



**Saint Paul**  
PUBLIC SCHOOLS

# Major Capital Projects:

**Board of Education  
monthly progress update**

**Facilities Department**

*September 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: September 2021 Project Update



**Location:**  
1075 Third St. E.  
Saint Paul, MN 55106

**Grades:** PreK-8  
**Enrollment (SY20-21):** 611

**Project website:**  
<https://www.spps.org/aimsfp>

### 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

- Installation of exterior metal siding cladding and stone base to new administration wing.
- New entry doors installed and entrance canopy is being framed and will be ready for start of school.
- Lockers and tile installed in corridors of three-story classroom addition; light fixtures for corridors to be delivered for installation prior to school starting; ceilings and cabinets installed in science classrooms. The concrete floor will remain for the first year.
- The 4th floor interior walls and ceilings have been demolished in preparation for the new layout.

### September 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	\$44,206,322	\$17,954,075	\$33,756,040	\$992,783	2.94%	\$44,564,291	39.39%

### 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:  
Exterior metal siding  
cladding and stone base;  
new entrance doors and  
canopy; new lockers  
ceilings and cabinets in  
science classroom;  
preparing for new fourth-  
floor layout (August 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Bridge View School: September 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

- Installation of new under-slab rainwater piping inside the building and complete exterior rainwater piping and related earthwork. This work will allow workers to hit the ground running when construction resumes in summer 2022.
- Next summer, the roofing will be replaced. Roof drains will be upsized and increased in quantity to satisfy City of St. Paul requirements, then connected to the piping installed during this past summer.
- Next summer will mark the end of the two-year project.

### September 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	\$174,272	\$2,848,334	\$11,363	0.4%	\$3,041,298	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		
Key dates:	✓ Oct. 2018	☐ N/A	✓ March 2021	✓ May 2021	☐ Fall 2022		



# Bridge View School



From top to bottom: Piping installed below existing floor; stormwater outlet ready for next summer; wheelchair accessible path across stormwater drainage (August 2021)





**Saint Paul**  
PUBLIC SCHOOLS

# Education and Operations Services\*

## September 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

- The projects is nearly complete and all staff have moved in and continue to unpack and get settled.
- Remaining items include commissioning report, punchlist items, and resolving a few delayed items due to broader industry supply chain issues brought on by the pandemic.
- Training on various equipment is scheduled over the next couple weeks.
- Three new light poles were installed in the east parking lot with new concrete bases and asphalt patching.

### September 2021 - Project Financial Information

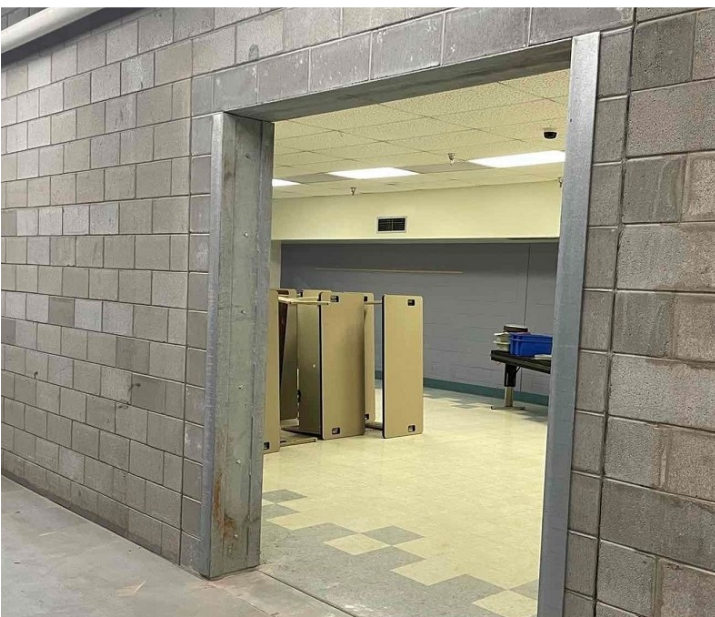
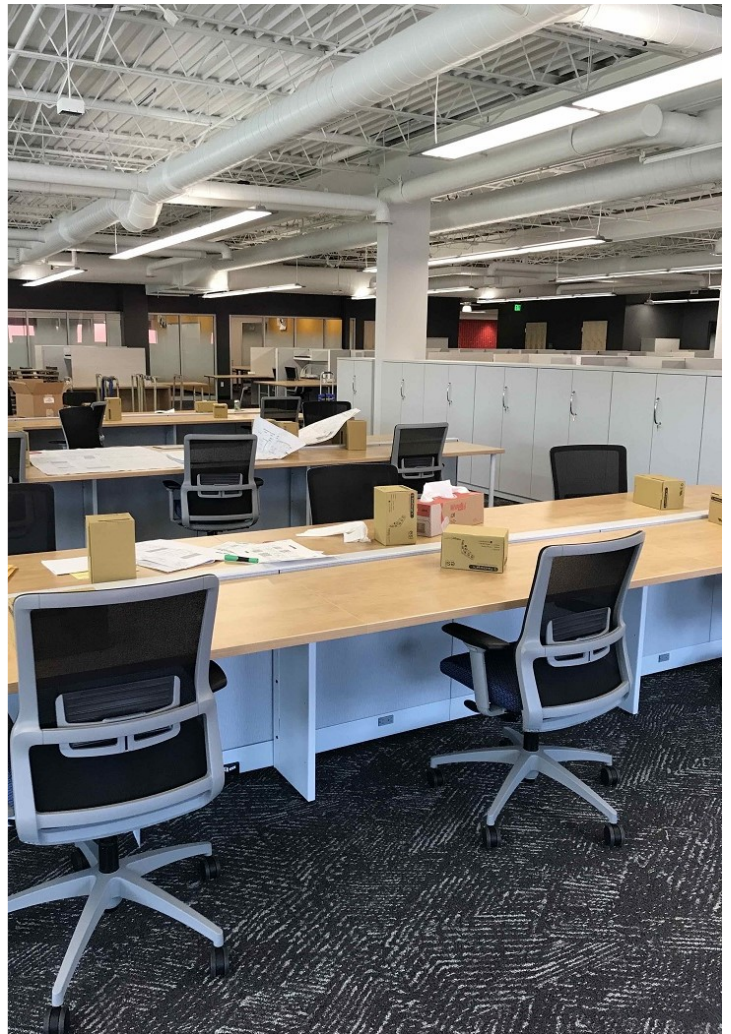
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$12,823,056	\$11,056,057	\$8,012,346	\$876,798	10.94%	\$12,848,110	89.91%

