



Agenda Item:	II A: Information/Discussion Item
Date:	March 7, 2024
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("MPS") Audit &
	Facilities Committee (the "Committee")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities
	Mustafa Sahin, Project Manager
	Katrina Jimenez, Assistant Project Manager
RE:	Facilities Project Updates

### 1. Action Proposed:

This is an informational item, there is no action.

## 2. <u>Purpose:</u>

Facilities Department monthly update report to give an update on the existing projects at each campus.

# 3. Updates:

MSA1

- JAM Building
  - Plumbing, Roofing, Dry wall, Electric, and Mezzanine work ongoing.
  - MSA 1 staff identified change orders that will enhance the functionality of the gym. These will not impact the completion date of the project. Expected completion is June 17, 2024. Please see below for specifics:

	Description	Amount
1	Back Stops for extra 4 hoops	\$34,256.00
2	Gymnasium Divider	\$33,099.00
3	Acoustical Elements	\$17,000.00
4	Mural	\$4,000.00
5	Rough Carpentry	\$21,101.02
6	Electrical (Divider Backing)	\$8,210.00
	EPI (General Contractor) Mark Up Fee @ 4%	\$4,706.64
	TOTAL	\$122,372.66

### • Bungalows

- LADWP energized Bungalows on February 14.
- IE Alarm and ADT to complete the Fire Alarm on March 8.
- Next steps:
  - Fire Department Inspection
  - Building and Safety Final Inspection
  - LACOE Inspection
- Alley Closure
  - Application was submitted February 02, 2024.
    - $\blacksquare 12-18 \text{ months for review.}$





## MSA-2 -16600 Vanowen

- CUP Application was submitted on January 24, 2024.
- Started Community Outreach 2 neighbors requested meeting.

## MSA-5 - 7111 Winnetka

- Demolition is expected to commence in April 2024.
- Modular Classroom Design

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- Interviewed two vendors (February 21)
  - Selection committee directed Facilities Department to follow up with due diligence items:
    - Updated schedule
      - Gateway provided updated schedule shows October 2025 completion. Exhibit A.
    - Updated budget
    - Reference checks
    - Financial health
    - Site visits
- Goal is to select a vendor to provide a modular version of the DLR design for submission to DSA. Looking to receive items asap in partnership with Gateway.
- CDE site approval
  - Met with Pierce College for the 2<sup>nd</sup> time (February 27) to finalize addendum for a long-term agreement to take our students to Pierce campus to decrease MSA 5 site density. Goal is to increase approval from 351 students to 460 students.
  - Pierce expected to get back to MPS in 2 weeks (March 12).
- MPS Staff is pursuing advanced site acquisition funds.
  - Met with CSFA (California School Finance Authority) to go over financial soundness determination analysis. Goal is to re-submit updated documents by the end this week (March 8).
  - CSFA may base financial soundness determination on 460 students instead of 552 students. May ask foundation to be guarantor.
- MPS Staff will ask the Board at its March 14 meeting to approve and adopt an initial study and negative declaration in compliance with CEQA requirements.

# MSA-7

• No updates.

### MSA-Santa Ana

- Digital Sign
- Plan was approved by DSA.
- Stanford Sign (vendor) ordered the screen, expected to receive by April 2024.

### MSA-San Diego

**Digital Signs** 

- Two digital signs were installed February 12, 2024.
- Parking lot improvement was done February 24, 2024.





