Major Capital Projects:

Board of Education
monthly progress update

Facilities Department

May 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: May 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/aimsfmp

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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

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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.

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New this month

- Foundation for kitchen addition is completed and exterior concrete masonry unit walls are being laid.
- Floor leveling for laying floor tile has been completed in first-floor inclusive restroom bank.
- On fourth-floor, concrete beam patching is completed in corridor; HVAC rough-ins have started and corridor wall framing has begun; ceiling grids, flooring, and AV boards are being installed.

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May 2022 - Project Financial Information

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

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<tr>
<td>BOE Gate Check:</td>
<td>Five Year Plan</td>
<td>Project Charter</td>
<td>Budget Approval</td>
</tr>
<tr>
<td>Key dates:</td>
<td>Oct. 2018</td>
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<td>Feb. 2020</td>
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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
From left to right: Kitchen addition foundation and exterior concrete masonry walls are being laid; floor leveling in inclusive restroom bank; concrete beam patching and corridor wall framing on fourth floor; painted classroom and installation of ceiling grid, flooring, and AV boards on fourth floor (April 2022)
Bridge View School: May 2022 Project Update

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 and piping construction is currently inactive. Activities will resume in the spring/summer of 2022.
- No new images.

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Closeout

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Frost Lake Elementary: May 2022 Project Update

Location: 1505 E. Hoyt Ave.
Saint Paul, MN 55106

Grades: PreK-5

Enrollment (SY20-21): 498

Project website: spps.org/frostlakefmp

Project Timeline

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<tr>
<td>Key dates</td>
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<td>✓ Dec. 2019</td>
<td>✓ May 2020</td>
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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 classroom floors, ceilings and markerboards have been demolished, and structural steel installation is complete.
- Original slab on grade concrete has been cut and removed for new restrooms.
- Asbestos abatement in the old rec center is underway ahead of demolition, including the removal of the gym floor.
- Mechanical rough-in work is underway.

May 2022 - Project Financial Information

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Top, then left to right: Demolished classroom floors, ceilings, and markerboards; structural steel installation; concrete cut and removed for new restroom; asbestos abatement in old rec center; rec center gym floor removed for demolition (April 2022)
Jie Ming Mandarin Immersion: May 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

- Bids for bid package #2 were received May 3 (package was reduced to only cast-in place concrete and structural steel); next bid package to be advertised May 12.
- April 26 community meeting held; discussion largely focused on traffic changes on north and south sides building.
- Design work continues for both the building and site.

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Project Timeline

Phase: Planning ➔ Design ➔ Construction ➔ Closeout

BOE Gate Check:
- Five Year Plan: ✔
- Project Charter: ✔
- Budget Approval: ✔
- Contract Award: TBD

Key dates:
- March 2021
- March 2021
- Feb. 2022
- TBD
- Fall 2023
Top to bottom: Rendering of cafeteria; site plan
**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  

**New this month**

- The 160 vertical geo-thermal wells have been completed. Final work and restoration of the baseball outfield to occur over summer.  
- Construction planning is underway for phase 2 HVAC improvements starting summer 2022.

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

**Project Timeline**

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Geo-thermal vertical well drilling now complete (April 2022)
Window Replacements: May 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

- Windows have been ordered and delivery is expected in July with installation to follow.

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*Construction award total adjusted due to inadvertent omission in April 2022 report.

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