



Board Agenda Item #	# II B
Date:	October 5, 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:	Approval of Scope Changes in MSA SA Gym Project

Proposed Board Recommendation

I move that the board accept the scope changes in MSA-SA Gym and Cafeteria project as outlined in Architect’s work authorization and authorize the MPS CEO and Superintendent to negotiate and approve the Architect’s work proposal for design changes.

Background

MSA-SA PHASE II construction project includes construction of a gymnasium building, connecting utilities and portion of site work including shaded cafeteria area with lunch tables, benches and 2 shade structures and playground area and equipment.

School site team and construction manager identified several improvements and cancellations to increase functionality and compliance in the scope while providing estimated savings. The improvements and cancellations are estimated to provide a saving of \$364,642 that can be allocated for floor upgrade, furniture, fixture and equipment. The proposed changes require architect to redesign the plans for bidding and construction purposes. Details can be seen in the attachments.

Budget Implications :

Board approved budget has enough contingency for architect’s contingency allowance to cover this cost. Gym construction budget is privately funded through bond issuance involving MSA-SA, MSA-1 and MSA-SD projects.

- Increase in architect fees- \$10,063
- Anticipated Saving from Total Hard Cost \$364,642

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

Capital investment will have 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)
- Work Authorization proposal by Berliner Architect
- Proposed Value Engineering Estimate by Gafcon

SCOPE CHANGE ANALYSIS

MSA-SA GYM, CAFETERIA AND PLAY AREA CONSTRUCTION

Friday, September 26, 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.

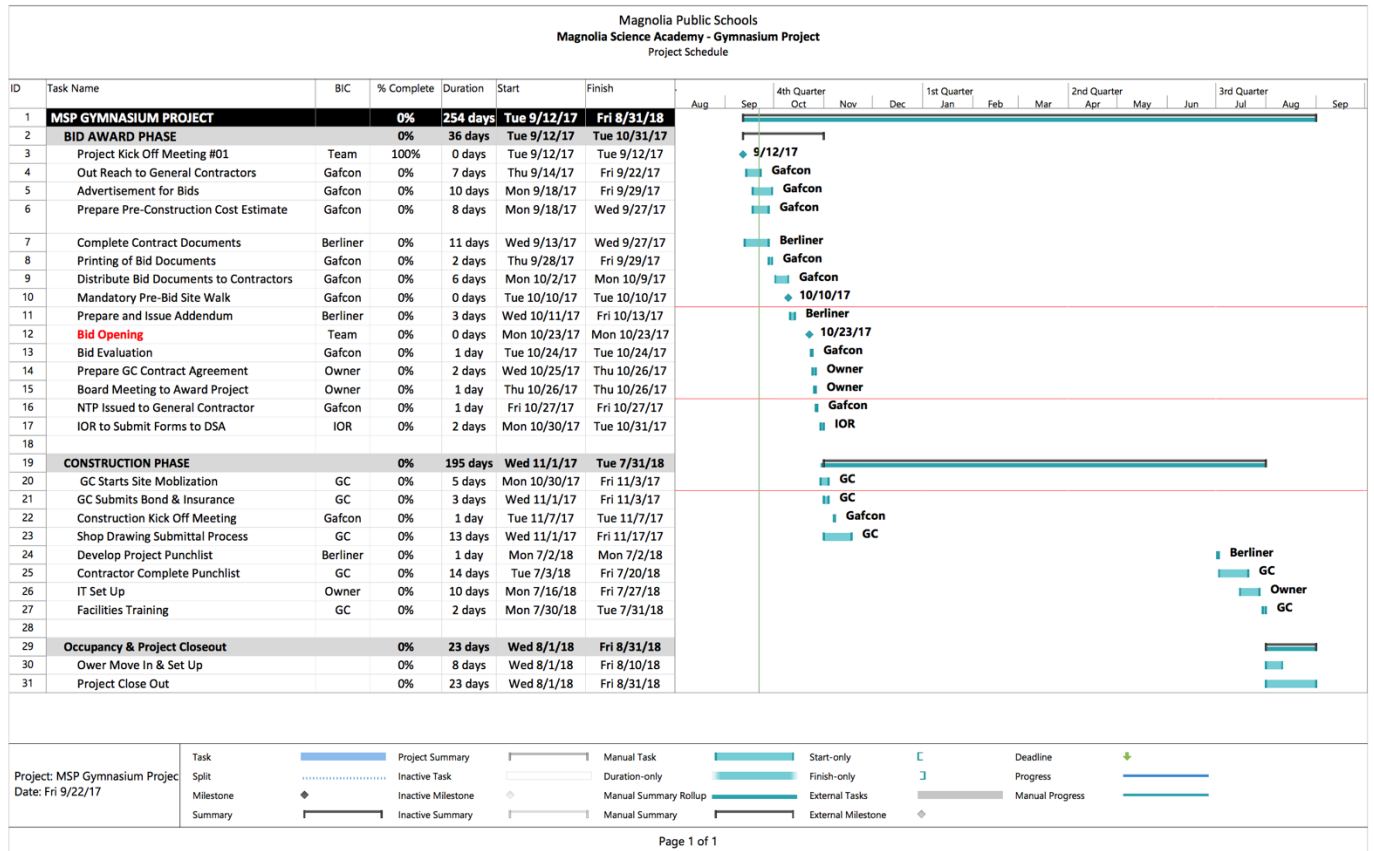
The gymnasium building is a 6,509 sqft, Type V A, fully sprinklered building with automatic fire alarm system. It is a CMU building with steel and metal deck roof structure and metal stud framing.

