



Agenda Item:	IV J: Action Item
Date:	June 17, 2024
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("MPS") Board of Directors (the "Board")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager Katrina Jimenez, Assistant Project Manager
RE:	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 "<u>Property</u>"), 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

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April 15, 2024

Students

BERLINER ARCHITECTS

Magnolia Schools - MSA 7 Program Phase I 350 Students Phase II 500 Students

PHASE II BUILD

	PHASE I 350 STUDENTS							INCREASE			PHASE II 500 ST	JDENTS		
	Space	ASF Per Space	Quantity	Total ASF	Student per class	Students	Quantity	Total ASF	Student per class	Students	ASF Per Space	Quantity	Total ASF	Student per class
ADMIN.	Lobby Waiting Area	250		250				(250		250	
	Lobby Front Desk Workstation	150	x 1.0	150				()		150	x 1.0	150	
	Staff Support Copy/File/Supplies/Coffee	400	x 1.0	400				()		400	x 1.0	400	
	Director's Office	150	x 1.0	150				()		150	x 1.0	150	
	Assistant Principal office	120	x 1.0	120				(120	x 1.0	120	
	Health office / Room	150	x 1.0	150				()		150	x 1.0	150	
	Conference Room (seats 8)	240	x 1.0	240				()		240	x 1.0	240	
	Counslor Office	250	x 1.0	250				()		250	x 1.0	250	
	Admin. Restrooms	80	x 1.0	80				()		80	x 1.0	80	
	Registrar/Records office	120	x 1.0	120				()		120	x 1.0	120	
		ASF Subtotals		1,910				()				1,910	
	Grade TK Classroom	900		1,800	25	50	x 1.0	900		25	900		2,700	
	Grade K Classroom	900		1,800	25	50	x 1.0	900		25	900		2,700	
Š	Grade 1 Classroom	750		1,500	25	50	x 1.0	750		25	750		2,250	
Ĕ	Grade 2 Classroom	750		1,500	25	50	x 1.0	750		25	750		2,250	
ဗ	Grade 3 Classroom	750		1,500	27	54	x 1.0	750		27	750		2,250	
INSTRUCTION	Grade 4 Classroom	750		1,500	27	54	x 1.0	750		27	750		2,250	
	Grade 5 Classroom	750		1,500	27	54	x 1.0	750		27	750		2,250	
	Specialty Classroom	750	x 0.0	0		0	x 2.0	1,500		0	750	x 2.0	1,500	
		ASF Subtotals	x 14.0	11,100		362	x 9.0	7,050		181	ASF Subtotals	x 23.0	18,150	
				•										
	Multi Purpose Room, eating space, dance, theater, debate.	0.400									0.400	4.0	0.400	
	(snack cart, indoor / outdoor connection)	2100		0			x 1.0	2,100)		2100		2,100	
	Servery for boxed lunches	250		250			x 0.0	()		250		250	
	School Storage	200		0			x 1.0	200)		200		200	
	Housekeeping	80		80			x 0.0	()		80		80	
Þ	Data / Elec / Phone Switch Closet	100		100			x 0.0	(1		100		100	
6	Fire Control Room	50		50			x 0.0	(1		50		50	
SUPPORT	Building Electrical Room	150		150			x 0.0	()		150		150	
5	Play Yard Storage	200		0			x 1.0	200)		200		200	
ဟ	Play Yard Restroom	70		70			x 0.0	()		70		70	
	Multi-occupant Male Restroom	400		800			x 0.0	(1		400		800	
	Multi-occupant Female Restroom	400		800			x 0.0	(1		400		800	
	Single Occupancy Staff Restrooms	80		160			x 0.0	(1		80		160	
	Single Occupancy Student Restrooms	80		160			x 0.0	2.500)		80	x 2.0	160	
		ASF Subtotals	i	2,620				2,500					5,120	
	,	nterior ASF Totals		15,630	I			9,550	1		Interior ASF Totals		25,180	1
		Grossing Factors		2,345			= 15%	1432.50		Circulation	n and Grossing Factors	= 15%	3,777	
		uilding GSF Totals		2,345 17,975			- 15%	1432.50		Circulation	Building GSF Totals	- 15%		
	В	unuing GSF Totals		17,975				10,983			building GSF Totals		28,957	

