



**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

*September 2023*



# Project Timeline

## 1. Gate Check 1: Five-Year Capital Improvement and Deferred Maintenance Implementation Plan

Work identified in the five-year plan has been prioritized over the represented five-year horizon. Specificity of scope, schedule and budget vary for projects contained in the plan.

**Board action requested:** Approval of prioritization of work as represented in the plan.

## 2. Gate Check 2: Project Charter

The project charter is a product of internal pre-design work for projects estimated to be over two million dollars. The project charter contains the defined scope based on the evaluation of building condition, programmatic need, and initial stakeholder engagement. The preliminary schedule and project estimate are included.

**Board action requested:** Approval of the project charter indicating acceptance of the identified scope and understanding of the project schedule and rough order of magnitude of cost. Approval indicates the Board's direction to issue a request for proposal to secure design services.

## 3. Gate Check 3: Project Budget

Once a project has moved through schematic design, solutions have been identified and developed with sufficient detail to estimate a construction cost and set a final project budget. Finalization of the design and construction drawings will be informed by this budget.

**Board action requested:** Approval of final project budget. Approval indicates the Board's direction to proceed with construction bidding so long as the project remains within the allotted budget.

## 4. Gate Check 4: Construction Award

Per public procurement practices, work will be advertised for bid and bids will be received by the Purchasing Office and vetted for response compliance. Project consultants will vet the value of bids against anticipated costs and provide the District with a formal recommendation to award based on the lowest responsible bid.

**Board action requested:** Approval of vetted and recommended vendors to award work and enter into contractual agreement for construction.

## 5. Gate Check 5: Project Closeout

This gate check will be presented at the beginning of the project closeout phase and again upon final fiscal closeout of the project. The project closeout period begins at substantial completion of construction. The Substantial Completion certificates indicate beneficial occupancy and shift of focus to completion and inspection of punchlist items and entry into warranty period. There are still outstanding financial obligations during the closeout phase of the project, but an initial evaluation of the overall use of budget can be conducted. The second presentation of this gate check will occur when all contractual obligations are complete and all final payments have been issued. This can occur twelve to eighteen months after completion of construction. Except in the rare circumstance in which Substantial Completion and final closeout occur simultaneously, the Board will see the following two reports during this gate check:

- Gate Check 5.1: Initial Project Closeout (Substantial Completion)
- Gate Check 5.2: Final Project Closeout

**Board action requested:** Acceptance of report(s).

## Project Financial Information

- A. Rough Order of Magnitude Cost Estimate:** In the initial planning phase, the cost of a project gets refined along the way as the scope of work is fine tuned and more in-depth information is gathered on the condition of the building and overall site. Through this process, the initial costing evolves from a rough estimate referred to as a "Rough Order of Magnitude" to a final budget. (Presented to the Board at Gate Check 1 and 2.)
- B. Original Budget:** Final project budget approved by the Board at Gate Check 3.
- C. Committed Costs:** Contractual obligation of funds for project work.
- D. Invoiced to Date:** Invoices are submitted and approved through Procore, the project management environment used by the District. The value represented indicates all invoices submitted and approved by the project team.
- E. Construction Award:** Total of all construction contracts.
- F. Construction Cost Changes:** Value of all change orders issued to construction contracts.
- G. Percent Change:** Calculation of construction change orders against total construction award.
- H. Total Forecasted Cost:** Anticipated cost of the fully delivered project at the time of the report including known committed, pending, and potential costs as identified by the project team.
- I. Construction Percent Complete (as invoiced):** Percent of completion is calculated based on the value of work in place as indicated on the vetted and approved pay applications submitted by contractors against the total value of construction commitments. As this is based on billed amounts, there is frequently a 30-60 day lag to represent the work in full.





