

FACILITIES COMMITTEE
Tuesday, February 8, 2011 8:30 AM

Boardroom / Teleconference
1820 Xenium Ln N
Minneapolis, MN 55441-3790

Agenda

1. North Education Center (NEC) Facilities Committee Agenda for February 8, 2011

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

GROUP: Facilities Committee

DATE: February 8, 2011

TIME: 8:30 – 10:30 AM

LOCATION: DSC Board Room

PROTOCOLS:

Decisions will be made via consensus on the agenda items.

CONVENER: Tom Shultz

FACILITATOR: Peyton Robb

ATTENDING:

LONG TERM PURPOSE

The Facilities Committee for the North Education Center project will provide oversight and direction to administration and bring recommendations to the full Board for approval as needed.

AGENDA ITEMS	OUTCOMES	TIME BUDGETED	ACTION
1. Best Value Process	<ul style="list-style-type: none">Committee members be provided a list of proposal prices from general contractors	20 minutes Tom S	
2. NEC 3 rd Floor Alternate Recommendation	<ul style="list-style-type: none">Committee members will discuss & recommend to proceed with the 3rd floor or not to proceed with the 3rd floor to the full Board.Next steps related to the 3rd floor decision & Best Value timelines will be discussed.	60 minutes Janet & participants	

HANDOUTS:

1. Best Value Proposal Prices
2. Best Value & Financing Timelines Rev 2-8-11
3. Finance Graph from 9-10
4. Finance Graph from 10-10
5. NEC_3 Options 02 02 11
6. Option 3 Memo 8-24-10
7. Action Item Motion_Option 3_8-26-10

