



Agenda Item:	III E: Information/Discussion Item
Date:	September 12, 2024
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors (the “Board”)
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

Action Proposed:

This is an informational item, there is no action.

Purpose:

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

Updates:

MSA5 – 7111 Winnetka

- CDE site and plan approval expected soon.
- DSA Update:
 - Increment 1 (Site Work) approval is pending. Submission came back with minor comments. These are being addressed by DLR, to be submitted on Friday, 9/6.
 - Increment 2 (Academic Building) submission is in progress. Design build for Solar needs to be submitted concurrently.
- Notice to Proceed was issued with Interior Demolition on Friday, 8/23.
- Demolition will proceed once utility and fencing are completed. We’ve submitted a request to LADWP for transformer removal. This will be scheduled after LADWP approval and finalization of the construction work package in 2-3 weeks.
- Bidding Document Package, Bid will start soon as soon as we get confirmation regarding Design Build (Solar).



- Gateway to present updated budget and schedule, along with the value engineering items.

MSA1 – Gym Building – 18242 Sherman Way

- Received Final Fire Life Safety on Tuesday, 9/10 for a Certificate of Occupancy.
- Building Final Inspection is on Thursday, 9/12.
- Flooring is underway.
 - Prep work is complete.
 - Flooring arrived and is being installed on Wednesday, 9/4.
 - Installation should be complete by late next week, around Thursday, 9/12.
 - Stripping and logo will be painted next week.

MSA1 – Bungalows

- Received TCO on Tuesday, 8/13.
- Facilities Department is working with Rafael Franco Associate and Rabuild Commercial Services to ensure all steps are taken as we plan to extend TCO.
- Fire Alarms for MSA1 Gym, High School, and Middle School buildings must be connected. Campus wide fire alarm system.
- Potentially might have to consider permanent foundations for the bungalows.

MSA1 – Alley Closure

- The updated plans were submitted to the fire department for the Alley Closure last week. They have acknowledged receipt, determination is pending.

MSA1 – Bank of America Building – 18120 Sherman Way

- Looking into Phase II.
- Lease is in process.

MSA2 – 16600 Vanowen

- Rabuild Commercial Services is providing updated comments and corrections for planning.
- Berliner is updating the plans to include the correct calculations and requirements for the dedications and an increase in total square footage caused by the double calculation of the Gym.
- We will include the sign request, as a variance will be required for the increased FAR.



- We anticipate getting the package back into the planning next week Friday, 9/13.
- Traffic updates are pending.
- Hearing date is pending.

MSA SA – Digital Sign

- The vendor dug a hole on Monday, 8/19 and is now ready to install the T-bar cage and pole in preparation for pouring the cement.
- Form 5 has been approved by DSA 9/3.
- We are working on scheduling the Inspection and Lab Testing.
- Our vendor has all the materials and is ready to install as soon as inspection and testing is complete.

Exhibits:

- Exhibit A. MSA5 7111 - Winnetka Updated Budget
- Exhibit B. MSA5 7111 - Winnetka Updated Schedule
- Exhibit C. MSA1 Gym Progress Photos



Exhibit A.

