

RESOURCE GUIDE

Saturday, December 31, 2011 6:30 PM Central

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

1. North Area Facilities Information/North Education Center Information
 - 1.1. Schematic Design Report presented at the June 24, 2010 Board Meeting
 - 1.2. North Education Center information presented at the October 8, 2009 Board Meeting
 - 1.3. North Education Center information presented at the August 27, 2009 Board Meeting
 - 1.4. North Education Center information presented at the July 23, 2009 Board Meeting
 - 1.5. North Education Center information presented at the June 25, 2009 Board Meeting
 - 1.6. North Education Center information presented at the June 11, 2009 Board Meeting
 - 1.7. North Education Center information presented at the May 28, 2009 Board Meeting
 - 1.8. North Education Center information presented at the April 23, 2009 Board Meeting
 - 1.9. North Education Center Information presented at the March 26, 2009 Board Meeting
 - 1.10. North Education Center information presented at the February 12, 2009 Board Meeting
2. Edgewood Information
3. Strategic Plan / Year One

SCHEMATIC DESIGN REPORT



NORTH EDUCATION CENTER
NEW HOPE, MINNESOTA



To Solve. To Excel. Together.

18707 OLD EXCELSIOR BOULEVARD
MINNEAPOLIS, MN 55345

TSP PROJECT NO. 05080925
JUNE 24, 2010

TABLE OF CONTENTS

NARRATIVE

- GENERAL 1
 - Space Needs Program
 - Schedule
 - Budget
- SITE 10
- STRUCTURAL SYSTEMS..... 13
- ARCHITECTURAL..... 14
- INTERIOR DESIGN..... 16
- MECHANICAL 18
- ELECTRICAL 23
- TECHNOLOGY 25
- FOOD SERVICE..... 28

DRAWINGS

- AERIAL PHOTOGRAPH
- SITE SURVEY
- LANDSCAPE PLAN
- GRADING & UTILITY PLAN
- MAIN LEVEL FLOOR PLAN
- SECOND LEVEL FLOOR PLAN
- THIRD LEVEL AND ROOF PLAN (ALTERNATE)
- EXTERIOR IMAGES

GENERAL

Introduction

The project site is the current Hosterman School located at 5530 Zealand Avenue North in New Hope, Minnesota. The existing Hosterman School will be demolished, and the new North Education Center will be constructed in its place.

The proposed building is approximately 129,630 square feet. It will be a two story building with mechanical penthouses. It is Intermediate District 287's intent that the new building be comparable to the recently constructed South Education Center. The design concepts, quality of construction materials, systems, and detailing should be consistent with those found in the South Education Center. The underlying goal is for classroom flexibility and adaptability. Construction of a partial third floor shell space is being considered as an Add Alternate.

Space Needs

The Space Needs Program of June 15, 2010 forms the basis of the building design. The program was prepared by TSP, Inc. in conjunction with Intermediate District 287 staff and administrators.

Schedule

The project schedule calls for building demolition to occur the summer/ fall of 2010 followed by site work in November 2010 and building construction starting spring 2011. Occupancy of the new building will be mid summer 2012.

Budget

The budget includes all project related costs including construction, furnishings and equipment, professional fees, administrative costs, and contingencies.

Sustainable Design

The Minnesota Department of Education requires this project to use sustainable design concepts. The Board has chosen to follow environmentally conscience design approach but not to seek USGBC, LEED certification. Many if not all sustainable design features used in the South Education Center will be incorporated into the North Education Center.

Building Code Summary

The governing code is the Minnesota State Building Code, which includes the 2006 International Building Code (IBC).

Occupancy Groups

The building is primarily educational Group E. There is a childcare program that is Group I-4. The gymnasium is an assembly Group A-3, but is accessory to Group E, so is not considered a separate occupancy, and is less than 10% of the floor area.

Type of Construction

Construction Type is II-B.

Building Area and Height

- Building Area – 129,630 square feet.
- Building Height - The three-story building will have a maximum height of 42 feet.
- An automatic fire sprinkler system is provided throughout.

Fire Rated Construction

The building is of non-fire rated construction, with the following exceptions.

- One-hour at stair enclosures and shafts
- One-hour at elevator lobbies
- One hour at science lab
- One-hour at janitor closets and storage rooms over 100 sf.
- Two-hour fire/ area separation wall

Plumbing Fixtures

- Approximately 45 water closets and urinals.
- Approximately 55 sinks.
- Approximately 8 drinking fountains.

City of New Hope Zoning Code Summary

The site is zoned R-1, Single Family Residential. Schools and day cares are conditional uses and require a conditional use permit.

Setback Requirements

- Front - 30 feet to the structure.
- Rear - 25 feet to the structure.
- Side - 20 feet to the structure.
- Parking and drives - 20 feet.

Maximum Height - 2 ½ stories, 32 feet high.*

*Variance will be required to modify this.

Parking Requirements

The new facility will employ about 200 staff and will serve approximately 350 students. There will also be 2 vans parked on site. Approximately 250 parking spaces are provided, some of which will be designated as preferred parking for car pools.

	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12		
1. Pre Design	Pre Design																																			
	*Confirm Space Program *Confirm Overall Building Sz *Set Project Budget *Set Project Schedule *Site Due Diligence																																			
2. Summer Transportation				Sum Tran																																
3. Fall Transportation				Fall Transportation																																
4. Finance (BAB)				Finance (BAB)																																
5. Design					SD	DD	CD																													
					Schematic Design *Site Design *Building Design *Building Systems Concepts *Energy Modeling *LEED Goals *Cost Estimate *Board Approval	Design Development *Develop Building Envelope *Develop Interior Fit Up *Develop Building Systems M, E, P, Technology *85% Complete Site Design *Watershed District Approval *Cost Estimate *Board Approval	Construction Documents *Building Details *Building System Details *Cost Estimate *Board Approval																													
6. Review & Comment						R & C																														
						*Collect Required Data *Submit Documents																														
7. Conditional Use Permit							CUP																													
							*Understand Process and Schedule *Prepare Documents *Neighborhood Meetings *Planning Commission Meetings *City Council Hearing																													
8. Demolition Documents				Demo Doc																																
9. Move to Sandburg						Move																														
						*Contract Movers *Purge *Pack/ Move/ Unpack																														
10. Demolition Bid						Bid																														
						*Review Bids *Board Approval																														
11. Abatement						Abate																														
						*By ISD 281																														
12. Demolish Hosterman							Demo																													
							*Remove/Recycle Solid Waste *Remove Hazardous Waste *Demolish/Recycle Building																													
13. Bid Phase 1							Bid Ph. 1																													
							*Review Bids (PIPS) *Board Approval																													
14. Bid Phase 2								Bid Ph. 2																												
								*Review Bids (PIPS) *Board Approval																												
15. Construction							Phase 1 Construction				Phase 2 Construction																									
							*Site Work *Footings/Foundations *Structural Steel				*Remainder of the Work																									
16. Project Closeout																											Project Closeout									
																											*Complete Punch List *Submit Closeout Documents *Test and Balance *Complete Commissioning *Submit LEED Documents									
17. Move to NEC																												Move								
																											*Contract Movers *Pack/ Move/ Unpack *Install Furniture									

TSP Intermediate District 287
North Education Center
Preliminary Schedule- Hosterman
1/19/2009
3/15/2010 Revised
3/16/2010 Revised

To Solve. To Excel. Together



**INTERMEDIATE DISTRICT 287
NORTH EDUCATION CENTER
SPACE NEEDS PROGRAM**

To Solve. To Excel. Together. June 15, 2010

PROGRAM	FUNCTION	2/17/10				5/6/10				6/15/10			
		Number of Students	Number of Staff	Number of Rooms	Square Feet Per Room	Programmed Square Feet	Number of Rooms	Square Feet Per Room	Designed Square Feet	Number of Rooms	Square Feet Per Room	Designed Square Feet	
ELEMENTARY SCHOOL													
(ASD, DCD, EBD)		50	27.0										
	Classroom		24.0	8	900	7,200	8	900	7,200	8	891	7,128	
	Large sensory room			0	900	0	0	900	0	0	900	0	
	Commons			1	400	400	1	400	400	1	378	378	
	Toilets- students			4	55	220	0	55	0	4	47	188	
	Toilets- staff			2	55	110	0	55	0	2	47	94	
	Office- facilitator		1.0	1	120	120	0	120	0	1	120	120	
	Office- social worker		1.0	2	100	200	0	100	0	1	100	100	
	Office- behavioral specialist		1.0	1	100	100	0	100	0	1	100	100	
	Office									1	100	100	
	Break out room			4	84	336	5	90	450	4	100	400	
	Teacher/ para office			4	180	720	5	200	1,000	0	200	0	
	Para storage			16	1	16	0	0	0	0	0	0	
	General storage			1	400	400	0	400	0	1	330	330	
	Janitor Closet			1	45	45	0	45	0	1	45	45	
	Electrical Closet			1	30	30	0	96	0	1	80	80	
	Support						1	1,400	1,400	0	1,400	0	
	Circulation Factor					2,969			3,135			4,052	
TOTAL AREA						12,866			13,585			13,115	
SUN													
(ASD)		55	29.4										
	Classroom		27.0	9	900	8,100	10	900	9,000	10	870	8,700	
	Large sensory room			0	900	0	0	900	0	0	900	0	
	Commons			1	400	400	1	400	400	1	780	780	
	Toilets- students			4	55	220	0	55	0	4	47	188	
	Toilets- staff			2	55	110	0	55	0	2	47	94	
	Office- facilitator		1.0	1	120	120	0	120	0	1	120	120	
	Office- behavioral specialist		0.3	1	100	100	0	100	0	1	100	100	
	Office- social worker		1.1	1	100	100	0	100	0	0	100	0	
	Office- co-located									1	204	204	
	Break out room			27	84	2,268	30	77	2,310	30	58	1,740	
	Teacher/ para office			4	180	720	5	297	1,485	5	283	1,415	
	Para storage			18	1	18	0	1	0	0	1	0	
	General storage			1	400	400	0	400	0	1	492	492	
	Janitor Closet			1	45	45	0	45	0	1	45	45	
	Electrical Closet			1	30	30	0	96	0	1	80	80	
	Support						1	1,800	1,800	0	1,800	0	
	Circulation Factor					3,789			4,499			4,502	
TOTAL AREA						16,420			19,494			18,460	
CIP/ STRIVE/ OPTIONS/ INVEST MS													
(DCD and EBD)		73	35.9										
	Classroom		33.0	11	900	9,900	10	956	9,560	10	857	8,570	
	Small Classroom			4	400	1,600	5	400	2,000	5	366	1,830	
	Commons			1	400	400	1	400	400	1	761	761	
	Toilets- students			5	55	275	0	55	0	4	47	188	
	Toilets- staff			2	55	110	0	55	0	2	47	94	
	Office- facilitator		2.0	2	120	240	0	120	0	1	120	120	
	Office- facilitator									1	100	100	
	Office- social worker		0.9	2	100	200	0	100	0	2	100	200	
	Break out room			5	84	420	5	90	450	5	72	360	
	Teacher work station			5	180	900	5	200	1,000	5	144	720	
	Para work station (incl above)			0	10	0	0	10	0	0	10	0	
	Para storage			24	1	24	0	1	0	0	1	0	
	General storage			1	400	400	0	400	0	1	479	479	
	Janitor Closet			1	45	45	0	45	0	1	45	45	
	Electrical Closet			1	30	30	0	96	0	1	80	80	
	Technology Closet									1	60	60	
	Mechanical Support									1	100	100	
	Support						1	1,800	1,800	0	1,800	0	
	Circulation Factor					4,363			4,563			4,753	
TOTAL AREA						18,907			19,773			18,460	

PROGRAM	FUNCTION	Number of	Number of	Number of	Square Feet	Programmed	Number of	Square Feet	Designed	Number of	Square Feet	Designed
		Students	Staff	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet
INVEST/ VENTURE												
(ASD)		25	6.5									
	Classroom		5.0	5	900	4,500	5	900	4,500	5	900	4,500
	Commons			1	400	400	1	550	550	1	400	400
	Toilets- students			3	55	165	3	55	165	0	55	0
	Toilets- staff			2	55	110	2	55	110	0	55	0
	Office- facilitator		1.0	1	120	120	1	112	112	1	120	120
	Office- social worker		0.5	1	100	100	1	112	112	1	100	100
	Break out room			6	84	504	5	50	250	5	50	250
	Teacher/ para office			3	180	540	3	200	600	2	185	370
	Teacher/ para office									1	92	92
	Para storage			12	1	12	0	1	0	0	12	0
	General storage			1	400	400	1	534	534	1	374	374
	Janitor Closet			1	45	45	1	50	50	0	50	0
	Electrical Closet			1	30	30	1	96	96	0	96	0
	Circulation Factor					2,078			2,124			1,846
TOTAL AREA						9,004			9,203			8,052

NORTH VISTA EDUCATION CENTER (NVEC)												
(ALC)		100	18.0									
	Classroom		6.0	6	900	5,400	7	1,000	7,000	7	891	6,237
	Staff curriculum storage			3	100	300	4	90	360	4	99	396
	Commons			1	900	900	1	900	900	1	891	891
	Toilets- students			2	225	450	2	143	286	2	240	480
	Toilets- staff			2	55	110	0	55	0	2	47	94
	Waiting			1	64	64	0	64	0	0	64	0
	Reception		1.0	1	64	64	0	64	0	1	64	64
	Office- facilitator		2.0	2	120	240	0	120	0	1	120	120
	Office- case manager		2.0	2	100	200	0	100	0	1	100	100
	Office- counselor		2.0	2	100	200	0	100	0	1	100	100
	Office- work experience coord		2.0	2	100	200	0	100	0	1	100	100
	Office- itinerant (4)		1.0	1	100	100	0	100	0	0	100	0
	Office- future									1	107	107
	Clerical		2.0	2	64	128	0	64	0	1	64	64
	Staff work/ communications room			1	100	100	0	100	0	1	117	117
	Storage			1	100	100	0	100	0	1	100	100
	Janitor Closet			1	45	45	0	45	0	1	45	45
	Electrical Closet			1	30	30	0	96	0	1	80	80
	Technology Closet			0	60	0	0	60	0	1	60	60
	Mechanical Support									1	100	100
	Support						1	1,800	1,800	0	1,800	0
	Circulation Factor					2,589			3,104			3,860
TOTAL AREA						11,220			13,450			13,115

DAYCARE												
		50	10.0									
	Daycare rooms (newborn/ toddler)		10.0	5	800	4,000	5	900	4,500	5	875	4,375
	Observation/ check-in			1	300	300	1	300	300	1	283	283
	Lactation			1	64	64	1	50	50	1	50	50
	Laundry			1	64	64	1	50	50	1	50	50
	Food prep			1	200	200	1	216	216	1	209	209
	Food serving			1	100	100	1	97	97	2	102	204
	Toilet			5	55	275	5	50	250	5	47	235
	Record Storage			1	64	64	1	97	97	1	102	102
	Janitor Closet			1	45	45	0	45	0	0	45	0
	Circulation Factor					1,534			1,668			1,802
TOTAL AREA						6,646			7,228			7,310

PROGRAM	FUNCTION	Number of	Number of	Number of	Square Feet	Programmed	Number of	Square Feet	Designed	Number of	Square Feet	Designed
		Students	Staff	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet
LEARNING POD												
			5.0									
	Classroom			0	400	0	0	400	0	0	400	0
	Computer Lab			1	400	400	1	400	400	1	400	400
	Literacy Library			1	1,000	1,000	1	1,080	1,080	1	1,412	1,412
	Circulum Storage			1	400	400	1	400	400	1	432	432
	Circulum Specialist		2.0	1	120	120	1	114	114	1	100	100
	IT Specialist		1.0	1	100	100	1	114	114	1	100	100
	Specialist									1	100	100
	Science Lab		1.0	1	1,000	1,000	1	960	960	1	960	960
	Science Prep			1	100	100	1	114	114	1	88	88
	Home Living Lab		1.0	1	1,000	1,000	1	960	960	1	960	960
	Home Living Laundry			1	20	20	1	20	20	0	20	0
	Home Living Storage			1	100	100	1	114	114	0	114	0
	Home Living Bathroom			1	50	50	0	50	0	1	88	88
	Art and Communication Careers		1.0	1	1,000	1,000	1	960	960	1	960	960
	Art and Communication Storage			1	100	100	1	114	114	1	88	88
	Classroom									1	960	960
	Classroom Storage									1	88	88
	Electrical Closet			1	30	30	0	96	0	0	96	0
	Circulation Factor					1,626			1,605			1,124
TOTAL AREA						7,046			6,955			7,860
VOCATIONAL POD												
			6.0									
	Lab- Attain/ Production		6.0	0	1,000	0	0	1,000	0	0	1,000	0
	Storage			0	1,000	0	0	1,000	0	0	1,000	0
	Circulation Factor					0			0			0
TOTAL AREA						0			0			0
ACTIVITY POD												
			0.0									
	Motor Space			0	3,000	0	0	3,000	0	0	3,000	0
	Motor Storage			1	300	0	1	300	0	1	300	0
	Gymnasium			1	6,000	6,000	1	6,400	6,400	1	6,000	6,000
	Fitness			1	1,000	1,000	1	1,680	1,680	1	780	780
	Gymnasium Storage			1	600	600	1	580	580	1	580	580
	Circulation Factor					2,280			2,598			740
TOTAL AREA						9,880			11,258			8,100
ADMINISTRATION												
			7.0									
	Office- building supervisor									1	200	200
	Office- principal		2.0	2	120	240	2	120	240	2	120	240
	Office- psychologist		2.0	2	120	240	2	120	240	2	120	240
	Police Liaison		1.0	1	48	48	1	48	48	1	48	48
	Co-Located offices for mental hlth			5	48	240	5	48	240	5	48	240
	Support staff work stations		2.0	2	48	96	2	48	96	2	48	96
	Work/ Mail Room			1	120	120	1	120	120	1	100	100
	Storage			1	120	120	1	120	120	1	120	120
	Circulation Factor					331			331			779
TOTAL AREA						1,435			1,435			2,063
FOOD SERVICE												
			4.0									
	Prep Kitchen		4.0	1	2,000	2,000	1	2,000	2,000	1	2,108	2,108
	Cafeteria			1	2,500	2,500	1	2,500	2,500	1	2,589	2,589
	Table Storage			1	400	400	1	618	618	1	662	662
	Staff Dining/ break room			1	400	400	1	400	400	1	527	527
	School Store Office									1	120	120
	School Store Storage									1	60	60
	School Store			1	100	100	1	130	130	1	100	100
	Jitterbug coffee bar			1	100	100	1	130	130	1	100	100
	Circulation Factor					1,650			1,733			1,880
TOTAL AREA						7,150			7,511			8,146
CONFERENCE ROOMS												
	Conference Rooms- small			0	120	0	0	120	0	0	120	0
	Conference Rooms- medium			4	280	1,120	4	280	1,120	2	220	440
	Conference Rooms- large			1	350	350	1	350	350	1	320	320
	Conference Rooms- large									1	340	340
	Conference Rooms- large									1	420	420
	Circulation Factor					441			441			456
TOTAL AREA						1,911			1,911			1,976

PROGRAM	FUNCTION	Number of	Number of	Number of	Square Feet	Programmed	Number of	Square Feet	Designed	Number of	Square Feet	Designed
		Students	Staff	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet	Rooms	Per Room	Square Feet
SUPPORT SPACES												
			5.0									
	Toilets- public			4	200	800	4	200	800	4	180	720
	Shower			2	72	144	2	72	144	0	72	0
	Building Engineer Office		1.0	1	100	100	1	100	100	0	100	0
	Janitor Closet		2.0	1	55	55	1	55	55	0	55	0
	Receiving/ Loading Dock			1	500	500	0	500	0	1	500	500
	Building Storage			1	3,000	3,000	1	3,962	3,962	1	3,000	3,000
	Building Reception/ Security		1.0	1	100	100	1	100	100	1	150	150
	Building Commons/ Lobby			1	1,000	1,000	1	1,000	1,000	1	891	891
	Health Office		1.0	1	900	900	1	850	850	1	765	765
	Circulation Factor					1,980			2,103			1,808
TOTAL AREA						8,579			9,114			7,834
MECHANICAL & ELECTRICAL												
	Air and Water					9,996			9,996			
	Mechanical- 1st floor											300
	Mechanical- 2nd floor											3,600
	Mechanical Penthouse									2	600	1,200
	Electrical					333			333			160
	Technology- service entrance											96
	Technology- MDF					750			750			403
TOTAL AREA						11,079			11,079			5,759
BUILDING CIRCULATION												9,380
TOTAL		353	108.9			122,143			131,996			129,630
THIRD FLOOR ALTERNATE												
TOTAL AREA												22,940

Intermediate District 287

North Education Center

Project Budget

March 1, 2010

June 18, 2010



To Solve. To Excel. Together.

	3/1/2010	6/18/2010
CONSTRUCTION	122,143 sf	129,630 sf
Site Construction Cost	\$ 1,800,000	\$ 2,365,558
Building Demolition Cost (\$307,318 from another source)	\$ -	\$ -
Building Construction Cost	\$ 20,770,000	\$ 23,954,250
General Conditions (in construction costs)	\$ -	\$ -
Construction Cost	\$ 22,570,000	\$ 26,319,808
Construction Contingency (5%; from another source)	\$ -	\$ -
Construction Market Discount (12%)	\$ -	\$ (3,158,377)
Subtotal Construction Cost	\$ 22,570,000	\$ 23,161,431
DESIGN AND CONSULTANT FEES		
Architects and Engineers	\$ 1,435,625	\$ 1,435,625
Reimbursable Expenses	\$ 33,746	\$ 33,746
Plan Reproduction	\$ 55,000	\$ 55,000
Furniture Design	\$ 24,500	\$ 24,500
Technology and Security Consultant	\$ 81,400	\$ 81,400
Review and Comment	\$ 2,500	\$ 2,500
Commissioning	\$ 100,000	\$ 100,000
Energy Modeling	\$ 10,000	\$ 10,000
LEED Certification	\$ 75,000	\$ -
Subtotal Fees	\$ 1,817,771	\$ 1,742,771
OWNER ADMINISTRATIVE COSTS		
Permits and Plan Review Fees	\$ 135,263	\$ 135,263
Hazardous Material (by others)	\$ -	\$ -
Site Survey	\$ 22,900	\$ -
Environmental Consultant: Phase I Environmental Assessment	\$ 19,179	\$ -
Builder's Risk Insurance	\$ 60,743	\$ 60,743
Liability Insurance	\$ -	\$ -
Quality Testing	\$ 65,060	\$ 65,060
Misc Admin and Legal	\$ -	\$ -
Subtotal Owner Administrative Costs	\$ 303,144	\$ 261,066
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)		
Furniture	\$ 350,000	\$ 350,000
Owner Equipment	\$ -	\$ 350,000
Computers	\$ -	\$ -
Security Systems	\$ 214,174	\$ 135,000
Signage	\$ 35,000	\$ 35,000
Technology	\$ 600,000	\$ 858,000
Classroom A/V Systems		\$ 367,000
Subtotal FF&E	\$ 1,199,174	\$ 2,095,000
Site Purchase	\$ 1,250,000	\$ 1,175,000
Project Contingency (10%)	\$ -	\$ -
Project Cost	\$ 27,140,089	\$ 28,435,268

THIRD FLOOR ALTERNATE

22,940 sf

Shell Space Construction Cost		\$	2,440,000
Build-out Construction Cost		\$	1,812,260
Construction Cost		\$	4,252,260
Design and Construction Contingency (15%; from another source)		\$	-
Construction Market Discount (12%)		\$	(510,271)
Total Construction Cost for Third Floor Alternate		\$	3,741,989
"DIRTT" Alternate (modular wall system)		\$	1,258,716
Playground Equipment		\$	32,000

SITE

Demolition of Existing Building

When the Hosterman School is vacated and asbestos abatement is complete the existing building will be demolished, and a new building will be constructed in generally in the same location.

Environmental Assessment

A Phase I Environmental Site Assessment Report will need to be completed as part of the purchase agreement.

Survey and Soils Report

An updated survey will need to be prepared as well as preliminary soils investigation done. In depth soils investigations can be done after Hosterman School is demolished.

Utilities

Water service

We assume the water service line will be 6" and connect to the building at the service dock location near to the Mechanical Room. The water line will continue northeast 27 LF to a tee for a fire hydrant location, then continue 8 LF to a 45° bend northwest for 56 LF to a 45° bend west 402 LF. It will connect into the existing 6" water main located in Zealand Avenue N.

Sanitary Sewer Service

The sanitary sewer service is assumed to be 6" and connect to the building by the southeast entrance. The sanitary sewer will continue east for 124 LF to a manhole then continue south 178 LF to tie into the existing 8" sanitary sewer. An alternate will be provided south of the toddlers playground and continue 196 LF east to connect to the existing sanitary service that continues northeast to the north-south main. This alternate depends on the size of the existing service and the approval of the City.

Gas Service

The gas service will connect to the building at the service dock location adjacent to the Mechanical Room and follow the same path as the water line service. The gas service will tie into the existing 4" gas main located along Zealand Avenue N. This tie in location needs to be confirmed with the gas utility company.

Electric Utility

Existing underground electrical, telephone and fiber optic lines are shown in the area. The service line connections shown are approximate and need to be verified by the utility companies.

Stormwater Management

Existing Conditions:

Currently the site is divided into three main basins. One basin flows to the northwest and is part of the City of New Hope basin designated SC-A7. The remainder of the site flows to the northeast and southeast. These basins are part of the City of New Hope basin designated SC-A3. The basin divide is approximately at the center of the existing building. The proposed site will maintain this flow pattern. A little more of the site will flow towards the east as the northwest corner of the site, which currently flows

to the west, will flow to the northeast corner instead. This concept was discussed in general with the City of New Hope City Engineer and was deemed acceptable in concept.

Proposed Conditions:

Three ponds (Ponds A, B and C) will be constructed to accept runoff from the site. These ponds will be used for detention of the 2-yr, 10-yr and 100-yr runoff events. The ponds are currently sized to detain the 100-yr runoff plus retain the runoff from the 2.5" rainfall per City of New Hope and Shingle Creek criteria. Due to the existing low-infiltration clay soils on site, the ponds will have engineered soil on the bottoms with perforated PVC under drain towards the bottom of the soil. This will allow runoff to percolate into the soil so standing water will not be left in the ponds for more than 72 hours. Runoff that ponds above the 2.5-inch rainfall runoff will flow into structures located at the edges of the ponds. These structures will meter out the 2-yr, 10-yr and 100-yr runoff so that the flow from the site will not exceed the pre-developed runoff from the site. Due to the range of outflows from the pond needed, the pond structure will have a combination of orifices and weirs. The pipe out of the structure will be sized to convey the 100-yr event. All outflows will be conveyed to existing storm sewers located near the site. Each pond will have an overflow spillway that will allow the ponds to flow into the street or adjacent grass in case the structures or pipes become obstructed.

Pond A is the largest pond and will have a total volume of approximately 50,980 cubic feet. This pond is located in the northeast corner of the site. The total depth of this pond is approximately 4.5 feet deep. The pond will outfall to the northeast via an 18" pipe. This pipe will connect to an existing storm sewer manhole located north and east of the site. An easement will be required for both the District 281 property and the property to the north of District 281 as the manhole is located off site.

Pond B is the second largest pond and is located in the southeast corner of the site. Part of the pond is currently located in the District 281 site so an easement will need to be acquired. Pond B has a total volume of approximately 16,070 cubic feet and is approximately 4 feet deep. The outfall for this pond will be a 12-inch pipe and will connect to an existing inlet located to the southeast of the pond (at the current east entrance). An easement will also be required for this pipe until it reaches the street right-of-way.

Pond C is the smallest pond and is located in the southwest corner of the site. During the 10-yr and 100-yr runoff a portion of the pond will be located in the proposed parking lot (up to an elevation of 920.7+/- for the 100-yr runoff). This will result in a maximum depth of 0.9' at the southwest corner of the lot. Pond C has a total volume of approximately 15,365 cubic feet and a depth of approximately 7 feet. A wall located along the west side of the pond will form a vertical side of the pond. The outfall of this pond will flow via a 12-inch pipe and will connect to an existing inlet located approximately mid-block of Zealand Avenue. This pond may require extensive piping to the east due to the high invert elevations of the storm sewer located in Zealand Avenue.

The current design allows approximately 1.7 acres of the site to flow off-site un-detained. Most of this area will be grass with a small area of paved driveway. The concept at this time is that the pre-developed flow from the site will be reduced by the peak flow of the un-detained areas resulting in a reduced release rate from the ponds. This concept needs to be approved by the City of New Hope in the future as the City Engineer responsible for reviewing this is not available at this time. If this concept is not acceptable, site grading will need to be revised to allow more runoff to flow into the site ponds. The goal is to get as much flow as is reasonable into the ponds.

Landscaping

Several existing mature trees will be preserved and incorporated into the proposed landscape design. New landscaping will include: over-story deciduous trees along the drives, in setback areas, and at parking lot islands; ornamental trees around the building; coniferous trees in setback areas as screening to neighboring properties; and low shrubs at the building.

Other Outdoor Site Features

- Outdoor paved courtyard area with an arbor.
- An outdoor asphalt/ rubber/ mulch/ grass playground area.
- Playground equipment for use by the daycare and elementary programs.
- A masonry dumpster and generator enclosure.
- A bicycle rack for 5% of the building occupants.
- A flagpole (no lighting provided).
- A masonry monument sign at the entrance to the site.

STRUCTURAL SYSTEMS

Design Loading

- Design Code: International Building Code 2006 Edition
2007 Minnesota State Building Code
- Roof Live Load: 38.5 pounds per square foot plus ponding requirements, snow drift, equipment loads.
- Floor Live Load: 80 pounds per square foot
- Wind Loads: Basic Wind Speed: 90 MPH
Wind Importance Factor: 1.15
Wind Exposure Factor: B
- Seismic Loads: Not required by Minnesota State Building Code

Footing and Foundation System: A conventional spread footing and continuous wall footing foundation system is expected. The interior and exterior columns will be supported on isolated square spread footings. The exterior walls and any interior load bearing walls will be supported on continuous wall footings. The allowable bearing pressure has yet to be determined. All exterior doors are to have frost-free stoops. The cast in place concrete slabs-on-grade will be 4" thick and supported directly on grade. An ASTM E-1745 class "C" vapor barrier will be installed directly below the slab with 6" of drainage fill installed directly below the vapor barrier. The slabs will be reinforced with fiber mesh or flat sheets of welded wire fabric, depending on the floor finish required for the area. The concrete strengths for the footings and foundations will be 4000 psi. The concrete strength for the slab-on-grade will be 4000 psi.

Suspended Floor Structure: The floor structure for upper levels will primarily consist of a concrete floor with a total concrete thickness of 5" supported on composite metal deck or non composite metal deck. The metal deck will be supported on composite steel beams or floor joists that will span to column line beams. The columns supporting first floor are expected to be tube columns.

Roof Structure: The roof system will consist of steel roof deck supported on steel bar joists. The roof deck will consist of 1 ½"x 22 ga wide ribbed steel deck. The steel bar joists will be spaced at between 4'-0" and 6'-0" on center and supported on structural steel beams supported on steel tube columns.

Lateral Force Resisting System: The roof deck and floor deck will be used as the horizontal diaphragm to transfer the lateral loads to braced frames and shear walls. A combination of shear walls and steel braced frames will be used to resist the lateral loads being transferred by the roof diaphragm and floor.

Exterior Wall Construction: The structure for the exterior walls will consist of 6" light gage steel stud framing spaced at a maximum of 16" on center. It is expected that the studs will pass the floor and roof structure and have lateral ties back at each level. Another option would be to install the studs on the column line grid. This option would require the studs to increase to 8" to enclose the columns and beams within the wall construction.

ARCHITECTURAL

Building Envelope Construction

The building envelope will generally consist of the following assemblies:

- Footings and foundation walls are cast-in-place concrete.
- The wall assembly consists of face brick and metal panels, rigid insulation, fluid applied air barrier, gypsum sheathing on 6" metal stud backup and abuse resistant gypsum board interior.
- The first floor consists of concrete slab-on-grade.
- The second and third floors will be a composite beam and deck (see structural narrative for more information).
- The roof assembly consists of bar joists with metal deck, polyiso insulation, and a white single ply roof membrane. The roof deck will be sloped at the two classroom areas and the center support areas will use tapered insulation.
- Glazing systems at occupied spaces include aluminum framed fixed windows. Glazing systems at stairs include aluminum curtain wall. Insulated, tinted, low-e glass is used throughout. Semi transparent light diffusing glazing will be used at the top section of classroom windows and alternating glazing sections in curtain wall.
- Window sills are precast concrete.
- Exterior sun shading devices consist of horizontal fixed aluminum louvers with vertical supporting aluminum fins.

Interior Construction

Walls

- Most classroom and support space walls will be a modular demountable system such as "DIRTT".
- Other interior partition walls consist of metal stud framing with gypsum board on each side and sound batt insulation to the underside of the floor or roof deck.
- Program areas throughout will have abuse resistant gypsum board to 8 feet and regular gypsum board to the deck.
- Walls less likely to move within the two academic wings will consist of metal stud framing with abuse-resistant gypsum board to the underside of the floor or roof deck and sound batt insulation.
- Corridor walls in the center common areas are burnished CMU.
- Walls of the gymnasium, mechanical rooms, elevator shafts, kitchen, and fitness room are CMU.
- Gymnasium walls and roof deck are acoustical.

Stairs - Metal pan with concrete fill and closed risers with tubular steel railings.

Doors and Frames

- Doors to occupied spaces are 3'-6" wide solid core flush wood doors with transparent finish in hollow metal frames with sidelights. Doors in the daycare area are Dutch doors. Doors in service spaces are hollow metal doors in hollow metal frames.
- Doors over 3'-0" will have heavy-duty hardware.
- Entrance doors are heavy duty aluminum assemblies.
- Service doors are hollow metal doors and frames.
- Overhead service doors are insulated steel coiling doors with power operators.

Ceilings

- Ceilings in occupied spaces and in academic wing corridors are 2'x4' suspended grid with acoustical panels that have recycled content.
- Ceilings in the common areas and clerestory will be a combination of gypsum board and linear metal ceilings.
- Ceilings in toilet rooms are 2'x4' suspended grid with acoustical panels that have recycled content.
- The kitchen ceiling will be 2'x4' suspended grid with vinyl faced gypsum board panels held with clips.
- The SUN area will be a suspended ceiling system with abuse resistant panels.
- Mechanical rooms and the gymnasium are painted exposed structure.
- Classroom ceilings will be continuous and at 10'-6" high at exterior perimeter and slope to 9'-0" high with 12'-0".

Casework

- Countertops are plastic laminate.
- Casework is modular plastic laminate for flexibility.
- 12' of casework in first floor classrooms and second floor middle school programs
- Science lab countertops are epoxy resin. Casework is steel with wood doors and drawers with transparent finish and institutional grade hardware.
- Window stools are solid polymer.

Window Treatment

- Windows will have horizontal mini-blinds, except at curtain wall systems. No window treatment will be provided at interior borrowed lights and door sidelights.

Building Specialties

- Motorized retractable basketball backboards.
- Markerboards - two 12-foot units in each classroom.
- Tackboards - one 4-foot unit in each classroom.
- Toilet partitions are solid plastic with recycled content.
- 40 daycare cubbies
- Storage shelving as needed.
- Interior signage that is ADA compliant.
- Diaper changing stations in public toilets and daycare rooms.
- Cubicle curtains in the health offices.
- Stainless steel coiling counter doors with power operators in the kitchen.
- Motorized sectional steel overhead door at loading dock with dock leveler and weather seal system
- Motorized operable partitions in the gymnasium
- Athletic wall pads in the gymnasium
- In floor volleyball net system
- Corner guards - plastic to 4-foot height at outside corners.

Food Service Equipment

See the attached equipment list

Elevators

- The two elevators will be hydraulic. Third floor service as an alternate.
- Elevator cars are 5'-8" x 7'-11" in size.

INTERIOR DESIGN

Materials Overview

First Floor Flooring:

In heavily used areas on first floor such as the main lobby and corridors will be honed thin-set terrazzo. This would extend into the cafeteria as well. This surface would be the most durable to hold up to the high amount of foot traffic, strollers, and wheelchairs entering the building. Within the various program spaces, the flooring would transition to carpet tile.

The kitchen will be quarry tile. The building receiving and storage rooms will be sealed concrete. All vestibules will have a glue-down walk-off mat tile product wall to wall.

Within the program spaces, the main flooring material would be either rubber tile or carpet tile. The user groups have mentioned a concern with maintaining carpet tile with frequent spills expected. This will be discussed in more detail in the future. All kitchenette type spaces would be a resilient flooring surface. Any carpeted classrooms with a sink would have a small area of resilient flooring in front of the sink. The gymnasium will have a cushioned urethane athletic floor.

The daycare rooms will be carpet tile and resilient flooring. Offices and conference rooms would be carpet tile. All health offices and related exam rooms should be a resilient floor surface, like the rubber tiles. The primary stairs will have a rubber tread and riser combination for slip resistance and a finished aesthetic. The emergency exit stairs will be sealed concrete.

There will be soft soothing colors used in all program spaces with a little punch of bolder colors in the Daycare and Elementary wing which reflects this age group.

Second Floor Flooring:

On the second level, flooring in classroom spaces will be primarily carpet tile including offices and commons area.

The Fitness area will be 3/16" thick recycled rubber-flooring product.

Literacy Lab and computer lab areas will be carpet squares. Labs and the Home Living area will have a resilient flooring product like rubber tiles.

First and second floor mechanical spaces will be sealed concrete.

All flooring materials (except porcelain tile) will be used with standard 4" vinyl base.

Toilet rooms:

All toilet rooms will be porcelain tile floors with several colors/sizes within the same pattern for variety. All walls will be standard 4 1/4" x 4 1/4" wall tile. Student toilet rooms will have tile from floor to ceiling. Staff and public toilet rooms will have a tile wainscot approximately 5' high. Small toilet rooms will use wall mounted sinks while larger public toilet rooms will use solid polymer countertops with integral bowls.

Walls:

Interior wall construction is primarily addressed in the Architectural section of the narrative. Interior gyp board walls will be painted, with 20% of the wall surface using an accent paint color. A variety of accent colors would be used to distinguish between the various program spaces.

Furniture

The moveable wall system (DIRRT) will be purchased and coordinated as a furniture item with integral power where needed. The surface of the panel will be durable and not have any sharp edges. The panels will have an extra acoustical layer for sound isolation at break-out rooms, offices and between classrooms.

Most furniture to be used in the NEC building will be new with the exception of filing cabinets, storage cabinets and other serviceable items from the old building. Any layouts showing furniture are based on District 287's furniture standards for offices and classrooms. Staff workrooms are Herman Miller modular furniture in 24" and 48" components. Modular furniture will match the finishes used at the South Education Center for flexibility in repurposing items in the future.

MECHANICAL

MECHANICAL AND PLUMBING SYSTEMS

1. GENERAL

A. Applicable Codes:

1. All work, materials, and installations shall conform to appropriate codes, regulations, and enforcing agencies as listed below:

- Minnesota Energy Code
- Minnesota Plumbing Code
- IMC 2006 with Minnesota Amendments.
- National Electrical Code (NEC)
- National Fire Protection Association (NFPA)
- Regulations of Local Utility Companies

2. PLUMBING SYSTEMS

A. Domestic Hot Water:

1. Domestic hot water will be provided by a gas fired , seal combustion 94% efficient hot water heaters. A.O. Smith “Cyclone” or approved equal.
 - a. Dedicated water heater to deliver water at 140 degrees F for use in the kitchen.
 - b. Dedicated water heater(s) to deliver water at 110 degree F water to serve the remainder of the building.
2. A recirculation system for both the 140 F and 110 F systems will be provided to insure instantaneous hot water to all fixtures. Maximum distance to a circulated hot water supply line shall be 25 feet. Pumps shall be all bronze construction.
3. A water softener system will be provided in the lower level mechanical space to soften all water used on the facility.

B. Plumbing Fixtures:

1. All plumbing fixtures will be selected in accordance with the use of the facility and will meet all handicapped and State and Local regulations. Generally, as manufactured by Kohler, or American Standard.
2. Water closets in shall be elongated siphon jet vitreous china wallhung flush valves, 1.6 gallon per cycle sensor type, using open-front seats.
3. Lavatories will be vitreous china with center-set single lever faucet. Open drain type waste outlet, flexible supplies with angle stops, and adjustable 1-1/4 inch cast brass P-trap. Counter sinks shall be vitreous china with single lever faucet. Faucets by Chicago or approved equal.

