



TenSquare Project Resume

Similar Projects Underway:

St. Paul City School:

Location: 215 University Avenue West, St. Paul, MN

Type of Project: Ground up construction of a new 70,500 SF K-12 School facility

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$2,700,000

Total Budget: \$17,500,000

Planned Completion: November 2021

Global Academy:

Location: 3000 5th Street, NW New Brighton, MN 55112

Type of Project: Tax-Exempt Bond Refinancing and Gym Addition

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: N/A Refinancing and New Gym on Existing Campus

Total Budget: \$14,671,222

Planned Completion: July 2022

Ubah Medical Academy:

Location: TBD

Type of Project: Construction of a 50,000 SF High School facility

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: TBD

Total Budget: estimated \$12,000,000

Planned Completion: July 2023

Similar Project Summary (selected projects from the past ten years):

KIPP: Nashville Phase II (In partnership with CSDC):

Location: 3655 Murfreesboro Road, Nashville, TN 37013

Type of Project: Ground up construction of a new 45,000 SF Middle School facility

Role: Owner's Representative and Project Manager

Purchase Price: N/A New Building on Existing Campus

Total Renovation Cost: \$16,500,000

Completed: June 2021

Accel Day and Evening Academy:

Location: Virginia College Festival Center; 3100 Cottage Hill Rd, Mobile, AL 36606

Type of Project: Adaptive reuse of a college campus into a Middle and High School facility

Role: Tenant Representative - Real Estate Developer Services

Lease: Rate: TBD

Total Budget: \$5,673,453

Completed: July 2021

Escuela Exitos (For CSDC as Owner and Landlord):

Location: 4741 Zealand Ave, New Hope, MN 55428

Type of Project: adaptive reuse of a former church into a K-8 school

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$2,000,000

Total Budget: \$ 5,243,929

Completed: August 2021

Three Rivers Montessori Phase II (For CSDC as Owner and Landlord):

Location: 17267 Yale St, Elk River, MN 55330

Type of Project: Adaptive reuse of the ground floor of a former bank building into an elementary school.

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: N/A

Total Project Cost: \$890,223

Completed: September 2021

KIPP: Minnesota:

Location: 5060 Oliver Ave., Minneapolis, MN

Type of Project: Purchase of the School's existing building with renovations

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$8,650,000

Total Budget: \$13,580,268

Completed: July 2020

Prodeo Academy:

Location: 4141 University Ave. NE, Columbia Heights, MN

Type of project: Demo of existing building with new construction of a 78,000 SF facility

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$1,200,000

Total budget: \$17,017,090

Completed: August 2020

Friendship Academy:

Location: 3463 Hiawatha Avenue South, Minneapolis, MN

Type of Project: Adaptive reuse and expansion of an existing building

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$2,150,000

Total Budget: \$7,480,421

Completed: August 2020

Three Rivers Montessori (For CSDC as Owner and Landlord):

Location: 17267 Yale St, Elk River, MN 55330

Type of Project: Adaptive reuse of a former bank building into an elementary school

Role: Owner's Representative - Real Estate Developer Services

Total Construction Cost: \$794,078

Total Project Cost: \$2,577,318

Delivered: August 2020

Northeast College Prep (With Educational Properties Inc.):

Location: 330 Industrial Blvd Minneapolis, MN

Type of Project: Purchase of the School's existing building with additional minor renovations

Role: Owner's Representative - Real Estate Developer Services

Purchase Price \$6,892,027

Total Budget: \$9,233,177

Completed: July 2020

Memphis Business Academy:

Location: Harmony Plaza Mall; 2126 – 2200 Frayser Boulevard, Memphis, Tennessee 38127

Type of Project: Adaptive Reuse and expansion of a former strip mall into a 55,896 SF School

Role: Owner's Representative - Real Estate Developer Services

Purchase Price \$3,624,466

Total Budget: \$13,903,685

Completed: June 2020

Twin Cities German Immersion School:

Location: 1030 Como Avenue Saint Paul, MN

Type of Project: Demolition of an existing wing of a building and construction of a new, 23,510 SF addition containing a gymnasium, cafeteria, and classrooms

Role: Owner's Representative - Real Estate Developer Services
Total Budget: \$6,620,292
Completed: August 2020

Partnership Academy:

Location: 6500 South Nicollet Ave, Richfield, MN
Type of Project: Ground up construction of a 40,022 square foot, two-story building with 23 classrooms and a gymnasium
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$1,300,000
Total Budget: \$10,887,950
Completed: June 2019

Columbia Parc K-8, Bayou District Foundation/KIPP New Orleans:

Location: New Orleans, LA
Type of project: new construction adjacent to mixed-income housing redevelopment
Role: Construction and Project Management
Total budget: \$17 million
Completed: June 2019

Global Academy:

Location: 3000 5th Street, NW New Brighton, MN 55112
Type of Project: Adaptive Reuse and expansion of a former seminary
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$5,750,000
Total Budget: \$10,964,579
Completed: July 2019

Gestalt Village Holdings:

Location: 5390 Mendenhall Mall, Memphis, TN 38115
Type of Project: Adaptive Reuse and expansion of a former strip mall into an 88,661 SF School
Role: Owner's Representative - Real Estate Developer Services
Purchase Price \$2,205,000
Total Budget: \$16,594,762
Completed: August 2019

Early Childhood Academy (Owner Representative):

Location: 885 Barnaby Street, SE Washington, DC
Type of Project: Demolition and adaptive reuse of an existing Church and construction of a new, 29,000 SF addition
Role: Owner's Representative and Development Consultant
Purchase Price: \$1,600,000
Total Budget: \$18,638,821
Completed: August 2019

KIPP: Nashville (In partnership with CSDC):

Location: 3655 Murfreesboro Road, Nashville, TN 37013

Type of Project: Ground up construction of a new 48,772 SF facility

Role: Owner's Representative and Project Manager

Purchase Price: \$2,071,624

Total Budget: \$16,500,000

Completed: July 2019

Modern Montessori Charter School (For CSDC as Owner and Landlord):

Location: 111 Dean Avenue, Champlin, MN 55316

Type of Project: Adaptive reuse of a former public school building into an elementary school

Role: Owner's Representative - Real Estate Developer Services

Total Construction Cost: \$691,595

Total Project Cost: \$4,063,994

Delivered: August 2019 with additional renovations in summer 2020

Twin Cities International Schools:

Location: 277 12th Avenue North, Minneapolis, MN 55401

Type of Project: Renovation of an existing wing of a building and construction of a new, 22,350 SF addition containing a Gymnasium, office space and classrooms

Role: Owner's Representative - Real Estate Developer Services

Total Budget: \$26,435,000

Completed: September 2018

Hiawatha Academies:

Location: 3500 East 28th Street Minneapolis, MN

Type of Project: Adaptive Reuse and expansion of former Shasta Bottling Plant

Role: Owner's Representative - Real Estate Developer Services

Purchase Price: \$3,850,000

Total Budget: \$27,333,641

Completed: August 2018

Art & Science Academy Middle School (For CSDC as Owner and Landlord):

Location: 903 6th Ave Court NE, Isanti, MN 55040

Type of Project: Ground up construction of a 19,700 sq. ft. single-story building with 11 classrooms and gymnasium

Role: Owner's Representative - Real Estate Developer Services

Total Construction Cost: \$2,776,574

Total Renovation Cost: \$3,825,431

Delivered: October 2017

New Heights Academy (For CSDC as Owner and Landlord):

Location: Stillwater, MN

Type of Project: Purchase and renovation of a former public-school building
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$1,300,000
Total Renovation Cost: \$399,072
Delivery: August 2017

Hiawatha Academies:

Location: Minneapolis, MN
Type of Project: Tax Exempt Bond Issuance to purchase three buildings from CSDC
Role: Real Estate Development Advisor
Purchase Price: \$21,790,000
Total Renovation Cost: N/A
Delivered: June 2016

KIPP: New Jersey (In partnership with CSDC):

Location: Newark, New Jersey
Type of Project: Ground up construction of a new 100,000+ SF facility
Role: Owner's Representative and Project Manager
Purchase Price: \$2,405,000
Total Renovation Cost: \$26,648,125
Delivered: July 2016

Northeast College Prep (For CSDC as Owner and Landlord):

Location: Minneapolis, MN
Type of Project: Purchase and renovation of a former warehouse and charter school building
Role: Owner's Representative and Project Manager
Purchase Price: \$3,600,000
Total Renovation Cost: \$6,412,484
Delivered: August 2016

Encore Academy (For CSDC as Owner and Landlord):

