



Board Agenda Item #	III F- Discussion Item
Date:	Thursday, April 12, 2018
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	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-Santa Ana – New Construction of Gymnasium

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

- a. Project is approximately **25%** complete.
- b. The following are highlights and key milestones:
 - i. Procurement of structural steel embeds completed
 - ii. Placement of CMU lifts one through four and grouting of CMU cells has been completed
 - iii. During March the Project schedule has been impacted by 6 days due to rain
- c. Next 45 days:
 - i. Arrival and erection of structural steel
 - ii. Installation of metal roof deck
 - iii. Erection of structural steel for exterior canopy
 - iv. Pouring of lightweight concrete roof deck
 - v. Setting of roof drains

d. Budget:

MAGNOLIA SCIENCE ACADEMY SANTA ANA -- BUDGET		
Board Approved Project Budget from February 2018 Meeting	\$4,459,380.00	Previous Board Approved Budget (\$3,859,380) <i>plus</i> Intercompany Loan (\$600,000)
Spent to Date (as of end of February 2018)	\$885,990.29	Percent = 22.7%
Prior Board Approved Change Order Requests	\$4,536.58	CO #s 1, 2 and 3
GC Change Order Requests 4	\$19,210.00	Subject to Board Approval; to provide power to basketball backboards to extend and retract (design omission; cost would have been incurred anyway)
Balance Remaining	\$3,549,643.13	

MSA-1 (Resesda)–New Construction of High School Building

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

- a. Permits for HS building are ready to issue.
- b. CDO has been approved and is no longer a time barrier.
- c. RFP for GC for HS was published. Initially targeted six (6) GCs who were prequalified. 2 reputable GCs remain interested.
- d. Budget Implications. **Nothing to report until GC bids are received and reviewed.**
- e. Location of Temp Space. The Bridge Bible Fellowship appears poised to lease space to MSA-1 for 6th graders starting in Fall 2018. Lease and operational logistics are being worked out. Elders of Church need to approve but the management team at the church appears enthused about the lease of space.

MSA-San Diego

- a. Permanent power expected to be established fully by the date of the Facility Committee Meeting.
- b. Modular Multipurpose Room substantially completed. Punchlist walk with SilverCreek to remain to be scheduled. It will include addressing punchlist items in the administration building.
- c. 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.

- d. 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.
- e. Budget (the Balance remaining should be more than sufficient to cover remaining work):

MAGNOLIA SCIENCE ACADEMY SAN DIEGO – BUDGET		
Board Approved Project Budget	\$10,212,098.45	
Spent to Date (as of end of January 2018)	\$8,709,156.18	No February payment was processed
Remaining to be billed	\$550,000.00	NexGen, Silver Creek, Inspectors and Architect expected billings
Balance Remaining	\$952,942.27	

Other Facility Updates:

- ADA / Accessibility review of MSA-6 and MSA-7 has been completed; we can craft “transition plan”, which means a plan to address accessibility issues to address the practical realities of occupying leased space
- Moving forward with procurement method for office trailers for MSA-2

Exhibits (attachments):

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



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



Project Overview

MSA-1 has successfully occupied a 50-year old former commercial building converted to a classroom in 2002, a neighboring health club, and a large parking lot. This project will allow the expansion of MSA-1 from 500 to 1,000 students and address facilities shortcomings in the existing building and site.

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 has been to get the final building permits for the classroom building and enter construction as quickly as possible. The building permit process is now almost complete, with all key approvals in hand. The final permits will be ready for issuance to the contractor as soon as the bidding and award process is complete.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



The new building project requires two separate building permits: one for the building, and one for the parking lot serving the building. The building permit and associated scope of work will allow the classroom building to be built and occupied.

The parking lot permit is a placeholder, required to allow issuance of the classroom building 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 continue to execute the following agreed-to approach:

- The parking lot design was submitted for permitting based on the current requirements. A permit will 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, and after the solar shade shelter is located, 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 approach has resulted 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. Six contractors were prequalified, three contractors have dropped out, and three contractors remain actively pursuing the project. Bid proposals are due on April 20th, to be followed by proposal review and contractor interviews. A staff recommendation for award will be made to the Board at the end of April.

Work continues on changing current zoning to allow the full and unrestricted use of the site as a school. Currently, more than 60% of the campus 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 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.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



The zoning process requires master planning. The Master Planning consulting services contract was awarded last month and full-scale work began this month. The initial focus was to evaluate maximum development potential. Initially, the team was challenged to fit a third classroom building (either elementary or secondary) and support facilities (gymnasium, dining, large group activities) on the site. Staff has concluded that this is simply not possible: there is inadequate space to increase the campus population beyond the existing classroom building and new high school classroom building, or a maximum population of approximately 1100 students and staff.

The campus has not space for PE except the open parking lot. The new high school classroom building will provide rooftop basketball court, but is much smaller in size than the total student population requires. For example, the rooftop court design is not CIF compliant. There is no funding for a gymnasium in the current program and probably not for several years to come. Meanwhile, the campus will have 1,000 students who need PE and physical recreation.

Staff is attempting to find creative solutions to this problem and are pursuing two alternatives: an expanded solar shade shelter sufficiently large to serve as an outdoor gymnasium; a collaboration with the planned recreation facility that the City of Los Angeles is planned next to the MSA-1 campus.

The team began by exploring options with the planned solar shade shelter. Initially, the goal was to simply provide a sheltered outdoor dining area large enough to accommodate either the MS or HS population at one time. Collaboration between the master planner and solar planning consultant have developed a concept of a much larger structure, one that can essentially function as an outdoor gymnasium site combined with two adjacent covered dining areas. This structure would be large enough to support a standard CIF basketball court and two CIF standard volleyball courts, plus adjacent room for seating to support outdoor dining or large group activities. Although this structure will be open sided, because of the temperate climate and with a high roof and possibly misters or fans, it should be able to accommodate PE and athletics year round.

Staff believes that the current zoning variance allows this structure to be built without additional zoning approvals. Staff has already introduced the concept to the City Council office and Planning staff; both are supportive. The increased size does raise added permitting and Code review requirements. This will extend the timeline for the solar shade shelter, but the added benefits and value are worth the delay.

Master planning has identified a preferred location, size and dimensions. This will allow the solar planner to complete an energy analysis for the site, prepare an RFP, and initiate discussion with DWP who must approve any solar connection. An issue has



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



emerged because of the peculiar number of meters in the existing building; modification to the existing building switchgear may be required to accept the maximum amount of power generated by the shade shelter. Similarly, DWP rules prohibit sharing power among multiple addresses. Resolution may be as simple as legally combining both MSA-1 parcels or having both buildings share the same address.

