

Board Agenda Item #	Agenda # II F
Date:	July 13, 2017
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Suat Acar, COO
RE:	MSA-2 Facility Improvements in response to LACOE Facilities Inspection Report

Proposed Board Recommendation

I move that the Board authorize the CEO to:

- 1- Select the general contractor/vendor to perform the required and/or recommended improvements for MSA-2 in the LACOE facilities Improvement report dated July 10th, 2017.
- 2- Use the long term cash reserves of MSA-2 for these one-time facility improvements

Background

In December 2016, LACOE Board of Directors approved the renewal applications of MSA 1, 2, and 3. Part of the procedures after the renewal required Magnolia Executives to set inspection dates for MSA 1, 2, and 3 for the LACOE Facility Inspectors. These inspections took place during May 2017. The LACOE inspectors came to MSA-2 on May 23rd, 2017. The report was received by MPS on July 10th, 2017.

Based on the report MSA-2 administration already started working on fixing the minor non-compliance items. Meanwhile MSA-2 already posted an RFP for the major fixes to get bids from general contractor/vendor to perform the required and/or recommended improvements in the LACOE facilities Improvement report dated July 10th, 2017.

We ask that the Board authorizes the CEO to review all the bids submitted by the general contractors/vendors related to the posted RFP and determine the best general contractor/vendor who can fulfill the scope of work in the posted RFP.

Budget Implications

- Amounts/ Funding Source

Non-Required LACOE Items

Required Dollar Amount: **\$0.00**
Budget Source: **N/A**

After reviewing the Facilities Inspection Report from LACOE for MSA-2, page 4 of 4 states that the following ADA non-compliance issues are **not required** changes for MSA-2 as of now due to them being considered “unreasonable hardship/ NOT readily achievable” prior to the start of the school year. Nevertheless, Magnolia takes access for all students seriously and will bring back the projects to address these items in a reasonable time frame. (Item numbers from the LACOE Inspection Report):

- (Item #11) Provide accessible ramp to classrooms P21, P22, P23, P31, P32, P33
- (Item #12) Upgrade student restrooms to meet ADA requirements
- (Item #13) Upgrade staff restrooms to meet ADA requirements
- (Item #14) Replace drinking fountains to meet ADA requirements

MSA-2 is still collecting bids from general contractors related to the “non-compliance” ADA items (which are not required changes at the present time) in order to assess the cost of any potential future facility upgrade project on this LAUSD provided site.

LACOE Required Correction Items

Required Dollar Amount: **\$30,000.00 (estimate)**
Budget Source: **MSA-2 Long Term Cash Reserves**

Specifically, the following “Required Corrections” will be addressed at MSA-2 during the present facilities improvement cycle by the selected general contractor vendor who is awarded the bid for the current RFP (Item numbers from the LACOE Inspection Report):

- (Item #40) Repair damaged interior wall in staff restroom
- (Item #41) Repair or replace damaged floor tiles in P23, P32, P33, P51 and staff lounge
- (Item #42) Repair or replace damaged ceiling tiles in staff restroom

Further, prior to receiving the LACOE Facilities Improvement report, MSA-2 already addressed the remaining “Required Corrections” from the report which include:

- (Item #19) Provide signage for visually impaired in classrooms
- (Item #24) Post the location sign to fire extinguisher in the classrooms and staff lounge

- (Item #32) Provide Exit sign in classrooms and staff lounge
- (Item #37) Replace burned out bulbs in classrooms P11, P32, P52, and staff lounge

- CFO Review

How Does This Action Relate/Affect/Benefit All MSAs?

This project is only for MSA-2 and does not affect other MSA schools.

Name of Staff Originator:

Suat Acar

Exhibits (attachments):

LACOE Facility Inspection Report (July 10 2017).



**Los Angeles County
Office of Education**

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July 10, 2017

TO: Ms. Dina Wilson, Director II
Charter School Office
Division of Accountability, Support and Monitoring

FROM: Yong Kim, Facilities Planning Specialist
Facilities Planning Services
Division of Facilities and Construction

SUBJECT: Inspection Report – New Site
Magnolia Public Schools, Magnolia Academy 2 Valley
17125 Victoria Boulevard
Van Nuys, CA 91406

Attached is the facilities' inspection report which lists required corrections that need to be addressed and completed as per the MOU as condition of commencing operation. This report is generated from a site inspection conducted on May 23, 2017, which includes the Charter School Facilities Inspection Checklist, photos, site aerial plan, and a site plan. In addition to the checklist, please note the items under the sections titled "Comments", "Required Corrections" and "Recommendations".

