



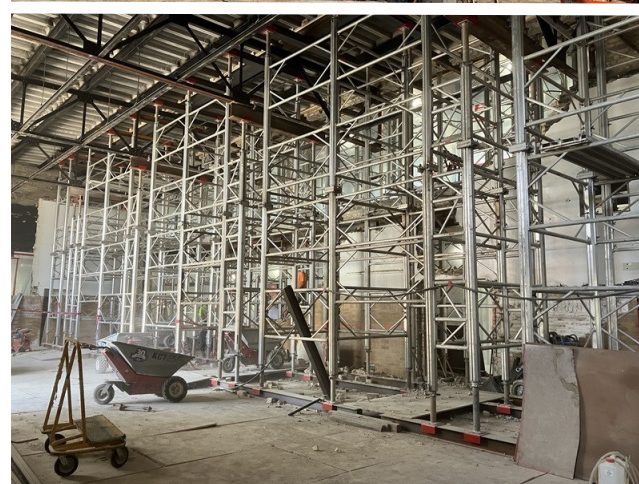
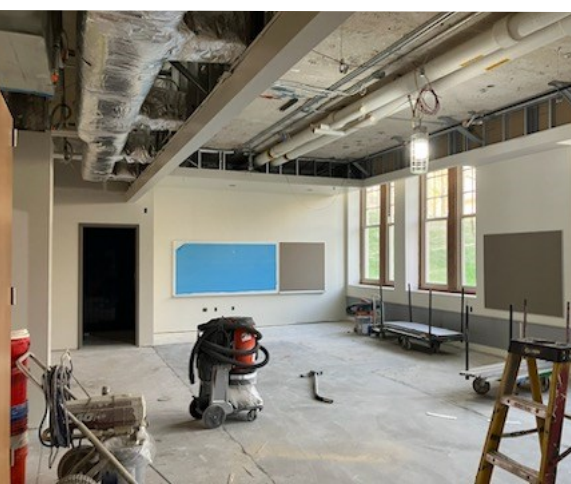
Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

November 2024



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

Barack and Michelle Obama: November 2024 Project Update

Location: 707 Holly Ave., Saint Paul, MN 55104

Grades: PreK-8

Proposed enrollment: PK-5: 450; Middle school: 450

Project website: spps.org/obama-builds

Project summary

Project number: 3210-23-01

Funding: Certificates of Participation, Long Term Facilities Maintenance

Project type: Renovations and remodel

Square footage:

- Existing: 156,344 SF
- Proposed: 161,539 SF

SPPS project team:

- Michelle Bergman Aho, Project Manager
- Jhalil Payne, Project Coordinator

Design team: Snow Kreilich Architects

Construction management: H+U

Project scope

- Construction project is an outcome of Envision SPPS; will house both the Montessori PreK-5 program currently located at JJ Hill along with a new, independent middle school
- Renovation of general learning space, gym, cafeteria, media center, art room, administration office
- New identifiable and secure entry, parent room, kitchen addition, [inclusive restrooms](#)
- New electrical and mechanical systems

New this month

- In Montessori elementary, addition's underground plumbing is complete and ready for concrete pour.
- In one-story link, reroofing is ongoing; new concrete stoops were poured.
- In middle school, classroom framing and ductwork installation is ongoing on all three floors.

November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$72,300,000	\$47,605,977	\$19,603,782	\$40,457,084*	\$2,104,394	5.2%	\$48,035,722	36.47%

*One construction work scope pending

Project Timeline

Phase: Planning → Design →					Construction →
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ March 2021	✓ Aug. 2022	✓ Jan. 2023	✓ Winter 2023-24	☐ Fall 2025

Saint Paul Public Schools ▪ Facilities Department ▪ 1930 Como Avenue ▪ Saint Paul, MN 55108
Ph: 651-744-1800 ▪ Fax: 651-290-8362 ▪ facilities@spps.org ▪ spps.org/builds

Barack and Michelle Obama



From top left: Newly-poured stoop in one-story link; framing for a middle school classroom; Montessori elementary classroom addition; interior classroom addition (October 2024)



Saint Paul
PUBLIC SCHOOLS

Bruce Vento Elementary: November 2024 Project Update



Location: 409 Case Avenue, Saint Paul, MN 55130

Grades: PreK-5

Enrollment (SY22-23): 540

Project website: spps.org/vento-builds

School website: spps.org/vento

Project summary

Project number: 1020-22-01

Funding: Certificates of Participation

Project type: New construction

Square footage:

- Existing: 101,231 SF
- Proposed: 164,000 SF

SPPS project team:

- Pam Bookhout, Project Manager
- Maria Wollensak, Project Coordinator

Design team: Cuningham Group

Construction management: RJM Construction

Project scope

- New building constructed on east side of property
- Sustainability features: High-performance building envelope, geexchange system, and preparation for photovoltaic panels
- Playground for elementary and early childhood programs
- Separate parent and bus drop-offs; staff parking
- Stormwater management addressing site elevation

New this month

- Roof work continues to be on track for completion by mid November.
- South administration office is the last area to be framed up; concrete slab will be poured soon. The roof over this area will be the final one to be completed.
- Work continues on the outside "envelope" of the building: insulation, sheathing, air barrier and metal panels for siding are being installed on the north end.

