



Magnolia Public Schools

Special Facility Committee Meeting

Date and Time

Thursday October 5, 2017 at 5:00 PM

Location

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

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)
- 7528 Yarmouth Ave. Reseda, CA 91335 (Dr. Saken Sherkanov)

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 Sherkanov
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

II. Recommended Action Items

A. Approval of Change Order to Franco Architects to Resolve Site Issues and Support Master Planning Vote Suat Acar 10

III. Closing Items

A. Adjourn Meeting Vote

Cover Sheet

Approval of Change Order to Franco Architects to Resolve Site Issues and Support Master Planning

Section: II. Recommended Action Items
Item: A. Approval of Change Order to Franco Architects to Resolve Site Issues and Support Master Planning
Purpose: Vote
Submitted by:
Related Material: II A MSA Change Order.pdf



Board Agenda Item #	Agenda # II A
Date:	October 5 th 2017 Facilities Committee Special Item
To:	Magnolia Board of Directors Facilities Committee
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Suat Acar, Chief Operations Officer
RE:	Change Order to Franco Architects for MSA-1 Construction

Proposed Board Recommendation

I move that the committee recommend the board to approve the change order to Franco Architects to resolve site issues and support master planning of MSA-1 Construction

Background

Please see attached document “2017-10-3-02 Board Informative - Franco Architects Change Order - Site Issues”

Budget Implications

- Amounts/ Funding Source: Up to \$25,000 from bond monies.
- CFO Review

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

With this site planning the parking lot will be designed with respect to middle school and high school needs. With this school aims to reach 912 students and this will help build a strong finance for both MSA-1 and MPS.

Name of Staff Originator:

Suat Acar, Chief Operations Officer

Attachments

2017-10-3-02 Board Informative - Franco Architects Change Order - Site Issues



**PRIMESOURCE
PROJECT MANAGEMENT**
Project Leadership | Project Success

**Board Informative:
Franco Architects Change Order – Site
Issues and Master Planning**

Board Informative: Franco Architects Change Order – Site Issues and Master Planning

Date: October 3, 2017

Action Requested: Board approval of change order to Franco Architects to resolve site issues and support master planning

Background: The MSA-1 site has multiple zoning related issues to resolve. {Reference Board Informative: Zoning Issues at MSA-1, dated 9/26/17} Architectural and engineering support services are required to resolve these issues. These services go beyond the scope of work required in the base contract with Franco Architects. Specific services requested include:

- Landscape design – the current Zoning Variance requires that Magnolia hire a landscape architect to design a landscape plan for the 16 foot wide strip adjacent to residential properties and then construct and maintain that landscaping. This plan must be submitted for a City building permit as a precondition to obtaining a building permit for the new high school building.
- Drainage – the current Zoning Variance requires that Magnolia design and then construct a drainage solution to resolve ponding at the rear of the site which is encroaching on adjacent residential properties. This plan must be submitted for a City building permit as a precondition to obtaining a building permit for the new high school building.
- Striping of parking lot – the current Zoning Variance requires that Magnolia design a striping plan that provides 91 parking slots on the campus. It is anticipated that the next Zoning Variance for the site will reduce the number of parking slots to approximately 60 slots. Staff intends to design the parking lot adjacent to the high school to accommodate all 60 slots so that the parking lot adjacent to the middle school can be used for other non-parking purposes. If this zoning variance is attained prior to completion of the new high school building, the existing middle school parking lot will not be restriped. This striping plan does not require a City building permit, but must be submitted to the Planning department as a



precondition to obtaining a building permit for the new high school building.

- Presentation of compliance documents to Planning Department. Franco will assemble a documentation package and present to the Planning Department to show compliance with all terms of the current Zoning Variance. Demonstrating compliance with all Zoning Variance to the Planning Department is a precondition to obtaining a building permit for the new high school building.
- Parking lot redesign – the current parking lot design for the new high school already submitted for plan check requires revision. Staff is seeking a less expensive design and needs to redesign the drainage system to serve both sites. Staff is also recommending the addition of perimeter fencing, trees, and night lighting. If this redesign can be accomplished without delaying the building permit, the plans will be modified and re-submitted now. If this re-design would delay the new high school building permit, the re-design will be submitted as a design change after the building permit has been issued. This will result in increased cost and administrative action.
- Master plan support – staff requires assistance in developing a master plan for the site to support Board planning and to support the zoning consultant in seeking a modification to the current Zoning Variance that controls the site.
- Façade improvements – Franco will develop alternatives to improve the Reseda side façade of the middle school to blend with the façade of the new high school and present an uplifted and unified street side appearance.

Action requested: Staff requests authorization to issue a change order to Franco Architects on a Time and Materials basis with a Not to Exceed amount of \$25,000.