



Board Agenda Item #	IV. C
Date:	February 8, 2018
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Ongoing Facility Project Updates

Proposed Board Recommendation

None; informational only.

Background

This facility project update covers three projects in process and other facility updates:

1. MSA-1 – more detailed written report prepared by Primesource attached as an exhibit. Primesource will provide verbal update at Board Meeting. Highlights are as follows:
 - a. Permits for HS building still in process. Receipt expected by end of January.
 - b. CDO – Formal review meeting occurred mid-January. Approval expected by end of February with Council and staff support
 - c. RFP for GC for HS will be published first half of February.
 - d. Cummings selected as Consultant for solar consulting work.
 - e. Gkkworks selected as architect to provide site master planning services.
 - f. No budget changes since last update.
 - g. The delivery date for the high school will be delayed due to the unexpectedly long time needed to procure permits. MPS is presently discussing the rental of classrooms at the Catholic Church school across the street.

2. MSA-Santa Ana – more detailed written report prepared by Gafcon attached as an exhibit. Gafcon will provide verbal update at Board Meeting. Highlights are as follows:
 - a. Project is approximately 15% complete. Some critical activities that have been completed are as follows:
 - i.** Pouring of concrete footing and grade beams
 - ii.** Placement of under slab electrical and plumbing lines
 - iii.** Erection of CUM starter walls to finish floor level
 - iv.** Placement of sand and vapor barrier for concrete floor slab
 - b. Architect is preparing Architect Supplemental Instructions (ASIs) relative to the value engineering items identified to reduce cost and relative to the

addition of rubberized gym flooring. Architect change order was approved at ad hoc committee meeting.

- c. Construction Completion Date is July 27, 2018.
3. MSA-San Diego. No separate report was generated. Updates are as follows:
 - a. Modular Multipurpose Room was delivered by Silver Creek. In process and should be completed on schedule.
 - b. William Scotsman punchlist is still open. Team is addressing and getting confirmation of completion date.
 - c. SDG&E establishment of permanent power is still an issue Team is actively pursuing a resolution with SDG&E.

Exhibits (attachments):

1. MSA-1 Project Update Report (prepared by Primesource)
2. MSA-Santa Ana Project Update (prepared by Gafcon)



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – January 2018



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. The Board gave Master Planning direction at the November Board meeting that has expanded and adjusted the project scope.

The most important and immediate phase will be the construction of the new high school classroom building. That work includes: demolition of the existing gymnasium building; construction of a new 2-story high 20-classroom building with rooftop athletics; construction of a parking lot drainage system; and re-striping of the site parking lot.

The second phase will be the renovation of the existing middle school. Renovation includes: modernization of the Sherman Way façade to complement the new high school classroom building, addition of four new classrooms inside the existing building; upgrades to the structural system and other Code mandated improvements; installation of Prop 39 energy reduction lighting and HVAC improvements; and general facelift and improvements.

The third phase includes site improvements. 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.

The fourth phase of the project entails working with the City of Los Angeles as it develops adjacent parcels into a community recreation and skating facility. This project provides an opportunity for collaboration and shared capital and operating resources between Magnolia and the City Parks and Recreation Department. Ideally, this project will yield additional facilities that can support MSA-1.

Activities This Month

The Board provided Master Planning direction at the November meeting which staff has pursued. This month a procurement was conducted for Master Planning Consulting Services; Board approval at the February meeting is being requested. This contract will provide the plans and documents necessary to support the zoning change process as well as support negotiations with the City over potential joint use of its planned Ice Rink adjacent to MSA-1. The initial phase of work will require approximately three months to complete. This month a procurement was conducted for Solar Consulting Services; Board approval at the February meeting is being requested. This contract will conduct an overall energy audit then develop a site wide solar plan, then prepare and conduct a vendor procurement. The goal is to attract a vendor proposal that defers all up front



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – January 2018



capital costs and recovers the cost of the project through energy generation and vendor lease/purchase financing.

The new building design was submitted to LADBS for permitting last summer. The most significant outstanding permit item is the so called CDO (Community Development Overlay) planning approval. No building permits will be issued until the CDO permit is received. The CDO application was submitted to the City and formal review meetings held. The only remaining step is for the Planning staff to complete their review and then sign off on the application. Staff is hoping that the CDO signoff can be obtained by the end of February.

At this point, all comments received for the building have been addressed. The attached "LADBS Permit Status" report indicates areas in which signoffs were achieved, and areas in which outstanding issues remain and their anticipated timeline for resolution.

