



Facilities Committee / Board Agenda Item: II C: Recommended Action Item  
Date: March 8, 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 Exercise of Option to Extend Due Diligence Contingency Period for Purchase of 7111 Winnetka Avenue

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## I. Proposed Motion/Recommendation(s)

Staff recommends and moves that the Committee approve (1) the exercise by MPS of its option under that certain purchase and sale agreement signed by MPS dated as of December 15, 2021 for the purchase of the property located at 7111 Winnetka Ave. (the "**Property**") to extend its contingency/due diligence period for one (1) thirty (30) day period from March 22, 2022 to April 21, 2022, and in conjunction therewith, (2) the release by MPS of Fifteen Thousand Dollars (\$15,000.00) from the escrow established for the aforementioned transaction as consideration for the exercise of the extension option, and (3) the execution by the MPS CEO and Superintendent, or his designees, of such documents and instruments as may be necessary to undertake and complete the foregoing actions. Staff further recommends that the Committee recommend and move that the MPS Board of Directors (the "**MPS Board**") adopt the same.

## II. Background

At its December 19, 2021 meeting, the MPS Board approved MPS signing a purchase and sale agreement for the purchase of the Property and making a good faith, refundable, escrow deposit of Two Hundred Thousand Dollars (\$200,000). Portions of the "Background" section of the December 19<sup>th</sup> report is excerpted below.

*For the 2021-22 school year, Magnolia Science Academy—5 ("**MSA—5**") is co-located with Magnolia Science Academy—1 ("**MSA-1**") at the property located at 18220 and 18238 Sherman Way in Reseda. MPS elected to co-locate MSA—5 with MSA—1 when the Los Angeles Unified School District ("**LAUSD**") made MSA—5 an offer of space at Chatsworth High School in lieu of Reseda High School, where it has been located for several years. MSA—5 subleases space from MSA—1. MSA—1 leases such property from MPM Sherman Way LLC, a California limited liability company and wholly owned subsidiary of Magnolia Properties Management, Inc., a California non-profit public benefit corporation and 501(c)(3) tax exempt organization. MSA-1 operates a middle school and high school on the leased premises.... MPS desires to re-locate MSA—5 to its own private campus*



at the Property which is within close proximity to MSA—5’s original location at Reseda High School....

*The Property at 7111 Winnetka Ave ... consists of a 21,849 square foot building on land that is approximately 75,794 square feet. The Property is presently leased to multiple tenants and must delivered free of all tenancies by the close of escrow.*

*MPS’s real estate broker, InSite EFS, Inc., negotiated an offer for the purchase of the Property. The Owner has tentatively agreed to sell the Property to MPS or its assignee subject to the signing of a formal purchase and sale agreement, which is the subject of this report and the recommendation stated herein. The terms agreed upon by the parties include the following:*

<i>Price</i>	<i>\$9,450,000,000</i>
<i>Free Look/Due Diligence Period</i>	<i>90 Days with option to extend for three 30 day periods for the following consideration: First 30 day Extension = \$15,000 Second 30 day Extension = \$20,000 Third 30 day Extension = \$25,000</i>
<i>Good Faith Deposit</i>	<i>\$200,000, increased to \$350,000 by the end of the Due Diligence Period as such may be extended by Buyer.</i>
<i>Closing Period</i>	<i>30 days. Owner has the option to extend the closing for up to six (6) consecutive 30 day periods for the purpose of removing any tenants.</i>

*During the due diligence period, MPS or its assignee, will review the condition of the existing building and land to determine whether there are any hurdles to the development of the property for MSA-5’s use and whether it is affordable. In addition, MPS will seek the approval of its authorizer, the Los Angeles County Office of Education, for the proposed transaction. Before the end of the due diligence period, MPS has the option to cancel the transaction and will receive a full refund of its good faith deposit.*

Escrow for the purchase and sale of the Property was opened on December 22, 2022. Since such time, MPS Staff has been engaged in due diligence activities including commissioning multiple studies: a phase I environmental site assessment, an ALTA and topographic survey, an appraisal, and a zoning/entitlements survey. A soils study and asbestos and lead based paint study are in process.

MPS Staff has worked with Pacific Charter School Development (“**PCSD**”), an architect and a general contractor to evaluate and price out various design concepts that could be adapted for the Property. The three principal concepts and the associated costs are attached as **Exhibit A**. Of the three design concepts, MPS Staff has determined that it only will proceed with the project if it will be a new construction project. MPS Staff does not believe that a tenant improvement project would yield the best facilities for MPS and its schools.

MPS Staff is working to determine the long-term affordability of the Project. In addition, MPS Staff is presently working with its financial advisor, John Buck, to arrange financing for the purchase and



development of the Property as a future campus for one or two MPS schools that will need facilities. Finally, MPS Staff has advised MSA-5's charter authorizer, the Los Angeles County Office of Education ("**LACOE**"), of its desire to purchase and develop the Property and is seeking its authorization to do so.

