



**Wold**

# WHITE BEAR LAKE AREA SCHOOLS

AUGUST 13, 2018 | SCHOOL BOARD MEETING



## PARTNERING TOGETHER ON GREAT PROJECTS

Wold + KA:

**25+**  
YEARS

Totaling over:

**\$700**  
MILLION

FOR E-12 CLIENTS



# WOLD TEAM INTRODUCTIONS



**Paul Aplikowski**  
*Partner-In-Charge*



**Ben Beery**  
*Project Manager*



**Sal Bagley**  
*Project Architect &  
Educational Planner*



**Kevin Marshall**  
*Mechanical Engineer*



**Lynae Schoen**  
*Interior Designer*



**Brad Johannsen**  
*Electrical Engineer*

Our team has been carefully chosen for your District. They each have a passion for educational design with experience that is well aligned with your challenges to help you be successful.



# KRAUS-ANDERSON TEAM

## INTRODUCTIONS



**John Huenink**  
*Vice President, Director of  
Education*



**Gary Benson**  
*Director of Project  
Planning & Development*



**Tony Sjolander**  
*Referendum Manager*



**Brian Hook**  
*Director of Field  
Operations*



**Jason Rentmeester**  
*Senior Project Manager*

Our team has been carefully chosen for your District. They bring a depth of educational experience and a passion for working with the project team throughout construction. Our expertise and proven processes will help align cost expectations with needs and constructability - delivering a quality project for the best value, safely, and on time.





# WOLD TEAM

## OUR PHILOSOPHY

We value the uniqueness of each community and work to incorporate and honor your defining qualities. We strive to understand your objectives and to deliver an exceptional experience — not just a project or a building.





# WOLD TEAM

## OUR PHILOSOPHY

## MISSION:

We believe in **meaningful collaboration** with our clients and partners, listening to their voices, adding an emphasis beyond the end product, and **together** with them bringing their vision forward to create outstanding buildings, environments and outcomes.

## VISION:

MAKE A DIFFERENCE ...  
... IN EVERYTHING WE DO. WE  
WANT TO MAKE OUR CLIENTS, OUR  
ENVIRONMENTS, OUR WORK AND  
OURSELVES BETTER FOR TODAY,  
TOMORROW AND THE LONG TERM.

## CORE BELIEFS:

- collaborative partnerships
- honest conversations
- service without limits
- accountable actions
- innovative approaches
- continuous growth



# PROVEN TRACK RECORD

## PRE-REFERENDUM

In the last

15

YEARS

Wold has helped

62

CLIENTS

pass over

\$3.5

BILLION

in bond  
referendums!