The drawings and specifications including the general conditions are already approved by DSA. 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.

Currently, GAFCON CM services manages the project. 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.

Third coordination meeting was held on Sep 26 between MPS, Architect and CM. Project schedule is listed below.

B- PROJECT SCHEDULE



C- CHANGES RECOMMENDED

- 1- Remove the two shade structures (retractable tents). Replace with removable tent to cover the entire lunch areas.

Remove proposed shade structures from sheet A0.21, CB-C1.11, CB1.12

- 2- Remove all trees (6) in the cafeteria areas from the plan. Have a uniform flooring in the openings
Remove (6) Cafeteria trees from planting sheet L2.11. Need to review with Landscaping consultant on code/zoning implication or if they have to be shown somewhere else in order to meet tree counts in the property.

Revise Irrigation plan L1.11

Revise site plan A0.21 (remove trees/ dining area to be covered by concrete paving)

- 3- Results from the removal of trees.

Replacement trees?? Landscaping consultant to confirm Landscaping confirmed no additional or replacement trees are required.

- 4- Cafeteria tables

Remove cafeteria tables and benches scope from A0.21 and specifications. NIC owner provided – GC TO PROVIDE THE TABLES NIC Owner Provided – No drawings of new layout required.

Provide 30 regular and 4 ADA cafeteria tables instead of 43 cafeteria tables at site plan A0.21 NIC Owner Provided – No drawings of new layout required.

Provide ADA cafeteria tables and provide enlarged plans showing required clearances # OF ADA TABLES NEED TO BE CONFIRMED

- 5- Convert the “landscaped turfed area” north of the playground structure to all concrete top
Landscaping and Civil consultants to confirm code and zoning compliance. Landscape and civil confirmed that these changes do not change the overall design and still meets code compliance.

Sheet A0.21 remove landscape turf and provide concrete top

Revise Irrigation Plan L1.11

Revise planting plan L2.11

Reference/revise appropriate detail @ 7/L2.51

- 6- Floor OPTION

Multi sport Athletic Surface – Rubber synthetic floor is asked as alternate

Replace from VCT to above rubber floor

Transition to be considered.

Provide striping detail

Redesign appropriate details

Need to review the transition from rubber flooring to VCT since the rubber flooring is thicker. VCT thickness is 1/8" gauge (3.2mm) and Rubber floor thickness is 5mm / 1/5" minimum. This rubber flooring is available in 5, 6, 8, 10, 12 and 14 mm. Owner should confirm the thickness. Owner to approve thickness. - min 12 mm THIS IS NOT a CIF size basketball

7- AIR CURTAIN –

CM recommends to include electronically controlled air curtain in front of the servery to be compliant with OC Health department.

D- REASONS FOR CHANGES

- a. The 2 shade structures in the current plan provides limited sun block for a small amount of tables. The trees will take several years to grow to provide shade. The area is designed only for eating. It cannot be used for other functions because the cafeteria tables will be fixed to the ground and the odd shapes of the shade structure will limit putting additional shade structures.
- b. Currently, the school suffers from open area for multiple school functions such as PE, playgrounds and meetings. We can convert the cafeteria area for multi purpose area.
- c. Removing fixed cafeteria tables and purchasing directly from vendors is also cost saving in terms of GC overhead.
- d. The landscaped area north of the playground structure is left as Turfed Landscaped area. Converting this to concrete top will open additional PE and playground area for the students and teachers.
- e. Current plans show the gym floor as VCT. This floor is useless for indoor gym purposes. We would rather have polished concrete than VCT. VCT requires more maintenance. Our and CM's recommendation is to bid floor with an alternate as synthetic rubber floor as one here;
 1. <http://www.robbsfloor.com/2012/04/pulastic-classic-110/>
 2. <http://cdn.sqhk.co/connor/e2LsheU/ControlXT1.pdf>
 3. <http://www.dynamicsportsconstruction.com/products/dynacourt/>
- f. CM recommends to include electronically controlled air curtain in front of the servery to be compliant with OC Health department.