## American Indian Magnet: September 2023 Project Update



**Location:** 1075 Third St. E., Saint Paul, MN 55106

**Grades:** PreK-8

**Enrollment (SY20-21):** 611

**Project website:** [spps.org/aimsfmt](https://spps.org/aimsfmt)

**School website:** [spps.org/aims](https://spps.org/aims)

### Project summary

**Project number:** 1160-19-01

**Funding:** Certificates of Participation (COP)

**Project type:** Addition and renovation

#### Square footage:

- Existing: 103,000 sf
- Proposed: 131,626 sf

#### SPPS project team:

- Michelle Bergman Aho, Project Manager
- Kenny Ekblad, Project Coordinator

**Design team:** Cuningham Group

**Construction management:** H+U Construction

### Project scope

- Additions with new PreK-8th grade classrooms, administration area, media center (Long House), kitchen, and cafeteria.
- New playground and site improvements.
- Renovation of existing building including learning spaces, academic support spaces and restrooms.
- Replacement of all finishes, HVAC and controls, plumbing, lighting, required upgrades to fire suppression and fire alarm systems.

### New this month

- The historic entrance is again being used for parent drop off and pick up.
- Renovation work is ongoing in second-floor classrooms; ceiling grid is being installed. The spaces will be ready for occupancy in mid-October.
- Inclusive restrooms on the second, third and fourth floors are now open for use; restrooms are located where the old stairway was removed in summer 2021 and infilled in summer 2022.
- Wall and sound pads are now installed in the gym.

## September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$47,083,455	\$40,400,880	\$33,756,040	\$2,908,331	8.62%	\$47,397,140	88.12%

## Project Timeline

Phase: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Feb. 2020	✓ May 2020	☐ Fall 2024



# American Indian Magnet



From top: Remodeled gym; new inclusive restroom; second-floor renovated hallway; renovated historic entry (August 2023)



**Saint Paul**  
PUBLIC SCHOOLS

## Barack and Michelle Obama: September 2023 Project Update

**Location:** 707 Holly Ave., Saint Paul, MN 55104

**Grades:** PreK-8

**Proposed enrollment:** PK-5: 450; Middle school: 450

**Project website:** [spps.org/obama-builds](https://spps.org/obama-builds)

### Project summary

**Project number:** 3210-23-01

**Funding:** Certificates of Participation, Long Term Facilities Maintenance

**Project type:** Renovations and remodel

**Square footage:**

- Existing: 141,662 sf
- Proposed: 146,496 sf

**SPPS project team:**

- Michelle Bergman Aho, Project Manager
- Jhalil Payne, Project Coordinator

**Design team:** Snow Kreilich Architects

**Construction management:** H+U

### Project scope

- Construction project is an outcome of [Envision SPPS](#); will house both the Montessori PreK-5 program currently located at JJ Hill along with a new, independent middle school
- Renovation of general learning space, gym, cafeteria, media center, art room, administration office
- New identifiable and secure entry, parent room, kitchen addition, [inclusive restrooms](#)
- New electrical and mechanical systems

### New this month

- Asbestos abatement for flooring continues and is anticipated to be completed by the end of September.
- Project team is preparing bid package 1 to be released in September.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$72,300,000	\$6,157,116	\$1,903,401	Pending	\$0	0%	\$72,300,000	0%

### Project Timeline

Phase: Planning → Design → Construction →					Closeout
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award	
<b>Key dates:</b>	✓ March 2021	✓ Aug. 2022	✓ Jan. 2023	☐ TBD	☐ Fall 2025



# Barack and Michelle Obama



Artist renderings of the building's north exterior, Montessori classroom, and middle school classroom





**Saint Paul**  
PUBLIC SCHOOLS

## Bruce Vento Elementary: September 2023 Project Update



**Location:** 409 Case Avenue, Saint Paul, MN 55130

**Grades:** PreK-5

**Enrollment (SY22-23):** 540

**Project website:** [spps.org/vento-builds](https://spps.org/vento-builds)

**School website:** [spps.org/vento](https://spps.org/vento)

### Project summary

**Project number:** 1020-22-01

**Funding:** Certificates of Participation

**Project type:** New construction

**Square footage:**

- Existing: 101,231 sf
- Proposed: 164,000 sf

**SPPS project team:**

- Pam Bookhout, Project Manager
- Maria Wollensak, Project Coordinator

**Design team:** Cuningham Group

**Construction management:** RJM Construction

### Project scope

- New building constructed on east side of property
- Sustainability features include high-performance building envelope, geoexchange system, and preparation for photovoltaic panels
- Playground for elementary and early childhood programs, and general play area
- Separate parent and bus drop-offs
- Staff and visitor parking (limited)
- Stormwater management addressing site elevation