If you have any questions or need additional information, call me at (562) 922-8957.

YK

Attachments

cc: Mr. Frank Gonzalez, Magnolia Public Schools
Mr. David Albright, LACOE
Ms. Jema Estrella
Ms. Olivia Fuentes
Ms. Jessica Layton
Ms. Pat Smith
Ms. Roberta Stephens
Project File



**Los Angeles County
Office of Education**
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Division of Facilities and Construction
Facilities Planning Services
(562) 401-5464

Facilities Inspection Checklist

NAME of Charter: Magnolia Public Schools
NAME of SITE: Magnolia Academy 2 Valley

INSPECTION INFORMATION	
Date of Inspection: 5/23/2017	BFR/Work Order: na
Participants: Yong Kim Frank Gonzalez Steven Keskinurk Suat Acar	Date of Request: 05/16/17 Date Due: asap Requestor/Telephone: Dina Wilson/(562) 922-8806
Name of Ed Program: CSO	Type of Inspection:
Grades of Students: 6th-12th	Annual <input type="checkbox"/> Expansion <input type="checkbox"/>
Specific Student Program:	Lease Renewal <input type="checkbox"/> Relocation <input type="checkbox"/>
Alt Ed, JCS,ISS, CCS,etc na	Existing <input type="checkbox"/> Follow-up <input type="checkbox"/>
Severe/Nonsevere (DSE) na	New Site <input checked="" type="checkbox"/> Emergency <input type="checkbox"/>
Student Designation (DSE) na	Other <input type="checkbox"/>
SELPA/PAU (if applies): na	Buildings: 1-7
	Classrooms: 1-17
	Student Occupants per Classroom: 25-27

SITE INFORMATION	LEASE INFORMATION
Site Address: 17125 Victory Blvd. Van Nuys, CA 91406 Site Tel: (818) 758-5290	Lease Type (Agreement):
District (if applies): Los Angeles USD	Commercial Lease <input type="checkbox"/>
Site Supervisor Name/Title: Steven Keskinurk/Principal	Facilities Use <input checked="" type="checkbox"/>
Site Supervisor Information:	Landuse <input type="checkbox"/>
Address: 17125 Victory Blvd.	Memo of Understanding <input type="checkbox"/>
City: Van Nuys	Month to Month <input type="checkbox"/>
State: CA	District-Prop 39 (Charter) <input type="checkbox"/>
Zip Code: 91406	Owned (land & buildings) <input type="checkbox"/>
Tel: (818) 758-5290	Other (i.e. SELPA) <input type="checkbox"/>
Email: skeskinturk@magnoliapublicschools.org	Owner/Landlord:
Local Building Agency/Jurisdiction:	District <input checked="" type="checkbox"/> Non-Profit (Church, etc.) <input type="checkbox"/>
Division of State Architect <input checked="" type="checkbox"/> County <input type="checkbox"/>	LACOE <input type="checkbox"/> Other (Probation,etc) <input type="checkbox"/>
City <input type="checkbox"/> Other <input type="checkbox"/>	Commercial <input type="checkbox"/>

BUILDING INFORMATION	
Building Type:	Construction Type:
LACOE-Permanent <input type="checkbox"/>	Wood Frame <input checked="" type="checkbox"/> (All Combustible) = D
District-Permanent <input checked="" type="checkbox"/>	Steel Frame <input type="checkbox"/> (Non-Combustible)
Commercial -Permanent <input type="checkbox"/>	Concrete/Wood <input type="checkbox"/> (Mixed Non-Combust/Combust) = M
Relocatable/Portable <input type="checkbox"/>	Masonry/Wood <input type="checkbox"/> (Masonry w/ Wood Roof) = C
Serial # (if app): <input type="checkbox"/>	Other:
LACOE ID/tag # (if app):	1 Story <input checked="" type="checkbox"/>
Other (indicate if applicable):	2 Story <input type="checkbox"/>

