

Construction Update



February 13, 2024
School Board Meeting

Presented by

Jim Langevin, Facilities Manager

Dillon Theusch, Knutson Construction

Presentation Purpose

The purpose of this presentation is to:

- provide an update regarding ongoing construction projects
- prepare the school board to take action to accept bids at its February 28 meeting
 - Central Community Center Phase 3 remodel
 - High School music room renovations
 - High School Phase II classroom remodel
- share information about Aquila capacity project

Safety Celebration



150 DAY SAFETY LUNCH

To celebrate 150 safe working days without a lost-time accident or injury, St. Louis Park and Knutson catered lunch for all site personnel, including subcontractors, SLP staff, and Design Team members.



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Middle School Renovations Complete

Media Center Corridor

- Refresh of media center corridors (first and second level)
- New wall tile and paint

Band & Choir Rooms and Corridors

- Refresh of wall finishes, acoustic panels, duct work, lighting, ceiling tiles, and doors

Locker Room Renovations

- 3 rooftop units (HVAC) installed
- Refresh and new layout of offices, showers & bathrooms, locker rooms, and the corridor to pool
- New flooring, wall paint, acoustic ceiling panels, lockers, duct work, bathroom stalls, toilets & sinks, shower stalls, wall tile and doors



SLP Public Schools Middle School Renovations (Before/During Photos)



SLP Public Schools Middle School Renovations (Before/During Photos)



SLP Public Schools Middle School Renovations (Media Center Corridors)



SLP Public Schools Middle School Renovations (Band/Choir)



SLP Public Schools Middle School Renovations (Band/Choir)



SLP Public Schools Middle School Renovations (Locker Room)

A photograph of a modern locker room. The walls are covered in light-colored wood panels with a grid pattern. There are several shower stalls, each with a white curtain and a metal showerhead. The ceiling has recessed lighting. The floor is a light-colored carpet. An orange banner is at the bottom of the image.

SLP Public Schools Middle School Renovations (Locker Room)



SLP Public Schools Middle School Renovations (Locker Room)

Project Name: 239005 - St. Louis Park Schools Middle School Locker Room

Contractor: Knutson Construction

Owner: SUP

St Louis Park Middle School Locker Room Renovations (Budget Update)

Description of Work	Contract Value	CONTINGENCY USAGE	
		ONLY	LOOKED
		Total Contingency Usage	Current Contract Amount (LOCK THIS COLUMN)
General Conditions		\$ -	\$ -
General Conditions - Supervision	\$69,000	\$ -	\$ 69,000.00
General Conditions - Accessoring	\$7,000	\$ -	\$ 7,000.00
General Conditions - Special Inspections	\$2,100	\$ -	\$ 5,100.00
General Conditions - Other (Cost of Mobilization)	\$78,817	\$ -	\$ 261,817.00
Soft Costs		\$ -	\$ -
Utilities	\$7,000	\$ -	\$ 75,000.00
Design Fee (G.C.)	\$13,000	\$ -	\$ 320,000.00
Builder's Risk	\$12,000	\$ -	\$ 12,600.00
Other Costs		\$ -	\$ -
PM/AC	\$57,000	\$ -	\$ 835,000.00
Technology	\$0	\$ -	\$ -
T.A. Sublets - Hard Costs		\$ -	\$ -
Traffic Package - (A) - General Trades (Elect)	\$18,100	\$ 41,314.93	\$ 59,414.93
Traffic Package - (A) - Masonry (Refractory Load Station)	\$10,000	\$ 27,825.00	\$ 37,825.00
Traffic Package - (B) - Structural Steel Supply and Installation System	\$19,200	\$ 33,268.13	\$ 52,468.13
Traffic Package - (A) - Heating (General Heating)	\$16,600	\$ 4,842.00	\$ 21,442.00
Traffic Package - (A) - Ducts, Purses, Hardware (Fire City Hardware)	\$12,000	\$ 3,222.00	\$ 15,222.00
Traffic Package - (B) - Glazing - Window Units and Glass Only (Central Glass)	\$2,100	\$ 51.00	\$ 2,151.00
Traffic Package - (A) - Framing (Drywall RTU Construction)	\$62,700	\$ 25,549.20	\$ 88,249.20
Traffic Package - (B) - Trench (Cast-in-Place)	\$10,000	\$ 40,824.93	\$ 50,824.93
Traffic Package - (C) - Structural Framing & Lays (CEC)	\$15,400	\$ (2,274.33)	\$ 13,125.67
Traffic Package - (D) - Acoustical Treatments (Acoustic and Seals)	\$14,000	\$ (12,237.00)	\$ 1,763.00
Traffic Package - (E) - Painting (High Performance Coating)	\$76,000	\$ 2,326.10	\$ 78,326.10
Traffic Package - (F) - Floor Applied (Resilient Surface Floor)	\$64,200	\$ (6,000.00)	\$ 58,200.00
Traffic Package - (B) - Trench (Reinforced Concrete)	\$108,500	\$ (8,895.00)	\$ 99,605.00
Traffic Package - (A) - Fast Support System	\$75,500	\$ (7,450.00)	\$ 68,050.00
Traffic Package - (A) - Plumbing (WVAC) (Water Spring)	\$102,300	\$ 85,825.74	\$ 188,125.74
Traffic Package - (B) - RTU (SSA)	\$176,000	\$ -	\$ 174,800.00
Traffic Package - (A) - Electrical (Substation Electric)	\$100,000	\$ (1,531.34)	\$ 98,468.66
		\$ -	\$ -
Construction Contingency	\$100,000	\$ (2,07,883.42)	\$ 500.57
Prime Fee	\$60,000	\$ -	\$ 63,000.00
Total	\$ 6,333,835.00	\$ 0.00	\$ 6,333,835.00