The next phase of master planning work already underway is to develop concepts for shared use with the City of Los Angeles. The City wants to build an ice rink that is bigger than the land that they own. Staff is proposing a concept where the MSA-1 parking lot is combined with the City-owned parking to create a site large enough to accommodate the ice rink building (possibly including a gymnasium) plus shared parking serving both facilities, plus outdoor recreation (including the outdoor gymnasium created by the MSA-1 solar shade shelter. This concept allows the City to more fully meet various community promises and recreation needs. This concept gains MSA access to gymnasium facilities that it cannot afford to build, and the shared parking allows valuable real estate to be used for recreation instead of parking.

This work is well advanced. The goal is to approach the City in earnest in April to determine if there is an interest in working together. If a joint use approach advances, it could take several years to design and build the new facilities. In the meantime, MSA-1 would use the solar shade shelter as an interim facility. MSA-1 would also be able to avoid the site development work and costs.

Structural investigation of the existing building has advanced. No structural plans for the original building have been recovered. Recent investigation included structural mapping of the structure by removing drywall of key structural elements and preparation of structural plans. Next month will include preparation of a standard ASCE Structural Assessment report. However, it is now apparent that there is a serious structural deficiency in the connection between exterior walls and the interior floors and roof. This deficiency can allow building walls to pull away from the roof and floors during an earthquake and cause collapse. It must be rectified. The next step will be to do a seismic renovation design and then construct the required correction. This work is not excessive and is typical for buildings of this genre and age.

The structural investigation has also confirmed the practicality of infilling the second floor to add a net 3-4 classrooms and improve the building flow and efficiency. However, that design work will not proceed until bids on the new high school are received and budget for the overall project refined.

Current Issues

Major issues and activities at this time include:



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



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.

New High School Bidding – we are hopeful that multiple responsive bid will be received in April. We are encouraging contractors to improve upon the placeholder 10-month schedule and recover delay lost to permitting issues.

Overall budget – the high school is such a large portion of the overall project budget that no final budget decisions have been made on anything other than the high school classroom building. Once bids are received, the balance of the budget will be revised based on available funding and brought to the Board for action. The planned schedule is now to receive bids in April and to be prepared for contract award by the Board in May.

Town Center revival – the concept of a joint use facility between the City and MSA has been discussed for several years but went dormant. It has been revived by the imminent construction of the high school building and the transfer of property from the CRA to City Parks and Recreation. Staff has developed a concept that addresses City issues and site limitations. Considerable discussion and negotiation will be required to accomplish this joint use. It is always challenging to jointly work with the City, but if this can be accomplished, MSA gains significant facility benefits.

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. This is on track, but has a ways to go to be complete. It may be a challenge to complete the zoning process while town Center discussions take place.

MS building renovation –so far, the structural investigation process is promising and resultant remediation reasonable. Renovation is always full of surprises. The immediate goal will be to make the building seismically safe, which can be done with existing funding. Additional expansion and renovation will require budget modification, which will be brought to the Board after bids are received on the new high school building.



Magnolia Science Academy - 1

New High School Classroom Project

Monthly Status Report – February 2018



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. This is on track, but raising potential issues with existing switchgear and with DWP that stand in the way of fully using all of the power generated by the shade shelter, which is key to the overall financing plan.

Prop 39 projects – funds already allocated to the existing building are sufficient for a complete lighting upgrade of the building and a complete replacement of the various HVAC rooftop units. This work will now be deferred pending overall renovation and expansion decisions.

Interim classroom capacity – Staff has begun discussions about renting excess classrooms at a neighboring church facility. A proposal has been submitted, there have been meetings between the church leadership and MPS leadership, and all looks promising. A decision is expected in April.

Schedule

The project Master Schedule is attached. Note that it has been significantly updated and revised to reflect current changes.

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. A major budget revision to reallocate available funding is anticipated in April.

Attachments

Current Master Schedule
Current Project Conceptual Cost Estimate



MSA-1 - Project Conceptual Cost Estimate - 03-30-2018



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 - 03-30-2018



Project Element	Quantity	Unit Price	Cost	Notes
-----------------	----------	------------	------	-------

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 - 03-30-2018



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 - 03-30-2018



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



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

Plan and Status as of March: The campus student population will grow substantially with the campus expansion. Ultimately, the campus must accommodate 900 students and staff. The campus has already increased the 2018-19 enrollment by 100 students. However, the new high school classroom building will not open until after the Christmas break 2018. The campus is in the process of securing off-site classroom space which will house the entire sixth grade or entire 9th grade. The 6th grade class is more contained in order to effect a transition into MSA culture, so lends itself to offsite location. The 9th grade all take proscribed classes, so require fewer classrooms than other high school grades and do not have to interact with upper grades. The campus has multiple alternative offsite locations, but the preferred location is within a 10-minute walking radius of campus, and the offer and acceptance process is well advanced. Communication with parents regarding the offsite classrooms has begun. Work is proceeding on a solar shade shelter in the parking lot that will serve as an upgraded outdoor dining area and outdoor gymnasium. **The solar shade shelter will come on line with or before the new classroom building.**

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 600 MS and HS students existing building																		
Add off-campus temporary classrooms																		
Move HS students into new building																		Spring 2019
Reconfigure MS building																		Summer 2019
Begin HS instruction new building																		Spring 2019
Begin MS only instruction existing building																		Spring 2019
Add outdoor washrooms and site recreation																		2019
New gymnasium on MSA or at City																		Deferred

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

High School - New Building Construction Contract

Plan and Status as of March: The new high school building is 100% designed, submitted for permits, and out to bid. All major permit actives including issuance of a Community Development Overlay application approval are now complete. The final building permit approvals are anticipated in early April. The project is out to bid with three bidders actively pursuing the project. Proposals are anticipated on April 20th, followed by interviews and then recommended Board approval. Contractors are being encouraged to develop a faster schedule than the 10-month placeholder schedule shown below. Contractors are also being encouraged to aggressively price the project including value engineering suggestions. The overall project budget can be finalized after receipt of these proposals. which will allow strategic decisions to be made for the development of the balance of the campus. Note that two separate building permits are being issued: one for the building, and one for the parking lot area. The parking lot permit and design is a placeholder, issued only to obtain the main building permit. This design will be modified after completion of solar procurement, master planning, and zoning revision. Construction will be deferred until the permit si revised in order to only build things once. The new classroom building will open with temporary Certificate fo Occupancy until the required parking lot improvements are completeed. The zoning modification is required to maximize use of site for school purposes and remove overly burdensome parking lot requirements. The complete zone variance modification will require 10-12 months.