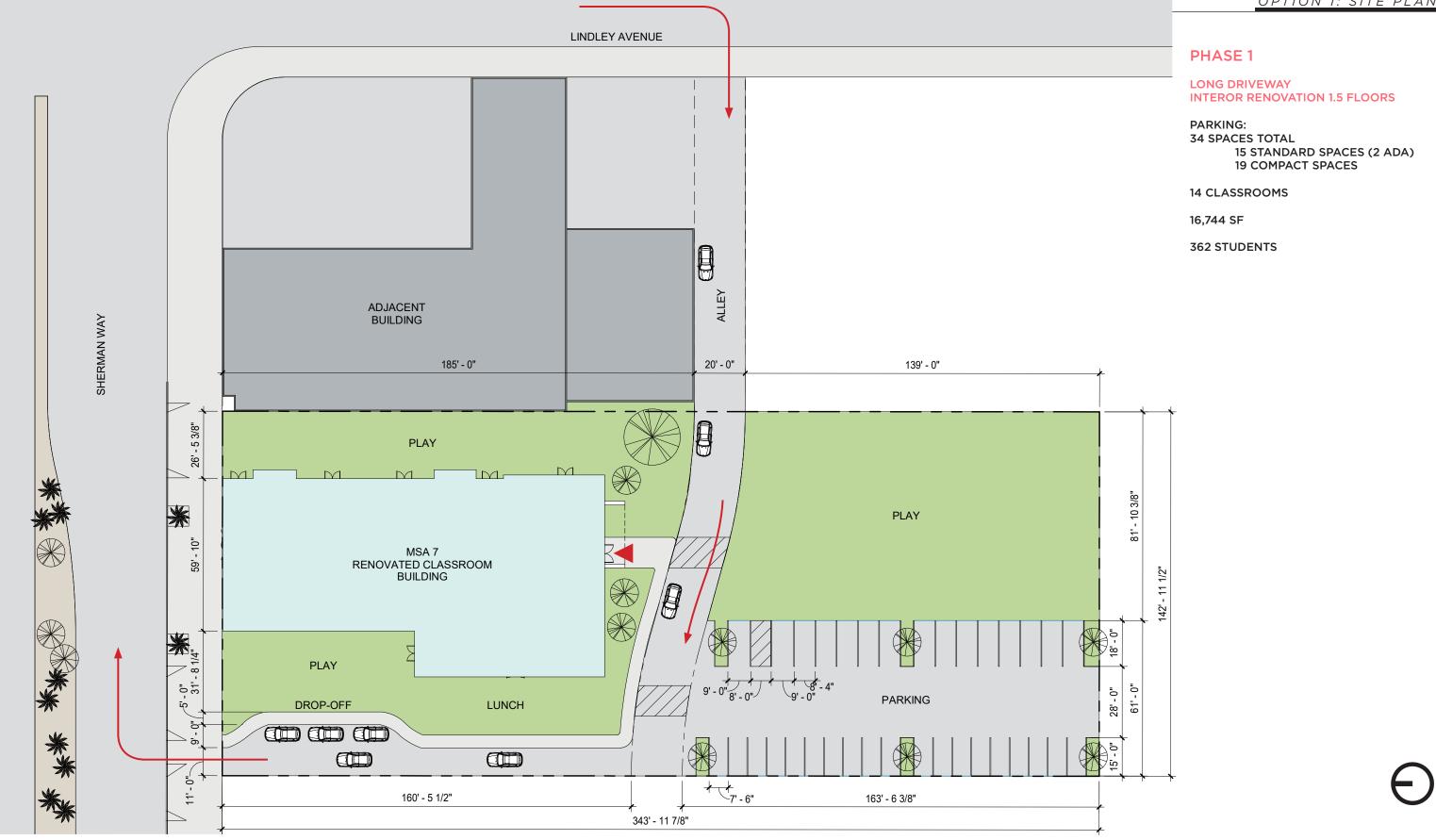
UTDOOR	Play Area	5000	x 1.0	5,000	
	Lunch Area	2000	x 1.0	2,000	
Ō		7,000			

REQUIRED PARKING

Parking Required by LA City Code 1 per classroom = 16 classrooms (16x1)= 16 Parking Spaces Parking Provided = 30 Spaces (Tandem)