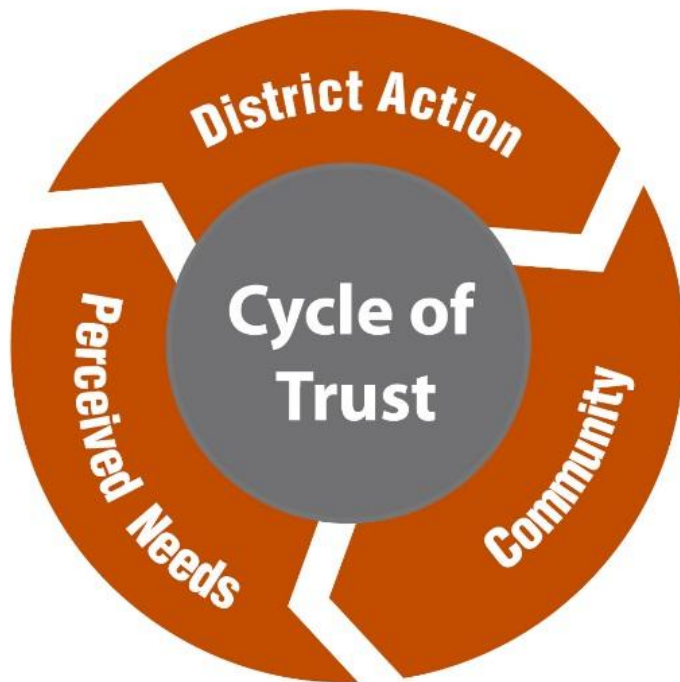
**PLANNING PROCESS**





PRE-REFERENDUM

OUR PROCESS



NEEDS

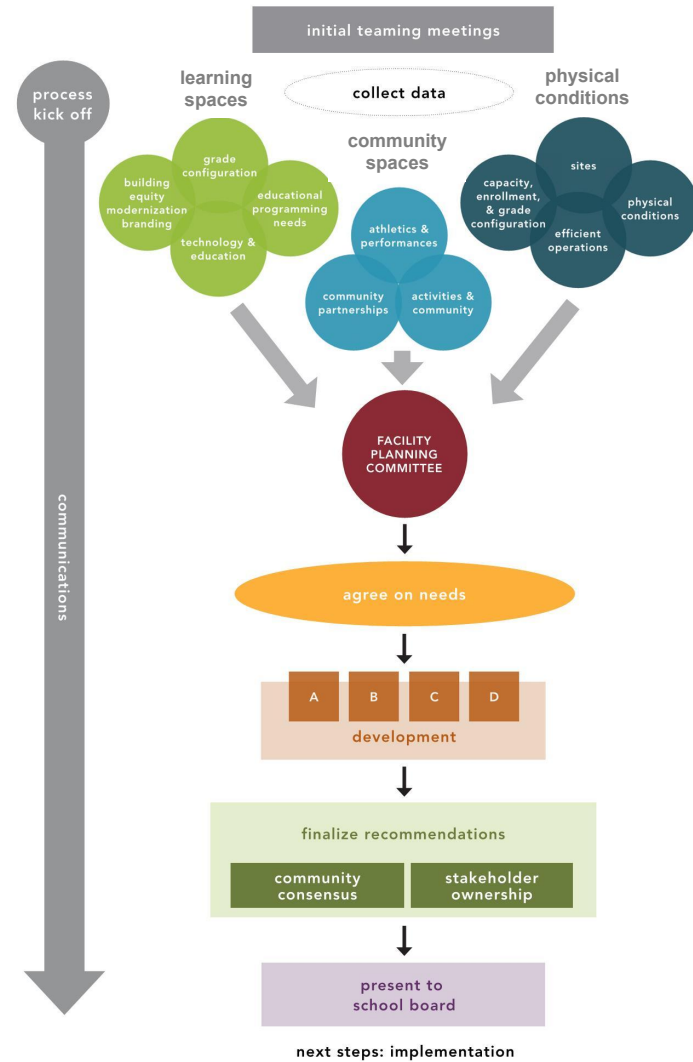


BUILD  
CONSENSUS



SOLUTION

# PLANNING PROCESS





# PLANNING PROCESS

## GETTING STARTED

- Space Utilization
- Capacity vs. Enrollment
- Safety & Security
- Facility Analysis
- High School Analysis
- Activities and Athletics
- Alignment with Strategic Vision
- History of District





## PLANNING PROCESS

### DATA COLLECTION

Visited

15

BUILDINGS

Met with

8

DEPARTMENTS

Building Analysis  
Walkthroughs

9

DAYS





# PLANNING PROCESS

## CAPACITY AND UTILIZATION

Birch Lake Elementary	Jonathan Luknic	Monday, July 2, 2018 / 2:00 p.m.-3:15 p.m.
Hugo Elementary	Jason Healy	Monday, June 18, 2018 / 11:30 a.m.-12:45 p.m.
Lakeaires Elementary	Cary Krusemark	Friday, July 13, 2018 / 2:15 p.m.-3:30 p.m.
Lincoln Elementary	Dan Schmidt	Monday, June 18, 2018 / 4:30 p.m.-5:30 p.m.
Matoska International	John Leininger	Monday, June 18, 2018 / 3:00 p.m.-4:15 p.m.
Oneka Elementary	Terry Dahlem	Monday, July 30, 2018 / 11:00 a.m.-12:00 p.m.
Otter Lake Elementary	Cynthia Mueller	Monday, July 16, 2018 / 3:30 p.m.-4:45 p.m.
Vadnais Heights Elementary	Sara Svir	Friday, July 13, 2018 / 12:45 p.m.-2:00 p.m.
Willow Lane Elementary	Chris Streiff	Tuesday, July 3, 2018 / 9:00 a.m.-10:15 a.m.
Central Middle School	Tim Schochenmaier	Friday, June 15, 2018 / 7:30 a.m.-8:45 a.m.
Sunrise Middle School	Christina Pierre	Monday, June 18, 2018 / 1:00 p.m.-2:45 p.m.
High School, North Campus	Alison Gillespie	Friday, June 15, 2018 / 9:00 a.m.-10:45 a.m.
High School, South Campus	Don Bosch	Monday, July 16, 2018 / 12:15 p.m.-2:00 p.m.
Area Learning Center	Gretchen Harriman	Tuesday, July 3, 2018 / 12:45 p.m.-2:00 p.m.
Transition Education Center	Sara Derby	Friday, July 13, 2018 / 3:45 p.m.-4:30 p.m.
Activities and Athletics	Brian Peloquin, Jon Anderson	Monday, July 16, 2018 / 11:30 a.m.-12:15 p.m.
Extended Day – Multiple Sites	Christina Thayer Anderson	Friday, July 13, 2018 / 9:00 a.m.-10:00 a.m.
Normandy Park (EC / ABE)	Kate Anderson, Tara Jebens-Singh, Danielle Barkley	Monday, July 16, 2018 / 2:15 p.m.-3:15 p.m.
Nutrition Services	Bridget Lehn	Friday, July 13, 2018 / 7:45 a.m.-8:45 a.m.
Intervention	Sara Paul, Mariel Culhane, Brian Morris	Monday, July 30, 2018 / 1:30 p.m.-2:15 p.m.
Technology	Mark Garrison, Chris Hautman, Pat Suko, Steve Asper	Monday, July 30, 2018 / 2:15 p.m.-3:00 p.m.
Student Support Services	Lisa Ouren	Monday, July 30, 2018 / 1:00 p.m.-1:30 p.m.
Transportation	Mike Turitto	Friday, June 15, 2018 / 11:00 a.m.-12:00 p.m.



