



Board Agenda Item #	IV E
Date:	March 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(s)

None; informational only.

Facility Updates for Ongoing Projects. This facility project update covers three projects in process and other facility updates.

MSA-1 (Reseda)

A more detailed written report prepared by PrimeSource is attached as Exhibit A. PrimeSource will provide a verbal update at Board Meeting. Highlights are as follows:

- a. Permits for HS building are ready to issue. CDO is condition precedent to release of permits. The City will require a bond which is in process.
- b. CDO – Formal review meeting occurred mid-January. Approval previously expected by end of February; however, it is lagging due to backlog of work at Planning. MPS reaching out directly to Council office.
- c. RFP for GC for HS to be published by not later than 2nd week of March. Preliminary expressions of interest in project by various reputable GCs is strong.
- d. Budget Implications. **Nothing to report until GC bids are received and reviewed.**
- e. Location of Temp Space.
 - i. St. Catherine of Siena Parish School has declined our request to lease classroom space from them. They provided no real explanation.
 - ii. Board Member Ms. Sandra Covarrubias suggested that MPS look at the The Bridge Bible Fellowship church located at 18644 Sherman Way, down the street from MSA-1. MSA-1 Principal Mustafa Sahin, Ms. Covarrubias, and Patrick Ontiveros, toured the facility on Thursday, March 1, 2018 with the church’s office manager Ms. Diane Baker. It is an expansive religious facility that previously operated a school on the site. The building that used to house the school is vacant. However, it is used for various church activities. The facilities are immaculate, the classrooms are large, and from a visual perspective the site is ADA compliant. We will be presenting a letter of interest which will then be presented to their leadership for consideration.

MSA-Santa Ana

A more detailed written report prepared by Gafcon is attached as Exhibit B. Gafcon will provide verbal update at Board Meeting. Project highlights are as follows:

- a. Project is approximately 23% complete.
- b. The following key milestones have been completed:
 - i. Pouring of concrete floor slab
 - ii. Placement of under slab electrical and plumbing lines
 - iii. Rough grading and hauling off site of soils
- c. Next 45 days:
 - i. Placement of electrical conduit in CMU walls
 - ii. Procurement and fabrication of structural steel
 - iii. Installation of door frames
 - iv. Erection of structural steel.
- d. Budget:

MSA SANTA ANA -- BUDGET		
Board Approved Project Budget from February 2018 Meeting	\$4,459,380.00	Previous Board Approved Budget plus Intercompany Loan
Spent to Date (as of end of January 2018)	\$804,925.14	Percent = 18%
GC Change Order Request 1	\$0.00	Zero cost change order memorialized the agreed upon completion date.
GC Change Order Requests 2 and 3	\$4,536.58	COR#s 2 and 3 subject to board approval
Balance Remaining	\$3,649,918.28	

MSA-San Diego

- a. Modular Multipurpose Room substantially completed. Punchlist walk with SilverCreek to occur the week of March 5, 2018 and will include addressing punchlist items in the administration building.
- b. A handful of William Scotsman punchlist items are still open. Team is addressing and getting confirmation of completion date. William Scotsman representative walked the site with the team three weeks ago but has not returned. We will follow up.
- c. General Contractor Nexgen is 99% complete with a small number of punchlist items remaining to be addressed. They have removed their trailer from the site.
- d. SDG&E is closer to establishing permanent power. They have cleared the project for release to construction. However, they have not committed to a specific date for installation. We continue to follow up with them. Until permanent power is established Nexgen will continue to operate the generators for MPS.
- e. Budget (the Balance remaining should be more than sufficient to cover remaining work):

MSA SAN DIEGO – BUDGET		
Board Approved Project Budget	\$10,212,098.45	
Spent to Date (as of end of January 2018)	\$8,530,898.75	
Balance Remaining	\$1,681,199.70	

Other Facility Updates:

- If shade structure for MSA-2 is approved by Board, we will move forward with project
- ADA / Accessibility review of MSA-6 and MSA-7 has been completed and we are awaiting the results
- Prop 39 Responses successfully delivered to LAUSD by March 1st deadline
- Moving forward with procurement method for office trailers for MSA-2

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 – February 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 highest priority for the project is to get final building permits for the classroom building and enter construction as quickly as possible.

The new building design was submitted to LADBS for permitting last summer. The new building project requires two separate building permits: one for the building, and one for the parking lot serving the building. At this point, there are only two outstanding items for the building, the provision of an excavation bond to guarantee that MPS repairs any sidewalk damage done by MSA-1 construction, and approval of the CDO application. The excavation bond form is in MPA hands, and should be completed this week.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



The more 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 in January. The only remaining step is for the Planning staff to complete their review and then sign off on the application. CDO signoff by the City is considerably overdue. Assistance from Building Department management and from the City Council office has been requested. Staff remains hopeful that the CDO signoff can be obtained by the end of February.

At that time, the building permit for the classroom building can be issued.

Staff changed its approach to the parking lot permit. The issue was that current zoning variances require improvements that long term master planning approvals will make unnecessary. We did not want to waste the money to build something that would be torn out shortly afterward. After discussion with the City, we have taken the following approach:

- The parking lot design would be submitted for permitting based on the current requirements. A permit would be issued for this design,
- No construction on the parking lot permit would take place.
- The classroom building will be constructed and a Temporary Certificate of Occupancy (TCO) will be issued. This will allow the classroom building to be occupied.
- After the zoning is changed for the site and after master planning is completed, the parking lot design will be revised accordingly and resubmitted for revised permit approval.
- Then construction of the revised parking lot will take place.
- Once the parking lot improvements are complete, a permanent Certificate of Occupancy (CO) will be issued.

This has will result in wasted design cost and permit fees, but will avoid wasted construction and will allow the classroom building to go forward as soon as possible.

Procurement for the general construction contract has begun with the prequalification of six general contractors. Bid documents are being prepared and the classroom bid package will be released for bidding next week.

Work continues 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 activities and possibly future buildings that are all 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



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



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, environmental analysis and, possibly, traffic analysis. The Master Planning consulting services contract was awarded this month and kickoff meeting will be held this week. This contract will provide the plans and documents necessary to support the zoning change process as well as support negotiations with the City and CIM 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. Planning has now determined that once master planning concepts are defined, an environmental consultant and report and traffic consultant and report will be required.

This month the Solar Consulting Services contract was awarded and the kickoff meeting will be this Friday. 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 capital costs and recovers the cost of the project through energy generation and vendor lease/purchase financing.

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 – we are hopeful that the project is in the final steps of the building permit process. There are no technical issues to resolve, only completion of the CDO ministerial report. The issue is being expedited which we are hopeful will accelerate final approval.

New High School Bidding – Staff intends to bid the project in March even if the permit is not yet issued. Release to bidders was delayed until the bulk of design permit approvals are complete and received and the design is unlikely to change; we are now at that stage. The planned schedule is now to receive bids in March and to be prepared



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



for contract award by the Board at the end of March or at the regular April 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 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. Additional environmental analysis and traffic analysis will be required which will overlap the master planning process. Dialog with Planning Department will continue.

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, but based on 1950's era design criteria which is seismically deficient by modern standards. Staff needs to do an in depth investigation of the structure to identify the current structural system and any deficiencies. Staff will retain a structural consultant to complete this work in March. This will require considerable drywall demolition to uncover the various structural elements and connections. At that point, recommendations regarding the future of the building will be brought to the Board.