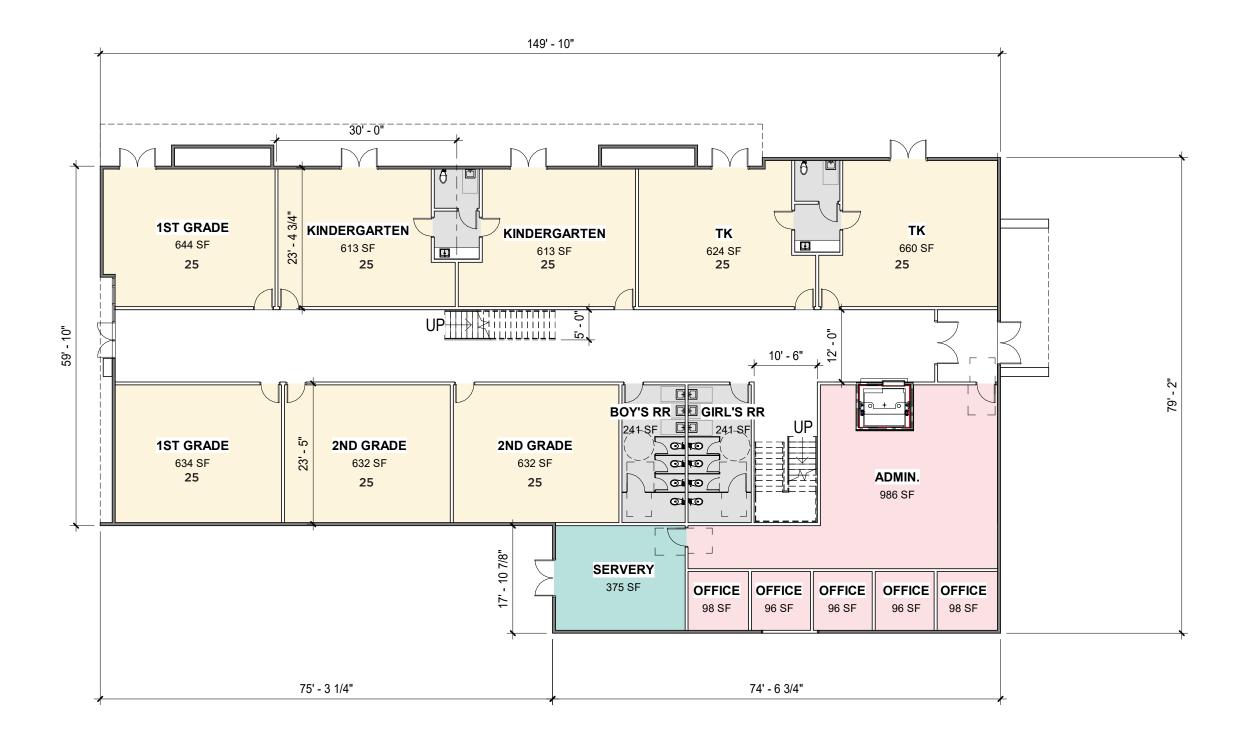












14 CLASSROOMS 1ST FLOOR = 8 CLASSROOMS 2ND FLOOR = 6 CLASSROOMS

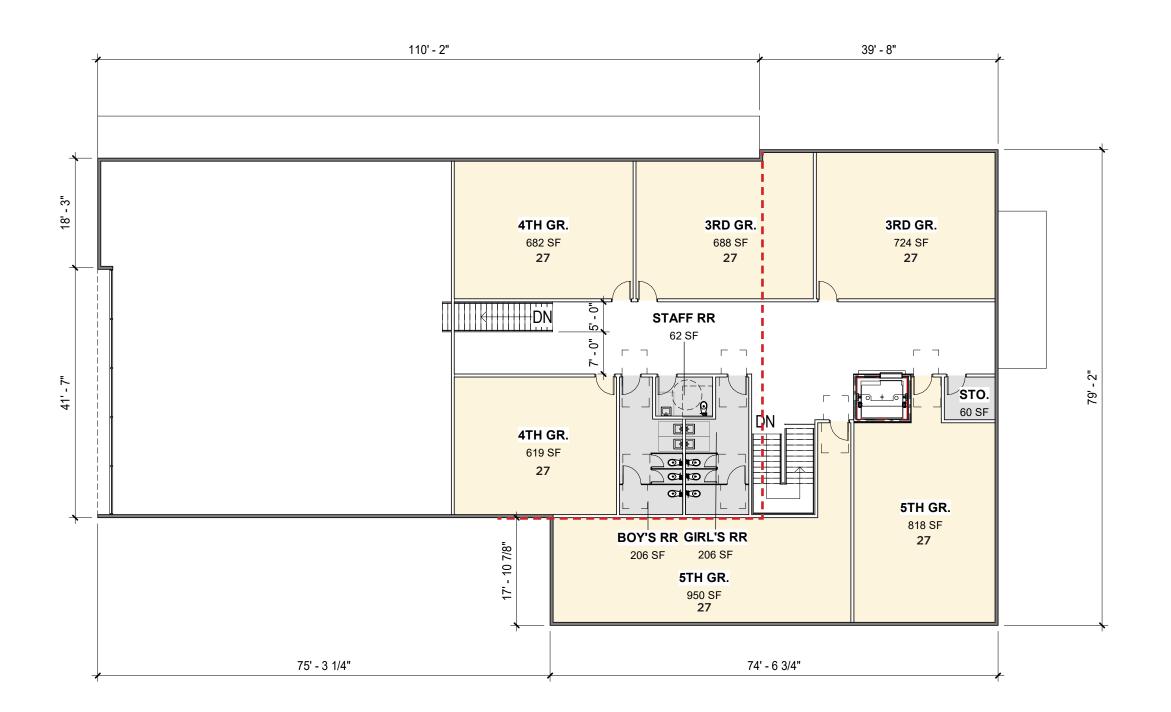
16,744 SF BUILDING 1ST FLOOR = 10,047 SF 2ND FLOOR = 6,697 SF