4. Counter sinks shall be stainless steel with single lever faucet. Open drain type waste outlet, flexible supplies with angle stops, and adjustable 1-1/4 inch cast brass P-trap. Faucets by Chicago or approved equal.
5. Urinals to be wall-hung blow out type, vitreous china, 1.0 gallon per cycle sensor type flush valve, complete with wall hanger and backing plate.
6. Mop sinks will be remolded stone type with sink edge guards. Wall mounted faucet with hose end, brace, and vacuum breaker.
7. Stainless sinks to be as manufactured by Elkay, Just, or approved equal. Provided with faucet, supplies with stops, cast brass P-trap.
8. Water coolers provided will be wall mounted stainless steel drinking fountains with integral refrigeration unit. Halsey Taylor, Oasis, Haws, Elkay, or approved equal.
9. Showers shall have thermostatic/anti scald mixing valves.
10. Handicapped and ADA accessible fixtures will be provided as required.

C. Domestic Water System: Provide new service with meter from the street.

1. Hot and cold water will be extended to all fixtures requiring same. Zone valves shall be provided on all branch piping. Freeze proof, lockable wall hydrants shall be provided on each face of the building.
2. Piping will be Type L copper tubing with lead-free solder joints. Dielectric unions at all equipment connections and dissimilar metals.

D. Sanitary Waste and Vent System:

1. A complete waste and vent system for all plumbing fixtures, floor drains, etc., will be provided.
2. Floor drain will be provided in mechanical equipment rooms, toilet rooms, kitchen, and as required. In unfinished areas, cast iron floor drain strainers will be provided. In finished areas, polished brass floor drain strainers will be provided.
3. Piping will be cast iron for waste piping above floors and Schedule 40 PVC pipe for under floor.
4. A grease interceptor will be provided for the kitchen area.

E. Storm Drainage:

1. Roof storm drainage will be piped from roof drains to under floor piping system which will exit to the site storm drainage system.
2. Overflow drainage will be via scuppers in exterior walls..

3. Piping will be cast iron and insulated to prevent condensation.

F. Natural Gas:

1. New natural gas service for building to meet all plumbing and HVAC system requirements.

3. HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

A. HVAC System: The HVAC system at the North Education Center will be similar to the installation at the South Education Center with some variations.

1. Central Plant: Facility will be served by a vertical bore ground loop geothermal well field under the parking lot. The main well field pumps will be located in an underground vault located on the site. Water to water heat pumps will provide chilled water and hot water to feed the HVAC system hydronic at temperatures of 45 F for the chilled water and 130 F for the heating water. Water to water heat pumps will vary from the system used at the South Education Center. A packaged system that allows the heat pumps to be banked together and perform simultaneous heating and cooling within the same package will be utilized. Basis of design will be MULTISTACK, Inc manufactured in Wisconsin. A high efficiency natural gas boiler may be installed to serve peak heating times if the final design layout requires.

2. Classrooms and Office spaces: Classrooms, Offices and Breakout Spaces will be served by overhead active chilled beam with heating and cooling elements. Primary reason for choosing active chilled beams is to accommodate the flexibility desired in the facility by freeing up the floor space used by displacement air systems. Room shall have individual thermostats.

3. Gymnasium air handling system will consist of a dedicated energy recovery unit in the penthouse with displacement diffusers mounted on the walls of the GYM.

4. Ventilation air will be from energy recovery units located in custom, pre-manufactured penthouse systems located on the roof of the classroom wings. The ERU's shall consist of the following:

- a. Double walled galvanized housing with base rails and checker plate 14 gage steel floor for internal units located in the penthouse. 4" Double wall units located on roof curbs for exterior units.
- b. Vertical bulk head that separates the relief air path from the outside air path.
- c. Total energy wheel with desiccant coating, low cross contamination configuration, seals and motor.
- d. Plenum type centrifugal supply fan with variable speed drive.
- e. Plenum type centrifugal relief air fan with variable speed drive.
- f. Air flow measurement station on the outside air inlet opening.
- g. Heating/cooling coil with fully modulating control valve, strainer, thermometers, pressure gages, shut off valves, balancing flow fitting, and stainless steel IAQ drain pan.

B. Hydronic System:

1. Piping System: Provide pumps and hydronic system to deliver water to active chilled beams and ERU's. Piping system to be Schedule 40 steel pipe with grooved coupling fittings, Victaulic or approved equal. Label all piping systems with adhesive label system.

C. Ductwork:

1. All ductwork will be constructed in accordance with SMACNA low velocity standards.
 - a. All supply and return ductwork will be galvanized sheet metal, and will have all joints sealed with fire retardant duct sealer.

D. Exhaust Requirements:

1. Kitchen: direct fired make-up air equipment of kitchen hoods as required and exhaust system for all dishwasher units.
2. Bathrooms for shall be exhausted from a central exhaust system through the energy recovery units.

E. Automatic Temperature Controls and the Building Management System will be provided including all wiring, and devices such as automatic control dampers, motorized control valves, equipment status monitoring devices, water flow metering equipment, temperature sensors, CO₂ sensors, thermal wells, etc. The following descriptions are the anticipated modes of operation for the mechanical systems.

1. Energy Recovery Unit Control Modes
 - a. Occupied/Unoccupied Modes
 - b. Optimal Start/Stop Mode for Morning Warm-Up or Night Shut-Down
 - c. Heating Mode
 - d. Cooling Mode
 - e. Relief air CO₂ monitoring
 - f. Minimum Outside Air Volume Control
2. Water-To-Water Heat Pumps
 - a. Staged heat pump enable/disable
 - b. Condenser water isolation valve control
 - c. Pump Control
 - d. Water loop temperature control (Seasonal – Heating 120°F / Cooling 45°F)
4. Heating/Cooling Plant Control
 - a. Primary loop temperature control mixing valve for seasonal operation
 - b. Boiler seasonal enable/disable
3. Exhaust Fans
 - a. Occupied/Unoccupied Modes
4. Measurement and Verification System
 - a. Electric power monitors for panels serving lights and mechanical equipment
 - b. Natural gas pulse meter to monitor natural gas consumption

F. HVAC Test and Balance

1. Air and Water Balance - Balancing will be accomplished by a firm with a minimum of three years of experience on similar projects and NEBB certified.

4. FIRE PROTECTION SYSTEM

- A. Fire Protection System - A complete automatic wet pipe sprinkler system will be installed throughout the building per NFPA #13

5. COMMISSIONING

- A. Participate in Commissioning of the mechanical systems. The Contractor shall allocate labor to participate in equipment start-up including preparation of detailed start-up reports, functional testing and deficiency correction in addition to the punch list items. The Contractor is not the Commissioning Agent. The Commissioning Agent will orchestrate the above mentioned activities independent of the Contractor.

ELECTRICAL

Power:

The building will be serviced by a 3000 Ampere, 277/480V electrical service provide Xcel Energy. The service will originate from a utility company transformer located adjacent to the facilities load dock. The primary cable will be provided by the utility company. A cable termination cabinet will be provided next to the transformer. The secondary service entrance conductors will be routed from the secondary compartment of the transformer, via the cable termination cabinet to the main electrical switchboard located in the electrical service entrance room. The cables will be installed in an underground ductbank consisting of PVC schedule 40 conduits, plastic saddles and compacted sand.

The grounding electrode system will consist of a #3/0 ground ring around the building, ground rods driven at the corner of the building, interconnection of the rebar's in the concrete pads for the steel columns of the building and the columns, the water service entrance metallic piping, underground gas piping and twenty feet of copper cable poured in the concrete footing. Grounding electrode conductors will originate from each of the above and cad-welded to form a single grounding electrode conductor. The grounding electrode conductor will be connected to the ground bus of the main electrical switchboard.

The main electrical switchboard will be rated for 3000 amperes at 277/480 volts, three phase, four wire with an interrupting rating of 65 KAIC. The bussing will be tin plated aluminum. The main and feeder overcurrent devices will be molded case, adjustable trip electronic circuit breakers with integral ground fault protection. The ground fault settings of the main and feeder overcurrent devices shall be coordinated such that feeder devices will trip before the main device. The switchboard will have utility metering, service electronic metering, SPD's and electronic sub-metering on each feeder. The lighting loads, receptacle loads and mechanical equipment loads will be separately metered. The switchboard will be a front assessable, service entrance rated assembly with a fixed main circuit breaker and panel mounted branch circuit breakers.

Power distribution panelboards, lighting panelboards and receptacle panelboards will be circuit breaker type with bolt-on circuit breakers and have with interrupting ratings based on the available short circuit current. The receptacle panelboards will also have double neutrals and SPD protection.

Step-down transformers will be TP-1 rated, K-4 rated or K-13 rated depending on the loads being serviced. The transformer windings will be aluminum. Secondary feeders from both the K-4 and K-13 transformers will have double neutrals.

Panelboards and the associated transformers will be located in electrical rooms located in the facility. Power panelboards and associated transformers will be located in mechanical rooms.

The feeder conductors shall be copper while the service entrance conductors will be aluminum. Conductor insulation will be THHN/THWN.

A natural gas engine driven emergency power generator will provide life safety power, elevator power and necessary power for mechanical systems for freeze protection of the building and discharge of water from sump pumps. The generator set will be in an all-weather enclosure located next to the utility transformer.

Lighting:

The exterior lighting system will utilize LED light sources with advanced optical control for efficient illumination levels, minimal glare and zero light trespass at the property line with minimal use of energy. The system will be controlled by a combination electronic time clock and photo sensors. The light sources will utilize 20 foot poles for the parking lot, 10 foot to 12 foot poles for pedestrian path ways and bollards on pathways close to the building.

The interior lighting will utilize recessed troffers with T-5 lamps, electronic dimming ballast and basket type louvers to provide energy efficient, quality lighting. In addition, all down lights will be LED type.

Lighting control will be accomplished by a browser based, IP addressable relay system with management software. The system will consist of multiple relays that can both switch fixtures on/off and provide 0 to 10 VDC dimming control. The relays are interconnected via a dedicated LAN system utilizing Category 5e cable. This system will provide individual light fixture control, group light fixture control, sun light harvesting control, individual room control and schedule on/off control through-out the building.

Exit and egress lighting will be provided for the safety of the building occupants.

TECHNOLOGY

Technology Systems Description

Today's school technology systems include VoIP system, fire alarm system, security (access, intrusion and CCTV), intercom and paging system, video display boards, sound reinforcement systems and mass notification system. These systems function both independently and as an integrated system for the protection and safety of the students, teachers, administrated staff, visitors etc at the facility.

The School District's provided VoIP system will provide staff with building wide and district wide internal and external communications for staff, students, student's parents, etc. The VoIP system will be integrated with the Paging System to allow access to the Paging System via VoIP handsets.

The fire alarm system will be an addressable, intelligent system providing for detection of fires; sprinkler protection throughout the building and smoke detection in the air handling system and at other selected locations in the building. The system will provide alarm notification throughout the facility via addressable signally appliances. When actuated, system will automatically notify the fire department and transmit alarm condition to the School District.

The security system will be the integration of a building access system, building intrusion system and CCTV system with overall software management for a complete and operational web based system. The web based features will allow for remote internet access to the building system to view alarm conditions and CCTV camera images. The system will alert staff via pagers, phones, Blackberries, etc with text messages. The building access system will consist of card readers at select exterior doors and internal doors. The building intrusion system will consist of door contacts on exterior doors and select interior doors and motion detectors at "trap points" in the building. CCTV cameras will be located on the building exterior for parking lot monitoring and along building site lines. CCTV cameras will be located at select point within the building interior. CCTV recordings will be stored on a network video storage device for later viewing. The systems will be IP addressable and utilize the building LAN system.

Intercom and paging system will provide for internal communication between classrooms and the office. The paging system will provide building wide messaging to staff, students and visitors. The systems will be IP addressable and utilize the building LAN system.

Video display boards will be provided in corridors to provide messaging to staff, students and visitors. The boards will be IP addressable and utilize the building LAN system.

Sound reinforcement systems will be provided in larger spaces to enhance and make intelligible voice and music distribution. The systems will be IP addressable and utilize the building LAN system.

A mass notification, software managed system will be provided to use all available systems (fire alarm, intercom/paging, message boards, classroom video projector and sound reinforcement system, area sound reinforcement systems, LAN system, etc) to provide voice messaging, video messaging and text messaging throughout the facility. System will have pre-recorded messages depending on the type of emergency condition: weather, fire, building intruder, etc. Operation of the system will be controlled by the building administrative staff and/or the district administrative staff.

Video Transport System Description

Today's school technology requires being both bandwidth intensive and flexible and has the appropriate management software platforms to provide current and future video content for pedagogy. In addition to this the educator in the classroom needs to have intuitive and easy to use software controls for selecting video sources, room sound reinforcement levels and lighting control to maximize the learning environment for the students. This comprehensive bundle of hardware and software is called a video transport system.

Just as important, the technology must be flexible and adaptable to change the classroom of today to the classroom of tomorrow. The relationship of the educator's workstation to digital whiteboards, video projection, sound reinforcement and lighting levels is dependent on the individual teacher. As the teacher's methodology changes with education and experience the classroom needs to evolve with the teacher. Just as important, the classroom must be able to support multiple educators, each with their own distinct style, without requiring a fork lift upgrade each year.

The base component of the video transport system is the structured cabling system which consists of the cabling, cable terminations, patch panels, racks and raceway systems. The backbone cabling and the horizontal cabling of this system support the connectivity of servers, file storage devices, network switches, gateways, controllers and edge devices on the LAN (Local Area Network) of the building. The backbone pipeline will be 10 GB and consist of multimode optical fiber cable. The horizontal pipeline will initially be 1 GB but will be easily scaled up to 10 GB. This cabling will be copper Category 6a UTP.

The next components are the software and electronics for the LAN that manages and directs the data (video packets) through the LAN to and from the classrooms. The controllers, servers, switches, wireless access points, file storage devices; etc for the operation of the LAN will be provided the School District.

The video management software and electronics that allow for streaming video from live sources and file storage devices to the classroom will be provided by the technology contractor. Equipment for this system will include gateways, controllers, switches, file storage devices and edge devices. Live streaming video will come from the School District, Comcast and/or the Internet. This information will be directed to the classrooms based on teachers' requests. In addition, this live streaming video can be stored electronically for future broadcast in the facility. Also, the School District can utilize a video library using purchased education material for distribution on the system. Edge devices at the classroom will convert the digital data to HDMI video at the classroom ceiling mounted projectors. HDMI video will be described as 720 P and/or 1080P resolution, 60 frames per second.

The typical classroom will have a teacher's computer, digital white board, ceiling mounted video projector and sound reinforcement system. Utilizing GUT's residing on the LAN the teacher can schedule and select video sources for viewing, adjust levels of the sound system and lighting levels in the room and store data from the digital whiteboards. The teacher's computer will have wireless connectivity to the LAN to allow its placement anywhere in the classroom.

Lap tops will be made available to students for use in the classroom. The lap tops will be stored on movable carts that will also charge the lap top's batteries when not in use. The student's lap tops will have teachers' controlled access to the LAN via wireless access ports in the facility. The controlled access can include live video, stored video, remote learning, testing and interaction between the teacher's computer and the student's lap tops.

Classroom video projectors, digital whiteboards, sound amplifiers and speakers, teachers' computers and students' lap tops will be provided by the School District.

Project:
North Education Center

To:

From: Dennis Hahn

Item	Qty	Description	Sell Each	Sell Total
1	35 ea	DRY STORAGE SHELVING	38.45	1,345.68
2	1	WALK-IN COOLER	10,461.60	10,461.60
3	1 ea	DUNNAGE RACK, TUBULAR	74.88	74.88
4	12 ea	COOLER SHELVING	212.84	2,554.08
5	1	COOLER REFRIGERATION	4,418.40	4,418.40
6	1	COOLER COIL		
7	1	CHAIR		by Owner
8	1	OFFICE CABINETS		by Other
9	1	LOCKERS		by Other
10	5 ea	CHEMICAL SHELVING	29.41	147.04
11	3	HAND SINKS W/FAUCETS	532.26	1,596.78
12	1	WALL SHELF	148.80	148.80
13	1	WORK TABLE	1,308.00	1,308.00
14	1 ea	OVEN, MICROWAVE	260.40	260.40
15	1	OPEN NUMBER		Spare No.
16	1	MICROWAVE OVEN SHELF	286.80	286.80
17	1 ea	FIRE SYSTEM	4,200.00	4,200.00
18	1	MAKE-UP AIR PLENUM	1,440.00	1,440.00
19	1	15'-0" EXHAUST HOOD	5,940.00	5,940.00
20	1	OPEN NUMBER		Spare No.
21	1 ea	CONVECTION OVEN, GAS	11,727.65	11,727.65
22	2 ea	HEATED CABINET, MOBILE		Future
23	1 ea	CONVECTION STEAMER, GAS	14,430.38	14,430.38
24	1	OPEN NUMBER		
25	1	OPEN NUMBER		Spare No.
26	1 ea	BRAISING PAN, GAS	14,852.73	14,852.73
27	1 ea	FLOOR TROUGH	940.80	940.80
28	1 ea	RANGE, RESTAURANT, GAS, 36"	2,749.04	2,749.04
28.1	1 ea	SAFETY SYSTEM MOVEABLE GAS CONNECTOR	216.28	216.28
29	1	WALL SHELF	202.80	202.80
30	1	OPEN NUMBER		Spare No.
31	1	PREP TABLE W/SINKS	4,210.80	4,210.80

Dakota Food Equipment - Sartell

Item	Qty	Description	Sell Each	Sell Total
31.1	1	LEVER DRAINS	43.81	43.81
31.2	1 ea	FAUCET	92.42	92.42
32	1 ea	PRE-RINSE UNIT	240.80	240.80
33	1 ea	DISPOSER	1,577.25	1,577.25
34	1	WALL SHELF	134.40	134.40
35	1	OPEN NUMBER		Spare No.
36	2 ea	CARRIER, FOOD, INSULATED PLASTIC	383.40	766.80
37	1 ea	MOBILE UTILITY RACK	219.74	219.74
38	1	ISLAND COOK'S COUNTER	5,690.40	5,690.40
39	1	TRASH CAN		by Owner
40	1	OPEN NUMBER		Spare No.
41	1 ea	3 SECTION REACH-IN REFRIG	4,471.20	4,471.20
42	1 ea	HEATED CABINET, MOBILE	3,724.80	3,724.80
43	1 ea	BUFFET, HOT FOOD, ELECTRIC	8,018.40	8,018.40
44	1 ea	BUFFET, UTILITY UNIT	3,921.60	3,921.60
45	1	OPEN NUMBER		Spare No.
46	1 ea	COUNTER, COLD FOOD	8,142.00	8,142.00
47	1 ea	MILK COOLER	2,104.66	2,104.66
48	1	POINT OF SALE UNIT		by Owner
49	1 ea	BUFFET, UTILITY UNIT	4,576.80	4,576.80
50	1	OPEN NUMBER		Spare No.
51	1	ST. STL. SERVING COUNTER	4,417.20	4,417.20
52	1	OPEN NUMBER		Spare No.
53	1	OPEN NUMBER		Spare No.
54	1	OPEN NUMBER		Spare No.
55	1	OPEN NUMBER		Spare No.
56	1	GREASE TRAP		by Other
57	1	THREE COMP SINK	3,102.00	3,102.00
57.1	3		48.30	144.90
57.2	2 ea	FAUCET	221.39	442.78
58	1	EYE WASH		by Other
59	8 ea	KITCHEN SHELVING	100.66	805.28
60	1	CLEAN DISHTABLE	2,618.40	2,618.40
61/63	1 ea	DISHWASHER, CONVEYOR TYPE	23,820.74	23,820.74
62	2	DUCT RISER	330.00	660.00
64	1 ea	DISPOSER	1,833.81	1,833.81
65	1	OPEN NUMBER		Spare No.
66	1 ea	PRE-RINSE UNIT	240.80	240.80
67	1	SOILED DISHTABLE	2,836.80	2,836.80

Dakota Food Equipment - Sartell

Item	Qty	Description	Sell Each	Sell Total
68	1	TRASH CAN		by Owner
69	1	OPEN NUMBER		Spare No.
70	1	OPEN NUMBER		Spare No.
71	1 ea	BUFFET, UTILITY UNIT	3,835.20	3,835.20
72	4 ea	CONDIMENT DISPENSER, PUMP-STYLE	182.40	729.60
75	1	WALK-IN FREEZER	12,600.00	12,600.00
75.1	1 ea	FREEZER REFRIGERATION UNIT	3,690.01	3,690.01
76	35 ea	FREEZER SHELVING	38.45	1,345.68
77	1 ea	DUNNAGE RACK, TUBULAR	74.88	74.88
101	1 ea	INSTALLATION	16,200.00	16,200.00
102	1 ea	PERFORMANCE BOND	1,020.00	1,020.00
104	1 ea	REFRIGERATION INSTALLATION	8,404.20	8,404.20
			Total	216,060.30
			Grand Total	216,060.30

Dakota Food Equipment - Sartell



Hosterman Junior High School

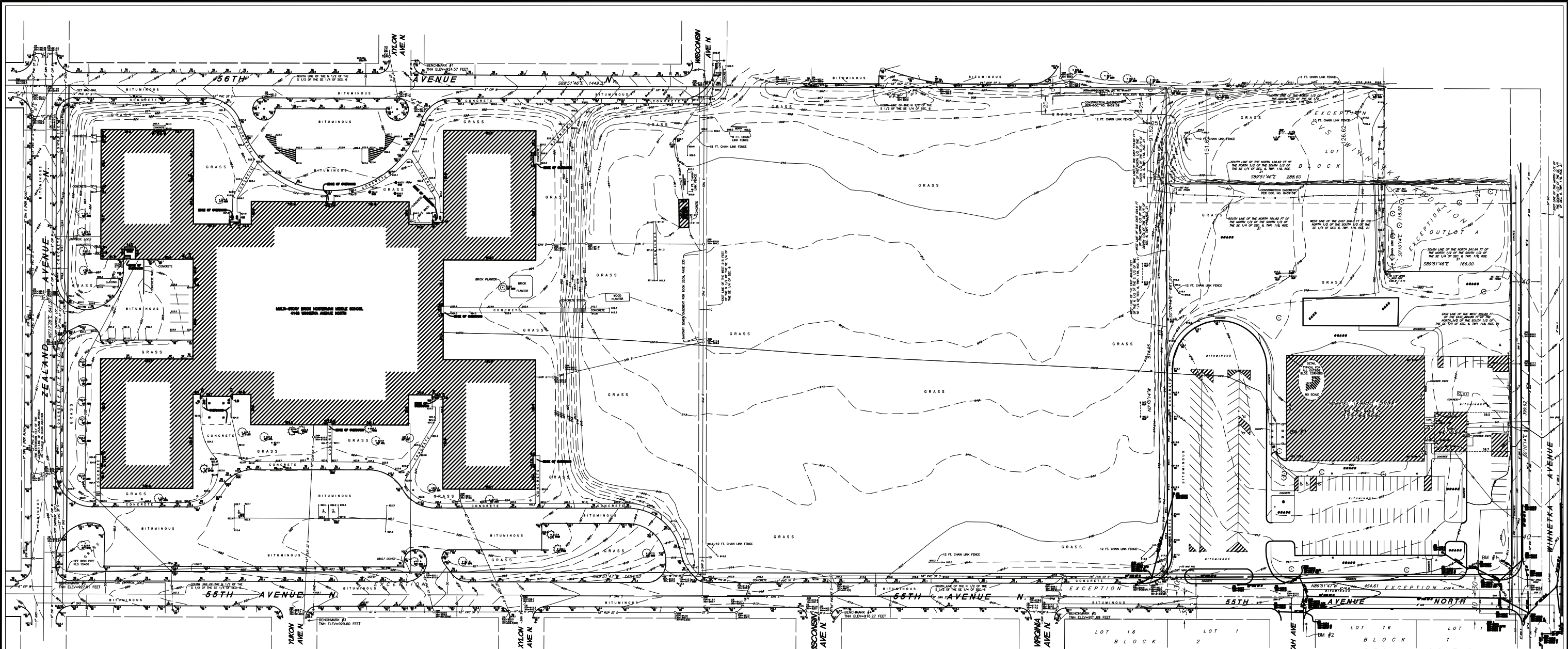
Hosterman - EBD
Strive Middle-Hosterman
Hosterman Education Center

Image U.S. Geological Survey
© 2010 Google

45°03'17.52" N 93°22'47.56" W - elev 916 ft

©2010 Google

Eye alt 2859 ft



NOTES FOR HOSTERMANN MIDDLE SCHOOL:

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 217588. Utilities shown are dependent on the completeness and accuracy of data provided. We were unable to obtain information regarding the location of gas service. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 4.) The subject property lies within Zone X, (areas determined to be outside the 500-year flood plain), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 270 53C 0192E, dated March 30, 2001. This information was obtained from the Planning Department of the City of New Hope.
- 5.) Area = 931,496 Sq. Ft. or 21.384 Acres
- 6.) Zoning and setback information as provided by the Planning Department of the City of New Hope:
The subject property is zoned CB (Commercial Business District).
The setbacks for zone CB (Commercial Business District) are:
Building:
Street: 20 feet
Interior Side: 10 feet
Rear: 30 feet

NOTES FOR WINNETKA LEARNING CENTER:

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 50048550. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 4.) The subject property appears to lie within Zone X, area determined to be outside the 0.2% annual chance floodplain, per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0192E, dated September 2, 2004.
- 5.) Area of property surveyed = 215,001 Sq. Ft. or 4.936 Acres
- 6.) Zoning and setback information as provided by the Planning Department of the City of New Hope:
The subject property is zoned R-1 (Single Family Residential).
The setbacks for zone R-1 are:
Building:
Front (street): 25 feet
Side: 30 feet
Rear: 25 feet
Parking: 5 feet from any property line
- 7.) Parking: 146 regular parking stalls
5 handicap parking stalls
- 8.) Survey coordinate basis: Hennepin County Coordinate System
- 9.) Benchmarks (BM):
BM #1) Top of top nut of fire hydrant in the NW corner of 55th Ave. N. and Winnetka Ave.
Elevation = 916.29 feet
BM #2) Top of top nut of fire hydrant in the SE corner of 55th Ave. N. and Utah Ave.
Elevation = 918.78 feet
BM #3) Floor at main west entrance to Winnetka Learning Center.
Elevation = 920.54 feet

DESCRIPTION OF PROPERTY SURVEYED FOR HOSTERMANN MIDDLE SCHOOL:

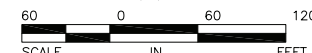
That part of the North Half of the South Half of the Southeast Quarter of Section 6, Township 118, Range 21, Hennepin County, Minnesota, lying west of the east 494.60 feet and lying east of the extension Northerly of the center line of Zealand Avenue as platted as BEGIN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, except the west 30.00 feet and the south 30.00 feet thereof.

DESCRIPTION OF PROPERTY SURVEYED FOR WINNETKA LEARNING CENTER:

The West 454.60 feet of the East 494.60 feet of the North 1/2 of the South 1/2 of the Southeast Quarter of Section 6, Township 118, Range 21, except the South 30.00 feet thereof and except that part platted as CVS WINNETKA ADDITION, Hennepin County, Minnesota.

We hereby certify that this sketch, plan or report was prepared by me or under my instruction and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Dated this May 12, 2005
SUNDE LAND SURVEYING, LLC.
By: Mark S. Hanson, R.L.S. Minn. Reg. No. 15480



Revision	By	Date
<p>Drawing Title: SITE PLAN COMPILED SKETCH FOR INDEPENDENT SCHOOL DISTRICT NO. 281 HOSTERMANN MIDDLE SCHOOL WINNETKA LEARNING CENTER</p>		
<p>Sunde Land Surveying, LLC.</p>		<p>Date: 05/12/2005 Project: 2005-042 Drawing: 2005042004.dwg Sheet: 1 of 1</p>
<p>9001 East Bloomington Freeway (30W) • Suite 118 Bloomington, Minnesota 55420-3435 Business: 952-881-2455 • FAX: 952-888-9526</p>		

INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER



CONCEPT SITE PLAN
 NEC
 NEW HOPE
 EXNST ASSOCIATES
 6.8.10
 REV. 6.9.10



UTILITY NARRATIVE:

WE ASSUME THE WATER SERVICE LINE WILL BE 6" AND CONNECT TO THE BUILDING AT THE SERVICE DOCK LOCATION NEAR TO THE MECHANICAL ROOM. THE WATER LINE WILL CONTINUE NORTHEAST 27 LF TO A TEE FOR A FIRE HYDRANT LOCATION, THEN CONTINUE 8 LF TO A 45' BEND NORTHEAST FOR 56 LF TO A 45' BEND WEST 402 LF. IT WILL CONNECT INTO THE EXISTING 6" WATER MAIN LOCATED IN ZEALAND AVENUE N.

THE GAS SERVICE WILL CONNECT TO THE BUILDING AT THE SERVICE DOCK LOCATION ADJACENT TO THE MECHANICAL ROOM AND FOLLOW THE SAME PATH AS THE WATER LINE SERVICE. THE GAS SERVICE WILL TIE INTO THE EXISTING 4" GAS MAIN LOCATED ALONG ZEALAND AVENUE N. THIS TIE IN LOCATION NEEDS TO BE CONFIRMED WITH THE GAS UTILITY COMPANY.

THE SANITARY SEWER SERVICE IS ASSUMED TO BE 6" AND CONNECT TO THE BUILDING BY THE SOUTHEAST ENTRANCE. THE SANITARY SEWER WILL CONTINUE EAST FOR 124 LF TO A MANHOLE, THEN CONTINUE SOUTH 178 LF TO TIE INTO THE EXISTING 9" SANITARY SEWER. AN ALTERNATE WILL BE PROVIDED SOUTH OF THE TODDLERS PLAYGROUND AND CONTINUE 196 LF EAST TO CONNECT TO THE EXISTING SANITARY SERVICE THAT CONTINUES NORTHEAST TO THE NORTH-SOUTH MAIN. THIS ALTERNATE DEPENDS ON THE SIZE OF THE EXISTING SERVICE AND THE APPROVAL OF THE CITY.

EXISTING UNDERGROUND ELECTRICAL, TELEPHONE AND FIBER OPTIC LINES ARE SHOWN IN THE AREA. THE SERVICE LINE CONNECTIONS SHOWN ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE UTILITY COMPANIES.

DRAINAGE NARRATIVE:

CURRENTLY THE SITE IS DIVIDED INTO THREE MAIN BASINS. ONE BASIN FLOWS TO THE NORTHWEST AND IS PART OF THE CITY OF NEW HOPE BASIN DESIGNATED SC-A7. THE REMAINDER OF THE SITE FLOWS TO THE NORTHWEST AND SOUTHWEST. THESE BASINS ARE PART OF THE CITY OF NEW HOPE BASIN DESIGNATED SC-A3. THE BASIN DIVIDE IS APPROXIMATELY AT THE CENTER OF THE EXISTING BUILDING. THE PROPOSED SITE WILL MAINTAIN THIS FLOW PATTERN. A LITTLE MORE OF THE SITE WILL FLOW TOWARDS THE EAST AS THE NORTHWEST CORNER OF THE SITE, WHICH CURRENTLY FLOWS TO THE WEST, WILL FLOW TO THE NORTHEAST CORNER INSTEAD. THIS CONCEPT WAS DISCUSSED IN GENERAL WITH THE CITY OF NEW HOPE CITY ENGINEER AND WAS DEEMED ACCEPTABLE IN CONCEPT.

THREE PONDS (POND A, B AND C) WILL BE CONSTRUCTED TO ACCEPT RUNOFF FROM THE SITE. THESE PONDS WILL BE USED FOR DETENTION OF THE 2-YR, 10-YR AND 100-YR RUNOFF EVENTS. THE PONDS ARE CURRENTLY SIZED TO DETAIN THE 100-YR RUNOFF PLUS RETAIN THE RUNOFF FROM THE 2.5" RAINFALL PER CITY OF NEW HOPE AND SHINGLE CREEK CRITERIA. DUE TO THE EXISTING LOW-INfiltration CLAY SOILS ON SITE, THE PONDS WILL HAVE ENGINEERED SOIL ON THE BOTTOMS WITH PERFORATED PVC UNDERDRAIN TOWARDS THE BOTTOM OF THE SOIL. THIS WILL ALLOW RUNOFF TO PERCOLATE INTO THE SOIL SO STANDING WATER WILL NOT BE LEFT IN THE PONDS FOR MORE THAN 72 HOURS. RUNOFF THAT PONDS ABOVE THE 2.5" RAINFALL RUNOFF WILL FLOW INTO STRUCTURES LOCATED AT THE EDGES OF THE PONDS. THESE STRUCTURES WILL METER OUT THE 2-YR, 10-YR AND 100-YR RUNOFF SO THAT THE FLOW FROM THE SITE WILL NOT EXCEED THE PRE-DEVELOPED RUNOFF FROM THE SITE. DUE TO THE RANGE OF OUTFLOWS FROM THE POND NEEDED, THE POND STRUCTURE WILL HAVE A COMBINATION OF ORIFICES AND WEIRS. THE PIPE OUT OF THE STRUCTURE WILL BE SIZED TO CONVEY THE 100-YR EVENT. ALL OUTFLOWS WILL BE CONVEYED TO EXISTING STORM SEWERS LOCATED NEAR THE SITE. EACH POND WILL HAVE AN OVERFLOW SPILLWAY THAT WILL ALLOW THE PONDS TO FLOW INTO THE STREET OR ADJACENT GRASS IN CASE THE STRUCTURES OR PIPES BECOME OBSTRUCTED.

POND A IS THE LARGEST POND AND WILL HAVE A TOTAL VOLUME OF APPROXIMATELY 50,880 CUBIC FEET. THIS POND IS LOCATED IN THE NORTHEAST CORNER OF THE SITE. THE TOTAL DEPTH OF THIS POND IS APPROXIMATELY 4.5 FEET DEEP. THE POND WILL OUTFLOW TO THE NORTHEAST VIA AN 18" PIPE. THIS PIPE WILL CONNECT TO AN EXISTING STORM SEWER MANHOLE LOCATED NORTH AND EAST OF THE SITE. EASEMENT WILL BE REQUIRED FOR BOTH THE DISTRICT 281 PROPERTY AND THE PROPERTY TO THE NORTH OF DISTRICT 281 AS THE MANHOLE IS LOCATED OFF-SITE.

POND B IS THE SECOND LARGEST POND AND IS LOCATED IN THE SOUTHWEST CORNER OF THE SITE. PART OF THE POND IS CURRENTLY LOCATED IN THE DISTRICT 281 SITE SO AN EASEMENT WILL NEED TO BE ACQUIRED. POND B HAS A TOTAL VOLUME OF APPROXIMATELY 16,070 CUBIC FEET AND IS APPROXIMATELY 4 FEET DEEP. THE OUTFLOW FOR THIS POND WILL BE A 12-INCH PIPE AND WILL CONNECT TO AN EXISTING INLET LOCATED TO THE SOUTHWEST OF THE POND (AT THE CURRENT EAST ENTRANCE). AN EASEMENT WILL ALSO BE REQUIRED FOR THIS PIPE UNTIL IT REACHES THE STREET RIGHT-OF-WAY.

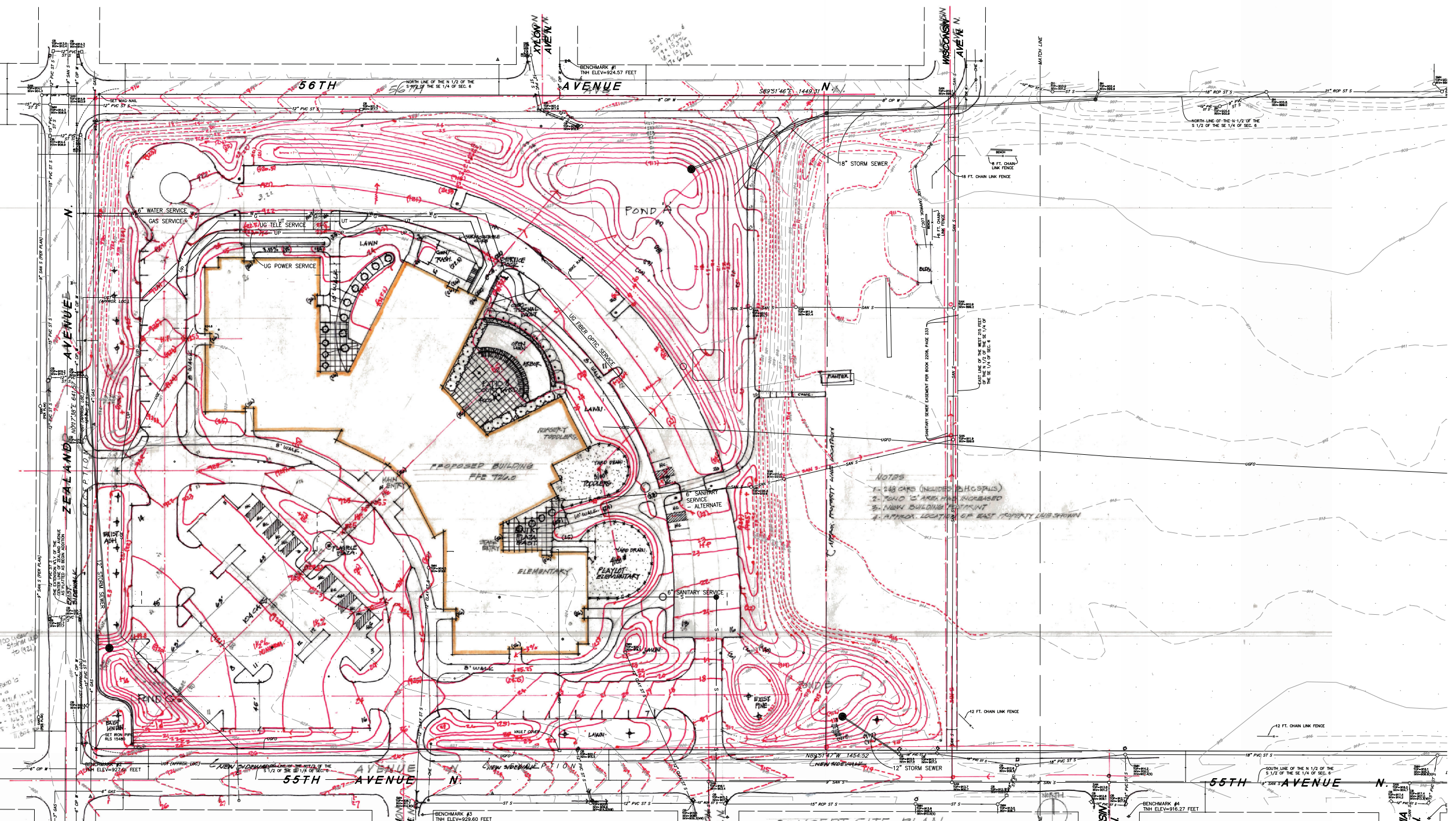
POND C IS THE SMALLEST POND AND IS LOCATED IN THE SOUTHWEST CORNER OF THE LOT. DURING THE 10-YR AND 100-YR RUNOFF A PORTION OF THE POND WILL BE LOCATED IN THE PROPOSED PARKING LOT (UP TO AN ELEVATION OF 920.74' FOR THE 100-YR RUNOFF). THIS WILL RESULT IN A MAXIMUM DEPTH OF 0.9' AT THE SOUTHWEST CORNER OF THE LOT. POND C HAS A TOTAL VOLUME OF APPROXIMATELY 15,265 CUBIC FEET AND A DEPTH OF APPROXIMATELY 7'. A WALL LOCATED ALONG THE WEST SIDE OF THE POND WILL FORM A VERTICAL SIDE OF THE POND. THE OUTFLOW OF THIS POND WILL FLOW VIA A 12-INCH PIPE AND WILL CONNECT TO AN EXISTING INLET LOCATED APPROXIMATELY MID-BLOCK OF ZEALAND AVENUE. THIS POND MAY REQUIRE EXTENSIVE PIPING TO THE EAST DUE TO THE HIGH INVERT ELEVATIONS OF THE STORM SEWER LOCATED IN ZEALAND AVENUE.

