



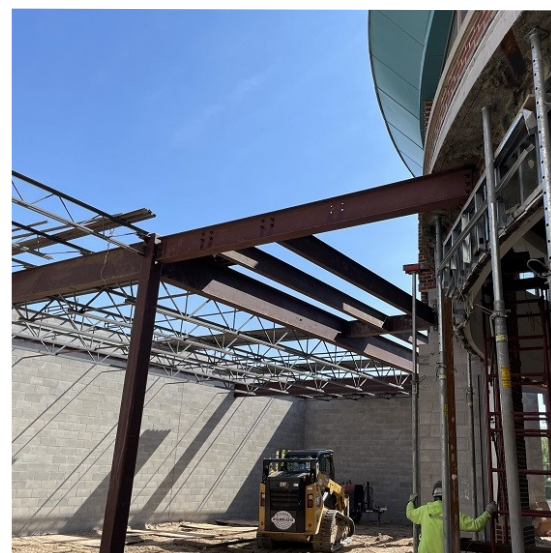
**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

*December 2022*



# 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: December 2022 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

- Cafeteria ceiling finish work is underway along with lighting installation.
- Kitchen flooring with quarry tile is complete.
- Third-floor framing and HVAC rough-ins continue, while areas are being sheet rocked as they become ready.

### December 2022 - Project Financial Information

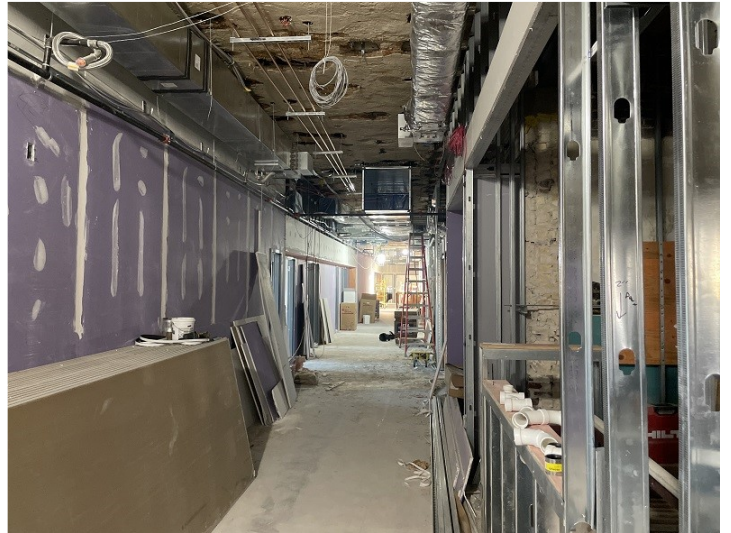
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$45,958,940	\$33,750,272	\$33,756,040	\$2,273,897	6.74%	\$46,616,581	74.37%

### 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: Cafeteria ceiling; kitchen flooring; third-floor framing and HVAC rough-ins (November 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: December 2022 Project Update



**Location:** 350 Colborne St., Saint Paul, MN 55102

**Grades:** PreK-12

**Enrollment (SY20-21):** 123

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

### Project summary

**Project number:** 0175-21-01

**Funding:** Long-Term Facilities Maintenance (LTFM)

**Project type:** Building system replacement

**Square footage:**

Existing: N/A; Proposed: N/A

**SPPS project team:**

- Vaughn Kelly, Project Manager
- Josie Geiger, Project Coordinator

**Design team:**

- Architect: Miller Dunwiddie
- Mechanical and Electrical Engineering: Emanuelson-Podas
- Structural Engineering: BKBM

### Project scope

- Roofing replacement.

### New this month

- The new full-size roof access door has been installed.
- A roof ladder has been installed to provide higher-level access.
- The final punch list was created by the architecture and engineering team and the contractor is making progress toward project closeout.

