



MAJOR CAPITAL PROJECTS

MONTHLY PROGRESS UPDATE

DECEMBER 2025



Saint Paul
PUBLIC SCHOOLS



Facilities Department, 1930 Como Ave., St. Paul, MN 55108



651-744-1800



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spps.org/builds



PROJECT TIMELINE



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.

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.

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.

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.

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 completed 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 FINANCIALS: GLOSSARY OF TERMS

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.)

ORIGINAL BUDGET

Final project budget approved by the Board at Gate Check 3.

COMMITTED COSTS

Contractual obligation of funds for project work.

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.

CONSTRUCTION AWARD

Total of all construction contracts.

CONSTRUCTION COST CHANGES

Value of all change orders issued to construction contracts.

PERCENT CHANGE

Calculation of construction change orders against total construction award.

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.

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.



Bruce Vento Elementary

December 2025 - Capital Improvement Project Update



Location: 409 Case Avenue, Saint Paul, MN 55130 | Grades: PreK-5 | Enrollment SY24-25: 442

Project website: spps.org/vento-builds | School website: spps.org/vento

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 1020-22-01 Funding: Certificates of Participation Project type: New construction Square footage: - Existing: 101,231 - Proposed: 152,500 SPPS project team: - Pam Bookhout, Project Manager - Maria Wollensak, Project Coordinator Design team: Cuningham Group Construction management: RJM Construction	- New building constructed on east side of property - Sustainability features: - High-performance building envelope - Geoexchange system - Preparation for photovoltaic panels - Playground for elementary and early childhood programs - Separate parent and bus drop-offs - Staff parking - Stormwater management addressing site elevation	- Solar panels will be delivered to the building rooftop over winter break with installation to occur soon after. - Punchlist items and system commissioning continue in the building. Work will pause until spring when an underground storm water system will be installed, along with retaining walls, a playground, landscaping, and a school parking lot.

PROJECT FINANCIAL INFORMATION						
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD
\$89,900,000		\$76,852,982		\$73,031,585		\$60,294,101
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)
\$2,716,595		4.51%		\$76,962,820		95.84%
PROJECT TIMELINE						
PHASES:	Planning 		Design 			Construction 
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Occupancy*	Closeout*
	March 2021	Aug. 2022	Feb. 2023	Oct. 2023	Fall 2025	Fall 2026

*Closeout date reflects remaining site construction.

