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).
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: April 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

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

- Stone base under the windows around the Circle Space exterior wall addition is nearing completion.
- Demolition is done in old kitchen area except for the few remaining columns that will be removed.
- Footing forms are being set for the new kitchen; drywall is nearing completion for first-floor inclusive restrooms and changing rooms.
- On fourth floor, concrete beam patching continues; drywall nearly complete for middle school research/collaboration space; and mechanical rough-ins continue in corridor.

April 2022 - Project Financial Information

<table>
<thead>
<tr>
<th>Original Budget</th>
<th>Committed Costs</th>
<th>Invoiced to Date</th>
<th>Construction Award</th>
<th>Construction Cost Changes</th>
<th>% Change</th>
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<th>Construction % Complete (as invoiced)</th>
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</table>

Project Timeline

- BOE Gate Check: Five Year Plan, Project Charter, Budget Approval, Contract Award, Closeout
American Indian Magnet

From left to right: Stone base around Circle Space nearing completion; demolition of old kitchen area; footings being set for new kitchen; drywall nearing completion for inclusive restrooms and changing rooms; concrete beam patching; mechanical rough-ins continue in fourth-floor corridor (March 2022)
Bridge View School: April 2022 Project Update

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.

April 2022 - Project Financial Information

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<tr>
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Project Timeline

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<tr>
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<th>BOE Gate Check</th>
<th>Key dates</th>
<th>Closeout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Five Year Plan</td>
<td>Oct. 2018</td>
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</tr>
<tr>
<td>Design</td>
<td>Project Charter</td>
<td>March 2021</td>
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<tr>
<td></td>
<td>Budget Approval</td>
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<td>March 2021</td>
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<tr>
<td>Construction</td>
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</table>
Project Timeline

**Phase:**
- **BOE Gate Check:**
  - **Five Year Plan:** Oct. 2018
  - **Project Charter:** N/A
  - **Budget Approval:** Dec. 2019
  - **Contract Award:** May 2020

**Key dates:**
- Oct. 2018
- N/A
- Dec. 2019
- May 2020
- Aug. 2022
Top row: Spaces are ready to be furnished in fourth grade community space
Second row: Second grade community space
At right: Typical classroom (March 2022)
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 from contractors for roofing were received on March 29 with values consistent with expectations.
- Bid documents for selective demolition, earthwork, steel, cast-in-place concrete, and fire protection will be available to contractors on April 11.
- Community meeting planned for near neighbors on April 26 and co-hosted with Highland District Council’s Community Development Committee.
- Design work is ongoing.

### April 2022 - Project Financial Information

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<thead>
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### Project Timeline

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<tr>
<td>BOE Gate Check</td>
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<tr>
<td>Key dates:</td>
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<tr>
<td>March 2021</td>
<td>March 2021</td>
<td>Feb. 2022</td>
<td>TBD Fall 2023</td>
</tr>
</tbody>
</table>
Areas in white show where the new addition will be. Remodeling features include: new kitchen and cafeteria addition; new classrooms; new inclusive restrooms; new gym floor; new HVAC in existing west wing; new boiler in the original school building; improved traffic flow for cars, buses, and deliveries.

A new service/fire lane off of Field Ave. (shown here as a gray “T”) will be used by service vehicles only for pickup and deliveries to the school. No school buses or parent vehicles will use this route or the entrances on this side of the building. Student drop off/pick up will be from Sheridan Ave.

Rendering directly above shows a common area and the rendering in the middle shows the cafeteria.
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 geo-thermal vertical well drilling is nearing completion with 120 wells having been drilled out of the 160 total needed for the system.  
- In preparation for the summer push, work over spring break week will include the installation of new heating piping and lighting adjustments, among other work.

April 2022 - Project Financial Information

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*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

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<td>Project Charter</td>
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</table>

Location:  
1349 Arcade S.  
Saint Paul, MN 55106

Grades: 9-12  
Enrollment (SY20-21): 1,243

Project website:  
www.spps.org/Page/39804

Johnson Senior High School: April 2022 Project Update

Location:  
1349 Arcade S.  
Saint Paul, MN 55106

Grades: 9-12  
Enrollment (SY20-21): 1,243

Project website:  
www.spps.org/Page/39804

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
Geo-thermal vertical well drilling (March 2022)
Phalen Lake Hmong Studies: April 2022 Project Update

Location: 1089 Cypress St.
Saint Paul, MN 55106

Grades: PreK-5

School website: https://www.spps.org/phalen

April 2022 - Project Financial Information

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Project Timeline

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<td>Oct. 2018</td>
<td>N/A</td>
<td>Feb. 2020</td>
<td>March 2020</td>
</tr>
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</table>

Project summary

Project number: 1200-19-01
Funding: Certificates of Participation (COP)
Project type: Building systems upgrades
Square footage:
Existing: 77,899 sf; Proposed: N/A
SPPS project team:
- Vaughn Kelly, Project Manager
- Josie Geiger, Project Coordinator
Design team:
- Architect, The Adkins Association Architects
- Mechanical Engineering, IMEG
- Electrical Engineering, IMEG
- Structural Engineering, A.M. Structural Engineering
Construction management: N/A

Project scope

Significant upgrades to HVAC systems for improved indoor air quality, increased circulation of fresh air, and efficient maintenance of appropriate temperatures.

New this month
- Punch list work is underway, including final balancing and commissioning of the HVAC system.
- No new photos.
Washington Technology Magnet: April 2022 Project Update

Location: 1495 Rice
Saint Paul, MN 55117
Grades: 6-12
Enrollment (SY20-21): 2,077

Project website: https://www.spps.org/Page/38519

Project summary

Project number: 4040-19-01
Funding: Capital Bonds (CAP)
Project type: Athletic improvements

Square footage:
Existing: N/A; Proposed: N/A

SPPS project team:
• Vaughn Kelly, Project Manager
• Mike Christen, Project Coordinator

Design team:
• Architect and Electrical Engineering: Wold Architects and Engineers
• Civil Engineering: BKBM
• Landscape Design: Calyx Design Group

Project scope

Multi-sports field with artificial turf; pole-mounted lighting; 8-lane track; discus, shot put, and long jump areas; resurfaced tennis courts; grass practice field

New this month
• The site is inactive for winter.
• Grass establishment will be evaluated in the spring.
• No new images.

April 2022 - Project Financial Information

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Window Replacements: April 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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