



Saint Paul
PUBLIC SCHOOLS

Major Capital Projects:

Board of Education
monthly progress update

Facilities Department

October 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 moved through schematic design, solutions have been identified and developed with sufficient detail to estimate a construction cost and set a final project budget. Finalization of the design and construction drawings will be informed by this budget.

Board action requested: Approval of final project budget. Approval indicates the Board's direction to proceed with construction bidding so long as the project remains within the allotted budget.

4. Gate Check 4: Construction Award

Per public procurement practices, work will be advertised for bid and bids will be received by the Purchasing Office and vetted for response compliance. Project consultants will vet the value of bids against anticipated costs and provide the District with a formal recommendation to award based on the lowest responsible bid.

Board action requested: Approval of vetted and recommended vendors to award work and enter into contractual agreement for construction.

5. Gate Check 5: Project Closeout

This gate check will be presented at the beginning of the project closeout phase and again upon final fiscal closeout of the project. The project closeout period begins at substantial completion of construction. The Substantial Completion certificates indicate beneficial occupancy and shift of focus to completion and inspection of punchlist items and entry into warranty period. There are still outstanding financial obligations during the closeout phase of the project, but an initial evaluation of the overall use of budget can be conducted. The second presentation of this gate check will occur when all contractual obligations are complete and all final payments have been issued. This can occur twelve to eighteen months after completion of construction. Except in the rare circumstance in which Substantial Completion and final closeout occur simultaneously, the Board will see the following two reports during this gate check:

- Gate Check 5.1: Initial Project Closeout (Substantial Completion)
- Gate Check 5.2: Final Project Closeout

Board action requested: Acceptance of report(s).

Project Financial Information

- A. Rough Order of Magnitude Cost Estimate:** In the initial planning phase, the cost of a project gets refined along the way as the scope of work is fine tuned and more in-depth information is gathered on the condition of the building and overall site. Through this process, the initial costing evolves from a rough estimate referred to as a "Rough Order of Magnitude" to a final budget. (Presented to the Board at Gate Check 1 and 2.)
- B. Original Budget:** Final project budget approved by the Board at Gate Check 3.
- C. Committed Costs:** Contractual obligation of funds for project work.
- D. Invoiced to Date:** Invoices are submitted and approved through Procore, the project management environment used by the District. The value represented indicates all invoices submitted and approved by the project team.
- E. Construction Award:** Total of all construction contracts.
- F. Construction Cost Changes:** Value of all change orders issued to construction contracts.
- G. Percent Change:** Calculation of construction change orders against total construction award.
- H. Total Forecasted Cost:** Anticipated cost of the fully delivered project at the time of the report including known committed, pending, and potential costs as identified by the project team.
- I. Construction Percent Complete (as invoiced):** Percent of completion is calculated based on the value of work in place as indicated on the vetted and approved pay applications submitted by contractors against the total value of construction commitments. As this is based on billed amounts, there is frequently a 30-60 day lag to represent the work in full.



Saint Paul
PUBLIC SCHOOLS

American Indian Magnet: October 2020 Project Update



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

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

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

Project summary

Project number: 1160-19-01

Funding: Certificates of Participation (COP)

Project type: Addition and renovation

Square footage:

- Existing: 103,000 sf
- Proposed: 131,626 sf

SPPS project team:

- Angela Selb-Sack, Senior Project Manager
- Larry Opelt, Project Manager
- Michelle Bergman Aho, Project Coordinator

Design team: Cuningham Group

Construction management: H+U Construction

Project scope

- Additions with new PreK-8th grade classrooms, administration area, media center (Long House), kitchen, and cafeteria.
- New playground and site improvements.
- Renovation of existing building including learning spaces, academic support spaces and restrooms.
- Replacement of all finishes, HVAC and controls, plumbing, lighting, required upgrades to fire suppression and fire alarm systems.

