



**Saint Paul**  
PUBLIC SCHOOLS

# 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

**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

- 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.

## May 2022 - Project Financial Information

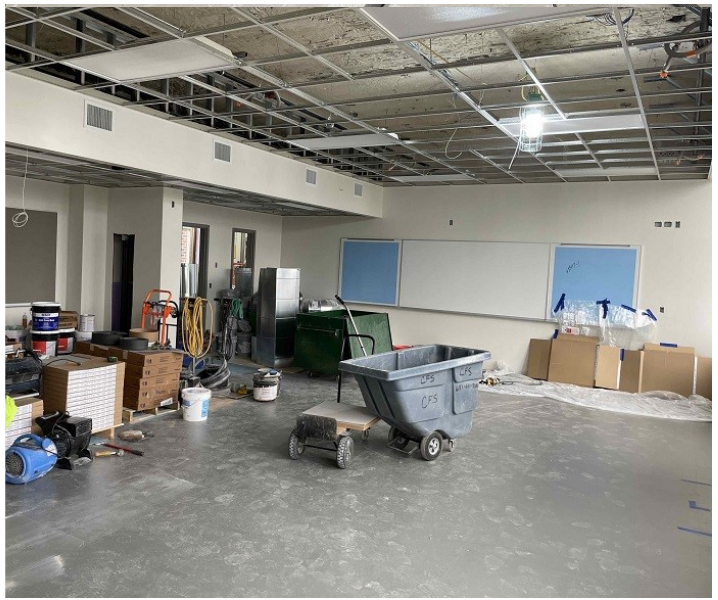
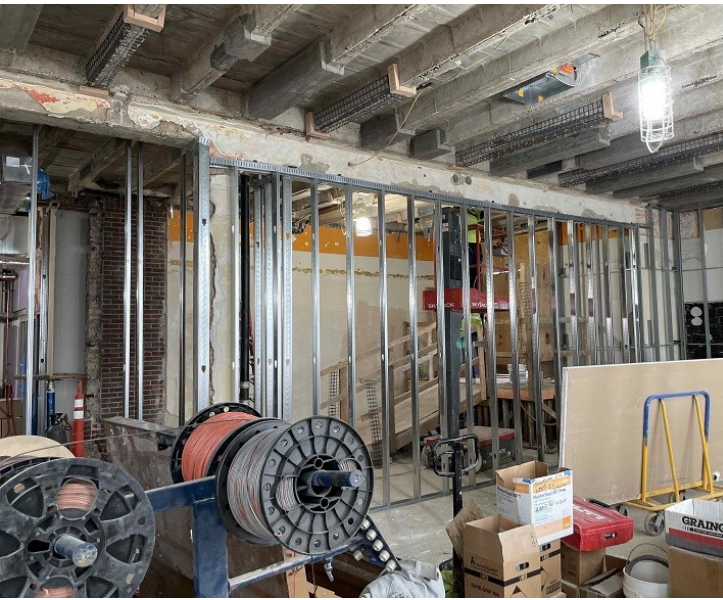
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$45,254,421	\$28,097,456	\$33,756,040	\$1,767,586	5.24%	\$45,465,684	63.06%

## 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 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)



**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: May 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 and piping construction is currently inactive. Activities will resume in the spring/summer of 2022.
- No new images.

### May 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	\$3,124,634	\$592,886	\$2,848,334	\$29,498	1.04%	\$3,124,634	14.55%

### 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		



**Saint Paul**  
PUBLIC SCHOOLS

# Frost Lake Elementary: May 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

- 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

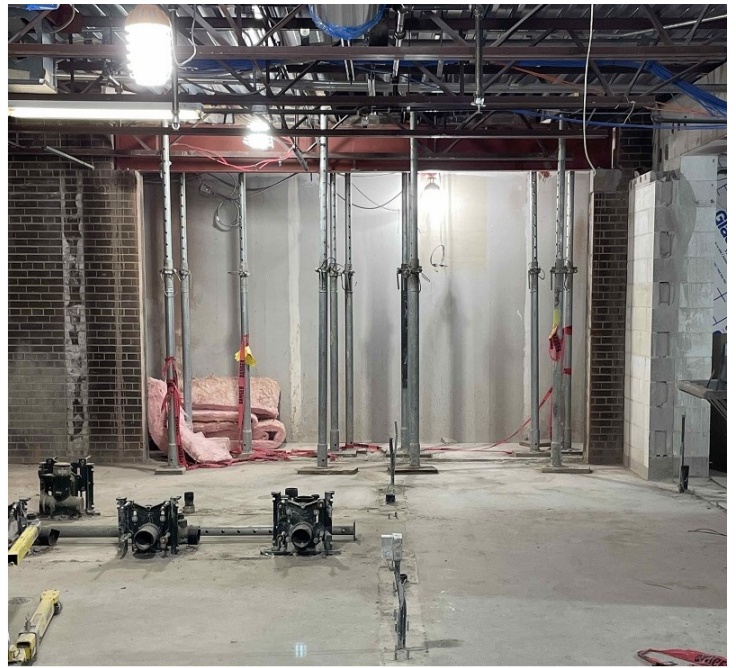
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$25,319,990	\$21,529,333	\$17,650,292	\$755,529	4.28%	\$25,489,378	91.61%

## 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



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](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

- 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.

