Annual SPPS Builds Program Summary - 2026

SPPS Builds is Saint Paul Public Schools' capital construction program. Given the incredible impact this work encompasses for SPPS students, staff and families, the District is committed to providing the public with financial transparency and accountability over this program. While real-time, project-specific information can be found on the SPPS Builds website, this overview provides a high-level financial analysis of the program.

Executive Summary

Since the launch of the SPPS Builds program and the adoption of an enhanced Board of Education approval process in December 2019, **SPPS has more than $776M worth of completed and current construction projects**. This work represents 140 projects and many multi-year programs (e.g., the roofing management program) that span a few thousand dollars to large multimillion dollar projects such as a new elementary school. On average, **completed projects are being delivered at 19% below budget**. Given how SPPS' funding sources and business practices are structured, these savings are automatically factored into the next projects in the Board-approved 5-year Facilities Maintenance and Capital Implementation Plan.

Project Budgets

Established at Gate Check #3, and consistently structured and communicated, the project budget becomes the yardstick for measuring project performance which is reported to the Board on a monthly basis (reports are posted for the public on the SPPS Builds website).

Work Completed - Medium & Large Projects

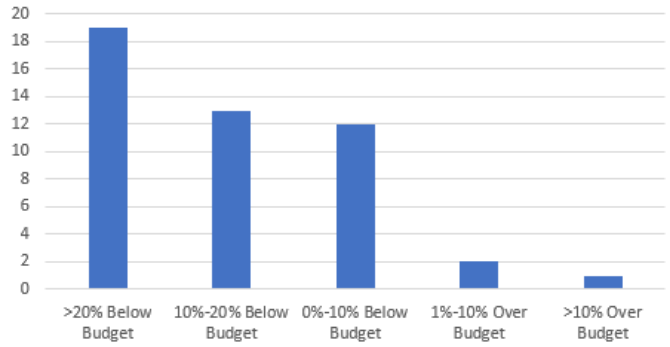
An analysis of the 47 completed projects with an overall budget of more than $500K each shows that appropriate budgetary controls and management were in place and the work delivered was well under budget.

Aggregate Total Budget	$311,286,682
Aggregate Total Final Cost	$262,094,261
Amount Under Budget	$49,192,421
Percent Under Budget (Program)	15.8%
Average Percent Under Budget (Project)	19%
Median Percent Under Budget (Project)	16.0%

Current Projects

There are currently 59 active projects representing $495M worth of work, with some projects in design and contract bidding, and others actively under construction.

Number of Projects Completed by Budget Range



Construction Change Orders

It is expected that changes will occur during the course of a construction project, particularly considering the average age of SPPS buildings is over 60 years old. Though more is budgeted in the construction contingencies, the standard goal is to keep the actual change orders in a project to under 7% of the total cost of construction. In an analysis of completed work, **SPPS has delivered projects with a change order rate of 8.36% on average.**

SPPS Builds

While the values reflected here are representative of the majority of the deferred maintenance and capital improvement program, this report is focused on the effectiveness of project costing and budget management for the SPPS Builds planned projects. Since 2019 we have implemented a conservative approach to our project costing efforts through the application of an overarching project contingency that allows teams to be more agile in responding to conditions that may arise due to the age of our portfolio, inclusive of both building and site conditions. This report reflects that approach We now have proof-of-concept enough to moderate the initial contingency level and implement downward budget modifications, presented to the Board, as risk drops during the course of construction. Future reports will reflect those positive changes.