F- BUDGET IMPACT

a. DESIGN ADDITION COST

i. Architect is asking for \$7,310 for design cost excluding air curtain – cost TBD

Architects - \$5,000

Total Architectural Labor - \$5,000

Ahbe – Landscape Architects - \$1,200

Brandow & Johnston – Civil - \$1,000

Total Consultant Labor - \$2,200 5%

Consultant Markup - \$110

Total Cost - \$7,310

b. CONSTRUCTION COST/SAVING ESTIMATE – To be provided by Mike Langel in two days

- i. Savings from shade structures – TBD
- ii. Savings from lunch tables – TBD
- iii. Savings from landscaping – trees, turf, irrigation
- iv. Savings from VCT floor
- v. Cost of converting landscape area to concrete top
- vi. Cost of synthetic rubber floor (Alternate bid) – TBD

G- BUDGET

Magnolia Science Academy Santa Ana		
Gym		Aug-17
Uses	\$	
Soft Costs	\$ 559,379.70	
Hard Costs	\$ 3,300,000.00	
Total Project Costs	\$ 3,859,379.70	
Site Development Budget		
Use	Amount	Notes
<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)
Total Soft Cost	\$ 559,380	
<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	
Total Hard Cost	\$ 3,300,000	
Total Soft and Hard Cost	\$ 3,859,380	

Work Authorization Number	01	Date	09/21/17
Project	Magnolia Santa Ana Gym Rebid	Project Number	12-27.4
Project Location	Magnolia Science Academy - Santa Ana		
Client	Magnolia Public Schools		

Authorization is confirmed for Berliner Architects, to perform the following services:

Gym Improvements please see attached MSA-SA Gym and Cafeteria Specs/Improvements.


MEP Fee to be revised after electrical meeting with client and Rasul.

Berliner Architects - \$5,000
Total Architectural Labor - \$5,000
Ahbe - Landscape Architects - \$1,200
Brandow & Johnston - Civil - \$1,000
Total Consultant Labor - \$2,200
5% Consultant Markup - \$110
Total Cost - \$7,310

Original or Master Agreement (if any), dated:

Other References:

Fee and Basis
Total Fee - \$7,310

Date service began:	07/21/17	Services projected to be completed no later than the following, if indicated:
Services requested by:	Frank Gonzalez	Date of Request: 07/21/17
Prepared by:		Date Signed: 09/21/17

See reverse side of this Work Authorization (Page 2) for Terms and Conditions.

