



<i>Agenda Item:</i>	IV J: Action Item
<i>Date:</i>	June 17, 2024
<i>To:</i>	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors (the “Board”)
<i>From:</i>	Alfredo Rubalcava, CEO & Superintendent
<i>Staff Lead(s):</i>	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager Katrina Jimenez, Assistant Project Manager
<i>RE:</i>	Approval of Expenditures Related to the Investigation of the Property at 18120 Sherman Way for Purposes of Considering a Long Term Lease

**Action Proposed:**

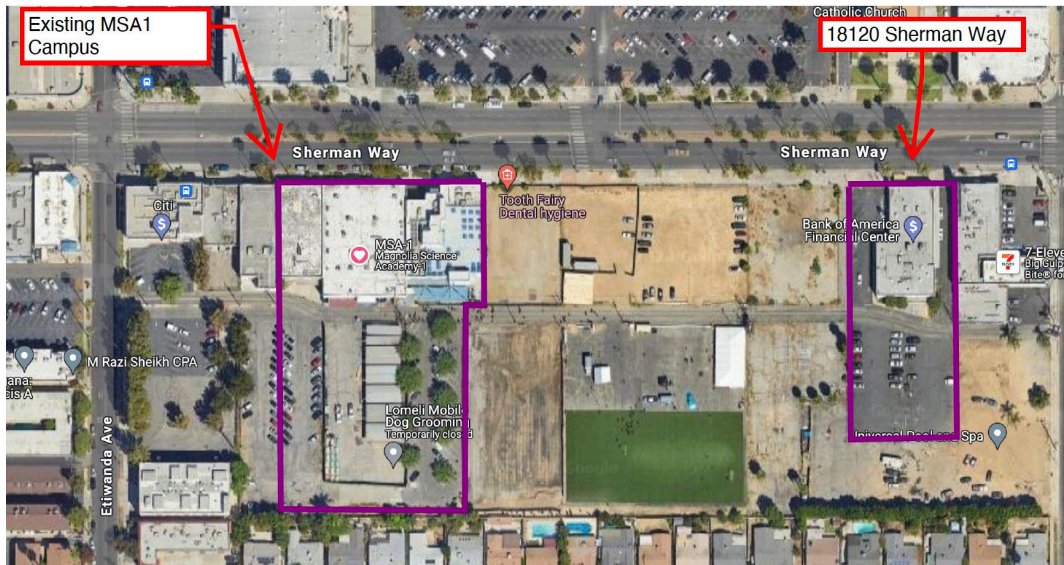
MPS Staff recommends and moves that the Board approve MPS to undertake all due diligence investigations for the potential lease of the facility located at 18120 Sherman Way (the “**Property**”), which is currently occupied by Bank of America, for an amount not to exceed Seventy-Five Thousand Dollars (\$75,000). MPS Staff further recommends and moves that the Board grant the Ad Hoc Committee the authority to approve actions related to the foregoing and the lease of the Property.

**Purpose:**

The proposed action will allow MPS Staff to undertake due diligence investigations of the Property to ascertain its suitability for a new MPS campus. A new MPS campus is crucial for MPS’s expansion and utilization of the space in alignment with its strategic educational goals.

**Background:**

The Property is presently occupied by a branch of Bank of America and will be vacant on or about September 1, 2024. The Property is on the same block as MSA-1. Like MSA-1’s campus the Property is bifurcated by a public alley. See map below showing the location of the Property.



**Analysis:**

MPS Staff believes that the Property could be a good expansion opportunity for MSA-1 or MSA-7. MPS Staff has signed a letter of intent to move forward with the investigation and eventual long term lease of the Property.

MPS Staff has asked Berliner Architects to prepare site plan and floor plan study to confirm the number of classrooms that can be accommodated as well as open space. See Exhibit A. MPS Staff is in the process of requesting proposals from the following additional due diligence studies: ALTA survey, Phase I Environmental Site Assessment, and Asbestos Containing Materials and Lead Based Paint (ACM/LBP) survey. In addition, MPS Staff is asking its contractor, EPI Construction, to provide pricing based on the Berliner Architects plans and to examine the building for any red flags.

The Property’s zoning allows schools by right but their may be some minimal LA City Department of Planning review, such as a site plan review.

MPS Staff expects to ask the Board to approve the lease of the Property at the next Board meeting.

**Budget Impact:**

The budget of \$75,000 to be spent on due diligence activities will be paid for from either MSA-1 or MSA-7’s operating budget. The Finance Team will review all expenses associated with these activities and ensure that costs are allocated appropriately between the two schools. In either scenario, it will not have a material negative impact on the school’s finances.



**Exhibits:**

Exhibit A      Berliner Architects Conceptual Site Plan and Floor Plan for 18120 Sherman Way