	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								Done										
HS Building - Bid and Award																		
Site - Adjust Zoning variance																		
Abatement and Demolition					Complete													
Placeholder Construction Schedule																		
FF&E and Low Voltage by MSA																		
Parking lot revision - design and permitting																		
Parking lot - construction																		
Building - demobilization and turnover																		

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. The first priority will be the new classroom building. Existing building expansion will take priority over existing building renovation and site development. Renovation design is being suspended pending bidding of the 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. An existing building structural assessment process has begun. The initial structural impression is that while the building will require significant seismic upgrades, those upgrades are practical and cost-effective and the building once retrofitted can enjoy a long useful life. The initial structural assessment is also that it is practical and cost effective to infill the second floor on the Sherman Way side of the building for a net increase of 3-4 classrooms, plus a more effective reconfiguration of existing spaces. The benefit of this infill project will be to increase student population and also to consolidate administration, put all students into more traditional classroom space, and create a central large group activity space. The seismic retrofit work can be done off hours, the addition of classroom space must happen when school is not in session, probably the summer of 2019, and the general renovation must also happen when school is not in session. There is insufficient money to do a seismic retrofit and add classroom space and do a general renovation of the building. Staff recommends the seismic retrofit be given the highest priority. Staff recommends that the addition of classrooms be given the second priority as it will allow future growth and have the greatest impact on overall school quality and operations. Staff recommends that general renovation be the third priority and deferred until additional funds are raised. The entire proposed 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 on both floors; creation of large group assembly area in atrium area; deep cleaning everywhere; architectural facelift (painting, interior windows); critical systems repairs (electrical, elevator); Prop 39 lighting and HVAC upgrades; and exterior façade improvements (Sherman Way side - remove entry way structure, stucco repair and paint to blend and match new high school building).

	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	
MS - structural site investigation																			
MS - Seismic Retrofit design																			
MS Seismic Renovation - Permits City of LA																			
MS Seismic Renovation - Bid and Award																			
MS Seismic renovation - Construction																			
MS - Building 2nd floor infill design																			
MS Building 2nd floor infill permitting - City of LA																			Extend into 2019
MS Building 2nd floor infill - Bid and Award																			Spring 2019
MS - Prop 39 upgrades																			
MS - add 3-4 classrooms and reconfigure support space																			Defer to 2019
MS - Deep clean of existing building																			Defer to 2019
MS - Light renovation																			Defer to 2019
MS - Renovation existing building façades																			Defer to 2019

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: Even with the new classroom building and modifications to the existing building, the campus will lack: sufficient dining area to accommodate either high school or middle school at one sitting; a space large enough to accommodate large group activities; and a gymnasium. The Board has directed that available funds be prioritized on the new classroom, then existing building renovations, leaving inadequate funds for full site development or a new gymnasium. To work around the shortage of funds, staff is pursuing the near term addition of a solar shade shelter that is sufficiently large to accommodate dining for an entire high school or middle school at one time, plus large enough to serve as an outdoor gymnasium (sufficiently large to accommodate a CIF-regulation size basketball court or volleyball court), and to serve as a large group activity area. The shelter will be financed by the shelter vendor and repaid by utility cost savings. Power from the shelter will be sent to the existing building and to the new high school building and used on site. The campus is obligated under the current permit to eventually make a series of improvements to the site including: drainage, perimeter sound wall, perimeter fencing, landscaping, lighting, and pavement replacement. This site development work will be deferred until the completion of master planning, and application for a zoning change. The zoning change will allow unrestricted development of the campus and remove restrictive operating and building conditions imposed by the current zoning and zoning variances that are legally controlling the campus development. Master planning has advanced sufficiently to determine the placement and sizing of the solar shade structure, and an RFP is being prepared for issuance this spring. Master planning has also determined that there is space for a future gymnasium serving the target student population of 1,000, but that there is inadequate space to locate additional classrooms on campus. Staff is working to influence the adjacent City Ice Rink and recreation project to provide joint use facilities. The planned Ice rink is too large for the City parcels. Staff is exploring a joint use arrangement that would allow the Ice Rink to be located partially on the campus, in exchange for providing shared parking facilities, and/or a gymnasium. These discussions will advance this spring sufficient to determine the viability of a shared site approach. At that point the Board can decide whether to proceed with the City or to proceed with site development limited to MSA functions.

	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January
Solar Shelter - Consultant selection							Done											
Solar Shelter - Energy Analysis, RFP Prep, Bid &																		
Solar Shelter - DWP Permits										Duration reliable								
Solar Shelter - LADBS Permits										Duration not reliable								
Solar Shelter - fabricate shade shelter										Now custom fabrication - could be longer								
Solar Shelter - Install shade shelter																		Color coding key
Solar Shelter - install power hookup and switchgear																		Activity planned
																		Activity done
																		Activity remaining
Master planning - solar shelter size and location								Done										
Master planning - develop joint use concepts																		
City project concept negotiations									Cannot begin until property transfer complete - April 2018									
MPS Go/No Go decision for joint use with City																		
Master Planning - Finalize plans for City application																		
Master Planning - procure traffic and environmental consultants																		
Master Planning - traffic and environmental studies																		
Zoning Application - finalize, submittal, approval process																		
Interim Site Improvements																		
Install prefabricated outdoor washroom building																		Deferred to 2019 pending funding
Convert existing parking to recreation																		Deferred to 2019 pending funding

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 Contingency Draw Downs
 - 4.1.1 Contingency Draw Downs - Approved
 - 4.1.2 Submitted Contingency Draw Downs - Submitted
 - 4.1.3 Potential Contingency Draw Downs
 - 4.1.4 Summary of Contingency Budget

5.0 Project Progress Photos

- 5.1 Photos

6.0 Exhibits

- 6.1 MSA-Gymnasium Project – March 27, 2018 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
- 6.5 March 2018 Meeting Minutes Numbers 13, 14, 15, and 16

1.0 EXECUTIVE SUMMARY REPORT

1.1 Project Summary

- 1.1.1 Project is approximately 25% complete.
- 1.1.2 Processing of Project submittals is on-going, critical submittals are being processed in a timely manner with no impacts to the project.
- 1.1.3 Fabrication of structural steel in process.
- 1.1.4 Project construction meetings #13, #14, 15 and #16 have been conducted during the past month (refer to attached meeting minutes)
- 1.1.5 Process of project Submittals and RFI's is on-going (refer to attached Logs)
- 1.1.6 Contractor's payment application #05 is pending submission for review and approval.

1.2 Project Highlights/Key Milestones

- 1.2.1 Procurement of structural embeds has been completed.
- 1.2.2 Installment of lower roof embeds has been completed.
- 1.2.3 Placement of CMU lifts one through four and grouting of the CMU cells been completed.
- 1.2.4 During March the project has been impacted 6 days due to Rain.

1.3 Look Ahead (next 45 days)

- 1.3.1 Contractor to continue and complete fifth, sixth and seventh CMU lifts for exterior walls.
- 1.3.2 Arrival and erection of structural steel.
- 1.3.3 Installation of metal roof deck.
- 1.3.4 Erection of structural steel for exterior canopy.
- 1.3.5 Pouring of lightweight concrete roof deck
- 1.3.6 Setting of roof drains.

