



## Magnolia Public Schools

### Audit/Facilities Committee Meeting

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**Date and Time**

Tuesday June 21, 2022 at 6:35 PM PDT

**Location**

<https://zoom.us/j/92205640153?pwd=cHNIWjlnY0dsQmxDTjZFa0pydzR0Zz09>

**Meeting ID:** 922 0564 0153      **Passcode:** 013089

**One tap mobile:** +16699009128,,92205640153# US (San Jose)

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All members of the public can participate by calling in using the numbers provided above.

In compliance with the Americans with Disabilities Act (ADA) and upon request, Magnolia Public Schools may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Members of the public who need special accommodations or translation are strongly encouraged to contact Magnolia Public Schools at least 24 hours in advance of the Board meeting so assistance can be assured.

Any public records relating to an agenda item for an open session which are distributed to all, or a majority of all, of the Board Members shall be available for public inspection. Magnolia Public Schools values public comment during Board meetings. Pursuant to AB 361 members of the public may address the Board during the Public Comment period on the day of the board meeting without the need to complete a public speaker form. We limit individual speakers to three (3) minutes and speakers with interpreters to six (6) minutes. For any questions regarding this meeting email [board@magnoliapublicschools.org](mailto:board@magnoliapublicschools.org) or call 213-628-3634 Ext. 100.

**Audit/Facilities Committee Members**

Mr. Mekan Muhammedov, Chair

Ms. Diane Gonzalez

Dr. Umit Yapanel (alternate)

**CEO and Superintendent**

Mr. Alfredo Rubalcava

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**Agenda**

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>6:35 PM</b>
Opening Items			
<b>A.</b> Call the Meeting to Order			1 m
<b>B.</b> Record Attendance and Guests			1 m
<b>C.</b> Approval of Agenda	Vote		1 m
<b>D.</b> Public Comments			3 m
<b>II. Recommended Action Items</b>			<b>6:41 PM</b>
<b>A.</b> Approval of AdHoc Committee to Evaluate and Approve Discrete Facilities Projects for MSA-1, MSA-Santa Ana & MSA-San Diego	Vote	P.Ontiveros	25 m
<b>B.</b> Approval of CLI Capital as a Lender to Magnolia Educational & Research Foundation (MERF)	Vote	P.Ontiveros	15 m
<b>III. Closing Items</b>			<b>7:21 PM</b>
<b>A.</b> Adjourn Meeting			1 m

## Coversheet

### Approval of AdHoc Committee to Evaluate and Approve Discrete Facilities Projects for MSA-1, MSA-Santa Ana & MSA-San Diego

**Section:** II. Recommended Action Items  
**Item:** A. Approval of AdHoc Committee to Evaluate and Approve Discrete Facilities Projects for MSA-1, MSA-Santa Ana & MSA-San Diego  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** Ad Hoc Committee to Review and Approve Summer 2022 Capital Improvement Projects.pdf



Facilities Committee / Board Agenda Item: II A: Recommended Action Item

Date: June 21, 2022

To: Magnolia Public Schools (“**MPS**”) Facilities Committee (“**Committee**”)

From: Alfredo Rubalcava, Chief Executive Officer and Superintendent  
Patrick Ontiveros, General Counsel & Director of Facilities  
Mustafa Sahin, Project Manager

RE: Approval of Appointment of Ad Hoc Committee to Review and Approve Summer 2022 Capital Improvement Projects

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## I. Proposed Motion/Recommendation(s)

Staff recommends and moves that the Committee approve the appointment of an ad hoc committee of the MPS Board of Directors (the “**MPS Board**”) to review and approve capital improvement projects immediately after the appointment of an ad hoc committee through the MPS Board’s first regular meeting in August 2022. Staff further recommends that the Committee move that the MPS Board adopt the same.

## II. Background

MPS Staff has multiple capital improvement projects in process for various campuses. MPS Staff would like to complete such projects in time for, or as soon as practical following, the start of the 2022-23 school year starting in August 2022. In order to meet that deadline, these projects will need to be approved quickly. MPS Staff needs the projects approved before the next regularly scheduled MPS Board meeting. The projects include but are not limited to the following:

Campus	Project Description	Est. Cost
MSA-1	HS Building Shade structures- waiting for CDE's approval to use ESSER funds	120,000
MSA-1	Painting inside of the both buildings, waiting for 2 more proposals	150,000
MSA-1	Bullet proof window screens, waiting for 2 more proposals	40,000
	<b>Subtotal</b>	310,000
	<b>Contingency (20%)</b>	62,000
	<b>Total</b>	422,000