## *Exhibit A*

# *Conceptual Site Plan and Floor Plan for 18120 Sherman Way*

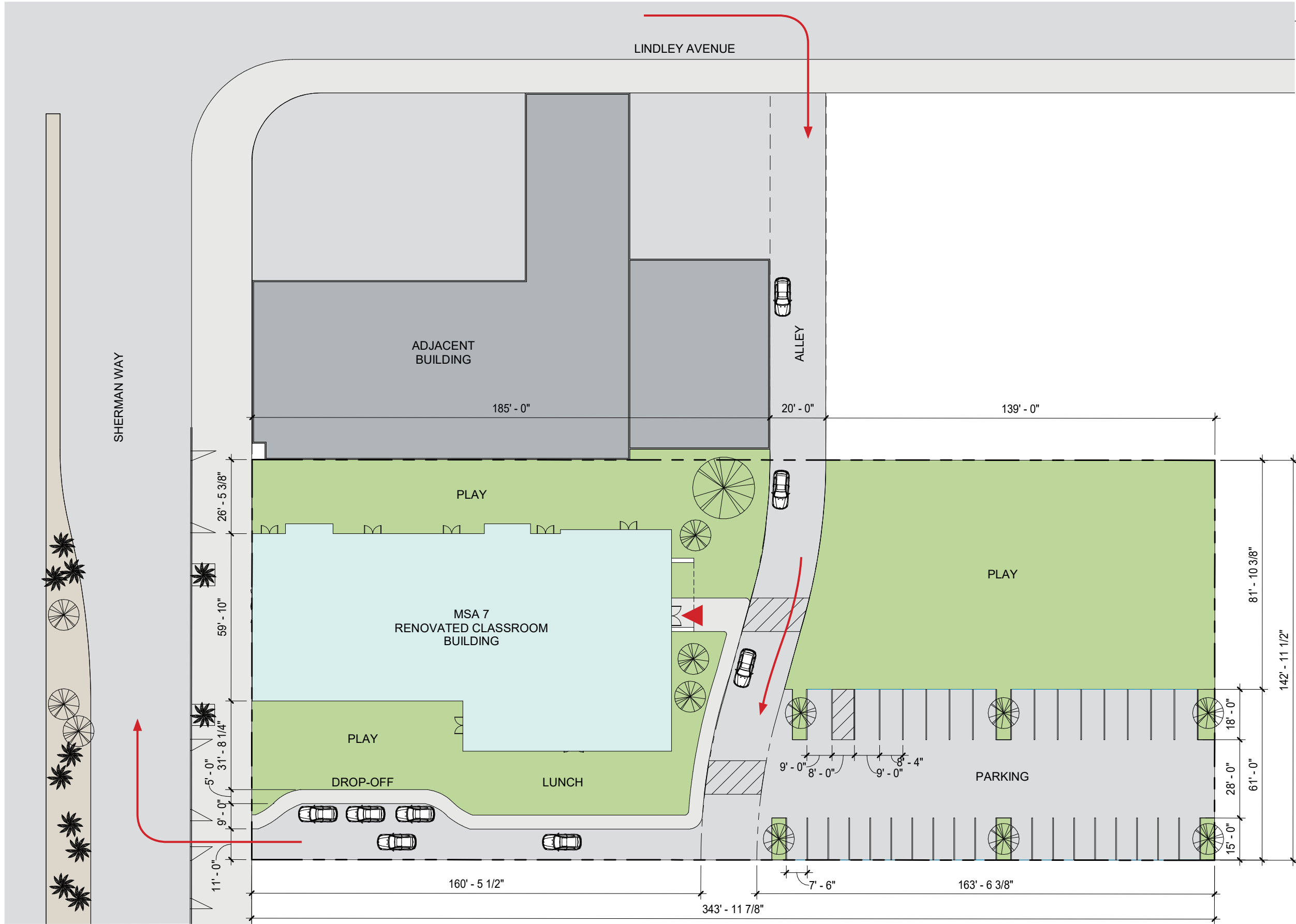


MAGNOLIA SCIENCE ACADEMY 7  
TEST FITS

2 0 2 4 . 0 4 . 1 6







**PHASE 1**

LONG DRIVEWAY  
INTERIOR RENOVATION 1.5 FLOORS

**PARKING:**  
34 SPACES TOTAL  
15 STANDARD SPACES (2 ADA)  
19 COMPACT SPACES

14 CLASSROOMS

16,744 SF

362 STUDENTS

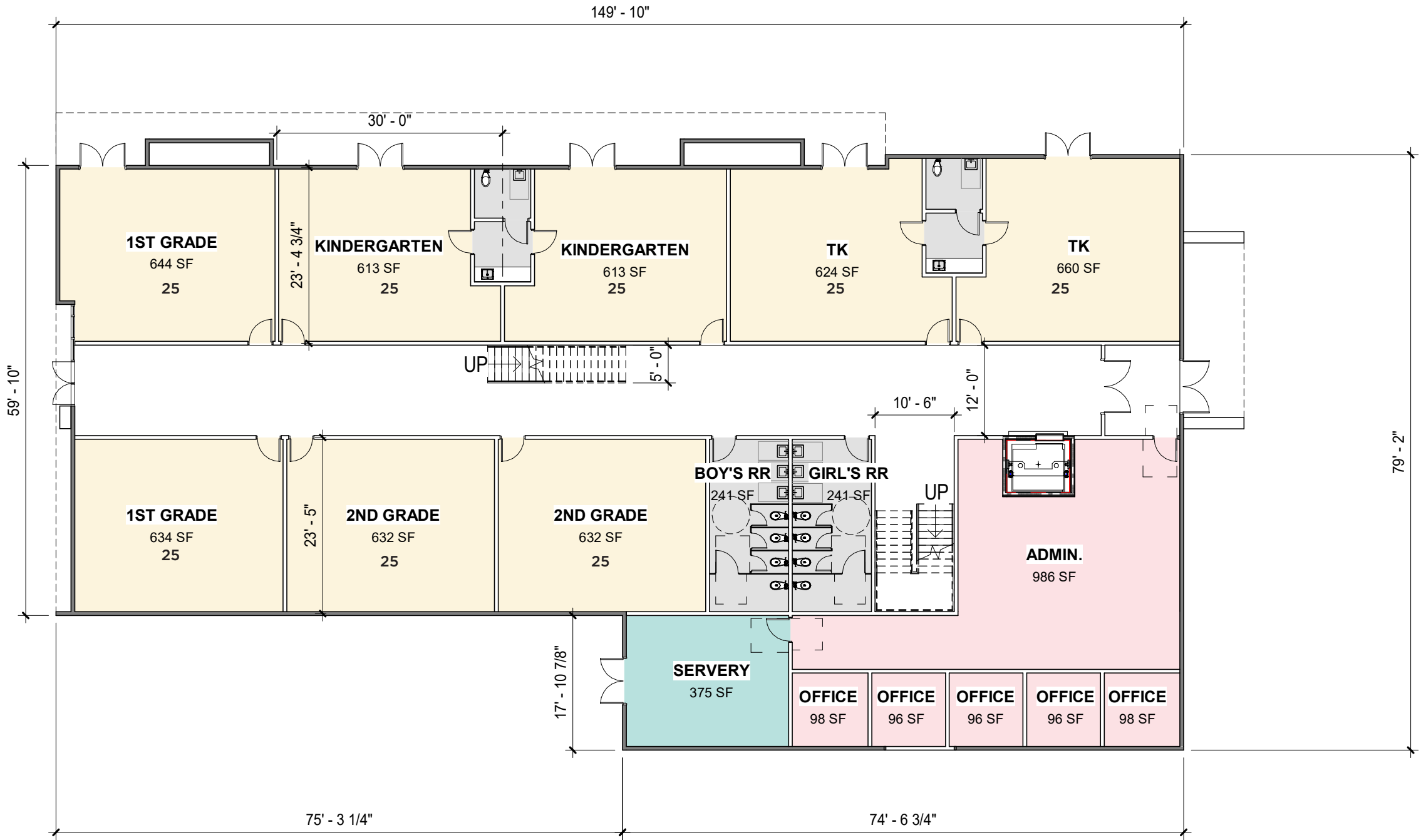


**PHASE 1**

14 CLASSROOMS  
