

Agenda Item:	III A: Information/Discussion Item
Date:	November 20, 2024
То:	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 Plan was approved 9/16.
- CDE Final Site Plan approval expected soon. The design team had to add a bridge from the north balcony to the south balcony to satisfy CDE requirements.
- DSA Approval Updates:
 - o Increment 1 (Site Work) was approved 9/25.
 - o Increment 2 (Academic Building) was submitted on 10/11. Solar Stellar Solar has received verbal approval of PC plans; written approval expected 11/13. DSA resubmission on track for 11/13.
 - o Increment 3 (Gym) planning work has started. DLR will have a change order to repackage the previously designed gymnasium. The gymnasium will need to have some structural modifications due to the fact that the mechanical units were previously located on the academic building and will now have to be placed on the gymnasium.
- Demolition of the building is 97% complete as of 11/7.
- Transformer removal was completed as of 11/12.



- The bid package for Increment I has been updated to combine all 7 scopes of work into a single package. Prequalification packages are due November 18th. Bids are due and will be opened on November 26th. Staff expects to bring a contract for approval to the December 12th Board meeting.
- A cash flow estimate and revised schedule are attached as Exhibit A and Exhibit B, respectively.
- Per the recommendation of counsel, the Silver Creek and Stellar Solar contracts were taken over by DLR Group.

MSA1 – Gym Building – 18242 Sherman Way

- Punch List Walk on 9/26.
- EPI started to coordinate with all subcontractors regarding punch list notes on 10/3.
- Documents and Closeout: Owner's operations manual, floor maintenance, etc. expected late November.
- Flooring, logo and lettering to be completed over Winter Break.

MSA1 – Bungalows

- Received TCO on Tuesday, 8/13.
- Facilities Department to renew TCO every six months.

MSA1 – Alley Closure

- The updated plans were signed off by the fire department for the Alley Closure.
- Revocable permit application has been submitted by our Land Use Consultant. It is currently being reviewed for approval.
- The Facilities Department is exploring fencing proposals.

MSA1 – Bank of America Building – 18120 Sherman Way

- Phase II Report was received on 11/7. The Facilities Department is currently reviewing the conclusions and recommendations, which include suggested mitigation efforts, and pricing them out.
- Counter offer from Magnolia Public Schools was accepted by the Bank of America Building seller; the LOI was signed.



MSA2 - 16600 Vanowen

- Received the Letter of Determination on 10/16 from LADOT, approving the traffic assessment. This confirms that there are no significant transportation impacts for our project package.
- The Planning team is currently reviewing the complete package, providing comments, preparing the MND, etc. This process may take a few weeks.
- An RFP for Design Services has been posted and was due on 11/8. The team is currently reviewing the submissions.
- Hearing date, revised budget, and revised schedule is pending.

MSA SA – Digital Sign

- Physical sign is up.
- Electrical plans were completed and power was connected.
- Work was inspected and approved by DSA.
- Project was completed on 10/30.

MSA SD - Measure U Bond Charter Allocation

- A kick-off meeting was held on 10/29 with the MSA-SD Admin, Facilities Department, and SDUSD.
- Assigned Project Manager, Barkha Agarwalla and Architect of Record, Patty Sprotte were in the meeting.
- Site Visit was on 11/14.
- Key timelines were reviewed: planning may take up to 8 months, followed by approximately 2 years for design and approvals, and another 2 years for construction, totaling 3-4 years overall.
- The team also discussed funding sources, including Proposition Z and Measure YY, as well as opportunities for additional grants and flexible budgeting to support school growth and address specific needs.

Exhibits:

- Exhibit A. MSA-5 7111 Winnetka Cash Flow
- Exhibit B. MSA-5 7111 Winnetka Schedule
- Exhibit C. MSA-SA Digital Sign Photo



Exhibit A.

