

School Expansion Possibilities Committee

April 28, 2021

9:00 a.m.

In Attendance (underlined): Dan Ellingson, J. Kou Vang, Tong Khong

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:

Review their financial / school projection document.

1. Two five year plans were shared 924 students or 1232 students
2. Need to focus on five years for bond payments
3. Existing 68,500sqf needs to go to 104,000sqf or 153,000sqf
4. The current proposals are short of \$69,000 or \$89,000 annually, but could be resolved
5. If we want to move in **2022-23 year**, we need to close financing latest by **Sept 2021**

Next steps

1. J.B. Vang will talk to Ortho about potentially selling their site
2. J.B. Vang will create an architect "massing plan" by May 14th
3. J.B. Vang will create options 1b and 2b with zeroed out funding from gen ops
4. Dan will share information with Expansion Committee and Finance team
5. Next Expansion full committee meeting **May 27th 4:30 PM**

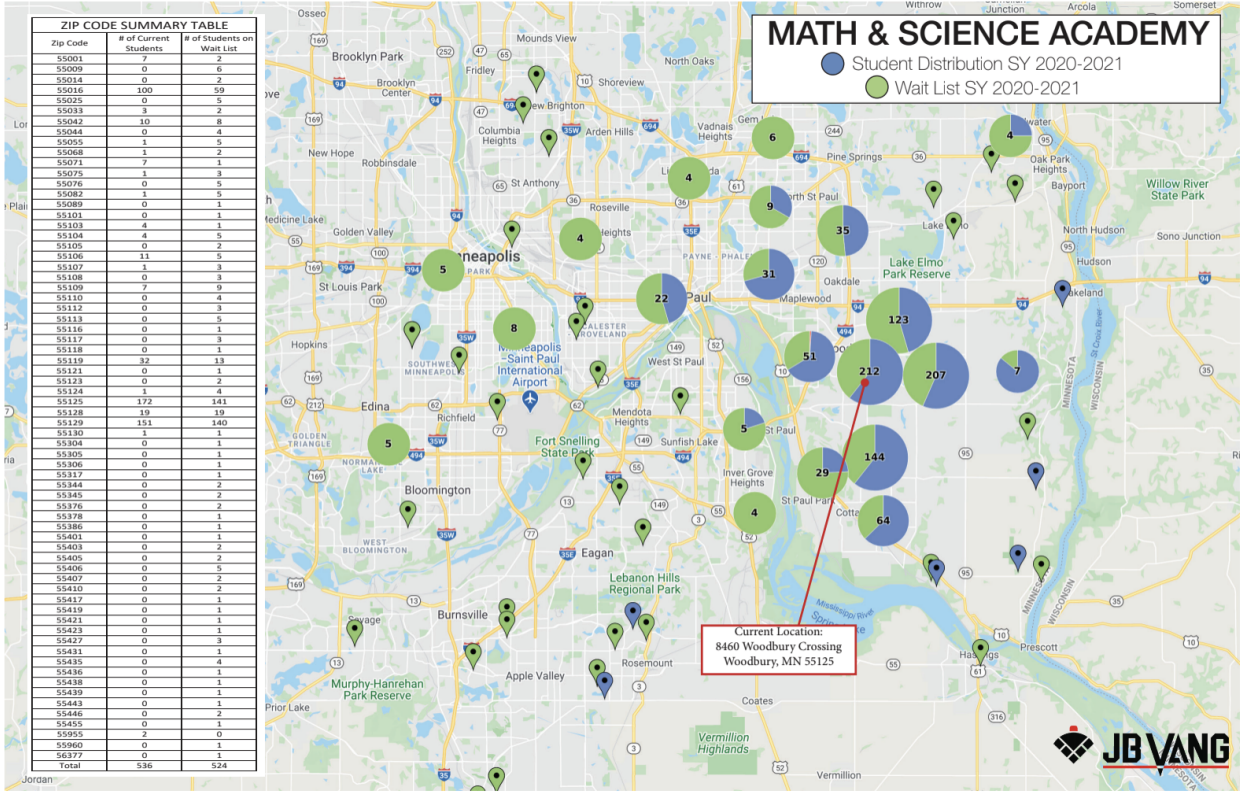
MATH AND SCIENCE ACADEMY

Pre-liminary Project Budget | 4.22.2021

	OPTION 1 Max Rent 924 Students Revenue Bonds New Construction & Renovation		OPTION 2 Max Rent 1,232 Students Revenue Bonds New Construction & Renovation
1 ACQUISITION COSTS			
2 Acquisition Bldg C	750,000.00		750,000.00
3 Acquisition Bldg D	852,000.00		852,000.00
4	1,602,000.00		1,602,000.00
5			
6 PROJECT HARD CONSTRUCTION COSTS:		Bldg Size (SF)	Bldg Size (SF)
7 Renovation of Existing Building (\$85/SF)	2,720,000.00	32,000	2,720,000.00 32,000
8 New Addition (\$190/SF)	13,680,000.00	72,000	23,013,180.00 121,122
9	Total:	104,000	25,733,180.00 153,122
10	Total Building Size (SF)	104,000	153,122
11			
12 PROJECT SOFT COSTS:			
13 Architects / Engineering Fees (5.00%)	\$820,000.00		\$1,286,659.00
14 Reimbursables (NTE)	\$25,000.00		\$25,000.00
15 Land Use Application Fees	\$25,000.00		\$25,000.00
16 WAC & SAC Charges	\$300,000.00		\$300,000.00
17 Title Work	\$50,000.00		\$50,000.00
18 MRT Fee	\$75,000.00		\$75,000.00
19 Park Dedication Fees	\$25,000.00		\$25,000.00
20 Construction Inspection Fee	\$25,000.00		\$25,000.00
21 Project Management Fees	\$962,600.00	4.00%	\$1,416,160.00 4.00%
22 Soil Borings	\$15,000.00		\$15,000.00
23 Phase I ESA	\$7,500.00		\$7,500.00
