

Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS

FACILITIES COMMITTEE

Tuesday, August 17, 2010

8:30 AM @ District Service Center Board Room

AGENDA

1. North Education Center (NEC) Facilities Committee Agenda for August 17, 2010
 - * July 20, 2010 NEC Facilities Committee Meeting Minutes
 - * Demountable vs Traditional Wall
 - * NEC Finance Timelines
 - * NEC Design Options Summary (7-20-10)
 - * Lease Cost Comparison Graph (6-24-10)
 - * Comparing Shady Oak Crossing & NWTC Document

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GROUP: Facilities Committee

DATE: August 17, 2010

TIME: 8:30 – 10:30 a.m

LOCATION: DSC Board Room

PROTOCOLS:

Decisions will be made via consensus on the agenda items.

CONVENER: Tom Shultz

FACILITATOR: Peyton Robb

ATTENDING: Steve Antolak, Colleen Baumtrog, Don Draayer, Janet Johnson, Linda Johnson, Michèle Kunz, Sandy Lewandowski, Peyton Robb, Tom Shultz, Mark Thiede

LONG TERM PURPOSE

The Facilities Committee for the North Education Center project will provide oversight and direction to administration and bring recommendations to the full Board for approval as needed.

AGENDA ITEMS	OUTCOMES	TIME BUDGETED	ACTION
1. Demountable Wall System	• Committee members will discuss & recommend that plans proceed with either a demountable wall system or a traditional method.	20 minutes Tom	•
2. Closing & Financing Timelines	• Tom & Janet will present the construction & financing timelines for NEC	20 minutes Janet & Tom	•
3. Financing Update	• Janet will share the latest information regarding QSCAB funding & implications for design option #2 & #3.	20 minutes Janet	•
4. Design Options for 3 rd Floor Alternate Space	• The Committee will review the two design options, understand the implications and agree on a recommendation for the 8-26 Board meeting.	30 minutes Committee	•
5. Status of Sandburg Lease	• Tom will update the Committee.	15 minutes Tom	•
6. Green Jobs Forum	• Tom will update Committee on plans for Congressman Ellison to host Clean Energy Jobs Forum at SEC on September 8, 2010	10 minutes Tom	•

HANDOUTS

1. July 20, 2010 NEC Facilities Committee Meeting Minutes
2. Demountable vs Traditional Wall Document
3. Financing Timelines Document
4. 7-20-10 NEC Design Option Summary
5. 6-24-10 Lease Cost Comparison Graph
6. Comparing Shady Oak Crossing & NWTC Document

INFORMATIONAL ITEMS/DATES TO REMEMBER:

1. Hosterman Community Information Meeting 8-17-10 6:30 -7:30 P.M. **TONIGHT!**
2. Next regular meeting to be held Tuesday, September 14, 2010 at 8:30 A.M. in the DSC Board Room

The mission of Intermediate District 287 Is to be the premier provider of innovative specialized services to ensure that each member district **2** can meet the unique learning needs of its students.

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CONVENER: Tom Shultz

FACILITATOR: Peyton Robb

ATTENDING: Steve Antolak, Colleen Baumtrog, Don Draayer, Janet Johnson, Linda Johnson, Laura Keller-Gautsch, Michèle Kunz, Sandy Lewandowski, Peyton Robb, Tom Shultz, Mark Thiede (TSP), Sally Johnson, Fran Legler, Lea Dahl,

LONG TERM PURPOSE

The Facilities Committee for the North Education Center project will provide oversight and direction to administration and bring recommendations to the full Board for approval as needed.

AGENDA ITEMS	OUTCOMES	TIME BUDGETED	ACTION
1. NEC Movement Pathways	<ul style="list-style-type: none"> Committee members will discuss a schematic of the walking/biking pathways at NEC. 	15 minutes Laura & Mark	<ul style="list-style-type: none"> Laura presented a schematic of the movement pathways for trikes and walks for students in the SUN program at NEC. We currently have 800 linear ft. available for students to walk and use trikes at Hosterman. We will have approximately 1,200 linear ft. at NEC. These indoor spaces will be called “Movement Pathways System” and will be color coded. Outdoor space (> 2,000 linear ft. of sidewalk) will also be available at NEC for this purpose. TSP insure that the outside path areas are “flat” and trike accessible. It was noted that there are twice as many SUN students on the northside vs. SEC location Laura & Board members are comfortable with the space allocated.
2. Closing & Financing Timelines	<ul style="list-style-type: none"> Tom & Janet will present the closing & financing timelines for NEC 	20 minutes Janet & Tom	<ul style="list-style-type: none"> There may be additional QSCB bonds available for 287 due to other districts being unable to use what was originally allocated to them. We may see an additional \$1 - 4 million. Important dates to remember <ul style="list-style-type: none"> 8/26/10 287 Board determines size & cost (financing amount) of NEC 9/23/10 287 Board approves resolution to authorize financing 10/28/10 287 Board approves resolution for sale of bonds 11/18/10 287 Board approves resolution for settlement of bonds Janet J.reiterated that QSCB bonds must be issued by 12/31/10. Mark T gave a run-down of the City Planning Commission schedule, with application for the CUP being presented the evening of October 25. Mark T will communicate City Planning Commission