MSA 5 7111 Winnetka Cash Flow

M	in One in Fi	malusia	10/20/5									
Magnol	ia Cash Flow A		10/30/24									
		Pre-Construction										
		Increment #1 Sitework										
		Increment #2 Site & Building										
	Magnolia Costs	and Cash Flow Analysis	10/30/24	Responsible	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun
Cost Code												
001		Increment#1 Sitework	\$2,948,134					\$589,627	\$589,627	\$589,627	\$589,627	\$589,627
001-2 001-3		Category 1 Category 2										
001-4		Category 3										
001-5		Category 4										
001-6 001-7		Category 5 Category 6										
001-7		Category 7										
		Increment #2 Sitework	\$2,950,000									\$400,000
002		Category 1										
002-1 002-2		Category 2 Category 3										
002-3		Category 4										
002-4		Category 5										
002-5 002-6		Category 6										
002-6		Category 7 Category 8										
002-8		Category 9										
002-9		Category 10										
003 004		Solar Carport Project	\$810,000									\$150,000
004	\$23,281,446.00	Increment#2 Classroom Building Factory IOR Cost (paid by Magnolia)	\$150,000							\$ 8,000	\$ 45,000	\$ 45,000
		Design costs	included below							. 0,000	, 10,000	
004-2		Procurement Costs (paid by Magnolia)	\$9,688,254				\$ 1,800,000	\$ 1,900,000	\$ 5,100,000	\$ 888,254		
004-3		Fabrication and Delivery Costs (non- prevailing costs)	\$4,576,288							\$ 238,090	\$1,400,000	\$1,400,000
		Delivery Costs	Included below								, ,,	, ,,
004-4		Installation Costs (prevailing wages app										\$ 550,000
004-5		Pick Up List Costs Other: Retainage	Included below \$1,256,569									
004 5		other. Hetamage	ψ1,200,000									
005		Fees and Permits										
005-1		DSA Increment #2 Fee	\$289,625	Maraslia								
005-2 005-3		DSA Incremnt #1 Fee DSA Gym		Magnolia Magnolia								
005-4		Itility Fees: Water, Sewer, Electric, Storm Drain	\$770,000	112012111		\$265,000	\$240,000	\$265,000				
005-5		LABOE Permits	\$20,000			\$20,000						
005-6 005-7		"A" Permits Urban Forestry Permits	\$40,000 \$9,000					\$4,000				
005-7		LADOT	\$3,500			\$750		\$4,000	\$750			\$750
			72,200			*			*			
006	\$2,743,000		4									
006-1 006-2		Base Fee Additional Services	\$1,795,000 \$500,000	Magnolia Magnolia				\$250,000				
006-3		Gym Design Fee		Magnotia				Ψ230,000				
006-4		SCM Design Fee	\$358,000		\$143,200				\$35,800			
006-5		Solar Design Fee	\$90,000				\$90,000					
