



Agenda Item:	III A: Information/Discussion Item
Date:	November 20, 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 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:
 - Increment 1 (Site Work) was approved 9/25.
 - 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.
 - 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

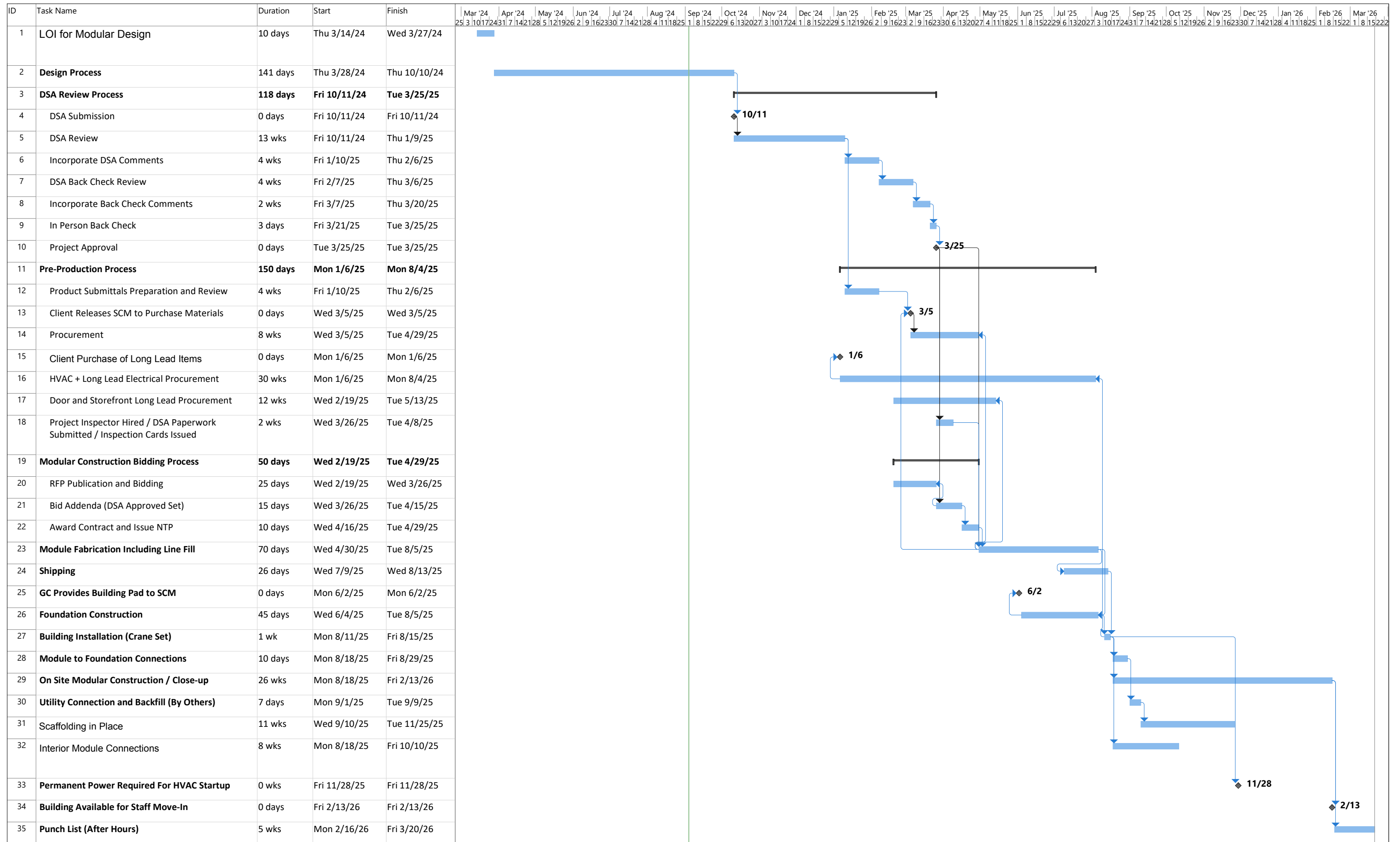
Magnolia Cash Flow Analysis			10/30/24									
		Pre-Construction										
		Increment #1 Sitework										
		Increment #2 Site & Building										
Magnolia Costs and Cash Flow Analysis			10/30/24	Responsible	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun
Cost Code												
001	\$2,948,134	Increment #1 Sitework	\$2,948,134					\$589,627	\$589,627	\$589,627	\$589,627	\$589,627
001-2		Category 1										
001-3		Category 2										
001-4		Category 3										
001-5		Category 4										
001-6		Category 5										
001-7		Category 6										
001-8		Category 7										
	\$2,950,000	Increment #2 Sitework	\$2,950,000									\$400,000
002		Category 1										
002-1		Category 2										
002-2		Category 3										
002-3		Category 4										
002-4		Category 5										
002-5		Category 6										
002-6		Category 7										
002-7		Category 8										
002-8		Category 9										
002-9		Category 10										
003	\$810,000	Solar Carport Project	\$810,000									\$150,000
004	\$25,281,446.00	Increment #2 Classroom Building										
004-1		Factory IOR Cost (paid by Magnolia)	\$150,000							\$ 8,000	\$ 45,000	\$ 45,000
		Design costs	included below									
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 appl)	\$9,610,335									\$ 550,000
		Pick Up List Costs	Included below									
004-5		Other: Retainage	\$1,256,569									
005	\$1,416,125	Fees and Permits										
005-1		DSA Increment #2 Fee	\$289,625									
005-2		DSA Increment #1 Fee	\$284,000	Magnolia								
005-3		DSA Gym	TBD	Magnolia								
005-4		Utility Fees: Water, Sewer, Electric, Storm Drain	\$770,000			\$265,000	\$240,000	\$265,000				
005-5		LABOE Permits	\$20,000			\$20,000						
005-6		"A" Permits	\$40,000									
005-7		Urban Forestry Permits	\$9,000					\$4,000				
005-8		LADOT	\$3,500			\$750			\$750			\$750
006	\$2,743,000	A&E										
006-1		Base Fee	\$1,795,000	Magnolia								
006-2		Additional Services	\$500,000	Magnolia				\$250,000				
006-3		Gym Design Fee	TBD	Magnolia								
