



### **Introduction**

Charter School Property, Inc., an Affiliated Building Company for St. Paul City School, is interested in purchasing the HRA-owned parcel (Property ID: 36-29-23-14-0093) located at 192 Sherburne Avenue, Saint Paul, MN 55103-2037. We would like to purchase the lot for its appraised market value of \$170,000. We would like to close on the purchase as soon as possible.

### **Project Summary**

Charter School Property, Inc., is an Affiliated Building Company for St. Paul City School and is working to purchase and redevelop the site located at 215 University Avenue West, St. Paul, MN. We have a signed purchase agreement for the property from the League of Minnesota Cities Building Company. The HRA-owned lot at 192 Sherburne Avenue is surrounded by the League of Minnesota Cities Building Company's parcels on three sides and will be used as part of the school's access drive and parking lot if it can be secured. (see attachments 1-3)

The existing three St. Paul City School campuses will relocate to the new site in a single facility that will serve students ranging from Pre-Kindergarten through the twelfth grade. Charter School Property, Inc. is working to arrange financing for this project using New Market Tax Credits. The total cost of the 65,900 square foot development including building acquisition, demolition, construction and related costs is estimated at approximately \$16,300,000. We are looking to close the project financing on February 1, 2021, begin construction March 1, 2021, and occupy the building in December 2021.

The new facility will be located on a 1.79 acre site located at 215 University Avenue West, St. Paul, MN 55103. The site is currently tax exempt and owned by the League of Minnesota Cities Building Company. The 65,900 square foot building will be new, ground up construction with 28 classrooms of 750 sf each, 3 flex rooms of 750 sf each, 13 pullout spaces for small group learning, Music, Art, Media Center a 6,270 sf gymnasium, a serving kitchen, outdoor play space, associated office and administrative space, and restrooms. We are also planning to build approximately 60 parking spaces and an outdoor play area.

Consistent with the St. Paul City School's mission, the new facility will also have a community center that will be accessible to the community at large in the evenings and weekends. The community center will offer services like food distribution, navigating health care, legal services, and federally funded clinic in collaboration with Minnesota Community Care.

The proposed site for the new St. Paul City School campus lies within the Capitol Area controlled by the Capitol Area Architectural and Planning Board. St. Paul City School is currently coordinating design and zoning approvals with the Capitol Area Architectural and Planning Board.

**About St. Paul City School.** St. Paul City School is a preschool through 12th grade public charter school district located in St. Paul, Minnesota. St. Paul City School was founded in 1998 and will serve approximately 620 students at the new campus.

### **Mission**

*St. Paul City School is a nurturing community where students thrive academically and socially in a supportive, empowering environment. We challenge our students to discover their greatness by learning through experience in a small, supportive community.*

### **Vision**

*Outstanding Educators + Healthy Families = Thriving Young People. Our graduates are academically, socially, and personally prepared to pursue life beyond high school with honor, empathy, honesty, perseverance, and a sense of exploration.*

### **VISION 8:16**

At St. Paul City School, we believe in supporting our students throughout their whole day. Our goal is for our students to have 8 engaging hours within school and 16 supported hours outside school every day. With this emphasis on the student both inside and outside of school, we aim to bring about a transformation in the way teaching and learning occurs while fostering resilience, curiosity, tenacity, self-discipline, and compassion in our students.

**8 Hours—Outstanding Teachers:** At SPCS, we know that the time students spend with us is valuable. That is why we work to support them through strong relationships, academics, and community. Our dedicated community of teachers and school staff share a focus on supporting student needs in order to foster learning. All of our district staff participate in relevant professional development to build knowledge and skills toward best supporting students academically and beyond. By putting high quality educators in each of our classrooms, we ensure that our students have the education they need to thrive.

**16 Hours—Healthy Families:** Since the majority of the student's day is spent outside of school, we also focus on building opportunities for support, connection, and leadership among our families. We have built strong systems for our families including our Family Team and partnerships with critical community organizations like the St. Paul Promise Neighborhood.

### **Academic Framework**

We have a strong learning framework that starts in primary school by building exceptional readers and progresses towards building exceptional thinkers. When students love to read, they are able to unleash their curiosity and creativity in deep ways that prepare them to be 21st

Century thinkers. Challenge comes through the love of learning and we promise to teach every child to love learning. Middle and high school students are engaged in active learning through collaborative and individual projects, fieldwork, research, embedded literacy and work with experts, in addition to guided instruction. Graduates are academically, socially, and personally prepared to pursue life beyond high school with honor, empathy, honesty, perseverance, and a sense of exploration.

