



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

**Board of Education
monthly progress update**

Facilities Department

August 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: August 2022 Project Update



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

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

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

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

- Exterior sidewalks are being poured in addition to site grading.
- Floor tile is being installed in the inclusive restrooms.
- All of the under-slab plumbing rough-ins have been installed and is getting prepared for the floor slab.
- Shoring has been installed in the stair tower where the stair was removed and the floors will be filled back in.
- Third-floor demolition is almost complete.

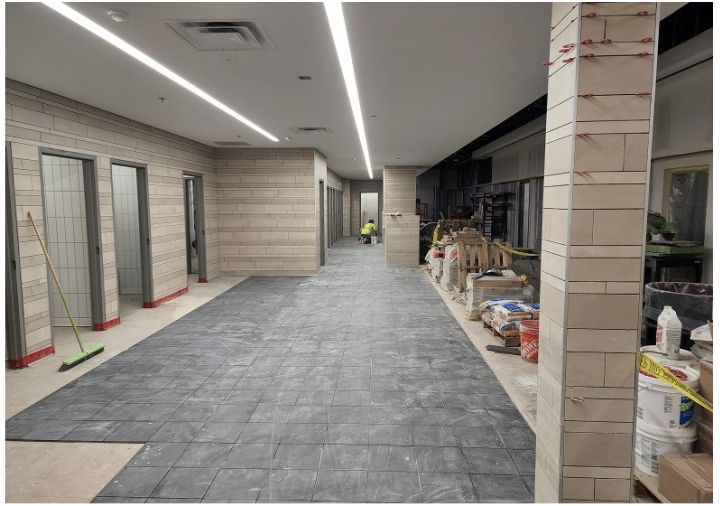
August 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$45,511,805	\$29,972,588	\$33,756,040	\$1,892,895	5.61%	\$45,828,904	66.74%

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: Exterior sidewalks and site grading; floor tiles in inclusive restroom; under-slab plumbing rough-ins is ready for floor slab; shoring in stair tower where floors will be filled back in; third-floor demolition (July 2022)



Saint Paul
PUBLIC SCHOOLS

Bridge View School: August 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

- Bridge View's roofing project continues to be on schedule.
- A new full-size access door will be installed to replace the existing side hatch that has been infilled with masonry.
- The pitch of the roof is being increased with tapered insulation for better draining and thermal performance.
- Skylights have arrived and will be installed shortly.
- Plumbing inspections are all complete and ceilings are being re-installed.
- With summer school complete at RiverEast, classroom furniture has been moved back into Bridge View to prepare for students' return.

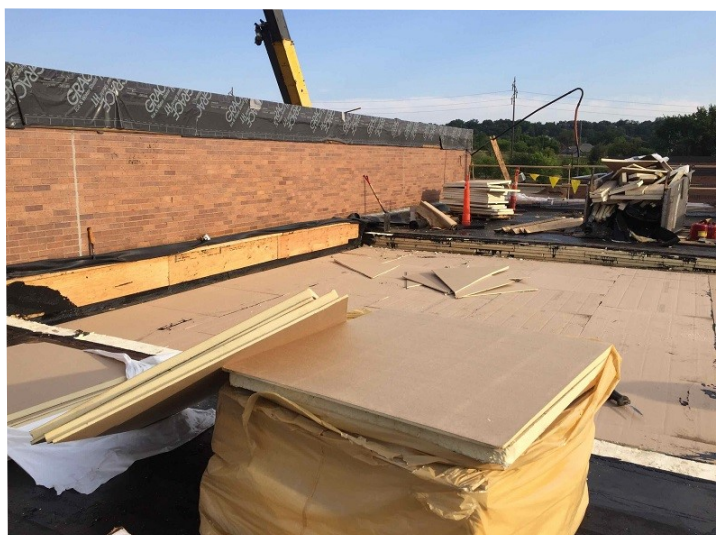
August 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$5,000,000	\$3,126,773	\$1,152,994	\$2,848,334	\$39,750	1.40%	\$3,129,006	33.64%

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



From top: Existing access hatch infilled; new access door opening has been cut; tapered insulation being installed in layers (August 2022)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: August 2022 Project Update

FROST LAKE
ELEMENTARY SCHOOL

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

- Phase 5 (south end) is nearly complete; after finishes are completed, final cleaning will follow, then furniture will be installed.
- Work in Phase 6 (north end) is ongoing, including inclusive restrooms and teaching spaces; electrical work will be followed by ceiling installations.
- The point of connection to the former rec center is being infilled.

August 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	\$25,759,704	\$22,068,322	\$17,650,292	\$1,044,735	5.92%	\$25,914,415	91.23%

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	✓ Dec. 2019	✓ May 2020	☐ Aug. 2022		

Frost Lake Elementary



From top: Finishes are nearly complete in Phase 5 classrooms and corridors; light fixtures are ready for classrooms; architect and construction manager confirm classroom lighting plan; former rec center link being infilled and prepped for brick; confirming brick colors (July 2022)



Jie Ming Mandarin Immersion: August 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

- Asbestos abatement began on July 18.
- Temporary shoring has been placed in preparation for the planned demolition of the 1950s-era stage and cafeteria.
- Electrical and plumbing changes are in progress to facilitate the coming demolition work.

August 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	\$15,853,617	\$813,195	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: Strip of ceiling in main corridor abated to facilitate installation of shoring and a temporary wall; lockers being temporarily relocated to make way for construction; shoring being installed to allow for planned wall demolition; main corridor facing east and soon to be divided by a temporary wall to separate students and staff from construction (July 2022)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: August 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)

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

- New ductwork to supply fresh air into classrooms are being concealed in a drywall soffit.
- In the library, a new ceiling tile cloud feature is being added along with school color accents in the ceiling.
- In the computer lab, a new Epson projector and 20 feet of new white boards are being installed.
- Faster data cables as being installed to future proof the school's network.

August 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*	\$17,582,604	\$9,162,880	\$12,865,000	\$2,653,053*	20.62%*	\$17,645,902	49.17%

*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: New ductwork to supply fresh air; new ceiling tile cloud feature and school color accents in library; computer room prepped for new Epson projector and white boards (July 2022)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: August 2022 Project Update

Riverview

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

Grades: PreK-5

Enrollment (SY20-21): 439



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

- No windows have been delivered yet due to glass delivery delays,

August 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