



Board Update and Century Site Improvements Construction Documents February 6th, 2023



Park Rapids Additions and Renovations
PARK RAPIDS PUBLIC SCHOOLS

What's Been Done?



- Opened bids for the High School Improvements project
 - ✓ Opened bids successfully!
- Completed Construction Documents at Century Civil project
 - ✓ Project is currently out for bid
- Progress on the Bus Garage Design
 - ✓ Presenting the Construction Documents today
- Continue to make progress on the Elementary Renovations project

What's Been Done? (continued)



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

Upcoming



- Century Parent Pick-up / Drop-off Project, Bid Opening
- Bus Garage, Bid Opening
- Continue Design Development Documents at Century Renovations

Park Rapids Additions and Renovations

Upcoming (cont.)



- Current Bid Opening Schedule
 - ✓ 1/24/23 High School Additions and Improvements
 - ✓ 2/21/23 Century Parent Pick-up Drop-off
 - ✓ 3/7/23 Bus Garage
 - ✓ 12/13/23 Century Renovations (date may change)

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

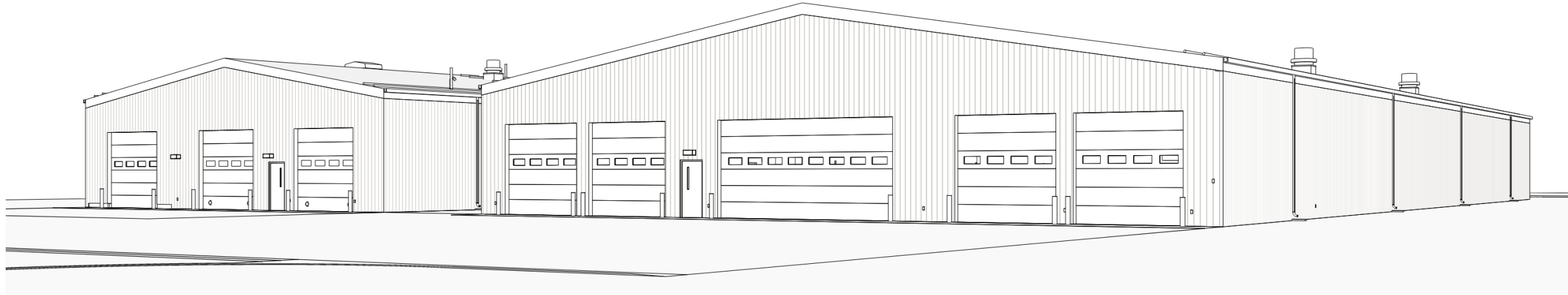
Bus Garage – Construction Documents



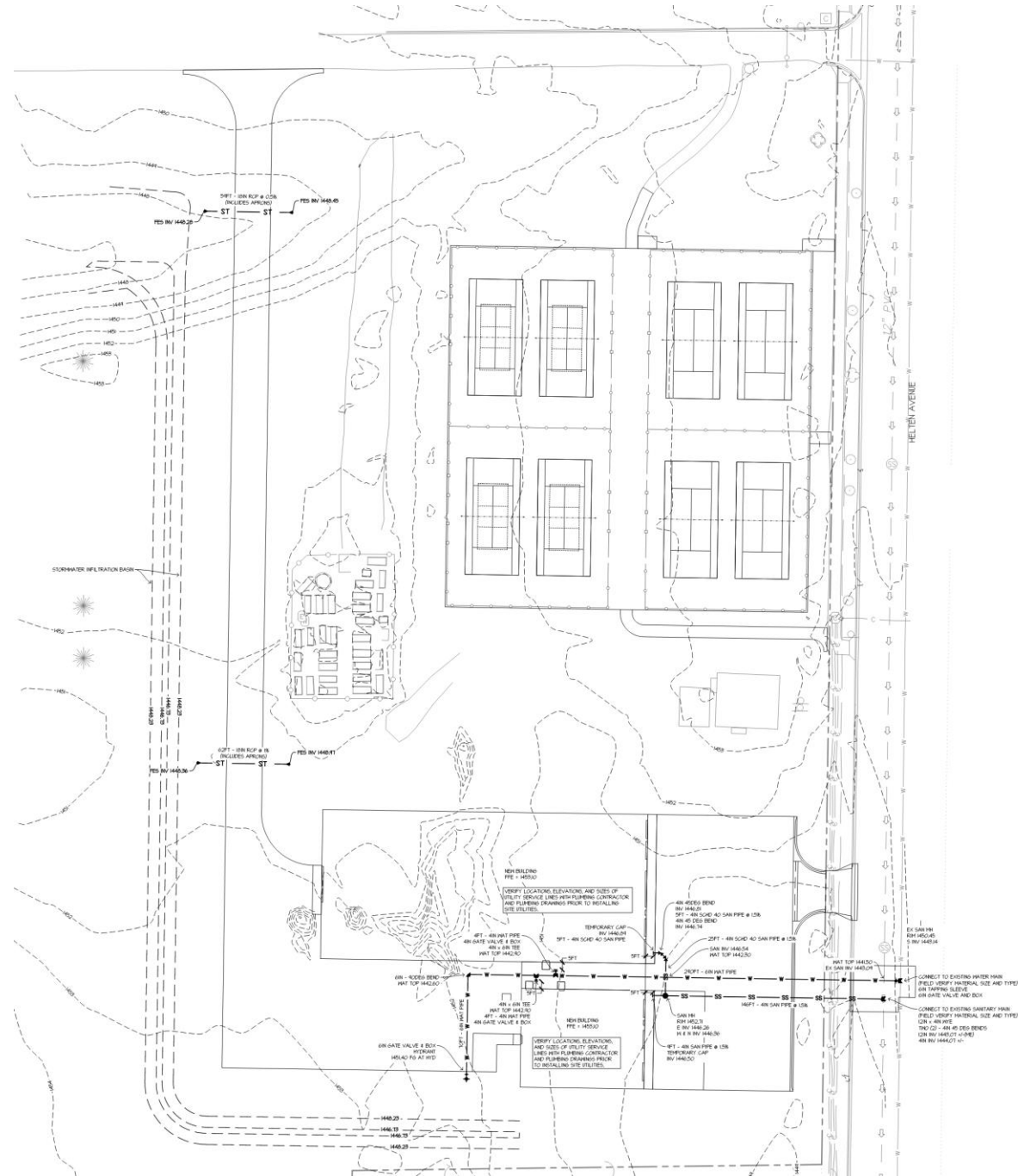
- We'll Review the Following:
 - ✓ Plan Review
 - ✓ Schedule
 - ✓ Construction Estimate

