



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education
monthly progress update

Facilities Department

May 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: May 2021 Project Update



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

Grades: PreK-8
Enrollment (SY19-20): 638

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

- Exterior sheathing progressing on three-story addition; brick work to start first week of May; first floor is prepped for pouring concrete in classroom addition; mechanical and electrical rough-ins, and interior wall framing being completed.
- Steel framing, metal roof trusses and decking being completed on administration addition.
- Underground plumbing in Long House is nearly complete; ramp from main level to gym is being prepped to pour the concrete floor.

May 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	\$43,672,530	\$10,619,151	\$33,756,040	\$522,078	1.55%	\$43,712,825	20.21%

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 sheathing in progress on three-story addition; ramp from main level to gym being prepped for concrete floor; first floor prepped for pouring concrete in three-story classroom addition; mechanical and electrical rough-ins, and interior wall framing being completed; steel framing, metal roof trusses and decking being completed on administration addition (April 2021)



Saint Paul
PUBLIC SCHOOLS

Education and Operations Services*

May 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

- New mechanical installation started and much of existing mechanicals relocated or removed.
- Metal framing and dry walling is ongoing and rooms beginning to take shape.
- Transformation of former loading docks and distribution area into office space is complete; painting and carpeting are in and furniture installed first week of May.
- Exterior concrete and landscaping have started, including a retaining wall on the east side and installation of bike racks.

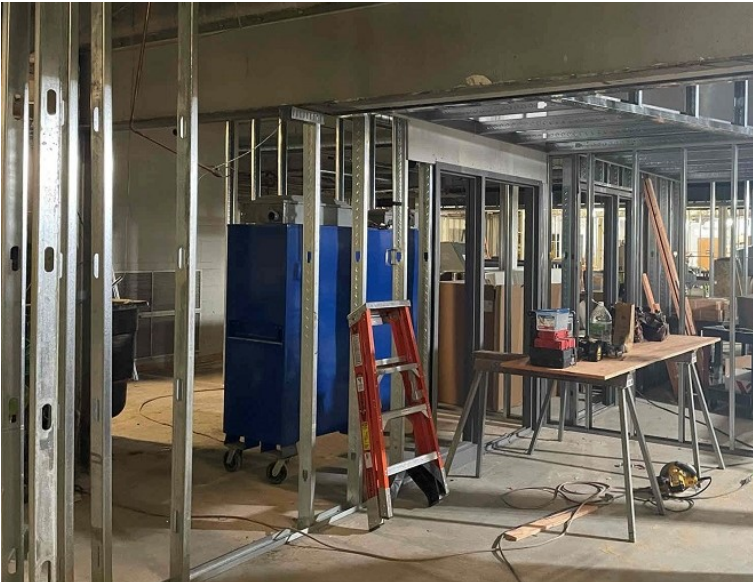
May 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$12,608,371	\$8,789,546	\$8,012,346	\$663,069	8.28%	\$12,778,195	69.97%

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: Framing a new training room; new bike rack; demo of wall separating Planning area from former Dock area; view into office area with wall removed (April 2021)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: May 2021 Project Update

FROST LAKE
ELEMENTARY SCHOOL

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

Grades: PreK-5

Enrollment (SY19-20):
526

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

- Above ceiling mechanical and electrical systems installed; Phase 1 ceiling tile and grid nearly complete.
- Casework installed in Phase 1 classrooms.
- Tilework for Phase 1 is complete with only decorative tile mural left and expected in May.
- Hive-shaped hexagon lights installed in main entry lobby.

