



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

**Board of Education
monthly progress update**

Facilities Department

August 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: August 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/aimsfmt>

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 exterior stone base and windows have been installed on the administration addition.
- The glass curtain wall corner has been installed in the new three-story stair tower.
- Excavation has started for the footing and foundation at the circle-space addition.
- Classrooms in the three-story addition are getting the finishing touches with the installation of the casework, ceiling grid and lighting.

August 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	43,861,485	\$14,645,731	\$33,756,040	\$813,434	2.41%	\$44,216,600	31.24%

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 stone base on administration addition; excavation for footing and foundation for circle-space addition; glass curtain wall corner on new three-story stair tower; interior view from stairs of the embedded glass pattern; classroom in three-story addition getting finishing touches of casework, ceiling grid and lighting (July 2021)



Saint Paul
PUBLIC SCHOOLS

Bridge View School: August 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

- Summer school session is complete, allowing work to start on August 2.
- Contractors will install new rainwater piping under the existing floor. The piping will not be used until next summer when the roof is redone, but is being installed now to help ensure next summer's construction schedule is upheld. Finishes will be replaced prior to students' return in the fall.
- Building exterior work is underway related to stormwater management and is being done in preparation for next summer's roofing when new, larger roof drains are installed.
- No new images available for Bridge View.

August 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	\$3,033,118	\$158,160	\$2,848,334	\$8,963	0.31%	\$3,033,118	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: Bridgeview's existing roof; existing equipment marked for removal; roof access door
(May 2021 - No new photos for July)



Saint Paul
PUBLIC SCHOOLS

Education and Operations Services*

August 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

- Furniture installation is underway and will be completed soon. New staff breakroom will be open for use by the first week of August.
- Finishing touches are occurring throughout as preparations continue for staff to move in throughout August.
- Audio/visual and tech equipment are delayed; however, meeting rooms are painted, finished and ready to be reserved.
- Remaining stored items at E-STEM will be moved to EOS the first week of August.
- Three new light poles will be installed in the east parking lot during the middle of August.

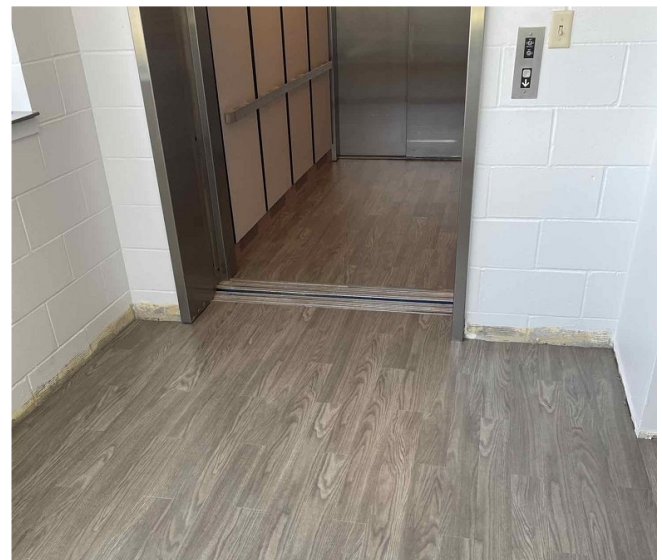
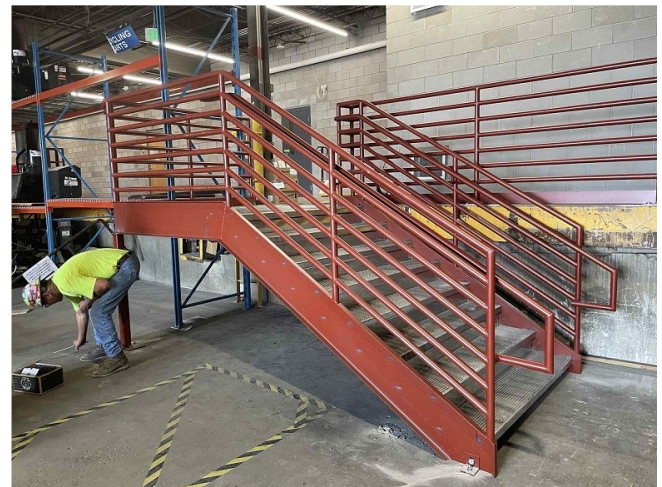
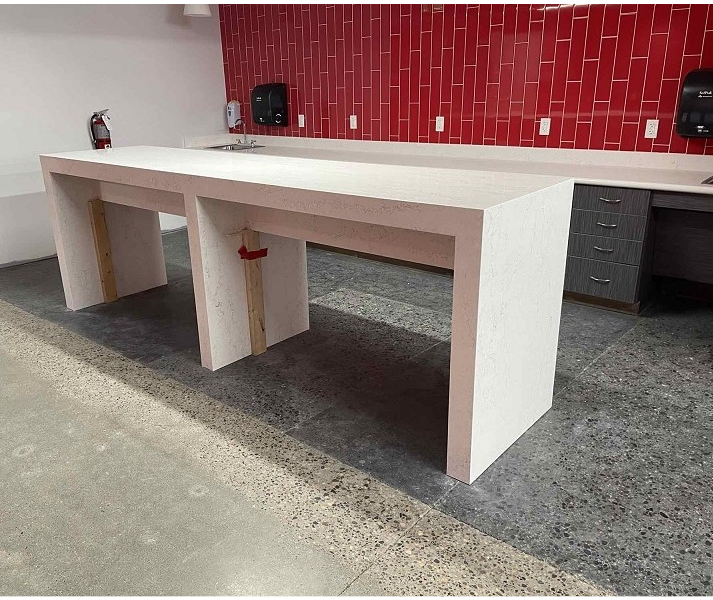
August 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$12,810,038	\$10,597,294	\$8,012,346	\$863,780	10.78%	\$12,856,402	85.07%