Maintenance Building & Data Center



St. Louis Park
Public Schools

Maintenance Building & Data Center

Construction Underway as of December 11, 2023:

- New two-story district Data Center adjacent to the existing Maintenance Building
- Partial renovation of the Maintenance Building
- Sitework including landscaping, concrete curb and sidewalks, and bituminous pavement

SLP Public Schools Maintenance Building & Data Center (Current Project)



Senior High Additions & Renovations

Project includes:

- an addition for an expanded cafeteria and kitchen
- a new entry canopy
- renovation of the office/counseling suite
- parking lot improvements
- stormwater retention system
- reconstruction of the track and field facilities




Senior High Additions & Renovations




Before - SE entrance to Media Center



Current - SE entrance to Media Center



*Before & Current -
Middle of Media
Center



* Before & Current-
Cafeteria



SLP High School (Storm Shelter)

Construction Bids

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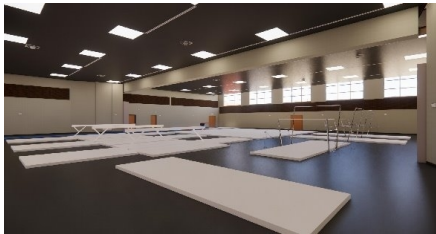
Central Community Center Gym & Pool Remodel

Project consists of:

- renovation of locker room
- upgrade of the pool systems for a wheelchair lift
- refurbishment of pool gutter and three gyms
- conversion of existing space into a boardroom/training space
- replacement of a portion of the built-up roof
- single use and family bathrooms



Boardroom/Training Center



Gymnastics



Locker Room



Annex Gym

High School Music Room Renovations

Project consists of:

- door replacements
- new room finishes of floors walls, ceiling and acoustical panels
- replacement of three air handling units and two fan coil units
- creation of a hydronic heating loop for the air handlers
- electrical lighting upgrades and other electrical modifications
- renovations to the B150 & B174 main lobby and corridor