New this month

- Installation of: playground drain tile, curb, and playground equipment; curb and sidewalk along service/bus drive; and curbing for staff parking lot.
- Formwork for footings and foundation of new administration addition are proceeding.
- Temporary ramp in gym almost completed with handrails still needing to be installed.
- Floors have been core drilled for new boiler flue and boilers have been set in lower mechanical space.

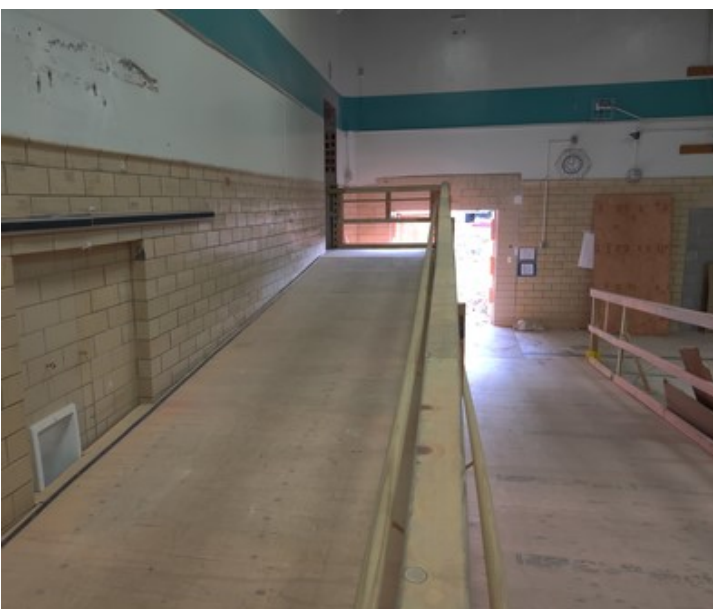
October 2020 Project Financial Information

Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$53,300,000	\$42,923,153	\$5,014,759	\$33,756,040	\$145,870	0.43%	\$43,290,582	7.44%

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	✓ Feb. 2020	✓ May 2020			☐ Fall 2024

American Indian Magnet



From top then left to right: Installation of playground equipment, service turnaround sidewalk, and curbing for staff parking lot; formwork for footings and foundation of new administration addition; temporary ramp in gym almost completed; new boilers set in lower mechanical space (September 2020)



Saint Paul
PUBLIC SCHOOLS

District Service Facility: October 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 in remodeled areas, water main, electrical service, lighting and aging restrooms.

New this month

- North parking lot is complete including landscaping for the stormwater infiltration basins and sod. Current access to the lot is only from the west as the new addition is being constructed. New walks have been installed from the building to Como Ave.
- Addition's underground electrical is nearly complete. Structural framing is up and concrete floors will be poured soon followed by exterior walls.
- Construction continues on new Distribution Office; new mechanical, electrical, plumbing, walls and ceiling are underway. Restrooms are plumbed with walls and flooring being installed.
- Two dock door bays with failing brick work have been repaired and are back online.

October 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	\$1,781,798	\$8,011,456	\$65,195	1.70%	\$11,681,607	4%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
Key dates:	✓ Oct. 2018	☐ N/A	✓ Feb. 2020	✓ May 2020	☐ Fall 2021		

District Service Facility



Images from left to right: New sidewalk to street from west side of parking with sod; view of pond area by north parking lot; steel framing for new addition; framing and prepping for concrete poured floors; accessible restroom taking shape near head engineer's office (September 2020)



Saint Paul
PUBLIC SCHOOLS

Frost Lake Elementary: October 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

- Contractors have taken advantage of remote learning to get a jump start on some interior work in the original school building, including repurposing the former stage area.
- Steel columns and beams have been added to the new addition.
- Concrete plank flooring has been placed on the steel structure of the building addition.

