



Committee Agenda Item #:	V. A- Update
Board Agenda Item #:	VI. B- Update
Date:	March 19, 2019
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("MPS") Board of Directors Facilities Committee & Ad Hoc Committee and MPS Board
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"> ▪ Project schedule has been impacted by recent rainfalls. Projected completion date is now early August, which should still allow school to open on time. See Exhibit A for pictures of progress. A contingency plan to open at the Bridge Bible Fellowship is in the works. ▪ Staff is submitting PCI 23 to the Committee and Board for approval to remove and replace the parking lot. Staff previously reported that the parking lot is in bad shape. Grind and overlay will not work. <p>Existing Rehab Update:</p> <ul style="list-style-type: none"> ▪ Staff is pricing out the needed repairs to the existing school building at 18238 Sherman Way ("18238"). ▪ If 2014 bond proceeds are repurposed to complete the construction of the new building there will not be sufficient remaining to make any improvements to the 18238 building 	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> ▪ Continue with construction activities ▪ GC is mitigating effects of rain as much as possible. See Exhibit A for pictures. ▪ Approve PCI allowing replacement of parking lot pavement. <p>Existing Rehab:</p> <ul style="list-style-type: none"> ▪ Staff will determine whether after the 2014 bond proceeds are repurposed to complete the 18220 construction project, what funds, if any, are available for 18238 projects



SCHOOL	UPDATES	NEXT STEPS
	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> The contract for the Prop 39 energy efficient upgrades – HVAC, lighting, and Plugload management -- has been submitted to the Ad Hoc Committee for approval 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> If the contracts presented to the Ad Hoc Committee are approved, the improvements will be scheduled for installation
MSA-2	<p>Campus Improvements:</p> <ul style="list-style-type: none"> Draft of development agreement for improvements to campus is pending response from LAUSD; cost estimates were provided to LAUSD LACOE provided feedback re installation of cameras in classrooms; YMC helped MPS to refine the camera policy. Cameras waiting to be installed <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> LAUSD approved HVAC upgrade project 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. We are waiting for LAUSD approval of a lighting project, worth about \$20,000, in order to sign contract and move forward 	<p>Campus Improvements:</p> <ul style="list-style-type: none"> MSA-2 Principal and director of facilities have weekly face to face meetings to ensure that project moves forward in a timely manner Policy has been finalized. <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> HVAC Project will move forward with installation over spring break. Expected rebate from LADWP is expected to be about \$13,000 (estimate provided by First Note). 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
MSA-3	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> MSA-3 received Prop 39 co-location preliminary offer for space. MPS, MSA-3 and Young Minney & Corr reviewed and responded by March deadline Search for private site continues. <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> MSA-3 is eligible for energy efficiency upgrades totaling \$247,000 (Lighting, HVAC, Plugload) Bids have been received for lighting and HVAC (within budget) 	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> See additional classrooms from LAUSD Continue with site search <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursue approval Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval
MSA-4	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> MSA-4 received Prop 39 co-location preliminary offer for space. MPS, MSA-4 and Young Minney & Corr reviewed and responded by March deadline In response, MSA-4 expressed a willingness to move to another Prop 39 site that may be more strategic as far as bolstering the enrollment at both MSA-4 and MSA-6. 	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> Respond to Prop 39 Co-location preliminary offer Continue with site search



SCHOOL	UPDATES	NEXT STEPS
	<ul style="list-style-type: none"> Search for private site continues. <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> MSA-3 is eligible for energy efficiency upgrades totaling \$231,070 (Lighting, HVAC, Plugload) Bids have been received for lighting and HVAC (within budget) 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursue approval Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval
MSA-5	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> MSA-5 received Prop 39 co-location preliminary offer for space. MPS, MSA-5 and Young Minney & Corr responded by March deadline 	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> MSA-5 is endeavoring to secure additional exclusive use space
	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> MSA-5 is eligible for energy efficiency upgrades totaling \$234,833 (Lighting, HVAC, Plugload) Bids have been received for lighting and HVAC (within budget) Pursuing tying the new CDS code to this school so that the Prop 39 project can proceed 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursue approval Upon approval by LAUSD, present contracts to Ad Hoc Committee or Board, as the case may be, for approval Pursue CDS code change; we have received feedback that it will be completed but it is lagging
MSA-6	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> MSA-6 received small award (\$58,836) for lighting and solar Contract for lighting retrofit has been presented to Ad Hoc Committee for approval 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> If the contracts presented to the Ad Hoc Committee are approved, the improvements will be scheduled for installation
MSA-7	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> New HVAC installation was completed Balance of Prop 39 EEG are lighting upgrade, cool roof -, and Plug Load Management Other Capital Improvements <p>Other Capital Improvements</p> <ul style="list-style-type: none"> Original RFP for playground and restrooms did not receive sufficient responses. Director of Facilities republished RFP and has received some interest. 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Review lighting contract If acceptable, present contract to Ad Hoc Committee or Board, as the case may be, for approval <p>Other Capital Improvements:</p> <ul style="list-style-type: none"> Review and evaluate RFP proposals when they are submitted.



SCHOOL	UPDATES	NEXT STEPS
MSA-8	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Total grant of \$232,428.36 for lighting, cool roof, HVAC and plugload Site meeting with LAUSD mid-February went well and are presently following up 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Continue follow up with LAUSD
MSA-SAN DIEGO	<p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> Silver Creek completed punch-list. Received close out documentation. Silver Creek addressed warranty issues Final payment to Silver Creek is in process. 	<p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> In close out mode; warranty issues addressed
	<p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> Rosemary Nunn of Musick Peeler handling negotiation of a cash refund due to WS issues. 	<p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> Continue with negotiation for larger cash refund.
	<p>Additional Campus Improvements –</p> <ul style="list-style-type: none"> 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; however, Hamlin has proposed repurposing of remaining money in MSA-San Diego account, so there may be limited funds left for any further upgrades 	<p>Additional Campus Improvements:</p> <ul style="list-style-type: none"> Staff to determine how much money, if any, may be available for desired upgrades
	<p>Prop 39 Energy Grant:</p> <ul style="list-style-type: none"> Consultants submitted report for use of Prop 39 funds at new site by amending expenditure plan. Request was rejected by CEC. First Note Finance is appealing decision. 	<p>Prop 39 Energy Grant:</p> <ul style="list-style-type: none"> Appeal of denial of amendment to expenditure plan in process
MSA-SANTA ANA	<p>Project is complete. CERTIFICATION LETTER RECEIVED FROM DIVISION OF STATE ARCHITECT.</p> <p>There are some warranty issues that need to be addressed by the general contractor.</p>	<p>Nothing further</p> <p>Director of Facilities following up.</p>

Exhibit A

Pictures of Current Construction Progress