Park Rapids Additions and Renovations

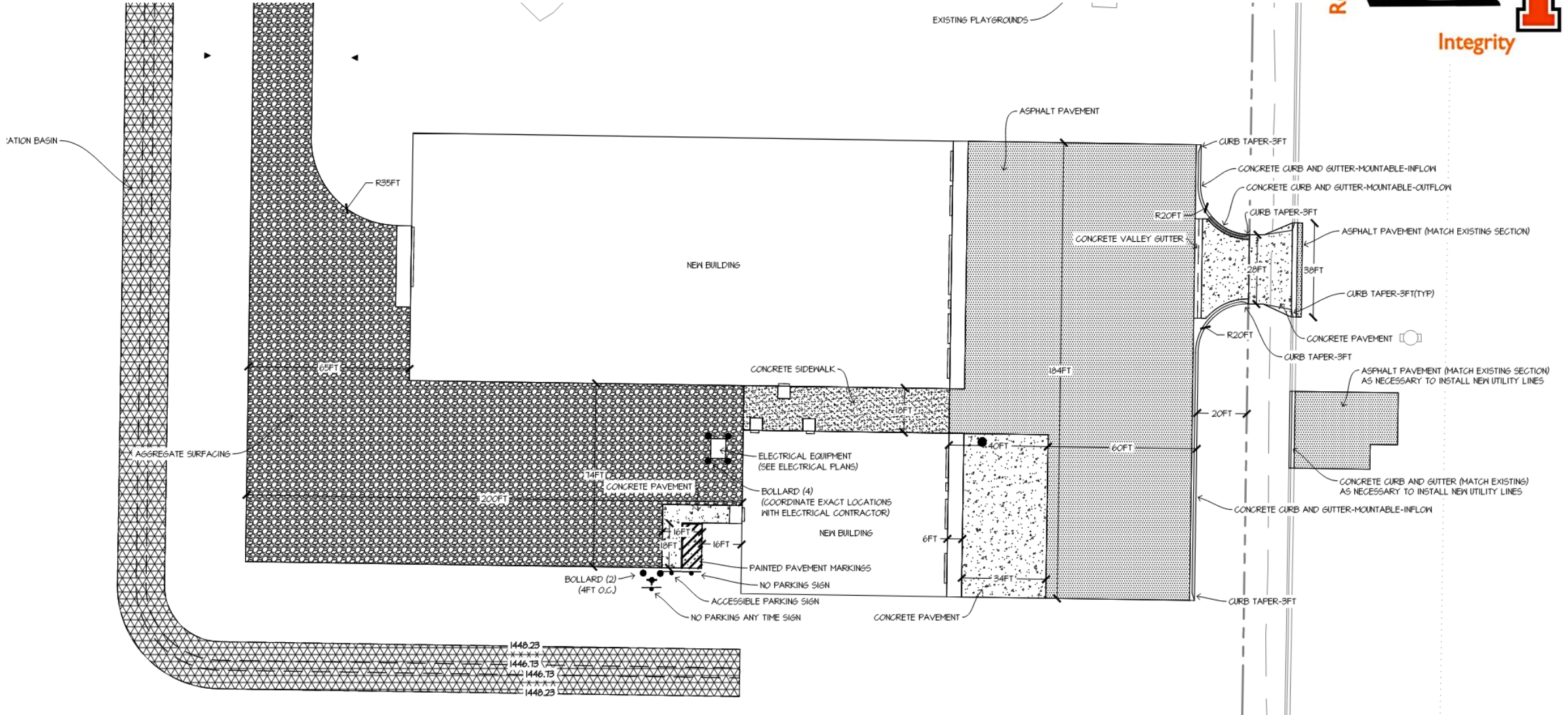
Plan Review

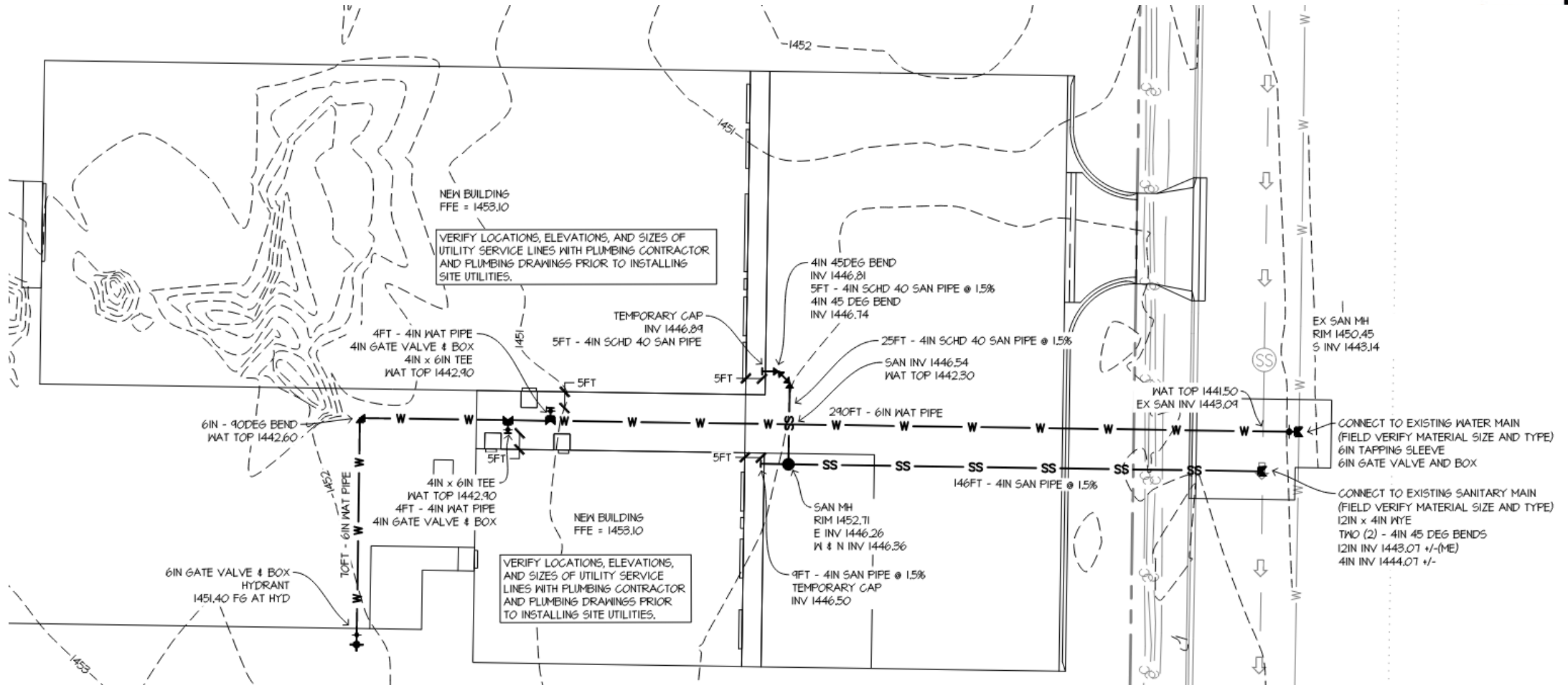