007 007-1		Construction Management Fees CM Fees	\$2,059,000		\$131,420	\$153,660	\$146,550	\$145,750	\$119,110	\$115,310	\$115,310	\$115,310
007-2		General Conditions	\$117,707		inc	inc			inc	1 2/4	inc	inc
007-3		Reimbursements @ Cost	\$247,000		inc	inc	inc	inc	inc	inc	inc	inc
008	¢967 100	Consultant Food										
008-1		Consultant Fees Previous Contracts Paid	TBD	Magnolia								
008-2		Surveyor	\$125,000	gu			\$12,000		\$12,000		\$12,000	\$12,000
008-3		IOR and Onsite Monitor	\$175,000					\$10,000	\$15,000		\$15,000	\$15,000
008-4 008-5		IOR Factory Special Inspections					\$12,000	\$12,000	\$25,000 \$12,000		\$30,000 \$12,000	\$30,000 \$12,000
008-6		Materials Testing					\$12,000				\$12,000	\$12,000
008-7		Engineering Reports	\$25,000				\$1,923		\$1,923		\$1,923	\$1,923
008-8 008-9		Commissioning Agent Wage Compliance Officer							60.040	\$3,846	\$3,846	\$3,846
008-9		Wage Compliance Officer Arborist Study							\$3,846	φ3,846		φ3,846
008-11		SWPPP	\$25,000			\$12,500	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150
000		Incurance and Parish										
009		Insurance and Bonds Builder's Risk	\$0	Magnolia								
009-2		Liability	Contractor/Magnolia	. lugilotia								
009-3		P&P Bonds										
010	\$4.000.000	Owner Project Costs										
010		Owner Project Costs Owner Contingency	\$1,000,000	Magnolia								
010-2		Owner Legal Costs		Magnolia								
011	\$1.220.000	Owner Supplied/ Vendor or Owner Installe	d									
011		Office Furniture		Magnolia								
011-2		Classroom Furniture	\$190,000	Magnolia								
011-3		Nurses Office		Magnolia								
		Servery	\$2,000 \$15,000	Magnolia Magnolia								
011-4		Athletic Equipment		i'iagiiulla								
011-4 011-5 011-6		Athletic Equipment Netting and BB Fencng/IT-Owner		Magnolia								
011-5 011-6 011-7		Netting and BB Fencng/IT-Owner IT for Facility	\$25,000 \$961,000									
011-5 011-6		Netting and BB Fencng/IT-Owner	\$25,000 \$961,000	Magnolia								
011-5 011-6 011-7		Netting and BB Fencng/IT-Owner IT for Facility Less ERATE Reimbursement	\$25,000 \$961,000	Magnolia Magnolia	\$274.620	\$451.910	\$2,313,623	\$3.203.450	\$5.928.206	\$1.922 200	\$2.235.856	\$3.336.606
011-5 011-6 011-7		Netting and BB Fencng/IT-Owner IT for Facility Less ERATE Reimbursement Anticipated Cash flow Required	\$25,000 \$961,000	Magnolia	\$274,620	\$451,910	\$2,313,623	\$3,203,450	\$5,928,206	\$1,922,200	\$2,235,856	\$3,336,606