The design of the parking lot is now in discussion with the City. The change in occupancy of the existing building and addition of the new high school building have triggered a requirement to restripe the existing parking lot. Under the City Building Code, that triggers a requirement to upgrade the parking lot to meet the current Code (note the 1950's Code in place when it was built). Those upgrades include: adding trees and irrigation in the lot, adding lighting to the lot, adding an infiltration zone to accommodate storm water runoff, potentially adding new walls between the parking lot and residential neighbors, and so on. MSA would also be required to implement various features based on the current zoning variance conditions. MSA does not wish to do these upgrades prior to completion of master planning, discussions with the City Ice Rink project team, and a change in zoning. These steps would remove many requirements and could potentially cause major changes in the arrangement of the parking lot and even remove the parking lot altogether. Building these features now would be a financial waste.

The City is sensitive to this issue and a proposed alternative is being negotiated that would defer improvements to the parking lot for a period of time sufficient to complete these other activities. Meetings are scheduled this week between MSA and LADBS to finalize the approach. If these meetings are successful, then there are very minor outstanding items for the release of permits and plans. If these meetings are not successful, then additional modifications to the parking lot plans will be required to be approved prior to release of the building permit for the building.

Work has begun on changing current zoning to allow the full and unrestricted use of the site as a school. Currently, more than half of the site is restricted to parking use only. MSA needs to use this area for recreation outdoor instruction and other school related



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – January 2018



activities that are currently prohibited. A formal zoning change will be required which is a process that normally requires 10-12 months. The issue has been assigned to Rabuild Commercial Services. Initial meetings have been held with the City Council office and City Planning Department and both are supportive of the change. These meetings have indicated the need for additional master planning. A procurement for these services will take place next month.

Demolition of existing gymnasium was completed in December. This month the City issued a final sign off of completion for demolition.

Investigation of the existing building has begun. No structural plans for the original building have been recovered. The next step will be a structural mapping of the building. Structural mapping requires MSA staff to uncover structural elements so that they can be measured, connections inspected, and plans prepared that reflect the actual structural conditions at the building. A proposal for this work has been requested of Franco.

Current Issues

Major issues and activities at this time include:

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 overall master planning for the campus. Based on Board direct, staff is now proceeding with a comprehensive site development approach.

Building permit approvals – if the plan to defer parking lot approvals is accepted by the City, then the building permit should be complete within two weeks. If not, it will require the rest of February to complete.

CDO approval – this application is receiving an expedited approval despite a significant backlog at the Planning Department. Staff is hopeful that approval can be obtained by February.

New High School Bidding – Staff intends to bid the project prior to completion of the CDO process. Release to bidders was delayed until the bulk of design permit approvals are complete and received and the design is unlikely to change. The planned schedule is now to receive bids in February and to be prepared for contract award by the Board at the end of at the regular March Board meeting.

Zoning change – Long term site development cannot proceed until a zoning change is in place. This would normally take 10-12 months. It may be expedited as it enjoys



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – January 2018



support of Planning, and the City Council office and is compatible with City aspirations for the town Center revival. Staff has procured a Master Planning Consultant to assist in preparing standard zoning change support materials for presentation to the Planning department and surrounding community. This will take approximately three months to complete.

MS building renovation –Staff has learned that the 2002 renovation of the existing classroom building did not do any structural upgrades. Initial investigation has allayed concern over the structural integrity of the building: it is in good shape. Staff needs to do an in depth investigation of the structure to identify the current structural system and any deficiencies: this will occur in February.

Solar Shade Shelter – staff has procured a solar consultant who will begin work in February to develop the optimal strategy for procuring the solar shade shelter and then conduct its procurement which will take approximately three months.

Prop 39 projects – design of replacement lighting in the existing building has begun. Once complete, project will be bid out. Replacement can occur during the school year with work taking place on weekends or after hours. Any funds remaining will go toward HVAC/controls upgrades. These project should reduce monthly energy bill for existing building.

City Ice Rink – staff initiated discussion in January with CIM Development; further discussion is planned for February. Meaningful discussion with the City cannot proceed until property is transferred from the former CRA to City Parks and Recreation Department planned for March 2018. Staff has procured a Master Planning Consultant to assist in preparing concepts for those discussions. The goal is to influence the design toward joint use and more efficient land use for both parties, such as eliminating or reducing MSA-1 parking and allowing land use for recreational purposes or reducing need for MSA-1 owned gymnasium.