Audit/Facilities Committee &  
Board of Directors Report  
Page 2



Campus	Project Description	Est. Cost
MSA-SD	Shade Structures, waiting for SDUSD approval	111,460
MSA-SD	Two Digital Signs, waiting for SDUSD approval	40,000
MSA-SD	Adding sink/partitions, waiting for SDUSD approval	50,000
MSA-SD	Maintenance Ramps	10,000
MSA-SD	Paving project	15,000
MSA-SD	Landscaping	30,000
MSA-SD	DSA Close-out	50,000
	<b>Subtotal</b>	306,460
	<b>Contingency (20%)</b>	61,292
	<b>Total</b>	367,752
MSA-SA	Campus entrance: Main Iron gate, Privacy Metal Screen	10,000
MSA-SA	Buzzer System with Security Camera at the pedestrian entrance, vehicle entrance, and main entrance	10,000
MSA-SA	Security gates for parking lot / playground access	30,000
MSA-SA	Blinds in the classrooms	10,000
MSA-SA	Artificial grass	40,000
MSA-SA	Art covering 2nd floor windows (street side) and covering all indoor glass windows	30,000
MSA-SA	Chain link fence slats at the playground area	10,000
MSA-SA	Playground Surfacing Replacement and Periodic Maintenance of Kindergarten Play Surface	33,000
MSA-SA	Repair of Drainage in the Back of the School Building	20,000
	<b>Sub-Total</b>	193,000
	<b>Contingency (20%)</b>	38,600
	<b>Total</b>	231,600

MSA-1 expects to pay for MSA-1's capital improvement projects with funds from its reserves. MSA-SD expects to pay for MSA-SD's capital improvement projects with funds from its San Diego Repair and Replacement Subaccount, established at the time of the 2017 tax exempt bond financing. MSA-SA expects to pay for its projects with proceeds from its reserves. In each instance, MPS Staff will confer with the Finance Department before undertaking any project to insure the source of funds is identified and sufficient funds are available.



The MPS Board may appoint an ad hoc committee so long as it is for a specific purpose and a finite duration. In this case, the ad hoc committee will be specifically formed to approve projects for MSA-1, MSA-SD, and MSA-SA and will terminate immediately before the MPS Board's first regularly scheduled August 2022 meeting.

### **III. Conclusion / Budget Impact**

The final budget impact will depend on the final price for each project. As final pricing on the aforementioned projects is received, it will be discussed with the MPS Finance Department to confirm the availability of funds for the project. Following such review and if approved, the project or projects will be presented to the ad hoc committee for approval.

# Coversheet

## Approval of CLI Capital as a Lender to Magnolia Educational & Research Foundation (MERF)

**Section:** II. Recommended Action Items  
**Item:** B. Approval of CLI Capital as a Lender to Magnolia Educational & Research Foundation (MERF)  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** CLI Capital as a Lender to MPS and its Affiliates.pdf



Facilities Committee / Board Agenda Item: II B: Recommended Action Item

Date: June 21, 2022

To: Magnolia Public Schools (“**MPS**”) Facilities Committee (“**Committee**”)

From: Alfredo Rubalcava, Chief Executive Officer and Superintendent  
Patrick Ontiveros, General Counsel & Director of Facilities  
Mustafa Sahin, Project Manager

RE: Approval of CLI Capital as a Lender to MPS and its Affiliates

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## I. Proposed Motion/Recommendation(s)

Staff recommends and moves that the Committee approve CLI Capital (“**CLI**”) as a lender to MPS and its affiliates for such projects and purposes as MPS’s CEO and Superintendent, CFO, and other C-Team staff members may deem necessary and appropriate and in the best interests of MPS and its affiliates. Staff further recommends that the Committee move that the MPS Board of Directors (the “**MPS Board**”) adopt the same.

## II. Background

According to its website “*CLI Capital is a private Real Estate Investment Trust. For over 60 years, CLI has provided creative financing solutions for specialty real estate projects. As a direct lender, we pride ourselves on providing innovative credit structures in a responsive manner. Our current areas of focus are in the education and healthcare sectors. We specialize in bridge financing needs, interim construction projects, and semi-permanent loans in these sectors.*” CLI Capital is headquartered in Amarillo, Texas.

CLI has been in business since the 1960s and has financed over \$2 billion in charter school projects since their first charter school transaction in 2011.

## III. Conclusion / Budget Impact

There are no immediate budget impacts to MPS. MPS Staff will evaluate each possible transaction with CLI on a case by case basis.