



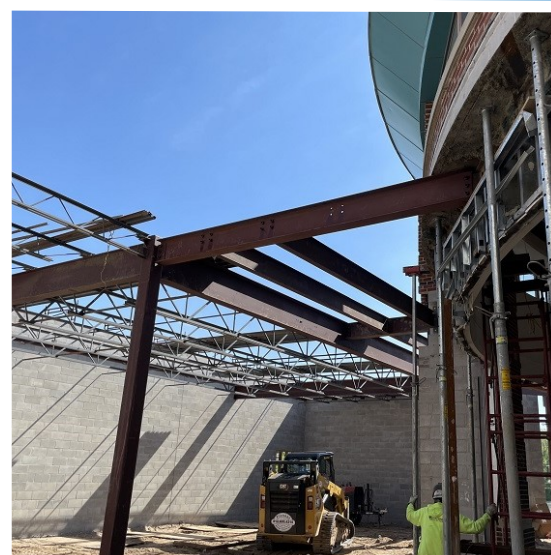
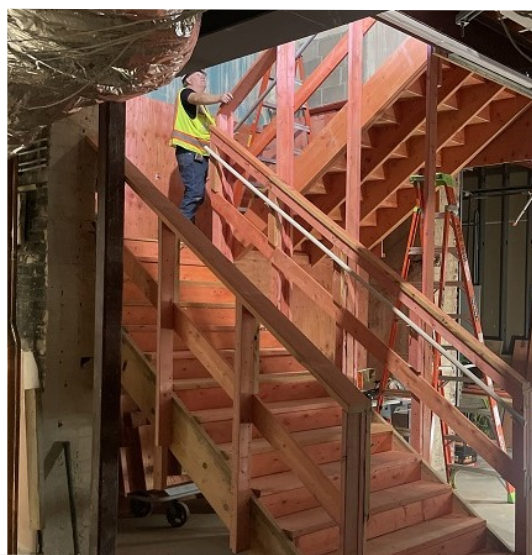
Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

September 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: September 2022 Project Update



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

Grades: PreK-8
Enrollment (SY20-21): 611

Project website:
<https://www.spps.org/aimsfmt>

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 flooring in lobby being polished and existing tree sculpture unwrapped; tiling completed, doors and hardware being installed, and fixtures being connected in inclusive restroom and dressing room.
- Temporary stairs built for egress for new classrooms while third floor is under construction.
- Gym undergoing extensive remodeling with new poured floor, paint, wall pads, lighting, and suspended ceiling; gym will open by October.
- Site rough grading has started along with landscaping and mulch installation around the new parking lot.

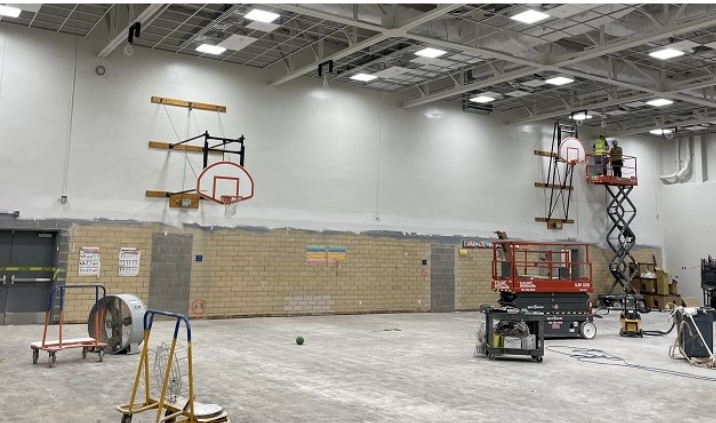
September 2022 - Project Financial Information

| Original Budget | Committed Costs | Invoiced to Date | Construction Award | Construction Cost Changes | % Change | Total Forecasted Cost | Construction % Complete (as invoiced) |
|-----------------|-----------------|------------------|--------------------|---------------------------|----------|-----------------------|---------------------------------------|
| \$53,300,000 | \$45,604,738 | \$31,266,199 | \$33,756,040 | \$1,939,077 | 5.74% | \$45,906,646 | 69.27% |

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: Landscape installation at new parking lot; polished concrete floor in lobby by Longhouse; existing tree sculpture in lobby unwrapped; inclusive restroom; temporary stairs provide egress for third-floor classrooms; gym undergoing extensive remodeling (August 2022)



Saint Paul
PUBLIC SCHOOLS

Bridge View School: September 2022 Project Update



BRIDGE VIEW
SCHOOL

Location:

350 Colborne St., Saint Paul, MN 55102

Grades: PreK-12

Enrollment (SY20-21): 123

School website: <https://www.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

- Roofing is 95% complete with rock ballast applied and heavy equipment being removed.
- Skylights are being installed now that the gravel ballast is in place on the roof and the last parts of ceiling are being reinstalled.
- Sheet metal work on the parapets will continue into September.
- New penthouse door is ready to install and the ladder access to the gym roof will soon be mounted.