Division of Facilities and Construction
Facilities Planning Services
(562) 401-5464

Facilities Inspection Checklist

NAME of Charter:

Magnolia Public Schools

NAME of SITE:

Magnolia Academy 2 Valley

Room Name & Use/Occupancy	Grades (Actual)	Classroom #	Building #	Yr Built (orig)	SF (approx)	# Student Occupants (Actual)	# Staff Occupants (Actual)	Max Occ per T24Code (OccLF=20)
Admin-Front Office	na	na	6	1970's	1,540	0	15	15
Admin-Principal's Office								
Admin-Assistant Principal Office								
Admin-Counselor Office								
Admin-Resource Rm/Copier/Mail								
Admin-Lounge	na	na	7	1970's	131	0	0	0
Admin-Nurses Office								
Admin-Corridor/Common Space								
SUB-TOTALS (Admin)	na	na	2	1970's	1,671	0	15	15
Classroom	6th	G48	1	1970's	575	25	1	28
Classroom	6th	G50	1	1970's	575	25	1	28
Classroom	7th	G52	1	1970's	575	25	1	28
Classroom	7th	G54	1	1970's	725	27	2	36
Classroom	7th	P10	2	1970's	660	26	1	33
Classroom	8th	P11	3	1970's	748	27	1	37
Classroom	8th	P12	3	1970's	748	27	1	37
Classroom	9th	P13	3	1970's	748	27	1	37
Classroom	9th	P14	3	1970's	748	27	1	37
Classroom	9th	P21	4	1970's	775	27	2	38
Classroom	10th	P22	4	1970's	775	27	2	38
Classroom	10th	P23	4	1970's	775	27	2	38
Classroom	11th	P31	5	1970's	837	27	2	41
Classroom	11th	P32	5	1970's	837	27	2	41
Classroom	11th	P33	5	1970's	837	27	2	41
Classroom	12th	P52	6	1970's	770	27	2	38
Classroom	12th	P61	6	1970's	770	27	2	38
Classroom								
SUB-TOTALS (Classrooms)	6th-12th	17	6	1970's	12,478	452	26	614
Girl's Student Restrooms #1	6th-12th	na	7	1970's	130	na	na	na
Boy's Student Restrooms #1	6th-12th	na	7	1970's	130	na	na	na
Girl's Student Restrooms #2								
Boy's Student Restrooms #2								
Staff Restrooms	na	na	2	1970's	128	na	na	na
Kitchen / Food Preparation								
Assembly Rm								
Gymnasium								
Library								
Storage-Custodial/Maintenance Supplies								
Storage-Miscellaneous								
Storage -Office Supplies								
Fire Sprinkler Riser Rm								
Electrical Rm								
Mechanical Rm								
Playground								
TOTALS	6th-12th	17	7	1970's	14,537	452	41	629



Division of Facilities and Construction
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Facilities Inspection Checklist