MSA5 7111 - Winnetka Updated Budget

MSA 5 - 7111 WINNETKA AVE - BUDGET

	June 2024 - GSE (Adjusted)	September 5, 2024	Change (June to September)
Project Costs (Acquisition, Soft, CM and Financing)			
Acquisition Costs	\$ 10,434,239.00	\$ 10,434,239.00	\$ -
Magnolia Soft Costs	\$ 4,655,834.84	\$ 4,251,869.00	\$ (403,965.84)
Owner's Contingency	\$ 1,250,000.00	\$ 1,000,000.00	\$ (250,000.00)
Financing Costs (CLI Capital)	\$ 1,701,089.00	\$ 1,698,433.69	\$ (2,655.31)
Financing Costs (Banc of California)	\$ 675,000.00	\$ 250,000.00	\$ (425,000.00)
Interest on Intra-Organization Loan from LACOE MPS Schools	\$ 47,000.00	\$ 47,000.00	\$ -
Erikson Hall payment total	\$ 217,407.30	\$ 217,407.30	\$ -
CM Costs	\$ 2,257,550.00	\$ 2,429,250.00	\$ 171,700.00
Subtotal	\$ 21,238,120.14	\$ 20,328,198.99	\$ (909,921.15)
Development Costs (Hard Costs)			
Sitework	\$ 6,248,804.76	\$ 6,518,134.00	\$ 269,329.25
Classroom Bldg (Modular)	\$ 26,288,200.00	\$ 26,147,236.00	\$ (140,964.00)
Gym Bldg	\$ 7,734,270.47	\$ 7,734,270.47	\$ -
Play Area	\$ -	\$ -	\$ -
FF&E	\$ 453,575.00	\$ 748,500.00	\$ 294,925.00
Miscellaneous	\$ 200,000.00	\$ 310,000.00	\$ 110,000.00
Acceleration Premium	\$ -	\$ -	\$ -
Value Engineering	\$ (350,159.00)	\$ -	\$ 350,159.00
Subtotal	\$ 40,574,691.23	\$ 41,458,140.47	\$ 883,449.24
Total Est Development Cost w/ Gym	\$ 61,812,811.37	\$ 61,786,339.46	\$ (26,471.91)
State Award Amount	\$ 50,832,332.00	\$ 50,832,332.00	\$ -
Surplus/Deficit w/ Gym	\$ (10,980,479.37)	\$ (10,954,007.46)	\$ (26,471.91)
Total Est Development Cost w/o Gym	\$ 54,078,540.90	\$ 54,052,068.99	\$ (26,471.91)
Available Fund	\$ 50,832,332.00	\$ 50,832,332.00	\$ -
Surplus/Deficit w/o Gym	\$ (3,246,208.90)	\$ (3,219,736.99)	\$ (26,471.91)

Notes to 9/5/2024 Budget

Assume lower borrowing from Banc of California
Includes Demo Contract Value Based on contract with Interior Demolition



Exhibit B.

MSA5 7111 - Winnetka Updated
Schedule

Task Name	Duration (Calendar Days)	Start Date	Finish Date
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SILVER CREEK SCHEDULE

