



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education
monthly progress update

Facilities Department

June 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.



Saint Paul
PUBLIC SCHOOLS

American Indian Magnet: June 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/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

- Exterior walls and roof have been completed in the administrative addition. The underground plumbing is in and the concrete floor has been poured for the administrative addition and the Longhouse.
- The stone base has been laid for the four-story connection link and brick has been started on the three-story addition.
- The fresh air grille is in and gypsum board is being applied to the interior walls in the new second-floor mechanical space.

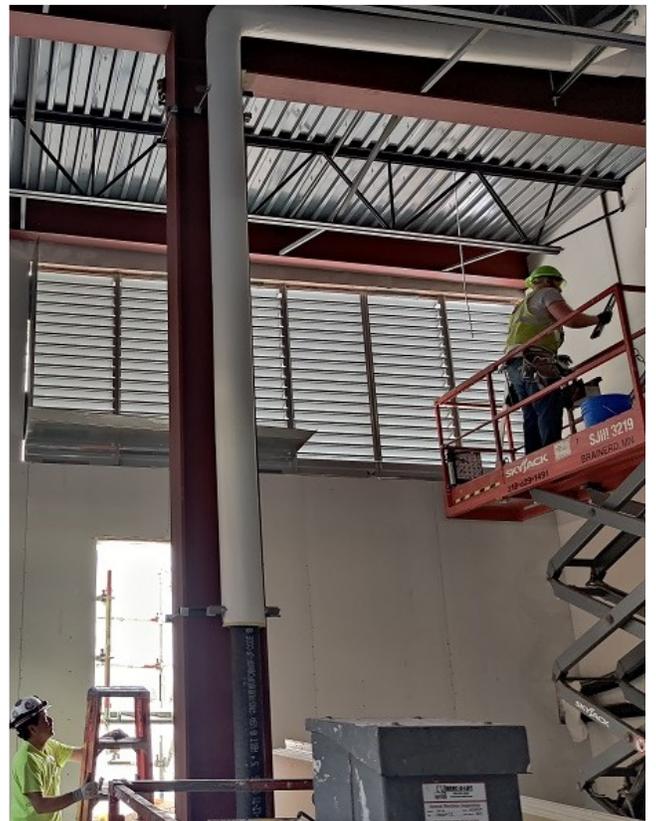
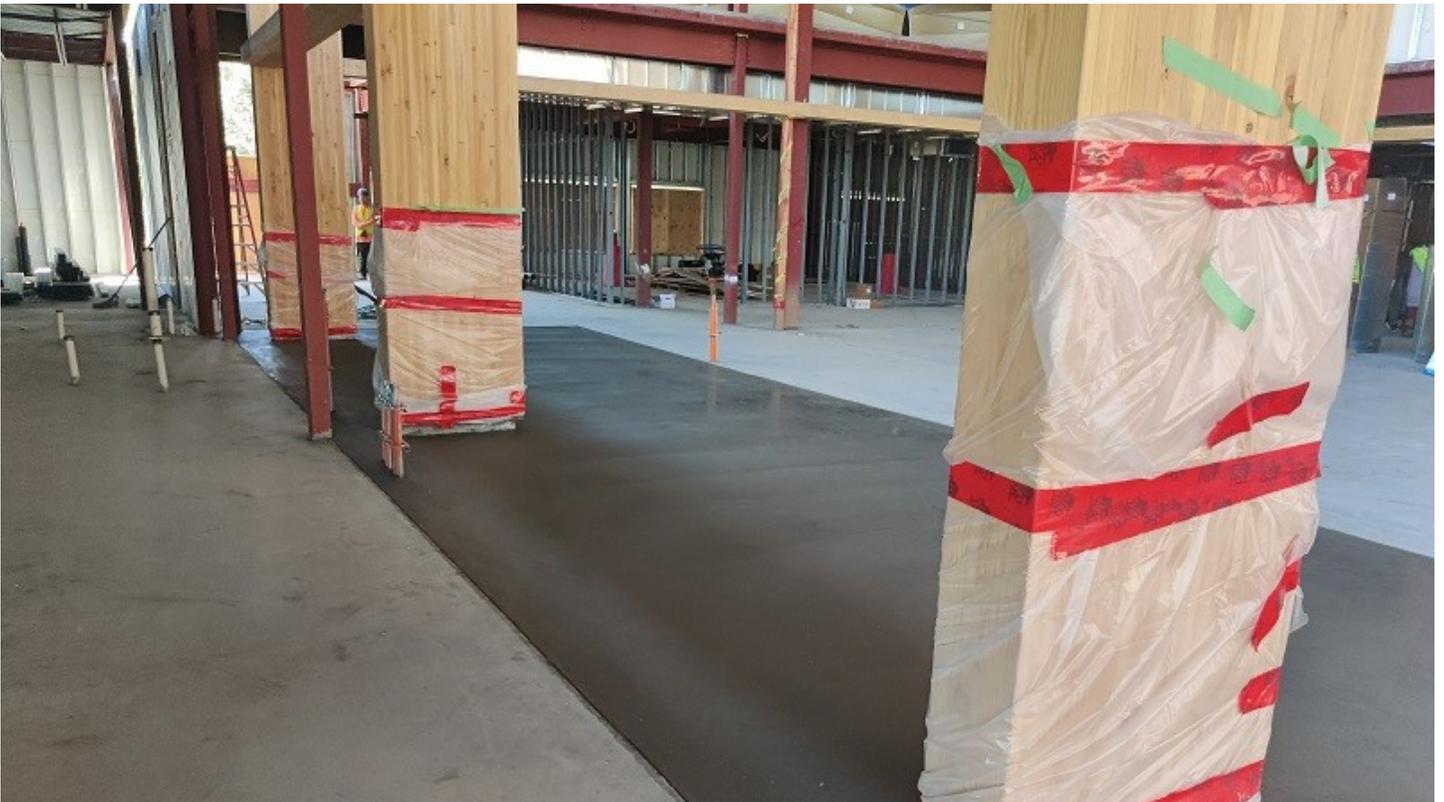
June 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$43,727,115	\$12,429,239	\$33,756,040	\$594,564	1.76%	\$43,871,827	25.43%