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. If MPS accepts the Contractors proposal for install the rubberized gymnasium flooring this activity will add 7 working days to the project schedule
- 2.1.2 Presently the impacts to the project schedule has been the rain.
- 2.1.3 Contractor's has submitted March 2018 updated construction schedule. Gafcon has reviewed and approved the update. (refer to attachment)

2.2 Upcoming Construction Activities

- 2.2.1 Refer to Magnolia Gym March 2018 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.
- 2.3.3 No concerns noted from the Local Community.

3.0 PROJECT DOCUMENTATION

3.1 Submittals

- 3.1.1 As of March 28, 2018, A total of 95 submittal packages have been issued by the contractor.
- 3.1.2 The Architect has approved 61 submittal packages.
- 3.1.3 The Architect has returned 7 submittal package that are to be revised and resubmitted.
- 3.1.4 27 submittals either have been closed or are currently with the Architect for review.

3.2 RFI's

- 3.2.1 As of March 28, 2018, 85 RFI's have been issued by the contractor.
- 3.2.2 4 remain open with none of those being critical.

3.3 Architectural Supplemental Instructions

- 3.3.1 ASI #1 Add Alternate (RC Construction has submitted a cost proposal for this work)
 - a. Rubberized Gym flooring

- 3.3.2 ASI #2 Deductive Alternates **(RC Construction has submitted a cost proposal for this work)**
 - 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
- 3.3.3 ASI #3 Servery
 - a. OC Health Dept. modifications required for 3 compartment sink.

4.0 FINANCIAL REPORT

4.1 Contingency Draw Downs (refer to attached log)

4.1.1	Contingency Draw Downs - Approved	
	1) PCO #02 Provide Power to Fire Alarm System	\$ 3,440.25
	2) PCO #03 Provide Power to Water Heater	\$ 1,096.33
	Total Approved	\$ 4,536.58
4.1.2	Submitted Contingency Draw Downs - In Review	
	1) PCO #04 Deleting Windows at East Gym Wall - Credit	\$ (101,259.00)
	2) PCO #05 Deleting of Anti-Graffiti, Carpet, Revising Concrete Floor Finish, Lockers - Credit	\$ (28,203.00)
	3) PCO #06 Furnish & Install Rubberized Gym Flooring	\$ 109,383.00
	4) PCO #07 Provide Plaster Finish at Column in Servery	\$ 4,138.00
	5) PCO #08 Install Sheet Metal Flashing at Curtain & Parapet Walls	\$ 4,164.00
	6) PCO #09 Provide Power & Thermostat to Control EF-21	\$ 497.00
	7) PCO #10 Provide Electrical Upgrade to HP-1	\$ 351.00
	8) PCO #11 Provide Power & Switch to Basketball Back Boards	\$ 19,210.00
	Total Submitted	\$ 8,281.00
4.1.3	Potential Contingency Draw Downs – Not Yet Submitted	
	1) Cost Associated With Revisions to Fire Sprinkler Stand Pipe	\$ 14,000.00
	2) Servery Modifications Required for 3 Compartment Sink	\$ 8,000.00
	Total Potential Draw Downs	\$ 22,000.00
4.1.4	Summary of Contingency Budget	
	1) Approved Draw Downs	\$ 4,536.58
	2) Submitted Draw Downs – In Review	\$ 8,281.00
	3) Potential Draw Downs	\$ 22,000.00
	Total Exposure	\$ 34,817.58
	4) Project Contingency Starting Amount	\$ 112,544.89
	5) Remaining Project Contingency Balance - Through March 30, 2018	\$ 77,727.31

5.0 PROGRESS PHOTOS – MARCH 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 – MARCH 2018

- 6.1 March 2018 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**
- 6.5 Meeting Minutes Number 13, 14, 15, and 16**

MSA - Gym Submittal Report

Grouped By: Status

Approved	Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
Approved	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	
Approved	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	
Approved	04 2200-03 - Concrete Unit Masonry (Mix & Mortar)	Approved	04 22 00 Concrete Unit Masonry	12/22/2017	04 22 00-3	0	01/04/18	12/28/2017	
Approved	05 1200-03 - Struc Steel (Welder Cents)	Approved	05 12 00 Structural Steel Framing	01/08/2018	05 12 00-3	0	01/11/18	01/08/2018	
Approved	05 1200-04r1 - Struc Steel (Weld Procedures)	Approved	05 12 00 Structural Steel Framing	02/19/2018	05 12 00-4	1	02/27/18	02/19/2018	
Approved	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	
Approved	07 6200-01 - Sheet Metal Flashing & Trim	Approved	07 62 00 Sheet Metal Flashing and Trim		07 62 00-1	0	03/09/18	01/22/2018	
Approved	08 000-01r1 - Overhead Door	Approved	08 0000 Overhead Door	01/04/2018	08 0000-1	1	01/16/18	01/08/2018	
Approved	08 8000-01r1 - Glazing	Approved	08 80 00 Glazing	01/23/2018	08 80 00-1	1	02/13/18	01/23/2018	
Approved	08 8000-02 - Glazing (Samples)	Approved	08 80 00 Glazing	02/01/2018	08 80 00-2	0	02/13/18	02/01/2018	
Approved	09 5113-01 - Acoustical Panel Ceilings	Approved	09 51 13 Acoustic Panel Ceiling		09 51 13-1	0	01/30/18	01/15/2018	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
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 12/20/ 2017	
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 0000-02.1 - Specialties (Basketball)	Approved	10 0000 Specialties	02/28/ 2018 03/01/ 2018 03/01/ 2018	10 0000-2	1	03/21/18	03/01/ 2018 03/20/ 2018	
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	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
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 01/15/ 2018	
26 5100-01 - Interior Lighting (Nuke Exit)	Approved	26 51 00 Interior Lighting	03/16/ 2018 03/16/ 2018	26 51 00-1	0	03/21/18	03/16/ 2018 03/19/ 2018	
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 Cart)	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	
04 2200-02r1 - Concrete Unit Masonry (Rebar)	Approved as Noted	04 22 00 Concrete Unit Masonry	02/22/ 2018 02/27/ 2018	04 22 00-2	2	03/08/18	02/27/ 2018 03/07/ 2018	
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	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Bill In Court
05 1200-021 - Struc Steel (Shop Dwgs)	Approved as Noted	05 12 00 Structural Steel Framing	02/19/ 2018 02/19/ 2018	05 12 00-2	1	03/08/18	02/19/ 2018 03/07/ 2018	
05 4000-01r2 - Cold Form Metal Framing	Approved as Noted	05 40 00 Cold Formed Metal Framing	02/28/ 2018 03/01/ 2018 03/01/ 2018	05 40 00-1	2	03/13/18	03/01/ 2018 03/09/ 2018	
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	
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 01/25/ 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	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
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 2800-01-1 - 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	
21 1300-01 - Fire-Suppression Sprinkler Sys	Approved as Noted	21 13 00 Fire Suppression Sprinkler Systems	03/06/ 2018	21 13 00-1	0	03/06/18	01/15/ 2018 03/06/ 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	
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	12/07/18	12/07/ 2017	
26 0000-02 - Low-Volt Trans, Switchbrds, Panelbrds	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	
26 0000-04-1 - Interior & Exterior Lighting	Approved as Noted	26 00 10 Basic Electrical Requirements	03/06/ 2018 03/16/ 2018	26 00 10-4	1	03/21/18	03/08/ 2018 03/16/ 2018	

