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/aimsfmp
School website: 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

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

Project Timeline

<table>
<thead>
<tr>
<th>Phase:</th>
<th>Planning</th>
<th>Design</th>
<th>Construction</th>
<th>Closeout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOE Gate Check:</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
<td>Contract Award</td>
</tr>
<tr>
<td>Key dates:</td>
<td>✓</td>
<td>❑</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
From top: Remodeled gym; new inclusive restroom; second-floor renovated hallway; renovated historic entry (August 2023)
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

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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$72,300,000</td>
<td>$6,157,116</td>
<td>$1,903,401</td>
<td>Pending</td>
<td>$0</td>
<td>0%</td>
<td>$72,300,000</td>
<td>0%</td>
</tr>
</tbody>
</table>

Project Timeline

Phase: Planning ➔ Design ➔ Construction ➔ Closeout

BOE Gate Check:
- Five Year Plan: ✓
- Project Charter: ✓
- Budget Approval: ✓
- Contract Award: TBD
- Closeout: Fall 2025

Key dates:
- 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
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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete* (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$89,900,000</td>
<td>$26,322,813</td>
<td>$2,661,025</td>
<td>TBD</td>
<td>$0</td>
<td>0%</td>
<td>$89,900,000</td>
<td>0%</td>
</tr>
</tbody>
</table>

Project Timeline

<table>
<thead>
<tr>
<th>Phase</th>
<th>Planning</th>
<th>Design</th>
<th>Construction</th>
<th>Closeout*</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOE Gate Check</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
<td>Contract Award</td>
</tr>
<tr>
<td>Key dates:</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>March 2021</td>
<td>Aug. 2022</td>
<td>Feb. 2023</td>
<td>Fall 2025</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,052,402</td>
<td>$2,031,305</td>
<td>$160,778</td>
<td>$1,426,314</td>
<td>$0</td>
<td>0%</td>
<td>$2,035,805</td>
<td>1.57%</td>
</tr>
</tbody>
</table>

---

**Project Timeline**

<table>
<thead>
<tr>
<th>Phase: Planning</th>
<th>Design</th>
<th>Construction</th>
<th>Closeout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOE Gate Check:</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
</tr>
<tr>
<td>Key dates:</td>
<td>N/A</td>
<td>N/A</td>
<td>✓</td>
</tr>
</tbody>
</table>
Hidden River Middle School: September 2023 Project Update

Location: 1700 Summit Ave., Saint Paul, MN 55105
Grades: 6-8
Enrollment (SY22-22): 568
Project website: spps.org/hiddenriver-builds
School website: 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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$54,200,000</td>
<td>$7,463,656</td>
<td>$2,423,658</td>
<td>Pending</td>
<td>$0</td>
<td>0%</td>
<td>$54,200,000</td>
<td>0%</td>
</tr>
</tbody>
</table>

Project Timeline

Phase: Planning → Design → Construction → Closeout

BOE Gate Check:
- Five Year Plan
- Project Charter
- Budget Approval
- Contract Award
- Closeout

Key dates:
- March 2021
- March 2021
- Sept. 2022
- TBD
- Fall 2025
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
School website: 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

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

Project Timeline

<table>
<thead>
<tr>
<th>Phase:</th>
<th>Planning</th>
<th>Design</th>
<th>Construction</th>
<th>Closeout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOE Gate Check:</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
<td>Contract Award</td>
</tr>
<tr>
<td>Key dates:</td>
<td>N/A</td>
<td>N/A</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Saint Paul Public Schools • Facilities Department • 1930 Como Avenue • Saint Paul, MN 55108
Ph: 651-744-1800 • Fax: 651-290-8362 • facilities@spps.org • spps.org/builds
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
School website: 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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$49,500,000</td>
<td>$2,166,747</td>
<td>$499,289</td>
<td>TBD</td>
<td>$0</td>
<td>0%</td>
<td>$49,500,000</td>
<td>0%</td>
</tr>
</tbody>
</table>

Project Timeline

<table>
<thead>
<tr>
<th>Phase: Planning</th>
<th>Design</th>
<th>Construction</th>
<th>Closeout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOE Gate Check:</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
</tr>
<tr>
<td>Key dates:</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>March 2021</td>
<td>Sept. 2022</td>
<td>July 2023</td>
</tr>
</tbody>
</table>

Saint Paul Public Schools • Facilities Department • 1930 Como Avenue • Saint Paul, MN 55108
Ph: 651-744-1800 • Fax: 651-290-8362 • facilities@spps.org • spps.org/builds
From top: Renderings of reception area, breakout and small-group rooms, and cafeteria
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

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

Project Timeline

Phase: Planning ➔ Design ➔ Construction ➔ Closeout

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
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)
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
Schools website: 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.