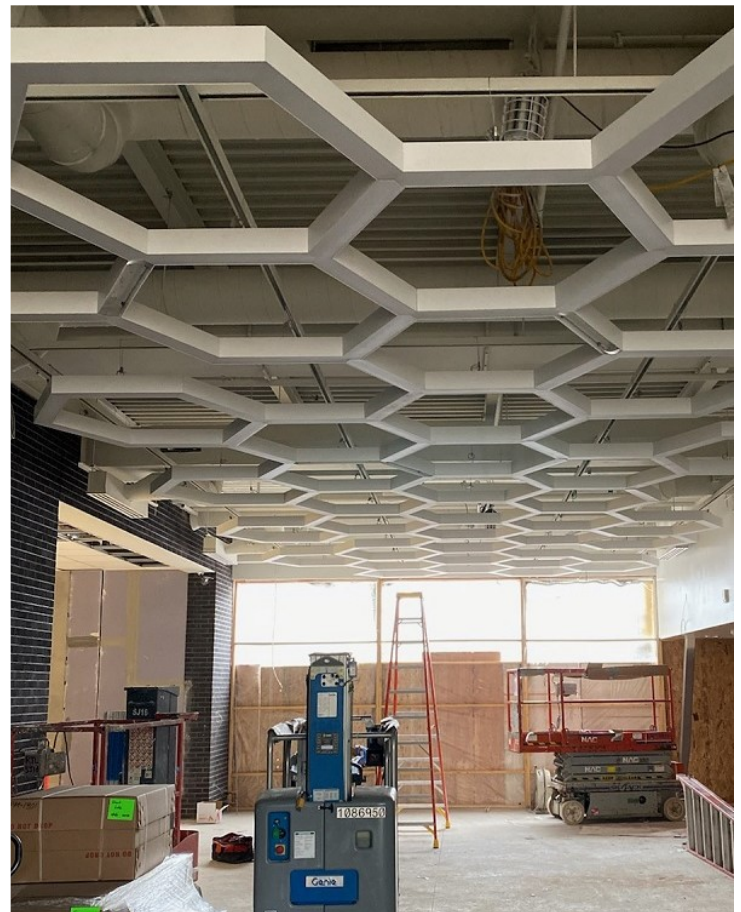
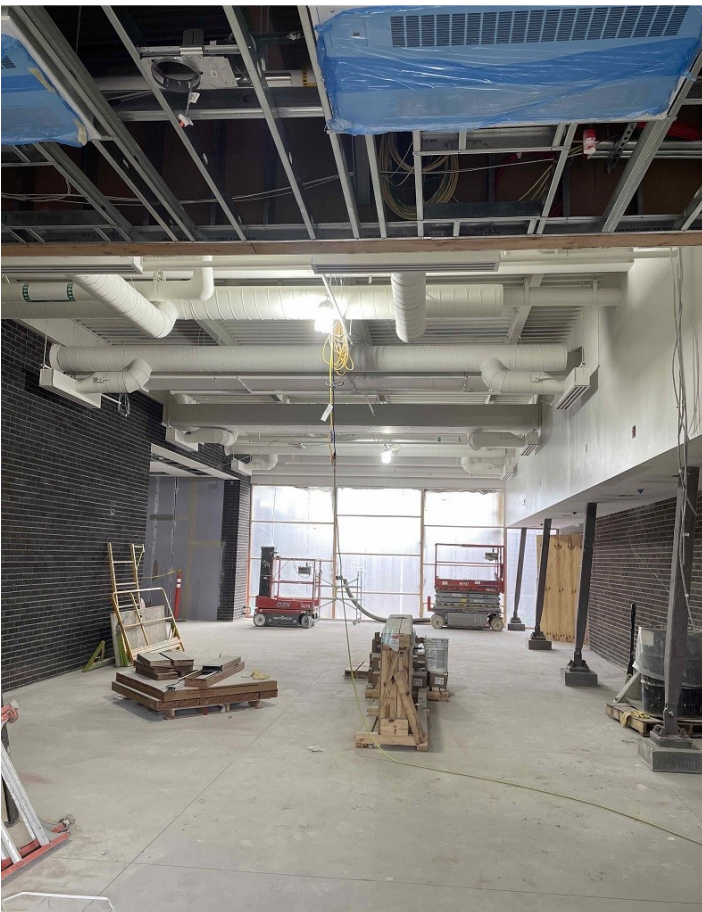
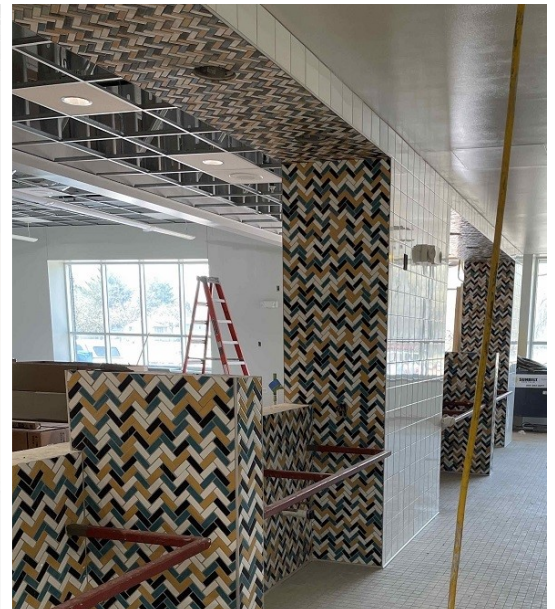
May 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$36,000,000	\$23,222,349	\$11,774,680	\$17,650,292	\$358,665	2.03%	\$23,309,259	50.86%

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	✓ Dec. 2019	✓ May 2020	☐ Aug. 2022		

Frost Lake Elementary



From top then left to right: Above ceiling mechanical and electrical systems reviewed before acoustical ceiling tile placed; casework installed in Phase 1 classrooms; tilework for Phase 1 complete; main lobby; hexagon lights installed in main entry lobby (April 2021)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: May 2021 Project Update



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

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

Grades: 6-12

Enrollment (SY19-20):
1,163

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

- Auditorium rigging equipment arrived and contractors are prepping the site for installation, including construction of a "wing" wall in the ceiling to hide the equipment from seating area site lines.
- Contractors are performing warranty work on acoustical panels that line the exterior walls adjacent the chiller.