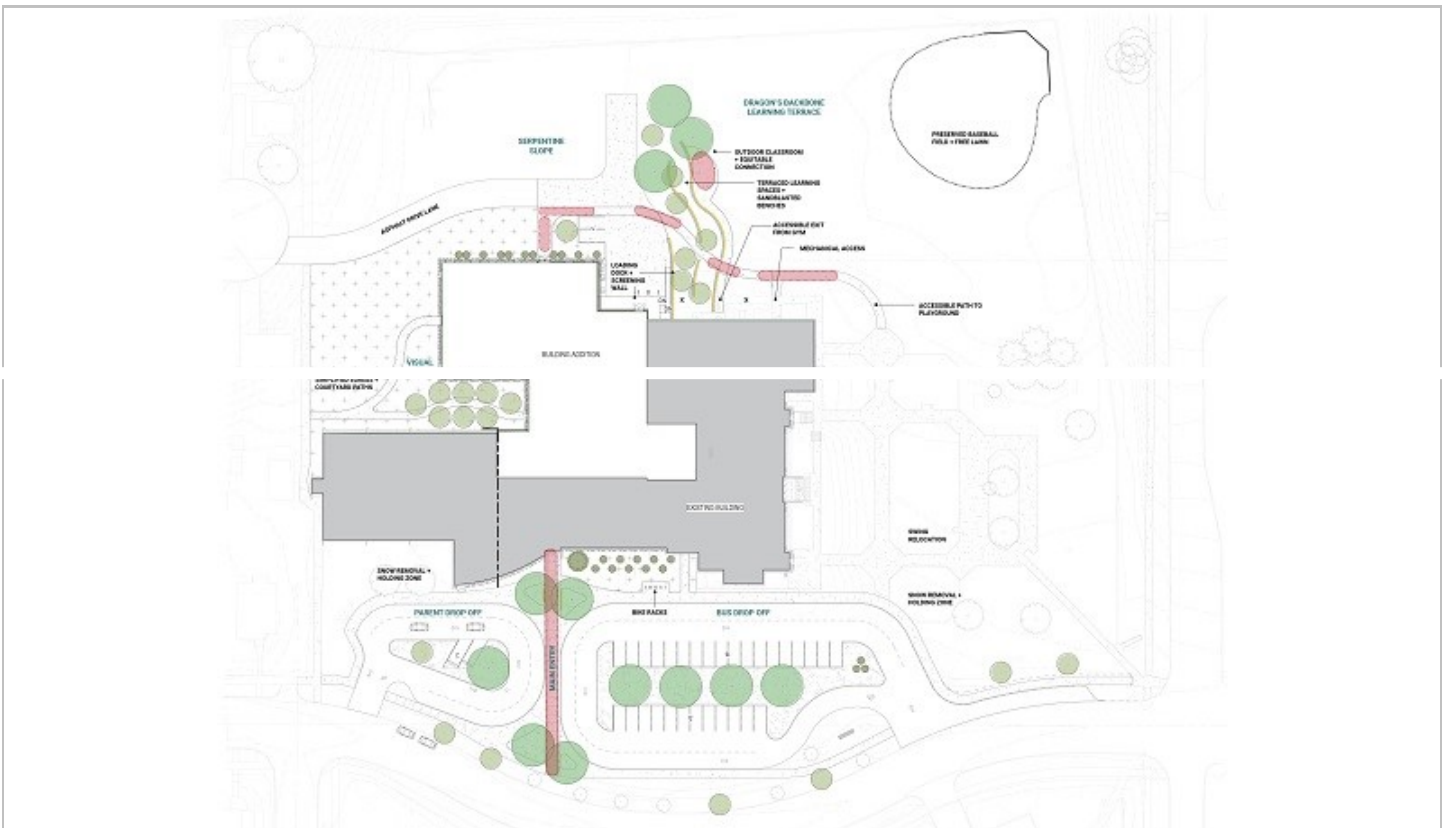
## May 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$3,358,995	\$12,750	TBD	\$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



Top to bottom: Rendering of cafeteria; site plan



**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: May 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

### 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.

### May 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*	\$17,225,093	\$8,647,910	\$12,865,000	*\$2,504,439	19.47%	\$17,335,166	47.13%

\*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

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		



# Johnson Senior High School



Geo-thermal vertical well drilling now complete (April 2022)





**Saint Paul**  
PUBLIC SCHOOLS

## Window Replacements: May 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

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

### May 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	\$0	\$1,373,666*	\$0	0%	\$1,409,180	0%

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

### 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