



Agenda Item:	III B: Recommended Action Item
Date:	November 3, 2022
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Audit & Facilities Committee (the “Committee”)
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Approval to Hire Pacific Charter School Development (“PCSD”) to Conduct an MSA-1 Tenant Improvement and New Construction Feasibility Study

Action Proposed for Board Recommendation:

Staff recommends that Magnolia Public Schools hire Pacific Charter School Development (PCSD) for a total amount not to exceed \$30,000 (\$24,000 in fees and \$6,000 for contingency and reimbursable expenses) to conduct a feasibility study for Magnolia Science Academy (MSA)-1 to examine the budget, timeline and feasibility to renovate the recently purchased 18242 Sherman Way property (aka the “JAM” property) and construct a gymnasium on MSA-1’s parking lot parcels. Furthermore, for the Committee to move and recommend for the Board to adopt the same.

Background:

MPM Sherman Winnetka LLC (the “LLC”) acquired the property located at 18242 Sherman Way for the purpose of leasing it to MPS for the benefit of and occupancy by MSA-1. The LLC used a loan from CLI Capital to acquire the premises. The LLC is a subsidiary of Magnolia Properties Management, Inc., a 501(c)(3) support corporation to MPS. MPS is its sole manager.

MPS originally intended to gut the JAM building and add restrooms and office space in order to allow the space to be used by students for physical education purposes. MPS and MSA-1 expect that those improvements would only be temporary and eventually MPS and MSA-1 would convert the building to additional learning space for MSA-1. MPS and MSA-1 agreed to not spend money on improvements that would only be temporary and instead build the space out to accommodate MSA-1’s vision for its campus. In addition, MSA-1 wishes to build a gymnasium on its parking lot parcels. See Exhibit A for a conceptual drawing of the gymnasium.

Pacific Charter School Development, Inc. (“PCSD”) is a California non-profit whose focus is developing facilities for high performing charter schools. In some circumstances PCSD purchases property and constructs facilities for its charter school clients. In other instances it may make a subordinate low interest loan to a charter school client. PCSD assisted MPS in the early stages of



evaluating the 7111 Winnetka Ave property. In addition, PCSD was hired to assist in securing entitlements for MSA-7 and the build-out of expansion space.

In order to better understand and plan for the prospective project, MPS staff believes that hiring PCSD to do a feasibility is in MPS's best interest. The feasibility study will include working with MPS's architect Rafael Franco & Associates ("RFA") to determine how and to what extent MSA-1's desired programming for the JAM building can be accommodated. PCSD will also create an estimate timeline and budget for the JAM building and gymnasium project and will assist with financial planning, including affordability analysis. PCSD has also indicated that they may have equity to assist the project.

Analysis & Impact:

Having a better and clearer understanding of the prospective project—both improvement of the existing JAM building and construction of the new gymnasium—will assist MPS to plan the project in a more deliberate and thoughtful manner.

Budget Implications:

MSA-1 will pay for PCSD's fee of \$30,000 from its operational fiscal year 22/23 operating budget. The payment will not have a material impact on MSA-1's overall budget.

