



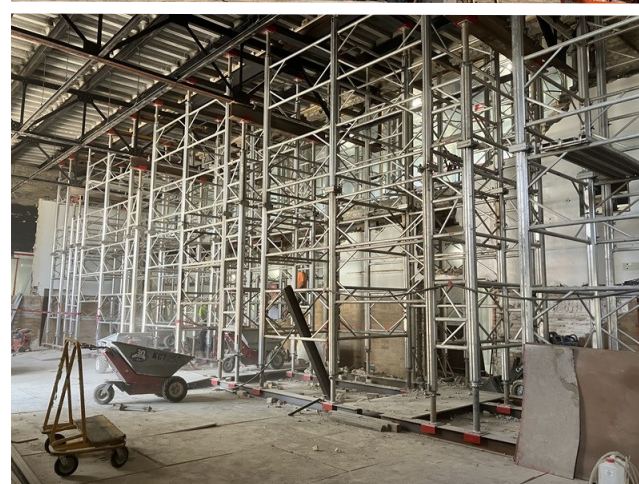
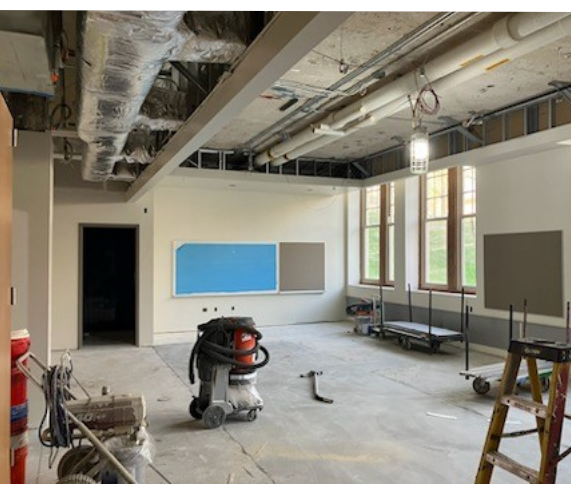
Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education monthly progress update

FACILITIES DEPARTMENT

February 2025



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: February 2025 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

- Window replacement is ongoing in the Montessori classrooms. Painting, tiling and installing casework will continue through February. Ceiling grid is installed in the third-floor hallway.
- In the one-story link, the offices, nurses area and student support spaces all have drywall in place. The inclusive restrooms are being prepped for tile. Utilities installation is ongoing for the new kitchen.
- Duct work and plumbing installations in the middle school are ongoing.

February 2025 - 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 | \$49,460,191 | \$28,985,394 | \$40,457,084* | \$1,860,608 | 4.60% | \$50,384,241 | 55.64% |

*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: Administrative hallway; Montessori hallway; Montessori classroom with new windows; casework installation in Montessori classroom; middle school spray foamed exterior wall (January 2025)



Saint Paul
PUBLIC SCHOOLS

Bruce Vento Elementary: February 2025 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

- Painting, ceiling grid work and tiling continues in the north end of the building.
- In the south end of the building, framing continues followed by mechanical, electrical and plumbing on both first and second floors.
- Millwork continues as rooms are ready.

February 2025 - 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 | \$74,466,816 | \$45,378,726 | \$58,993,990* | \$2,141,680 | 3.63% | \$74,760,513 | 60.97% |

