



MAJOR CAPITAL PROJECTS

MONTHLY PROGRESS UPDATE
SEPTEMBER 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. This represents consultant, construction, and furniture, fixture, and equipment contracts. Value includes 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

September 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 | 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	- Concrete being poured daily for sidewalks, two new city walks, curb and gutter for the new parking lot, and steps. - The parking lot will cure the week before school starts and be ready for parking the week of school. - Plants and trees continue to get planted; seeding happens late August, early September. - Site electrical work continues with light poles being erected on bases poured some weeks ago.

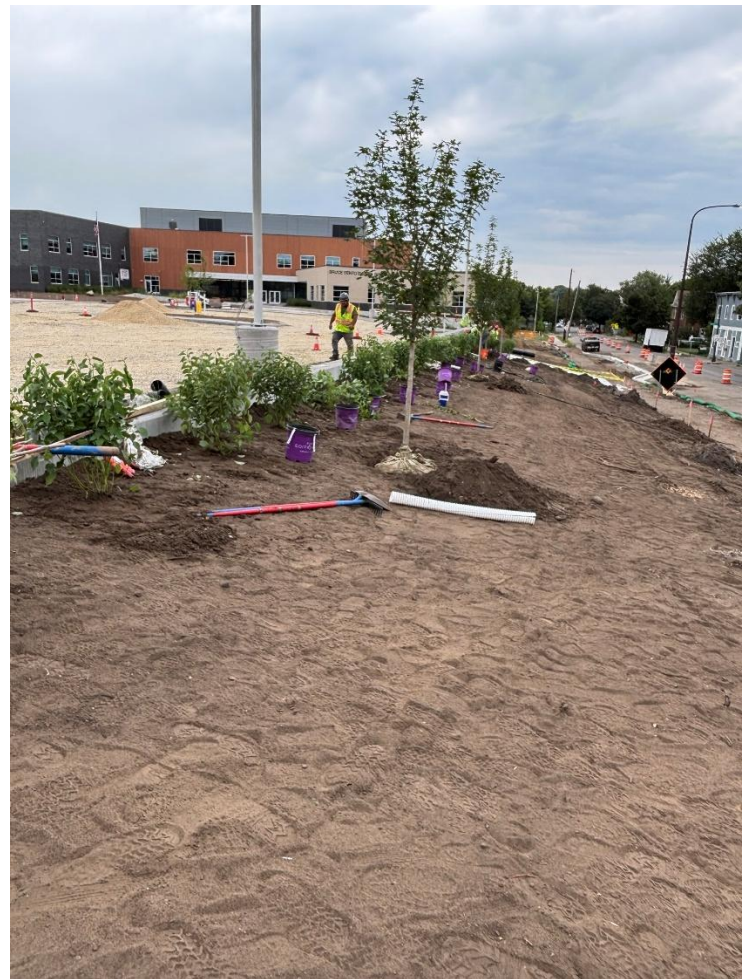
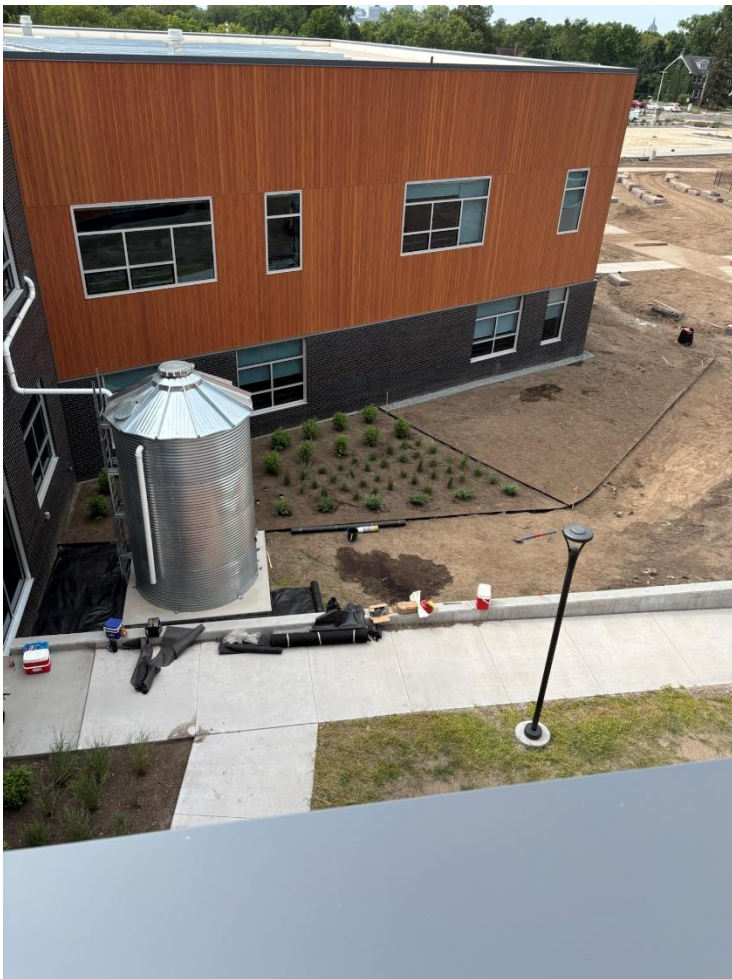
Project Financial Information			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$85,000,000*	\$78,292,071	\$75,947,725	\$60,294,101
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$2,747,563	4.55%	\$78,379,918	97.25%

