Major Capital Projects:
Board of Education
monthly progress update

Facilities Department

February 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: February 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

- Steel has arrived and starting to be erected for the Circle Space addition.
- Main lobby roof is in place and interior being completed to use as an exit.
- Walls are being framed and backing installed for the bank of restrooms off the main lobby.
- Interior partitions and drywall are being installed for the fourth floor classrooms.
- Existing concrete beam ceiling is being patched in the northwest corner of the fourth floor.

February 2022 - Project Financial Information

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<thead>
<tr>
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Project Timeline

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<td>Fall 2024</td>
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</table>
From left to right: Steel being erected for Circle Space addition; main lobby interior; walls being framed and backing installed for restroom off main lobby; interior partitions and drywall being installed on fourth floor classrooms; existing concrete beam ceiling being patched on fourth floor (January 2022)
Bridge View School: February 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](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.

February 2022 - Project Financial Information

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Frost Lake Elementary: February 2022 Project Update

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

Grades: PreK-5

Enrollment (SY20-21): 498

Project website: www.spps.org/frostlakefmp

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Project Timeline

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</table>

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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

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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**

- Corridor and classroom ceiling grid has been installed and is ready for inspections.
- New classroom casework has been installed.
- New breakout space and classroom "neighborhood" framed out and walls painted and is ready for flooring and furniture.
- New inclusive restroom tile installation has begun.
- New classroom unit vents have been installed.

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Frost Lake Elementary

Top then left to right: Corridor and classroom ceiling grid installed; classroom casework installed; breakout space and classroom framed out and walls painted; inclusive restroom tile installation; classroom unit vents installed (January 2022)
Johnson Senior High School: February 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

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

- New geo-thermal wells have started being drilled in the baseball outfield. There will be approximately 160 vertical wells drilled to a depth of 305 feet.
- In taking advantage of opportunities during non-school days, piping work in the hallways is progressing ahead of schedule. These future heating pipes will be covered with a new ceiling at the end of summer 2022.

February 2022 - Project Financial Information

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Project Timeline

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</table>
Johnson Senior High School

Top to bottom:
New geo-thermal wells have begun to be drilled in the baseball outfield; piping work in the hallways (January 2022)
Phalen Lake Hmong Studies: February 2022 Project Update

Location: 1089 Cypress St.
Saint Paul, MN 55106

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

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

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.

February 2022 - Project Financial Information

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**Roofing Replacements: February 2022 Project Update**

- **LEAP High School**: 631 N Albert St., St. Paul, MN 55104 / Grades: 9-12 / Enrollment (SY20-21): 144
- **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:
- Access panels for plumbing chases have been installed at LEAP.
- Patching and painting of adjacent wall finishes is being performed outside of school hours.
- Final project closeout will follow.
- No new images.

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<td>✓ Jan. 2020</td>
<td>✓ April 2020</td>
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</table>
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
- Charles Colvin, Environmental Specialist

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.

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New this month
- The site is inactive for winter.
- Grass establishment will be evaluated in the spring.
- No new images.
Window Replacements: February 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

- A contract has been received and the contractor will work toward getting measurements and securing shop drawings.
- Work is planned to begin in June.

February 2022 - Project Financial Information

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