Interim classroom capacity – Staff has begun discussions about renting excess classrooms at neighboring church school. It appears that 4 or more classrooms can be made available for the 2018-19 school year.

Schedule

The project Master Schedule is attached. Major near term activities include:

- Building permit issues including CDO approval should be resolved by early February.
- Solar consultant should be awarded at February meeting and begin work on the solar shade shelter.
- Design of Prop 39 funded lighting replacement at existing building underway.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – January 2018



- Master planning consultant should be awarded at February Board meeting and begin work on site plans and Ice rink plans.
- The new high school will go out to bid as soon as building permit issues are resolved. Normal construction would require 10-12 months. At best, main building construction will not begin until February 2018.
- Completion of the new classroom building is scheduled for the end of 2018 with a move-in over Christmas break, but schedule is very tight.
- Staff is exploring operational alternatives to accommodate increased campus population over the fall of 2018 semester until new high school building is complete.

Cost and Budget

A project concept budget was reviewed by the Board at the November Board meeting and direction given. There is no material change in that estimate this month. Major points:

- The new classroom building is fully funded. No significant costs changes expected until project bids are received in February.
- The MS building expansion and renovation is limited to a \$700,000 budget at this time. This will limit work to classroom expansion.
- The new solar shade shelter will be procured either through a power purchase agreement or a lease purchase agreement. Under either approach, initial construction will be funded by the provider instead of MSA.
- There is no funding at this time for long term site development features. Staff will explore additional funding options and self-building options to develop the area.

Attachments

Current Master Schedule

Current Project Conceptual Cost Estimate



Magnolia Science Academy - 1

New High School Classroom Project

LADBS Permit Status



Outstanding and recent plan check items – December and January – as of January 25, 2018:

Overall – plans are already submitted under separate permits for building and for parking lot - discussion within LADBS indicate willingness to defer parking lot permit pending zoning resolution and proceed with building permit – will require meeting with all LADBS departments set for 1/31/18 to sort out details – may require some changes to plans and documents already submitted – goal will be to leave parking lot plans “as is” until larger zoning and master planning issues resolved, then modify plans to meet long term goals

- ~~Civil – ADA – final plan approval RTI~~
- ~~Architectural – final design approval RTI~~
- ~~Civil – geotechnical investigation approval done~~
- ~~Civil – sanitary connection permit and fee paid approval done~~
- ~~Civil – Water Master infiltration zones approval done~~
 - Sanitation – infiltration zone at building approval (approved but waiting parking lot approval – RTI if parking lot permit deferred)
 - Sanitation – infiltration zone at parking approval (plan check comments received last week, corrections required this week, could resubmit – infiltration zone per se does not change if parking lot deferred or surface use changes unless porous asphalt overlay changes – deferred if parking lot permit deferred)
 - Sanitation – Covenant – infiltration maintenance – (form revised per LADBS instructions, may need two forms if parking lot deferred, one for building and one for parking lot – need to see if parking lot permit deferred)
- ~~Civil – ABC slot excavation approval done~~
 - Civil – excavation bond amount and bond posted (waiting on email for bond amount from plan checker who was on vacation through this week, Franco forwarded bond process information to MSA, Franco and Rabuild to meet with senior officials on 1/31 to resolve amount so that bond can be issued)
- ~~Civil – sidewalk inspection and conditions assessment done~~
- ~~Civil – 30-day excavation notice approval done~~
- ~~Sanitation – grading plan signoff and approval (done for building RTI– but will be revised for parking lot pending zoning changes and use changes)~~
- ~~DOT – traffic study approval (done for new building, may require revision post zoning change)~~
- ~~DOT – parking lot circulation approval (done, but may require re-approval post zoning change)~~
- ~~DWP – approval of power design and permit issued done~~



Magnolia Science Academy - 1

New High School Classroom Project

LADBS Permit Status



Electrical – final plan approval (low voltage requirements sent from MSA incorporated into Franco plans, already shared with Electrical designer – minor changes to electrical plans required, should be ready for final meeting LADBS next week)

~~Fire – area hydrant service approval done~~

~~Fire – modification of exiting, entrance and fencing approval RTI~~

~~Fire – Covenant – rooftop maximum occupancy – approve and record done~~

~~Fire – final plan approval RTI~~

Green – landscape design approval (green plan checker was holding pending completion of commissioning – should be RTI, goes on vacation this week)

