



Board Update and Century Site Improvements Construction Documents January 9th, 2023



Park Rapids Additions and Renovations
PARK RAPIDS PUBLIC SCHOOLS

What's Been Done?



- Completed Construction Documents at High School
 - ✓ Project is currently out for bid
- Completed Construction Documents at Century Civil Project
 - ✓ Seeking board approval to go out for bid today
- Progress on the Bus Garage Design
 - ✓ In the Construction Documents phase
- Approx. 90% with Design Development Documents at the Century Renovations

What's Been Done? (continued)



- Weekly Design Coordination Meetings
 - ✓ Coordination meetings with all design disciplines

Park Rapids Additions and Renovations

Upcoming



- Continue with Construction Documents at Secondary
 - ✓ CD Completion (Design), December 5th
- Continue Construction Documents at the Century Parent Pick-up / Drop-off
- Continue Design Development Documents at Century Renovations
- Bus Garage
 - ✓ Move into the CD Phase

Park Rapids Additions and Renovations

Upcoming (cont.)



- Current Bid Opening Schedule
 - ✓ 1/24/23 High School Additions and Improvements
 - ✓ 2/14/23 Century Parent Pick-up Drop-off
 - ✓ 3/7/23 Bus Garage
 - ✓ 12/13/23 Century Renovations

Park Rapids Additions and Renovations

Preliminary Overall Schedule – Subject to Change



- ~~Tennis Courts – Summer of '22~~
- Bus Garage – Summer of '23
- Elementary Parent Pick-up / Drop-off – Summer of '23
- Elementary Renovations – Summer of '24
- Frank White Demolition – May/June of '23
- Secondary Additions – Commence Summer of '23 – Complete August of '24
- Secondary Additions (ALC/Trans./Kitchen) – Commence Summer of '24 and – Complete May of '25 (Reference Phasing Plan)
- Secondary Phase 1 Renovations – Summer of '24 (Reference Phasing Plan)
- Secondary Phase 2 Renovations – Summer of '25 (Reference Phasing Plan)

Park Rapids Additions and Renovations

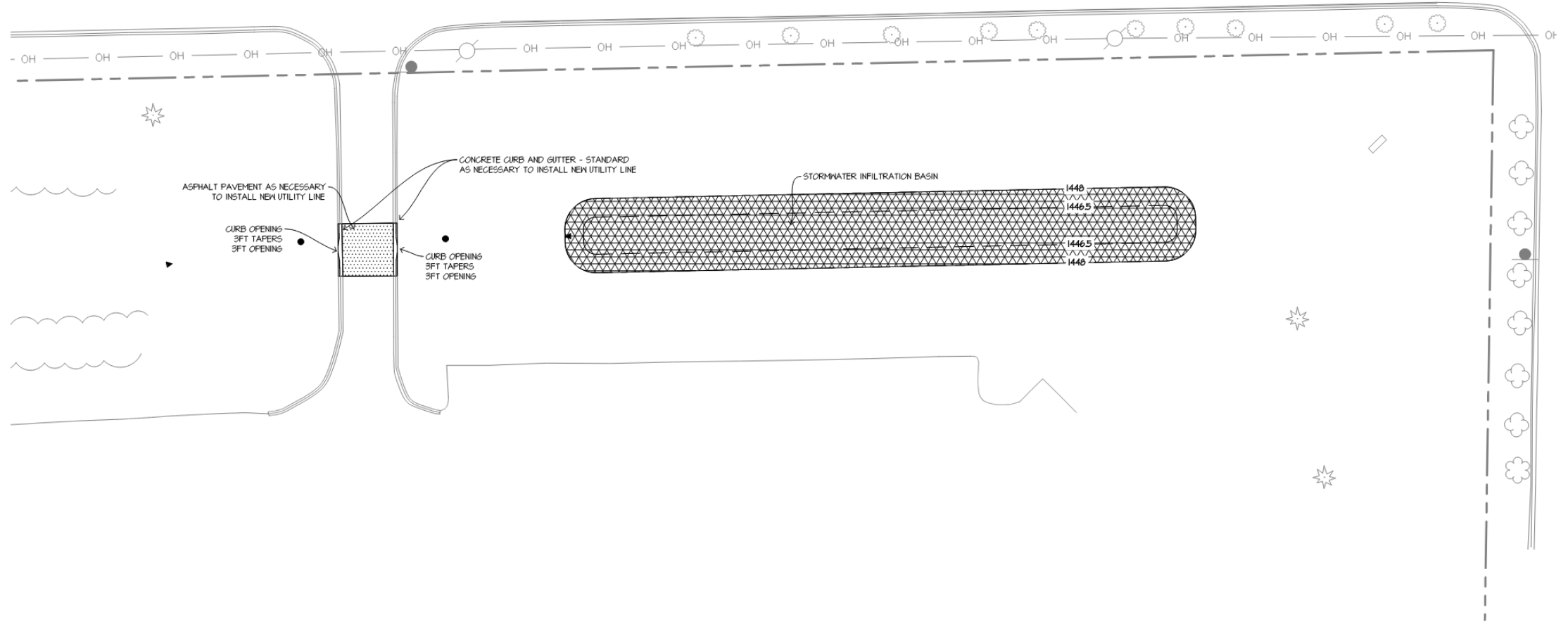
Century Site Improvements – Construction Documents