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 top, then left to right: New concrete floor of administrative addition and Longhouse; stone base on the four-story connection (bottom left of photo) and link and brick work on the three-story addition (right side of photo); fresh air grille installed (top right of photo) and gypsum board being applied to second-floor mechanical space (May 2021)



Saint Paul
PUBLIC SCHOOLS

Bridge View School: June 2021 Project Update



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

- Preparations are being made for Bridge View's roofing project which is scheduled over the next two summers to provide the least amount of impact as possible to teaching and learning.
- Most of this year's construction will happen in August.
- The contractor will soon be providing a detailed project schedule to the Facilities Department's design team for review and coordination.

June 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	\$171,350	\$123,032	\$0	\$0	0%	\$5,000,000	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	✓ 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)



Saint Paul
PUBLIC SCHOOLS

Education and Operations Services*

June 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

- Landscaping has been installed around much of the building. The construction fence has been pulled in to provide access to sidewalks and bike racks. (Construction continues inside, so no access is allowed yet at Door 1.)
- Framing and drywall installation continue throughout the first and second floor remodeled areas. Door frames are being installed in specified areas and painting is beginning. Ceiling grids will begin the first part of June.
- Removal of abandoned mechanical lines and drywall installation continue in the breakroom corridor.

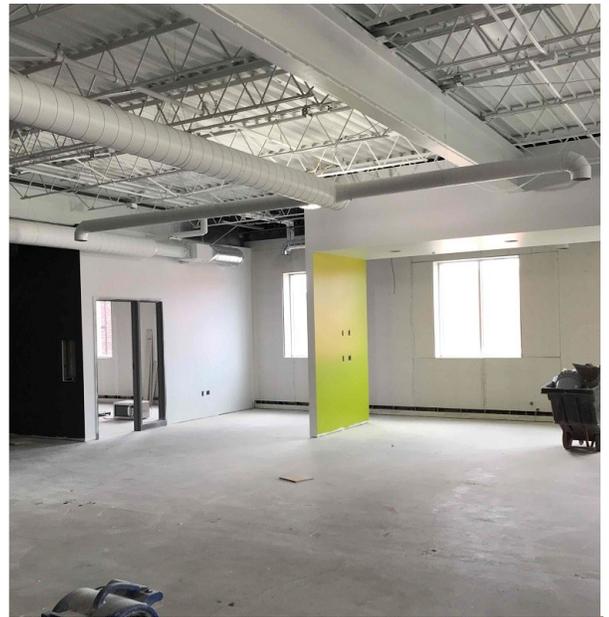
June 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$12,622,668	\$9,805,135	\$8,012,346	\$671,543	8.38%	\$12,818,680	80.39%

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 2021		

Education and Operations Services



From top then left to right: Access to bike racks and sidewalk; door frames and painting; landscaping being installed; new mechanical in penthouse; wall framing in the north entry (May 2021)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: June 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

- New terrazzo floor work is ongoing; wood doors have arrived; classroom cubbies and marker boards are being installed.
- Demolition work is occurring in school's existing boiler room; concrete slab poured under new main entry canopy; retaining wall being constructed next to new service entry.
- Playground container (wrapped with a border of concrete curbing) is being prepped for playground equipment installation.

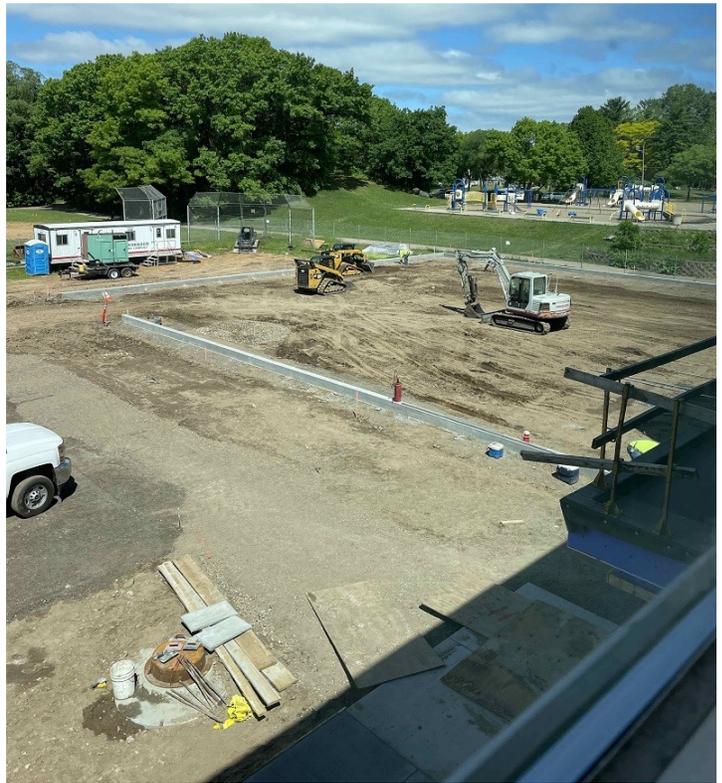
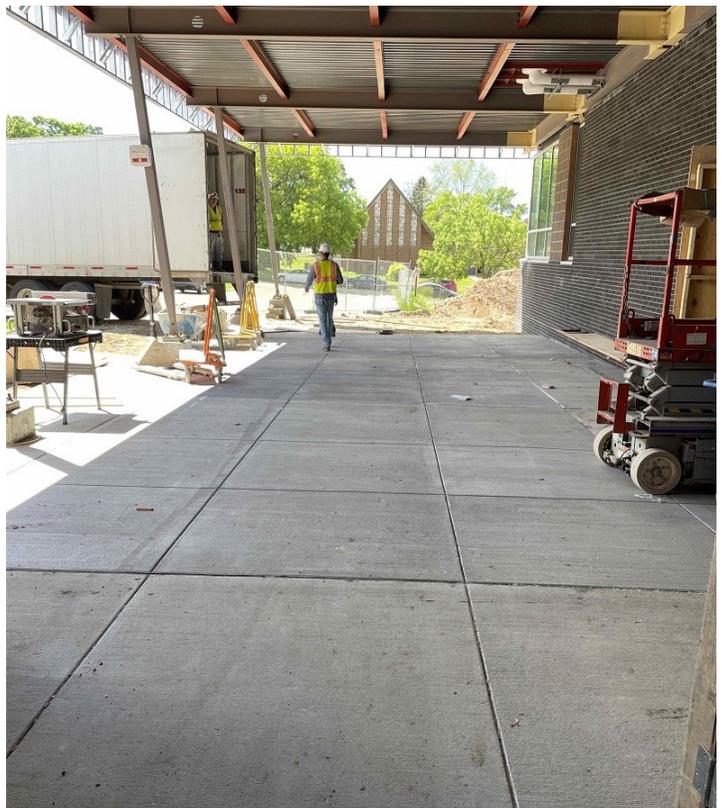
June 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$23,257,910	\$12,750,450	\$17,650,292	\$394,226	2.23%	\$23,360,856	55.64%