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









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

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

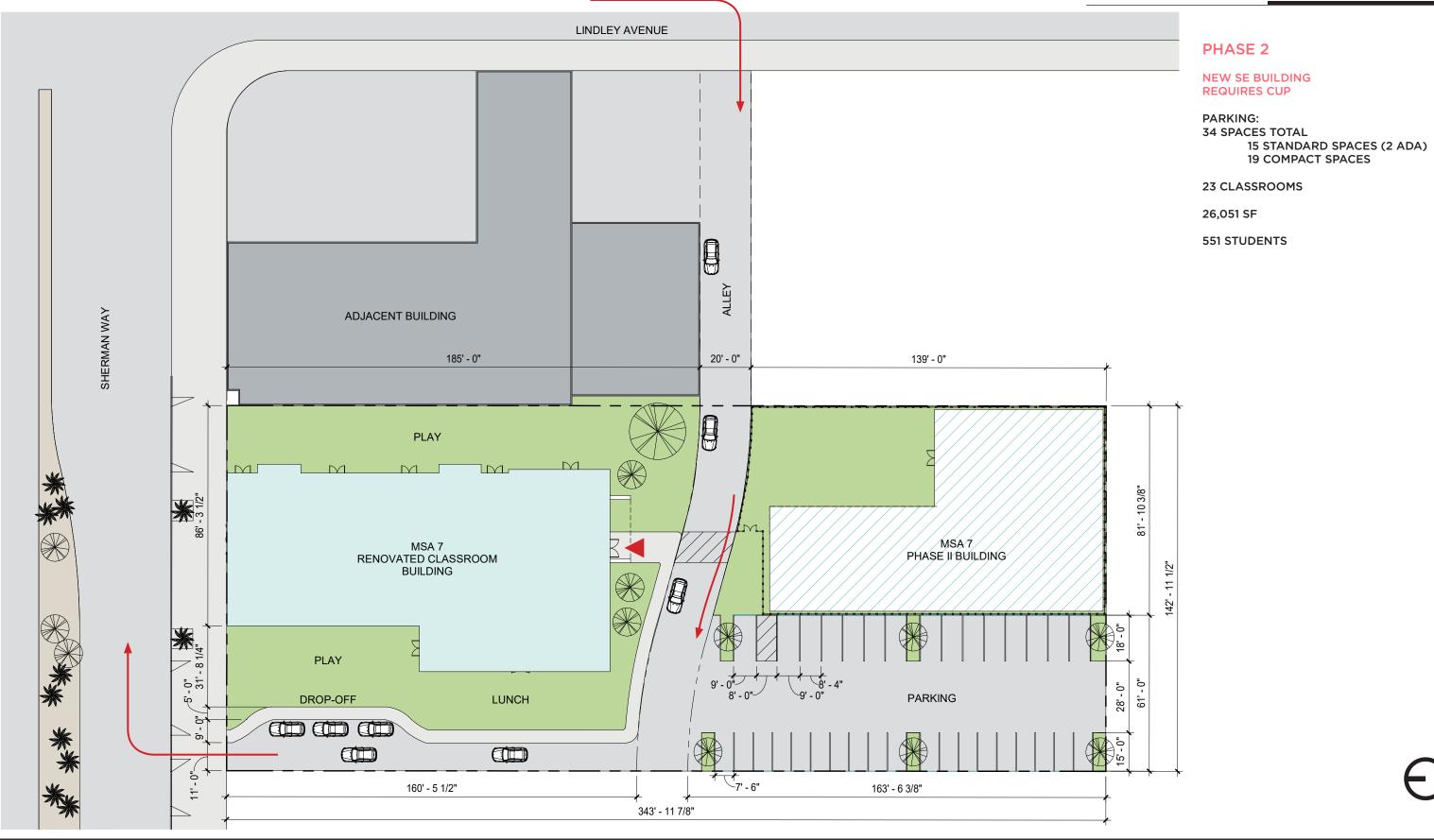
362 STUDENTS 1ST FLOOR = 200 STUDENTS 2ND FLOOR = 162 STUDENTS

