



Board Agenda Item #:	IV E- Information item
Date:	May 9, 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><i>New High School Building Construction Update:</i></p> <ul style="list-style-type: none"> ▪ Project schedule was impacted by rainfalls. Projected completion date remains early August, which should still allow school to open on time. All the exterior doors and windows have been installed. The concrete roof deck has been poured. See Exhibit A for pictures of progress. A contingency plan to open at the Bridge Bible Fellowship is still possible. ▪ The Board granted an Ad Hoc Committee the authority to approve certain change order requests related to costs incurred by Oltmans due to the rainfall and remediation efforts. <p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ HVAC and lighting upgrades are scheduled for installation on July 22, 2019 and May 22, 2019, respectively. 	<p><i>New High School Building Construction:</i></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. ▪ Convene Ad Hoc Committee sometime during the week of May 13th to review and approve proposed PCIs by Oltmans <p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Move forward with improvements. Make sure contracts are fully complete. Weekly calls with First Note Finance to make sure schedule does not change.



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	<p><i>Land Use:</i></p> <ul style="list-style-type: none"> The zone change application is progressing. The land use committee of the Reseda Neighborhood Council (“RNC”) reviewed and recommended approval to the full RNC on May 2nd The zone change will have to go through Reseda Central Business District (CBD) Community Design Overlay District review as part of the zone change application process. 	<p><i>Land Use:</i></p> <ul style="list-style-type: none"> Continue with processing zone change
MSA-2	<p><i>Campus Improvements:</i></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; Staff is endeavoring to connect with LAUSD to answer any final questions Classroom cameras installed MSA-2 desires to have fence reconfigured and a security gate installed; LAUSD has proposed to do the work; at the last Board meeting the Board granted the Ad Hoc Committee authority to approve. 	<p><i>Campus Improvements:</i></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 The fence and gate improvements will be taken to the Ad Hoc Committee for approval
	<p><i>Prop 39 Energy Efficiency Grant:</i></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 are waiting on rebate information in order to proceed with installation. We are waiting for LAUSD approval of a lighting project. Will present lighting contract to Ad Hoc Committee for approval. Lighting contract will have contractual out in case LAUSD continues to drag its feet. 	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> Sign remaining contract and schedule work
MSA-3	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> MSA-3 accepted final offer from LAUSD. Search for private site will continue. 	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> Continue with site search
	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> MSA-3 is eligible for energy efficiency upgrades totaling \$247,000 (Lighting, HVAC, Plugload) Plugload management contract was approved. Bids have been received for lighting and HVAC (within budget) On May 2nd, LAUSD submitted a bid for the work. So long as they can complete the work within the budget, we are inclined to allow them to do the work. Vendor is currently reviewing bid. <p><i>FNF will prepared contracts for execution just in case so</i></p>	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursuing approval or approve use of LAUSD to complete the work Present contracts to Ad Hoc Committee or Board for approval (Board granted Ad Hoc Committee authority to approve)



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	<i>that we do not miss the encumbrance deadline of June 30, 2019. Contracts will have escape clause.</i>	
MSA-4	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> ▪ MSA-4 accepted final offer from LAUSD. ▪ Search for private site continues. <p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ MSA-4 is eligible for energy efficiency upgrades totaling \$231,070 ▪ Plugload contract approved by Ad Hoc committee ▪ Bids have been received for lighting and HVAC (within budget) ▪ On May 2nd, LAUSD submitted a bid for the work. So long as they can complete the work within the budget, we are inclined to allow them to do the work. Vendor is currently reviewing bid. <p><i>FNF will prepared contracts for execution so that we do not miss the encumbrance deadline of June 30, 2019. Contracts will have escape clause.</i></p>	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> ▪ Continue with site search and strategize for future move <p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Project still requires approval by LAUSD; pursuing approval or approve use of LAUSD to complete the work ▪ Present balance of contracts to Ad Hoc Committee or Board for approval
MSA-5	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> ▪ MSA-4 accepted final offer from LAUSD. <p><i>Prop 39 Energy Efficiency Grant:</i></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 ▪ Plugload management contract approved ▪ <i>FNF will prepared contracts for execution so that we do not miss the encumbrance deadline of June 30, 2019. Contracts will have escape clause.</i> 	<p><i>Prop 39 Co-location:</i></p> <ul style="list-style-type: none"> ▪ None <p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Project still requires approval by LAUSD; pursuing 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>Lease</p> <ul style="list-style-type: none"> ▪ Church has engaged a law firm to negotiate a lease. Prior year to year leases were one page documents. ▪ MPS Staff discussed lease terms and conditions and church attorney is preparing lease draft. As of May 3, 2019 lease has not been received but attorney was reminded to provide as soon as possible. 	<p>Lease</p> <ul style="list-style-type: none"> ▪ MPS and MSA-6 staff to meet with church representatives to negotiate lease ▪ Continue pursuing receipt of lease



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	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Contracts for lighting retrofit and solar installation have been approved 	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Installations will be scheduled upon landlord and tenant reaching a resolution on a lease
MSA-7	<p><i>Prop 39 Energy Efficiency Grant:</i></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 ▪ Cool roof contract approved and will be installed over spring break <p><i>Other Capital Improvements:</i></p> <ul style="list-style-type: none"> ▪ Restrooms <ul style="list-style-type: none"> ○ 3 contractors have expressed an interest in the project. Two have visited the site and are expected to provide bids. ▪ Playground Resurfacing <ul style="list-style-type: none"> ○ MPS staff interviewed 2 vendors who bid on the work. MPS decided to select Great Western Resources. 	<p><i>Prop 39 Energy Efficiency Grant:</i></p> <ul style="list-style-type: none"> ▪ Review lighting and plug load management contracts to make sure all components are integrated into contract <p><i>Other Capital Improvements:</i></p> <ul style="list-style-type: none"> ▪ Restrooms <ul style="list-style-type: none"> ○ Review and evaluate bid proposals for restroom work. Submit to Ad Hoc Committee for approval ▪ Playground Resurfacing <ul style="list-style-type: none"> ○ Present proposal and contract to Ad Hoc Committee for approval
MSA-8	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> ▪ Total grant of \$232,428.36 ▪ While site meeting with LAUSD mid-February went well LAUSD has not followed up. ▪ FNF conducted site walks with interested vendors ▪ <i>FNF will prepared contracts for execution so that we do not miss the encumbrance deadline of June 30, 2019. Contracts will have escape clause.</i> 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> ▪ Continue follow up with LAUSD ▪ Select contractors for various scopes of work. ▪ Present proposal and contract to Ad Hoc Committee for approval



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MSA-SAN DIEGO	<p>Close Out:</p> <ul style="list-style-type: none"> ▪ Final pieces of close out in motion – <ul style="list-style-type: none"> ○ Assistive listening devices ordered ○ CASp (“certified access specialist”) did site walk to identify remaining ADA deficiencies 	<p>Close Out:</p> <ul style="list-style-type: none"> ▪ Install assistive listening devices and fix ADA deficiencies and get Inspector of Record (“IOR”) sign-off
	<p>Prop 39 Energy Efficiency 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 Energy Commission Staff and then appeal was rejected by Director of Energy Commission. We appealed to the full commission and will go before the commission on May 15th 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> ▪ Appeal of denial of amendment to expenditure plan in process
MSA-SANTA ANA	<p>There are some warranty issues that need to be addressed by the general contractor.</p>	<p>Director of Facilities following up.</p>



Exhibit A

Pictures of Current Construction Progress