1 LOI and NTP to SCM (Contract Pending as of 9.4.24)	13	March 14, 2024 8:00 AM	March 27, 2024 5:00 PM
2 Design Process	196	March 28, 2024 8:00 AM	October 10, 2024 5:00 PM
3 DSA Review Process	165	October 11, 2024 8:00 AM	March 25, 2025 5:00 PM
4 DSA Submission	0	October 11, 2024 8:00 AM	October 11, 2024 8:00 AM
5 DSA Review	90	October 11, 2024 8:00 AM	January 9, 2025 5:00 PM
6 Incorporate DSA Comments	27	January 10, 2025 8:00 AM	February 6, 2025 5:00 PM
7 DSA Back Check Review	27	February 7, 2025 8:00 AM	March 6, 2025 5:00 PM
8 Incorporate Back Check Comments	13	March 7, 2025 8:00 AM	March 20, 2025 5:00 PM
9 In Person Back Check	4	March 21, 2025 8:00 AM	March 25, 2025 5:00 PM
10 Project Approval	0	March 25, 2025 5:00 PM	March 25, 2025 5:00 PM
11 Pre-Production Process	210	January 6, 2025 8:00 AM	August 4, 2025 8:00 AM
12 Product Submittals Preparation and Review	27	January 10, 2025 8:00 AM	February 6, 2025 5:00 PM
13 Client Releases SCM to Purchase Materials	0	March 5, 2025 8:00 AM	March 5, 2025 8:00 AM
14 Procurement	55	March 5, 2025 8:00 AM	April 29, 2025 5:00 PM
15 Client Releases SCM to Purchase Long Leads	0	January 6, 2025 8:00 AM	January 6, 2025 8:00 AM
16 HVAC + Long Lead Electrical Procurement	210	January 6, 2025 8:00 AM	August 4, 2025 8:00 AM
17 Door and Storefront Long Lead Procurement	83	February 19, 2025 8:00 AM	May 13, 2025 5:00 PM
18 Project Inspector Hired / DSA Paperwork Submitted / Inspection Cards Issued	13	March 26, 2025 8:00 AM	April 8, 2025 5:00 PM
19 Modular Construction Bidding Process	69	February 19, 2025 8:00 AM	April 29, 2025 5:00 PM
20 RFP Publication and Bidding	35	February 19, 2025 8:00 AM	March 26, 2025 8:00 AM
21 Bid Addenda (DSA Approved Set)	20	March 26, 2025 8:00 AM	April 15, 2025 5:00 PM
22 Award Contract and Issue NTP	13	April 16, 2025 8:00 AM	April 29, 2025 5:00 PM
23 Module Fabrication Including Line Fill	97	April 30, 2025 8:00 AM	August 5, 2025 5:00 PM
24 Shipping	35	July 9, 2025 8:00 AM	August 13, 2025 5:00 PM
25 GC Provides Building Pad to SCM	0	June 2, 2025 8:00 AM	June 2, 2025 8:00 AM
26 Foundation Construction	62	June 4, 2025 8:00 AM	August 5, 2025 5:00 PM
27 Building Installation (Crane Set)	4	August 11, 2025 8:00 AM	August 15, 2025 5:00 PM
28 Module to Foundation Connections	11	August 18, 2025 8:00 AM	August 29, 2025 5:00 PM
29 On Site Modular Construction / Close-up	179	August 18, 2025 8:00 AM	February 13, 2026 5:00 PM
30 Utility Connection and Backfill (By Others)	8	September 1, 2025 8:00 AM	September 9, 2025 5:00 PM
31 SCM Scaffolding In Place	76	September 10, 2025 8:00 AM	November 25, 2025 5:00 PM
32 SCM Interior Module Connections (No Other Contractor Access)	53	August 18, 2025 8:00 AM	October 10, 2025 5:00 PM
33 Permanent Power Required For HVAC Startup	0	November 28, 2025 5:00 PM	November 28, 2025 5:00 PM
34 Building Available for Staff Move-In	0	February 13, 2026 5:00 PM	February 13, 2026 5:00 PM
35 Punch List (After Hours)	32	February 16, 2026 8:00 AM	March 20, 2026 5:00 PM

Increment #1 Schedule

Task Name	Duration (Calendar Days)	Start Date	Finish Date
36 DSA Plan Approval	0	Friday, September 13, 2024	Friday, September 13, 2024
37 Engage IOR for Increment #1	55	Friday, September 13, 2024	Thursday, November 07, 2024
38 Engage Labor Consultant	55	Friday, September 13, 2024	Thursday, November 07, 2024
39 Engage Soils and Materials Testing Consultant	55	Friday, September 13, 2024	Thursday, November 07, 2024
40 Engage Commissioning Agent	55	Friday, September 13, 2024	Thursday, November 07, 2024
41 Engage Surveyor	55	Friday, September 13, 2024	Thursday, November 07, 2024
42 Bid Process for and Increment #1 Prime Contractors	55	Friday, September 13, 2024	Thursday, November 07, 2024
43 Board Approval of Contracts	0	Thursday, November 14, 2024	Thursday, November 14, 2024
44 Contract Completion for Prime and Consultant Contracts	14	Friday, November 15, 2024	Friday, November 29, 2024
45 Demo of Site by Magnolia Contractor (Separate Contract)	61	Wednesday, October 09, 2024	Monday, December 09, 2024
46 Rough Grading with Site Contractor	62	Tuesday, December 10, 2024	Monday, February 10, 2025
47 Installation of Electrical System by LADWP (7 Months)	218	Thursday, September 19, 2024	Friday, April 25, 2025
48 Installation of Temp Power to Site by LADWP (5 Months)	159	Thursday, September 19, 2024	Tuesday, February 25, 2025
49 Installation of Water to Site by LADWP (6 Months)	187	Thursday, September 19, 2024	Tuesday, March 25, 2025
50 Installation of Sewer System by Sewer Prime/LABOE (5 Months)	159	Thursday, September 19, 2024	Tuesday, February 25, 2025
51 Preparation of Storm Drain System Approvals and Permitting (4 months)	128	Thursday, September 19, 2024	Saturday, January 25, 2025
52 Installation of General Conditions (i.e. Fencing, SWPPP, Trailer, Temp Utilities)	41	Tuesday, December 10, 2024	Monday, January 20, 2025
53 Installation of Rough-In Site Utilities, Crane Pad	73	Tuesday, February 11, 2025	Friday, April 25, 2025
54 Excavation for Building Pad including Shoring, and Utility POC's	35	Monday, April 28, 2025	Monday, June 02, 2025
55 Foundation Construction	62	Wednesday, June 04, 2025	Tuesday, August 05, 2025
56 Completion of Foundation Installation	0	Tuesday, August 05, 2025	Tuesday, August 05, 2025

