



Board Agenda Item #:	III C- Action 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:	Approval of Potential Change Item (“PCI”) 17 for a New Wall Along the Southern Border of the MPS Property

I. Proposed Committee Recommendation(s)

Staff moves that the Board of Directors of MPS (the “**MPS Board**”) approve Staff to authorize Oltmans Construction Company (“**Oltmans**”) to construct a new 8-foot wall at a cost not to exceed \$57,500 along the southern border of the MPS property to act as a sound barrier and to prevent balls from MPS going over the wall so that the residential properties to the south will not be affected by MSA-1’s operations.

Information regarding the new wall to be constructed is attached as Exhibit A.

II. Background

A. Description of MSA-1 Projects

There are two projects currently underway at MSA-1: (i) a new construction project that will eventually house MSA-1’s high school population (the “**New Construction Project**”) and (ii) a rehabilitation project of the existing building that will eventually house MSA-1’s middle school population. The contract for the New Construction Project was awarded to Oltmans. The approval sought is part of the New Construction Project.

B. Description of Work Scope Under PCI 17

MPS Staff would like to give Oltmans a notice to proceed with the work under PCI 17. The new wall will be required by the zone change which is currently being processed with the City of Los Angeles. The work on the wall must be completed before work on the parking lot and drainage can be installed. Oltmans would like to commence work on the wall in early January 2019 in order to keep the project on schedule. Oltmans will be using a wall system called the



Proto II Wall that can be plan checked over the counter at the Los Angeles Department of Building and Safety. It is also less expensive than installing a custom CMU wall.

III. Budget Impacts

PCI 17 and the costs thereof will eventually be incorporated into a change order. The budget previously approved by the MPS Board incorporates an allowance for site work that will cover the cost of the wall. Therefore, the overall budget for the New Construction Budget remains unchanged.

Exhibits (attachments):

A. PCI 17



Exhibit A

PCI 17



**Board Action:
MSA-1 New Classroom Building
CMU Wall**

Date: October 1, 2018

Action Requested: Staff requests direction to issue a change order to Oltmans to add a CMU wall along the border between the current campus parking lot and residential neighbors. This change is required to support the pending zoning change for the campus and to maintain good relations with our neighbors. This wall must be installed before parking lot improvements already in the Oltmans scope of work can be completed. This will result in a net project cost increase of less than \$100,000.

Background – The existing campus parking lot abuts four residential neighbors. These neighbors have installed a hodgepodge of wall and fence combinations to separate their property from the parking lot. Some of these fences have gates onto the parking lot. They are all in poor repair and will not last long. Current school activities create noise along the property line and balls often cross the fences.

Staff proposes to install an eight foot high CMU (concrete masonry unit – concrete block) wall the full length of the campus. This wall will be high enough that it will block most of the sound of the campus from the neighbors and keep playground balls from crossing.

The City zoning application reviewer has strongly suggested that this wall be added, and our own environmental review has recommended that the wall be added as a voluntary mitigation to impacts from further development of the campus. It will also secure the southern edge of the campus.

The wall should be constructed before any improvements to the parking lot or site are made or new work will be damaged by wall construction.

Staff recommends the wall be built using a “Proto-II Wall System”. This design is pre-approved by LADBS which will expedite permitting. It is also considerably less expensive than conventional wall designs (about 60% as expensive). It is proprietary, meaning that only a few masonry subcontractors use it and all must use the original designer. Besides installing the new wall, the work includes removing existing fence/walls,



and installing temporary fence to protect the neighbors during construction.

Staff is recommending that the wall be left bare for now. In the long term it should be painted and/or covered with landscaping or will soon become covered with tagging and graffiti. Portions of the wall could become campus themed murals done either by students or professionals.

Staff recommends placing this work in the existing Oltmans contract: Oltmans will solicit multiple bids (to the extent allowed by the proprietary design) for the wall, and take care of temporary fencing and existing wall demolition. Oltmans will manage this work with existing staff and not require additional supervision for this work.

It is estimated that the total cost of this change order will be less than \$100,000.

