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| Board Agenda Item # | Agenda II C – Action Item |
| Date: | October 23, 2017 |
| To: | Magnolia Board of Directors |
| From: | Caprice Young, Ed.D., CEO & Superintendent |
| Staff Lead: | Erdinc Acar, Regional Director |
| RE: | Approval of MSA Santa-Ana Revised Construction Budget for Gym Project |

Proposed Board Recommendation

I move that the board approve the revised construction budget for the MSA Santa-Ana’s Phase II Gymnasium and Cafeteria construction Project from \$3,859,380 to **\$X,XXX,XXX** based on the selection of the lowest, most qualified bidder for the construction contract. (The source of the resources for project budget changes will be included in the staff recommendation on Monday, October 23, 2017, once the bids have been received.)

BACKGROUND

Magnolia Science Academy- Santa Ana Phase II construction scope 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 cafeteria area playground area and equipment as shown in drawings/specifications. The gymnasium building is a 6,509 sqft, Type VA (Protected Wood Frame), fully sprinklered building with automatic fire alarm system. It is a CMU (Concrete Masonry Unit) building with steel and metal deck roof structure and metal stud framing. Phase II construction is funded through 2017A Series private bond financing.

Construction project soft and hard costs are budgeted at \$3,859,379.70, which was established prior to the bidding of the hard costs based on reasonable estimates made six months ago (prior to the summer’s natural disasters). For details, please see Attachment: MSA-SA Gym Construction Project Description including the project budget. This agenda item provides a placeholder for the board to increase the approved budget based on the bids expected to be received Monday October 23, 2017, at noon.

CURRENT PROJECT STATUS

The project is currently open (approved for a limited time) with the California Division of Architect (Application Number 04-112861 and File Number 30-25.) The project needs to **resume construction by Oct 31, 2017** in order not to lose the status with DSA.

- **On April 11, 2017**, Berliner Architects were awarded the re-bid to resume architecture services per the schedule and scope as suggested and planned by NEFF, Phase I Construction Management Services Company. **Total Architectural services are estimated to cost \$221,027.**
- **On August 8, 2017**, Magnolia Educational and Research Foundation selected **GAFCON Construction Management (CM)** firm to carry out the construction management services for the second phase of the project. **Total CM services are estimated to cost \$230,000.**
- **On October 4, 2017** Magnolia Educational and Research Foundation asked responses for the DSA Inspector of Record Services (IOR) and Special Testing and Inspection services. Total inspection and testing services were originally estimated to cost \$40,000 (based on a smaller scope than has ultimately been required). **The attached revised estimate is \$150,000.** While the recommended bid totals \$166,957, both the architect and GAFCON expect the actual expenditures (based on time and materials) to come in lower.
- **On October 12, 2017**, Magnolia board approved scope changes to exclude shade structures, cafeteria tables, and VCT floors from the project. Some of the projected savings has been reallocated to cover a total of **\$207,650.21 in Furniture, Fixture and Equipment** including: cafeteria tables; gym floor; shade structures; and, low voltage improvements. Please see project description for details.
- Revised budget estimates include **legal counsel fees of \$10,000** as the new budget item.
- **On October 6, 2017**, Magnolia Educational and Research Foundation posted RFP for the Gym, play area and equipment project. Bids were due October 23 at 2:00 pm. CM and MERF Staff recommended the Board to award a contract in the

amount of [REDACTED] to [REDACTED].

Project Information

Project Lead: Magnolia Educational and Research Foundation

Project: Magnolia Science Academy Santa Ana Gym, Cafeteria, Play area and Equipment

Location: 2840 W First Street, Santa Ana, CA

Construction Manager: GAFCON Construction Management

Architect: Berliner and Associates

Project Financials

Project Finance: 2017 Series A Bond Financing

Total Project Budget: \$3,859,380

Budget Implications.