 1ST FLOOR = 8 CLASSROOMS  
 2ND FLOOR = 6 CLASSROOMS

16,744 SF BUILDING  
 1ST FLOOR = 10,047 SF  
 2ND FLOOR = 6,697 SF

362 STUDENTS  
 1ST FLOOR = 200 STUDENTS  
 2ND FLOOR = 162 STUDENTS





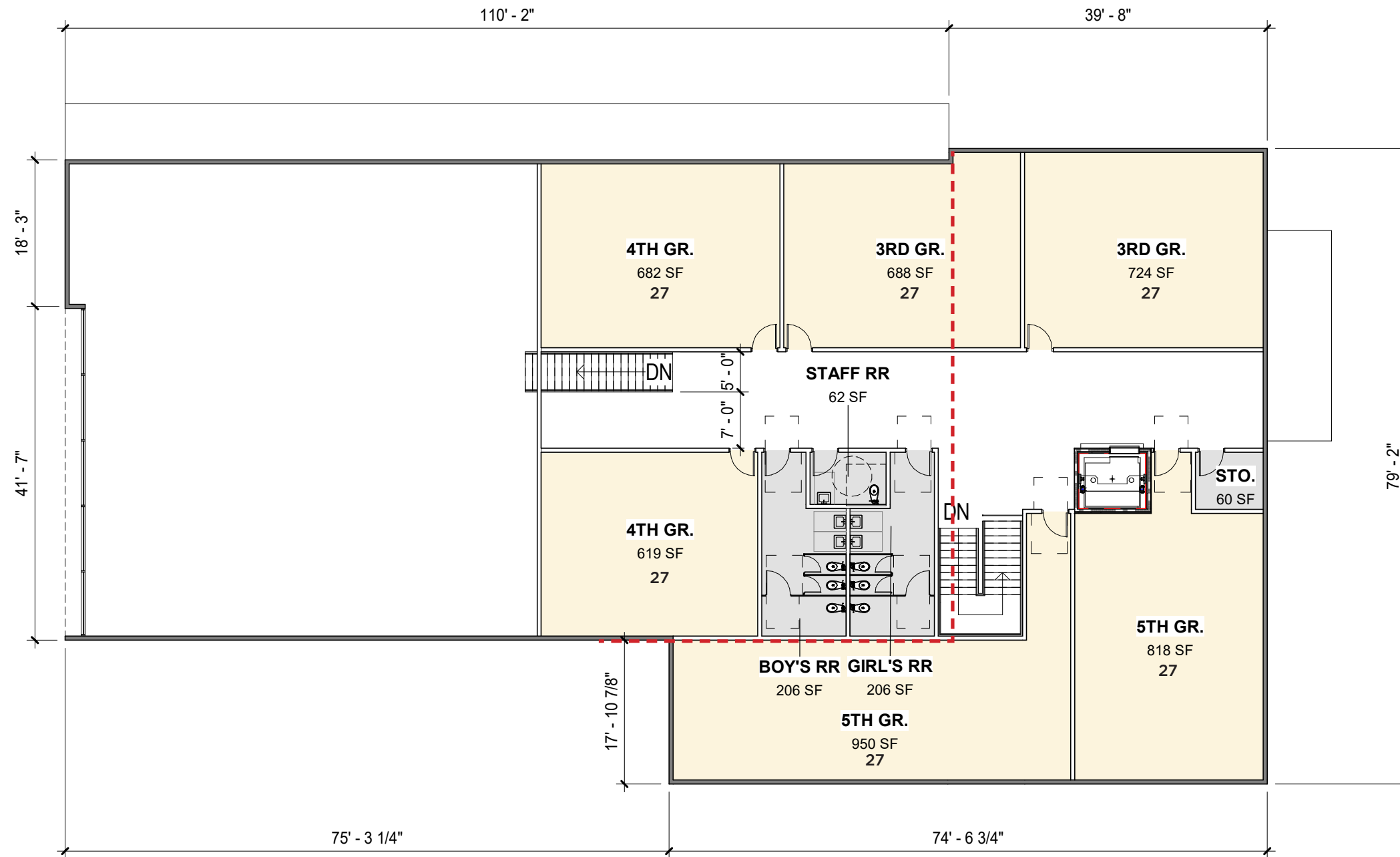
**PHASE 1**

14 CLASSROOMS  
 1ST FLOOR = 8 CLASSROOMS  
 2ND FLOOR = 6 CLASSROOMS

16,744 SF BUILDING  
 1ST FLOOR = 10,047 SF  
 2ND FLOOR = 6,697 SF

362 STUDENTS  
 1ST FLOOR = 200 STUDENTS  
 2ND FLOOR = 162 STUDENTS

