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| Board Agenda Item #: | IV D- Information/Discussion Item |
| Date: | September 13, 2018 |
| To: | Magnolia Board of Directors Facility Committee |
| From: | Alfredo Rubalcava, CEO & Superintendent |
| Staff Lead: | Patrick Ontiveros, General Counsel & Director of Facilities |
| RE: | FACILITIES UPDATES |

Background

No action recommended. Information only.

| SCHOOL | UPDATES | NEXT STEPS |
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| MSA-1 | After not allowing the school to occupy the temp site by LACOE, we were able to secure permission from LACOE to occupy as of September 5, 2018. The delay was due to the fact that LACOE wanted a certificate of occupancy that showed “E” occupancy, an asbestos management plan and an upgraded fire alarm system. Through our land use consultant Rabuild, we were able to get letters from the City of LA Dept of Building and Safety confirming that the site had the correct occupancy. LACOE allowed us to occupy with the other items pending. | <ul style="list-style-type: none"> Finalize asbestos management plan (including training of custodial staff) and installation of upgraded fire alarm system |
| | New High School Building Construction Update: <ul style="list-style-type: none"> Project is on schedule and on budget; no red flags | New High School Building Construction Update: <ul style="list-style-type: none"> Continue with construction activities |
| | Financing—Charter School Facility Incentive Grant (“CSFIG”) MPS submitted for reimbursement of \$374,513.65 before the August 31 st deadline of which \$138,476.27 exhausted in full the FY16-17 1 st \$500k tranche and \$236,037.38 which did not exhaust in full the FY17-18 2 nd \$500k tranche. Because the entirety of the 2 nd year \$500,000 tranche was not expended, a letter requesting an extension | |



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| | was submitted to the California School Finance Authority (“CSFA”). We expect that it will be approved. Upon approval we will have approximately another \$700,000 for the MSA-1 new construction project. | |
| MSA-2 | <p>Campus Improvements:</p> <ul style="list-style-type: none"> Draft of development agreement for improvements to campus was pending cost estimates to LAUSD; such cost estimates were provided MSA2 would like to install cameras in the classrooms; LAUSD has verbally agreed to the installation but according to its lease it must provide written approval <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Bids were received for lighting and HVAC upgrades | <p>Campus Improvements:</p> <ul style="list-style-type: none"> RFPs for design team and CM were delayed but will begin anew Obtain written approval for installation of cameras in classroom <p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> Follow up with LAUSD to make improvements and review and accept bids and schedule work |
| MSA-3 | Prop 39 offer accepted subject to final Prop 39 negotiations and final FUA | FUA signed; matter closed |
| MSA-4 | MSA-4 signed shared use agreement. While it had to give up 2 classrooms, it gained 2 other classrooms on the campus. | MPS staff will work with district 4 to see if a better Prop 39 alternative can be secured for the next school year. MPS staff is also searching for a new private site for MSA-4 |
| MSA-5 | Prop 39 offer accepted subject to final Prop 39 negotiations and final FUA | FUA signed; matter closed |
| MSA-6 | No updates | |
| MSA-7 | <p>Capital Improvements—bids have been received for each scope of work; the bidders will incorporate their pricing into a formal RFP response:</p> <ul style="list-style-type: none"> Replace flooring Restroom Improvements Play Surface Replacement | <p>Capital Improvements:</p> <ul style="list-style-type: none"> Issue RFP for additional capital improvements |



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| | <p>Prop 39 Energy Grant:</p> <p>Contractors walked the site to bid on lighting, solar and HVAC upgrade work</p> | <p>Prop 39 Energy Grant:</p> <p>Bids have been received. Staff is reviewing bids with its Prop 39 consultants to select contractors</p> |
| MSA-8 | No updates | |
| MSA-SAN DIEGO | <p>Project in close out mode:</p> <p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> Silver Creek supposedly completed their punchlist work but we need to walk the site with the architect and inspector to confirm completion <p><u>NEXGEN:</u></p> <ul style="list-style-type: none"> NexGen finished certain punch-list work but it was not satisfactory to the IOR. NexGen may not be willing to return to complete the punchlist items. NexGen has provided back up documentation to Hal Block and Hal has confirmed that the back-up substantiates the billings except for the fact that Hal uncovered fact that NexGen charged MPS for subcontractor bonds that they never actually obtained. NexGen’s attorney and Hal have been going back and forth on settling the matter. NexGen has filed a mechanic’s lien. We expect a settlement in short order. <p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> Hal is trying to negotiate a larger cash refund to MPS based on the ramp issue, the failure to address punchlist items, and faulty wiring found in some classrooms. <p>Additional Campus Improvements – MSA San Diego would like to add cabinets to classrooms, a permanent lunch shelter immediately adjacent to MPR, and install synthetic turf in the dirt playground</p> | <p>Follow up with close-out activities:</p> <p><u>SILVER CREEK:</u></p> <ul style="list-style-type: none"> Site walk with Silver Creek, architect and inspector <p><u>NEXGEN:</u></p> <ul style="list-style-type: none"> NexGen will be required to finish up punchlist work or else a separate contractor will be used to complete its work and NexGen will be back-charged. Hal Block and C-Team to strategize about how to settle NexGen matter. <p><u>Williams Scotsman:</u></p> <ul style="list-style-type: none"> Continue with negotiation for larger cash refund. <p>Additional Campus Improvements:</p> <ul style="list-style-type: none"> Patrick to find out if the desired improvements can be financed with savings from the construction project and if it can be started before official DSA close-out Patrick to find out if the utilities will pay for a solar shade structure |



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| | DSA will not close out project without restoration of landscaping that was value engineered out of the project. | MPS to contract directly with a landscape contractor to perform the work. |
| | Prop 39 Energy Grant: Consultants walked site to come up with energy saving improvements. | Prop 39 Energy Grant: Consultants will provide list of recommended improvements; report in process |
| MSA-SANTA ANA | Project is completed. | Complete California State Division of State Architect close out. |
| | Mold investigation: the room with the highest concentration of mold was remediated and then patched up. Testing shows that the mold levels were below acceptable levels. . | MPS staff discussing options with insurance carrier to pay for fixes and any remaining remediation. |