CURRENT DESIGN ALLOWS APPROXIMATELY 1.7 ACRES OF THE SITE FLOWS OFF-SITE (UNDETAINED). MOST OF THIS AREA WILL BE GRASS WITH A SMALL AREA OF PAVED DRIVEWAY. THE CONCEPT AT THIS TIME IS THAT THE PRE-DEVELOPED FLOW FROM THE SITE WILL BE REDUCED BY THE PEAK FLOW OF THE UNDETAINED AREAS RESULTING IN A REDUCED RELEASE RATE FROM THE PONDS. THIS CONCEPT NEEDS TO BE APPROVED BY THE CITY OF NEW HOPE IN THE FUTURE AS THE CITY ENGINEER RESPONSIBLE FOR REVIEWING THIS IS NOT AVAILABLE AT THIS TIME. IF THIS CONCEPT IS NOT ACCEPTABLE SITE GRADING WILL NEED TO BE REVISED TO ALLOW MORE RUNOFF TO FLOW INTO THE SITE PONDS. THE GOAL IS TO GET AS MUCH FLOW AS IS REASONABLE INTO THE PONDS.

EARTHWORK NARRATIVE:

THE FOLLOWING EARTHWORK VOLUMES WERE TAKEN FROM A PREVIOUS, BUT SIMILAR SITE LAYOUT. THESE EARTHWORK VOLUMES ASSUMED A 1' DEEP PAD UNDER THE PROPOSED BUILDING. AFTER THESE VOLUMES WERE CALCULATED IT WAS LEARNED THAT THERE IS A TUNNEL UNDER THE OUTSIDE OF THE EXISTING BUILDING THAT WILL NEED TO BE FILLED. THESE VOLUMES ARE ROUGH AND DO NOT TAKE INTO ACCOUNT THE PAVEMENT AND BASE COURSE THICKNESS. THE MAIN CHANGE FROM THE PREVIOUS LAY OUT IS THAT THE BUILDING IS NOW SLIGHTLY LARGER AND THE DEPTH OF POND A DECREASED RESULTING IN A REDUCTION OF APPROXIMATELY 1100 CUBIC YARDS OF CUT. NO SOILS REPORT IS AVAILABLE AT THIS TIME SO A SHRINKAGE FACTOR FOR FILL OF 30% WAS ASSUMED.

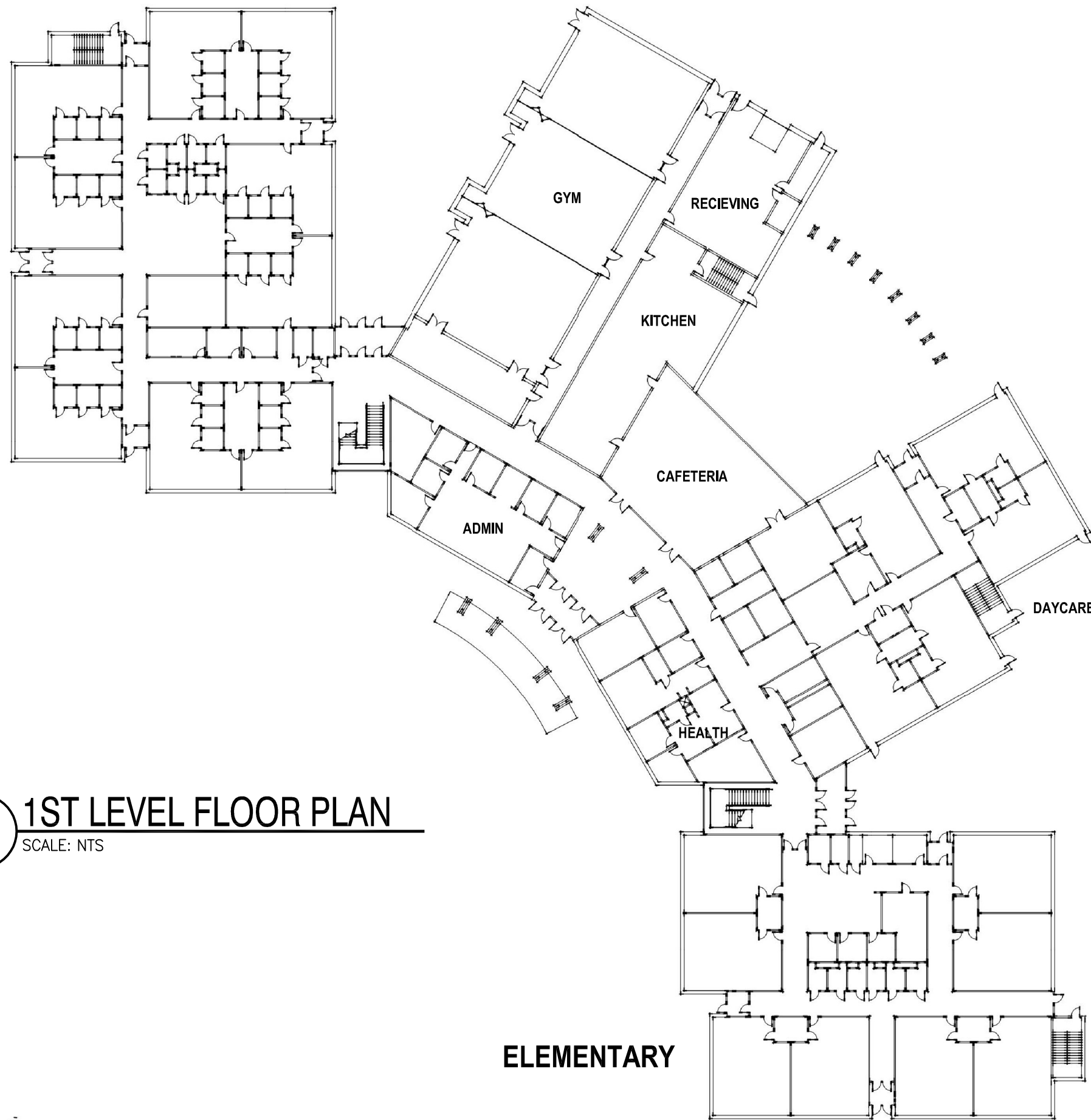
CUT - 27950 CY
FILL - 5840 CY X 1.3 = 7590 CY
NET - 20360 CY WASTE



- NOTES
1. 248 COPS (INCLUDED 240 COPS)
 2. POND C AREA HAS 1' INGRESSED
 3. NEW BUILDING FOOTPRINT
 4. APPROX. LOCATION OF EAST PROPERTY LINE SHOWN

CONCEPT SITE PLAN
 NEC
 NEW HOPE
 ERNST ASSOCIATES
 6.3.10
 10.6.10

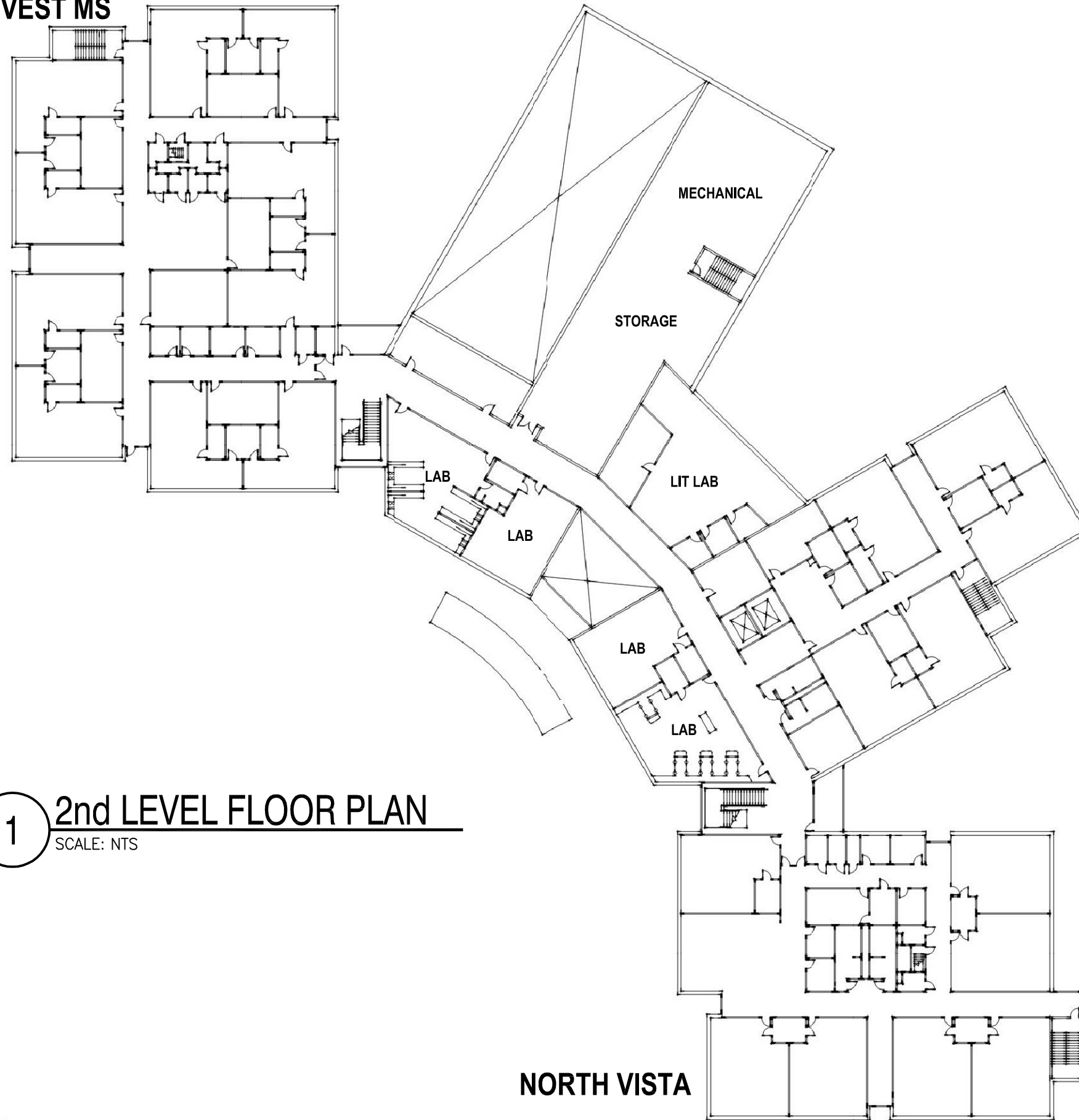
SUN



1 1ST LEVEL FLOOR PLAN
SCALE: NTS



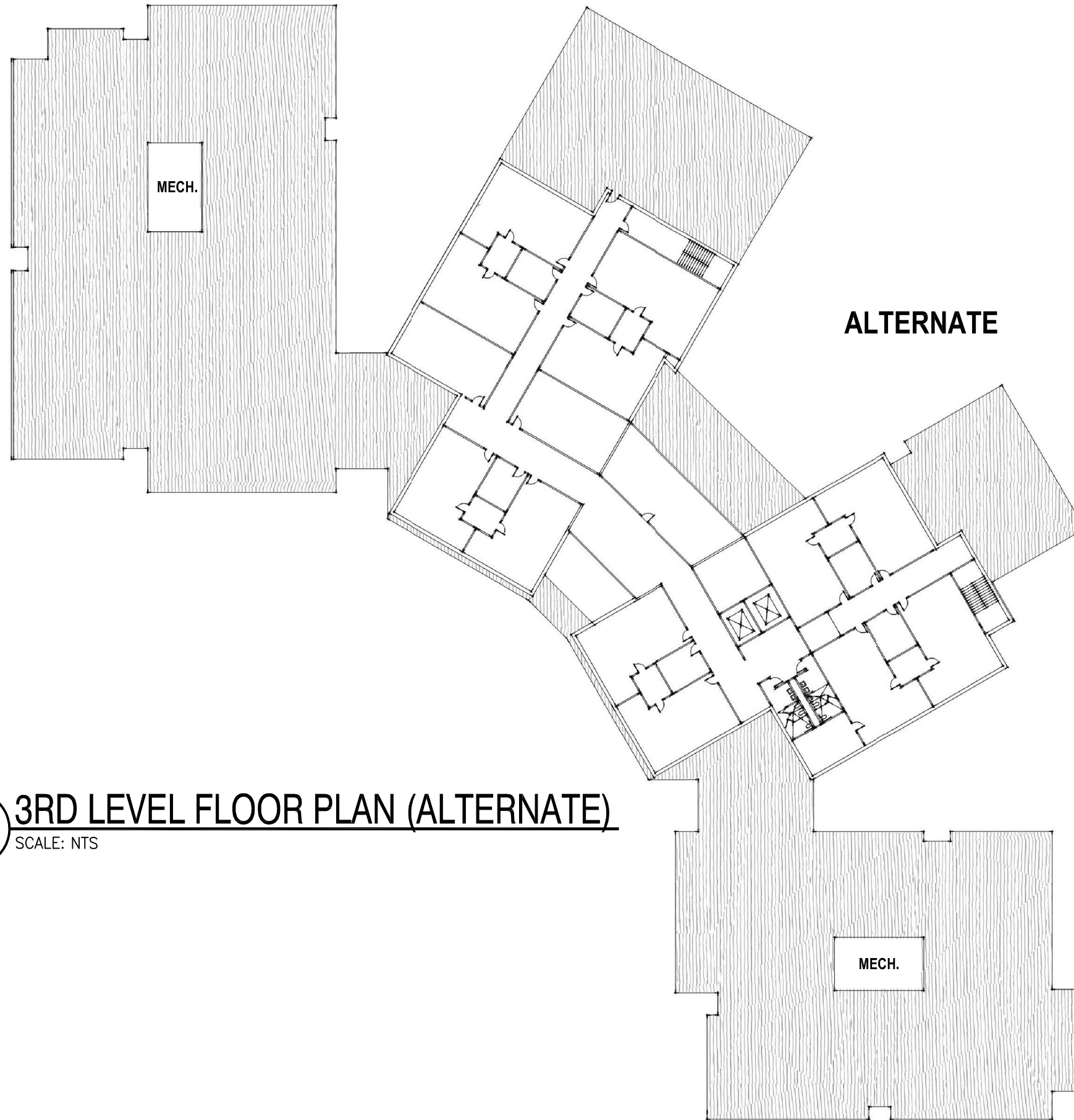
CIP / STRIVE / OPTIONS / INVEST MS



INVEST / VENTURE

1 2nd LEVEL FLOOR PLAN
SCALE: NTS

NORTH VISTA



1 3RD LEVEL FLOOR PLAN (ALTERNATE)
SCALE: NTS



ENTRANCE

INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER





INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER





FRONT FACADE

INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER





FRONT FACADE (ALTERNATE)

INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER





AERIAL VIEW

INTERMEDIATE SCHOOL DISTRICT 287
NORTH EDUCATION CENTER





Responses to School Board Questions Regarding North Area Facilities

July 23, 2009 Board Meeting

1. What research has been conducted into the availability of any commercial property to fit our proposed needs?

- An original search was conducted in February 2009 for available commercial property to fit District 287's criteria (100,000 – 120,000 sq. ft. & in areas close to our member districts in the north area).
- Nine (9) potential sites were identified with the site at 5121 Winnetka Ave N providing the better match due to location and square footage.
- A second search was completed in June 2009 with seven (7) potential sites identified and the 5121 Winnetka Ave N site remains the best match for our needs(100,000 – 120,000 sq. ft. & in areas close to our member districts in the north area).
- Most recent locations are as follows:
 - 5121-5125 Winnetka Ave N, New Hope
 - 865 Xenium Lane, Plymouth
 - 13405 15th Ave N, Plymouth
 - 8401 Jefferson Hwy, Maple Grove
 - 1260 Grey Fox Rd, Arden Hills
 - 1220 Lund Blvd NW, Anoka
 - 8299 Central Ave NE, Spring Lake Park

2. What fees would the District have to pay for a more detailed and up to date estimate for renovation of the commercial property on Winnetka Ave?

TSP Architects estimated cost to provide this is \$10,000.

3. How do District 287's gross square foot per student in SEC, Hosterman, North Vista and the proposed north building compare to standards for school buildings?

Two sources were consulted to address this question, MDE and Roger Worner, retired superintendent and Educational System Consultant. While approaching the type of school somewhat differently, both confirmed that the square footage for SEC and the north site under discussion falls well within the parameters for a typical school building.

The data below were obtained from MDE's "Guide for Planning School Construction Projects in Minnesota", Section III, January 2003 and refers to a typical high school building.

	<u>Number of Students</u>	<u>Gross Sq Ft Per Student</u>	<u>Bldg Gross Sq. Ft.</u>
MDE	Less than 500	200-320	100,000 – 160,000
SEC	533	205	109,000
Hosterman	212	833	176,400
North Vista	174	70	12,100
North Site	386	282	109,000

Retired Superintendent and Educational System Consultant, Roger Worner, has provided the following information that addresses square footage guidelines for regular school buildings and references special education space needs in his comments.

"Regular education facility square footage standards suggest a range of approximately 150-225 square foot/student (elementary to secondary). These figures are used in computing the construction of an entire building (not just a single classroom or teaching space). Depending on the type of special education

programs/students/severity of disability/staff served, the square footages required may be 150-200% those amounts. As you would be aware, for example, a typical kindergarten classroom (regular) - serving 20 students - would be allocated 1200 sq. ft. of classroom space. An elementary autism program - serving 6-8 students - would likely be allocated a similar amount of space. Overcrowding autistic, EBD, TBI, DCD, and other programs is not only hurtful to programming. . . it may be dangerous to both students and staff.”

(h) Special Education

Special education programs and services must provide for students with a range of disabilities, from mild to severe, and those with multiple disabilities. It is critically important to make a careful assessment of the projected number of special education students and the types of programs, staffing, and services needed. Next, determine program space needs and whether to locate resource and support spaces within or outside the classroom. Finally, design or modify spaces as appropriate (e.g. larger spaces are needed for severely disabled students). Advance planning will help schools avoid the cramming of special education students into storage, office, and other spaces not intended for instruction. All ADA and building code requirements for accommodating students with disabilities must be met. It is important to involve staff and architects with knowledge of programs and code (e.g. time-out room) requirements. Essential elements to consider for high school special education spaces include:

Square footage: 450 square feet for 5-8 students in a smaller classroom setting, and 800-1200 square feet in a classroom/lab setting. Utilize portable dividers to help make all spaces as flexible as possible to allow for regular modifications. Computers and other accommodations for individual students may require additional square footage. Students with severe disabilities and/or personal hygiene needs may need separate, self-contained rooms or spaces for sinks, toilets, diapering, showering, changing, and laundry areas. Spaces for a time-out or quiet space room, kitchen facilities, and physical therapy and adaptive equipment may be necessary. It may be desirable to provide a room for observation, student/staff/parent conferences, and small group work.

Location: first floor, near exit and lockers, food service, adaptive physical education, conference/testing, occupational/motor therapy, speech and music therapy rooms, and other related support service spaces. Consider locating learning stations in academic houses around building to facilitate student inclusion.

Learning activities: individual and small group learning activities, including general and computer instruction, life survival skills, and activities that meet the special learning needs of students. Plan to use workstations for students with disabilities that must be provided in all program areas such as consumer life science and technology education labs, physical education, music, art, and science as appropriate.

Learning aids, equipment, technology: learning aids, equipment, and technology that meets individual student needs (e.g. audio and recording equipment), and special handrails, walks, ramps, and doors to assure student access to the school, classrooms, and all program and service spaces. Provide adjustable and portable tables, chairs, and desks, computer stations with high speed Internet access, ceiling or wall-hung video monitors, portable equipment, bookcases and adjustable shelving, counter and project workspaces, white/chalkboard, electronic interactive white board capability, display/bulletin board, a sink, and audio visual equipment. Provide voice, video and networked computer connections with Internet access to enable students to use technology to aid learning. Consider equipping classrooms with excess power and communications systems for future needs. Plan teacher work and demonstration spaces suitable for the program.

4. Does the District have a five (5) year enrollment projection?

District 287 administration is developing a methodology to provide enrollment projections within the Intermediate setting. Past trends in enrollment, the pattern of member and non-member district enrollments at 287, other enrollment data as provided by member districts and Hennepin County group home information are all being analyzed to produce a five (5) year enrollment projection. This question has been raised by Business Directors and Board members.

INTERMEDIATE DISTRICT 287
PLYMOUTH, MINNESOTA
BOARD OF EDUCATION

Regular Meeting – July 23, 2009

AGENDA SECTION: ADMINISTRATIVE SERVICES REPORTS

ITEM: 8.2b - Approval to Engage Architectural Estimate

PRESENTED BY: Sandra Lewandowski

1. Background Information

TSP, Inc would provide for District 287 a conceptual project cost estimate for the renovation of property located at 5121 Winnetka Ave N.

- Meet with District staff to understand types of programs to be located at this facility along with basic requirements.
- Meet with District to understand expectations for site, building exterior/image, operating systems and improvements.
- Document findings from meetings; primarily space need requirements
- Prepare conceptual site and floor plan drawings
- Meeting to confirm program and concept sketches
- Prepare conceptual project cost estimates
- Presentation of concept and estimate

TSP will provide these services, not to exceed \$10,000.

2. Fiscal Impact/Funding Source: This cost would be expended out of the current operational budget for facilities.

RECOMMENDED ACTION: Recommendation for Board Approval to have TSP, Inc engage in a conceptual project cost estimate for the renovation of property located at 5121 Winnetka Ave North as presented.

Motion by: _____ Yes ____ Passed ____

Second by: _____ Yes ____ Failed ____

Abstentions: _____

INTERMEDIATE DISTRICT 287
PLYMOUTH, MINNESOTA
BOARD OF EDUCATION

Regular Meeting – July 23, 2009

AGENDA SECTION: ADMINISTRATIVE SERVICES REPORTS

ITEM: 8.2c - Approval to send Robbinsdale Divestiture
Committee a Letter of Possible Intent

PRESENTED BY: Sandra Lewandowski

1. Background Information

Intermediate District 287 School Board would like to communicate 287's ongoing interest in a land purchase to Robbinsdale Divestiture Committee.

Fiscal Impact/Funding Source: None

RECOMMENDED ACTION: Recommendation for Board Approval to send the Robbinsdale Divestiture Committee a Letter of Possible Intent as presented.

Motion by: _____ Yes ____ Passed ____

Second by: _____ Yes ____ Failed ____

Abstentions: _____

**Intermediate District 287
North Education Center
Project Budget**

October 2, 2008 (Modified June 25, 2009 - JAJ & TS)

Description	North Area Site
CONSTRUCTION	
Site Construction Cost	\$ 1,525,257
Building Construction Cost	\$19,975,175
General Conditions	<u>\$ 562,432</u>
Subtotal--Cost of the Work	\$22,062,864
Phased Coordinated Construction Delivery System	\$ 411,058
Construction Contingency (included above)	\$ -
Subtotal Construction Cost	\$22,473,922
DESIGN AND CONSULTANT FEES	
Architects and Engineers	\$ 1,399,125
Reimbursable Expenses	\$ 33,746
Commissioning	\$ 101,238
LEED Certification	<u>\$ 78,740</u>
Subtotal Fees	\$ 1,612,849
OWNER ADMINISTRATIVE COSTS	
Permits and Plan Review Fees	\$ 135,263
Site Survey	\$ 17,728
Environmental Consultant	\$ 19,179
Builder's Risk Insurance	\$ 60,743
Liability Insurance - -	
Quality Testing	<u>\$ 65,060</u>
Subtotal Owner Administrative Costs	\$ 297,973
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	
Security Systems	\$ 214,174
Technology	<u>\$ 600,000</u>
Subtotal FF&E	\$ 814,174
Project Cost	\$25,198,918
ESTIMATE FOR LAND PURCHASE	<u>\$ 1,250,000</u>
GRAND TOTAL	\$26,448,918

CERTIFICATION OF MINUTES
RELATING TO
QUALIFIED SCHOOL CONSTRUCTION BONDS

ISSUER: INTERMEDIATE DISTRICT NO. 287
STATE OF MINNESOTA

BODY: SCHOOL BOARD

KIND, DATE, TIME AND PLACE OF MEETING: A regular meeting, held June 25, 2009, at 6:30 o'clock p.m., in the Intermediate District.

MEMBERS PRESENT:

MEMBERS ABSENT:

Documents Attached: Extract of Minutes of said meeting.

**RESOLUTION RELATING TO QUALIFIED SCHOOL CONSTRUCTION BONDS;
AUTHORIZING APPLICATION FOR AN ALLOCATION**

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the obligations referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said obligations; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS MY HAND officially as such recording officer this 25th day of June, 2009.

Clerk

EXTRACT OF MINUTES OF A MEETING
OF THE SCHOOL BOARD OF
INTERMEDIATE DISTRICT NO. 287
STATE OF MINNESOTA

HELD: June 25, 2009

Pursuant to due call and notice thereof, a regular meeting of the School Board of Intermediate District No. 287, State of Minnesota, was duly held on June 25, 2009, at 6:30 o'clock p.m., for the purpose, in part, of authorizing an application for an allocation of qualified school construction bonds from the State of Minnesota.

Member **Pam Rykken** introduced the following resolution and moved its adoption:

**RESOLUTION RELATING TO QUALIFIED SCHOOL CONSTRUCTION BONDS;
AUTHORIZING APPLICATION FOR AN ALLOCATION**

BE IT RESOLVED by the Board of Intermediate District No. 287, State of Minnesota, as follows:

1. The Director of Finance is authorized to submit an application to the State of Minnesota for an allocation of Qualified School Construction Bonds in the amount of \$26,448,918 to provide funding for the construction, rehabilitation or repair of a public school facility and to be issued under authority granted under Sections 54A and 54F of the Internal Revenue Code of 1986, as amended by the American Recovery and Reinvestment Act of 2009. The description of the project to be funded shall be as specified in the Qualified Schools Construction Bonds Program application attached hereto and incorporated by reference as though fully specified herein. The qualified school construction bond financing would be issued in the form of a lease-purchase agreement or Certificates of Participation in a lease-purchase agreement.

2. The Director of Finance is also authorized and directed to consult with the Minnesota Department of Education and to cause a proposal to be prepared for submission on behalf of the board to the Commissioner of Education for the Commissioner's review and comment on the proposed project to be funded by the Qualified School Construction Bonds financing.

The motion for the adoption of the foregoing resolution was duly seconded by **Peyton Robb** and upon vote being taken thereon the following voted in favor thereof: Arlene Bush, Don Draayer, Barbara Gabbert, Linda Johnson, Sally Johnson, Michèle Kunz, Carter Peterson, Peyton Robb, Nancy Rowley, Pam Rykken, and Greg Thielsen.

and the following voted against the same: None

whereupon said resolution was declared duly passed and adopted.

ATTACH COMPLETED

QUALIFIED SCHOOL CONSTRUCTION BONDS PROGRAM APPLICATION

Intermediate District 287

North Area Facilities

June 2009

****Updated for June 25th School Board meeting.

Business Directors Advisory Committee (BDAC) Discussion and Input to the District 287 School Board on North Area Facilities

BDAC met June 5, 2009 to provide consultation and input to the District 287 School Board on the North Area Facilities plan being studied this year. Business Directors concurred with the School Board on the following:

1. Proceed with negotiating the purchase of Edgewood.
2. Renew one-year leases for Hosterman, North Vista and Edgewood.
3. Pursue the QSCB federal application for interest credit bonds to support the potential borrowing needed for a replacement of the Hosterman/North Vista facility.

BDAC asked for answers to the following items before they would be able to support land purchase and/or new construction.

What is the square footage of Edgewood?

The square footage of Edgewood is 57,751 square feet.

What are the square footage requirements for projected enrollment (minimum of five year) trends in the North Area?

Square Footage Requirements: We are not aware of industry square footage requirements for Setting 4 special education students.

Some students require a full-size room completely for themselves. Other higher functioning students can be served effectively in lesser space. There are requirements for infant and daycare space that we can obtain. Our best estimate of square footage comes from our experience over time and with the South Education Center.

******We have been unable to find any national or state standards specific to Federal Setting 4 special education students. Therefore we are summarizing our current square foot utilization by unique student populations. This summary will be finalized by mid to late summer.**

Enrollment Projections: The districts discussed their obligations to one another and, specifically, the mutual obligation to let others know about what 287 programs they may not need in the future. Business directors asked 287 to prepare five-year enrollment projections. This information would need to come from member districts.

The difficulty of doing this is evidenced by this year's planning projections that have increased by 25 ADM's from February to June in special education. A determination will need to be made whether to request five-year enrollment projections from our member districts.

******The current use of Intermediate District 287 will change from time to time and district to district. This should be the goal of an Intermediate.**

District 287 recently adopted a new strategic plan and updated a new Memorandum of Agreement. All thirteen of its members signed the new agreement last summer indicating support for the ongoing need of a consortium.

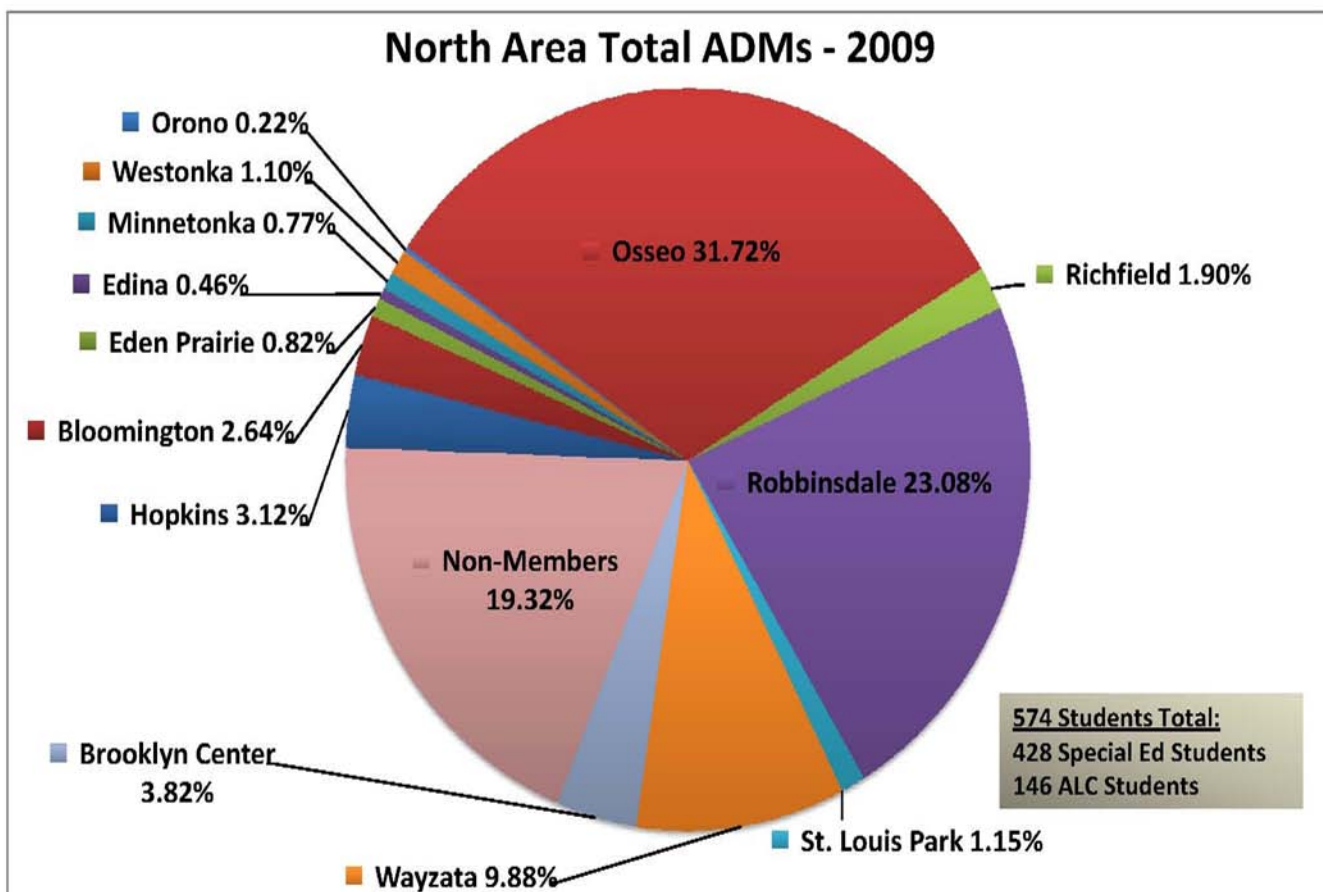
Securing accurate five- year enrollment projections from our members would be challenging. Such planning projections would need to come from our member districts. Administration will further study the viability of such enrollment planning over the next few weeks.

We would suggest, however, that the recent Moody's report captures the essence of our enrollment future in the following statement, "During the past five years, ISD 287 enrollment levels have fluctuated somewhat, ranging from 9,614 students in fiscal 2007 to 10,238 students in fiscal 2008. However, Moody's believes that enrollment levels are unlikely to drop significantly, given the essential nature of the programs provided by ISD 287, as well as the overall enrollment trends of the Hennepin County school districts that use ISD 287 programs."

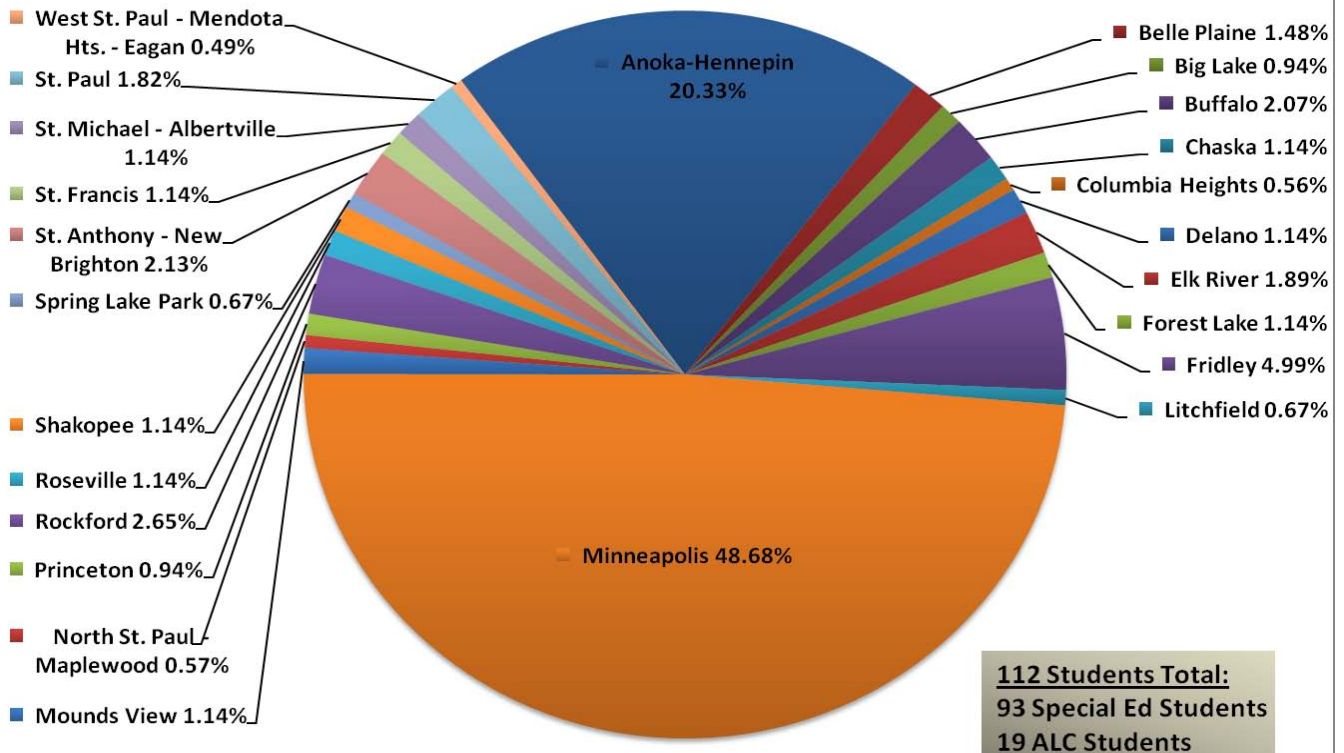
What is the effect of non-member enrollments?

Business Directors questioned the facility need based on non-member utilization. On June 11th 287 School Board members reviewed data related to non-member use. For all north area facilities, non-member use makes up 19.2 % of the total utilization. Of that 19.2 % member districts refer approximately 40 percent of non-member students. An additional 17.37 % are student choice programs within the Area Learning Center. Some of the remaining 43 % of non-member students include:

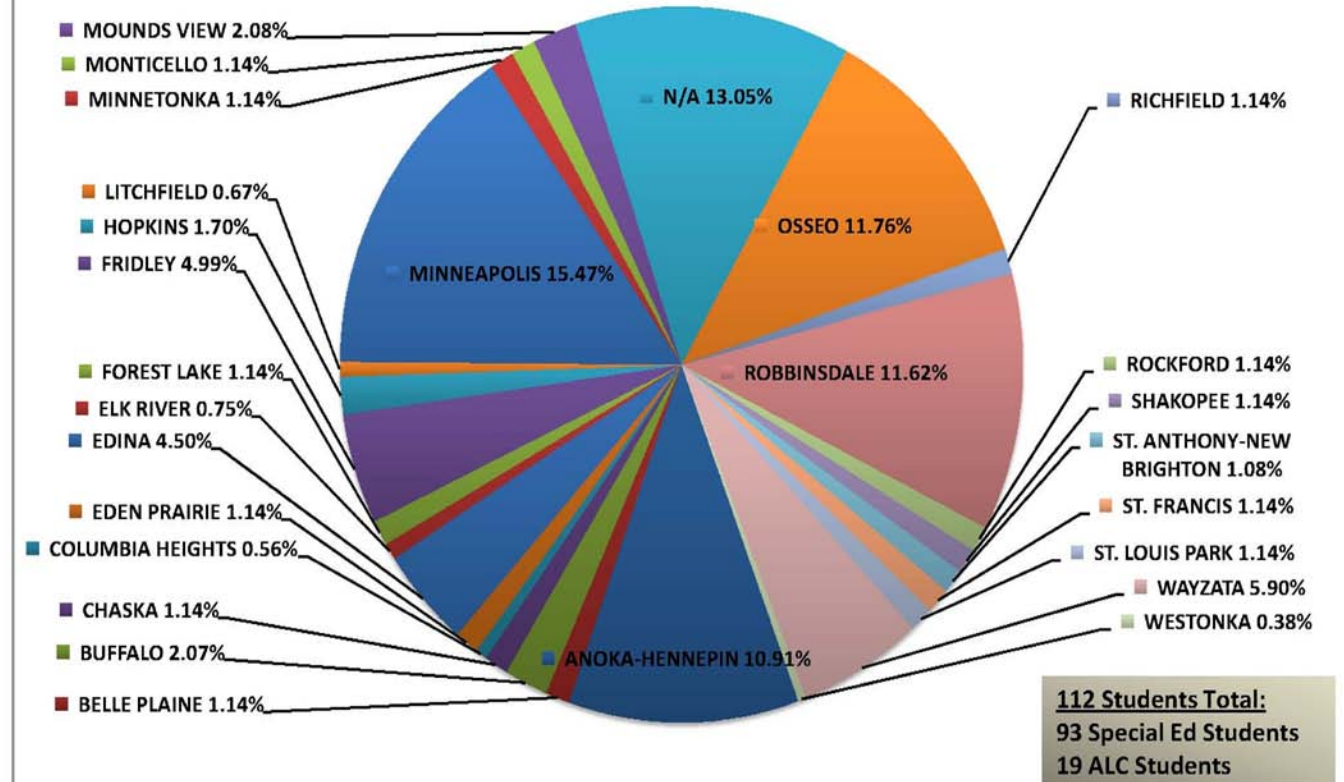
- Deaf/Hard of Hearing students who are sent to District 287 because 287 serve as the statewide deaf program for transition-age students and receive supplemental state funding to serve this population.
- *Very complex students who are referred by non-members. Member district students are served first; however, if there are seats available, non-member students are accepted in order to distribute costs.



