



Board Agenda Item #:	IV.B-Discussion Item
Date:	December 13, 2018
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors
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"> <li>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.</li> <li><b><u>Part of the work related to the parking lot will include the construction of an 8 foot CMU wall separating the parking lot from the residences to the South. The cost is expected to be about \$50,000. This will eventually be a change order but we need to approve this particular item because it is a time critical add. It will be brought before full board for approval.</u></b></li> </ul> <p>Middle School Tenant Improvement Update:</p> <ul style="list-style-type: none"> <li>A small scope of investigatory work remains to be done for which the Committee has requested further back-up.</li> </ul>	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> <li>Continue with construction activities</li> </ul> <p>Middle School Tenant Improvement Update:</p> <ul style="list-style-type: none"> <li>Requested back-up forthcoming.</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
MSA-2	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>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</li> <li>Cameras waiting to be installed</li> </ul>	<p>Campus Improvements:</p> <ul style="list-style-type: none"> <li>Additional Cost Information to be provided to LAUSD</li> <li>Feedback from LACOE pending for camera policy</li> </ul>
	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>LAUSD approved HVAC upgrade project</li> <li>Facility Committee and Board approved HVAC upgrade; contract with vendor was signed. We are waiting on rebate information in order to proceed with installation.</li> </ul>	<p>Prop 39 Energy Efficiency Grant:</p> <ul style="list-style-type: none"> <li>Give notice to proceed to Vendor for installation</li> </ul>
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	<p>New HVAC installation was completed over Thanksgiving holiday <b>using Prop 39 funds</b>. See Exhibit B for photos.</p> <p>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.</p>	<p>Obtain O&amp;M manuals for new units</p> <p>Continue to search for a qualified vendor to perform restroom and playground work</p>
MSA-8	No updates	
MSA-SAN DIEGO	<p>Project in close out mode:</p> <p><b><u>SILVER CREEK:</u></b></p> <ul style="list-style-type: none"> <li>Silver Creek completed punchlist. Waiting for documentation requested from them to close them out.</li> </ul> <p><b><u>NEXGEN:</u></b></p> <ul style="list-style-type: none"> <li>NexGen has completed punchlist items. Inspector of Record must provide DSA form confirming his approval in order for us to</li> </ul>	<p>Follow up with close-out activities:</p> <p><b><u>SILVER CREEK:</u></b></p> <ul style="list-style-type: none"> <li>Site walk with Silver Creek, architect and inspector</li> </ul> <p><b><u>NEXGEN:</u></b></p> <ul style="list-style-type: none"> <li>Waiting for IOR sign off.</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
	<p><b><u>Williams Scotsman:</u></b></p> <ul style="list-style-type: none"> <li>Rosemary Nunn will take over from Hal the negotiation of a cash refund due to WS issues.</li> </ul> <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><b><u>Williams Scotsman:</u></b></p> <ul style="list-style-type: none"> <li>Continue with negotiation for larger cash refund.</li> </ul> <p>Additional Campus Improvements:</p> <ul style="list-style-type: none"> <li>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</li> </ul> <p>Patrick to find out if the utilities will pay for a solar shade structure</p>
	<p>We previously reported that DSA will not close out project without restoration of landscaping that was value engineered out of the project. We now understand that we can file a “Construction Change Directive” or “CCD” to remove it.</p>	<p>Architect to prepare CCD.</p>
	<p>Prop 39 Energy Grant:</p> <p>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. We will have to amend the expenditure plan which likely will be rejected and then we will appeal it.</p>	<p>Prop 39 Energy Grant:</p> <p>Consultants will provide list of recommended improvements; report in process.</p> <p>Amendment of expenditure plan</p>
MSA-SANTA ANA	<p>Project is complete. <b>CERTIFICATION LETTER RECEIVED FROM DIVISION OF STATE ARCHITECT. See Exhibit C.</b></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 <sup>[1]</sup> 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





## Exhibit C

### Division of State Architect Certification Letter



November 29, 2018

### Certification of Compliance

Dr. Caprice Young  
Magnolia Education & Research Foundation  
250 E. 1st Street, Suite 1500  
Los Angeles, CA 90012

**Project:** MAGNOLIA PACIFIC TECHNOLOGY SCHOOL  
**Application #:** 04-112861  
**File Id #:** 30-25  
**Scope:** Construction of: 1-Gymnasium Building A, (1) Classroom Building B (2 story), Site Improvements (including Trash Enclosure)

Dear Dr. Caprice Young:

The Department of General Services' records indicate that the construction of the referenced project has been completed in accordance with design documents approved by the Department, and that all the Verified Reports covering the construction have been received. Therefore, the Department of General Services Certifies as follows:

This project is in compliance with California State regulations as to the safety of design and construction of public schools, and for the accommodation of persons with disabilities.

As stated in our letter approving the plans and specifications for this project, the Department does not review design documents or construction for compliance with the electrical, mechanical, or plumbing regulations. It is the responsibility of the professional consultants named on the application to verify compliance with appropriate parts of the California Building Code, and to submit Verified Reports documenting compliance.

Sincerely,

Chester "Chet" Widom, FAIA  
State Architect  
Division of the State Architect  
CW: pc

cc: Architect/Engineer - Prithwish Gupta  
Director of Facilities  
Reading  
File