



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

**Board of Education
monthly progress update**

Facilities Department

August 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

The project closeout period begins at substantial completion of work. 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.

Board action requested: No action required.

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. Project Percent Complete:** Percent of completion is calculated based on the value of work in place against total construction commitments.



American Indian Magnet: August 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, Project Manager
- Michelle Bergman Aho, Project Coordinator
- Larry Opelt, 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

- Demolition of existing administration and locker rooms completed to make room for new building addition to start this fall.
- Site excavation is ongoing; installation of new stormwater infiltration system was completed under future staff and visitor parking lot.

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$53,300,000	\$36,522,465	\$2,306,624	\$33,756,040	\$0	0%	\$43,335,275	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	✓ February 2020 (\$53,300,000)	✓ May 2020	☐ Fall 2024		

American Indian Magnet



From top then left to right: Rendering of remodeled exterior; demolition of locker rooms to prepare site and building for new addition; site overview and installation of stormwater management system under new parking area; ariel view of building after demolition of locker rooms and administration area" (July 2020)



Saint Paul
PUBLIC SCHOOLS

Como Park Senior High: August 2020 Project Update



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

Grades: 9-12

Enrollment (SY19-20): 1,158

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

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, Project Manager
- Larry Opelt, Project Coordinator

Design team: Cuningham Group

Construction management: Wenck

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

- The new front entrance, signage and landscaping was recently completed.
- The junction area, commons, stairs at east end of the commons, and administration area are now completed.
- Punch list items are being completed now, in addition to the commissioning of the HVAC system.

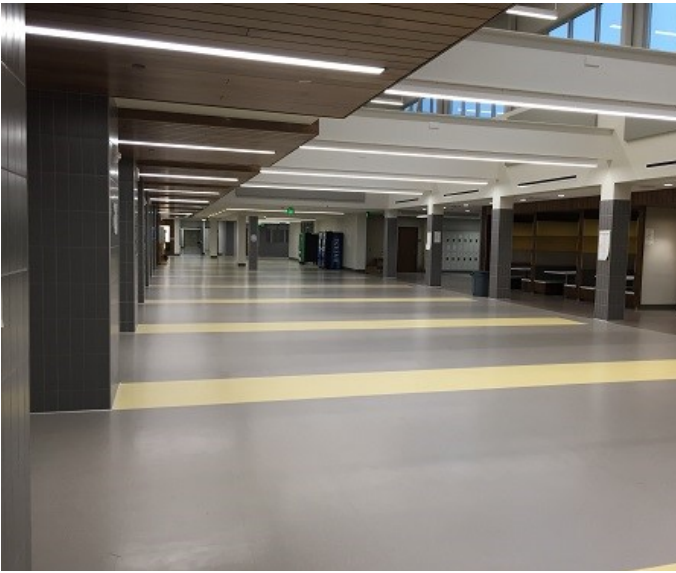
August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$51,330,000	\$50,214,980	\$46,978,098	\$37,961,051	\$3,673,255	10%	\$51,330,000	94%

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: August 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

- Single story breakroom demolished on northeast side of building; soil correction underway.
- Excavation for new 2-story addition to begin soon.
- For scheduled new electrical service in building, began construction in various locations within building for three electrical rooms. Asbestos abatement completed in one of the areas and demolished breakroom.