Client Authorization by: _____ Date Signed: _____

Work Authorization

Terms and Conditions

1. Berliner Architects shall provide the services specified on page 1 of this Work Authorization. Terms and Conditions shall be in accordance with the original or master agreement between Client and Architect, or if such does not exist or is not applicable to this Work Authorization, the Terms and Conditions below shall be incorporated into this Work Authorization. Should anything arise that is not covered by such Terms and Conditions or this Work Authorization, then applicable provisions of Berliner Architects Standard Terms and Conditions STC, current as of the date of this Work Authorization, shall govern. Copies of these documents are available from the Architect on request. The provisions on page 1 of the Work Authorization take precedence over the Terms and Conditions. Where a portion of one document is amended by another of later date, all unmodified portions shall remain in effect. The term "Architect" includes the Architect's officers, directors, shareholders, employees and agents. This Agreement shall not create a contractual relationship or duty to any third party.
2. Fees to be compensated on an hourly basis shall be computed by multiplying the hours directly spent on the Project by the hourly billing rates of the Architect's standard rate schedule, which rates are subject to adjustment periodically, plus 1.1 times any consultants invoices, unless otherwise stated in the Letter of Agreement.
3. Fees to be compensated on a lump sum or percentage basis shall be based upon the Architect's determination of the proportion of its services completed through the billing period.
4. The following Reimbursable Expenses incurred by the Architect in connection with the Project are not included in the Fee stipulated unless specifically stated in this Work Authorization or the Master Agreement, if any: Models and renderings, photography, printing, reproductions, reproductions, telecommunications, data communications, facsimile, long distance telephone calls, travel, out-of-town living expenses, shipping, delivery and messenger service, sales taxes and the like, shall be billed at 1.1 times the amounts invoiced to Berliner Architects, or where incurred as in-house hourly costs, at the Architect's standard hourly billing rates, unless otherwise stated in this Work Authorization. Other than for computer usage in connection with accounting procedures and non-technical word processing, usage of computer, CADD and plotting equipment shall also be a Reimbursable Expense, billed at the Architect's standard rates.
5. Payment for fees and expenses, normally billed monthly, shall be due upon receipt of the Architect's invoice. Disputes and questions regarding an invoice shall be brought to Architect's attention within ten days following receipt of invoice, and shall not be cause for withholding payment for the undisputed portion of the invoice. A service charge of 1.5% per month, in addition to reasonable collection expenses, shall be added to balances unpaid 30 days after invoice date. The Architect reserves the right to suspend or terminate its services, or withhold its documents without notice, if payment in full is not received within 60 days after invoice date, and the Architect shall not be held liable for any claims or losses that may result therefrom.
6. If the scope of the Project, Architect's services, or Project Time is increased, compensation shall be increased accordingly. If the Scope of the Project or Architect's services is decreased, fees for the balance of the Architect's services not yet performed shall be adjusted accordingly.
7. After completion or termination of the Architect's services, and after all payments due the Architect have been made, the Client may retain and use only for alteration, additions, or completion for this Project, copies or reproductions of drawings, specifications, and other materials prepared by the Architect in connection with the Project. In the event of such use, the names and other identifications of the Architect and its consultants shall be removed from the documents and the Architect and its consultants shall be indemnified and held harmless by the Owner for claims arising out of 1) work performed subsequent to the Architect's services, 2) work not constructed or installed in accordance with the Architect's full Construction Documents, or 3) work constructed or installed without the Architect's full construction observation services.
8. In the event of any dispute, controversy or claim arising out of this Agreement or any alleged breach thereof ("Dispute"), the Client and Architect shall participate in a mediation conducted under the auspices of a recognized neutral third-party professional Mediation Service, in a good faith effort to negotiate a resolution of the Dispute, prior to undertaking any legal action. The selection of the Mediation Service shall be acceptable to the parties, and the cost of the Mediation Service shall be borne equally by the parties. In any legal action following the unsuccessful mediation of a dispute, the prevailing party shall be entitled to reasonable attorney's fees.
9. The Client acknowledges that the Architect is unable to reasonably obtain insurance for claims arising out of the performance or failure to perform professional services, including but not limited to, the preparation of reports, designs, drawings and specifications or testing related to the investigation, detection, abatement, replacement, discharge or removal of products, materials or processes containing asbestos, PCB, or any other toxic or hazardous contaminants, materials, air pollutants or water pollutants at the site ("Hazardous Substances" or "Hazardous Substances Services"). Accordingly, the Architect shall not provide such services. The Client hereby agrees to bring no claim for negligence, breach of contract, indemnity or other cause of action against the Architect if such a claim in any way arises out of Hazardous Substances or Hazardous Substances Services.
10. The Client agrees to indemnify, defend and hold the Architect harmless from and against any and all claims, suits, demands, losses and expenses, including reasonable attorneys' fees and all legal expenses and fees incurred on appeal and all interest thereon, accruing to or resulting from any and all persons, firms or any other legal entity, on account of any damage or loss to property or persons, including death, arising out of 1) Hazardous Substances or Hazardous Substances Services, except where the Architect is found to be solely liable for such damages or losses by a court or forum of competent jurisdiction; or 2) the performance or non-performance of any obligations under this Agreement except to the extent found by a court or forum of competent jurisdiction to be attributable to the negligent errors or omissions of the Architect.
11. The Client shall provide complete Project information, which the Architect shall be entitled to rely upon. The Client shall designate a representative authorized to act in its behalf to provide decisions, liaison with the Architect, and approvals of drawings, reports, presentations and other documents and data. Client's written decisions, approvals and authorizations, and Architect's services shall be provided promptly in order to meet mutually agreed project schedules. Services on a phase shall commence only after Client's written approval of the previous phase and Client's authorization to proceed. Out-of-sequence services, if requested, shall be compensated as Additional Services.
12. The Architect shall not have control over or charge of, and shall not be responsible for, construction means, methods, techniques, construction schedules, sequences or procedures, fabrication, procurement, shipment, delivery, receipt, inspection or installation, or for safety programs in connection with the Work, or for acts, omissions, or failure to carry out the Work in accordance with the Contract Documents by the Contractor, subcontractors, or any other persons or entities or their agents or employees performing or supplying the Work.
13. The Client hereby agrees that to the fullest extent permitted by law, the Architect's total liability to the Client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way relating to the Project or this Agreement from any cause or causes including, but not limited to, the Architect's negligence, errors, omissions, breach of contract or breach of warranty shall not exceed the total compensation received by the Architect under this Agreement.