### New this month

- Contracts from bid package 1 for site work were approved at the August Board of Education meeting. Work needs to begin immediately, so contracts are getting routed for approval. Bid package 2 will be published in September for the remaining work.
- Temp fencing is erected around the construction zone and temporary play areas. Temp egress paths are being created before construction starts in earnest.
- A groundbreaking event is planned for September 28.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete* (as invoiced)
\$89,900,000	\$26,322,813	\$2,661,025	TBD	\$0	0%	\$89,900,000	0%

### Project Timeline

Phase: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout*
Key dates:	✓ March 2021	✓ Aug. 2022	✓ Feb. 2023	☐ TBD	☐ Fall 2025

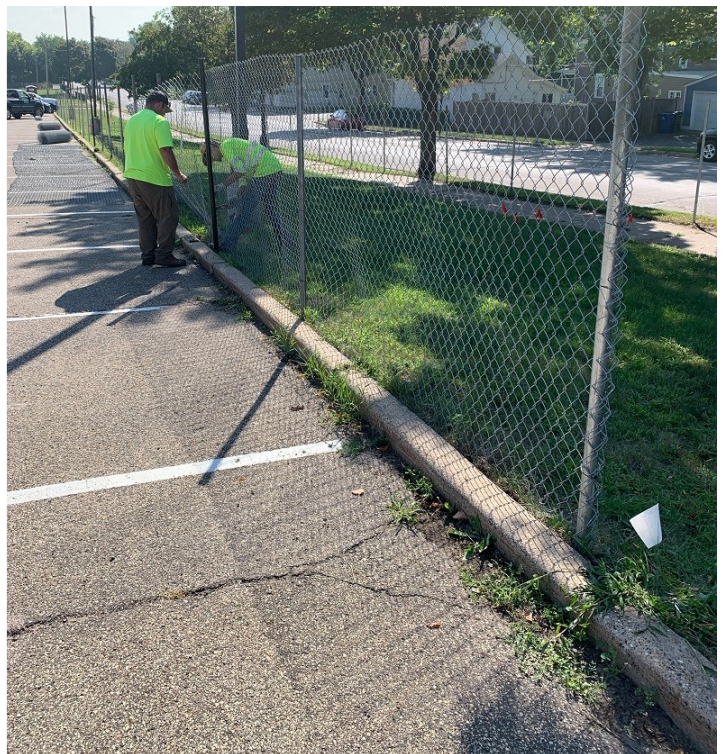
\*The stated closeout date represents substantial completion and occupation of the new construction; additional site work will continue through summer 2026.

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# Bruce Vento Elementary



From top left: Construction area outlined in blue; posts placed for fencing along east side of school to separate construction from the school; temporary play space being demarcated on south side of building (August 2023)





**Saint Paul**  
PUBLIC SCHOOLS

# Education and Operations Services: September 2023 Project Update

**Location:** 1930 Como Ave., Saint Paul, MN 55108

**Number of employees:** Approximately 230 staff

## Project summary

**Project number:** 4000-22-01

**Funding:** American Rescue Plan

**Project type:** HVAC upgrades

**Square footage:**

- Existing: 228,836 SF
- Proposed: N/A

**SPPS project team:**

Jason Jones, Project Manager

**Design team:** TKDA

**Construction team:** Morcon

## Project scope

- Replace existing air handling units with new one
- Add A/C condensing units on roof
- Improve ventilation in maintenance office area

## New this month

- Foundations for the new mechanical platform have been poured.
- Structural steel for the platform is onsite.
- Working on the relocation of existing utilities to begin the platform installation.
- Mechanical unit delivery is on schedule for delivery at the end of November/early December for a winter break switchover.