<table>
<thead>
<tr>
<th>September 2023 - Project Financial Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Original Budget</strong></td>
</tr>
<tr>
<td>$18,843,758*</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Project Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase</strong></td>
</tr>
<tr>
<td><strong>BOE Gate Check:</strong></td>
</tr>
<tr>
<td><strong>Key dates:</strong></td>
</tr>
</tbody>
</table>
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](http://spps.org/Page/41781)

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

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
<th>Total Forecasted Cost</th>
<th>Construction % Complete (as invoiced)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,106,744</td>
<td>$2,105,466</td>
<td>$1,133,929</td>
<td>$1,727,243</td>
<td>$8,703</td>
<td>0.50%</td>
<td>$2,100,466</td>
<td>52.46%</td>
</tr>
</tbody>
</table>

---

### Project Timeline

<table>
<thead>
<tr>
<th>Phase</th>
<th>BOE Gate Check</th>
<th>Key dates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning</td>
<td>Design</td>
</tr>
<tr>
<td>Five Year Plan</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Charter</td>
<td>N/A</td>
<td>Dec. 2021</td>
</tr>
</tbody>
</table>
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
School website: 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.

<table>
<thead>
<tr>
<th>September 2023 - Project Financial Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Budget</td>
</tr>
<tr>
<td>$7,843,111</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Planning</td>
</tr>
<tr>
<td>BOE Gate Check:</td>
</tr>
<tr>
<td>Five Year Plan</td>
</tr>
<tr>
<td>Project Charter</td>
</tr>
<tr>
<td>Budget Approval</td>
</tr>
<tr>
<td>Contract Award</td>
</tr>
<tr>
<td>Key dates:</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Project</th>
<th>Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Total Forecasted Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Indian Magnet: Building Addition &amp; Remodel</td>
<td>$53,300,000</td>
<td>$47,083,455</td>
<td>$40,400,880</td>
<td>$47,397,140</td>
</tr>
<tr>
<td>Barack and Michelle Obama Elementary School: Building Addition &amp; Renovation</td>
<td>$72,300,000</td>
<td>$6,157,116</td>
<td>$1,903,401</td>
<td>$72,300,000</td>
</tr>
<tr>
<td>Battle Creek Middle School: Site Restoration Project</td>
<td>$304,214</td>
<td>$34,179</td>
<td>$0</td>
<td>$304,214</td>
</tr>
<tr>
<td>Bruce Vento: New Construction</td>
<td>$89,900,000</td>
<td>$26,322,813</td>
<td>$2,661,025</td>
<td>$89,900,000</td>
</tr>
<tr>
<td>Carpentry Plus: Harding, Phalen, Chelsea, Murray</td>
<td>$1,238,000</td>
<td>$1,135,711</td>
<td>$484,966</td>
<td>$1,162,812</td>
</tr>
<tr>
<td>Cherokee Heights ES: System Replacements</td>
<td>$17,533,000</td>
<td>$4,830</td>
<td>$4,830</td>
<td>$17,533,000</td>
</tr>
<tr>
<td>Como Park Senior High: Athletics</td>
<td>$970,000</td>
<td>$68,690</td>
<td>$41,800</td>
<td>$970,000</td>
</tr>
<tr>
<td>Creative Arts High School: ARP HVAC Upgrades</td>
<td>$3,401,488</td>