November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$89,900,000	\$71,298,946	\$32,138,262	\$58,993,990*	\$2,366,937	4.01%	\$71,554,547	41.24%

*Partial construction award value; a small group of construction work scopes will be bid a later date.

Project Timeline

Phase: Planning → Design →					Construction →	
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Occupancy**	Closeout**
Key dates:	✓ March 2021	✓ Aug. 2022	✓ Feb. 2023	✓ Oct. 2023	☐ Fall 2025	☐ Fall 2026

**"Occupancy" denotes when students and staff move into new building; "Closeout" denotes when current building is torn down and punchlist items completed.

Bruce Vento Elementary



From top left: Air barrier and metal panels on west side; east courtyard with installed windows; roof and north penthouse; office administration area (October 2024)



Hidden River Middle School: November 2024 Project Update



Location: 1700 Summit Ave., Saint Paul, MN 55105

Grades: 6-8

Enrollment (SY22-23): 568

Project website: spps.org/hiddenriver-builds

School website: hiddenriver.spps.org

Project summary

Project number: 3140-20-02

Funding: Certificates of Participation (COP) and Capital Bonds

Project type: Remodel and addition

Square footage:

- Existing: 98,491 SF
- Proposed: Renovation: 98,491 SF; Addition: 10,800 SF

SPPS project team:

- Angela Otteson, Project Manager
- Josie Geiger, Project Coordinator

Design team: DLR Group

Construction management: Kraus-Anderson

Project scope

- New administrative offices in two-story addition
- Clearly marked main entrance with new secure entry
- Renovated and reconfigured classrooms
- Kitchen renovation, inclusive restrooms
- New instructional audio/visual equipment
- HVAC and controls replacement, electrical replacement, and other systems improvements
- Partial roof replacement, window replacements, parking lot pavement

New this month

- Interior wall framing on third and second floors is almost complete; wall framing on first floor is underway. Inspections for in-wall electrical and mechanical will be complete in early November. Door frames will arrive on site mid-November.
- Steel structure is complete and concrete floors are poured in administration addition. Upper mechanical floor is poured in west addition. Main-level floor to be poured in next few weeks once underground mechanical and electrical are installed.
- New exterior windows installed on third floor.

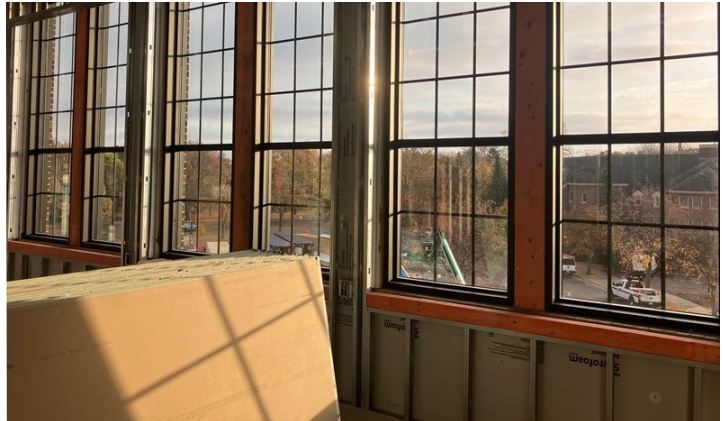
November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$54,200,000	\$43,345,037	\$12,740,204	\$35,574,014	\$495,328	1.39%	\$44,263,918	23.04%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award			
Key dates:	✓ March 2021	✓ March 2021	✓ Sept. 2022	✓ Oct. 2023			
						☐ Fall 2025	Closeout

Hidden River Middle School



From top left, at Hidden River: Summit Ave. addition; new windows; third-floor corridor; second-floor structural framing; new mechanical room; administration addition (October 2024)



Highland Park Middle School - Renovation: November 2024 Project Update



Location: 975 S Snelling Ave., Saint Paul, MN 55116

Grades: 6-8

Enrollment (SY22-23): 805

Project website: spps.org/hpms-builds

School website: highlandms.spps.org

Project summary

Project number: 3081-23-01

Funding: Certificates of Participation, Long Term Facilities Maintenance

Project type: Addition and renovation

Square footage:

- Existing: 168,968 SF
- Proposed: 19,560 SF

SPPS project team:

- Mike Christen, Project Manager
- Jhalil Payne, Project Coordinator

Design team: ATS&R

Construction team: Kraus-Anderson Construction

Project scope

- New identifiable front entrance and main office
- Two-story link addition
- Fully-remodeled kitchen and cafeteria
- Renovated special education suite
- Updated classroom technology
- Gym floor replacement; substantial renovations of existing spaces
- Inclusive restrooms
- Replacement of sidewalks, ramps and landings; updates to parking lot with new parent drop-off lane
- Stormwater management and landscaping

New this month

- Interior walls are framed and sheetrocked in the new administration addition.
- All new curbs and sidewalks have been poured; asphalt has been laid with parking lot opening early November.
- Exterior brick has been completed and window frames and doorfronts have been installed. New glass and doors are scheduled to be installed in early November. Some landscaping (trees and plantings) has been installed.

November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$49,500,000	\$30,730,432	\$6,073,007	\$25,211,362	\$249,642	0.99%	\$30,969,493	11.41%

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:	✓ March 2021	✓ Sept. 2022	✓ July 2023	✓ March 2024	☐ Fall 2025		

Highland Park Middle School



From top left: Asphalt installation in parking lot; concrete being poured; new curbs and asphalt; new exterior brick work; ceiling mechanical work in hallway (October 2024)



Jie Ming Mandarin Immersion: November 2024 Project Update



Location: 1845 Sheridan Ave. W., Saint Paul, MN 55116
Grades: K-5
Enrollment (SY21-22): 380
Project website: spps.org/jieming-builds
School website: jieming.spps.org

Project summary

Project number: 3090-21-01
Funding: Certificates of Participation (COP)
Project type: Addition and renovation
Square footage:

- Existing: 55,160 SF
- Proposed: 70,725 SF

SPPS project team:

- Rosemary Dolata, Project Manager
- Kenny Ekblad, Project Coordinator

Design team: Cuningham
Construction management: Knutson Construction

Project scope

- Kitchen and cafeteria addition
- New classrooms (5), inclusive restrooms, and gym floor
- New HVAC in existing west wing; one new boiler in original school building
- Improved traffic flow for cars, buses, and deliveries
- New playground

New this month

- The delay of the playground’s boundary fencing has been extended with a November installation now expected. Once the fence is in place, the project will be complete.

November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$26,840,000	\$20,754,620	\$19,490,620	\$14,522,655	\$849,675	5.85%	\$20,761,874	98.90%

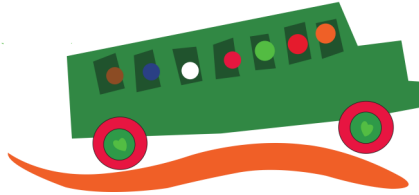
Project Timeline

Phase: Planning → Design → Construction →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ March 2021	✓ March 2021	✓ Feb. 2022	✓ Spring/Summer 2022	☐ Fall 2024



Saint Paul
PUBLIC SCHOOLS

Wellstone Elementary School - HVAC: November 2024 Project



Update

Location: 1041 Marion St., St. Paul, MN 55117

Grades: PreK-5

Enrollment (SY23-24): 529

Project website

School website: wellstone.spps.org

Project summary

Project number: 4260-23-01

Funding: Long-Term Facilities Maintenance

Project type: HVAC and other systems upgrades

Square footage: 133,175 SF

SPPS project team:

- Pam Bookhout, Project Manager
- Jhalil Payne, Project Coordinator

Design team: U+B Architecture & Design

Construction team: H+U Construction

Project scope

- Replacing two air handling units; replacing roof top unit and multiple exhaust fans
- Two roof replacements
- Add steam converters to existing steam boilers
- Install linkage-less controls on existing burners
- Replace fin tube on east side and perimeter radiation in large office area
- Replace plumbing lines throughout building
- Convert building automation system to new system
- Eliminate pneumatic system in building

New this month

- Work is on hold until summer 2025.

November 2024 - Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$10,523,000	\$9,109,334	\$1,907,319	\$7,593,620	\$28,867	0.38%	\$9,219,197	16.34%

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:	✓ March 2021	✓ Feb. 2023	✓ Dec. 2023	✓ April 2024	☐ Fall 2026		



Summary of All Active Projects: November 2024

While the intent of this monthly report is to provide detailed information about large-scale projects, there are a myriad of important smaller projects underway as part of SPPS Builds, the District's deferred maintenance and capital improvement program. Below is a financial summary of all the active projects of all sizes currently underway across the District, which is also referenced on the [SPPS Builds website](#) where more information is available and updated regularly.