Cherokee Heights Elementary

December 2025 - Capital Improvement Project Update



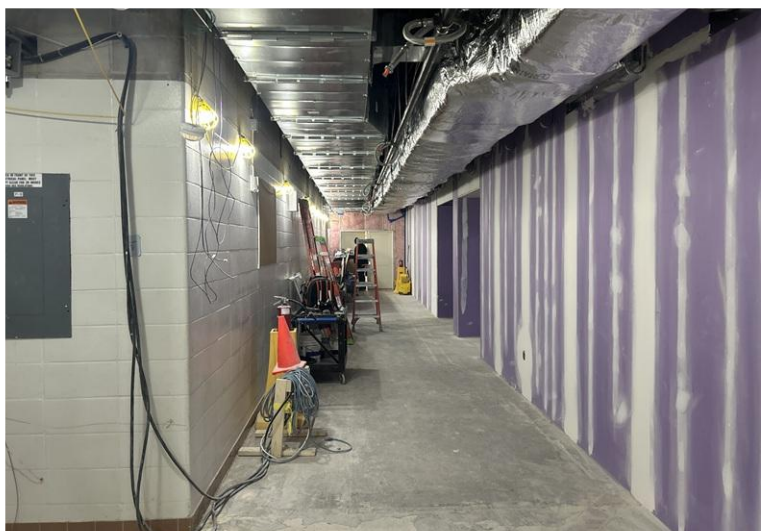
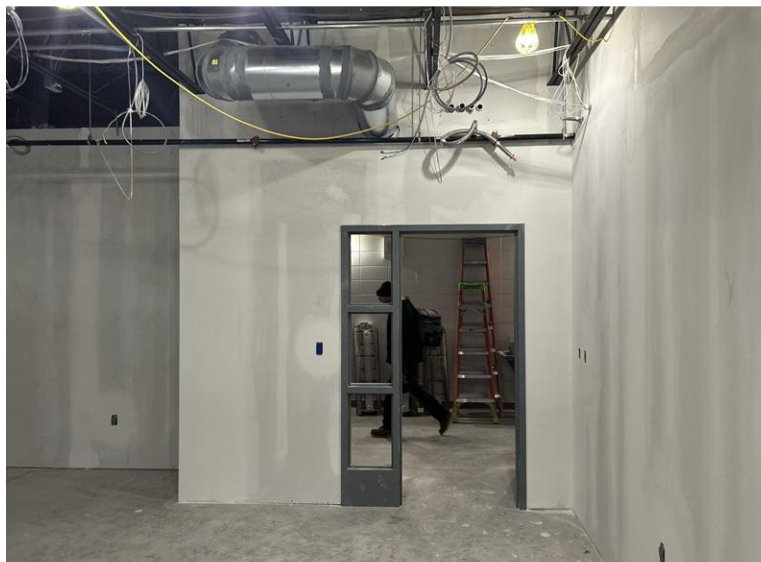
Location: 694 Charlton Street, St. Paul, MN 55107 | Grades: PreK-5 | Enrollment SY24-25: 245
Project website: [Systems and Infrastructure Programs](#) | School website: [cherokee.spps.org](#)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 2070-23-01 Funding: Capital Bonds, Long-Term Facilities Maintenance Project type: Building systems replacements Square footage: 62,099 SPPS project team: Rosemary Dolata, Project Manager Design team: Bentz Thompson Rietow Inc. Construction management: RJM Construction	- Updates to HVAC and electrical systems - New roof - Classroom reconfigurations - Technology updates - Site work	- Work in November remained focused on the second floor, including above-ceiling mechanical work and stormwater drainage from the roof. - Planning is underway to shift the focus to the fourth floor during December, especially during winter break.

PROJECT FINANCIAL INFORMATION							
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD	
\$20,488,000		\$16,579,518		\$9,413,737		\$12,109,041	
CONSTRUCTION COST CHANGES		%CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)	
\$437,403		3.61%		\$17,194,857		54.81%	
PROJECT TIMELINE							
PHASES:	Planning 		Design 			Construction 	
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
	March 2021	Aug. 2023	Nov. 2024	Feb. 2025	Fall 2026		

Cherokee Heights Elementary

December 2025 - Capital Improvement Project Update



From top left: Above-ceiling mechanical work in classrooms and corridors (November 2025)

Farnsworth Aerospace Upper Campus

December 2025 - Capital Improvement Project Update



Location: 1000 Walsh Street, St. Paul, MN 55106 | Grades: 5-8 | Enrollment SY24-25: 453

Project website: [Systems and Infrastructure Programs](#) | School website: farnsworthupper.spps.org

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 1030-23-01 Funding: Capital Bonds, Long-Term Facilities Maintenance Project type: HVAC and other systems upgrades Square footage: 116,120 SPPS project team: - Angela Otteson, Project Manager - Maria Wollensak, Project Coordinator Design team: ATS&R Construction management: Knutson Construction	- Replacement of mechanical systems for fire suppression, HVAC, DDC controls, hydronic piping, boilers, converter, and chiller - Replacement of electrical, communication, and security systems - Replacement of power and wiring for mechanical, lighting and lighting controls, telecommunication cabling, AV presentation systems, and fire alarm - Display cabinet and interior finish modifications for mechanical and electrical improvements - Locker replacement, markerboards for AV	- Mechanical building controls continue to be refined through punchlist review process. - Abatement coordination for next summer has started. - Construction meeting is planned for early December to coordinate winter break work.