October 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	\$22,609,854	\$2,552,877	\$17,650,292	\$109,446	0.62%	\$22,992,586	4%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Dec. 2019	✓ May 2020			☐ Aug. 2022

Frost Lake Elementary



From top then left to right: Concrete block walls being built where the stage used to be; construction workers guide the placement of concrete floor deck; steel and concrete form the future lower level of the building addition; main level flooring in the building addition. (September 2020)



Saint Paul
PUBLIC SCHOOLS

Humboldt High School: October 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/humboldtfmt>

Project summary

Project number: 2142-16-02

Funding: Certificates of Participation (COP)

Project type: Addition and renovation

Square footage:

- Existing: 230,829 sf
- Proposed: 255,276 sf

SPPS project team:

- Angela Selb-Sack, Senior Project Manager
- Michael Christen, Project Coordinator

Design team: Cuningham Group

Construction management: H+U Construction

Project scope

- Two three-story additions to create new middle school house; right-sizing of learning spaces to support existing student population; relocation of main entry to make easily identifiable and adjacent to parking.
- Renovation of existing building including learning spaces, academic support spaces and restrooms.
- Replacement of all finishes, HVAC and controls, plumbing, lighting; required upgrades to fire suppression and fire alarm systems.

New this month

- Landscaping planted at main entry and new building addition.
- Required fencing installed next to parking lot.
- Auditorium prep work for new seating and flooring.
- Delivery of new furniture arrived for academic spaces.

October 2020 Project Financial Information

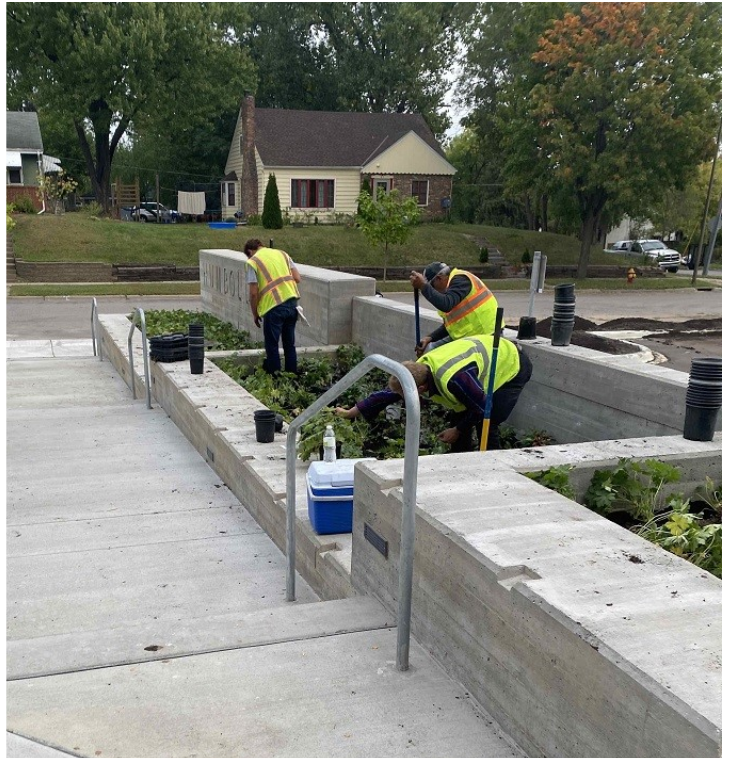
Original Budget	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$48,000,000	\$48,113,165*	\$39,427,112	\$37,257,624	\$2,646,767	7%	\$48,000,000	87%

*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



Top: Landscaping planted at new building addition and main entry

Bottom: Prep work in auditorium for new seating and flooring; new furniture arrived for placement in academic spaces
(September 2020)



Saint Paul
PUBLIC SCHOOLS

Johnson Senior High School: October 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 replacements to the HVAC system
- Lighting replacement

New this month

- Phase 1 environmental survey will be conducted the week of September 28 for the baseball outfield. Test hole borings for the new geo-thermal field will be performed shortly afterwards.
- Plan sheets and specifications continue to be refined with an expected publication in early November 2020.