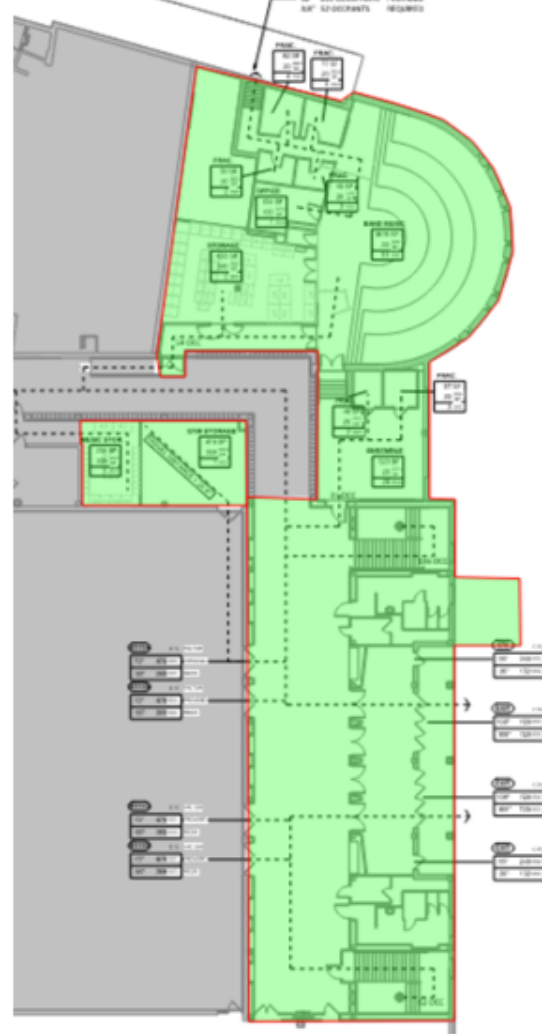
High School Music Room Renovations



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SLP Public Schools High School Music Room Renovations (Logistics)



High School Classroom Renovations (Phase II)

Project consists of:

- refresh of twenty-seven existing classrooms along with hallways, and stairwells stretching across three floors
- renovations similar to Phase 1 project in the 3rd floor B and C wings
- new wall finishes, carpet, ceiling tiles, lighting, markerboards, doors, and more in classrooms
- new tile, paint, ceiling tiles, lighting and more in the hallways and stairwells
- new classroom furniture
- possible change order to phase in complete bathroom renovation

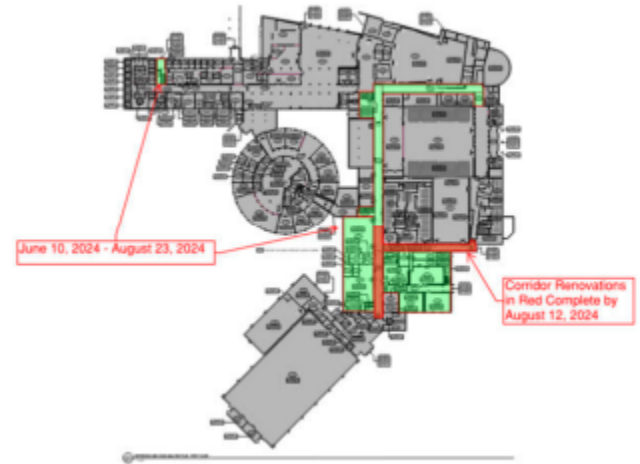
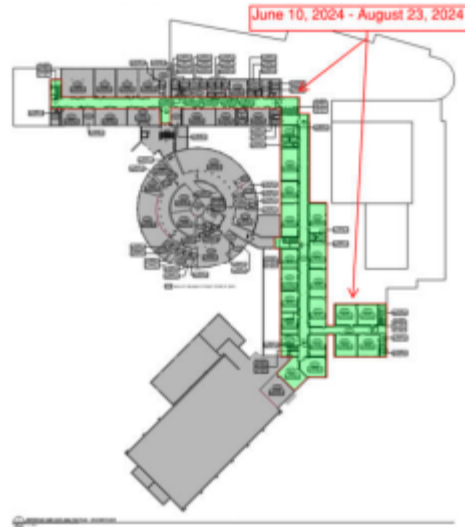
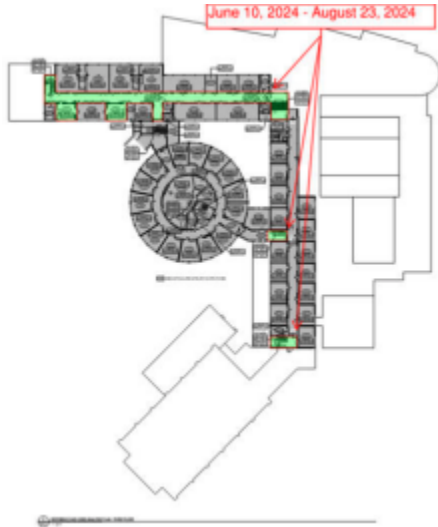