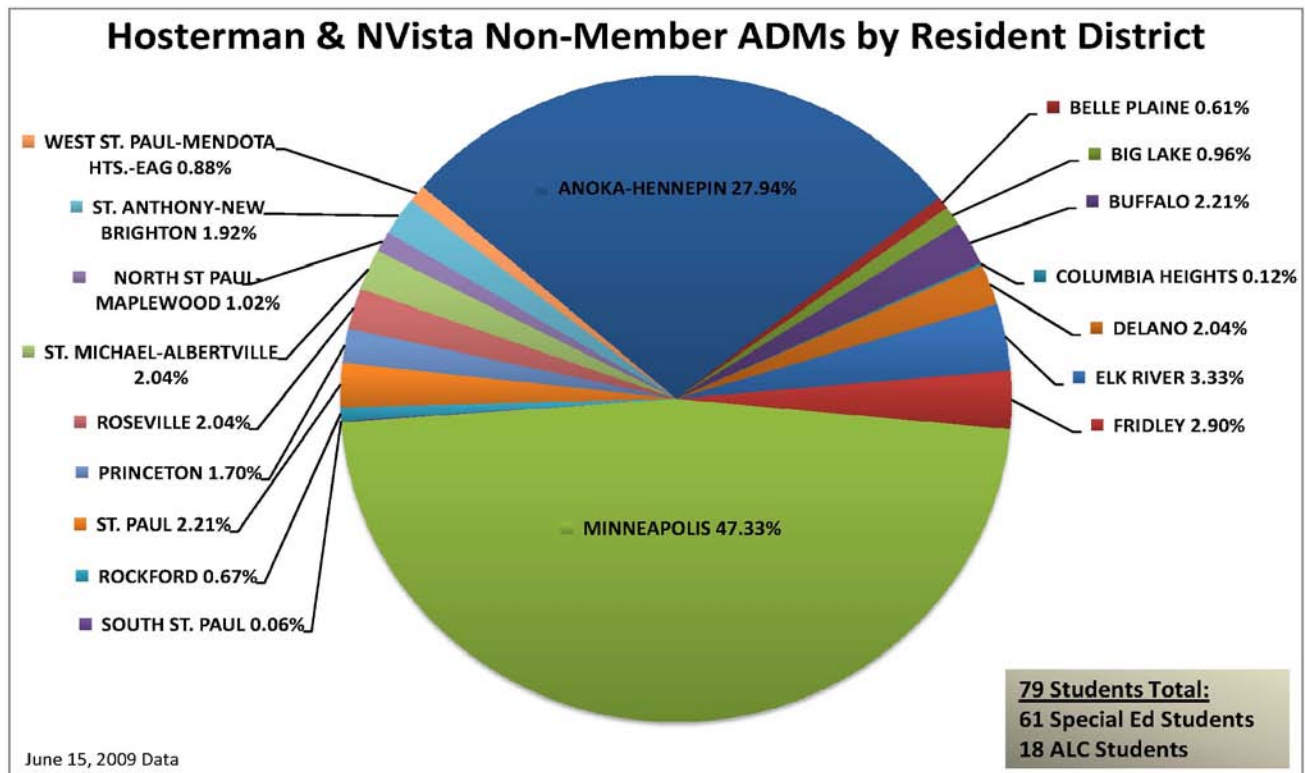
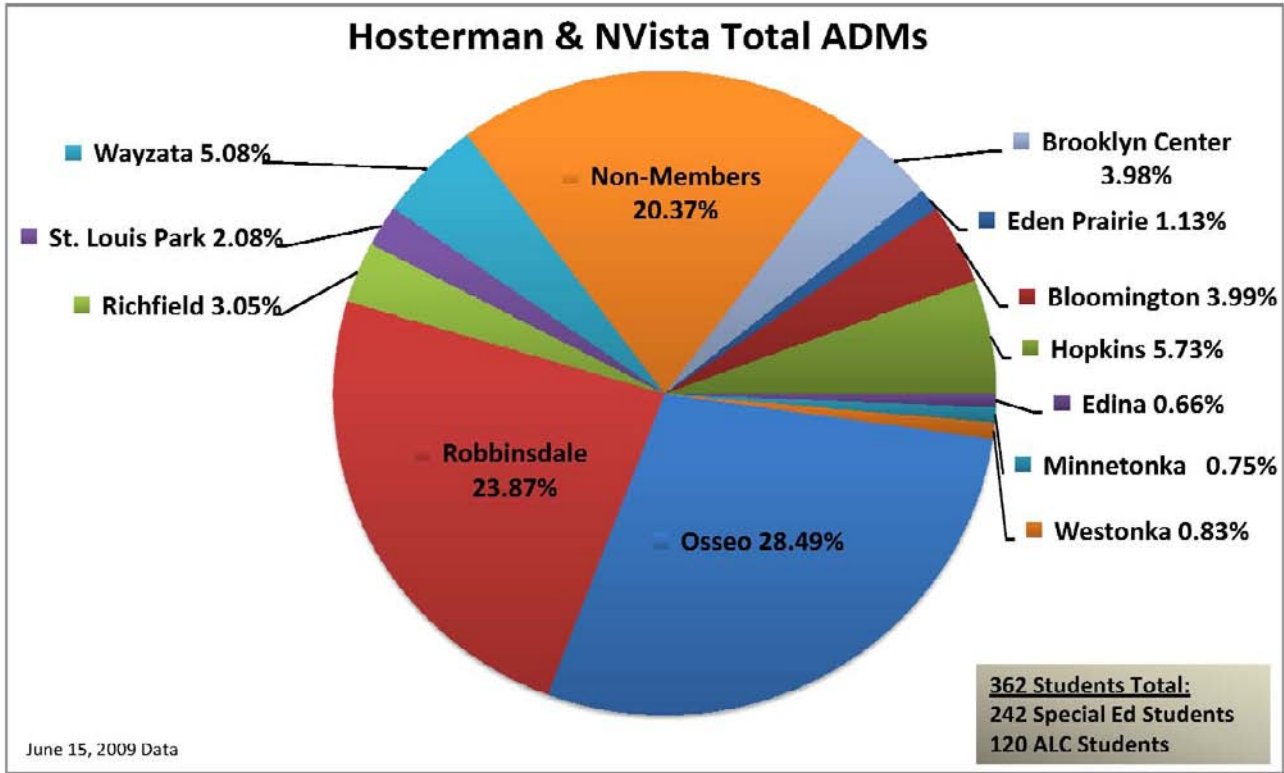
North Area Non-Member ADMs by Resident District - 2009



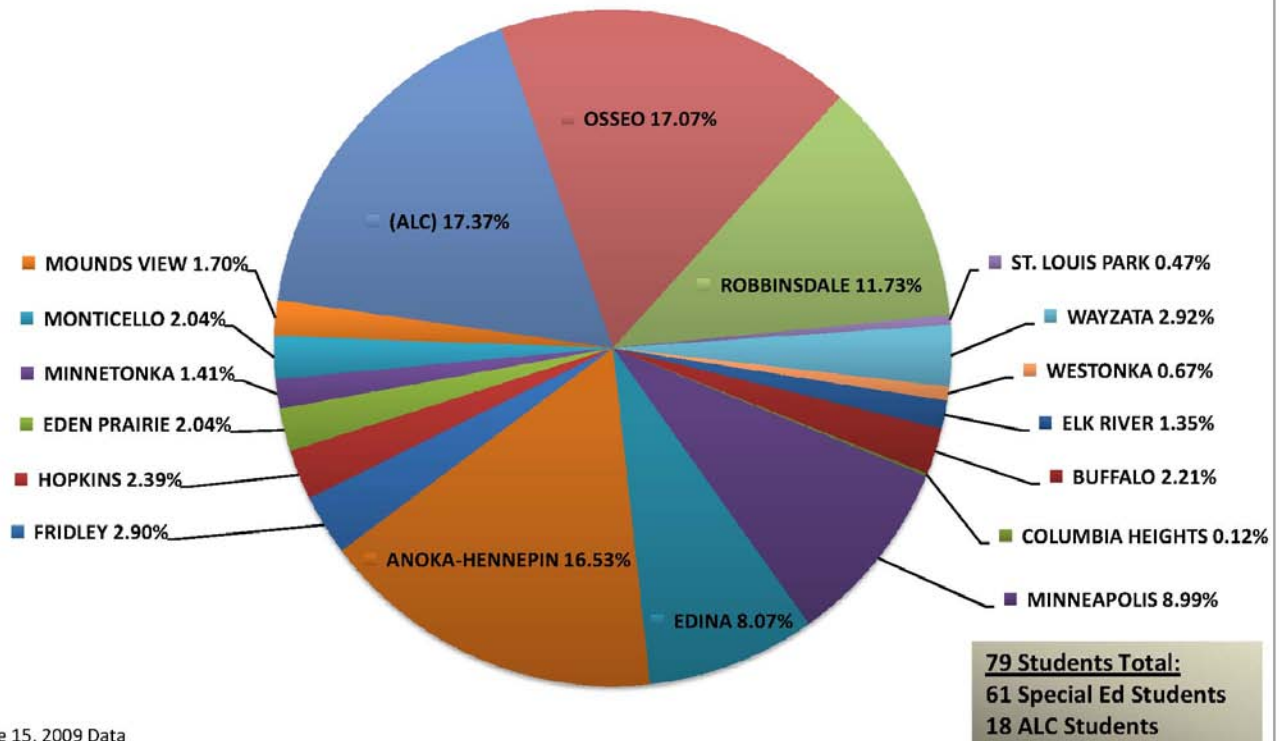
North Area Non-Member ADMs by Serving District - 2009



*****287 School Board members subsequently asked for similar data analysis for non-member students for only Hosterman & North Vista. The graphs are below indicate that member districts are referring 38.7 % of non-member students served at Hosterman and North Vista. An additional 17.37 % of students served at Hosterman and North Vista are student choice enrollees at the Area Learning Center program at North Vista. The total percent of non member students enrolled at Hosterman, via a member district or through student choice, is about fifty six percent (56%). The remaining 44%, or 31 students, are referred directly by a non member. As a percent of the total Hosterman and North Vista population, these 31 students are about 8.7 percent.



Hosterman & NVista Non-Member ADMs by Serving District



287 Board members asked to review the lease levy impacts. The following document was provided in the February 12th Facilities PowerPoint presentation.

DISTRICT LEASE LEVY AMOUNTS & CAP

District #	District Name	FY 10 AMCPU (estimated)	Max. Limit \$43.00/AMCPU	Int. 287 Lease Levy 8 2008 Pay 2009	\$43 Lease Levy Balance	Additional \$150/Res PU for Member Districts Lease Costs
		(1)	(2)	(3)	(4)	(5)
270	Hopkins	8,682.04	\$373,327.72	\$166,143.62	\$207,184.10	\$1,246,380.00
271	Bloomington	11,974.32	\$514,895.76	\$393,926.92	\$120,968.84	\$1,815,444.00
272	Eden Prairie	11,284.80	\$485,246.40	\$460,720.40	\$24,526.00	\$1,691,968.50
273	Edina	9,268.21	\$398,533.03	\$180,129.18	\$218,403.85	\$1,178,871.00
276	Minnetonka	9,334.25	\$401,372.75	\$173,273.64	\$228,099.11	\$1,303,758.00
277	Westonka	2,578.55	\$110,877.65	\$174,009.38	\$(63,131.73)	\$424,930.50
278	Orono	3,067.16	\$131,887.88	\$24,498.49	\$107,389.39	\$375,366.00
279	Osseo	24,664.31	\$1,060,780.33	\$1,011,724.61	\$49,055.72	\$4,025,749.50
280	Richfield	4,789.20	\$205,935.60	\$281,498.32	\$(75,562.72)	\$711,666.00
281	Robbinsdale	14,795.96	\$636,226.28	\$772,144.14	\$(135,917.86)	\$2,219,466.00
283	St Louis Park	4,952.12	\$212,941.16	\$122,428.79	\$90,512.37	\$713,701.50
284	Wayzata	11,567.87	\$497,415.83	\$403,293.99	\$94,121.84	\$1,620,031.50
286	Brooklyn Center	2,204.65	\$94,799.95	\$157,430.86	\$(62,630.91)	\$291,445.50
			\$5,124,240.34	\$4,321,222.34	\$803,018.00	\$17,618,778.00

Intermediate District 287

North Area Facilities

June 2009

Business Directors Advisory Committee (BDAC) Discussion and Input to the District 287 School Board on North Area Facilities

BDAC met June 5, 2009 to provide consultation and input to the District 287 School Board on the North Area Facilities plan being studied this year. Business Directors concurred with the School Board on the following:

1. Proceed with negotiating the purchase of Edgewood.
2. Renew one-year leases for Hosterman, North Vista and Edgewood.
3. Pursue the QSCB federal application for interest credit bonds to support the potential borrowing needed for a replacement of the Hosterman/North Vista facility.

BDAC asked for answers to the following items before they would be able to support land purchase and/or new construction.

What is the square footage of Edgewood?

The square footage of Edgewood is 57,751 square feet.

What are the square footage requirements for projected enrollment (minimum of five year) trends in the North Area?

Square Footage Requirements: We are not aware of industry square footage requirements for Setting 4 special education students.

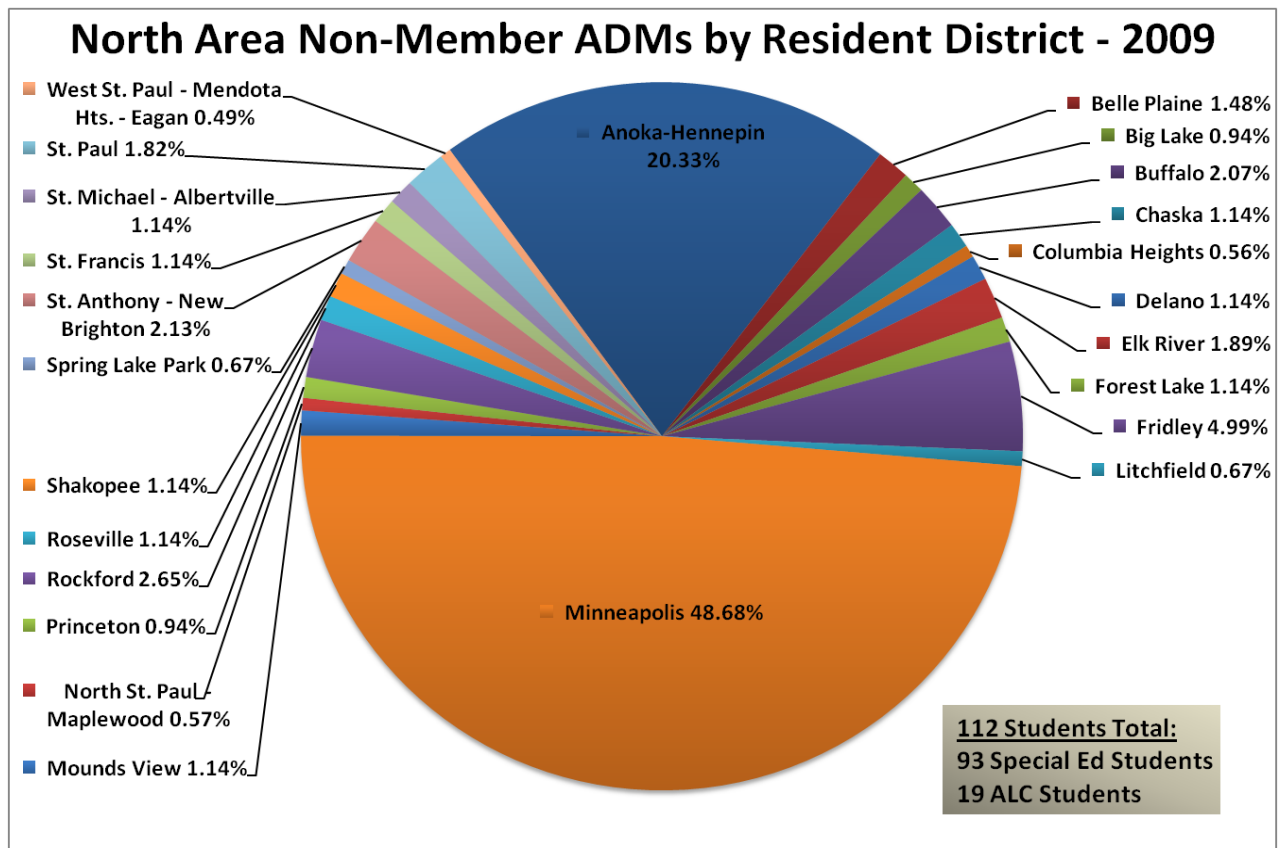
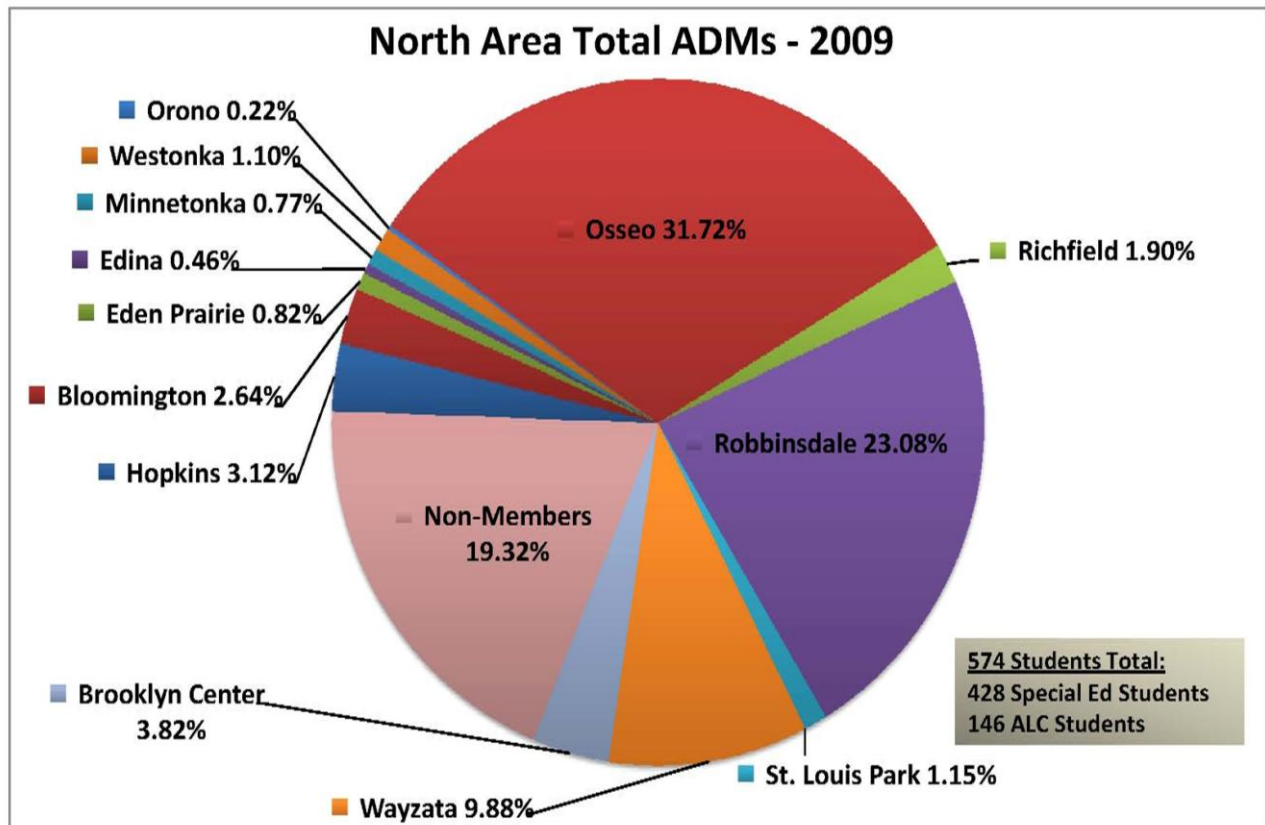
Some students require a full-size room completely for themselves. Other higher functioning students can be served effectively in lesser space. There are requirements for infant and daycare space that we can obtain. Our best estimate of square footage comes from our experience over time and with the South Education Center.

We will continue to search for national industry standards for special education students.

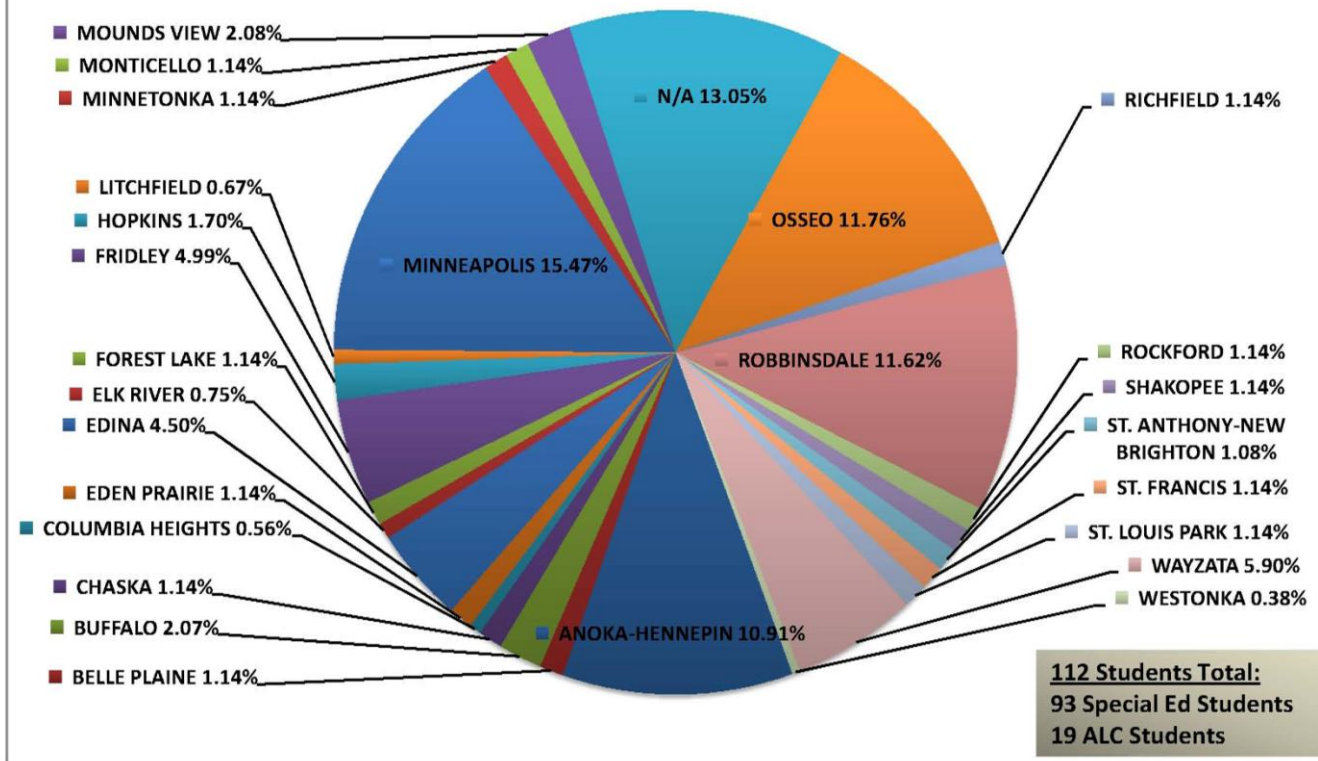
Enrollment Projections: The districts discussed their obligations to one another and, specifically, the mutual obligation to let others know about what 287 programs they may not need in the future. Business directors asked 287 to prepare five-year enrollment projections. This information would need to come from member districts.

The difficulty of doing this is evidenced by this year's planning projections that have increased by 25 ADM's from February to June in special education. A determination will need to be made whether to request five-year enrollment projections from our member districts.

What is the effect of non-member enrollments?



North Area Non-Member ADMs by Serving District - 2009



Approximately 40 percent of non-member students are referred by member districts. Some of the remaining 60 percent of non-member students include:

- Deaf/Hard of Hearing students who are sent to District 287 because 287 serves as the statewide deaf program for transition-age students and receives supplemental state funding to serve this population.
- Student choice enrollees such as ALC students coming from non-members.
- Very complex students who are referred by non-members and help evenly distribute costs. Member district students are served first; however, if there are seats available, non-member students are accepted in order to distribute costs.

Intermediate District 287

North Area Facilities

June 2009 (Revisions in orange indicate member district business director input, June 2009.)

District 287 School Board Representatives, Superintendents and Business Directors will develop an increased understanding of the year-long planning of the North Area Facilities if the following Key Messages are used consistently. In addition, critical timelines and communication strategies associated with potential decision-making need to be uniformly understood.

KEY MESSAGES

- District 287 is committed to making the best use of the current expenditure of approximately \$2 million in the North Area to meet the educational needs of member district students who are referred to 287.
- District 287 has a strong commitment to keeping the lease levy amounts at current levels assuming inflationary increases. **While this will provide a constant cost for District 287, it may not be constant for each district. The allocation depends on each district enrollment compared to the total enrollment at District 287.**
- Enrollment trends and projections indicate that the current programs in these buildings will be sustained and stable over time. **While 287 enrollments overall may appear to be slightly declining, the needs of students are increasingly more complex. While some member district enrollments are declining, member district special education populations are growing.**
- While our School Board has studied the North Area facilities all year, we now have FY 10 lease renewal information that far exceeds our earlier or typical inflation assumptions. This is an additional increase of approximately \$125,000 per year beyond our 5% assumption.
- This new information is increasing the fiscal urgency to consider a purchase of Edgewood and a possible renovation or new construction replacement facility for Hosterman and North Vista programs.
- Nonetheless, 287 is committed to keeping lease levy rates stable by potential use of stimulus dollars, SEC balances, repurposing other lease dollars, fund balance and/or operating funds.
- While the District 287 School Board will ultimately make the facility decisions, both the School Board and administration are intent on communicating with key leaders from our member districts.
- The economic climate is such that it appears a long-term facility decision is prudent to make the best use of financial resources and provide stable and adequate facilities for students, families and member districts.

KEY TIMELINES

- June 29, 2009 – Application for Federal Stimulus dollars (QSCBs) due to MDE. Must be preceded by a 287 Board resolution authorizing borrowing for a project.
- July 1, 2009 – Annual leases renew for Edgewood, Hosterman and North Vista.
- Current Edgewood lease allows 15% credit of lease costs paid towards purchase.
- June, 2009 - Robbinsdale forming a Divestiture Committee to make recommendations on excess 281 properties, including Hosterman, over the next 18 months.

COMMUNICATION STRATEGY

Use business directors' (BDAC) knowledge and influence to:

- Determine and support the funding model that provides the most savings over time.
- Advise 287 as to the best way to communicate the preferred funding model with their district's superintendent and 287 Board representative.

- Confirm that communication has occurred between each district's business director, superintendent and 287 Board representatives by June 23, 2009.

Intermediate District 287
North Education Center
Project Budget
October 2, 2008

Description	North Area Site
CONSTRUCTION	
Site Construction Cost	\$ 1,525,257
Building Demolition Cost	\$ 179,960
Building Construction Cost	\$19,975,175
General Conditions	\$ 562,432
Subtotal--Cost of the Work	\$22,242,825
Construction Manager	\$ 934,040
Construction Cost	\$23,176,864
Construction Contingency (included above)	\$ -
Subtotal Construction Cost	\$23,176,864
DESIGN AND CONSULTANT FEES	
Architects and Engineers	\$ 1,799,125
Reimbursable Expenses	\$ 33,746
Furniture Design	\$ 23,352
Technology Consultant - -	
Security Consultant - -	
Commissioning	\$ 101,238
LEED Certification	\$ 78,740
Subtotal Fees	\$ 2,036,202
OWNER ADMINISTRATIVE COSTS	
Permits and Plan Review Fees	\$ 135,263
Hazardous Material	\$ 100,000
Site Survey	\$ 17,728
Environmental Consultant	\$ 19,179
Builder's Risk Insurance	\$ 60,743
Liability Insurance - -	
Quality Testing	\$ 65,060
Misc Admin and Legal	\$ 567,036
Subtotal Owner Administrative Costs	\$ 965,009
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	
Furniture	\$ 500,000
Computers	\$ 500,000
Security Systems	\$ 214,174
Signage	\$ 22,497
Technology	\$ 600,000
Subtotal FF&E	\$ 1,836,671
Contingency	\$ 764,809
Project Cost	\$28,779,554
ESTIMATE FOR LAND PURCHASE	\$ 1,250,000
GRAND TOTAL	\$30,029,554

Intermediate District 287

Two Additional Questions & Answers from 287 Board Members

June 11, 2009

A. What are the definitions of the three major federal types of bonding with the federal stimulus dollars?

Reduced Cost of Borrowing - Federal Programs

1. QUALIFIED ZONE ACADEMY BONDS (QZABs)

Program Descriptions: The federal government subsidizes these bonds by providing tax credits to bond holders that are approximately equal to the interest schools would ordinarily pay bond holders.

Eligibility: QZAB bonds may be used on behalf of schools have 35 percent of their students eligible for free or reduced-cost lunches under the National School Lunch Act at the site in which improvements are made. Eligible schools must have an education program and education plan designed in cooperation with business and receive a private business contribution that is not less than 10 percent of the proceeds of the bond.

Uses: renovation school buildings purchasing equipment
developing curricula training school personnel

2. QUALIFIED SCHOOL CONSTRUCTION BONDS (QSCBs)

Program Descriptions: The QSCB Program is a new tax credit program created by the American Recovery and Reinvestment Act of 2009. Like QZABs, they provide bondholders with a tax credit in lieu of an interest payment.

Eligibility: All school districts and school buildings are eligible regardless of size of poverty levels.

Uses: New construction facility rehabilitation, repair
equipment land acquisition

3. BUILD AMERICAN BONDS (BABs)

Section 1531 of Title 1 of Division B of the ARRA authorizes school districts to issue taxable bonds that provide federal subsidies for a portion of the borrowing costs. The federal subsidy for BABs can take the form of a tax credit to bondholders (similar to QZABs or QSCBs but of a smaller magnitude) or a federal subsidy payment made directly to the school district.

Tax Credit

A subsidy of Federal tax credits to bondholders in an amount equal to 35 percent of the total coupon interest payable by the school on taxable governmental bonds (net of tax credit). Federal subsidy to issuing school is about 25% of total return to investor (interest paid by school + tax credit).

Direct Payment (regular)

A tax credit paid to state or local governmental issuers by the Treasury Department in an amount equal to 35 percent of the total coupon interest payable to investors in these taxable bonds.

Direct Payment (Recovery Zone Economic Development Bonds)

A deeper refundable credit subsidy than the regular direct payment. The Federal subsidy is equal to 45 percent of the total coupon interest payable to investors in these taxable bonds.

B. What are the full zoning options in New Hope for the proposed commercial site?

1. Sec. 4-20. I, industrial district.

- a. *Purpose.* The purpose of the *I*, industrial district is to provide for the establishment of heavy industrial and manufacturing development use which, because of the nature of the product or character of activity, requires isolation from residential or non-compatible commercial uses. The *I* district is also intended to provide for large scale activities of a sociological nature not suited to other districts, but reasonably compatible with the same characteristics suitable for general industrial use.
- b. *Permitted uses.* The following are permitted uses in an *I* district:
 - (1) Radio and television antenna farm.
 - (2) Research, medical, dental or optical laboratories.
 - (3) Trade school/training schools/specialty schools.**
 - (4) Warehouses.
 - (5) Essential services.
 - (6) Governmental and public utility buildings and structures.
 - (7) Building materials/appliance and furniture retail sales.
 - (8) Engraving, printing and publishing.
 - (9) Wholesale business.
 - (10) Manufacturing etc. The manufacturing, compounding, assembly, packaging, processing, treatment or storage of products and materials.
 - (11) Automobile major repair.
 - (12) Office business.

**RESPONSIVE.
INNOVATIVE.
SOLUTIONS.**

Intermediate District 287
North Area Facilities Discussion,
May, 2009

DISCUSSION OUTCOMES

○ Discussion Outcomes

- Highlight the district's strategic plan and its importance to decision making
- Review new information since the April Board discussion
- Understand critical timelines that impact School Board decisions.
- Determine preliminary preferred options for further administrative work.

MISSION

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.* See full strategic plan in supporting documents. The Board has requested that this decision be analyzed with the lens of the strategic plan. It is provided to comply with that request.

NEW INFORMATION- HOSTERMAN/ROBBINSDALE

- Robbinsdale has indicated that it would not be fiscally prudent for 281 to provide capital items that 287 recommends as minimal standards for its facilities. *These include fire/life system items, HVAC & electrical system improvements, interior plumbing improvements to restrooms, fountains & classroom sinks, window improvements etc. (See supporting Hosterman modification memo)*
- Robbinsdale has initiated a committee to analyze Hosterman and other excess 281 properties for future divesting
- Robbinsdale has clarified that their lease will increase by 5 percent for FY10 without any building improvements.
- North Vista lease is increasing 21% percent for FY10 (all of this is considered leviabile)

NEW INFORMATION

COMMERCIAL SITE RENOVATION

- ◉ The City of New Hope expressed some questions & concerns about viability of an alternative commercial site renovation plan.

NEW INFORMATION- EDGEWOOD/OSSEO

- ◉ Lease rate increase for Edgewood is 29.21% for FY10. This is partially attributable to the original Osseo assumption that they would continue to use a portion of the building. In reality, they did not and we have been using the entire building.
- ◉ Osseo has indicated an interest in 287's purchase of Edgewood.

NEW INFORMATION - QSCB'S AVAILABILITY

WHAT IS A QUALIFIED SCHOOL CONSTRUCTION BOND (QSCB)?

- ◉ Description-The QSCB program is a new tax credit program created by the American Recovery and Reinvestment Act of 2009. They provide bondholders with a tax credit in lieu of an interest payment.
- ◉ Eligibility-All school districts & school buildings are eligible regardless of size or poverty levels.
- ◉ Uses-New Construction, facility rehabilitation, repair, equipment, land acquisition
- ◉ Available Allocation-For calendar 2009, \$75.85 million is available statewide. 2010 allocations will be announced at a later date.
- ◉ Application Process-Submit a completed application, together with the required attachments, to MDE by JUNE 29th, 2009. If application is denied in FY09, applicant is still in running for FY10.

NEW INFORMATION

FEDERAL STIMULUS MONEY

- New MDE information about federal stimulus money indicates that Intermediates would be eligible for QSCB (Qualified School Construction Bonds) for new construction projects.
- Deadline for application is June 29th for FY10
- Application requires a Board Resolution which indicates a project to be undertaken and associated budget.
- 287's application for such funds would possibly provide an off set of funds needed for construction.

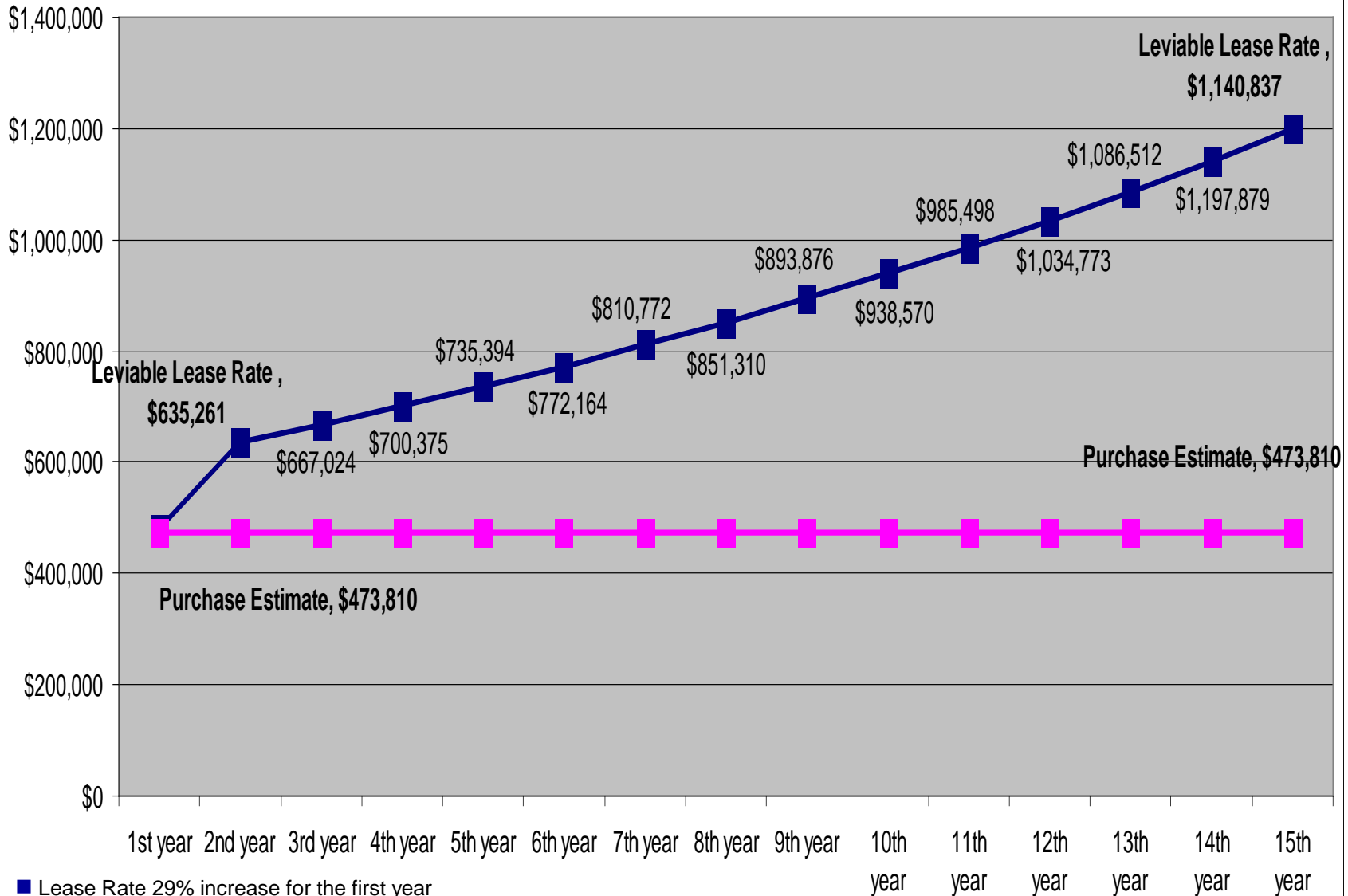
CRITICAL TIMELINES

- ◉ Edgewood and Hosterman leases are one year leases and need to be renewed by July 1.
- ◉ The current Edgewood lease allows for a credit of 15 % FY10 lease costs towards the purchase.
- ◉ The Robbinsdale committee charged with divesting recommendations on excess 281 properties will be making its recommendations over the next 18 months.
- ◉ In order to apply for federal stimulus dollars for FY10, a 287 School Board resolution would need to be made by June 29th, 2009.

FACILITIES OPTIONS FOR EDGEWOOD

- 1-Continue leasing this site from Osseo (either short-term or multi-year lease)
 - Good building
 - Successful operation of current programs on site
 - Neighborhood seems to have accepted 287
- 2-Purchase Edgewood based on loan payments as compared to leasing costs
 - Could realize 15 % of FY09 lease costs as a credit toward purchase, \$97,940.00. In addition, 287 could realize 15% of FY10 lease costs towards purchase, approximately \$8,000.00 per month.
 - Could be purchased for a stable loan payment which is less than projected lease payment.

Edgewood Lease vs. Own Comparison



- Lease Rate 29% increase for the first year
- 5% Lease Rate increase, per year after 1st year
- Certificate of Participation (COP) for 15 years



WHAT IS A CERTIFICATE OF PARTICIPATION (COP)?