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 with high table; meeting room; new north entrance; new dock stair; new flooring in elevator and lobby (July 2021)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: August 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

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

- Idaho Ave. is now reconfigured for school bus traffic; only installation of plantings and signage remain.
- New gym is ready to welcome students; new window openings are cut into the exterior wall of former gym for future specialty classrooms; space has been opened up for inclusive restrooms; new media center is emerging along with student-sized hive cubbies.
- Ceiling ductwork has been installed ahead of temporary full-height wall construction to separate construction areas from student spaces.

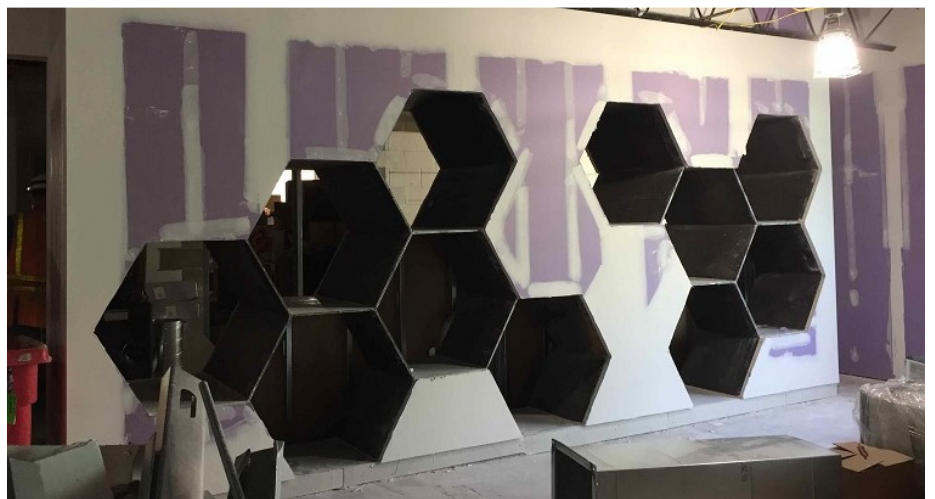
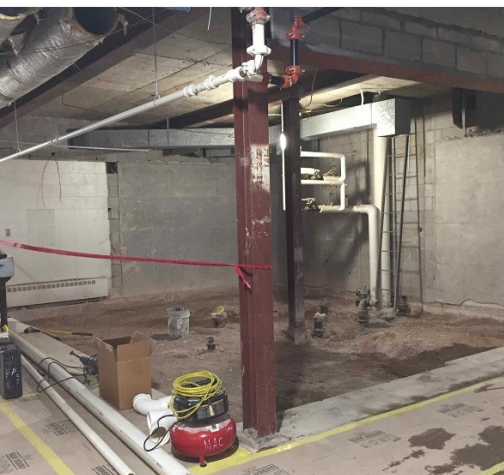
August 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$23,791,914	\$15,026,403	\$17,650,292	\$532,330	3.02%	\$23,975,523	66.10%