Attached are relevant project budget documents. Total project budget is \$3,859,380 which include earlier incurred architectural and other preparation expenses enumerated and a 5% project hard construction cost contingency. Magnolia will use the 2017 Series A bond proceeds to cover the construction costs.

Funding Source

2017 Series Bonds

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

2017 Series Bonds are used to fund other ongoing construction projects at MSA-1 and MSA-SD.

Name of Staff Originator: Erdinc Acar, Regional Director

Attachments

1. MSA-SA Gym Construction Project Description including the project budget



**MAGNOLIA PUBLIC SCHOOLS
MAGNOLIA SCIENCE ACADEMY-SANTA ANA
GYM, CAFETERIA AND PLAY AREA**

PROJECT DESCRIPTION

Monday, October 23, 2017
Erdinc Acar, Regional Director

A- PROJECT SUMMARY

BACKGROUND

Since 2010 MPS has been working a long term signature school facility for the Santa Ana school. As part of Charter School Facilities Program **Proposition 1D program** - a government program whereby the State of California sells bonds that are used to fund school construction for charter schools, MPS was awarded bonds totaling \$17.4 million. The state's half of the money comes to MPS as an outright grant and half of the money needs to be paid back over 30 years at an extremely low interest rate of %3. General Information on the State of California's Charter School Facilities Proposition 1D Program can be found at

<http://www.dgs.ca.gov/opsc/Programs/charterschoolfacilitiesprogram.aspx>

Phase I Construction (instructional building and grounds) managed by **NEFF Construction, Inc.**, as the official construction management firm for the project. **RC Construction Services** served as the General Contractor for Phase 1 construction. **Berliner Architect** designed the original plans including Phase 1 and II scopes.

With Prop 1D funding, 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. Original site plans also 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.

CURRENT SCOPE

Phase II (current) construction scope 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 two shade structures and playground area and equipment as shown in drawings/specifications. The gymnasium building is a 6,509 sqft, Type VA (Protected Wood Frame), fully sprinklered building with automatic fire alarm system. It is a CMU (Concrete Masonry Unit) building with steel and metal deck roof structure and metal stud framing.

Phase II construction is funded through 2017A Series private bond financing. construction project soft and hard costs are budgeted as \$3,859,379.70. Please see **Section H for the board approved and most recently updated budget.**

The drawings and specifications including the general conditions are already approved by **California Division of State Architect (DSA)** -providing design and construction oversight for K-12 schools, community colleges, and various other state-owned and leased facilities. Portion of the DSA approved buildings and site is already built. The area built is already updated with DSA by the Inspection of Records (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.

CURRENT SCOPE – PHASE II

Phase II (current) construction revised scope 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 cafeteria area playground area and equipment as shown in drawings/specifications. The gymnasium building is a 6,509 sqft, Type VA (Protected Wood Frame), fully sprinklered building with automatic fire alarm system. It is a CMU (Concrete Masonry Unit) building with steel and metal deck roof structure and metal stud framing.

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CURRENT PROJECT STATUS

The project is currently open with the California Division of Architect (Application Number 04-112861 and File Number 30-25.) The project needs to **resume construction by Oct 31, 2017** in order not to loose the status with DSA.

On April 11, 2017, Berliner Architects were awarded the re-bid to resume architecture services per the schedule and scope as suggested and planned by NEFF, Phase I Construction Management Services

On August 8, 2017, Magnolia Educational and Research Foundation selected **GAFCON Construction Management (CM)** firm to carry out the construction management services for the second phase of the project. The scope of GAFCON 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. **Mike Langel, Senior Construction Manager, GAFCON** is the assigned project manager. Mike has been a design and construction project manager for the past 27 years and has a broad-base of project management experience in educational facilities and public work projects. He has also delivered several successful gymnasium projects. Weekly construction meetings have been held at MSA-SA between Magnolia staff, Architect and CM.

On October 4, 2017 Magnolia Educational and Research Foundation asked responses for DSA Inspector of Record Services (IOR) and Special Testing and Inspection services.