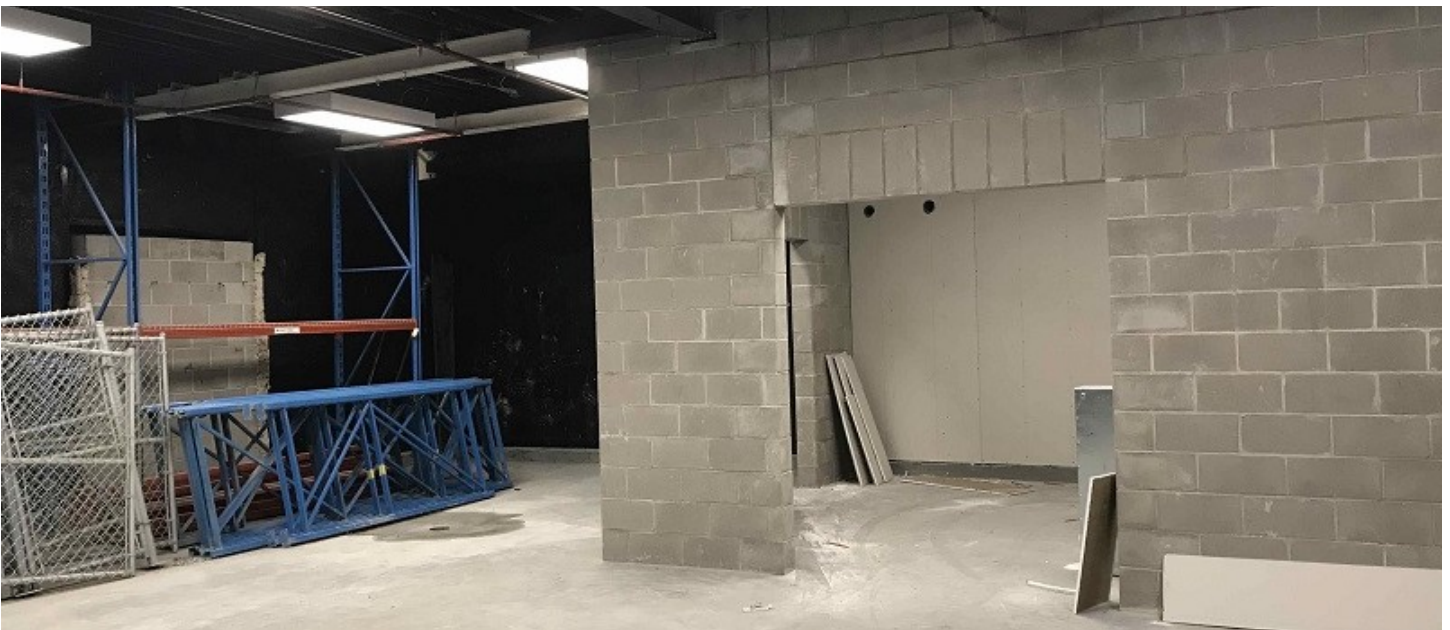
August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$17,120,000	\$10,119,310	\$1,274,768	\$8,011,456	\$18,813	0.2%	\$11,523,451	0%

Project Timeline

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

District Service Facility



Images from left to right: Rendering of addition; demo and soil correction of location of new addition; north parking lot, curb and gutter to be replaced in August/September; masonry walls of one electrical room (July 7, 2020)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: August 2020 Project

**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

- Excavation work finished, formwork placed and concrete pours started for footings for new addition.
- Temporary wall placed dividing existing media center with half used as kindergarten classroom during current school year (Phase 1); other half to serve as smaller media center until new media center constructed in summer 2021 (Phase 2).

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$36,000,000	\$20,959,935	\$1,622,824	\$17,650,292	\$0	0%	\$22,797,987	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	✓ Dec. 2019	✓ May 2020	☐ Aug. 2022		

Frost Lake Elementary



From top to bottom: Formwork placed for concrete footings;
concrete footings poured for new building addition. (July 2020)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: August 2020 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, 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

- Corridor floor finish is continuing and expected to be wrapped up in the upcoming week.
- Parking lot paving and sidewalks are being installed.
- Completion of Humboldt monument sign that will incorporate the original 1900's "HUMBOLDT" stone sign will be completed in August.

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$48,000,000	\$48,113,165*	\$38,892,266	\$37,257,624	\$2,646,767	7%	\$48,000,000	85%

*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 (\$48,000,000)	✓ March 2017	☐ Spring 2021	

Humboldt High School



Images from top to bottom: Parking lot paving; auditorium demolition; new floor finishes in music classroom
(July 2020)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: August 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

- Design Development (DD) plans by the architect and engineer reviewed.
- Currently refining plans to produce final Construction Documents (CD) for contractor bids.
- Classroom and hallway concept appearance with new air ductwork installed finalized.