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	✓ Dec. 2019	✓ May 2020	☐ Aug. 2022	

Frost Lake Elementary



From top then left to right: Idaho Ave. is now reconfigured for school bus traffic; new gym; ceiling ductwork; new window openings in exterior wall of former gym; space opened up for inclusive restrooms; new media center is emerging along with student-sized hive cubbies (July 2021)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: August 2021 Project Update



Location:
30 Baker St. E.
St Paul, MN 55107

Project website:
<http://www.spps.org/humboldttmp>

Grades: 6-12

Enrollment (SY20-21):
1,103

Project summary

Project number: 2142-16-02

Funding: Certificates of Participation (COP)

Project type: Addition and renovation

Square footage:

- Existing: 230,829 sf
- Proposed: 255,276 sf

SPPS project team:

- Angela Selb-Sack, Senior Project Manager
- Michael Christen, Project Coordinator

Design team: Cuningham Group

Construction management: H+U Construction

Project scope

- Two three-story additions to create new middle school house; right-sizing of learning spaces to support existing student population; relocation of main entry to make easily identifiable and adjacent to parking.
- 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

- Humboldt is substantially complete.
- The only items remaining are punchlist items that will be addressed over the next few months but will not impact student and staff space use.

August 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$48,000,000	\$48,423,904*	\$42,016,265	\$37,257,624	\$2,939,515	7%	\$48,000,000	94%

*Surety payment of \$ \$1,915,916 due to a contractor that went out of business will offset the value over the approved budget.

Project Timeline

Phase: Planning → Design → Construction →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ May 2016	☐ N/A	✓ N/A	✓ March 2017	☐ Spring 2021	

Humboldt High School



Top to bottom: Exterior of completed remodel; main entrance; vibrant hallway (July 2021)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: August 2021 Project Update



Location:

1349 Arcade S.
Saint Paul, MN 55106

Project website:

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

- New soffits along the classroom walls are nearly ready to paint; the soffits will supply the rooms with fresh air.
- New air handlers have been installed for improved air quality, along with new duct work to transport the air to the desired locations.
- New wall-mounted fin tube radiation being installed along the outside walls will help provide more consistent temperatures during the winter for student and staff comfort.

August 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	\$14,564,182	\$2,887,581	\$12,865,000	\$216,823	1.69%	\$14,615,830	13.15%

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 soffits along the walls in the classroom nearly ready to paint; new air handlers; new wall mounted fin tube radiation long the outside walls (July 2021)



Saint Paul
PUBLIC SCHOOLS

Phalen Lake Hmong Studies: August 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

- All new air handling equipment is in place and connected.
- The fire suppression and fire alarm systems are both nearing completion.
- New LED lighting and controls are being installed in conjunction with the suspended ceiling system. All light fixtures are on site.
- An underground fuel storage tank has been removed and the rear parking lot reworked for positive drainage. This included resetting the electrical transformer.
- The project is on schedule to be ready for the return of staff and students in September.

August 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	\$5,900,072	\$4,773,602	\$5,101,850	\$226,193	4.43%	\$5,963,123	74.86%

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: Classroom ceiling and lighting; corridor ductwork; air handler; parking lot and loading dock; transformer (July 2021)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: August 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: Pipe chases are receiving access hatches. The locking hatch assemblies are not available until after the start of school so contractors will put in place temporary panels until permanent hatches are installed. Work will be done in a manner that does not disturb student activity.
- NOTE: No recent photos this month.

August 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	\$3,471,268	\$3,408,352	\$2,688,588	\$434,061	16.14%	\$3,471,268	99.39%

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	✓ Jan. 2020	✓ April 2020	☐ Summer 2021		



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: August 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

- The track is complete and ready for use. With this, the full set of athletic amenities is complete, including an 8-lane track with a sand jump pit and a high jump area, as well as areas for discus and shot put.
- Permanent site fencing is complete. Temporary fencing has been moved to one area to protect the area where grass seed did not take well and needed to be regraded and reseeded. Once the grass is established, the temporary fencing will be removed for good, opening the area to school and community use.

