



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

**Board of Education
monthly progress update**

Facilities Department

September 2020



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 move 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. Original Budget:** Final project budget approved by the Board at Gate Check 3.
- B. Committed Costs:** Contractual obligation of funds for project work.
- C. 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.
- D. Construction Award:** Total of all construction contracts.
- E. Construction Cost Changes:** Value of all change orders issued to construction contracts.
- F. Percent Change:** Calculation of construction change orders against total construction award.
- G. 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.
- H. Construction Percent Complete (as invoiced):** Percent of completion is calculated based on the value of work in place as indicated on the vetted and approved pay applications submitted by contractors against the total value of construction commitments. As this is based on billed amounts, there is frequently a 30-60 day lag to represent the work in full.



American Indian Magnet: September 2020 Project Update



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

Project website:
<https://www.spps.org/aimsfmt>

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

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

- New temporary staff offices on second floor are near completion; furniture to be moved in in early Sept.
- New sewer line and underground filtration system (under east half of staff parking lot) completed.
- Curbs installed on staff parking lot and north service drive. Black-topping began week of Aug. 31.
- Footings for new admin addition started week of Aug. 24.

September 2020 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	\$39,879,220	\$4,163,688	\$33,756,040	\$7,015	0.04%	\$43,256,758	5%

Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	✓ October 2018	☐ N/A	✓ February 2020 (\$53,300,000)	✓ May 2020	☐ Fall 2024		

American Indian Magnet



From top then left to right: North service drive looking west from Hawthorne; north service drive graded and with curb; grading being completed on the staff parking lot; The staff parking lot with curbing; temporary staff parking lot accessed off of the north service drive. (August 2020)



Saint Paul
PUBLIC SCHOOLS

Como Park Senior High: September 2020 Project Update



Location:
740 Rose Ave. W.
Saint Paul, MN 55117

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

Grades: 9-12

Enrollment (SY19-20): 1,158

Project summary

Project number: 4110-16-01

Funding: Certificates of Participation (COP)

Project type: Addition and renovation

Square footage:

- Existing: 220,444 sf
- Proposed: 241,469 sf

SPPS project team:

- Angela Selb-Sack, Senior Project Manager
- Larry Opelt, Project Manager
- Andrew Sivanich, Project Coordinator

Design team: Cuningham Group

Construction management: H+U Construction

Project scope

- Two-story addition with classrooms, restrooms and forum area.
- Renovation of existing building including learning spaces, academic support spaces, common area, front entrance and restrooms.
- Replacement of all finishes, HVAC and controls, plumbing, lighting, required upgrades to fire suppression and fire alarm systems.

New this month

Punch list items are being finished up in addition to the HVAC commissioning. The project passed the final inspection on August 28, 2020.

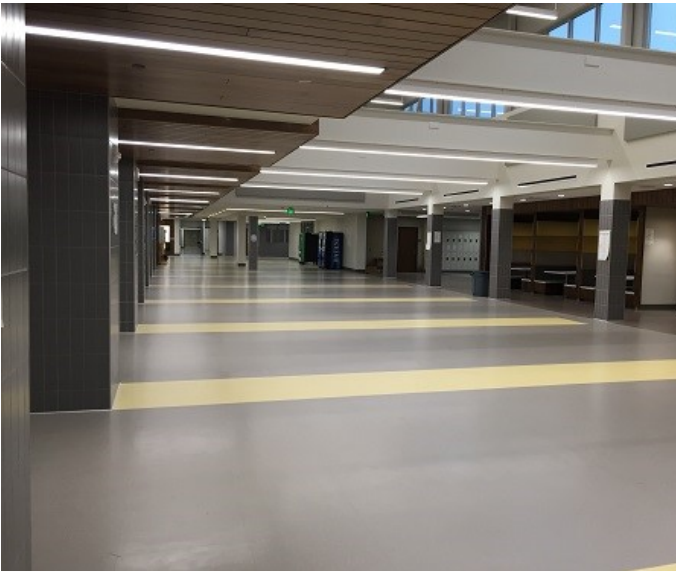
September 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$51,330,000	\$50,214,980	\$47,036,302	\$37,961,051	\$3,744,498	10%	\$51,330,000	98%

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 (\$51,330,000)	✓ March 2017	☐ Fall 2020		

Como Park Senior High



Images from left to right: View of the commons area looking east with cafeteria to the left; main entrance; accessible ramp that feeds both east entrances; rear courtyard outside of the art rooms. (July 2020)



Saint Paul
PUBLIC SCHOOLS

District Service Facility: September 2020 Project Update

Location: 1930 Como Ave., Saint Paul, MN 55108

Project website: <https://spps.org/districtservicefacility>

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 training center and flexible office space; clear entry, reception desk and improved wayfinding.
- Teams' spaces for informal and formal collaboration; replacement of all finishes, water main, electrical service, lighting and aging restrooms.