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: New prekindergarten classroom; concrete slab under new main entry canopy; retaining wall being constructed; playground container wrapped with a border of concrete curbing (May 2021)



Saint Paul
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Humboldt High School: June 2021 Project Update



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

Grades: 6-12

Enrollment (SY20-21):
1,103

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

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

- Theater rigging installation has begun and the painting of the ceiling is complete.
- Seat installation in the auditorium has started with flooring to follow once flooring is complete.

June 2021 - Project Financial Information

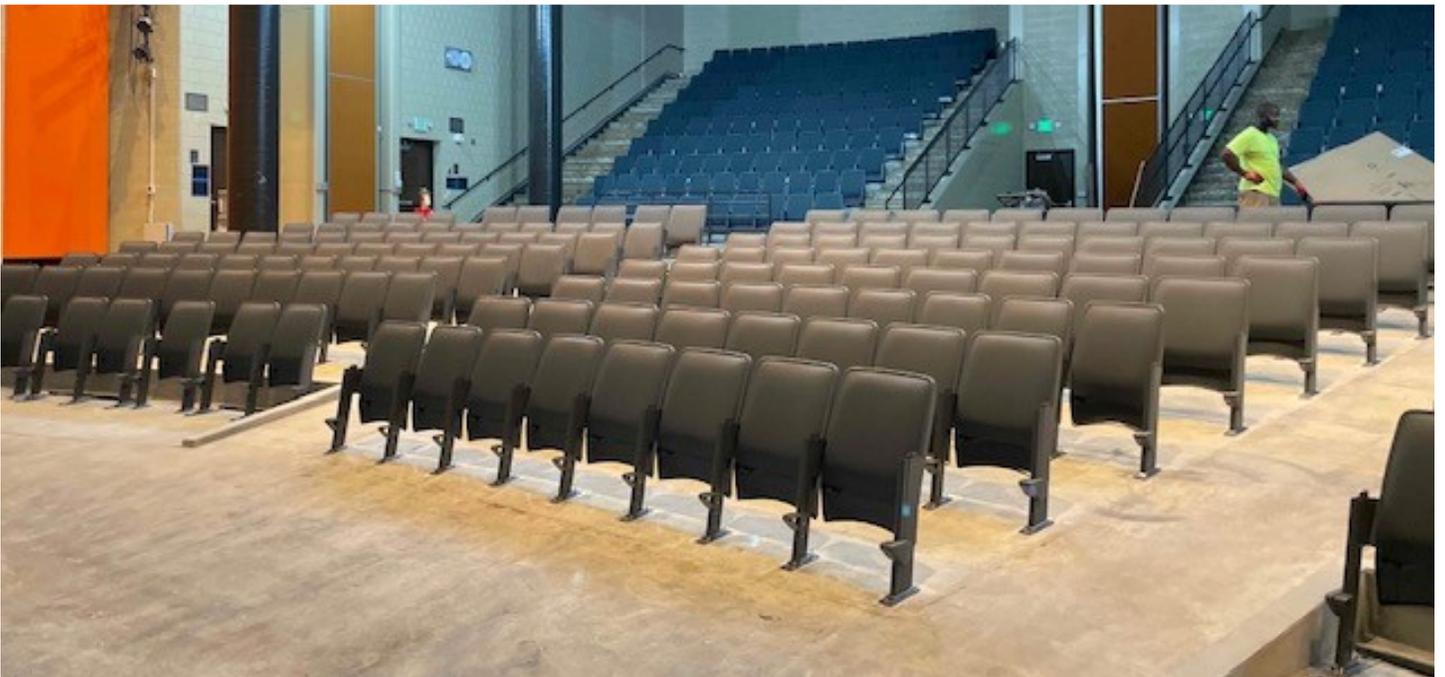
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$48,000,000	\$48,423,904*	\$42,058,519	\$37,257,624	\$2,939,515	7%	\$48,000,000	93%