Project	Budget	Committed Costs	Invoiced to Date	Total Forecasted Cost
Administration Building: System Replacement - Server Room AC	\$193,000	\$0	\$0	\$193,000
Barack and Michelle Obama Elementary School: Building Addition & Renovation	\$72,300,000	\$47,605,977	\$19,603,782	\$48,035,722
Bruce Vento: New construction	\$89,900,000	\$71,298,946	\$32,138,262	\$71,554,547
Central HS: Stadium Drainage Correction	\$48,000	\$32,300	\$32,300	\$32,300
Cherokee Heights ES: System Replacements	\$16,987,000	\$1,807,995	\$219,285	\$16,987,000
Como Park ES: Planetarium Seating & Carpet Replacement	\$77,000	\$49,685	\$49,685	\$49,685
Early Childhood Hubs: Age Appropriate Play (East/West)	\$480,000	\$259,684	\$259,684	\$259,684
Education and Operations Services: Dock Doors Lintels and Brick Replacement	\$1,799,000	\$916,210	\$457,021	\$962,590
E-STEM: Monument Sign	\$107,250	\$33,150	\$20,763	\$107,250
Farnsworth Upper: HVAC Replacement	\$14,740,000	\$8,352,810	\$538,544	\$13,125,404
Four Seasons ES: Electrical Panel Replacement	\$409,000	\$30,300	\$0	\$409,000
FY23 Mechanical Replacements: Nokomis North, Highland HS	\$2,399,000	\$112,812	\$46,997	\$2,399,000
FY23 Roofing Replacement Program: Journeys	\$2,319,000	\$152,440	\$84,949	\$2,319,000
FY24 Paving Program: Groveland, John A Johnson	\$1,511,000	\$687,139	\$606,752	\$687,139
FY24 Flooring and Replacement Program: Battle Creel MS, Farnsworth Upper, Johnson HS	\$2,100,000	\$1,134,696	\$1,096,350	\$1,134,696
FY24 Instructional A/V Replacement: Wash Tech, Journeys	\$2,220,000	\$1,295,432	\$1,223,175	\$1,303,932
FY25 Fire Safety Systems: Belvidere, E-STEM, EC Hubs (East/West), Hubbs Center	\$1,386,000	\$1,168,700	\$169,515	\$1,168,700
FY25 Flooring and Replacement Program: Como ES, Randolph Heights, Humboldt, Farnsworth Upper, Maxfield	\$1,283,000	\$0	\$0	\$1,283,000
FY25 Paving Program: Administration, Hubbs	\$1,526,000	\$84,750	\$19,815	\$1,526,000
Grounds Equipment Storage: Como ES, EXPO, Hazel Park, Hubbs, Journeys, Maxfield, Rondo, Wash Tech	\$1,201,000	\$79,800	\$0	\$1,201,000
Hamline ES: Secure Entry, Heating and Plumbing Replacement	\$12,638,000	\$724,250	\$0	\$12,638,000
Hidden River MS: Renovation	\$54,200,000	\$43,345,037	\$12,740,204	\$44,231,918
Highland Park Middle School: Entry Addition and Renovation	\$49,500,000	\$30,730,432	\$6,073,007	\$30,969,493
Humboldt HS: Practice Track Installation	\$841,000	\$50,050	\$22,086	\$841,000
Humboldt HS: Kitchen HVAC	\$2,218,000	\$0	\$0	\$2,218,000

Project	Budget	Committed Costs	Invoiced to Date	Total Forecasted Cost
Jie Ming Mandarin Immersion Academy: Building Addition & Renovation	\$26,840,000	\$20,754,620	\$19,490,620	\$20,761,874
Johnson HS: Athletic Improvements	\$5,304,000	\$230,535	\$142,799	\$5,304,000
L'Etoile du Nord Upper: Boiler Replacement	\$123,500	\$0	\$0	\$123,500
LEAP (Wilson): Concrete Replacement	\$179,000	\$439,215	\$244,669	\$439,215
Maxfield Elementary: Parking Lot Extension	\$41,000	\$38,600	\$9,500	\$41,000
Mississippi Creative Arts: Paving and Play Area Replacement	\$2,860,000	\$108,600	\$69,846	\$2,860,000
Multi-Site Boiler Replacements: Battle Creek MS, Hazel Park	\$2,288,000	\$0	\$0	\$2,288,000
Multi-Site Electrical System Replacement: Harding HS, Central HS	\$5,005,000	\$1,985,868	\$515,674	\$2,123,545
Nokomis Montessori South: Playground Replacement	\$618,000	\$0	\$0	\$618,000
Summer 2024 Flooring Projects: Cherokee, Murray, Wellstone, Txuj Ci Lower	\$338,000	\$61,422	\$59,762	\$338,000
Washington Technology: Roofing and Paving	\$11,684,000	\$352,000	\$53,305	\$11,684,000
Wellstone ES: Plumbing, Piping and HVAC Replacement	\$10,654,000	\$9,109,334	\$1,907,319	\$9,219,197