



Agenda Item:	II C: Recommended Action Item
Date:	September 12, 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:	Approval of Franco Architects Change Orders for MSA-1 Tenant Improvement Project at 18242 Sherman Way (Gym)

1. **Action Proposed:**

MPS Staff recommends that the Committee approve Rafael Franco Associate Architect’s two (2) change orders for Magnolia Science Academy-1’s new gym at 18242 Sherman Way, Reseda, CA 91335. Furthermore, for the Committee to move and recommend that the Board adopt the same.

2. **Purpose:**

The purpose of this proposed action is to get the Board’s approval for Rafael Franco Associate Architect’s 2 Change Orders totaling \$12,697.00

- Change Order #1- \$7,697.00 for Additional architectural coordination during the Construction Administration Phase. (July – September 2024)
- Change Order #2- \$5,000 to prepare an application to obtain a fire sprinkler water meter for the Project at 18242 Sherman Way.

3. **Background:**

MSA1 closed escrow on the property at 18242 Sherman Way on August 31, 2022, to build a gym. Staff released an RFP for architectural services on February 15, 2023. The staff decided to proceed with Rafael Franco Associate Architect due to their history of successful collaboration with MPS.

4. **Analysis:**

There are few reasons why change orders were received for this project:

- There were two large and two small vaults inside the building that the structural engineer could not assess before the demolition. It was later determined that the structure needed additional support.
- The beams of the canopy in front of the building were accidentally cut by the demolition company, necessitating additional shoring and a redesign of the beams.
- The design of the fire sprinkler was not included in the initial proposal, so it needed to be added to their scope, along with the installation of a fire sprinkler water meter.



- Additional requests were also made by the school to add extra hoops and curtains, and it was accommodated.

Change Orders Received:	
1. Design of Fire Sprinkler System	\$6,000.00 (Approved)
2. Electrical (Misc -1) revised	\$3,135.00 (Approved)
3. Structural Upgrade / Shoring	\$9,600.00 (Approved)
4. Fire Sprinkler Water Meter	\$5,000.00 (Pending Approval)
5. Additional architectural coordination during the Construction Administration Phase. (July – September 2024)	\$7,697.00 (Pending Approval)
Contract:	\$89,800.00
Total:	\$121,232.00

5. **Impact:**

RFA needed to provide additional services due to owners request items such as curtain and extra basketball hoops to be able to accommodate the request into the project.

6. **Budget Implications:**

The projected \$121,232 worth of expenditures will be paid for using MSA 1's operating budget and the fiscal impact will be incorporated into the 2024-25 First Interim Report to be presented to the board in December, 2024. We expect that MSA 1 will continue to maintain a budget surplus for the year despite these additional expenses.

7. **Exhibits:**

Exhibit A: Franco Architects Change Orders (2)



Exhibit A.

Franco Architect Change Orders



RAFAEL FRANCO & ASSOCIATES, INC.

Architecture • Planning • Design

Contract Amendment: Add-Service - Fire Sprinkler Water Meter

DATE: October 5, 2023
CLIENT: Magnolia Public Schools
250 East 1st Street, Ste 1500
Los Angeles, CA 90012

ORIGINAL CONTRACT DATE: February 14, 2023 (Executed RFA Proposal)

RE: 18242 Sherman Way, Reseda, CA 91335 (JAM Building)

A. SCOPE

Prepare application to obtain fire sprinkler water meter.

B. COMPENSATION

Compensation will be based on time and material not to exceed \$5,000.00. We will invoice for services on a periodic basis for time expended or work completed in the previous period. Invoices are due and payable upon receipt.

If this agreement meets with your approval, a signature is required where indicated below. Once executed, we will proceed to commence our work and project services. By signing this proposal, it is understood that you agree to and acknowledge the terms and conditions set forth herein and those made a part of the base contract between MPS and RFA which shall remain in effect and made a part of this agreement and authorize us to perform the services delineated above.

Arthur Fernandez
President

Arthur Fernandez

Rafael Franco & Associates, Inc.
art@rfaarchitects.com

C (818)974-8477

Accepted By:

Alfredo Rubalcava, CEO and Superintendent

Date: _____






Add Service - MSA1 JAM_Fire Sprinkler Water Meter 112823

Final Audit Report

2024-08-22

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