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
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	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	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 & Milk)	Closed	04 22 00 Concrete Unit Masonry		04 22 00-2	0	12/01/17	12/01/2017 12/11/2017	
04 2200-02r1 - Concrete Unit Masonry (Rebar)	Closed	04 22 00 Concrete Unit Masonry	12/22/2017 12/26/2017	04 22 00-2	1	01/10/18	12/26/2017 01/09/2018	
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	
05 4000-01r1 - Cold Form Metal Framing	Closed	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	
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 Windows	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 Windows	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	
21 1300-01-1 - Fire Suppression Sprinkler Sys	Closed	21 13 00 Fire Suppression Sprinkler Systems	02/15/ 2018	21 13 00-1	1	03/08/18	03/08/ 2018	
23 0000-01 - HVAC System	Closed	23 00 10 Basic Mechanical Requirements		23 00 10-1	0	01/22/18	01/22/ 2018	
26 0000-04 - Interior & Exterior Lighting	Closed	26 00 10 Basic Electrical Requirements		26 00 10-4	0	01/16/18	01/08/ 2018	
In Review CM/GC/AE/PM								
03 3000-04 - Cast-In-Place Conc (Floor Flatness)	In Review CM/GC/AE/PM	03 30 00 Cast-In-Place Concrete	07/28/ 2018	03 30 00-4	0			Rudge, David (Garfon)
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	Rudge, David (Garfon)
07 6200-01-1 - Sheet Metal Flashing & Trim	In Review CM/GC/AE/PM	07 62 00 Sheet Metal Flashing and Trim	03/19/ 2018	07 62 00-1	1		03/21/ 2018	Gupta, Pritwish (Berliner Architects) Zhou, Justin (Berliner Architects)
08 4413-02-1 - Glazed Alum. Curtain Wall (Shop Dwg)	In Review CM/GC/AE/PM	08 44 13 Glazed Aluminum Curtain Walls	03/21/ 2018	08 44 13-2	1		03/21/ 2018	Gupta, Pritwish (Berliner Architects) Zhou, Justin (Berliner Architects)
08 4000-01-1 - Alum. Transaction Window	In Review CM/GC/AE/PM	08 4000 Specialty Windows	03/19/ 2018	08 4000-1	1		03/21/ 2018	Gupta, Pritwish (Berliner Architects) Zhou, Justin (Berliner Architects)

Title	Status	Spec Section	Sent Date	#	Rev.	Distributed Date	Returned Date	Ball In Court
23 0000-01r2 - HVAC System	In Review CM/GC/AE/PM	23 00 10 Basic Mechanical Requirements	03/21/ 2018				03/16/ 2018 03/26/ 2018	Rudge, David (Gafcon)
10 4310-01r1 - Signs	Open	10 43 10 Signs	03/22/ 2018 03/26/ 2018 03/26/ 2018	10 43 10-1	1		03/26/ 2018	Gupta, Pritwish (Berliner Architects) Zhou, Jusdn (Berliner Architects)
Revise & Resubmit								
03 3000-02 - Cast-In-Place Concrete (Sealer)	Revise & Resubmit	03 30 00 Cast-In-Place Concrete	11/16/ 2017 11/29/ 2017	03 30 00-2	0	12/12/17	11/16/ 2017 12/05/ 2017	
05 3000-01 - Metal Decking	Revise & Resubmit	05 30 00 Metal Decking		05 30 00-1	0	02/01/18	01/15/ 2018 01/31/ 2018	
05 3000-01r1 - Metal Decking	Revise & Resubmit	05 30 00 Metal Decking	03/13/ 2018 03/15/ 2018	05 30 00-1	1	03/21/18	03/15/ 2018 03/16/ 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 Windowa		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	
23 0000-01r1 - HVAC System	Revise & Resubmit	23 00 10 Basic Mechanical Requirements	03/05/ 2018	23 00 10-1	1	03/08/18	03/05/ 2018 03/07/ 2018	

RFI Log Report

RFIs

Group	RFI #	Subject	Due Date
Status: Closed			
	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	Well 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 CONFORMATION	12/19/2017
	GYM-022	Omit detail 3/S3.01	12/21/2017
	GYM-023	CONTROL JOINTS	12/21/2017
	GYM-056	WALL TYPE BB 2X4 WOOD	12/21/2017
	GYM-032	Plumbing Pipes in CMU Walls	01/23/2018
	GYM-026	Dimensions between Office & Servery	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-047	ROOF ACCESS/ TIE OFF POINTS	01/15/2018
	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-063	Lighting Submittals Questions	02/08/2018
	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
	GYM-068	FENCING AROUND GYM BUILDING	02/27/2018
	GYM-067	RESTROOM WALL	02/27/2018
	GYM-066	STEEL BEAM SEAT	02/22/2018
	GYM-070	REQUEST TO USE SHORT SLOTS FOR BEAM TO CMU WALL.	02/28/2018
	GYM-074	No Exit Sign / RFI #63	03/08/2018
	GYM-069	TC Bolts for Structural Bolting	02/28/2018
	GYM-071	ACI vs AISC Specification Discrepancy	03/05/2018
	GYM-072	SMOKE DEECTECTORS	03/05/2018

Group	RFI #	Subject	Due Date
	GYM-073	Nema Box	03/05/2018
	GYM-078	BASKETBALL KEY AND COLORS	03/19/2018
	GYM-075	Deferred Approval Basketball system	03/08/2018
	GYM-040	New Tem Fence Line	
	GYM-079	#80 ultima base sheet which GAF	03/19/2018
	GYM-080	Power for Split Unit	03/22/2018
	GYM-076	F14 Fixtures Boxes Mounting	03/19/2018
	GYM-077	Returned Submittal 05 3000-01 Metal Decking (R&R)	03/19/2018
	GYM-081	Detail 5/S1.05 is not called out on plans	03/22/2018
	GYM-082	Clashing at skewed beam. New detail needed	03/22/2018
	GYM-082R1	Clashing at Skewed beam R1	03/26/2018
	GYM-083	Wall Pad Confirmation	
	GYM-082R2	Clashing at Skewed Beam R2	03/27/2018
	GYM-084	Basketball I Beams	03/28/2018
Status: Draft		Basketball Court Layout	
Status: Open			
	GYM-046	Interior Roll Up Door in Servery	01/12/2018
	GYM-065	Traffic Mitigation Measures	02/19/2018
	GYM-086	Fixture Schedule	03/28/2018
	GYM-085	Split Unit Platform	03/28/2018