Green – commissioning plan, basis of design, and operating plan (not approved – need further commissioning plan revisions – consultant who wrote documents went on vacation – revisions not yet done and need)

~~Planning – Covenant – agreement to provide parking for building – approved and recorded done~~

Planning - compliance with current zoning variance conditions – signage and hot line (signage report and hot line report done, signs installed – goes on hold in parking permit deferred and potentially goes away if zoning changes)

Planning – parking lot striping plan approval (revised plan done – goes on hold if parking lot permit deferred and potentially changes significantly if zoning change approved)

Planning – CDO application submittal and approval (CDO filed 1/8 including 1-1/2 hr meeting with Planner (Shornwald) and expect 20 days or less to clear – concerned with overall campus and Town Center development and cumulative impacts, will check in this week)

~~Plumbing/Mechanical – final plan approval RTI~~

Structural – final plan approval (comes last, structural elements RTI)



MSA-1 Reseda - New High School Building, Existing Building Renovation and Conversion to Middle School, and Site Development

Project Master Schedule - Board Master Plan Approved November 2017



Academic Actions

Note: The campus student population will grow substantially with the campus expansion. Ultimately, the campus must accommodate 900 students and staff. The new high school building will open over Christmas break 2018. The campus student population must be able to expand prior to the opening of the new HS building. This creates a significant congestion problem within the existing building unless modified or if offsite classrooms are added. Staff is still evaluating existing building, but it does not appear possible to add new classrooms by start of 2018-19 school year because of extent of building structural upgrade required. Staff is exploring offsite classrooms for interim expansion capability. Current plan is to defer expansion and major renovation of the existing building until after transfer of high school into the new building to firm up available funding and specific site development requirements. Students will move into the new HS building as soon as it is ready, over Christmas break 2018. At that time, the existing building will be converted to MS students only. The MS building will only be partially full allowing light renovation and facelift work to occur around school activities for the balance of the year and over the summer 2019. The campus can accommodate a full HS and MS population of 900 for the 2019-20 school year. Even with new high school building, the campus will lack large group assembly space and full-school dining space. Current plan is to obtain a large solar powered shade shelter via third party to accommodate large group activities outdoors in current location. This shelter will provide shade and rain cover, but not be an enclosed building. Campus will be lacking a gymnasium. Staff is exploring joint use of planned neighboring City recreation facility; if not possible, gymnasium will be required as funding becomes available. Interim solutions include adding outdoors washrooms and converting asphalt to recreation surface. These changes cannot be done until high school is built and funding confirmed and until zoning change is obtained for entire site.

Academic Actions	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	
Deactivate gymnasium - use CIM property to supplement Continue 500 combined MA and HS students in existing building			Completed																
Add 3-4 classrooms existing building - deferred to 2019																			
Add site improvements shade shelter																			
Increase to 700 MS and HS students existing building																			
Add off-campus temporary classrooms																			
Move HS students into new building																			
Reconfigure MS building																			
Begin HS instruction new building																			
Begin MS instruction existing building																			
Add outdoor washrooms and site recreation																			2019
New Gymnasium on MSA or at City																			2020



MSA-1 Reseda - New High School Building, Existing Building Renovation and Conversion to Middle School, and Site Development

Project Master Schedule - Board Master Plan Approved November 2017



High School - New Building Construction Contract

Note: New high school building is 100% designed and already submitted for permits. Most permits already obtained. Largest outstanding permit is Community Development Overlay (CDO) application approval process. City is doing expedited approval, probably completed mid-February. Staff plans to go out to bid in third week of January, before all permits obtained, to expedite construction schedule. Also in parallel, staff is seeking overall site zoning modification to maximize use of site for school purposes and remove overly burdensome parking requirements. Will require adding a master planning consultant to project in January. City is already giving partial releases from requirements, but complete zone variance modification will require 10-12 months. Design already submitted showing minimal zoning compliance in order to get new building construction permit now; that site work scope will not be included in new building contract scope. Planning one high school new building construction contract without site work (because of permit and zoning variance issues, site component not ready to bid). Staff is still planning on a construction schedule with an anticipated award in February and completion in December 2018.

