Major Capital Projects:
Board of Education monthly progress update

FACILITIES DEPARTMENT

November 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.
American Indian Magnet: November 2022 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:
  - Angela Selb-Sack, Senior Project Manager
  - Larry Opelt, Project Manager
  - Michelle Bergman Aho, 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 ceiling beams and soffits have been wrapped in gypsum board in the Circle Space.
- The framing and HVAC rough-ins continue on the third floor.
- The landscaping is installed and ground seeded.

November 2022 - Project Financial Information

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<th>Invoiced to Date</th>
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Project Timeline

<table>
<thead>
<tr>
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<th>Project Charter</th>
<th>Budget Approval</th>
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Key dates:
- Oct. 2018
- N/A
- Feb. 2020
- May 2020

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
American Indian Magnet

From top: Medicinal Healing Garden in the foreground and the outdoor classroom above that; ceiling beams and soffits wrapped in gypsum board in the Circle Space; third-floor framing and HVAC rough-ins (October 2022)
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

- Sheet metal copings (parapet caps), the roof ladder and roof access door were completed at the end of October.
- Project closeout will be completed in November.

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<td>May 2021</td>
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From the top, then left: Parapet in progress; parapet cap joint; completed roof section (October 2022)
Hidden River Middle School: November 2022 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 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

- Design development is in full swing with the architect team conducting user-group meetings, hosting drop-in feedback sessions, and presenting design concepts to the school's family-staff organization.
- The outcome of the Heritage Preservation Commission’s review of the proposed facade design is pending.

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<td>Closeout</td>
<td>Fall 2025</td>
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Hidden River Middle School

Rendering of proposed front entry facing Summit Avenue
Jie Ming Mandarin Immersion: November 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
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  
- 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**

- Footing and foundation work is nearly done while below grade moisture proofing installation is complete with below grade plumbing to begin in November. Once below grade work is complete, foundations will be backfilled with soil currently on site. Above grade work begins in November.
- Shoring stands in place where the old stage and cafeteria were removed; future loading dock and exterior wall foundations are now in place.
- Robust footings and rebar placed for classroom addition that will also serve as a storm shelter.

**November 2022 - Project Financial Information**

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**Project Timeline**

**Phase:**  
- **Planning:** Five Year Plan, Project Charter, Budget Approval
- **Design:** Contract Award
- **Construction:** Closeout

**BOE Gate Check:**  
- Five Year Plan: March 2021  
- Project Charter: March 2021  
- Budget Approval: Feb. 2022  
- Contract Award: Spring/Summer 2022  
- Closeout: Fall 2023
Jie Ming Mandarin Immersion

From top to bottom: Future loading dock and exterior wall foundations; concrete masonry unit (CMU) foundation walls will soon be below grade; moisture barrier and insulation on CMU foundation wall; shoring where the old stage and cafeteria were removed; footings and rebar for classroom addition and storm shelter (October 2022)
Johnson Senior High School: November 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
Schools website: spps.org/johnsonsrr

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

- No significant construction activity occurring while school is in session
- Currently planning shorter interior-construction tasks to occur over winter break 2022-23.

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

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Fall 2023
Window Replacements: November 2022 Project Update

Riverview: 160 Isabel St. E., St. Paul, MN 55107
Grades: PreK-5
Enrollment (SY20-21): 439
School website: 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

The window installation was completed at the end of October with the interior and exterior trim to be done in November.

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*Amount adjusted from previous months due to inadvertent line-item omission.

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Riverview:
160 Isabel St. E., St. Paul, MN 55107
Grades: PreK-5
Enrollment (SY20-21): 439
School website: spps.org/riverview

*Amount adjusted from previous months due to inadvertent line-item omission.
Window Replacements

New windows installed at Riverview from the outside and an interior shot (October 2022)