New this month

- New kitchen boilers fully installed and punchlist activity underway. For larger addition/renovation project, helical piers arrived and being installed. Electrical wiring in new electrical rooms continues.
- Digging up of north parking lot included dealing with utility lines and stormwater structures, which have been resolved. Concrete curbing is in place and sidewalks are being poured. Landscaping between new parking lot and building will start soon.
- Demolition completed on old grounds office and adjacent restrooms; construction will begin to finish this space as the new Distribution office.

September 2020 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	\$10,979,705	\$1,626,912	\$8,011,456	\$65,195	0.81%	\$11,591,503	4%

Project Timeline

Phase: Planning → Design → Construction →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ October 2018	☐ N/A	✓ February 2020 (\$17,120,000)	✓ May 2020	☐ Fall 2021	

District Service Facility



Images from left to right: Demo complete in old grounds office; new curb for north parking lot; north sidewalk before being replaced; new sidewalk by north parking lot; prep for helical piers and new addition (August 2020)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: September 2020 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

Construction focused on building addition and concrete foundation walls. In September, progress will become largely vertical as the addition grows taller with steel structure and precast walls scheduled to arrive on site. Interior work focused on area where existing and new building addition meet. A data room is being relocated the first week of September. Utility work that began August 31 will require some partial street closures.

September 2020 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	\$22,450,854	\$2,494,634	\$17,650,292	\$34,597	0.2%	\$22,992,586	4%

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: Concrete pour in progress; steel reinforcing bar in place for a new concrete foundation wall; formwork being placed in anticipation of pouring a new concrete foundation wall; new concrete foundation walls in place. (August 2020)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: September 2020 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/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

Installation of monument sign outside the main entry is complete, including inserting original stone sign from the 1920s building as part of new monument sign. A new Humboldt Hawk graphic was installed inside the activities entry adjacent to the cafeteria, auditorium and gymnasium. Paving of new and existing parking lots completed.

September 2020 Project Financial Information

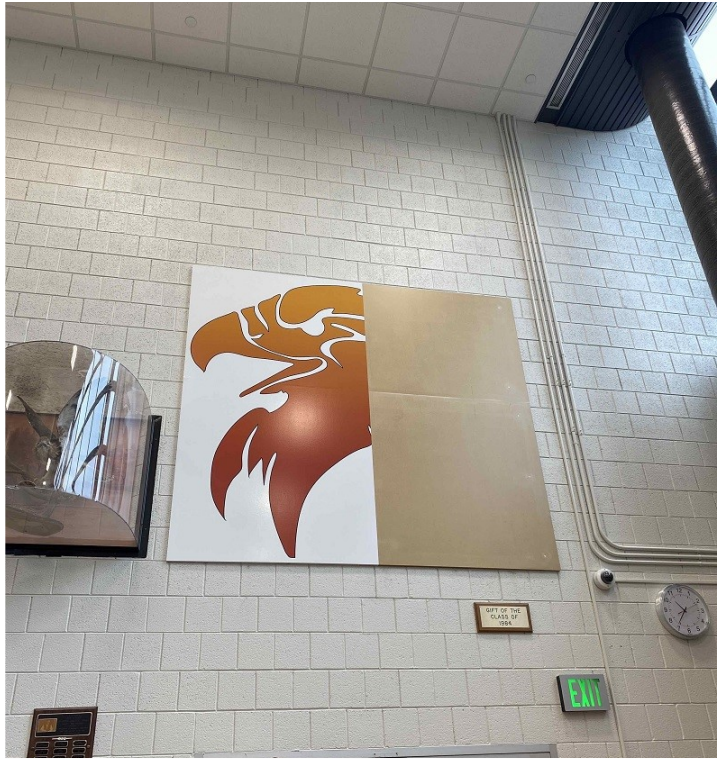
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$48,000,000	\$48,113,165*	\$39,427,112	\$35,657,168	\$3,035,121	8.51%	\$48,000,000	87%

*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



Images from top to bottom: Old stone sign being installed in the new site monument sign; new Humboldt Hawk mascot installed above entry doors of gym, auditorium and cafeteria; completed parking lot (August 2020)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: September 2020 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
- Henry Jerome, Project Manager

Design team:

- TKDA
- Tim Hoseck, Engineer
- Lon Fiedler, Engineer

Construction team: N/A

Project scope

- Significant upgrades to the HVAC system
- Lighting replacement

New this month

- Project is about eight weeks away from completing the Contract Documents (CD) drawings and specifications. The bidding of the project will occur in November 2020.
- Test hole borings for the new geo-thermal field being placed in the baseball outfield will be performed within the next three weeks.

