



Board Agenda Item #:	V C – Consent Agenda
Date:	October 10, 2019
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors (“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. Most relevant updates are highlighted in yellow.

SCHOOL	UPDATES	NEXT STEPS
MSA-1	<p>New High School Building Construction Update:</p> <ul style="list-style-type: none"> ▪ A temporary certificate of occupancy was obtained on Friday September 27th. The doors opened to the students on Monday, September 30th. ▪ We are waiting for final sign-off from the plumbing, mechanical, electrical, and fire department inspectors. ▪ Even though the fire department signed off on a TCO for the building the mechanical/HVAC inspector would not sign off on a TCO unless a fire watch was implemented because he wanted duct detectors installed in the HVAC ducts. A fire watch will be in place until the mechanical inspector signs off, which is expected on Saturday, October 13th. 	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> ▪ Obtain final inspection sign-offs ▪ Obtain a permanent certificate of occupancy following all inspection sign-offs and approval of the zone change
	<p>Zone Change:</p> <ul style="list-style-type: none"> ▪ A public hearing will be held before the Area Planning Commission on Tuesday October 15th to approve the requested zone change. The zone change is expected to be approved. Consultant Veronica Becerra will head the team at the public hearing. C. Brimmer will also attend with the MSA-1 team. 	<p>Zone Change:</p> <ul style="list-style-type: none"> ▪ Attend public hearing ▪ Receive approval and implement any conditions.



SCHOOL	UPDATES	NEXT STEPS
	Prop 39 Energy Efficiency Grant (<u>\$255,528.00</u>): <ul style="list-style-type: none"> Completed 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Process and pay any final invoices.
MSA-2	Campus Improvements: <ul style="list-style-type: none"> Waiting on the submission of a new budget to LAUSD 	Campus Improvements: <ul style="list-style-type: none"> Revise scope of work
	Prop 39 Energy Efficiency Grant (<u>\$228,414.50</u>): <ul style="list-style-type: none"> All projects approved 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Independent Contractor is handling implementation
MSA-3	Prop 39 Co-location: <ul style="list-style-type: none"> Use Agreement still being finalized Search for private site continues. C. Brimmer assisting. 	Prop 39 Co-location: <ul style="list-style-type: none"> Continue with site search
	Prop 39 Energy Efficiency Grant (<u>\$247,000</u>): <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"> Independent Contractor is handling implementation
MSA-4	Prop 39 Co-location: <ul style="list-style-type: none"> MSA-4 negotiating for additional space. Use Agreement still being finalized 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 (<u>\$231,070</u>): <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"> Independent Contractor is handling implementation
MSA-5	Prop 39 Co-location: <ul style="list-style-type: none"> Use Agreement still being finalized 	Prop 39 Co-location: <ul style="list-style-type: none"> None
	Prop 39 Energy Efficiency Grant (<u>\$234,833</u>): <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"> Independent Contractor is handling implementation



SCHOOL	UPDATES	NEXT STEPS
MSA-6	<p>Lease</p> <ul style="list-style-type: none"> Lease/Facilities Usage Agreement being finalized.. 	<p>Lease</p> <ul style="list-style-type: none"> MPS and MSA-6 staff negotiating facility use agreement; principal raised issues that still need to be addressed
	<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"> Lighting retrofit has been completed or will be completed shortly. The solar installation work has been started. Independent Contractor is handling implementation.
MSA-7	<p>Prop 39 Energy Efficiency Grant (\$238,410.00):</p> <ul style="list-style-type: none"> All projects completed 	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Independent Contractor is handling implementation
	<p>Other Capital Improvements</p> <ul style="list-style-type: none"> <i>Playground</i> – installation complete <i>Restrooms</i> – work completed 	<p>Other Capital Improvements:</p> <ul style="list-style-type: none"> Pay out of contractors
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"> Independent Contractor is handling implementation
MSA-SAN DIEGO	<p>Close Out:</p> <ul style="list-style-type: none"> No change; Need to schedule “handyman” to visit campus to make final fixes noted by Certified Access Specialist Need to remedy some fire department notices. 	<p>Close Out:</p> <ul style="list-style-type: none"> Independent contractor will assist with the close out of MSA-San Diego and any other facilities issues that are outstanding. 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. May seek help of independent contractor as needed.</p>