### December 2022 - Project Financial Information

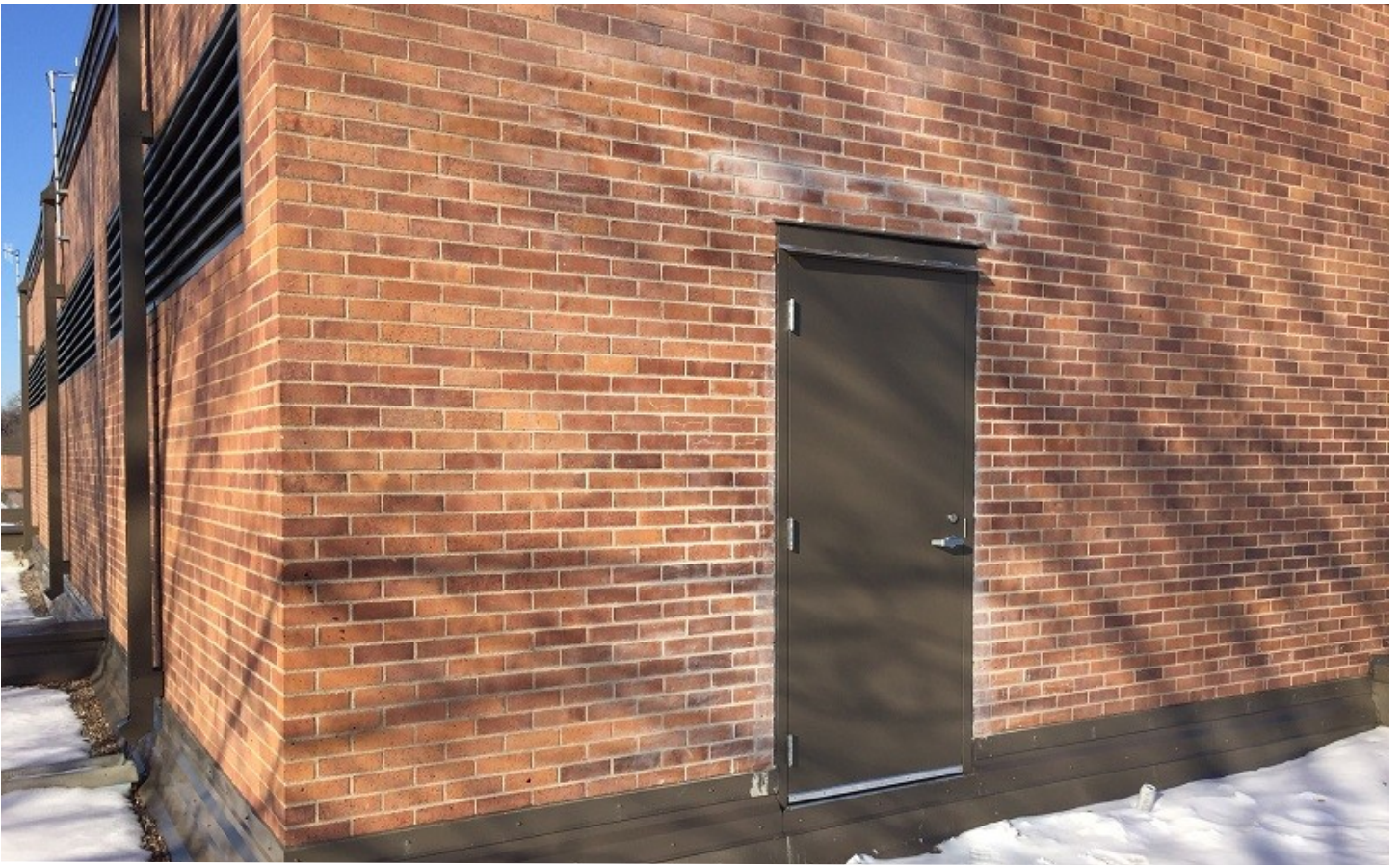
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$5,000,000	\$3,129,118	\$3,073,113	\$2,848,334	\$42,094	1.48%	\$3,129,118	99.92%

### Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award			
Key dates:	✓ Oct. 2018	☐ N/A	✓ March 2021	✓ May 2021			
					☐ Fall 2022		



# Bridge View School



From the top: Full-size roof access door; roof ladder (November 2022)



## Hidden River Middle School: December 2022 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
- Clear, identifiable 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

- A public meeting with the Heritage Preservation Commission is scheduled for December 19 to review the proposed exterior remodel design.
- Design Development to be completed in late December/early January with architect conducting user-group meetings with Hidden River School community and presenting design concepts to the Macalester-Groveland Community Council.

### December 2022 - 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	\$6,505,421	\$468,928	TBD	\$0	0%	\$54,200,000	0%

### Project Timeline

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



# Hidden River Middle School

PROPOSED REMODELED DESIGN



PROPOSED REMODELED DESIGN



Renderings of proposed exterior design



## Jie Ming Mandarin Immersion: December 2022 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
- Michael Christen, 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

- Future storm shelter (composed of four new classrooms) perimeter areas have been wrapped in poly to protect masons from winter weather.
- Masons are focused on building exterior walls for the new storm shelter (four-classroom single-story wing).
- On Nov. 18, gas was connected to enclosed outdoor work areas to provide temporary heat.
- Temporary wall separating the school from construction has become a gallery featuring student artwork.

### December 2022 - 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	\$17,140,985	\$3,165,186	\$13,208,285 (Total contracts to date)	\$400,474	3.03%	\$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: Scaffolding placed for masons' temporary work area; work area enclosed with poly; masons working; student artwork along temporary wall (November 2022)



## Johnson Senior High School: December 2022 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 and preparations are underway for the installation of new internet switches in the building with work to occur over winter break.
- Mechanical preparations will also occur over winter break to get a head start on work planned for summer 2023, which will mark the completion of this project.

### December 2022 - 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*	\$17,816,808	\$13,884,722	\$12,865,000	\$2,780,766*	21.12%*	\$17,668,650	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





## Window Replacements: December 2022 Project Update

**Riverview:** 160 Isabel St. E., St. Paul, MN 55107

**Grades:** PreK-5

**Enrollment (SY20-21):** 439

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



### Project summary

**Project number:** 0201-22-01

**Funding:** Long-Term Facilities Maintenance (LTFM)

**Project type:** Building system replacement

**Square footage:**

- Existing: N/A; Proposed: N/A

**SPPS project team:**

- Pam Bookhout, Project Manager
- Shawn O'Keefe, Project Coordinator

**Design team:** Paul Meyer Architects

**General contractor:** TBD

### Project scope

- Select window replacements at Riverview.

### New this month

- Water infiltration testing is complete.
- Exterior window trim nearly complete.
- Contractor is making progress toward completing closeout punchlist for interior items.

### December 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$1,567,500	\$1,469,800	\$1,155,515	\$1,373,666	\$63,255	4.60%	\$1,483,400	79.31%

### 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	✓ Jan. 2020	✓ Nov. 2021	☐ Fall 2022

# Window Replacements



Window water infiltration testing (October 2022)