### School Demographics

St. Paul City Schools was first established in 1998 with a population of around 200 students. River's Edge Academy was founded in 2009 as an environmental high school with a focus on small class sizes and experiential learning. St. Paul City School and River's Edge Academy charter school districts merged as of July 1, 2019 and today, enrollment district-wide is now 600 students. The demographic breakdown is 40% Latino, 25% African American, 25% Hmong, 5% White/Caucasian, and 1% Native American; approximately 90% of our students qualify for free/reduced lunch; and 100% are hardworking and resilient people!

### Academic Performance

St. Paul City School's student population is almost entirely made up of children who receive free or reduced price lunch as part of the US Department of Agriculture's free and reduced lunch program. When looking at the education outcomes of these students versus the same population of students in the traditional St. Paul Public School system, St. Paul City School's students are out performing in both academic achievement and academic growth.

<b>St. Paul City School Academic Performance Data</b>				9/1/2020
<b>Performance for Free/Reduced Lunch Populations* (St. Paul City School is 90%+ Free/Reduced Lunch)</b>				
	<u>State of Minnesota</u>	<u>St. Paul Public Schools</u>	<u>St Paul City School</u>	
<b><u>North Star Academic Achievement Data</u></b>				
2018-2019 Data - "How many students are performing at grade level"				
Math	33.30%	20.50%	29.90%	
Reading	39.30%	26.70%	32.20%	
<b><u>North Star Academic Progress Data</u></b>				
Math Growth				
Achievement Level Improved	13.30%	13.40%	22.50%	
Achievement Level Maintained	34.70%	23.20%	26.60%	
Achievement Level Decreased or stayed "does not meet standards"	52.00%	63.40%	50.90%	
Reading Growth				
Achievement Level Improved	19.30%	18.30%	19.20%	
Achievement Level Maintained	35.70%	25.20%	31.10%	
Achievement Level Decreased or stayed "does not meet standards"	45.00%	56.50%	49.80%	
* Source - Minnesota Department of Education Report Cards				

## **About the Team:**

### **TenSquare LLC – The Owner’s Representative**

TenSquare provides comprehensive real estate development services to its clients. These services include developing a project strategy, conducting feasibility analysis of possible facility options, securing the site, assessing and arranging financing, overseeing the project design, and managing the project during construction to eventual occupancy.

Over the past two years, TenSquare has successfully delivered fifteen public charter school projects, eleven of which were in Minnesota. All these projects were delivered on time and at or below budget. TenSquare is experienced with urban, ground up construction of public charter school facilities and have worked with a broad group of architects and general contractors in the Twin Cities.

Overall, TenSquare has developed over 60 public charter school facility projects, working with schools in 7 states and the District of Columbia. These projects have comprised over \$300 Million and 1,500,000 square feet of development work.

### **Rivera Architects – The Design Team**

Rivera Architects Inc., established in early 2003, provides the full range of architectural design services to public charter schools, traditional public schools, and private schools. The firm’s leadership team brings energy and creativity to every project with over 29 years of experience in the design of educational facilities. The leadership team is involved in the entire process from beginning to successful project completion.

Rivera Architects Inc. have successfully assisted over 47 diverse public charter schools and have completed 9 educational projects in St. Paul. These projects include the Metro Deaf School, Nova Classical Academy, Twin Cities German Immersion School, Great River School, Math and Science Academy, and Saint Paul Conservatory for Performing Artists. Additionally, they have worked with public charter schools throughout the metro area, including Brooklyn Center, Brooklyn Park, New Brighton, St. Paul, Minneapolis, Crystal, Minnetonka, Ham Lake, and other municipalities.

### **RJM Construction – The General Contractor**

Headquartered in Golden Valley, Minnesota, RJM Construction was established in 1997 and is owned by industry veterans Robert Jossart, Joe Maddy, Brian Recker, and Ted Beckman. Today RJM has over 150 specialized staff members and an approximate annual construction volume of \$275 million. Based in the Twin Cities, RJM specializes in academic, community, healthcare, and

corporate projects for clients throughout the region. Our experience encompasses general contracting, construction management, design-build, and pre-construction services.

RJM has a deep portfolio of public charter school construction projects, and they understand how to work in collaboration with all stakeholders to effectively plan and execute the project requirements according to their client's vision. They have the proven performance, exactly the right resources, and the financial stability to deliver a successful public charter school project.