



Board Agenda Item #	Agenda # II B
Date:	September 7, 2017
To:	Magnolia Board of Directors- Facility Committee
From:	Caprice Young, Ed.D. CEO and Superintendent
Staff Lead:	Erdinc Acar, M. Ed., Regional Director
RE:	MSA SA GYM - Bond Project Update

Proposed Board Recommendation

No board actions required at this moment.

Background

This agenda item is an information item giving background, scope, timeline, budget and status update to past and new board members. Details are included in the attachment.

Budget Implications

Gym construction budget is privately funded through bond issuance involving MSA-1 and MSA-SD projects.

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

Capital investment has positive effects on the organization as a whole.

Name of Staff Originator:

Erdinc Acar, M. Ed., Regional Director

Exhibits (attachments):

MSA-SA Gym project update (Background, scope, status, timeline, budget)

**MAGNOLIA PUBLIC SCHOOLS**

**BOARD UPDATE**

**MSA-SA GYM, CAFETERIA AND PLAY AREA CONSTRUCTION**

Friday, September 1, 2017  
Erdinc Acar, Regional Director

## **A- Background, Scope and Current Status**

MSA-SA built designed and built a two story facility totaling 48,353 square feet with 33 classrooms on a lot of 2.68 Acres at 2840 W 1st Street in the City of Santa Ana in Orange County through the Charter School Facilities Program Proposition 1D program. Original site plans included a- 6,509 square feet gym with cafeteria, shade structures and a playground. Because Prop1D funds were not enough to cover these Phase II projects, they were scheduled to be completed later paid for by private financing.

The scope of current construction projects in MSA-SA includes construction of the gymnasium building, connecting utilities for the pull boxes already existing at the site as shown in the drawings and portion of site work including shaded cafeteria area with lunch tables, benches and 2 shade structures and playground area and equipment as shown in drawings/specifications.

The gymnasium building is a 6,509 sqft, Type V A, fully sprinklered building with automatic fire alarm system. It is a CMU building with steel and metal deck roof structure and metal stud framing. The drawings and specifications including the general conditions are already approved by DSA, see APP 04-112861 in the tracker. DSA box is already operational based on the completed school building is still in operation. Portion of the DSA approved buildings and site is already built. The area built is already updated in the DSA box by the IOR and the A-E consultants and has no deviations. The site has existing functional school building with finished site work, parking, fire lane, landscaping and utilities.

The building pad is already available, built during the construction of the school building and the associated site work and certified by the owner's Geotechnical engineer.

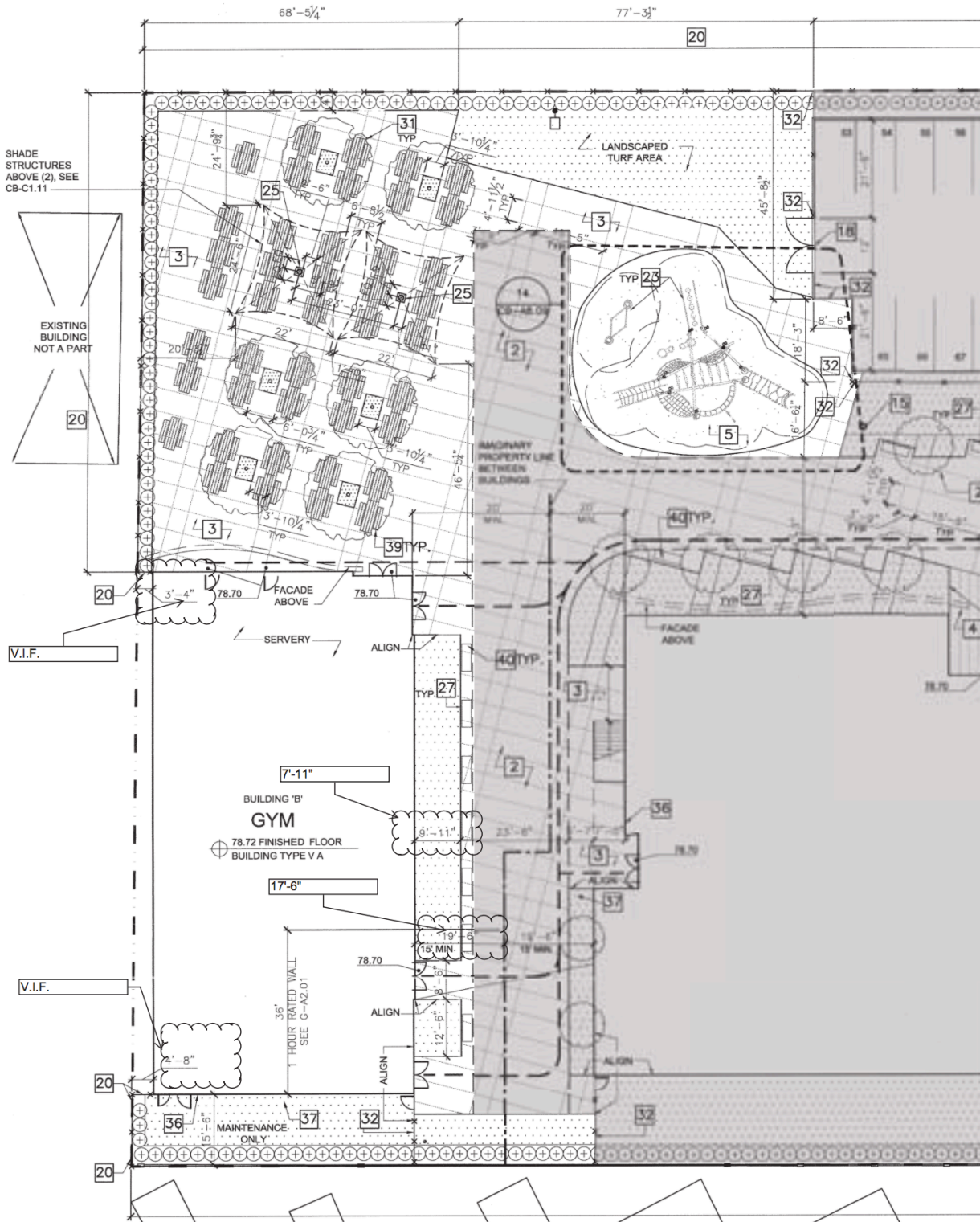
MPS has been working with Berliner Architects on this project. Berliner Architects were part of design of the the scope as well as design and management team during the construction of the main school building.