Solar Shade Shelter – the solar consultant who will begin work in March 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.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



Interim classroom capacity – Staff has begun discussions about renting excess classrooms at the neighboring St. Catherine of Siena church school. It appears that 4 or more classrooms can be made available for the 2018-19 school year. The current school is in good condition, but bathrooms are out of date and do not meet ADA requirements. It is likely that the LACOE would require the modernization of the bathrooms, or the addition of a portable bathroom trailer – which would require a City of LA building permit. A proposal has been submitted and discussions continue. The school does not appear to be viable and there is obvious concern that an MSA presence on campus may cause a further decline in church school attendance. It may not be possible to reach a deal in the face of this concern. Staff is exploring other options, including placing portables on the CIM property adjacent to the MSA-1 campus, and at another church which is further away but which has an inactive school on its property.

Schedule

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

- Building permit issues including CDO approval should be resolved by end of February or early March.
- Solar consultant work will kick off in March.
- Design of Prop 39 funded lighting replacement at existing building underway.
- Master planning consultant work will kick off in March.
- The new high school will go out to bid in March. Normal construction would require 10-12 months. At best, main building construction will not begin until April 2018 and be completed in February-April 2019.
- 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 pending receipt of the bids for the classroom building. This is such a large component of the total project budget, that it is not realistic to finalize other portions of the project budget at this time. Major points:

- The new classroom building is fully funded. No significant costs changes expected until project bids are received in March. There is adequate funding to build and furnish this building primarily under the 2017.
- The MS building expansion and renovation is limited to a \$700,000 budget funded from the 2014 bond at this time. This will limit work to classroom expansion which may/may not be adequate for seismic improvements. The scope of these required improvements is not yet known pending completion of the building structural assessment.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



- 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



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			Completed															
Continue 500 combined MA and HS students in existing building																		
Add 3-4 classrooms existing building - deferred to 2019										Defer to 2019 - after high school completed								
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																		2019
Reconfigure MS building																		2019
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



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				Complete														
HS Building - Permits City of LA																		
HS Building - CDO permit from City																		
HS Building - Bid and Award																		
Site - Adjust Zoning variance																		
Abatement and Demolition					Complete													
Materials Fabricate & Procure																		
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 (Green)
 Activity done (Orange)
 Activity remaining (Light Orange)



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 and to complete the structural assessment of the existing building. Staff has learned that 2002 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						Design start now													
MS - add 3-4 classrooms and reconfigure support space										Move to 2018									
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 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

Site Development

Note: Board has directed that available funds be prioritized on existing building renovations. Overall site development will be deferred and staff will minimize current investment. Staff is seeking consultant for solar shade shelter to be located in current lunch shelter location. Other major site improvements are being deferred for lack of funding. Staff will proceed with solar shade shelter with goal to install over summer break 2018. Strategy is to use a purchased power agreement or leased procurement to have contractor finance shade shelter. Staff is working to influence adjacent City recreation project to provide joint use facilities.

	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	
PPP - Consultant selection																			
PPP - RFP Prep, Bid & Award																			
PPP - DWP Permits																			
Site - PPP fabricate shade shelter																			
Move outside food service																			
Site - PPP Install shade shelter																			
Install prefabricated outdoor washroom building																		Deferred to 2019 pending funding	
Convert parking to recreation																		Deferred to 2019 pending funding	
City project definition phase						At least 6 months to define project and launch within the City process													
								Cannot begin until property transfer complete - March 2018											

Color coding key	
Activity planned	
Activity done	
Activity remaining	



MSA-1 - Project Conceptual Cost Estimate - 02-27-2018



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 - 02-27-2018



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 - 02-27-2018



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 == work complete
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 or open space - feasibility depends on structural assessment of building
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



MSA-1 - Project Conceptual Cost Estimate - 02-27-2018



21 | Must add infiltration to address site drainage - remove Lake Magnolia

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 bidding to select PPP + specialty consultant to write RFP and administer bid/contract.
27	Nice to have, may not be required by Code - concept 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 Submittals
- 3.2 Request for Information (RFI's)
- 3.3 Architects Supplemental Instructions

4.0 Financial Report

- 4.1 Change Order, Potential Change Orders and Contingency Draw Down
 - 4.1.1 Change Order Logs
 - 4.1.2 Potential Change Order Log
 - 4.1.3 Contingency Draw Down Log
- 4.2 Project Contract and Billings Too Date
 - 4.2.1 R.C Construction Services
 - 4.2.2 Berliner Architect
 - 4.2.3 Gafcon
 - 4.2.4 Inland Inspection
 - 4.2.5 River City Testing

5.0 Project Progress Photos

- 5.1 Photos

6.0 Exhibits

- 6.1 MSA-Gymnasium Project - January 31 Construction Schedule Update
- 6.2 Submittal Log
- 6.3 Request for Information (RFI's) Log
- 6.4 Change Order, Potential Change Orders and Contingency Draw Down Logs

1.0 EXECUTIVE SUMMARY REPORT

1.1 Project Summary

- 1.1.1 Project is approximately 22% complete.
- 1.1.2 Project submittals are 97% complete, critical submittals are being processed in a timely manner.
- 1.1.3 Procurement and fabrication of structural steel in process
- 1.1.4 Project construction meetings #08, #09, 10 and #11 have been conducted during the past month.
- 1.1.5 Process of project Submittals and RFI's on-going (see attached Logs)
- 1.1.6 Contractor's payment application #04 is being reviewed.

1.2 Project Highlights/Key Milestones

- 1.2.1 Pouring of concrete floor slab has been completed.
- 1.2.2 Placement of under slab electrical and plumbing lines complete.
- 1.2.3 Rough grading and hauling off of soils at the site has been completed.
- 1.2.4 Placement of the first lift of the CMU is in progress.

1.3 Look Ahead (next 45 days)

- 1.3.1 Placement of electrical conduit in CMU walls.
- 1.3.2 Contractor to start and complete second, third and fourth lifts of CMU for exterior walls.
- 1.3.3 Procurement and fabrication of structural steel.
- 1.3.4 Installation of door frames.
- 1.3.5 Erection 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 completion date is August 15, 2018.
- 2.1.2 Presently there are no impacts to the project schedule.
- 2.1.3 Contractor's has submitted February 2018 updated construction schedule. Gafcon has reviewed and approved the update.

2.2 Upcoming Construction Activities

- 2.2.1 Refer to Magnolia Gym February Schedule Update (attached).

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 February 28, 2018, A total of 83 submittal packages have been issued by the contractor.
- 3.1.2 The Architect has approved 52 submittal packages.
- 3.1.3 The Architect has returned 10 submittal package that are to be revised and resubmitted.
- 3.1.4 21 submittals either have been closed or are currently with the Architect for review.

3.2 RFI's

- 3.2.1 As of February 28, 2018, 66 RFI's have been issued by the contractor.
- 3.2.2 7 remain open with none of those being critical.

3.3 Architectural Supplemental Instructions

- 3.3.1 ASI #1 Add Alternate (RC Construction currently putting together a cost proposal)
 - a. Rubberized Gym flooring
- 3.3.2 ASI #2 Deductive Alternates (RC Construction currently putting together a cost proposal)
 - a. Removal of glazing at east gym wall and replacing with CMU block
 - b. Eliminate graffiti coating on exterior gym walls
 - c. Modify concrete floor finishes
 - d. Remove lockers from
 - c. Remove carpet tile

4.0 FINANCIAL REPORT

4.1 Change Order, Potential Change Orders and Contingency Draw Downs (refer to attached log)

4.1.1	Change Order Log		
	1) Non-Compensatory Time Extension	\$	0.00
4.1.2	Potential Change Order Log		
	1) PCO #02 Provide Power to Fire Alarm System – Submitted	\$	3,826.25
	2) PCO #03 Provide Power to Water Heater - Submitted	\$	1,311.00
	3) Modifications to Fire Sprinkler Riser - Pending	\$	7,000.00
4.1.3	Contingency Draw Downs – Final Agreed to Cost		
	Contingency Starting Balance	\$	112,544.89
	1) PCO #02 Provide Power to Fire Alarm System	\$	3,440.25
	2) PCO #03 Provide Power to Water Heater	\$	<u>1,096.33</u>
	Contingency Balance as of February 28, 2018	\$	108,008.39