	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January
HS Building - Design																		
HS Building - Permits City of LA				Complete														
HS Building - CDO permit from City																		
HS Building - Bid and Award																		
Site - Adjust Zoning variance																		
Abatement and Demolition																		
Materials Fabricate & Procure					Complete													
Structural Fabrication																		
Foundations SOG UG Utilities																		
CMU, Framing and Structural																		
Second Floor Deck and Pour																		
Roof Deck and Pour																		
MEP Rough - Floors																		
Exterior envelope - stucco																		
Roofing																		
Roof HVAC equipment																		
Roof Fencing																		
Exterior Doors Windows																		
MEP Roughin Walls Ceiling																		
Drywall																		
Painting and finishes - exterior																		
Painting and Finishes - interior																		
MEP Finish																		

Color coding key
 Activity planned
 Activity done
 Activity remaining



MSA-1 Reseda - New High School Building, Existing Building Renovation and Conversion to Middle School, and Site Development

Project Master Schedule - Board Master Plan Approved November 2017



Middle School - Renovation and Expansion of Existing Building

Note: There is inadequate funding for site development, existing building expansion, existing building renovation, and addition of a gymnasium/multipurpose building. Existing building expansion will take priority over existing building renovation and site development. Design is being suspended pending bidding of new high school to determine available funding and to allow master planning and zoning change process to become more confident. Staff has learned that 2007 existing building modifications did not address structural upgrades, which will increase scope of renovation required, making summer 2018 construction timeline unlikely. The entire building renovation scope includes: extension of second floor and addition of 3-4 classrooms in underused Sherman Way entrance area; reconfiguration of offices and support spaces; creation of large group assembly area in atrium area; deep cleaning; architectural facelift (painting, interior windows); critical repairs (electrical, elevator); Prop 39 electrical, lighting and HVAC upgrades; and exterior façade improvements (Reseda site - remove entry way structure, stucco repair and paint to blend and match new building) before moving into new HS building. This work will be done in multiple phases. The initial phase was planned to occur over the summer of 2018 and will be focused on increasing school capacity by adding classrooms and reconfiguring administrative and support spaces; this is major work that cannot be done while the school is occupied. Because of uncertainties regarding the current structural condition of the building, it is unlikely that this work can be designed and permitted in time to meet a summer 2018 construction window. Staff is exploring alternatives. Limited repairs, face-lifting and Prop 39 upgrades may occur over summer 2019. May have to temporarily move outdoor food service to neighboring CIM parcels to allow shade structure and landscaping construction in summer 2018.

	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	
MS - site investigation																			
MS - Design				Deferred to spring 2018															
MS Renovation - Permits City of LA							Deferred - Fall 2018 earliest												
MS Renovation - Bid and Award										Deferred to 2019									
MS - Prop 39 upgrades																			
MS - add 3-4 classrooms and reconfigure support space																			
MS - Deep clean of existing building																			
MS - Light renovation																			Critical items only
MS - Renovation existing building façades																			

Color coding key	
	Activity planned
	Activity done
	Activity remaining



MSA-1 - Project Conceptual Cost Estimate - 01-08-2018



Project Element	Quantity	Unit Price	Cost	Notes
HS New Building Construction Cost				
Demoliton, abatement and site clearing old gym	25,000 SF	\$7.00 /SF	\$175,000	1
HS - Base contract 1st floor	13,140 SF	\$225.00 /SF	\$2,956,500	2
HS - Base contract 2nd floor	11,242 SF	\$225.00 /SF	\$2,529,450	2
HS - Base contract 3rd floor - enclosed area/roof	473 SF	\$225.00 /SF	\$106,425	2
HS - Base contract - 3rd floor - basketball court	6,123 SF	\$80.00 /SF	\$489,840	2
HS - A and B permit work	1 ea	allow	\$100,000	3
HS - minimal site work parking lot	27,108 SF	\$3.00 /SF	\$81,324	4
Subtotal - HS New Building Construction Cost			\$6,438,539	
Construction contingency		10 %	\$643,854	5
Owner soft costs	21 %		\$1,352,093	6
Total HS New Building Project Cost			\$8,434,486	

HS New Building Funding Sources				
CSFIG 2016-17			\$152,891	7
CSFIG 2017-18			\$500,000	8
CSFIG 2018-19			\$500,000	8
2014 MPS Bond			\$0	9
2017 MPS Bond			\$7,267,000	10
Total HS New Building Funding Sources			\$8,419,891	
Funding Shortfall			\$14,595	11

