



Board Agenda Item #	Agenda # II C
Date:	September 7, 2017
To:	Magnolia Board of Directors- Facility Committee
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Gokhan Serce, Principal
RE:	San Diego Construction Project Update

Proposed Board Recommendation

No action is required at this time.

Background

Magnolia is in the process of completing the construction of a campus for our San Diego middle school. Due to delays in construction, students will start school on time at an alternative location less than 1.5 miles from our permanent site. As a way to provide extra excitement and enrichment during the first month of school, Magnolia is partnering with Junior Achievement to augment the regular coursework with elective courses in personal finance and entrepreneurship.

The construction is moving forward rapidly due to implementation of 12 hour days and six day work weeks. Below are more details on the progress.

Department of State Architect Approval

Final DSA Approval has been granted for the Classrooms, Restrooms and Administration Building. The Multi Purpose Room building CCD (change order) has been submitted to DSA for review.

Construction

Completed to Date:

1. Abatement and demolition of existing buildings
2. Site excavation and trenching
3. Soil grading and compaction

4. Underground utilities
5. Storm drainage system
6. Fire water main
7. Asphalt paving under classroom and restroom buildings
8. Concrete curbs and stem walls
9. Concrete foundation under administration building
10. Delivery of classroom buildings
11. Delivery of Administration building

Work In Progress:

1. Installation of classroom buildings (complete 9/1/17)
2. Installation of administration building
3. Carpeting
4. Exterior Finishes
5. Fire Service connection at street
6. Exterior electrical
7. Water connection at the street

Upcoming Work:

1. *Site work for play areas, MPR, ADA walkways
2. *Foundation for MPR, footings and curbs
3. *Grade adjustment for sidewalk and ramps
*the above three items are pending resolution of a grade adjustment and revised sight plan to address ADA compliance
4. Internal electrical wiring
5. Installation of permeable pavers
6. Asphalt paving for parking lot and play areas
7. Forming and pouring of concrete walkway
8. Low Voltage pathways pending completion of building installation and punch list walk through.
9. Fire Alarm Panel
10. Utility connections to classroom units
11. Low Voltage and Instructional Technology Wiring
12. Electrical Gear, SDGE meter and connection at street

Project Status and Issues

1. A critical path item is the installation of the Electrical Vault and Switchgear, which has been ordered and is 3-4 weeks out. We are working with SDGE to expedite installation of the meter and connection at the street. We have recently contacted SEMPRA Energy, the parent company of SDGE to receive support in prioritizing this project. It is possible for the school to start on generator power with a limit of 60 days before permanent power is installed.
2. A current issue is the grade of the site and the impact that it has on ADA access. Specifically the classroom building pads were designed to set the classroom buildings at 12 5/8 above the finish asphalt paving. This dimension was confirmed with the modular company. However, the plans indicated that there needs to be an accommodation for venting under the classrooms. The buildings were set at 16" above finish asphalt paving which is necessitating a redesign of the ramps and walkway elevations to meet ADA guidelines. The design team will provide an updated plan addressing these issues on 9/1/17.
3. Occupancy. We have spoken with the Inspector Of Record and asked for an accommodation to occupy the classrooms, restroom and administration building during the first week of October. All of the work needs to be completed including site work, classroom and administration buildings and restrooms. The team has confirmed that this is possible. However the two items that are long lead items, the fire alarm panel and the permanent electrical gear and connection at the street might not be ready at that time. The solution to these is to have a fire watch plan submitted and approved by DSA and to operate the school on a generator for up to 60 days. This plan has been discussed with the team and the San Diego Unified School District and all are in agreement that this is viable, pending DSA Approval.

Budget Implications

- The project has continued within the project budget currently approved by the board.
- CFO Review

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

No action is requested at this time.

Name of Staff Originator:

Project Manager Frank Gonzalez

Exhibits (attachments):

None