Fee Calculation Form

BERLINER
ARCHITECTS

Date: 09/19/17

Project: Magnolia Gym Improvements

Job #: 12-27.4

	Principal	Project Architect/ Manager	Draft/ Des. 2	Total
Phase I - Pre Design				
Pre Design	0	5	7	12
Subtotal Hours	0	5	7	12
\$/ Hour	\$ 210	155	\$ 100	
Total	\$ -	\$ 775	\$ 700	\$ 1,475
Phase 2 -Construction Document Edits & DSA				
CD's & DSA	2	9	19	30
Subtotal Hours	2	9	19	30
\$/ Hour	\$ 210	155	\$ 90	
Total	\$ 420	\$ 1,395	\$ 1,710	\$ 3,525
Total Hours On Project	2	14	26	42
TOTAL ARCHITECTURAL LABOR COST	\$ 420	\$ 2,170	\$ 2,410	\$ 5,000
Ahbe - Landscape Architects				\$ 1,200.00
Brandow & Johnston - Civil Engineering				\$ 1,000.00
TOTAL CONSULTANTS	\$ -	\$ -	\$ -	\$ 2,200.00
5% CONSULTANT FEE MARKUP				\$ 110.00
TOTAL LABOR COSTS	\$ 420	\$ 2,170	\$ 2,410	\$ 7,310

* MEP fee to be revised after electrical meeting with Client & Rasual

MSA-SA GYM and CAFETERIA SPECS/IMPROVEMENTS

1. A list of the proposed changes to the exterior of the MSA SA Gymnasium Project that you would like to make. This has to do with shade and trees, as well as the type of tables we have out there. Second weekly meeting was held on 9/19 to discuss these issues – see comments in green or items crossed out as not in scope. The scheduled 09/19 electrical meeting did not take place and shall be rescheduled. Rasul and Erdinc during 09/19 weekly meeting expressed that they have reviewed the bid documents and felt that 90% electrical provisions for low voltage were shown and minor additions were needed. The final scope was decided during conference meeting with owner and CM on 09/21 as shown below. The Mechanical, Plumbing, electrical and the IT scope was descope.

- 1- Remove the two shade structures (retractable tents). Replace with removable tent to cover the entire lunch areas.
 - Remove proposed shade structures from sheet A0.21, CB-C1.11, CB1.12
 - ~~Select one shade/canopy product within the budget to cover the entire lunch area – NIC owner provided –~~ CONFIRMED BY OWNER. No new drawings showing owner provided shade structure are required.
 - We are assuming no foundation is required for the new owner provided canopies. Owner to confirm. CONFIRMED BY OWNER
- 2- Remove all trees (6) in the cafeteria areas from the plan. Have a uniform flooring in the openings that
 - Remove (6) Cafeteria trees from planting sheet L2.11. Need to review with Landscaping consultant on code/zoning implication or if they have to be shown somewhere else in order to meet tree counts in the property.
 - Revise Irrigation plan L1.11
 - Revise site plan A0.21 (remove trees/ dining area to be covered by concrete paving)
- 3- results from the removal of trees.
 - Replacement trees?? Landscaping consultant to confirm. Landscaping confirmed no additional or replacement trees are required.
- 4- 30 regular cafeteria tables and 4 ADA cafeteria tables
 - Remove cafeteria tables and benches scope from A0.21 and specifications. NIC owner provided – GC TO PROVIDE THE TABLES NIC Owner Provided – No drawings of new layout required.
 - Provide 30 regular and 4 ADA cafeteria tables instead of 43 cafeteria tables at site plan A0.21 NIC owner provided – GC TO PROVIDE THE TABLES NIC Owner Provided – No drawings of new layout required.
 - Provide ADA cafeteria tables and provide enlarged plans showing required clearances
 - # OF ADA TABLES NEED TO BE CONFIRMED
- 5- Convert the “landscaped turfed area” north of the playground structure to all concrete top
 - Landscaping and Civil consultants to confirm code and zoning compliance. Landscape and civil confirmed that these changes do not change the overall design and still meets code compliance.
 - Sheet A0.21 remove landscape turf and provide concrete top
 - Revise Irrigation Plan L1.11
 - Revise planting plan L2.11
 - Reference/revise appropriate detail @ 7/L2.51
- 6- ~~2 drinking fountains (one is ADA) at the north side of the gym.~~
 - ~~One set of drinking fountain (Low) is provided at the south side of the gym. Owner to confirm location. NORTH SIDE OF THE GYM – the drinking fountain is inside~~
 - Replace drinking fountain location from south side of the gym to north side. Have to revise architectural and plumbing/civil drawings. ~~the only drinking fountain is inside~~
- 7- ~~PA system – See IT list – to be discussed on Sep 19 in detailed with Rasul, MSA IT manager and Electrical~~
 - ~~Duplicate – see below.~~

2. How to outfit the indoor gym including sport court, number of basketball hoops (6--please confirm).

- 1- Floor **OPTION**

- **Multi sport Athletic Surface – Rubber synthetic floor**

See technical specs

<http://robbinsweb.robbinsfloor.com/infocenter/infocenter.nsf/vall/D6A23A7D9A06A764852579CF00551901>

Samples

1. <http://www.robbinsfloor.com/2012/04/pulastic-classic-110/>
2. <http://cdn.sghk.co/connor/e2LsheU/ControlXT1.pdf>
3. <http://www.dynamicsportsconstruction.com/products/dynacourt/>