MS Existing Building Renovation				
MS Renovation - façade and exterior Sherman Way	3,500 SF	\$10.00 /SF	\$35,000	12
MS Renovation - deep clean	26,000 SF	\$2.00 /SF	\$52,000	13
MS Renovation - new classrooms, added space	3,000 SF	\$150.00 /SF	\$450,000	14
MS Renovation - facelift	26,000 SF	\$8.00 /SF	\$208,000	15
Subtotal - MS renovation construction costs			\$745,000	
Construction contingency		15 %	\$111,750	16
FF&E - replace all furniture			\$200,000	17
Owner soft cost	21 %		\$156,450	18
Total MS Existing Building Renovation Project Cost			\$1,213,200	

MS Existing Building Renovation Funding Sources				
Prop 39 - Energy Upgrades			\$32,000	19
CSFIG 2016-17			\$0	7
CSFIG 2017-18			\$0	8
CSFIG 2018-19			\$0	8
2014 MPS Bond			\$712,000	9
2017 MPS Bond			\$0	10
Total MS Existing Building renovation Funding Sources			\$744,000	
Funding Shortfall			\$469,200	



MSA-1 - Project Conceptual Cost Estimate - 01-08-2018



Project Element	Quantity	Unit Price	Cost	Notes
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Site Development (Near Term) Construction				
Site - demolition and clearing	30,662 SF	\$2.00 /SF	\$61,324	20
Site - infiltration system	4,000 SF	\$15.00 /SF	\$60,000	21
Site - perimeter wall residential side)	1,744 SF	\$15.00 /SF	\$26,160	22
Site - perimeter fence	5,984 SF	\$8.00 /SF	\$47,872	23
Site - lighting (double pedestal - low height _	15 EA	\$1,500.00 /EA	\$22,500	24
Site - trees and irrigation on parking	20 EA	\$800.00 /EA	\$16,000	24
Site - landscape and irrigation'	21,062 SF	\$5.00 /SF	\$105,310	25
Site - shade shelter, concrete slab, lighting	9,600 SF	\$30.00 /SF	\$288,000	26
Site - modular toilets and changing	500 SF	\$250.00 /SF	\$125,000	27
Subtotal - Site Development (Near Term) Construction Cost			\$752,166	
Construction contingency		15 %	\$112,825	28
Owner soft costs	21 %		\$157,955	
Total Site Development (Near Term) Project Cost			\$1,022,946	

Site Development (Near Term) Funding Sources				
PPA - Solar Shade Shelter			\$288,000	29
CSFIG 2016-17			\$0	7
CSFIG 2017-18			\$0	8
CSFIG 2018-19			\$0	8
2014 MPS Bond			\$0	9
2017 MPS Bond			\$0	10
Total Site Development (Near Term) Funding Sources			\$288,000	
Funding Shortfall			\$734,946	

Combined Funding Demand - All Sources				
Prop 39			\$32,000	
PPA - Solar Shade Shelter			\$288,000	
CSFIG 2016-17			\$152,891	
CSFIG 2017-18			\$500,000	
CSFIG 2018-19			\$500,000	
2014 MPS Bond			\$712,000	
2017 MPS Bond			\$7,267,000	
Total Site Development (Near Term) Funding Sources			\$9,451,891	



MSA-1 - Project Conceptual Cost Estimate - 01-08-2018



Explanation of soft costs	
Owner Soft Costs (Non-General Contractor and Non-Construction Costs)	
Design, site investigation	7.0 % of construction costs
Permitting and land use approval, connection fees	2.0 % of construction costs
PM, CM, Inspection and Testing, General Conditions	5.3% of construction costs
Low Voltage - wiring, computers, communications, FA	2.5% of construction costs
FF&E, Moving	4.5% of construction costs
Subtotal - Owner Soft Costs	21% of construction costs

