



# MAJOR CAPITAL PROJECTS

MONTHLY PROGRESS UPDATE  
**MARCH 2026**



**Saint Paul**  
PUBLIC SCHOOLS



# 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

## **COST ESTIMATING (IN GENERAL)**

Cost estimates evolve from a rough initial estimate to a final budget as a project's scope is refined and more detailed information is gathered on building and site conditions through the design process.

## **ROUGH ORDER OF MAGNITUDE COST ESTIMATE**

Rough initial estimate developed in preliminary project planning. Presented to the Board at Gate Checks 1 and 2.

## **ORIGINAL BUDGET**

Final project budget based on the refined project scope as defined through the early design process. Presented to 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

## March 2026 - Capital Improvement Project Update



Location: 409 Case Avenue, Saint Paul, MN 55130 | Grades: PreK-5 | Enrollment SY25-26: 475

Project website: [spps.org/vento-builds](https://spps.org/vento-builds) | School website: [spps.org/vento](https://spps.org/vento)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 1020-22-01</p> <p><b>Funding:</b> Certificates of Participation</p> <p><b>Project type:</b> New construction</p> <p><b>Square footage:</b></p> <ul style="list-style-type: none"> <li>Existing: 101,231</li> <li>Proposed: 152,500</li> </ul> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Pam Bookhout, Project Manager</li> <li>Maria Wollensak, Project Coordinator</li> </ul> <p><b>Design team:</b> Cuningham Group</p> <p><b>Construction management:</b> RJM Construction</p>	<ul style="list-style-type: none"> <li>New building constructed on east side of property</li> <li>Sustainability features:                             <ul style="list-style-type: none"> <li>High-performance building envelope</li> <li>Geoexchange system</li> <li>Preparation for photovoltaic panels</li> </ul> </li> <li>Playground for elementary and early childhood programs</li> <li>Separate parent and bus drop-offs</li> <li>Staff parking</li> <li>Stormwater management addressing site elevation</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical-system commissioning continues in the building.</li> <li>Outdoor work will resume in the spring when an underground stormwater system will be installed, along with retaining walls, a playground, landscaping, and a school parking lot.</li> <li>Solar panels are planned to be delivered to the building over spring break with installation to begin immediately afterwards.</li> </ul>

### PROJECT FINANCIAL INFORMATION

ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$89,900,000	\$77,633,923	\$74,340,468	\$60,294,101
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$2,760,022	4.58%	\$77,709,456	96.54%

### 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



## March 2026 - Capital Improvement Project Update

Location: 694 Charlton Street, St. Paul, MN 55107 | Grades: PreK-5 | Enrollment SY25-26: 252

Project website: Systems and Infrastructure Programs | School website: [cherokee.spps.org](http://cherokee.spps.org)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 2070-23-01</p> <p><b>Funding:</b> Capital Bonds, Long-Term Facilities Maintenance</p> <p><b>Project type:</b> Building systems replacements</p> <p><b>Square footage:</b> 62,099</p> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Rosemary Dolata, Project Manager</li> </ul> <p><b>Design team:</b> Bentz Thompson Rietow Inc.</p> <p><b>Construction management:</b> RJM Construction</p>	<ul style="list-style-type: none"> <li>Updates to HVAC and electrical systems</li> <li>New roof</li> <li>Classroom reconfigurations</li> <li>Technology updates</li> <li>Site work</li> <li>Accessible entry</li> </ul>	<ul style="list-style-type: none"> <li>The new air handling units have been placed in the fourth-floor mechanical space.</li> <li>The second-floor renovation spaces have been painted.</li> <li>Ceiling grid installation is ongoing.</li> <li>Plans underway to update pool plumbing to be code compliant.</li> </ul>

## PROJECT FINANCIAL INFORMATION

ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$20,488,000	\$16,938,433	\$11,225,599	\$12,109,041
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$764,019	6.31%	\$17,295,066	66.51%

## 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

# Farnsworth Aerospace Upper Campus

## March 2026 - Capital Improvement Project Update



Location: 1000 Walsh Street, St. Paul, MN 55106 | Grades: 5-8 | Enrollment SY25-26: 475

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

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 1030-23-01</p> <p><b>Funding:</b> Capital Bonds, Long-Term Facilities Maintenance</p> <p><b>Project type:</b> HVAC and other systems upgrades</p> <p><b>Square footage:</b> 116,120</p> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Angela Otteson, Project Manager</li> <li>Maria Wollensak, Project Coordinator</li> </ul> <p><b>Design team:</b> ATS&amp;R</p> <p><b>Construction management:</b> Knutson Construction</p>	<ul style="list-style-type: none"> <li>Replacement of mechanical systems for fire suppression, HVAC, DDC controls, hydronic piping, boilers, converter, and chiller</li> <li>Replacement of electrical, communication, and security systems</li> <li>Replacement of power and wiring for mechanical, lighting and lighting controls, telecommunication cabling, AV presentation systems, and fire alarm</li> <li>Display cabinet and interior finish modifications for mechanical and electrical improvements</li> <li>Locker replacement, markerboards for AV</li> </ul>	<ul style="list-style-type: none"> <li>Design team is coordinating proposed camera locations with school representatives.</li> <li>Lighting commissioning work and summer Phase 2 planning continues.</li> <li>Institute for Environmental Assessment abatement coordination continues.</li> </ul>