MPS is awaiting a response from LACOE and a term sheet from a potential lender. In addition, MPS is awaiting a response from PCSD as to whether it will invest \$2,750,000 into the Project as subordinate debt. Accordingly, MPS requires additional time to complete its due diligence and make a decision whether to move forward with the Project. By exercising its option to extend the due diligence period, MPS will be putting \$15,000 at risk and not its entire \$200,000 good faith deposit. In other words, if MPS spends the \$15,000 and decides that it will proceed with the acquisition then the \$15,000 will be applied to the purchase price. In the event that within the extension period MPS determines that it will not proceed with the Project it will be refunded One Hundred Eighty Five Thousand Dollars (\$185,000), that is \$200,000 less \$15,000.

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

MPS would like to acquire or lease the Property for the benefit of MSA-5 to allow MSA-5 to relocate from the MSA-1 campus to its own private facility. MPS is currently working with its financial advisor to secure financing for the Project. MPS is also working with PCSD to see if they are able to either acquire, develop and lease the Property or provide subordinate debt that will allow a subsidiary of Magnolia Properties Management Inc. to acquire the Property. The budget impact to MSA-5 is unknown and depends on a multitude of factors including how much equity (i.e., cash) MSA—5 can invest in the Project, financing terms, and participation by PCSD. Staff will keep the Facilities Committee and the Board apprised of the status of the Project, including the status of financing and approval from LACOE. It will seek Committee and Board approval prior to the end of the first extended due diligence period in order either to move forward with the transaction and allow its good faith deposit to become non-refundable or to spend additional funds to exercise another option to extend the due diligence period.



## **Exhibit A**

## Summary of 7111 Winnetka Ave Construction Options

	<i>Tenant Improvement plus ½ Gym</i>	<i>New Construction Classroom Bldg Only</i>	<i>New Construction Classrooms + Gymnasium</i>
<i>Total Building Square Footage</i>	27,515	28,950	28,950 (classroom bldg) 10,271 (gym) 9,160 (classrooms above pkg) 48,371 (total)
<i>Total Outdoor Play Space</i>	None	23,890	9,674
<i>Total # of Classrooms</i>	21	23	32
<i>Target Enrollment</i>	560	600	850
<i>Bldg. Sq Ft Per Student</i>	50.0	48.25	56.9
<i>Total Project Cost</i>	\$25,720,000	\$26,941,000	\$35,500,000
<i>Annual Debt Service</i>	\$1,778,100	\$1,830,950	\$2,300,000
<i>Annual Debt Service Per Student</i>	\$3,175	\$3,051	\$2,705
<i>Advantages</i>	<ul style="list-style-type: none"> <li>• Lower Cost</li> <li>• ½ Size Gym</li> </ul>	<ul style="list-style-type: none"> <li>• Future phases may include gymnasium and additional classroom space while not impacting parking</li> <li>• Less up front cost</li> </ul>	<ul style="list-style-type: none"> <li>• Maximizes utility of space</li> <li>• Complete build out at occupancy</li> <li>• Includes gymnasium, sufficient parking to meet code, and outdoor area</li> </ul>
<i>Disadvantages</i>	<ul style="list-style-type: none"> <li>• No outdoor space</li> <li>• Only \$1.2 MM less than the preferred option</li> </ul>	<ul style="list-style-type: none"> <li>• No gymnasium as part of Phase I</li> <li>• May not be able to afford phases II or III in the future</li> </ul>	<ul style="list-style-type: none"> <li>• Most expensive option (but least expensive on a per student basis)</li> </ul>

# Tenant Improvement Schematic



	BUILDING AREA			
MULTIPURPOSE/ GYMNASIUM	1 PER 35 S.F.	3,357 S.F.	96	97
OFFICES	1 PER 500 S.F.	1,482 S.F.	3	97

BICYCLE PARKING REQUIREMENTS		
SPACE TYPE	REQUIRED	PROVIDED
4 BICYCLE SPACES PER CLASSROOM (SHORT-TERM)	92 (23 CLASSROOMS MULTIPLIED BY 4 SPACES)	92 (U-RACK ON RAILS - 50% BE COVERED BY ROOF/OVERHANG)
1 BICYCLE SPACE PER 10 CLASSROOMS (LONG-TERM)	2	
4 BICYCLE SPACES PER CLASSROOM (SHORT-TERM)	ADDITIONAL 40 (10 CLASSES MULTIPLIED BY 4 SPACES)	40 (U-RACK ON RAILS - 50% BE COVERED BY ROOF/OVERHANG)

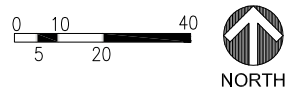
PLUMBING FIXTURE REQUIREMENTS			
LAND USE / REQUIREMENT	OCC COUNT	FIXTURE COUNT	
SCHOOL	PER 500 STUDENTS 250 MALE / 250 FEMALE	5 WC MALE / 5 WC FEMALE	
MULTIPURPOSE/ GYMNASIUM	496 OCC 248 MALE / 248 FEMALE	2 WC MALE / 4 WC FEMALE	

BUILDING SQUARE FOOTAGE SIZE		
MSA-5	CLASSROOMS	BUILDING SIZE / S.F.
BUILDING ADDITION		5,294 S.F.
TOTAL	21 CLASSROOMS	15,750 S.F.
MULTIPURPOSE/ GYMNASIUM		3,351 S.F.
TOTAL GROSS		27,515 S.F.

