



Board Agenda Item #:	V C – Informatin Item
Date:	November 14, 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"> ▪ Final sign-off received from the plumbing, mechanical, electrical, and fire department inspectors. ▪ Still awaiting installation of gas meter. ▪ Upon installation of the gas meter, we can complete the title 24 commissioning inspection and close out all construction related permits. ▪ Change orders are forthcoming for work done at the end of the construction for which quick decisions were needed in order to complete construrction in time for occupancy. The magnitude is expected to be \$150k which will be covered from contingency. The overall project budget has not changed and there will likely be contingency savings in the amount of \$200k. ▪ See attached photos of completed building. 	<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 was held before a hearing officer on Tuesday October 15th. The hearing officer took testimony. The matter goes before the Area Planning Commission on November 14th. 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"> ▪ Submitted a new budget to LAUSD; waiting for LAUSD approval of new budget 	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 ▪ Due to LAUSD requirements, the HVAC project requires the payment of an additional \$47,000. The matter will be taken to the Ad Hoc Committee for approval. 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> ▪ Independent Contractor is handling
MSA-3	Prop 39 Co-location: <ul style="list-style-type: none"> ▪ Current year Use Agreement 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"> ▪ Use Agreement finalized ▪ Search for private site continues. 	Prop 39 Co-location: <ul style="list-style-type: none"> ▪ 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 ▪ Given the small number of classrooms that were part of the current year Prop 39 co-location award, we will not undertake any improvements that do not directly benefit the school 	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 finalized 	Prop 39 Co-location: <ul style="list-style-type: none"> ▪ None



SCHOOL	UPDATES	NEXT STEPS
	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"> Independent Contractor is handling implementation
MSA-6	Lease <ul style="list-style-type: none"> Lease/Facilities Usage Agreement finalized and signed. 	Lease <ul style="list-style-type: none"> None
	Prop 39 Energy Efficiency Grant (\$58,836.53): <ul style="list-style-type: none"> Contracts for lighting retrofit and solar installation have been approved 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Lighting retrofit has been completed or will be completed shortly. The solar installation work is being finalized. Independent Contractor is handling implementation.
MSA-7	Prop 39 Energy Efficiency Grant (\$238,410.00): <ul style="list-style-type: none"> All projects completed 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Independent Contractor is handling implementation
	Other Capital Improvements <ul style="list-style-type: none"> <i>Playground</i> – installation complete <i>Restrooms</i> – work completed 	Other Capital Improvements: <ul style="list-style-type: none"> Pay out of contractors
MSA-8	Prop 39 Energy Efficiency Grant (\$232,428.36): <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-SAN DIEGO	Close Out: <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. 	Close Out: <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	There are some warranty issues that need to be addressed by the general contractor.	In process. May seek help of independent contractor as needed.