006-4		SCM Design Fee	\$358,000		\$143,200				\$35,800			
006-5		Solar Design Fee	\$90,000				\$90,000					
007	\$2,423,707	Construction Management Fees										
007-1		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	inc	inc	inc	inc	inc
007-3		Reimbursements @ Cost	\$247,000		inc	inc	inc	inc	inc	inc	inc	inc
008	\$867,100	Consultant Fees										
008-1		Previous Contracts Paid	TBD	Magnolia								
008-2		Surveyor	\$125,000			\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
008-3		IOR and Onsite Monitor	\$175,000				\$10,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
008-4		IOR Factory	\$140,000					\$25,000	\$25,000	\$30,000	\$30,000	\$30,000
008-5		Special Inspections	\$140,000			\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
008-6		Materials Testing	\$125,000			\$10,000	\$12,000	\$12,000	\$12,000	\$12,000	\$10,000	\$10,000
008-7		Engineering Reports	\$25,000			\$1,923	\$1,923	\$1,923	\$1,923	\$1,923	\$1,923	\$1,923
008-8		Commissioning Agent	\$55,000									
008-9		Wage Compliance Officer	\$50,000						\$3,846	\$3,846	\$3,846	\$3,846
008-10		Arborist Study	\$7,100									
008-11		SWPPP	\$25,000			\$12,500	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150
009	\$0	Insurance and Bonds										
009-1		Builder's Risk	\$0	Magnolia								
009-2		Liability	Contractor/Magnolia									
009-3		P&P Bonds	Contractor Cost									
010	\$1,200,000	Owner Project Costs										
010-1		Owner Contingency	\$1,000,000	Magnolia								
010-2		Owner Legal Costs	\$200,000	Magnolia								
011	\$1,229,000	Owner Supplied/ Vendor or Owner Installed										
011-1		Office Furniture	\$30,000	Magnolia								
011-2		Classroom Furniture	\$190,000	Magnolia								
011-3		Nurses Office	\$6,000	Magnolia								
011-4		Servery	\$2,000	Magnolia								
011-5		Athletic Equipment	\$15,000	Magnolia								
011-6		Netting and BB Fencing/IT-Owner	\$25,000	Magnolia								
011-7		IT for Facility	\$961,000	Magnolia								
011-8		Less ERATE Reimbursement										
		Anticipated Cash flow Required		\$0	\$274,620	\$451,910	\$2,313,623	\$3,203,450	\$5,928,206	\$1,922,200	\$2,235,856	\$3,336,606
	\$41,868,512	Totals		\$0	\$1,850,342	\$2,302,252	\$4,615,876	\$7,819,325	\$13,747,531	\$15,669,731	\$17,905,587	\$21,242,194
		Cumulative		\$0	\$1,850,342	\$2,302,252	\$4,615,876	\$7,819,325	\$13,747,531	\$15,669,731	\$17,905,587	\$21,242,194