On October 12, 2017, Magnolia board approved scope changes to exclude shade structures, cafeteria tables, and VCT floors from the project.

GENERAL CONTRACTOR AWARD

On October 6, Magnolia Educational and Research Foundation posted RFP for the Gym, play area and equipment project. Bid docs can be located at [https://order.e-arc.com/arcEOC/Pwell Project Main.asp?show=yes&SessionFlag=Y&pub=29-11-15761](https://order.e-arc.com/arcEOC/Pwell_Project_Main.asp?show=yes&SessionFlag=Y&pub=29-11-15761) Bids are due October 23 at 2:00 pm.

Project Information

Project Lead: Magnolia Educational and Research Foundation

Project: Magnolia Science Academy Santa Ana Gym, Cafeteria, Play area and Equipment

Location: 2840 W First Street, Santa Ana, CA

Construction Manager: GAFCON Construction Management

Architect: Berliner and Associates

Project Financials - See section

Project Finance: 2017 Series A Bond Financing

Total Project Budget: \$3,859,380

B- PROJECT SCHEDULE (AS OF OCT 6, 2017)

Magnolia Public Schools
Magnolia Science Academy - Gymnasium Project
 Project Schedule

| ID | Task Name | BIC | % Complete | Duration | Start | Finish | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
|----|---|----------|------------|-----------------|--------------------|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 | MSP GYMNASIUM PROJECT | | 31% | 254 days | Tue 9/12/17 | Fri 8/31/18 | | | | | | | | | | | | | | |
| 2 | BID AWARD PHASE | | 76% | 36 days | Tue 9/12/17 | Tue 10/31/17 | | | | | | | | | | | | | | |
| 3 | Project Kick Off Meeting #01 | Team | 100% | 0 days | Tue 9/12/17 | Tue 9/12/17 | | | | | | | | | | | | | | |
| 4 | Out Reach to General Contractors | Gafcon | 100% | 7 days | Thu 9/14/17 | Fri 9/22/17 | | | | | | | | | | | | | | |
| 5 | Advertisement for Bids | Gafcon | 100% | 10 days | Mon 9/18/17 | Fri 9/29/17 | | | | | | | | | | | | | | |
| 6 | Prepare Pre-Construction Cost Estimate | Gafcon | 100% | 8 days | Mon 9/18/17 | Wed 9/27/17 | | | | | | | | | | | | | | |
| 7 | Complete Contract Documents | Berliner | 100% | 11 days | Wed 9/13/17 | Wed 9/27/17 | | | | | | | | | | | | | | |
| 8 | Printing of Bid Documents | Gafcon | 100% | 2 days | Thu 9/28/17 | Fri 9/29/17 | | | | | | | | | | | | | | |
| 9 | Distribute Bid Documents to Contractors | Gafcon | 50% | 6 days | Mon 10/2/17 | Mon 10/9/17 | | | | | | | | | | | | | | |