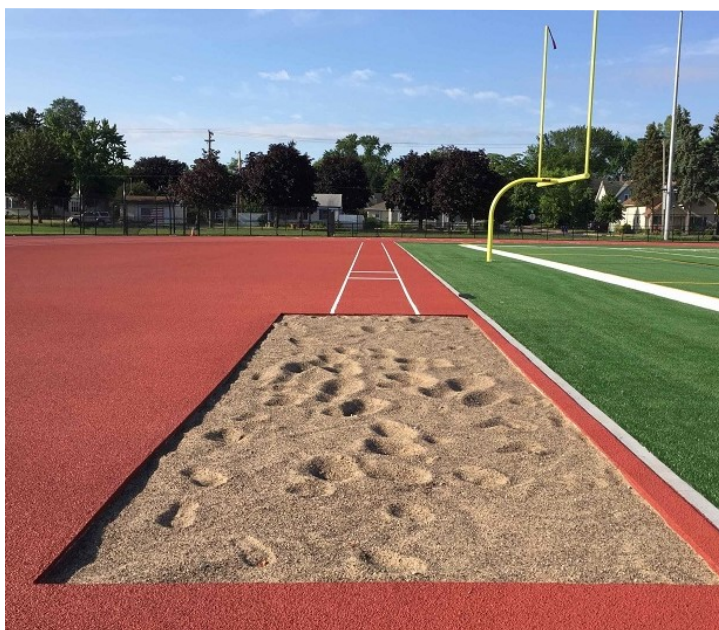
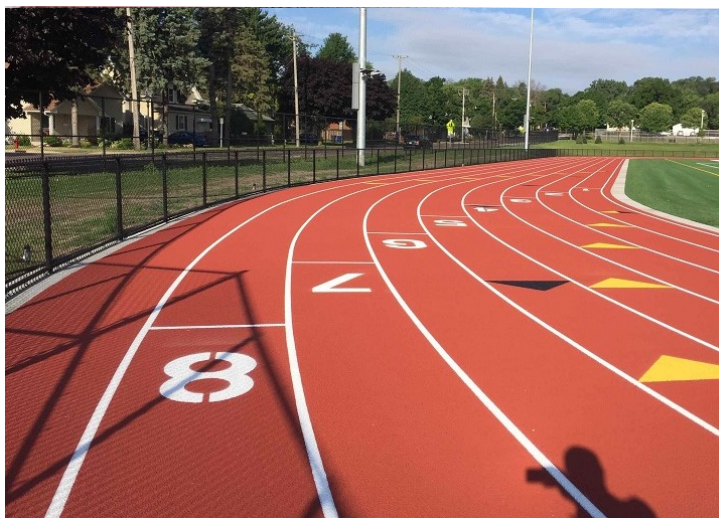
August 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$4,669,000	\$6,320,233	\$5,735,086	\$3,904,046	\$1,381,882	35.40%	\$6,320,224	70.39%

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	✓ Jan. 2020	✓ March 2020	☐ Nov. 2020		

Washington Technology Magnet



Images from top to bottom:

8-lane track; south side of track; north side of track; long jump and triple jump; discus area (July 2021)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: August 2021 Project Update

Saint Paul Music Academy

27 Geranium Ave. E.

St. Paul, MN 55117

Grades: PreK-5

Enrollment (SY20-21): 559

Riverview

160 Isabel St. E.

St. Paul, MN 55107

Grades: PreK-5

Enrollment (SY20-21): 439

Project summary

Project number: 0201-20-01

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
- Andrew Sivanich, Project Coordinator

Design team: Paul Meyer Architects

General contractor: S & J Contracting for St. Paul Music Academy

Project scope

Select window replacements at:

- Saint Paul Music Academy:** Work planned for summer 2021 is now complete.
- Riverview:** Window replacement has been postponed to the next funding cycle.

New this month

St. Paul Music Academy:

- Water testing of windows was completed with no problem and allowing the work to continue.
- The project is substantially complete with only a handful of punchlist items left to do.

August 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$2,172,500	\$1,481,312	\$1,410,061	\$1,330,800	\$39,449	2.96%	\$1,488,842	95%

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	✓ Dec. 2020 (Music Academy)	☐ Fall 2021

Window Replacements



From left to right: St. Paul Music Academy – completed windows with new vent panel and insulated panel; completed windows; new panel and window above door; window from the interior (July 2021)