



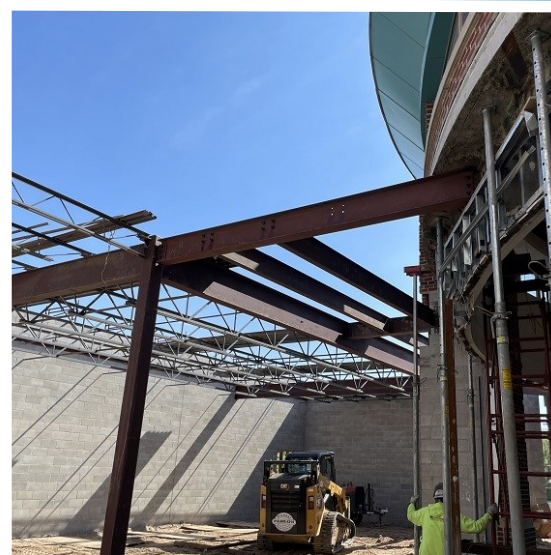
**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

*February 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.



**Saint Paul**  
PUBLIC SCHOOLS

## American Indian Magnet: February 2023 Project Update



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

**Grades:** PreK-8

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

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

**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 administration area is progressing with mechanical rough-ins now complete.
- Hanging, mudding and taping of drywall is ongoing in the administration area.
- The third-floor renovation is tracking to be complete for an April turnover. Woodwork is complete, walls are painted, and the ceiling grid is being installed in the hallway.

### February 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	\$46,157,085	\$35,817,536	\$33,756,040	\$2,428,364	7.19%	\$46,816,041	79.15%

### 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: Hallway renovation on third-floor; tile work in inclusive restroom (January 2023)



**Saint Paul**  
PUBLIC SCHOOLS

## Education and Operations Services: February 2023 Project Update

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

**Number of employees:** Approximately 230 staff

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

### 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

- Final project design details have been confirmed and equipment ordered from the factory.
- Work to occur summer 2023 and winter break 2023.

## February 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	\$87,414	\$1,426,314	\$0	0%	\$3,052,402	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"/> Winter 2024		

# Education and Operations Services



From top: Improved air quality and cooling will be provided for the kitchen area; existing ductwork will be replaced and rearranged as needed (January 2023)



## Hidden River Middle School: February 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 Selb-Sack, Senior 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

- Design team conducted student sustainability and design surveys; a student workshop took place on February 2.
- Design Development is complete and the internal cost-estimate analysis is wrapping up to confirm alignment to the previously approved Gate Check #3 budget.

### February 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	\$7,181,097	\$570,742	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			
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: February 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

- Phase 1 of the project will begin June 2023.
- Project planning among the contractors, design team and SPPS has increased and going well.
- New roof top air units have been ordered from the factory.

### February 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	\$5,112,952	\$222,776	\$4,315,320	-\$192,950	-4.47%	\$5,140,648	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



Highland Park Middle School exterior



**Saint Paul**  
PUBLIC SCHOOLS

## Jie Ming Mandarin Immersion: February 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](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

- With steel erection nearly complete, the final form of the school addition is now easy to visualize.
- The structure is temporarily enclosed and heated to allow winter work to continue.
- Interior drywall work will begin soon.

### February 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	\$17,099,242	\$4,696,496	\$13,208,285	\$358,333	2.71%	\$26,840,000	8.39%

### 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: Building form with structural steel nearly complete, looking south; steel erection in progress; "Tiger's Lair" at left with cafeteria at right and storm shelter in background; cafeteria "butterfly" roof; corridor to loading dock; future flex space with roof decking (January 2023)



## Johnson Senior High School: February 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

- Planning continues to go well for the third and final phase of the project.
- In summer 2023, the existing air units will be replaced with new units, mostly on the second floor.

### February 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*	\$17,860,029	\$14,000,601	\$12,865,000	\$2,780,766*	21.12%*	\$17,983,416	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: <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	

# Johnson Senior High School



Johnson Senior High School exterior



**Saint Paul**  
PUBLIC SCHOOLS

## Maxfield Elementary School: February 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

- Phase 1 of the project will begin June 2023.
- Project planning among the contractors, design team and SPPS has increased and is going well.
- New roof top air units have been ordered from the factory.

### February 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	\$1,950,693	\$151,882	\$1,727,243	-\$5,250	-0.3%	\$1,951,549	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"/> Fall 2023		

# Maxfield Elementary School



Maxfield Elementary School exterior



**Saint Paul**  
PUBLIC SCHOOLS

## Mississippi Creative Arts: February 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)

### 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

- Phase 1 of the project will begin in June 2023.
- Project planning among the contractors, design team and SPPS has increased and is going well.
- New roof top air units have been ordered from the factory.

### February 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	\$5,706,846	\$260,640	\$4,876,116	-\$62,487	-1.28%	\$5,950,392	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"/> Fall 2023		

# Mississippi Creative Arts



Mississippi Elementary School exterior