



**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

## Board of Education monthly progress update

**Facilities Department**

*March 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: March 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

- The new chiller has been installed on the roof.
- Steel columns, beams and metal roof deck continue to be erected to expand the existing Circle Space.
- The gypsum board for the first-floor inclusive restrooms is installed along with low-wall framing and ceiling/soffit framing in preparation for the gypsum board install.
- Gypsum board continues to be installed throughout the fourth floor.

### March 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	\$45,073,301	\$25,944,643	\$33,756,040	\$1,716,828	5.09%	\$45,261,722	58.39%

### 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	✓ Feb. 2020	✓ May 2020	☐ Fall 2024

# American Indian Magnet



From left to right: New chiller being installed on roof; steel columns, beams and metal roof deck for Circle Space; gypsum board installation for inclusive restroom; low-wall and ceiling/soffit framing for inclusive restroom; gypsum board being installed for classroom (February 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: March 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.

### March 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	\$3,059,434	\$592,886	\$2,848,334	\$29,498	1.04%	\$3,059,434	14.55%

### Project Timeline

	Phase: Planning		Design		Construction		
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ March 2021	✓ May 2021			☐ Fall 2022



**Saint Paul**  
PUBLIC SCHOOLS

## Frost Lake Elementary: March 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

- Greenhouse restoration work is underway.
- Tile work is complete in the inclusive restrooms (Phase 4).
- Fourth-grade community space is nearing completion.
- Classrooms are ready for final cleaning (Phase 4).
- East corridor is ready for lockers.

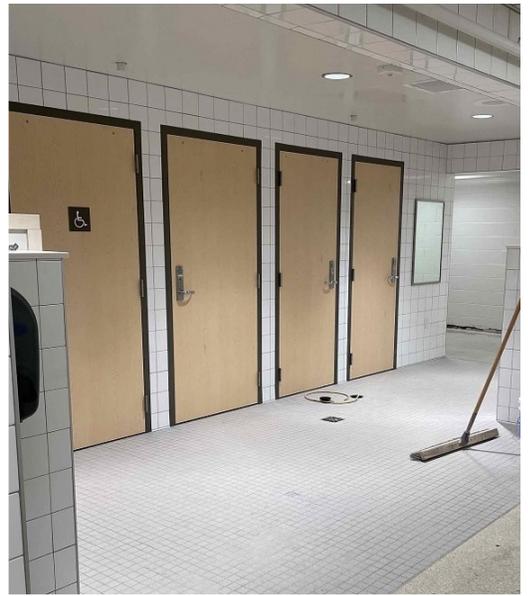
### March 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$24,776,392	\$20,579,965	\$17,650,292	\$743,013	4.21%	\$24,928,985	87.59%

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Dec. 2019	✓ May 2020			☐ Aug. 2022

# Frost Lake Elementary



Top then left to right: Greenhouse restoration work: exterior and interior; tile work in inclusive restrooms; fourth-grade community space; classroom; east corridor ready for lockers (February 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Jie Ming Mandarin Immersion: March 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

- Project Labor Agreement is moving forward.
- In response to supply-chain issues, project bids will be scheduled in three packages beginning with roofing (bid opens March 29) to account for the long lead time needed for materials.
- Site soil borings scheduled for mid-March.

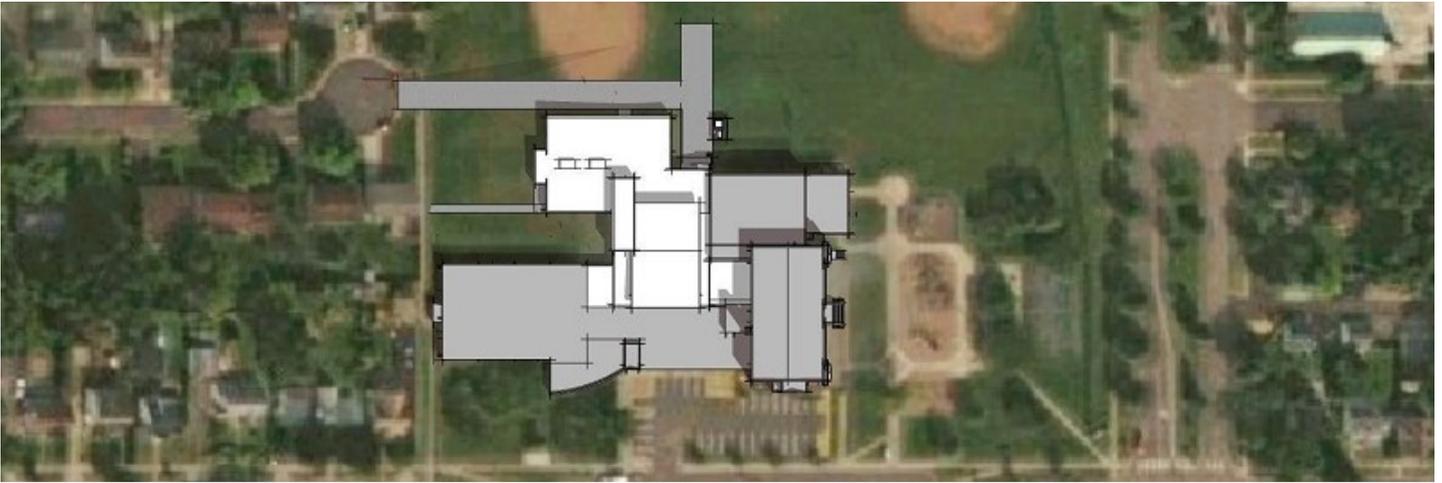
### March 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$3,297,451	\$10,000	TBD	\$0	0%	\$26,840,000	0%