## September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$3,052,402	\$2,031,305	\$160,778	\$1,426,314	\$0	0%	\$2,035,805	1.57%

## Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Dec. 2021	<input checked="" type="checkbox"/> Aug. 2022	<input type="checkbox"/> Winter 2024		





## Hidden River Middle School: September 2023 Project Update



**Location:** 1700 Summit Ave., Saint Paul, MN 55105

**Grades:** 6-8

**Enrollment (SY22-23):** 568

**Project website:** [spps.org/hiddenriver-builds](https://spps.org/hiddenriver-builds)

**School website:** [spps.org/hiddenriver](https://spps.org/hiddenriver)

### Project summary

**Project number:** 3140-20-02

**Funding:** Certificates of Participation (COP) and Capital Bonds

**Project type:** Remodel and addition

**Square footage:**

- Existing: 82,322 SF
- Proposed: Renovation: 89,621 SF; Addition: 9,613 SF

**SPPS project team:**

- Angela Otteson, Project Manager
- Josie Geiger, Project Coordinator

**Design team:** DLR Group

**Construction management:** Kraus-Anderson

### Project scope

- New administrative offices in two-story addition
- Clearly marked main entrance with new secure entry
- Renovated and reconfigured classrooms
- Kitchen renovation, inclusive restrooms
- New instructional audio/visual equipment
- HVAC and controls replacement, electrical replacement, and other systems improvements
- Partial roof replacement, window replacements, parking lot pavement

### New this month

- Bid package 2 was issued to bidders on August 21 with bid opening on September 19. The bid package consist of four work scopes, steel material, tile, flooring and earthwork/utilities. The Board of Education is schedule to review and award packages in October.
- Contracts are in the process of being issued for bid package 1, the largest portion of the project.

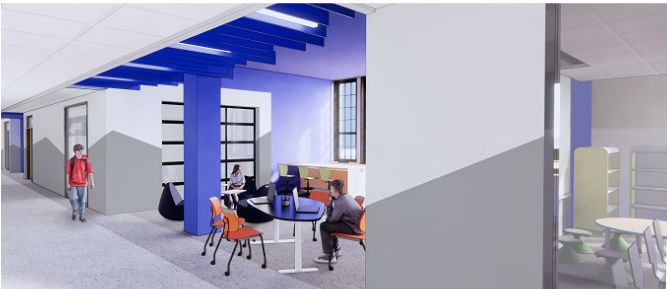
### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$54,200,000	\$7,463,656	\$2,423,658	Pending	\$0	0%	\$54,200,000	0%

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i>							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	✓ March 2021	✓ March 2021	✓ Sept. 2022	☐ TBD	☐ Fall 2025		

# Hidden River Middle School



From top, then left to right: Cafeteria looking toward media center doors; new main entry with stairs to second floor; learning commons in building's classroom area; view down hallway looking towards flex classroom, image also shows color wayfinding; media center learning stair connected to cafeteria (April 2023)



## Highland Park Middle School - HVAC: September 2023 Project Update



**Location:** 975 S Snelling Ave., Saint Paul, MN 55116

**Grades:** 6-8

**Enrollment (SY21-22):** 721

**Project website:** [spps.org/Page/41781](https://spps.org/Page/41781)

**School website:** [spps.org/highlandms](https://spps.org/highlandms)

### Project summary

**Project number:** 3081-22-02

**Funding:** American Rescue Plan

**Project type:** HVAC upgrades

**Square footage:**

- Existing: 135,431 SF
- Proposed: N/A

**SPPS project team:** Jason Jones, Project Manager

**Design team:** ATS&R

**Construction team:** Knutson Construction

### Project scope

- Remove existing uni-vents in rooms
- Provide classrooms with cooling by installing a new dedicated outdoor air system unit on roof
- Replace existing fin tube radiation with new ones
- New LED lighting and ceiling in classrooms and hallways

### New this month

- Roof top unit is up and running for the coming school year.
- Finishing up final cleaning as teachers are moving back to prepare for the school year.
- All lights, valves, ducts, grilles, speakers, diffusers, projectors, lighting controls, and fire sprinkler installed and completed.
- Attic stock getting turned over in preparation for phase 2 work to begin.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$6,484,217	\$5,410,546	\$2,606,558	\$4,315,320	-\$74,587	-1.73%	\$5,516,884	26.01%

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Dec. 2021	<input checked="" type="checkbox"/> Aug. 2022	<input type="checkbox"/> Fall 2023		



