

From: Ferdinand Peters
Sent: Wednesday, August 23, 2017 5:28 PM
To: lplease@bloomingtonMN.gov
Subject: Re: Dar Al Farooq 8201 Park Ave. S. Bloomington, MN

Londell:

Of course I made a mistake in my email submission---for this year the pupil level adjustment is to the number 120 (not 80).

Ferdinand Peters
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Subject to all notices at <http://www.ferdlaw.com>

From: Ferdinand Peters
Sent: Wednesday, August 23, 2017 5:19:02 PM
To: lplease@bloomingtonMN.gov
Subject: Dar Al Farooq 8201 Park Ave. S. Bloomington, MN

Londell:

As I was putting together notes about the school plans (Summit Charter School, to be known as Success Academy in the near future, a K-6 school) at Dar Al Farooq, and all the recent approvals for the food service, fire safety, etc., that the biggest issue for changes in pupil attendance is probably parking, and that Section 21.302.06 of the city code "adding trips" is probably the most immediate item to determine--but I could be wrong.

Here are the main changes we are looking at for the informal DRC this next week (summarized on attachment from the original staff report, etc :

Table 2

1. Add for charter school pupil levels to reach 175 by next year (Fall 2018), with around 80-85 for this school year.
2. Drop: Fitness Center

Table 3

1. Drop: Day care, Women's Fitness and Men's Fitness.
2. Change Friday Assembly (prayers) to 12:30-1:30 p.m. and 1:30-2:30 p.m.
3. Add weekly charter school hours: 7:30 a.m.-3:00 p.m. (Mon-Thu),
7:30 a.m.-11:30 a.m. (Fri)

The recently received Certificate of Occupancy letter, with attachment, is also attached.

Let me know if any other info would be helpful at this time that I have not brought up.

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AUG 2017

Changes for DRC -

5.2D

INFORMAL REVIEW

prayer activities. Additionally, Table 3 lists the applicant's anticipated hours of operations for various uses of the site.

TABLE 2: Required parking for each use evaluated individually

Location	Code Requirement	Occupants	SPACES
Assembly Halls (2,625 Square Feet)	1 space/3 occupants	300	100 spaces
Day Care (20 students/4 staff)	0.12 /student + 1/employee		7 spaces
Weekday elementary school (60 students - 30,876 square feet) or weekend school (80 students - 30,876 square feet)	1 space / 800 Square feet		40 spaces
Fitness Center (4,125 square feet)	1 space/250 square feet		17 spaces
Small Gym (3,414 Square feet)	1 space/3 occupants	123	41 spaces
Large Gym (14,000 square feet)	1 space/3 occupants	500	166 spaces
Offices (2,466 square feet)	1 space / 285 Square feet		9 spaces
TOTAL - ALL USES IF USED INDEPENDENTLY			380 Spaces
TOTAL - USES - without using gyms for non-school activities			173 Spaces

While these uses meet the City Code required parking provided concurrent use of the various spaces is limited, the 36 parking spaces near the baseball fields are not readily accessible. Prior to the construction of the Gymnasium, there was sidewalk access from that parking to the school. Staff recommends the applicant construct a sidewalk connection to the Smith Park parking lot at the southeast corner of the site.

TABLE 3: Anticipated hours of operation for specific uses

USE	DAY/TIME OF OPERATION
PRIMARY SCHOOL	M-F 8AM - 2:30 PM
DAY CARE	M-SU 7AM - 5PM
WOMEN'S FITNESS	M-SU 5PM - 9PM
MEN'S FITNESS	M-SU 5PM - 9PM
FRIDAY ASSEMBLY	FRI 12PM - 1PM
WEEKEND SCHOOL	SA-SU 9AM - 2PM

NOTE: Gym use would be limited to times other than school or prayer services.

In addition, the application should consistently monitor and manage parking to assure that the proposed uses do not impact the adjoining neighborhood. City staff is concerned without a revised proof of parking agreement assuring construction of the proof of parking area if proposed site uses, or changes to proposed site uses, result in site parking demand to exceed the parking supply supplied. This agreement shall be provided.

Friday Prayers
① 12:30 - 1:30
② 1:30 - 2:30

School hours
7:30 - 3:00 (Monday - Thu)
7:30 - 11:30 (Friday)



Site Name and Address:

Summit Charter Schools
Dar-Al-Farooq Center
8201 Park Ave S
Bloomington, MN 55420

Attention:

Magdy Rabeaa
Mohammed Omar

Date:

August 21, 2017

Certificate of Occupancy Letter

The Fire Prevention Division has confirmed on this day that the Summit Charter meets the minimum requirements set forth by the Minnesota State Fire Code. The building is in compliance for the Minnesota Department of Education. All violations and deficiencies have been corrected (see correction orders attached).