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

March 28, 2018



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	Closed	12/13/17	\$ -	\$ -	\$ -	\$ -	94	
PCO #02	Contractor to provide and install power for fire alarms	RFI #34	Closed	01/30/18	\$ 3,826.00	\$ 3,055.47	\$ 770.53	\$ 3,440.25	0	
PCO #03	Contractor to provide and install power for water heater	RFI #29	Closed	01/30/18	\$ 1,311.00	\$ 852.82	\$ 458.18	\$ 1,096.33	0	
PCO #04	Credit for deleting windows at east masonry wall	CCD #07	In Review		\$ (101,259.00)					
PCO #05	Credit for deleting Anti-Graffiti, Floor Fin. & Lockers	ASI #01	In Review		\$ (28,203.00)					
PCO #06	Furnish & install of new gym rubberized floor	ASI #01	In Review		\$ 109,383.00					Add 7 working days to contract
PCO #07	Furnish & install plaster at column	RFI #51	In Review		\$ 4,138.00					Forward to Architect to confirm
PCO #08	Furnish & install str. metal cap between curtain wall & parapet wall	Submittal	In Review		\$ 4,164.00					
PCO #09	Provide power and thermostat to control EF-21	RFI #39	In Review		\$ 497.00					
PCO #10	Furnish & install electrical upgrade to HP-1	RFI #80	In Review		\$ 351.00					
PCO #11	Furnish & install power & switch basketball back boards	RFIs 75 & #78			\$ 19,210.00					Urgent
12	Potential Cost Associated w/Fire Sprinkler Riser	N/A	Pending		\$ 14,000.00					ROM, COR not submitted by RC
13	Revision to kitchen servery	NA	Pending		\$ 8,000.00					Cost is only ROM
Potential Change Order Total					\$ 35,418.00	\$ 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 alarms	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

Gafcon, Inc.
5960 Cornerstone Court West, Suite 100
San Diego, California 92121
Phone: (858) 875-0010

Project: 01428.001 - Magnolia Science Academy, Santa Ana
2840 West First Street
Santa Ana, California 92703

Magnolia Science Academy - Gymnasium Project Minutes

MEETING DATE: 03/06/2018

MEETING TIME: 9:00 AM - 10:00 AM Pacific Time (US & Canada)

MEETING LOCATION: MSA- GYM Construction Trailer

OVERVIEW:

The purpose of the weekly project progress meeting is to establish the status of the project. Review of the work that has been accomplished, discuss anticipated progress during the following weeks, and review critical operations and potential problems. The meeting will review any safety or local community concerns, review the status of submittals, shop drawings, RFI's, potential unforeseen cost, change orders and Owner request for estimates. Other ancillary topic will be review the status of payment applications, IOR QA/QC issues and updating of the as-built documents.

NOTES:

ATTACHMENTS:

ATTENDEES:

Name	Company	Phone Number	Email	Attendance
Pritwish Gupta	Berliner Architects	Tel: (310) 838-2100	prithwishg@berliner-architects.com	Absent
Justin Zhou	Berliner Architects	Tel: (310) 838-2100	justinz@berliner-architects.com	Present
Mike Lengyel	Gafcon	Tel: (858) 875-0010	mlengyel@gafcon.com	Present
David Rudge	Gafcon	Tel: (858) 875-0085	drudge@gafcon.com	Absent
Ron Takaki	Gafcon	Tel: (858) 875-0071	rtakaki@gafcon.com	Present
Bill Dugan	Inland Inspections & Consulting	Tel: (951) 697-1000	bill.dugan@inlandinspections.biz	Present
Erdinc Acar	Magnolia Public Schools	Tel: (213) 628-3634	eracar@magnoliapublicschools.org	Absent
Patrick Ontiveros	Magnolia Public Schools	Tel: (213) 628-3634	pontiveros@magnoliapublicschools.org	
Gary Baird	R.C. Construction Services, Inc.	Tel: (909) 829-3688	gary.baird@rcconstruction.com	Present
Jon Wollam	R.C. Construction Services, Inc.	Tel: (909) 829-3688	jon.wollam@rcconstruction.com	Present

Meeting Minutes

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Approval of Meeting Minutes	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. Meeting minutes from 02-27-18 APPROVED						

Safety/Security

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
----	----------------	-------	------------	----------	----------	--------

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

2.1	1	General Safety Issues	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Proposed plan for a construction fence height extension to mitigate the P.E. balls coming over the fence. CLOSED BIC: RCC -Fence height extension would not be high enough						
2.2	1	Sub-Contractor Safety	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Safety meeting topic: back injury prevention. INFORMATION ONLY See attached safety meeting topic						

Campus/Community Concerns						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Review of Issues	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. No concerns INFORMATION ONLY						

Previous Meeting Open Issues						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Open Issue	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Project Schedule						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Impacts to the Project	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
5.2	1	Review of Previous Week Works	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. Construction, grouting and delivery of CMU block ON GOING						
5.3	1	2 Week Look Ahead Schedule		02/ 13/ 2018	Medium	Open
Description: Work in progress and upcoming work.						
Attachments: RCC 3 week 20180212.pdf						
Official Documented Meeting Minutes: 1. Construction of CMU block walls. INFORMATION ONLY 2. Wall rebar placement. INFORMATION ONLY 3. Electrical in CMU. INFORMATION ONLY						
5.4	1	Baseline/Monthly Project Schedule Updates	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. Monthly project schedule update will be included in this month's pay applications. INFORMATION ONLY						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Review of Project Logs						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Submittals/Shop Drawings	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open
Attachments: MSA-GYM Submittal Log 20180227.pdf						
Official Documented Meeting Minutes: 1. Submittal Log Status a. Submittals to date 82 b. Submittals approved to date 53 c. Submittals in review 4 d. Submittals revise and resubmit 10 e. Submittals closed 15 2. Critical Submittal's a. 05-12-00-2r1 Structural Steel Framing CLOSED BIC: BERLINER b. 05-12-00-3r1 Structural Steel Welding CLOSED BIC: BERLINER c. 21-00-00 Fire sprinkler designe response revision CLOSED BIC: BERLINER 3. Refer to attached submittal log dated 02/20/18 INFORMATION ONLY						
6.2	1	RFIs	Richard Berliner (Berliner Architects), David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Attachments: MSA-GYM RFI Log Report 20180227.pdf						
Official Documented Meeting Minutes: 1. RFI Log Status a. RFI's to date 74 b. RFI's responded back to Contractor to date 68 c. RFI's Drafts (not formally submitted) 1 d. RFI's Open 5 2. Critical RFI's (in order of importance) a.RFI-046 b.RFI-047 CLOSED c.RFI-071 3. Refer to attached RFI log dated 02/27/18 INFORMATION 4. Need response from owner regarding RFI-067. OPEN BIC: MPS						
6.3	1	ASI's/Bullitens/CCD's	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Electrical ASI fort backboard.						
6.4	1	Owner Request for Estimates	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. Estimates for the ASIs will be distributed at the 3/6 Weekly Construction meeting. OPEN BIC: RCC						
6.5	1	Contractor Change Order Request	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. None at this time. INFORMATION ONLY						
6.6	1	Change Orders	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. COR#1 Time Extension CLOSED BIC:MPS (2/13/2018) 2. COR #2 Life Safety power supply have been signed. CLOSED 3. COR #3 Water heater power supply have been signed. CLOSED 4. ROM for Fire Riser (\$7500) INFORMATION ONLY						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Quality Control						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	IOR - QA/QC Issues	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. None at this time. INFORMATION ONLY						