# Highland Park Middle School



From top: Media center getting books moved back in after ceiling upgrades; first-floor classroom with new ceiling and lighting; completed hallway with a new ceiling and lighting (August 2023)



## Highland Park Middle School - Renovation: September 2023 Project Update



**Location:** 975 S Snelling Ave., Saint Paul, MN 55116

**Grades:** 6-8

**Enrollment (SY22-23):** 805

**Project website:** [spps.org/Page/46814](https://spps.org/Page/46814)

**School website:** [spps.org/highlandms](https://spps.org/highlandms)

### Project summary

**Project number:** 3081-23-01

**Funding:** Certificates of Participation, Long Term Facilities Maintenance

**Project type:** Addition and renovation

**Square footage:**

- Existing: 168,968 SF
- Proposed: 19,560 SF

**SPPS project team:**

- Mike Christen, Project Manager
- Jhalil Payne, Project Coordinator

**Design team:** ATS&R

**Construction team:** Kraus-Anderson Construction

### Project scope

- New identifiable front entrance and main office
- Two-story link addition
- Fully-remodeled kitchen and cafeteria
- Renovated special education suite
- Updated classroom technology
- Gym floor replacement; substantial renovations of existing spaces
- Inclusive restrooms
- Replacement of sidewalks, ramps and landings; updates to parking lot with new parent drop-off lane
- Stormwater management and landscaping

### New this month

- Project team is working through design development and preparing for transition to the construction documents phase which is scheduled for early November for public bidding.
- Project is on target to start April 2024 with phase 1 (new front entry/administrative addition).

## September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$49,500,000	\$2,166,747	\$499,289	TBD	\$0	0%	\$49,500,000	0%

## Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	✓ March 2021	✓ Sept. 2022	✓ July 2023	☐ TBD	☐ Fall 2025		



# Highland Park Middle School



From top: Renderings of reception area, breakout and small-group rooms, and cafeteria





# Jie Ming Mandarin Immersion: September 2023 Project



**Location:** 1845 Sheridan Ave. W., Saint Paul, MN 55116  
**Grades:** K-5  
**Enrollment (SY21-22):** 380  
**Project website:** [spps.org/jieming-builds](https://spps.org/jieming-builds)  
**School website:** [spps.org/jieming](https://spps.org/jieming)

## Project summary

**Project number:** 3090-21-01  
**Funding:** Certificates of Participation (COP)  
**Project type:** Addition and renovation  
**Square footage:**  

- Existing: 55,160 SF
- Proposed: 70,725 SF

**SPPS project team:**  

- Rosemary Dolata, Project Manager
- Kenny Ekblad, Project Coordinator

**Design team:** Cuningham  
**Construction management:** Knutson Construction

## Project scope

- Kitchen and cafeteria addition
- New classrooms (5), inclusive restrooms, and gym floor
- New HVAC in existing west wing; one new boiler in original school building
- Improved traffic flow for cars, buses, and deliveries

## New this month

- Substantial completion was August 25; staff began moving in on August 28.
- New kitchen was successfully inspected August 18 and is ready for use.
- The entire school now has new furniture.
- Exterior hardscape—new parking, curbs, sidewalks, a loading dock, and seating walls—is complete.
- Landscape work continued during the final week of August.

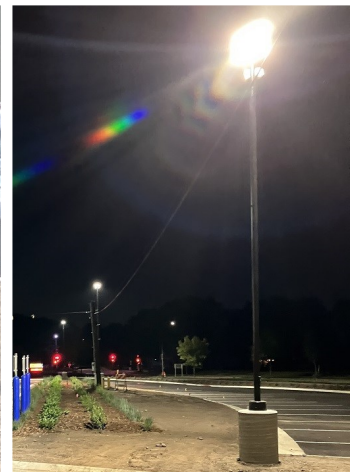
## September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$20,004,924	\$12,247,369	\$14,001,438	\$905,118	6.46%	\$20,209,827	58.78%

## Project Timeline

Phase: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ March 2021	✓ March 2021	✓ Feb. 2022	✓ Spring/Summer 2022	☐ Fall 2023