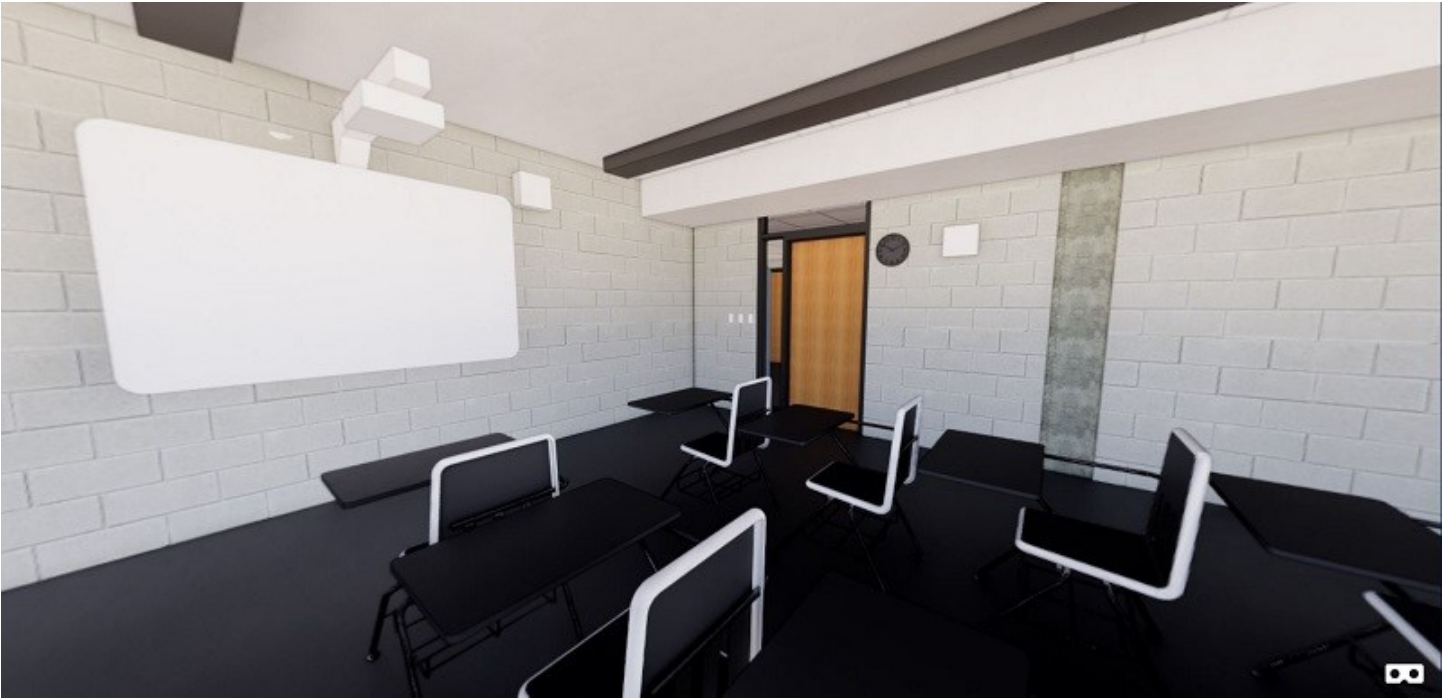
August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$TBD	\$905,200	\$291,594	\$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: Rendering of what a typical classroom will look like with the drywall soffit and new air ductwork hidden within it.

Bottom image: 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: August 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

- Demolition of mechanical systems complete; installation of new fire alarm, fire suppression, and HVAC systems underway, including conversion of existing steam boilers to hot water; existing ductwork to remain has been cleaned.
- The building's masonry chimney has been removed.
- Deficiency in workmanship of two existing mechanical shafts uncovered; additional fireproofing to be installed to correct inconsistent surface of original clay block shaft lining.
- Structural improvements completed to support new air handling equipment and correct existing structural deficiency discovered during design.

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$7,175,000	\$5,464,822	\$1,372,728	\$5,101,850	\$0	0%	\$5,547,878	20%

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: View of existing mechanical shaft in need of repair; chimney demolished; new ductwork, hot water piping, fire alarm cabling, fire suppression piping; Structural repairs via gray steel—existing steel is brown; new fin tube radiant heat. (July 24, 2020)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: August 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:** Bridgeview was originally scheduled to have a roof replacement, but will be deferred to a later date.

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
- LEAP High School
- Hubbs Center (Adult Basic Education)

New this month

- All sites currently on pace to be completed prior to the start of school this September.
- An unknown condition at Hubbs caused water to infiltrate the penthouse wall assembly and deteriorate the building materials. A new wall assembly will be installed including the exterior sheathing and out-through finishes which will come with a warranty that will provide long-term benefits to the District.

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$4,343,000	\$2,926,488	\$775,337	\$2,688,588	\$0	0%	\$2,927,865	8%

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: Dayton's Bluff's new roof in background, old in foreground; LEAP's new roofing membrane being applied; Hubbs' roofing work underway (July 2020)



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: August 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

- Ground broke the week of July 27 following the City of St. Paul's site plan review.
- The application of surface coating on the running track is weather dependent and may move to spring 2021 if cold or rainy weather sets in too early.
- Replacement of tennis courts and fencing is well underway and expected to be completed on time.

