Aitkin Public Schools

School Board Meeting

October 19, 2026



AITKIN GOBBLERS

ICS
A LEGENCE Company

Agenda

1. Design Update
2. Review Schematic Design Submittal
3. Budget Review
4. Design Schedule Update
5. School Board Action Items
6. Q&A

Design Update

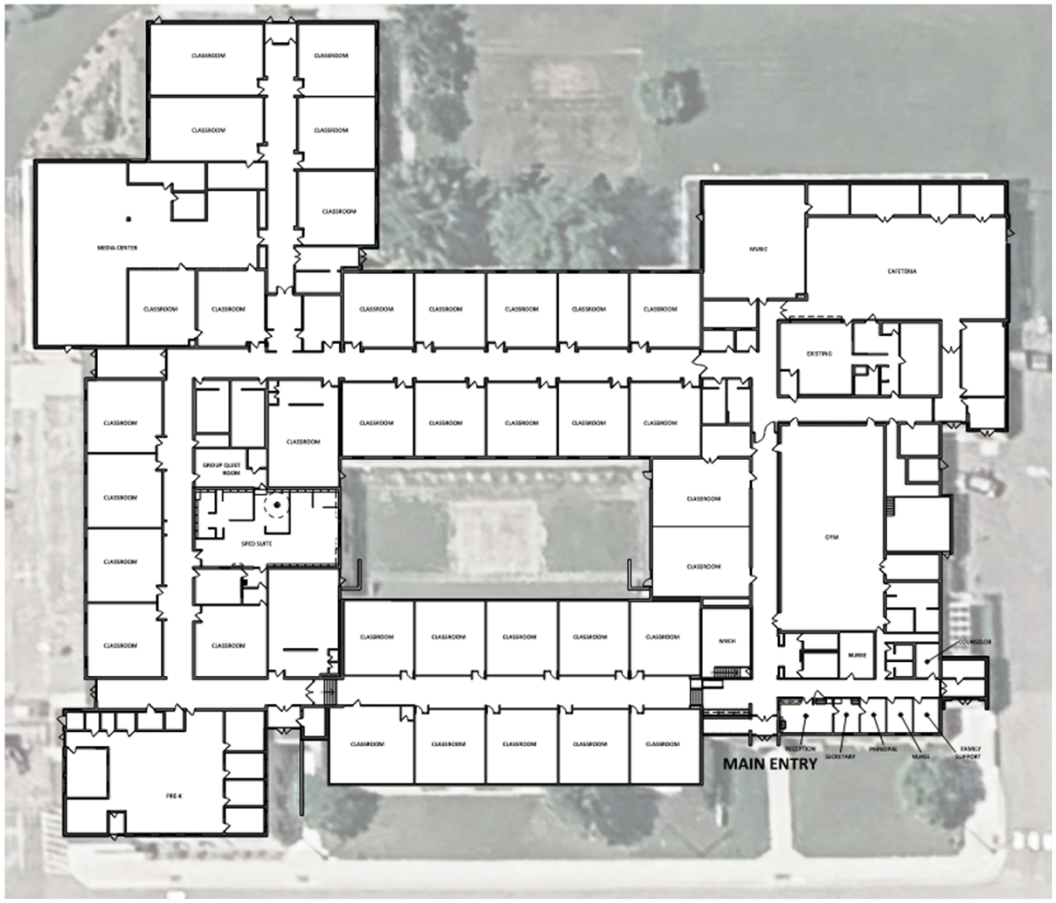
- Schematic Design has been completed and submitted to the District for approval
- Design Development to commence with approval of Schematic Design
- Weekly Internal Design Coordination Meetings continue
- User Group Meeting #3 was held on September 28th
- User Group Meeting #1 was held for Civil Work on October 13th
- Site Survey has been completed