Item Number and Description	Compliance	Non-Compliance	Not Applicable	Notes
General - Paperwork, Reports, and Miscellaneous				
1. Emergency manual is available in the school office.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Telephone numbers for paramedics, fire department, police/sheriff, ambulance, clinic or doctor available in each classroom. Emergency #911 is posted on all phones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Copy of AHERA School Management Plan is available in school office. CFR40.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Certificate of Occupancy, type "E" occupancy or equivalent. If not available or applicable (i.e.-adult vocational school,transition,etc) then obtain local bldg / fire dept paperwork showing school use is acceptable. CBC 111.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Field Act Compliant, i.e.; DSA, exempt, exception granted by local agency or equivalency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Copy of the health permit or ServSafe Certification posted or equivalent facilitation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Air quality: Is there any indication of air pollution being present in campus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8a. Uniform Complaint Procedures (UCP) are posted and forms accessible to public in the front main office. Obtain copy for CSO records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8b. Williams procedures-if the school opted in, then they must be posted and forms accessible to public. Obtain copy for CSO records.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA Compliance				
9. Facility compliant with the Americans with Disabilities Act (ADA) unless noted herein below:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Accessible Entrance (32" clear, door opening, clearances, hardware-closers, thresholds, etc). CBC 1133B and CBC 1117B.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Access/Path of Travel (48" clear, 250 ft route, ramp 1:12 max, rails, stairs' nosing stripes, level, etc.) CBC 1117B.5, 1127B and 1133B.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing accessible ramp to classrooms P21-P23, P31-P33.
12. Restrooms-students (H/C stall toilet,sink,grab bars,fixtures,60" dia,etc). CBC 1115B.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-ADA student restrooms.
13. Restrooms-staff (H/C stall toilet,sink,grab bars,fixtures,60" dia,etc). CBC 1115B.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-ADA staff restrooms.
14. Parking Stall (loading, striping,signage,marked path). CBC 1129B and CBC 1117B.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Drinking fountains are accessible. CBC Table 1115B-1 and CBC 1117B.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-ADA drinking fountains.
16. Telephone-public/classroom/office (height). CBC 1117B.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Wheelchair lift (if present) is functioning and inspected annually and has not expired. CBC 1116B.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Fire alarm system (strobes and horns) for hearing and visually impaired. CBC 907.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Signage for hearing and visually impaired (i.e.; exits, room identification, etc). CBC 1117B.5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing signage for visually impaired in classrooms.
20. Assistive Listening Devices are provided and are operational. CBC 1104B.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Accessible seating is provided in auditoriums, MPR, cafeteria and outdoor seating areas. CBC 1104B.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Playground equipment and surfacing is accessible and conforms to all safety and fall zone regulations. CCR Title 22.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire / Life Safety				
23. Fire extinguishers available and accessible. Fire Extinguisher appropriate for hazard (i.e. extinguisher should be ABC type for use on wood/paper, flammable liquid, or electrical fire). CFC 906.1 (a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24. Fire Extinguisher locations are marked with a sign. Fire extinguishers are available in each classroom. CFC 906.1(a).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing location sign to fire extinguisher in classrooms, staff lounge.
25. Fire Extinguishers have monthly inspection tag signed/initialed, pull pin in place, pressure gauge in green area, annual service tag is current within the last 12 months. Insert date here 4/18/2017. F.I.T. #10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26. Fire Alarm system (manual-pull stations) in place, operational and visible. F.I.T. #10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Item Number and Description	Compliance	Non-Compliance	Not Applicable	Notes
Fire / Life Safety (continued)				
27. Fire Alarm system (automatic-horns/strobes/smoke) in place and operational. F.I.T.#10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
28. Fire Alarm panel is operational and unobstructed. CCR Title 19, Section 3.24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
29. Aisles, corridors, stairways and passageways are unobstructed. CBC 1003.6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