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			meeting dates to Committee so Board members can attend to show importance of NEC project.
3. Moveable Walls System	<ul style="list-style-type: none"> Peyton & Tom will share the results of a visit to a dealer & the U of MN to learn about the DIRTT system 	20 minutes Peyton & Tom	<ul style="list-style-type: none"> Several Committee members and program supervisors saw DIRTT application at U of M and MCTC. DIRTT is the most well known of these floor to ceiling grid component wall systems. Other manufacturers could be investigated. Tom will connect with Sally Johnson's husband who works for United Health Care System who have this system in place. Factors to consider <ul style="list-style-type: none"> Accoustics Cost (TSP estimates additional \$1.2 million.) Durability (Could it handle the unique needs of our student population? – Check durability warranty) Available in many colors and finishes Adaptable to wireless card access system Increased flexibility can translate into increased sq. ft. due to efficiency of usage. Decision on whether or not to incorporate this system needs to be made fairly quickly.
4. Design Options for 3 rd Floor Alternate Space	<ul style="list-style-type: none"> The Committee will review the 3 options, understand the implications for decision making & identify what is needed to make a recommendation to the Board in August 	20 minutes Mark & Committee	<ul style="list-style-type: none"> The major question on this issue is leased space vs. owned space. It is desirable to have a Board decision in August as we will need cash to pay contractors in November. If we borrow more dollars than are needed, excess would need to be used for this project somewhere in the construction realm or used to pay down the debt. Option 3 w/Deducts vs. Option 2 w/Add-ons was discussed. Best value would be Option 2 w/Add-ons. A motion to recommend Board approval for dropping Option 1 and inform Board that Facilities Committee is leaning toward financing at Option 3 level after looking more closely at the effect on member districts was made by Steve Antolak and seconded by Peyton Robb. The Committee approved this unanimously.
5. 287 & 281 Correspondence re: Warranty Deed	<ul style="list-style-type: none"> Peyton will summarize the conversation with #281 Board members & the most recent correspondence will be shared. 	20 minutes Peyton	<ul style="list-style-type: none"> After a lengthy discussion, it was agreed to drop further discussion of covenants associated with the Warranty Deed of the Purchase Agreement and move forward with the possibility of meeting with Robbinsdale 281 at a later date to celebrate the positive aspects of NEC. It was noted that an addendum to the Purchase Agreement could be applied in the future, if necessary. Janet J will update member districts via communication with respective Business Directors in the fall. Sandy L will draft a reply letter to 281 Superintendent & Board. A motion to recommend Board approval of the reply letter to 281 Superintendent & Board was made by Steve Antolak and seconded by Don Draayer. Linda Johnson Abstain. Motion passed.

<p>6. Facilities Committee Logistics</p>	<ul style="list-style-type: none"> • Committee members will discuss logistics topics including timing of the meetings, minutes, reporting to the Board, etc. 	<p>15 minutes Colleen</p>	<ul style="list-style-type: none"> • The following meetings were changed as they occur the same week as the full Board meeting: <ul style="list-style-type: none"> ○ Sep 21, 2010 – changed to Sep 14 ○ Nov 16, 2010 – changed to Nov 9 ○ Jun 21, 2011 – changed to Jun 14 • A motion to approve new Board Facilities Committee calendar was made by Steve Antolak and seconded by Michèle Kunz, and approved unanimously. • Fran will send updated meeting notices
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HANDOUTS:

1. TSP Movement Pathways Document
2. Financing Timelines Document
3. 6-17-10 NEC Design Option Summary
4. 6-24-10 Lease Cost Comparison Graph
5. 6-24-10 Letter from Sandy Lewandowski to #281 Board
6. 7-19-10 Letter from #281 Board to Sandy & 287 Board
7. Facilities Committee Directory
8. Facilities Committee Calander

INFORMATIONAL ITEMS/DATES TO REMEMBER:

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This is a discussion about our behaviours. The way we approach buildings and the way the buildings ultimately behave is where real sustainability becomes not only good for the environment, but also good for business – both for design professionals and their clients. This is rather than the ‘better materials’ route as a substitute for real sustainability: The equivalent of choosing palliative care over a healthy lifestyle.

CONVENTIONAL CONSTRUCTION KILLS THE ENVIRONMENT

Our buildings, not our cars or our industries, but our commercial office buildings are the main culprits in the destruction of our environment. They reached this dubious position through gross energy use, land grabs, long building schedules, greenhouse gas emissions and creating massive amounts of material waste. The problem isn't the exterior – though advances in materials can certainly make them more efficient. The interior is the villain.

Conventional office interiors use too much space. They encourage electricity and HVAC gluttony. They aren't built to last. The interior is prepared for absolutely nothing. Not success or downward trends. Not technological changes. Not new competition. Nothing. Every time a change comes along – parts or all of the interior must be demolished, disposed, re-designed and re-built with new raw materials mined, logged, transported, refined and procured. No matter what materials you choose to do this with, it is not sustainable.

www.architecture2030.org

DESIGN PROFESSIONALS ARE LEADERS IN FINDING A CURE

The first to step up to the plate to try and fix this problem are design professionals. They constantly upgrade their skills in environmental design. That is actually very lucky for the rest of us because the design community cares most deeply about the built environment. Even though it is their bread & butter – it is also their calling.

They are the ones who can balance the environmental requirements with end-user comfort and their clients' success. They want their clients to thrive in their design. They also have families and live on planet earth with the rest of us – so it is in their own best interest to do what they can. But some of the tools given to them aren't doing the job...

LEED IS A PLACEBO

First - we should all be thankful for LEED and the USGBC. They are the ones getting the word out about the need for changing our buildings. If it weren't for LEED – many wouldn't know where to start creating sustainable buildings.

But LEED is just that – a start. It's our first official step in green building in North America and shouldn't be considered the “be all end all cure” for our ills. As LEED is written now, except for a trial run for Healthcare spaces, it misses much of the big picture of sustainability. Most of the rating systems have yet to focus on the first and most important of the Rs - **Reduce and Reuse**.



We're so busy counting LEED MR points (Materials and Resources), we are distracted from more long term strategies that increase the use and life of the space. We should be focusing on the merits of how to design space that enables the interior to be built with the fewest materials possible, in the shortest time, with the most options for function and aesthetics. Just as important, it needs to flex with the inhabitants needs. Flexible interior planning yields true sustainability.

Sustainability is truly the most important attribute of any product, structure or organization. The definition of "Sustain" is "to endure", "to continue", "to carry on", "to keep going", or "to prolong." Unfortunately the positive aspects of "Building Green", "LEED" and "Recycled Content" let good press overshadow the most important aspects of true sustainability.

BETTER MATERIALS SIMPLY LEAVE A NON-TOXIC CORPSE

Recycled materials, and materials that can be recycled, won't change the outcome for the environment. Space is still wasted and the physical space is still static. It is ripe for nothing except demolition and then at best: Recycling.

Recycling happens when you've run out of ideas. Recycling shouldn't be your first thought - it should be your last.

WATCH FOR THE SYMPTOMS

Studs and drywall.

