



# Magnolia Science Academy - 1

## New High School Classroom Project

### Monthly Status Report – October 2017

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#### **Project Overview**

This project will move the current high school into a new classroom building and then expand the current middle school inside the existing building. Construction scope now consists of multiple parts: demolition of the existing gymnasium building; construction of a new 2-story high 15-classroom building with rooftop athletics; construction of a parking lot drainage system; re-construction of the site parking lot; construction of parking lot landscaping; and façade and minor internal improvements to the existing building.

The project scope is potentially expanding. The existing building and site need to expand to support an increased student population in the existing building prior to completion of the new high school building. After completion of the new high school building, additional renovation of the existing building will be required to address energy efficiency and Code related issues. The increased campus population of both high school and middle school requires increased site capacity including construction of a more permanent shade shelter to serve dining and large group outdoor activities, plus conversion of portion of the existing parking lot to landscape/athletic/outdoor learning space.

#### **Activities This Month**

The new building design was submitted to LADBS for permitting last summer. Correction comments have been received and are being addressed by the design team. LADBS Planning Department has raised new and potentially burdensome requirements for overall campus planning prior to issuance of demolition permit and new high school building permit. This requirement should have been raised by LADBS more than eight months ago early in the design and planning process. Imposing this requirement now is unusual and disruptive. This will require escalated appeal and handling to resolve.

Demolition of existing gymnasium began with all asbestos already abated. Lead paint removal and installation of sidewalk protection is underway. The City has put the required demolition permit on hold pending resolution of all Planning issues. This is unusual and attempts to resolve are underway.

Change order to Franco was issued, and contract is now current. Contract was issued to RaBuild Commercial for zoning services. Change order to Interior Demolition for discovered Transite was approved.

#### **Current Issues**

The project scope and direction has changed several times over the course of design. Prolonged negotiations related to the LA Kings skating rink and the potential variations of site sharing or property exchange negatively impacted the parking lot design. The



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current design does not reflect long term campus needs or the resolution of various zoning variance requirements. The design also does not consider long term master planning requirements. The current zoning variance that controls site use imposes conditions that cannot be met and which are inappropriate to the planned high school and middle school campus. These issues must be resolved in order to obtain a building permit. Resolution includes the following:

1. Discussion have begun with staff on master planning issues. The Board has been asked for a study session in November for guidance.
2. A zoning consultant will be tasked with: (a) modifying the current zoning variance to reconcile conflicts between the zoning variance requirements and the changed school size and composition; (b) obtaining zoning permission for the long term master plan; (c) addressing the newly imposed Planning department requirements.
3. The design team will submit parking lot plans sufficient to obtain the building permit, but which will require revision after the zoning variance changes are obtained and prior to construction.
4. School administration will document compliance with the various operating criteria specified in the zoning variance.
5. The design team is exploring potential renovation of the existing building that will yield more classroom space prior to completion of the new high school building. The challenge will be to make improvements without triggering Code-driven updates across the entire building.

#### **Schedule**

Abatement began on October 5<sup>th</sup> and is mostly completed; start of demolition is on hold pending resolution of Planning department holds on permits.

Building permit issues other than Planning will be resolved by mid-December.

Planning CBO and zoning variance issues resolution timeline uncertain.

The project cannot be bid until the building permit and zoning issues are resolved.

Normal construction would require 10 months. At best, main building construction will not begin until December 2017.

Completion of the new classroom building for occupancy by August 2018 is not possible. A move-in over Christmas break is possible.

Staff is exploring operational alternatives to accommodate increased campus population over the Fall 2018 semester until new high school building is complete.

#### **Cost and Budget**

A project concept budget has been prepared and is under review by MPS Senior staff.

A project master schedule has been prepared and is under review by MPS senior staff.



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Both budget and schedule are dependent on master planning direction from the MPS Board. A study session by the Board is scheduled for the November Board meeting to provide this direction.