30. If fire sprinklers are present, system appears to be in working order (i.e., no missing or damaged sprinkler heads, heads not painted, etc.). Five year inspection tag posted. F.I.T.#10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31. Exit doors open with one motion, are not blocked, and path from building is not obstructed. F.I.T. #10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
32. Exits are clearly marked and electrical exit signs are functioning (check charging by pressing test button on electrical units). F.I.T. #10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing Exit sign in classrooms, staff lounge.
33. Evacuation floor plan is posted. CCR Title 19, Section 3.13.(2) (c).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
34. Fire pull Stations are in good condition. Emergency alarm system appears to be in working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
35. Window and wall coverings are fire resistive materials and placed away from heat sources; ie: radiators, electrical outlets, etc. CFC 807.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
36. Occupancy Load signage is posted in assembly areas; auditorium, cafeteria, MPR, etc. CBC 1004.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Facility Issues – (Interior-Good Repair/Cleanliness)				
37. Lighting is adequate in all areas. Light fixtures are working properly. Light covers (lens, diffusers, reflectors, etc.) are in place. F.I.T. #7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burned out light bulbs in classrooms P11, P32, P52, staff lounge.
38. Extension cords are free of frays, exposed wiring, or broken plugs, must not exceed six feet, and are to be used only as a temporary measure. Electrical outlets are free of overloads (excessive electrical plugs connected in one outlet). Appliances directly plug into outlets. CEC 422.33(a) and 605.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39. Paper cutter equipped with bar guard near cutting edge.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
40. Walls are free of hazards (i.e. tears, holes and water damage). Paint is not peeling, chipping or cracking. F.I.T. #4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged interior wall in staff restroom.
41. Floors are clean and free of hazards (i.e., torn carpeting, missing or broken floor tiles, holes and water damage). F.I.T. #4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged floor tiles in classrooms P23, P32, P33, P51, staff lounge.
42. Ceilings are free of hazards (i.e., missing ceiling tiles, holes and water damage). F.I.T. #4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged ceiling tiles in staff restroom.
43. Interior surfaces show no signs of mildew, mold odor and visual mold. F.I.T. 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
44. There is no evidence of water damage/intrusion (i.e.-no condensation, dampness, staining, warping, peeling, mineral deposits, etc). F.I.T. #4 & 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
45. Flammable materials stored in approved, self closing, locked metal cabinets, marked "FLAMMABLE". Maximum quantity on hand is one gallon. F.I.T. #11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
46. Furniture is in good repair (i.e., no sharp edges, broken legs, arms, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
47. All cabinets and bookcases secured to wall, floor or each other if over four feet tall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
48. Ladders are secured and have no broken rungs, spreader bar not bent or broken and equipped with rubber safety feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
49. Power is available throughout the facility. There is no evidence that any portion of the school has a power failure. F.I.T. #7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
50. Electrical equipment appears to be properly covered and guarded. Outlets, switch plates, junction boxes and fixtures are covered and appear to be working properly. No exposed electrical wires (telephone & computer wires not applicable). F.I.T. #7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
51. Main electrical box is identified and all switches and circuit breakers properly labeled. Electrical panel and transformers unobstructed within three feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
52. Gas and water shut off valves locations are posted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
53. Facility appears free of gas leaks (i.e., no odor is detected, no broken pipes are evident). F.I.T. #1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
54. Facility sewage system appears to be operating properly (i.e., no flooding, stoppage, odors, etc.). F.I.T. #3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
55. HVAC system appears to be operating properly. F.I.T. #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
56. Facilities are ventilated mechanically/naturally. F.I.T. #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
57. If exhaust fans are present, fans appear to be operating properly. F.I.T. #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
58. Ventilation units are unobstructed and vents and grills are without evidence of excessive dirt or dust. F.I.T. #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
59. Interior temperatures appear to be maintained within normally accepted ranges. F.I.T. #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Item Number and Description	Compliance	Non-Compliance	Not Applicable	Notes