4.2 Project Contract and Billings To Date

4.1.1	R. C Construction Services Base Contract	\$3,864,041.36
	Invoiced as of January 28, 2018 (Pay Apps No. 01 – No. 03)	<u>\$ 541,431.07</u>
	Remaining Balance as of January 31, 2018	\$3,322,610.30
4.1.2	Berliner Architects Total Contract Amounts	\$ 219,090.00
	Invoiced as of January 28, 2018	<u>\$ 34,334.29</u>
	Remaining Balance as of January 31, 2018	\$ 184,755.71
4.1.3	Gafcon Total Contract Amounts	\$ 184,619.00
	Invoiced as of January 31, 2018	<u>\$ 126,364.10</u>
	Remaining Balance as of January 31, 2018	\$ 58,254.90
4.1.4	Inland Inspection Services Contract Amount	\$ 114,075.00
	Invoiced as of January 28, 2018	<u>\$ 32,448.00</u>
	Remaining Balance as of January 31, 2018	\$ 81,627.00
4.1.5	River City Testing Contract Amount	\$ 52,882.00
	Invoiced as of January 28, 2018	<u>\$ 3,162.25</u>
	Remaining Balance as of January 31, 2018	\$ 49,719.75

5.0 PROGRESS PHOTOS – FEBRUARY 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



6.0 EXHIBITS – FEBRUARY 2018

- 6.1 February 2018 Updated Construction Schedule
- 6.2 Submittal Log
- 6.3 Request for Information (RFI's) Log
- 6/4 Change Order, Potential Change Orders and Contingency Draw Down Logs

Activity ID	Activity Name	Orig Dur	Start	Finish	Total Float	Qtr 4	Qtr 1	Qtr 2	Qtr 3								
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
						-1	1	2	3	4	5	6	7	8	9	10	

Magnolia - January Update

Submittals

Submittal Preparation

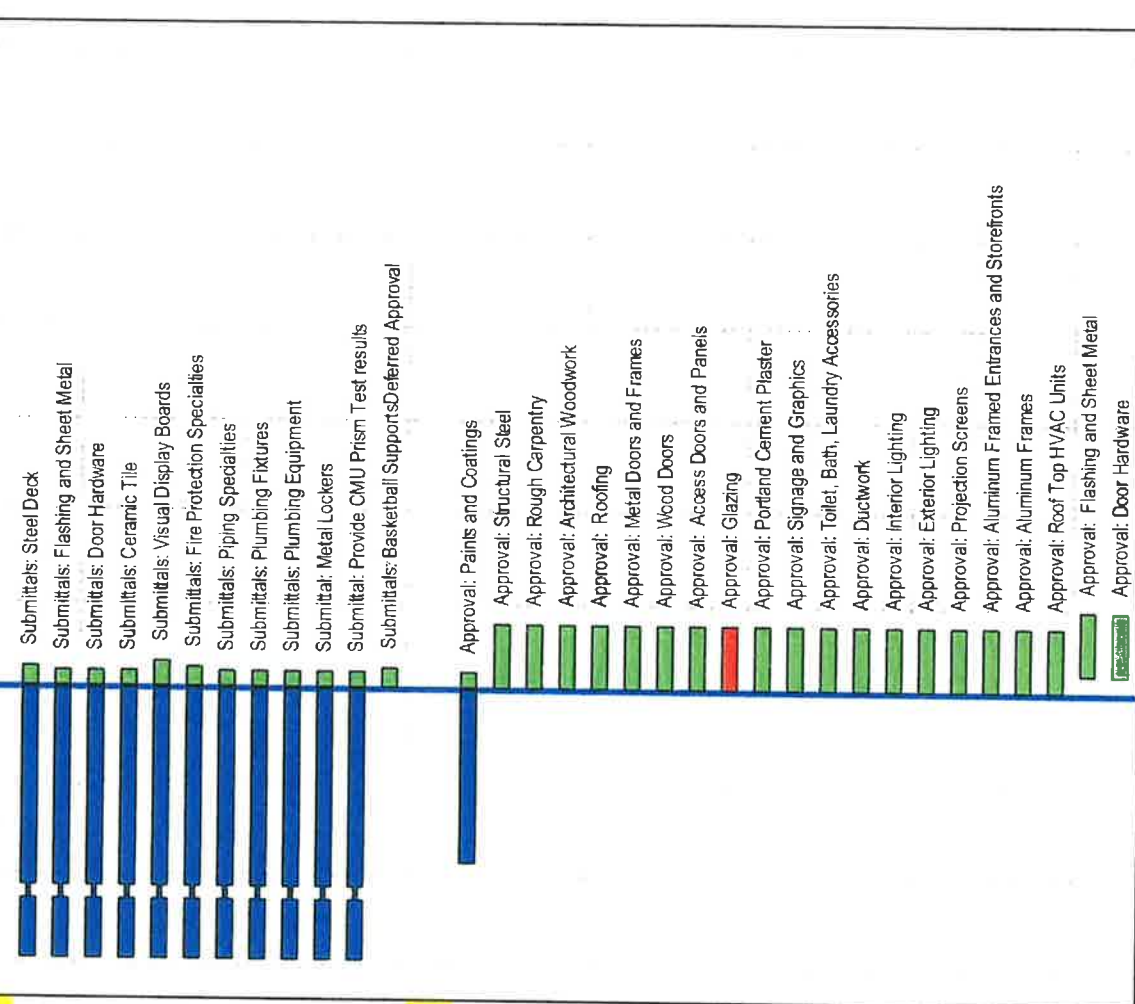
Activity ID	Activity Name	Orig Dur	Start	Finish	Total Float
053380	Submittals: Steel Deck	30	03-Nov-17 A	07-Feb-18	33
074070	Submittals: Flashing and Sheet Metal	50	03-Nov-17 A	06-Feb-18	40
084430	Submittals: Door Hardware	15	03-Nov-17 A	06-Feb-18	46
094640	Submittals: Ceramic Tile	20	03-Nov-17 A	06-Feb-18	58
104970	Submittals: Visual Display Boards	20	03-Nov-17 A	09-Feb-18	87
105090	Submittals: Fire Protection Specialties	20	03-Nov-17 A	07-Feb-18	43
225471	Submittals: Piping Specialties	20	03-Nov-17 A	06-Feb-18	80
225840	Submittals: Plumbing Fixtures	20	03-Nov-17 A	06-Feb-18	105
225870	Submittals: Plumbing Equipment	20	03-Nov-17 A	06-Feb-18	55
105113	Submittal: Metal Lockers	20	03-Nov-17 A	06-Feb-18	39
010020	Submittal: Provide CMU Prism Test results	25	03-Nov-17 A	06-Feb-18	6
02750	Submittals: Basketball Supports/Deferred Approval	5	01-Feb-18	07-Feb-18	13