PROJECT FINANCIAL INFORMATION					
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE	CONSTRUCTION AWARD
\$14,740,000		\$9,399,931		\$6,528,118	\$7,031,616
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$362,412		5.15%		\$9,731,113	69.29%
PROJECT TIMELINE					
PHASES:	Planning 		Design 		Construction 
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	April 2023	Nov. 2023	Aug. 2024	Fall 2026

Hidden River Middle School

December 2025 - Capital Improvement Project Update



Location: 1700 Summit Ave., Saint Paul, MN 55105 | Grades: 6-8 | Enrollment SY24-25: 568

Project website: spps.org/hiddenriver-builds | School website: hiddenriver.spps.org

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 3140-20-02 Funding: Certificates of Participation; Capital Bonds Project type: Remodel and addition Square footage: - Existing: 98,491 - Renovation - 98,491 - Addition - 10,800 SPPS project team: - Angela Otteson, Project Manager - Josie Geiger, Project Coordinator Design team: DLR Group Construction management: Kraus-Anderson	- 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	- Grand staircase is almost complete. - Wood finish is being installed on the learning stairs. - Front office furniture installation is almost complete. - Front entry stone panels are almost complete and the front entry poly will be removed. - Furniture installation will be completed on the first floor in early December. - Technology was installed in the second-floor conference room.

PROJECT FINANCIAL INFORMATION					
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE	CONSTRUCTION AWARD
\$54,200,000		\$48,867,315		\$43,782,010	\$35,574,014
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$3,574,835		10.05%		\$49,872,128	90.03%
PROJECT TIMELINE					
PHASES:	Planning 		Design 		Construction 
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	March 2021	Sept. 2022	Oct. 2023	Winter 2025

Hidden River Middle School

December 2025 - Capital Improvement Project Update



From top left: Grand staircase on second floor; installation of front office work stations; installed conference room technology (November 2025)

Highland Park Middle School

December 2025 - Capital Improvement Project Update



Location: 975 S Snelling Ave., Saint Paul, MN 55116 | Grades: 6-8 | Enrollment SY24-25: 811

Project website: spps.org/hpms-builds | School website: highlandms.spps.org

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 3081-23-01 Funding: Certificates of Participation, Long Term Facilities Maintenance Project type: Addition and renovation Square footage: - Existing: 168,968 - Proposed: 19,560 SPPS project team: - Mike Christen, Project Manager - Jhalil Payne, Project Coordinator Design team: ATS&R Construction management: Kraus-Anderson	- 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	- Second-floor Link was completed and opened for full use on November 10. - All areas of the building are now occupiable. Final sod and landscaping was installed prior to winter conditions. Project was considered substantially complete on November 14. - Punch list items, final HVAC controls and commissioning will continue through winter break. - Loading dock will be re-done over summer 2026.

PROJECT FINANCIAL INFORMATION			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$36,943,000*	\$34,354,004	\$32,601,021	\$25,211,362
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$1,842,605	7.31%	\$34,682,678	96.38%

*Budget modification submitted to the Board July 15, 2025.

PROJECT TIMELINE					
PHASES:	Planning →		Design →		Construction →
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	Sept. 2022	July 2023	March 2024	Fall 2025

Highland Park Middle School

December 2025 - Capital Improvement Project Update



From top left: New sod; flexible learning space; classroom; inclusive restroom (November 2025)

Johnson Senior High School

December 2025 - Capital Improvement Project Update



Location: 1349 Arcade S., Saint Paul, MN 55106 | Grades: 9-12 | Enrollment SY24-25: 1,076
Project website: [Systems and Infrastructure Programs](#) | School website: [spps.org/johnsonsr](#)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 1150-24-01 Funding: Capital Bonds and Long-Term Facilities Maintenance Project type: Athletic improvements Square footage: N/A SPPS project team: - Charles Colvin, Project Manager - Ben Marple, Project Coordinator Design team: BWBR Construction management: Morcon Construction	500-seat bleachers - New perimeter fence, field lighting and storage building - New artificial turf for athletic field - Resurfacing of track field	Phase 2 documents are being prepared to be sent out for quotes for artificial turf and track work. Board of Education review for approval will be presented in January.