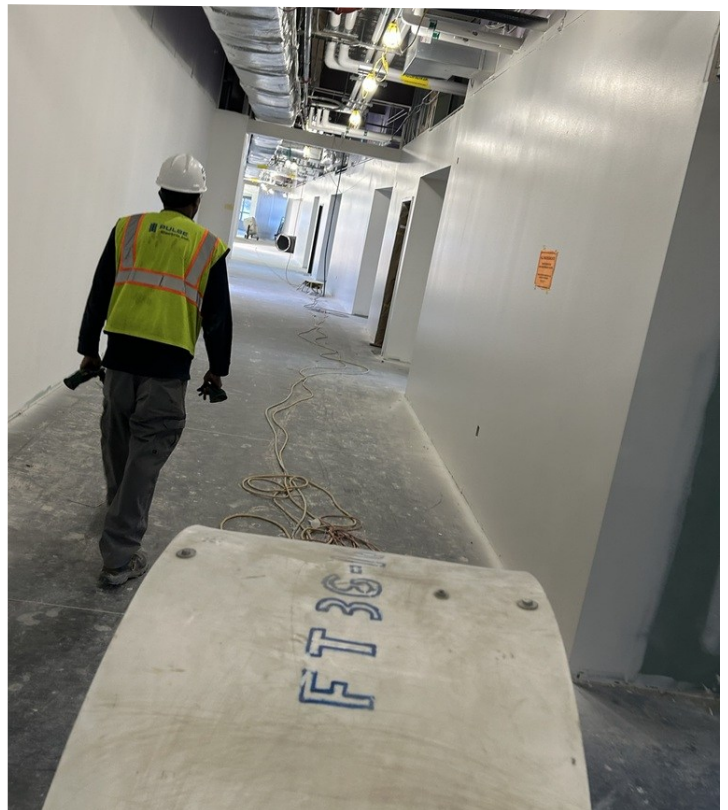
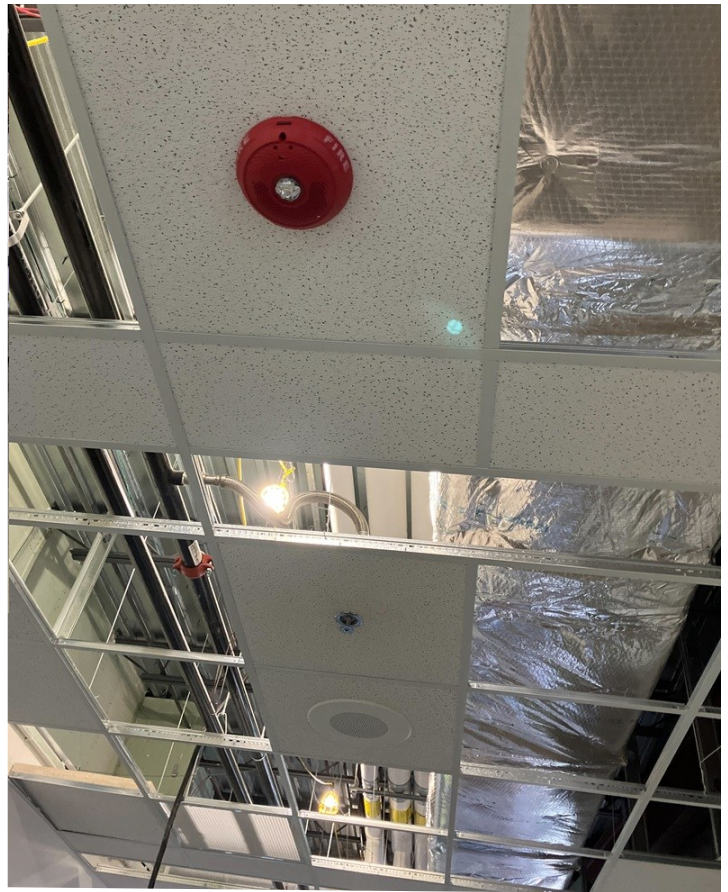
*Partial construction award value; final contracts are pending execution.

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: Big fans still needed to heat spaces; ceiling grid with some systems fixtures; framing and systems in south end of building; walls and paint in north end of building (January 2025)



Hidden River Middle School: February 2025 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

- Terrazzo continues to be installed in areas that are available for floor finish. Final grind will happen after temp heat is removed from building.
- Main entry metal-stud framing continues in preparation for curtainwall and storefront.
- Glass is being installed on third-floor interior frames.
- Main boiler room mechanical piping connections to equipment are starting to be made.
- Main large bank of inclusive restrooms are framed and will soon receive drywall.

February 2025 - 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 | \$44,151,359 | \$23,369,489 | \$35,574,014 | \$1,233,101 | 3.47% | \$45,916,014 | 50.05% |

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 |

Hidden River Middle School



From top left, at Hidden River: Learning area terrazzo and glass installed; main-entry hallway lintel installed; mechanical and frame completed for inclusive toilet bank (January 2025)



Highland Park Middle School - Renovation: February 2025 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

- New front entry and admin addition was officially "opened" over winter break; admin staff have moved in and the new front entry will now serve as the primary entrance. The site is now up to date with the district's current secure-entry standards.
- The remodel's second phase has started and will renovate the old admin area to provide new classrooms, meeting rooms, inclusive restrooms, a large collaboration space, and a storage room.

February 2025 - 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 | \$31,384,408 | \$12,276,017 | \$25,211,362 | \$628,023 | 2.49% | \$31,629,819 | 33.79% |

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

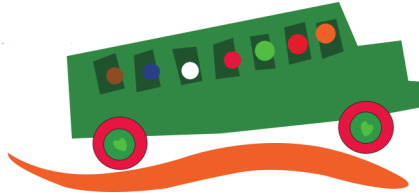


From top left: New front entry; new admin addition; former admin addition being demolished (January 2025)



Saint Paul
PUBLIC SCHOOLS

Wellstone Elementary School - HVAC: February 2025 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.