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High School Classroom Renovations (Phase II)



Next Steps: Construction Bids

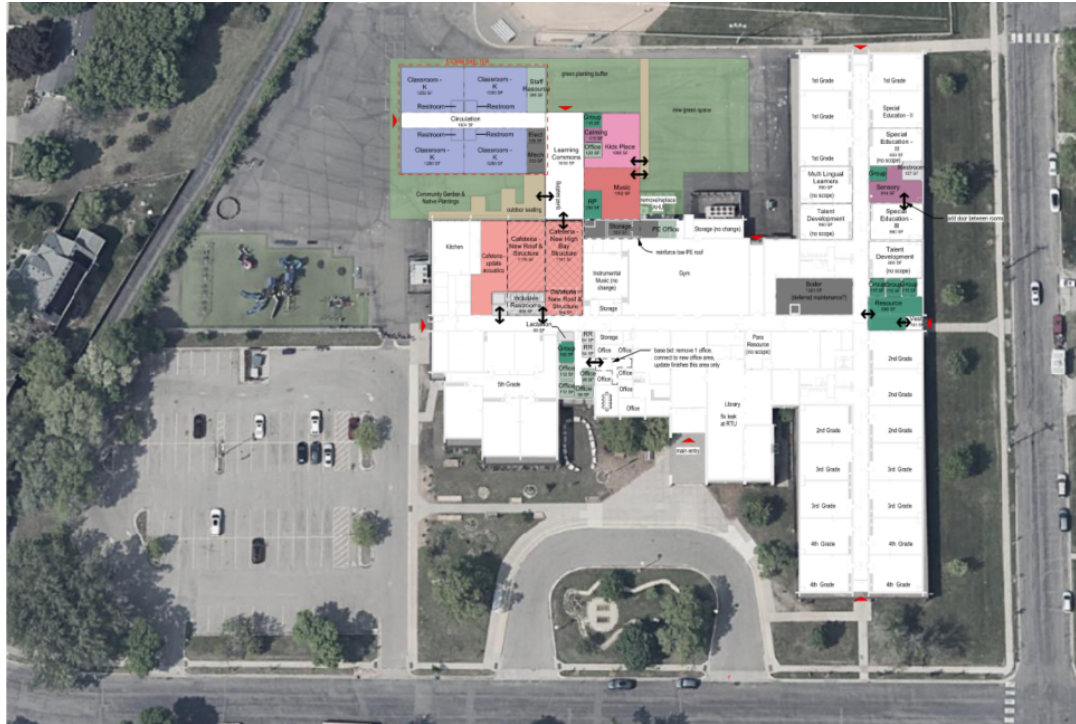
- School Board accepts bids on February 28, 2024

Aquila Construction Research



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Aquila Construction Research



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St. Louis Park
Public Schools

Aquila Construction Research Update

Classroom addition and remodel

- 4-6 additional classroom spaces
- storm shelter construction standards for classrooms
- boiler system, sitework and interior remodel
- inclusive restrooms
- \$23 million - initial cost estimate
- \$18-\$20 - reduced scope cost estimate

Funding sources:

- interest earnings from 2022 construction bonds (not anticipated in project costs)
- lease purchase

Aquila Construction Research Update

Next Steps

- detailed architectural work
- finalize construction estimate
- finalize funding sources (school board action required)
- project begins late summer of 2024
- project completed for 2025-26 school year

Questions?