--- LINE OF EXISTING FLOOR





**PHASE 2**

**NEW SE BUILDING  
REQUIRES CUP**

**PARKING:**  
34 SPACES TOTAL  
15 STANDARD SPACES (2 ADA)  
19 COMPACT SPACES

23 CLASSROOMS

26,051 SF

551 STUDENTS



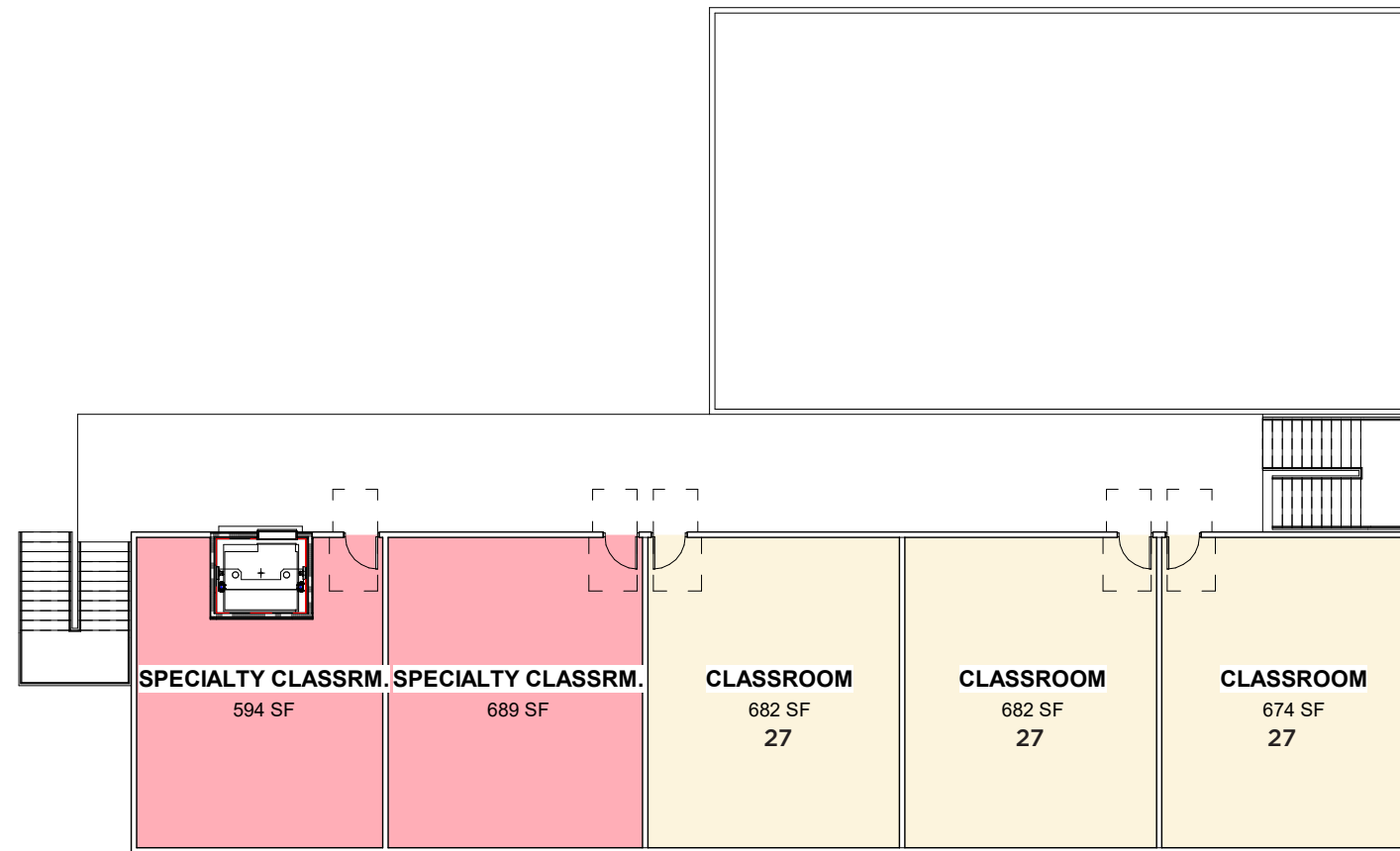
**PHASE 2**

NEW SE BUILDING  
REQUIRES CUP

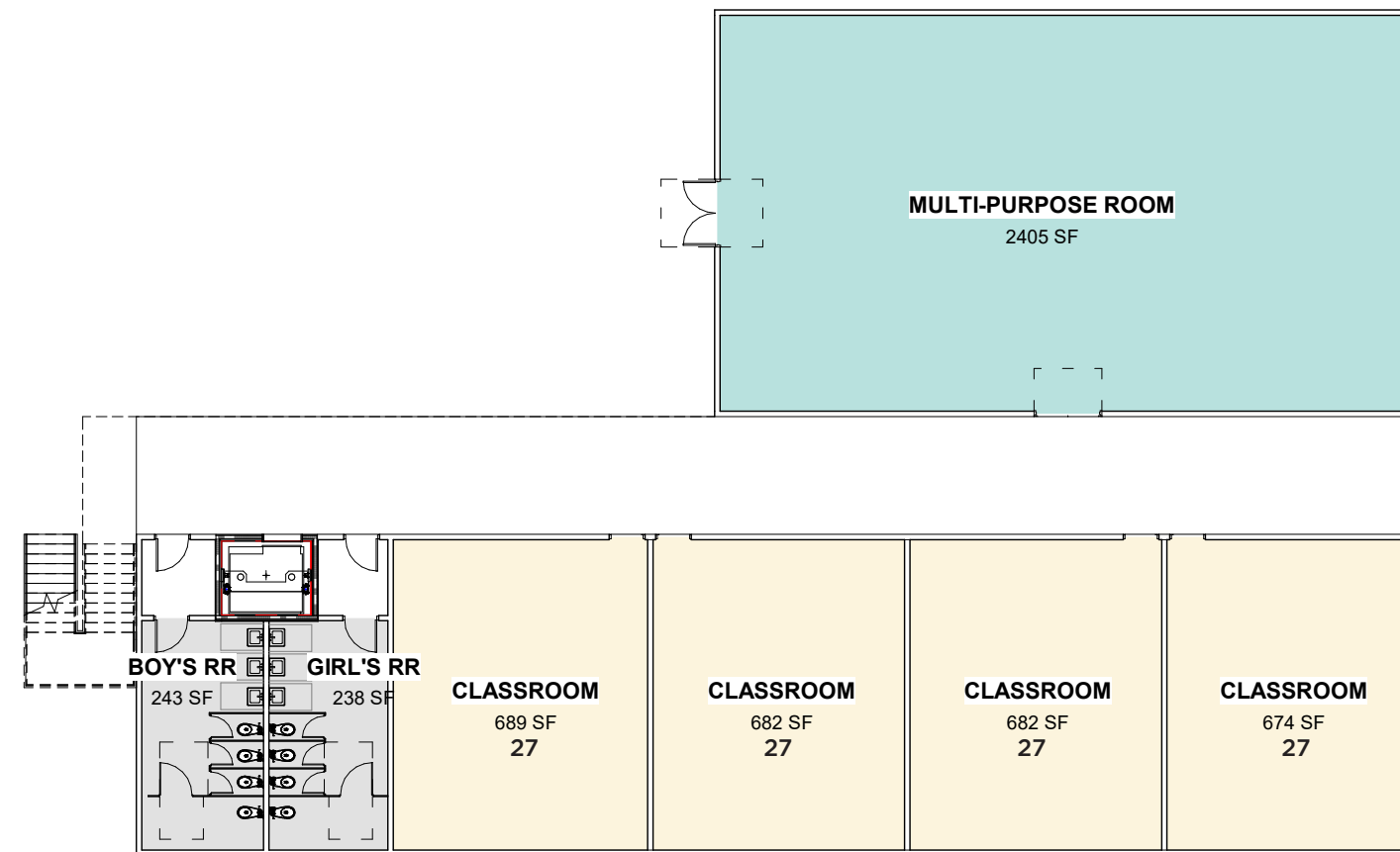
23 CLASSROOMS TOTAL  
PHASE 1 = 14 CLASSROOMS  
PHASE 2 = 9 CLASSROOMS

26,051 SF  
PHASE 1 = 16,744 SF  
PHASE 2 = 9,307 SF

