

FACILITIES COMMITTEE
Tuesday, March 22, 2011 8:30 AM

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

Agenda

1. North Education Center (NEC) Facilities Committee Agenda for March 22, 2011

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

GROUP: Facilities Committee

DATE: March 22, 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. J.E. Dunn Bid Award and Contract	<ul style="list-style-type: none">Committee members will discuss the final pre-award meeting and recommend approval of the low bid & Best Value general contractor award for NEC to JE Dunn.	20 minutes Tom S	
2. Demolition Progress	<ul style="list-style-type: none">Committee members will discuss the progress of the Hosterman demolition & land prep.	10 minutes Tom S	
3. NEC Financing & Project Timeline	<ul style="list-style-type: none">Committee members will discuss the project timeline and set-sale resolution for the 3-24 Board meeting.	20 minutes Janet & Tom	
4. Care & Treatment Memo & Special Ed ADM Update	<ul style="list-style-type: none">Committee members will understand the requests received by 287 related to Care & Treatment programs and special education enrollment projections for	30 minutes Sandy L	

The mission of Intermediate District 287 Is to be the premier provider of innovative specialized services to ensure that each member district can meet the unique learning needs of its students.

	FY12.		
5. NEC Fact Sheet – revised March 2011	<ul style="list-style-type: none"> Committee members will review a draft of the March NEC Fact Sheet. 	10 minutes Tom S	

HANDOUTS:

1. J. E. Dunn Contract
2. NEC Timeline Document – revised 3-16-11
3. Draft NEC Fact Sheet – revised March 2011
4. 3-15-11 Memo from Laura Keller-Gautsch re Care & Treatment and Day Treatment Requests
5. Compilation ADM Graph Data with Total Planned ADMs for 2011-2012

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: Lea Dahl, Don Draayer, Linda Johnson, Michèle Kunz, Sandy Lewandowski, Peyton Robb, Tom Shultz, Mark Thiede (TSP) Rick Wessling (TSP)

Additional Board Members: Carol Bomben, Ann Bremer, Carter Peterson

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	Tom S shared Best Value process going forward: <ul style="list-style-type: none"> Bid proposals from 11 general contractors and 5 demountable wall contractors came in yesterday Demountable wall bids were for 4 systems from 5 vendors ASU is currently assembling information packet that will be sent electronically to our Evaluation Team Sub contractor prices have not yet been broken out The price range for the combined total for construction proposals including: <ul style="list-style-type: none"> base (1st & 2nd floors) alternate (3rd floor) 5% contingency and demountable wall system came in as follows: <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>Low</u></td> <td style="text-align: center;"><u>High</u></td> <td style="text-align: center;"><u>Average</u></td> </tr> <tr> <td style="text-align: center;">\$28,445,214</td> <td style="text-align: center;">\$35,350,291</td> <td style="text-align: center;">\$31,489,716</td> </tr> </table>	<u>Low</u>	<u>High</u>	<u>Average</u>	\$28,445,214	\$35,350,291	\$31,489,716
<u>Low</u>	<u>High</u>	<u>Average</u>							
\$28,445,214	\$35,350,291	\$31,489,716							
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. 	60 minutes Janet & participants	Janet J explained the Lease Cost Comparison graphs based on the current lease levies. One reflects a possible additional \$5 million in financing; the other a possible \$3 million in additional financing. Sandy L reiterated that we cannot submit a revised Review and Comment to the MDE without Board approval. After a positive discussion, a motion to recommend full Board approval of the 3rd floor alternate space was made by Don Draayer and seconded by Michèle Kunz. Motion was passed unanimously.						

	<ul style="list-style-type: none">• Next steps related to the 3rd floor decision & Best Value timelines will be discussed.		
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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 March 16, 2011

