



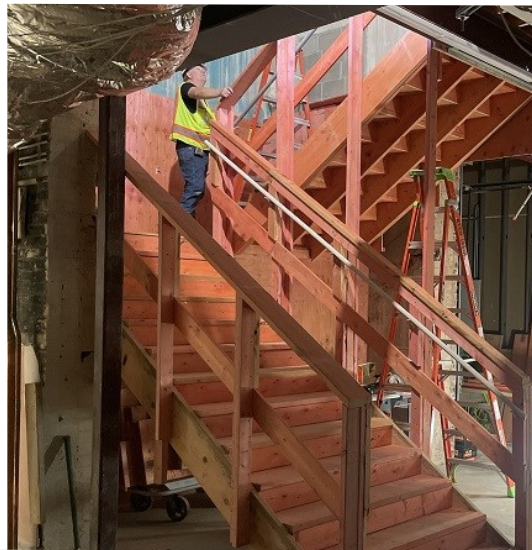
Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

April 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: April 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

- New spaces in the administration area and renovated spaces on the third floor are now complete.
- Over spring break contractors will shift to new work areas in the building and begin renovating the second floor.

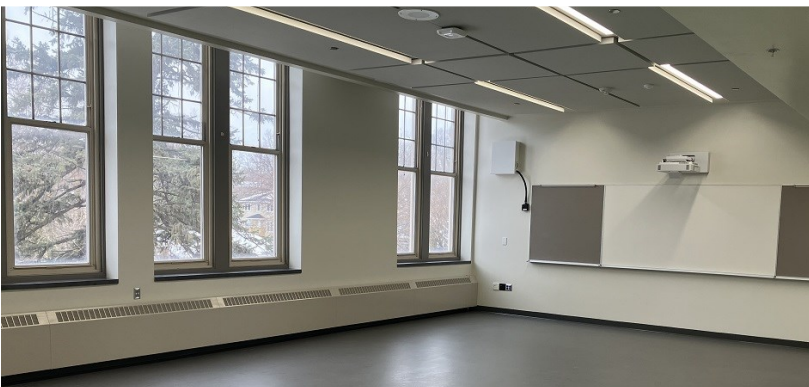
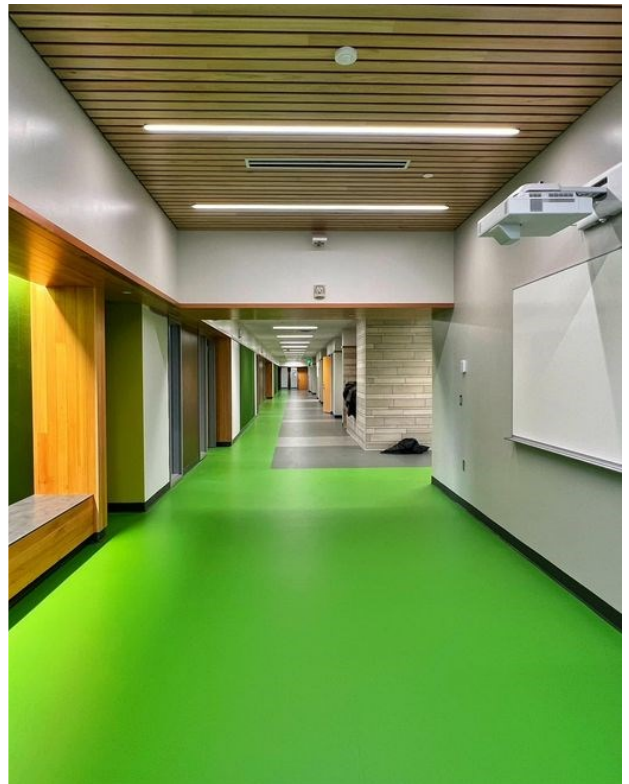
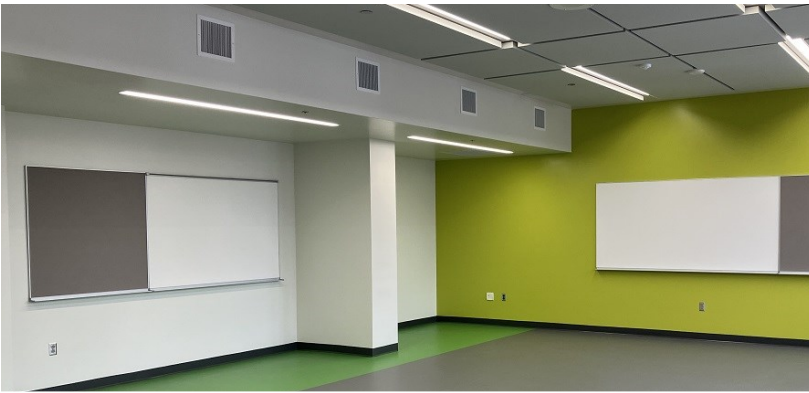
April 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$46,628,133	\$36,816,173	\$33,756,040	\$2,571,489	7.62%	\$46,969,340	80.87%

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: Completed spaces on third floor include classrooms and hallways; administrative office and conference room (March 2023)



Saint Paul
PUBLIC SCHOOLS

Barack and Michelle Obama: April 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

- Design Development is nearing completion with user focus groups now finished.
- Design team has explored inspiration source materials and the school's connection to the Obama legacy.
- Construction Documents phase begins in May.