February 2025 - 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 | \$9,398,139 | \$2,489,608 | \$7,593,620 | \$307,093 | 4.04% | \$9,430,450 | 22.22% |

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 | | |



Saint Paul
PUBLIC SCHOOLS

Summary of All Active Projects: February 2025

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 | \$49,460,191 | \$28,985,394 | \$50,384,241 |
| Bruce Vento: New Construction | \$89,900,000 | \$74,466,816 | \$45,378,726 | \$74,760,513 |
| Central HS: Stadium Drainage Correction | \$48,000 | \$32,300 | \$32,300 | \$32,300 |
| Cherokee Heights ES: System Replacements | \$20,488,000 | \$2,187,800 | \$640,012 | \$20,488,000 |
| Como Park ES: Planetarium Seating & Carpet Replacement | \$77,000 | \$49,685 | \$49,685 | \$49,685 |
| Como Park ES: Pool AHU Replacement | \$1,249,000 | \$0 | \$0 | \$1,249,000 |
| 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 | \$481,262 | \$952,709 |
| E-STEM: Monument Sign | \$107,250 | \$33,150 | \$20,763 | \$107,250 |
| Farnsworth Upper: HVAC Replacement | \$14,740,000 | \$8,352,810 | \$642,240 | \$8,352,810 |
| Four Seasons ES: Electrical Panel Replacement | \$409,000 | \$98,075 | \$15,667 | \$409,000 |
| FY23 Mechanical Replacements: Nokomis North, Highland HS | \$1,804,000 | \$1,094,920 | \$86,056 | \$1,095,020 |
| FY23 Roofing Replacement Program: Journeys | \$2,319,000 | \$152,440 | \$95,500 | \$2,319,000 |
| FY24 Paving Program: Groveland, John A Johnson | \$1,511,000 | \$687,139 | \$644,523 | \$687,139 |
| FY24 Flooring and Replacement Program: Battle Creel MS, Farnsworth Upper, Johnson HS | \$2,100,000 | \$1,122,921 | \$1,042,649 | \$1,122,921 |
| FY24 Instructional A/V Replacement: Wash Tech, Journeys | \$2,500,000 | \$1,344,871 | \$1,290,720 | \$1,344,871 |
| FY25 Fire Safety Systems: Belvidere, E-STEM, EC Hubs (East/West), Hubbs Center | \$1,386,000 | \$1,168,700 | \$469,515 | \$1,168,700 |
| FY25 Flooring and Replacement Program: Como ES, Randolph Heights, Humboldt, Farnsworth Upper, Maxfield | \$1,283,000 | \$262,385 | \$0 | \$1,283,000 |
| FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park MS, Txuj Ci Upper | \$4,049,000 | \$167,848 | \$20,147 | \$4,049,000 |
| FY25 Paving Program: Administration, Hubbs | \$1,526,000 | \$86,775 | \$46,312 | \$1,526,000 |
| FY25 Solar Program | \$691,000 | \$0 | \$0 | \$691,000 |
| Grounds Equipment Storage: Como ES, EXPO, Hazel Park, Hubbs, Journeys, Maxfield, Rondo, Wash Tech | \$1,201,000 | \$79,800 | \$4,897 | \$1,201,000 |
| Hamline ES: Secure Entry, Heating and Plumbing Replacement | \$12,638,000 | \$1,334,340 | \$141,583 | \$12,638,000 |
| Hidden River MS: Renovation | \$54,200,000 | \$44,151,359 | \$23,369,489 | \$45,916,014 |
| Highland Park Middle School: Entry Addition and Renovation | \$49,500,000 | \$31,384,408 | \$12,276,017 | \$31,629,819 |

| Project | Budget | Committed Costs | Invoiced to Date | Total Forecasted Cost |
|---|--------------|-----------------|------------------|-----------------------|
| Humboldt HS: Practice Track Installation | \$841,000 | \$50,050 | \$30,959 | \$841,000 |
| Humboldt HS: AHU Replacement | \$849,000 | \$0 | \$0 | \$849,000 |
| Jie Ming Mandarin Immersion Academy: Building Addition & Renovation | \$26,840,000 | \$20,713,330 | \$19,589,949 | \$20,718,827 |
| Johnson HS: Athletic Improvements | \$5,304,000 | \$230,535 | \$142,868 | \$5,304,000 |
| L'Etoile du Nord Upper: Boiler Replacement | \$123,500 | \$0 | \$0 | \$123,500 |
| LEAP (Wilson): Concrete Replacement | \$179,000 | \$439,215 | \$284,576 | \$439,215 |
| Maxfield Elementary: Parking Lot Extension | \$935,000 | \$49,685 | \$43,623 | \$935,000 |
| Mississippi Creative Arts: Paving and Play Area Replacement | \$2,860,000 | \$110,805 | \$86,814 | \$2,860,000 |
| Multi-Site Boiler Replacements: Battle Creek MS, Hazel Park | \$2,288,000 | \$105,010 | \$14,837 | \$2,288,000 |
| Multi-Site Electrical System Replacement: Harding HS, Central HS | \$3,745,000 | \$1,985,868 | \$759,173 | \$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 | \$65,922 | \$59,762 | \$338,000 |
| The Heights Community School: HVAC Replacement and Fire Suppression | \$9,680,000 | \$486,500 | \$0 | \$9,680,000 |
| Washington Technology: Roofing and Paving | \$11,684,000 | \$352,000 | \$129,133 | \$11,684,000 |
| Wellstone ES: Plumbing, Piping and HVAC Replacement | \$10,523,000 | \$9,398,139 | \$2,489,608 | \$9,430,450 |