| 10 | Mandatory Pre-Bid Site Walk | Gafcon | 0% | 0 days | Tue 10/10/17 | Tue 10/10/17 | | | | | | | | | | | | | | |
| 11 | Prepare and Issue Addendum | Berliner | 0% | 3 days | Wed 10/11/17 | Fri 10/13/17 | | | | | | | | | | | | | | |
| 12 | Bid Opening | Team | 0% | 0 days | Mon 10/23/17 | Mon 10/23/17 | | | | | | | | | | | | | | |
| 13 | Bid Evaluation | Gafcon | 0% | 1 day | Tue 10/24/17 | Tue 10/24/17 | | | | | | | | | | | | | | |
| 14 | Prepare GC Contract Agreement | Owner | 0% | 2 days | Wed 10/25/17 | Thu 10/26/17 | | | | | | | | | | | | | | |
| 15 | Board Meeting to Award Project | Owner | 0% | 1 day | Thu 10/26/17 | Thu 10/26/17 | | | | | | | | | | | | | | |
| 16 | NTP Issued to General Contractor | Gafcon | 0% | 1 day | Fri 10/27/17 | Fri 10/27/17 | | | | | | | | | | | | | | |
| 17 | IOR to Submit Forms to DSA | IOR | 0% | 2 days | Mon 10/30/17 | Tue 10/31/17 | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | |
| 19 | CONSTRUCTION PHASE | | 0% | 195 days | Wed 11/1/17 | Tue 7/31/18 | | | | | | | | | | | | | | |
| 20 | GC Starts Site Mobilization | GC | 0% | 5 days | Mon 10/30/17 | Fri 11/3/17 | | | | | | | | | | | | | | |
| 21 | GC Submits Bond & Insurance | GC | 0% | 3 days | Wed 11/1/17 | Fri 11/3/17 | | | | | | | | | | | | | | |
| 22 | Construction Kick Off Meeting | Gafcon | 0% | 1 day | Tue 11/7/17 | Tue 11/7/17 | | | | | | | | | | | | | | |
| 23 | Shop Drawing Submittal Process | GC | 0% | 13 days | Wed 11/1/17 | Fri 11/17/17 | | | | | | | | | | | | | | |
| 24 | Develop Project Punchlist | Berliner | 0% | 1 day | Mon 7/2/18 | Mon 7/2/18 | | | | | | | | | | | | | | |
| 25 | Contractor Complete Punchlist | GC | 0% | 14 days | Tue 7/3/18 | Fri 7/20/18 | | | | | | | | | | | | | | |
| 26 | IT Set Up | Owner | 0% | 10 days | Mon 7/16/18 | Fri 7/27/18 | | | | | | | | | | | | | | |
| 27 | Facilities Training | GC | 0% | 2 days | Mon 7/30/18 | Tue 7/31/18 | | | | | | | | | | | | | | |
| 28 | | | | | | | | | | | | | | | | | | | | |
| 29 | Occupancy & Project Closeout | | 0% | 23 days | Wed 8/1/18 | Fri 8/31/18 | | | | | | | | | | | | | | |
| 30 | Ower Move in & Set Up | | 0% | 8 days | Wed 8/1/18 | Fri 8/10/18 | | | | | | | | | | | | | | |
| 31 | Project Close Out | | 0% | 23 days | Wed 8/1/18 | Fri 8/31/18 | | | | | | | | | | | | | | |