Project Timeline						
PHASES:	Planning →		Design →		Construction →	
BOARD OF EDUCATION 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

*Budget modification presented to the Board October 21, 2025; **Closeout date reflects remaining outdoor site construction

Photos: Bruce Vento Elementary

September 2026 - Capital Improvement Project Update



Top: circular drive functions as fire lane, grade level steps from Case Avenue to school, new walk on Arkwright Street
Bottom: site lighting, cistern, and landscaping, trees and bushes facing Case Avenue (August 2026)

Cherokee Heights Elementary

September 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

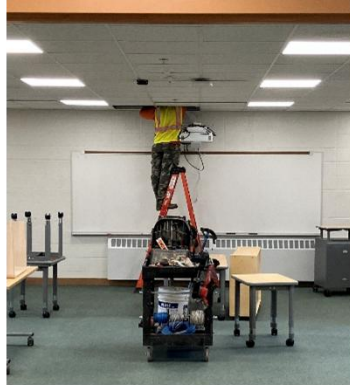
Project Summary	Project Scope	New This Month
Project number: 2070-23-01 Funding: Capital Bonds, Long-Term Facilities Maintenance Project type: Building systems replacements Square footage: 62,099 SPPS project team: Rosemary Dolata, Project Manager Design team: Bentz Thompson Rietow Inc. Construction management: RJM Construction	- Updates to HVAC and electrical systems - New roof - Classroom reconfigurations - Technology updates - Site work - Accessible entry	- Project is nearly complete. Finishing touches completed in August include a large accessible restroom and new flooring on the 2nd and 3rd floors of the original building. - The 4th floor mechanical room is completed. - The focus inside the building has been completing final punch list items and returning furniture and materials to classrooms for teachers. - The focus outside the building has been completing roof coping and downspouts.

Project Financial Information			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$20,488,000	\$17,683,469	\$14,793,789	\$12,109,041
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$1,168,190	9.65%	\$17,894,950	85.87%

Project Timeline					
PHASES:	Planning →		Design →		Construction →
BOARD OF EDUCATION GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	Aug. 2023	Nov. 2024	Feb. 2025	Fall 2026

Photos: Cherokee Heights Elementary

September 2026 - Capital Improvement Project Update



Top: punch list work, new floors on the 3rd level

Middle: final touches, classroom materials returned, new mechanical room, roof edge work

Bottom: new accessible restroom (August 2026)