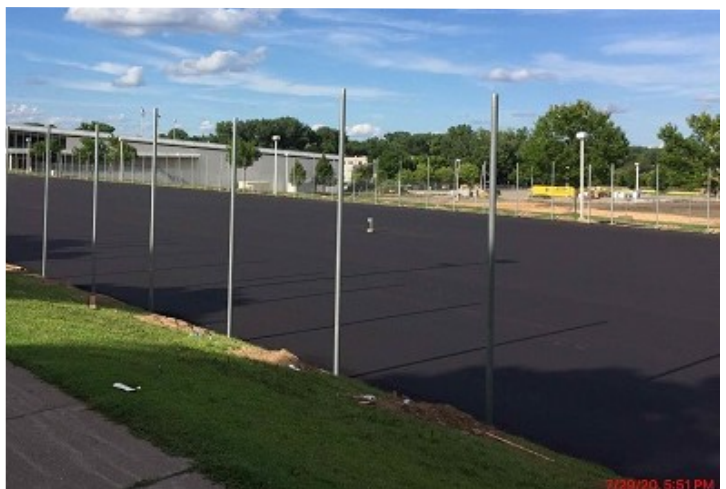
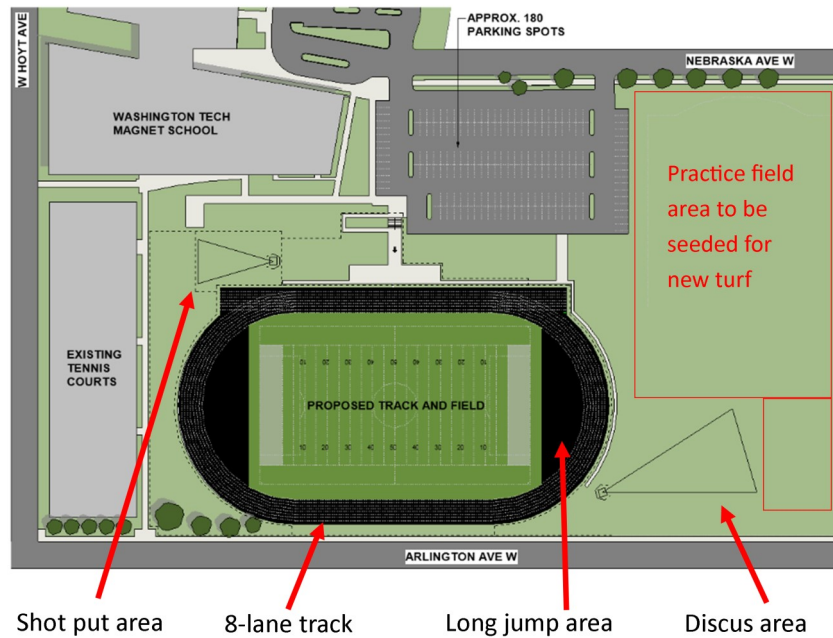
August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$4,669,000	\$4,207,759	\$180,056	\$3,904,046	\$137,312	4%	\$4,354,836	0%

Project Timeline

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

Washington Technology Magnet



Images from top then left to right: Rendering of new field amenities; construction equipment; site from southeast view; site from west view; tennis court first lift. (July 29, 2020)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: August 2020 Project Update

- **Journeys:** 90 Western Ave. S., St Paul, MN 55102 / Grades: 9-12 / Enrollment (SY19-20): 66
- **Riverview:** 160 Isabel St. E., St. Paul, MN 55107 / Grades: PreK-5 / Enrollment (SY19-20): 433
- **Saint Paul Music Academy:** 27 Geranium Ave. E., St. Paul, MN 55117 / Grades: PreK-5 / Enrollment (SY19-20): 598
- **Wellstone:** 1041 Marion St., St Paul, MN 55117 / Grades: PreK-5 / Enrollment (SY19-20): 580

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)
- Riverview (work to be bid in early 2021)
- Saint Paul Music Academy (work to be bid in early 2021)

New this month

- Majority of work at Wellstone Title One will be completed by end of July; shades to be installed in early August.
- Work at Journeys is underway; due to delayed product delivery, the schedule is being extended. If distance learning is in place, work will be done by early October. If in-school options are in place, a modified schedule for longer hours and school breaks will be planned.

August 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Project Percent Complete
\$2,172,500	\$1,076,022	\$39,249	\$991,100	\$0	0%	\$2,172,500	0%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →						
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout	
Key dates:	✓ October 2018	☐ N/A	✓ January 2020 (\$2,172,500)	✓ February 2020	☐ Fall 2021	

Window Replacements



From top to bottom: New windows being installed in the Title One office at Wellstone with outside and inside views. (July 2020)