Submittal Approvals

Activity ID	Activity Name	Orig Dur	Start	Finish	Total Float
04890	Approval: Paints and Coatings	15	05-Dec-17 A	06-Feb-18	80
03360	Approval: Structural Steel	15	01-Feb-18	22-Feb-18	5
03630	Approval: Rough Carpentry	15	01-Feb-18	22-Feb-18	98
03720	Approval: Architectural Woodwork	15	01-Feb-18	22-Feb-18	56
04092	Approval: Roofing	15	01-Feb-18	22-Feb-18	48
04170	Approval: Metal Doors and Frames	15	01-Feb-18	22-Feb-18	83
04230	Approval: Wood Doors	15	01-Feb-18	22-Feb-18	78
04260	Approval: Access Doors and Panels	15	01-Feb-18	22-Feb-18	54
04500	Approval: Glazing	15	01-Feb-18	22-Feb-18	0
04590	Approval: Portland Cement Plaster	15	01-Feb-18	22-Feb-18	53
05070	Approval: Signage and Graphics	15	01-Feb-18	22-Feb-18	60
05160	Approval: Toilet, Bath, Laundry Accessories	15	01-Feb-18	22-Feb-18	85
06090	Approval: Ductwork	15	01-Feb-18	22-Feb-18	38
06895	Approval: Interior Lighting	15	01-Feb-18	22-Feb-18	66
06920	Approval: Exterior Lighting	15	01-Feb-18	22-Feb-18	83
112373	Approval: Projection Screens	15	01-Feb-18	22-Feb-18	109
05180	Approval: Aluminum Framed Entrances and Storefr	15	01-Feb-18	22-Feb-18	83
05190	Approval: Aluminum Frames	15	01-Feb-18	22-Feb-18	88
04100	Approval: Roof Top HVAC Units	15	01-Feb-18	22-Feb-18	10
04080	Approval: Flashing and Sheet Metal	15	07-Feb-18	28-Feb-18	40
04440	Approval: Door Hardware	15	07-Feb-18	28-Feb-18	46

Exhibit - 6.1

January 2018 Construction Schedule Update



Magnolia Gym

January Update

Run Date 26-Jan-18

Remaining Level of Effort

Actual Level of Effort

rema

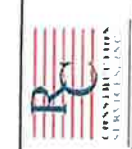
Actual Work

Remaining Work

Critical Remaining Work

Page# 1 of 8

Activity ID	Activity Name	Orig Dur	Start	Finish	Total Float	Qtr 4				Qtr 3								
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
04650	Approval: Ceramic Tile	15	07-Feb-18	28-Feb-18	58													
05472	Approval: Piping Specialties	15	07-Feb-18	28-Feb-18	80													
05850	Approval: Plumbing Fixtures	15	07-Feb-18	28-Feb-18	105													
05880	Approval: Plumbing Equipment	15	07-Feb-18	28-Feb-18	55													
102253	Approval: Metal Lockers	15	07-Feb-18	28-Feb-18	39													
267390	Approval: Provide CMU Prism Test results	5	07-Feb-18	14-Feb-18	6													
03390	Approval: Steel Deck	15	08-Feb-18	01-Mar-18	33													
05100	Approval: Fire Protection Specialties	15	08-Feb-18	01-Mar-18	43													
267410	Approvals: Basketball Supports/Deferred Approval	15	08-Feb-18	01-Mar-18	13													
04980	Approval: Visual Display Boards	15	13-Feb-18	05-Mar-18	87													
267420	DSA Approvals: Basketball Supports/Deferred Approval	30	02-Mar-18	12-Apr-18	13													
Fabrication/Procurement																		
06610	Procurement: Switchboards	30	01-Feb-18	15-Mar-18	63													
06790	Procurement: Panelboards	20	01-Feb-18	01-Mar-18	83													
04900	Procurement: Paints and Coatings	10	07-Feb-18	21-Feb-18	80													
267400	Procurement: CMU	20	15-Feb-18	14-Mar-18	6													
03370	Procurement: Structural Steel	25	23-Feb-18	29-Mar-18	5													
03640	Procurement: Rough Carpentry	5	23-Feb-18	01-Mar-18	98													
03730	Procurement: Architectural Woodwork	30	23-Feb-18	05-Apr-18	56													
04093	Procurement: Roofing	15	23-Feb-18	15-Mar-18	48													
04180	Procurement: Metal Doors and Frames	25	23-Feb-18	29-Mar-18	83													
04240	Procurement: Wood Doors	30	23-Feb-18	05-Apr-18	78													
04510	Procurement: Glazing	25	23-Feb-18	29-Mar-18	0													
04600	Procurement: Portland Cement Plaster	10	23-Feb-18	08-Mar-18	53													
05080	Procurement: Signage and Graphics	30	23-Feb-18	05-Apr-18	60													
05170	Procurement: Toilet, Bath, Laundry Accessories	5	23-Feb-18	01-Mar-18	85													
06100	Procurement: Ductwork	15	23-Feb-18	15-Mar-18	38													
06900	Procurement: Interior Lighting	20	23-Feb-18	22-Mar-18	66													
235980	Procurement: Roof Top HVAC Units	45	23-Feb-18	26-Apr-18	10													
05230	Procurement: Aluminum Frames	20	23-Feb-18	22-Mar-18	88													
05240	Procurement: Access Doors and Frames	15	23-Feb-18	15-Mar-18	54													
05250	Procurement: Aluminum-Framed Entrances and Sto	25	23-Feb-18	29-Mar-18	83													
05270	Procurement: Exterior Lighting	25	23-Feb-18	29-Mar-18	83													
04090	Procurement: Flashing and Sheet Metal	15	01-Mar-18	21-Mar-18	40													
04450	Procurement: Door Hardware	40	01-Mar-18	25-Apr-18	46													
04660	Procurement: Ceramic Tile	15	01-Mar-18	21-Mar-18	58													
05473	Procurement: Piping Specialties	25	01-Mar-18	04-Apr-18	80													
05890	Procurement: Plumbing Equipment	25	01-Mar-18	04-Apr-18	55													



Activity ID	Activity Name	Orig Dur	Start	Finish	Total Float	Qtr 4			Qtr 1			Qtr 2			Qtr 3				
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
102263*	Procurement: Metal Lockers	45	01-Mar-18	02-May-18	39														
08110	Procurement: Fire Protection Specialties	5	02-Mar-18	08-Mar-18	43														
04990	Procurement: Visual Display Boards	15	06-Mar-18	26-Mar-18	87														
267430	Procurement: Basketball Backstops & Supports	40	13-Apr-18	08-Jun-18	13														
Deliveries																			
267220	Deliveries: Raceway & Boxes for Electrical	1	01-Feb-18	01-Feb-18	68														
267300	Deliveries: Paints and Coatings	1	22-Feb-18	22-Feb-18	80														
267050	Deliveries: Rough Carpentry	1	02-Mar-18	02-Mar-18	98														
267380	Deliveries: Toilet, Bath, Laundry Accessories	1	02-Mar-18	02-Mar-18	85														
267240	Deliveries: Panelboards	1	02-Mar-18	02-Mar-18	83														
267280	Deliveries: Portland Cement Plaster	1	09-Mar-18	09-Mar-18	53														
267340	Deliveries: Fire Protection Specialties	1	09-Mar-18	09-Mar-18	43														
267200	Deliveries: Ductwork	1	16-Mar-18	16-Mar-18	38														
267230	Deliveries: Switchboards	1	16-Mar-18	16-Mar-18	63														
266940	Deliveries: Access Doors and Frames	1	16-Mar-18	16-Mar-18	54														
267360	Deliveries: Flashing and Sheet Metal	1	22-Mar-18	22-Mar-18	40														
267290	Deliveries: Ceramic Tile	1	22-Mar-18	22-Mar-18	58														
267030	Deliveries: Interior Lighting	1	23-Mar-18	23-Mar-18	66														
266930	Deliveries: Aluminum Frames	1	23-Mar-18	23-Mar-18	88														
267270	Deliveries: Structural Steel	1	30-Mar-18	30-Mar-18	5														
267080	Deliveries: Metal Doors and Frames	1	30-Mar-18	30-Mar-18	83														
267110	Deliveries: Glazing	1	30-Mar-18	30-Mar-18	0														
266950	Deliveries: Aluminum-Framed Entrances and Storefr	1	30-Mar-18	30-Mar-18	83														
266970	Deliveries: Exterior Lighting	1	30-Mar-18	30-Mar-18	83														
267190	Deliveries: Plumbing Equipment	1	05-Apr-18	05-Apr-18	55														
267320	Deliveries: Architectural Woodwork	1	06-Apr-18	06-Apr-18	56														
267090	Deliveries: Wood Doors	1	06-Apr-18	06-Apr-18	78														
267140	Deliveries: Signage and Graphics	1	06-Apr-18	06-Apr-18	60														
267100	Deliveries: Door Hardware	1	26-Apr-18	26-Apr-18	46														
267010	Deliveries: Roof Top HVAC Units	1	27-Apr-18	27-Apr-18	10														
266990	Deliveries: Metal Lockers	1	03-May-18	03-May-18	39														
Construction																			
Foundations																			
FND-290	Place Slab on Grade	1	31-Jan-18 A	08-Feb-18	27														
FND-260	Slab Rebar	2	31-Jan-18 A	06-Feb-18	27														
FND-270	Slab Formwork	2	31-Jan-18 A	06-Feb-18	28														
FND-150	Erect CMU Walls Lift#1 Starter Walls	3	01-Feb-18	05-Feb-18	27														
FND-220	U/G Plumbing	3	01-Feb-18	05-Feb-18	27														