Farnsworth Aerospace Upper Campus

September 2026 - Capital Improvement Project Update



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

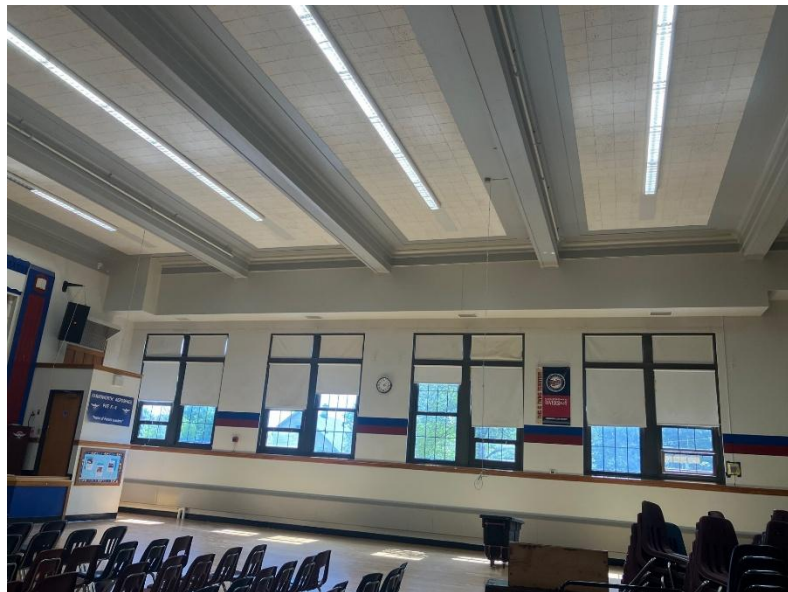
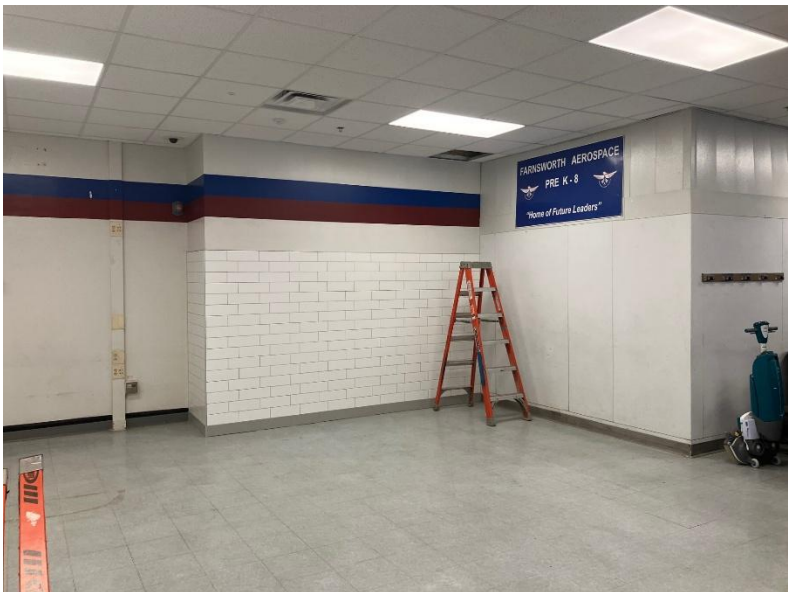
Project website: [Systems and Infrastructure Programs](#) | School website: farnsworthupper.spps.org

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 units and chiller are running. - Auditorium mechanical ductwork and soffit are completed. - Third floor lockers and trim are installed and ready for student use. - Audio visual projectors are installed, and teacher training will happen Monday August 31st - The cafeteria ceiling and lights are installed. - A new bottle filler and drinking fountain were installed in the cafeteria and are ready for use.

Project Financial Information							
ORIGINAL BUDGET		COMMITTED COSTS		INVOICED TO DATE		CONSTRUCTION AWARD	
\$14,740,000		\$10,303,333		\$7,560,386		\$7,031,616	
CONSTRUCTION COST CHANGES		% CHANGE		TOTAL FORECASTED COST		CONSTRUCTION % COMPLETE (AS INVOICED)	
\$1,130,338		16.08%		\$10,913,919		70.68%	
Project Timeline							
PHASES:	Planning 		Design 			Construction 	
BOARD OF EDUCATION GATE CHECK:	Five Year Plan	Project Charter		Budget Approval	Contract Award		Closeout
	March 2021	Apri 2023		Nov. 2023	Aug. 2024		Fall 2026