Plan Review - Civil

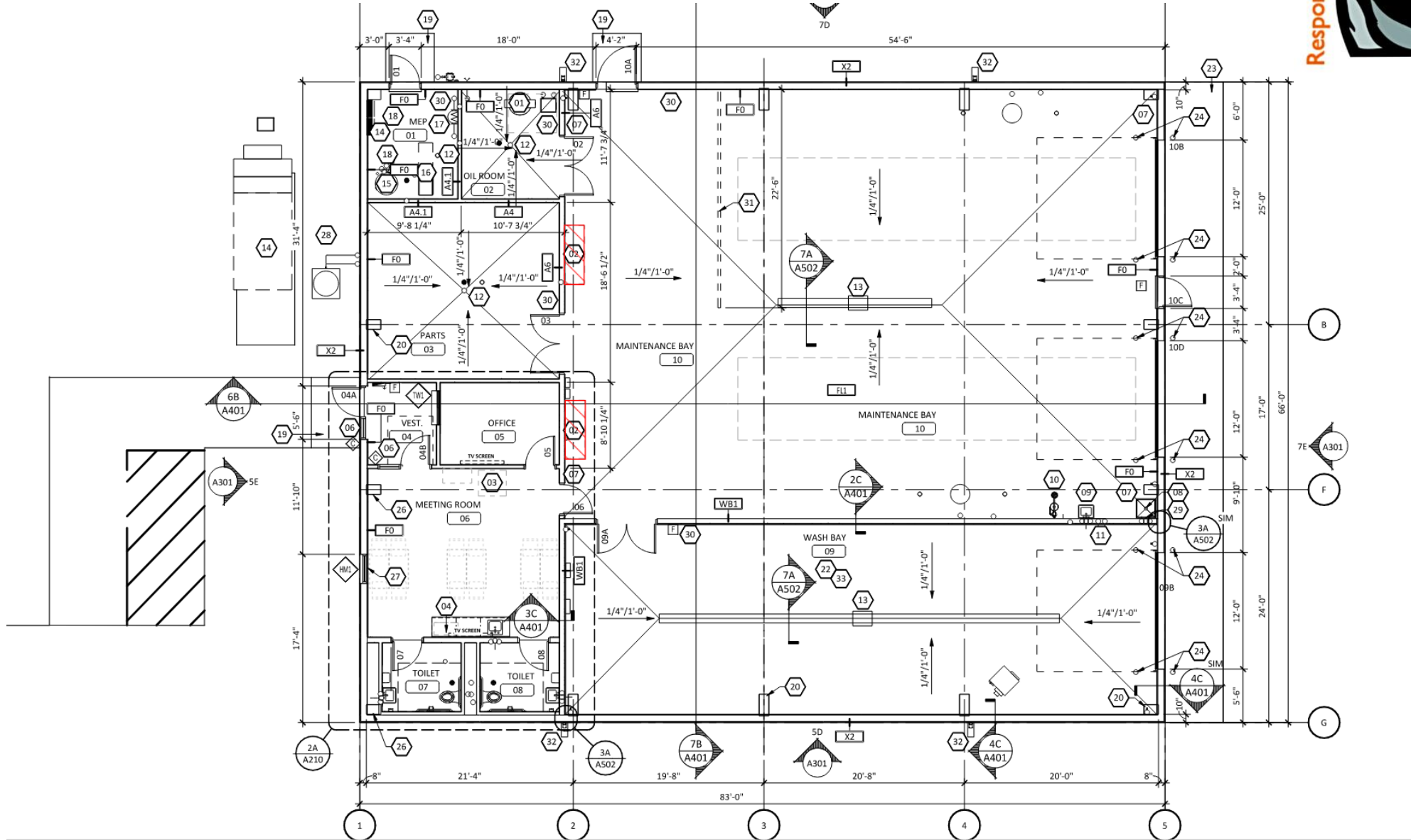


Plan Review - Civil