April 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	\$6,146,386	\$698,119	TBD	\$0	0%	\$72,300,000	0%

Project Timeline

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

Barack and Michelle Obama



Artist renderings of main entry and middle school's flexible learning and gathering space with inclusive restrooms in the background



Saint Paul
PUBLIC SCHOOLS

Bruce Vento Elementary: April 2023 Project Update



Location: 409 Case Avenue, Saint Paul, MN 55130

Grades: PreK-5

Enrollment (SY22-23): 540

Project website: spps.org/vento-builds

School website: spps.org/vento

Project summary

Project number: 1020-22-01

Funding: Funding strategy forthcoming

Project type: New construction

Square footage:

- Existing: 101,231 sf
- Proposed: 160,000 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, geothermal system, and preparation for photovoltaic panels
- Playgrounds 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

- Height variance application submitted to City of St. Paul on March 28; hearing scheduled for April 18.
- Renderings of building and proposed site plan were shared during a school movie night.
- Neighbors were invited to a community meeting on March 21 to view renderings of the building and proposed site plan. Attendance was light, but good interaction occurred.

April 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	\$8,430,211	\$1,261,564	TBD	\$0	0%	\$89,900,000	0%

Project Timeline

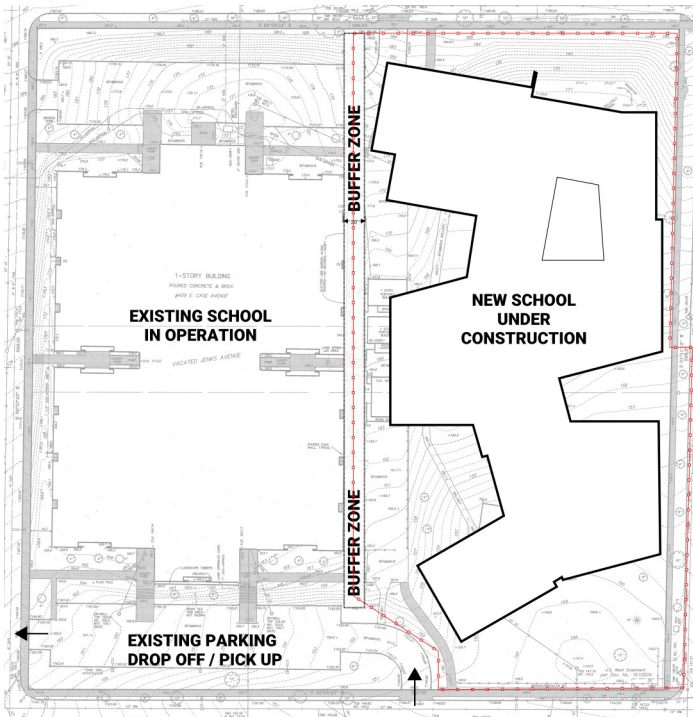
Phase: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout*
Key dates:	✓ March 2021	✓ Aug. 2022	✓ Feb. 2023	☐ TBD	☐ Fall 2025

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

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/facilities

Bruce Vento Elementary



From top left: School building shown relocated from west to east side of property (current building to be demolished once new school is completed); site plan of new school building and surrounding area; new front entrance



Saint Paul
PUBLIC SCHOOLS

Education and Operations Services: April 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

- Contractors have been ordering materials and equipment, and verifying existing conditions.

April 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	\$1,607,787	\$108,356	\$1,426,314	\$0	0%	\$3,052,402	0%

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: April 2023 Project Update



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

Grades: 6-8

Enrollment (SY22-23): 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

- Construction documents are in development in coordination with the design team.
- Meeting with City of Saint Paul Department of Safety and Inspections to review plans and ensure adherence with codes.

April 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	\$7,092,635	\$1,190,291	TBD	\$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



Rendering shows how natural elements such as shrubs and boulders will be used to provide a visual buffer of the parking lot from Summit Ave.



Highland Park Middle School: April 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

- Contractors have been reviewing the project scope and field verifications, as well as coordinating renovation and demolition plans with various trades.
- Conducting ongoing meetings with the faculty and staff to coordinate the summer construction move.
- Working closely with science teacher to ensure all ceiling outlets will be restored after construction this summer is complete.