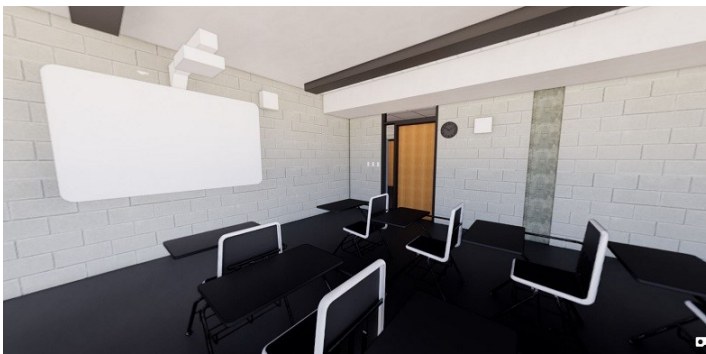
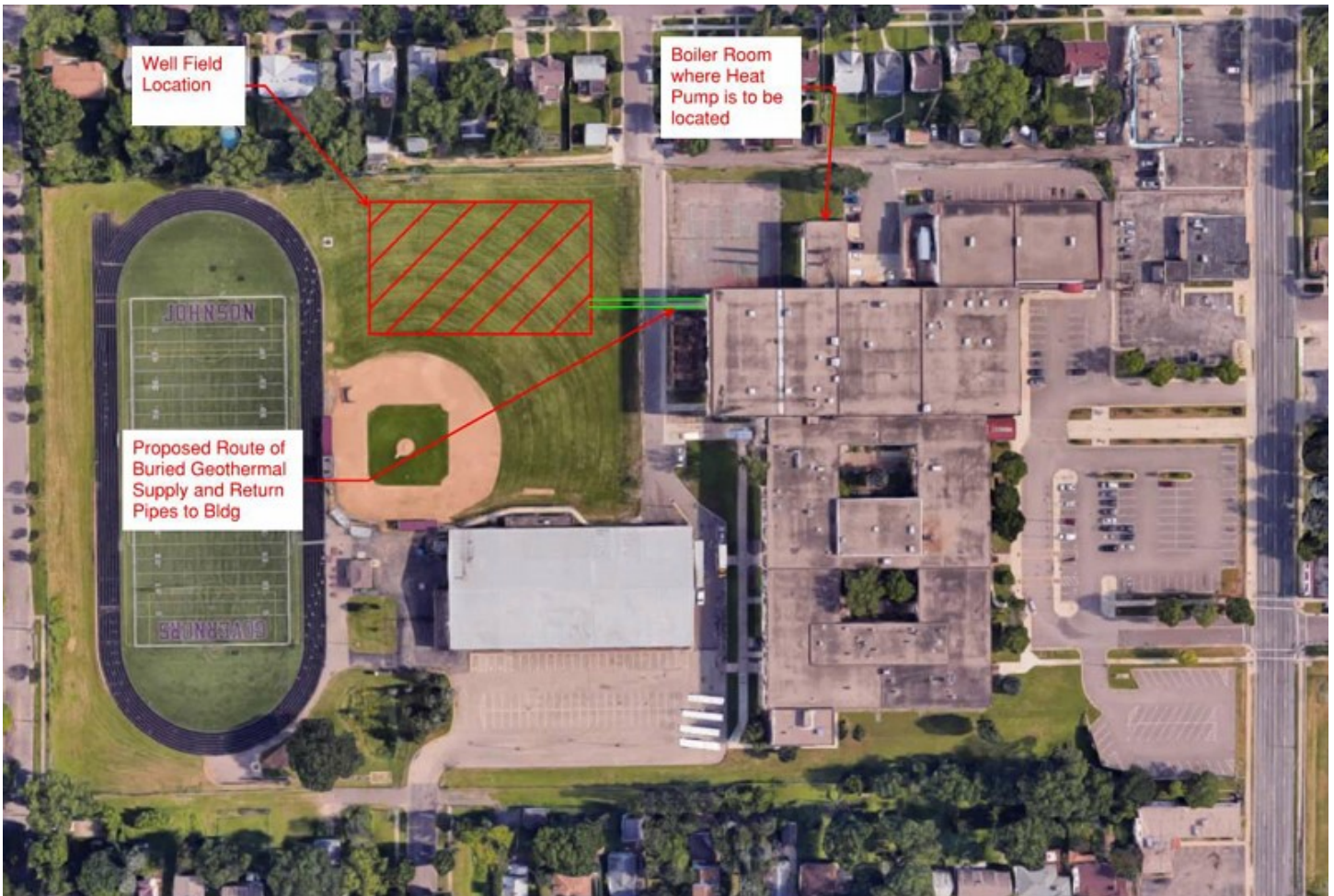
September 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$TBD	\$905,200	\$429,242	\$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:	✓ October 2018	☐ N/A	✓ August 2020 (\$TBD)	✓ December 2020	☐ August 2022	

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: September 2020 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

The City's above-ceiling inspection is scheduled for Aug. 28. Ceiling tiles will be installed during the week of Aug. 31. Mechanical shaft was fireproofed and filled with new ductwork. Classrooms will be cleaned and have furniture and contents reinstalled by mid-September. With distance learning until at least Oct. 19, renting temporary air handling equipment has been avoided and minimized cost and schedule impact from late delivery of the permanent units (the manufacturer changed production to focus on COVID-specific projects and pushed back production of our units). Permanent units to arrive week of Aug. 31. Contractor will run multiple install crews to expedite the process and make way for occupancy in time for teachers' return.