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AITKIN
GOBBLERS

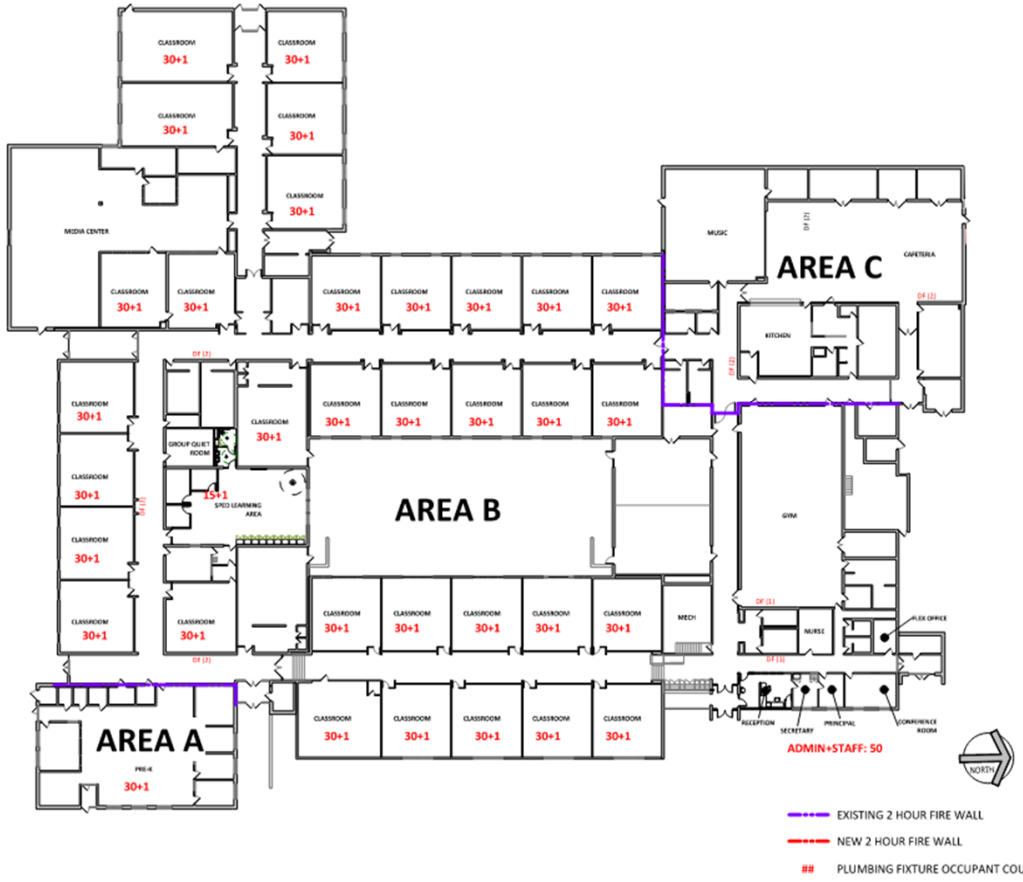
Schematic Design

RIPPLESIDE ELEMENTARY - EXISTING PLAN



Schematic Design

RIPPLESIDE ELEMENTARY - LIFE SAFETY PLAN



0 40 80 160

AITKIN RIPPLESIDE ELEMENTARY
PRELIMINARY CODE ALAYSIS

APPLICABLE BUILDING CODES:
2020 MINNESOTA BUILDING CODE
2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
2020 MINNESOTA STATE FIRE CODE
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
2024 MINNESOTA ENERGY CODE
2020 MINNESOTA PLUMBING CODE
2020 MINNESOTA ACCESSIBILITY CODE

OCCUPANCY CLASSIFICATION: GROUP E
CONSTRUCTION TYPE: IIB
AUTOMATIC SPRINKLER SYSTEM: FULLY SPRINKLERED

AREA A
ALLOWABLE AREA: 58,000 SF
ACTUAL AREA: 6,661 SF
AREA B
ALLOWABLE AREA: 58,000 SF
ACTUAL AREA: 67,816 SF EXISTING NON-COMPLIANT
AREA C
ALLOWABLE AREA: 58,000 SF
ACTUAL AREA: 11,084 SF