Building Facility Issues – (Interior-Good Repair/Cleanliness; continued)				
60. The ventilation units are not generating any excessive noise or vibrations. F.I.T. #2	■	<input type="checkbox"/>	<input type="checkbox"/>	
61. Restroom, food prep (if applicable) facilities are operational, sanitary, and free from excess water on floors from leaks and drips. F.I.T. #8	■	<input type="checkbox"/>	<input type="checkbox"/>	
62. Restrooms are stocked with proper supplies and are open during school hours.	■	<input type="checkbox"/>	<input type="checkbox"/>	
63. Areas evaluated are free of accumulated refuse, dirt, grime. F.I.T. #5	■	<input type="checkbox"/>	<input type="checkbox"/>	
64. Areas evaluated are free of graffiti. F.I.T. #5	■	<input type="checkbox"/>	<input type="checkbox"/>	
65. Drinking fountains are clean and functioning with no evidence of leaks. Water pressure is adequate. Water is clear and does not have any unpleasant tastes. F.I.T. #9	■	<input type="checkbox"/>	<input type="checkbox"/>	
66. Stairs or platforms above 30" high have handrails and non-slip tread surface or tape.	■	<input type="checkbox"/>	<input type="checkbox"/>	
67. Storage areas are free of build up of combustibles or materials.	■	<input type="checkbox"/>	<input type="checkbox"/>	
68. Facility appears to be structurally sound (i.e., no severe cracks, no sagging ceilings or floors, no missing posts or beams, no apparent dry rot/mold in structural elements like posts or beams, door frames are square and doors open freely). F.I.T. #12	■	<input type="checkbox"/>	<input type="checkbox"/>	
69. No evidence of major pest or vermin infestation (i.e., holes in the walls, floors or ceiling, rodent droppings odor caused by a pest or vermin infestation). F.I.T. #6	■	<input type="checkbox"/>	<input type="checkbox"/>	
70. There does not appear to be evidence of hazardous materials that may pose a threat to pupils or staff. F.I.T. #11	■	<input type="checkbox"/>	<input type="checkbox"/>	
Site / Building Facility Issues – (Exterior-Good Repair/Safe)				
71. Grounds, blacktop, and sidewalks free of cracks or holes that could cause tripping or other types of injuries. F.I.T. #14	■	<input type="checkbox"/>	<input type="checkbox"/>	
72. All areas free of debris, broken glass, metal, etc.	■	<input type="checkbox"/>	<input type="checkbox"/>	
73. Landscaping sprinklers free of damage, no sharp edges, or pipe protruding which could be a tripping hazard.	<input type="checkbox"/>	<input type="checkbox"/>	■	
74. Shrubs, trees and ground cover are trimmed such that they do not obstruct walk paths or walk areas.	■	<input type="checkbox"/>	<input type="checkbox"/>	
75. Fencing is in good repair (i.e., no holes, breaches, or jagged edges) and gates are not broken or missing. F.I.T. #15	■	<input type="checkbox"/>	<input type="checkbox"/>	
76. Windows and doors free of sharp edges or splinters. No broken or missing windows or doors; door locks and equipment operate properly. F.I.T. #15	■	<input type="checkbox"/>	<input type="checkbox"/>	
77. Roof systems (i.e.-gutters, flashings, roof drains, etc) appear to be functioning properly. F.I.T. #13 (gutters, downspouts, drains)	■	<input type="checkbox"/>	<input type="checkbox"/>	
78. Exterior doors and gates are functioning and do not pose a security risk. F.I.T. #15	■	<input type="checkbox"/>	<input type="checkbox"/>	
79. Parking lot free of broken concrete bumpers, exposed rebar, or debris.	■	<input type="checkbox"/>	<input type="checkbox"/>	
80. Playground equipment is in good repair, clean, safe. F.I.T. #14	<input type="checkbox"/>	<input type="checkbox"/>	■	
81. Classroom door can be locked from the inside	■	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS
None
REQUIRED CORRECTIONS
<input checked="" type="checkbox"/> <i>"The following items are to be addressed by the charter to ensure that the facility is compliant with current building code standards, some of which are noted below:"</i>
Item Number & Description
(Item #19) Provide signage for visually impaired in classrooms.
(Item #24) Post the location sign to fire extinguisher in classrooms and staff lounge.
(Item #32) Provide Exit sign in classrooms and staff lounge.
(Item #37) Replace burned out bulbs in classrooms P11, P32, P52 and staff lounge.
(Item #40) Repair damaged interior wall in staff restroom.
(Item #41) Repair or replace damaged floor tiles in P23, P32, P33, P51 and staff lounge.
(Item #42) Repair or replace damaged ceiling tiles in staff restroom.
RECOMMENDATIONS
<input type="checkbox"/> <i>"The following items are to be noted by the program and discussed with the charter for consideration."</i>
Item Number & Description
None
<input checked="" type="checkbox"/> ADA Compliance –Unreasonable hardship / NOT readily achievable <i>"If the building is ever renovated, altered, expanded whereby a local building enforcing agency is required to review and approve the project, and whereby the project cost of the renovation exceeds \$151,162, twenty percent minimum of the renovation figure shall be spent to upgrade and other barriers to comply with the requirements of ADA."</i>
Item Number & Description
(Item #11) Provide accessible ramp to classrooms P21, P22, P23, P31, P32, P33.
(Item #12) Upgrade student restrooms to meet ADA requirements.
(Item #13) Upgrade staff restrooms to meet ADA requirements.
(Item #15) Replace drinking fountains to meet ADA requirements.