Date	Action Taken	Status
12-1-2010	RFP Released	Completed
12-15-2010	Education Meeting and Pre-Bid Meeting	Completed
12-21-2010	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
1-18-2011	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.)	Completed
2-7-2011	Bid Proposals Due (2:00 P.M.)	Completed
2-8-2011	Review of Proposals by 287 (4 days) (Review Comm.-Peyton)	Completed
2-8-2011	Facilities Committee Meeting – 3 rd floor recommendation	Completed
2-10-2011	Board Meeting – 3 rd floor, financing authorization, Review & Comment (full Board)	Completed
2-11-2011 – if needed	Addendum Review & Comment for 3 rd Floor to MDE	Completed
2-(14-17)- 2011	Best Value Conference	Completed
2-18-2011	Interview of Shortlisted General Contractors (Review Comm.-Peyton)	Completed
2-18-2011	Identification of Potential Best Value Contractor	Completed
3-4-2011	MDE Approves Addendum to Review & Comment	Completed
3-12 & 3-18, 2011	Pre Award Meetings with potential General Contractor	Completed
3-10-2011	Board Directs Administration to Proceed with \$4.1 additional Financing	Completed

Revised 3-16-11
Revised 1-11-11
Revised 1-18-11
Revised 2-8-11

3-22-2011	Facilities Committee Recommends General Contractor & Contract	
3-24-2011	District 287 Board Approval of the contract for the General Contractor District 287 Board Approves Resolution for Sale of COPs & Remaining Financing Parameters (full Board)	
5-12-2011	Board Approves Resolution for Sale of COPs (full Board)	
TBD	Facilities Committee Recommends Demountable Wall System Contractor	
TBD	Board Approval of Demountable Wall System Contractor	

Revised 3-16-11
Revised 1-11-11
Revised 1-18-11
Revised 2-8-11



Intermediate District 287

North Education Center NEC

March 2011 Fact Sheet #4

Background

North Education Center (NEC) will be built to replace the Hosterman Education Center after a 15-month comprehensive facilities study showed it to be the most cost-effective solution to replace the aging facility. See the November, 2010 Q & A document for more background information on the NEC story.

NEC will be a flexible educational site that offers multiple programs for students. Wherever possible, NEC will replicate staffing and operational efficiencies seen at South Education Center in Richfield and easily adapt as programs grow and change to meet students' needs.

Size: 157,521 sq ft – 3 floors **Land:** 10 acres **Architect/Engineer:** TSP, Inc.
General Contractor: J.E. Dunn

Timeline

October 2010	Design Development phase completed, CUP approved by City of New Hope, Financing of COPs with QSCABs for \$29.8M completed
November 2010	Demolition & site preparation for construction begins
December 2010	Best Value RFP for general, mechanical & electrical contractors released
February 2011	Responses to RFP due
March 2011	Contract for general contractor awarded
April 2011	Additional financing completed & construction begins
Fall 2012	Occupancy

Costs/Financing

NEC will provide long-term stability to District 287's lease expenses and keep costs to member districts in line with current lease levy amounts, while taking full advantage of current economic conditions for construction, low interest rates and federal stimulus funding.

Project Cost	\$35.1 million
Financing	\$29.8 million federal Qualified School Construction Bonds awarded – largest QSCAB award in MN (only need \$24.9 million to pay off due to interest earned on sinking fund) \$ 4.1 million additional long term financing \$ 1.1 million from District 287 operating budget
Moody's Rating	Aa2
Land Purchase	\$1.175 million to Robbinsdale Area Schools
Comparison with SEC	With the 3 rd floor alternate, NEC will be 45% larger than SEC at a 55% lower cost

Programs/Enrollment

NEC will include classrooms for area learning center high school students, onsite daycare for infants and toddlers, and structured settings for students with autism, emotional/behavioral disorders and/or fetal alcohol syndrome. NEC will serve approximately 350 students who currently attend Sandburg, North Vista and Invest/Venture High School, and approximately 50 infants and toddlers of enrolled students.

With the recent Board approval of a 3rd floor option, OPTIONS High School and STRIVE Secondary will move from Bren Road to NEC. Some of the SAFE students currently at Bren Road will also move to NEC. ALC programs City West Academy, and PCA currently residing

Fact Sheet

at Shady Oak Crossing will then be moved to Bren Road, saving \$336,149 annually in lease costs. (Shady Oak lease will expire in 2013.)

The two remaining leased sites will be NWTC (24,048 sq. ft.) and VET Northland (5,448 sq. ft.)

Mission District 287's mission is to be the premier provider of innovative specialized services to ensure that each member district can meet the unique learning needs of its students.