It's a method of construction first introduced in 1833. Here in the 21st century our fast changing businesses mean Conventional Construction creates unnecessary waste. It is built on-site. Materials arrive in a certain order and must be cut to fit. When a ceiling height is 9' 2", ten-foot sheets of drywall have to be paid for and cut down. For each transom, bulkhead and column, drywall and studs are cut.

For every square foot of drywall built brand new - one pound is disposed. Once in the landfill it's exposed to the elements - making it a hazardous waste, as it releases deadly hydrogen sulphide gas. Of course all this is exponentially multiplied during renovations and the inevitable demolition. 10 - 15% of landfill construction waste is drywall.

The same goes for the wiring of the space. In every project there is at least a 10% contingency fee for all the cut-offs and mistakes. For moves, adds and changes wires are cut and new wire installed in homerun cabling methods.

That cut wire isn't as valuable as it was just a couple of years ago. To even get to the copper you have to strip lead-based jackets off the data cables. When changes are made during installation, those homerun data cables that were cut from the old layout can't be left in the ceiling anymore.

The National Code determined the danger to those in the building and fire fighters due to the lead and toxins in cabling is too big a risk. All unused cable must be removed. (Every 1000 linear feet of data cable can burn for 20 minutes with as high a BTU as gasoline.) There are an estimated six billion feet of cable and wiring in the ceilings of the United States.

POST MOVE-IN SYMPTOMS

What's the first thing on the gripe list for employees? It's too hot or it's too cold.

What's the second thing?



Noise.

Noise makes it hard to work. You hear conversations you really don't want to hear. People hear things you say that are none of their business. It makes people demand more private spaces. Then there is a bigger divide of the haves and have-nots when more private offices are added for the squeaky wheels.

NAME FOR OUR PAIN: CATNAP

This is a term from the British construction industry. It stands for:

Cheapest Available Technology, Narrowly Avoiding Prosecution

A.k.a. – the lowest bid.

Shorter schedules, slashed budgets, the bidding process...these have resulted in industry-wide shortcutting and cost cutting. The first two casualties are design and the environment.

The ones who suffer chronically are the poor end-users - but hey! What can you do? This is how it's done. As long as it meets the bare building code, you can't complain about the status quo.

Can you?

THE SCHEDULE IS LINEAR AND THE TRADES ARE MANY

Each step must be done before the next trade can come in. When the next trade does come in – they may damage earlier work. When things get behind schedule, expensive overtime is a necessary evil. Because you are building with raw materials it takes many expert journeymen and their teams to figure out how to put it all together. If there are other tenants in the building the schedule might have to be radically lengthened to include night and weekend work. Which is always more expensive.

Even if by some miracle the original cost stays the same and every part of the design is a pleasure for the contractor and the trades – the conventional construction method is a time consuming, wasteful, inefficient, costly mess.

We haven't even mentioned Change Orders.

TRANSPORTATION POLLUTION IS A SIGN OF CONVENTIONAL CONSTRUCTION

All those trades have to get to the job-site. This means crews arriving via cars and trucks. On a 25,000 sq. ft. project with an average commute of 20 miles, and in the green spirit – we'll say several of the trades are carpooling to work. That still comes to 45,000 miles. The miles are higher for sites choosing to recycle – as you'd be adding another truck coming and going from the site on a regular basis.



RECYCLING IS EXPENSIVE & REQUIRES POLICING

Recycling is something that must be arranged up front and has complete buy-in from all the trades. But what happens when virgin materials drop in price and recycling is no longer a viable enterprise? What will the recycling firm charge then? Will they even stay in business?

But there is so much waste you can't NOT recycle. So get more bins. Tell everyone on the job how to separate materials. Get mad at them for not following the rules. Hire a kid to guard the bins. Roll up your sleeves and pull out the lunch bag the kid threw in.

Then you find out your recycling firm is taking most of the waste to the landfill and still charging you more for it.

Recycled materials and recyclable materials do not save buildings. They create kinder, gentler garbage that still results in transportation and industrial pollution. Recycling uses energy, creates greenhouse gasses, requires infrastructure and must have a viable business plan to turn into another sellable product.

ONE CONVENTIONAL 'CURE' IS TO GET MORE SPACE THAN NECESSARY

Meanwhile back at the tenant's space, they are trying to find a way to make their real estate work for their business model. The Conventional "cure" to give an office more flexibility is to get MORE SPACE. You not only pay for the extra space itself, you have to heat, cool, light and secure it... just because you might need it later.

Sometimes more space is paid for simply because people want to be comfortable in their offices. Perhaps there is a little ego at play too.

LEED as it stands now, doesn't penalize space gluttony

When a 24-storey family home with a 168-car garage can get LEED certification you know there's trouble. (Mumbai, India)

When companies with 200 square foot private offices can get LEED certification, you know there is trouble.

When LEED doesn't give any credit to those who see that there might be a problem with indoor sprawl – which leads to outdoor sprawl (and bigger electrical, heating and cooling bills) – there's a problem.

EVENTUALLY YOU MUST DISPOSE OF THE CORPSE

Believe it or not, the material waste and energy use has only been from initial construction. Now what happens if there are big changes or surprise, surprise – the tenant moves out?

Demolition and Disposal.

New crews arrive to tear all or part of it down, haul it away and clean up the space. The total non-residential renovation waste generated is 28.04 million tons per year in the U.S. (56,000,000,000 pounds.)



HOW'S BUSINESS

Employees, visitors, and day-to-day business are in the middle of it all. Facing noise, disruptions, fumes and possibly the cost of swing space. Tenants have to make arrangements with the building landlord to do this work. It may require after-hours (meaning expensive) labor.

All this takes time, effort, patience and as always - money. Not just the obvious costs – but the cost of not being agile enough to adapt to new economies, technologies and opportunities. It all eats away at the advantage you are hoping to gain with the new configuration.

Workspace studies show that the most successful companies in the world have high-performance offices to match their strategies and tactics.

ARE YOU INFECTING YOUR CITY?

Ultimately, the building itself will be in jeopardy because it becomes notorious for being under renovation more often than not. The older the building and the more old world charm it has - the less it can cope with the combination of 21st century technology and business with 19th century construction methods.