### 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:  
Breakroom corridor; second floor office space; overhead door for distribution; parking lot light poles (August 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Frost Lake Elementary: September 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/](http://www.spps.org/)

### 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

- New main entry and administrative area are complete. New building addition spaces—entry, cafeteria, kitchen, classrooms and gym—are being finished and furnished. Work in new media center is ongoing but will be complete before school opens. Planting and seeding is complete around the site.
- The elevator's final inspection took place on Aug. 27 and will soon be in service.
- After the opening of new playground this summer, the old playground was demolished and the area will become green space.

### September 2021 - Project Financial Information

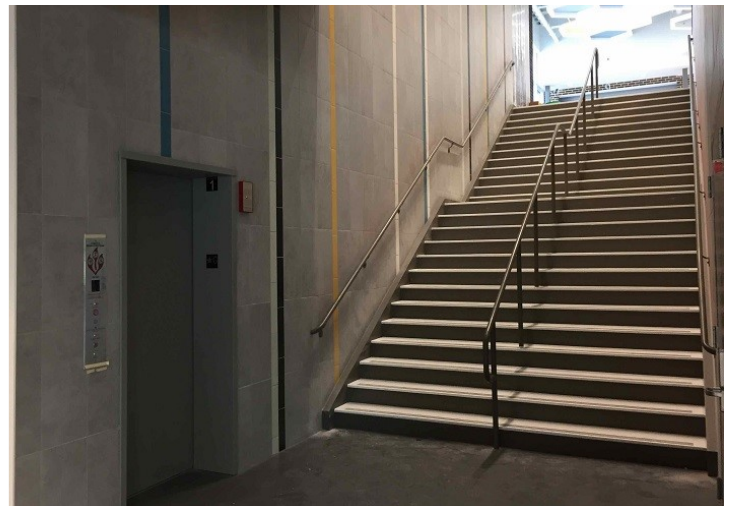
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$23,837,008	\$15,148,086	\$17,650,292	\$577,423	3.27%	\$23,973,105	66.00%

### 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:  
Main entry and administrative office area; cafeteria; elevator; plantings and lawn; media center (August 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Johnson Senior High School: September 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 project has a section of the building being renovated over three summers. This first summer, the southern part of the first floor hallways are getting new ceiling tile and LED lights to brighten the visual experience of students and staff.
- The boiler room is being revamped with new equipment to allow the geo-thermal system to function in the future. The heart of the system is a heat pump that is being assembled and will provide heating and cooling.
- After all three phases of work are complete, all classrooms will receive new whiteboards and Epson projector systems.