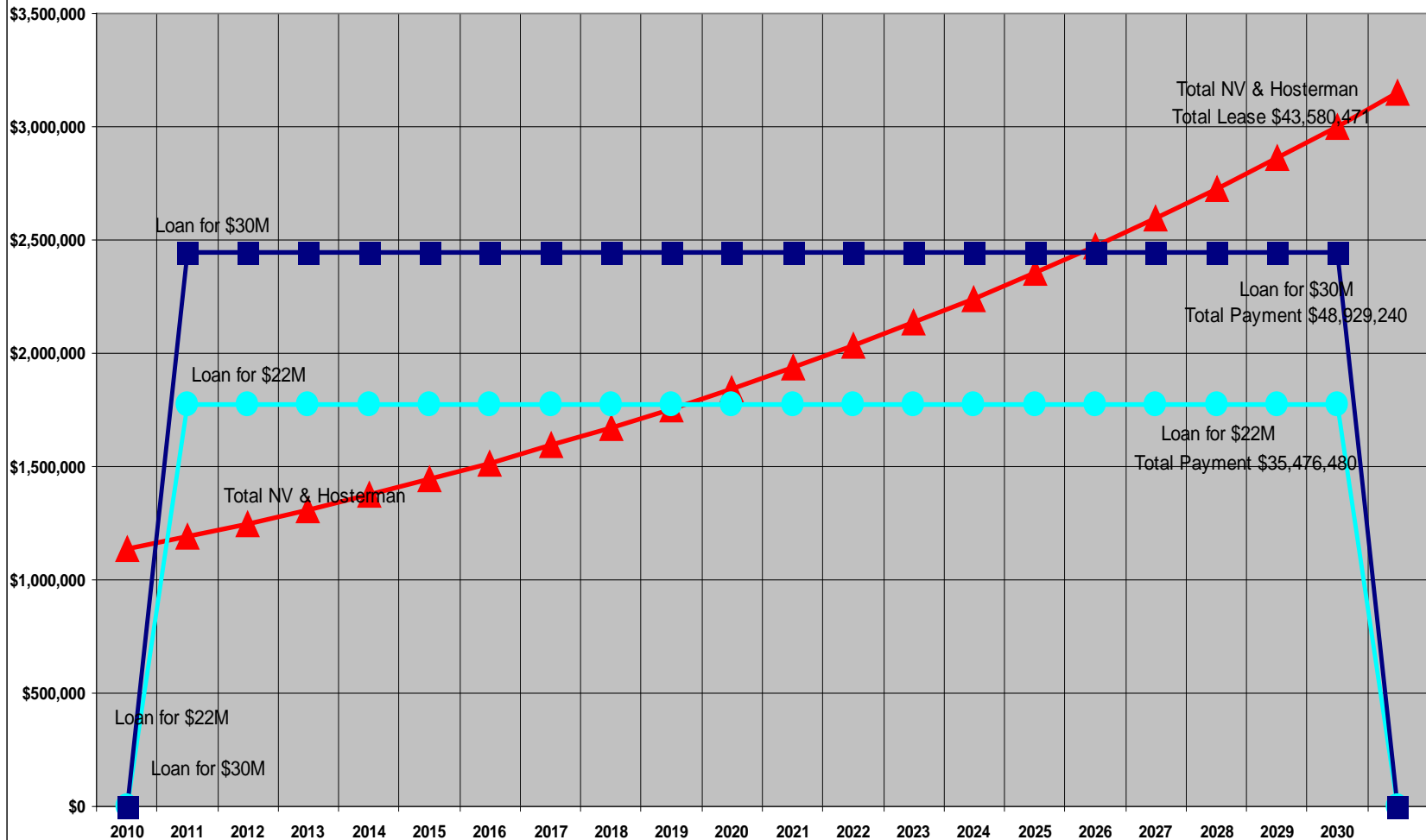
- ◉ Certificates of Participation are a borrowing instrument similar to bonds.
- ◉ This borrowing instrument has been recommended by Springstead as an alternative to borrowing from a bank (typically they are a slightly less expensive borrowing tool) .
- ◉ This is the vehicle that we will be using to refinance the Bren Rd lease purchase.

FACILITIES OPTIONS FOR HOSTERMAN/ NORTH VISTA

- ◉ 1-Continue leasing on short term basis
 - District 281 is considering divesting options for this property. District 287 needs to consider the need for a stable site. Decision will need to be made on a lease request of one year or multi -year.
- ◉ 2-Purchase & renovate Hosterman.
- ◉ 3-Purchase vacant land adjacent to Hosterman & build new building. Use possible federal stimulus dollars & escrowed SEC interest/contingency dollars to offset building costs and any excess cost beyond current lease levy.
- ◉ 4-Pursue City of New Hope for commercial building re-zoning and renovation approval.

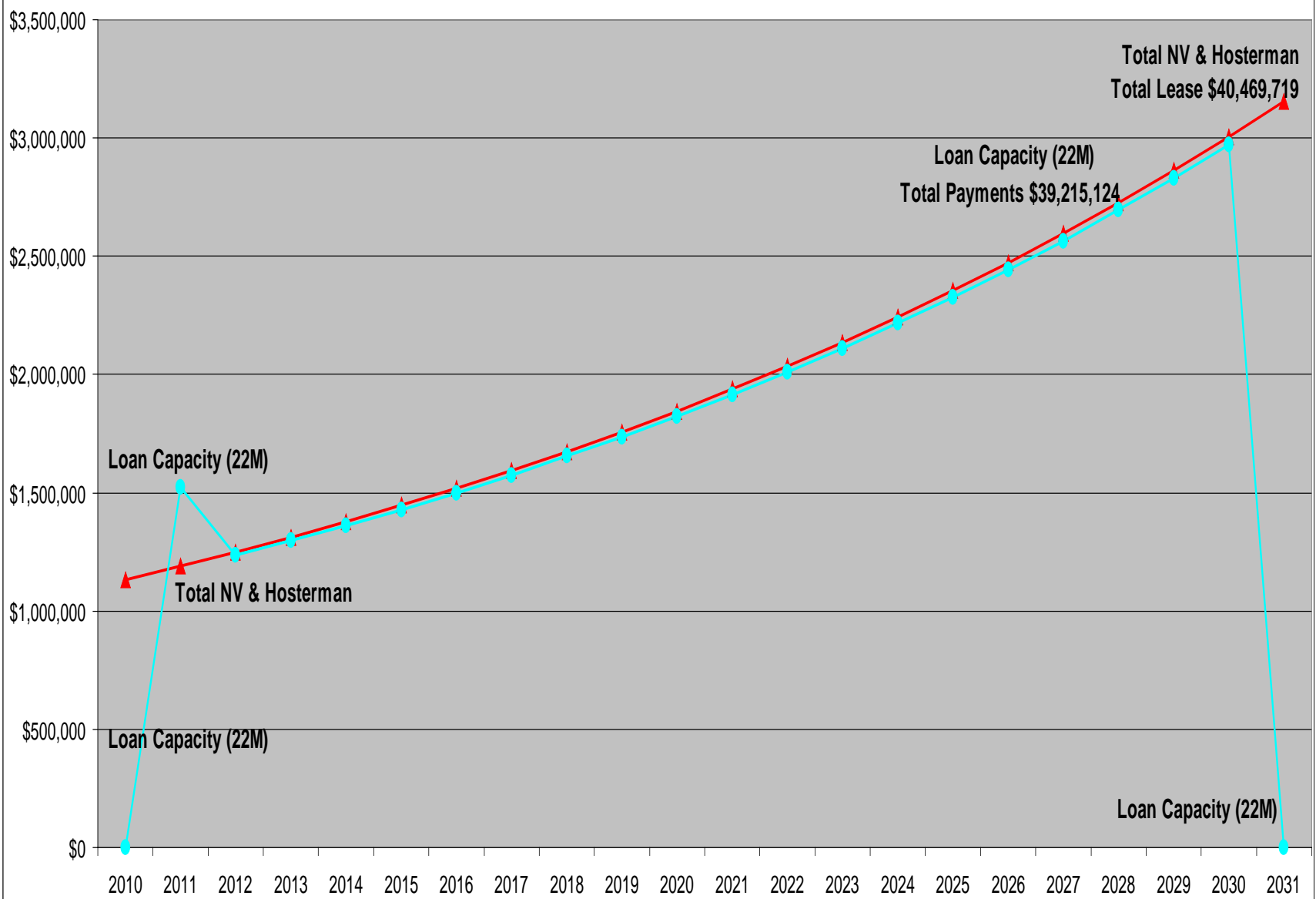
Please refer to Q & A responses from April 23rd Board meeting.

Level Loan Payment



- Certificate Of Participation (COP) loan for 20 year term
- 5% annual increase in lease rates
- Loan capacity based on staying at current annual lease payments

Payments Match Lease Payments



**Total NV & Hosterman
Total Lease \$40,469,719**

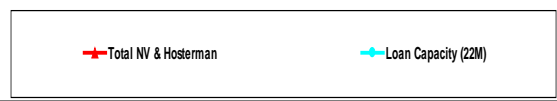
**Loan Capacity (22M)
Total Payments \$39,215,124**

Loan Capacity (22M)

Total NV & Hosterman

Loan Capacity (22M)

Loan Capacity (22M)



BOARD DISCUSSION & POSSIBLE DIRECTION

- Investigate and negotiate purchase of Edgewood.
- Relative to Hosterman/North Vista
 - Renew one year leases
 - Remove the option to purchase and renovate Hosterman
 - Pursue Federal funding for purchasing land and building a new building.
 - Clarify the zoning ordinance relative to the commercial property.

INTERMEDIATE DISTRICT 287

INTER-OFFICE MEMORANDUM

TO: Sandra Lewandowski, Colleen Baumtrog

FROM: Thomas Shultz

DATE: April 22, 2009

SUBJECT: Hosterman Improvements & Modifications

The Hosterman building itself meets the needs of our programs but to be a fully functional up to date school there are improvements and changes that should take place for District 287 to continue to remain an occupant. The following is a list of these items based on recommendations from the Dec 2007 facility audit conducted by RSP i_Space and from physical inspections of the site by District 287 staff (not in a prioritized order).

• Building shell (windows, sealant, doors, louvers)	\$260,000
• Interior plumbing services (restroom fixtures, classroom sinks, etc)	\$423,000
• HVAC Systems (fan units, unit heaters, ductwork, etc.)	\$1,800,000
• Fire/Life Safety (fire alarm system and sprinkler system)	\$300,000
• Electrical systems (main service, p.a. system, lighting, etc)	\$620,000
• Painting Estimate	\$ 52,000
• <u>Misc Items</u>	<u>\$ 50,000</u>
• Total	\$3,505,000

(Excludes new boiler and fuel oil system, \$550,000)

This list is not a comprehensive list of all needs for the building but what needs to be done to bring the building up to a standard we require in our newer sites. These costs donot include pool improvements, remodeling to fit our needs, any code issues or air conditioning. This is a list of items that are needed to provide a safe and quality environment for our students and staff. There are other issues that would need to be addressed if we were to remain in this building but were not apart of the audit; they include remediation of all hazardous material (asbestos, lead paint, mercury, etc), mold and any moisture related issues related to mold possibilities and ADA compliance where required. This list is only cursory and further assessment is required for a full list of recommended improvements for the Hosterman site.

The costs related to abatement and remediation are not known to District 287 but District 281 should have an appreciate survey of these items and a cost estimate for the removal. The cost associated with modifications to better allow the building to fit District 287's needs is dependent on the extent of the changes made to the facility. These costs would range from \$15 - \$22 million beyond the infrastructure improvements referenced earlier.

A project this inclusive would require MDE approval based on the level of improvements to an existing school building.



Business Services Department
ROBBINSDALE AREA SCHOOLS

4148 Winnetka Avenue N • New Hope MN 55427-1288 • 763-504-8038

May 15, 2009

Intermediate District #287
Facilities Administrator
Mr. Tom Shultz
1820 Xenium Lane North
Plymouth, MN 55441

Dear Tom,

Robbinsdale School District 281 conducted a "Facilities Study" during the 2008-2009 school year. Following that study, the School Board took action to close two elementary buildings and a middle school due to declining enrollment. That facilities study also identified Hosterman School and the auxiliary program buildings as excess property.

Currently there is a divestiture committee being developed to study options for building divestiture. That committee will represent the School Board and receive input from the communities with closed buildings and the auxiliary program buildings. We will await a decision from the divestiture committee to determine how the Hosterman School will be affected. The committee is scheduled to be formed and begin meeting in July, 2009, with the goal of providing recommendations for School Board consideration in 2010.

With this divestiture decision pending, there are no major renovations planned for the 2009-2010 school year at Hosterman School. We will continue to perform regular routine maintenance and repairs to the property. Please contact Karylann Marchand at 763-504-8038 with any concerns that you may have at this time.

Sincerely,

Gary L. Hauan
Director of Finance

c: Superintendent Stan Mack
Jim Gerber

Responses to School Board Questions Regarding North Area Facilities (Board questions from the April 23, 2009 Board meeting.)

1. How does the level loan payment structure meet the parameter of not exceeding current levy costs?

- a. Costs associated with the level loan payment structure would exceed the projected lease costs for the first nine years and then be lower than the projected lease costs for the remaining eleven years. Loan payments could be structured to eliminate this; however this option would cost approximately \$4M more over the length of the loan.
- b. As we learn more about Federal Stimulus dollars, we understand that 287 can apply for Qualified Zone Academy Bonds (QZABs) and/or Qualified School Construction Bonds (QSCBs). These are dollars that can be used for school building renovation construction. Should we apply for and receive any of these dollars, they would be used to mitigate the impact of any loan payment.
- c. The School Board could decide to utilize remaining SEC interest and contingency funds to offset this difference.
- d. Administration could examine other potential operating fund dollars help offset the difference.

2. How can we project demand in 10 years?

- a. To project demand ten years out is difficult and we can offer only our best estimate based on historical trends. Enrollment in some programs is declining. Enrollment in customized special education programs is growing. There have been waiting lists for these programs in recent years. For example, the student population attending Hosterman has been stable for many years. All indicators show that Hosterman will continue to sustain enrollment for the most significantly challenged students.
- b. The design and materials for either new construction or remodeling will be selected so as to ensure maximum flexibility to alter spaces for a variety of uses throughout the life time of the building. For example, specifications for the design and make up of interior partitions would call for the flexibility to alter spaces to fit the changing needs of students and programs in the next twenty years and beyond.

3. How will the state funding structures impact enrollment and programming in 10 years?

State funding structures change very slowly. Many of our programs today revolve around specialized needs and/or student choice. Both of these areas continue to have legislative support, albeit inadequate. Also, the student population that needs specialized programming for complex educational needs is showing no sign of decreasing at 287. The new 287 Strategic Plans calls upon 287 to meet the unique needs of our member districts and the financial constraints of our member districts are and will continue to be paramount in our planning and programming.

4. What percent of the enrollment of 287 students on the North End would this proposal address?

- a. This proposal includes the students at Hosterman (175 ADMs) and North Vista (80 student + 30 Daycare ADMs). This is 60% of the north area student population. This proposal does not

include the students at North West Tech Center (95 ADMs) or Edgewood (124 ADMs) or VET (13).

If 287 purchases another school building in the north area, 60% of 287 total student enrollments would be attending school in a District owned facility and 40% would attend in a leased facility.

- b. An option being discussed with the Osseo School District could include a possible ownership by District 287 of the Edgewood building and NWTC students being housed at an Osseo District owned site (District 287 would lease this site from Osseo). This would change the percentages to approximately 84% in owned sites and 16% in leased sites.

5. What role does non-member enrollment play in facilities use?

Approximately 15% of the enrollment in both center based special education and 287 run area learning centers are from non-member districts. The majority of the 15% is from Minneapolis.

6. Is there information about the cost differential between building and renovating?

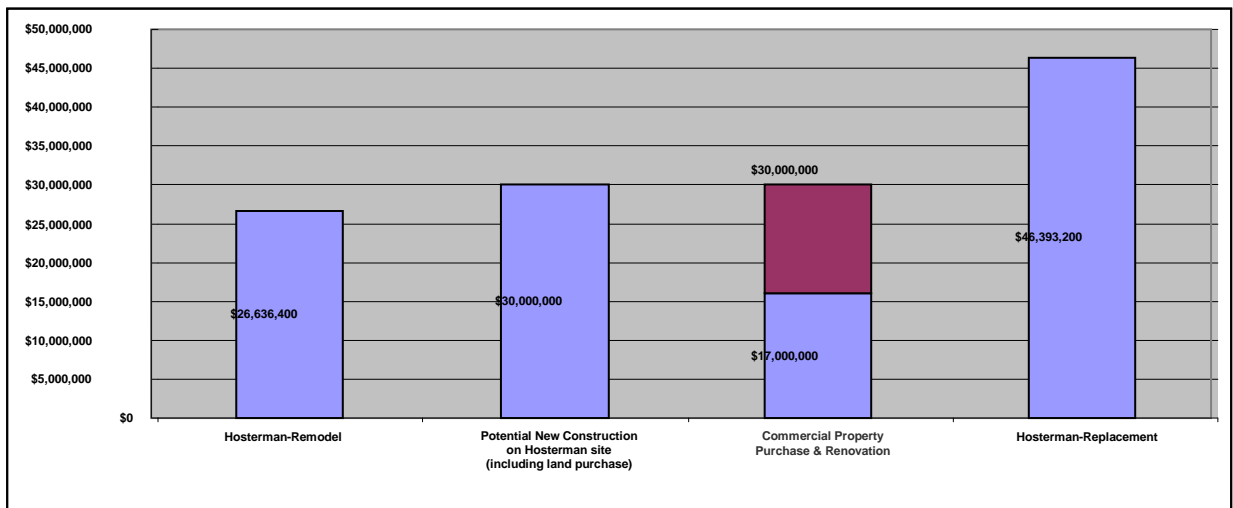
The cost differential is dependent on conditions of an existing facility. One fact of a renovation is it could be done more quickly if the site is providing a good exterior which allows interior work to proceed more quickly than new construction. The cost is truly dependent upon the design and features built into the facility.

The following are the basic cost differences:

- o Approximate renovation cost of Hosterman not including purchase price - \$26,636,400.
- o Approximate cost of a land purchase & new building - \$30,000,000.
- o Approximate purchase of commercial building & renovation at varying levels of customization/quality - \$17,000,000-\$30,000,000.

The renovation cost of Hosterman at \$26,636,400 would be approximately 57% of a new building of equal square footage. Such a newly constructed building (of equal square footage) would cost \$46,393,200. This figure is only for comparison purposes and is not the level of square footage needed should a decision to build new is made by the School Board.

The chart below provides a visual depiction of the above scenarios.



7. How does this proposal relate to the total population projection (potentially down 10%)?

- a. The ten-year enrollment data from MDE from 2001–02 through estimated 2010–11 shows a 1% decline in our member districts. It also shows that while some member districts are losing enrollment, others are gaining in enrollment. Many factors come into play when a district

decides to close a school. Sometimes, the condition or the location of the building keeps it from being a viable option for 287 programs.

- b. Money Matters 06.02, Minnesota School District Enrollment Trends Greg Crowe, Fiscal Analyst Fiscal Analysis Department, Minnesota House of Representatives February 2006.

By FY 2009, there are projected to be 272 districts with fewer students than in the previous year. It should be noted, however, that on a statewide basis, enrollment has begun to stabilize, and there are slight increases in the number of pupils in grades 1 through 6, an indication that stabilized statewide enrollment should continue.

- c. The Minnesota Association of School Business Officials (MASBO) presentation by David Stillman from BridgeWorks (www.generations.com) reported that the population size of the millennial generation (born 1982-2000) would be 76 million. This compares with Generation X (born 1965-1981) with 46 million and the Baby Boomers (born 1946-1964) at 80 million. This suggests that there will be a large increase in the school age population, or at least not a 10% decrease in school age youngsters. The question is, "Where will they go to school?"
- d. The MN State Demographic Center's report on MN population projections, 2005-2035 states that by 2015, births will be at their highest levels since the baby boom era, that the most rapid gains will occur in the suburbs in the Minneapolis – St. Paul region, that there will be about 9% more children in 2015 than there are now and that the projected population change for Hennepin County between 2005-2035 is +5.3%. While this data suggests an increase in the school age population in the coming years, it does not address the choices that parent will be making related to school choice. Such choices increasingly include charter schools and online learning options. Since District 287 serves a population that is disproportionately special education, we anticipate this trend to be less of an impact to us than to a K-12 district. There may be some impact, however, to the 287 Area Learning Center programs. To learn more about the overall demographic trends please go the following website:
<http://www.demography.state.mn.us/resource.html?Id=19185>

8. What are the implications for planning, given a pending “cultural collision” between special education and regular education?

The educational trend to “personalize” education for all learners will require schools to individualize instruction and create new solutions. The need to continue to support students with disabilities is well grounded in the 35 year old IDEA (Individuals with Disabilities Education Act). The federal and state Special Education laws are all on track to be substantively unchanged and reauthorized.

9. What specific relationship does this planning have to the strategic plan?

The strategic plan recognizes 287 as a premiere of provider of tailored services to member districts. The elements of (1) continuity of location and (2) fiscal predictability relate to our ability to be considered a premiere provider. A third element, incorporating flexibility into any building design, relates to customizing services to be able to serve changing student populations and member district needs. The extent to which the three elements are considered in facilities’ planning will be the extent to which the strategic plan influences the process.

10. How can the benefits of Hosterman (the big spaces in old schools; pool) be realized in newer properties?

Some of the perceived benefits of Hosterman can be considered into the design of any building whether it is new or a renovated site. Actual implementation of those design elements would need to be weighed against the cost benefit of the project. That being said we have learned much about designing space to meet the special education needs of students sent to us by our member districts.

11. Could we analyze the potential buildings that might be available from the members (the oldest ones) for their location? Could another district's buildings be considered beyond Osseo and Robbinsdale?

- a. The MDE has a listing of all school sites for the state and when narrowed down to our member districts then sorted by size, location and availability. Further analysis could be done, however, in initial analysis completed by administration the Hosterman property has continued to meet the preliminary criteria of size, location, & availability.

Location	Sellable	District	District Name	Building Name	Age	Sq. Ft.
no	no	278	1 Orono	Orono High School	39.05	176,994
yes	yes	281	1 Robbinsdale	Hosterman	48.00	176,400
possibly	no	279	1 Osseo	Brooklyn Junior High	35.93	176,104
no	no	283	1 Saint Louis Park	Saint Louis Park Junior High	44.88	173,016
no	no	284	1 Wayzata	Wayzata West	43.15	167,000
possibly	no	286	1 Brooklyn Center	Earle Brown	5.00	150,000
possibly	no	284	1 Wayzata	Wayzata East	39.92	146,111
no	no	278	1 Orono	Orono Intermediate School	48.76	125,610
no	no	279	1 Osseo	District Educational Service Center	24.71	124,857
no	no	278	1 Orono Schools	Orono Middle School	8.00	122,000
no	no	272	1 Eden Prairie	Cedar Ridge	18.96	115,599

- b. Other District's buildings being considered need to be in a location that works for the needs of our student and member districts. Transportation is one of the biggest issues; both for the member districts (distance) and the students (bus lines).
- c. Size is also a consideration along with age and condition. When MDE's list of sites is sorted by size the list is limited to a few, eleven between 115,600 sq. ft. and 177,000 sq. ft.

12. What would it cost to buy Hosterman and remodel it? (Submitted by Peterson after meeting)

- a. The sale price for Hosterman was not included in the recent appraisal of the property; the appraisal was for land value only. Due to some of the building's issues, the sale price of the building would be best obtained from an appraisal or a Broker's Opinion of Value.
- b. Renovation of an exiting school is restricted not only by cost (60% of replacement value) but by 24 questions from the MDE. The cost of renovation for the Hosterman site would be approximately \$26,636,400. (Please refer to question 6)
- c. The renovation of Hosterman to meet the program needs would require a multi-phased project. The impact of such a renovation would need to account for impact on the students & member district needs such as transportation to alternative sites during the construction phase.



Minnesota Population Projections 2005 – 2035

Minnesota State Demographic Center
June 2007

MINNESOTA STATE DEMOGRAPHIC CENTER

Room 300
658 Cedar St.
St. Paul, MN 55155
Voice (651) 296-2557
Fax: (651) 296-3698

www.demography.state.mn.us

Minnesota Population Projections 2005-2035

Minnesota Population Projections 2005-2035 was prepared by Martha McMurry of the Minnesota State Demographic Center.

Upon request, this report will be made available in alternate format, such as Braille, large print or audio tape. For TTY, contact Minnesota Relay Service at 800-627-3529 and ask for the State Demographic Center.

June 2007

For additional copies of this report or other population information, contact the State Demographic Center helpline at (651) 296-2557.

MINNESOTA POPULATION PROJECTIONS 2005-2035

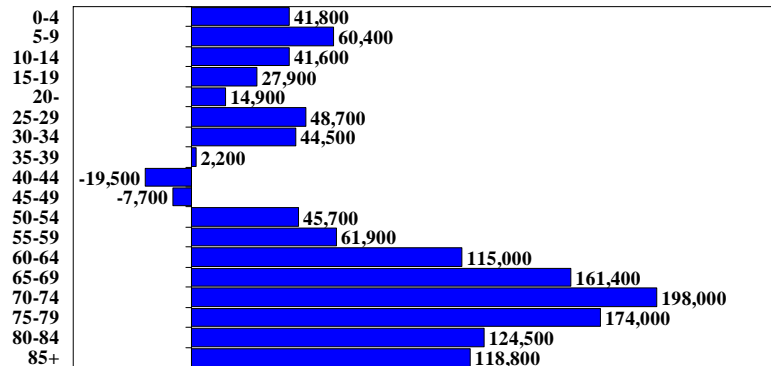
Minnesota's population is projected to grow to 5,709,700 by 2015 and 6,446,300 by 2035. These population gains will be driven by both natural increase – more births than deaths – and by net in-migration – more people

moving in than moving out.

The Twin Cities suburbs and the Rochester and St. Cloud regions are all expected to see substantial growth over the next 30 years. The lakes area of north central Minnesota is also projected to have a

From 2005 to 2035, fastest growth in Minnesota will be for ages over 65

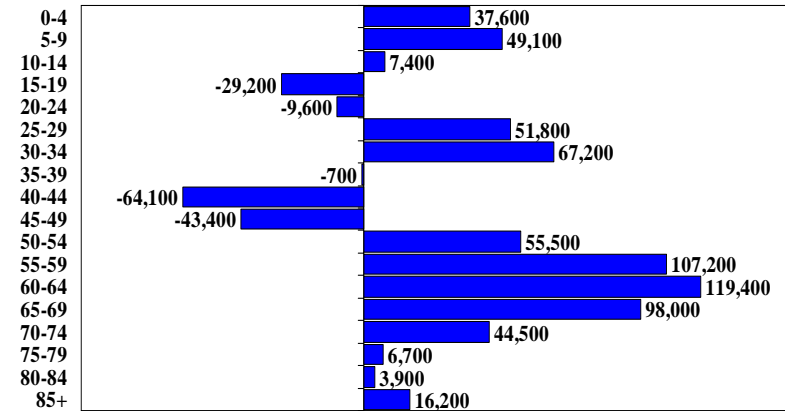
Projected change in number



Minnesota State Demographic Center projections
Numbers are rounded

From 2005 to 2015, fastest growth in Minnesota will be for ages 55 to 69

Projected change in number



Minnesota State Demographic Center projections
Numbers are rounded

considerable increase. Slow growth or decline is projected in much of western Minnesota and in the core counties of the Twin Cities.

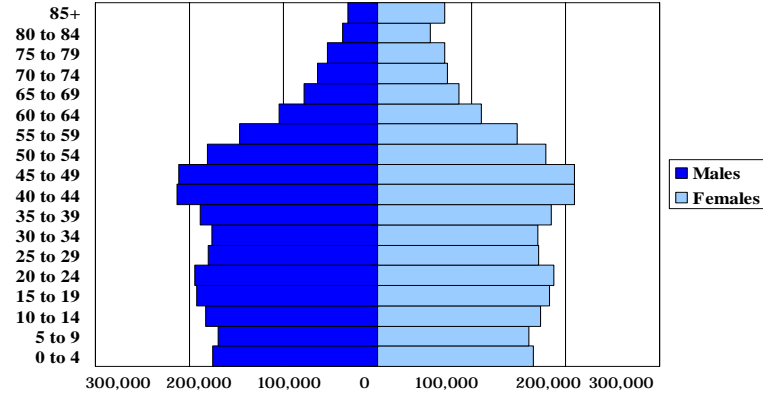
Population is aging rapidly

The continued aging of the baby boom will produce an explosion in the number of people ages 55 to 69 during the coming decade. Over the longer term, between now and 2035, the population over age 65 will more than double, from

623,200 in 2005 to 1,400,000 in 2035. By contrast, the population under age 65 will grow only 10 percent.

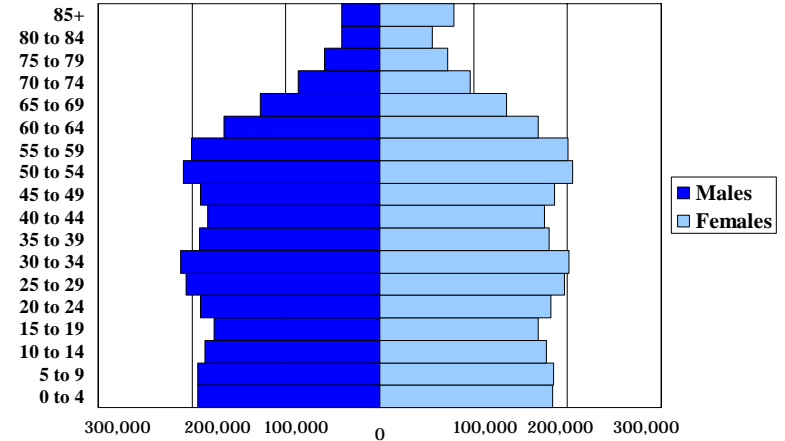
The statewide projections shown in this report are similar to those published in 2002. The modified 2005 population estimate used as a starting point in this series is close to the number projected for 2005 in the earlier series. (See <http://www.demography.state.mn.us/DownloadFiles/ooProj/PopulationProjections 02.pdf>.)

Minnesota's population in 2005 by age and gender



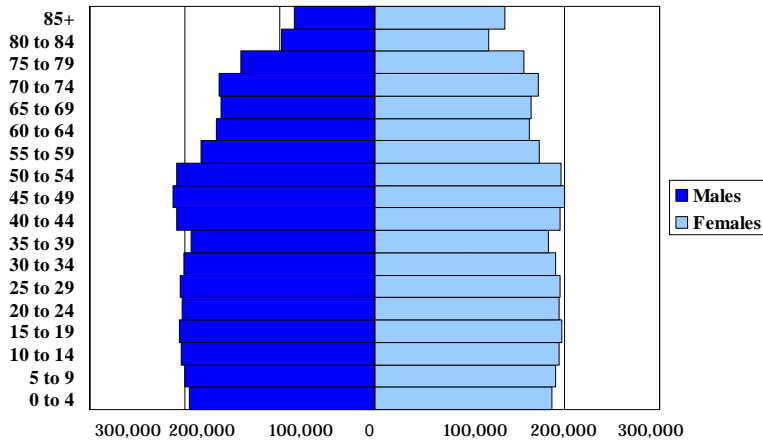
U.S. Census Bureau estimates modified by Minnesota State Demographic Center

Minnesota's population in 2015 by age and gender



Minnesota State Demographic Center projections

Minnesota's population in 2035 by age and gender



Minnesota State Demographic Center projections

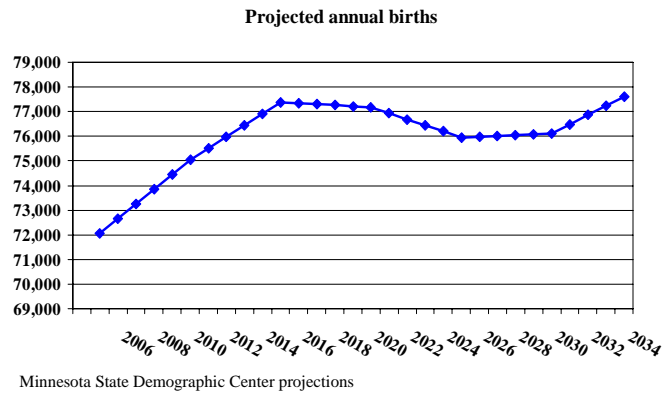
Figures for individual counties and age groups are often significantly different from the 2005 projections series, however.

Births and deaths both will rise

Births are projected to rise steadily between now and 2015. Births will be at their highest levels since the baby boom era of the 1960s, with more than 77,000 births by

2015. After 2015, births are projected to fluctuate within a narrow range, remaining well above the levels of the 1990s. Birth rates by age are projected to remain constant, so the increase in births is attributable to anticipated growth in the population of women of child-bearing age. The number of women 20 to 34, the age when they are most likely to have children, is expected to rise 10 percent during the coming decade.

Minnesota births projected to rise in the coming decade



Deaths will also increase. The number of deaths will rise from about 190,000 between 2005 and 2010 to 250,000 between 2030 and 2035. Though people are expected to live longer, the number of deaths will rise as the size of the population increases and the number of older people grows rapidly.

Natural increase will account for four-fifths of all growth

Natural increase, the excess of births over deaths, is projected to account for about 80 percent of all population growth over the next 30 years. Natural increase will peak between 2010 and 2015 and then decline as the number of deaths goes up.

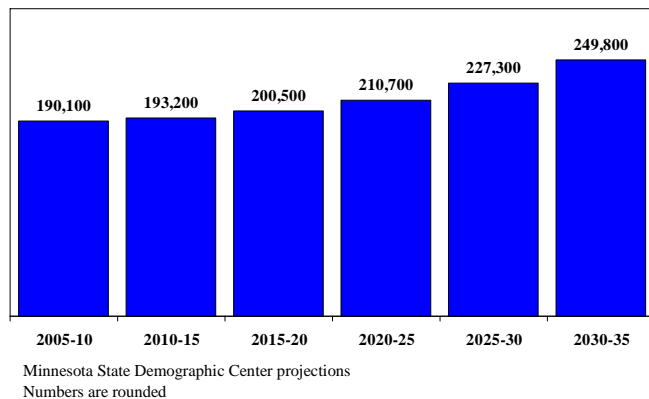
Migration is also expected to contribute to population growth, accounting for about 20 percent of total population growth in coming decades. Net in-migration is projected to taper off from about 80,000 between 2005 and 2010 to 16,000 between 2030 and 2035. A shift to higher in-migration or to out-migration is, of course, always possible

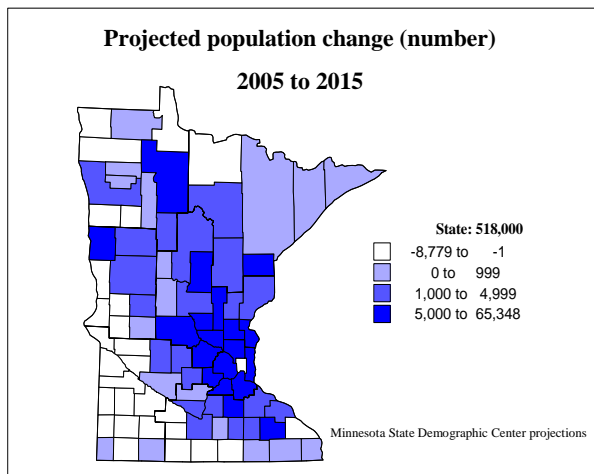
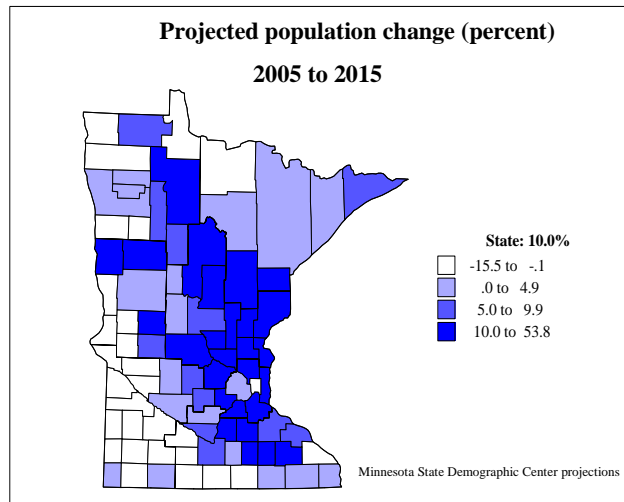
and would have a substantial impact on future population.

2005 to 2015 growth expected to be substantial

Between 2005 and 2015, Minnesota’s population is projected to grow by 518,000, or about 10 percent. This growth rate is similar to that of the past 15 years. The most rapid gains will occur in suburbs in the Minneapolis-St. Paul region, including Scott (54 percent), Wright (52 percent), and Sherburne (44 percent) counties. Scott County is projected to add the largest number of new residents (65,000), followed by Dakota (49,000) and Wright (47,000) counties. Twenty-eight counties, mostly in western Minnesota, are projected to lose population during the coming decade.

Number of Minnesota deaths is projected to rise





Minnesota population projected to grow 24 percent from 2005 to 2035

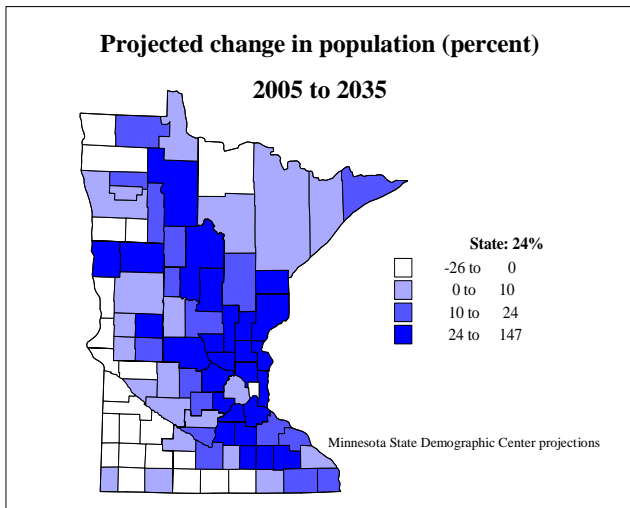
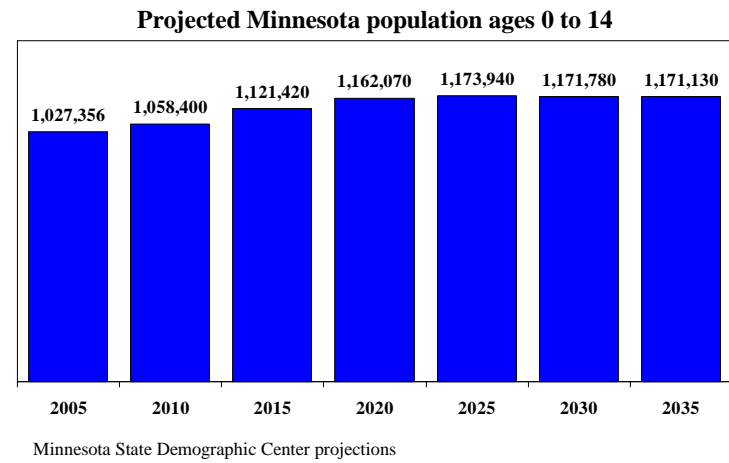
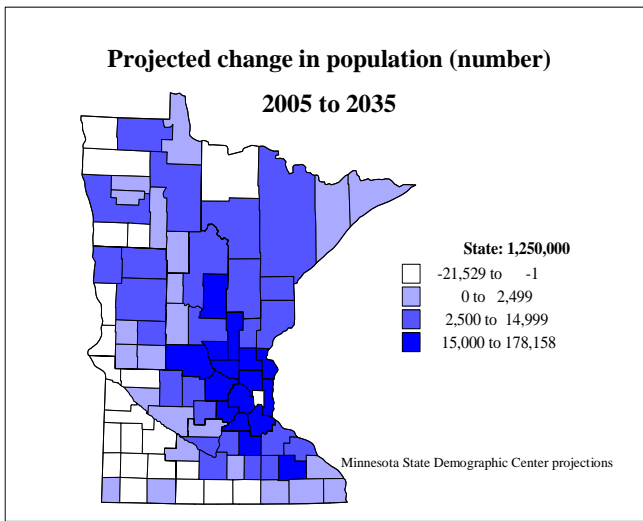
Minnesota’s population is projected to pass the 6 million mark by 2025 and to reach 6.45 million by 2035. This represents a gain of 24 percent, or about 1.25 million people in 30 years. The fastest rate of growth is projected for Scott County (147 percent), followed by Wright (116 percent), and Sherburne (112 percent) counties. The largest numerical gains will occur in Scott, Wright, and Dakota counties. Twenty-three counties are projected to experience declining population.

Over the 30-year period, metropolitan areas are projected to grow almost twice as fast as nonmetropolitan areas, 28 percent compared to 15 percent. About 83 percent of all growth will occur in metropolitan areas. The seven-county Twin Cities area will account for about 46 percent of all growth over the three decades and the four suburban

ring counties – Chisago, Isanti, Sherburne, and Wright – will contribute about a quarter of the gain.

Population 0 to 14 will increase

The number of children under age 15 is projected to grow slightly over the next 25 years. There will be about 9 percent more children in 2015 than there are now. After a period of declining school enrollments statewide, educators in many areas can anticipate that enrollments will increase or at least remain stable. Most of the gain in the child population will occur in counties that attract young families, particularly in the Twin Cities suburbs. The number of children is expected to grow 50 percent in Scott County and 48 percent in Wright County. The child population is expected to decline in Ramsey County and show little change in Hennepin County. Other areas with slow-growing child populations will be southwestern and northeastern Minnesota.