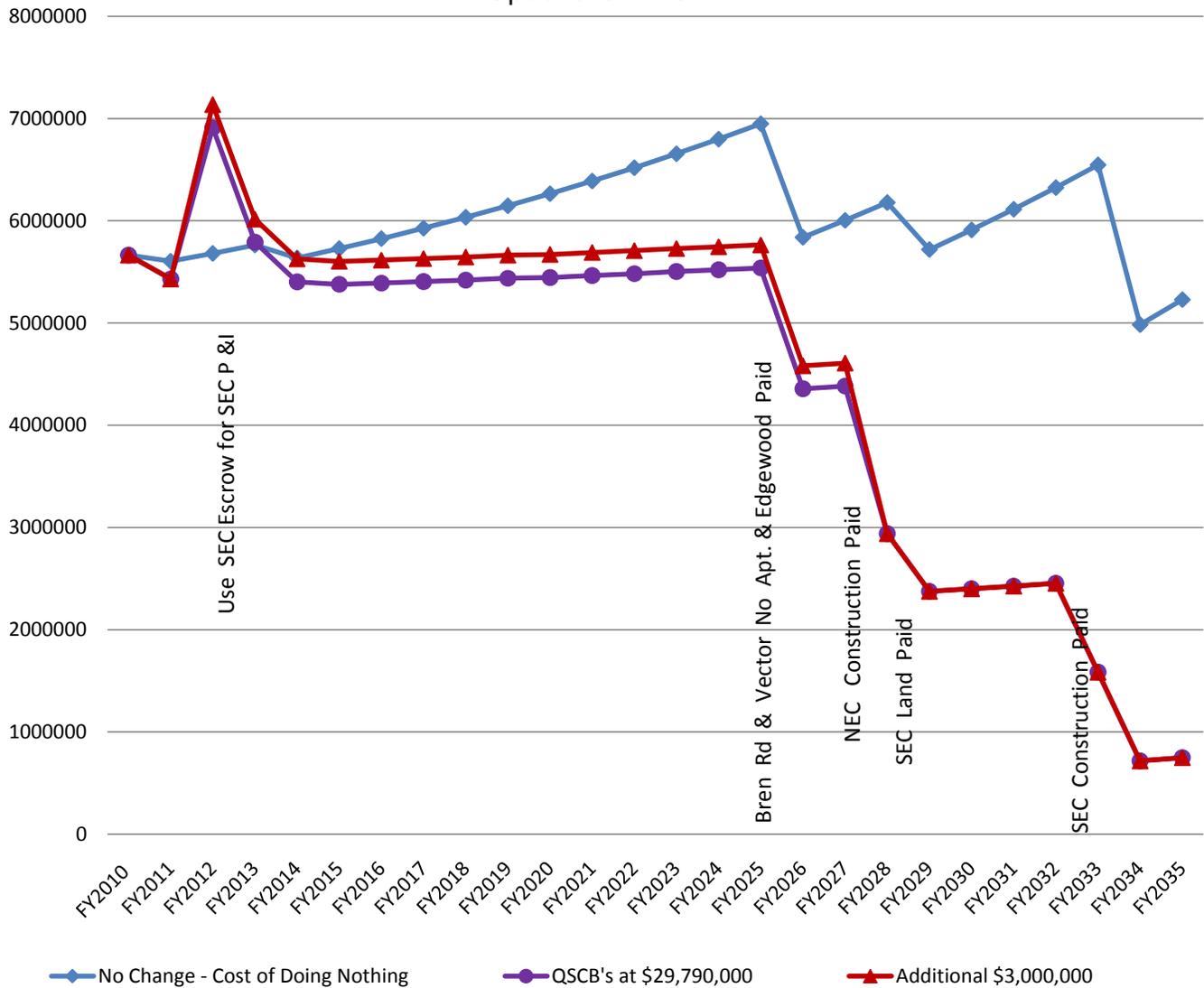
Intermediate District 287

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NEC Best Value & Financing Timelines February 8, 2011

Date	Action Taken	Status
12-1-2010	RFP Released	Completed
12-15-2010	Education Meeting and Pre-Bid Meeting	Completed
12-21-10	Revised TSP Construction Budget	Approved
1-3-2011	Plans to 287 from TSP for final review	Completed
1-7-2011	287 meets with TSP to discuss any issues found in drawings and specifications	Completed
1-17-2011	Bid Documents for General Contractor & Demountable Walls Released	Completed
1-18-11	Board Facilities Committee Meeting	Completed
1-24-2011	Last Day for Questions from General Contractors & Demountable Wall Suppliers	Completed
1-27-2011	Board Meeting (full Board)	Completed
2-4-2011	Critical Subcontractors RAVA Plan Due (2:00 P.M.)	
2-7-2011	Bid Proposals Due (2:00 P.M.)	
2-8-2011	Review of Proposals by 287 (4 days) (Review Comm.-Peyton)	
2-8-2011	Facilities Committee Meeting – 3 rd floor recommendation	
2-10-2011	Board Meeting – 3 rd floor, financing authorization, Review & Comment (full Board)	
2-11-2011 – if needed	Addendum Review & Comment for 3 rd Floor to MDE	
2-(14-17)-2011	Best Value Conference	
2-18-2011	Interview of Shortlisted General Contractors (Review Comm.-Peyton)	
2-18-2011	Identification of Potential Best Value Contractor	
3-21-2011	Pre Award Meeting(s) with General Contractor	
TBD – if needed	MDE Approves Addendum to Review & Comment	
3/24/2011	District 287 Board Approval of contract (full Board)	
TBD –if needed	Board Approves Resolution for Sale of Bonds & Financing Parameters (full Board)	
TBD – if needed	Board Approves Resolution for Sale of COPs (full Board)	

Total Lease Cost Comparison Options for NEC



ASSUMPTIONS:

- * Finance amount based upon TSP's estimates for project costs with 3rd floor alternate with District payments from other resources as planned
- * \$29,790,000 of financing completed prior to 12/31/10 using QSCB allocation
- * Total NEC borrowing is paid off in 17 years (FY27).
- * Debt runs factor in first payment in FY12 with SEC P&I payments from SEC Escrow.

