



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education
monthly progress update

Facilities Department

January 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: January 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/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

- Erection of steel started on the four-story connection and two-story mechanical space which will continue for the three-story addition and one-story administration area over the next few weeks.
- The glue-laminated wood beams and columns have been erected for the two-story Long House.
- In preparation for in-person learning, installing temporary flooring in gym; moving furniture into the Media Center; installing plumbing chases to conceal new vertical plumbing; and installing partitions to separate construction and occupied areas.

January 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	\$43,467,360	\$7,674,107	\$33,756,040	\$435,656	1.29%	\$43,515,466	12.93%

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



Top two rows: Steel being erected on the four-story connection and two-story mechanical space.
Third row: Glue-laminated wood beams and columns being erected for the two-story Long House (new Media Center);
plumbing chases were installed to conceal new vertical plumbing pipes in the corridors (December 2020)



Saint Paul
PUBLIC SCHOOLS

Education and Operations Services*

January 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

- Work to complete the finishes in the addition is ongoing. The open office area has been painted on both the first and second floors. Carpet is installed on the second floor.
- The new restrooms on the second floor are being tiled.
- The egress path from the addition through the existing building that will be renovated is nearly complete.
- Furniture for the addition is scheduled to be installed in the last half of January.

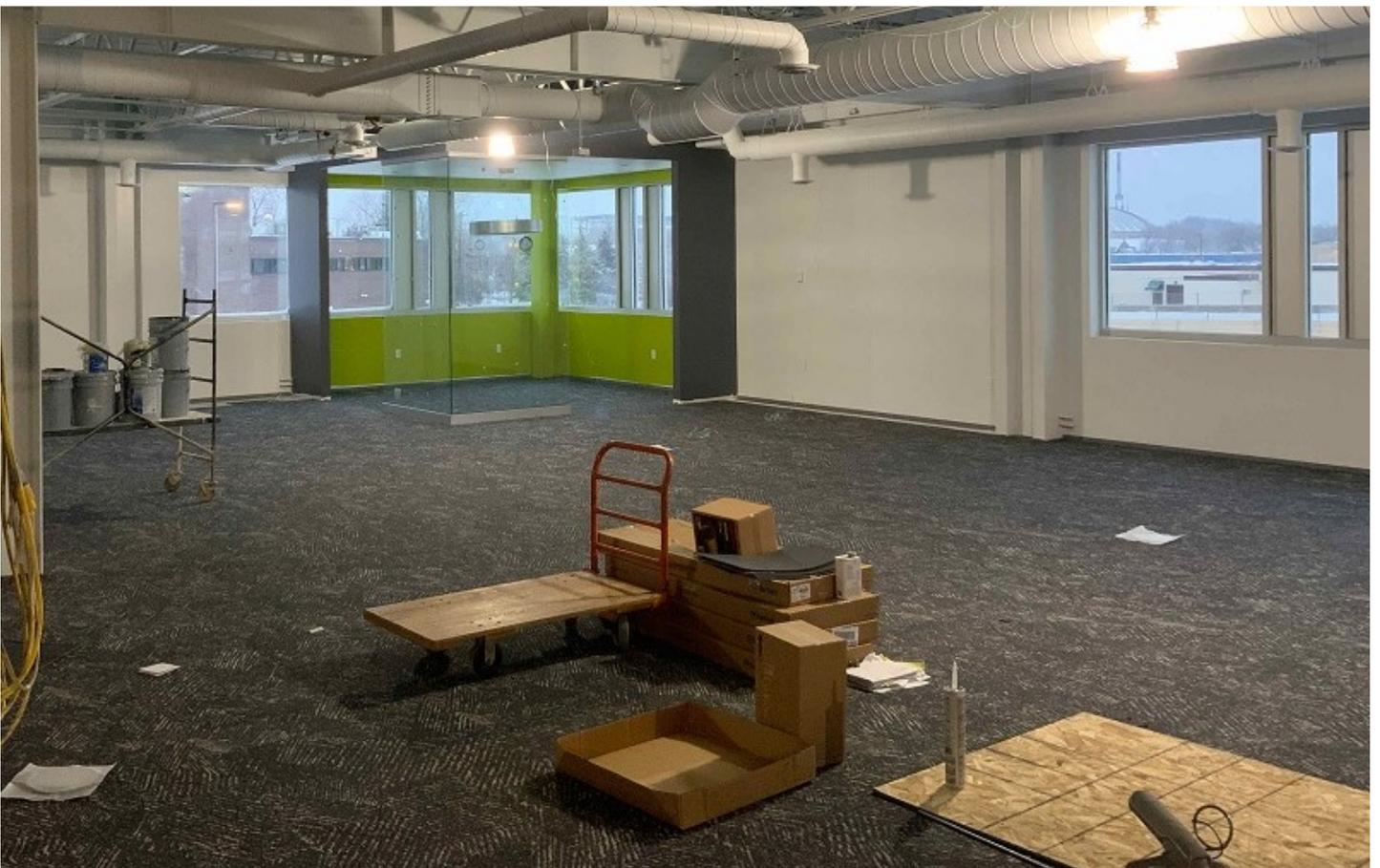
January 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$17,120,000	\$11,800,193	\$5,589,912	\$8,011,456	\$318,500	3.98%	\$11,902,824	43.68%