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001	\$2,948,134	Increment #1 Sitework	\$2,948,134										
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001-8		Category 7											
	\$2,950,000	Increment #2 Sitework	\$2,950,000			\$380,000	\$375,000	\$350,000	\$325,000	\$300,000	\$275,000	\$265,000	
002		Category 1											
002-1		Category 2											
002-2		Category 3											
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003	\$810,000	Solar Carport Project	\$810,000					\$150,000	\$150,000	\$150,000	\$210,000		
004	\$25,281,446.00	Increment #2 Classroom Building											
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		Design costs	included below										
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004-3		Fabrication and Delivery Costs (non-prevailing costs)	\$4,576,288		\$1,400,000	\$138,138							
		Delivery Costs	included below										
004-4		Installation Costs (prevailing wages appl)	\$9,610,335		\$550,000	\$1,455,000	\$1,410,000	\$1,410,000	\$1,410,000	\$1,410,000	\$1,200,000	\$215,335	
		Pick Up List Costs	included below										
004-5		Other: Retainage	\$1,256,569										
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005-1		DSA Increment #2 Fee	\$289,625										
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005-7		Urban Forestry Permits	\$9,000			\$5,000							
005-8		LADOT	\$3,500				\$750			\$500			
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007	\$2,423,707	Construction Management Fees											
007-1		CM Fees	\$2,059,000		\$115,310	\$115,310	\$113,990	\$107,170	\$105,490	\$95,090	\$81,730	\$49,700	
007-2		General Conditions	\$117,707		inc	inc	inc	inc	inc	inc	inc	inc	
007-3		Reimbursements @ Cost	\$247,000		inc	inc	inc	inc	inc	inc	inc	inc	
008	\$867,100	Consultant Fees											
008-1		Previous Contracts Paid	TBD	Magnolia									
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008-4		IOR Factory	\$140,000		\$30,000								
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008-6		Materials Testing	\$125,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000			
008-7		Engineering Reports	\$25,000		\$1,923	\$1,923	\$1,923	\$1,923	\$1,923	\$1,923	\$1,923		
008-8		Commissioning Agent	\$55,000						\$13,750	\$13,750	\$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		Arborist Study	\$7,100										
008-11		SWPPP	\$25,000		\$1,150	\$1,150	\$1,150	\$1,150	\$1,000				
009	\$0	Insurance and Bonds											
009-1		Builder's Risk	\$0	Magnolia									
009-2		Liability	Contractor/Magnolia										
009-3		P&P Bonds	Contractor Cost										
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010-2		Owner Legal Costs	\$200,000	Magnolia									
011	\$1,229,000	Owner Supplied/ Vendor or Owner Installed								\$409,667	\$409,667	\$409,667	
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011-3		Nurses Office	\$6,000	Magnolia									
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011-5		Athletic Equipment	\$15,000	Magnolia									
011-6		Netting and BB Fencng/IT-Owner	\$25,000	Magnolia									
011-7		IT for Facility	\$961,000	Magnolia									
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			\$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
		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



Exhibit B.

MSA 5 7111 Winnetka Schedule





MAGNOLIA
PUBLIC SCHOOLS

Exhibit C.

MSA-SA Digital Sign Photo