PLUMBING FIXTURES:
ACTUAL OCCUPANTS: 1,167 STUDENTS AND FACULTY
E-EDUCATIONAL

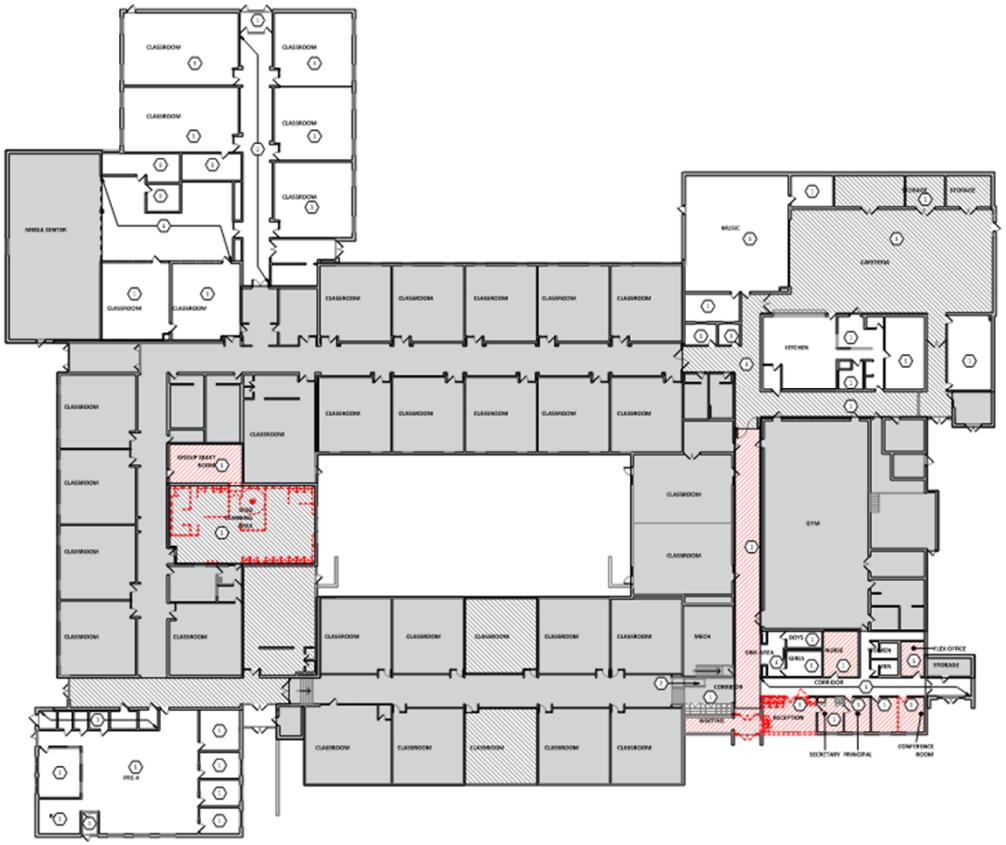
PLUMBING FIXTURES REQUIRED:
MEN (584 OCCUPANTS)
WC: 1 PER 50 = 584/50 = 12 REQUIRED
LAV: 1 PER 50 = 584/50 = 12 REQUIRED
WOMEN (584 OCCUPANTS)
WC: 1 PER 50 = 584/50 = 12 REQUIRED
LAV: 1 PER 50 = 584/50 = 12 REQUIRED
DRINKING FOUNTAINS: 1 PER 100 = 12 REQUIRED
SERVICE SINKS: 1 SERVICE SINK

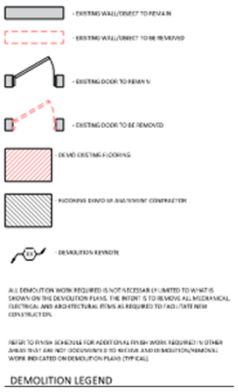
PLUMBING FIXTURES PROVIDED:
MEN (584 OCCUPANTS)
WC: 14 PROVIDED
LAV: 9 PROVIDED
WOMEN (584 OCCUPANTS)
WC: 13 PROVIDED
LAV: 9 PROVIDED
DRINKING FOUNTAINS: 12 PROVIDED
SERVICE SINKS: 1 PROVIDED

AITKIN GOBBLERS

Schematic Design

RIPPLESIDE ELEMENTARY - DEMO PLAN







KEYNOTES - DEMOLITION

NO.	NOTE	REV.
1	REMOVE AND DISCARD EXISTING ACT CEILING. SEE RCP FOR EXACT EXTENTS	
2	REMOVE EXISTING LAY	

AITKIN GOBBLERS

Schematic Design

RIPPLESIDE ELEMENTARY - NEW CONSTRUCTION PLAN



FLOORPLAN LEGEND

- NEW CONSTRUCTION
- RENOVATION
- LIGHT RENOVATION/EXISTING AND DOOR FLOORING REPLACEMENT/ SEE FINISH PLAN AND RCP
- OUT OF SCOPE/EXISTING TO REMAIN

ADDITIONAL SCOPE NOTES

PROJECT INCLUDES ALLOWANCE FOR THE REPLACE OF 6 EXILING EXTERIOR DOORS.

