



Facilities Committee Agenda Item #:	VA- Update/Discussion Item
Date:	January 15, 2019
To:	MPS- 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
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. A neighbor to the south has expressed concern about the flow of water from the parking lot onto her property <p>Middle School Tenant Improvement Update:</p> <ul style="list-style-type: none"> A small scope of investigatory work, approved at the last board meeting, will be completed. 	<p>New High School Building Construction:</p> <ul style="list-style-type: none"> Continue with construction activities GC is mitigating effects of rain as much as possible. See Exhibit A for pictures. <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"> MSA-2 and director of facilities will have weekly face to face meetings to insure that project moves forward 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"> Project is still waiting on rebate amounts
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 using Prop 39 funds. RFP for playground and restrooms did not receive sufficient responses. Director of Facilities has reached out to other contacts to see if they can refer contractors in these areas to us.	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 confirmed completion. <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 was closed out. Some warrant issues remain <u>Williams Scotsman:</u> <ul style="list-style-type: none"> Continue with negotiation for larger cash refund. Additional Campus Improvements:



SCHOOL	UPDATES	NEXT STEPS
		<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 Patrick to find out if the utilities will pay for a solar shade structure
	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.	Architect filed CCD.
	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. We will have to amend the expenditure plan which likely will be rejected and then we will appeal it.	Prop 39 Energy Grant: Consultants will provide list of recommended improvements; report in process. Amendment of expenditure plan
MSA-SANTA ANA	Project is complete. CERTIFICATION LETTER RECEIVED FROM DIVISION OF STATE ARCHITECT.	Nothing further
	There are some warranty issues that need to be addressed by the general contractor.	Director of Facilities following up.

Exhibit A

Pictures of Rain and Mitigation Efforts