Magnolia Gym

January Update

Run Date 26-Jan-18

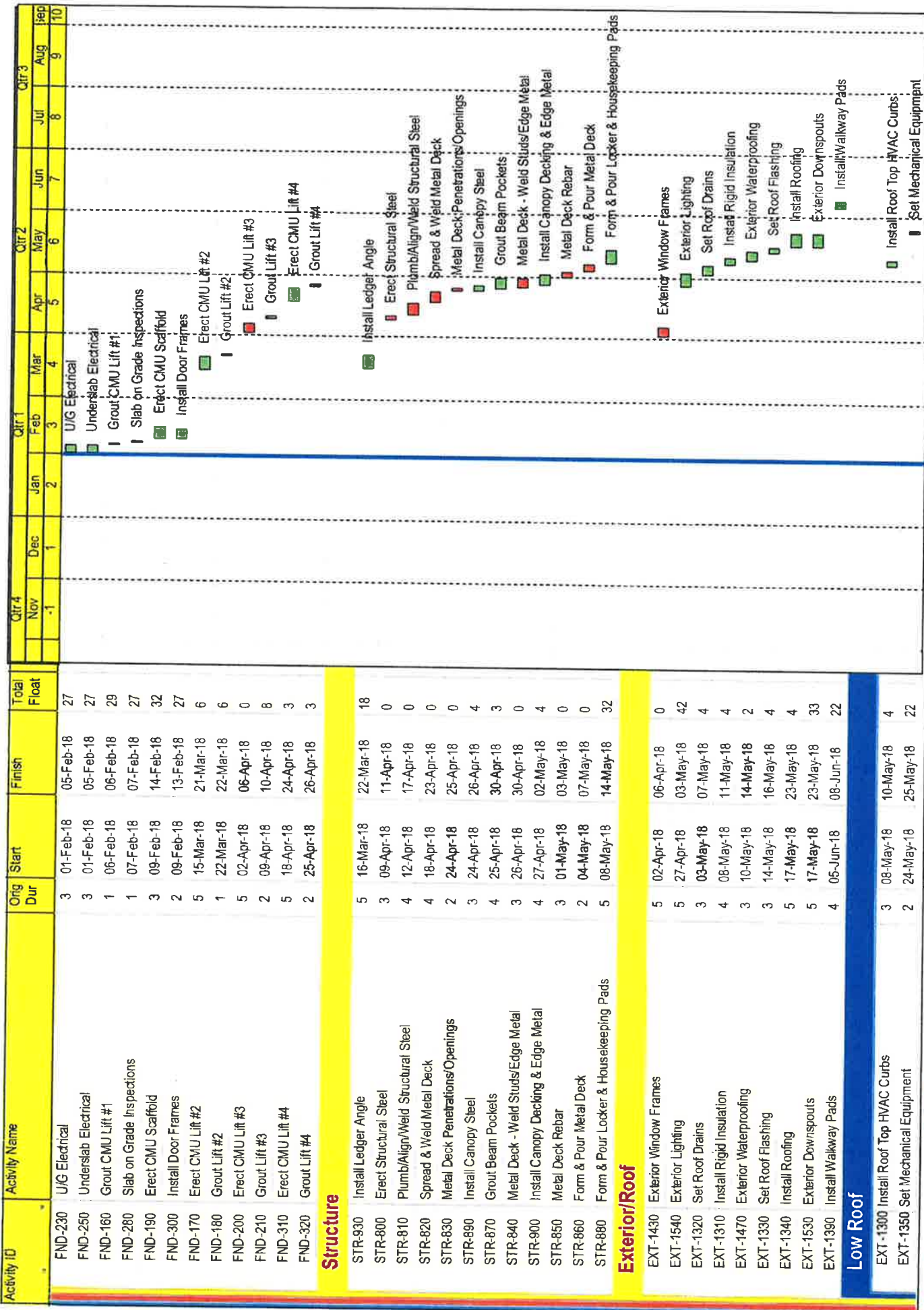
Remaining Level of Effort

Actual Level of Effort

Remaining Work

Critical Remaining Work

Page# 3 of 8



Magnolia Gym

January Update

Run Date 26-Jan-18

Remaining Level of Effort

Actual Level of Effort

Remaining Work

Critical Remaining Work

Page# 4 of 8

Exhibit - 6.2

Submittal Log

MSA - Gym Submittal Report

Grouped By: Status

Approved		Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
Title									
03 3000-01 - Cast-In-Place Concrete (Mix Design)	Approved		03 30 00 Cast-In-Place Concrete		03 30 00-1	0	12/07/17	12/06/2017	
03 3000-01r1 - Cast-In-Place Concrete (Vapor Barrier)	Approved		03 30 00 Cast-In-Place Concrete	12/13/2017	03 30 00-1	1	12/14/17	12/13/2017	
04 2200-03 - Concrete Unit Masonry (Mix & Mortar)	Approved		04 22 00 Concrete Unit Masonry	12/22/2017 12/28/2017	04 22 00-3	0	01/04/18	12/28/2017 01/03/2018	
05 1200-03 - Struc Steel (Welder Certs)	Approved		05 12 00 Structural Steel Framing	01/08/2018	05 12 00-3	0	01/11/18	01/08/2018 01/10/2018	
05 1200-05 - Struc Steel (Product Data)	Approved		05 12 00 Structural Steel Framing	01/08/2018	05 12 00-5	0	01/11/18	01/08/2018 01/10/2018	
08 000-01r1 - Overhead Door	Approved		08 0000 Overhead Door	01/04/2018 01/08/2018	08 0000-1	1	01/16/18	01/08/2018 01/15/2018	
08 8000-01r1 - Glazing	Approved		08 80 00 Glazing	01/23/2018	08 80 00-1	1	02/13/18	01/23/2018 02/12/2018	
08 8000-02 - Glazing (Samples)	Approved		08 80 00 Glazing	01/23/2018 02/01/2018	08 80 00-2	0	02/13/18	02/01/2018 02/12/2018	
09 5113-01 - Acoustical Panel Ceilings	Approved		09 51 13 Acoustic Panel Ceiling		09 51 13-1	0	01/30/18	01/15/2018 01/29/2018	
09 5113-02 - Acoustical Panel Ceilings (samples)	Approved		09 51 13 Acoustic Panel Ceiling		09 51 13-2	0	01/30/18	01/15/2018 01/29/2018	
09 9100 - Painting (Product Data)	Approved		09 91 00 Painting	12/08/2017	09 91 00-1	0	01/01/18	12/08/2017	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
09 9100-02 - Painting (Drawdowns)	Approved ✓	09 91 00 Painting		09 91 00-2	0	01/30/18	01/15/ 2018 01/29/ 2018	
09 9623-01 - Graffiti Resistant Coatings	Approved ✓	09 96 23 Graffiti Resistant Coatings		09 96 23-1	0	12/14/17	12/05/ 2017 12/13/ 2017	
10 2800-02 - Toilet Accessories (sample)	Approved ✓	10 28 00 Toilet Accessories	01/23/ 2018 02/01/ 2018	10 28 00-2	0	02/13/18	02/01/ 2018 02/05/ 2018	
12 2400-01 - Roller Shades	Approved ✓	12 24 00 Window Shades	12/27/ 2017	12 24 00-1	0	01/10/18	12/27/ 2017 01/09/ 2018	
22 0516-01 - Expansion Fittings & Loops	Approved ✓	22 05 16 Expansion Fittings and Loops for Plumbing Piping	12/14/ 2017	22 05 16-1	0	12/22/17	12/14/ 2017 12/21/ 2017	
22 0553-01 - ID for Plumbing Piping (Rev)	Approved ✓	22 05 53 Identification for Plumbing Piping and Equipment	01/10/ 2018	22 05 53-1	0	01/23/18	12/14/ 2017 01/10/ 2018 01/15/ 2018	