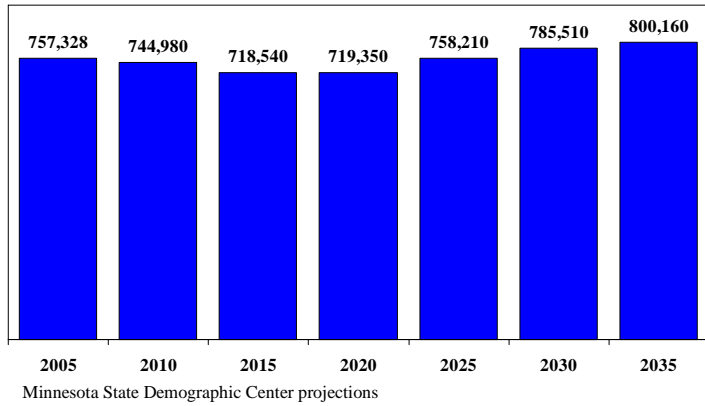
After 2015, the statewide child population is projected to remain stable, but geographic variation will be large. While the number of children in suburban areas will continue to grow, many rural areas will show substantial declines in their child population.

decline about 5 percent during the coming decade but then rise again between 2015 and 2035. There will be about 6 percent more young adults in 2035 than there were in 2005, the projections show.

Population ages 15 to 24 will fall, then rise after 2015

The number of Minnesota young adults ages 15 to 24 will

Projected Minnesota population ages 15 to 24



Population 25 to 44 will be stable

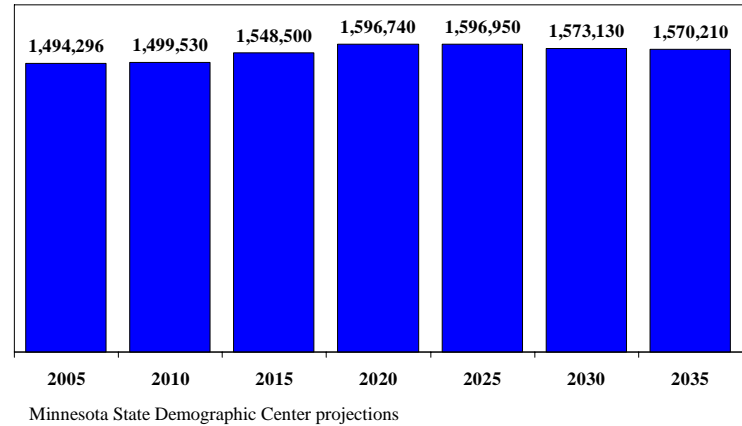
The number of Minnesotans ages 25 to 44 will not change much. The population in this age group will grow about 4 percent between 2005 and 2015 and then remain stable. Most of the gains will occur in metropolitan areas.

Population 45 to 64 will increase sharply this decade

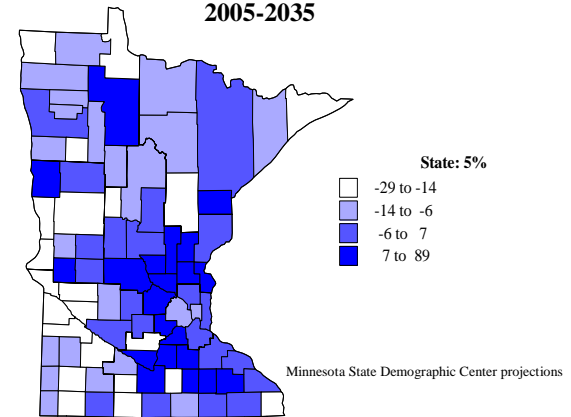
As the baby boom continues to age, the number of Minnesotans ages 45 to 64 will grow

significantly in the coming decade. Between 2005 and 2015, the number of people in this age bracket is expected to grow by almost 240,000, or about 19 percent. The 45- to 64-year-old age group will account for almost half of total population growth. The largest percentage gains are projected for suburban counties such as Scott, Sherburne, Carver, Chisago, and Wright. The largest numerical gains are expected in Hennepin, Dakota and Anoka counties.

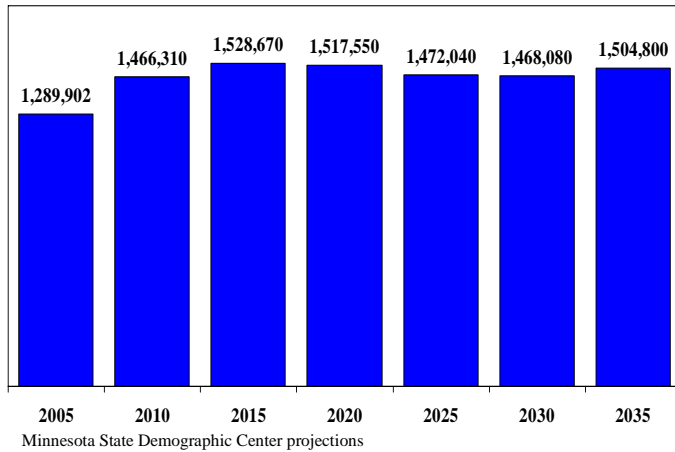
Projected Minnesota population ages 25 to 44



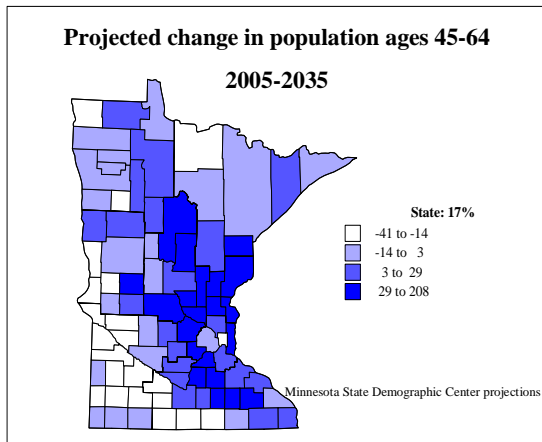
Projected change in population ages 25-44 2005-2035



Projected Minnesota population ages 45 to 64



**Projected change in population ages 45-64
2005-2035**



After 2015, the baby boomers will be moving out of this age bracket and the size will decline slightly as the boomers are replaced by the smaller baby bust generation.

Population 65+ will soar

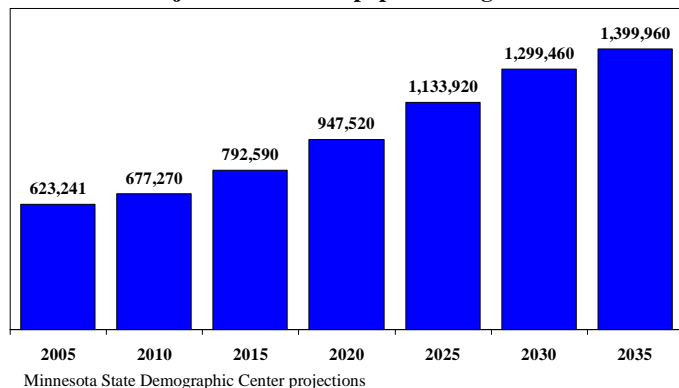
The number of Minnesotans age 65 and older will explode in coming decades. The number of older Minnesotans will grow by 27 percent, or 169,000 between 2005 and 2015. Between 2005 and 2035, the population of older Minnesotans will go up 125 percent, or almost 770,000. More than half the population growth in the next 30 years will be attributable to gains in the older population.

Because the older age groups will grow so much faster than the younger age groups, the age composition will change. In 2005, about 12 percent of the population was 65 or older. This will grow to 14 percent by 2015; by 2035, 22 percent of the population will be 65 or older.

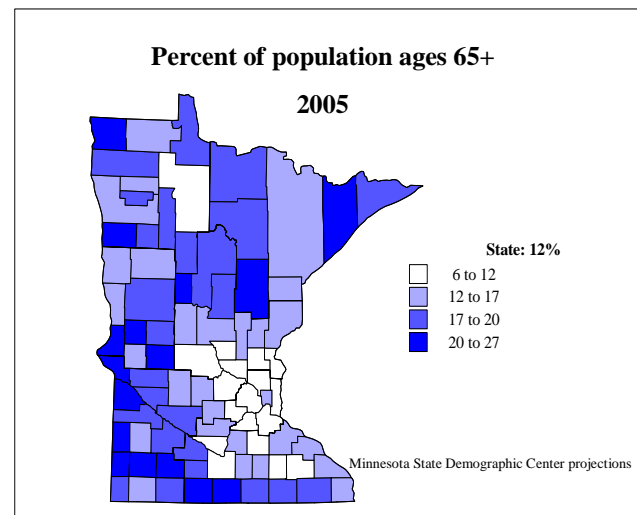
During the coming decade, the biggest numerical gains in the elderly population will occur in Hennepin, Dakota, Anoka and Washington counties. The highest rates of growth will occur in suburban counties such as Scott (95 percent), Sherburne (85 percent) and Washington (78 percent). Despite the surge in the statewide older population, some rural counties will see a decline in the number of elderly people, reflecting out-migration of adults in the past.

Over the 30-year period covered by these projections, the older population will show dramatic rates of growth in the Twin Cities suburban counties. The numbers of elderly residents in Scott, Sherburne, Carver and Wright counties will more than quadruple between 2005 and 2035. Most of this gain will be due to the aging in place of people who moved there as young or middle-aged adults.

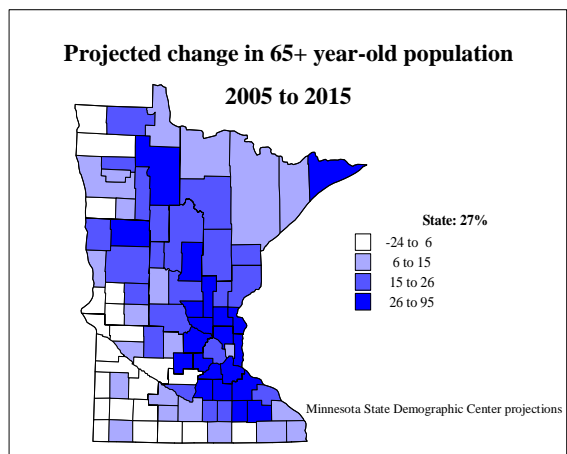
Projected Minnesota population ages 65+



Percent of population ages 65+



Projected change in 65+ year-old population

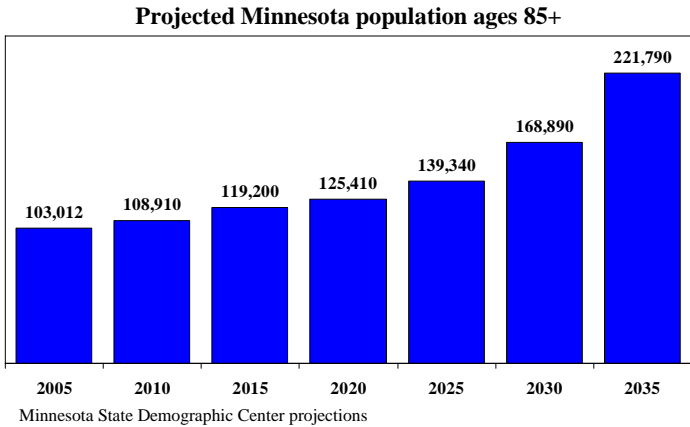
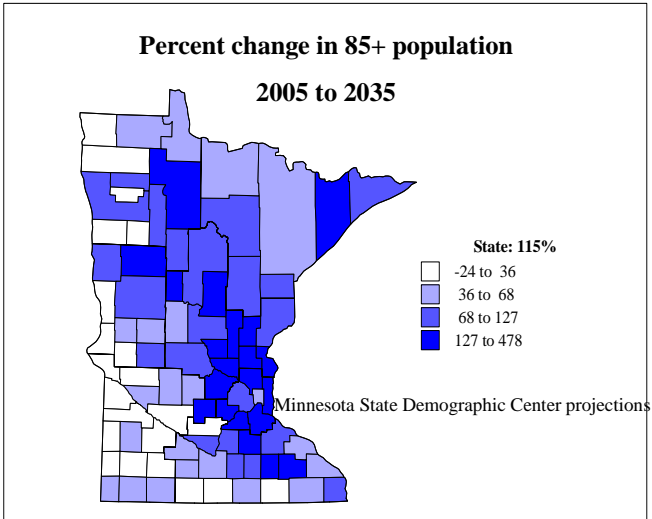
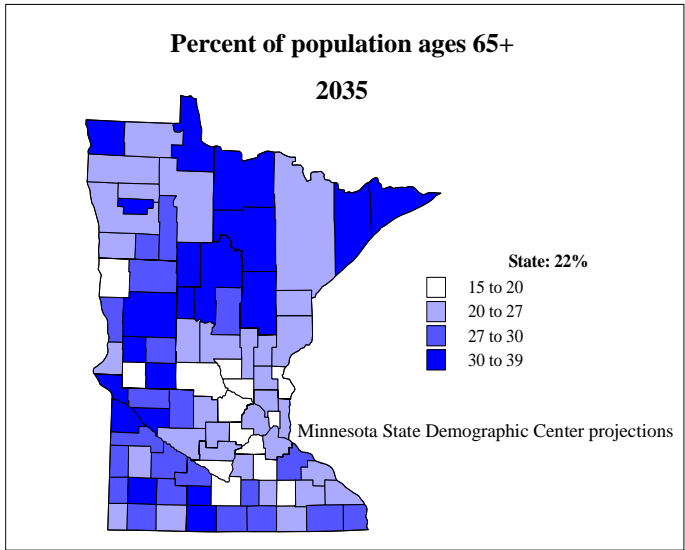


The age composition of all parts of the state will be much older in 2035 than it is now. In 2005, the elderly population made up 20 percent or more of the population in 16 counties. By 2035, 73 counties will have more than one in five residents who are 65 or older, and in 21 counties at least 30 percent of the residents will be 65 or older. Though suburban counties will experience large growth in their older populations, they will remain

younger than other areas because they will continue to attract younger residents.

Suburban counties will see surge in 85+ populations

The 85 and older population is projected to grow 16 percent this decade and 115 percent between 2005 and 2035. The number of very old Minnesotans will surge after 2025 as people born during World War II and the baby boomer era begin to pass their 85th birthdays. Greater



longevity will also play a part in explaining the gains in this age group.

Suburban counties will see the most rapid expansion in the number of people ages 85 and over. Between 2005 and 2035, the number is expected to more than quadruple in Scott, Sherburne, Washington, Wright, Isanti, Anoka and Dakota Counties. Western Minnesota counties will see

much smaller gains in their very old populations.

METHODOLOGY

The population projections presented in this publication were prepared using the cohort-component method. Modified 2005 U.S. Census Bureau population estimates by age and gender were used as the starting point. Assumptions were then made about the rates

of mortality, fertility and migration during each five-year period. The population at the end of each time period reflects the expected number of survivors, births during the period, and additions or subtractions attributable to migration. The projected population then becomes the basis for the next cycle of projections calculations. County projections in each age-sex group were controlled to the state totals. Regional and metropolitan area projections were derived by adding up the counties in the region or metropolitan area. Metropolitan area definitions are those established in 2005 by the federal Office of Management and Budget . (See: http://www.whitehouse.gov/omb/bulletins/fy2006/b06-01_rev_2.pdf.)

Baseline 2005 population

A modified version of the 2005 Census Bureau population estimates by age and gender was used as the starting point for the projections. (See

<http://www.census.gov/popest/counties/asrh/CC-EST2005-alldata.html>.) The Census estimates for ages 0 to 14 and 25 to 49 were raised. The 0- to 4-year-old population was increased by 1.5 percent, the 5 to 14 population by 2.5 percent and the 25 to 49-year-old population by 2.0 percent. The increases were based on trends in school enrollment and birth data that suggest the Census Bureau 2005 estimates may be low for the school-age and pre-school populations. Since the number of children was increased, the number of adults in the major parenting age groups was also raised. The increases were applied uniformly across counties.

As a result of the adjustments, the baseline population does not match numbers from any estimate series. The 2005 state population estimate used here, 5,192,122, is higher than the Census Bureau estimate of 5,132,122 (based on the 2005 age estimates) or 5,126,739 (based on the state total estimates published at <http://www.census.gov/popest/>

[states/NST-ann-est.html](http://www.census.gov/popest/states/NST-ann-est.html)). It is slightly lower than the state estimate based on the Minnesota State Demographic Center/Metropolitan Council figures, 5,205,091. County totals also differ from the U.S. Census Bureau or State Demographic Center/Metropolitan Council figures.

Mortality assumptions

Survival rates were assumed to be the same in the state and all of its counties. The projections assume that survival rates will increase at the same rate assumed in the 2002 State Demographic Center projections report. These increases were based on assumptions in national projections prepared by the U.S. Census Bureau. The national changes in survival rates were applied to 2004 Minnesota survival rates. The 2004 survival rates were based on a life table calculated using a 3-year average of mortality rates by age. In 2004, Minnesota's life expectancy was above the national average,

and this difference is expected to continue. Most improvement in survival rates is projected to occur at older ages, since mortality among younger age groups is already very low. Survival rates are expected to rise more for males than for females, continuing an established trend.

Fertility assumptions

Fertility rates by age and county were projected to remain constant at 2004 levels. Using an average of births from 2003 through 2005, the Minnesota total fertility rate was 2.03. County total fertility rates range from a low of 1.55 in Cook County to a high of 3.22 in Mahnommen County. (See *Population Notes*, December 2006.)

Migration assumptions

Migration rates were assumed to vary by age, sex and county as well as over time. In-migration and out-migration were projected separately. Net migration was calculated by subtracting out-migration from in-migration.

Data on in- and out-migration by age between 2000 and 2005 is not available. Migration numbers were estimated by using the 2000 Census data on in- and out-migration between 1995 and 2000. The 1995 to 2000 numbers were then updated to 2000 to 2005 using an estimate of total 2000 to 2005 net migration and an adjustment procedure described by Smith, Tayman and Swanson in the 2001 publication *State and Local Population Projections*. Total net migration from 2000 to 2005 was estimated by subtracting natural increase – births minus deaths – from total population change, the difference between the adjusted 2005 Census Bureau population estimate and the 2000 Census estimate for July 1, 2000. The Smith, Tayman and Swanson adjustment method uses the 2000 to 2005 total net migration estimate as a control and assumes the age profile of in- and out-migrants remained the same as in 1995 to 2000. If there is more net in-migration between 2000 and

2005 than between 1995 and 2000, the number of in-migrants in each age group will go up and the number of out-migrants will go down. If net in-migration has decreased since 2000, the number of in-migrants in each age group is lowered and the number of out-migrants is raised.

The out-migration numbers were further adjusted for emigration from the United States. Out-migration from the U.S. is not measured in the 1995 to 2000 migration data. The projections assume that international out-migration is equal to 25 percent of the number of international in-migrants. Total out-migration was estimated by adding the estimated number of emigrants to the number of out-migrants to other counties.

Once the adjusted numbers of in- and out-migrants were estimated, new in- and out-migration rates were calculated. The baseline in-migration rate for each county was based on dividing the number of in-migrants by the

total 2000 U.S. population in the denominator age-sex group minus the age-sex group population in the county. The age group used for the denominator is 5 years younger than the migration age. For example, the number of in-migrants in the 10- to 14-year-old group is divided by the migrant pool ages 5 to 9. The U.S. population estimates are for July 1, 2000 and come from the U.S. Bureau of the Census at <http://www.census.gov/popest/national/asrh/files/NC-EST2005-ALLDATA-R-File02.txt>. The baseline 2000-2005 out-migration rate for each age/gender group is estimated by dividing the number of out-migrants by the population in the next younger age group in 2000. For example, the out-migration rate for males 10 to 14 is calculated by dividing the number of 10- to 14-year-old out-migrants from 2000 to 2005 by the 5- to 9-year-old population in 2000. The U.S. Census Bureau July 1, 2000, county population estimates were used for the

denominator. (See <http://www.census.gov/popest/counties/asrh/files/cc-est2005-grace-27.csv>.)

The procedures used to obtain in- and out-migration rates for counties were also used to calculate rates for the state. For all areas, male and female in- and out-migration rates were averaged for children ages 0 to 14 and for adults ages 70 and over.

For projections of future migration, the out-migrant pool was the 2005 adjusted population estimate or the projected population of the state or county in the age-gender group. The in-migrant pool was the estimated or projected United States population minus the state or county estimate or projection. The national projections come from <http://www.census.gov/ipc/www/usinterimproj/>.

The projections assume that Minnesota will experience modest in-migration in coming decades but that this will taper off over time as the national

population continues its long-term shift to western and Sunbelt states. In-migration was reduced by multiplying the following values times the 2000-2005 rates: 2005-2010, .93; 2010-2015, .93; 2015-2020, .88; 2020-2025, .84; 2025-2030, .81; 2030-2035, .80. Out-migration rates were increased by the following ratios during these same periods: 1.015, 1.015, 1.025, 1.050, 1.050, 1.050.

Counties were divided into six categories with varying migration rate adjustments. The first group included six rapidly growing suburban counties – Carver, Chisago, Isanti, Scott, Sherburne and Wright. The in-migration multipliers in this group were 1.015, 1.015, 1.010, 1.010, 1.005 and 1.005. The out-migration multipliers were .990, .990, .995, .995, .995 and .995.

The second group included four core counties in the

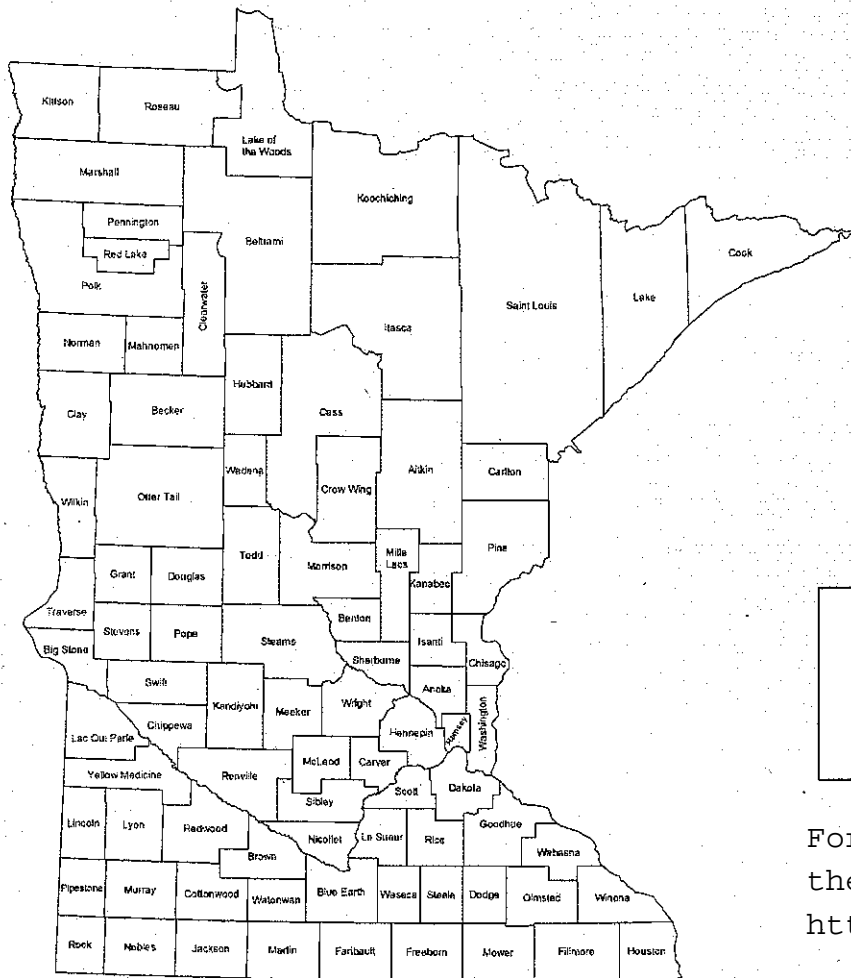
Minneapolis-St. Paul area – Anoka, Dakota, Hennepin and Ramsey. For these counties, in-migration was reduced by the following ratios: .940, .940, .890, .850, .830 and .810. Out-migration was increased by ratios of 1.015, 1.015, 1.025, 1.050, 1.050 and 1.050.

For Washington County the in-migration multipliers were .960, .960, .940, .940, .920 and .900. The out-migration multipliers were 1.000, 1.000, 1.002, 1.002, 1.003 and 1.003.

The fourth group of counties included the regional centers of St. Cloud and Rochester and their suburbs and emerging suburbs of the Twin Cities – Benton, Dodge, Goodhue, LeSueur, McLeod, Mille Lacs, Olmsted, Rice and Stearns counties. In-migration in these counties was decreased using the following ratios: .960, .960, .910, .870, .850 and .830. Out-migration was increased by ratios of 1.010, 1.010, 1.015, 1.025, 1.025 and 1.025.

The fifth group of counties includes those in the Mankato and Owatonna areas – Blue Earth, Nicollet and Steele. The in-migration ratios in these counties were .960, .960, .900, .860, .840 and .820. The out-migration ratios were 1.012, 1.012, 1.020, 1.035, 1.035 and 1.035.

In all remaining counties, the migration ratios were the same as for the state. A final adjustment was made to the Swift County population, where the prison population affects the migration rates for adult males. At each future time period, the male population in each age group 20 to 54 was calculated by adding the male-female difference in 2005 to the projected female population. In addition, the female out-migration rates in Swift County were adjusted downward.



**POPULATION PROJECTIONS FOR
MINNESOTA COUNTIES
2005-2035**

For demographic chart information please to
the following website:
<http://www.demography.state.mn.us/resource.html?Id=19185>

NORTH AREA FACILITIES POSSIBILITIES

Intermediate District 287

April 2009

OUTCOME OF DISCUSSION

- ◉ Board Members will understand three emerging facility options & their costs:
 1. Continue to lease all north buildings as we do now
 2. Lease some north buildings and purchase/remodel a commercial building to replace Hosterman & North Vista leases
 3. Lease some buildings and build new construction to replace Hosterman & North Vista leases

- ◉ For each of these possibilities, Board Members will be asked:
 - What questions or feedback do you have?
 - What data do you need to be able to make a decision?

INTERMEDIATE DISTRICT 287

Mission Statement

- 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.

Board Approved October 2008

THINGS WE KNOW NOW

- ◉ A possible commercial site has been reviewed as a potential relocation site for Hosterman & North Vista programs.
- ◉ An appraisal for the value of the land adjacent to Hosterman for potential new construction has been completed.
- ◉ Preliminary estimates for new construction on Hosterman property have been provided to District 287.
- ◉ A Broker's Opinion of Value has been obtained for the remaining land at the SEC and we have an interested buyer, PPL.

THINGS WE KNOW NOW

- ⦿ An new construction option would only be proposed if it can be demonstrated that member districts will pay no more than they would pay if current lease sites are maintained.
- ⦿ Leviale amounts to districts will change at a rate commensurate with lease increases. While Hosterman appears to be useable, we know that it will continue to need significant infrastructure upgrades to maintain its use as a District 287 Special Ed facility. This will likely be at least a five percent annual increase.

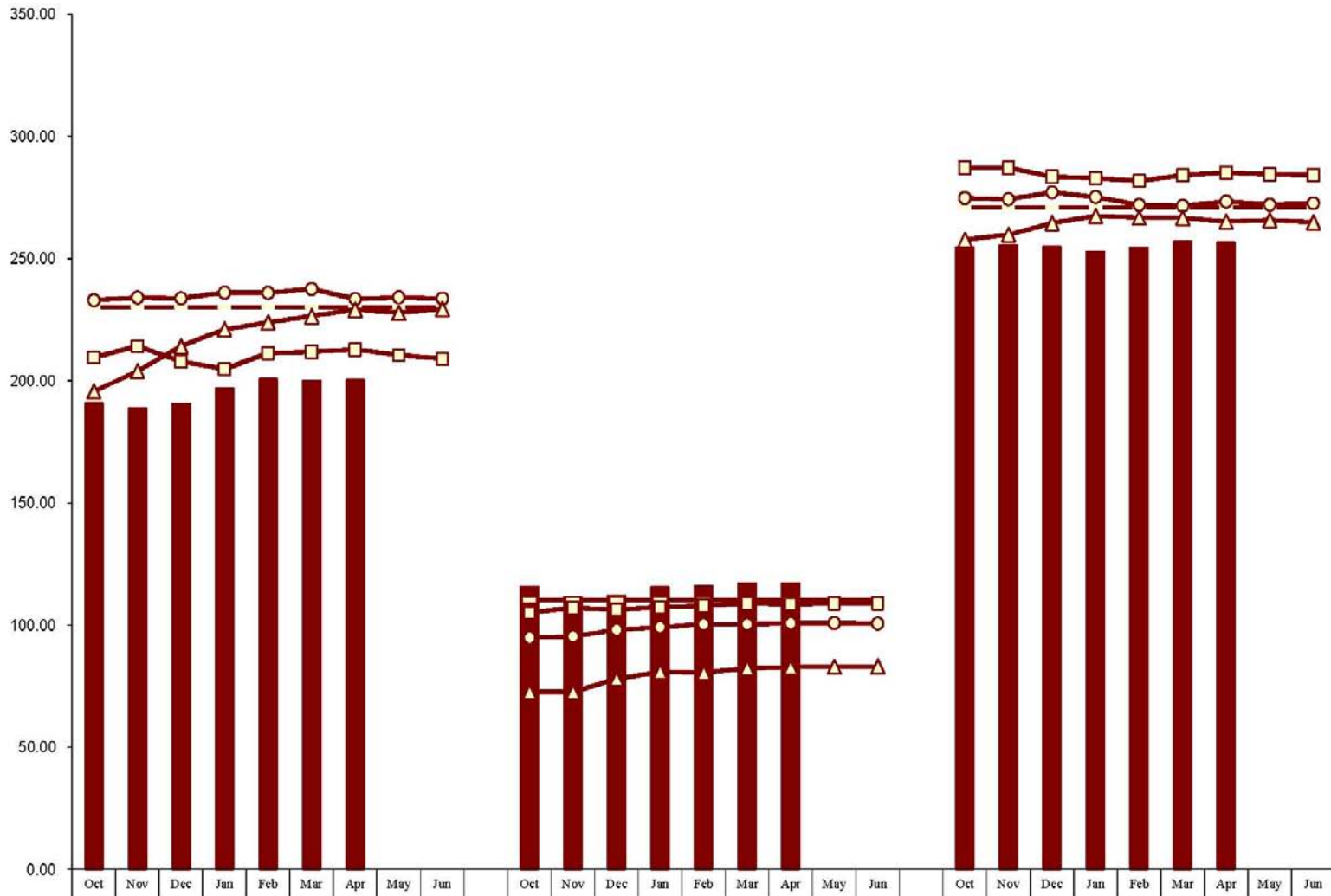
THINGS WE KNOW NOW

- ⦿ Due to the very challenging fiscal climate building new or remodeling a commercial building will likely bring concerns from our members about costs.
- ⦿ Neither Osseo or Robbinsdale can levy for their own students in the buildings they lease to 287. This means that Osseo & Robbinsdale lose the ability to capture between \$100,000 - \$150,000 per year of lease levy revenue.

THINGS WE KNOW NOW

- ◎ The students that are referred to District 287 programs are increasingly more challenging and are requiring additional considerations for customized space and unique environmental settings.

Special Education Four-Year ADM Comparison



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
FY09	190.85	188.68	190.61	196.79	200.62	199.94	200.32	0.00	0.00		115.55	111.27	111.91	115.35	115.81	117.08	116.94	0.00	0.00		254.56	255.42	254.71	252.80	254.29	256.87	256.47	0.00	0.00	
FY09Plan	230.03	230.03	230.03	230.03	230.03	230.03	230.03	230.03	230.03		110.23	110.23	110.23	110.23	110.23	110.23	110.23	110.23	110.23		270.93	270.93	270.93	270.93	270.93	270.93	270.93	270.93	270.93	270.93
FY08	209.51	214.06	207.84	204.72	211.22	211.72	212.75	210.41	208.96		105.02	107.00	106.25	107.35	107.83	108.87	108.47	108.78	108.81		287.06	287.11	283.49	282.95	281.68	284.14	285.15	284.38	284.23	
FY07	232.89	233.98	233.65	235.97	235.87	237.46	233.41	234.04	233.62		94.71	95.26	98.02	99.16	100.33	100.30	100.71	100.86	100.64		274.70	274.22	277.04	275.15	271.98	271.50	273.29	272.03	272.68	
FY06	195.51	203.88	213.96	220.92	223.83	226.36	228.97	227.67	229.30		72.55	72.47	77.88	80.91	80.43	82.32	82.78	82.85	83.00		257.56	259.65	264.42	267.34	266.65	266.56	265.08	265.62	264.69	

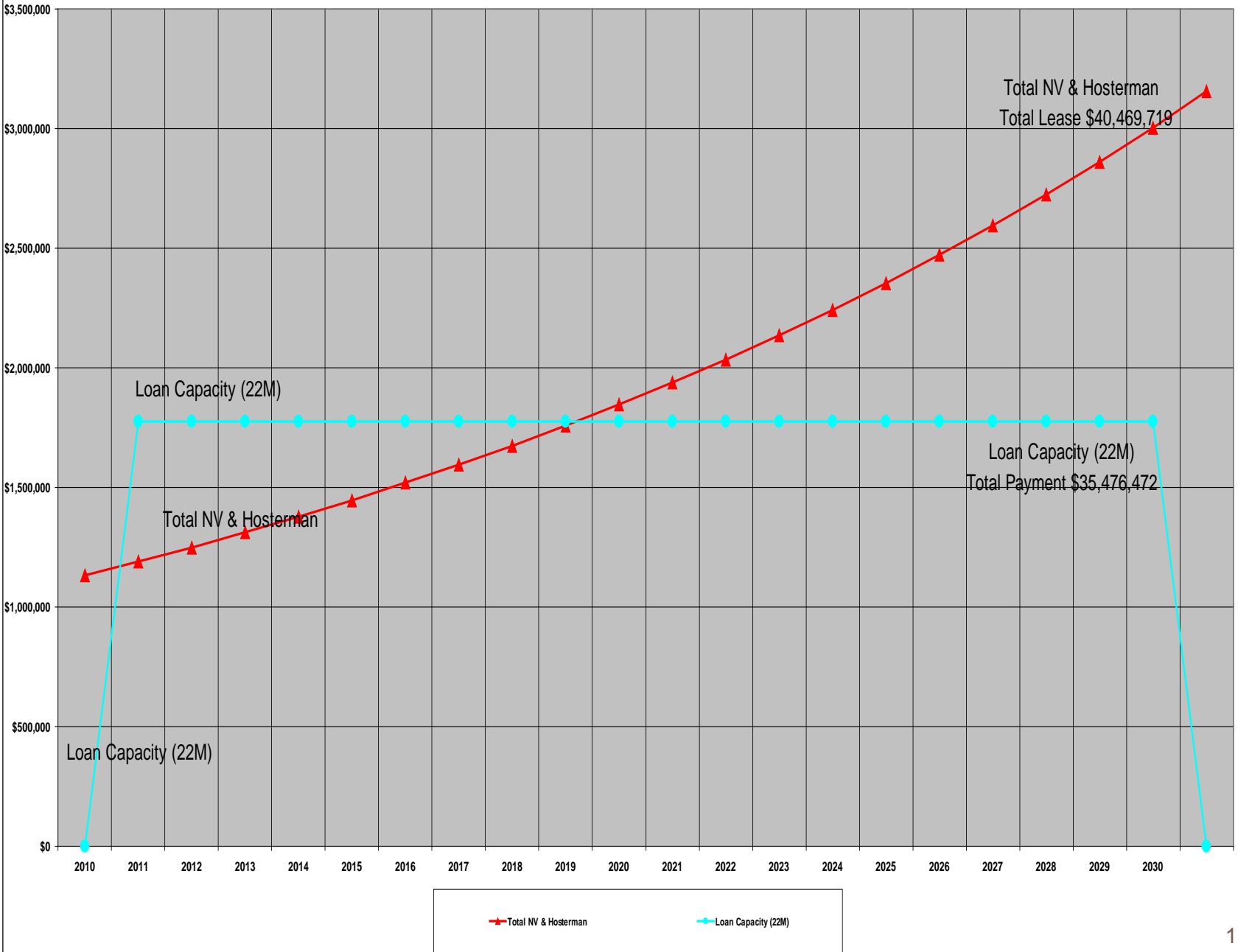
THINGS WE KNOW NOW

- ◉ Conversations with Osseo yield a potential partnership in the future, however, at this point there is not sufficient clarity to make a recommendation to purchase Edgewood.
- ◉ The continued leasing of the Edgewood & Hosterman sites is a risk to District 287. Should the leases suddenly be canceled by Osseo and Robbinsdale, it would be almost impossible to quickly move current programs to another site. This would present significant challenges and potential problems for member districts.

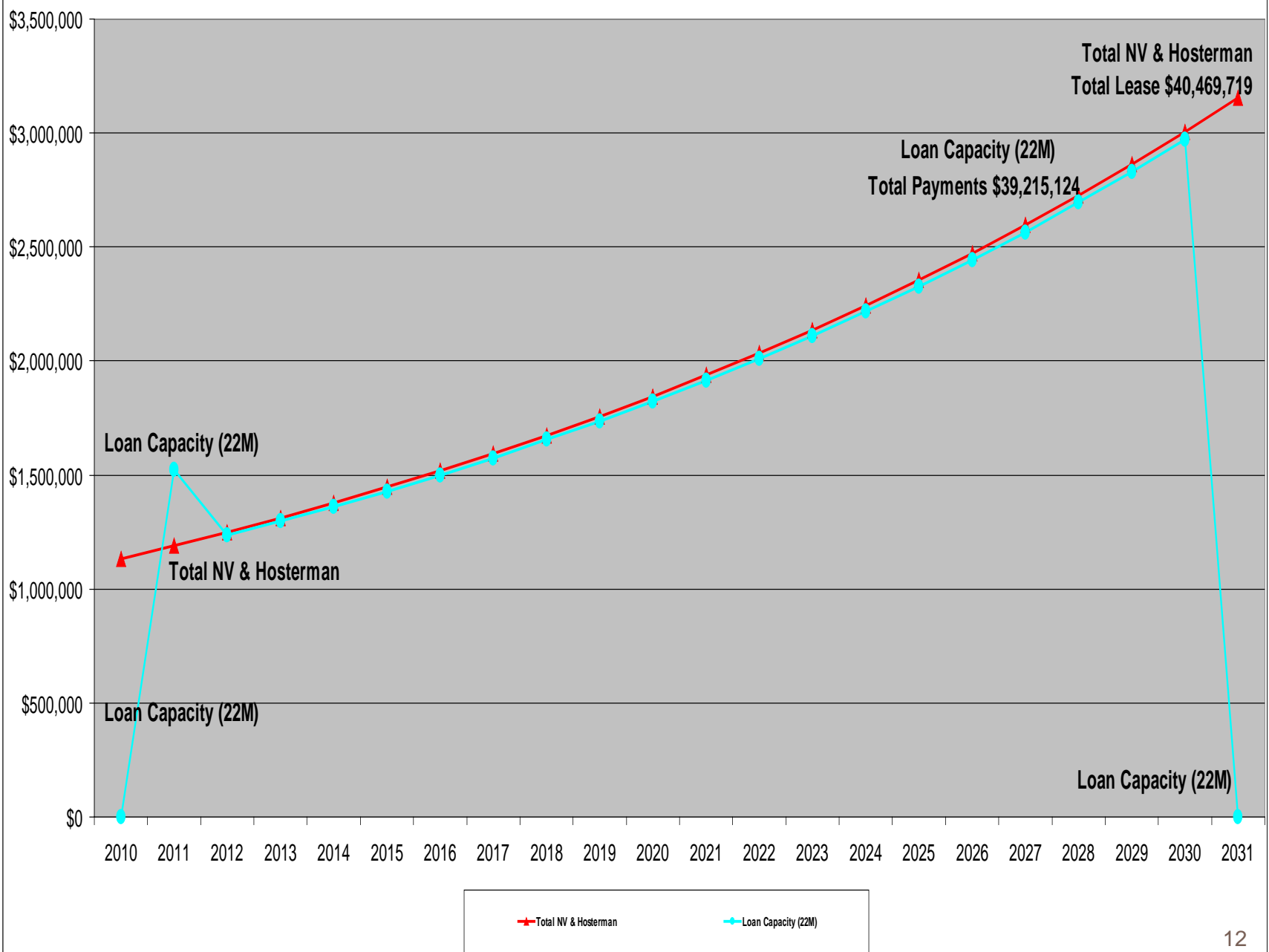
WHAT WE KNOW

- ⦿ Administration, at this point, recommends continued leasing of Edgewood, Northwest Tech Center, and Northland.
- ⦿ Continued Board discussion should occur in regard to the Hosterman and North Vista facilities.