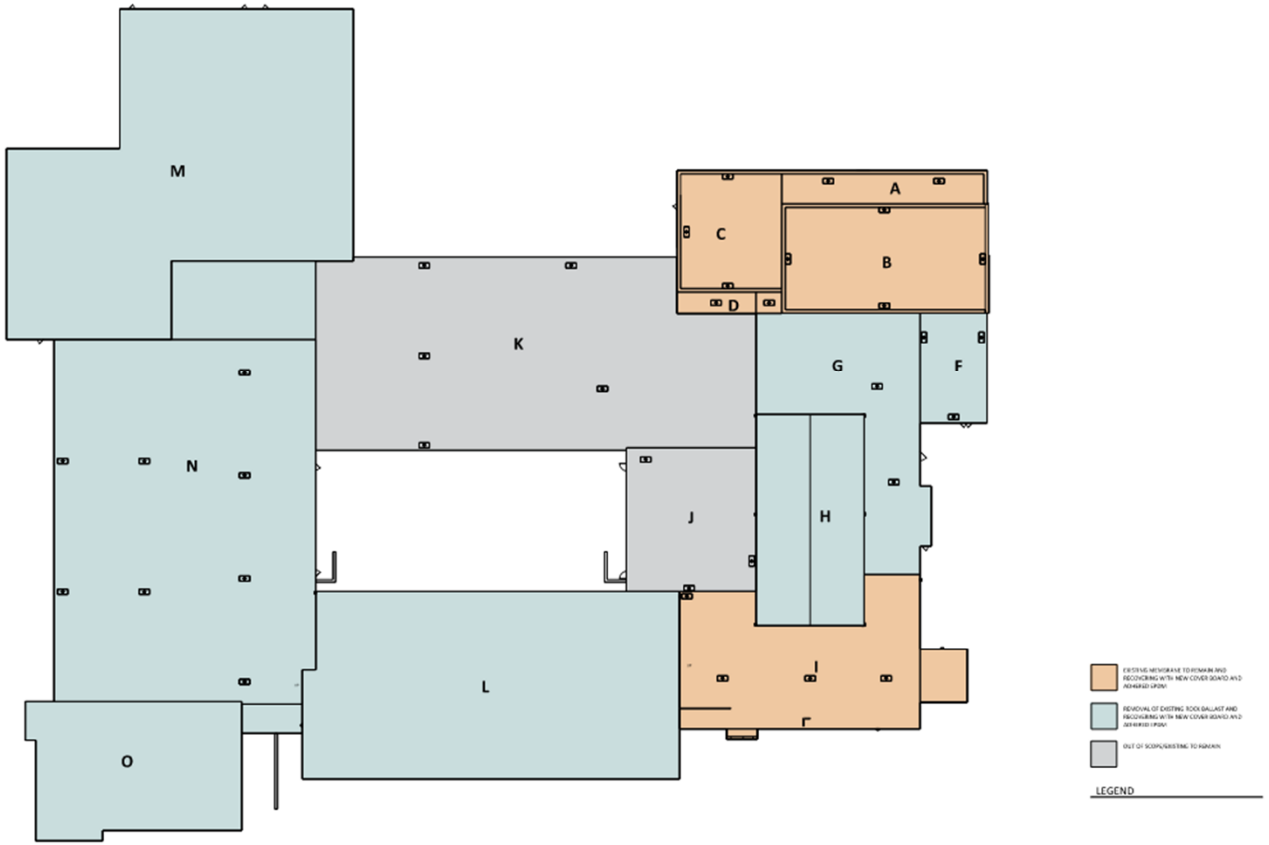
SEE DEMO PLANS AND RFI SPI PLANS FOR INFORMATION RELATED TO ABATEMENT AND FLOORING REPLACEMENT