Location: New Orleans, Louisiana
Type of Project: Renovation and expansion of former school building (John A. Shaw School))
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$135,000
Total Renovation Cost: \$6,778,000
Delivered: March 2016

Art and Science Academy (For CSDC as Owner and Landlord):

Location: Isanti, MN
Type of Project: Purchase and renovation of a former gymnastic training center and public charter school building
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$1,491,500

Total Renovation Cost: \$2,265,449
Delivered: December 2015

Hiawatha Academies (For CSDC as Owner and Landlord):

Location: Minneapolis, MN
Type of Project: Ground up construction of a new middle school facility (Northrop School)
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: N/A (Property already owned by CSDC)
Total Renovation Cost: \$6,950,000
Delivered: November 2015

Mundo Verde Public Charter School:

Location: Washington, DC
Type of Project: Renovation and addition to a former public-school building
Role: Owner's Representative - Real Estate Developer Services
30 Year Lease from the District of Columbia
Total Renovation Cost: \$12,166,000
Delivered: November 2015

Green Street Academy (In partnership with CSDC):

Location: Baltimore, MD
Type of Project: Arrange Adaptive reuse of a 90,000 SF warehouse
Role: Real Estate Development Advisor
Purchase Price: \$1,400,000
Total Project Cost: \$19,000,000
Delivery: October 2014

Yinghua Academy (For Educational Properties TCGIS, LLC as Owner):

Location: Minneapolis, MN
Type of Project: Renovation and expansion of former school building (Putnam School)
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$3,773,000
Total Renovation Cost: \$6,600,000
Delivered: August 2014

Hiawatha Leadership Academy (For CSDC as Owner and Landlord):

Location: Minneapolis, MN
Type of Project: Renovation and expansion of former school building (Northrup School)
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$1,000,000
Total Renovation Cost: \$2,850,000
Delivered: August 2014

Twin Cities German Immersion School (For Educational Properties TCGIS, LLC as Owner):

Location: Saint Paul, MN
Type of Project: Adaptive reuse of an existing school with an addition
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$2,100,000

Total Renovation Cost: \$4,400,000
Delivered: August 2014

Hospitality High Public Charter School:

Location: Washington, DC
Type of Project: Purchase and renovation of an existing PCS facility
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$7,250,000
Total Renovation Cost: \$ 1,200,000
Delivered: July 2013

Monarch Academy – Baltimore City:

Location: Baltimore, MD
Type of Project: Adaptive reuse of a 90,000 SF warehouse
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$3,045,000
Total Renovation Cost: \$ 7,200,000
Delivered: August 2013

Great River School (For CSDC as Owner and Landlord):

Location: Saint Paul, MN
Type of Project: Refinancing of existing debt into Bank-Qualified Bonds
Role: Owner's Representative - Real Estate Developer Services
Refinanced Debt: \$2,670,000
Delivered: July 2013

Nova Classical Academy

Location: Saint Paul, MN
Type of Project: Ground up construction of a 93,000 SF facility
Role: Owner's Representative - Real Estate Developer Services
Purchase Price: \$874,941
Total Renovation Cost: \$12,026,701
Total Project Cost: \$17,641,456
Delivered: July 2012

Additional School Projects:

4701 San Antonio Blvd, Joint Base Andrews, MD for Imagine Andrews Public Charter School

3047 15th Street, NW, Washington, DC for Next Step PCS

5959 Shady Oak Road, Minnetonka, MN for the International Spanish Language Academy

220 Taylor Street, NE, Washington, DC for Washington Yu Ying PCS

4401 8th St, NE, Washington, DC for Potomac Lighthouse PCS and Yu Ying PCS

209 Upshur Street, NW for ABC Public Charter School

3047 15th Street, NW, Washington, DC for Capital City PCS

1470 Irving St NW, Washington, DC 20010 for Capital City PCS

3029 14th Street, NW, Washington, DC for Capital City PCS

2835 Morse Road, Columbus OH for the Horizon Science Academy

Repeat Projects:

KIPP Nashville – Recently hired for a second facility construction project

Twin Cities German Immersion School – Major addition to include a gym, cafeteria and classrooms

Northeast College Prep – Addition to the existing building

Hiawatha Academies – 3 Buildings over 6 years

Arts and Science Academy – 2 Buildings over 3 years

Yinghua Academy – Renovation and office addition

New Heights Academy – Renovation of office and entrance space

Great River School – Renovation and addition of classrooms