- We'll Review the Following:
 - ✓ Plan Review
 - ✓ Schedule
 - ✓ Construction Estimate

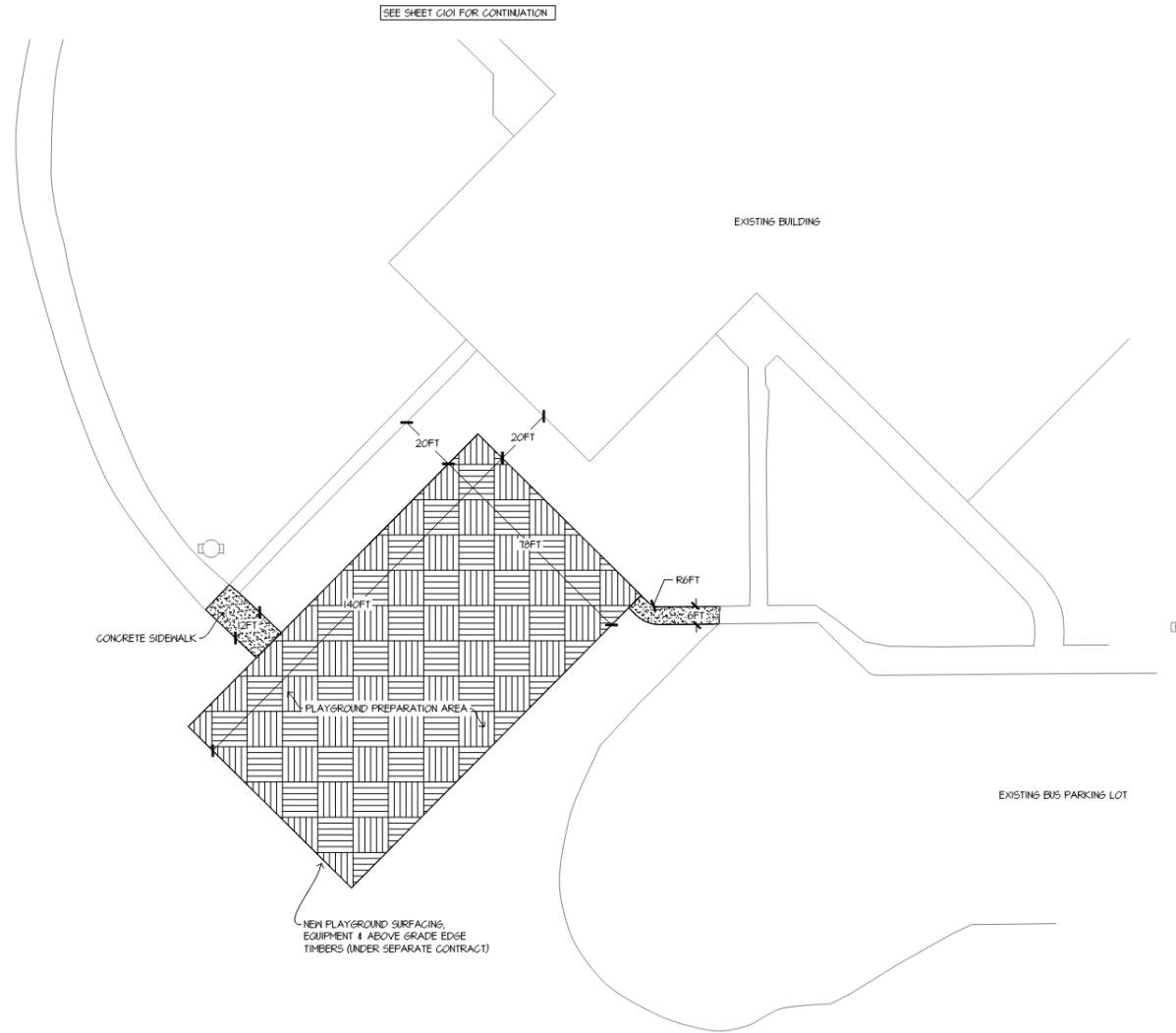
Park Rapids Additions and Renovations

Plan Review

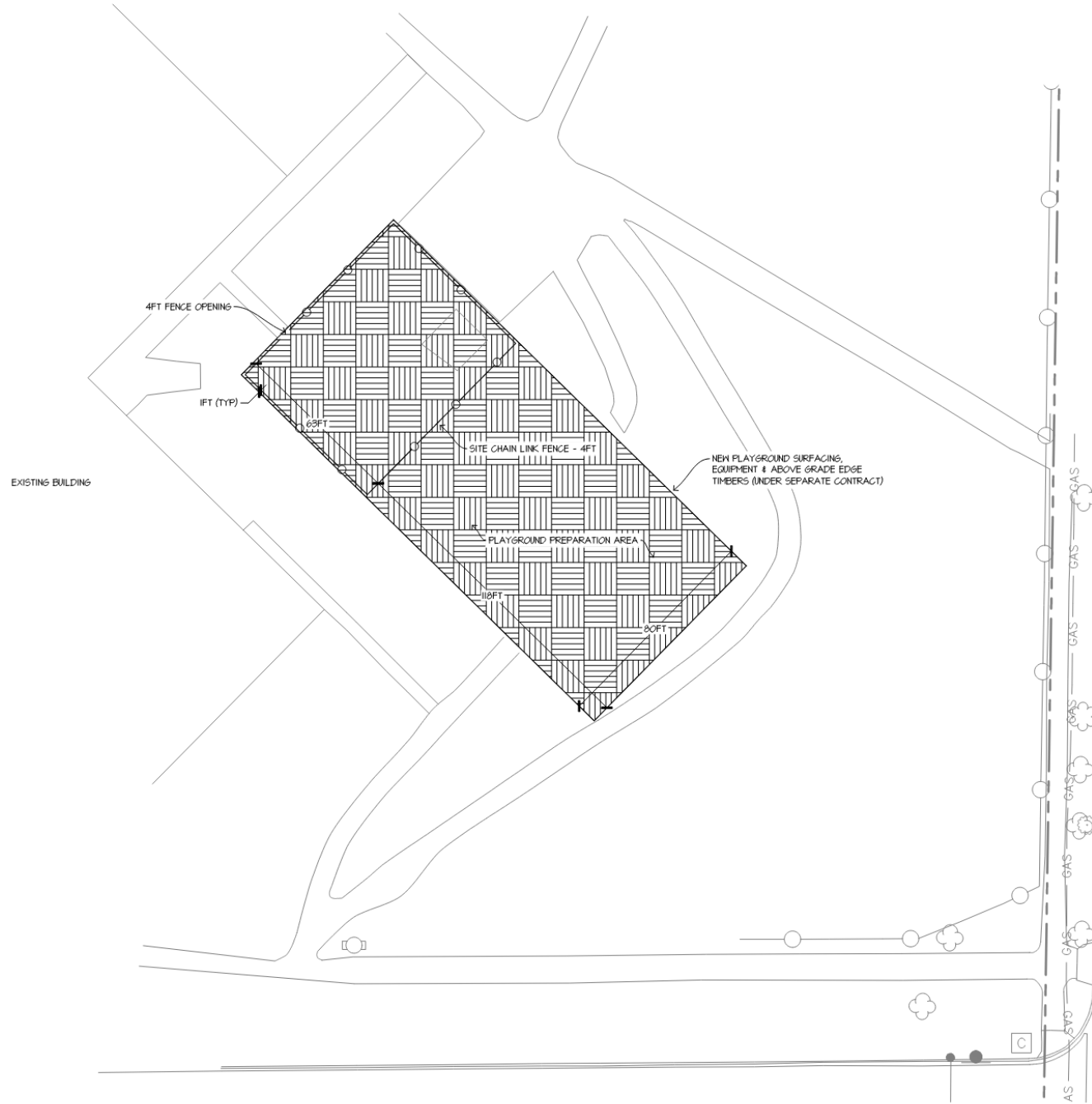


SEE SHEET C103 FOR CONTINUATION

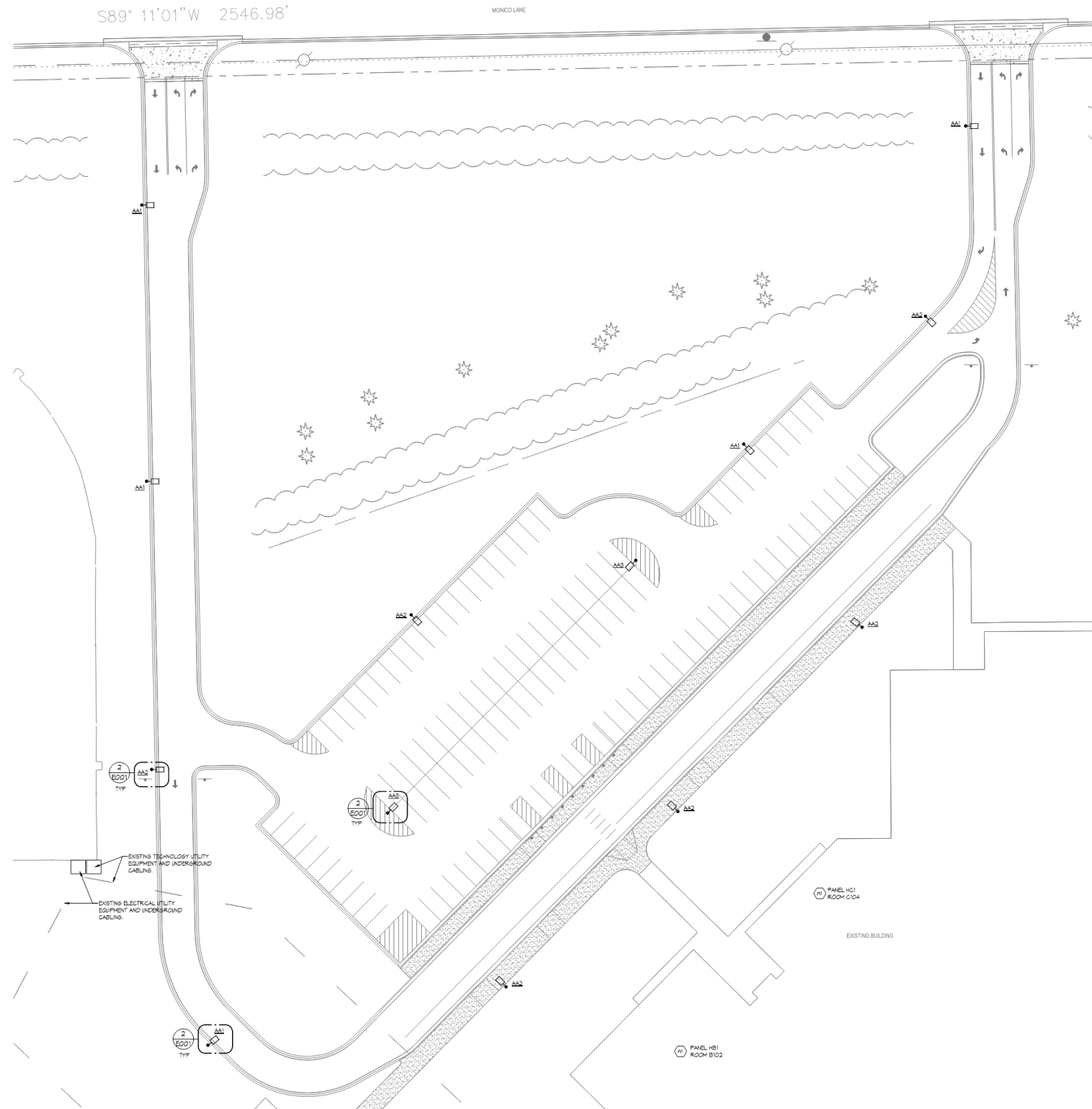
Plan Review



Plan Review



Plan Review



Schedule

Park Rapids Century Improvements		474 days	Tue 11/2/21	Fri 8/25/23
Preconstruction		371 days	Tue 11/2/21	Tue 4/4/23
Preconstruction		16 days	Tue 11/2/21	Tue 11/23/21
Schematic Design		100 days	Tue 11/2/21	Mon 3/21/22
Design Development		129 days	Tue 3/22/22	Mon 9/19/22
Construction Documents		151 days	Tue 9/6/22	Tue 4/4/23
Construction Documents Process		75 days	Tue 9/6/22	Mon 12/19/22
ICS Budget / Schedule Preparation		15 days	Tue 12/20/22	Mon 1/9/23
CD Board Approval		0 days	Mon 1/9/23	Mon 1/9/23
Bid Procurement		26 days	Tue 1/10/23	Tue 2/14/23
Plumbing Plan Review		30 days	Tue 1/10/23	Mon 2/20/23
Bid Opening		0 days	Tue 2/21/23	Tue 2/21/23