551 STUDENTS  
(189 STUDENTS ADDED IN PHASE 2)

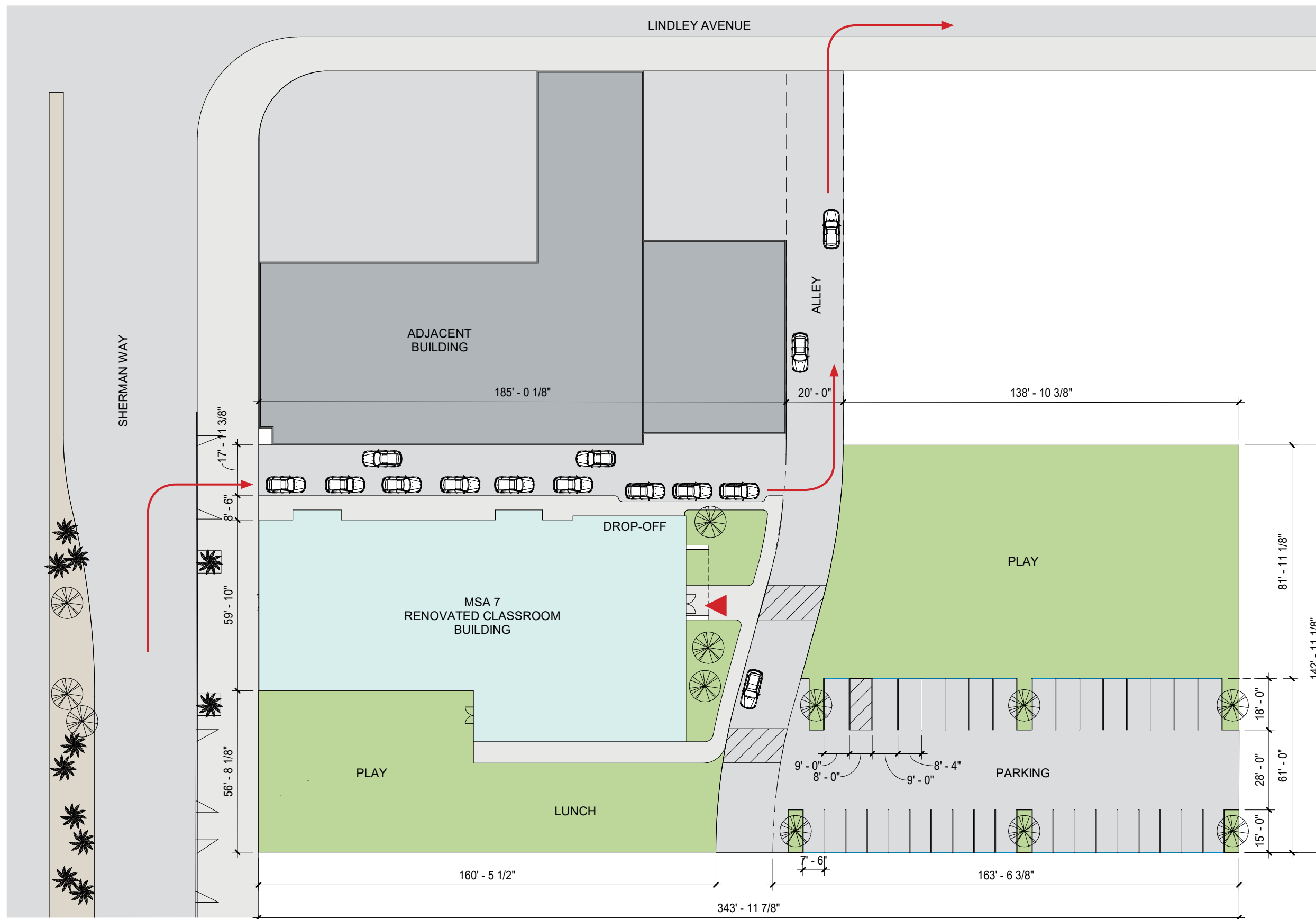


SECOND FLOOR



FIRST FLOOR





**PHASE 1**

SHORT DRIVEWAY  
INTERIOR RENOVATION 2 FLOORS

PARKING:  
34 SPACES TOTAL  
15 STANDARD SPACES (2 ADA)  
19 COMPACT SPACES

18 CLASSROOMS

20,094 SF

470 STUDENTS

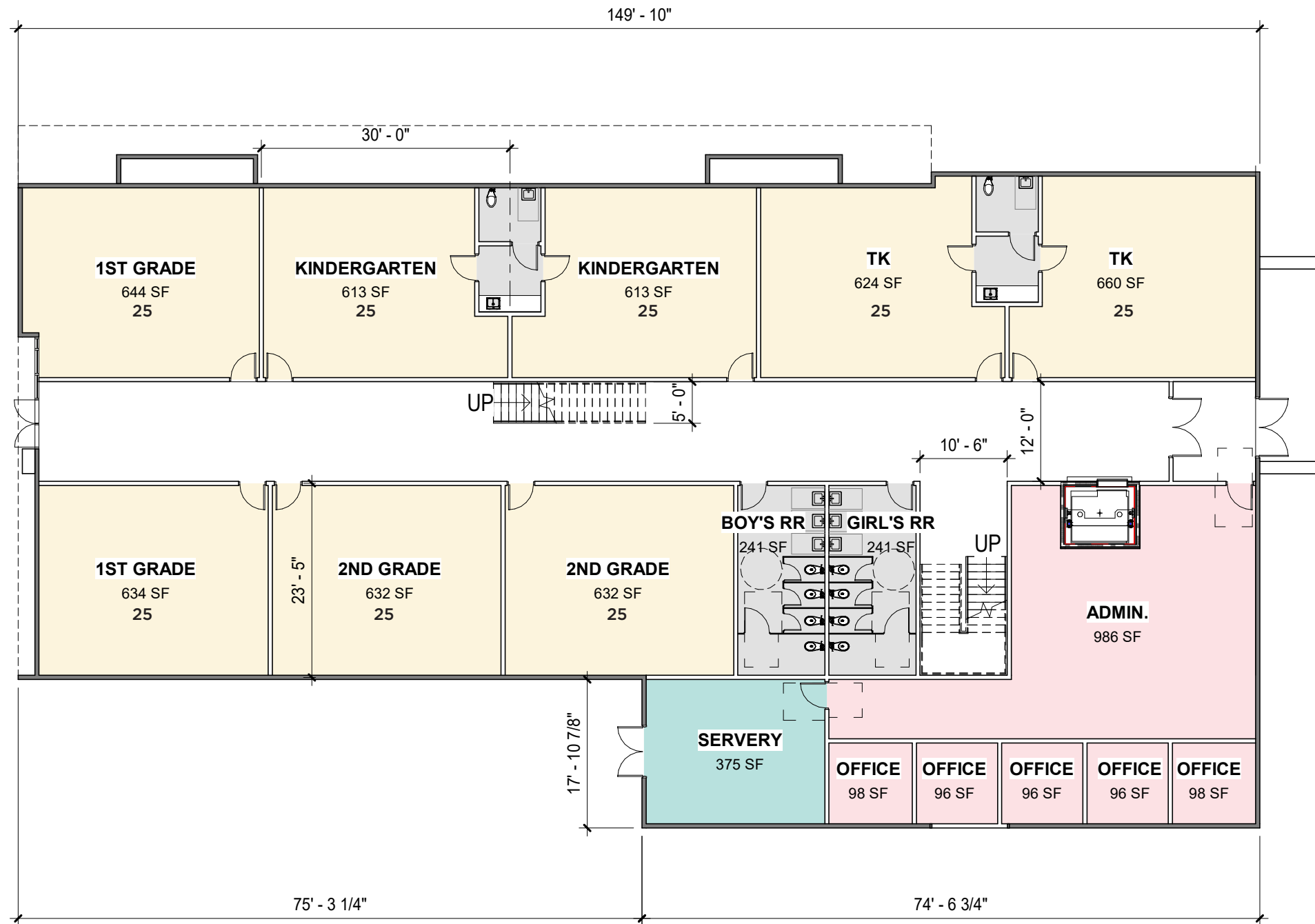


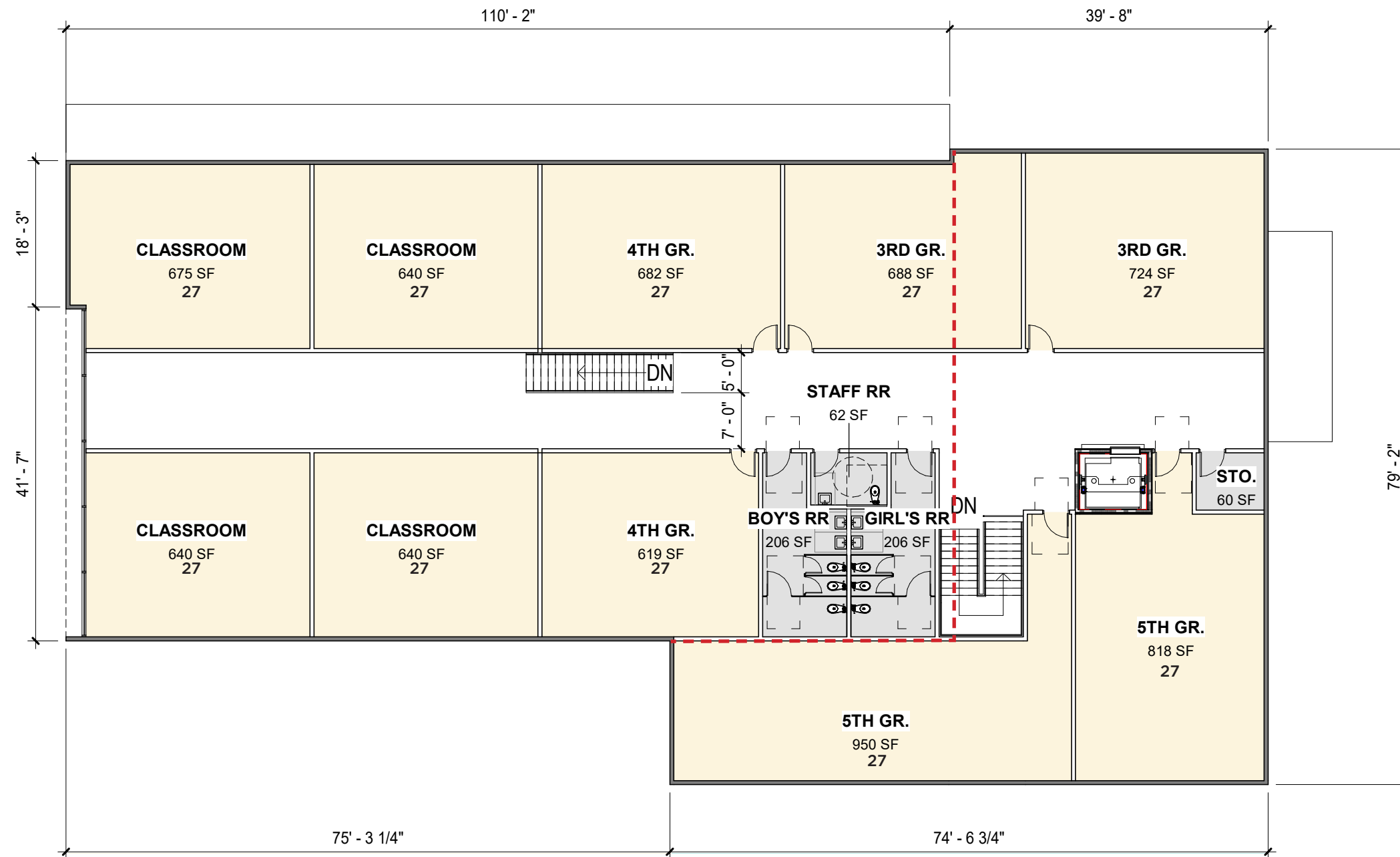
PHASE 1

18 CLASSROOMS TOTAL  
 1ST FLOOR = 8 CLASSROOMS  