Marin	io Cook Floor	nalyaia	40/00/01									
Magnol	lia Cash Flow A		10/30/24									
		Pre-Construction										
		Increment #1 Sitework										
		Increment #2 Site & Building										
		and Cash Flow Analysis	10/30/24	Responsible	25-Jul	25-Aug	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	26-Feb
Cost Code 001		Increment #1 Sitework	\$2,948,134									
001-2		Category 1										
001-3 001-4		Category 2 Category 3										
001-5		Category 4										
001-6		Category 5										
001-7 001-8		Category 6 Category 7										
		Increment #2 Sitework	\$2,950,000			\$380,000	\$375,000	\$350,000	\$325,000	\$300,000	\$275,000	\$265,000
002 002-1		Category 1 Category 2										
002-2		Category 3										
002-3		Category 4										
002-4 002-5		Category 5 Category 6										
002-6		Category 7										
002-7 002-8		Category 8 Category 9										
002-8		Category 10										
003		Solar Carport Project	\$810,000					\$150,000	\$150,000	\$150,000	\$210,000	
004	\$25,281,446.00	Increment#2 Classroom Building Factory IOR Cost (paid by Magnolia)	\$150,000		\$ 45,000	\$ 7,000						
		Design costs	included below		, .5,000	, 7,000						
004-2		Procurement Costs (paid by Magnolia) Fabrication and Delivery Costs (non-	\$9,688,254									
004-3		prevailing costs)	\$4,576,288		\$1,400,000	\$138,138						
0044		Delivery Costs Installation Costs (prevailing wages app	Included below		* FE0 000	A 455 000	A 440 000	6 1 410 000	A 440 000	d 1 110 000	A 1 000 000	A 045 005
004-4		Pick Up List Costs	\$9,610,335 Included below		\$ 550,000	\$ 1,455,000	\$ 1,410,000	\$ 1,410,000	\$ 1,410,000	\$ 1,410,000	\$ 1,200,000	\$ 215,335
004-5		Other: Retainage	\$1,256,569									
005	\$1.416.125	Fees and Permits										
005-1	\$1,416,125	DSA Increment #2 Fee	\$289,625									
005-2		DSA Incremnt #1 Fee		Magnolia								
005-3 005-4		DSA Gym Itility Fees: Water, Sewer, Electric, Storm Drain	\$770,000	Magnolia								
005-5		LABOE Permits	\$20,000									
005-6 005-7		"A" Permits Urban Forestry Permits	\$40,000 \$9,000			\$5,000		\$25,000				\$15,000
005-7		LADOT	\$3,500			\$5,000	\$750			\$500		
006 006-1	\$2,743,000	A&E Base Fee	\$1,795,000	Magnolia								
006-2		Additional Services	\$500,000	Magnolia								
006-3		Gym Design Fee		Magnolia								
006-4 006-5		SCM Design Fee Solar Design Fee	\$358,000 \$90,000									
007	\$2,423,707	Construction Management Fees										
007-1 007-2		CM Fees General Conditions			\$115,310 inc			\$107,170 inc	\$105,490 inc	\$95,090 inc	\$81,730 inc	\$49,700 inc
007-2		Reimbursements @ Cost			inc			inc	inc	inc	inc	inc
200	4007.400	0										
008		Consultant Fees Previous Contracts Paid	TBD	Magnolia								
008-2		Surveyor	\$125,000	112,121	\$12,000			\$10,000	\$10,000			
008-3 008-4		IOR and Onsite Monitor IOR Factory	\$175,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	
008-4		Special Inspections	\$140,000 \$140,000		\$30,000 \$12,000	\$12,000	\$12,000	\$12,000	\$10,000	\$10,000		
008-6		Materials Testing	\$125,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000		
008-7 008-8		Engineering Reports Commissioning Agent			\$1,923	\$1,923	\$1,923	\$1,923	\$1,923 \$13,750	\$1,923 \$13,750	\$1,923 \$13,750	\$13,750
008-9		Wage Compliance Officer	\$50,000		\$3,846	\$3,846	\$3,846	\$3,846	\$3,846	\$3,846	\$3,846	\$3,846
008-10 008-11		Arborist Study SWPPP	\$7,100 \$25,000		\$1,150	\$1,150	\$1,150	\$1,150	\$1,000			
000-11		SWPPP	φ20,000		\$1,150	\$1,150	\$1,150	φ1,13U	\$1,000			
009		Insurance and Bonds										
009-1 009-2		Builder's Risk Liability	\$0 Contractor/Magnolia	Magnolia								
009-3		P&P Bonds										
010	\$4.000.000	Owner Project Costs										
010		Owner Project Costs Owner Contingency	\$1,000,000	Magnolia								
010-2		Owner Legal Costs		Magnolia								
011		Owner Supplied/ Vendor or Owner Installe								\$409,667	\$409,667	\$409,667
011-1 011-2		Office Furniture Classroom Furniture		Magnolia Magnolia								
011-2		Classroom Furniture Nurses Office		Magnolia Magnolia								
011-4		Servery	\$2,000	Magnolia								
011-5 011-6		Athletic Equipment Netting and BB Fencng/IT-Owner		Magnolia Magnolia								
011-6		IT for Facility		Magnotia								
011-8		Less ERATE Reimbursement										
		Anticipated Cash flow Required		\$0	\$2,196,229	\$2,155,367	\$1,953,659	\$2,096,089	\$2,056,009	\$2,418,776	\$2,210,916	\$972,298
	\$41,868,512	Totals										
		Cumulative		\$0	\$23,438,423	\$25,593,790	\$27,547,449	\$29,643,538	\$31,699,548	\$34,118,324	\$36,329,239	\$37,301,537

