



**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

**Board of Education  
monthly progress update**

**Facilities Department**

*November 2021*



# 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: November 2021 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

- On fourth floor: Concrete floor infills have been completed; HVAC and electrical rough-ins continue; steel stud partition and soffit framing continue.
- Grading and seeding are complete along the south service drive off third street.
- Under-slab plumbing installed and ground is being compacted to prepare pouring the slab on north end of the Long House.
- Steel and wood laminated beams have been installed on the north end of the Long House/entry.

### November 2021 - 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	\$44,293,454	\$21,188,753	\$33,756,040	\$1,069,983	3.17%	\$45,033,174	47.46%

### 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 top, then left to right:  
Electrical rough-ins; steel stud  
partition and soffit framing; grading  
and seeding along south service;  
under-slab compaction being done;  
steel and wood laminated beams  
being installed for Long House  
(October 2021)





**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: November 2021 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

- Construction is currently inactive during the school year, but will resume in the spring/summer of 2022.
- No new photos this month.

### November 2021 - 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	\$3,041,298	\$552,469	\$2,848,334	\$11,363	0.4%	\$3,041,298	13.23%

### Project Timeline

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



**Saint Paul**  
PUBLIC SCHOOLS

# Education and Operations Services\*

## November 2021 Project Update

**Location:** 1930 Como Ave., Saint Paul, MN 55108

**Project website:** <https://spps.org/districtservicefacility>

\*Formerly known as the District Service Facility.

### Project summary

**Project number:** 4000-16-01

**Funding:** Certificates of Participation (COP), Capital Bonds (CAP), Long-Term Facilities Maintenance (LTFM)

**Project type:** Addition and renovation

**Square footage:**

- Existing: 228,836 sf
- Proposed: 248,836 sf

**SPPS project team:**

- Pam Bookhout, Project Manager
- Michelle Bergman Aho, Project Coordinator

**Design team:** TKDA

**Construction management:** Kraus-Anderson

### Project scope

Addition with flexible office space and training center; clear entry, reception desk and improved wayfinding. Teams' spaces for informal and formal collaboration; replacement of all finishes in remodeled areas, new water main, new electrical service, improved lighting and updated restrooms in remodeled areas.

### New this month

- EOS is officially complete and spaces are being used as intended. Remaining work is punchlist items that will be addressed over the next months.
- The air handler (AHU) that serves the Print Copy Mail Center has reached the end of its life expectancy. A new unit is being planned as part of this project, but due to delays in supplies across industries, it may be several months before a replacement occurs. This monthly report will continue to be shared until installation has occurred.

### November 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$12,721,160	\$11,658,682	\$8,012,346	\$862,422	10.76%	\$13,657,074	94.18%

### 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 2021	



# Education and Operations Services



From top then left to right: North entry; breakroom eating area; breakroom with sink area and high tables; second floor conference room; corridor to north entry; entry to second floor office area; first floor inclusive restroom (October 2021)





**Saint Paul**  
PUBLIC SCHOOLS

## Frost Lake Elementary: November 2021 Project Update

**FROST LAKE**  
ELEMENTARY SCHOOL

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

**Grades:** PreK-5

**Enrollment (SY20-21):**  
498

**Project website:**  
[www.spps.org/frostlakefmp](http://www.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

- Recently remodeled classrooms are now furnished and occupied.
- The west side remodel includes new student lockers and one set of inclusive restrooms; contractors are now focused on the building's east side.
- The initial work in the current phase is asbestos abatement to be completed in early November. Abatement will be followed by electrical and mechanical demolition.

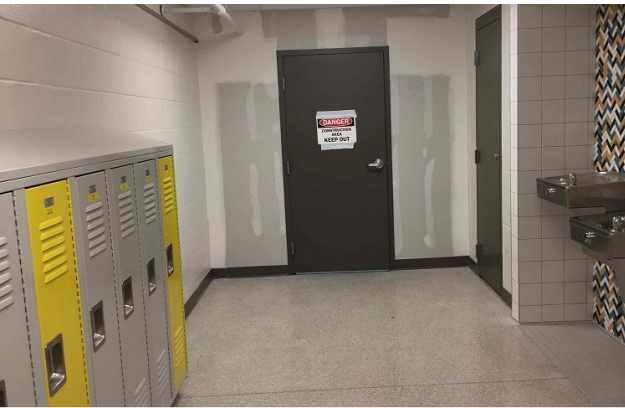
### November 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$24,064,780	\$17,423,712	\$17,650,292	\$593,413	3.36%	\$24,217,331	75.72%

### 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



From top then left to right: Red flags mark where a temporary construction wall was just removed; final review of new classroom; new temporary wall marks edge of completed phase; 1st grade breakout space; temporary walls for next phase of construction; construction staging area has been moved to southeast corner of the site (October 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: November 2021 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; 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

- Significant replacements to the HVAC system
- Lighting replacement

### New this month

- The new Epson projectors have been installed and are being used now in the phase 1 spaces.
- Heat pump and new geo-thermal heating system are operating and will provide energy savings while providing a more environmentally friendly and sustainable school building.