LINE OF EXISTING FLOOR













SPECIALTY CLASSRM. SPECIALTY CLASSRM. 689 SF 689 SF 689 SF 682 SF 674 SF 27 27

PHASE 2

NEW SE BUILDING REQUIRES CUP

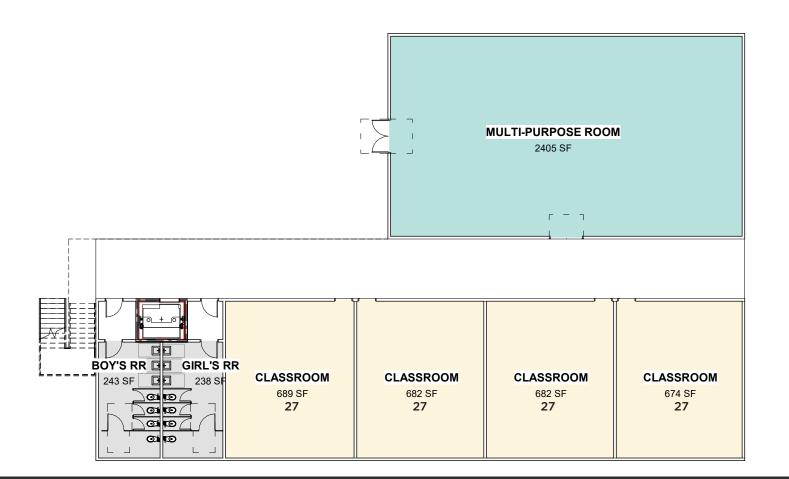
23 CLASSROOMS TOTAL
PHASE 1 = 14 CLASSROOMS
PHASE 2 = 9 CLASSROOMS

26,051 SF

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