**Los Angeles County
Office of Education**
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Division of Facilities and Construction
Facilities Planning Services
(562) 401-5464

Facilities Inspection Photos



(Item #11) Missing accessible ramp to classroom P33



(Item #32) Missing Exit sign in classroom P52



(Item #41) Damaged floor tiles in classroom P32



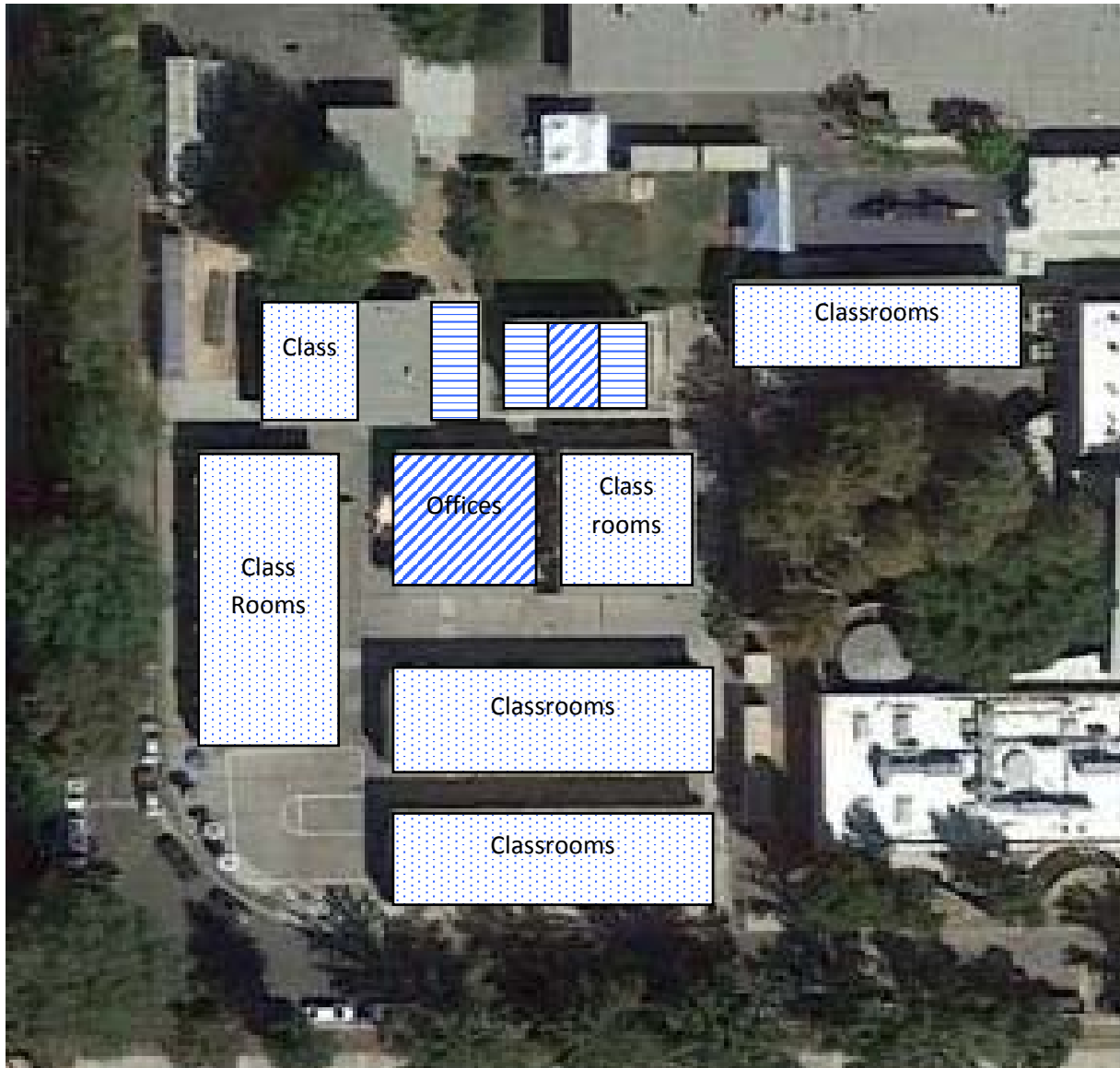
(Item #37) Burned out light bulbs in classroom P32



(Item #24) Missing location sign to fire extinguisher



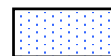
(Item #26) Fire alarm system in classroom