 2ND FLOOR = 10 CLASSROOMS

20,094 SF BUILDING  
 1ST FLOOR = 10,047 SF  
 2ND FLOOR = 10,047 SF

NUMBER OF STUDENTS = 470





**PHASE 1**

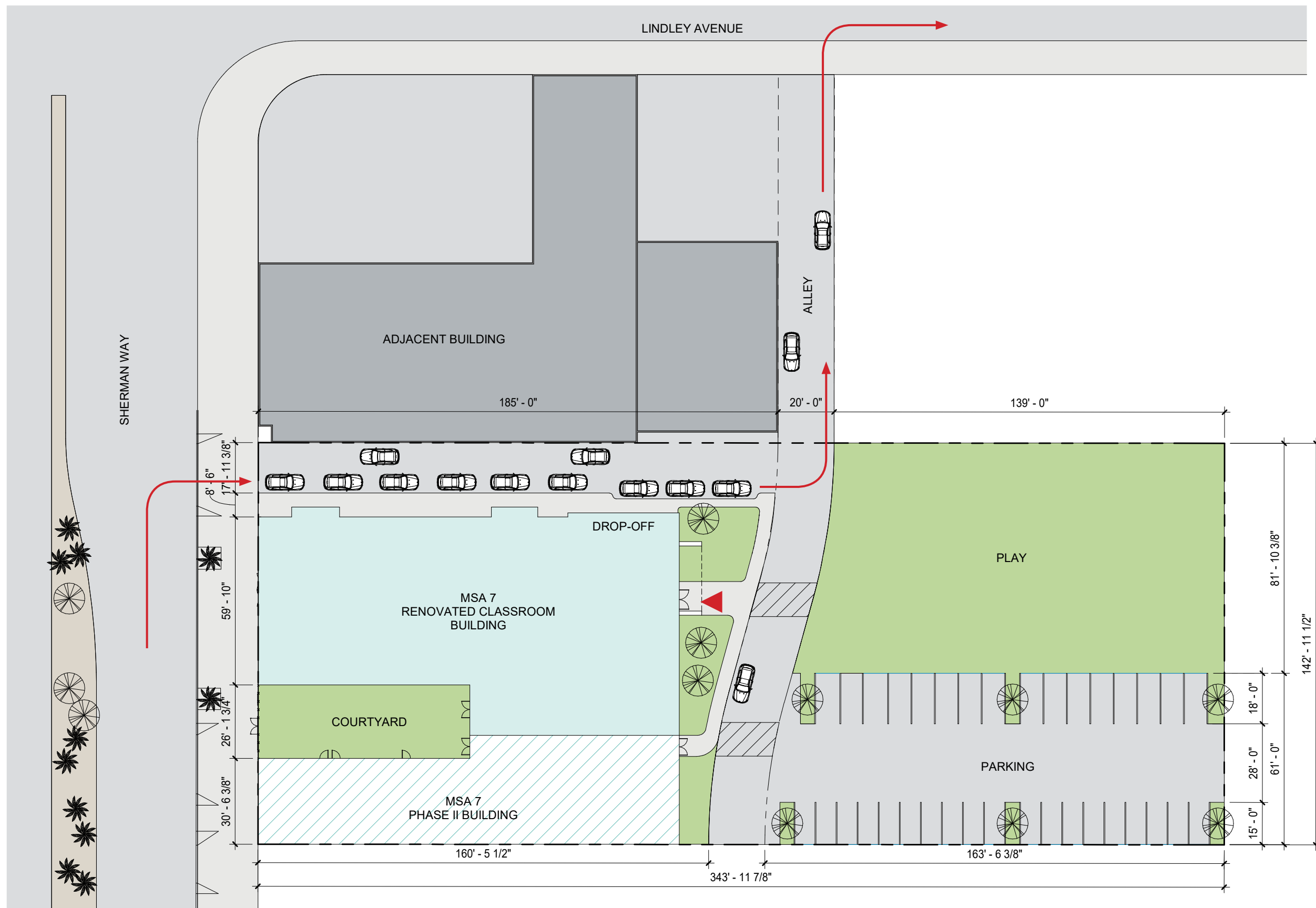
18 CLASSROOMS TOTAL  
 1ST FLOOR = 8 CLASSROOMS  
 2ND FLOOR = 10 CLASSROOMS

20,094 SF BUILDING  
 1ST FLOOR = 10,047 SF  
 2ND FLOOR = 10,047 SF

NUMBER OF STUDENTS = 470

--- LINE OF EXISTING FLOOR





**PHASE 2**

NEW BUILDING ON EXISTING SITE  
NO CUP REQUIRED