551 STUDENTS (189 STUDENTS ADDED IN PHASE 2)

SECOND FLOOR

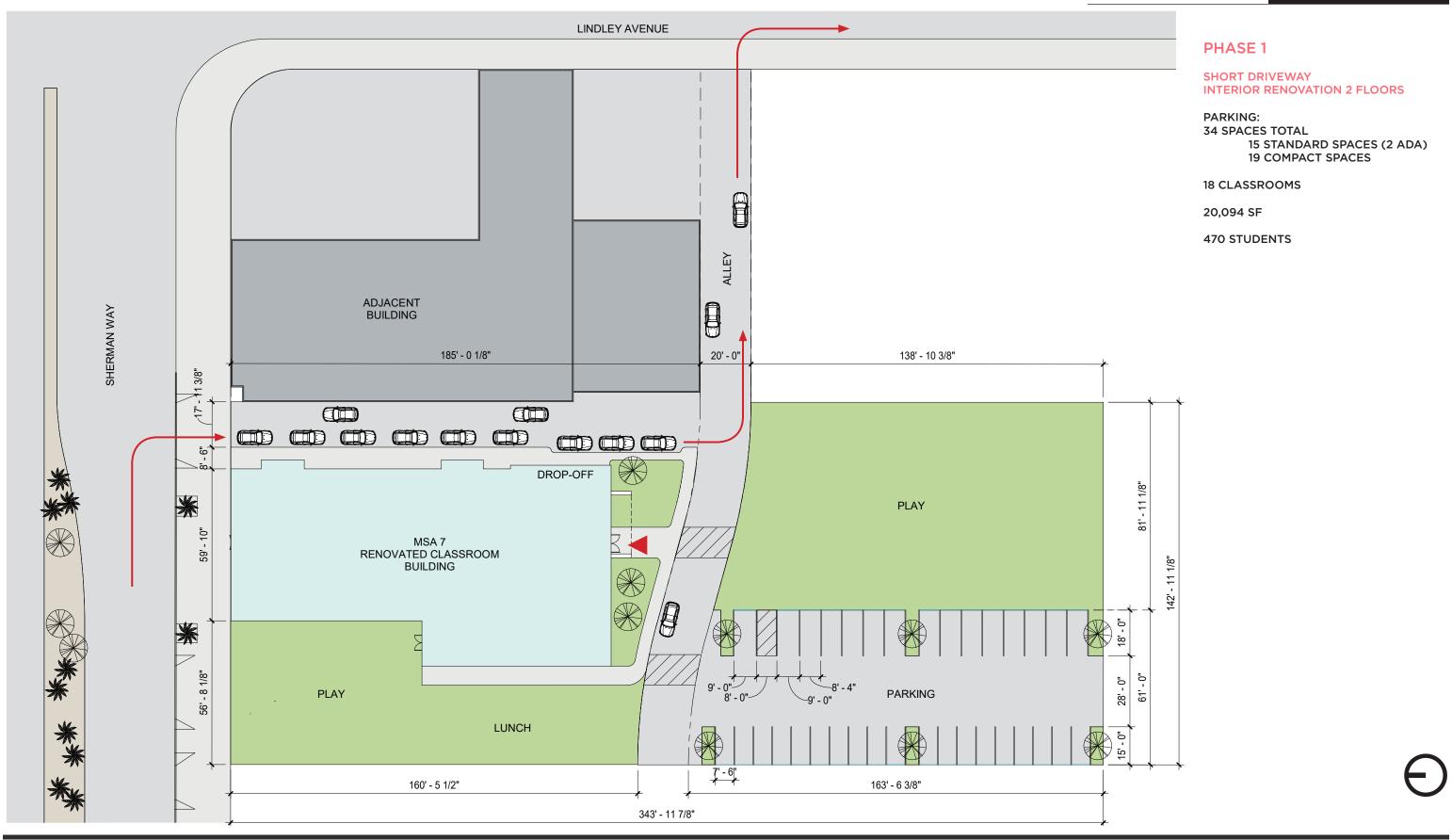


FIRST FLOOR



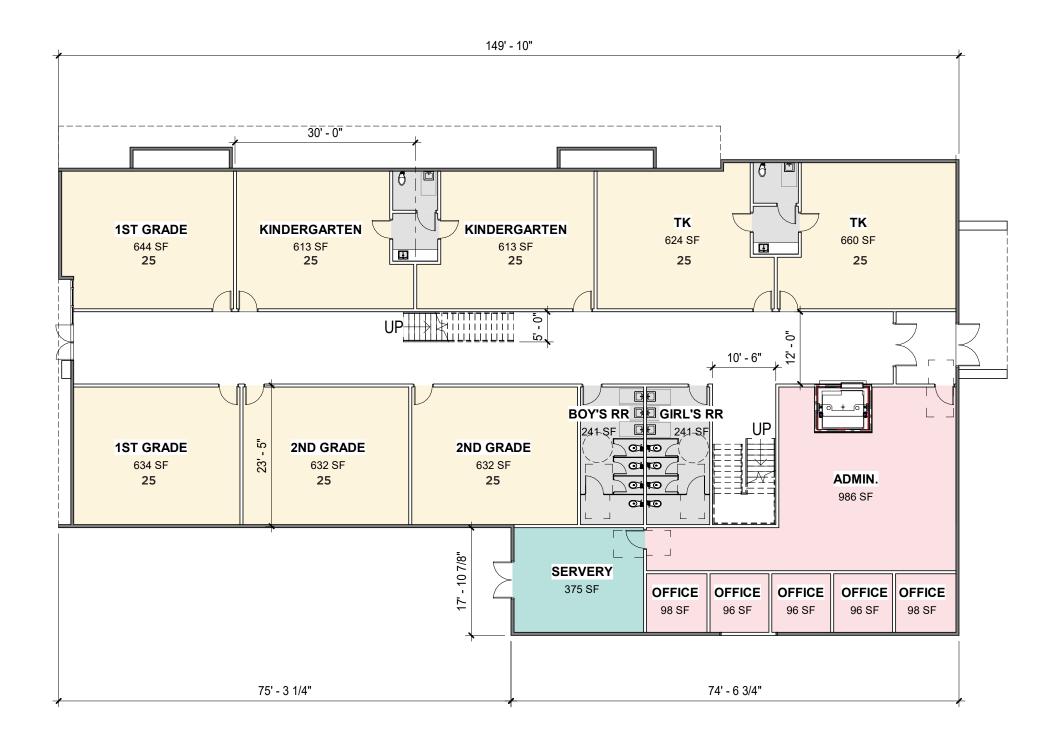












18 CLASSROOMS TOTAL 1ST FLOOR = 8 CLASROOMS 2ND FLOOR = 10 CLASSROOMS

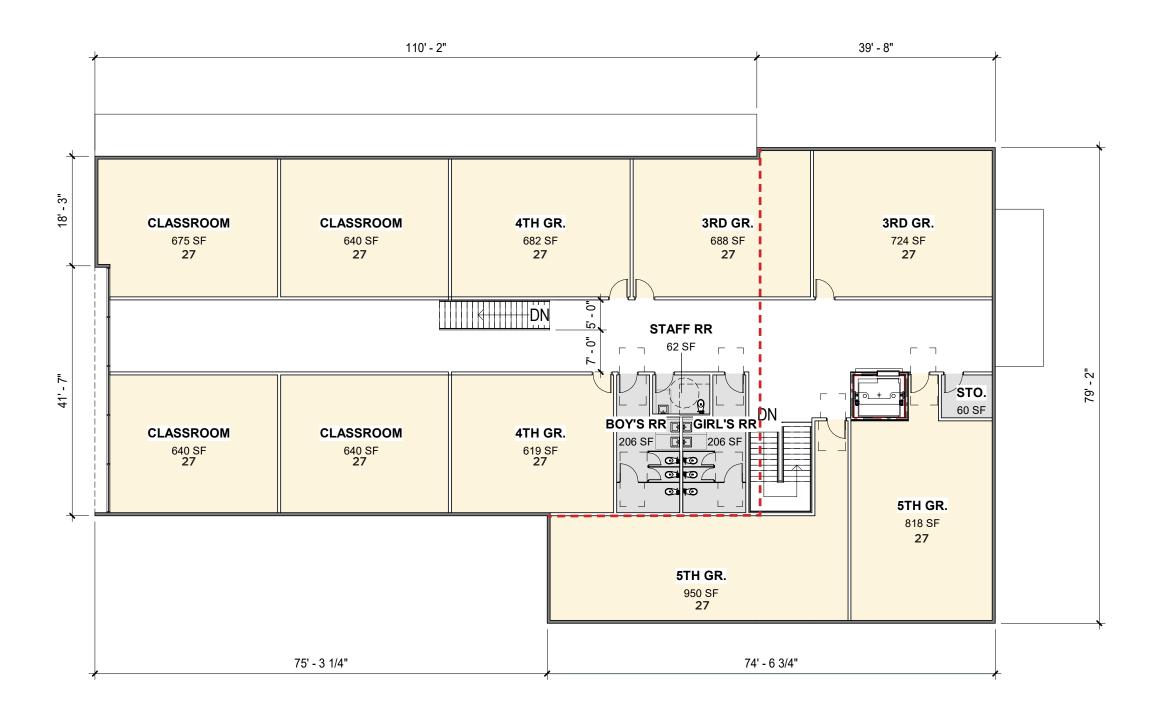
20,094 SF BUILDING 1ST FLOOR = 10,047 SF 2ND FLOOR = 10,047 SF