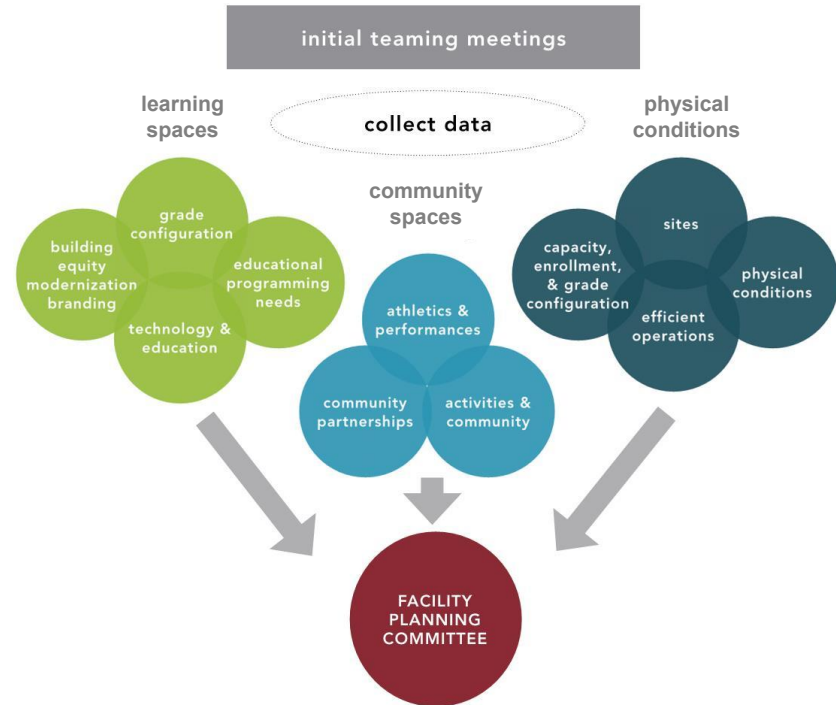
# PLANNING PROCESS

## FACILITY ANALYSIS WALKTHROUGHS

Birch Lake Elementary	July 18, 2018
Hugo Elementary	July 20, 2018
Lakeaires Elementary	July 26, 2018
Lincoln Elementary	July 19, 2018
Matoska International	August 10, 2018
Oneka Elementary	July 20, 2018
Otter Lake Elementary	July 18, 2018
Vadnais Heights Elementary	August 14, 2018 <i>(scheduled)</i>
Willow Lane Elementary	August 14, 2018 <i>(scheduled)</i>
Central Middle School	July 24, 2018
Sunrise Middle School	July 25, 2018
High School, North Campus	August 7, 2018
High School, South Campus	August 8, 2018
Area Learning Center	July 20, 2018
District Office	July 24, 2018
Hippodrome Ice	July 24, 2018
Normandy Park	July 26, 2018