*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: Auditorium painted ceiling; Bottom: New seats installed in auditorium (May 2021)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: June 2021 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

- Significant replacements to the HVAC system
- Lighting replacement

New this month

- Teachers and staff have made great progress in packing and preparing content in their rooms to make way for the mechanical improvements to be completed this summer.
- The contractor has started to bring equipment and job trailers to the site in preparation for work to start.
- Select demolition work has begun in some non-student spaces such as removing the old steam piping at the south end of the building.

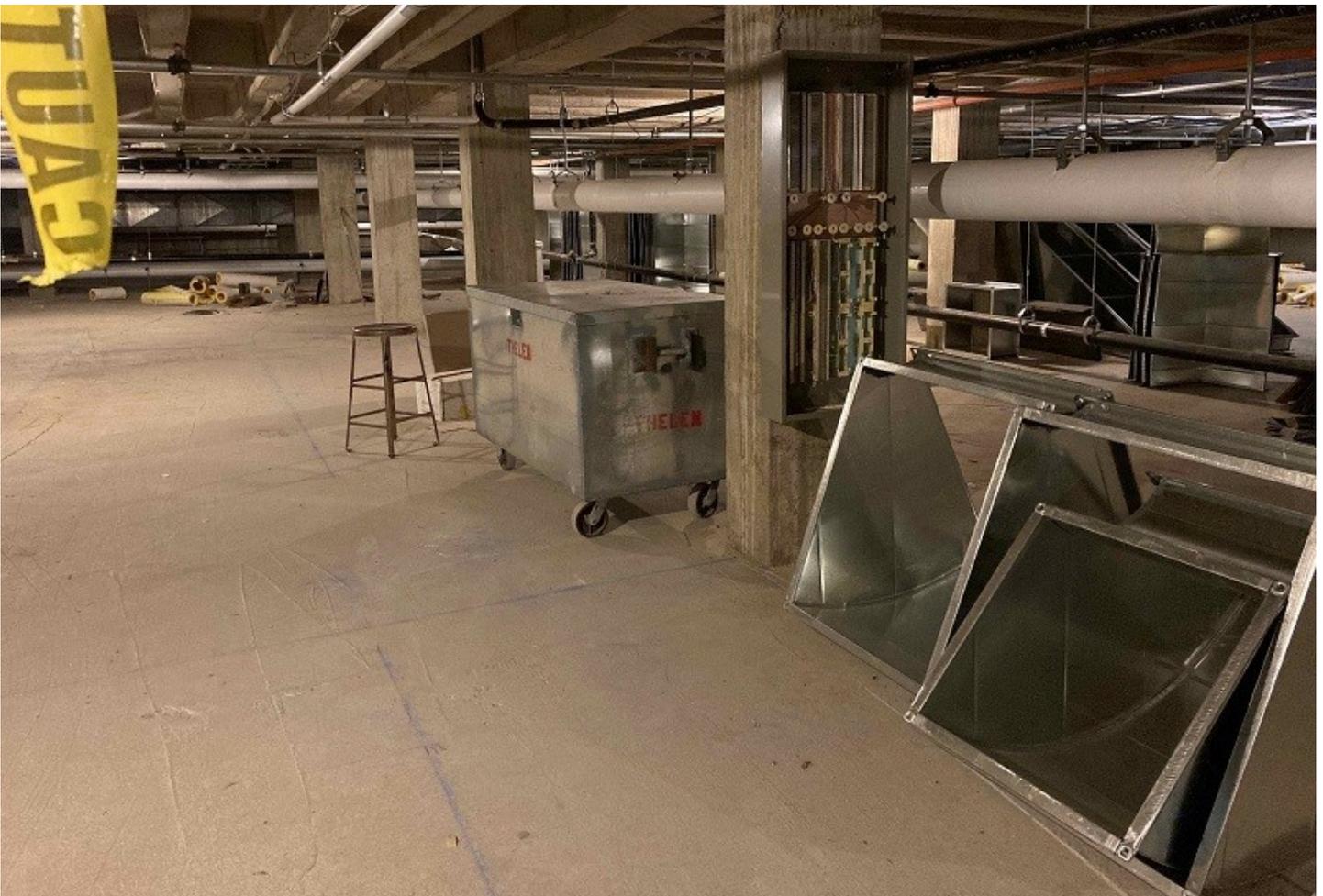
June 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$16,500,000	\$14,357,665	\$1,360,758	\$12,865,000	\$44,857	0.35%	\$14,397,247	2.60%

