



Facilities Committee Agenda Item #:	V.B.- Discussion Item
Board Agenda Item #:	TBD
Date:	December 5, 2018
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors Facilities 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
MSA-1	<p>New High School Building Construction Update:</p> <ul style="list-style-type: none"> Project is on schedule and on budget; no red flags. See Exhibit A for three-week look ahead and pictures of progress. Rain is causing some delays. GC is covering up some of the work so that the rain does not infiltrate. <p>Middle School Tenant Improvement Update:</p> <ul style="list-style-type: none"> A small scope of investigatory work remains to be done for which the Committee has requested further back-up. 	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> Continue with construction activities <p>Middle School Tenant Improvement Update:</p> <ul style="list-style-type: none"> Requested back-up forthcoming.
MSA-2	<p>Campus Improvements:</p> <ul style="list-style-type: none"> Draft of development agreement for improvements to campus is pending cost estimates to LAUSD; such cost estimates were provided but LAUSD has asked for further information Cameras waiting to be installed 	<p>Campus Improvements:</p> <ul style="list-style-type: none"> Additional Cost Information to be provided to LAUSD Feedback from LACOE pending for camera policy



SCHOOL	UPDATES	NEXT STEPS
	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> LAUSD approved HVAC upgrade project Facility Committee and Board approved HVAC upgrade; contract with vendor was signed. We are waiting on rebate information in order to proceed with installation. 	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> Give notice to proceed to Vendor for installation
MSA-3	Commencing search for private site.	Continue with site search
MSA-4	Commencing search for alternative site.	Continue with site search
MSA-5	No updates	
MSA-6	No updates	
MSA-7	New HVAC installation was completed over Thanksgiving holiday. See Exhibit B for photos. RFP for playground and restrooms issued to be paid for with Charter School Facility Incentive Grant money; only 1 response for playground received; none for restroom. RFP deadline extended and more vendors solicited.	Obtain O&M manuals for new units Continue to search for a qualified vendor to perform restroom and playground work
MSA-8	No updates	
MSA-SAN DIEGO	Project in close out mode: <u>SILVER CREEK:</u> <ul style="list-style-type: none"> Silver Creek completed punchlist. Waiting for documentation requested from them to close them out. <u>NEXGEN:</u> <ul style="list-style-type: none"> NexGen has completed punchlist items. Inspector of Record must provide DSA form confirming his approval in order for us to <u>Williams Scotsman:</u> <ul style="list-style-type: none"> Rosemary Nunn will take over from Hal the negotiation of a cash refund due to WS issues. 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	Follow up with close-out activities: <u>SILVER CREEK:</u> <ul style="list-style-type: none"> Site walk with Silver Creek, architect and inspector <u>NEXGEN:</u> <ul style="list-style-type: none"> NexGen to finish up punch-list work and IOR to inspect and sign off on work <u>Williams Scotsman:</u> <ul style="list-style-type: none"> Continue with negotiation for larger cash refund.



SCHOOL	UPDATES	NEXT STEPS
		<p>Additional Campus Improvements:</p> <ul style="list-style-type: none"> Director of Facilities 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 <p>Patrick to find out if the utilities will pay for a solar shade structure</p>
	<p>DSA will not close out project without restoration of landscaping that was value engineered out of the project.</p>	
	<p>Prop 39 Energy Grant: Consultants walked site to come up with energy saving improvements. Report was generated but due do to a lack of history at the site, Prop 39 may not pay for new HVAC units</p>	<p>Prop 39 Energy Grant: Consultants will provide list of recommended improvements; report in process.</p>
MSA-SANTA ANA	<p>Project is complete.</p>	<p>Complete California State Division of State Architect close out.</p>

Exhibit A

MSA-1 UPDATE

Three week look ahead and pictures of progress attached.



View from Alley



Typical interior construction



Overhang on Sherman Way



Utility Vault ^[1] off of Sherman Way

[1] A utility vault is an underground room providing access to subterranean public utility equipment, such as valves for water or natural gas pipes, or switchgear for electrical or telecommunications equipment. A vault is often accessible directly from a street, sidewalk or other outdoor space, thereby distinct from a basement of a building.

Exhibit B
MSA-7 HVAC Installation