- **Replace from VCT to above rubber floor**
- **Transition to be considered.**
- **Provide striping detail**
- **Redesign appropriate details**
- **Need to review the transition from rubber flooring to VCT since the rubber flooring is thicker. VCT thickness is 1/8" gauge (3.2mm) and Rubber floor thickness is 5mm / 1/5" minimum. This rubber flooring is available in 5, 6, 8, 10, 12 and 14 mm. Owner should confirm the thickness. Owner to approve thickness.**
- **PLEASE NOTE THAT THE THICKNESS OF THE FLOOR MATERIAL CHANGES DEPENDING ON THE VENDOR. WE PREFER ANYTHING MORE THAN 12 mm**
- **THIS IS NOT a CIF size basketball court- the length is short.**

2—Hoops

- ~~2 foldable (up) basketball hoops as in the original plans~~
 - ~~Specify the selected product @ G-A2.11~~
- ~~4 additional wall mount hoops for practice OPTION~~
 - ~~Locate 4 additional hoops attached to east and west CMU walls @ G-A1.11 & G-A2.11. Owner to select product.~~
 - ~~Preferred Model NOTE THIS IS ELECTRICAL <https://www.basketball-goals.com/Electronic-Side-Folding-Wallmount-Basketball-Goal.html>~~
~~Needs structural details. See bottom of the page~~
 - ~~<https://www.basketball-goals.com/Electronic-Side-Folding-Wallmount-Basketball-Goal.html>~~

3—Volleyball nets

- ~~Posts and net~~
 - ~~Locate provisions for volleyball posts and nets @ G-A1.11 & G-A2.11.~~
- ~~Floor should have sleeves and sockets~~
 - ~~Add detail showing sleeve and sockets—will need structural input.~~

4—Striping STRIPING ONLY FOR FULL BASKETBALL COURT AND VOLEYBALL COURT

- ~~For basketball~~
 - ~~Owner to confirm if the smaller courts in east west direction needs to be striped.~~
~~NO~~
- ~~Volleyball~~
 - ~~Show striping for Volleyball at gym floor plan G-A1.61.~~

5—Protective mats on the walls OPTION

- ~~No product has been specified on G-A2.11. Owner to provide direction.~~
- ~~<http://www.greatmats.com/flooring/gym-wall-pads.php>~~

6—PA and speaker system—See IT list

- ~~Elect/IT consultant to revise if IT/owner changes requirements. Owner to review the current drawings and confirm.~~
- ~~to be discussed on Sep 19 in detailed with Rasul, MSA IT manager~~

7—Electronic score board

- ~~Electrical to revise panel schedule E0.05 if IT/owner changes requirements. Owner to review the current drawings and confirm. Provisions only~~

8—All HVAC and lamps covered with protector grids

- ~~Add note to Ceiling plan~~
- ~~Add detail~~

3. Number of lockers needed in the gym changing rooms (200-250? Please confirm). **KEEP CURRENT PLANS**
- 1—Boys locker room
 - a.—72 lockers—3 tier (9 in each unit assembled)
 - ~~Currently 57 lockers are provided~~
 - ~~There is no space for more in the locker room. Owner to provide direction.~~
 - b.—1 ADA bench **KEEP CURRENT PLANS**
 - ~~Show correct size and product at G-A4.11. Owner to approve location.~~
 - 2—Girls locker room
 - a.—72 lockers—3 tier (9 in each unit assembled)
 - ~~Currently 69 lockers are provided~~
 - ~~There is no space for more in the locker room. Owner to provide direction. KEEP CURRENT PLANS~~
 - b.—1 ADA bench
 - ~~Show correct size per owner provided product information at G-A4.11. Owner to approve location. Any corner or middle is fine~~

4. Equipment needed in the server (commercial fridge, retherm ovens, milk cooler—please confirm)

- ~~1 Serving table~~ **OPTION**
 - ~~NIC—Currently (3) 3'-6" Stainless steel cabinets and countertop as serving table shown in the drawings as a place holder. Stainless steel cabinets are not scheduled in project manual. Owners to advise if their intention is to provide a serving table instead of the cabinets in servery room. Owner to advise how to incorporate in contract documents. Based on meeting on 09/19 provide electrical and plumbing provisions for owner provided equipment.~~
- ~~1 Shelving~~ **OPTION**
 - ~~NIC Owner to advise how to incorporate in contract documents.~~
- ~~1 Warmer~~ **OPTION**
 - ~~NIC Owner to advise how to incorporate in contract documents.~~
- ~~1 Refrigerator~~ **OPTION**
 - ~~NIC Owner to advise how to incorporate in contract documents.~~
- ~~1 Freezer~~ **OPTION**
 - ~~NIC Owner to advise how to incorporate in contract documents.~~