Intermediate District 287

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M E M O R A N D U M

Date: March 15, 2011
To: Sandy Lewandowski, Superintendent, Colleen Baumtrog, Executive Director of Administrative Services, Jane Holmberg, Executive Director of Teaching and Learning, Char Myklebust, Director of Professional Learning
From: Laura Keller-Gautsch, Executive Director of Special Education
Re: Care and Treatment and Day Treatment Program requests and implications

The purpose of this memo is to summarize the recent requests from our member districts to provide educational services on their behalf to Care and Treatment and Day Treatment programs located within their district boundaries.

Requests

Implications

- | | |
|--|---|
| <p>1. Eden Prairie has requested that District 287 provide the educational services to the students placed in the On Belay girls residential treatment program which is located in their district boundaries. This includes approximately 18 girls that currently attend our City West ALC at Shady Oak.</p> | <p>Students currently attending City West under the ALC choice model would receive their educational services in a state approved Care and Treatment program starting fall of 2011. This change in program status will require compliance with current statutes and regulations as defined by Care and Treatment law.</p> |
| <p>2. Wayzata has requested that District 287 provide the educational services to the students placed in the On Belay boys residential program which is located in their district boundaries. This includes approximately 18 boys that are currently attending P.E.A.S.E Academy in Minneapolis.</p> | <p>Students currently attending PEASE Academy will attend the City West Care and Treatment program starting fall of 2011. The On belay program has requested that the boys and girls be educated in different facilities.</p> |
| <p>3. Osseo has requested that District 287 provide the educational services to the students placed in the PrairieCare treatment program located in their district boundaries. This includes approximately 20 students that are admitted to a hospital setting.</p> | <p>District 287 will assist Osseo in seeking MDE approval for this new Care and Treatment program and provide the staff and supervision for the educational component.</p> |
| <p>4. SEDAC has requested that District 287 develop a service delivery model to provide for the educational needs of students placed in two Day Treatment programs. While students receive treatment during part of their day, the district of residence must provide for the educational needs during the other part of their day. Although an option would be to transport students back to their own school for those services, the group determined it was more appropriate to provide services at the treatment facility.</p> | <p>District 287 would provide the staff and supervision for approximately 20 students in PrairieCare Day Treatment Program in Osseo and 40 students in the Storefront Day Treatment program in Hopkins.</p> |

In summary:

1. District 287 would increase services from two Care and Treatment programs (Epsilon and Omegon) to three Care and Treatment and two Day Treatment programs
2. Student enrollment would increase by approximately 80 students
3. Additional teaching and supervisory staff will be required.
4. District 287 would manage the student information, regular student tuition billing and data reporting for the purposes of MDE Uniform Tuition Billing
5. District 287 will explore space options at Bren Rd. in order to provide separate educational programming for the City West boys and girls
6. District 287 is anticipating additional requests from its member districts