NUMBER OF STUDENTS = 470









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

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

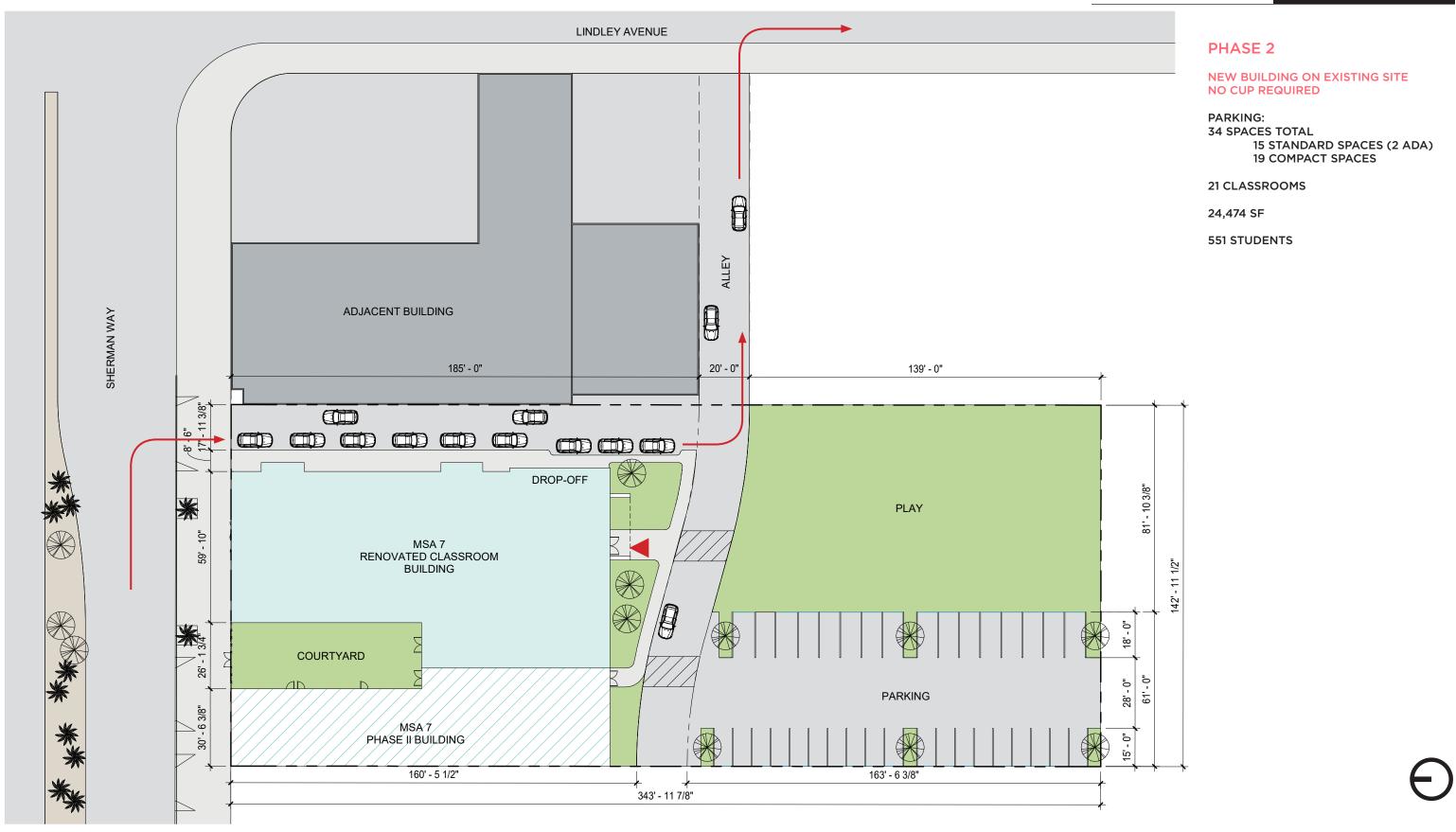
NUMBER OF STUDENTS = 470

LINE OF EXISTING FLOOR



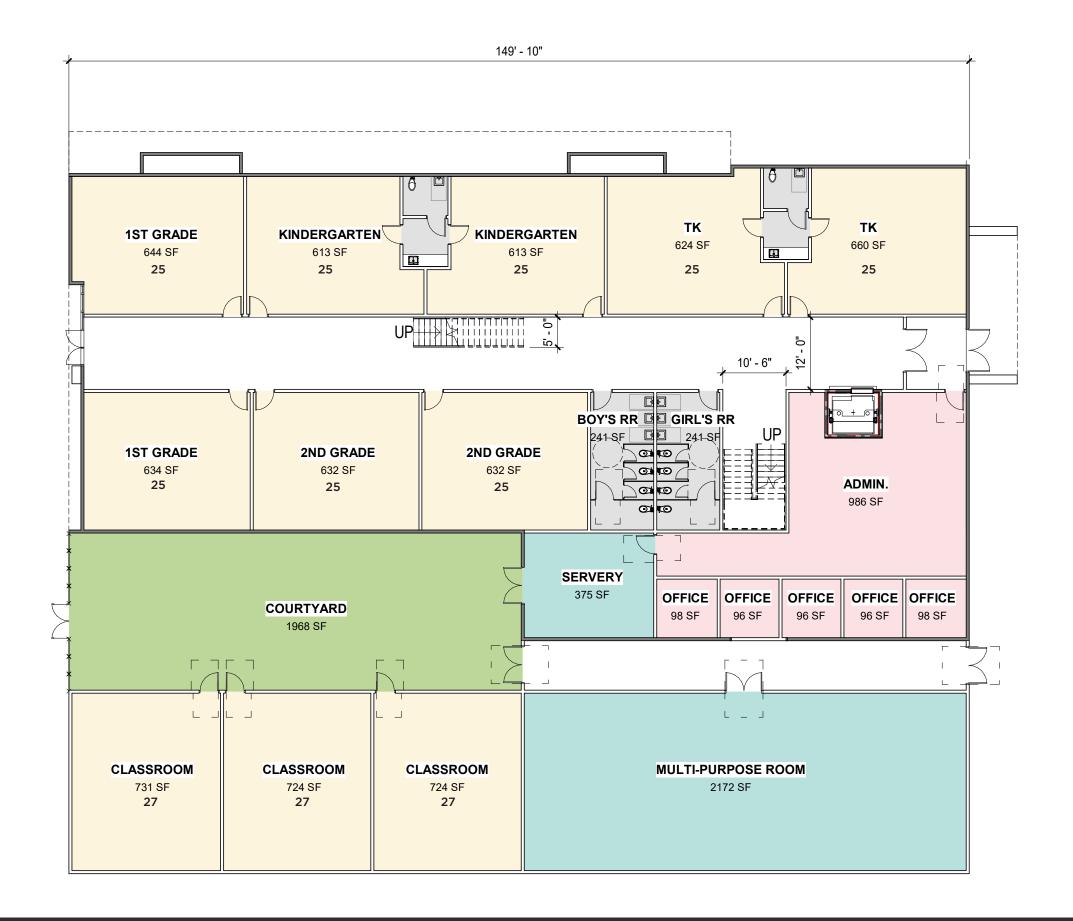












NEW BUILDING ON EXISTING SITE NO CUP REQUIRED

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

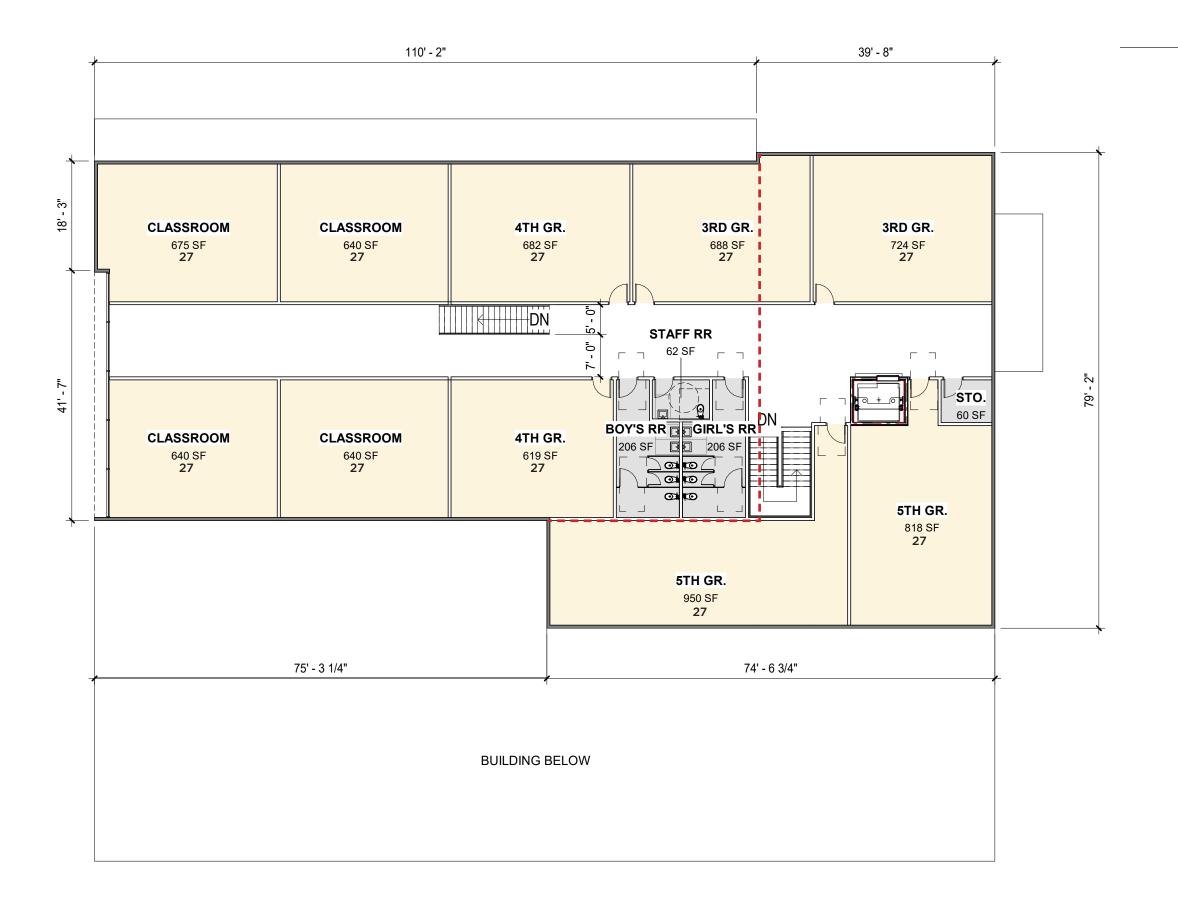
*2ND FLOOR WITH ADDITIONAL CLASSROOMS IS POSSIBLE.

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











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



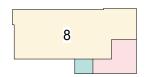


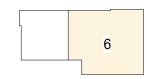


OPTION 1A

PHASE 1



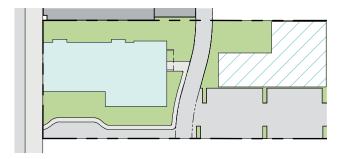


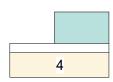


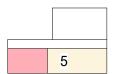
PHASE 1

14 CLASSROOMS 362 STUDENTS 16,744 SF