### September 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	\$14,614,416	\$2,897,459	\$12,865,000	\$235,710	1.83%	\$14,678,614	13.13%

### 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 ceiling tile and LED lights in hallways; heat pump being assembled; new whiteboards and Epson projector systems (August 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Phalen Lake Hmong Studies: September 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

- New HVAC system has advanced indoor air quality, user comfort, and efficiency.
- New fire alarm system is integrated with public address/paging system and emergency notification buttons and fully-fitted fire suppression sprinklers.
- Most ceiling assemblies have been replaced. New LED lighting is in place to brighten spaces.
- Continuing work includes balancing the new HVAC system; repair/replacement of some light fixtures; penthouse envelope work; classroom A/V installation; and other minor punch list corrections.
- The City has granted occupancy, indicating life and safety requirements have been met.

### September 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	\$5,917,572	\$4,774,452	\$5,101,850	\$226,193	4.43%	\$5,985,972	80.45%

### 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		



# Phalen Lake Hmong Studies



Images from top to bottom: Corridor with new ceiling and lighting; temporary storage emptied; quality-control inspection; penthouse envelope (August 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Roofing Replacements: September 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:

- Masonry repair on building's parapet is complete.
- Access panel openings for plumbing chases have been added; panels are backordered—openings are secured and ready for the arrival of locking access panels to be installed during the school year.
- Sink to be installed in the art room prior to the start of school.

## September 2021 - Project Financial Information

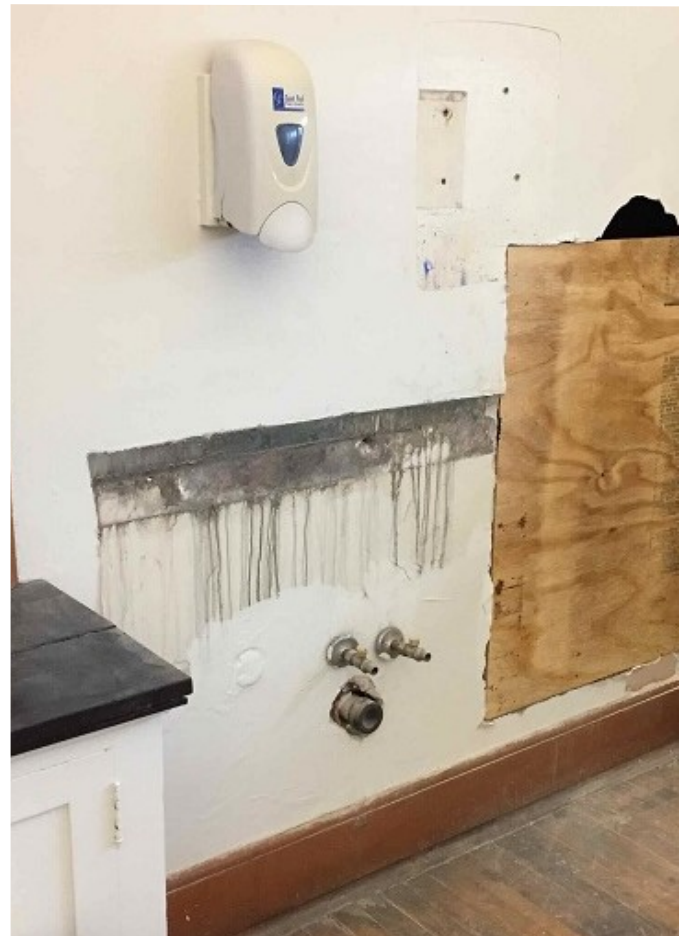
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$4,343,000	\$3,472,768	\$3,449,999	\$2,688,588	\$456,830	16.99%	\$3,472,768	98.74%

## 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	✓ April 2020			☐ Summer 2021



# Roofing Replacements



All photos from LEAP:

Parapet repairs; temporary access panel; sink to be reinstalled prior to classes (August 2021)



## Washington Technology Magnet: September 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. Temporary fencing has been moved to allow free access to the new athletic complex that is currently being used by students.
- Low-maintenance grass is being established in site's eastern end.
- Aluminum bleacher assemblies are being installed in the coming weeks.

## September 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	\$5,735,086	\$3,904,046	\$1,381,882	35.40%	\$6,320,224	89.76%

## 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	✓ March 2020	☐ Nov. 2020	



# Washington Technology Magnet



Images from top to bottom: Athletic field; low-maintenance grass on hillside (September 2021)



**Saint Paul**  
PUBLIC SCHOOLS

## Window Replacements: September 2021 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

- Drawings and specifications are ready for Riverview.
- Requests for proposals will be sought in October.

### September 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	\$0	\$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