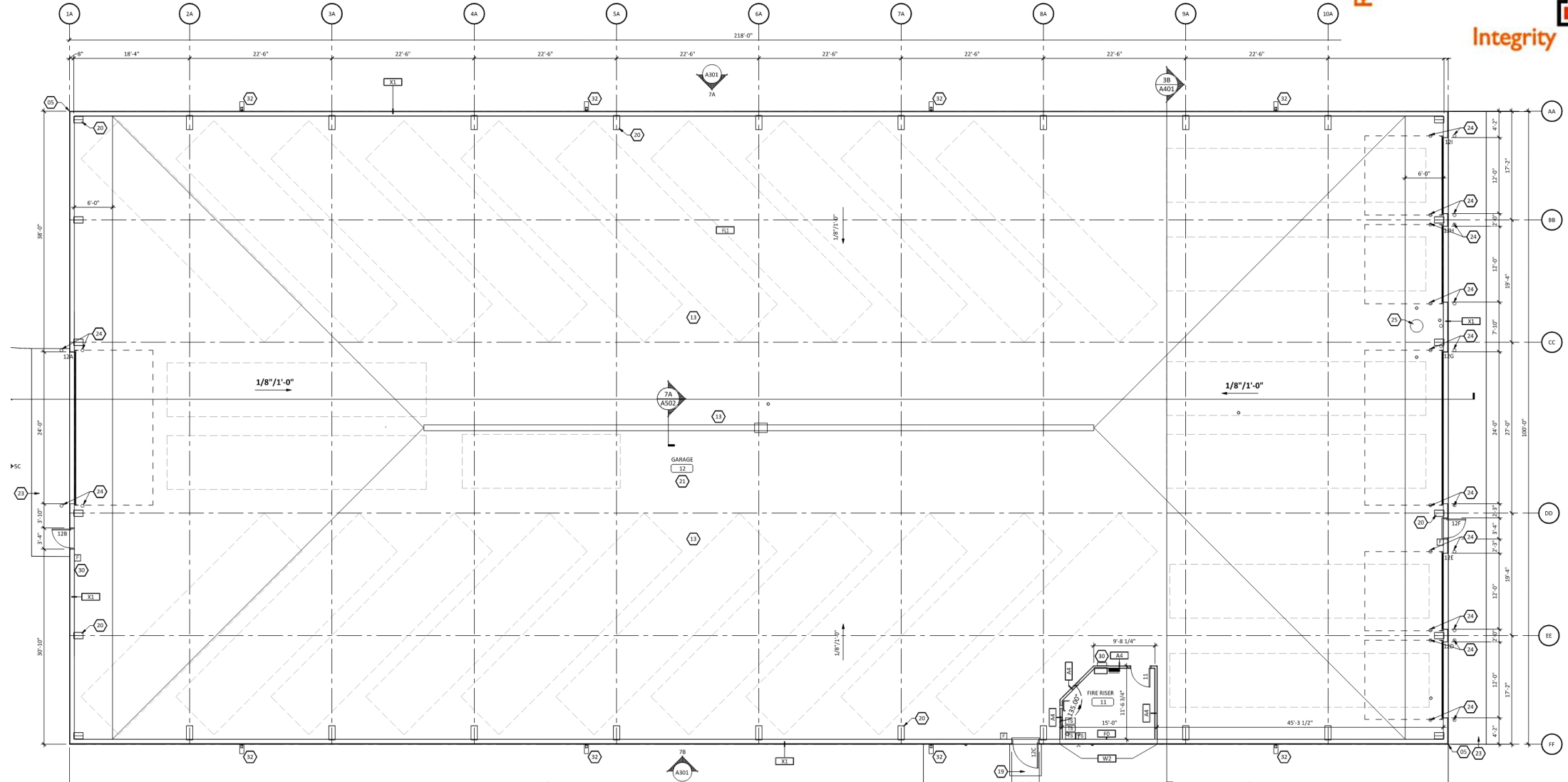




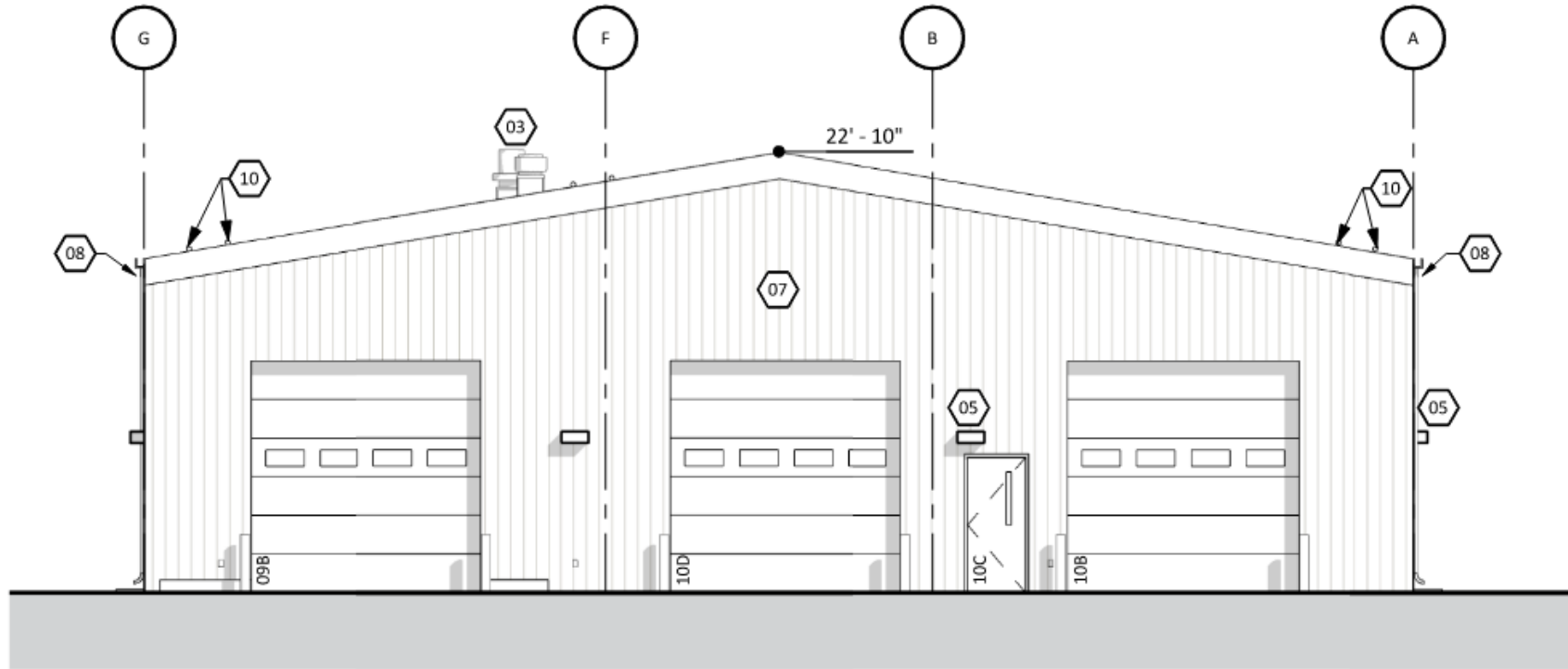
Plan Review – Maintenance Shop