- 4. <u>Exhibits</u>
  - MSA-5 Modular Schedule

## Magnolia Schedule 3.7.24 gb.cdpz : Gantt Chart : Multi Gantt

#	Name	Duration	Start	Finish	:er 2024		2nd Quarter 2024		3rd Quarter 2024		4th Quarter 2024		1st Quarter 2025		2nd Quarter 2025		3rd Quarter 202		4th Quarter		1st C
					Feb	Mar	Apr May	Jun	Jul Aug	Sep	Oct Nov	Dec	Jan Feb	Mar	Apr May	Jun	Jul Aug	Sep	Oct	Nov Dec	Jai
1 🐓	Magnolia Project	458 d	3/4/2024	12/4/2025																	
2 🔧	Sitework	422 d	3/14/2024	10/24/2025		P															
3 🍫	Demolition	40 d	3/14/2024	5/8/2024																	
4 🐓	Grading	45 d	5/8/2024	7/9/2024																	
5 🐓	Water	45 d	7/8/2024	9/6/2024					(												
6 🍫	Sewer	45 d	7/8/2024	9/6/2024					(												
7 🍃	Storm Drain	60 d	7/8/2024	9/27/2024					(												
8 🌮	Electricity	70 d	7/8/2024	10/11/2024																	
9 🄧	Road/Curb/ Sidewall	30 d	9/6/2024	10/17/2024																	
10 🍃	Phone-Fibre	30 d	9/6/2024	10/17/2024						(											
11 🍃	Parking Lot	45 d	7/9/2024	9/9/2024					(												
12 🐓	Storm Water Retention	30 d	9/6/2024	10/17/2024						<u> </u>											
13 🐓	Crane Pad	14 d	9/6/2024	9/25/2024																	
14 🍃	Flatwork	30 d	9/1/2025	10/10/2025																	
15 🐓	Landscaping	30 d	9/1/2025	10/10/2025																	
16 🍫	Play Area	40 d	9/1/2025	10/24/2025														(			
17 🕏	Modular Project	418 d	3/14/2024	10/21/2025		,															
18 🐓	Board Design Approval		3/14/2024				3/14/2024														
19 🔧	Contract w Silver Creek	10 d	3/14/2024	3/27/2024																	
20 🔧	Contract w DLR	10 d	3/14/2024	3/27/2024																	
21 🍫	Modular Design	60 d	3/28/2024	6/19/2024		M															
22 🐓	Coordination with DLR	60 d	3/28/2024	6/19/2024		4		P													
23 🍫	DSA Submission		6/20/2024					- <b>\</b>	6/20/2024												
24 🔧	DSA Plan Check	88 d	6/20/2024	10/21/2024				4													
25 🍫	DSA Approval		10/21/2024									1/2024									
26 🍫	RFP Preparation	5 d	10/21/2024	10/28/2024							L_										
27 🤣	RFP Publication/Bidding	15 d	10/28/2024	11/18/2024																	
28 🍫	Opening Bids		11/18/2024								<b>4</b>	11/18	3/2024								
29 🍃	Financial Budget	1 d	11/19/2024	11/19/2024																	
30 🍫	Awarding Contracts	10 d	11/18/2024	12/2/2024								1									
31 🍫	Modular Foundation	45 d	12/2/2024	1/31/2025								9	,								
32 🍫	Materials Procurement		10/1/2024								10/1/2024										
33 🐦	Modular Fabrication	65 d	12/2/2024	3/3/2025	_						L.,	(									
34 🍫	Modular Crane	5 d	3/4/2025	3/10/2025										•							
35 🤧	Complete Finalize	120 d	3/11/2025	8/25/2025														<u></u>			
36 🄧	Test systems	5 d	8/26/2025	9/1/2025													L	* <b>-</b>			
37 🄧	Install Casework/Technology	30 d	9/2/2025	10/13/2025														<b>-</b>		0/4 4/00000	
38 🍫	Finalize DSA/Commission		10/14/2025	10/05/2555																0/14/2025	
39 🍫	Install FF&E	5 d	10/14/2025	10/20/2025																	
40 🄧	Building Occupancy		10/21/2025																L.	10/21/2025	
41 🔧	Gym Project	458 d	3/4/2024	12/4/2025		P	011 1/055 :														
42 😵	Board Timing Decision		3/14/2024	0/45/0001			3/14/2024														
43 💝	Contract w DLR	10 d	3/4/2024	3/15/2024																	
44 🔧	Gym Design	75 d	3/18/2024	6/28/2024																	
45 🐦	DSA Submission		7/1/2024						7/1/2024												
46 🐓	DSA Plan Check	100 d	7/1/2024	11/15/2024				4													
47 🍫	DSA Approval	0 d	11/15/2024	11/15/2024								_									
48 🍫	RFP Publication	15 d	11/15/2024	12/6/2024																	

→ Link

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#	# Name		Start	Finish	:er 2024		2nd Quar	d Quarter 2024 3rd Quarter 2024					4th Quar	rter 2024	l I	1st	Quarter 2025		2nd Qua	rter 2025		3rd Qua	ter 2025	4th Quarter 2025			1st G	
#	Name	Duration	Start	Finish	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	J	Jan Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jai
49 🍫	Opening Bids		12/6/2024												L 🄶 J	12/6	6/2024											
50 🍫	Final Budget	1 d	3/14/2024	3/14/2024																								
51 🔧	Awarding Contract	5 d	12/6/2024	12/13/2024											L_													
52 🔧	Construction Process	200 d	12/13/2024	9/19/2025											(													
53 🍫	Complete Finalize	44 d	9/19/2025	11/20/2025																				L.				
54 🔧	Test systems	5 d	11/20/2025	11/27/2025																						L_		
55 🔧	Finalize DSA/Commission		11/27/2025																							. Lee	11/	27/20
56 🔧	Install FF&E	5 d	11/27/2025	12/4/2025																						4	h	
57 🔧	Building Occupancy		12/4/2025																							4	> 1	2/4/2
58 🔧	Finance Module	246 d	3/4/2024	2/10/2025													-											
59 🐦	1st Apportionment Funding	1 d	3/4/2024	3/4/2024	1	0																						
60 🔧	CDE Plan approval		6/20/2024						<b></b>	6/20/2	2024																	
61 🄧	DSA Plan approval		6/20/2024						<b></b>	6/20/2	2024																	
62 🐦	OPSC Review	90 d	9/20/2024	1/23/2025																								
63 🍫	CSFA Meeting		1/24/2025														1/24	/2025										
64 🔧	Placement on Approved Funding		1/25/2025														1/2	5/2025										
65 🍫	Funding Availability	10 d	1/28/2025	2/10/2025																								