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



Images from top to bottom: Bathroom being tiled; second floor open office space taking shape (December 2020)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: January 2021 Project Update



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

- Exterior brick work is ongoing; poly is in place to mitigate winter weather; concrete floor topping was poured in upper level of the building addition.
- A new transformer is in place on the north side of the building and will be connected in early 2021.
- Steel structure for new entry canopy is in place.
- The water tie-in for the addition is complete; mechanical, electrical, and plumbing work continues.
- Temporary walls being installed early January to safely separate construction from staff and students.

January 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	\$23,017,821	\$6,503,082	\$17,650,292	\$209,307	1.19%	\$23,124,817	24.18%

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:

Poly to protect against cold weather; masons installing exterior brick; concrete floor topping poured in upper level of building addition; new transformer is in place on north side of building; steel structure for new entry canopy; mechanical, electrical, and plumbing work continues (December 2020)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: January 2021 Project Update



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

Grades: 6-12

Enrollment (SY19-20):
1,163

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

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

- No significant changes since last month, expectation to have structural elements installed in January to prepare for the Theater rigging installation in the upcoming months.

January 2021 - Project Financial Information

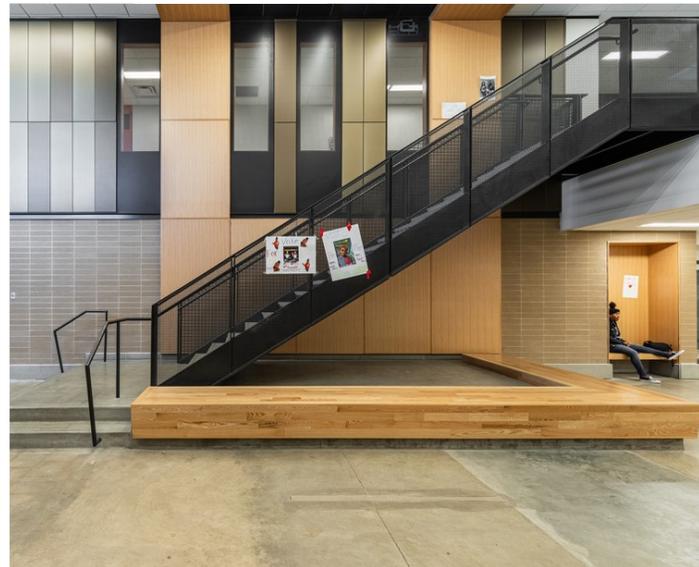
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$48,000,000	\$48,423,215*	\$41,137,350	\$37,257,624	\$2,938,826	7%	\$48,000,000	90%

*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: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
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



From top to right: Restoration of the construction parking and storage area; finished spaces: inclusive restroom; main office and entrance area with staircase; bulletin board (November 2020)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: January 2021 Project Update



Location:
1349 Arcade S.
Saint Paul, MN 55106

Grades: 9-12

Enrollment (SY19-20):
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
- Lon Fiedler, Engineer

Construction team: N/A

Project scope

- Significant replacements to the HVAC system
- Lighting replacement

New this month

- Opening the project bid is scheduled for January 7, 2021, at 2 pm.
- Upon BOE approval of the contract award, work is scheduled to begin June 2021 with possible mechanical room work beginning first.