Notes:	
1	Firm cost - contract already let, no option to reduce
2	Design complete, no option to reduce scope - unit cost depends on bid market
3	Scope depends on City review - not yet complete
4	Leave existing asphalt alone - slurry seal, striping only
5	Design complete - not yet bid 10% contingency minimum
6	Pre-construction soft costs already spent - assumes all new F&E for new building
7	Amount already received and spent here - no remaining balance
8	Amount anticipated - amount certain - will all go to new HS building only
9	Remainder of 2014 Bond restricted to existing building and site improvements
10	Amount approved by Board at time of Bond issuance - will all go to new HS building only
11	Funding shortfall within contingency range - wait for bids to firm up costs
12	Sherman Way side - remove entrance arch feature, paint and stucco exterior to match new HS building
13	Done after students move to HS over Christmas break - requires FF&E removal, scrub down of entire building
14	Need to accommodate added students SY2018-19 who arrive prior to completion of New HS building. Scope assumes extension of second floor and addition of classrooms inside building on Sherman Way side, then rearranging offices and support space to first floor, opening up central area for group activity
15	Broad range of potential facelift scope - minimum is painting, lighting upgrade, plumbing repairs, door repairs - maximum would also add interior windows, upgrade HVAC, rearrange admin and support spaces in open area, and new low voltage systems - abatement and seismic questions unknown - existing code violations unknown
16	No design yet - 15% contingency minimum
17	FF&E - ideally replace majority of classroom furniture - switch to stackable movable tables/chairs - could defer replacement, or do incrementally over time, just do new classrooms now
18	Standard soft cost rate will not have enough FF&E allowance for complete replacement
19	Prop 39 funding available - probably best spent on lighting upgrades, conversion to LED - better lighting plus reduce building electrical demand - goal is to add classrooms without upgrading switchgear
20	Remove all asphalt except where needed for revised site parking - re-use existing asphalt in parking area
21	Must add infiltration to address site drainage - remove Lake Magnolia



MSA-1 - Project Conceptual Cost Estimate - 01-08-2018



Notes:

22	Plan for 8 foot high block wall along residential side - act as sound barrier plus security screening
23	Plan for wrought iron fencing on 3 sides surrounding campus - define campus and secure parking/outdoor activity space after hours - needs gates - could not fence parking area
24	Use existing asphalt - repair and slurry seal only - need night lights, add trees/irrigation for shade
25	Broad range of options - could do minimum planting and irrigation initially, and self-landscape over time - surface options range from dirt, to sod, to lots of plantings - could also add outdoor learning/activity equipment like benches, planting boxes and site features
26	Need shade shelter large enough and high enough for 500 student dining and to serve other outdoor group activities - Concept to do very large solar shelter - Instead of MSA design/construction, get shelter provided by Purchased Power Provider (PPP) under long term power purchase agreement where MSA buys solar power monthly and pays for shelter. Would require RFP/competitive biddign to select PPP + specialty consultant to write RFP and administer bid/contract.
27	Nice to have, may not be required by Code - conceptm is minimal toilets and changing rooms for 30 boys/30 girls and hand washing at dining area - could use modular system site adapted.
28	No design - loosely defined scope - 15% minimum contingency at this stage
29	Structure PPA to cover the shade shelter cost, paid off in monthly utility fees

Magnolia Science Academy Santa Ana Gymnasium Project



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

TABLE OF CONTENTS

1.0 Executive Project Summary

- 1.1 Project Summary
- 1.2 Project Highlight
- 1.3 Look Ahead (next 45 days)
- 1.4 Safety Report

2.0 Project Schedule Update

- 2.1 Schedule Milestone
- 2.2 Project Activities
- 2.3 Construction Impacts to the General Campus and Local Community

3.0 Project Documentation

- 3.1 RFI
- 3.2 Submittals

4.0 Financial Report

- 4.1 Financial Status
 - 4.1.1 Change Orders
 - 4.1.2 Pending Change Orders
 - 4.1.3 Forecasted Cost
- 4.2 Billing Status
 - 4.2.1 R.C Construction Services
 - 4.2.2 Berliner Architect
 - 4.2.3 Gafcon
 - 4.2.4 Inland Inspection

5.0 Project Progress Photos

- 5.1 Photos

1.0 EXECUTIVE SUMMARY REPORT

1.1 Project Summary

- 1.1.1 Project is approximately 15% complete.
- 1.1.2 Procession of project submittals is 90%, critical submittals are being processed in a timely manner.
- 1.1.3 Procurement and fabrication of structural steel and electrical raceways in process
- 1.1.4 Project construction meetings #04, #05 and #06 have been conducted.
- 1.1.5 Project submittals and RFI's in progress.
- 1.1.6 Contractor's payment application #03 has been reviewed and approved for payment.

1.2 Project Highlights/Key Milestones

- 1.2.1 Pouring of concrete footing and grade beams complete
- 1.2.2 Placement of under slab electrical and plumbing lines complete.
- 1.2.3 Erection of CMU starter walls to finish floor level complete.
- 1.2.4 Placement of sand and vapor barrier for concrete floor slab complete.