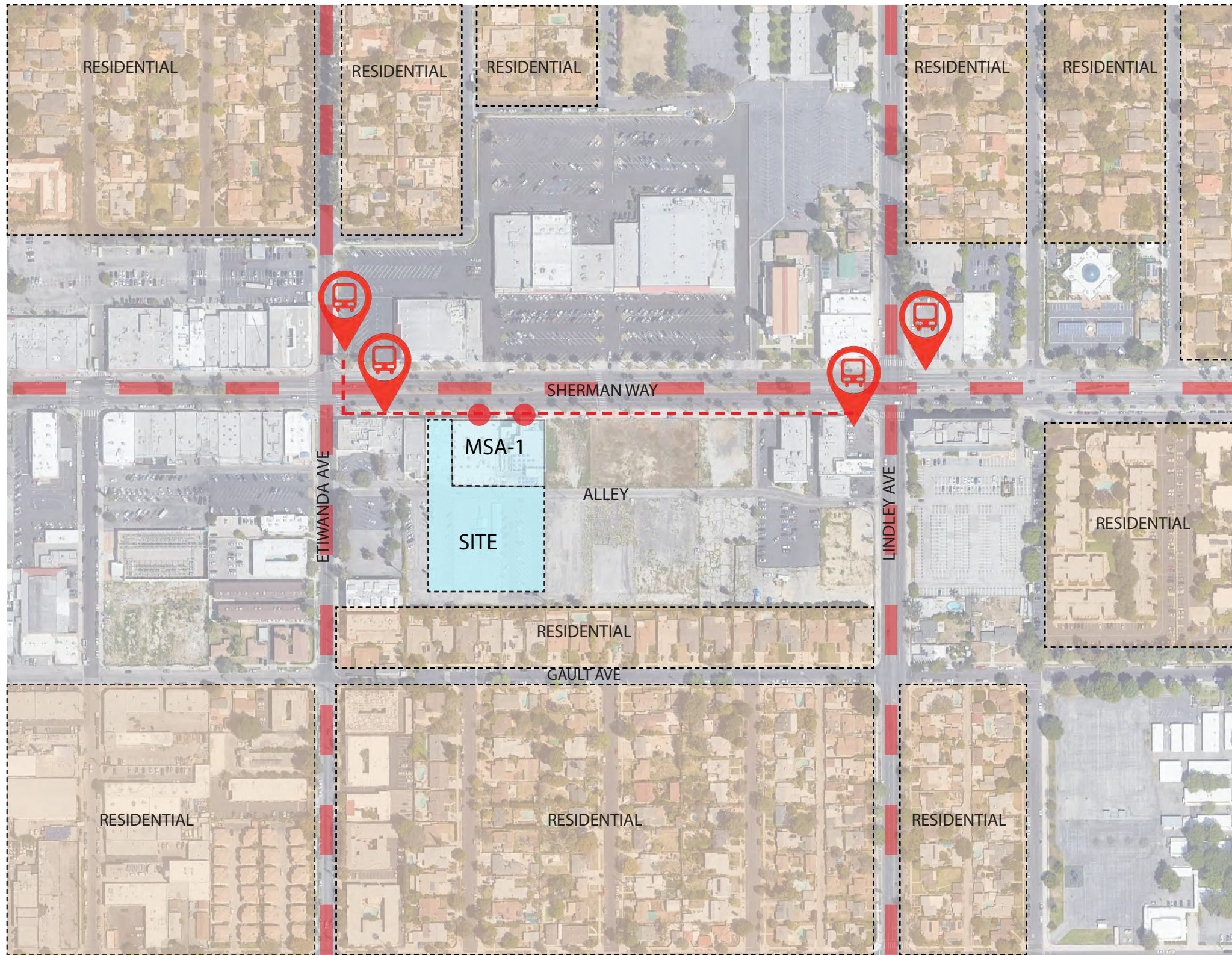
Exhibits:

- A. MSA-1 gymnasium master plan



Exhibit A

Gymnasium Conceptual Drawing



KEY TAKE AWAY

GYM BUILDING GUIDELINES

- ZONE CHANGED TO C2-1LCDO PER APPROVED CUP DATED 4/38/20
 - MAINTAIN 20 FOOT FIRE LANE WIDTH
 - ALONG SOUTHERN PROPERTY LINE A 15 FOOT SETBACK IS REQUIRED WITH LANDSCAPING AND TREES
 - HEIGHT REQUIREMENT IN COMMERCIAL ZONES THAT ABUT R1 SINGLE FAMILY ZONES (LAMC SECTION 12.21.1-A.10)
 - FROM 50 FEET FROM SOUTH PROPERTY LINE THAT IS ALONG THE R1 ZONE YOU CAN BUILD UP TO 33 FEET FROM FINISH GRADE
- ZONING C2
 - FRONT YARD SETBACK - NONE
 - BACK YARD SETBACK - 15' FROM PROPERTY LINE PER CUP
 - SIDE YARD SETBACK - NONE
 - HEIGHT LIMIT - ANY BUILDING FROM 50' OF BACK YARD SETBACK CAN BE UP TO 33' HIGH . BEYOND 100' CAN BE 61' FEET HIGH DUE TO ADJACENT RESIDENTIAL FAMILY ZONE
- PARKING ANALYSIS
 - REQUIRED PARKING - $700 \text{ FIXED SEATS} / 5 = 140 \text{ PARKING SPACES}$
 - W/ 30% FOR BICYCLE PARKING AND NEAR BUS STOP = 98 PARKING SPACES
 - ALLOWED A TWO STORY, MAX, PARKING STRUCTURE