<td>$261,331</td>
<td>$180,765</td>
<td>$3,401,488</td>
</tr>
<tr>
<td>Crossroads: I Zone Space Reimagined</td>
<td>$454,716</td>
<td>$412,810</td>
<td>$34,885</td>
<td>$412,906</td>
</tr>
<tr>
<td>Early Childhood Hubs: Age Appropriate Play (East/West)</td>
<td>$480,000</td>
<td>$0</td>
<td>$0</td>
<td>$480,000</td>
</tr>
<tr>
<td>Eastern Heights: Playground Replacement</td>
<td>$484,000</td>
<td>$390,060</td>
<td>$291,320</td>
<td>$484,000</td>
</tr>
<tr>
<td>Education and Operations Services: ARP Kitchen HVAC Upgrades</td>
<td>$3,052,402</td>
<td>$2,031,305</td>
<td>$160,778</td>
<td>$2,035,805</td>
</tr>
<tr>
<td>Education and Operations Services: Print Copy Mail Center AHU Replacement</td>
<td>$1,139,000</td>
<td>$75,896</td>
<td>$19,902</td>
<td>$776,546</td>
</tr>
<tr>
<td>Education and Operations Services: Security Enhancements - Nutrition Services</td>
<td>$30,000</td>
<td>$0</td>
<td>$0</td>
<td>$30,000</td>
</tr>
<tr>
<td>E-STEM: Boiler Replacement</td>
<td>$160,000</td>
<td>$0</td>
<td>$0</td>
<td>$160,000</td>
</tr>
<tr>
<td>E-STEM: Monument Sign</td>
<td>$107,250</td>
<td>$3,000</td>
<td>$3,000</td>
<td>$107,250</td>
</tr>
<tr>
<td>Farnsworth Upper: HVAC Replacement</td>
<td>$11,162,000</td>
<td>$450,524</td>
<td>$1,149</td>
<td>$11,162,000</td>
</tr>
<tr>
<td>FY23 Fire Safety Systems: Battle Creek ES, Groveland, Mississippi, Wash Tech, Wheelock, Harding</td>
<td>$4,490,000</td>
<td>$2,886,218</td>
<td>$1,109,849</td>
<td>$2,886,218</td>
</tr>
<tr>
<td>FY23 Flooring and Replacement Program: Highland Park Sr., JAI Achievement Plus, Murray MS, Phalen Lake, Wellstone ES</td>
<td>$1,113,000</td>
<td>$322,903</td>
<td>$0</td>
<td>$1,113,000</td>
</tr>
<tr>
<td>FY22 Flooring Replacements: Focus Beyond, Hubbs, Rondo, LEAP, Harding</td>
<td>$989,000</td>
<td>$946,383</td>
<td>$900,595</td>
<td>$946,383</td>
</tr>
<tr>
<td>Focus Beyond: Playground Replacement</td>
<td>$554,000</td>
<td>$553,106</td>
<td>$543,701</td>
<td>$553,106</td>
</tr>
<tr>
<td>Griffin Stadium (Central HS): Electrical System Replacement</td>
<td>$504,000</td>
<td>$38,200</td>
<td>$32,946</td>
<td>$504,000</td>
</tr>
<tr>
<td>Hidden River Middle School: Renovation</td>
<td>$54,200,000</td>
<td>$7,463,656</td>
<td>$2,423,658</td>
<td>$54,200,000</td>
</tr>
<tr>
<td>Project</td>
<td>Budget</td>
<td>Committed Costs</td>
<td>Invoiced to Date</td>
<td>Total Forecasted Cost</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Highland Park Middle School: Entry Addition and Renovation</td>
<td>$49,500,000</td>
<td>$2,166,747</td>
<td>$339,852</td>
<td>$49,500,000</td>
</tr>
<tr>
<td>Highland Park Middle School: ARP HVAC Upgrades</td>
<td>$6,484,217</td>
<td>$5,410,546</td>
<td>$2,606,558</td>
<td>$5,516,884</td>
</tr>
<tr>
<td>Highland Park Middle School: Stage Flooring Replacement</td>
<td>$58,300</td>
<td>$69,415</td>
<td>$3,671</td>
<td>$69,415</td>
</tr>
<tr>
<td>Highland Park Senior High: Athletics</td>
<td>$2,795,000</td>
<td>$102,150</td>
<td>0</td>
<td>$2,795,000</td>
</tr>
<tr>
<td>FY22 Instructional A/V Replacement: Harding, Murray</td>