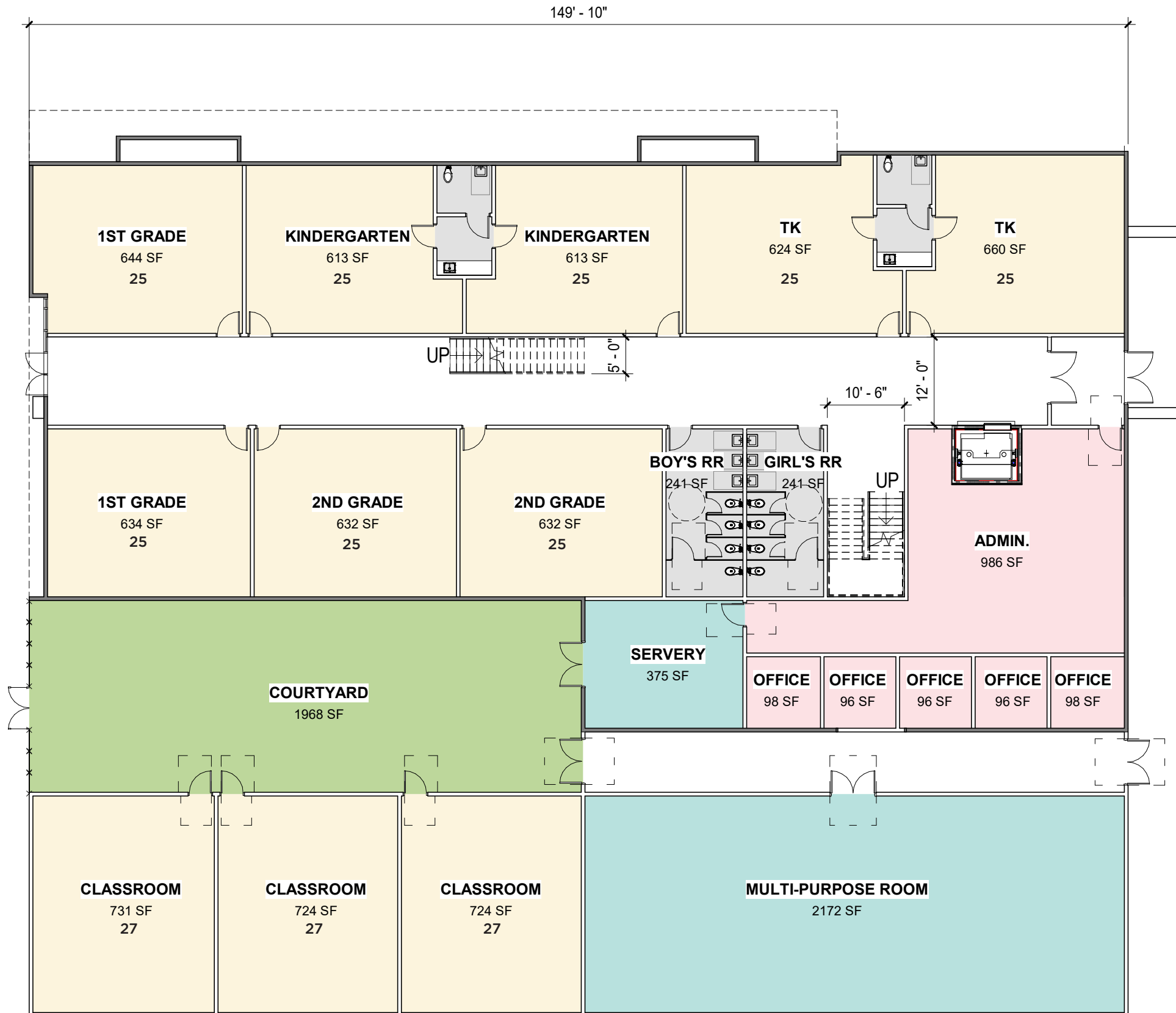
**PARKING:**  
34 SPACES TOTAL  
15 STANDARD SPACES (2 ADA)  
19 COMPACT SPACES

21 CLASSROOMS

24,474 SF

551 STUDENTS





**PHASE 2**

NEW BUILDING ON EXISTING SITE  
NO CUP REQUIRED

21 CLASSROOMS TOTAL  
PHASE 1 = 18 CLASSROOMS  
PHASE 2 = 3 CLASSROOMS

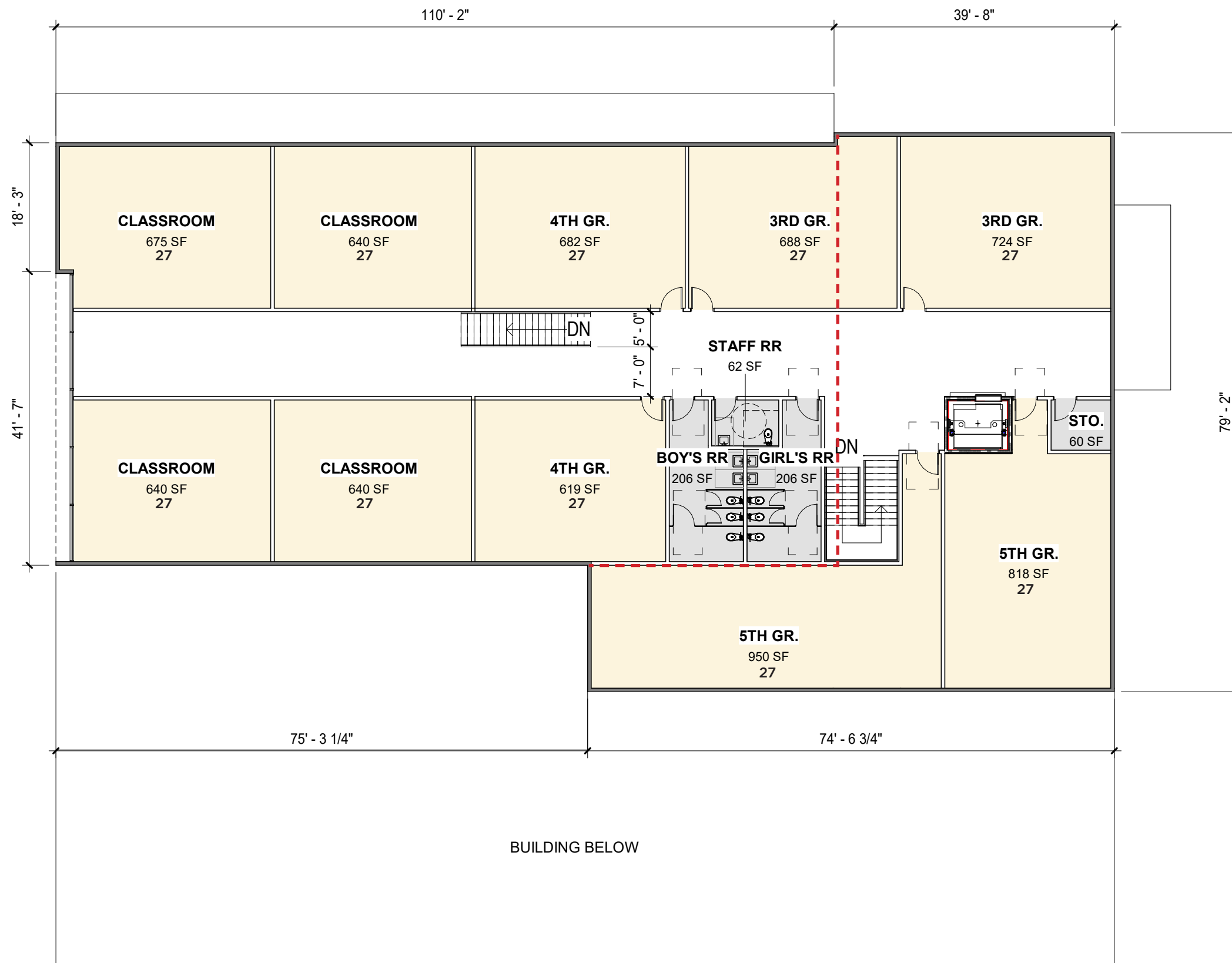
24,474 SF TOTAL  
PHASE 1 = 20,094 SF  
PHASE 2 = 4,380 SF

\*2ND FLOOR WITH ADDITIONAL  
CLASSROOMS IS POSSIBLE.