**Magnolia Public Schools
Magnolia Academy 2 Valley**

**17125 Victoria Boulevard
Van Nuys, CA 91406**

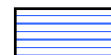
**P. (818) 758-5290
F. (818) 758-0333**



Classrooms



Office & Lounge

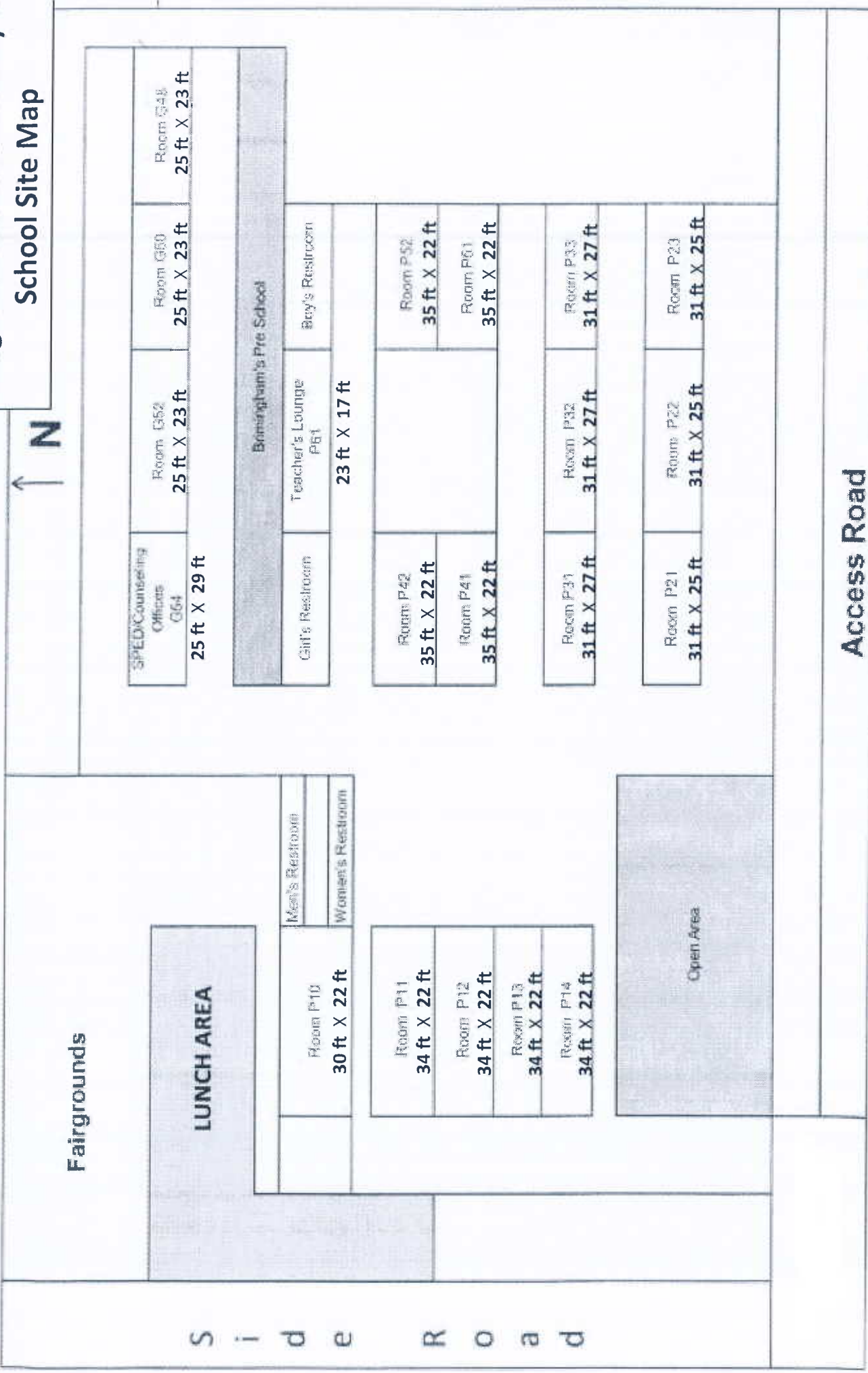


Restrooms



NORTH

Magnolia Science Academy-2 School Site Map



Victory Blvd

Magnolia Science Academy-2
17125 Victory Blvd.