Plan Review – Bus Storage



Plan Review – Maintenance Bay Elevation

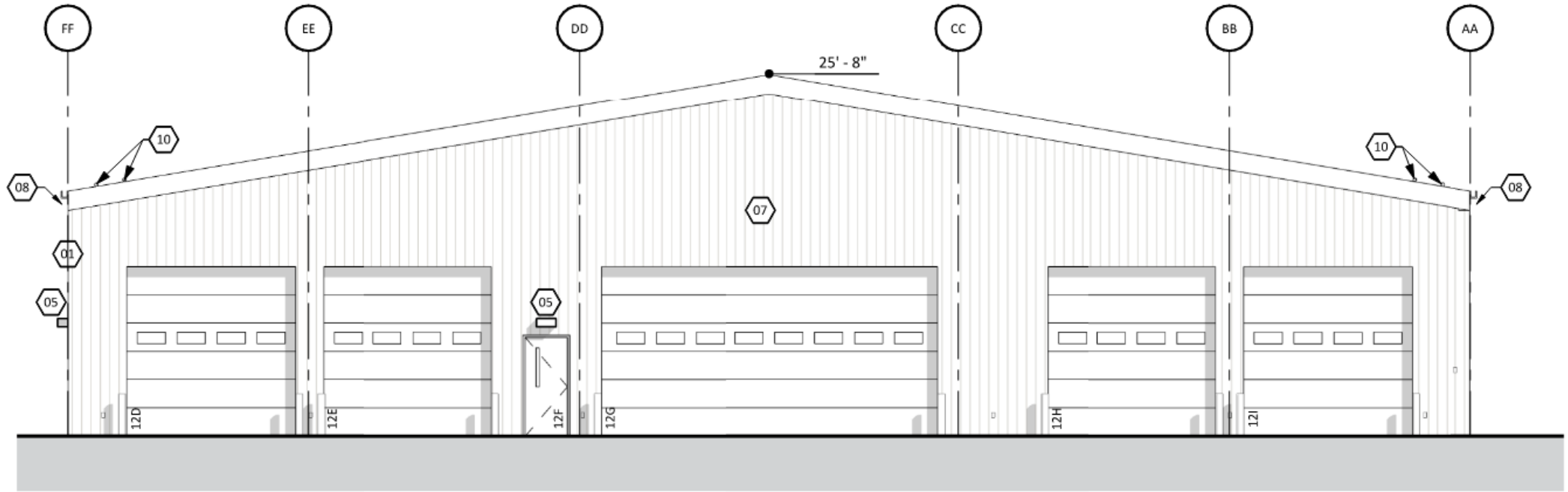


7E
A301

BUILDING - EAST

SCALE: 1/8" = 1'-0"

Plan Review – Bus Storage Elevation



7C
A301

GARAGE - EAST


SCALE: 1/8" = 1'-0"