Critical Submittals		20 days	Wed 2/22/23	Tue 3/21/23
Contract Procurement		30 days	Wed 2/22/23	Tue 4/4/23
Construction		64 days	Tue 5/30/23	Fri 8/25/23
Playground Area		17 days	Tue 5/30/23	Wed 6/21/23
Demo / Preparation / Grading of South East Playground		2 days	Tue 5/30/23	Wed 5/31/23
Demo / Preparation / Grading of South West Playground		2 days	Thu 6/1/23	Fri 6/2/23
South East - Playground Installation		7 days	Thu 6/1/23	Fri 6/9/23
South East Playground - Ready for Use		0 days	Mon 6/12/23	Mon 6/12/23
South West - Playground Installation		5 days	Mon 6/12/23	Fri 6/16/23
Concrete at South West Playground		2 days	Mon 6/19/23	Tue 6/20/23
South West Playground - Ready for Use		0 days	Wed 6/21/23	Wed 6/21/23
Parent Pick-up / Drop-off		64 days	Tue 5/30/23	Fri 8/25/23
Mobilization / SWPPP		2 days	Tue 5/30/23	Wed 5/31/23
Demolition / Clear and Grub		5 days	Thu 6/1/23	Wed 6/7/23
Grading / Fill		17 days	Thu 6/8/23	Fri 6/30/23
Utilities - Storm / Water		5 days	Mon 6/26/23	Fri 6/30/23
Underground Electrical		5 days	Mon 7/3/23	Fri 7/7/23