Older and established buildings offer cities a sense of history and craftsmanship no longer affordable in our world. They are in good locations. They are close to infrastructure and public transportation. It is in everybody's interest to keep buildings viable. You do that from the inside.

THE ANTIDOTE IS PREVENTION

Like a smoker trying to be healthier through choosing a so-called light cigarette or natural tobacco - it won't work. Unlike quitting smoking, where you are giving something up you enjoy – even though it is bad for you – the answer to interior construction is actually preferable. And there's never been a study showing drywall is addictive!

MODULAR INTERIOR CONSTRUCTION: FOR A LONG, HEALTHY LIFESPAN

The old saying “An ounce of prevention is worth a pound of cure” is completely accurate when it comes to choosing how you are going to build-out space.

By creating beautiful and functional interior space with pre-manufactured, modular elements, particularly ones that support all other elements and are parametrically engineered to integrate with the building – Initial material waste, transportation pollution and sprawling real estate are prevented. But that's just the beginning.

The most important attribute of anything we own, use or buy is that it can stay in use or “sustain”. Only products embodying this give us the maximum return on investment, the minimum cost of ownership, the least environmental impact...in other words the greatest value. The current vernacular of sustainability is in many ways depriving us of sustainability's greatest virtue.

If you plan and design interior space with the underpinnings that business is dynamic, you will have a business asset that allows you to be faster and more agile than your competition.



Physically, a Modular Interior starts off as an empty space with concrete and windows - like every other space. But even at that point you can have flexibility in mind. Movable sprinkler heads, sound-masking for entire space (not just private offices), indirect lights, an access floor with user controlled HVAC and plug & play power and data, modular carpet tiles, modular walls that support all new and any legacy furniture.

Compared to Convention Construction, this method and these solutions mean a shorter schedule and fewer trades. For that 25,000 square foot project, with crews commuting an average of 20 miles: This would mean 24,450 fewer miles are travelled. That's a 45% reduction in transportation pollution and petroleum used.

IF YOU HAVE TO RECYCLE – DO IT IN A CONTROLLED ENVIRONMENT

Manufacturing facilities are able to order inventory more precisely and constantly. So they are able to get a better price break and store all their materials in a secure, dry warehouse - rather than at an open building site. When there is waste in the form of cut-offs - they are in pristine condition for recycling and there are controlled recycling systems permanently in place.

BETTER LIVING THROUGH TECHNOLOGY

Manufacturers, design professionals, engineers...we all leave most end-users feeling out of the loop. Most people cannot look at a 2D drawing and understand what it will mean to their 3D world. Our jargon makes them feel like an exchange student. Ultimately they end up with a space that really wasn't what they were expecting. Often they just live with it. Just as often changes are made, which means knocking down, pulling out and disposing brand new spaces and their infrastructure. More money, and more waste.

Clients need to feel confident they are choosing the right solutions for their project. Because renderings take so long to produce and end up only providing a few views of the space - clients will often ask for mock-ups.

WHERE DO MOCK-UPS END UP?

Where do the mock ups go at the end of the exercise? They don't fit anywhere else. They are built to the specifications of that client. Rarely does the client want the winning mock up. They end up in the landfill unless they can be sold at a cut rate, or donated to non-profit organizations.

New graphical and interactive technology allows design professionals to create better spaces while providing a better understanding for the client. We live in a world where the image is king, and because every computer has the ability to play first person, interactive videogames, our computers can now provide a videogame in the design environment. These new graphical tools envision, specify, confirm, manufacture and install built environments.

Better technology makes manufacturers better stewards of the environment too.

Entire forests are felled for product catalogues – which, by the way, are out of date the day they are printed. Then there are the shiny brochures with their color ink and lacquers – filled with photos we hope will be appealing and provide a hint of what we can make.



New software provides visual confirmation completely integrated with product specification, pricing and manufacturing information, meaning design professionals save time and miles travelled for meetings with clients and collaboration with team members. It empowers clients to make decisions faster and with confidence, without a mock up, because they can see exactly what they are getting and for what price. Aside from saving transportation pollution, design firms provide better service faster and give their clients a chance to truly experience their design.

Factories can now virtually eliminates human error in the factory because the new graphical software directly delivers the production instructions. The design professional can be assured that the drawing is what is being manufactured. There is no compromise of design.

FOOTPRINTS

Let's talk about footprints. At its essence, it is a quality versus quantity argument. In North America we have somehow lost our affinity for efficiency. We've been convinced that more is better, rather than better is more.

European Houses vs. North American Houses

New houses in the U.S. were 38 percent bigger in 2002 than in 1975, averaging 210 square metres (2,265 square feet). This is twice the size of typical homes in Europe or Japan.

They live in smaller dwellings for three reasons

1. Land availability
2. Cost of land and materials
3. Footprint of towns and cities hundreds of years old and their homes must fit inside those cities

The result is quality. They make the best of minimal space with design as their tool for form and function. They use less power, water, heating and cooling and yet, they have a longer lifespan, a higher degree of life satisfaction with their smaller ecological footprint. Why wouldn't we all want that?

Something as simple as a sliding door can save hundreds to tens of thousands of square feet. Just removing a swing door from the equation saves 9-square feet per office. A 10x15 can turn into a more efficient and effective 10x10 without any sacrifice to the end user.

Based on 20,000 SF usable area at \$34.50/SF rent and operating costs:10x15 offices and 8x8 workstations

	People	SF/person	Rent & Cost/person	Savings	Space Reduction
Typical	110	180 SF	\$6,245		
30 -Offices (10x10)		168 SF	\$5,796	\$51,750	1 500 SF
80 -Workstations (6x6)		152 SF	\$5,244	\$45,540	1,320 SF
Total Consolidation		156 SF	\$5,382	\$97,290	2,820 –7,000 SF
AMOUNT SAVED		24 SF	\$863		

REDUCED BUILD-OUT COST @ \$78/SF – \$219,960 to \$546,00

REDUCED RENT & OP COSTS PER ANNUM – \$1,167,480 to \$ 2,898,000



MANUFACTURING FOOTPRINT

Are manufacturers walking their talk? Is their factory a good community member? Are they creating as small a carbon footprint and real estate footprint as possible themselves?