OPTION A DESIGN

GYM BUILDING

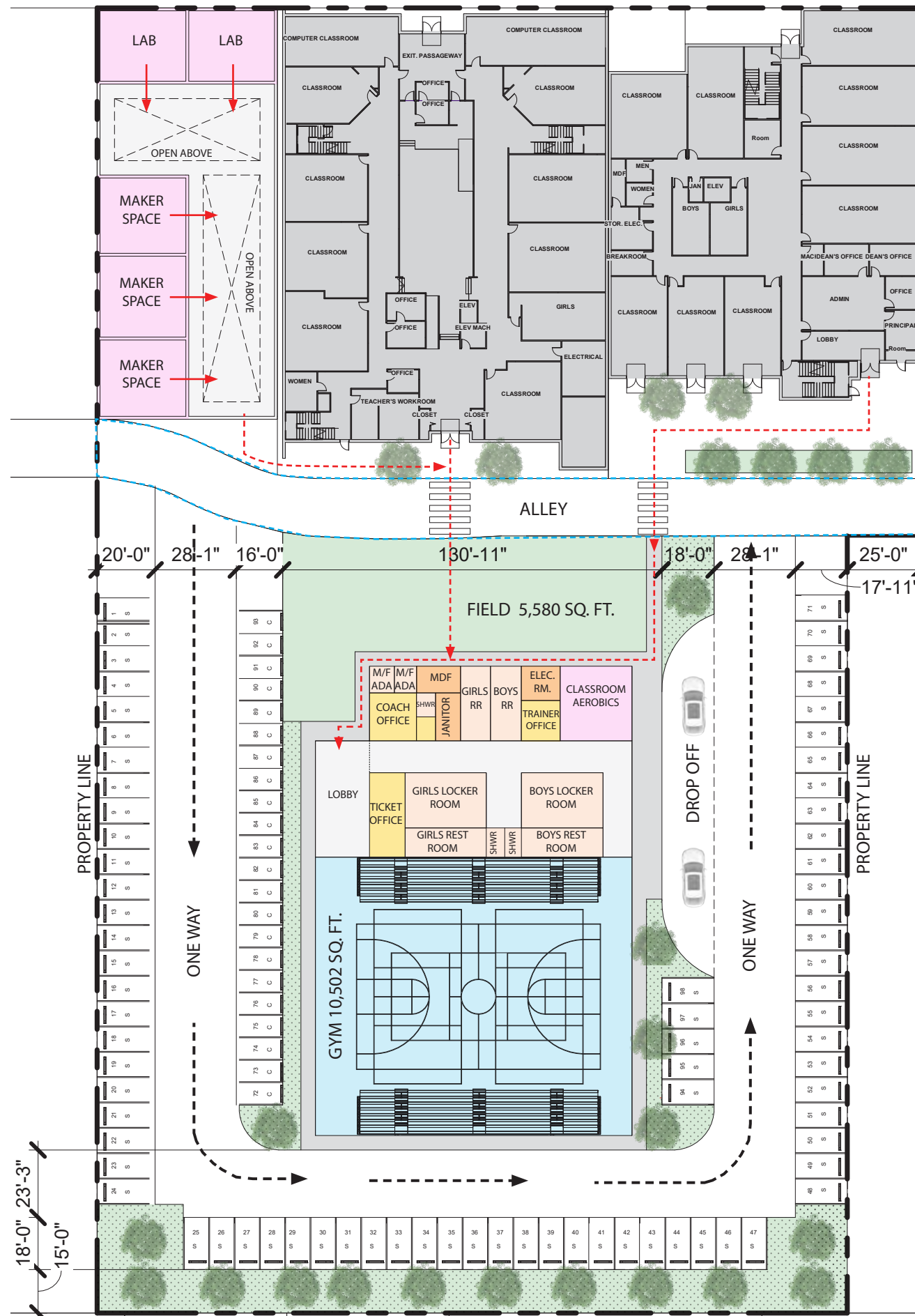
- SURFACE PARKING WITH U SHAPE DRIVEWAY AND DROP OFF AT EAST END OF GYM BUILDING
- CIF REGULATION BASKETBALL AND VOLLEYBALL COURT WITH SIDE COURTS
- NEW LANDSCAPE ALONG ALLEY
- FULL BOYS AND GIRLS LOCKER ROOMS WITH SHOWERS
- COACH AND TRAINER OFFICE AND AN ADDITIONAL CLASSROOM

NEW SCIENCE BUILDING

- 2 NEW SCIENCE LABS AND 3 MAKERS SPACE

ALLY DRIVE WAY ART

- ALLY ART WORK ALONG PAVEMENT TO DISTINGUISH SCHOOL FROM SURROUNDING COMMERCIAL BUILDINGS



- GYM
- FIELD / LANDSCAPE
- OFFICES
- RESTROOMS / SHOWERS
- CLASSROOMS / LABS / MAKER SPACE
- SUPPORTING PROGRAMS
- CAMPUS CONNECTIONS

PARKING

STANDARD = 76

COMPACT = 22

TOTAL = 98

PARKING REQUIRED = 98

PARKING PROVIDED = 98