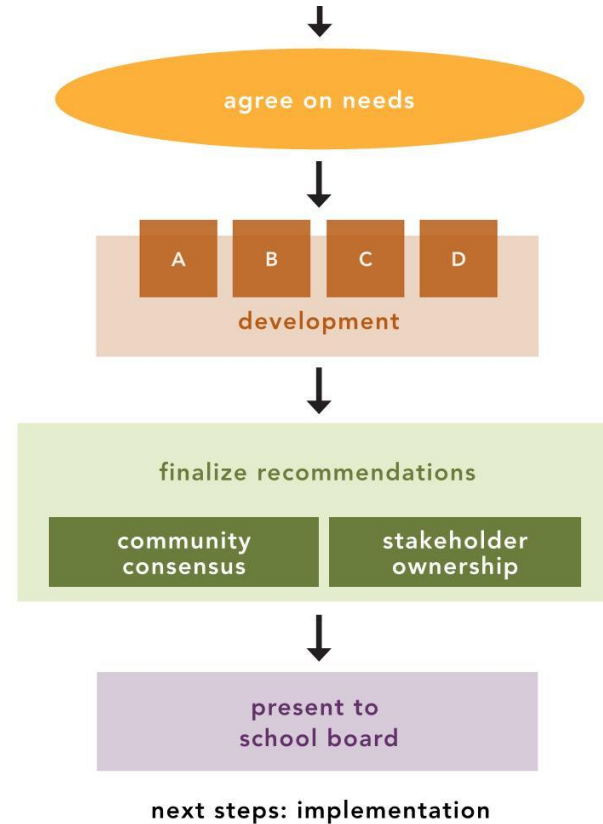
# ROBUST PROCESS COMMUNITY INVOLVEMENT

- Inclusive
- Fits your sensibilities
- Solution is unique to you
- Fact-based decision making – our history and data to support you



# ROBUST PROCESS DEVELOPMENT & FINALIZATION

- Criteria defines solutions
- Consensus based decision making
- Clear communication to your community

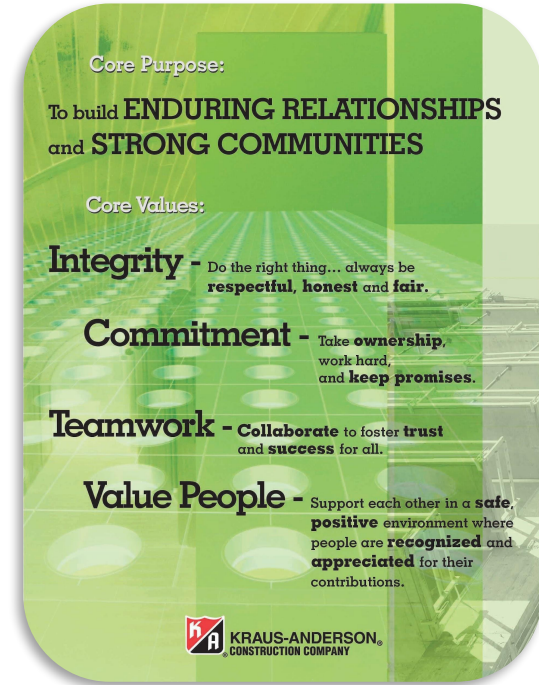






## EXPERIENCE TO SUPPORT YOU ABOUT KRAUS-ANDERSON®

- Community Commitment & Community Ties
- Referendum Support
- Proven Project Team
- Accurate Schedule/Budget Management
- Extension of Your Staff (Collaborative Team Environment)
- Ranked #6 Nationally in K-12 Educational Facilities and #1 in Minnesota by *Building Design & Construction*



# EXPERIENCE TO SUPPORT YOU

## STUDY PHASE

### DEFINE



- Kickoff meeting with Steering Committee team
- Recruitment of Facilities Planning Task Force members
- Retrieval of site surveys, building floor plan backgrounds
- Retrieval of previous building studies, assessments, etc.
- Scheduling of site tours, meetings
- Definition of goals, parameters
- Review and approval of study template

### DEVELOP



- Review and share preliminary findings, building floor plan backgrounds, etc.
- Develop additional goals for the study and identify potential alternatives to be researched
- Community presentation of current conditions: enrollment trends, program considerations, deferred maintenance concerns, etc.
- Additional data gathered, observations made of existing practices to help in the ongoing development of an overall strategic plan and education vision

### COLLECT



- Detailed building tours for physical assessments
- Needs are prioritized and phased based on educational adequacy, physical facility assessment, and life safety studies
- Building tours, observations, and surveys to review current educational systems
- Interviews with faculty, staff, and administrators - build input
- Evaluate quality of interior space, compare to regional and national standards, create analysis
- Review and determine code compliance and deficiencies

### ARTICULATE



- Evaluate the data to understand the micro and macro levels of facility issues at each building
- Develop conceptual alternatives with demographic and project cost phasing criteria
- Develop site and floor plan concept drawings, as applicable
- Develop phasing diagrams
- Develop project budgets and cost estimates
- Develop supporting narratives
- Review options with study team, administrators, committees, etc.