See the list at <https://docs.google.com/spreadsheets/d/13gdYcIK3rE-w5GltUa5oa8MlspSYtdwjuHCHK6ZCi2I/edit#gid=0>

5. Any other questions or issues that you may have.

- ~~Lockers for PE teachers~~ **OPTION**
 - ~~Select location for teacher's lockers. Owner to provide direction.~~
 -
- ~~IDF for IT room~~
 - ~~Owner / Rasul to provide direction. to be discussed on Sep 19 in detailed with Rasul, MSA IT manager. Based on meeting on 09/19 provide electrical outlets in the IDF room and shall be discussed with electrical consultant.~~

6. Need to have **Rasul** provide his IT information asap. Also need cost estimates.

- ~~Security cameras~~
 - ~~Owner Furnished Equipment (OFE) per section 274100 part 2.02 B. Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.~~

- ~~Cabling~~
 - ~~Contractor to comment on pricing.~~ Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.
- ~~Wireless Access Points~~
 - ~~Owner Furnished Equipment (OFE).~~ Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.
- ~~PA system~~
 - ~~Section 275117 to be completed for Public Address Systems.~~ Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.
- ~~Projector with retractable or movable screen~~ **OMIT**
 - ~~Owner Furnished Equipment (OFE)~~
 - ~~Extron Electronics is specified for classrooms but no projection has been specified for public events. Revise section 274100– Audio/ Visual Systems section.~~
 - ~~Retractable screen, video source equipment and video projector shall be furnished by owner (OFE).~~
 - ~~Indicate location of the projector and retractable screen on floorplans and elevations~~
 - ~~Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.~~
- ~~Sound system for the public events~~
 - ~~Elec to supply power to the sound system.~~ Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.
 - ~~Owner Furnished Equipment (OFE)~~
 - ~~Comply/ Revise with section 260010~~
- ~~HP Switches~~
 - ~~IT and Elec. consultant to advise.~~ Owner / Rasul to review current documents and advise. We should have a coordination meeting with electrical consultant.

See the list at <https://docs.google.com/spreadsheets/d/13gdYcIK3rE-w5GltUa5oa8MIspSYtdwjuHCHK6ZCi2I/edit#gid=1290437238>

7. Need to get FFE package including estimates

Check estimates here

<https://docs.google.com/spreadsheets/d/13gdYcIK3rE-w5GltUa5oa8MIspSYtdwjuHCHK6ZCi2I/edit#gid=0>

AHBE

LANDSCAPE ARCHITECTS

NOTICE OF ADDITIONAL SERVICES #2

DATE	SEPTEMBER 11, 2017	FROM	WENDY CHAN
CLIENT	BERLINER ARCHITECTS	CC	EVAN MATHER, SUSAN MILLER
PROJECT	MAGNOLIA PACIFIC TECHNOLOGY SCHOOL		
PROJECT #	112047.00		
REQUESTED BY	PRITHWISH GUPTA		

Based on the information provided to us, we reviewed the additional work required to revise the landscape construction documents. The requested changes require more time than can be absorbed by the present contract. The following is a description of the requested revisions and a fee proposal for our completion of the work.

Description of Additional Services

Magnolia Science Academy Gym – Client directed revisions

1. Remove (6) trees in the cafeteria area. Revisions to the Irrigation Plan L1.11 and Planting Plan L2.11.
2. Convert the landscaped turf area north of the playground structure to concrete. Revision to the Irrigation Plan L1.11, Planting Plan L2.11, and detail 7/L2.51.

Cost for Additional Services: \$1,200

Client Approval of Additional Service

Services described herein will be provided upon receipt of Client's written authorization. Sign below to confirm your approval of the above Additional Services description and fees. Return the signed document to us. Retain a copy for your records.

CLIENT
Berliner Architects

LANDSCAPE ARCHITECT
AHBE Landscape Architects

PRINTED NAME

PRINTED NAME

SIGNATURE

SIGNATURE

TITLE

TITLE

DATE SIGNED

DATE SIGNED



Magnolia Pacific Technology School Santa Ana, California

Proposed Value Engineering Estimate

September 27, 2017



5960 Cornerstone Court West, Suite 100
San Diego, CA 92121
main 858.875.0010



Value Engineering Summary

		VE 09-27-17			
		Alternate	Rejected	Accepted	Pending
Project VE Total		\$ -	\$ -	\$ -	\$ (300,862)

