



Board Agenda Item #:	V.B – Discussion Item
Date:	February 14, 2019
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	FACILITIES UPDATES

Background

No action recommended. Information only.

SCHOOL	UPDATES	NEXT STEPS
MSA-1	<p>New High School Building Construction Update:</p> <ul style="list-style-type: none"> <li>Project is on schedule and on budget despite recent rains; no red flags. See Exhibit A for pictures of progress.</li> <li>Parking lot is in bad shape and may require more than simple slurring. Grind and overlay may not work either due to the lack of an adequate base. May have no choice but to completely remove and replace the entire parking lot</li> </ul> <p>Middle School Rehab Update:</p> <ul style="list-style-type: none"> <li>A small scope of investigatory work, approved at a prior board meeting, will be completed.</li> <li>MPS needs to define a scope of work based on project wants and needs and budget constraints</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Prop 39 funds will be used to replace HVAC units and install LED fixtures</li> <li>Bids were received and are over budget. Will likely have to scale back the number of units installed in order to stay in budget.</li> </ul>	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> <li>Continue with construction activities</li> <li>GC is mitigating effects of rain as much as possible. See Exhibit A for pictures.</li> <li>GC is pricing out removal and replacement of entire parking lot asphalt. Pricing assumed slurring.</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Review draft contracts for HVAC and lighting project.</li> <li>Upon confirmation of scope, present contracts to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
MSA-2	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>Draft of development agreement for improvements to campus is pending response from LAUSD; cost estimates were provided to LAUSD</li> <li>LACOE provided feedback re installation of cameras in classrooms; Cameras waiting to be installed</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>LAUSD approved HVAC upgrade project</li> <li>Facility Committee and Board approved HVAC upgrade; contract with vendor was signed. We were waiting on rebate information in order to proceed with installation but have decided to move forward with installation.</li> </ul> <p>We are waiting for LAUSD approval of a lighting project, worth about \$20,000, in order to sign contract and move forward</p>	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>MSA-2 Principal and director of facilities have weekly face to face meetings to ensure that project moves forward in a timely manner</li> <li>LACOE feedback needs to be added as an addendum to existing parent student handbook.</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>HVAC Project will move forward with installation over spring break.</li> <li>Expected rebate from LADWP is expected to be about \$13,000 (estimate provided by First Note).</li> <li>Lighting project awaiting approval from LAUSD; upon approval by LAUSD, present contract to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul>
MSA-3	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>MSA-3 received Prop 39 co-location preliminary offer for space. MPS, MSA-3 and Young Minney &amp; Corr are reviewing and will respond by March deadline</li> <li>Search for private site continues.</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>MSA-3 is eligible for energy efficiency upgrades totaling \$247,000 (Lighting, HVAC, Plugload)</li> <li>Bids have been received for lighting and HVAC (within budget)</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Respond to Prop 39 Co-location preliminary offer</li> <li>Continue with site search</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Project still requires approval by LAUSD; pursue approval</li> <li>Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul>
MSA-4	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>MSA-4 received Prop 39 co-location preliminary offer for space. MPS, MSA-4 and Young Minney &amp; Corr are reviewing and will respond by March deadline</li> <li>Search for private site continues.</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>MSA-3 is eligible for energy efficiency upgrades totaling \$231,070 (Lighting, HVAC, Plugload)</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Respond to Prop 39 Co-location preliminary offer</li> <li>Continue with site search</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Project still requires approval by LAUSD; pursue approval</li> </ul>



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	<ul style="list-style-type: none"> <li>Bids have been received for lighting and HVAC (within budget)</li> </ul>	<ul style="list-style-type: none"> <li>Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul>
MSA-5	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>MSA-5 received Prop 39 co-location preliminary offer for space. MPS, MSA-5 and Young Minney &amp; Corr are reviewing and will respond by March deadline</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>MSA-5 is eligible for energy efficiency upgrades totaling \$234,833 (Lighting, HVAC, Plugload)</li> <li>Bids have been received for lighting and HVAC (within budget)</li> <li>Pursuing tying the new CDE code to this school so that the Prop 39 project can proceed</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Respond to Prop 39 Co-location preliminary offer</li> </ul> <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Project still requires approval by LAUSD; pursue approval</li> <li>Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval</li> <li>Pursue CDE code change</li> </ul>
MSA-6	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>MSA-6 received small award (\$58,836) for lighting and solar</li> <li>Bids due February 8</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Receive and review bids</li> <li>If acceptable, present contracts to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul>
MSA-7	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>New HVAC installation was completed</li> <li>Balance of Prop 39 EEG projects being pursued – lighting, cool roof, and plugload</li> </ul> <p>Other Capital Improvements:</p> <ul style="list-style-type: none"> <li>RFP for playground and restrooms did not receive sufficient responses. Director of Facilities has reached out to other contacts to see if they can refer contractors in these areas to us.</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Review lighting contract</li> <li>If acceptable, present contract to Ad Hoc Committee or Board, as the case may be, for approval</li> </ul> <p>Other Capital Improvements:</p> <ul style="list-style-type: none"> <li>Continue to search for a qualified vendor to perform restroom and playground work</li> </ul>
MSA-8	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Total grant of \$232,428.36 for lighting, cool roof, HVAC and plugload</li> <li>Need to meet LAUSD requirements; site meeting scheduled on Wednesday, Feb. 13 to discuss further with LAUSD</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Meet with LAUSD to confirm requirements and conduct site walks and bid projects out</li> </ul>



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MSA-SAN DIEGO	<p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> <li>Silver Creek completed punch-list. Received close out documentation.</li> </ul> <p><u>NEXGEN:</u></p> <ul style="list-style-type: none"> <li>Closed out</li> </ul> <p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> <li>Rosemary Nunn of Musick Peeler handling negotiation of a cash refund due to WS issues.</li> </ul> <p>Additional Campus Improvements –</p> <ul style="list-style-type: none"> <li>MSA San Diego would like to add cabinets to classrooms, a permanent lunch shelter immediately adjacent to MPR, and install synthetic turf in the dirt playground</li> </ul>	<p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> <li>Upon confirmation that all close out document is complete, will pay final invoice for Silver Creek</li> <li>Some Silver Creek warranty issues remain</li> </ul> <p><u>NEXGEN:</u></p> <ul style="list-style-type: none"> <li>Some warranty issues remain</li> </ul> <p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> <li>Continue with negotiation for larger cash refund.</li> </ul> <p>Additional Campus Improvements:</p> <ul style="list-style-type: none"> <li>Director of Facilities to find out if the desired improvements can be financed with savings from the construction project and if it can be started before official DSA close-out</li> <li>Patrick to find out if the utilities will pay for a solar shade structure</li> </ul>
	<p>Prop 39 Energy Grant:</p> <ul style="list-style-type: none"> <li>Consultants walked site to come up with energy saving improvements. Report was generated but due do to a lack of history at the site, Prop 39 may not pay for new HVAC units. We will have to amend the expenditure plan which likely will be rejected and then we will appeal it.</li> </ul>	<p>Prop 39 Energy Grant:</p> <ul style="list-style-type: none"> <li>Consultants will provide list of recommended improvements; report in process.</li> <li>Amendment of expenditure plan</li> </ul>
MSA-SANTA ANA	Project is complete. CERTIFICATION LETTER RECEIVED FROM DIVISION OF STATE ARCHITECT.	Nothing further
	There are some warranty issues that need to be addressed by the general contractor.	Director of Facilities following up.

Exhibit A

Pictures of Current Construction Progress



