

School Expansion Possibilities Committee

April 8, 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. Visit with JB Vang on owner's rep relationship information and collect information
Feasibility assessment is done pro bono. Would like to visit the school, go through enrollment, facility needs, future plans to develop a project budget.

Create a "massing" plan.

After this is done, look at current site feasibility and/or need to relocate.

Begin architectural design, financing, closing, and then finally construction.

Meet at 4:30 pm on April 13th, John to invite Kou, Justin, Dan, and Jennifer. ½ hour tour followed up by discussion in 7C.

John to send blueprints along with current student addresses and waitlist student addresses.

2. Other

4. Future meeting dates: April 28, 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

Reference (Contact name / details)	MSA Contact	Notes
<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 (1)
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	See below (3)

NTH, Inc.

Reference (Contact)	MSA Contact	Notes
Dunwoody College of Technology Rich Wagner President (612) 381-3099 rwagner@dunwoody.edu	Dan Ellingson	Email sent
Lake Country School Angela Mullin Office Administrator	Dan Ellingson	Email sent

(612) 827-3707 amullin@lakecountryschool.org		
MacPhail Center for Music		
Saint Paul Academy	Jennifer Yiangou	Left message for Pete
The Family Partnership Molly Greenman President and CEO (612) 339-9101 mgreenman@thefamilypartnership.org	Dan Ellingson	See response below (2).

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?

(1) 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 JBVang 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 JBVang 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 JBVang again anytime. We had a lot of COVID related delays but they were always right there with us, listening and problem solving.

(2) On Wed, Mar 24, 2021 at 11:12 AM Molly Greenman
<MGreenman@thefamilypartnership.org> wrote:

Dan,

I would be happy to give a reference for NTH!

1. What was your relationship with the developer? NTH has been our project rep on a \$23 million capital campaign and project, since 2014. They had done some pro bono work for us, on facility related issues prior to this, but competed successfully over two other entities for the big project. They worked with us from day one, managing the architect (BWBR) and construction firm (Mortenson); finding and purchasing the property; working closely with our campaign consultants, board and staff. The property we wanted was more than we required, so we embarked on a partnership with PPL, and Twin Cities Landbank, which NTH really coordinated. They were with us every step of the way.
2. How long did you work with each other? 7 years and counting (construction was completed at the end of February, and furniture is still coming in). After Mortenson "handed over the keys," NTH has been on site to coordinate vendors and a few contractors, coming in and out.
3. How would you rate their work? Terrific. Everyone on their team (Tina Hoye, Paul Johnson, Dani Warren) is outstanding.
4. Were they dependable? Did they get to work on time? Absolutely dependable! Not sure that "getting to work on time" is relevant, but I will say, Paul Johnson agreeing to be on site at 7:00 am, the past few weeks, has been much appreciated by TFP staff!
5. Did they complete the tasks and assignments given to them? Absolutely
6. Did they take direction well? Yes, and really they were more often the "guiders." They were really good at laying out timelines, decision points, and helping us think through decisions.
7. What are their strong points? Getting things done, working as a team. They understand nonprofits, and work with board and donors, well.
8. What are their weak points? To be honest the only thing I can think of, is their original "sales pitch," lacked the "pizazz" of the competitors. That was a long time ago, and I suspect that may have changed. But, as an organization that is often referred to as a "workhorse, not a showhorse," NTH really fit with our organizational values.

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? Independently, and as I said, they were great about guiding me, and letting me know when and what needed my attention. This allowed me to continue to focus on running the organization, which is no small task, either.
12. Would you like to add anything else? Partnership is in our name and DNA. As such, I consider myself a good judge of quality – NTH is definitely in the top 5 of our organizational partners.

Happy to talk further, if need be, and best wishes with your project,
Molly

Molly Greenman, MSW

President and CEO

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(3) From: **Andy Cochrane** <Andy.Cochrane@northmemorial.com>

Date: Wed, Mar 24, 2021 at 2:21 PM

Subject: RE: D.J. Kranz Reference

To: Wendell Sletten <wsletten@mnmsa.org>, dick.howard1950@gmail.com <dick.howard1950@gmail.com>

Wendell,

I am happy to provide responses in support of you engaging DJ Kranz for your project. They have been the easiest and most trustworthy partner I have worked with in my 30+ year career. Please see my responses below:

Were you contracted with D.J. Kranz for the construction of the Maple Grove Hospital? Yes. I came to my role as CEO in late 2008 and DJ was well into their work on the construction of the hospital. We have continued to work with them on other work on both of our hospital campuses.

What role did you play within your relationship with D.J. Kranz? Executive leadership direction and decision making with DJ executives and project team including foreman.

What would you say were D.J. Kranz's strengths? Engagement with our team, follow through on timelines, holding subs accountable, infection prevention, flexibility working around needs of our team.

What would you say were D.J. Kranz's weakness or areas of improvement? Honestly don't have anything that stands out. Initially I was concerned with their size given the scope of our project (5 floors of hospital space attached to an existing ambulatory operation) but that was never a hinderance or challenge.

What was a highlight of working with D.J. Kranz? Besides the project being delivered on time and under budget, I have enjoyed the relationships with the DJ team. They have remained a part of our health care family and have operated as if they have been part of our workforce. They are easy to work with and I trust their team.

On a scale of 1-10, (one being not satisfied and 10 being extremely satisfied) how would you rank your experience with D.J. Kranz? 9 (I find it hard to ever give anyone a 10)

Would you rehire D. J. Kranz for future projects? Why or why not? I would for the reasons listed above.

Best of luck with your project!

Andy

Andy Cochrane

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