By having intelligent software, manufacturers can lessen their own real estate and carbon footprint. It helps control inventory, flow and project allocation. A smaller factory means better communities, better air quality, less waste and less energy use.

MOVABLE WALLS NO LONGER COMPROMISE DESIGN OR FUNCTION

Movable Walls or ‘demountable walls’ have been around since the 40s. They started out looking temporary and, until recently, have added little in the way of functionality when it comes to supporting furniture and storage.

You can’t blame design professionals for being reticent to choose movable walls. The way they were built in the factories left little room for real design innovations and often the manufacturer would have to compromise the design so they could build their standards.

The new generation of walls are parametrically engineered to perfectly integrate with design and surrounding architecture and modularity. They have horizontal support that accepts any furniture or millwork. Each side of each wall offers independent aesthetic and functional opportunities. Solid movable walls have skins clipped over their frames for easy access to power and data and easy refinishing or small reconfigurations.

HEALTHCARE IS THE FIRST SECTOR TO GET CREDIT

To be fair, the USGBC is coming around. They are currently testing the idea of offering LEED credit opportunities for both movable walls and sound attenuation in Healthcare sectors.

Until 2005 movable walls were going to be a tough pill to swallow because the manufacturers are often partnered with the suppliers of the mechanical and medi-gas devices without much consideration for design, the medical staff or the patient. Happily that is changing. In fact for the first time architects, designers and end-users have been asked to participate in the product development for movable walls in patient care. The results are more design freedom, more efficient use of space and a better patient and staff experience.

CONTROL DESIGN INTENT INITIALLY AND IN THE FUTURE

One of the design benefits of an agile, modular space is the long life the design will enjoy.

In a Conventionally constructed space, usually the first renovation is the first bite out of the initial design intent – and it is always due to cost. The client has lost the economy of scale because a small renovation won’t get the same price break. Suddenly the design is compromised.

The ability to make large renovations without damage or small personal changes for each end user will help protect the design of the space. (For instance – if a movable wall is engineered with skins or tiles, they can be switched out to suit individual work styles without employees jerry-rigging their own solutions.)



SUSTAINABLE AGILITY IS A BUSINESS STRATEGY

Clients choosing sustainable agility do so because they see it as a business strategy:

- For negotiating a longer and more beneficial lease
- Faster move in
- Adapt quicker and with less pain than their competition
- Confidence to make good business decisions – the space and employees can take it
- Employee retention
- Possible tax advantages due to interior elements not affixed to the base building
- A valuable, sellable asset

COST IS NO LONGER AN ARGUMENT

Since the inception of modular walls, a war rages between General Contractors and manufacturers of the wall systems. The cause of the battle is the question, “What’s the true cost per lineal foot of wall?” Clients find themselves caught in the middle wishing they had the facts to make an informed decision.

The downstream benefits of having re-locatable and therefore reusable walls have always been obvious, but if initial construction costs are higher, it is harder to convince stakeholders they are worth the premium price. Over the years manufacturers gave generic examples of how modular walls probably wouldn’t cost more, or would be “first cost effective” – but they couldn’t or wouldn’t provide line-by-line costs. But for that matter... neither would the GC.

Real numbers and tools are available from the industry standards laid out in RS Means and IFMA’s Benchmarking guides, among others. Every foot of material and hour of labor costs across North America is available for comparison. There is a comprehensive data tool using all this available information. It not only counts every dollar in a blow-by-blow comparison of the same space initially constructed with Modular elements vs. Conventional, it counts up the environmental cost for each. And only then looks at the future potential savings with an agile space.

The key is to count everything. Hide nothing. This is very unlike construction has historically been approached. But when you add up all the labor and anything a client wants beyond a vanilla wall with home run cabling to a few select spots, all of a sudden the real price is very different from the original quote.

WILL WE ADOPT BETTER BEHAVIORS BEFORE IT’S TOO LATE?

The studies done by Architecture 2030 predict a dire future for the planet if more isn’t done to lessen our buildings’ demands for space, energy and materials immediately. We are out of time for small changes in materials and need to radically change our behaviours.

The good news is that these new behaviours do not sacrifice design, comfort or function. In fact we can improve our lot in life by being more environmentally sustainable. It is a myth that we must lower our quality of life to ensure the future of earth, in fact we need to increase it.

“There are no passengers on spaceship Earth – only crew.” – Marshall McLuhan



Thank you for choosing movable walls for your project. While all movable walls are better than studs and drywall, there are a few things about DIRTT Walls to keep in mind while making this important decision.

43 Things DIRTT

Some wall manufacturers may have one or more of these benefits. Some manufacturers even try to replicate the look and function of drywall. We ask, “What is the point of mimicking bad?” These 43 Points aren’t just for the sake of being different. These are true unique benefits for you, now and in the future. By choosing DIRTT you will contribute to improved environmental sustainability, the corporate bottom-line and a productive and flexible workspace ready for whatever changes come your way.

SUSTAINABILITY

1. DIRTT Walls integrate seamlessly and cleanly with existing and new buildings, helping to extend their life cycle. The Walls’ flexibility and superior and enduring construction mean they can be adapted and reused. Life cycle performance is one of the single most important attributes of sustainability.
2. The parametric engineering of DIRTT Walls means you can create the perfect module size for your space. Modules can fit together in a myriad of configurations over their lifetime. This assures you a long life cycle and best reconfiguration practices without extra assets and asset management.
3. Our parametric approach also allows for an infinite combination of finishes, angular or curved installations, and the ability to make radical change in the future
4. Face-tiled walls support power, data and security cabling and components. The plenum is easily accessible for small adds, moves and changes without damage or waste.
5. Expandable and flexible connections adapt to different building angles and curves, making for fewer parts and pieces and a more efficient use of real estate.
6. Wall design allows for stacking initially or in the future so you can keep your initial investment intact even if your wall height requirements change.
7. Horizontal support extrusions, placed anywhere on the face-tiled Walls, allow you to hang any new or legacy furniture, appliances and storage.
8. DIRTT uses exclusively non-toxic, water-based finishes, which are UV cured. You receive a product that is good for the wider environment and for the air quality in your facility.
9. Sliding doors save real estate sprawl. Ours are non-handed, easily installed, have pneumatic slow-downs, are lockable and come in several styles and finishes. They can be easily reconfigured so you do not have to buy extras to suit new locations.