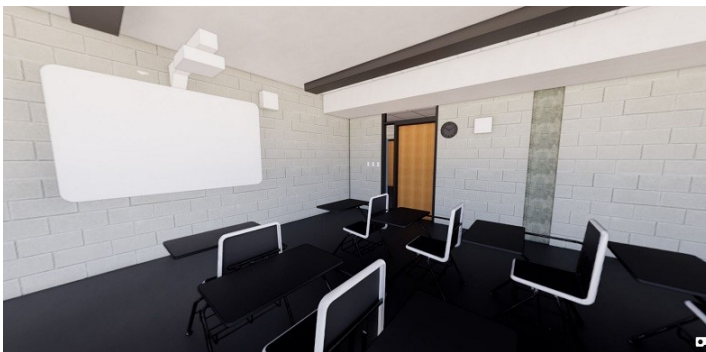
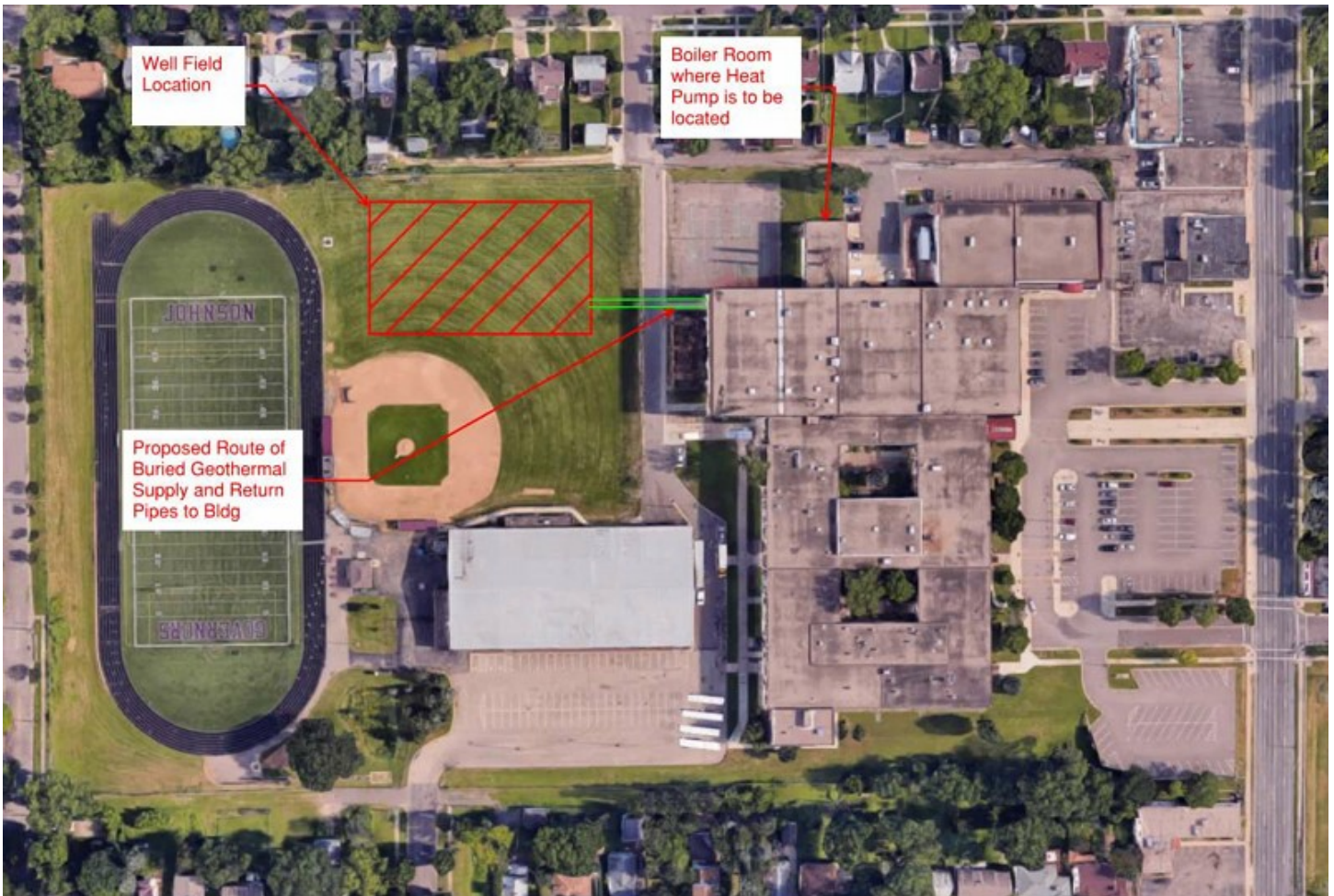
October 2020 Project Financial Information

