



Board Agenda Item #:	V B- Information Item
Date:	January 23, 2020
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
<b>MSA-1</b>	New High School Building Construction Update: <ul style="list-style-type: none"> <li>Installation of gas meter completed</li> <li>Final pay requisitions in process</li> <li>Change order request from Oltmans to be taken up at Ad Hoc / Facilities Committee meeting on December 4<sup>th</sup> meeting</li> </ul>	New High School Building Construction: <ul style="list-style-type: none"> <li>Obtain final inspection sign-offs</li> <li>Obtain a permanent certificate of occupancy following all inspection sign-offs and approval of the zone change</li> </ul>
	Sale of Portion of Land to City: <ul style="list-style-type: none"> <li>City has contacted us interested in purchasing a 25 wide strip of land in the parcel adjacent to the City owned land</li> </ul>	Sale of Portion of Land to City: <p>Review proposition, explore opportunities for collaboration (including use of any underground parking), review site consequences, return to Board with recommendations</p>
	Zone Change: <ul style="list-style-type: none"> <li>The zone change application was approved by the Area Planning Commission on November 14<sup>th</sup>.</li> <li>Review and insure we meet conditions of approval</li> </ul>	Zone Change: <ul style="list-style-type: none"> <li>Implement any conditions of approval.</li> </ul>
	Prop 39 Energy Efficiency Grant ( <b>\$255,528.00</b> ): <ul style="list-style-type: none"> <li>Completed</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>Process and pay any final invoices.</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
<b>MSA-2</b>	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>Submitted a new budget to LAUSD in accordance with reserve requirements</li> </ul>	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>Confirm approval by LAUSD and Move forward with RFP process</li> </ul>
	<p>Prop 39 Energy Efficiency Grant (<b>\$228,414.50</b>):</p> <ul style="list-style-type: none"> <li>All projects approved</li> <li>Due to LAUSD requirements, the HVAC project requires the payment of an additional \$47,000. The additional expenditure was approved by the Ad Hoc Committee.</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Independent Contractor is handling</li> <li>Complete HVAC project</li> </ul>
<b>MSA-3</b>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Current year Use Agreement finalized</li> <li>Search for private site continues. C. Brimmer assisting.</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Continue with site search</li> </ul>
	<p>Prop 39 Energy Efficiency Grant (<b>\$247,000</b>):</p> <ul style="list-style-type: none"> <li>In process</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Independent Contractor is handling implementation</li> </ul>
<b>MSA-4</b>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Use Agreement finalized</li> <li>Search for private site continues.</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Continue with site search and strategize for future move</li> </ul>
	<p>Prop 39 Energy Efficiency Grant (<b>\$231,070</b>):</p> <ul style="list-style-type: none"> <li>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</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Independent Contractor is handling implementation</li> </ul>
<b>MSA-5</b>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>Use Agreement finalized</li> </ul>	<p>Prop 39 Co-location:</p> <ul style="list-style-type: none"> <li>None</li> </ul>
	<p>Prop 39 Energy Efficiency Grant (<b>\$234,833</b>):</p> <ul style="list-style-type: none"> <li>LED lighting project in process</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Independent Contractor is handling implementation</li> </ul>
<b>MSA-6</b>	<p>Lease</p> <ul style="list-style-type: none"> <li>Lease/Facilities Usage Agreement finalized and signed.</li> </ul>	<p>Lease</p> <ul style="list-style-type: none"> <li>None</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
	<p>Prop 39 Energy Efficiency Grant (<b>\$58,836.53</b>):</p> <ul style="list-style-type: none"> <li>▪ Lighting retrofit and solar installation completed</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>▪ Independent Contractor is handling implementation.</li> </ul>
<b>MSA-7</b>	<p>Prop 39 Energy Efficiency Grant (<b>\$238,410.00</b>):</p> <ul style="list-style-type: none"> <li>▪ All projects completed</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>▪ n/a</li> </ul>
	<p>Other Capital Improvements</p> <ul style="list-style-type: none"> <li>▪ Pricing out the undertaking of certain other capital improvement projects at the school site <ul style="list-style-type: none"> <li>○ 1. Concrete wall near the back of school</li> <li>○ 2. Retaining wall in the playground area</li> <li>○ 3. Cracks in asphalt</li> </ul> </li> </ul>	<p>Other Capital Improvements:</p> <ul style="list-style-type: none"> <li>▪ Independent Contractor is handling implementation</li> </ul>
<b>MSA-8</b>	<p>Prop 39 Energy Efficiency Grant (<b>\$232,428.36</b>):</p> <ul style="list-style-type: none"> <li>▪ LED lighting project in process or should be completed</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>▪ Independent Contractor is handling implementation</li> </ul>
<b>MSA-SAN DIEGO</b>	<p>Close Out:</p> <ul style="list-style-type: none"> <li>▪ No change;</li> <li>▪ GC visited campus and gave proposal for final fixes; construction contract presented to GC</li> <li>▪ Need to remedy some fire department notices.</li> </ul>	<p>Close Out:</p> <ul style="list-style-type: none"> <li>▪ Independent contractor will assist with the close out of MSA-San Diego and any other facilities issues that are outstanding.</li> <li>▪ Fix ADA signage issues</li> <li>▪ Get Inspector of Record ("IOR") sign-off</li> </ul>
<b>MSA-SANTA ANA</b>	<p>There are some warranty issues that need to be addressed by the general contractor.</p> <ul style="list-style-type: none"> <li>• Water Leaks</li> <li>• Drainage</li> <li>• Maintenance Agreements</li> <li>• Signage</li> <li>• MOU for Soccer League</li> </ul>	<p>In process. May seek help of independent contractor as needed.</p>