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: Job trailer; removing the old steam piping (May 2021)



Saint Paul
PUBLIC SCHOOLS

Phalen Lake Hmong Studies: June 2021 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

- June construction marks the beginning of the final construction phase with work largely contained within the single-story western side of the building.
- Regular construction meetings have resumed to gear up for the start of construction once school is done for the summer.
- The contractor has ordered equipment early to provide ample lead time and ensure the construction schedule is maintained.

June 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	\$5,772,830	\$4,444,409	\$5,101,850	\$291,322	5.71%	\$5,809,270	73.39%

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	✓ March 2020			☐ Fall 2021

Phalen Lake Hmong Studies



Images from top to bottom:

Pumps and piping for hot water heating system; gymnasium is complete and area cleared of contractor's staging equipment; entry with new ceiling and lighting (November 2020; no new photos available this month)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: June 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

- Dayton's Bluff and Hubbs are now fully complete.
- LEAP is mostly complete. Contractors will finish up by completing minor masonry repairs and installing mechanical access hatches when school lets out for the summer.
- NOTE: No recent photos this month.

June 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	\$3,449,999	\$3,447,191	\$2,688,588	\$434,061	19.44%	\$3,465,030	99.46%

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	✓ Jan. 2020	✓ April 2020			☐ Summer 2021



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: June 2021 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
- 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

- Construction is well underway for this summer and is expected to be complete by the end of June.
- The grass establishment is going well in both sodded and seeded areas.
- Imperfections in the asphalt running track have been corrected and the running surface is being installed. With this non-permeable system there are four major steps: base mat, sealer, structural spray and striping. The base mat is completely installed and the sealer is being applied.

June 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	\$6,320,147	\$5,593,118	\$3,904,046	\$1,381,882	35.40%	\$6,320,147	87.95%

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	✓ March 2020			☐ Nov. 2020

Washington Technology Magnet



Images from top to bottom: Track base mat; track sealer; track sealer, different angle (May 2021)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: June 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.
- Riverview:** Window replacement has been postponed to the next funding cycle.

New this month

- St. Paul Music Academy:** The windows have been delivered and installation is scheduled to begin on Monday, June 14. (No photos this month.)

June 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	\$1,094,581	\$1,330,800	\$39,449	2.96%	\$1,481,312	75.21%

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	✓ Dec. 2020 (Music Academy)	☐ Fall 2021