September 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: <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 | ✓ March 2021 | ✓ May 2021 | ☐ Fall 2022 | | |

Bridge View School



Top rows: Last of the roofing sections being completed
Last row: New skylight; bright light pouring in from new skylight (August 2022)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: September 2022 Project

FROST LAKE
ELEMENTARY SCHOOL

Update

Location:

1505 E. Hoyt Ave.
Saint Paul, MN 55106

Grades: PreK-5

Enrollment (SY20-21):

498

Project website:

spps.org/frostlakefmp

Project Summary

Project number: 1100-19-01

Funding: Capital Bonds, Long-Term Facilities Maintenance

Project type: Addition and renovation

Square footage:

- Existing: 73,415 sf.
- Proposed: 98,493 sf.

SPPS project team:

- Rosemary Dolata, Project Manager
- Michael Christen, Project Coordinator

Design team: U+B Architecture & Design

Construction management: Kraus-Anderson

Project Scope

- 32,000 sf. addition with new PreK and K classrooms, dividable gym, kitchen, cafeteria, secure main entry and service entrance.
- New playground, re-routed bus traffic and new drop off curb cuts.
- Renovation of existing building with learning and academic support spaces, restrooms; demolition of parks and recreation building connected to school.
- Replacement of all finishes, HVAC and controls, lighting; new fire suppression and fire alarm systems.

New this month

- The entire school is now fully furnished with new furniture and equipment.
- After being closed during construction, the school courtyard is ready to welcome students and staff.
- The location of the former rec center building is now ready for grass seeding.
- With the project nearly complete, Kraus Anderson's job trailer has been removed off the site.

September 2022 - Project Financial Information

| Original Budget | Committed Costs | Invoiced to Date | Construction Award | Construction Cost Changes | % Change | Total Forecasted Cost | Construction % Complete (as invoiced) |
|-----------------|-----------------|------------------|--------------------|---------------------------|----------|-----------------------|---------------------------------------|
| \$36,000,000 | \$25,762,808 | \$22,713,268 | \$17,650,292 | \$1,047,735 | 5.94% | \$25,935,554 | 94.16% |

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 | ✓ Dec. 2019 | ✓ May 2020 | ☐ | Aug. 2022 |

Frost Lake Elementary



From top: New furniture and equipment in central media center and support staff office; school courtyard is reopened; former rec center location ready for grass seeding (August 2022)



Jie Ming Mandarin Immersion: September 2022 Project Update



Location:

1845 Sheridan Ave West
Saint Paul, MN 55116

Grades: K-5

Enrollment (SY21-22): 380

Project website:

spps.org/jieming-builds

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

- A full-height temporary wall now separates the construction area from the active school space.
- New access route has been created to the north-side construction area from Field Avenue.
- The school's former cafeteria has been demolished to clear space for new construction.
- The new temporary kitchen will be ready by August 30 for the new school year.

September 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 | \$15,967,165 | \$991,251 | Pending | \$0 | 0% | \$26,840,000 | 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 | ✓ Feb. 2022 | ☐ TBD | ☐ Fall 2023 |

Jie Ming Mandarin Immersion



From top, then clockwise: A full-height temporary wall on right side of hallway separates the construction area from active school space; new access route to construction area from Field Ave.; steel is separated from other materials during demolition; former cafeteria being demolished to clear space for new construction (August 2022)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: September 2022 Project Update



Location:

1349 Arcade S.
Saint Paul, MN 55106

Project website:

www.spps.org/Page/39804

Grades: 9-12

Enrollment (SY20-21):

1,243

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

- Ductwork providing improved fresh air is being installed in Phase 2 classrooms and will be completed in time for the new school year.
- New Epson projectors and whiteboards are also being installed in each Phase 2 classrooms in time for the new school year.

September 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* | \$17,644,102 | \$11,868,583 | \$12,865,000 | \$2,716,545* | 21.12* | \$17,668,737 | 65.86% |

*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 ▪ Facilities Department ▪ 1930 Como Avenue ▪ Saint Paul, MN 55108

Ph: 651-744-1800 ▪ Fax: 651-290-8362 ▪ facilities@spps.org ▪ spps.org/facilities

Johnson Senior High School



From top: Newly installed ductwork; new Epson projectors and whiteboards installed in classrooms(August 2022)



Window Replacements: September 2022 Project Update

Riverview

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

Grades: PreK-5

Enrollment (SY20-21): 439



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 installation has been delayed due to the late glass delivery from the window manufacturer.
- Installation began mid-August on the west side of the building with window replacements prioritized in the classrooms being used immediately when school starts.
- The other windows being installed once school starts will occur during non-school hours to avoid disruptions to learning.

September 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 | \$6,366 | \$1,373,666* | \$0 | 0% | \$1,409,180 | 0% |

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

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 |