<td>$2,670,000</td>
<td>$1,376,457</td>
<td>$892,729</td>
<td>$1,376,457</td>
</tr>
<tr>
<td>FY23 Instructional A/V Replacement: Central HS, LEAP @ JAJ</td>
<td>$2,500,000</td>
<td>$1,194,474</td>
<td>$859,274</td>
<td>$1,201,774</td>
</tr>
<tr>
<td>Jie Ming Mandarin Immersion Academy: Building Addition &amp; Renovation</td>
<td>$26,840,000</td>
<td>$20,004,924</td>
<td>$12,247,369</td>
<td>$20,209,827</td>
</tr>
<tr>
<td>John A Johnson: Renovations for LEAP</td>
<td>$981,000</td>
<td>$1,029,346</td>
<td>$186,155</td>
<td>$1,029,346</td>
</tr>
<tr>
<td>Johnson High School: HVAC Replacement</td>
<td>$18,843,758</td>
<td>$17,956,574</td>
<td>$16,993,567</td>
<td>$18,001,280</td>
</tr>
<tr>
<td>L’Etoile du Nord Upper: Boiler Replacement</td>
<td>$123,500</td>
<td>0</td>
<td>0</td>
<td>$123,500</td>
</tr>
<tr>
<td>LEAP (Wilson): Concrete Replacement</td>
<td>$179,000</td>
<td>$48,139</td>
<td>$24,336</td>
<td>$179,000</td>
</tr>
<tr>
<td>Maxfield Elementary: ARP HVAC Upgrades</td>
<td>$3,106,744</td>
<td>$2,105,466</td>
<td>$1,029,346</td>
<td>$2,109,466</td>
</tr>
<tr>
<td>FY22 Mechanical Replacements - HVAC: OWL, St Paul, Music Academy</td>
<td>$1,639,185</td>
<td>$1,503,300</td>
<td>$362,254</td>
<td>$1,503,300</td>
</tr>
<tr>
<td>Mississippi Creative Arts: ARP HVAC Upgrades</td>
<td>$7,843,111</td>
<td>$6,273,785</td>
<td>$1,359,385</td>
<td>$6,326,668</td>
</tr>
<tr>
<td>FY23 Nutrition Services: Equipment Installation</td>
<td>$155,000</td>
<td>$154,956</td>
<td>$116,217</td>
<td>$154,956</td>
</tr>
<tr>
<td>FY24 Paving Program: Galtier, Wash Tech, Phalen Lake, Wheelock, Focus Beyond</td>
<td>$1,224,000</td>
<td>$1,058,102</td>
<td>$305,446</td>
<td>$1,058,102</td>
</tr>
<tr>
<td>FY24 Paving Program: Groveland, JAJ</td>
<td>$1,079,000</td>
<td>$114,991</td>
<td>$8,174</td>
<td>$1,079,000</td>
</tr>
<tr>
<td>Plumbing Plus: Wheelock, Eastern Heights, LFNI Upper, Groveland, Hubbs, Focus Beyond, JAJ, Griffin Stadium</td>
<td>$2,104,000</td>
<td>0</td>
<td>0</td>
<td>$2,104,000</td>
</tr>
<tr>
<td>Randolph Heights Elementary School: Boiler Replacement</td>
<td>$1,332,000</td>
<td>$76,000</td>
<td>$24,320</td>
<td>$1,332,000</td>
</tr>
<tr>
<td>Riverview: Retaining Wall and UST Removal</td>
<td>$185,350</td>
<td>$39,366</td>
<td>$15,327</td>
<td>$185,350</td>
</tr>
<tr>
<td>Rondo Complex: ARP HVAC RTU Removal</td>
<td>$1,958,424</td>
<td>$381,173</td>
<td>$5,872</td>
<td>$1,958,424</td>
</tr>
<tr>
<td>FY22 Roofing Replacement Program: EXPO, Groveland Park, Johnson Sr., Wellstone</td>
<td>$4,400,000</td>
<td>$4,000,762</td>
<td>$774,808</td>
<td>$4,000,762</td>
</tr>
<tr>
<td>Theater and Stage Equipment Upgrades: Harding, Highland Park HS, OWL, Wash Tech</td>
<td>$2,354,000</td>
<td>$2,095,259</td>
<td>$1,485,303</td>
<td>$2,122,029</td>
</tr>
<tr>
<td>Washington Technology: Foundation Repair</td>
<td>$154,000</td>
<td>$53,308</td>
<td>$28,336</td>
<td>$154,000</td>
</tr>
<tr>
<td>Wellstone: Plumbing, Piping and HVAC Replacement</td>
<td>$10,654,000</td>
<td>0</td>
<td>0</td>
<td>$10,654,000</td>
</tr>
</tbody>
</table>