



Board Agenda Item #	Agenda # II A
Date:	September 7, 2017 MPS Facilities Meeting
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Suat Acar, COO & Mustafa Sahin, Principal
RE:	MSA-1 Construction Update

Update

1- Title of the newly acquired buildings: Bond is closed as of August 30, 2017. Cash will be in the account on September 6th, 2017. With the closing of the bond, the title of the new building will be received. With this, we will be able to proceed for demolition and construction.

2- Demolition of the gym and new building: Board approved during August 10, 2017 meeting to contract with Interior Demolition Inc to do abatement and demolition services for 18216-18220 Sherman Way in Reseda, CA. The demolition project will demolish the existing gym of the school and the adjacent (former) adult care buildings that MPS Purchased.

3- Construction Management (CM) Company: Board approved during August 10, 2017 meeting to contract with “PrimeSource” as Construction Management Services Company (CM) for work associated with construction of a new two-story classroom building and associated site work for MSA1’s new high building. We met with Timothy Buresh from CM Company to go over the time line; please see attached the meeting agendas and minutes.

4- Gym Project and zone variance: Since MPS will demolish the existing gym, MSA-1 will need a new gym to be constructed within the following 2 years. The gym construction is planned to take place over the existing parking lot. However, the current zoning should be revised before any construction can take place. The process MPS will pursue is called “zone variance”. We made a market investigation about the pricing and noticed that for us to have a third party experienced in this business and get all necessary permits etc will cost us over \$25,000. Therefore, MPS will run an RFP to receive bids for “zone variance” of the parking lot in front of the school to be in compliance with MPS purchase policies. Posting will be done until Labor Day.

Background

MSA-1 resides on 18238 Sherman Way, Reseda, CA 91335. The adjacent two building are the

gym of MSA-1 and former adult care facility. These two building were purchased based on an agreement with the vendor, pending bond monies. Bond has been closed as of August 30, 2017 and the title of the building will be acquired once the money arrives at our accounts.

Budget Implications

- Amounts/ Funding Source:
 - Demolition and construction of two-story school:
Funding source: Bond monies. The demolition project approved by the board is \$153,500. The total for the construction project is \$11,505,792.50 (This includes the acquisition of the building \$3,837,500).
 - The Gym Project: This is still on the planning stage. No estimates has been prepared yet.
- CFO Review

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

The construction aims to increase the enrollment of MSA-1 from 540 to 912 in 5 years. With the completion of the construction, MSA-1 will separate middle and high schools. This means an additional 372 students increase over 5 years. The fiscal impact of this increase in enrollment is estimated to increase revenues of the school over \$2.5 million per year.

Name of Staff Originator:

Suat Acar & Mustafa Sahin

Exhibits (attachments):

Meeting minutes with the construction management company.

Meeting with CM agenda and minutes



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Construction Manager Kickoff Meeting – August 22, 2017

Attendees

Caprice Young, Suat Acar, Mustafa Sahin, Frank Gonzalez, Tim Buresh

Discussion & Issues

1. Introductions and communications
2. CM contract – approved by legal – go for Board approval this week
3. Project Goals – discussed new building role and placement – goal of increasing student population from 540 to +/- 900 grade 6-12, housed in separate middle school and high school buildings – outstanding need for food service and gymnasium – rooftop play space as interim solution only – discussed possible gymnasium locations and configurations on parking lots
4. Site aspects – discussed building layouts, property boundaries, already ALTA surveyed – 2 year access to CIM property, already fenced – non-access to former CRA property for permanent structures, possible future parking lot, but way off – alley side circulation pattern, student pickup and drop-off, main building access – variance allowing outdoor food service under temporary shade structures – drainage problem of parking lots toward residential neighbors, may cause flooding of some neighbors – problem neighbor – CIM plans for multi-use commercial/residential but not soon, other end of block 150 unit residential
5. Design status – discussed Franco & Associates, Studio City; building design 100% complete; submitted to LADBS June, first round comments returned and being addressed; need additional fee to address site drainage comment by LADBS
6. Demolition status – discussed package bid and ready for award; \$153k contract, 30-day schedule - Board approval anticipated this week; NTP to be delayed to maximize use of gymnasium but not delay new construction
7. Budget - noted very tight remaining budget for three projects in construction – San Diego, Santa Ana, Reseda – and need to coordinate closely for overall budget – discussed issue of inability to significantly change cost after bid – discussed San Diego status and likelihood of dispute, potential added cost, remaining schedule uncertainty – discussed simplicity of Santa Ana and little opportunity for significant cost savings – discussed making roof features of Reseda a bid alternate as only remaining option for



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major cost savings, proposed by Franco three months ago but not acted on, now would require added design costs plus resubmittal to LADBS, leaning against because of time required to implement alternative versus hard completion date of August 2018 – Reseda budget based on \$249/SF, may not include roof development, current market at least \$250/SF - will get courtesy cost estimate from friendly GC, then revisit overall cost strategy if necessary – not clear how much money remains and for what purposes at Reseda – still have to close bond next week

Action Items (Description/Person Responsible/Description/Due Date)

1. Frank/Email introduction of Tim to design team/ this week 8/25
2. Frank/Email contact information for design team and all other consultants/ this week 8/25
3. Suat/execute and transmit CM contract after Board approval/ this week 8/25
4. Frank/contact Franco and get additional fee quote for site drainage issue/ this week 8/25
5. Mustafa – find out if neighbors are/are not being flooded or if existing CMU walls are providing sufficient protection/next week 8/31
6. Mustafa – send marked up circulation plan for parking lot drop-off and pickup/ next week 8/31
7. Frank/send copy ALTA survey, geotech report, and all other relevant project documents/next week 8/31
8. Suat/Obtain Board approval of additional fee for Franco/next week 8/31
9. Frank/email link to design/this week 8/25
10. Frank/Forward demolition package – bid, contact information, Board action /next week 8/31
11. Mustafa/Contact City to gain construction staging access to former CRS parcel/Mustafa/ next week 8/31
12. Suat & Frank – clarify remaining funds, sources of funds, timing restrictions for new classroom building and site development/this week 8/25
13. Frank/share cost estimate for high school/this week 8/25
14. Frank/get ROM cost estimate from friendly GC/next week 8/31
15. Frank/contact information for known general contractors working with charters/next week 8/31
16. Caprice/set up contact with Bond coordinator, share initial bond requirements, monthly draw requirements/this week 8/25



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Carryover Action Items (Description/Person Responsible/Due Date)

No carryover items this meeting