Contract Documents						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	As-Built Documents	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. No changes to the as built documents. INFORMATION ONLY						
8.2	1	Inspection Documentation	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. No comments. INFORMATION ONLY						

Payment Application						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	Monthly Payment Application Status	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Description: Update of monthly payment application status.						
Official Documented Meeting Minutes: 1. Missing Unconditional wavers will be submitted one week from Friday 03/09/2018. OPEN BIC: RCC						

New Issues						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	General Discussion/Action Items	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Upcoming Events						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	School Related Activities	Erdinc Acar (Magnolia Public Schools)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. None noted. INFORMATION ONLY						
11.2	1	Next Progress Meeting	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. The next meeting will held on March 13th, 2018 starting at 9:00 am at the job site trailer INFORMATION ONLY						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Gafcon, Inc.
5960 Cornerstone Court West, Suite 100
San Diego, California 92121
Phone: (858) 875-0010

Project: 01428.001 - Magnolia Science Academy, Santa Ana
2840 West First Street
Santa Ana, California 92703

Magnolia Science Academy - Gymnasium Project Minutes

MEETING DATE: 03/13/2018 **MEETING TIME:** 9:00 AM - 10:00 AM Pacific Time (US & Canada)

MEETING LOCATION: MSA- GYM Construction Trailer

OVERVIEW:

The purpose of the weekly project progress meeting is to establish the status of the project. Review of the work that has been accomplished, discuss anticipated progress during the following weeks, and review critical operations and potential problems. The meeting will review any safety or local community concerns, review the status of submittals, shop drawings, RFI's, potential unforeseen cost, change orders and Owner request for estimates. Other ancillary topic will be review the status of payment applications, IOR QA/QC issues and updating of the as-built documents.

NOTES:

ATTACHMENTS:

ATTENDEES:

Name	Company	Phone Number	Email	Attendance
Pritwish Gupta	Berliner Architects	Tel: (310) 838-2100	prithwishg@berliner-architects.com	Present
Justin Zhou	Berliner Architects	Tel: (310) 838-2100	justinz@berliner-architects.com	Present
Mike Lengyel	Gafcon	Tel: (858) 875-0010	mlengyel@gafcon.com	Present
David Rudge	Gafcon	Tel: (858) 875-0085	drudge@gafcon.com	Present
Ron Takaki	Gafcon	Tel: (858) 875-0071	rtakaki@gafcon.com	For Distribution Only
Bill Dugan	Inland Inspections & Consulting	Tel: (951) 697-1000	bill.dugan@inlandinspections.biz	Present
Erdinc Acar	Magnolia Public Schools	Tel: (213) 628-3634	eracar@magnoliapublicschools.org	Absent
Patrick Ontiveros	Magnolia Public Schools	Tel: (213) 628-3634	pontiveros@magnoliapublicschools.org	Present
Gary Baird	R.C. Construction Services, Inc.	Tel: (909) 829-3688	gary.baird@rcconstruction.com	Present
Jon Wollam	R.C. Construction Services, Inc.	Tel: (909) 829-3688	jon.wollam@rcconstruction.com	Absent

Meeting Minutes

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Approval of Meeting Minutes	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes:						
1. Meeting minutes from 03-06-18 APPROVED						

Safety/Security

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
----	----------------	-------	------------	----------	----------	--------

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

2.1	1	General Safety Issues	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. A portion of the construction fencing layout has been changed for safety purposes. INFORMATION ONLY						
2.2	1	Sub-Contractor Safety	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Sub contractor Safety meeting was not held this week. No sub contractors on site. INFORMATION ONLY						

Campus/Community Concerns

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Review of Issues	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. No concerns INFORMATION ONLY						

Previous Meeting Open Issues

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Open Issue	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Project Schedule

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Impacts to the Project	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
5.2	1	Review of Previous Week Works	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. Construction and grouting of CMU block. ON GOING						
5.3	1	2 Week Look Ahead Schedule		02/ 13/ 2018	Medium	Open
Description: Work in progress and upcoming work.						
Attachments: RCC 3 week 20180212.pdf						
Official Documented Meeting Minutes: 1. Embed procurement. INFORMATION ONLY Attached is RCC 3 week look ahead schedule.						
5.4	1	Baseline/Monthly Project Schedule Updates	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. Monthly schedule update to contain a task percent complete information. BIC: RCC OPEN						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Review of Project Logs						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Submittals/Shop Drawings	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open
Attachments: MSA-GYM Submittal Log 20180313.pdf						
Official Documented Meeting Minutes: 1. Submittal Log Status a. Submittals to date 88 b. Submittals approved to date 58 c. Submittals in review 4 d. Submittals revise and resubmit 10 e. Submittals closed 16 2. Critical Submittal's a. None noted INFORMATION ONLY 3. Refer to attached submittal log dated 03/13/18 INFORMATION ONLY						
6.2	1	RFIs	Richard Berliner (Berliner Architects), David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Attachments: MSA-GYM RFI Log Report 20180313.pdf						
Official Documented Meeting Minutes: 1. RFI Log Status a. RFI's to date 80 b. RFI's responded back to Contractor to date 73 c. RFI's Drafts (not formally submitted) 1 d. RFI's Open 6 2. Critical RFI's (in order of importance) a. RFI-046 CLOSED b. RFI-047 CLOSED c. RFI-071 CLOSED 3. Refer to attached RFI log dated 03/13/18 INFORMATION 4. Need response from owner regarding RFI-047. OPEN BIC: MPS 5. More information needed a. RFI-072 - Need location/diagram BIC:Berliner OPEN b. RFI-075- Need sketch for location and 1 or 2 switches? BIC:Berliner OPEN						
6.3	1	ASI's/Bullitens/CCD's	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Electrical ASI for basketball backboard. BIC:Berliner OPEN						
6.4	1	Owner Request for Estimates	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. Estimates for the ASIs will be distributed at the 3/6 Weekly Construction meeting. BIC: RCC OPEN (02/27/18)						
6.5	1	Contractor Change Order Request	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. COR request for the ASI deduction and additions BIC: RCC OPEN						
6.6	1	Change Orders	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. None at this time. INFORMATION ONLY						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Quality Control						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	IOR - QA/QC Issues	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. Need status on embed bolts and ledgers. BIC:RCC OPEN						