Increment #2 Schedule

57 Design Process Completion	0	Thursday, October 10, 2024	Thursday, October 10, 2024
58 DSA Project Approval	0	Tuesday, March 25, 2025	Tuesday, March 25, 2025
59 Bid Process for Increment #2 Contractors	55	Wednesday, February 19, 2025	Tuesday, April 15, 2025
60 Board Modular Building Contract Approval (others if required)	0	Thursday, April 17, 2025	Thursday, April 17, 2025
61 Contract Execution	0	Friday, April 25, 2025	Friday, April 25, 2025
62 Foundation Completion	0	Tuesday, August 05, 2025	Tuesday, August 05, 2025
63 Building Installation	179	Monday, August 18, 2025	Friday, February 13, 2026
64 Install and Compact Backfill (North and West sides)	39	Friday, August 01, 2025	Tuesday, September 09, 2025
65 Install Utilities from POC's to Building	14	Monday, September 01, 2025	Monday, September 15, 2025
66 Scaffolding	76	Wednesday, September 10, 2025	Tuesday, November 25, 2025
67 Install and Compact Backfill (East and South Sides and Remove Shoring)	21	Friday, November 14, 2025	Friday, December 05, 2025
68 Build Lid Planter and Connections to Pumps w Irrigation and Fencing	50	Monday, December 01, 2025	Tuesday, January 20, 2026
69 IT and Electrical Work (Interior & Exterior)	106	Saturday, October 11, 2025	Sunday, January 25, 2026

Task Name	Duration (Calendar Days)	Start Date	Finish Date
70 Install Solar System and Carports	82	Friday, November 14, 2025	Wednesday, February 04, 2026
71 Fine Grading and Site Prep for Field, BB Court, and Courtyard	25	Saturday, November 15, 2025	Wednesday, December 10, 2025
72 Energize Building and Begin System Testing	0	Friday, November 28, 2025	Friday, November 28, 2025
73 Complete Play Field, BB Court. Courtyard Installation	105	Friday, October 10, 2025	Friday, January 23, 2026
74 Install Landscaping & Irrigation Finish)	34	Friday, January 02, 2026	Thursday, February 05, 2026
75 Complete Fencing and Asphalt Driveway	32	Friday, December 19, 2025	Tuesday, January 20, 2026
76 Sideway, Driveway approaches, and concrete work	74	Monday, November 10, 2025	Friday, January 23, 2026
77 Commissioning	59	Monday, December 01, 2025	Thursday, January 29, 2026
78 Final Building Inspections and Testing	11	Friday, January 30, 2026	Tuesday, February 10, 2026
79 Move In Staff Furniture and Equipment	13	Friday, January 30, 2026	Thursday, February 12, 2026
80 Turn Over Building (Walk Thru for PU List)	0	Friday, February 13, 2026	Friday, February 13, 2026
81 Classes	0	Monday, February 16, 2026	Monday, February 16, 2026
82 Pick Up List	TBD		



Exhibit C.

MSA1 Gym Progress Photos