22 0719-01 - Plumbing Piping Insulation (Rev)	Approved ✓	22 07 19 Plumbing Piping Insulation	01/10/ 2018	22 07 19-1	0	01/30/18	12/14/ 2017 01/10/ 2018 01/15/ 2018	
22 1005-01 - Plumbing Piping	Approved ✓	22 10 05 Plumbing Piping	11/29/ 2017	22 10 05-1	0	12/01/17	11/29/ 2017	
22 1006-01 - Plumbing Piping Specialties	Approved ✓	22 10 06 Plumbing Piping Specialties	01/09/ 2018	22 10 06-1	0	01/16/18	01/09/ 2018 01/15/ 2018	
22 4000-01 - Plumbing Fixtures	Approved ✓	22 40 00 Plumbing Fixtures		22 40 00-1	0	01/30/18	01/15/ 2018 01/29/ 2018	
26 0526-01r1 - Grounding & Bonding	Approved ✓	26 05 26 Grounding and Bonding for Electrical Systems	12/08/ 2017	26 05 26-1	1	12/18/17	12/08/ 2017 12/12/ 2017	
26 0000-03 - Lighting Control System & Devices	Approved ✓	26 09 23 Lighting Control Devices		26 09 23-1	0	01/16/18	01/09/ 2018	



MAGNOLIA
PUBLIC SCHOOLS
Gafcon, Inc.

Printed on Tue Feb 20, 2018 at 08:20 am PST
Job #: 01428.001 Magnolia Science Academy, Santa Ana
2840 West First Street
Santa Ana, California 92703

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
32 1313-01 - Concrete Paving (Mix Designs)	Approved ✓	32 13 13 Concrete Paving	12/08/ 2017	32 13 13-1	0	12/18/17	12/08/ 2017 12/12/ 2017	
01 4050-01 - Contractor Safety (Manual)	Approved ✓	014050 Contractor Safety	11/15/ 2017	014050-1	0	12/04/17	11/16/ 2017	
31 2000-01 - Earthwork (Pad Cert)	Approved ✓	312000 Earth Work	01/01/ 2018	312000-1	0	01/10/18	01/01/ 2018 01/09/ 2018	
Approved as Noted								
03 3000-03R1 - Cast-In-Place Concrete (Rebar)	Approved as Noted ✓	03 30 00 Cast-In-Place Concrete	12/14/ 2017 12/14/ 2017	03 30 00-3	1	12/18/17	12/14/ 2017 12/18/ 2017	
04 2200-01 - Concrete Unit Masonry	Approved as Noted ✓	04 22 00 Concrete Unit Masonry	11/13/ 2017	04 22 00-1	0	11/13/17	11/13/ 2017	
05 1200-01 - Struc Steel Fra. (Anchor Bolt-Embed)	Approved as Noted ✓	05 12 00 Structural Steel Framing	12/12/ 2017	05 12 00-1	0	12/22/17	12/12/ 2017 12/21/ 2017	
05 1200-01 - Struc Steel Fra. (Anchor Bolt-Embed)	Approved as Noted ✓	05 12 00 Structural Steel Framing	12/22/ 2017	05 12 00-1	1	12/22/17	12/22/ 2017 12/22/ 2017	
07 5113-01 - Built-Up Asphalt Roofing	Approved as Noted ✓	07 51 13 Built-up Asphalt Roof	01/15/ 2018	07 51 13-1	0	01/30/18	01/15/ 2018 01/29/ 2018	
07 9200-01 - Joint Sealers	Approved as Noted ✓	07 9200 Joint Sealers	01/22/ 2018 01/22/ 2018	07 9200-1	1	01/30/18	01/22/ 2018 01/29/ 2018	
07 9200-02 - Joint Sealers (color chart)	Approved as Noted ✓	07 9200 Joint Sealers	01/23/ 2018 01/25/ 2018	07 9200-2	0	02/01/18	01/25/ 2018 01/31/ 2018	
08 1113-01 - Hollow Metal Doors & Frames	Approved as Noted ✓	08 11 13 Hollow Metal Doors and Frames	01/08/ 2018	08 11 13-1	0	01/16/18	01/08/ 2018 01/15/ 2018	
08 1416-01 - Flush Wood Doors	Approved as Noted ✓	08 14 16 Flush Wood Doors	01/11/ 2018 01/11/ 2018	08 14 16-1	0	01/22/18	01/11/ 2018 01/15/ 2018	



Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball in Court
08 4413-01 - Glazed Alum. Curtain Walls	Approved as Noted	08 44 13 Glazed Aluminum Curtain Walls		08 44 13-1	0	01/30/18	01/29/ 2018	
08 4413-03 - Glazed Alum. Curtain Walls (color chart)	Approved as Noted	08 44 13 Glazed Aluminum Curtain Walls	01/23/ 2018	08 44 13-3	0	02/01/18	01/25/ 2018 01/31/ 2018	
08 7100-01 - Door Hardware	Approved as Noted	08 71 00 Door Hardware	01/15/ 2018	08 71 00-1	0	02/01/18	01/15/ 2018 01/31/ 2018	
09 2216.3-01r1 - Metal Stud Frame-Non-Struc (rev)	Approved as Noted	09 22 16 Non-Structural Metal Framing	01/23/ 2018 01/23/ 2018	09 22 16-1	1	01/30/18	01/23/ 2018 01/29/ 2018	
09 2400-01 - Cement Plaster	Approved as Noted	09 24 00 Cement Plaster	01/11/ 2018	09 24 00-1	0	01/23/18	01/11/ 2018 01/22/ 2018	
09 2900-01 - Gypsum Board	Approved as Noted	09 29 00 Gypsum Board		09 29 00-1	0	01/10/18	12/28/ 2017 01/09/ 2018	
09 3013-01 - Ceramic Tile	Approved as Noted	09 30 13 Ceramic Tile		09 30 13-1	0	01/30/18	01/11/ 2018 01/29/ 2018	
09 6513-01 - Resilient Wall Base - Carpet	Approved as Noted	09 65 13 Resilient Wall Base and Accessories		09 65 13-1	0	01/30/18	01/11/ 2018 01/29/ 2018	
10 0000-02 - Specialties (Basketball)	Approved as Noted	10 0000 Specialties	01/23/ 2018 01/25/ 2018	10 0000-2	0	02/07/18	01/25/ 2018 02/05/ 2018	
10 2113-01 - Toilet Partitions	Approved as Noted	10 21 13 Toilet Partitions		10 21 13-1	0	01/15/18	12/27/ 2017 01/15/ 2018	
10 2800-01r1 - Toilet Accessories	Approved as Noted	10 28 00 Toilet Accessories	01/23/ 2018	10 28 00-1	1	02/13/18	01/29/ 2018 02/05/ 2018	
11 0000-01 - Playground Surfacing	Approved as Noted	11 0000 Playground Surfacing	12/14/ 2017	11 0000-1	0	01/16/18	12/14/ 2017 01/15/ 2018	
22 3000-01 - Plumbing Equipment	Approved as Noted	22 30 00 Plumbing Equipment	01/15/ 2018	22 30 00-1	0	01/23/18	01/15/ 2018 01/22/ 2018	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
26 0000-01 - General Electrical	Approved as Noted ✓	26 00 10 Basic Electrical Requirements	11/29/ 2017 12/07/ 2017	26 00 10-1	0		12/07/ 2017	
26 0000-02 - Low-Volt Trans, Switchbrds, Pane lbrds	Approved as Noted ✓	26 00 10 Basic Electrical Requirements	11/30/ 2017 12/06/ 2017	26 00 10-2	0	12/18/17	12/06/ 2017 12/12/ 2017	
27 0000-01 - Low-Voltage (Package)	Approved as Noted ✓	27 0000 Communications	01/10/ 2018	27 0000-1	0	01/23/18	01/10/ 2018 01/22/ 2018	
32 3113-01 - Chain Link Fences & Gates	Approved as Noted ✓ 26	32 31 13 Chainlink Fencing	01/08/ 2018	32 31 13-1	0	01/23/18	01/08/ 2018 01/22/ 2018	
Closed								
03 3000-03 - Cast-in-Place Concrete (Rebar)	Closed ✓ 52	03 30 00 Cast-in-Place Concrete	11/30/ 2017 12/01/ 2017	03 30 00-3	0	12/12/17	12/01/ 2017 12/11/ 2017	
03 3543-01 - Abrasive Honed Conc Floors	Closed ✓	03 35 43 Honed Concrete Finish		03 35 43-1	0		01/29/ 2018	
04 2200-02 - Concrete Unit Masonry (Rebar & Mix)	Closed ✓	04 22 00 Concrete Unit Masonry		04 22 00-2	0	12/01/17	12/01/ 2017 12/11/ 2017	
05 1200-02 - Struc Steel (Shop Dwgs)	Closed ✓	05 12 00 Structural Steel Framing	01/08/ 2018	05 12 00-2	0	01/23/18	01/08/ 2018 01/22/ 2018	
05 1200-04 - Struc Steel (Weld Procedures)	Closed ✓	05 12 00 Structural Steel Framing	01/08/ 2018	05 12 00-4	0	01/22/18	01/08/ 2018 01/22/ 2018	
05 4000-01 - Cold Form Metal Framing	Closed ✓	05 40 00 Cold Formed Metal Framing		05 40 00-1	0	01/11/18	01/01/ 2018 01/09/ 2018	
07 9200-01 - Joint Sealers	Closed ✓	07 9200 Joint Sealers		07 9200-1	0	01/22/18	01/22/ 2018	
08 0000-01 - Overhead Door	Closed ✓	08 0000 Overhead Door		08 0000-1	0	12/26/17	12/14/ 2017 12/21/ 2017	
08 8000-01 - Glazing	Closed ✓	08 80 00 Glazing		08 80 00-1	0	01/15/18	01/15/ 2018	



Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
08 4000-02 - 3-Form Panel Cube	Closed ✓	08 4000 Specialty Window	01/29/ 2018	08 4000-2	0	01/29/18	01/29/ 2018	
08 4000-03 - 3-Form Panel Cube (sample)	Closed ✓	08 4000 Specialty Window	01/23/ 2018	08 4000-3	0	02/13/18	02/13/ 2018	
09 2216.3-01 - Metal Stud Frame-Non-Struc (rev)	Closed ✓	09 22 16 Non-Structural Metal Framing		09 22 16-1	0	12/27/17	12/26/ 2017	
09 6513-01 - Resilient Wall Base - Carpet	Closed ✓	09 68 13 Tile Carpeting	01/15/ 2018	09 68 13-1	0	01/30/18	01/15/ 2018	
10 0000-01 - Specialties (Lockers)	Closed ✓	10 0000 Specialties	01/29/ 2018	10 0000-1	0	01/29/18	01/29/ 2018	
10 2800-01 - Toilet Accessories	Closed ✓	10 28 00 Toilet Accessories	12/27/ 2017	10 28 00-1	0	12/27/17	12/27/ 2017	
In Review CM/GC/AE/PM								
05 1200-02r1 - Struc Steel (Shop Dwgs)	In Review CM/GC/AE/PM ✓	05 12 00 Structural Steel Framing	02/19/ 2018	05 12 00-2	1		02/19/ 2018	Zhou, Justin (Berliner Architects)
05 1200-04r1 - Struc Steel (Weld Procedures)	In Review CM/GC/AE/PM ✓	05 12 00 Structural Steel Framing	02/19/ 2018	05 12 00-4	1		02/19/ 2018	Zhou, Justin (Berliner Architects)
06 0000-01 - Stainless Steel Cabinets	In Review CM/GC/AE/PM ✓	06 40 00 Architectural Woodwork	12/27/ 2017	06 40 00-1	0		12/27/ 2017	Zhou, Justin (Berliner Architects)
07 6200-01 - Sheet Metal Flashing & Trim	In Review CM/GC/AE/PM ✓	07 62 00 Sheet Metal Flashing and Trim		07 62 00-1	0		01/22/ 2018	Zhou, Justin (Berliner Architects)
23 0000-01r1 - HVAC System	In Review CM/GC/AE/PM ✓	23 00 10 Basic Mechanical Requirements		23 00 10-1	1			Rudge, David (Gafcon)
Open								
21 1300-01r1 - Fire-Suppression Sprinkler Sys	Open ✓	21 13 00 Fire Suppression Sprinkler Systems	02/15/ 2018	21 13 00-1	1			Rudge, David (Gafcon)
Revise & Resubmit								
03 3000-02 - Cast-in-Place Concrete (Sealer)	Revise & Resubmit ✓	03 30 00 Cast-in-Place Concrete	11/16/ 2017	03 30 00-2	0	12/12/17	11/16/ 2017	
04 2200-02r1 - Concrete Unit Masonry (Rebar)	Revise & Resubmit ✓	04 22 00 Concrete Unit Masonry	12/22/ 2017	04 22 00-2	1	01/10/18	12/26/ 2017	
05 3000-01 - Metal Decking	Revise & Resubmit ✓	05 30 00 Metal Decking	12/26/ 2017	05 30 00-1	0	02/01/18	01/15/ 2018	



Gafcon, Inc.