Contract Documents						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	As-Built Documents	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. No changes noted at this time. INFORMATION ONLY						
8.2	1	Inspection Documentation	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	Medium	Open
Official Documented Meeting Minutes: 1. No comments. INFORMATION ONLY						

Payment Application						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	Monthly Payment Application Status	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Description: Update of monthly payment application status.						
Official Documented Meeting Minutes: 1. Missing Unconditional waivers. Will be submitted one week from Friday 03/09/2018. BIC: RCC OPEN (2/27/18)						

New Issues						
No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	General Discussion/Action Items	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
Official Documented Meeting Minutes: 1. R.C Construction Services a. No comment at this time. INFORMATION ONLY 2. Inspector of Record a. No comment at this time. INFORMATION ONLY 3. Berliner a. No comments at this time. INFORMATION ONLY 4. Gafcon a. Discussion about the Options from the health department regarding the Servery Option A from the Berliner email was chosen by the owner. Which states to keep the 3 compartment sink and epoxy paint for the south wall of the servery. b. Need ASI for the servery BIC:Berliner OPEN 5. MPS						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
 Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

a. Estimates for the ASIs **BIC: RCC OPEN**

Upcoming Events

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	School Related Activities	Erdinc Acar (Magnolia Public Schools)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. None noted. INFORMATION ONLY						
11.2	1	Next Progress Meeting	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open
Official Documented Meeting Minutes: 1. The next meeting will held on March 20th, 2018 starting at 9:00 am at the job site trailer. INFORMATION ONLY						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

Gafcon, Inc.
5960 Cornerstone Court West, Suite 100
San Diego, California 92121
Phone: (858) 875-0010

Project: 01428.001 - Magnolia Science Academy, Santa Ana
2840 West First Street
Santa Ana, California 92703

Magnolia Science Academy - Gymnasium Project Minutes

MEETING DATE: 03/20/2018

MEETING TIME: 9:00 AM - 10:00 AM Pacific Time (US & Canada)

MEETING LOCATION: MSA- GYM Construction Trailer

OVERVIEW:

The purpose of the weekly project progress meeting is to establish the status of the project. Review of the work that has been accomplished, discuss anticipated progress during the following weeks, and review critical operations and potential problems. The meeting will review any safety or local community concerns, review the status of submittals, shop drawings, RFI's, potential unforeseen cost, change orders and Owner request for estimates. Other ancillary topic will be review the status of payment applications, IOR QA/QC issues and updating of the as-built documents.

NOTES:

ATTACHMENTS:

ATTENDEES:

Name	Company	Phone Number	Email	Attendance
Pritwish Gupta	Berliner Architects	Tel: (310) 838-2100	prithwishg@berliner-architects.com	Present
Justin Zhou	Berliner Architects	Tel: (310) 838-2100	justinz@berliner-architects.com	Present
Mike Lengyel	Gafcon	Tel: (858) 875-0010	mlengyel@gafcon.com	Present
David Rudge	Gafcon	Tel: (858) 875-0085	drudge@gafcon.com	Present
Ron Takaki	Gafcon	Tel: (858) 875-0071	rtakaki@gafcon.com	For Distribution Only
Bill Dugan	Inland Inspections & Consulting	Tel: (951) 697-1000	bill.dugan@inlandinspections.biz	Present
Erdinc Acar	Magnolia Public Schools	Tel: (213) 628-3634	eracar@magnoliapublicschools.org	Absent
Patrick Ontiveros	Magnolia Public Schools	Tel: (213) 628-3634	pontiveros@magnoliapublicschools.org	Conference
Gary Baird	R.C. Construction Services, Inc.	Tel: (909) 829-3688	gary.baird@rcconstruction.com	Present
Jon Wollam	R.C. Construction Services, Inc.	Tel: (909) 829-3688	jon.wollam@rcconstruction.com	Present

Meeting Minutes

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Approval of Meeting Minutes	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open

Safety/Security

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
----	----------------	-------	------------	----------	----------	--------

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

2.1	1	General Safety Issues	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
2.2	1	Sub-Contractor Safety	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open

Campus/Community Concerns

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Review of Issues	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Previous Meeting Open Issues

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Open Issue	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Project Schedule

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Impacts to the Project	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
5.2	1	Review of Previous Week Works	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Low	Open
5.3	1	2 Week Look Ahead Schedule		02/ 13/ 2018	Medium	Open

Description:
Work in progress and upcoming work.

Attachments:
[RCC 3 week 20180212.pdf](#)

5.4	1	Baseline/Monthly Project Schedule Updates	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
-----	---	---	---	--------------	--------	------

Review of Project Logs

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Submittals/Shop Drawings	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open

Attachments:
[MSA-GYM Submittal Log 20180313.pdf](#)

6.2	1	RFIs	Richard Berliner (Berliner Architects), David Rudge (Gafcon)	02/ 20/ 2018	High	Open
-----	---	------	---	--------------	------	------

Attachments:
[MSA-GYM RFI Log Report 20180313.pdf](#)

6.3	1	ASI's/Bullitens/CCD's	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
-----	---	-----------------------	----------------------	--------------	------	------

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.

6.4	1	Owner Request for Estimates	David Rudge (Gafcon)	02/ 20/ 2018	Medium	Open
6.5	1	Contractor Change Order Request	David Rudge (Gafcon)	02/ 20/ 2018	High	Open
6.6	1	Change Orders	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Quality Control

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	IOR - QA/QC Issues	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	High	Open

Contract Documents

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	As-Built Documents	Gary Baird (R.C. Construction Services, Inc.)	02/ 20/ 2018	Medium	Open
8.2	1	Inspection Documentation	Bill Dugan (Inland Inspections & Consulting)	02/ 20/ 2018	Medium	Open

Payment Application

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	Monthly Payment Application Status	Jon Wollam (R.C. Construction Services, Inc.)	02/ 20/ 2018	High	Open
Description: Update of monthly payment application status.						

New Issues

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	General Discussion/Action Items	David Rudge (Gafcon)	02/ 20/ 2018	High	Open

Upcoming Events

No	Meeting Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	School Related Activities	Erdinc Acar (Magnolia Public Schools)	02/ 20/ 2018	Low	Open
11.2	1	Next Progress Meeting	David Rudge (Gafcon)	02/ 20/ 2018	Low	Open

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.

Please contact Gafcon, Inc. if there are any discrepancies or questions with the content of these minutes.