10. Glass for butt-joint elevations can be sourced locally, eliminating shipping over long distances and attendant pollution.
11. Packaging is kept to a minimum and designed for reuse. Repatriation system in place.
12. Veneer wrapping directly onto aluminum frames saves thousands of board-feet of lumber typically needed as a substrate. Our approach is in the process of being patented.
13. Intelligent, graphical, interactive 3D software called ICE® eliminates waste from human error and the need for mock-ups.
14. ICE software means no paper catalog and a smaller factory footprint.
15. ICE cancels out the need for paper marketing materials. Why look at an artifact when we are making you something completely unique and new?

DESIGN FREEDOM

16. The intelligence of ICE software allows designers to provide the best solution functionally and aesthetically without wasting precious time finding out if it can build it or not. ICE results in shop drawings in days instead of weeks.
17. ICE offers full, real-time integration with AutoCAD™.
18. Wall sizes are infinite within the minimum and maximum parameters of each part of the wall (tiles/skins, frames, doors, glass).
19. Support extrusions offer functionality when in use and are an aesthetic bonus when left open and unused in the interim.
20. The support is also open-source. You can freely choose any manufacturer's furniture, accessories or millwork. Even legacy elements can be supported on the Walls.
21. Clean, elegant corners of any angle.
22. Every space can be designed to suit the exact needs of the inhabitants. Tiles come in all sizes and finishes. For instance, back-painted glass tiles and "Write Away" film turns any wall into a dry-erase board. Tiles can be switched out if needs change.
23. Tiles/skins can be sized for individual module frames or run across adjacent frames.
24. Sides of face-tiled Walls are completely independent aesthetically and functionally, giving designers lots of latitude in addressing different conditions either side of the Wall.
25. Low-profile base with 2.25" of height adjustment facilitates installation.
26. All Walls integrate with each other and the base building, such as columns, sills, mullions and bulkheads.
27. Single-sided face tiled walls open up new design opportunities and additional usable real estate, with power and data support, when clad over perimeter hard-walls.
28. Flexible connections offer faceted curves up to 15-degrees in either direction for inexpensive design statements. Can be incorporated initially or retroactively.
29. Mass-customization means walls can be designed to suit all kinds of applications in all kinds of industries – even residential applications.

TECHNOLOGY SUPPORT

30. Flat screen (LED and LCD) technology, iPod docking stations and USB portals integrate with the Wall plenum and remain accessible for technicians.
31. Glass tiles are designed to cover and protect screens.
32. Exposed horizontal extrusion also supports monitors, monitor arms, speakers, accessories, etc. on the face of the Wall.
33. Bracketry is specially designed to support rear screen projection units in smaller spaces.
34. Accessible plenum provides plenty of room for power, data, plumbing and medical gasses. Tiles can also act as cabinet doors.
35. Ventilation system is integral to the DIRTT system for cooling of technologies.
36. When technology changes – as it inevitably will – the Walls are ready for accepting new components and wiring.
37. Horizontal support extrusions and brackets make electronic sit/stand solutions simple to implement and alter.

COMMUNICATION/INFORMATION

38. ICE software takes care of the entire specification minutiae while you design the perfect space and stay on budget. ICE delivers instant elevations, interactive/real-time 3D experiences of the whole project and photorealistic renderings in moments, simultaneously updating price, parts and production information with every modification.
39. ICEvision allows all stakeholders to share and understand the project. You can upload the design for all or a select few to see without any software on their end. They will fully absorb and sign-off or request changes quickly and confidently. It empowers those who cannot read a technical drawing and instantly updates colleagues as to the project's progress.
40. ICEberg gives all clients the hard, cold numbers to help them compare the dollar- and environmental-cost between conventional construction and DIRTT. Every finish and square foot is calculated using 3rd party statistics. ICEberg's data can even be modified to suit your local contractor's own numbers.
41. Using ICE ensures your design is directly translated into production information. There is no opportunity for human error to compromise the product. The result is the shortest lead-time in the industry; four weeks is the longest lead time we typically require.
42. ICE allows for the evolution of the product line without concern for the typical documentation nightmare that ensues. Whether for a solution wide change or for a single project, ICE provides the platform that supports rapid change.

MISCELLANEOUS

43. DIRTT is a leader in sustainable design for pre-engineered walls. It was the first company in the modular interior industry ever to receive "Excellence in Partnership Award for Green Contractor Award" from the Coalition for Government Procurement (2006). The award was due to the ability of DIRTT Walls to support any new or legacy furniture for government agencies, and because the horizontal support means all furniture module sizes are still viable after reconfigurations.

We're not resting on our laurels. We are constantly innovating in our efforts to produce cost-effective, beautiful and environmentally responsible architectural solutions. Those efforts have made us North America's leading manufacturer of modular walls.



Intermediate District 287

RESPONSIVE. INNOVATIVE. SOLUTIONS.

NEC Closing & Finance Timelines August 17, 2010

Date	Action Taken	Status
5-27-10	287 Board approves Purchase Agreement	Completed
7-15-10	Joint 281 application for lot split to City of New Hope	Completed
7-16-10	281 completes abatement of Hosterman	Completed
6-22-10	Title commitment for Hosterman property completed	Completed
6-24-10	287 Board approves Schematic Design – 3 Options	Completed
6-24-10	287 Board approves Review & Comment	Completed
6-30-10	ATLA survey completed on 281 & 287 parcels	Completed
TBD - August	New Hope City Council approves of lot split & CUP	Pending
TBD - August	MDE approves Review & Comment	Pending
TBD - August	281 completes easement to the City for 56 th Ave	Pending
TBD - August	281 completes easement for fiber optics	Pending
TBD - August	Joint application for split of special assessments	Pending
8-17-10	Joint Hosterman Community Information Meeting	Pending
TBD - August	Closing of Hosterman land purchase	Pending
8-26-10	287 Board determines size/cost of NEC	Pending
September	287 submits CUP application to City of New Hope	Pending
September	287 Demolishes Hosterman	Pending
9-23-10	287 Board approves resolution to authorize financing	Pending
10-23-10	287 Board approves resolution for sale of bonds	Pending
11-11-10	287 Board approves resolution for settlement of bonds	Pending

CB July 15, 2010
Revised August 5, 2010

Background for Discussion

Special Education

- Special Education enrollment continues to grow.
- Surveyed member district special education directors attributed program growth beyond their predictions to:
 - High mobility of students, with families moving into their communities,
 - Increase in homeless and group home students
 - Increase in open enrollment students
- The impact of Hennepin County cuts, for example, shortened stays in residential facilities, impacts special education enrollment growth.
- Many special education programs have been closed to non-members since January.
- Additionally some late year member district referrals were not able to be accommodated.