### PROJECT FINANCIAL INFORMATION

ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$14,740,000	\$9,480,790	\$6,675,033	\$7,031,616
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$436,071	6.20%	\$9,988,337	69.72%

### 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

# Johnson Senior High School

## March 2026 - Capital Improvement Project Update



Location: 1349 Arcade S., Saint Paul, MN 55106 | Grades: 9-12 | Enrollment SY25-26: 1,050

Project website: Systems and Infrastructure Programs | School website: [spps.org/johnsonsr](https://spps.org/johnsonsr)

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 1150-24-01</p> <p><b>Funding:</b> Capital Bonds and Long-Term Facilities Maintenance</p> <p><b>Project type:</b> Athletic improvements</p> <p><b>Square footage:</b> N/A</p> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Charles Colvin, Project Manager</li> <li>Ben Marple, Project Coordinator</li> </ul> <p><b>Design team:</b> BWBR</p> <p><b>Construction management:</b> Morcon Construction</p>	<ul style="list-style-type: none"> <li>500-seat bleachers</li> <li>New perimeter fence, field lighting and storage building</li> <li>New artificial turf for athletic field</li> <li>Resurfacing of track field</li> </ul>	<ul style="list-style-type: none"> <li>The project team and contractor met for a Phase 2 kick-off meeting in February; the project is on track to begin in June.</li> </ul>

PROJECT FINANCIAL INFORMATION			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$3,908,661	\$2,954,943	\$1,458,653	\$1,407,816
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$33,600	2.39%	\$2,961,233	44.88%

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

## March 2026 - Capital Improvement Project Update



Location: 1495 Rice Street, St. Paul, MN 55117 | Grades: 6-12 | Enrollment SY25-26: 1,689

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

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 4040-24-01</p> <p><b>Funding:</b> Long Term Facilities Maintenance</p> <p><b>Project type:</b> Roofing and paving</p> <p><b>Square footage:</b> N/A</p> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Mike Christen, Project Manager</li> <li>Kenny Ekblad, Project Coordinator</li> </ul> <p><b>Design team:</b> Miller Dunwiddie</p> <p><b>Construction management:</b> Central Roofing</p>	<ul style="list-style-type: none"> <li>Reroof and upgrade drains</li> <li>Add rigid insulation</li> <li>Raise parapets and roof curbs</li> <li>Replace exhaust fans for lab vent hoods</li> <li>Repave existing west and north side drive and parking lot</li> <li>Replace bus lane on Hoyt Ave. and north loading dock section</li> <li>Reconstruct concrete catch basin inlets</li> <li>Replace select curb, gutter and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>Phase 2 construction will begin in summer 2026 when the remaining building areas will be completed.</li> </ul>

PROJECT FINANCIAL INFORMATION			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$11,169,000	\$5,796,174	\$2,254,628	\$6,343,370
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
-\$911,974	-14.38%	\$5,796,174	35.99%

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

## March 2026 - Capital Improvement Project Update



Location: 1041 Marion St., St. Paul, MN 55117 | Grades: PreK-5 | Enrollment SY25-26: 511

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

PROJECT SUMMARY	PROJECT SCOPE	NEW THIS MONTH
<p><b>Project number:</b> 4260-23-01</p> <p><b>Funding:</b> Long-Term Facilities Maintenance</p> <p><b>Project type:</b> HVAC and other systems upgrades</p> <p><b>Square footage:</b> 184,585</p> <p><b>SPPS project team:</b></p> <ul style="list-style-type: none"> <li>Pam Bookhout, Project Manager</li> <li>Jhalil Payne, Project Coordinator</li> </ul> <p><b>Design team:</b> U+B Architecture &amp; Design</p> <p><b>Construction management:</b> H+U Construction</p>	<ul style="list-style-type: none"> <li>Replacing two air handling units; replacing roof top unit and multiple exhaust fans</li> <li>Two roof replacements</li> <li>Add converters to existing steam boilers</li> <li>Install linkage-less controls on existing burners</li> <li>Replace fin tube on east side and perimeter radiation in large office area</li> <li>Replace plumbing lines throughout building</li> <li>Convert building automation system to new system</li> <li>Eliminate HVAC pneumatic system in building</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical-system commissioning work continues.</li> <li>Delivery of a condensing unit has been delayed, with installation now scheduled to occur over spring break, 2026.</li> </ul>

