



# MAGNOLIA PUBLIC SCHOOLS

## Board Of Directors

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Board Agenda Item #	VII.F
Date:	09.10.2015
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Frank Gonzalez, Chief Growth Officer
RE:	Monthly Facilities Report

### Proposed Board Recommendation

Information Only. Please see attached board report.

### Background

N/A

### Budget Implications

None.

### Name of Staff Originator:

Frank Gonzalez, Chief Growth Officer

### Attachments

Monthly Facilities Board Report, August 2015.

**Magnolia Public Schools, Board of Directors**  
**Monthly Facilities Update**  
**August 2015**

**Magnolia Science Academy 1**

1. Completing due diligence on the acquisition of the adjacent property. Please see Board Item VII. F.
2. The city of Los Angeles has approached MPS about acquiring a portion of the parking lots in order to develop a sports complex, in partnership with the LA Kings and LA Galaxy. MSA 1 would utilize the athletic facilities during school hours and the facilities would be available for community use during non-school hours and days (evenings and weekends). The facilities would include a soccer field, multipurpose room/gym, skating rink and common outdoor areas.
  - a. A meeting is scheduled for August 26, 2015 with the city of LA, city council office, the Anschutz Group (owners of the Kings and Galaxy).
3. An RFP is being issued for architectural services for improvement of the existing space. The scope of work will be to build out 6 offices on the first floor, create a classroom on the second floor and bring all aspects of the facility into compliance.

**Magnolia Science Academy 2**

1. Completing agreement with Mulholland Middle School principal to use athletic fields after school for soccer and flag football teams. Found a way to structure a use agreement so that the school does not pay an hourly fee for use of the athletic fields.
2. Working with the district to get approval for the installation of security cameras.
3. Coordinated grant application submittal with the business team to receive CA State Charter School Facilities Incentive Grant Program Funds through CSFA in the amount of \$74,297.

**Magnolia Science Academy 3**

1. Providing support to principal on facilities use agreement issues.
2. Pressuring district to amend agreement to reflect additional classrooms that district principal agreed to allocate to MSA 3.
3. Located a potential site for a permanent home for MSA 3 that is 4+ acres in the city of Gardena (which is adjacent to the city of Carson where the school is currently located on an LAUSD campus).

#### **Magnolia Science Academy 4**

1. Worked with principal on finalizing FUA with LAUSD.
2. Coordinated grant application submittal with the business team to receive CA State Charter School Facilities Incentive Grant Program Funds through CSFA in the amount of \$104,958.
3. Starting search for a new school location to increase student enrollment beginning in Fall 2016.

#### **Magnolia Science Academy 5**

1. Worked with principal on finalizing FUA and SUA.
2. Coordinated grant application submittal with the business team to receive CA State Charter School Facilities Incentive Grant Program Funds through CSFA in the amount of \$74,297.
3. Supporting principal in determining site for SY 2016-2017.

#### **Magnolia Science Academy 6**

1. Negotiated Lease Agreement extension.
2. Addressed site issues.
3. Working with principal to determine facilities options for SY 2016-2017.

#### **Magnolia Science Academy 7**

1. Working with city of LA and school principal on CUP issues that will raise enrollment to 450 students for the upcoming school year. Met with city council office, which expressed support for the school.

#### **Magnolia Science Academy 8**

1. Advocating for MSA 8 to have Public School Choice FUA extended as a number of district departments are considering it a Prop. 39 co-location which means that the school cannot receive various services including instructional technology, school police and facilities maintenance.

#### **Magnolia Science Academy Santa Ana**

1. Successfully extended lease at temporary site for the current school year.
2. Serving as Owner's Authorized Representative on construction project of permanent facility.
  - a. Groundbreaking held on XXDATE. Dr. Remzi Oten served as a speaker at the ceremony.
  - b. Construction started on XXDATE; Construction is on track to be completed by August 2016.
  - c. The first day of school will be August XX, 2015.

- d. Looking at various options to construct the gymnasium including how to bid this portion of the project and how to finance it.
3. We will be bringing various bridge financing options to the board for consideration at the October board meeting with a staff recommendation to approve the lowest cost financing that is available. To date, we have met with Union Bank, Clearinghouse CDFI, Merrill Lynch and CSC to compare available financing options.

### **Magnolia Science Academy Santa Clara**

1. Located temporary school site at National Hispanic University. Conducted lease negotiations. Possibility of a one year lease extension has been discussed with landlord, which will give the school enough time to stabilize operations and enrollment. It will also provide suitable time to develop and find a facility in or around East San Jose.
2. Led improvement of the site prior to move in, including cleaning, painting and general maintenance.
3. Supported principal in the move in of the school.
4. Successfully opened MSA SC at the new location on August 24, 2015.

### **Magnolia Science Academy San Diego**

1. Working with principal on placing increased pressure on owners of current site to sell lower portion of school site to MPS.
  - a. They had previously stated that they would sell the site to MPS as they saw the school as part of the housing development that they are planning.
  - b. Owners had stated that the price would be proportional to the purchase price on a per square foot basis. They have come back and asked for \$5M for 33% of the site, when they acquired the site for \$5.8M.
  - c. We are developing a strategy to increase pressure, including advocacy with the city council office, the city of San Diego that opposes the development due to their reneging of what we had discussed. A follow up meeting is being scheduled with the city council office and Dr. Kaynak has graciously offered to participate.
2. Sent official Letter of Intent to SDUSD for a ground lease of the DeAnza Elementary School. The site is being offered to MPS by the school district on a ground lease basis. MPS would improve the site with modular classrooms and utilization of the Prop. 1d state funds to build a 12 classroom two story building that is pre-approved by DSA. Scheduling a meeting with the Director of Real Estate to discuss next steps.

## **Other Items**

Will be hiring a project manager in the next 30-60 days to increase capacity to address all school site and growth issues.

Provided support to CEO on Las Vegas expansion planning by developing a preliminary budget and the drafting a plan outline.

Worked on the draft growth plan for the Broad Foundation meeting.