### 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
<b>Key dates:</b>	✓ March 2021	✓ March 2021	✓ Feb. 2022	☐ TBD	☐ Fall 2023

# Jie Ming Mandarin Immersion



From the top: Proposed addition shown in white; bird's eye view with proposed addition in white; view from Sheridan Ave.; student space with cafeteria on the left (March 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: March 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](http://www.spps.org/Page/39804)

### Project summary

**Project number:** 1150-19-01

**Funding:** Long-Term Facilities Maintenance (LTFM)

**Project type:** Building systems upgrades

**Square footage:**

Existing: 281,369; 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

- Preparations and planning are happening for work to occur over spring break when the site is empty of occupants.
- The new building heat exchangers and boiler are operating well.

### March 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*	\$14,956,590	\$8,038,319	\$12,865,000	\$274,374	2.13%	\$16,953,167	50.68%

\*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	
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award		Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Oct. 2020	✓ Feb. 2021		☐ Fall 2023

# Johnson Senior High School



New heat pump that will be put in service fall 2022 along with the geo-thermal well field (February 2022)



**Saint Paul**  
PUBLIC SCHOOLS

## Phalen Lake Hmong Studies: March 2022 Project Update



**Location:**  
1089 Cypress St.  
Saint Paul, MN 55106

**Grades:** PreK-5  
**Enrollment (SY20-21):** 679

**School website:**  
<https://www.spps.org/phalen>

### 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.

### March 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$7,175,000	\$6,022,173	\$5,943,037	\$5,101,850	\$311,580	6.11%	\$6,023,613	99.46%

### Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →					
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Feb. 2020	✓ March 2020	☐ Fall 2021



**Saint Paul**  
PUBLIC SCHOOLS

## Roofing Replacements: March 2022 Project Update

- **LEAP High School:** 631 N Albert St., St. Paul, MN 55104 / Grades: 9-12 / Enrollment (SY20-21): 144
- **Dayton's Bluff:** 262 Bates Ave., St. Paul, MN 55106 / Grades: PreK-5 / Enrollment (SY20-21): 282
- **Hubbs:** 1030 University Ave. W., St. Paul, MN 55104 / Adult Basic Education

### Project summary

**Project number:** 0175-20-01

**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 replacements at:

- LEAP High School
- Dayton's Bluff Achievement Plus Elementary (COMPLETE)
- Hubbs Center (Adult Basic Education) (COMPLETE)

### New this month

- LEAP: Final project closeout is in process.

### March 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$4,343,000	\$3,476,768	\$3,449,999	\$2,688,588	\$460,830	17.14%	\$3,476,768	98.62%

### Project Timeline

	Phase: Planning		Design			Construction	
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ April 2020			☐ Summer 2021



**Saint Paul**  
PUBLIC SCHOOLS

## Washington Technology Magnet: March 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.

## March 2022 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$4,669,000	\$6,320,224	\$6,064,457	\$3,904,046	\$1,381,960	35.40%	\$6,320,224	95.77%

## 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		
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ March 2020	☐ Nov. 2020		



**Saint Paul**  
PUBLIC SCHOOLS

## Window Replacements: March 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

- Shop drawings are underway.
- Work is planned to begin in June.

### March 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	\$1,409,180	\$0	\$1,373,666	\$0	0%	\$1,567,500	0%

### Project Timeline

Phase: Planning		Design			Construction		
<b>BOE Gate Check:</b>	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
<b>Key dates:</b>	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ Nov. 2021			☐ Fall 2022