



Board Agenda Item #	Agenda # II A
Date:	October 5 th 2017 Facilities Committee Special Item
To:	Magnolia Board of Directors Facilities Committee
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Suat Acar, Chief Operations Officer
RE:	Change Order to Franco Architects for MSA-1 Construction

Proposed Board Recommendation

I move that the committee recommend the board to approve the change order to Franco Architects to resolve site issues and support master planning of MSA-1 Construction

Background

Please see attached document “2017-10-3-02 Board Informative - Franco Architects Change Order - Site Issues”

Budget Implications

- Amounts/ Funding Source: Up to \$25,000 from bond monies.
- CFO Review

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

With this site planning the parking lot will be designed with respect to middle school and high school needs. With this school aims to reach 912 students and this will help build a strong finance for both MSA-1 and MPS.

Name of Staff Originator:

Suat Acar, Chief Operations Officer

Attachments

2017-10-3-02 Board Informative - Franco Architects Change Order - Site Issues



Board Informative: Franco Architects Change Order – Site Issues and Master Planning

Date: October 3, 2017

Action Requested: Board approval of change order to Franco Architects to resolve site issues and support master planning

Background: The MSA-1 site has multiple zoning related issues to resolve. {Reference Board Informative: Zoning Issues at MSA-1, dated 9/26/17} Architectural and engineering support services are required to resolve these issues. These services go beyond the scope of work required in the base contract with Franco Architects. Specific services requested include:

- Landscape design – the current Zoning Variance requires that Magnolia hire a landscape architect to design a landscape plan for the 16 foot wide strip adjacent to residential properties and then construct and maintain that landscaping. This plan must be submitted for a City building permit as a precondition to obtaining a building permit for the new high school building.
- Drainage – the current Zoning Variance requires that Magnolia design and then construct a drainage solution to resolve ponding at the rear of the site which is encroaching on adjacent residential properties. This plan must be submitted for a City building permit as a precondition to obtaining a building permit for the new high school building.
- Striping of parking lot – the current Zoning Variance requires that Magnolia design a striping plan that provides 91 parking slots on the campus. It is anticipated that the next Zoning Variance for the site will reduce the number of parking slots to approximately 60 slots. Staff intends to design the parking lot adjacent to the high school to accommodate all 60 slots so that the parking lot adjacent to the middle school can be used for other non-parking purposes. If this zoning variance is attained prior to completion of the new high school building, the existing middle school parking lot will not be restriped. This striping plan does not require a City building permit, but must be submitted to the Planning department as a

precondition to obtaining a building permit for the new high school building.

- Presentation of compliance documents to Planning Department. Franco will assemble a documentation package and present to the Planning Department to show compliance with all terms of the current Zoning Variance. Demonstrating compliance with all Zoning Variance to the Planning Department is a precondition to obtaining a building permit for the new high school building.
- Parking lot redesign – the current parking lot design for the new high school already submitted for plan check requires revision. Staff is seeking a less expensive design and needs to redesign the drainage system to serve both sites. Staff is also recommending the addition of perimeter fencing, trees, and night lighting. IF this redesign can be accomplished without delaying the building permit, the plans will be modified and re-submitted now. If this re-design would delay the new high school building permit, the re-design will be submitted as a design change after the building permit has been issued. This will result in increased cost and administrative action.
- Master plan support – staff requires assistance in developing a master plan for the site to support Board planning and to support the zoning consultant in seeking a modification to the current Zoning Variance that controls the site.
- Façade improvements – Franco will develop alternatives to improve the Reseda side façade of the middle school to blend with the façade of the new high school and present an uplifted and unified street side appearance.

Action requested: Staff requests authorization to issue a change order to Franco Architects on a Time and Materials basis with a Not to Exceed amount of \$25,000.

