

Facilities Committee Agenda Item #:	V.B Discussion Item
Board Agenda Item #:	TBD
Date:	December 5, 2018
То:	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	 New High School Building Construction Update: 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. Middle School Tenant Improvement Update: A small scope of investigatory work remains to be done for which the Committee has requested further back-up. 	 New High School Building Construction: Continue with construction activities Middle School Tenant Improvement Update: Requested back-up forthcoming.
MSA-2	 Campus Improvements: 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 	 Campus Improvements: Additional Cost Information to be provided to LAUSD Feedback from LACOE pending for camera policy



SCHOOL	UPDATES	NEXT STEPS
	 Prop 39 Energy Efficiency Grant: 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: 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: SILVER CREEK: Silver Creek completed punchlist. Waiting for documentation requested from them to close them out. NEXGEN: NexGen has completed punchlist items. Inspector of Record must provide DSA form confirming his approval in order for us to Williams Scotsman: 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: SILVER CREEK: Site walk with Silver Creek, architect and inspector NEXGEN: NexGen to finish up punch-list work and IOR to inspect and sign off on work Williams Scotsman: Continue with negotiation for larger cash refund.



SCHOOL	UPDATES	NEXT STEPS
		Additional Campus Improvements:
		 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
		Patrick to find out if the utilities will pay for a solar shade structure
	DSA will not close out project without restoration of landscaping that was value engineered out of the project.	
	Prop 39 Energy Grant:	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	Consultants will provide list of recommended improvements; report in process.
MSA-SANTA ANA	Project is complete.	Complete California State Division of State Architect close out.



Exhibit A

MSA-1 UPDATE

Three week look ahead and pictures of progress attached.



[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



Magnolia Science Academy



THREE WEEK LOOKAHEAD SCHEDULE Timescale Start > 11/26/18 Monday

			MINING			Currei	Current Week		Week #2		We	Week #3	
	Manual Science Andrew				Ň	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8			6		\ Z.	AN EN AN	<u>e</u>
	magnolia ocience Academy						Š				~		
Item #	TASK	START	FINISH	RESP.	% comp M	TWTF	S	M T V	WTFS	S	TWT	F S S	-
	New Building												
1	Roll floor joists at 2nd floor	10/15/18	11/15/18	OC Framers	100%								
2	Hardware 1st floor walls and pick up	10/15/18	11/15/18	OC Framers	100%								
3	Frame remaining 1st floor furr walls	11/08/18	11/16/18	OC Framers	100%								
4	Rough Electrical 1st fl walls thru out	11/07/18	11/16/18	Safeway	100%								
5	Receive Fire treated specialty lumber	11/13/18	11/13/18	OC Framers	100%								
9	2nd floor plywood deck	10/15/18	11/16/18	OC Framers	100%								
7	Lay out 2nd floor perimeter plate	11/15/18	11/16/18	OC Framers	100%								
8	Install 2nd floor bottom plate	11/19/18	11/21/18	OC Framers	100%								
6	1st floor inspections	11/20/18	11/21/18	OC Framers	100%								
10	2nd floor inspections	11/21/18	11/27/18	OC Framers	100%								
11	Rain delay	11/27/18	12/03/18	0000	50%								
12	Pour 2nd floor deck 2" concrete	12/04/18	12/05/18	OC Concrete	0%								
13	Layout 2nd floor wall details	12/06/18	12/10/18	OCCO Wall	%0								
14	Receive HVAC rooftop units	12/10/18	12/11/18	Christ bros	%0								
15	Frame 2nd fl walls	12/10/18	12/21/18	OCCO Wall	0%								
16	2nd fl beams / headers	12/26/18	01/04/19	OCCO Wall	0%								
17	Install 2nd floor stairs	01/02/19	01/09/19	KDR	0%0								
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Exhibit А