

Agenda Item:	II B: Information/Discussion Item
Date:	August 8, 2024
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors
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:	Update on Facilities Projects

**1. Action Proposed:**

This is an informational item, there is no action.

**2. Purpose:**

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

**3. Updates:**

MSA5 - 7111 Winnetka

- CDE site approval received three minor comments.
- DSA Increment #1 DLR submitted a response back on Tuesday, 8/6.
- Increment #2 scheduled for September submission. Solar PVs now need to be incorporated into increment #2 according to DSA.
- OPSC responded to questions we had:
  - Design build project for solar – OPSC did not opine as to whether we can use design build for a solar project.
  - Demolition - We can proceed with current contract but the costs would not be eligible project cost under the award.
- Utilities timeline and costs were resolved.
- Value Engineering exercise is yielding savings. It’s an ongoing exercise.
- GSE is working to update the schedule and budget, to be expected by the next board meeting.
- MPS Staff completed all requirements to receive advanced site acquisition funds. Escrow is closed. CLI Capital loan was repaid and MERF now holds title.

MSA1:

- GYM Building

- Fire Sprinkler Inspection passed.
- Electrical, HVAC, Fire alarm Inspections are on Wednesday, 8/7. Did not pass electrical inspection because the scoreboard and speaker were not installed. Equipment will be delivered on Thursday, 8/8.
- Fire Life Safety Inspection is on Thursday, 8/8.
- Low Voltage Inspection is on Wednesday, 8/14.
- Final Inspection is on Monday, 8/16.

- Plumbing Inspection was on Tuesday, 8/6, corrections needed. The plumbing inspector wants to see the shower area filled with water. Tile to be removed, dam needs to be created and filled with water. Re-Inspection is scheduled on Friday, 8/9.
- Goal is to receive TCO as soon as possible.

- Bungalows

- All corrections from previous inspection were signed off except for the type of installation.
- Corrections were revised and sent over to the plan checker as an over-the-counter approval on Thursday, 8/8.
- Fire Department inspection, scheduled for Wednesday, 8/7, was cancelled and is being rescheduled.
- LADBS to issue the Temporary Occupancy. Upon receipt of Temporary Occupancy, we will ask for LACOE to inspect.

- Alley Closure

- Application was submitted Feb 02, 2024.
- Updated plan for limited vacation received and sent to Franco Architects for Fire Department required updates.
- Once completed, corrections will be resubmitted to the Fire Department for review.

MSA2 -16600 Vanowen

- Community Outreach to resume September.
- Conditional Use Permit is in process.
  - Berliner work authorization for the ongoing CUP efforts is being reviewed.
  - Project planners are meeting with Sr. Planning Staff on Thursday, 8/8 to discuss outstanding entitlement matters. Ready to make any revisions needed, detailed schedule to be provided by next week.
  - Department of Transportation has provided feedback and traffic engineer is addressing concerns.

MSA7/ MSA1 – 18120 Sherman Way

- Letter of Intent was signed 5/14.
- Lease Agreement is pending and meeting with all concerned parties is scheduled for Friday, 8/9.
- Due diligence is proceeding per below:
  - ALTA Survey, Asbestos and Lead Inspection, Phase I Reports, were received.
  - Phase I environmental assessment recommends further testing, including indoor vapor and soil testing.
  - Accepting Phase II proposals.
- ROM Budget from EPI is expected by end of this week.
- MPS Staff met with Pacific Charter School Development to accept the proposal to manage the project for \$375,000.

MSA SA - Digital Sign



- Pole sign updated design was approved by DSA.
- Installation will take approximately 2 weeks, starting with surveying the land, making marks, and verifying with Dig Alert on Wednesday, 8/7.

4. **Exhibits:**

MSA 1 GYM Project Photos Attached.



Exhibit A.

MSA 1 GYM Project – Photos Attached

(See Following Pages)



















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