



Agenda Item:	III C: 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 Mustafa Sahin, Project Manager
RE:	Approval to Renew Pacific Charter School Development (“PCSD”) Contract to Assist with MSA-7 Expansion Project

Action Proposed for Board Recommendation:

Staff recommends that Magnolia Public Schools (MPS) Audit & Facilities Committee approve MPS to renew Pacific Charter School Development’s (PCSD) agreement for six months for a total amount not to exceed \$75,000 (\$69,000 in fees and \$6,000 for contingency and reimbursable expenses) to continue assisting with the MSA-7 expansion project consisting of making tenant improvements to the existing pre-school building on the LifeHouse Church, MSA-7’s landlord, and applying for and receiving permits for the installation of modular classrooms. Furthermore, for the Committee to move and recommend for the Board to adopt the same.

Background:

MSA-7 leases property located at 18355 Roscoe Blvd from LifeHouse Church. MPS submitted an application for a conditional use permit (“CUP”) to allow the expansion of student enrollment from 279 to 500. The CUP was recently approved by the Planning Commission of the City of Los Angeles. PCSD has been managing this project under a professional services agreement with a term of 12 months that expires on October 31st for a fee of \$138,000. With the CUP approved, MPS is moving forward with permits to improve the pre-school building and install modulares on the 18355 Roscoe Blvd property.

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 it 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 is slated to conduct a feasibility study for the improvements desired at MSA-1.

Analysis & Impact:

With multiple facilities in process, MPS Staff believes it is in MPS and MSA-7’s interest to have additional support to insure this project moves forward. While PCSD is a preferred vendor, it’s billings



will exceed the threshold that requires Board approval.

Budget Implications:

MSA-7 will pay for PCSD's fee of \$69,000 and any change order or reimbursable expenses from its operational budget. The payment will not have a material impact on MSA-7's overall operational budget.

Exhibits:

None