



# MAGNOLIA MSA5 PRESENTATION

*3/7/24*



# AGENDA

***Introduction***

***Investigation Status from Interviews (15 min)***

***Project Challenges***

***Schedule (20 min)***

***Time (3 min)***

***Scope (5 min)***

***Budget (2 min)***

***Requests & Takeaways (10 min)***

An abstract geometric design on the left side of the slide. It features a grid of colored squares: a bright pink square at the top left, a grey square below it, a dark purple square at the bottom left, and a blue square at the bottom. The pink square contains a white semi-circular pattern of concentric lines. The grey square contains a white semi-circular pattern of concentric lines. The dark purple square contains a white semi-circular pattern of concentric lines. The blue square contains a white semi-circular pattern of concentric lines. A white horizontal line with a small white circle at its right end extends from the top left towards the center. The background of the slide is a solid magenta color.

# INTERVIEW INVESTIGATION FOLLOW UP



# INVESTIGATION RESULTS SO FAR

## SILVER CREEK

1. Greg's informational responses
  - Financial Statements
  - Bonding Capacity
  - Company Structure and History
2. James' reference check and status
3. Mark's Responses and Photos
4. Others



# INVESTIGATION RESULTS SO FAR

## SITE ISSUES

- Exterior Sign Size and Cost
- Modules number and sizes and a potential compromise with DLR and Silver Creek
- Combining parts of Increment's 1 and 2 to save costs and time
- Utility extensions into site and the timing and costs associated
- How to deal with the public bid process to cut down on time, RFI's, etc.



# SCHEDULE



# THE POSSIBLE SCHEDULES

## SCHEDULE ISSUES

- There are four project schedules. We will deal with the realistic model to begin with.
  - One...the ideal or optimistic schedule—completion 7/31/25
  - Two... the realistic schedule based upon current research—completion 10/20/25
  - Three...the potential what if schedule—completion even later (material issues, weather, financial, inspection, or other issues)

FOR THIS EXERCISE I AM GOING TO USE THE REALISTIC OPTION AND SHOW HOW IT CAN CHANGE.



# TIMING





# TIMING TO THIS POINT

## HISTORIC TIMING

- Gateway approved as CM on 12/14
- Team Review of Plans and Project for possible VE options-Jan 24
- Trip to SACTO for IMOD Review 2/16
- Modular candidate interviews 2/20
- Debrief with Magnolia Staff 2/21
- Meetings with Ryan and Mark 2/15-3/5



# ANALYSIS OF CONTROL

## REASONABLY CONTROLLABLE

- Submission dates for CDE/DSA
- Bidding & Contracting Processes
- Early Procurement and Fabrication
- Cash flow analysis once scope and budget information are finalized
- Interior Finish Decisions vs Schedule
- Demo and Site Work timing, costs, and scheduling

## UNCONTROLABLE

- ❖ To get from the realistic budget to the optimistic budget a lot of work needs to be completed
- ❖ DSA and their timing
- ❖ Drilling down into total project scope, time frames, costs, and timing
- ❖ Weather
- ❖ Utility companies for their installation
- ❖ We need to preserve a place in line for fabrication of the modular project



# REQUESTS AND TAKE AWAYS



# REQUESTS AND TAKE AWAYS

## REQUESTS

- Schedule Acceleration Direction
- Contract and RFP creation
- Early Procurement and Fabrication
- We need to review the design and how we approach the building
- Interior Finish Decisions vs Schedule
- Demo and site Work
- VE meetings to try to find other project savings

## TAKE AWAYS

- ❖ To get from the realistic budget to the optimistic budget a lot of work needs to be completed
- ❖ Efforts need to be made to drill down into total project scope, time frames, costs, and timing
- ❖ The team will need to obtain quick responses if there is any chance of an July 31, 2025 completion
- ❖ We need to define and complete Increment #1
- ❖ We need to preserve a place in line for fabrication of the modular project



**THANK YOU**