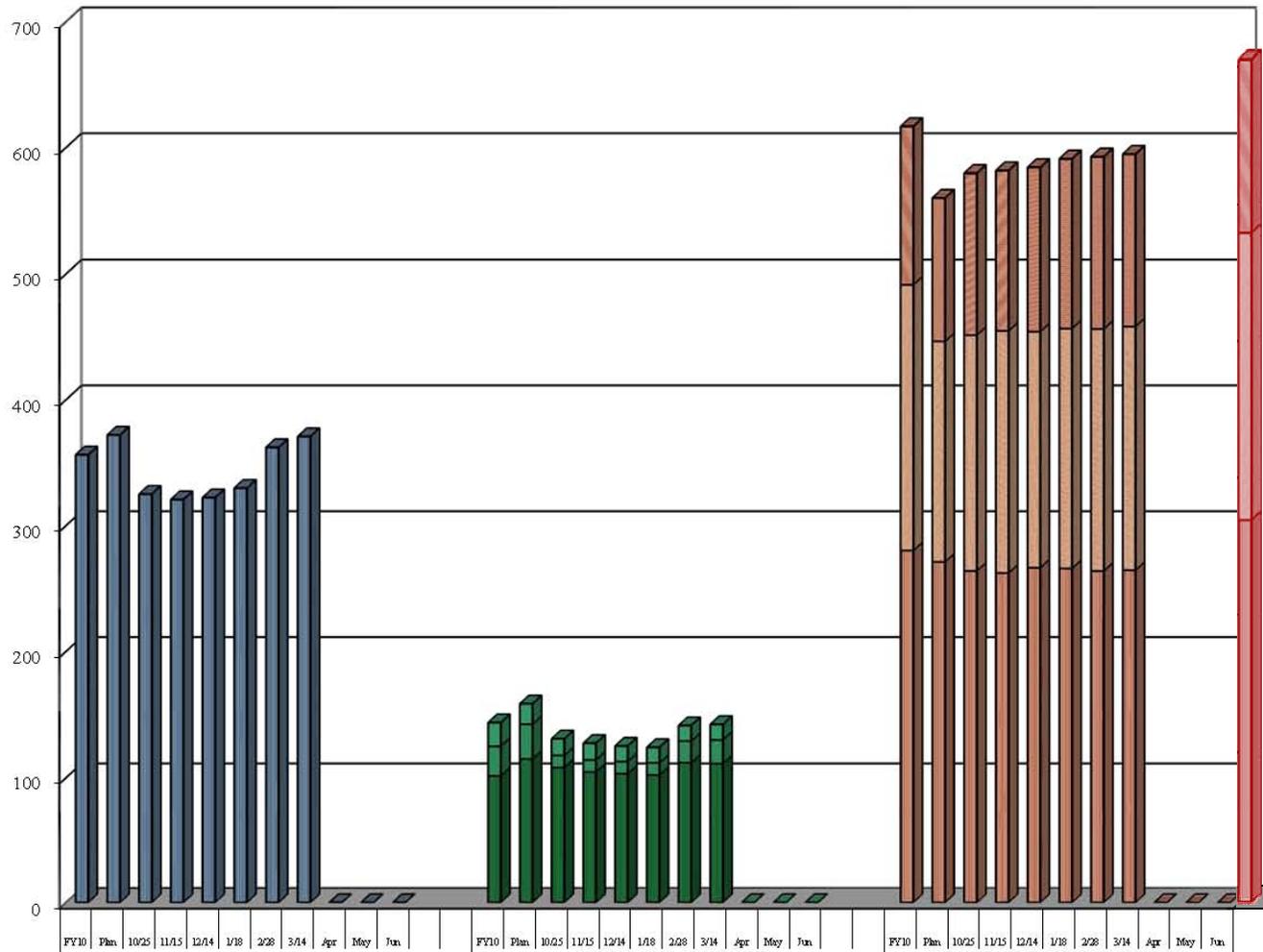
3/15/11 4:24 p.m.

Intermediate District 287

2010-11 Monthly Program ADM Data by Division

(does not include services)

- ALC/ELL
- Mentor Connection
- Career & Tech Level III
- Career & Tech Pathways
- Special Ed**
- Multi-Categorical
- DCD/EBD & EBD
- Transition