NUMBER OF STUDENTS = 551  
(81 STUDENTS ADDED IN PHASE 2)







**PHASE 2**

NEW BUILDING ON EXISTING SITE  
NO CUP REQUIRED

21 CLASSROOMS TOTAL  
PHASE 1 = 18 CLASSROOMS  
PHASE 2 = 3 CLASSROOMS

24,474 SF TOTAL  
PHASE 1 = 20,094 SF  
PHASE 2 = 4,380 SF

\*2ND FLOOR WITH ADDITIONAL  
CLASSROOMS IS POSSIBLE.

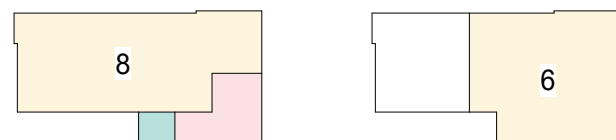
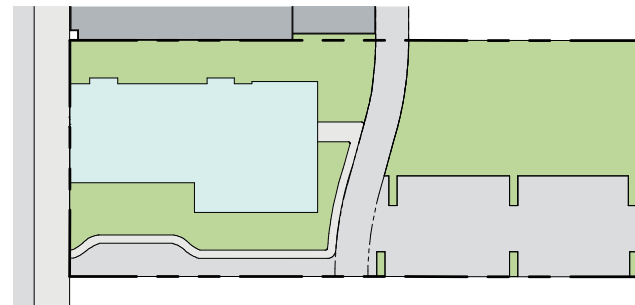
NUMBER OF STUDENTS = 551  
(81 STUDENTS ADDED IN PHASE 2)

--- LINE OF EXISTING FLOOR



OPTION 1A

PHASE 1

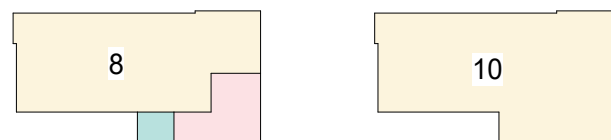
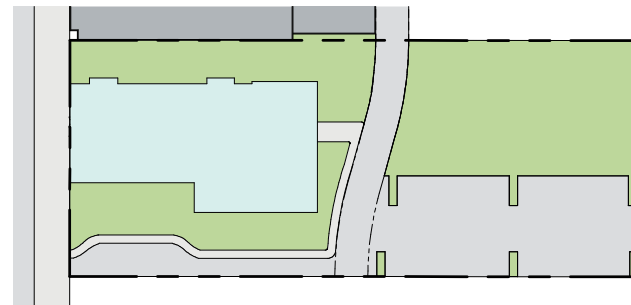


PHASE 1

14 CLASSROOMS  
362 STUDENTS  
16,744 SF

OPTION 1B

PHASE 1

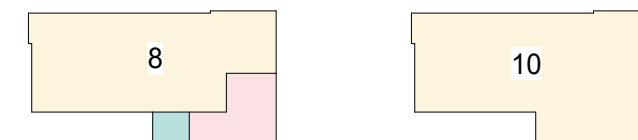
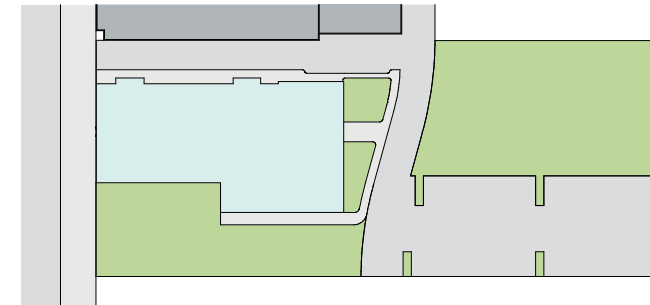


PHASE 1

18 CLASSROOMS  
470 STUDENTS  
20,094 SF

OPTION 2

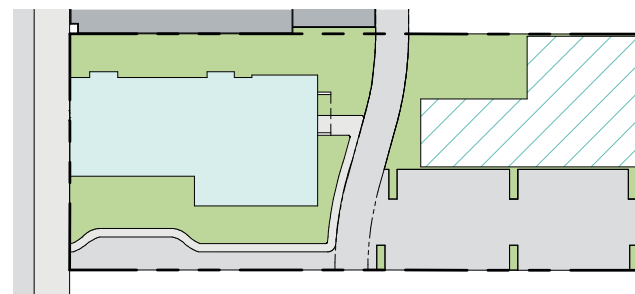
PHASE 1



PHASE 1

18 CLASSROOMS  
470 STUDENTS  
20,094 SF

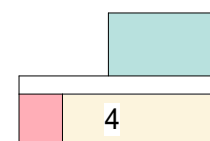
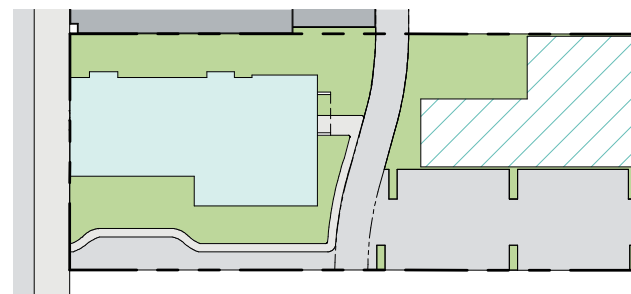
PHASE 2



PHASE 1 + PHASE 2

23 CLASSROOMS (21 + 2 SPECIALTY)  
551 STUDENTS  
26,051 SF

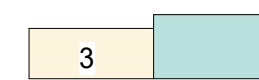
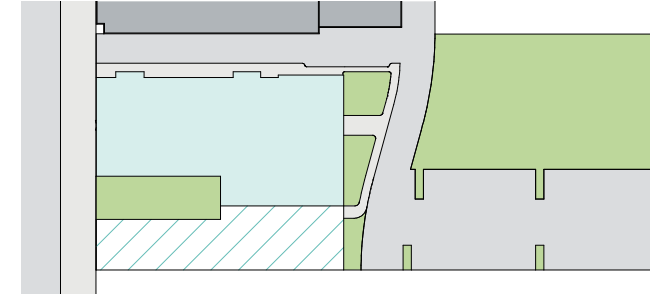
PHASE 2



PHASE 1 + PHASE 2

22 CLASSROOMS (21 + 1 SPECIALTY)  
578 STUDENTS  
25,950 SF

PHASE 2



PHASE 1 + PHASE 2

21 CLASSROOMS  
551 STUDENTS  
24,474 SF

LEGEND

- CLASSROOMS
- SPECIALTY CLASSROOMS
- MULTIPURPOSE ROOM
- ADMINISTRATION