Magnol	ia Cash Flow A	Inalysis	10/30/24			
Magnot	ia Casii i tow F	Pre-Construction	10/30/24			
		Increment #1 Sitework				
		Increment #2 Site & Building				
	Magnolia Costs	and Cash Flow Analysis	10/30/24	Responsible	26-Mar	Total
Cost Code	\$0.040.404	Increment #1 Sitework	#0.040.404			#0.040.40
001 001-2	\$2,948,134	Category 1	\$2,948,134			\$2,948,134
001-3		Category 2				
001-4		Category 3				
001-5		Category 4				
001-6 001-7		Category 5 Category 6				
001-7		Category 7				
	\$2,950,000	Increment #2 Sitework	\$2,950,000		\$280,000	\$2,950,000
002		Category 1				
002-1 002-2		Category 2				
002-2		Category 3 Category 4				
002-4		Category 5				
002-5		Category 6				
002-6		Category 7				
002-7		Category 8				
002-8 002-9		Category 9 Category 10				
002 3	\$810.000	Solar Carport Project	\$810,000			\$810,000
004		Increment #2 Classroom Building	, ,			, ,
004-1		Factory IOR Cost (paid by Magnolia)	\$150,000			\$150,000
0040		Design costs Procurement Costs (paid by Magnelia)	included below			\$0.000.05°
004-2		Procurement Costs (paid by Magnolia) Fabrication and Delivery Costs (non-	\$9,688,254			\$9,688,254
004-3		prevailing costs)	\$4,576,288			\$4,576,228
		Delivery Costs	Included below			\$0
004-4		Installation Costs (prevailing wages app				\$9,610,335
004-5		Pick Up List Costs Other: Retainage	Included below \$1,256,569		\$1,256,569	\$1,256,569
304.0			Ψ1,200,009		\$1,200,000	ψ1,200,003
005	\$1,416,125	Fees and Permits				
005-1		DSA Increment #2 Fee	\$289,625			\$289,625
005-2		DSA Incremnt #1 Fee	\$284,000	Magnolia		\$284,000
005-3 005-4	- 1	DSA Gym Jtility Fees: Water, Sewer, Electric, Storm Drain	\$770,000	Magnolia		\$770,000
005-5		LABOE Permits	\$20,000			\$20,000
005-6		"A" Permits	\$40,000			\$40,000
005-7		Urban Forestry Permits	\$9,000			\$9,000
005-8		LADOT	\$3,500			\$3,500
006	\$2,743,000	A&E				
006-1	72,: 12,000	Base Fee	\$1,795,000	Magnolia		\$1,795,000
006-2		Additional Services	\$500,000	Magnolia		\$500,000
006-3		Gym Design Fee	TBD	Magnolia		
006-4 006-5		SCM Design Fee Solar Design Fee	\$358,000 \$90,000			\$358,000 \$90,000
000-5	\$2,423,707	Construction Management Fees	φ30,000			φ30,000
007-1		CM Fees	\$2,059,000		\$31,500	\$2,423,707
007-2		General Conditions	\$117,707		inc	inc
007-3		Reimbursements @ Cost	\$247,000		inc	ine
008	\$867.100	Consultant Fees				
008-1	7557,255	Previous Contracts Paid	TBD	Magnolia		TBE
008-2		Surveyor	\$125,000			\$125,000
008-3		IOR and Onsite Monitor	\$175,000			\$175,000
008-4		IOR Factory	\$140,000			\$140,000
008-5 008-6		Special Inspections Materials Testing	\$140,000 \$125,000			\$140,000 \$125,000
008-7		Engineering Reports	\$25,000			\$25,000
008-8		Commissioning Agent	\$55,000			\$55,000
008-9		Wage Compliance Officer	\$50,000		\$3,846	\$50,000
008-10 008-11		Arborist Study SWPPP	\$7,100 \$25,000			\$7,100 \$25,000
550 11		SWFFF	Ψ25,000			Ψ20,000
009	\$0	Insurance and Bonds				
009-1		Builder's Risk	\$0	Magnolia		TBD
009-2		Liability P&P Ronds	Contractor/Magnolia Contractor Cost			TBD
009-3		P&P Bonds	Contractor Cost			TBD \$0
010	\$1,200,000	Owner Project Costs				\$(
010-1		Owner Contingency	\$1,000,000	Magnolia		TBD
010-2		Owner Legal Costs	\$200,000	Magnolia		TBD
						\$(
011	\$1.229.000	Owner Supplied/ Vendor or Owner Installed	d			\$1,229,000
011-1		Office Furniture	\$30,000	Magnolia		incl
011-2		Classroom Furniture	\$190,000	Magnolia		incl
011-3		Nurses Office	\$6,000	Magnolia		incl
011-4 011-5		Servery Athletic Equipment	\$2,000 \$15,000	Magnolia Magnolia		incl incl
011-5		Netting and BB Fencng/IT-Owner	\$25,000	Magnotia		incl
011-7		IT for Facility	\$961,000	Magnolia		incl
011-8		Less ERATE Reimbursement				
		Anticipated Cork flow Power		0.0	\$1 574 045	\$40,668,452
	\$41,868,512	Anticipated Cash flow Required Totals		\$0	\$1,571,915	\$40,068,452
	Ų.2,000,01Z	Cumulative		\$0	\$38,873,452	