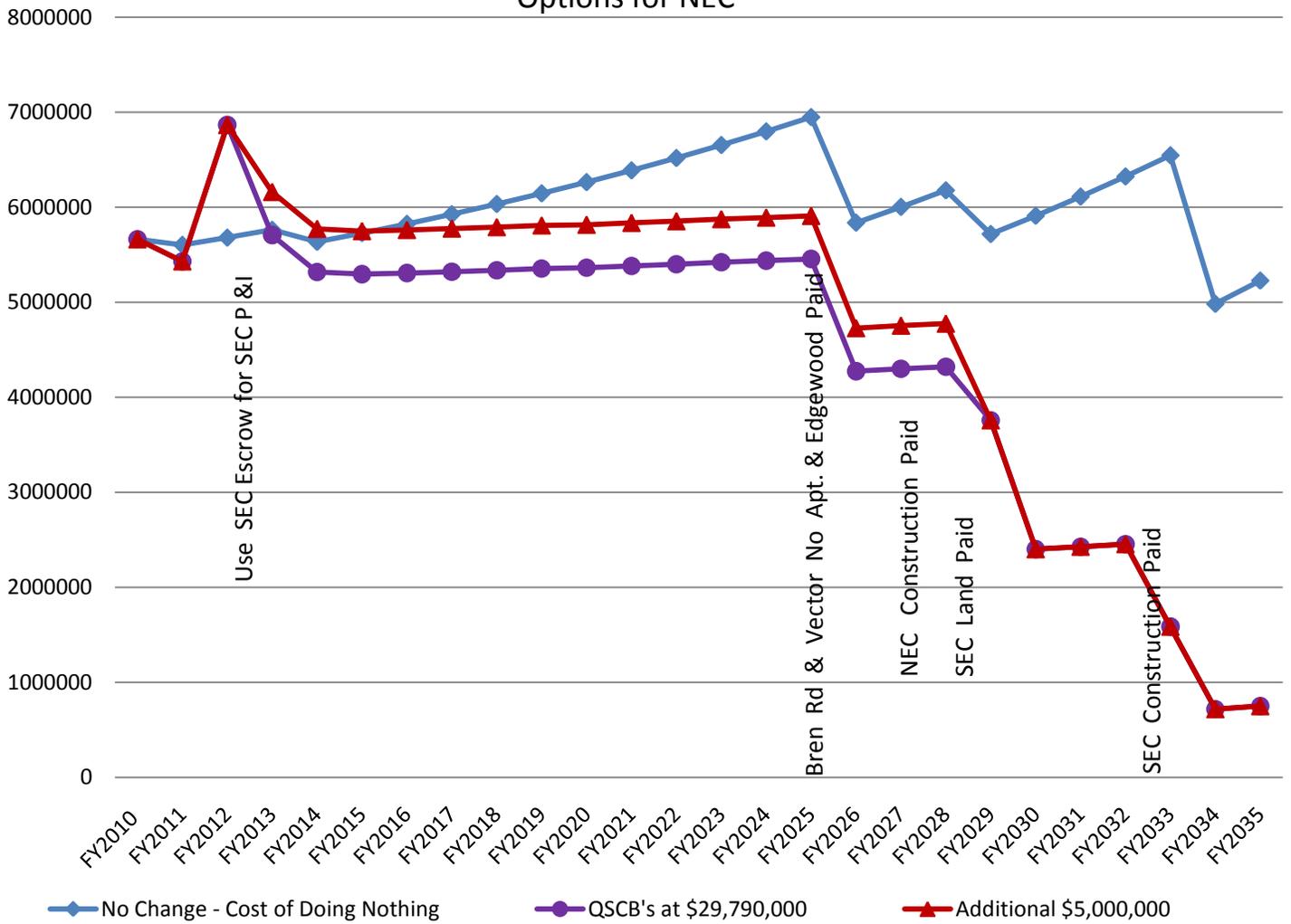
* **Financing:** \$29,790,000 QSCB's only
Subsidy to cover additional cost in first year:
\$1.5 million from SEC escrow FY12

* **Financing:** \$29,790,000 QSCB's plus \$3,000,000 additional
Subsidy to cover additional cost in first year:
\$1.5 million from SEC escrow FY12

* FY34 and beyond shows all current capital leases (Principal & Interest) paid off and continued operating leases on 2 sites.

Total Lease Cost Comparison

Options for NEC



ASSUMPTIONS:

- * Finance amount based upon TSP's estimates for project costs with 3rd floor alternate with District payments from other resources as planned
- * \$29,790,000 of financing completed 10/28/10 using QSCB allocation
- * Total NEC borrowing is paid off in 19 years (FY29).
- * Debt runs factor in first payment in FY12 with SEC P&I payments from SEC Escrow.
- * **Financing:** **\$29,790,000 QSCB's only**
Subsidy to cover additional cost in first year:
\$1.2 million from SEC escrow FY12
- * **Financing:** **\$29,790,000 QSCB's plus \$5,000,000 additional**
Subsidy to cover additional cost:
\$1.75 million from SEC escrow FY12-FY15
- * FY34 and beyond shows all current capital leases (Principal & Interest) paid off and continued operating leases on 2 sites.

Background for Discussion

Special Education

- Special Education enrollment continues to grow.
- Surveyed member district special education directors attributed program growth beyond their predictions to:
 - High mobility of students, with families moving into their communities,
 - Increase in homeless and group home students
 - Increase in open enrollment students
- The impact of Hennepin County cuts, for example, shortened stays in residential facilities, impacts special education enrollment growth.
- Many special education programs have been closed to non-members since January.
- Additionally some late year member district referrals were not able to be accommodated.