Photos: Farnsworth Aerospace Upper Campus

September 2026 - Capital Improvement Project Update



Top: 3rd floor lockers, cafeteria ceiling lights and ductwork

Bottom: tiled chase for new cafeteria ductwork, completed ceiling mechanical work in auditorium (August 2026)

Johnson Senior High School

September 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](#)

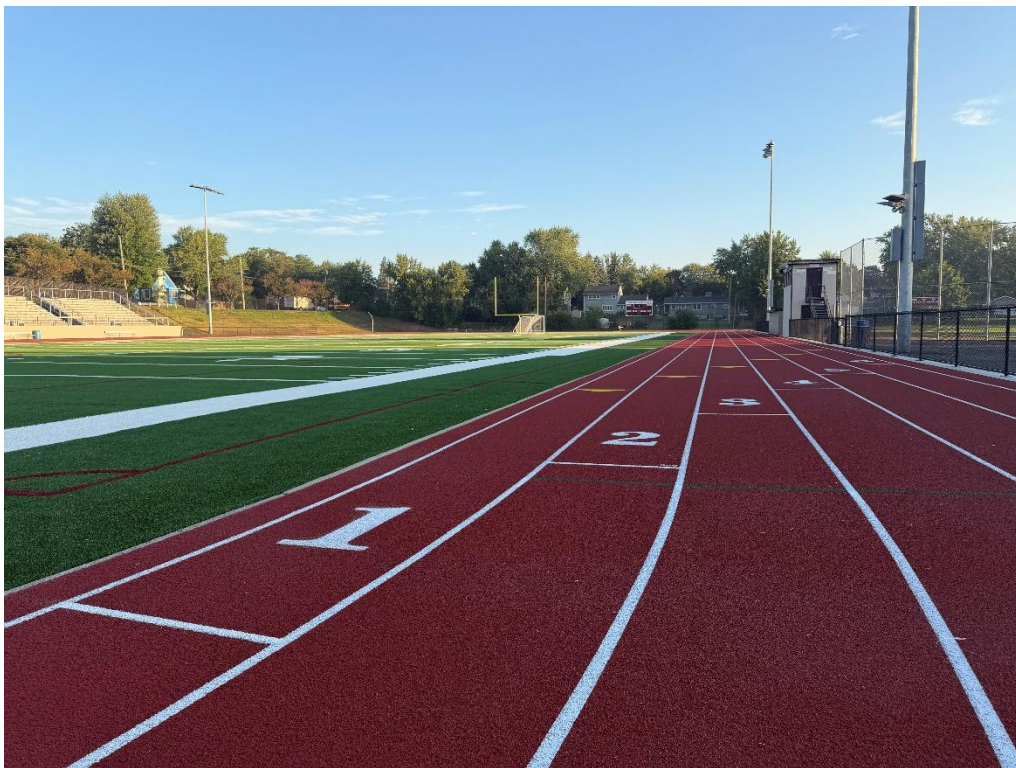
Project Summary	Project Scope	New This Month
Project number: 1150-24-01 Funding: Capital Bonds and Long-Term Facilities Maintenance Project type: Athletic improvements Square footage: N/A SPPS project team: - Charles Colvin, Project Manager - Ben Marple, Project Coordinator Design team: BWBR Construction management: Morcon Construction	500-seat bleachers - New perimeter fence, field lighting and storage building - New artificial turf for athletic field - Resurfacing of running track	- The field is open and being used by the athletic teams for practice and home games. - Track striping has been completed as well as the football/soccer and baseball scoreboards. - This project has moved into closeout with final punch list items.