Area Learning Center

- An anticipated partnership for truancy programming between Hennepin County and our ALC programs will increase ALC enrollment.
- The Edina Sober School will be closing, causing anticipated enrollment growth in the City West Alternative Program.

Overall Costs

- Leased spaced contributes to the overall lease levy in a less predictable way than owned space.

**North Education Center
Option 1
approx 122,000 sq. ft.**

- Hosterman Elementary
- SUN - **full**
- CIP/STRIVE/OPTIONS/INVEST MS - **full**
- INVEST / Venture - **full**
- North Vista and Daycare - **full**
- Limited options for student seclusion
- Career-Tech integrated into program space to extent possible
- Reading lab activities integrated into program space to extent possible

**North Education Center
Option 2
approx. 129,000 sq. ft**

- Hosterman Elementary
- SUN - **full**
- CIP/STRIVE/OPTIONS/INVEST MS - **full**
- INVEST/Venture
- North Vista and Daycare
- Increased options for student seclusion
- Career-Tech dedicated space equitable with SEC
- Reading lab dedicated space equitable with SEC

**North Education Center
Option 3
approx. 152,000 sq. ft**

- Hosterman Elementary
- SUN - **Nearing Capacity**
- CIP/STRIVE/OPTIONS/INVEST MS
- INVEST/Venture
- North Vista and Daycare
- Maximum options for seclusion
- Career-Tech dedicated space equitable with SEC
- Reading lab dedicated space equitable with SEC
- Bren Road Options High School and Strive Programs OR Transition Programs currently at Northwest Tech Center
- SAFE, all students at NEC, otherwise some had been planned to move to Bren Road
- potential on-site day treatment
- Potential co-located County services

**Shady Oak Crossing
(21,400 sq. ft.) or
Northwest Tech (24,000
sq. ft.) avg. 22,700 sq. ft.**

- Continue to lease Shady Oak and Northwest Tech Center

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- Continue to lease Shady Oak and Northwest Tech Center

**Shady Oak Crossing
(21,400 sq. ft.) or
Northwest Tech (24,000
sq. ft.) avg. 22,700 sq. ft.**

- One leased site vacated and moved to NEC
- One site remains leased

167,400 Total Sq. Ft.

- 122,000 owned (NEC)
- 45,400 leased (Shady Oak & NWTC)

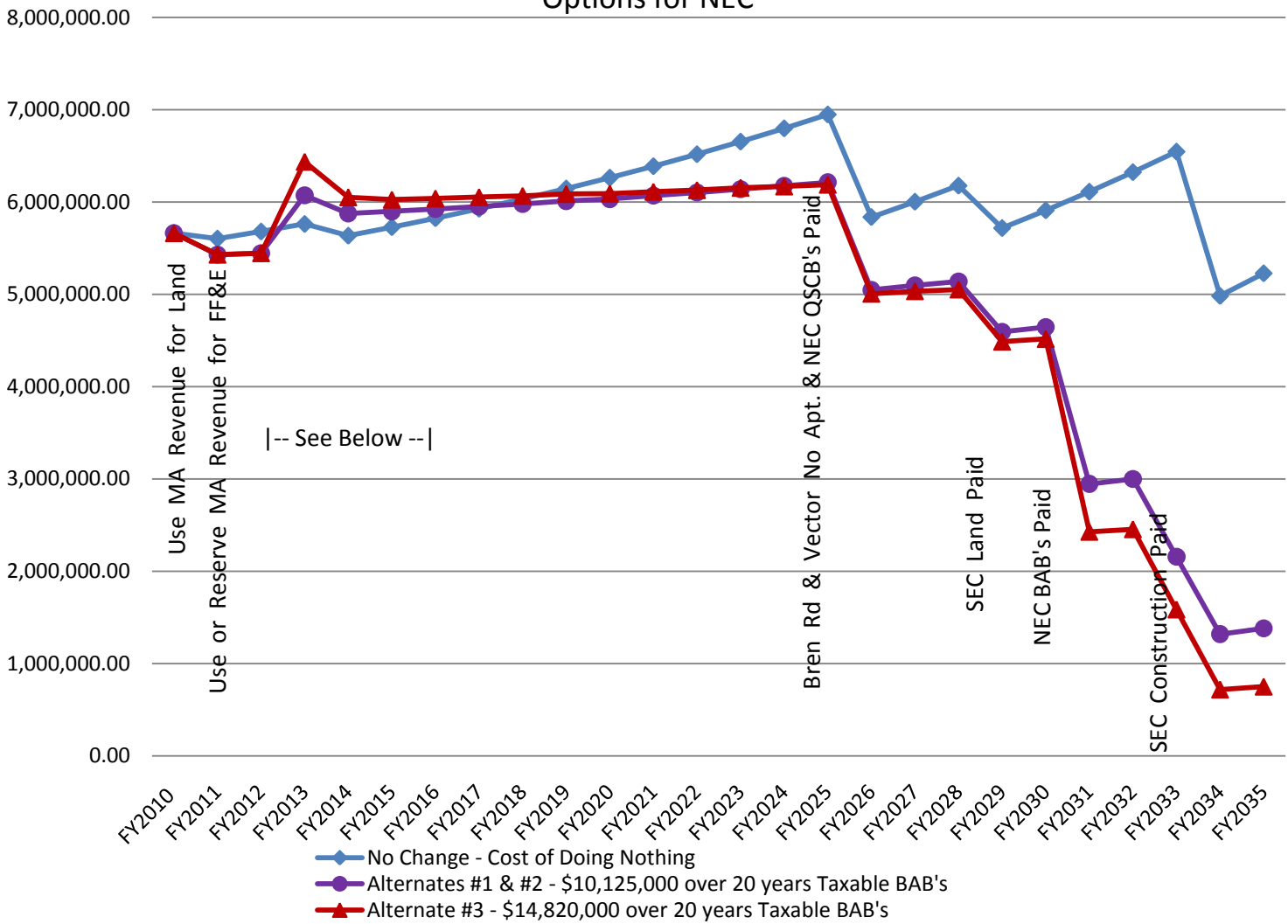
174,400 Total Sq. Ft.