Area Learning Center

- An anticipated partnership for truancy programming between Hennepin County and our ALC programs will increase ALC enrollment.
- The Edina Sober School will be closing, causing anticipated enrollment growth in the City West Alternative Program.

Overall Costs

- Leased spaced contributes to the overall lease levy in a less predictable way than owned space.

**North Education Center
Option 1
approx 122,000 sq. ft.**

- Hosterman Elementary
- SUN - **full**
- CIP/STRIVE/OPTIONS/INVEST MS - **full**
- INVEST / Venture - **full**
- North Vista and Daycare - **full**
- Limited options for student seclusion
- Career-Tech integrated into program space to extent possible
- Reading lab activities integrated into program space to extent possible

**North Education Center
Option 2
approx. 132,000 sq. ft**

- Hosterman Elementary
- SUN - **full**
- CIP/STRIVE/OPTIONS/INVEST MS - **full**
- INVEST/Venture
- North Vista and Daycare
- Increased options for student seclusion
- Career-Tech dedicated space equitable with SEC
- Reading lab dedicated space equitable with SEC

**North Education Center
Option 3
approx. 157,000 sq. ft**

- Hosterman Elementary
- SUN - **Nearing Capacity**
- CIP/STRIVE/OPTIONS/INVEST MS
- INVEST/Venture
- North Vista and Daycare
- Maximum options for seclusion
- Career-Tech dedicated space equitable with SEC
- Reading lab dedicated space equitable with SEC
- Bren Road Options High School and Strive Programs
- SAFE, most students will attend NEC
- Potential on-site day treatment
- Potential co-located County services

**Shady Oak Crossing
(21,400 sq. ft.) or
Northwest Tech (24,000
sq. ft.) avg. 22,700 sq. ft.**

- Continue to lease Shady Oak and Northwest Tech Center

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**Shady Oak Crossing
(21,400 sq. ft.) or
Northwest Tech (24,000
sq. ft.) avg. 22,700 sq. ft.**

- One leased site vacated and moved to NEC
- One site remains leased

167,400 Total Sq. Ft.

- 122,000 owned (NEC)
- 45,400 leased (Shady Oak & NWTC)

174,400 Total Sq. Ft.

- 129,000 owned (NEC)
- 45,400 leased (Shady Oak & NWTC)

174,700 Total Sq. Ft.

- 157,000 owned (NEC)
- 22,700 leased (Avg. site size)

Intermediate District 287

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M E M O R A N D U M

Date: August 24, 2010

To: Sandra Lewandowski, Superintendent

From: Thomas Shultz, Director of Facilities

RE: Recommendation for Board Approval to Move Forward with Option 3 for the North Education Center

TSP presented the latest drawings of the program space and exterior front elevations (including the 3rd floor option) to the Facilities Board Committee at the August 17, 2010 meeting. Program changes related to this alternate space include:

- Student population will be more high school age
- 3rd floor would be a mix of high school OPTIONS and SAFE students
- As NEC is already planned to house SAFE and OPTIONS middle, this would be an easy transition for them
- Science lab would be moved into the ALC wing
- Career Tech options would be equitable to SEC only if 3rd floor is added
- Bren Road would need some remodeling of the former Hennepin County space to accommodate ALC student population
- All Explore students would remain at Bren Road

The Facilities Committee thoroughly discussed the remaining design options and is recommending that the Board approve design Option #3 at the next regularly scheduled meeting.

**INTERMEDIATE DISTRICT 287
PLYMOUTH, MINNESOTA
BOARD OF EDUCATION**

Regular Meeting – August 26, 2010

AGENDA SECTION: Administrative Services / Facilities Report

ITEM: Option 3 for North Education Center

PRESENTED BY: Tom Shultz

1. Background Information

TSP presented the latest drawings of the program space and exterior front elevations (including the 3rd floor option) to the Facilities Board Committee at the August 17, 2010 meeting. The Facilities Committee has been discussing three options for a possible 3rd floor design for several months. A motion to recommend Board approval to go forward with Option 3 financing and have 3rd floor bid as an alternate was made by Michèle Kunz and seconded by Linda Johnson.

The Facilities Committee recommends that the Board approve design option #3 which is 152,000 sq ft and an estimated cost of \$3,750,000

2. Fiscal Impact/Funding Source: The cost estimate is \$3,750,000

3. RECOMMENDED ACTION: Recommendation for Board Approval to move forward with Option 3 financing and have 3rd floor at NEC bid as an alternate.

Motion by: _____ Yes ____ Passed ____

Second by: _____ Yes ____ Failed ____

Abstentions: _____