected	
CM contract approved by the board	
CM Agreement in review	Aug 15-30, 2017
CM Kick off Meeting – to be scheduled	September 5, 2017
General Contractor (GC) RFP prep, post,	Sep 19, 2017
RFP Responses Collected and reviewed	Sep 31, 2017
GC Contract and agreement Approved by the board	Oct 12, 2017
GC Kick off Meeting – to be determined	Oct 16, 2017
Projected Construction Start – date to be verified by the CM	October 31, 2017
9 month construction	
Projected Construction Finish– date to be verified by the CM	July 1, 2018

D- Budget

Magnolia Science Academy Santa Ana		
Gym		Aug-17
Uses	\$	
Soft Costs	\$ 559,379.70	
Hard Costs	\$ 3,300,000.00	
Total Project Costs	\$ 3,859,379.70	
Site Development Budget		
Use	Amount	Notes
<i>Soft Costs</i>		
Construction Management	\$ 203,500	
Architect (Berliner)	\$ 230,027	
Inspection	\$ 40,000	
Agency Fees	\$ 35,000	
Subtotal Soft Cost	\$ 508,527	
Contingency @ 10%	\$ 50,853	DSA, District, City Fees (if applicable)
Total Soft Cost	\$ 559,380	
<i>Hard Costs</i>		
Site Improvement:	\$ 3,000,000	
Grading & Paving	included	
Utilities	included	
Landscaping	included	
Demolition and Grading	Included	
Testing	included	
Subtotal Hard Cost	\$ 3,000,000	
Contingency @10%	\$ 300,000	
Total Hard Cost	\$ 3,300,000	
Total Soft and Hard Cost	\$ 3,859,380	

Cover Sheet

Update on Magnolia Science Academy- San Diego Facility

Section: II. Updates on Facility Projects
Item: C. Update on Magnolia Science Academy- San Diego Facility
Purpose: Discuss
Submitted by:
Related Material: II C Project Update MSA San Diego.pdf



Board Agenda Item #	Agenda # II C
Date:	September 7, 2017
To:	Magnolia Board of Directors- Facility Committee
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Gokhan Serce, Principal
RE:	San Diego Construction Project Update

Proposed Board Recommendation

No action is required at this time.

Background

Magnolia is in the process of completing the construction of a campus for our San Diego middle school. Due to delays in construction, students will start school on time at an alternative location less than 1.5 miles from our permanent site. As a way to provide extra excitement and enrichment during the first month of school, Magnolia is partnering with Junior Achievement to augment the regular coursework with elective courses in personal finance and entrepreneurship.

The construction is moving forward rapidly due to implementation of 12 hour days and six day work weeks. Below are more details on the progress.

Department of State Architect Approval

Final DSA Approval has been granted for the Classrooms, Restrooms and Administration Building. The Multi Purpose Room building CCD (change order) has been submitted to DSA for review.

Construction

Completed to Date:

1. Abatement and demolition of existing buildings
2. Site excavation and trenching
3. Soil grading and compaction

4. Underground utilities
5. Storm drainage system
6. Fire water main
7. Asphalt paving under classroom and restroom buildings
8. Concrete curbs and stem walls
9. Concrete foundation under administration building
10. Delivery of classroom buildings
11. Delivery of Administration building

Work In Progress:

1. Installation of classroom buildings (complete 9/1/17)
2. Installation of administration building
3. Carpeting
4. Exterior Finishes
5. Fire Service connection at street
6. Exterior electrical
7. Water connection at the street

Upcoming Work:

1. *Site work for play areas, MPR, ADA walkways
2. *Foundation for MPR, footings and curbs
3. *Grade adjustment for sidewalk and ramps
*the above three items are pending resolution of a grade adjustment and revised sight plan to address ADA compliance
4. Internal electrical wiring
5. Installation of permeable pavers
6. Asphalt paving for parking lot and play areas
7. Forming and pouring of concrete walkway
8. Low Voltage pathways pending completion of building installation and punch list walk through.
9. Fire Alarm Panel
10. Utility connections to classroom units
11. Low Voltage and Instructional Technology Wiring
12. Electrical Gear, SDGE meter and connection at street

Project Status and Issues

1. A critical path item is the installation of the Electrical Vault and Switchgear, which has been ordered and is 3-4 weeks out. We are working with SDGE to expedite installation of the meter and connection at the street. We have recently contacted SEMPRA Energy, the parent company of SDGE to receive support in prioritizing this project. It is possible for the school to start on generator power with a limit of 60 days before permanent power is installed.
2. A current issue is the grade of the site and the impact that it has on ADA access. Specifically the classroom building pads were designed to set the classroom buildings at 12 5/8 above the finish asphalt paving. This dimension was confirmed with the modular company. However, the plans indicated that there needs to be an accommodation for venting under the classrooms. The buildings were set at 16" above finish asphalt paving which is necessitating a redesign of the ramps and walkway elevations to meet ADA guidelines. The design team will provide an updated plan addressing these issues on 9/1/17.
3. Occupancy. We have spoken with the Inspector Of Record and asked for an accommodation to occupy the classrooms, restroom and administration building during the first week of October. All of the work needs to be completed including site work, classroom and administration buildings and restrooms. The team has confirmed that this is possible. However the two items that are long lead items, the fire alarm panel and the permanent electrical gear and connection at the street might not be ready at that time. The solution to these is to have a fire watch plan submitted and approved by DSA and to operate the school on a generator for up to 60 days. This plan has been discussed with the team and the San Diego Unified School District and all are in agreement that this is viable, pending DSA Approval.

Budget Implications

- The project has continued within the project budget currently approved by the board.
- CFO Review

How Does This Action Relate/Affect/Benefit All MSAs?

No action is requested at this time.

Name of Staff Originator:

Project Manager Frank Gonzalez

Exhibits (attachments):

None