



MAGNOLIA PUBLIC SCHOOLS

Board Of Directors

Board Agenda Item #	V E
Date:	June 16, 2016
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Frank Gonzalez, Chief Growth Officer
RE:	Facilities Department Year End Report

Proposed Board Recommendation

Informational only, no action required.

Budget Implications

Information item, no actions necessary.

Name of Staff Originator:

Frank Gonzalez, Frank Gonzalez

Attachments

Facilities Year end report.

School Growth and Facilities 2015-2016 Accomplishments

MSA Santa Ana

Revived the MSA Santa Ana Proposition 1D project. Led the process and coordinated the team to gain approval for \$17.4MM in funding from the following entities:

- California School Finance Authority, Financial Soundness Determination
- California Department of Education, Certificate of Good Standing
- Office of Public School Construction, Conversion of award from preliminary to final apportionment
- State Allocation Board, Affirmative vote for the project in spite of ongoing CA State Auditor investigation

Bid the project and issued the prime construction contract to the lowest qualified bidder. Began construction on the two-story classroom building totaling 53,000 square feet as well as the associated site improvements. Our department is managing the project that will be completed in time for Fall 2016 occupancy.

Negotiated the extension of the lease agreement with the church in Costa Mesa for the 2015-2016 school year.

MSA Santa Clara

Located a temporary site at National Hispanic University in San Jose that prevented the school from closing. Negotiated the lease agreement and prepared the site for occupancy in 3 weeks.

We are currently negotiating for a site owned by the San Jose Unified School District that is located in north San Jose for the 2016-2017 school year. The board of SJUSD authorized the Director of Facilities to negotiate with Magnolia Public Schools, as well as two other nonprofit organizations, on the terms of the lease agreement.

We are working with attorneys to reclaim over \$400K from the Santa Clara Unified School District that is owed to Magnolia for in lieu of property tax payments from SY 2014-2015.

MSA San Diego

Negotiated an agreement to relocate the school to the DeAnza school site owned by San Diego Unified School District owned DeAnza school site in SY 2017. The site is over 3 acres and will be improved with a minimum of 16 classrooms, a multipurpose room and associated spaces. Our department is leading the development efforts including CEQA analysis, project management and financing.

Negotiated a one-year extension to use the current site in SY 2016-2017 with the new owner's Preface LLC. Managing the attorney that represents Magnolia. Coordinate efforts across Magnolia teams. The agreement should be executed shortly.

MSA 1

Negotiated the agreement to acquire the adjacent site on Sherman Way, reducing the price by over \$1.2MM from what the owners were asking for. Closed successfully on the transaction.

Leading the planning of the MSA 1 expansion project, which will be a new 27,000-30,000 square foot facility that will open in August 2017. The facility will have state of the art classrooms, laboratories, a rooftop outdoor classroom, multipurpose room, offices and associated spaces. Procuring financing for the project via a bridge loan leading to a long-term tax-exempt bond takeout.

Coordinating the work on behalf of Magnolia with the City of Los Angeles, Los Angeles Kings/AEG, Gensler, CIM group on the Reseda Center Project. The redevelopment project which will deliver two ice hockey rinks, a gymnasium for MSA 1, a parking structure, commercial and residential development. The city will be acquiring over 1.1 acres from Magnolia and the ice rinks will be built on those parcels that are immediately to the rear of the existing and new classroom buildings. The NHL All Star game will be in Los Angeles in 2017 and the city and LA Kings will hold an event at MSA 1 to publicize the project.

Making improvements to the existing MSA 1 facility in Summer and Fall 2016 including the addition of new classrooms, construction of a true science lab, relocation of the main office and cosmetic upgrades throughout the building.

MSA 2

Met with LAUSD and co-located schools to develop a working and communication protocol that improved operations for the school.

Renegotiating the facility use agreement with LAUSD as the school has been operating without a use agreement for the previous few years (due to issues that MSA 2 was not a party to).

MSA 3

Successfully negotiated the Prop. 39 agreements for SY 2015-2016 and for the upcoming SY 2016-2017.

Worked with the Magnolia principal and the LAUSD principal to keep the same number of classrooms for the upcoming school year while gaining additional shared use space including access to space for science and PE.

MSA 4

Successfully negotiated the Prop. 39 agreements for SY 2015-2016 and for the upcoming SY 2016-2017.

Worked with the Magnolia principal and the LAUSD principal to keep the same number of classrooms for the upcoming school year while gaining additional shared use space, including access to a music room and science labs.

MSA 5

Successfully negotiated the Prop. 39 agreements for SY 2015-2016 and for the upcoming SY 2016-2017.

Worked with the Magnolia principal and the LAUSD principal to keep the same number of classrooms for the upcoming school year while gaining additional shared use space, including access to science labs.

MSA 6

Met with Lessor to develop a working and communication protocol that improved operations for the school. This led to a no hassle lease extension for the school for the upcoming school year.

Applied to Prop. 39 and rejected the offer of space. We asked for Google Chromebooks as an in lieu of award.

MSA 7

An expansion of the school is being planned, with a minimum of six (6) additional classrooms, a new office, bathrooms and space for counseling and other specialized services. This will require a new CUP that will increase enrollment to 450 students. Coordinating project including A+E, land use consultant, meeting with city departments and council office.

Negotiating multiyear lease extension with Lessor.

MSA 8

Renegotiating the multi-year facility use agreement with LAUSD. Coordinating attorney and staff review.

Planning MSA 8 expansion to serve HS students in future years. Working with the city of Bell to ascertain development process and timeline for a couple of potential sites.

Home Office

Successfully relocated the home office to downtown Los Angeles, reducing the commute time of school leaders and other personnel so that they can spend increased time on their campuses.

Additional Work

Managing the procurement process for FFE for the new site in Santa Ana.

Scoping, bidding and managing summer improvement projects across multiple sites.

Successfully managing efforts to submit for facilities funding from various programs including Charter School Incentive Grant Program and SB740.