MAJOR CAPITAL PROJECTS

MONTHLY PROGRESS UPDATE

NOVEMBER 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.

Cherokee Heights Elementary

November 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 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

Project Scope

- Updates to HVAC and electrical systems
- New roof
- Classroom reconfigurations
- Technology updates
- Site work
- Accessible entry
- Inclusive restroom

New This Month

- The Cherokee Heights Elementary School Building Replacements project is substantially complete.
- Remaining work is nearly all punch list items.
- Piping work at the swimming pool continues. This item added at the City's request redirects the water from the pool drain into sanitary sewer rather than storm sewer. This task has grown in complexity and duration due to both the age of the system (circa 1976) and jurisdiction questions (i.e. city authority, state authority.).

Project Financial Information

ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
$20,488,000	$17,946,580	$15,918,831	$12,109,041
CONSTRUCTION COST CHANGES	**% CHANGE**	**TOTAL FORECASTED COST**	**CONSTRUCTION % COMPLETE (AS INVOICED)**
$1,430,725	11.82%	$18,089,274	91.49%

Project Timeline

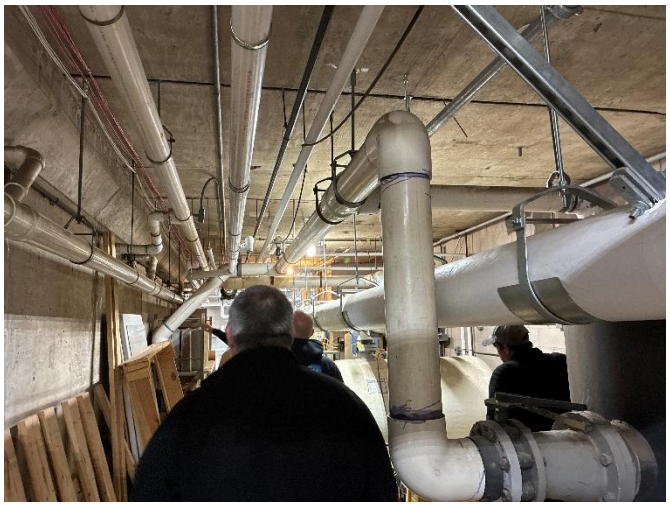
PHASES:	Planning →	Design →		Construction →
BOARD OF EDUCATION GATE CHECK:	Five Year Plan	Project Charter	Budget Approval	Contract Award	Closeout
	March 2021	Aug. 2023	Nov. 2024	Feb. 2025	Fall 2026

Photos: Cherokee Heights Elementary

November 2026 - Capital Improvement Project Update







Cherokee Heights piping below pool deck (October 2026)

Farnsworth Aerospace Upper Campus

November 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 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

Project Scope

- 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
- Main entry security upgrades

New This Month

- Working on closing punch list items from summer construction.
- Secure entry installation is coordinated and planned for winter break.

Project Financial Information

ORIGINAL BUDGET	COMMITTED COSTS	INVOICED TO DATE	CONSTRUCTION AWARD
$14,740,000	$10,360,757	$9,715,160	$7,031,616
CONSTRUCTION COST CHANGES	**% CHANGE**	**TOTAL FORECASTED COST**	**CONSTRUCTION % COMPLETE (AS INVOICED)**
$1,187,762	16.89%	$10,402,669	94.09%

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

Summary of Active Projects

November 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: Chiller Replacement	$1,180,000	$717,512	$0	$1,180,000
Belvidere Early Learning: Site Repairs and Improvements	$3,422,000	$152,841	$98,787	$3,422,000
Bridge View: Walls and Doors	$317,000	$212,665	$5,209	$237,343
Chester Street Bus Garage: Concrete Repair	$403,000	$253,762	$0	$253,762
Como Park ES: Pool AHU Replacement	$1,185,000	$1,053,673	$577,225	$1,071,604
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	$329,200	$0	$6,860,000
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	$95,218	$121,324
Farnsworth Lower: New Construction	$90,630,000	$8,271,498	$193,834	$90,630,000
Farnsworth Upper: HVAC Replacement	$14,740,000	$10,360,757	$9,715,160	$10,402,669
FY25 Instructional A/V Replacement: Battle Creek MS, Highland Park MS, Txuj Ci Upper	$4,049,000	$3,072,753	$3,046,051	$3,072,753
FY25 Roofing Replacement Program: Harding HS, Education and Operations Services	$14,300,000	$12,331,662	$11,077,413	$12,353,007
FY26 Fire Safety Program: Highland Park HS, 1780 W 7th, Wilson	$2,731,000	$1,581,001	$1,570,651	$1,581,001

Summary of Active Projects - continued

PROJECT	BUDGET	COMMITTED COSTS	INVOICED TO DATE	TOTAL FORECASTED COST
FY26 Furniture Replacement Program: Central HS	$2,476,000	$797,056	$734,310	$2,476,000
FY26 Instructional A/V Replacement Program: Mississippi, Nokomis South	$2,345,000	$1,359,087	$1,149,364	$1,359,087
FY26 Roofing Replacement Program: Battle Creek ES, Wellstone ES	$6,385,000	$4,193,603	$3,703,374	$4,230,364
FY26 Solar Program: EXPO	$1,220,000	$362,834	$115,491	$362,834
FY27 Fire Safety Program: L'Etoile du Nord, Harding HS	$2,686,000	$1,757,190	$416,486	$1,757,190
FY27 Instructional A/V Program: L'Etoile du Nord, Riverview	$1,312,000	$0	$0	$1,312,000
FY27 Paving Replacement Program: Crossroads ES, L'Etoile du Nord	$2,273,000	$0	$0	$2,273,000
FY27 Roofing Replacement Program: Nokomis South, L'Etoile du Nord	$2,298,000	$188,900	$56,554	$2,298,000
Hamline ES: Secure Entry, Heating and Plumbing Replacement	$14,474,000	$10,322,104	$6,618,048	$10,356,629
Harding HS: Athletics Improvements	$2,421,000	$173,950	$16,309	$2,421,000
Highland Park HS: Tennis Court Improvements	$1,512,000	$0	$0	$1,512,000
Highland Park MS: Partial Roofing Replacement	$862,000	$0	$0	$862,000
L'Etoile du Nord Playground Replacement	$817,000	$0	$0	$817,000
Maxfield Elementary: Electrical Panel and Switchgear Replacement	$615,000	$100,322	$89,266	$615,000
Multi-Site Pool AHU Replacement: Central HS, Harding HS	$2,667,000	$138,115	$102,636	$2,667,000
Multi-Site Server Room A/C and Generator Replacement	$893,000	$1,567,501	$444,494	$1,587,501
Nokomis North Mechanical Systems Upgrades	$14,192,000	$1,497,423	$372,208	$14,192,000
Rondo: Building Systems Replacement and Site Renewal	$43,496,000	$0	$0	$43,496,000
Student Placement Center: Boiler Replacement	$754,000	$627,520	$285,645	$632,520
The Heights Community School: HVAC Replacement and Fire Suppression	$13,526,000	$10,772,831	$5,878,950	$10,894,958