		VE 09-27-17				
VE #	Description	Alternate	Rejected	Accepted	Pending	Comments

PROJECT - VE + Add and Deduct

SITE						
S - 1	Delete Two Shade Structures, 24'0" x 22'0" each				\$ (164,740)	
S - 2	Remove 43 Movable Tables on Site				\$ (222,989)	
S - 3	Delete Landscaping - Trees, Turf & Irrigation				\$ (24,705)	
S - 4	Replace VCT Floor with Sealed Concrete Floor				\$ (20,956)	
S - 5	Replace VCT Floor with Polished Concrete Floor				\$ 63,779	
S - 6	Convert Landscape Area At Gymnasium/Multipurpose to Hardscape				\$ 22,341	
S - 7	Cost of Synthetic Rubber Floor (Alternate Bid)				\$ 46,407	
STRUCTURAL						
S - 1						
S - 2						
CIVIL						
C - 1					\$ -	
C - 2					\$ -	
MECHANICAL						
M - 1						
M - 2						
ELECTRICAL						
E - 1						
E - 2					\$ -	
Total For Project VE Options			\$ -	\$ -	\$ (300,862)	

	Description	Quantity	Unit	Unit Cost	Total
1. SITE					
S-1	Delete Two Shade Structures, 24'0" x 22'0" each				
	<u>Deduct</u>				
	Foundations as required for shade structures	(3)	cy	\$500.00	(1,500)
	Shade structures including framing, etc. (2)	(1,056)	sf	\$115.00	(121,440)
	Pavement under shade structures (2)				Remain in place
	Subtotal - Delete Two Shade Structures, 24'0" x 22'0" each				(122,940)
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	(122,940)	x	34%	(41,800)
	Total - Delete Two Shade Structures, 24'0" x 22'0" each				(164,740)
S-2	Remove 43 Movable Tables on Site				
	<u>Deduct</u>				
	Remove movable site tables	(43)	ea	\$3,870.00	(166,410)
	Subtotal - Remove 43 Movable Tables on Site				(166,410)
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	(166,410)	x	34%	(56,579)
	Total - Remove 43 Movable Tables on Site				(222,989)
S-3	Delete Landscaping - Trees, Turf & Irrigation				
	<u>Deduct</u>				
	Turf and landscaping at Gym/Multipurpose area	(1,710)	sf	\$5.00	(8,550)
	36" Box trees at Gym/Multipurpose area	(6)	ea	\$750.00	(4,500)
	Irrigation at Gym/Multipurpose area	(1,710)	sf	\$3.15	(5,387)
	Subtotal - Delete Landscaping - Trees, Turf & Irrigation				(18,437)
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	(18,437)	x	34%	(6,268)
	Total - Delete Landscaping - Trees, Turf & Irrigation				(24,705)
S-4	Replace VCT Floor with Sealed Concrete Floor				
	<u>Deduct</u>				
	VCT floor in Gym/Multipurpose area	(4,533)	sf	\$4.95	(22,438)
	<u>Add</u>				
	Sealed concrete in Gym/Multipurpose area	4,533	sf	\$1.50	\$6,800
	Subtotal - Replace VCT Floor with Sealed Concrete Floor				(15,639)
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	(15,639)	x	34%	(5,317)
	Total - Replace VCT Floor with Sealed Concrete Floor				(20,956)

	Description	Quantity	Unit	Unit Cost	Total
S-5	Replace VCT Floor with Polished Concrete Floor				
	<u>Deduct</u>				
	VCT floor in Gym/Multipurpose area	(4,533)	sf	\$4.95	(22,438)
	<u>Add</u>				
	Polished concrete in Gym/Multipurpose area	4,533	sf	\$10.50	\$47,597
	Subtotal - Replace VCT Floor with Polished Concrete Floor				47,597
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	47,597	x	34%	16,183
	Total - Replace VCT Floor with Polished Concrete Floor				63,779
S-6	Convert Landscape Area At Gymnasium/Multipurpose to Hardscape				
	<u>Deduct</u>				
	Turf and landscaping at Gym/Multipurpose area	(1,710)	sf	\$5.00	(8,550)
	Irrigation at Gym/Multipurpose area	(1,710)	sf	\$3.15	(5,387)
	<u>Add</u>				
	Concrete pavement at landscape area at Gymnasium/Multipurpose area	1,710	sf	\$9.75	\$16,673
	Subtotal - Convert Landscape Area At Gymnasium/Multipurpose to Hardscape				16,673
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	16,673	x	34%	5,669
	Total - Convert Landscape Area At Gymnasium/Multipurpose to Hardscape				22,341
S-7	Cost of Synthetic Rubber Floor (Alternate Bid)				
	<u>Deduct</u>				
	VCT floor in Gym/Multipurpose area	(4,533)	sf	\$4.95	(22,438)
	<u>Add</u>				
	Synthetic rubber floor at Gymnasium/Multipurpose are	4,533	sf	\$12.59	\$57,070
	Subtotal - Cost of Synthetic Rubber Floor (Alternate Bid)				34,632
	<u>Mark-Ups</u>				
	GCs, Overhead & Profit, Design and Escalation Contingencies	34,632	x	34%	11,775
	Total - Cost of Synthetic Rubber Floor (Alternate Bid)				46,407