Exhibit B.

MSA 5 7111 Winnetka Schedule

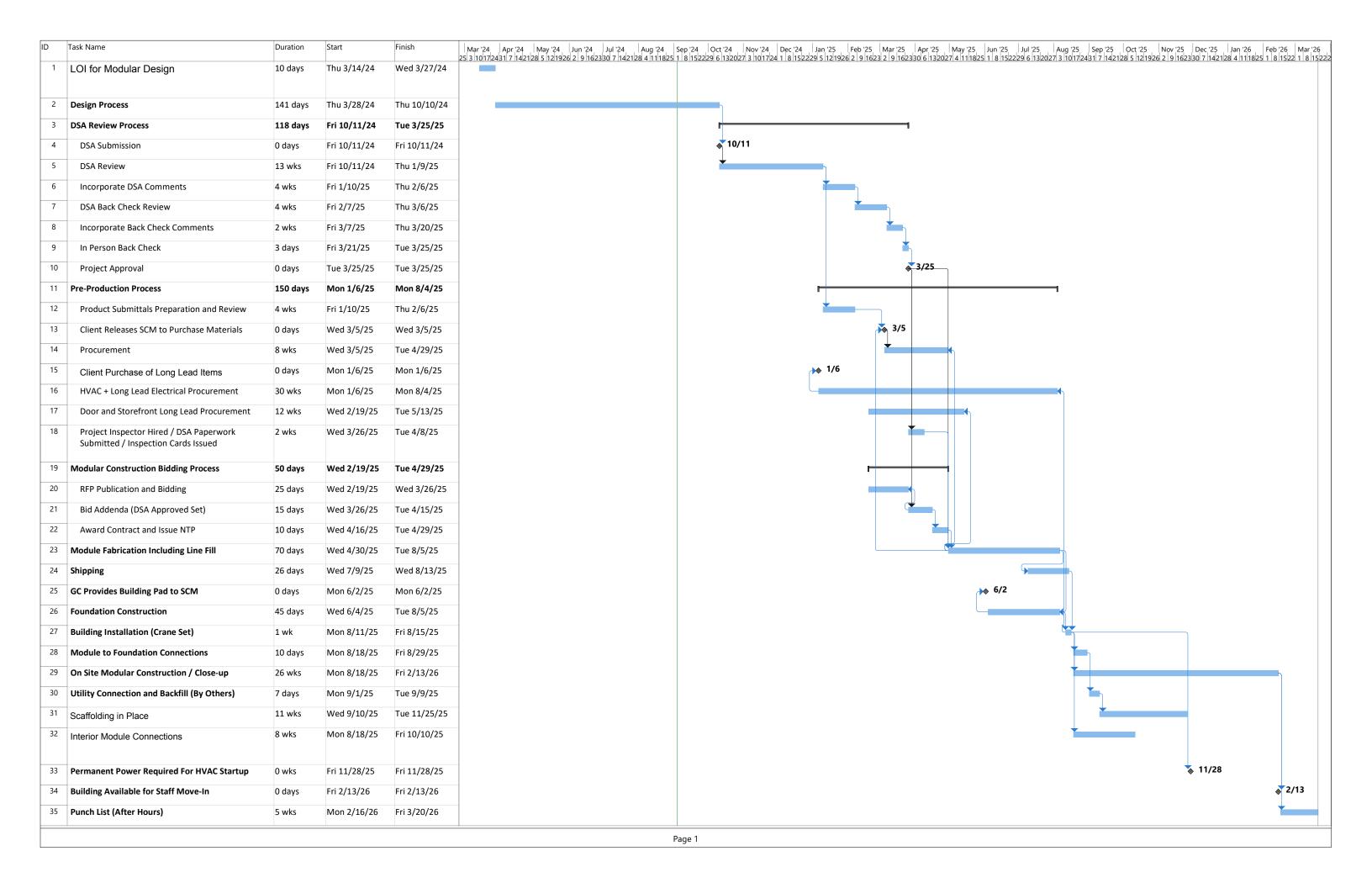




Exhibit C.

MSA-SA Digital Sign Photo