PROJECT FINANCIAL INFORMATION							
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD	
\$3,908,661		\$1,707,735		\$1,449,282		\$1,400,040	
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)	
\$17,515		1.24%		\$1,707,735		83.61%	
PROJECT TIMELINE							
PHASES:	Planning 		Design 			Construction 	
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
	March 2018	Dec. 2023	Oct. 2024	Feb. 2025	Fall 2026		

Washington Technology Magnet

December 2025 - Capital Improvement Project Update



Location: 1495 Rice Street, St. Paul, MN 55117 | Grades: 6-12 | Enrollment SY24-25: 1,756

Project website: [Systems and Infrastructure Programs](#) | School website: washingtonhs.spps.org

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 4040-24-01 Funding: Long Term Facilities Maintenance Project type: Roofing and paving Square footage: N/A SPPS project team: - Mike Christen, Project Manager - Kenny Ekblad, Project Coordinator Design team: Miller Dunwiddie Construction management: Central Roofing	- Reroof and upgrade drains - Add rigid insulation - Raise parapets and roof curbs - Replace exhaust fans for lab vent hoods - Repave existing west and north side drive and parking lot - Replace bus lane on Hoyt Ave. and north loading dock section - Reconstruct concrete catch basin inlets - Replace select curb, gutter and sidewalk	- Phase 1 work has been completed in areas of the building identified for upgrades. - Phase 2 construction will begin in summer 2026 when the remaining building areas will be completed.

PROJECT FINANCIAL INFORMATION							
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD	
\$11,169,000		\$5,796,174		\$2,235,032		\$6,343,370	
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)	
-\$911,974		-14.38%		\$5,796,174		35.70%	
PROJECT TIMELINE							
PHASES:	Planning 		Design 			Construction 	
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
	March 2021	N/A	Dec. 2024	March 2024	Fall 2026		

Wellstone Elementary

December 2025 - Capital Improvement Project Update



Location: 1041 Marion St., St. Paul, MN 55117 | Grades: PreK-5 | Enrollment SY24-25: 530

Project website: [Systems and Infrastructure Programs](#) | School website: [wellstone.spps.org](#)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
Project number: 4260-23-01 Funding: Long-Term Facilities Maintenance Project type: HVAC and other systems upgrades Square footage: 184,585 SPPS project team: - Pam Bookhout, Project Manager - Jhalil Payne, Project Coordinator Design team: U+B Architecture & Design Construction management: H+U Construction	- Replacing two air handling units; replacing roof top unit and multiple exhaust fans - Two roof replacements - Add 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 HVAC pneumatic system in building	- Punch list items continue. - Delivery of a condensing unit has been delayed with installation now scheduled to occur over spring break, 2026.

PROJECT FINANCIAL INFORMATION							
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD	
\$10,523,000		\$9,848,336		\$9,193,924		\$7,593,620	
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)	
\$669,733		8.82%		\$9,891,840		95.25%	
PROJECT TIMELINE							
PHASES:		Planning 		Design 		Construction 	
BOARD OF ED. GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout		
	March 2021	Feb. 2023	Dec. 2023	April 2024	Fall 2026		