Level Loan Payment



Payments Match Lease Payments



PRO'S & CON'S

“STAY AS IS” OPTION

○ Pro's

- Perceived as frugal
- No disruption to students and staff
- Lease money going to a member district
- Some architectural advantages to the building design, i.e., large square to walk around, swimming pool, accepting neighborhood, large green space

○ Con's

- Rising lease costs
- Robbinsdale could ask District 287 to vacate the building if they have another use for it
- Instructional time is spent overcoming the design
- Infrastructure improvements such as updated windows or technology increase lease costs.
- Building was not designed to meet our program needs and not viable for renovation
- Levy dollars not claimable by member district
- Favorable interest rates

PRO'S & CON'S

COMMERCIAL BUILDING OPTION

○ Pro's

- Real estate prices are favorable
- Save time vs. new building
- Remodeling costs would be lower than new construction
- Location is central to referring districts
- Levy dollars would be available to Robbinsdale for their students
- Favorable interest rates

○ Con's

- Perception of not being frugal
- Re-zoning would be challenging
- Conditional use permit can be withdrawn by city
- Renovation would be restricted by size and shape of building
- Adjacent residential & commercial neighbors might negatively react to our use

PRO'S & CON'S

NEW CONSTRUCTION

○ Pro's

- Flexible design would allow for changing use
- Site available for a moderate price from a member district
- Location is central to referring districts & zoning is already in place
- Potential for increased instructional space efficiency
- Increased operational cost efficiencies
- Construction costs would come at a time where savings might occur
- Levy dollars available to member district
- Favorable interest rates
- Current neighborhood very accepting of student population
- Stable payment for member districts

○ Con's

- Perception of not being frugal by member districts.
- Longer process would be needed for design and permits.
- Challenging to compare efficiencies gained by the construction to the long-term commitment of new construction

BOARD DISCUSSION POINTS

- ⦿ Should District 287 simply “do nothing” because of the fiscal climate?
- ⦿ Should District 287 “act” in order to capture a construction market which is historically underpriced right now?
- ⦿ How much value do our member districts place on stable lease rates as opposed to climbing rates based on inflation?
- ⦿ Do efficiencies gained by customized construction offset increase in lease levy?

OUTCOME OF DISCUSSION

- Board Members will understand three emerging facility options & their costs:
 1. Continue to lease all north buildings as we do now
 2. Lease some north buildings and purchase/remodel a commercial building to replace Hosterman & North Vista leases
 3. Lease some buildings and build new construction to replace Hosterman & North Vista leases

- For each of these possibilities, Board Members will be asked:
 - What questions or feedback do you have?
 - What data do you need to be able to make a decision?

TO BE CONTINUED . . .

- ◎ Thank you for your questions, discussion and consideration of these important issues!



Responses to School Board Questions Regarding North Area Facilities (Board question noted from the February 12, 2009 Board meeting.)

1. What Efficiencies Have We Realized in Moving to Larger Sites?

- Improved flexibility and instructional options for students and member districts.
- Over time larger sites have led to more efficient student/staff ratios.
- Lower transportation costs for students and staff.
- Less duplication of operational services; i.e., copiers, printers, tech support, and maintenance staff.
- Less duplication of student support services; i.e., nurses, School Resource Officers.
- Less duplication of instructional support services; i.e., English Language Learner staff, Social-Emotional Learner support staff.
- Crisis response is more comprehensive.
- Substitute costs have decreased.

2. What are the current (2008-2009) costs per square foot in our north end facilities?

Hosterman	\$11.27
Edgewood	\$14.43
NWTC	\$19.63
North VISTA	\$ 9.33
North VET	\$12.37
Average Cost	\$13.11

These costs reflect varied lease language and build out costs.

3. What are the MDE square foot requirements for an average classroom?

MDE has a square foot requirement of 900 sq. ft. for a typical elementary & secondary classroom. We are not aware of any such requirement specifically for special education or area learning center students. However, we have learned from our first building project some comparisons that might be useful:

- SUN classrooms: approx. 700 sq. ft. maximum
- Transition classrooms: lg. 500 -600 sq. ft., sm. 175 sq. ft.
- ALC classrooms: 700 – 800 sq. ft.

4. Under What Conditions Would the Non-Leviable Amounts Increase?

1. Non-leviable amounts would increase if we had to vacate a site; i.e., if we left Hosterman and the new site was more expensive to lease, own and/or operate, the amount would increase.
2. Operating expenses and lease rates for sites increase over time.
3. Improvements and/or modifications to meet our needs are passed along to District 287 based on the lease term, level of modifications required, and if we own the site, the size of the loan and related payments. For example, simply staying at Hosterman will likely result

4. in a lease rate increase of five percent annually, or more, if additional improvements (such as new windows or roof) are needed.

5. To What Extent Have We Investigated Use of Current Buildings or Buildings Being Vacated by Member Districts?

We have participated in ongoing discussions with both the Osseo and Robbinsdale school districts. We have had significant study of the Hosterman building. Preliminary cost estimates to update Hosterman and modify it to our needs appear to exceed MDE guidelines. Other sites are available but they appear not to meet our needs due to size, location or adaptability. A list of potential commercial sites (9) has provided the District a possible property to consider. This site would require a conditional use permit, zoning change, extensive remodeling and negotiation of some other municipal issues.

6. To What Extent has Member District Enrollment Been Considered in the Potential Availability of Buildings?

Regional enrollment trends were provided to the Board in March. The overall trend is stable enrollment. Some member districts have made decisions that will result in some buildings becoming available; however, these buildings are older, in need of updating, and are not necessarily built to meet our specific needs or are not centrally located.

7. How Might We Demonstrate and Communicate the Parameter of Cost Neutrality for Proposed New Buildings?

1. By working from a known plan and acquiring trustworthy estimates for a similar building, District 287 can compare the lease purchase payment requirements to lease costs both today and into the future.
2. District 287 staff will work with a team of real estate professionals and design professionals to find the most cost effective option to meet the District's current and future needs.
3. Should a potential recommendation emerge that would involve the purchase of a building or the construction of a new building, a conversation would be scheduled with every member district business manager to engage them in their assessment of such a project. Based on their assessments, an additional discussion would be scheduled with member district Superintendents for additional analysis and deliberation.

8. What are the perceived advantages of an existing building such as Hosterman as compared to a custom-designed building?

The perceived advantage of an older building, such as Hosterman, is that we are being frugal, maintaining a relatively low cost per square foot and that we have the flexibility to get out of the lease relatively quickly. While this perception may not be accurate, it is significant in this year's economic environment.

The not so obvious reality of Hosterman is that lease costs are projected to rise 5% for FY10 and perhaps more in the coming years. This should be viewed as the cost of staying put. The unseen but needed capital improvements, such as windows and electrical system, will require an investment that may not meet a cost-benefit analysis. Similarly, there is much unneeded space at Hosterman that we are paying to maintain.

On the other hand, while a "new, specifically designed" building may be perceived as costly, efficiencies with energy, designed space tailored to our students needs without waste and a facility that is attractive to parents is a distinct advantage. A strategic investment in the future

with ownership and asset development may prove to be a wise use of dollars over time, and, may be looked at in the future as an economically wise decision.

9. Are We Making the Best Use of the Two Million Dollars Per Year We Currently Spend in the North Area?

Approximately half of these dollars go to lease Hosterman. Because of the condition and limitations of Hosterman, the administration questions the continuation of this expenditure. However, making a decision to purchase a commercial building and renovate or to build new will require significant support from member districts, particularly in this unprecedented economic time.

10. What is the impact on the lease levy for member districts if we build or purchase a site?

Building or purchasing a site in the North area would help slow the increase in the lease levy rates District 287 charges to the member districts. It would make the lease levy rates predictable and constant, rather than subject to inflationary pressures.

Additionally, one downside to the leasing Edgewood & Hosterman is that the districts owning those buildings cannot currently claim the lease levy on their own students being served in those buildings. This is a cost of between about 100,000-150,000 dollars per year for each district. If 287 purchased the properties from those districts, they would be able to claim the lease levy on their own students.

11. How Do the Energy Efficiencies Impact the Total Operating Costs?

Energy efficiencies and a preventive maintenance program not only save the District operating costs, but long-term capital replacement costs are also lessened.

The varied leases District 287 currently hold all differ as to how the operating costs are determined. One lease can be all inclusive while another lease will include none of the operating costs (janitorial, utilities, taxes, etc.).

	Leviable Lease Cost	Operating Cost
NWTC	\$12.88/\$309,738	\$7.05 per sq. ft.
Edgewood	\$ 9.00/\$452,061	\$5.43 per sq. ft.
SEC		\$2.50 per sq. ft.
Hosterman	This lease is not broken down to provide this information.	

12. What are the Long-Range Projections for Enrollment from Districts for 287 Programs? What Might We Be Asked to Do in the Future (knowing how difficult this may be to project)?

Students at risk continue to dominate our enrollment. We believe member districts will continue to look to us to educate high-need students that are most effectively served in customized facilities.

13. Might Changes in the Economy and in Construction Techniques Yield Additional Cost Savings Since Our Experience with the SEC Building?

Advances in construction techniques and the economy could yield additional cost savings. Current real estate prices are down, creating better value for District 287. Due to the low volume of construction projects, the current costs of remodeling an acquired building would also be a better value now than in the past or waiting until a time in the future. At this time

construction projects which are being bid are showing pricing at levels 15% – 20% below Means (construction standard method for cost estimating) estimates costing methods.

14. How Does Community Climate Affect the Receptivity to 287 Programming?

1. Re-locating a site such as one of our north area facilities is particularly sensitive to neighborhoods. We have learned much about this factor over the past several years. This can be an explosive factor with “push back” should we not carefully assess neighborhood reaction and proactively seek neighborhood support. For example, extensive community engagement has been part of our work in the Edgewood neighborhood and concerns have diminished as a result of that work. Were we to seek a new building on the property, it would likely be unsuccessful due to neighbor feelings and concerns about bringing high risk students into the community.
2. The Hosterman neighborhood has been exceptionally accepting of the Hosterman student population. Should a new building be proposed on that site, the neighborhood could be supportive in such a project.
3. A commercial property purchase and renovation would depend on the surrounding neighbors. We have been successful in the Bren Road commercial neighborhood and have experience in how to approach another such project.

15. How Do the Current Facilities Compare to Member District Facilities? (directional statement)

On average, the age of Hosterman (48 years) and Edgewood (44 years) exceeds the average age of buildings in member districts. For example, the average age of schools in Robbinsdale is 41 years, and the average age of schools in Osseo is 27.7 years. Buildings of this generation that have not been part of an ongoing update and renovation program are outdated in many ways which add greatly to the cost of renovation, modernization and customization.

16. How Might We be Flexible in Any Solution: Leasing or Building?

Currently District 287 is investigating commercial sites for possible locations for programs. In the past five years, District 287 has moved toward owning buildings and leasing a smaller number of sites. Looking to the future, District 287 should maintain a mix of owned and leased sites to continue to provide flexibility for our programming.

Whether District 287 builds a new building or renovates an existing building to meet our needs, an updated HVAC system, modern equipment for all the systems and a design that will provide the district flexibility to meet our changing needs allows District 287 to operate in as flexible an environment as we possibly can.

A new building or a renovated commercial site also provides District 287 to meet current building requirements; i.e. ADA guidelines, hazardous material avoidance and life safety issues.

Perception of building size comparisons can be dangerous. The SEC, at 109,000 square feet, would compare very differently to a member district K-12 school of similar size. Student needs, use of space, flexibility, etc., would all make a difference. We couldn't fit easily into a typical K-12 school any better than a K-12 school could fit into the SEC.

Edgewood Education Center



6601 Xylon Avenue North
Brooklyn Park, MN 55428
Phone: 763-533-3821
Fax: 763-533-0630

Supervisors: Reneé Soule Chapman &
Lea Dahl

Administrative Intern: Greg Lucas

Building: Leased from ISD 279, Osseo
Square Footage: 50,299

Program Options

EXPLORE Middle School

STRIVE Transition North

Phase North

SUN Transition North

X-Track

Edgewood Education Center

EXPLORE Middle School

(Experiential Program for Learners with Opportunities in Restorative Education)

Programming for students grades 6–8 who need daily structured educational instruction and who may be aggressive, have truancy issues, are behind academically, have poor social skills and/or difficulty with authority.

Edgewood Education Center

STRIVE Transition North

(Skills Training with Responsibility Interdependence & Vocational Education)

Programming designed to serve students who are young adults age 18 through 21 who need further vocational, home and community skill development. Students attending this program have previously been served in the District's SUN program.

Edgewood Education Center

Phase North

Programming serving as a bridge between school and adult life for young adults with moderate to severe mental impairment and often one or more secondary disability.

Edgewood Education Center

SUN Transition North

(Students with Unique Needs)

Programming for young adults with intense social and emotional behavioral needs coupled with mental impairment or other health disabilities emphasizing post-secondary transition areas of work, home, and community. Many students have previously been served in the District's SUN program or similar programming from other districts.

Edgewood Education Center

X-Track

Programming for students grades 7–12 who are on the path to expulsion or who have been expelled as well as for students who need to have an alternative to home-bound instruction in a safe and secure environment. Students receive instruction in core graduation courses through face-to-face and/or on-line instruction or community service.

Hosterman Education Center



**5530 Zealand Avenue North
New Hope, MN 5428
Phone: 763-550-3100
Fax: 763-746-5106**

**Supervisor: Amy Sward
Administrative Intern: John Fry**

**Building: Leased, Robbinsdale School District
Square Footage: 68,933**

Program Options

ATTAIN

CIP

Elementary EBD

InVEST Middle School

OPTIONS Middle School

SAFE

STRIVE

SUN

Hosterman Education Center

ATTAIN

(Assistive Technology Training and Information Network)

A learning and teaching lab where students receive training in software application that can be used for vocational purposes.

Hosterman Education Center

CIP

(Communication Interaction Program)

A specialized, small group setting for students with a diagnostic profile of Autism Spectrum Disorder which allows for a flexible design for student schedules, learning and behavior strategies, and appropriate inclusion options.

Hosterman Education Center

Elementary EBD

(Emotional Behavioral Disorders)

A highly structured setting that utilizes differentiated, individualized instruction and Social Emotional Learning using experiential approaches and community based opportunities.

Hosterman Education Center

InVEST Middle School

(In Vocational, Educational and Social Transition)

A highly structured setting for students who need to learn personal control, develop life skills and social skills as well as academics.

Hosterman Education Center

OPTIONS Middle School

(Opportunities to Pursue Training in Occupational Needs and School)

A highly structured environment with low student/adult ratios that addresses learning through relationship building and cognitive processing.

Hosterman Education Center

SAFE

(Students Addressing Fetal Alcohol Spectrum Disorder through Education)

Programming for students who have intense sensory issues that may lead to behavioral difficulties as a result of Fetal Alcohol Syndrome Disorder (FASD).

Hosterman Education Center

STRIVE

(Skills Training with Responsibility Interdependence & Vocational Education)

A K–12 program designed for students who need to have a highly specialized environment that teaches students to interact successfully with others and develop functional living skills.

Hosterman Education Center

SUN

(Students with Unique Needs)

This program is designed to give intense programming for social/emotional and behavioral needs.

Northland



**8601 73rd Avenue North, Suite 17
Brooklyn Park, MN 55428
Phone: 763-533-9629
Fax: 763-533-0214**

Supervisor: René Soule Chapman

**Building: Leased, Timberland Partners
Square Footage: 5,448**

Program Options VET

Northland

VET

(Vocational Evaluation and Training)

Programming that offers community based work experience for students 14–21 with job coach support in order to assist them in building career and technical skills.

Northwest Tech Center



7008 Northland Drive, Suite 100
Brooklyn Park, MN 55428
Phone: 763-536-0872
Fax: 763-533-4135

Supervisor: Judi Marie Ringe

Building: Leased, Pettibone Properties 5
Square Footage: 24,048

Program Options

InVEST High School

InVEST Transition North

VECTOR Basic and VECTOR Low Incidence North

VENTURE

Northwest Tech Center

InVEST High School

(In Vocational, Educational and Social Transition)

Programming for students identified as needing intense instruction in social and life skills, this may include students on the Autism spectrum.

Northwest Tech Center

InVEST Transition North

(In Vocational, Educational and Social Transition)

Programming focused on enabling post-secondary Emotionally Disable students to master academic and life-skill goals through individualized interventions, leading to life-long learning and the ability to integrate successfully into society.

Northwest Tech Center

VECTOR Basic and VECTOR Low Incidence North

(Vocational Education Community Training & Occupational Relations)

Programming for young adult students as they transition from an educational setting to the world of work and living as independently as possible.

Northwest Tech Center

VENTURE

Programming designed for students diagnosed with a neurobiological disorder and/or obsessive-compulsive disorders with average to above average cognitive ability.

North Vista Education Center



**3510 France Avenue
Robbinsdale, MN 55422
Phone: 763-550-7302
Fax: 763-521-4007**

**Supervisor: Lea Dahl
Administrative Intern: John Awsumb**

**Building: Leased Facility
Square Footage: 12,100**

Program Options

WAVE

ELL North

North Vista Education Center

North Vista Education Center

ELL North

(English Language Learners)

This program was created to assist immigrant high school students from the northwest suburb school districts of Osseo, Brooklyn Center, Robbinsdale, and Wayzata representing over 13 countries from the European, Asian, African, and South American Continents as well as Mexico. Each student's English Language Proficiency Level determines his or her educational setting. Curriculum is then modified to meet student needs. All students study social studies, math, and science. English proficiency instruction is embedded within all curricula. A course called Independent Living is offered to students who are new to the country and who have little or no English Language Skills in order to assist them in acclimating to American culture.

North Vista Education Center

WAVE

(Work Achievement Values and Education)

This program is a credit based academic and work experience program serving students in grades 9–12 from western and northern Hennepin County. WAVE students have individual learning plans that address their educational needs. Coursework concentrates on the core academic classes of mathematics, English, and social studies along with life skills. Students complete career exploration and employment training. Each student has the opportunity to attend Hennepin Technical College or to take courses at local colleges through the Post Secondary Options Program. In addition to their coursework, students attend weekly large and small group sessions facilitated by youth oriented programs such as Prevention Alliance.

North Vista Education Center

North Vista Education Center

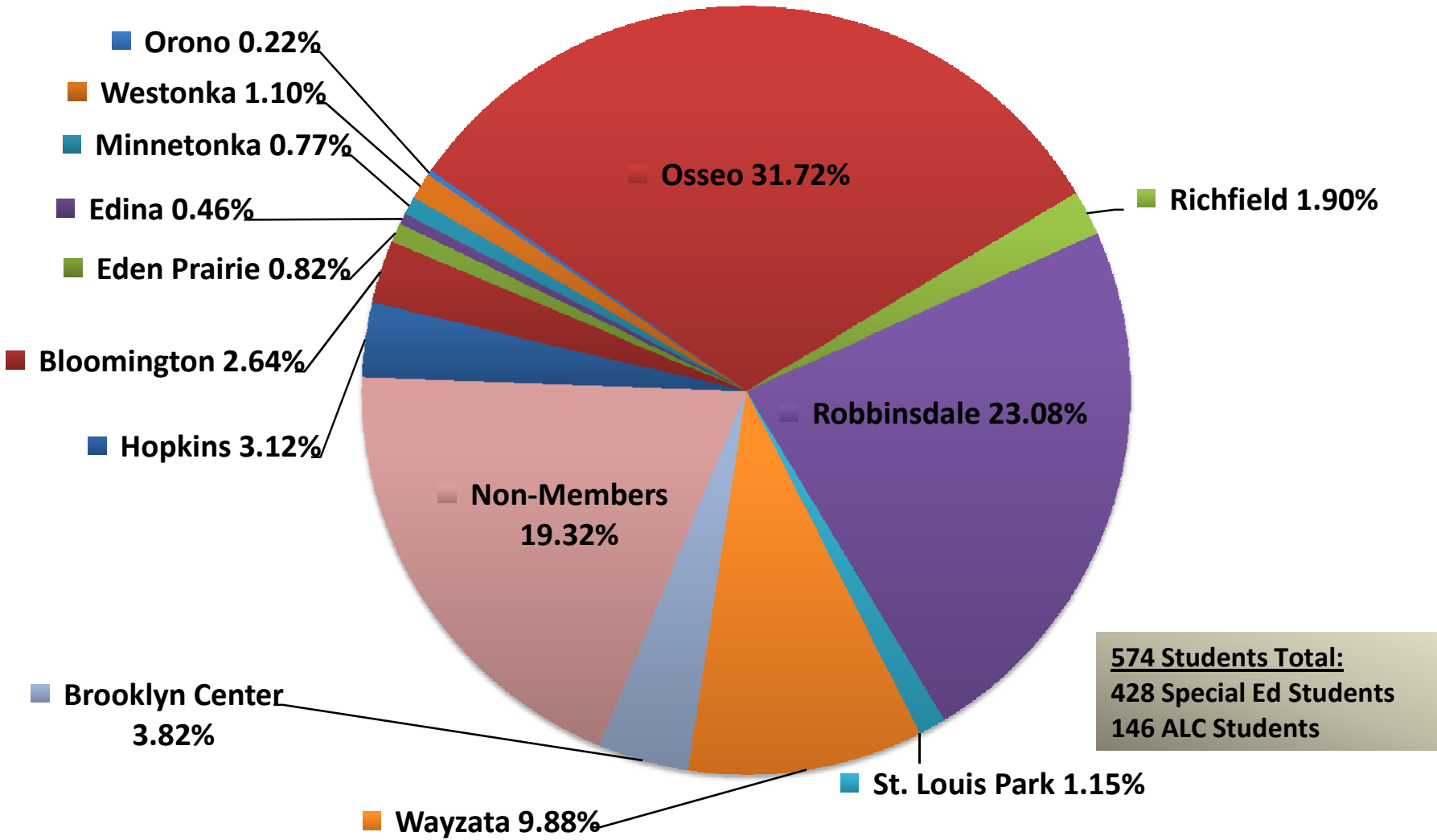
Programming for pregnant and parenting teens who live in the area served by District 287 is the focus of this program. Students from other districts attend if space is available. Students are offered high school diploma classes to meet the standard state requirements for a diploma. Additionally, the students are required to participate in specialized parenting classes and do practicum in the on-site day care. Through school based nursing services, monitoring of the development, health, and safety of student's children is provided.

Intermediate District 287
North Area Facility Study: Student Notes

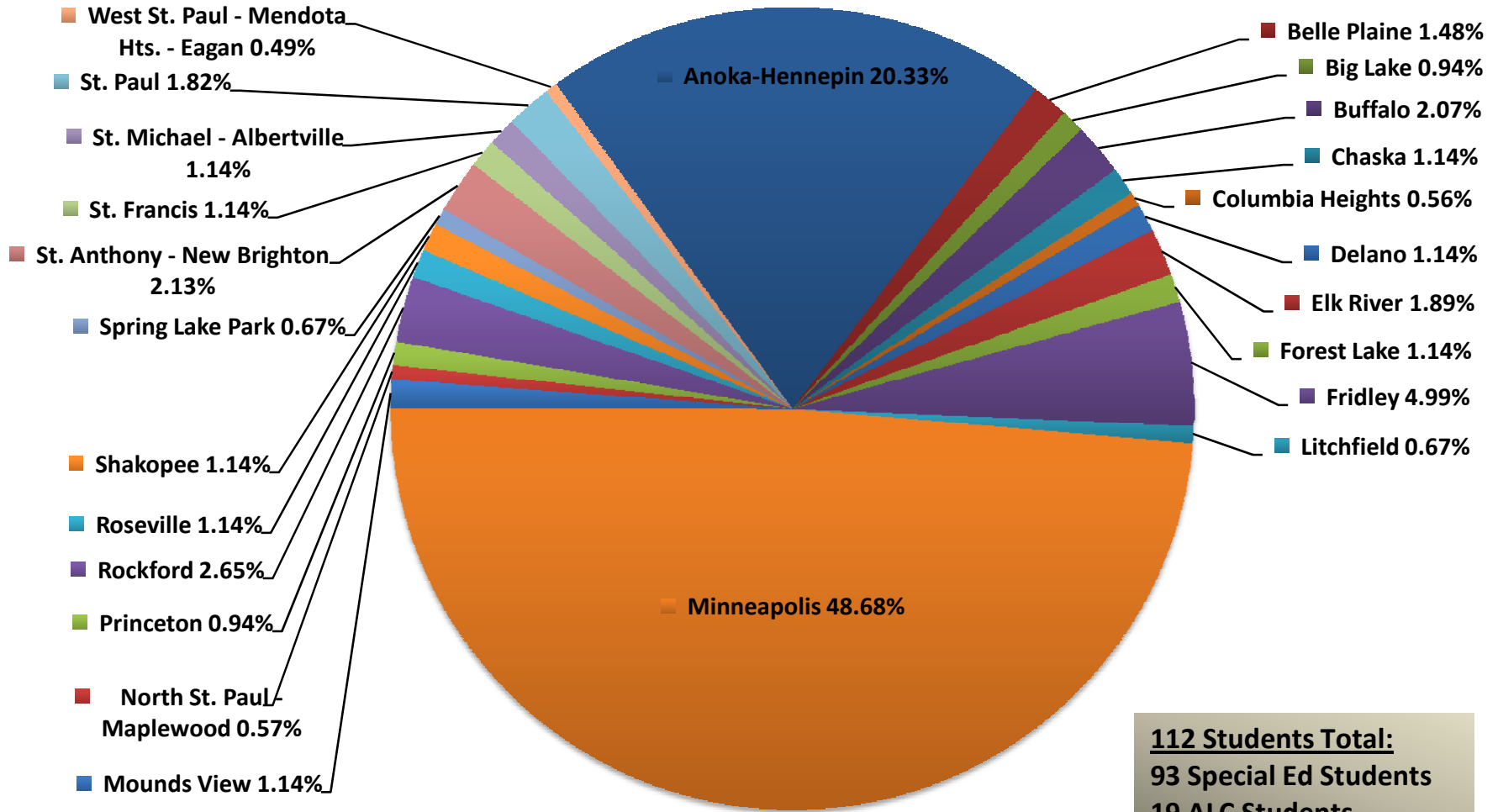
Program Name	Enrollment (Approximate Head Count)	Projected Enrollment Trend	Facility Needs
Edgewood			
Explore Middle	15	Consistent	<ul style="list-style-type: none"> • 6 or 7 per average classroom space • Secured, separate space • Separate entrance
STRIVE	7	Stable with possible decline, depending on Osseo decision	<ul style="list-style-type: none"> • 6 or 7 per average classroom space • Secured, separate space
Phase North	63	Stable with possible decline, depending on Osseo decision	<ul style="list-style-type: none"> • 6 or 7 per average classroom space • Adequate space for positioning/therapy equipment • Adapted rest rooms
SUN Transition North	9	Stable with possible decline, depending on Osseo decision	<ul style="list-style-type: none"> • 3 or 4 per average classroom space
X-Track	30	Growing slowly toward a consistent maximum	<ul style="list-style-type: none"> • On bus line • 15 per average classroom space • Separate space
Hosterman			
ATTAIN	20	Expanding	<ul style="list-style-type: none"> • Large classroom space with multiple work stations. • Tech lab electrical connections
CIP	19	Growing and expanding to a south site at SEC	<ul style="list-style-type: none"> • 5-6 per classroom • Environmental/sensory considerations
Elementary EBD	19	Consistent	<ul style="list-style-type: none"> • 7-8 per classroom • Breakout space for behavior
Invest Middle	9	Consistent	<ul style="list-style-type: none"> • 7-8 per classroom
Options Middle	16	Consistent	<ul style="list-style-type: none"> • Separate space
SAFE	12	Growing slowly	<ul style="list-style-type: none"> • 3-5 per classroom • Separate space
STRIVE	32	Slow decline	<ul style="list-style-type: none"> • 6-7 per classroom
SUN	48	Growing slowly	<ul style="list-style-type: none"> • 4-5 per classroom • Environmental/sensory

			considerations
Northland			
VET	13	Consistent	<ul style="list-style-type: none"> • Warehouse environment, loading dock, storage area and office space, accessible restrooms
Northwest Tech Center			
InVEST High School	14	Consistent	<ul style="list-style-type: none"> • Police presence • 6-7 per classroom • Breakout spaces • Gym/activity space
InVEST Transition	22	Consistent	<ul style="list-style-type: none"> • 8-10 per classroom • Adult like setting
VECTOR	50	Shifting student population resulting in slow decline	<ul style="list-style-type: none"> • 10-12 per classroom • Adult like setting • Large common spaces
VENTURE	9	Consistent	<ul style="list-style-type: none"> • 6-7 per classroom • Break out spaces • Gym/activity space • Police presence
North Vista			
English Language Learners	15	Slight decline as districts choose not to transport	<ul style="list-style-type: none"> • On bus line • 15 per average classroom space • No special security needs
WAVE	15	Consistent: additional choice needed for most at-risk even as districts offer own alternative programs	<ul style="list-style-type: none"> • On bus line • Conditional use permit must allow student parking • 18-20 per average classroom space (with Vista) • No special security needs unless population grows
Vista	50 students 30 daycare	Consistent student base but with slightly growing daycare needs	<ul style="list-style-type: none"> • On bus line even though most districts provide transportation • 18-20 per average classroom space (with WAVE) • 4 to 5 daycare rooms • Daycare needs to be on first floor • Outdoor space needed for daycare • Separate, secure space needed for daycare

North Area Total ADMs - 2009

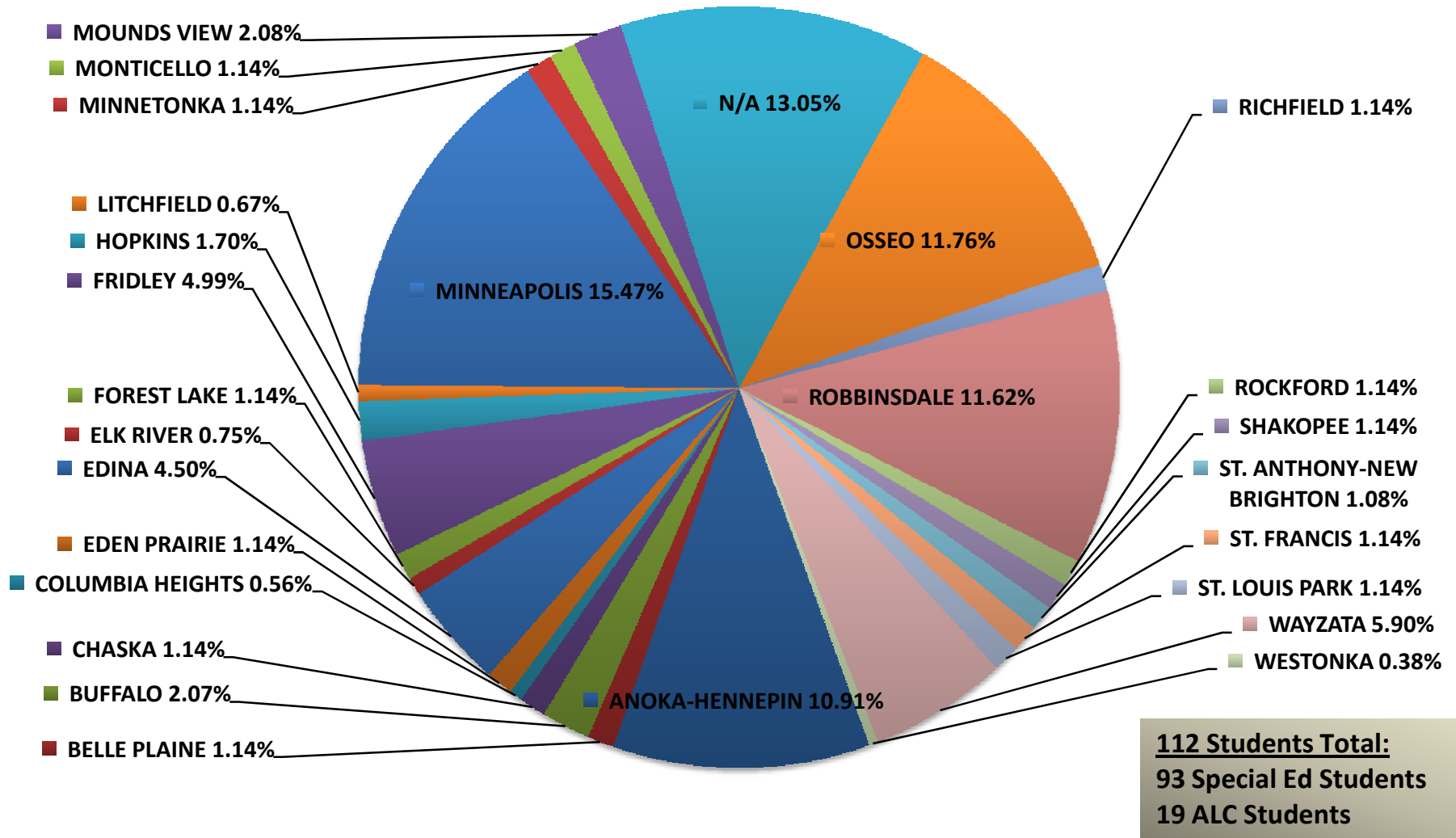


North Area Non-Member ADMs by Resident District - 2009



112 Students Total:
93 Special Ed Students
19 ALC Students

North Area Non-Member ADMs by Serving District - 2009





Intermediate District
Partner in Education

**Serving
Member
School Districts:**

Bloomington
Brooklyn Center
Eden Prairie
Edina
Hopkins
Minnetonka
Orono
Osseo
Richfield
Robbinsdale
St. Louis Park
Wayzata
Westonka

District Service Center

1820 Xenium Lane North
Plymouth, MN
55441-3708

TEL: 763.559.3535
FAX: 763.550.7199
TTY: 763.550.7222
www.district287.org

The district is an equal opportunity
educator and employer

Date: March 18, 2009

To: District 287 Board Members

From: Sandra Lewandowski

Re: AGE OF FACILITIES

The two graphs showing age of facility comparisons are the same graphs that were provided the evening of the cancelled Board meeting in February. Since that time, I have received a question in regard to these graphs. I am offering the following information as additional background to the Board in regard to content and intent.

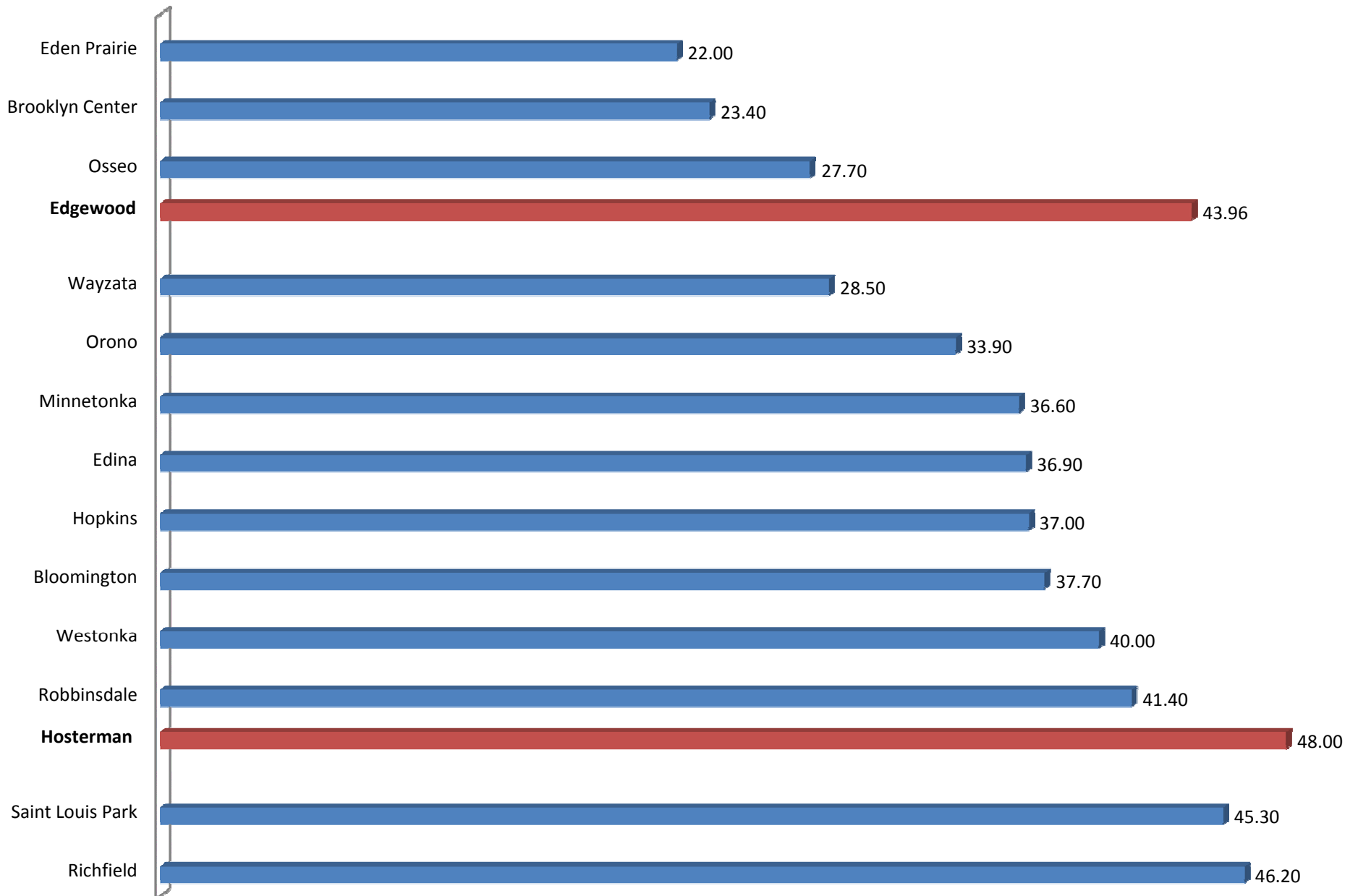
The Board approved several directional statements to guide decision-making in regard to facilities. *One of these directional statements was to plan for a quality educational environment equal to the educational facilities of our member districts.* While there may be different interpretations of this statement, one piece of information to consider is the age of building. It is recognized that these graphs show the “average” age of member district buildings compared to Hosterman. These graphs are only one measure of comparability to member district buildings. Another might be whether buildings (older than Hosterman) still in use have been adequately maintained over time. Board members may offer other comparability standards. This one is provided to you simply because it is one that is easily secured from MDE information.

The information provided to the Board in this Board packet is part of our intent to continue to provide a wide array of facility information leading to a north area Board decision in late spring or early summer.

Thank you in advance for your consideration of this information.

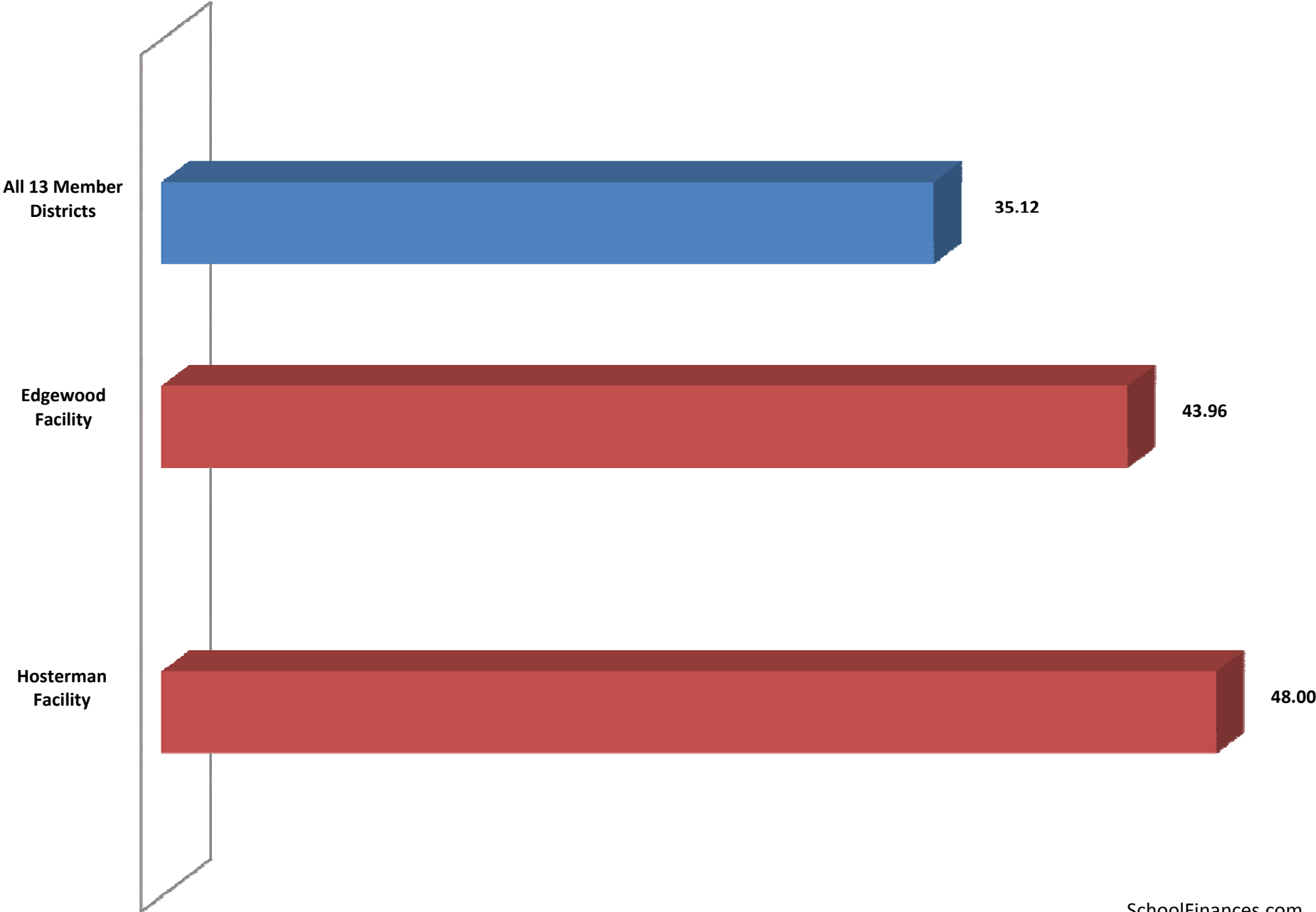
2007-08 Average Age of Member District Facilities vs. Actual Age of Intermediate District 287-Leased Northern Facilities

■ Actual Age ■ Average Age



2007-08 Average Age of All 13 Member Districts' Facilities vs. Actual Age of Intermediate District 287-Leased Northern Facilities

Actual Age Average Age



NORTH AREA FACILITIES POSSIBILITIES

Intermediate District 287

February 2009

OUTCOME OF DISCUSSION

1. Board members will understand the anticipated short term lease renewals.
2. District 287 Board Members will discuss program and facilities options for the North Area.
3. For each of these possibilities, Board Members will be asked:
 - What questions or feedback do you have?
 - What data do you need to be able to make a decision?