PROJECT FINANCIAL INFORMATION			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$10,523,000	\$9,834,252	\$9,521,823	\$7,593,620
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$650,084	8.56%	\$9,859,393	98.30%

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

March 2026



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	\$280,638	\$4,846,000
Belvidere Early Learning: Site Repairs and Improvements	\$3,422,000	\$139,891	\$0	\$3,422,000
Cherokee Heights ES: System Replacements	\$20,488,000	\$16,938,433	\$11,225,599	\$17,295,066
Community Education: Ceramics Room	\$73,000	\$28,100	\$26,058	\$73,000
Como Park ES: Pool AHU Replacement	\$1,249,000	\$70,520	\$29,452	\$1,249,000
Education and Operations Services: Trades Shop Ventilation	\$567,000	\$766,910	\$405,035	\$780,793
Farnsworth Lower: Major Renovation & Addition	\$90,630,000	\$135,733	\$30,291	\$90,630,000
Farnsworth Upper: HVAC Replacement	\$14,740,000	\$9,480,790	\$6,675,033	\$9,988,337
FY23 Mechanical Replacements: Nokomis North, Highland HS	\$1,804,000	\$1,132,982	\$1,034,276	\$1,132,982
FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park HS, Txuj Ci Upper	\$4,049,000	\$2,704,695	\$1,795,705	\$2,704,695
FY25 Paving Program: Administration, Hubbs	\$1,526,000	\$100,575	\$85,762	\$1,526,000
FY25 Roofing Replacement Program: Harding HS, Education and Operations Services	\$14,477,000	\$456,760	\$291,934	\$14,477,000
FY26 Roofing Replacement Program: Battle Creek ES, Wellstone	\$3,598,000	\$156,274	\$54,899	\$3,598,000
FY25 Solar Program: Bruce Vento	\$691,000	\$658,900	\$508,933	\$717,930
FY26 Fire Safety Program: Highland Park HS, 1780 W 7th, Wilson	\$2,731,000	\$1,427,155	\$603,561	\$1,425,780
FY26 Instructional A/V Replacement Program: Mississippi, Nokomis South	\$2,345,000	\$349,854	\$12,191	\$2,345,000
FY26 Solar Program: EXPO	\$1,220,000	\$362,834	\$64,814	\$1,220,000
Grounds Equipment Storage: Como ES, EXPO, Hazel Park, Hubbs, Journeys, Maxfield, Rondo, Wash Tech	\$1,201,000	\$832,737	\$642,565	\$832,737
Harding HS: Athletics Improvements	\$2,421,000	\$0	\$0	\$0
Hamline ES: Secure Entry, Heating and Plumbing Replacement	\$14,474,000	\$8,874,368	\$658,830	\$14,474,000

PROJECT	BUDGET	COMMITTED COSTS	INVOICED TO DATE	TOTAL FORECASTED COST
Hazel Park: Fire Alarm, A/V, and Ceilings	\$2,390,000	\$248,190	\$7,682	\$2,390,000
Humboldt HS: AHU Replacement	\$3,650,000	\$2,683,871	\$147,715	\$2,683,371
Jie Ming Mandarin Immersion Academy: Building Addition & Renovation	\$26,840,000	\$22,489,537	\$21,836,101	\$22,498,472
Johnson HS: Athletic Improvements	\$3,908,661	\$2,954,943	\$1,458,653	\$2,961,233
Maxfield Elementary: Electrical Panel and Switchgear Replacement	\$615,000	\$44,572	\$17,401	\$615,000
Maxfield Elementary: Parking Lot Extension	\$935,000	\$1,061,160	\$948,129	\$1,086,160
Multi-Site Pool AHU Replacement: Central HS, Harding HS	\$2,667,000	\$138,032	\$0	\$2,667,000
Multi-Site Server Room A/C and Generator Replacement	\$893,000	\$141,004	\$106,730	\$893,000
The Heights Community School: HVAC Replacement and Fire Suppression	\$13,526,000	\$9,509,547	\$384,228	\$13,526,000
Washington Technology: Pool AHU Replacement	\$1,479,000	\$1,270,112	\$51,442	\$1,479,000
Washington Technology: Pool Piping Replacement	\$755,000	\$61,007	\$46,380	\$755,000
Washington Technology: Roofing and Paving	\$11,169,000	\$5,796,174	\$2,254,628	\$5,796,174
Washington Technology: Secure Entry	\$365,000	\$57,385	\$21,576	\$365,000
Wellstone ES: Plumbing, Piping and HVAC Replacement	\$10,523,000	\$9,834,252	\$9,521,823	\$9,859,393