Project: MSP Gymnasium Project
 Date: Fri 10/6/17

Legend:

- Task: Blue bar
- Split: Dotted line
- Milestone: Diamond
- Summary: Bracket
- Project Summary: Grey bar
- Inactive Task: Dotted line
- Inactive Milestone: Diamond
- Inactive Summary: Bracket
- Manual Task: Grey bar
- Duration-only: White bar
- Manual Summary Rollup: Grey bar
- Manual Summary: Bracket
- Start-only: Blue bar
- Finish-only: Green bar
- External Tasks: Grey bar
- External Milestone: Diamond
- Deadline: Green arrow
- Progress: Blue bar
- Manual Progress: Red bar

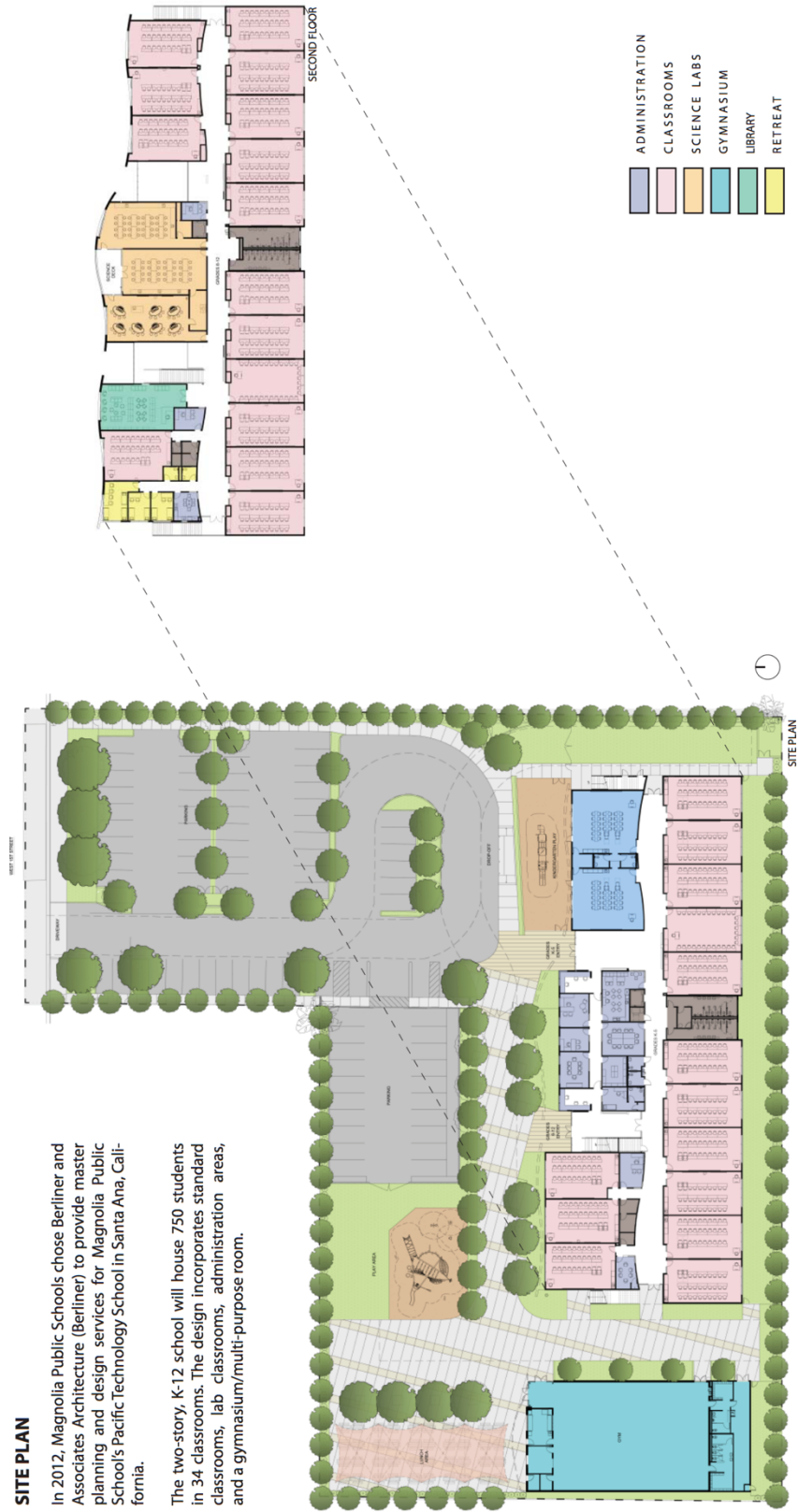
C- SITE PLANS