- 129,000 owned (NEC)
- 45,400 leased (Shady Oak & NWTC)

174,700 Total Sq. Ft.

- 152,000 owned (NEC)
- 22,700 leased (Avg. site size)

Total Lease Cost Comparison Options for NEC



ASSUMPTIONS:

- * Finance amount based upon TSP's 6/18/2010 estimate for project costs with alternates.
- * Financing completed prior to 12/31/10 using \$15,625,000 QSCB award and additional required amount in Build America Bonds (BAB's).
- * Total NEC borrowing is paid off in 20 years (FY30).
- * Debt runs factor in FY12 payment as interest covered by Federal Stimulus dollars.
- * All Alternates include District Payment from other resources of \$2.5 million for Land and FF&E

* **Alternate #1 - 122,143 sq ft
& Alternate #2 - 129,630 sq ft**

Total Construction Project \$27,140,089, Financing \$25,750,000
Subsidy to cover additional cost in early years:
\$0.85 million from SEC escrow FY13-FY17
\$0.0 million from MA Revenue
Continues Operating Lease payments for 3 leased sites (51,000 sq ft)

* **Alternate #3 - 152,000 sq ft**

Total Construction Project \$31,500,000, Financing \$30,445,000
Subsidy to cover additional cost in early years:
\$1.8 million from SEC escrow FY13-FY18
\$0.0 million from MA Revenue
In FY14 Operating Lease payments drop to 2 lease sites (28,000 sq ft)

* FY34 and beyond shows all current capital leases (Principal & Interest) paid off and continued operating leases on 3 or 2 sites.

Comparing Shady Oak Crossing and Northwest Tech Center Lease and Program Information

		Shady Oak	NW Tech
Lease Information			
Site Name		Shady Oak Crossing	Northwest Tech Center
Address		6754 Shady Oak Road Eden Prairie	7008 Northland Drive Brooklyn Park
Owner/ Property Manager		This site is operated / managed by the Shady Oak Ventures, LLC CSM Corporation, a large property management company and they represent a large RIT (real estate investment trust). They are difficult to work with and the facility itself does not provide ideal conditions. The HVAC system is low functioning and requires 287 staff to make seasonal changes that are significant. This site doesn't meet the overall needs of High School students as well as it needs to. (The site is better than the previous locations for PCA and CWA).	This site is operated/managed by a small company, Pettibone Properties 5 (Eric Simmer) who is able to be more tenant oriented and knows District 287 and our needs. The owners are a small RIT who value long term tenants and the stability we have provided them. This facility is highly convenient, better suited to meet our students needs and does have a fairly good HVAC system.
Size (Square feet)		21,426 sq. ft.	24,048 sq. ft.
Base Lease Cost		\$12.03/sq. ft. / \$257,754.78	\$13.26 sq. ft. / \$318,876.48
Operating Cost		\$3.56/sq. ft. / \$76,251.18	\$3.02/sq. ft. / \$72,559.68
Total Sq. Ft. Cost		\$15.59 (FY 2010)	\$16.28 (FY 2010)
Total Cost to Lease		\$334,005.96	\$391,436.16
Lease Expiration		6/30/2013	8/31/2012
Lease Rates After Current Contract		\$10.76 Capitol Improvements will be paid for at this time.	\$8.50 Capital Improvements will be paid for at this time.
Total Base Lease After Current Lease		\$230,544	\$204,408

Program Design			
	City West Academy	Provides a sober and supportive academic learning environment for secondary students committed to their own sobriety.	
	PCA	Provides individualized curriculum with a balance of cooperative learning, group dynamics and community involvement.	

Comparing Shady Oak Crossing and Northwest Tech Center Lease and Program Information

		Shady Oak	NW Tech
Program Design - continued	InVEST High School		Provides programming for high school students who are identified as EBD with serious and persistent mental health diagnosis. Students receive full day academic and social emotional curriculum to meet their needs. Intensive supports/services are provided for emotional and behavioral needs.
	InVEST Transition		Provides programming for young adult students, ages 18 – 21, who are identified as EBD with serious and persistent mental health diagnosis. Students receive full day academic, social emotional and Transition curriculum to meet their needs. Intensive supports/services are provided for emotional and behavioral needs.
	VECTOR		Provides special education Transition services to young adults, ages 18 – 21, having a variety of disabilities to support their progress from an educational setting toward living and working as independently as possible in the community.
	Venture High School		Provides intensive instruction and strategies for high school students with unique needs with a diagnostic profile of a neurobiological disorder (i.e. Tourette’s Syndrome, anxiety and/or obsessive-compulsive disorders, and sometimes Autism Spectrum Disorders, etc.) and have cognitive abilities within the average to above-average range.

Comparing Shady Oak Crossing and Northwest Tech Center Lease and Program Information

		Shady Oak	NW Tech
FY10 ADM			
	City West Academy	43.41	
	PCA	56.75	
	InVEST High School		14.88
	InVEST Transition		22.19
	Vector		50.90
	Venture High School		16.37

Growth Projection			
	City West Academy	Increased growth based on new request to be a Care & Treatment education provider for residential facilities located in Eden Prairie and Wayzata AND closing of the Edina location of Sobriety High	
	PCA	Increased growth based on increase of "open track" students, a customized ALC program	
	InVEST High School		Stable (and already being slated to relocate to NEC)
	InVEST Transition		Stable
	VECTOR		Stable
	Venture High School		Stable (and already being slated to relocate to NEC)