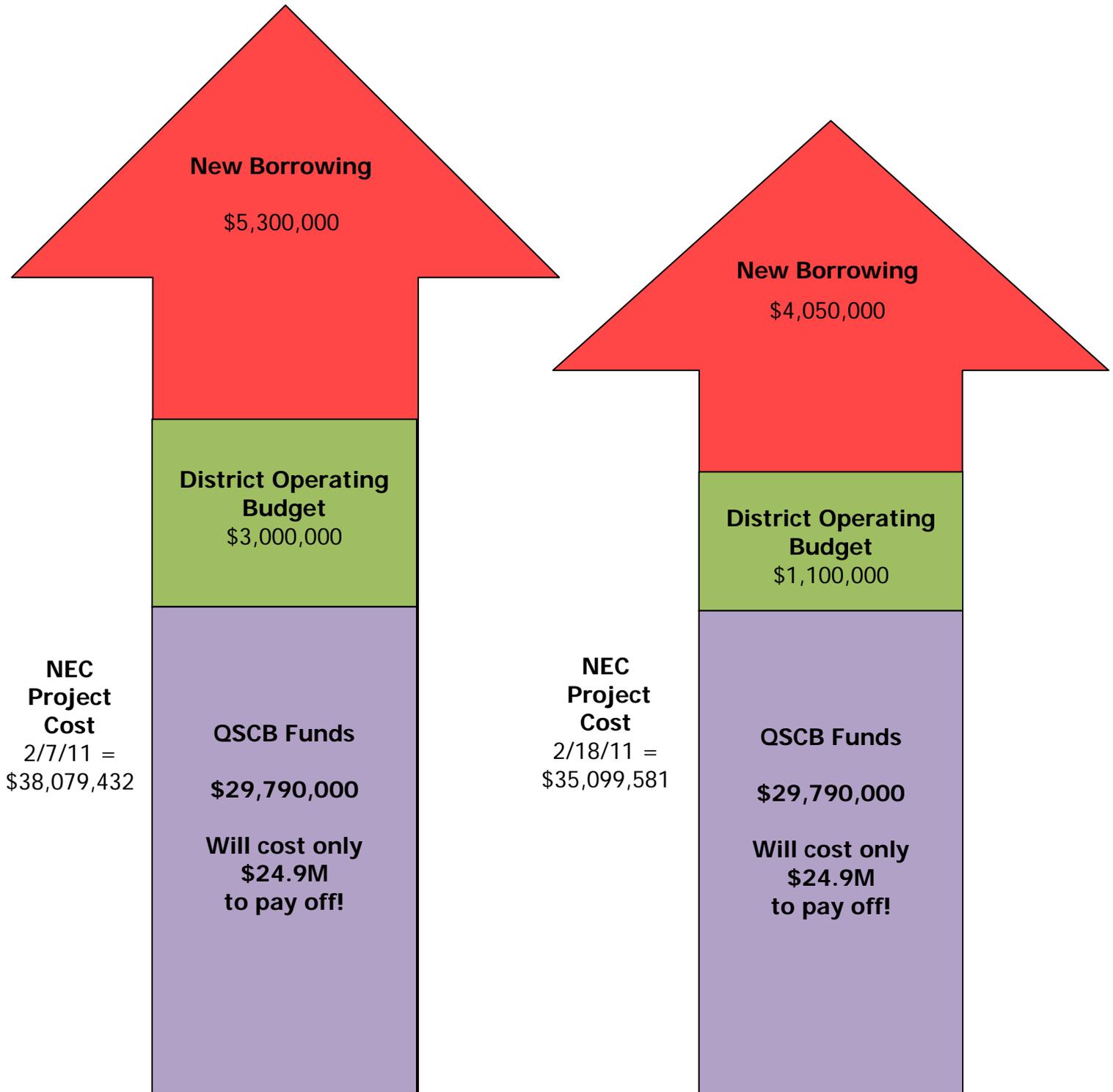
	ALC/ELL												CAREER & TECH												SPECIAL EDUCATION												
	FY10	Plan	10/25	11/15	12/14	1/18	2/28	3/14	Apr	May	Jun	FY10	Plan	10/25	11/15	12/14	1/18	2/28	3/14	Apr	May	Jun	FY10	Plan	10/25	11/15	12/14	1/18	2/28	3/14	Apr	May	Jun				
Multi-Categorical																							125.54	113.53	128.23	126.97	130.16	134.49	136.53	136.65	0.00	0.00	0.00	144.45			
DCD/EBD & EBD																							211.12	175.21	187.39	192.40	187.63	190.64	192.30	199.61	0.00	0.00	0.00	214.94			
Transition																							280.19	271.20	264.00	262.40	266.30	265.96	263.92	264.58	0.00	0.00	0.00	295.69			
Mentor Connection												18.81	16.22	13.20	13.20	12.32	12.32	12.32	12.32	0.00	0.00	0.00															
Level III												23.58	27.57	9.66	9.66	9.66	9.66	17.18	18.85	0.00	0.00	0.00															
Pathways												101.47	115.00	108.10	104.58	103.26	102.16	111.95	111.29	0.00	0.00	0.00															
ALC/ELL	336.21	372.00	324.97	320.65	322.22	329.77	362.12	370.76	0.00	0.00	0.00																										
																																		Total Planned ADMs for 2011-2012			

