



**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

**Board of Education  
monthly progress update**

**Facilities Department**

*July 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: July 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

- Construction materials and equipment have been moved to temp parking area so summer site work can proceed.
- Glass has been installed in cafeteria addition, securing the building; fencing will be removed for site work. Sunshades are being installed in the Longhouse.
- Built-up roofing nears completion over the cafeteria and kitchen addition; rubber flooring has been installed in three-story addition classrooms.

## July 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	\$45,423,933	\$29,520,901	\$33,756,040	\$1,872,744	5.55%	\$45,758,605	65.75%

## 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: Area prepped for summer site work; installation of glass in cafeteria and sunshades on Longhouse; built-up roofing over cafeteria and kitchen addition; rubber flooring in classroom (June 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: July 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

- Contractors have stripped the existing rock ballast and began replacing the roofing section by section, which includes all new insulation and a multi-layer, built-up asphalt assembly.
- Rainwater leaders are also being replaced and upsized to meet current regulation. Inside the building, contractors have removed ceilings and other obstructions to allow for those modifications.
- Last summer, as a way to help ensure a successful project this summer, crews removed select floors and buried new rainwater piping that has remained capped until now. As the new roof drains and leaders are installed, they will connect to those underground pipes to complete the transition.

### July 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	\$875,447	\$2,848,334	\$39,750	1.40%	\$3,126,773	24.28%

### 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



# Bridge View School



From top: Rock ballast removed and materials stored; insulation panels being installed with hot asphalt; a red crane signals construction is in full swing (June 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Frost Lake Elementary: July 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](https://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

- Former rec center building was razed and clean up of the area is ongoing.
- Phase 5 is nearing completion with casework and flooring being installed in July.
- Phase 6 mechanical, masonry and framing work is ongoing.
- All new furniture for the remainder of the project is now on site.

### July 2022 - Project Financial Information

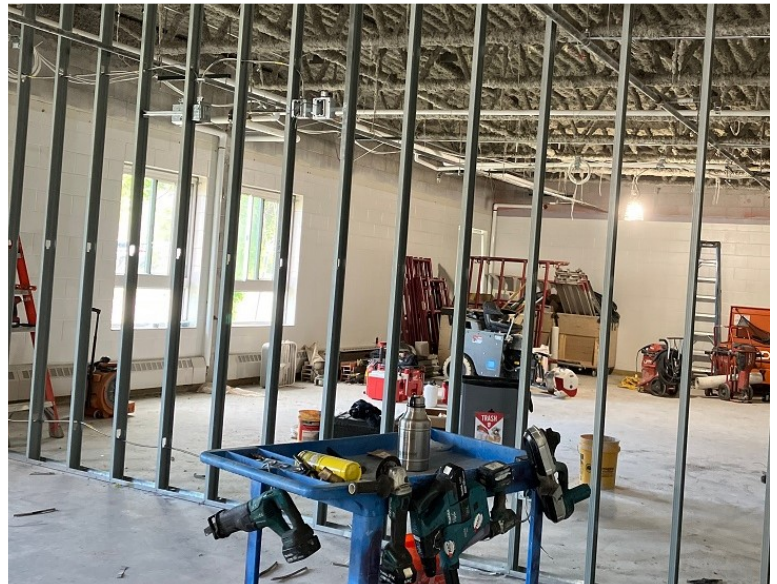
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$25,720,983	\$22,024,578	\$17,650,292	\$1,009,481	5.72%	\$25,816,347	91.36%

### 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: Rec center razed; former rec center area being cleaned; masonry work; framing; new furniture; flooring contractor, construction manager, and architect collaborating on flooring detail (June 2022)





## Jie Ming Mandarin Immersion: July 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](https://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

- Design completed for small, temporary kitchen.
- Landscape plantings reviewed for site's north side.
- A small teachers' lounge will be converted into a temporary kitchen.
- Half of the gym will be used as a student dining area during construction.
- Design development for the student drop-off/pick-up area on the school's south side is ongoing.
- Site construction work is scheduled to begin July 21.