### November 2021 - Project Financial Information

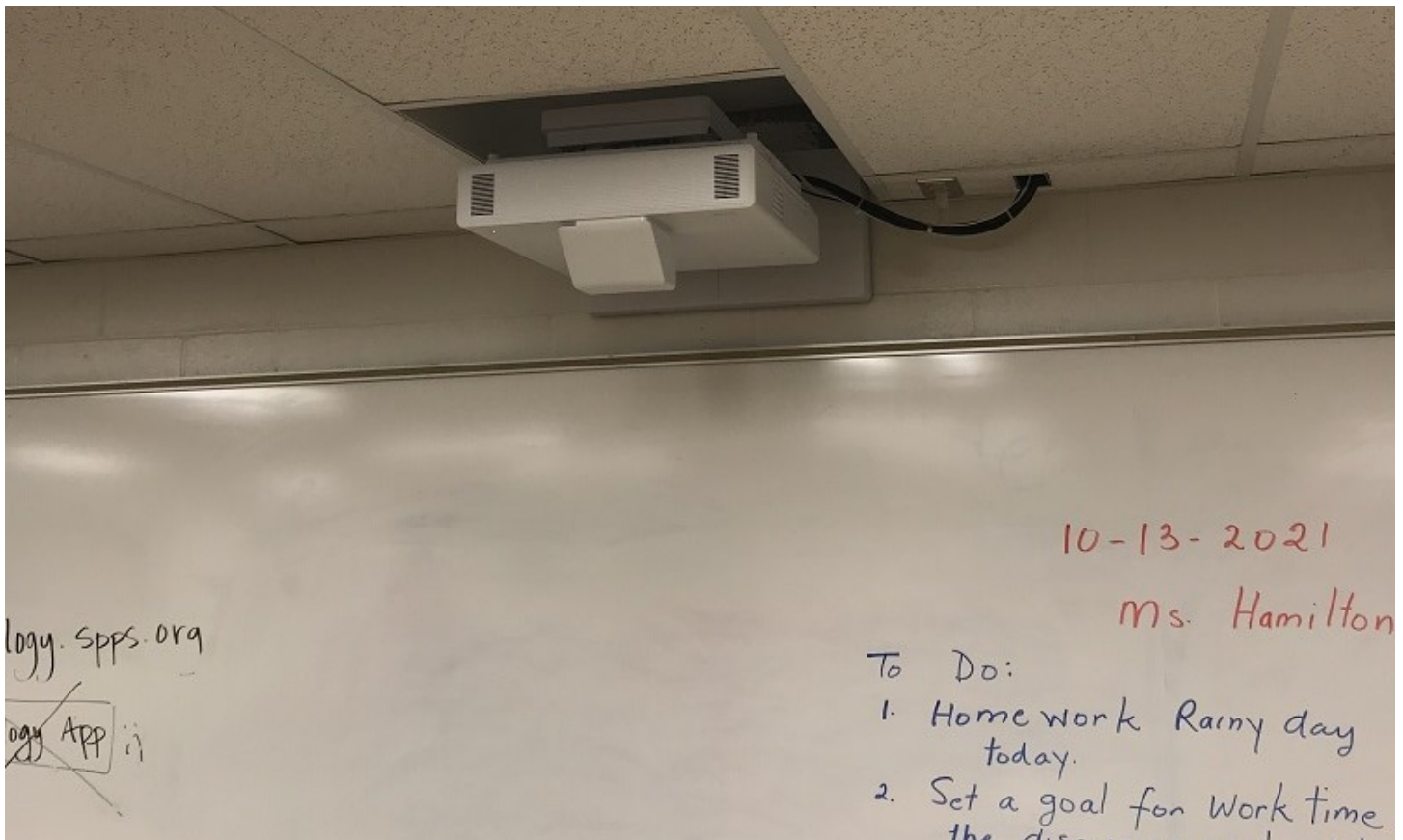
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$16,500,000	\$14,894,552	\$4,760,000	\$12,865,000	\$254,857	1.98%	\$14,953,842	26.14%

### 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



Top to bottom:

New Epson projector; the large white box to the left with black pipes is the heat pump that works with the new geo-thermal heating system (November 2021)





**Saint Paul**  
PUBLIC SCHOOLS

## Phalen Lake Hmong Studies: November 2021 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.

### November 2021 - 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	\$6,021,173	\$5,792,435	\$5,101,850	\$311,580	6.11%	\$6,022,613	96.99%

### 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	✓ March 2020	☐ Fall 2021		



**Saint Paul**  
PUBLIC SCHOOLS

## Roofing Replacements: November 2021 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: Access panels for plumbing chases have arrived and will be installed in a manner to avoid disruption to teaching and learning.
- No new photos this month.

## November 2021 - 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: <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	✓ Jan. 2020	✓ April 2020	☐ Summer 2021	



**Saint Paul**  
PUBLIC SCHOOLS

## Washington Technology Magnet: November 2021 Project Update



**Location:**

1495 Rice  
Saint Paul, MN 55117

**Project website:**

<https://www.spps.org/Page/38519>

**Grades:** 6-12

**Enrollment (SY20-21):**  
2,077

### 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

- All formal sporting areas are complete.
- There remains a large area at the site's eastern end where natural grass is being established
- Aluminum bleacher assemblies are being provided in the coming weeks.
- No new photos.

## November 2021 - 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	\$6,053,187	\$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	
Key dates:	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ March 2020	☐ Nov. 2020	



**Saint Paul**  
PUBLIC SCHOOLS

## Window Replacements: November 2021 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

- Requests for Proposals were advertised in October and final contractor selection is underway.
- A contract in place by December will accommodate the long lead time for window delivery prior to next summer.

### November 2021 - 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	\$8,314	\$0	TBD	\$0	0%	\$1,567,500	0%

### 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