### PREPARE



- Final document will include:
  - » Executive summary
  - » General District information (vision, projections, etc.)
  - » Existing site and building plans
  - » Photographs and analyses of all spaces and systems
  - » Information about the community engagement process including alternatives considered and recommendations made
  - » Space and site program spreadsheets (existing and proposed)
  - » Short and long-term site and building plans for recommended master plan
  - » Phasing plans for recommended master plan
  - » 10-15 year spreadsheets for anticipated expenditures



# EXPERIENCE TO SUPPORT YOU

## REFERENDUM PHASE

- Assist with Review & Comment Submittal Upon Board Approval
- Facilitate District Informational Campaign Process
- Develop Timeline of Activities & Tasks for Referendum
- Organize & Assist Community Support Group (Vote Yes!)
- Suggest Strategies for Successful GOTV Effort
- Create Referendum Communication Information (Brochures, Fliers, etc.)
- Assist District with Social Media Messaging
- Attend Public Meetings as Resource to District

### SERVICES WE PROVIDE





# EXPERIENCE TO SUPPORT YOU

## DUAL PATH CAMPAIGN

*Focus on communicating factual information about the needs, solutions, and cost*

### District Campaign

- Kick-off meeting
- Establish committee assignments
- Define roles and strategies
- Develop timeline and identify tasks
- Provide clear understanding of project
- Hold open house events
- Create kiosk board, brochures, and other “Focused Fact Sheets”
- Leverage media outlets and District website
- Conduct community stakeholder meetings
- Strategies for responding to negative campaigns
- Typically 10-12 weeks
- Detailed activity schedule provided

*Focus on communicating factual information about the needs, solutions, and cost*

### Community Support

- Kick-off meeting
- Establish committees and leadership
- Develop and implement strategies
- Small group/coffee meetings
- Letters to the editor
- Phone banks
- Social media updates
- Community event attendance
- Attending District open house events
- Alumni and targeted outreach
- Develop and distribute support materials
- Typically 8-10 weeks
- Detailed activity schedule provided





# EXPERIENCE TO SUPPORT YOU

## PROJECT APPROACH

### Preconstruction

- Communication of Project Goals/Success Factors
- Master Project Schedule
- Pre-Plan Project Phasing/Sequencing
- Budgeting/Design Phase Estimating
- Bid Packaging/Bidding
- Local Contractor Participation
- Long Lead Equipment Procurement
- Constructability Review
- Value Management/Value Engineering
- Life Cycle Cost
- Tax Exempt Accounting
- Manage Contracts and Bonds
- Manage All Tax Exempt Material
- Site Specific Disruption Avoidance Plan
- Site Specific Safety Plan

### Construction

- Construction Services
- Full-Time, On-Site Supervision
- Produce/Monitor and Update Detailed Project Schedule
- Coordination with Code Officials
- Quality - Project Specific Quality Plan by KA and each Prime Contractor
- Coordination of Prime Contractors
- Safety Program Implementation and Enforcement
- Indoor Air Quality Monitoring (Positive and Negative Air Exchange)
- Project Communications
- Weekly meetings
- Daily reports
- 10-week phase scheduling
- 3-week look-ahead schedule
- Safety – OSHA Consultations
- Labor and prime contractor workflow
- Submittal logs
- Equipment coordination
- Technical communication and information

### Post Construction

- Certificate of Occupancy
- Complete Punchlist
- Closeout Documentations/As-Built Documents/Warranties/O&Ms
- Owner Equipment Training
- Follow Through on Pre-Identified Completion and Closeout Tasks
- Commissioning
- 11-Month Walk-Through
- Follow-Up and Verification of Compliance with Project Goals and Success Factors
- Commitment to the Long Term Relationship after Project is Completed

- Ongoing Planning with Steering Committee
- Facility Analysis Report
- Capacity vs. Enrollment Study
- Community Process







QUESTIONS?