1.3 Look Ahead (next 45 days)

- 1.3.1 The Architect to assemble ASI's (Architects Supplemental Instructions) to the contractor for pricing.
- 1.3.2 Architect to complete ASI #01 (add alternate for rubberized gym flooring) and ASI #2 (deductive alternate for the removal windows on east gym wall, eliminate carpet tile, lockers and revise finish on concrete floors).
- 1.3.3 Start and complete pouring of concrete floor slab.
- 1.3.4 Start erection of CMU walls.
- 1.3.5 Procurement and fabrication of structural steel.
- 1.3.6 Conduct weekly construction progress meeting every Tuesday at the site starting at 9:00 am.

1.4 Safety Report

- 1.4.1 No safety incidents reported.
- 1.4.2 Contractor is conducting weekly project safety meetings with sub-contractors.

2.0 PROJECT SCHEDULE UPDATE

2.1 Schedule Milestones

- 2.1.1 Project construction duration 195, construction completion date July 27, 2018.
- 2.1.2 Presently there are no impacts to the project schedule.
- 2.1.3 Project is 15% complete as of January 31, 2018
- 2.1.4 Contractor's has submitted January 2018 construction updated schedule. Gafcon has reviewed and approved the update

2.2 Upcoming Construction Activities

- 2.2.1 Placement of concrete slab.
- 2.2.2 Complete 28 days for curing of CMU.
- 2.2.3 Start erection of CMU walls
- 2.2.4 Start installation of hollow metal door frames
- 2.2.5 Procurement of electrical switchboards and panels and structural steel.

2.3 Construction Impacts to the General Campus and Local Community

- 2.3.1 Weekly meetings are being held with the school to keep them informed of construction activities and as well as not impacting school functions.
- 2.3.2 No impacts to school activities are anticipated during the next 30 days.

3.0 PROJECT DOCUMENTATION

3.1 Submittals

- 3.1.1 As of January 31, 2018, A total of 79 submittal packages have been issued by the contractor.
- 3.1.2 The Architect has approved 44 submittal packages.
- 3.1.3 The Architect has returned 11 submittal package that are to be revised and resubmitted, Including the structural steel package which is critical.
- 3.1.4 24 submittals either have been closed or are currently with the Architect for review.

3.2 RFI's

- 3.2.1 As of January 31, 2018, 60 RFI's have been issued by the contractor.
- 3.2.2 8 remain open with none of those being critical.

3.3 Architectural Supplemental Instructions

3.3.1 Two pending for add alternate and deductive alternate pricing.

3.4 Request for Estimates

3.4.1 None Pending

3.5 Change Order Request

3.5.1 Electrical Power for Life Safety System \$3,826.00

3.5.2 Electrical Power for Water Heater \$1,311.00

3.5.3 Proved 3 Thermostats and Electrical Wiring

3.6 Change Orders

3.6.1 None Pending.

4.0 FINANCIAL REPORT

4.1 Project Contract Information

4.1.1	R. C Construction Services Base Contract	\$3,864,041.36
	a) Payment Application No. 01	\$ 220,897.33
	b) Payment Application No. 02	\$ 182,943.49
	c) Payment Application No. 03	\$ 137,590.25
4.1.2	Berliner Architects Base Contract	\$ 209,027.00
	Work Authorization #01	<u>\$ 10,063.00</u>
	Total Contract Amount	\$ 219,090.00
	Invoiced to Date	
	a) Invoice #14713	\$ 10,063.00
	b) Invoice #14753	\$ 13,023.51
4.1.3	Gafcon Base Contract	\$ 183,619.00
	Work Authorization #01	<u>\$ 1,000.00</u>
	Total Contract Amount	\$ 184,619.00
	Invoiced to Date	
	a) Invoice #34528	\$ 16,315.60
	b) Invoice #34581	\$ 31,850.30
	c) Invoice #34725	\$ 29,777.83
	d) Invoice #34581	\$ 31,850.30
4.1.4	Inland Inspection Services Base Contract	\$ 114,075.00
4.1.5	River City Testing Base Contract	\$ 52,882.00
	a) Invoice #17961	\$ 760.50

5.0 PROGRESS PHOTOS – JANUARY 2018

5.1 Project Progress Photo #001



5.2 Project Progress Photo #002



5.3 Project Progress Photo #003



5.4 Project Progress Photo #004



5.5 Project Progress Photo #005



5.6 Project Progress Photo #006