**OCCUPANCY TYPE**

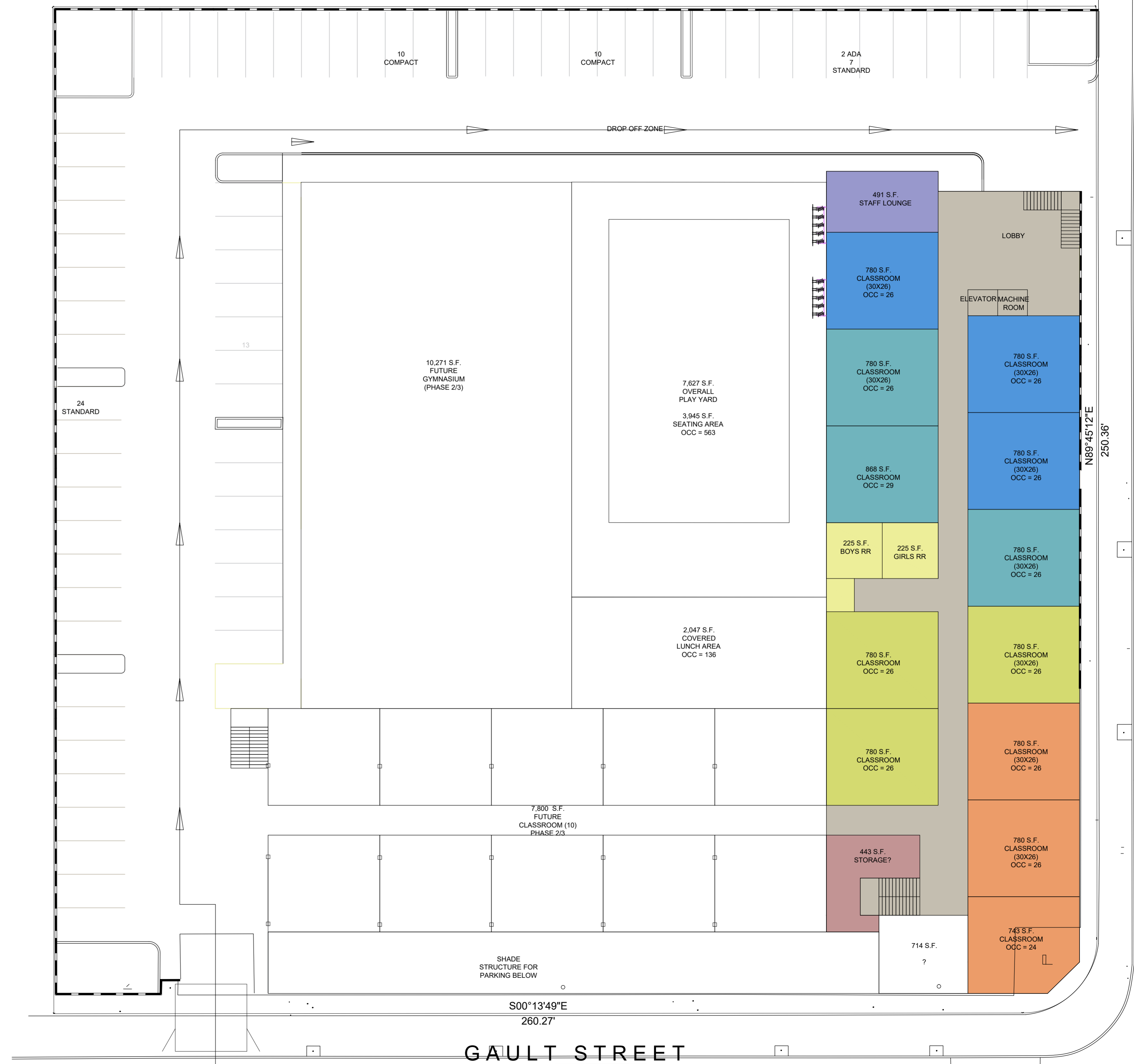
- OFFICE ADMINISTRATION
- 9TH GRADE
- STORAGE/MECH/ELEC
- GYMNASIUM
- 10TH GRADE
- CIRCULATION
- 6TH GRADE
- 11TH GRADE
- 12TH GRADE
- 7TH GRADE
- RESTROOMS
- 8TH GRADE

MSA-5 GRADES 6-12 FLOOR PLAN



**New Construction  
Classroom Bldg Only**

**NEW CONSTRUCTION SCHEMATIC**



**MCS MIDDLE SCHOOL FIRST FLOOR** 14,401 S.F.

**MCS HIGH SCHOOL SECOND FLOOR** 14,549 S.F.