



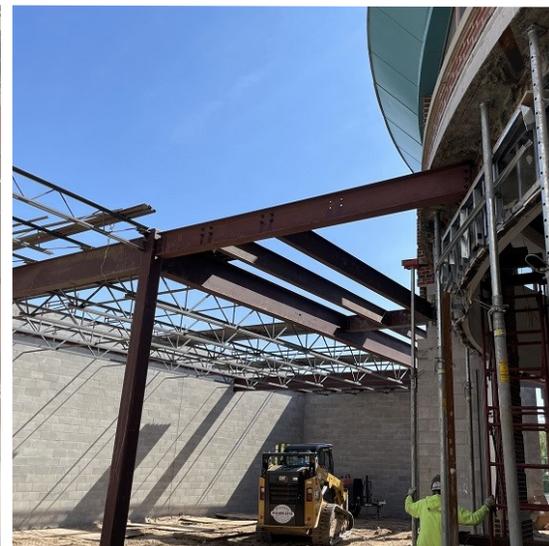
Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

October 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: October 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

- Concrete sidewalk along N. Hancock St. has been poured per the City's requirement.
- East side of building (main entry) has been graded, seeded and landscaped; stones for new sign have been placed along sidewalk leading from parking lot; Medicinal Peace Garden is taking shape.
- Mechanical and electrical rough-ins are going into the Circle Space addition; new cloud ceiling and lighting are installed in renovated gym and floor is delayed until slab prep is determined.
- Third floor wall framing and rough-ins are going in.

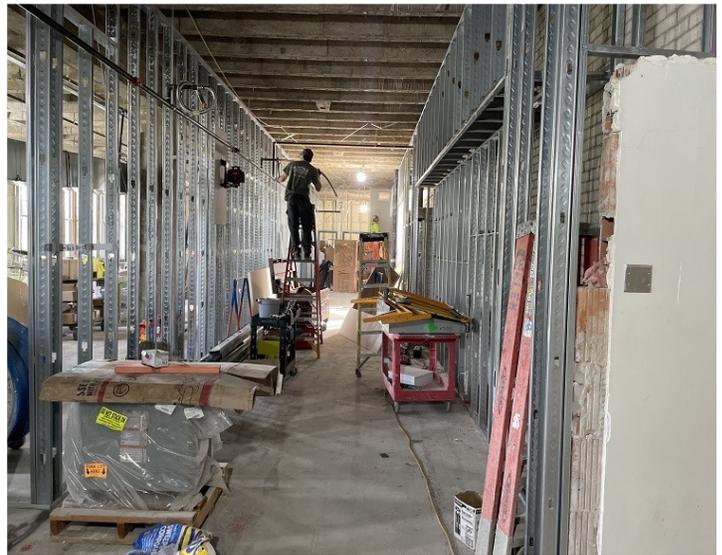
October 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$45,622,600	\$32,411,035	\$33,756,040	\$1,939,077	5.74%	\$46,030,727	72.05%

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	✓ Feb. 2020	✓ May 2020	☐ Fall 2024

American Indian Magnet



From top: Concrete sidewalk along N. Hancock; east side of the building graded, seeded and landscaped; Medicinal Peace Garden; mechanical and electrical rough-ins in Circle Space addition; gym's new cloud ceiling and lighting; wall framing and rough-ins on third floor (September 2022)



Saint Paul
PUBLIC SCHOOLS

Bridge View School: October 2022 Project Update



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

Grades: PreK-12

Enrollment (SY20-21): 123

School website: 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

- Sheet metal work continues on the parapets and will be wrapped up soon.

October 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	\$1,886,646	\$2,848,334	\$42,094	1.48%	\$3,129,118	58.87%

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	✓ March 2021	✓ May 2021			☐ Fall 2022



Saint Paul
PUBLIC SCHOOLS

Hidden River Middle School: October 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

- Submitted application to Heritage Preservation Commission for design review and approval of the proposed facade (see rendering on next page) to meet the requirements due to the building's location within the historic Summit Avenue area.

October 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	\$391,302	TBD	\$0	0%	\$54,200,000	0%

Project Timeline

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

Hidden River Middle School



Rendering of proposed front entry facing Summit Avenue



Saint Paul
PUBLIC SCHOOLS

Jie Ming Mandarin Immersion: October 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

- Steel rebar is on site to reinforce concrete footings and foundations.
- The site has been excavated for footings and foundations.
- Formwork for footings is in place.
- Concrete pours will begin the first week of October.
- Sediment control logs and silt fence are in place to prevent soil erosion on site.

October 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	\$16,885,548	\$1,368,447	Pending	\$0	0%	\$26,840,000	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	✓ Feb. 2022	☐ TBD	☐ Fall 2023

Jie Ming Mandarin Immersion



From top to bottom: Steel rebar; site excavation; formwork for footings; sediment control logs; silt fence (September 2022)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: October 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/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 multiple, new air handling units are operating well and providing improved fresh air quality to classrooms, teaching spaces and throughout the building.
- The geo-thermal well field has been completed in the baseball outfield. The soil has been graded and smoothed, and new seeded grass is growing well, but will need more time to get established to hold up to student athletes' use.

October 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*	\$17,657,317	\$13,373,336	\$12,865,000	\$2,780,766*	21.12%*	\$17,668,650	75.03%

*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	



Saint Paul
PUBLIC SCHOOLS

Window Replacements: October 2022 Project Update

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

Grades: PreK-5

Enrollment (SY20-21): 439

School website: spps.org/riverview



RIVERVIEW
WEST SIDE SCHOOL OF EXCELLENCE

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

- Window replacement has resumed after a one-week delay so the installation process could be reviewed by the window manufacturer after some windows failed the water infiltration test.
- The majority of classrooms are completed and the south elevation windows are being started.

October 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	\$1,395,580	\$9,168	\$1,373,666*	\$0	0%	\$1,409,180	0%

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

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	✓ Jan. 2020	✓ Nov. 2021	☐ Fall 2022