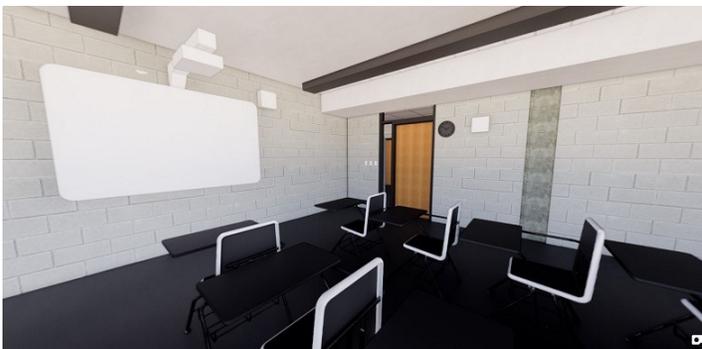
January 2021 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$16,500,000	\$1,188,982	\$745,098	TBD	N/A	N/A	N/A	N/A

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	☐ Jan. 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: January 2021 Project Update



Location:
1089 Cypress St.
Saint Paul, MN 55106

Grades: PreK-5
Enrollment (SY19-20): 662

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

- The City has granted "Occupancy," meaning SPPS has met all life-safety requirements and may now allow students, staff, and guests into the building for normal activities.
- A small amount of work remains for Phase 1, including balancing the new HVAC system and coordinating both new and existing equipment with the Building Automation System (BAS). Until Phase 2 begins in the spring/summer of 2021, there will be two BAS systems running in concert.

January 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	\$5,747,672	\$4,247,881	\$5,101,850	\$131,148	2.57%	\$5,920,342	74.11%

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)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: January 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

- Work on all three buildings is substantially complete and the buildings are ready for inhabitants.
- Punch list corrections are being completed at LEAP and Hubbs.
- Dayton's Bluff is complete and is being closed out.

January 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	\$3,498,317	\$3,056,570	\$2,688,588	\$434,061	16.14%	\$3,511,232	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	✓ 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



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: January 2021 Project Update



Location:
1495 Rice
Saint Paul, MN 55117

Grades: 6-12

Enrollment (SY19-20):
2,136

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

- Soil stabilization is complete surrounding the new synthetic turf field.
- The excavation for the new stormwater management system has been completed and soils have been stabilized. The sides were sculpted to allow for installation of an impermeable membrane which was covered in a protective fabric. Drain tile and a thick sand layer were placed prior to the 6-foot diameter chamber system being placed. Once connected, the interstitial space was filled with rock and then the entire system was covered with rock.
- Yet this winter, regulated materials will be hauled away and clean fill placed. The remainder of the site will be rough graded to prepare for finishing up in the spring/summer of 2021.

January 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	\$6,237,964	\$3,549,390	\$3,904,046	\$1,367,138	35%	\$6,242,005	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	✓ Jan. 2020	✓ March 2020			☐ Nov. 2020

Washington Technology Magnet



Images from top then left to right:
Soil stabilization surrounding athletic field; 6-foot stormwater chambers; stormwater system covered
(December 2020)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: January 2021 Project Update

- **Journeys:** 90 Western Ave. S., St Paul, MN 55102 / Grades: 9-12 / Enrollment (SY19-20): 66
- **Wellstone:** 1041 Marion St., St Paul, MN 55117 / Grades: PreK-5 / Enrollment (SY19-20): 580
- **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 all sites.

Project scope

Select window replacements at:

- **Journeys:** Work completed in 2020.
- **Wellstone:** Work completed in 2020.
- **Saint Paul Music Academy:** Work planned for summer 2021.
- **Riverview:** Window replacement has been postponed to the next funding cycle.

New this month

- **Journeys Secondary and Wellstone:** Window replacements are complete.
- **St. Paul Music Academy:** Bidding is complete and the selected contractor is S & J Glass Inc. Contracts are being drafted.

January 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	\$1,131,502	\$1,063,690	\$991,100	\$39,449	3.98%	\$1,131,502	87%

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

Window Replacements



From top to bottom from the Saint Paul Music Academy:
Elevation showing types of windows; example of leaking on exterior panels (November 2020)