Rough Order of Magnitude Cost Estimate	Committed Costs	Invoiced to Date	Construction Award	Construction Cost Changes	% Change	Total Forecasted Cost	Construction % Complete (as invoiced)
\$10M-\$20M	\$905,200	\$429,242	N/A	N/A	N/A	N/A	N/A

Project Timeline

	Phase: Planning		Design		Construction	
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award		Closeout
Key dates:	✓ Oct. 2018	☐ N/A	☐ Oct. 2020	☐ Dec. 2020		☐ Aug. 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
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Phalen Lake Hmong Studies: October 2020 Project Update



Location:
1089 Cypress St.
Saint Paul, MN 55106

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

School website:
<https://www.spps.org/phalen>

Project summary

Project number: 1200-19-01

Funding: Certificates of Participation (COP)

Project type: Building systems upgrades

Square footage:

Existing: 77,899 sf; Proposed: N/A

SPPS project team:

- Vaughn Kelly, Project Manager
- Josie Geiger, Project Coordinator

Design team:

- Architect, The Adkins Association Architects
- Mechanical Engineering, IMEG
- Electrical Engineering, IMEG
- Structural Engineering, A.M. Structural Engineering

Construction management: N/A

Project scope

Significant upgrades to HVAC systems for improved indoor air quality, increased circulation of fresh air and efficient maintenance of appropriate temperatures.

New this month

Permanent air handling equipment arrived on site after the manufacturer mistakenly sent it to Chicago. The contractor installed the units and is making final duct connections while wiring and drives are being installed. Programming of the building's automation system is underway. New suspended ceilings and LED lighting are installed throughout Phase 1 spaces. Classrooms have been completed and turned over to SPPS; room contents were moved back in and custodial staff will conduct final cleaning. Building occupancy is expected by October 2. Phase 2 is scheduled to begin in spring 2021.

October 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	\$5,472,282	\$2,561,776	\$5,101,850	\$100,294	2%	\$5,597,559	43%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →							
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Feb. 2020	✓ March 2020			☐ Fall 2021

Phalen Lake Hmong Studies



Images from left then top to bottom: Second floor hallway with a new suspended ceiling system with LED lighting and controls; newly-installed wall that will get painted covering an opening to a vertical shaft now filled with ductwork; masonry infill complete near main entry along area that was opened up to allow for the installation of air handling equipment into gym mezzanine (the new lettering has yet to be reinstated which is why the "ELEMEN" sign is incomplete); new roof access and guardrails. (September 2020)



Saint Paul
PUBLIC SCHOOLS

Roofing Replacements: October 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)
- LEAP High School

New this month

- The roofing projects at **LEAP** and **Dayton's Bluff** are substantially complete.
- At **Hubbs**, interior work will be largely complete by Oct. 2. The project team is waiting for carpet to install in one portion of the building affected by the new interior rainwater leaders. The roofing is also largely complete with rock being installed before September's end; sheetmetal parapet copings will be installed after. The last work on site will be exterior metal cladding at the roof penthouse. The material is scheduled to arrive mid-October with installation lasting into early November.