Project Financial Information			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$3,908,661	\$3,077,952	\$2,643,242	\$2,638,939
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
\$99,885	3.71%	\$3,081,720	84.81%

Project Timeline					
PHASES:	Planning →		Design →		Construction →
BOARD OF EDUCATION GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2018	Dec. 2023	Oct. 2024	Feb. 2025	Fall 2026

Photos: Johnson Senior High School

September 2026 - Capital Improvement Project Update



Top: completed athletic field

Bottom: newly painted track lines (August 2026)

Washington Technology Magnet

September 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

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	- All new paving of the loading dock and bus lane was completed - Roof construction will be completing the front of house areas and moving to final roofing section above the field house. - All roofing work is scheduled to be completed by start of school, pending any weather delays. - Site restoration and demobilization will occur as contractors finish on site. - Roof edge work such as metal flashing/copings may continue into school year but will not be disruptive to site.

Project Financial Information			
ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
\$11,169,000	\$5,967,431	\$3,944,161	\$6,343,370
CONSTRUCTION COST CHANGES	% CHANGE	TOTAL FORECASTED COST	CONSTRUCTION % COMPLETE (AS INVOICED)
-\$765,500	-12.07	\$5,983,842	64.89%

Project Timeline					
PHASES:	Planning →		Design →		Construction →
BOARD OF EDUCATION GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	N/A	Dec. 2024	March 2024	Fall 2026

Photos: Washington Technology Magnet

September 2026 - Capital Improvement Project Update



New paving on north parking lot and rooftop construction (August 2026)

Summary of Active Projects

September 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 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	\$4,722,261	\$1,896,063	\$4,732,833
Belvidere Early Learning: Site Repairs and Improvements	\$3,422,000	\$152,841	\$78,996	\$3,422,000
Bridge View: Walls and Doors	\$317,000	\$210,121	\$5,209	\$212,665
Cherokee Heights ES: System Replacements	\$20,488,000	\$17,683,469	\$14,793,789	\$17,894,950
Chester Street Bus Garage: Concrete Repair	\$403,000	\$253,762	\$0	\$253,762
Como Park ES: Pool AHU Replacement	\$1,185,000	\$1,047,992	\$70,718	\$1,058,519
Como Park HS: Fieldhouse Floor Replacement	\$487,000	\$304,120	\$0	\$487,000
Como Park HS: Roofing Replacement	\$8,922,000	\$0	\$0	\$8,922,000
Crossroads ES: Roof and Chiller Replacement	\$6,860,000	\$0	\$0	\$6,860,000
Education and Operations Services: Trades Shop Ventilation	\$843,000	\$806,394	\$750,281	\$808,795
E-STEM: Parking Lot Replacement	\$2,123,000	\$0	\$0	\$2,123,000
EXPO: Piping Replacement	\$4,558,000	\$0	\$0	\$4,558,000
EXPO: Stormwater Project	\$146,000	\$121,324	\$8,983	\$121,324
Farnsworth Lower: New Construction	\$90,630,000	\$152,733	\$121,697	\$90,630,000
Farnsworth Upper: HVAC Replacement	\$14,740,000	\$10,303,333	\$7,560,386	\$10,913,919
FY23 Mechanical Replacements: Nokomis North, Highland HS	\$1,804,000	\$1,132,982	\$1,037,416	\$1,141,527
FY24 Flooring and Replacement Program: Battle Creek MS, Farnsworth Upper, Johnson HS	\$2,100,000	\$1,122,921	\$1,087,932	\$1,122,921

