



Board Agenda Item #:	IV F- Information Item
Date:	July 18, 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.

For all Prop 39 projects and CSFIG projects, the Facilities Department proposes to either hire an outside vendor or hire a project manager to monitor and assure compliance with prevailing wage requirements.

SCHOOL	UPDATES	NEXT STEPS
MSA-1	<p>New High School Building Construction Update:</p> <ul style="list-style-type: none"> Projected completion date is early August, assuming LADWP installs transformer before last week of July, 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. A lease amendment was signed. 	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> Continue with construction activities Follow up with LADWP and enlist council office to assist
	<p>Prop 39 Energy Efficiency Grant (\$255,528.00):</p> <ul style="list-style-type: none"> The HVAC is to commence by July 26th. The LED lighting work has been completed and paid out. 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Move forward with improvements.
MSA-2	<p>Campus Improvements:</p> <ul style="list-style-type: none"> Facilities Dept submitted updated budget to LAUSD with revised pricing from Williams Scotsman. 	<p>Campus Improvements:</p> <ul style="list-style-type: none"> Follow up with LAUSD re approval of shade and modular projects



SCHOOL	UPDATES	NEXT STEPS
	Prop 39 Energy Efficiency Grant (\$228,414.50): <ul style="list-style-type: none"> All projects approved 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> HVAC and LED Lighting Projects will move forward with installation during summer
MSA-3	Prop 39 Co-location: <ul style="list-style-type: none"> MSA-3 to negotiate with LAUSD principal for additional space Search for private site continues. 	Prop 39 Co-location: <ul style="list-style-type: none"> Seeking additional classrooms from LAUSD Continue with site search
	Prop 39 Energy Efficiency Grant (\$247,000): <ul style="list-style-type: none"> All contracts approved by Ad Hoc Committee and signed with contractual "out" in the event LAUSD does not approve project 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursuing approval
MSA-4	Prop 39 Co-location: <ul style="list-style-type: none"> MSA-4 negotiating for additional space. Search for private site continues. 	Prop 39 Co-location: <ul style="list-style-type: none"> Seeking additional classrooms from LAUSD Continue with site search and strategize for future move
	Prop 39 Energy Efficiency Grant (\$231,070): <ul style="list-style-type: none"> All contracts approved by Ad Hoc Committee and signed with contractual "out" in the event LAUSD does not approve project 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursuing LAUSD approval
MSA-5	Prop 39 Co-location: <ul style="list-style-type: none"> MSA-5 principal to reach out to LAUSD principal about additional space 	Prop 39 Co-location: <ul style="list-style-type: none"> MSA-5 principal will reach out to LAUSD principal to secure additional space
	Prop 39 Energy Efficiency Grant (\$234,833): <ul style="list-style-type: none"> All contracts approved by Ad Hoc Committee and signed with contractual "out" in the event LAUSD does not approve project 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Project still requires approval by LAUSD; pursuing approval
MSA-6	Lease <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. Lease was presented in form of license. Terms and conditions still being negotiated. 	Lease <ul style="list-style-type: none"> MPS and MSA-6 staff to negotiate lease; no change, still in process



SCHOOL	UPDATES	NEXT STEPS
	<p>Prop 39 Energy Efficiency Grant (\$58,836.53):</p> <ul style="list-style-type: none"> Contracts for lighting retrofit and solar installation have been approved 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Installations will be scheduled upon landlord and tenant reaching a resolution on a lease
MSA-7	<p>Prop 39 Energy Efficiency Grant (\$238,410.00):</p> <ul style="list-style-type: none"> HVAC installation was completed Cool roof installation was completed Lighting and plug load management to be completed 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Review lighting and plug load management contracts to make sure all components are integrated into contract
	<p>Other Capital Improvements</p> <ul style="list-style-type: none"> <i>Playground</i> – Contract and award of contract approved by Ad Hoc Committee; awaiting installation date <i>Restrooms</i> – Evaluating two (2) contractors for work; need to negotiate scope of work in light of remaining CSFIG fund; expect to make decision in one week with work to commence shortly thereafter. 	<p>Other Capital Improvements:</p> <ul style="list-style-type: none"> Schedule work
MSA-8	<p>Prop 39 Energy Efficiency Grant (\$232,428.36):</p> <ul style="list-style-type: none"> All contracts approved by Ad Hoc Committee and signed with contractual “out” in the event LAUSD does not approve project 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Continue follow up with LAUSD
MSA-SAN DIEGO	<p>Close Out:</p> <ul style="list-style-type: none"> Need to schedule “handyman” to visit campus to make final fixes noted by Certified Access Specialist 	<p>Close Out:</p> <ul style="list-style-type: none"> Fix ADA signage issues Get Inspector of Record (“IOR”) sign-off
MSA-SANTA ANA	<p>There are some warranty issues that need to be addressed by the general contractor.</p>	<p>In process.</p>



Exhibit A

Pictures of Current Construction Progress



Rooftop restroom