October 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	\$2,926,581	\$1,157,069	\$2,688,588	\$424,239	15.78%	\$3,360,642	55%

Project Timeline

Phase: Planning		Design			Construction		
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award			Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ April 2020			☐ Fall 2020

Roofing Replacements



All photos from Hubbs (September 2020)

Top row: New interior rainwater leader installed and insulated and awaiting installation of a stainless steel shroud with carpet shown to be replaced; final area of roof schedule for completion September 29

Bottom row: New roofing installed (foreground/ground) and penthouse awaiting metal panel installation



Saint Paul
PUBLIC SCHOOLS

Washington Technology Magnet: October 2020 Project Update



Location:
1495 Rice
Saint Paul, MN 55117

Grades: 6-12

Enrollment (SY19-20):
2,136

Project website:
<https://www.spps.org/Page/38519>

Project summary

Project number: 4040-19-01

Funding: Capital Bonds (CAP)

Project type: Athletic improvements

Square footage:

Existing: N/A; Proposed: N/A

SPPS project team:

- Vaughn Kelly, Project Manager
- Mike Christen, Project Coordinator
- Charles Colvin, Environmental Specialist

Design team:

- Architect and Electrical Engineering: Wold Architects and Engineers
- Civil Engineering: BKBM
- Landscape Design: Calyx Design Group

Project scope

Multi-sports field with artificial turf; pole-mounted lighting; 8-lane track; discus, shot put, and long jump areas; resurfaced tennis courts; grass practice field

New this month

- Work continues on the track and synthetic turf field; site fencing is underway; concrete curbs and field lighting (LED) are installed. Turf installation is scheduled to begin on Sept. 28 with track asphalt to follow. Track surfacing needs one month for asphalt to cure. With surface installation being weather dependent, it may need to be completed in the spring; a contingency plan is in place. Tennis courts should be completed in the next three weeks. The tennis teams are using the courts and we anticipate making the courts publicly available once the punch list is completed and back boards are installed, which was delayed due to a COVID-19 related shutdown at the manufacturer.
- Stockpiled urban fill will be moved to a landfill in early October. The Minnesota Pollution Control Agency approved our Response Action Plan with conditions. After removal of initial stockpiled soil, the extent of urban fill will be determined to inform next steps. As a reminder, the material unearthed and tested is not considered hazardous.

October 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	\$4,246,107	\$261,321	\$3,904,046	\$137,312	4%	\$4,408,419	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	✓ Jan. 2020	✓ March 2020			☐ Nov. 2020

Washington Technology Magnet



Images from top then left to right: Tennis courts mostly completed; excavation for stormwater management system with covered stockpiled urban fill visible at right; track and field area prepped for installation of shock pad and synthetic turf with LED field lighting in the background; shot put area under construction with the start of site fencing.
(September 2020)



Saint Paul
PUBLIC SCHOOLS

Window Replacements: October 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

- The Wellstone Title One office has had shades installed and the work is now complete.
- The work at Journeys continues. Several work delays have occurred due to COVID-19 affecting the labor force, as well as more time needed to deal with rotted jambs and a bank of windows affected by fire some years ago. Finalizing construction is being coordinated with the return of students for hybrid learning.

October 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	66%

Project Timeline

Phase: <i>Planning</i> → <i>Design</i> → <i>Construction</i> →					
BOE Gate Check:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
Key dates:	✓ Oct. 2018	☐ N/A	✓ Jan. 2020	✓ Feb. 2020	☐ Fall 2021

Window Replacements



From top then left to right: Completed windows with some shown open; two more banks of completed windows; windows and shades at Wellstone Title One; previous fire damage exposed (September 2020)