Summary of Active Projects - continued

PROJECT	BUDGET	COMMITTED COSTS	INVOICED TO DATE	TOTAL FORECASTED COST
FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park MS, Txuj Ci Upper	\$4,049,000	\$2,928,188	\$2,737,433	\$2,935,769
FY25 Paving Program: Hubbs	\$460,000	\$374,098	\$85,762	\$374,098
FY25 Roofing Replacement Program: Harding HS, Education and Operations Services	\$14,477,000	\$12,027,241	\$4,233,362	\$12,213,340
FY25 Solar Program: Bruce Vento	\$691,000	\$658,900	\$658,900	\$717,930
FY26 Fire Safety Program: Highland Park HS, 1780 W 7th, Wilson	\$2,731,000	\$1,581,001	\$1,569,798	\$1,581,001
FY26 Flooring Replacement Program: Chelsea Heights, Central HS, Wash Tech, Como ES	\$2,076,000	\$785,578	\$210,174	\$785,578
FY26 Furniture Replacement Program: Central HS	\$2,476,000	\$88,024	\$0	\$2,476,000
FY26 Instructional A/V Replacement Program: Mississippi, Nokomis South	\$2,345,000	\$1,366,221	\$865,178	\$1,368,458
FY26 Roofing Replacement Program: Battle Creek ES, Wellstone ES	\$6,385,000	\$4,146,169	\$2,747,354	\$4,151,169
FY26 Solar Program: EXPO	\$1,220,000	\$362,834	\$115,491	\$362,834
FY27 Fire Safety Program: L'Etoile Upper, Harding HS	\$2,686,000	\$1,757,190	\$278,376	\$1,757,190
FY27 Roofing Replacement Program: Nokomis South, L'Etoile du Nord	\$2,298,000	\$0	\$0	\$2,298,000
Grounds Equipment Storage: Como ES, EXPO, Hazel Park, Hubbs, Journeys, Maxfield, Rondo, Wash Tech	\$1,201,000	\$1,011,413	\$961,965	\$1,011,413
Hamline ES: Secure Entry, Heating and Plumbing Replacement	\$14,474,000	\$10,165,096	\$4,214,792	\$10,351,063
Harding HS: Furniture Replacement	\$895,000	\$1,022,333	\$965,551	\$1,022,333
Harding HS: Athletics Improvements	\$2,421,000	\$173,950	\$0	\$2,421,000
Hazel Park: Fire Alarm, A/V, and Ceilings	\$2,390,000	\$1,543,900	\$977,962	\$1,565,065
Highland Park HS: Tennis Court Improvements	\$1,512,000	\$0	\$0	\$1,512,000
Humboldt HS: AHU Replacement	\$3,650,000	\$2,873,413	\$1,979,392	\$2,893,441

Summary of Active Projects - continued

PROJECT	BUDGET	COMMITTED COSTS	INVOICED TO DATE	TOTAL FORECASTED COST
JJ Hill: Interior Refresh	\$288,000	\$151,972	\$127,858	\$151,972
Johnson HS: Athletic Improvements	\$3,908,661	\$3,077,952	\$2,643,242	\$3,081,720
Maxfield Elementary: Electrical Panel and Switchgear Replacement	\$615,000	\$44,572	\$33,214	\$615,000
Maxfield Elementary: Parking Lot Extension	\$1,599,000	\$1,485,688	\$1,049,804	\$1,537,891
Multi-Site Pool AHU Replacement: Central HS, Harding HS	\$2,667,000	\$138,032	\$88,280	\$2,667,000
Multi-Site Server Room A/C and Generator Replacement	\$893,000	\$997,501	\$235,076	\$997,501
Nokomis North Mechanical Systems Upgrades	\$14,192,000	\$1,455,813	\$229,731	\$14,192,000
Rondo: Building Systems Replacement and Site Renewal	\$33,290,000	\$0	\$0	\$33,290,000
Student Placement Center: Boiler Replacement	\$754,000	\$627,520	\$36,042	\$627,520
The Heights Community School: HVAC Replacement and Fire Suppression	\$13,526,000	\$10,608,382	\$3,027,961	\$10,629,382
Washington Technology: Cooling Tower Replacement	\$563,000	\$529,884	\$448,589	\$529,884
Washington Technology: Fire Main Replacement	\$277,000	\$319,772	\$0	\$319,772
Washington Technology: Pool AHU Replacement	\$1,479,000	\$1,288,983	\$383,587	\$1,323,300
Washington Technology: Pool Piping Replacement	\$755,000	\$440,364	\$239,617	\$501,655
Washington Technology: Roofing and Paving	\$11,169,000	\$5,967,431	\$3,944,161	\$5,983,842
Washington Technology: Secure Entry	\$365,000	\$293,350	\$212,936	\$293,850
Wellstone ES: Plumbing, Piping and HVAC Replacement	\$10,523,000	\$9,868,731	\$9,736,498	\$9,897,272
Wellstone ES: Playground Replacement	\$857,000	\$589,412	\$401,842	\$589,412