OVERVIEW OF DISCUSSION

We will review the following:

- Long-Range Facilities Goal and Directional statements approved by the 287 Board in March 2006
- District 287 site locations 2004-2009
- Historical lease costs 1994-2009
- Anticipated lease renewals
- Member District lease and cap amounts
- North Area lease costs and leviable amounts
- Facilities options for the north area
- Things we know - Where we go from here?
- Key Decision Points
- Questions and input from you!

INTERMEDIATE DISTRICT 287

Mission Statement

- 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.

Board Approved October 2008

INTERMEDIATE DISTRICT 287 LONG-TERM FACILITY PLANNING

Long Term Facility Goal

- Identify a long-term facility planning strategy, which best meets the mission of Intermediate District 287.

Presented to Superintendent's Advisory Council - October 29, 2004 5/13/2004
Presented to full 287 Board for review
Full Board Approval, March 12, 2006

INTERMEDIATE DISTRICT 287

LONG-TERM FACILITY PLANNING

Directional Statements

The long-term facility planning strategy should:

1. Prioritize and recognize the unique educational needs/styles of our learners in an age-appropriate setting.
2. Plan for a quality educational environment equal to the educational facilities of our member districts.
3. Recognize that our campus based career-technical programming should align with HTC academic plan.
4. Recognize the unique transportation costs and transportation needs of all member districts and their students.
5. Recognize that as new facilities are needed, the priority should be given to larger education centers where there is the ability to divide into district and segregated learning environments.
6. Work to obtain space in member district locations, when possible.

INTERMEDIATE DISTRICT 287 LONG-TERM FACILITY PLANNING

Directional Statements (continued)

7. Recognize the need for collaboration with member district superintendents and business departments to assure long-term revenue/expenditure implications.
8. Recognize the increasing regional need to co-locate support service partners such as county provided human services, corrections/police liaison officers, and community mental health agencies.
9. Establish parameters for leasing or buying both commercial and member district owned space.
10. Incorporate state and federal guidelines for unique populations.
11. Recognize the long-term commitment to HTC as indicated in the Joint Powers Act.

Presented to Superintendent's Advisory Council - October 29, 2004 5/13/2004

Presented to full 287 Board for review

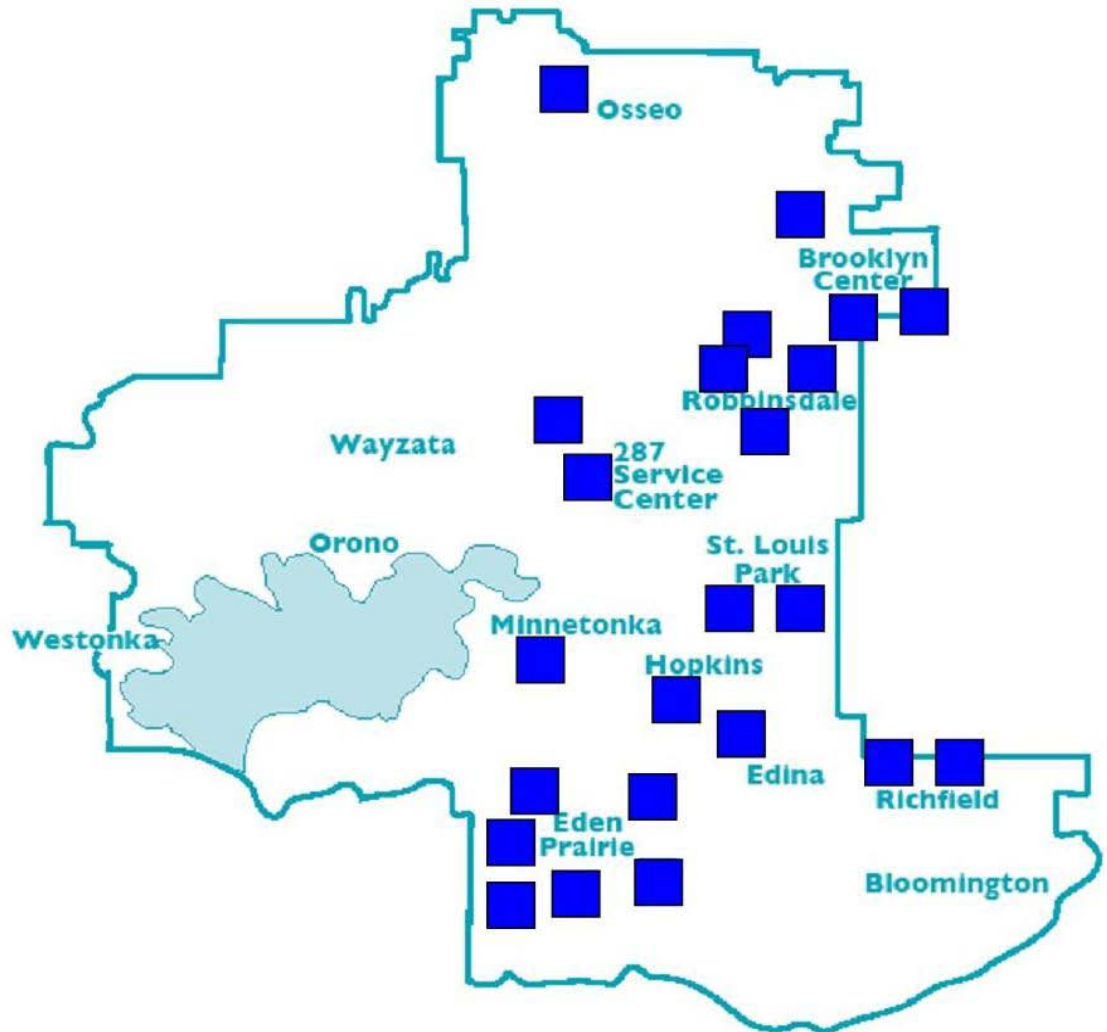
Full Board Approval, March 12, 2006

2/12/2009

Beginning Status

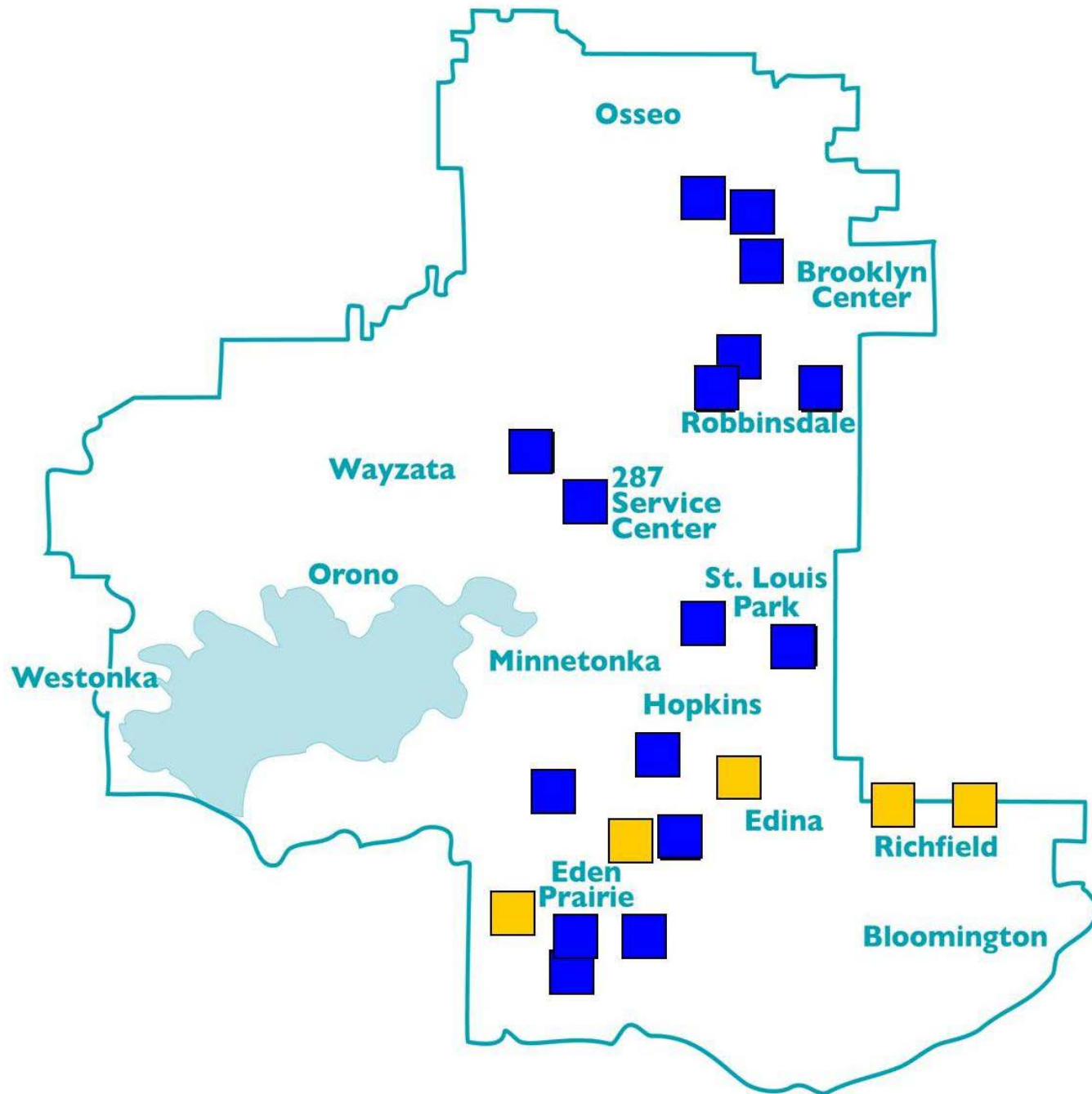
287 Board Facilities Committee 4/12/04

DISTRICT 287
SITES
2003-04



24 Locations

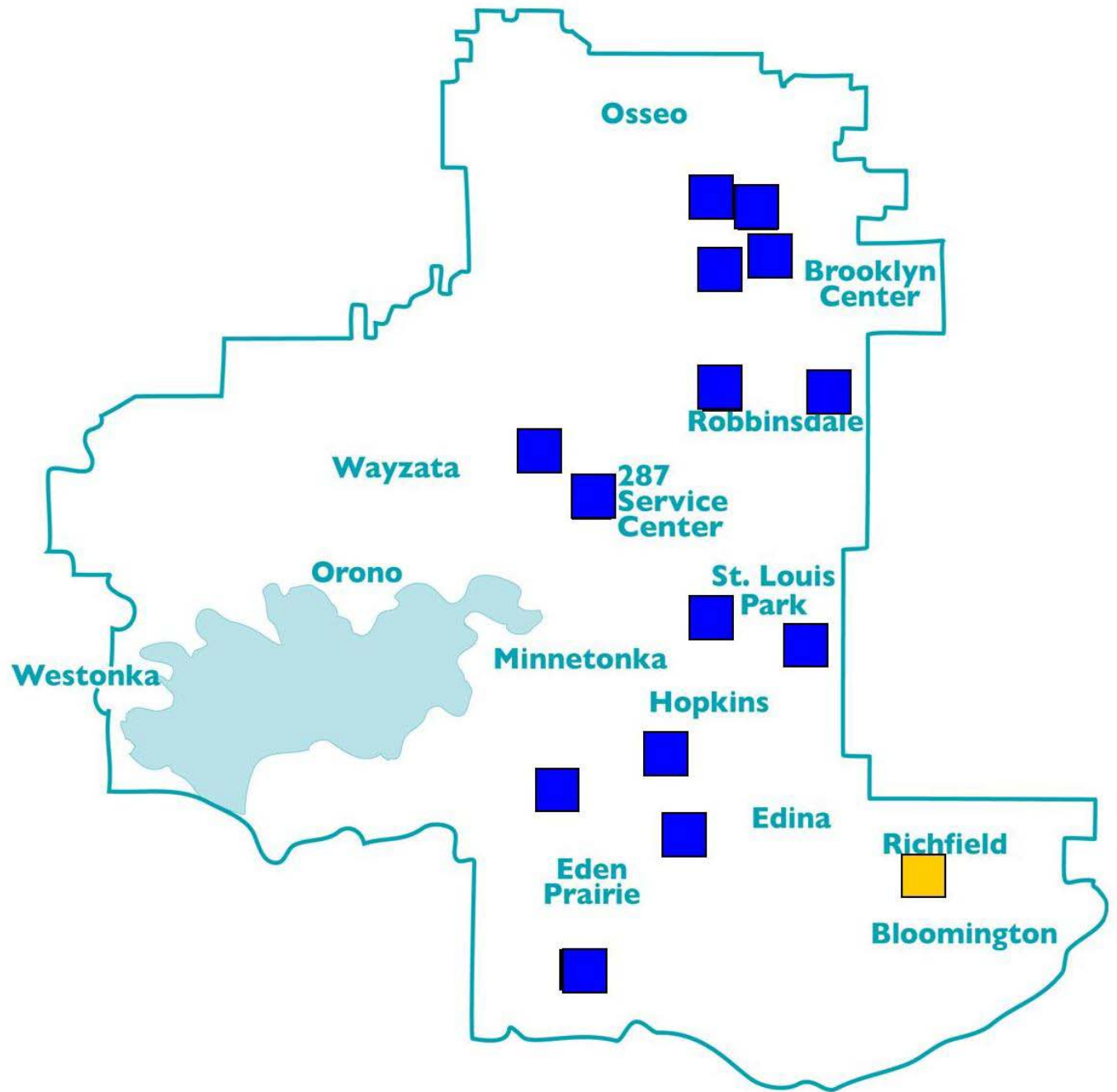
DISTRICT
287
SITES
2007-08



21 Locations

DISTRICT
287
SITES
2008-09

14 Locations



NORTH AREA LEASE COSTS

1994-2009

Site	Years	Cost
Hosterman	2000-2009	\$6,838, 238
North Vista	1997 - 2009	\$900,000
Edgewood/Park Place	1994 - 2009	\$1,806,184
NW Tech Center	2003 - 2009	\$1,179,160
North VET	1994 - 2009	\$586,373
Total		\$11,309,955
<u>Vacated Sites</u>		
VECTOR N Apt, Mallard Ridge	1994 - 2002	\$83,370
VECTOR N - Triad Bldg	1994 - 2003	\$1,130,125
EBD Options N, Med Lk	1994 - 2000	\$546,353
EBD Options N to Hosterman	1994 - 2000	\$580,898
RAP Laurel Avenue	1994 - 2006	\$980,569
Total Lease Payments 1994 - 2009		\$14,631,270

ANTICIPATED LEASE RENEWALS

Site	Landlord	Renew Date	Current Annual Lease Amount
VET North	Timberland Partners	7/31/2010	\$48,464
NWTC	Pettibone Properties	8/31/2012	\$388,929
Edgewood	ISD 279 Osseo	6/30/2009	\$652,977
Elliot School*	ISD 283 St. Louis Park	8/31/2009	\$117,395
Shady Oak Crossing	Shady Oak Ventures	6/30/2013	\$311,106
Hosterman	ISD 281 Robbinsdale	6/30/2009	\$968,492
North Vista	North Memorial Hospital	6/30/2009	\$95,000
Total			\$2,582,363

* A recommendation regarding the RAP program will be forthcoming in the near future.

WHAT DOES “LEVIABLE” MEAN?

- ◉ Leviale costs are the lease costs that a district can include on their annual levy certification document. Leviale costs are lease purchase payments and base lease payments for instructional facilities.
- ◉ Items that are not leviale include custodial or other maintenance services.

WHAT IS A LEASE PURCHASE?

- A lease purchase is a school district's financial arrangement whereby they make principal and interest payments, similar to a mortgage, so that ultimately, the district will own the property.

WHAT IS A LEVY CAP?

- MN Statute allows members of an Intermediate to levy up to \$43 per AMCPU to pay for facilities lease payment including lease purchases.
- This \$43 can only be used for lease costs associated with an Intermediate.
- In addition to the \$43, MN Statute allows school districts to levy \$150 per resident pupil for their own lease costs.

DISTRICT LEASE LEVY AMOUNTS & CAP

District #	District Name	FY 10 AMCPU (estimated)	Max. Limit \$43.00/AMCPU	Int. 287 Lease Levy 8 2008 Pay 2009	\$43 Lease Levy Balance
		(1)	(2)	(3)	(4)
270	Hopkins	8,682.04	\$373,327.72	\$166,143.62	\$207,184.10
271	Bloomington	11,974.32	\$514,895.76	\$393,926.92	\$120,968.84
272	Eden Prairie	11,284.80	\$485,246.40	\$460,720.40	\$24,526.00
273	Edina	9,268.21	\$398,533.03	\$180,129.18	\$218,403.85
276	Minnetonka	9,334.25	\$401,372.75	\$173,273.64	\$228,099.11
277	Westonka	2,578.55	\$110,877.65	\$174,009.38	\$(63,131.73)
278	Orono	3,067.16	\$131,887.88	\$24,498.49	\$107,389.39
279	Osseo	24,664.31	\$1,060,780.33	\$1,011,724.61	\$49,055.72
280	Richfield	4,789.20	\$205,935.60	\$281,498.32	\$(75,562.72)
281	Robbinsdale	14,795.96	\$636,226.28	\$772,144.14	\$(135,917.86)
283	St Louis Park	4,952.12	\$212,941.16	\$122,428.79	\$90,512.37
284	Wayzata	11,567.87	\$497,415.83	\$403,293.99	\$94,121.84
286	Brooklyn Center	2,204.65	\$94,799.95	\$157,430.86	\$(62,630.91)
			\$5,124,240.34	\$4,321,222.34	\$803,018.00

DISTRICT LEASE LEVY AMOUNTS & CAP

District #	District Name	FY 10 AMCPU (estimated)	Max. Limit \$43.00/AMCPU	Int. 287 Lease Levy 8 2008 Pay 2009	\$43 Lease Levy Balance	Additional \$150/Res PU for Member Districts Lease Costs
		(1)	(2)	(3)	(4)	(5)
270	Hopkins	8,682.04	\$373,327.72	\$166,143.62	\$207,184.10	\$1,246,380.00
271	Bloomington	11,974.32	\$514,895.76	\$393,926.92	\$120,968.84	\$1,815,444.00
272	Eden Prairie	11,284.80	\$485,246.40	\$460,720.40	\$24,526.00	\$1,691,968.50
273	Edina	9,268.21	\$398,533.03	\$180,129.18	\$218,403.85	\$1,178,871.00
276	Minnetonka	9,334.25	\$401,372.75	\$173,273.64	\$228,099.11	\$1,303,758.00
277	Westonka	2,578.55	\$110,877.65	\$174,009.38	\$(63,131.73)	\$424,930.50
278	Orono	3,067.16	\$131,887.88	\$24,498.49	\$107,389.39	\$375,366.00
279	Osseo	24,664.31	\$1,060,780.33	\$1,011,724.61	\$49,055.72	\$4,025,749.50
280	Richfield	4,789.20	\$205,935.60	\$281,498.32	\$(75,562.72)	\$711,666.00
281	Robbinsdale	14,795.96	\$636,226.28	\$772,144.14	\$(135,917.86)	\$2,219,466.00
283	St Louis Park	4,952.12	\$212,941.16	\$122,428.79	\$90,512.37	\$713,701.50
284	Wayzata	11,567.87	\$497,415.83	\$403,293.99	\$94,121.84	\$1,620,031.50
286	Brooklyn Center	2,204.65	\$94,799.95	\$157,430.86	\$(62,630.91)	\$291,445.50
			\$5,124,240.34	\$4,321,222.34	\$803,018.00	\$17,618,778.00

LEASE COSTS & LEVIABLE AMOUNTS

Site	Lease Term	Lease Amount	Leviable Amount
Hosterman	Annual	\$968,492	\$922,279
North Vista	6/30/09 (2 yr)	\$95,000	\$95,000
Edgewood	Annual	\$652,977	\$459,595
NW Tech Center	8/31/2012	\$388,929	\$309,738
North VET	7/31/2010	\$48,468	\$30,726
North Total		\$2,153,866	\$1,817,338
Shady Oak Crossing	8/13/2013	\$311,105	\$253,469
RAP	Annual	\$117,373	\$103,255
South Total		\$428,478	\$356,724
SEC	Lease Purchase	\$2,663,004	\$2,439,041
VECTOR North Apt	Lease Purchase	\$7,853	\$7,853
Bren Road	Lease purchase	\$763,885	\$763,886
Leased Purchase Total		\$3,434,742	\$3,210,780

SUMMARY LEVIABLE AMOUNTS

Total Leivable Amounts 2009 = \$5,384,842

Annual Lease Purchase Principal & Interest

VECTOR No Apt - \$7,853 (Final Payment 1-15-25)

Bren Road - \$763,886 (Final Payment 1-15-25)

SEC - \$2,439,041 (Final Payment 11-1-32)

Other Leivable Properties

North Area - \$1,817,338

South Area - \$356,724

IN PLAIN ENGLISH . . .

- ◉ The lease purchase payments for SEC, Bren Road & the VECTOR North Apt will remain constant.
- ◉ We estimate that in five years District 287 will pay approximately \$350,000 more than we do today for annual lease costs on the other north & south area leased sites.
- ◉ Board Question: Is it best to have the member district funds continue to go toward leased sites or toward another owned building?

FACILITIES OPTIONS

North Facility Options

- Stay as we are now - continue leasing NW Tech Center, Edgewood, Hosterman, North Vista, Adair APT and VET North
- Consider building a North Education Center
- Consider purchase of commercial property and modify to fit our program needs.

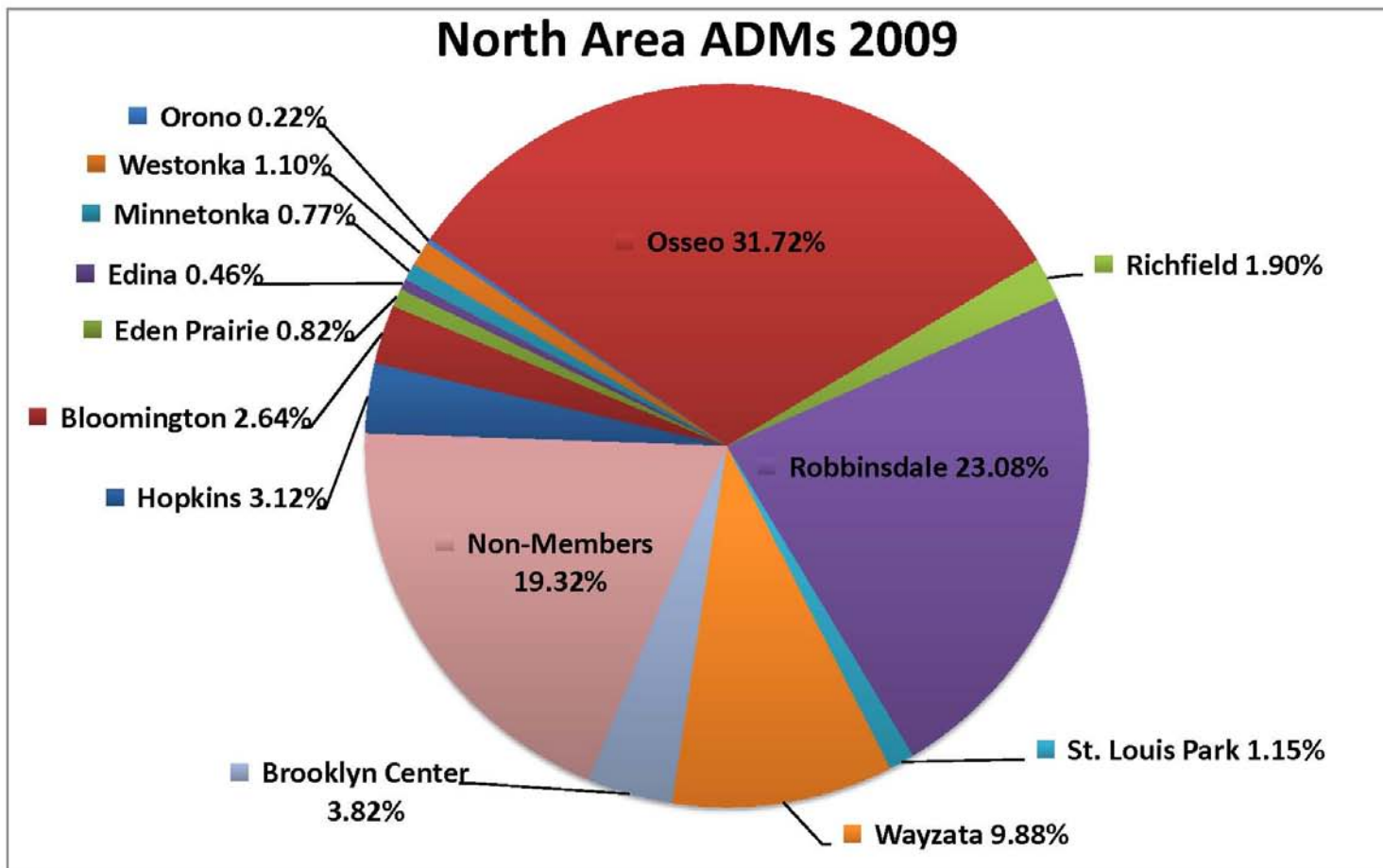
North Transition Center Options

- Stay as we are now - continue leasing Edgewood & NW Tech Center
- Move NW Tech Center transition programs to Edgewood (2012)
- Modify Edgewood and move VET North to Edgewood

THINGS WE KNOW NOW

1. Funding might be provided via the Federal Government Stimulus package to build a North Education Center on the land adjacent to the Hosterman site.
 - An application for economic stimulus funds has been submitted - a positive outcome appears unlikely.
2. An appraisal for the value of the land proposed for the NEC is completed and in possession of District 287.
3. Proposals from SEC A&E firm and Construction Management firm have been provided to District 287
4. A Broker's Opinion of Value has been obtained for the remaining land at the SEC and we have an interested buyer, PPL.

NORTH AREA ADMs



WHERE WE ARE GOING?

1. Conversations will continue with Osseo regarding possible blending/co-locating our Transition programs (approx 300 students from both districts being served).
2. An NEC option would only be proposed if it can be demonstrated that member districts will pay no more than they would pay if current lease sites are maintained.
3. Leivable amounts to districts will change at a rate commensurate with lease increases.
4. The students that are referred to District 287 programs are increasingly more challenging and are requiring additional considerations for customized space and unique environmental settings.

DISCUSSION QUESTIONS FOR BOARD MEMBERS

Given the options we are considering for a North Education Center

- Stay as we are now and continue leasing NW Tech Center, Edgewood, Hosterman, North Vista, Adair Apt and VET North
 - Consider building a North Education Center
 - Consider purchase of commercial property and modify to fit our program needs
1. What questions or feedback do you have?
 2. What data do you need to be able to make a decision?

DISCUSSION QUESTIONS FOR BOARD MEMBERS

Given the options we are considering for a North Transition Center

- Continue using Edgewood & NW Tech Center
- Move NW Tech Center transition programs to Edgewood in 2012
- Modify Edgewood and move VET North to Edgewood

1. What questions or feedback do you have?
2. What data do you need to be able to make a decision?

KEY DECISION POINTS

1. Determine whether 287 north sites are at or below the quality of comparable member district sites.
2. Determine whether to lease versus own.
3. If we lease, determine whether to lease from member districts and “keep the money in school budgets” or lease a commercial property.

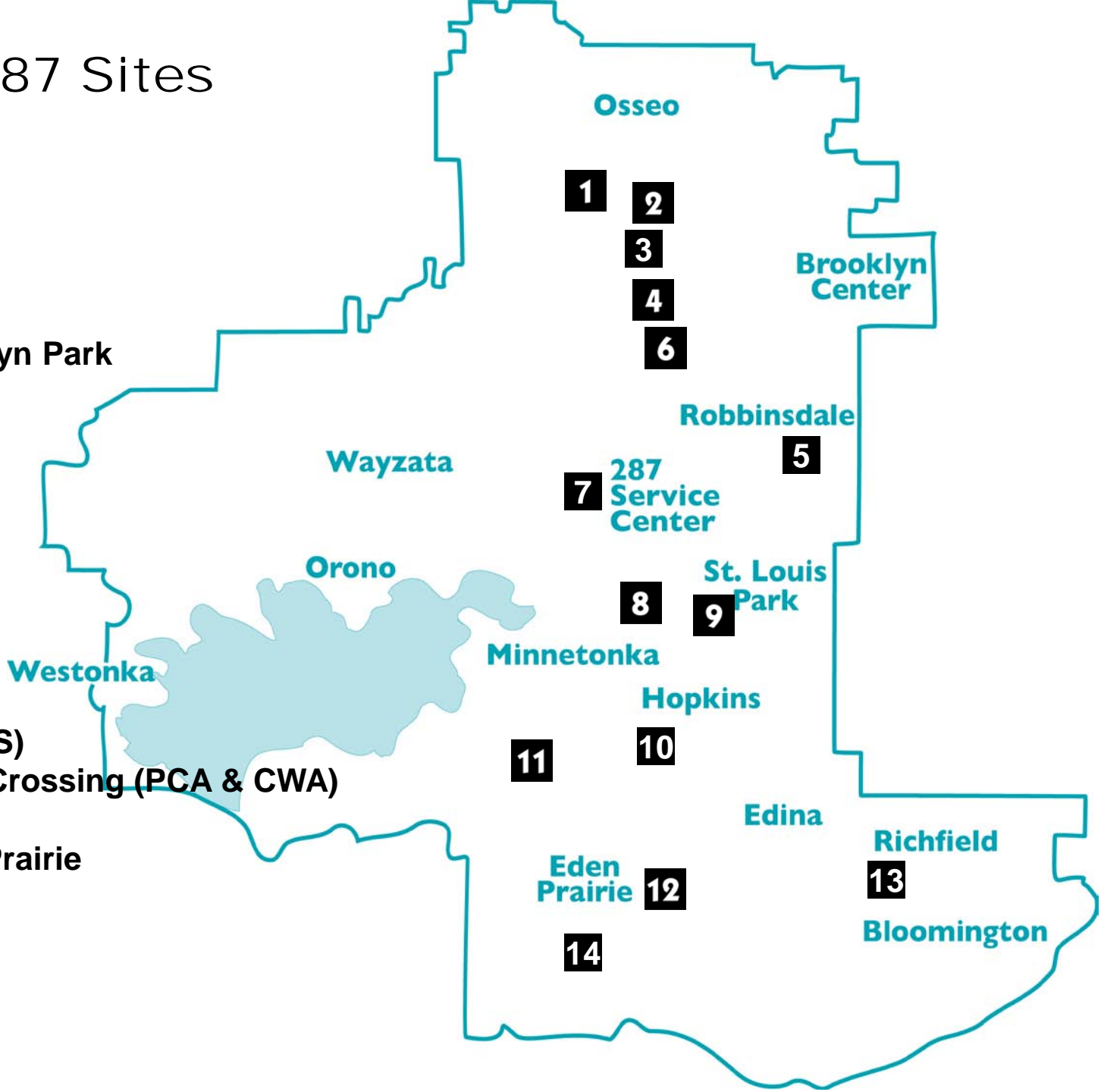
TO BE CONTINUED . . .

- ⦿ Thank you for your questions, discussion and consideration of these important issues!



District 287 Sites 2008-09

1. HTC, Brooklyn Park
2. North VET
3. NWTC
4. Edgewood
5. North Vista
6. Hosterman
7. DSC
8. Omegon
9. RAP
10. Bren Road
11. Epsilon (CHS)
12. Shady Oak Crossing (PCA & CWA)
13. SEC
14. HTC, Eden Prairie



Responsive. Innovative. Solutions.

STRATEGIC PLAN 2009-2013



Intermediate District 287
Partner in Education



A LETTER FROM THE SUPERINTENDENT

This is an exciting time to be in the business of thinking, teaching and learning. Many of you may have seen the popular YouTube video series, “Did You Know...,” created by self-described zealot for 21st Century learning, Howie DiBlasi. One of the video’s most profound statements concludes, “We are currently preparing students for jobs that don’t yet exist, using technologies that haven’t been invented, in order to solve problems we don’t even know are problems yet.”

Clearly, this is a time that requires responsive, innovative solutions to meet the challenges facing public schools. Recognizing the immediacy of these new demands, Intermediate District 287 set out to create a new strategic plan that would direct our energies to meet member districts’ emerging needs.

To bring about long-term, significant change for our entire school district required a serious and deliberate conversation. Intermediate District 287 began that conversation in the fall of 2007 with a simple, but bold question, “Should we continue to exist?” The thought was both arresting and liberating.

Strategic planning, by its very nature, demands a different approach that allows us to break out of “business as usual” thinking. We envisioned wholly different ways of meeting needs and driving results.

Our planning has allowed us to:

- **Identify our core values**
- **Declare our core purpose, and**
- **Design the means to achieve that purpose**

To put our new framework into practice will take time. We expect to implement the plan over the next five years. Our work will be guided by well-researched action plans and supported by both district and board leadership.

Our new strategic plan creates the conditions for us to go beyond incremental improvement, to true transformation. As Superintendent, I would like to thank the more than 60 individuals who worked so hard on this plan over the past year. Their participation in the process has given us an internal understanding from which we can build a broader awareness. Their deliberate and thoughtful efforts will help steer our actions and ensure our success.

Sandy Lewandowski
Superintendent

Who We Are

Intermediate District 287, one of only three intermediate districts in the state, was founded in 1967 by a group of school districts seeking to provide students with vocational education options. Since then, District 287 has grown to a consortium of 13 west metro suburban districts and added special education, gifted education, world language and other academic specialties to its long list of services and programs for students and staff. District 287 member districts serve a combined student enrollment of 100,000 students.

Sharing staff and resources is an effective way for District 287’s member districts to provide highly specialized educational programs to their students and families.

MEMBER DISTRICTS

Bloomington, Brooklyn Center, Eden Prairie, Edina, Hopkins, Minnetonka, Orono, Osseo, Richfield, Robbinsdale, St. Louis Park, Wayzata and Westonka.

For more than 40 years, school districts have relied on Intermediate District 287 to customize services for their most challenging students and complex business needs.

What We Believe

CORE VALUES

- All people have intrinsic value.
- All people have the capacity to contribute to society.
- When people with varying perspectives collaborate, the impossible becomes possible.
- Learning unlocks human potential.
- Integrity is essential for sustaining effective relationships.
- Respect for all people and the diversity of ideas enriches the individual and strengthens society.
- Responsiveness and innovation are key to thriving in a changing world.
- People perform best when they are engaged, connected and supported.

MISSION

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.

Strategic Objectives

By 2013, each member district will:

- Declare satisfaction with the value and effectiveness of specialized services delivered to it by Intermediate District 287.
- Declare that Intermediate District 287 services are vital to ensure that the member district can meet the unique learning needs of its students.

Conditions of satisfaction, agreed upon in structured conversations between District 287 and the member district, will drive program design, delivery and measurement.



Strategy 1

We will design and implement communication systems to include accurate and trusted data that guide individual and collective decision-making and clarify perceptions.

This strategy begins to address two realities. First, different districts have different priorities (based on size, student demographics, staff experience, budget) that all play a role in how they approach meeting the needs of their students. Second, districts look at the reams of data and

need help converting raw data into meaningful and useful information to make decisions. Strategy 1 attempts to identify the “universe of data” available to districts, interpret and characterize that data quickly, and ultimately, help districts make sound decisions based on good information.

Results to be achieved over the next five years:

All District 287 and key member district staff understand the mission and process for assessing the strategic objectives.

Dynamic and flexible measurement tools essential for assessing the strategic objectives are being used by District 287 and each member district.

A system is in place to make collaborative decisions based on aggregate data measuring satisfaction.

Results to be achieved over the next five years:

District 287 and member districts participate in the development, selection and annual review of data elements critical to making decisions and clarifying perceptions about 287 programs and services and agreed upon ways to collect and measure those elements.

Optimal web based and/or other tools have been selected and launched that visually present real time customized data for each district in order for them to make decisions.

District 287 and a representative sample of at least three member districts have piloted and provided feedback on the usability of real time customized visual data tools.

District 287 provides real time customized visual data tools that member districts use for making informed decisions.

Strategy 2

We will develop streamlined and transparent communication and decision-making systems to build trust and relationships to achieve our strategic objectives.



The issues of communicating and making decisions are complex and by nature intertwined. Strategy 2 goes to the heart of how District 287 and its member districts coexist and do business together. Results outline a plan for engaging in open and transparent two-way communications to deliver more individualized services.

Strategy 2 also envisions a more flexible and responsive decision-making process, unencumbered from decision-making by consensus. By taking decision-making out of the current group one-size-fits-all advisory structure, genuine problem solving on a deeper scale can occur.

Results to be achieved over the next five years:

A system is in place for member districts and 287 to engage in professional learning, information sharing, collaboration, identification of needs, and problem solving.

A clear, concise system of communication is established and understood by District 287, member districts, and their families.

A clear, concise system of decision-making is established, understood, and used to meet the unique needs of individual districts.

An array of communication and meeting-facilitation skills that develop and foster trusting relationships will be used among members and District 287.

The decision-making system provides an accountability structure to build trust and relationships to achieve our strategic objectives.

Strategy 3

We will design and when necessary redesign a continuum of direct and indirect innovative services with the priority to ensure that each member district can meet the unique learning needs of its students.

This strategy's results aim to create a flexible, durable and responsive system that fosters innovation. The first four results focus on creating a system to increase innovation in our district and member districts.

The last two results focus on creating a climate of innovation in our district and with our member districts. As with strategies 1 and 2, implementation of strategy 3 will be carefully evaluated at every step and adapted as needed.

Results to be achieved over the next five years:

District 287 has an established mechanism that responds to internal and external needs and ideas and generates innovative solutions.

District 287 uses a responsive system that effectively designs, develops, and/or implements an array of innovative direct and indirect services.

District 287 uses quality indicators to evaluate, modify, and continually improve a spectrum of cost-effective direct and indirect services.

District 287 engages in collaborative processes both internally and externally to share expertise, practices, and solutions that promote consistent quality and value.

District 287 has a thriving, collaborative culture that embraces shared core values and is committed to achieving our mission.

District 287 has a thriving, collaborative culture that embraces risk-taking, fosters innovation and flexibility, celebrates success, and encourages fun.

RESPONSIVE. INNOVATIVE. SOLUTIONS.

Our strategic plan recognizes the unique needs of each member district and creates a new way to work together at the speed of business.



1820 Xenium Lane
Plymouth, MN 55441
763.559.3535
www.district287.org



Intermediate District 287
Partner in Education