May 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*	\$41,657,314	\$37,257,624	\$2,939,515	7%	\$48,000,000	91%

*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



"Wing" wall above the ceiling to hide the equipment from the seating area site lines. (April 2021)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: May 2021 Project Update



Location:

1349 Arcade S.
Saint Paul, MN 55106

Project website:

www.spps.org/Page/39804

Grades: 9-12

Enrollment (SY19-20):

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

- Multiple project kick-off meetings have been held to prepare for the replacement of mechanical systems, lighting and classroom technology systems.
- Building teachers and staff have begun packing classrooms in preparation for the work to begin.

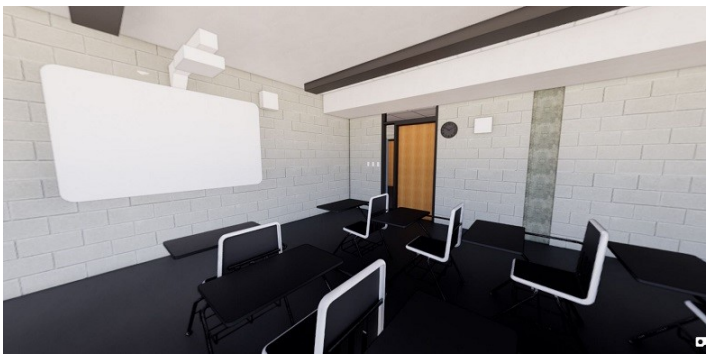
May 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$16,500,000	\$14,225,489	\$1,028,618	\$12,865,000	0%	0%	\$14,397,247	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	✓ Oct. 2020	✓ Feb. 2021	☐ Fall 2023	

Johnson Senior High School



Top image: Site photo showing location of geothermal well field

Bottom images: Rendering of what a typical classroom will look like with the drywall soffit and new air ductwork hidden within it; rendering of what the typical hallway spaces will look like; new ACT ceilings and LED lighting with new air ductwork above ceiling.



Saint Paul
PUBLIC SCHOOLS

Phalen Lake Hmong Studies: May 2021 Project Update



Location:
1089 Cypress St.
Saint Paul, MN 55106

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

Grades: PreK-5

Enrollment (SY19-20): 662

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

- No new updates as internal preparations are being made for Phase 2 which begins in spring/summer 2021.

May 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	\$6,068,167	\$4,403,501	\$5,101,850	\$139,035	2.73%	\$6,090,891	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:

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: May 2021 Project Update

- **Dayton's Bluff:** 262 Bates Ave., St. Paul, MN 55106 / Grades: PreK-5 / Enrollment (SY19-20): 300
- **LEAP High School:** 631 N Albert St., St. Paul, MN 55104 / Grades: 9-12 / Enrollment (SY19-20): 176
- **Hubbs Center:** 1030 University Ave. W., St. Paul, MN 55104 / Adult Basic Education
- **Note:** As part of the on-going roof replacement program, Bridgeview's roof replacement has been postponed to the next funding cycle.

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:

- Dayton's Bluff Achievement Plus Elementary
- Hubbs Center (Adult Basic Education)
- LEAP High School

New this month

- Minor masonry repairs at LEAP to be completed in the spring when outdoor air temperatures rise.

May 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	\$4,059,498	\$3,408,352	\$2,688,588	\$434,061	16.14%	\$3,511,232	99.46%

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	☐ Fall 2020		

Roofing Replacements



All photos from Hubbs:

1st row - Before photos (spring 2020): Roof/penthouse; second angle roof/penthouse.

2nd/3rd rows - After photos (Nov. 2020): Relationship of Hubbs to AGAPE; facade from University Ave; facade from AGAPE
(no new photos this month)



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: May 2021 Project Update



Location:

1495 Rice
Saint Paul, MN 55117

Project website:

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

Grades: 6-12

Enrollment (SY19-20):

2,136

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

- Work on site has resumed for the season.
- Concrete and paving are nearly complete.
- Rough grading is complete and final grading is underway.
- Trees are planted.
- Grass seeding is expected to take place during the first week or two in May.
- Installation of track surfacing (rubber) is scheduled to begin mid-May.

May 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	\$4,540,513	\$3,904,046	\$1,381,882	35.40%	\$6,320,147	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: Shot put area; new evergreen trees in back of field goal; trees at north edge of field; rough grading at practice field; final grading along north edge of field; field access road (April 2021)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: May 2021 Project Update

- **Saint Paul Music Academy:** 27 Geranium Ave. E., St. Paul, MN 55117 / Grades: PreK-5 / Enrollment (SY19-20): 598
- **Riverview:** 160 Isabel St. E., St. Paul, MN 55107 / Grades: PreK-5 / Enrollment (SY19-20): 433
Note: Riverview's window replacement has been postponed to the next funding cycle.

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 contract has been signed by the contractor (S&J) and SPPS. Shop drawings are being reviewed.

May 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: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ Feb. 2020 (Journeys, Wellstone) Dec. 2020 (Music Academy)	☐ Fall 2021