

Charter School Property, Inc II
Board of Directors Meeting
March 25, 2022
10:40 am

Members: Ken Hanson, Bryan Toft, Justin Tiarks, Tiffany Scott Knox and Dr. Meg Cavalier

1) Motion to approve Project Budget *Dr Meg Cavalier

- a) TenSquare, TAG, and I are closely monitoring the budget. We have spent a large portion of the construction contingency on correcting environmental soil issues through the removal and disposal of contaminated soil and on worse than normal winter conditions that were exacerbated by the delays at the start of the job. We have grant funds from the state and Ramsey County to help offset some of the environmental remediation expenses and from the federal government's E-rate program for IT expenses. As we are moving to a less risky phase of the work, we have reserved contingency funds for overtime and acceleration expenses (\$50,000), additional soil remediation for the parking lot area (\$85,000), and \$100,000+ for additional unanticipated expenses. We have also begun to free up some construction contingency funds for add/alternate construction options the school has requested, such as additional gym equipment, whiteboards in the classroom, and bulletproof glass for the windows at the entrance and University Avenue. Please find a budget summary below.

<u>Construction Contingency:</u>	<u>Cost</u>
Gym Equipment	\$ 86,748
Whiteboards	\$ 59,469
Gas Line Removal	\$ 16,833
Fiber Optic Line Removal	\$ 14,500
Winter Conditions (December)	\$ 17,225
Winter Conditions (January-Mid February)	\$ 88,045
Export Contaminated Soils / Import Sand (January)	\$ 42,450
South Wall Retention	\$ 50,043
ASI #4 (Labor)	\$ -
Graffiti Coating	\$ 6,500
Winter Conditions - February	\$ 40,649
Rachel Soil Corrections above GC contract	\$ 65,000
AET Additional Environmental Work	\$ 20,000
Acceleration	\$ 50,000
Bullet Proof Glass 1st and 2nd Floors	\$ 151,238
Access Points	\$ 3,427
Door Access	\$ 24,930
Total	\$ 737,057
<u>Environmental Grants</u>	
Vapor Mitigation System	\$ 74,597
Contaminated Soil Export	\$ 119,822
Export Contaminated Soils / Import Sand (January)	\$ 140,726
Total	\$ 335,145
Data Wiring - E-rate Funded	\$ 41,692.50
Remaining Unallocated Contingency	\$ 104,844.46

- b) St. Paul City School is planning to invest \$650,000 to \$700,000 for tenant improvements from a combination of cash on hand and federal grants. These tenant improvements include a playground, AV systems for the gym and the cafeteria, improved IT infrastructure, kitchen equipment, and gender-neutral bathrooms.

There are four relevant major federal grants being utilized to support the school mission and vision over the next 3 years. The grants have "finance codes" that align with their intended purpose (i.e. 153, 155, 160, etc). We have carefully planned so that these grants are financing their intended purpose, and align with necessary spending for our support for students. The revenue from these grants is being applied to costs that would otherwise come out of our regular general education dollars. It is fortunate to have access to as we prepare to move facilities and improve the learning experience for our students in one building. These grants allow us to make the necessary investments in materials and supplies for our new facility without pressuring the existing budgets for our student programming, intervention, and support staff. **There is a net-zero difference to the school's operation budget since we have not allocated all the federal grants.**

Specific spending planning for federal grants:

- Expenses for technology that supports updates and necessary instructional tools for the new facility classrooms (FIN153).
- Allowing investment in materials, equipment for the new facility by covering operating costs and freeing up budget for investment in learning environments (FIN155).
- Investing in our intervention, student support, and family engagement team also allows our budget over the next 2 school years flexibility in operating in our new facility (FIN160).

The funds from the school's cash reserves could be reimbursed by Charter School Property II Inc., with equity freed up by the sale of the Virginia Street property in May or June, or free cash flow generated by the difference between the rent paid by the school and the debt service required.

St. Paul City School anticipates these items will be added to the project using change orders and be funded through the construction draw process with the school providing its funds to the Title Company.

Please find a summary of the items below:

<u>Proposed Tenant Improvements:</u>	<u>Cost</u>
Server	\$ 4,900
Network switches	\$ 8,792
Firewall	\$ 1,460
Firewal license	\$ 2,750
Sever rack	\$ -
Network cabinets	\$ 750
Uninterrupted Power Supplies	\$ 2,150
Data Wiring	\$ 24,858
ES Interactive displays (Promethean)	\$ 47,952
ES Interactive Display mounting	\$ 9,750
Classroom Projectors MS/HS	\$ 26,600
Projector mounting	\$ 15,000
VOIP Phones	\$ 5,760
Gym AV system	\$ 58,375
Cafeteria AV system	\$ 44,400
Security Cameras CCTV	\$ 41,456
Wireless Clocks	\$ 14,980
Paging system	\$ 24,074
Playground	\$ 150,000
Playground poured in place surface	\$ 50,000
Kitchen	\$ 98,095
Unisex Restrooms	\$ 50,000
Total	\$ 682,101

c) Votes:

i) Ken Hanson - Approved

- ii) Justin Tiarks - Approved
- iii) Tiffany Scott-Knox - Approved
- iv) Bryan Toft - Approved

*Motions and voting took over email