Summary of all Active Projects

December 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
740 York: RTU Replacement and Re-Roof	\$5,048,000	\$418,574	\$185,201	\$4,846,000
Battle Creek ES: Roof Replacement	\$3,598,000	\$156,100	\$7,408	\$3,598,000
Central HS: Select Window Replacement	\$132,000	\$24,800	\$18,958	\$132,000
Cherokee Heights ES: System Replacements	\$20,488,000	\$16,579,518	\$9,413,737	\$17,194,857
Como Park ES: Pool AHU Replacement	\$1,249,000	\$70,520	\$12,325	\$1,249,000
Education and Operations Services: Dock Doors Lintels and Brick Replacement	\$1,799,000	\$1,364,372	\$890,166	\$1,388,372
Education and Operations Services: Trades Shop Ventilation	\$567,000	\$487,567	\$38,518	\$491,160
Farnsworth Lower: Major Renovation & Addition	\$90,630,000	\$125,733	\$14,919	\$90,630,000
Farnsworth Upper: HVAC Replacement	\$14,740,000	\$9,399,931	\$6,528,118	\$9,731,113
FY23 Mechanical Replacements: Nokomis North, Highland HS	\$1,804,000	\$1,113,312	\$1,028,381	\$1,143,312
FY23 Roofing Replacement Program: Journeys	\$2,667,000	\$2,346,712	\$2,104,212	\$2,346,712
FY24 Flooring and Replacement Program: Battle Creel MS, Farnsworth Upper, Johnson HS	\$2,100,000	\$1,122,921	\$1,087,932	\$1,122,921
FY25 Fire Safety Systems: Belvidere, E-STEM, EC Hubs (East/West), Hubbs Center	\$1,386,000	\$1,176,830	\$1,158,580	\$1,176,830
FY25 Flooring and Replacement Program: Como ES, Randolph Heights, Humboldt, Farnsworth Upper, Maxfield	\$1,283,000	\$713,320	\$701,145	\$713,320
FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park MS, Txuj Ci Upper	\$4,049,000	\$2,385,267	\$1,584,456	\$2,402,567
FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park MS, Txuj Ci Upper	\$4,049,000	\$2,385,267	\$1,568,852	\$2,385,267
FY25 Paving Program: Administration, Hubbs	\$1,526,000	\$95,375	\$80,680	\$1,526,000
FY25 Roofing Replacement Program: Harding HS, Education and Operations Services	\$14,477,000	\$455,815	\$78,106	\$14,477,000
FY25 Solar Program	\$691,000	\$658,900	\$29,994	\$717,930
Grounds Equipment Storage: Como ES, EXPO, Hazel Park, Hubbs, Journeys, Maxfield, Rondo, Wash Tech	\$1,201,000	\$822,637	\$228,353	\$822,637

PROJECT	BUDGET	COMMITTED COSTS	INVOICED TO DATE	TOTAL FORECASTED COST
Hamline ES: Secure Entry, Heating and Plumbing Replacement	\$14,474,000	\$1,533,059	\$388,172	\$14,474,000
Harding HS: Pool Piping and Leak Repair	\$239,000	\$146,710	\$141,430	\$146,710
Hidden River MS: Renovation	\$54,200,000	\$48,867,315	\$43,782,010	\$49,872,128
Humboldt HS: AHU Replacement	\$3,650,000	\$2,678,296	\$137,299	\$3,650,000
Jie Ming Mandarin Immersion Academy: Building Addition & Renovation	\$26,840,000	\$22,432,589	\$21,531,612	\$22,470,704
Johnson HS: Athletic Improvements	\$3,908,661	\$1,707,735	\$1,449,282	\$1,707,735
Maxfield Elementary: Parking Lot Extension	\$935,000	\$1,050,737	\$932,807	\$1,072,340
Multi-Site Boiler Replacements: Battle Creek MS, Hazel Park	\$1,900,000	\$2,069,044	\$1,861,667	\$2,069,044
Multi-Site Server Room A/C and Generator Replacement	\$893,000	\$140,835	\$68,203	\$893,000
Murray MS: Admin Area HVAC/AHU Replacement	\$734,000	\$44,831	\$8,797	\$734,000
The Heights Community School: HVAC Replacement and Fire Suppression	\$13,526,000	\$1,505,881	\$234,226	\$13,526,000
Washington Technology: Pool AHU Replacement	\$1,479,000	\$79,353	\$49,582	\$1,479,000
Washington Technology: Pool Piping Replacement	\$755,000	\$60,939	\$4,393	\$755,000
Washington Technology: Roofing and Paving	\$11,169,000	\$5,796,174	\$2,235,032	\$5,796,174
Washington Technology: Secure Entry	\$365,000	\$57,285	\$21,476	\$365,000
Wellstone ES: Plumbing, Piping and HVAC Replacement	\$10,523,000	\$9,848,336	\$9,193,924	\$9,891,840