Curb and Gutter		5 days	Mon 7/10/23	Fri 7/14/23
Sidewalks		5 days	Thu 7/13/23	Wed 7/19/23
Concrete Paving		5 days	Tue 7/18/23	Mon 7/24/23
Final Grading / Proof Roll		4 days	Tue 7/25/23	Fri 7/28/23
Asphalt Paving		5 days	Mon 7/31/23	Fri 8/4/23
Striping		2 days	Mon 8/7/23	Tue 8/8/23
Site Signage		2 days	Mon 8/7/23	Tue 8/8/23
Set Parking Lot Lights		5 days	Mon 8/7/23	Fri 8/11/23
Substantial Completion		0 days	Fri 8/11/23	Fri 8/11/23
Punchlist		10 days	Mon 8/14/23	Fri 8/25/23





Owner:	ISD #309 - Park Rapids
Project:	Elementary Drop-off and Parking
Location:	Park Rapids, MN
Designer:	CMTA

Document Date:	12/28/2022	AREA: SF	75,000
Project Start:	5/30/2022	Area 1	0
Project Completion:	8/30/2022	Area 2	100
		Area 3	0
		Area 4	0
		Area 5	0
		Area 6	0
		Area 7	0
		Area 8	0
		Area 9	0
		Area 10	0

Project Manager:	Justin Maaninga
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Elementary Drop-off and Parking

Construction Documents

SITE WORK	
Removals	
Grading	
Storm Retention Ponds	
CL 5	
Utilities (Storm, Water, Hydrants)	