Thank you,

Bobby Wotherspoon
Fire Inspector

CC: Laura McCarthy, Fire Marshal

FIRE PREVENTION

1800 WEST OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8933 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER



Site Name and Address Dar Al Farooq & Summit Charter
8201 Park Avenue South
Bloomington, MN 55420

Attention Mohamed Omar & Magdy Rabaaa

Date Orders Issued July 18, 2017

>Correction Orders<

To the above Owner, Lessee, Agent and Occupant of the above described premises. Pursuant to the authority vested in me by ordinance, you and each of you whom this order shall be served are hereby ordered

Within 30 Days To:

Office (Summit):

1. Replace the missing ceiling tiles as needed.
2. Replace the missing switch plate cover.

Class Room #1 (116):

1. Replace the missing ceiling tiles as needed.
2. Remove the black media cable running through the wall near the sprinkler head.
3. Relocate the shelves above the sink that are within 18" of the sprinkler head.

Class Room #2 (115):

1. Replace all the missing outlet covers

Class Room #3:

No violations found.

Class Room #4 (114):

1. Remove the ceiling outlet embedded in the partition wall.
2. Remove all peeling paint from the walls as needed.
3. Replace all the missing ceiling tiles as needed.

Class Room #5 (110):

1. Relocate the shelves above the sink that are within 18" of the sprinkler head.
2. Replace outlet covers after painting.
3. Replace all the ceiling tiles as needed.
4. Uncover the sprinkler heads after painting.

FIRE PREVENTION

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AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

Class Room #6 (109):

1. Relocate the shelves above the sink that are within 18" of the sprinkler head.
2. Replace outlet covers after painting.
3. Replace all the ceiling tiles as needed.
4. Uncover the sprinkler heads after painting.

Class Room #7:

1. Relocate the shelves above the sink that are within 18" of the sprinkler head.
2. Replace outlet covers after painting.
3. Replace all the ceiling tiles as needed.
4. Uncover the sprinkler heads after painting.

Class Room #8:

1. Relocate the shelves above the sink that are within 18" of the sprinkler head.
2. Replace outlet covers after painting.
3. Replace all the ceiling tiles as needed.
4. Uncover the sprinkler heads after painting.

Class Room #9 (smaller space):

1. Relocate the shelves above the sink that are within 18" of the sprinkler head.
2. Replace outlet covers after painting.
3. Replace all the ceiling tiles as needed.
4. Uncover the sprinkler heads after painting.
5. Replace the door closing hardware as needed per manufacturer specifications.

Staff Supplies Room:

1. Replace the missing ceiling tiles as needed.
2. Replace the missing outlet covers as needed.
3. Ensure the gap above the electrical panel is patched to the most current building code.

Gymnasium:

1. Replace all the emergency lights as needed and add protective cages.
2. Replace the horn/strobe.
3. Ensure all EXIT doors are in proper working order at all times.

Cafeteria:

1. Replace all ceiling tiles as needed.
2. Remove all extension cords being used for permanent wiring.
3. Ensure all appliances are plugged directly into an approved outlet.
4. Replace the overhead ventilation covers/screens.
5. Repair or remove the drop ceiling near the double EXIT doors.

Kitchen:

1. Ensure the kitchen is up to code per Fire, Building, Electrical, and Mechanical.

Hallways/EXIT passageways:

1. Replace all the missing ceiling tiles as needed throughout the school's hallways.
2. Remove all the storage in the hallways.
3. Ensure all EXIT signs are working properly at all times.
4. Replace the EXIT doors with the proper panic hardware per Minnesota State Fire Code Section 1027.

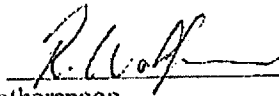
Call to schedule a re-inspection when completed at 952-563-8966 or 952-215-9919.

Completion date shall be August 18, 2017.

This order must be complied with no later than the deadline for compliance as specified in this order. Unless an appeal is filed in accordance with section 6.42 of the Bloomington City Code. Section 6.42 states that a person may appeal an order of the fire marshal within 30 days of the date of the issuance of the order.

Orders

Issued By


Bobby Wotherspoon
Fire Inspector

cc: Laura McCarthy, Fire Marshal 

