



# MAGNOLIA PUBLIC SCHOOLS

## Board Of Directors

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Board Agenda Item #	VI B
Date:	10.08.2015
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, no action needed.

### Background

None

### Budget Implication

None

### Name of Staff Originator:

Frank Gonzalez, Chief Growth Officer

### Attachments

Monthly Facilities Board Report, September 2015.

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

**Magnolia Science Academy 1**

1. The adjacent property that MPS is acquiring will close escrow on or about October 9, 2015. A decision has been made to develop the property and add capacity to the school site for the 2017-2018 school year. This will coincide with the charter petition renewal as well as with the City of Los Angeles and L.A. Kings development plan.
  - a. We will determine the scope of the classroom build out by December 1, 2015. In addition to core classrooms, we are planning specialized space for Robotics, Engineering, Computer Science, Mathematics and Design.
  - b. An RFP will be issued for architectural and engineering services in January 2016.
2. The city of Los Angeles is continuing to work on the development of the athletic facilities on the parking lots behind the school buildings. We are working closely with Andrew Pennington in Councilman Bob Blumenfield's office, who is taking the lead on the project. The city will invest up to \$7MM of Proposition K money, which are city funds that are used to develop recreational spaces. The L.A. Kings will also be investing money in the development
  - a. The next step is to review the revised site layout, which is currently being designed by the architect and will be ready in early November.
  - b. Over the course of the next couple of months, the city will be holding meetings to discuss the terms of the agreement. We will update the facilities committee of the Magnolia board once we understand the deal structure, with the goal being to have the development be accessible to MSA 1 via an irrevocable agreement for use of the facilities, and at no cost to Magnolia Public Schools.

**Magnolia Science Academy 2**

1. We have retained Neal Millard at Musick Peeler to represent MSA 2 in the ongoing issues with Birmingham Community Charter High School where access to the athletic fields is being denied.
  - a. Dr. Young attended the meeting of the Board of Directors of BCCHS and informed them of the issues. We are following up with a letter to the Board and Principal of the school.
  - b. LAUSD visited the site and is working to rectify the issues as student safety has been put in jeopardy by the actions of BCCHS.
  - c. LAUSD has called a meeting to negotiate and discuss the Facilities Use Agreement.

- d. Long term, we plan to ask for a 35-year term and the utilization of available bond dollars that the school district controls for a new two-story building.

### **Magnolia Science Academy 3**

1. We are looking for a permanent site in the Carson and Gardena communities. Conducting due diligence on available properties.
  - a. We will be conducting site visits during the week of October 5, 2015.
2. Preparing the Proposition 39 application for next school year.

### **Magnolia Science Academy 4**

1. Will be discussing growth plans and future location with the school principal during the week of October 5, 2015.
2. Preparing the Proposition 39 application for next school year.

### **Magnolia Science Academy 5**

1. Determining permanent location for MSA 5, as the current site is not sustainable long term. Conducting analysis of potential school locations in the San Fernando Valley.
  - a. Focusing on the communities of North Hollywood and Van Nuys, where there is a dearth of high quality school options available to students.
  - b. Multiple LAUSD school sites are being looked at in order to request a long-term facilities agreement.
2. Preparing the Proposition 39 application for next school year.
  - a.

### **Magnolia Science Academy 6**

1. We are searching for an additional school location for MSA 6, as the current site only holds up to 185 students. We are conducting analysis of potential school locations in West Los Angeles
2. Preparing the Proposition 39 application for next school year.

### **Magnolia Science Academy 7**

1. Met with the city of Los Angeles Planning Department to ascertain what specific approvals are necessary in order to increase the CUP to 450 students.

- a. It was determined that a new CUP is necessary and that the City Planning Commission will consider it. This is a good thing as there are additional personnel in the central office as compared to the regional offices.
- b. We asked for processing on an expedited basis. This means that it will take 6 months to consider and issue the CUP from the time of submittal.
- c. We will be engaging an architect and land use consultant to prepare the CUP application and project description, which will be completed and submitted to the city by 12/1/2015.
  - i. An RFP will be issued for Architectural Services.
- d. Once site plans and a project description are completed, we will be scheduling meetings with various city departments including LADBS Case Management Unit, LADOT, and the school division of the Fire Department.
- e. Once the CUP is approved, up to 6 portables will be added to the campus to increase the capacity of the school.

### **Magnolia Science Academy 8**

- 1. LAUSD provided a draft extension of the Facilities Use Agreement, which we have been asking for. However, the extension includes a clause which terminates the use of the facility if the Board of Directors of the district eliminates the PSC policy or determines that the Orchard school site, where MSA 8 is located, is no longer designated as a PSC site.
  - a. We are asking counsel to revise the draft extension.

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

- 1. We received notice from the State of California, Office of Public School Construction, that MSA Santa Ana was awarded a fully funded approval by the State Allocation Board at its meeting on September 8, 2015.
  - a. We are working to submit the required documentation, including a complete Fund Release Authorization Form.
  - b. Once approved, the amount of funds released for new construction shall be 100% of the total SFP New Construction grant, less any site acquisition funds previously released.
- 2. Project construction is continuing.

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

- 1. We have requested a lease extension for an additional school year at NHU.
- 2. Working with developers and real estate agents to locate a site to develop a school in east San Jose.
  - a. The target is to have a permanent facility ready for Fall 2017.

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

1. Hired John Ponder at Shephard Mullin to represent MSA SD on the acquisition of the existing site.
  - a. A meeting with the owner's attorney is being held on October 2, 2015 in order to discuss our offer to acquire part of the site.
  - b. Met with City Councilman, Scott Sherman, and requested his office's support of our efforts to stay at the current site.
  - c. Building community and parental support for the issue.
2. SDUSD provided a Letter of Intent for the DeAnza site that was executed and returned to the district.
  - a. Negotiations on a ground lease of the site will commence over the course of the next couple of weeks, with a target date of 12/21/15 for approval by the school board in San Diego.

### **Other Items**

Worked on RFQ response to the NV ASD application on my own volunteer time.

Preparing Prop. 39 applications for all applicable school sites.

Assisting team on Anaheim and Fremont new school petitions.