PHASE 2







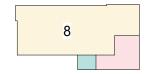
PHASE 1 + PHASE 2

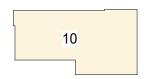
23 CLASSROOMS (21 + 2 SPECIALTY) 551 STUDENTS 26,051 SF

OPTION 1B

PHASE 1



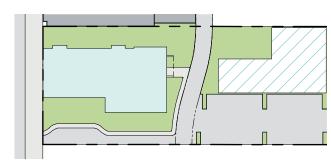


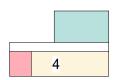


PHASE 1

18 CLASSROOMS 470 STUDENTS 20,094 SF

PHASE 2



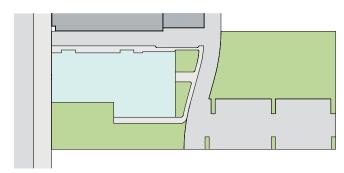


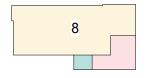
PHASE 1 + PHASE 2

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

OPTION 2

PHASE 1



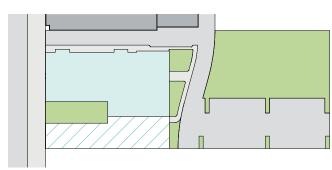


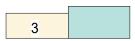


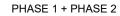
PHASE 1

18 CLASSROOMS 470 STUDENTS 20,094 SF

PHASE 2



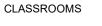


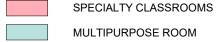


21 CLASSROOMS 551 STUDENTS 24,474 SF









ADMINSTRATION