Rip Rap Outlet - 3' Taper	
4" Asphalt Paving	
Asphalt Patching	
Striping	
Curb and Gutter	
Site Concrete	
Seeding	
Traffic Control Signage	
Chainlink Fencing	
Site Lighting	

		\$12.91	\$968,527.00
1	LS	\$66,258.00	\$0.88
221743	SF	\$1.00	\$3.30
7632	SF	\$6.50	\$0.66
2500	CY	\$27.00	\$0.90
1	LS	\$55,600.00	\$0.74
5	EA	\$500.00	\$0.03
1800	TON	\$90.00	\$2.16
640	SF	\$4.00	\$0.03
1	LS	\$5,000.00	\$0.07
3450	LF	\$27.00	\$1.24
1	LS	\$86,941.00	\$1.16
1	ALLOW	\$7,500.00	\$0.10
13	EA	\$500.00	\$0.09
1200	SF	\$12.00	\$0.19
13	EA	\$7,800.00	\$1.35
ESTIMATE TOTALS		\$12.91	\$968,527.00
CONTRACTOR OVERHEAD AND PROFIT		5.00%	\$48,426.35
GRAND TOTAL			\$1,016,953.35



Budget (revised at SD)	\$1,018,170.00
CD Estimate	\$1,016,953.35
UNDER SD ESTIMATE	\$1,216.65

Secondary Design Development



- We Recommend to Approve the Century Site Improvements Construction Documents Submission as Presented with the Authorization to Proceed with the Bidding Process

Park Rapids Additions and Renovations

Questions?