24 Phase II ESA	\$5,500.00		\$5,500.00
25 RAP	\$5,000.00		\$5,000.00
26 Haz Mat Assessment	\$7,500.00		\$7,500.00
27 Soil Mitigation	\$250,000.00		\$250,000.00
28 ALTA Survey - As Built	\$10,000.00		\$10,000.00
29 TOTAL PROJECT SOFT COST	\$2,608,100.00		\$3,528,319.00
30			
31 Project Contingency	\$750,000.00		\$750,000.00
32 TOTAL CONSTRUCTION COSTS	\$21,360,100.00		\$31,613,499.00
33			
34 COST OF ISSUANCE			
35 Cost of Issuance (Legal Fees, Forcast, Issuer)	\$350,000.00		\$350,000.00
36 Underwriter's Discount	\$360,975.00	1.50%	\$531,060.00 1.50%
37 Capitalized Interest	\$782,112.50	12 Months	\$1,150,630.25 12 Months
38 Debt Service Reserve	\$1,161,220.03		\$1,708,366.25
39 Conduit Issuance Fee	\$50,000.00		\$50,000.00
40 TOTAL COST OF ISSUANCE	\$2,704,307.53		\$3,790,056.25
41			
42 TOTAL PROJECT COST	\$24,064,407.53		\$35,403,555.25
43			
44 FINANCING ASSUMPTIONS:	\$ 24,065,000.00		\$ 35,404,000.00
45	Amortization:	35	35
46	Non-Rated:	3.25% Arbitrage Yield	3.25% Arbitrage Yield
47	Project Debt Service (P&I):	\$1,161,220.03 No Escrow Amt	\$1,708,366.25 No Escrow Amt
48	Estimated Escrow:	\$0.00	\$0.00
49	Total Debt Service:	\$1,161,220.03 Old & New Bond	\$1,708,366.25 Old & New Bond
50	Max Rent:	\$1,092,079.00 Full Enrollment	\$1,618,847.00 Full Enrollment
51	Funds from Gen Ops:	(\$69,141.03)	(\$89,519.25)
52	Number of Students at Lease Aid:	47 \$1,460/Student	61 \$1,460/Student
53	Number of Students:	7 \$10,000/Student	9 \$10,000/Student
54	S&P Rating:	BBB-	BBB-

6.

Zip Code	# of Current Students	# of Students on Wait List
55001	7	2
55009	0	6
55014	0	2
55016	100	59
55025	0	5
55033	3	2
55042	10	8
55044	0	4
55055	1	5
55068	1	2
55071	7	1
55075	1	3
55076	0	5
55082	1	5
55089	0	1
55101	0	1
55103	4	1
55104	4	5
55105	0	2
55106	11	5
55107	1	3
55108	0	3
55109	7	9
55110	0	4
55112	0	3
55113	0	5
55116	0	1
55117	0	1
55118	0	1
55119	32	13
55121	0	1
55123	0	2
55124	1	3
55125	172	141
55128	19	19
55129	153	140
55130	1	1
55304	0	1
55305	0	1
55306	0	1
55317	0	1
55344	0	2
55345	0	2
55376	0	2
55378	0	1
55386	0	1
55401	0	1
55403	0	2
55405	0	2
55406	0	1
55407	0	2
55410	0	2
55417	0	1
55419	0	1
55421	0	1
55423	0	1
55427	0	3
55431	0	1
55435	0	4
55436	0	1
55438	0	1
55439	0	1
55443	0	1
55446	0	2
55455	0	1
55955	2	0
55960	0	1
56377	0	1
Total	536	524



7.