PACIFIC TECHNOLOGY SCHOOL - SANTA ANA

SITE PLAN

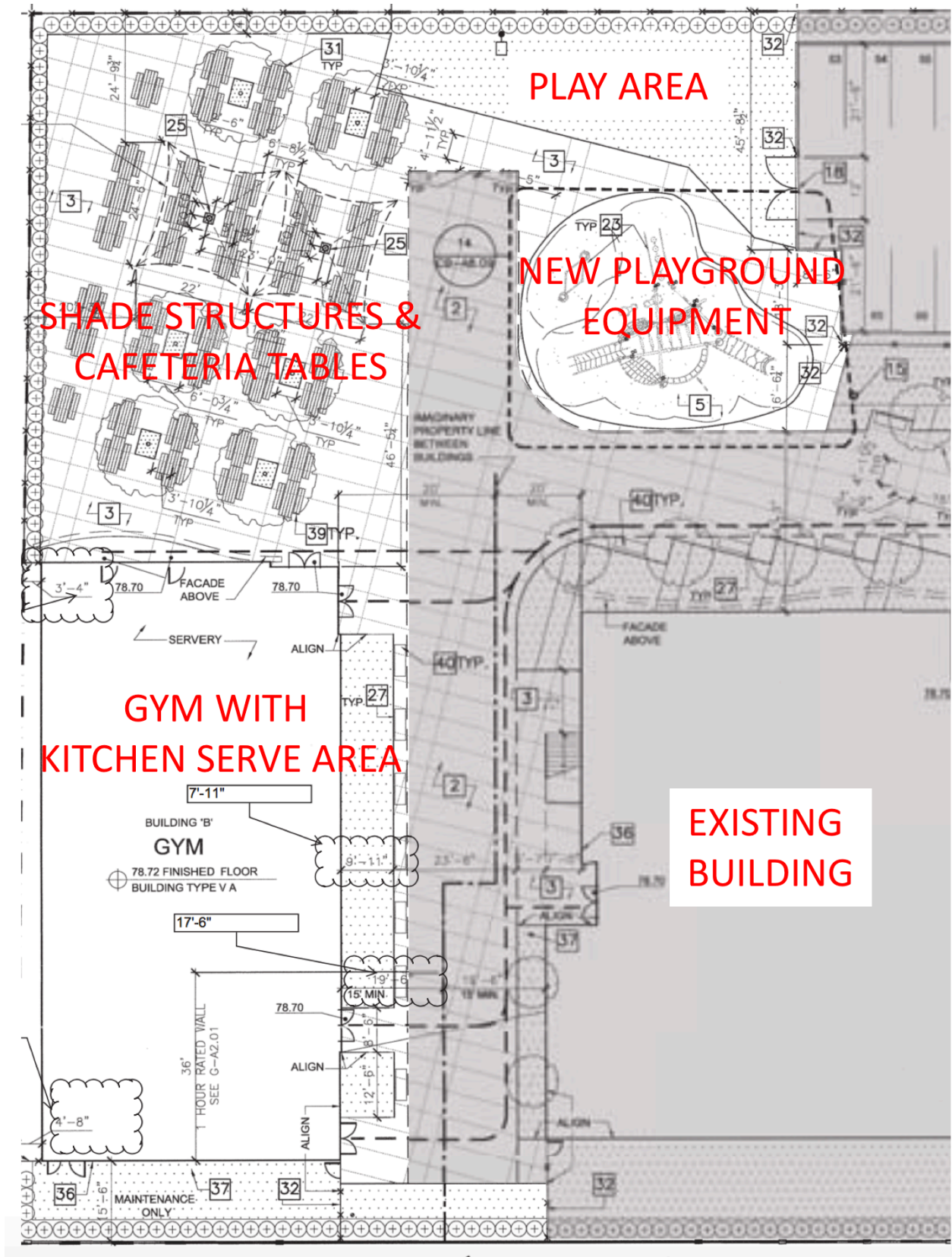
In 2012, Magnolia Public Schools chose Berliner and Associates Architecture (Berliner) to provide master planning and design services for Magnolia Public School's Pacific Technology School in Santa Ana, California.

The two-story, K-12 school will house 750 students in 34 classrooms. The design incorporates standard classrooms, lab classrooms, administration areas, and a gymnasium/multi-purpose room.



D- PLANNED CHANGES MARKED IN THE CURRENT CONSTRUCTION PLANS

Planned construction is only non-gray colored areas.