# Jie Ming Mandarin Immersion



From top left: New kitchen being inspected; Moon Gate is back in place; new cafeteria and tables; “Tiger’s Lair” provides informal learning space; trees and landscaping; planting in new south lot; south lot is brightly lit (August 2023)





**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: September 2023 Project Update



**Location:** 1349 Arcade S., Saint Paul, MN 55106

**Grades:** 9-12

**Enrollment (SY20-21):** 1,243

**Project website:** [spps.org/Page/39804](https://spps.org/Page/39804)

**Schools website:** [spps.org/johnsonsr](https://spps.org/johnsonsr)

### Project summary

**Project number:** 1150-19-01

**Funding:** Long-Term Facilities Maintenance (LTFM) ;  
American Rescue Plan (ARP)

**Project type:** Building systems upgrades

**Square footage:** Existing: 281,369 SF; Proposed: N/A

#### SPPS project team:

- Jason Jones, Project Manager
- Josie Geiger, Project Coordinator

#### Design team:

- TKDA
- Tim Hoseck, Engineer
- Ursula Larson, Architect

**Construction team:** Market & Johnson

### Project scope

- Installation of geo-thermal heating and cooling system
- Significant replacements to the HVAC system
- Lighting replacement
- Significant additional indoor-air quality scope added mid-project with American Rescue Plan (ARP) funding

### New this month

- Cooling is now provided throughout the entire building.
- Remaining classrooms have been updated with Epson projector teaching technology.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$18,843,758*	\$17,956,574	\$16,993,567	\$12,865,000	\$2,869,922*	22.31%*	\$18,001,280	95.06%

\*American Rescue Plan funds approved for indoor-air quality work and added to the project; this will result in efficiencies in cost and schedule.

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ Oct. 2018	☐ N/A	✓ Oct. 2020	✓ Feb. 2021	☐ Fall 2023	

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**Saint Paul**  
PUBLIC SCHOOLS

## Maxfield Elementary School: September 2023 Project Update



**Location:** 380 Victoria St N., Saint Paul, MN 55104

**Grades:** PreK-5

**Enrollment (SY21-22):** 172

**Project website:** [spps.org/Page/41781](https://spps.org/Page/41781)

**School website:** [spps.org/maxfield](https://spps.org/maxfield)

### Project summary

**Project number:** 4180-22-01

**Funding:** American Rescue Plan

**Project type:** HVAC upgrades

**Square footage:**

- Existing: 71,334 SF
- Proposed: N/A

**SPPS project team:** Jason Jones, Project Manager

**Design team:** KOMA & E-P

**Construction team:** Market & Johnson

### Project scope

- Provide classrooms with improved ventilation and cooling by installing new dedicated outdoor air system units on roof
- Replace existing fin tube radiation with new
- New LED lighting and ceiling in hallways
- Replace existing boiler with two new boilers
- Update and replace building's main electrical service
- Remove existing uni-vents in rooms; minor modifications to existing casework where uni-vents will be removed from the window wall

### New this month

- Substantial completion was August 18; completed the final inspections and systems are operational.
- Final cleaning and furniture move back has been completed.
- Completing punchlist items and commissioning.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$3,106,744	\$2,105,466	\$1,133,929	\$1,727,243	\$8,703	0.50%	\$2,100,466	52.46%

### Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Dec. 2021	<input checked="" type="checkbox"/> Aug. 2022	<input type="checkbox"/> Fall 2023		



**Saint Paul**  
PUBLIC SCHOOLS

## Mississippi Creative Arts: September 2023 Project Update



**Location:** 1575 L'Orient St., Saint Paul, MN 55117

**Grades:** PreK-5

**Enrollment (SY21-22):** 411

**Project website:** [spps.org/Page/41781](https://spps.org/Page/41781)

**School website:** [spps.org/mississippi](https://spps.org/mississippi)

### Project summary

**Project number:** 4190-22-01

**Funding:** American Rescue Plan

**Project type:** HVAC upgrades

**Square footage:**

- Existing: 66,052 SF
- Proposed: N/A

**SPPS project team:**

- Jason Jones, Project Manager
- Josie Geiger, Project Coordinator

**Design team:** ATS&R

**Construction team:** RJM Construction

### Project scope

- Provide classrooms with improved ventilation and cooling by installing new dedicated outdoor air system units on roof
- Replace existing fin tube radiation with new
- New LED lighting and ceiling in hallways
- Replace existing boiler with two new boilers
- Update and replace building's main electrical service
- Remove existing uni-vents in rooms; minor modifications to existing casework where uni-vents will be removed from the window wall

