

School Expansion Possibilities Committee

March 18, 2021

4:30 p.m.

Join Zoom Meeting

<https://zoom.us/j/95475162242?pwd=Y0VrRGdMUWdZYW9uRlREcTBuWHZOZz09>

Meeting ID: 954 7516 2242

Passcode: 644192

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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## 2. NTH, Inc. - 4:35 pm

Paul Johnson, Anna Coskran, and Tina Hoyer presented information about services that NTH has to offer.

An Interview Agenda was provided by MTH for staff prior to the meeting.

The NTH Approach side is numbered to correspond with the questions that we provided to NTH.

Have worked with both new and existing building projects.

Need to talk with the school much more to determine the vision of the project.

Do not have architects, but do know how to hire them and match with the school.

Specialize in being able to align service providers for the needs. "Programming specialists"

Can you combine buildings? Access is not an issue. Part of the early design process. What type of variances are needed?

Finding the key subcontractors pulled in at the appropriate time are some of the focal points NTH looks at.

Will provide contact information and some background information for references.

Set a fee and a retainer.

Are open to including students into the process.

## 3. Rochon- 5:10 pm

Nick Reynolds joined us to share how Rochon can help MSA in our Expansion Committee.

General contractor for our Building B expansion.

Currently working on 6 charter schools, WLA will be one of them in the coming year.

Rochon is strictly a contractor that works with design teams, they would only recommend one architectural firm. DSGW out of Lake Elmo is that firm.

Would recommend that MSA build on site.

Build above a parking lot on the site. Land is difficult to find in Woodbury.

Construction costs have gone up but subcontractor costs have gone down some.

Mentioned JBVang and Ten Square Group as a service provider for bonds and the whole process.

Willing to share information with John.

Contract amount is total cost.

Charge a 5% fee as the General Contractor.

Recommend carrying a 5% contingency.

Timing with a build on site would be a challenge but nothing that they haven't worked around before. To build up you could expect between 8 - 11 months.

Architects should be willing to conduct a free design for the school.

4. Discussion of companies to ask back.

John to obtain final list of references

Dan to email out team members their assigned references to complete by March 25

At March 25th meeting, we will agree on path forward based on group feedback

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

Possible sites:

9025 Tamarack Rd, Woodbury, MN 55125

Military Road, Cottage Grove

**References Notes - MNMSA Expansion Committee 2021**

**JB Vang**

<b>Reference (Contact name / details)</b>	<b>MSA Contact</b>	<b>Notes</b>
<p>DaVinci Academy</p> <p>Dan called Holly Fischer (Director of Operations at DaVinci Academy) who has worked with Kou Vang since their build a few years ago. 763-754-6577 ext. 1103.</p>	<p>Dan Ellingson</p>	<p>Kou was a building rep for entire build. Recommend for sure. Helped to choose architect and building company.</p> <p>Kou provided guidance on timelines. Very day to day.</p> <p>Things were not done by 1st day of school. However technically according to contracts they were ready. So a few months of continuing construction that we were not properly prepared for. Perhaps more coaching could have helped.</p> <p>Kou is very good about negotiating prices for changes / additions. Huge process at the end, and he really advocated for the school.</p> <p>Very responsive, communicative.</p> <p>Still working with Kou's nephew on building management.</p> <p>Worked with Rochon as building company - very happy with them.</p> <p>Kou worked into \$150-200,000 in contingencies, with various</p>

		options.
Community of Peace Academy	John Gawarecki	See comments below
Great River School	Jennifer Yiangou	JY sent email to Sam O'Brien & Stacy Kreger.

**DJ Krantz** (<https://djkrantz.com/commercial-office/srf-consulting>)  
<https://www.srfconsulting.com/contact/>

Reference (Contact)	MSA Contact	Notes
New Life Church & Academy	Holly Rome	
SRF Consulting	Noah Langseth	
Self Esteem Brands/Anytime Fitness Headquarters	Aron Hellner	Jennifer Yiangou has information on this project - All positive feedback.
Maple Grove Hospital - North Memorial Health	Wendell Sletten	

**NTH, Inc.**

Reference (Contact)	MSA Contact	Notes
Dunwoody College of Technology Rich Wagner President (612) 381-3099 <a href="mailto:rwagner@dunwoody.edu">rwagner@dunwoody.edu</a>	Dan Ellingson	Email sent
Lake Country School Angela Mullin Office Administrator (612) 827-3707 <a href="mailto:amullin@lakecountryschool.org">amullin@lakecountryschool.org</a>	Dan Ellingson	Email sent
MacPhail Center for Music		
Saint Paul Academy	Jennifer	Left message for Pete

	Yiangou	
The Family Partnership Molly Greenman President and CEO (612) 339-9101 <a href="mailto:mgreenman@thefamilypartnership.org">mgreenman@thefamilypartnership.org</a>	Dan Ellingson	Email sent

**Rochon**

Reference (Contact)	MSA Contact	Notes
Dan called Holly Fischer (Director of Operations at DaVinci Academy) who has worked with Kou Vang since their build a few years ago. 763-754-6577 ext. 1103.	Dan Ellingson	Holly recommends working with them. Did all the building in 2017. Quality of work was great. They were very helpful in deciding where to spend money. They have done lots of schools, so very familiar with this.  Main frustration is that the school projects goes down to the last wire, but very typical. Definitely not done early.

Example questions:

1. What was your relationship with the developer?
2. How long did you work with each other?
3. How would you rate their work?
4. Were they dependable? Did they get to work on time?
5. Did they complete the tasks and assignments given to them?
6. Did they take direction well?
7. What are their strong points?

8. What are their weak points?
9. Do they have good communication and listening skills?
10. Would you hire them again? yes or no If no why not?
11. Did they require a lot of supervision or work well independently?
12. Would you like to add anything else?

### **JB Vang Feedback from COPA**

1. How would you describe your relationship with the developer?

Both professional and friendly.

2. How long did you work with each other?

I worked with JB Vang for a year and a half, but they worked with CPA before I started as well. I worked with Kou, Justin, Jason and Blai and I have a great relationship with all four of them.

3. How would you rate their work?

Fantastic.

4. Were they dependable? Did they get to work on time?

No concerns about dependability.

5. Did they complete the tasks and assignments given to them on time?

They were very dependable.

6. Did they take direction well?

We occasionally had issues with Rochon or a sub contractor during the project, but JB Vang always had our interests and would always make time to hear our concerns. They were a wonderful advocate for us throughout the project while always listening to our needs.

7. What are their strong points?

Extremely knowledgeable and reliable, friendly and professional.

8. What are their weak points?

None come to mind.

9. Do they have good communication and listening skills?

Yes.

10. Would you hire them again? yes or no If no why not?

Absolutely.

11. Did they require a lot of supervision or work well independently?

While they met with us weekly at least, the majority of their work was done independently.

12. Would you like to add anything else?

Building projects are never easy and I would work with JB Vang again anytime. We had a lot of COVID related delays but they were always right there with us, listening and problem solving.