April 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	\$5,265,670	\$245,734	\$4,315,320	-\$166,132	-3.85%	\$5,265,670	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:	<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: Contractors coordinating renovation plans;
science classroom where HVAC improvements will be made (March 2023)



Jie Ming Mandarin Immersion: April 2023 Project Update



Location: 1845 Sheridan Ave. W., Saint Paul, MN 55116

Grades: K-5

Enrollment (SY21-22): 380

Project website: spps.org/jieming-builds

School website: 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

- In the storm shelter and classrooms area, rough-in work is in progress for mechanical, electrical and plumbing with sheetrock to follow.
- In the cafeteria and kitchen area, underground electrical is being completed; the slab-on-grade concrete floor will follow.
- Roof parapet spray-on air barrier and brick installation will begin as weather allows—temperatures must be consistently above 20 degrees Fahrenheit.

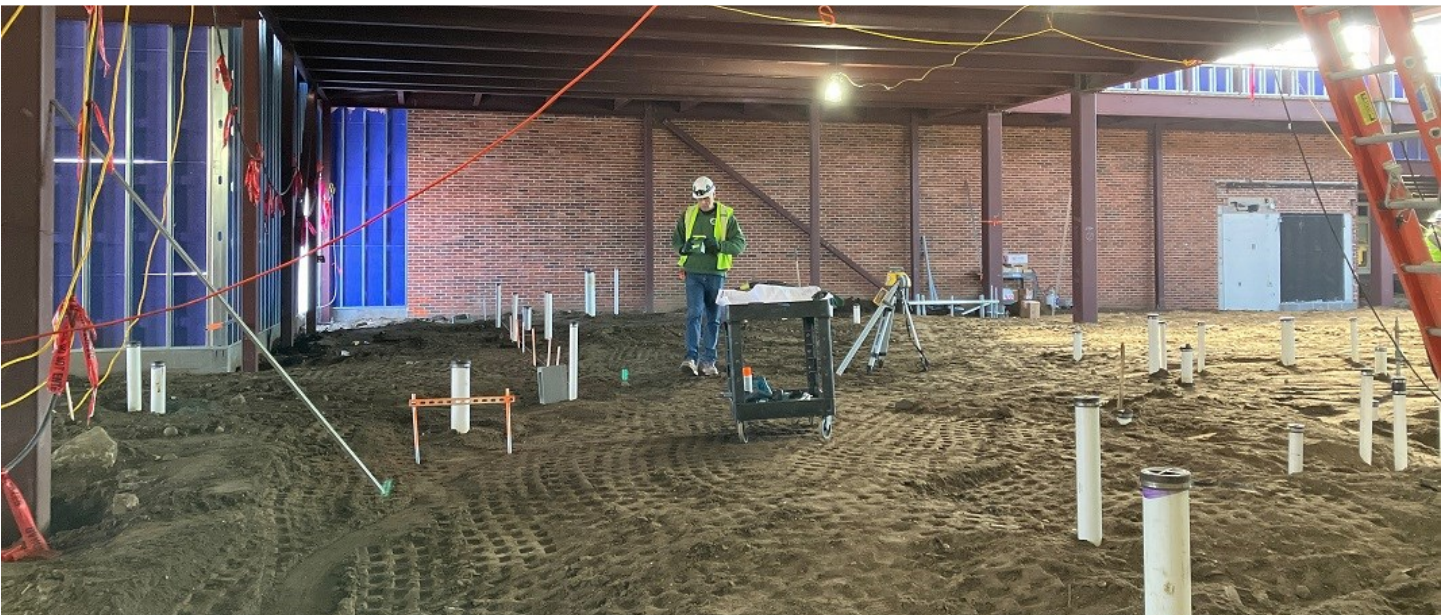
April 2023 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$17,580,274	\$5,714,600	\$13,208,285	\$576,738	4.37%	\$26,840,000	22.32%

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 to bottom, left to right:
Future cafeteria; corridor in storm shelter area; future kitchen; below-grade electrical; roof decking (March 2023)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: April 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

- The new mechanical-system heat pump that will provide heating and cooling for classrooms will be turned on for the first time over spring break.
- The new Epson projectors have arrived from the manufacturer and will be installed in summer 2023 to provide all classrooms with current instructional technology.

April 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*	\$17,862,052	\$14,041,294	\$12,865,000	\$2,787,859*	21.67%*	\$17,930,158	77.24%

*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: Planning → Design → Construction →					
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

Johnson Senior High School



From top: Mechanical-system heat pump; Epson projectors (March 2023)



Saint Paul
PUBLIC SCHOOLS

Maxfield Elementary School: April 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

School website: 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

- Contractors have been ordering materials and equipment, and verify existing conditions in preparation for summer construction.
- Permits have been issued.

April 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	\$1,963,693	\$172,570	\$1,727,243	-\$5,250	-0.3%	\$1,961,604	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:	<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: April 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

- Contractors have been verifying and taking measurements of existing conditions which will allow summer construction work to start rapidly once school is out.
- Contractors have been refining details of the summer implementation plan and sharing plan with school staff.

April 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	\$5,265,670	\$391,935	\$4,976,736	\$78,165	1.57%	\$6,021,818	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:	<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		