September 2020 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	\$5,469,508	\$2,561,587	\$5,101,850	\$0	0%	\$5,508,558	43%

Project Timeline

Phase: Planning → Design → Construction →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	✓ October 2018	☐ N/A	✓ February 2020 (\$7,175,000)	✓ March 2020	☐ Fall 2021		

Phalen Lake Hmong Studies



Images left to right: New equipment installed and ceiling work nearing completion; corridor ceilings are nearing completion; mechanical shaft has been fireproofed; building's façade prepared for installation of new, permanent air handlers. (August 2020)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: September 2020 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); and LEAP High School

New this month

Dayton's Bluff is substantially complete with punch list walk-through performed on Aug. 28. **LEAP** is substantially complete with punch list walk-through performed on Aug. 27. For **Hubbs**, an issue with City requirements for stormwater management caused schedule delays. Increased scope of work includes interior rain leaders to resolve long-standing issue with rain and meltwater discharging onto the sidewalk and parking lot creating safety concerns during freezes. Stormwater piping under building will be upsized to accommodate increased volume leading to digging up portion of parking lot to avoid altering building's existing post-tensioned concrete floor structure; interior work is scheduled for completion mid-Sept.

September 2020 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	\$2,926,488	\$1,157,069	\$2,688,588	\$376,697	14%	\$3,360,580	45%

Project Timeline

Phase: Planning → Design → Construction →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ October 2018	☐ N/A	✓ January 2020 (\$4,343,000)	✓ April 2020	☐ Fall 2020	

Roofing Replacements



From top to bottom (August 2020):

Dayton's Bluff: New metal roof complete; end of metal roof coordinating with existing metal

Hubbs: Roofing crew at work; new rain leader threads the needle past existing post-tensioning for concrete and building utilities

LEAP: New thermoplastic polyolefin (TPO) membrane roof nearing completion; punch list walk-through



Washington Technology Magnet: September 2020 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

Excavation for underground stormwater management system revealed debris-laden urban fill that needed environmental testing. Soil samples show diesel range organics at levels too high for reusing soils as fill on site; other contaminants found.

No contaminant levels were high enough to be considered hazardous; however, soil stockpiles have been covered with plastic for good measure. Work in the area of contamination has been halted while phase 1 environmental site assessment is completed and project is enrolled in Volunteer Investigation and Cleanup (VIC) program with MN Pollution Control Agency (MPCA). Contaminants largely affect schedule for stormwater management system and green space. Financial impact of soil contamination is pending development of a Response Action Plan (RAP) with MPCA. Synthetic turf field and track work is ongoing. Tennis court project scheduled for completion first week of September.

September 2020 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	\$4,222,157	\$250,603	\$3,904,046	\$137,312	4%	\$4,354,836	0%

Project Timeline

Phase: Planning → Design → Construction →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ October 2018	☐ N/A	✓ January 2020 (\$4,669,000)	✓ March 2020	☐ November 2020	

Washington Technology Magnet



Images from top then left to right: Building up sand underneath the track and field; excavation for the new stormwater management chambers; contaminated soil is stockpiled and covered; 72" diameter stormwater chambers (August 2020)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: September 2020 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

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

Project scope

Select window replacements at:

- Journeys Secondary School (work in 2020)
- Wellstone Elementary (work in 2020)
- Saint Paul Music Academy (work to be bid in early 2021)
- Riverview (work to be bid in early 2021)

New this month

- Journeys' window installation on the west side of the building will be essentially completed the last week of August. Work will switch to the north side of the building. Second and third floor banks are addressed first. Rotted wood jambs are being replaced in each window and new panning is being added.
- Wellstone windows have been completed; punchlist will occur the week of August 31.

September 2020 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	\$1,076,022	\$107,079	\$991,100	\$35,966	4%	\$1,119,758	6%

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:	✓ October 2018	☐ N/A	✓ January 2020 (\$2,172,500)	✓ February 2020	☐ Fall 2021		

Window Replacements



From top then left to right: Journeys has windows removed, window jambs needing repair, windows being set in place, and west side installation of window underway (July-August 2020)