MSA - SANTA ANA GYM BUDGET (UPDATED 10/19/2017)

| Uses | | \$ | | | |
|--|---------------------|--|------------------------|--------------------|--|
| Soft Costs | | \$ 559,379.70 | | | |
| Hard Costs | | \$ 3,300,000.00 | | | |
| Total Project Costs | | \$ 3,859,379.70 | | | |
| Site Development Budget (Board date: 8-10-17) | | | | | |
| Use | Amount | Notes | 10/19 UPDATE | Under/(Over) | Site Development Budget Update date: 10-19-17) |
| Soft Costs | | | | | |
| Construction Management (Gafcon) | \$ 203,500 | | \$ 203,500.00 | \$ - | |
| Architect (Berliner) | \$ 230,027 | | \$ 221,027.00 | \$ 9,000 | |
| Inspection Services | \$ 40,000 | | \$ 150,000.00 | \$ (110,000) | 9 month project with special inspection and materials testing |
| LEGAL | | | \$ 10,000.00 | \$ (10,000) | |
| Agency Fees | \$ 35,000 | | \$ 15,000.00 | \$ 20,000 | DSA, District, City Fees (if applicable) |
| Subtotal Soft Cost | \$ 508,527 | | \$ 599,527.00 | \$ (91,000) | |
| Contingency @ 10% | \$ 50,853 | DSA, District, City Fees (if applicable) | \$ - | \$ - | - No contingency left - except agency fees |
| Total Soft Cost | \$ 559,380 | | \$ 599,527.00 | \$ (40,147) | Use Hard cost contingency and savings |
| Hard Costs | | | | | |
| Site Improvement: | \$ 3,000,000 | | \$ 2,899,592.37 | \$ 100,408 | TBD Oct 23- Scope reduced to include FFE |
| Grading & Paving | included | | included | included | |
| Utilities | included | | included | included | |
| Landscaping | included | | included | included | |
| Demolition and Grading | included | | Included | Included | |
| Testing | included | | included | included | |
| FFE | \$ - | | \$ 207,650.21 | \$ (207,650) | Including FFE, cafeteria tables, Floor, Shade, LV improvements |
| Subtotal Hard Cost | \$ 3,000,000 | | \$ 3,052,202.49 | | TBD (Oct 23, 2017) |
| Contingency | \$ 300,000 | 10% | \$ 152,610.12 | \$ - | - Contingency revised 5% per BID docs and agreement |
| Total Hard Cost | \$ 3,300,000 | | \$ 3,259,852.70 | \$ - | |
| Total Soft and Hard Cost | \$ 3,859,380 | | \$ 3,859,379.70 | \$ - | |

F- Furniture, Fixture and Equipment Budget

Total of **\$207,650.21** are estimated to cover Furniture, Fixture and Equipment including, cafeteria tables, gym floor, shade structures and, low voltage improvements.

| Item | Quantity | Estimated Cost |
|---|--------------|---------------------|
| Lockers for teachers | 2 | \$1,035.00 |
| Side Basketball Hoops (installation not included) | 4 | \$13,800.00 |
| Volleyball posts and nets (installation not included) | 1 | \$1,725.00 |
| Wall Mats (installation not included) | 120 | \$9,660.00 |
| Grill covers for light fixtures and thermostats | 10 | \$517.50 |
| Meal Serving tables | 2 | \$644.00 |
| Kitchen Shelving | 4 | \$506.00 |
| Kitchen Warmer | 4 | \$506.00 |
| Kitchen Refrigerator | 1 | \$2,530.00 |
| Kitchen Freezer | 1 | \$1,321.35 |
| Shades/canopy - to cover lunch area | 1 | \$6,900.00 |
| Fencing cover-permanent-Grid woven into fence | 1 | \$2,300.00 |
| Lunch tables | 30 | \$24,456.36 |
| Lunch tables ADA | 4 | \$3,749.00 |
| Floor Multi sport Athletic Surface , and striping | 1 | \$115,000.00 |
| Security cameras | 4 | \$3,500.00 |
| Cabling | | \$5,000.00 |
| PA system | | \$2,500.00 |
| HP Switches | | \$12,000.00 |
| | | |
| | Total | \$207,650.21 |