Schedule

Task Name	Duration	Start	Finish
Park Rapids Public Schools	687 days	Tue 11/2/21	Wed 6/19/24
Bus Garage - Precon Schedule	430 days	Tue 11/2/21	Mon 6/26/23
Preconstruction	16 days	Tue 11/2/21	Tue 11/23/21
Schematic / Design Development	169 days	Wed 3/30/22	Mon 11/21/22
User Group #1	1 day	Wed 3/30/22	Wed 3/30/22
User Group #2	1 day	Wed 4/27/22	Wed 4/27/22
Bus Garage Funding Meeting	0 days	Thu 7/21/22	Thu 7/21/22
POC Review of Bus Garage Option / Pricing	0 days	Tue 8/2/22	Tue 8/2/22
PEMB Partnership - State Requirement	0 days	Tue 8/2/22	Tue 8/2/22
User Group Meeting #3	0 days	Tue 8/16/22	Tue 8/16/22
User Group Meeting #4	0 days	Thu 9/29/22	Thu 9/29/22
SD / DD Process	162 days	Thu 3/31/22	Fri 11/11/22
ICS Budget / Schedule Preparation	6 days	Mon 11/14/22	Mon 11/21/22
SD / DD Board Approval	0 days	Mon 11/21/22	Mon 11/21/22
Construction Documents	161 days	Mon 11/14/22	Mon 6/26/23
Construction Documents Process	46 days	Mon 11/14/22	Mon 1/16/23
ICS Budget / Schedule Preparation	5 days	Tue 1/17/23	Mon 1/23/23
CD Board Approval	0 days	Mon 2/6/23	Mon 2/6/23
Place PEMB Order	0 days	Tue 2/7/23	Tue 2/7/23
Bid Procurement	22 days	Mon 2/6/23	Tue 3/7/23
Bid Opening	0 days	Tue 3/7/23	Tue 3/7/23
Critical Submittals	20 days	Wed 3/8/23	Tue 4/4/23
Contract Procurement	30 days	Wed 3/8/23	Tue 4/18/23
State Plan Review	90 days	Mon 2/6/23	Fri 6/9/23
PEMB Lead Time	100 days	Tue 2/7/23	Mon 6/26/23
Construction	288 days	Mon 5/15/23	Wed 6/19/24
Bus Garage	288 days	Mon 5/15/23	Wed 6/19/24
Mobilization	0 days	Mon 5/15/23	Mon 5/15/23
Clear and Grub / Grading	10 days	Mon 5/15/23	Fri 5/26/23
Excavations	5 days	Mon 5/29/23	Fri 6/2/23
Foundations / Piers	20 days	Mon 6/5/23	Fri 6/30/23
Backfill / Rough Grade Site	5 days	Mon 7/3/23	Fri 7/7/23
Utilities	10 days	Mon 7/10/23	Fri 7/21/23
Underground MEP's	10 days	Mon 7/10/23	Fri 7/21/23
Slab on Grade	10 days	Mon 7/24/23	Fri 8/4/23
PEMB Erection / Insulation / Metal Panels / Doors	40 days	Mon 8/7/23	Fri 9/29/23
Interior Framing	15 days	Mon 10/2/23	Fri 10/20/23
MEP Rough-In's	25 days	Mon 10/23/23	Fri 11/24/23
Interior Finishes	30 days	Mon 11/27/23	Fri 1/5/24
MEP Finishes	20 days	Mon 1/8/24	Fri 2/2/24
Substantial Completion	0 days	Fri 2/2/24	Fri 2/2/24
Spring Sitework	23 days	Mon 5/20/24	Wed 6/19/24





				AREA: SF	27,300
		Document Date:	CD	Area 1	
		Project Start:	5/15/2023	Area 2	
		Project Completion:	2/1/2024	Area 3	0
				Area 4	0
				Area 5	0
				Area 6	0
				Area 7	0
				Area 8	0
				Area 9	0
				Area 10	0
Owner:	ISD #309 - Park Rapids	Project Manager: Justin Maaninga			
Project:	Bus Garage - CD Estimate				
Location:	Park Rapids, MN				
Designer:	JLG				
Bus Garage		Construction Documents			
BUILDING STRUCTURE			\$140.72	\$1,920,760.00	
EXTERIOR ENCLOSURE - SHELL			\$1.10	\$51,500.00	
INTERIOR CONSTRUCTION			\$6.59	\$179,800.00	
SPECIALTIES & EQUIPMENT & FURNISHINGS			\$0.04	\$1,000.00	
MECHANICAL			\$19.39	\$529,400.00	
ELECTRICAL			\$11.67	\$318,525.00	
SITE WORK			\$12.20	\$333,174.00	
		ESTIMATE TOTALS	\$122.13	\$3,334,159.00	
		CONTRACTOR OVERHEAD AND PROFIT	5.00%	\$166,707.95	
		ESTIMATE CONTINGENCY	0.00%	\$0.00	
		GRAND TOTAL		\$3,500,866.95	

Bus Garage – Construction Documents



- We Recommend to Approve the Bus Garage Construction Documents Submission as Presented with the Authorization to Proceed with the Bidding Process

Questions?