### New this month

- Hydronic heating system was tested and filled in preparation for upcoming heating season. Steel fabrications were delivered and hoisted to roof; ladders, guardrails, and grating installed.
- All finish patches (drywall, ceilings, paint) were completed. Surfaces were cleaned of construction debris; contractors demobilized and removed equipment, tools, and un-used materials from site.

### September 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$7,843,111	\$6,273,785	\$1,359,385	\$4,976,736	\$158,470	3.18%	\$6,326,668	17.01%

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Dec. 2021	<input checked="" type="checkbox"/> Aug. 2022	<input type="checkbox"/> Fall 2024		



# Mississippi Creative Arts



From top to bottom: In classroom, ductwork and piping installed above ceiling and patched back to finished condition; hallway ductwork and piping installed, along with new light fixtures with new ceilings installed throughout corridors; dance studio installed with soffit built to house ductwork and piping entering room and finished to match adjacent areas to appear inconspicuous. (August 2023)



## Summary of All Active Projects: September 2023

While the intent of this monthly report is to provide detailed information about large-scale projects, there are a myriad of important smaller projects underway as part of SPPS Builds, the District's deferred maintenance and capital improvement program. Below is a financial summary of all the active projects of all sizes currently underway across the District, which is also referenced on the [SPPS Builds website](#) where more information is available and updated regularly.

Project	Budget	Committed Costs	Invoiced to Date	Total Forecasted Cost
American Indian Magnet: Building Addition & Remodel	\$53,300,000	\$47,083,455	\$40,400,880	\$47,397,140
Barack and Michelle Obama Elementary School: Building Addition & Renovation	\$72,300,000	\$6,157,116	\$1,903,401	\$72,300,000
Battle Creek Middle School: Site Restoration Project	\$304,214	\$34,179	\$0	\$304,214
Bruce Vento: New Construction	\$89,900,000	\$26,322,813	\$2,661,025	\$89,900,000
Carpentry Plus: Harding, Phalen, Chelsea, Murray	\$1,238,000	\$1,135,711	\$484,966	\$1,162,812
Cherokee Heights ES: System Replacements	\$17,533,000	\$4,830	\$4,830	\$17,533,000
Como Park Senior High: Athletics	\$970,000	\$68,690	\$41,800	\$970,000
Creative Arts High School: ARP HVAC Upgrades	\$3,401,488	\$261,331	\$180,765	\$3,401,488
Crossroads: I Zone Space Reimagined	\$454,716	\$412,810	\$34,885	\$412,906
Early Childhood Hubs: Age Appropriate Play (East/West)	\$480,000	\$0	\$0	\$480,000
Eastern Heights: Playground Replacement	\$484,000	\$390,060	\$291,320	\$484,000
Education and Operations Services: ARP Kitchen HVAC Upgrades	\$3,052,402	\$2,031,305	\$160,778	\$2,035,805
Education and Operations Services: Print Copy Mail Center AHU Replacement	\$1,139,000	\$75,896	\$19,902	\$776,546
Education and Operations Services: Security Enhancements - Nutrition Services	\$30,000	\$0	\$0	\$30,000
E-STEM: Boiler Replacement	\$160,000	\$0	\$0	\$160,000
E-STEM: Monument Sign	\$107,250	\$3,000	\$3,000	\$107,250
Farnsworth Upper: HVAC Replacement	\$11,162,000	\$450,524	\$1,149	\$11,162,000
FY23 Fire Safety Systems: Battle Creek ES, Groveland, Mississippi, Wash Tech, Wheelock, Harding	\$4,490,000	\$2,886,218	\$1,109,849	\$2,886,218
FY23 Flooring and Replacement Program: Highland Park Sr., JAJ Achievement Plus, Murray MS, Phalen Lake, Wellstone ES	\$1,113,000	\$322,903	\$0	\$1,113,000
FY22 Flooring Replacements: Focus Beyond, Hubbs, Rondo, LEAP, Harding	\$989,000	\$946,383	\$900,595	\$946,383
Focus Beyond: Playground Replacement	\$554,000	\$553,106	\$543,701	\$553,106
Griffin Stadium (Central HS): Electrical System Replacement	\$504,000	\$38,200	\$32,946	\$504,000
Hidden River Middle School: Renovation	\$54,200,000	\$7,463,656	\$2,423,658	\$54,200,000