North Education Center Financing Graphic

157,000 sq. ft. 3-Story Building
Using average building cost of bid
proposals

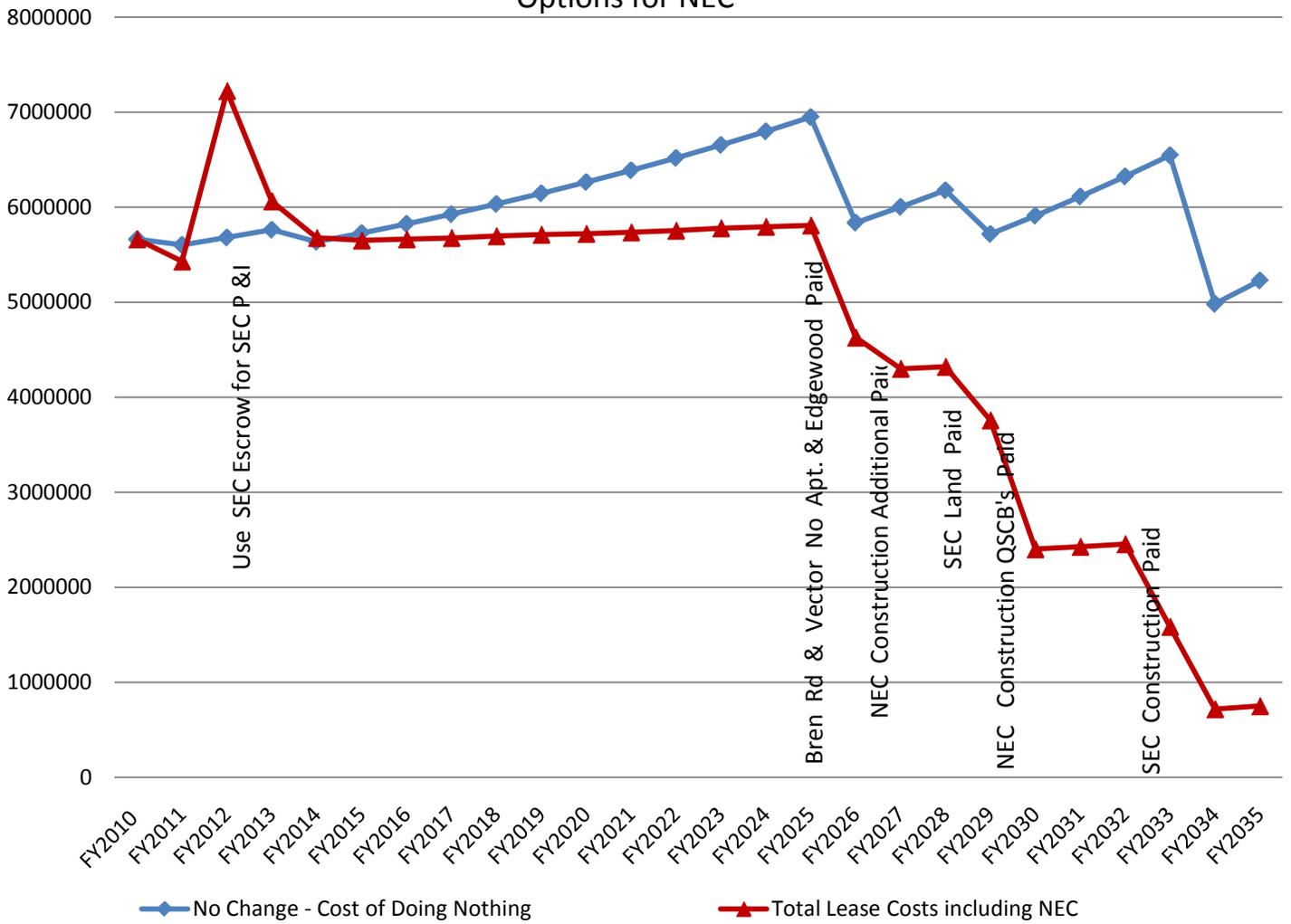
157,000 sq. ft. 3-Story Building
Using cost of selected general contractor

287 Board Approved March 10, 2011



Total Lease Cost Comparison

Options for NEC



ASSUMPTIONS:

- * \$29.8 M of financing completed 10/28/10 using QSCB allocation - paid off in 19 years (FY29)
- * \$4.1 M of additional financing 4/11 to complete NEC Project with 3rd Floor - paid off in 15 years (FY26)
- * \$1.1 M of other District Resources for FF&E
- * \$35.0 Total cost of NEC Project based upon pre-award RFP's and TSP estimates of other costs
- * Plan to cover FY12 Increase: \$1.9 million from SEC escrow for SEC P & I FY12-FY14
- * FY34 and beyond shows all current COP's and capital leases (Principal & Interest) paid off and continuing operating leases on 2 sites (NWTC and Northland VET).