

School Expansion Possibilities Committee  
February 25, 2021  
4:30 p.m.

Join Zoom Meeting  
<https://zoom.us/j/91852802651?pwd=K3JMYkNTOUxRWIIDErBWjdxcWtzZz09>

Meeting ID: 918 5280 2651  
Passcode: 741674

In Attendance (underlined): Jennifer Yiangou, Holly Rome, Krishna Vishnubhatla, Alex Santos, Dan Ellingson, John Gawarecki, Robin Solid, Ken LaCasse, Noah Langseth, Satya Veluri, Lilian Vu, Aron Hellner, Annette Smith, Annie Cardenas, Noah Dombrovski, Wendell Sletten, Maiton Vang

**Purpose:** The purpose of the School Expansion Committee is to research possibilities for expansion. The committee will develop and implement a plan for expansion.

***In previous committee meetings, it was determined that MSA will expand.***

Agenda:

1. Quick discussion on how questions that we want answered by developers will be presented.

Brief background information

Answer questions:

1	Is there any available land?
2	Benefits of building new vs. retrofitting existing site.
3	Any available existing building sites nearby?
4	Is it feasible to maintain the current site w / wish list?
5	Selling of existing site? Other schools?
6	What is the drop in enrollment if we move sites?
7	What services are included? Are subcontractors involved?
8	Prior references / experience. Can we tour / get references?
9	Any examples of change orders versus original estimates.
10	Where are materials, equipment sourced?
11	Any connection with furniture vendors?

12	Any resources to help teachers prepare for a move?
13	Do you have a list of owners reps that have worked well?
14	Any tips for continuing maintenance after completion?
15	Please provide good estimate of sqft/student, \$/sqft, etc.
16	Warranty periods?
17	What is the fee structure? How are you paid?
18	Do you help the school secure expansion grants?

19	Solutions / suggestions for restrooms in schools?
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Other?

2. D.J.Kranz Co., Inc.

They brought a very large group including their General Contractors, Architects, and Owner Representatives.

They mentioned they have a passion for building educational facilities including K-12 and Higher Ed.

They will provide us a one stop shop, and had a very clear path forward on how to answer some of our biggest questions on next steps.

They showed interest by having already given some thoughts to expanding in place or moving to a new location.

3. JB Vang - 5:00

They brought in their PResident, VP Development and a Senior Advisor.

In business since 1984, and doing schools since the 1990s.

A lot of experience in building charter schools, and share examples of new construction and additions to existing schools.

They shared estimates of “strike prices” of our existing building of up to US\$50-65/square foot.

They mentioned new construction prices could be US\$185-200/square foot.

They mentioned that our existing building is in a zone where outdoor teaching is not allowed. If we wanted this, we would need to get a variance with the city.

They also explained why moving to all individual gender neutral bathrooms would be more expensive since we would need to have additional fire suppression, electrical switches, plumbing, etc. for each unit. Traditional bathrooms with multiple stalls are able to be built more cost effectively.

#### 4. Other

We agreed to bring in one to two more agencies.

John will help schedule the time, most likely after spring break.

John will also ask for the presentations from the two agencies so we can follow up on references.

JB Vang Presentation:

[https://drive.google.com/file/d/13M719DzGCXonseteqDpDjwOTiDX\\_You4/view?usp=sharing](https://drive.google.com/file/d/13M719DzGCXonseteqDpDjwOTiDX_You4/view?usp=sharing)

DJ Kranz Presentation:

<https://drive.google.com/file/d/1rlG6racEjvNYKh4lcsnqIHfWcnkY9WAd/view?usp=sharing>

After our final updates from all agencies, the team will make a recommendation on who to proceed with a more detailed discussion.

5. Future meeting dates: March 25, April 29, May 27. All meetings start at 4:30 pm utilizing the same Zoom link as this meeting's link.

Backward planning for a specific move in date.

Schedule for the year:

~~Visits to other schools~~

Develop "wish list"

~~Obtain feedback from staff, parents, students, and community~~

~~Confirm design brief for expansion~~

Determine if we want to go with all three scenarios

Review financial model / options

Choose development partner -

6th - 8 sections = 160 - 200 students

7th - 8 sections = 160 - 200 students

8th - 8 sections = 160 - 200 students

9th - 6 sections = 120 - 150 students

10th - 6 sections = 120 - 150 students

11th - 6 sections = 120 - 150 students

12th - 6 sections = 120 - 150 students

Total = 48 sections 960 - 1200 students