To resume the project, Magnolia Educational and Research Foundation opened a new set of bids for MSA Santa-Ana Phase II Gymnasium and Cafeteria construction Project on July 19, 2017. The scope of CM work includes general tasks such as working with Magnolia Public Schools staff, architects, consultants, general contractors, sub-contractors and all other required agencies, tasks during the bid/award construction management phase, construction management phase and contract close-out phase.

Next step for the team is to prepare the RFP documents for General Contractor bid with the help of the construction manager, Berliner Architect and MPS representatives.

## B- Construction Plans

Planned construction is only non gray colored areas only.



## C- Timeline Schedule

<b>Kick off Meeting with Berliner Architect</b>	July 13, 2017
<b>Construction Manager (CM) RFP posted</b>	July 19, 2017
RFP Responses Collected	
CM contract approved by the board	
CM Agreement in review	Aug 15-30, 2017
CM Kick off Meeting – to be scheduled	September 5, 2017
<b>General Contractor (GC) RFP prep, post,</b>	<b>Sep 19, 2017</b>
RFP Responses Collected and reviewed	<b>Sep 31, 2017</b>
GC Contract and agreement Approved by the board	Oct 12, 2017
GC Kick off Meeting – to be determined	Oct 16, 2017
<b>Projected Construction Start – date to be verified by the CM</b>	<b>October 31, 2017</b>
9 month construction	
<b>Projected Construction Finish– date to be verified by the CM</b>	<b>July 1, 2018</b>

D- Budget

Magnolia Science Academy Santa Ana		
Gym		Aug-17
<b>Uses</b>	<b>\$</b>	
Soft Costs	\$ 559,379.70	
Hard Costs	\$ 3,300,000.00	
<b>Total Project Costs</b>	<b>\$ 3,859,379.70</b>	
<b>Site Development Budget</b>		
<b>Use</b>	<b>Amount</b>	<b>Notes</b>
<i>Soft Costs</i>		
Construction Management	\$ 203,500	
Architect (Berliner)	\$ 230,027	
Inspection	\$ 40,000	
Agency Fees	\$ 35,000	
Subtotal Soft Cost	\$ 508,527	
Contingency @ 10%	\$ 50,853	DSA, District, City Fees (if applicable)
<b>Total Soft Cost</b>	<b>\$ 559,380</b>	
<i>Hard Costs</i>		
Site Improvement:	\$ 3,000,000	
Grading & Paving	included	
Utilities	included	
Landscaping	included	
Demolition and Grading	Included	
Testing	included	
Subtotal Hard Cost	\$ 3,000,000	
Contingency @10%	\$ 300,000	
<b>Total Hard Cost</b>	<b>\$ 3,300,000</b>	
<b>Total Soft and Hard Cost</b>	<b>\$ 3,859,380</b>	