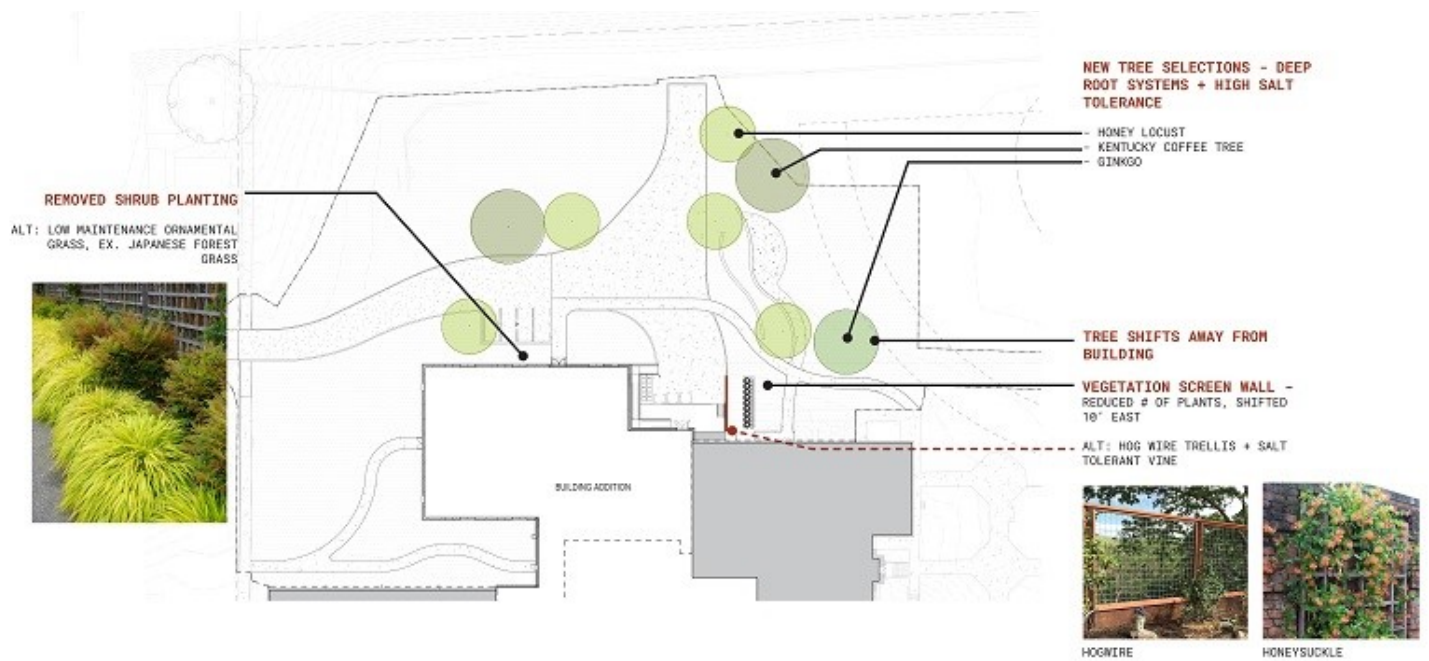
### July 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$3,359,143	\$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: Plantings planned for site's north side; small teachers' lounge to be converted into temporary kitchen; half of gym to be used as student dining area during construction (June 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: July 2022 Project Update



### Location:

1349 Arcade S.  
Saint Paul, MN 55106

### Project website:

[www.spps.org/Page/39804](http://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

- The installation of new air ductwork is underway and will provide improved air quality to students and staff.
- New ceilings and LED lights will be installed in the hallways to modernize and brighten the areas.
- Geo-thermal piping is being connected and prepared for use. The ground will provide a large amount of heating and cooling for the building once completed.

### July 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*	\$17,464,630	\$9,079,179	\$12,865,000	\$2,585,996*	20.10%*	\$17,534,094	49.38%

\*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

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# Johnson Senior High School



From top: Installation of new air ductwork; geo-thermal piping being connected and prepared for use (June 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Window Replacements: July 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

- Construction is scheduled to begin in mid-July with completion in late August.

### July 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