Printed on Tue Feb 20, 2018 at 08:20 am PST
 Job #: 01428.001 Magnolia Science Academy, Santa Ana
 2840 West First Street
 Santa Ana, California 92703

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
05 4000-01r1 - Cold Form Metal Framing	Revise & Resubmit	05 40 00 Cold Formed Metal Framing	01/23/ 2018 01/23/ 2018	05 40 00-1	1	02/01/18	01/23/ 2018 01/31/ 2018	
08 4413-02 - Glazed Alum. Curtain Walls (Shop Dwgs)	Revise & Resubmit	08 44 13 Glazed Aluminum Curtain Walls	01/25/ 2018	08 44 13-2	0	02/13/18	01/25/ 2018 02/12/ 2018	
08 4000-01 - Alum. Transaction Window	Revise & Resubmit	08 4000 Specialty Windows		08 4000-1	0	01/30/18	01/11/ 2018 01/29/ 2018	
10 4310-01 - Signs	Revise & Resubmit	10 43 10 Signs		10 43 10-1	0	01/16/18	01/09/ 2018 01/15/ 2018	
21 1300-01 - Fire-Suppression Sprinkler Sys	Revise & Resubmit	21 13 00 Fire Suppression Sprinkler Systems		21 13 00-1	0	01/30/18	01/15/ 2018 01/29/ 2018	
23 0000-01 - HVAC System	Revise & Resubmit	23 00 10 Basic Mechanical Requirements		23 00 10-1	0	01/22/18	01/22/ 2018	
26 0000-04 - Interior & Exterior Lighting	Revise & Resubmit	26 00 10 Basic Electrical Requirements		26 00 10-4	0	01/16/18	01/08/ 2018 01/15/ 2018	

Exhibit - 6.3

Request for Information (RFI) Log

RFI Log Report

RFIs

Group	RFI #	Subject	Due Date
	GYM-001	Auto CAD Drawing files	11/30/2017
	GYM-002	G-A2.11 West Elevation	11/30/2017
	GYM-003	E005 & GE 1.11	12/04/2017
	GYM-004	L1GA-21 Schedule	12/04/2017
	GYM-005	Type "F16" Fixtures	12/04/2017
	GYM-006	CMU courses to finish floor	11/30/2017
	GYM-007	Color Confirmation	11/30/2017
	GYM-008	Dimension for Fire Riser/Electric Rooms	12/05/2017
	GYM-009	Location for 1" PA	12/05/2017
	GYM-010	Conduit under SOG	12/11/2017
	GYM-011	Conduits in CMU	12/12/2017
	GYM-012	Footings/Conduit Conflict	12/12/2017
	GYM-013	E0.11 Note #17 vs #18	12/06/2017
	GYM-014	Electrical Room Layout	12/05/2017
	GYM-015	Camera Locations	12/11/2017
	GYM-016	Finish Floor Elevation	12/08/2017
	GYM-017	Wall Din. in room 8 Storage	
	GYM-018	Vent for Sink/Floor Drain	12/13/2017
	GYM-019	Note FC-2	12/13/2017
	GYM-013R1	E0.11 Note #17 vs #18	12/07/2017
	GYM-020	OVERRIDE SWITCH	12/18/2017
	GYM-021	WINDOW CONFORMANCE	12/19/2017
	GYM-022	Omit detail 3/53-01	12/21/2017
	GYM-023	CONTROL JOINTS	12/21/2017
	GYM-056	WALL TYPE BB 2X4 WOOD	01/23/2018
	GYM-032	Plumbing Pipes in CMU Walls	
	GYM-026	Dimensions between Office & Server	12/19/2017
	GYM-034	Fire Alarm Power Supply	
	GYM-028	2" Conduit in Standard Boxes	12/29/2017
	GYM-031	Circuit for FC-2	12/27/2017
	GYM-035	Different Quantities and Lighting Types	12/27/2017
	GYM-027	Lighting in Fire Sprinkler Room	12/29/2017
	GYM-039	Control for the Exhaust Fan in Electrical Room	12/29/2017



Group	RFI #	Subject	Due Date
	GYM-030	Sewer Pipe Through GB2	12/26/2017
	GYM-029	WH-3 in Storage	12/29/2017
	GYM-033	EF-1 Controls	12/27/2017
	GYM-052	SCOREBOARD	01/18/2018
	GYM-036	Height of Speaker and Strobes	
	GYM-024	Receptacles at Padding areas	
	GYM-037	Padding Elevation	12/29/2017
	GYM-038	AIR CURTAIN	01/12/2018
	GYM-041	Infill Windows on East Elevation	01/10/2018
	GYM-042	Gym Floor Covering	01/10/2018
	GYM-043	Tile in Restrooms	01/15/2018
	GYM-044	S2.04-G EPOXY REBAR	01/11/2018
	GYM-045	S2.04-G EPOXY REBAR (ALTERNATIVE)	01/11/2018
	GYM-048	Concrete Finishes	
	GYM-049	Height of Masonry wall Office and Servery	01/15/2018
	GYM-051	Column at Curtain Wall	
	GYM-050	Response for RFI #44 AS-BUILD REBAR	01/17/2018
	GYM-053	EPOXY DETAIL for #8 REBAR	01/19/2018
	GYM-054	Exterior Hose Bibs	01/22/2018
	GYM-057	Ceiling in IT / Lighting / Audio Control	01/23/2018
	GYM-055	Water Heater #1 / Circulating Pump	01/22/2018
	GYM-058	5/5802 WT Decking Support	01/23/2018
	GYM-059	Detail for 12" to 8" intersection	01/29/2018
	GYM-025	Wall between Restrooms	01/24/2018
	GYM-060	POST PLACEMENT	02/05/2018
	GYM-061	Control Joint Layout	02/06/2018
	GYM-062	DOOR 126.7 & 126.8	02/06/2018
	GYM-064	Curtain Wall Location	02/12/2018
Status: Open			
	GYM-047	ROOF ACCESS/ TIE OFF POINTS	01/15/2018
	GYM-046	Interior Roll Up Door in Servery	01/12/2018
	GYM-063	Lighting Submittals Questions	02/08/2018
	GYM-065	Traffic Mitigation Measures	02/19/2018
	GYM-068	FENCING AROUND GYM BUILDING	02/27/2018
	GYM-067	RESTROOM WALL	02/27/2018
	GYM-066	STEEL-BEAM SEAT	02/22/2018

Exhibit - 6.4



MSA - Gymnasium Project Bond Requisition No. 04 Change Order, PCO and Contingency Draw Down Logs

20-Feb-18

Change Order Log										
No.	Description	Originating Document	Status	Date Initiated	Contractor Total	Gafcon Total	Variance	Agreed to Amount	Total Days	Comments
1	Non-Compensatory Time Extension	NA	Approved	12/13/17	\$ -	\$ -	\$ -	\$ -	94	Adjustment to incurrent; number of colander days in the General Conditions and additional time for contractor mobilization.
Change Order Total					\$ -	\$ -	\$ -	\$ -		

Potential Change Order Log										
No.	Description	Originating Document	Status	Date Settled	Contractor Total	Gafcon Total	Variance	Agreed to Amount	Total Days	Comments
CO #01	Non-Compensatory Time Extension	N/A	Pending	12/13/17	\$ -	\$ -	\$ -	\$ -	94	
PCO #02	Contractor to provide and install power for fire alams	RFI #34	Negotiations	01/30/18	\$ 3,826.00	\$ 3,055.47	\$ 770.53	\$ 3,440.25	0	Cost to be drawn from project contingency
PCO #03	Contractor to provide and install power for water heater	RFI #29	Negotiations	01/30/18	\$ 1,311.00	\$ 852.82	\$ 458.18	\$ 1,096.33	0	Cost to be drawn from project contingency
4	Potential Cost Associated w/Fire Sprinkler Riser	N/A	Pending		\$ 7,000.00					ROM, COR not submitted by RC
Potential Change Order Total					\$ 12,137.00	\$ 3,908.29	\$ 1,228.71	\$ 4,536.58	94	

Contingency Draw Down Log										
No.	Description	Originating Document	Agreement Date	Agreed to Amount	Beginning Balance	Remaining Balance	Comments			
1	Project Construction Contingency Starting Balance				\$ 112,544.89					
PCO #02	Contractor to provide and install power for fire alams	RFI #34	01/30/18	\$ 3,440.25		\$ 109,104.64	Design omission			
PCO #03	Contractor to provide and install power for water heater	RFI #29	01/30/18	\$ 1,096.33		\$ 108,008.31	Design omission			