Project	Budget	Committed Costs	Invoiced to Date	Total Forecasted Cost
Highland Park Middle School: Entry Addition and Renovation	\$49,500,000	\$2,166,747	\$339,852	\$49,500,000
Highland Park Middle School: ARP HVAC Upgrades	\$6,484,217	\$5,410,546	\$2,606,558	\$5,516,884
Highland Park Middle School: Stage Flooring Replacement	\$58,300	\$69,415	\$3,671	\$69,415
Highland Park Senior High: Athletics	\$2,795,000	\$102,150	\$0	\$2,795,000
FY22 Instructional A/V Replacement: Harding, Murray	\$2,670,000	\$1,376,457	\$892,729	\$1,376,457
FY23 Instructional A/V Replacement: Central HS, LEAP @ JAJ	\$2,500,000	\$1,194,474	\$859,274	\$1,201,774
Jie Ming Mandarin Immersion Academy: Building Addition & Renovation	\$26,840,000	\$20,004,924	\$12,247,369	\$20,209,827
John A Johnson: Renovations for LEAP	\$981,000	\$1,029,346	\$186,155	\$1,029,346
Johnson High School: HVAC Replacement	\$18,843,758	\$17,956,574	\$16,993,567	\$18,001,280
L'Etoile du Nord Upper: Boiler Replacement	\$123,500	\$0	\$0	\$123,500
LEAP (Wilson): Concrete Replacement	\$179,000	\$48,139	\$24,336	\$179,000
Maxfield Elementary: ARP HVAC Upgrades	\$3,106,744	\$2,105,466	\$1,133,929	\$2,100,466
FY22 Mechanical Replacements - HVAC: OWL, St Paul, Music Academy	\$1,639,185	\$1,503,300	\$362,254	\$1,503,300
Mississippi Creative Arts: ARP HVAC Upgrades	\$7,843,111	\$6,273,785	\$1,359,385	\$6,326,668
FY23 Nutrition Services: Equipment Installation	\$155,000	\$154,956	\$116,217	\$154,956
FY23 Paving Program: Galtier, Wash Tech, Phalen Lake, Wheelock, Focus Beyond	\$1,224,000	\$1,058,102	\$305,446	\$1,058,102
FY24 Paving Program: Groveland, JAJ	\$1,079,000	\$114,991	\$8,174	\$1,079,000
Plumbing Plus: Wheelock, Eastern Heights, LNFI Upper, Groveland, Hubbs, Focus Beyond, JAJ, Griffin Stadium	\$2,104,000	\$0	\$0	\$2,104,000
Randolph Heights Elementary School: Boiler Replacement	\$1,332,000	\$76,000	\$24,320	\$1,332,000
Riverview: Retaining Wall and UST Removal	\$185,350	\$39,366	\$15,327	\$185,350
Rondo Complex: ARP HVAC RTU Replacement	\$1,958,424	\$381,173	\$5,872	\$1,958,424
FY22 Roofing Replacement Program: EXPO, Groveland Park, Johnson Sr., Wellstone	\$4,400,000	\$4,000,762	\$774,808	\$4,000,762
Theater and Stage Equipment Upgrades: Harding, Highland Park HS, OWL, Wash Tech	\$2,354,000	\$2,095,259	\$1,485,303	\$2,122,029
Washington Technology: Foundation Repair	\$154,000	\$53,308	\$28,336	\$154,000
Wellstone: Plumbing, Piping and HVAC Replacement	\$10,654,000	\$0	\$0	\$10,654,000