SEE DEMO PLANS AND REFLECTED CEILING PLAN FOR INFORMATION RELATED TO CEILING REPLACEMENT NOT TO THE LNIC/SCOPE

AITKIN GOBBLERS

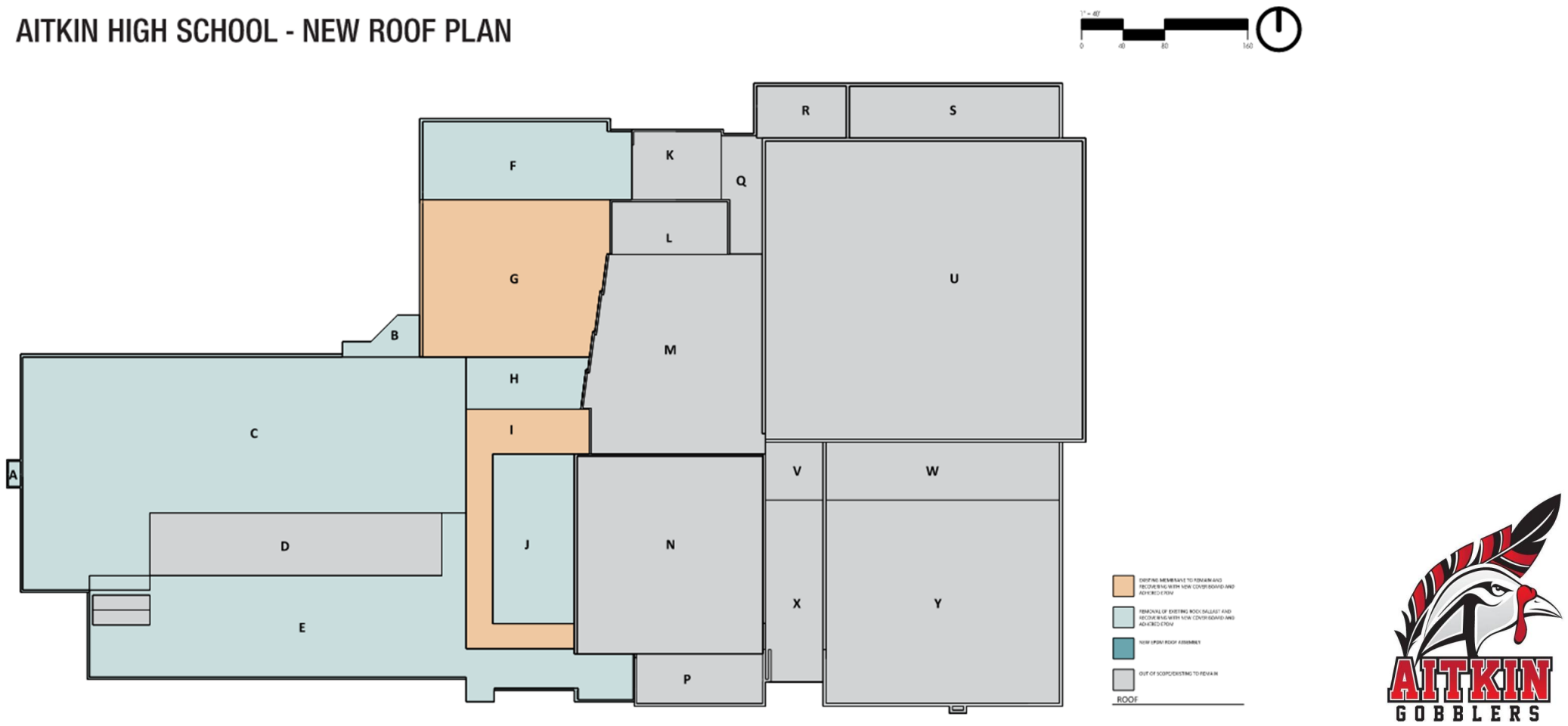
Schematic Design

RIPPLESIDE ELEMENTARY - NEW ROOF PLAN



AITKIN GOBBLERS

Schematic Design



AITKIN GOBBLERS

Schematic Design

RIPPLESIDE ELEMENTARY - NEW FINISH PLAN

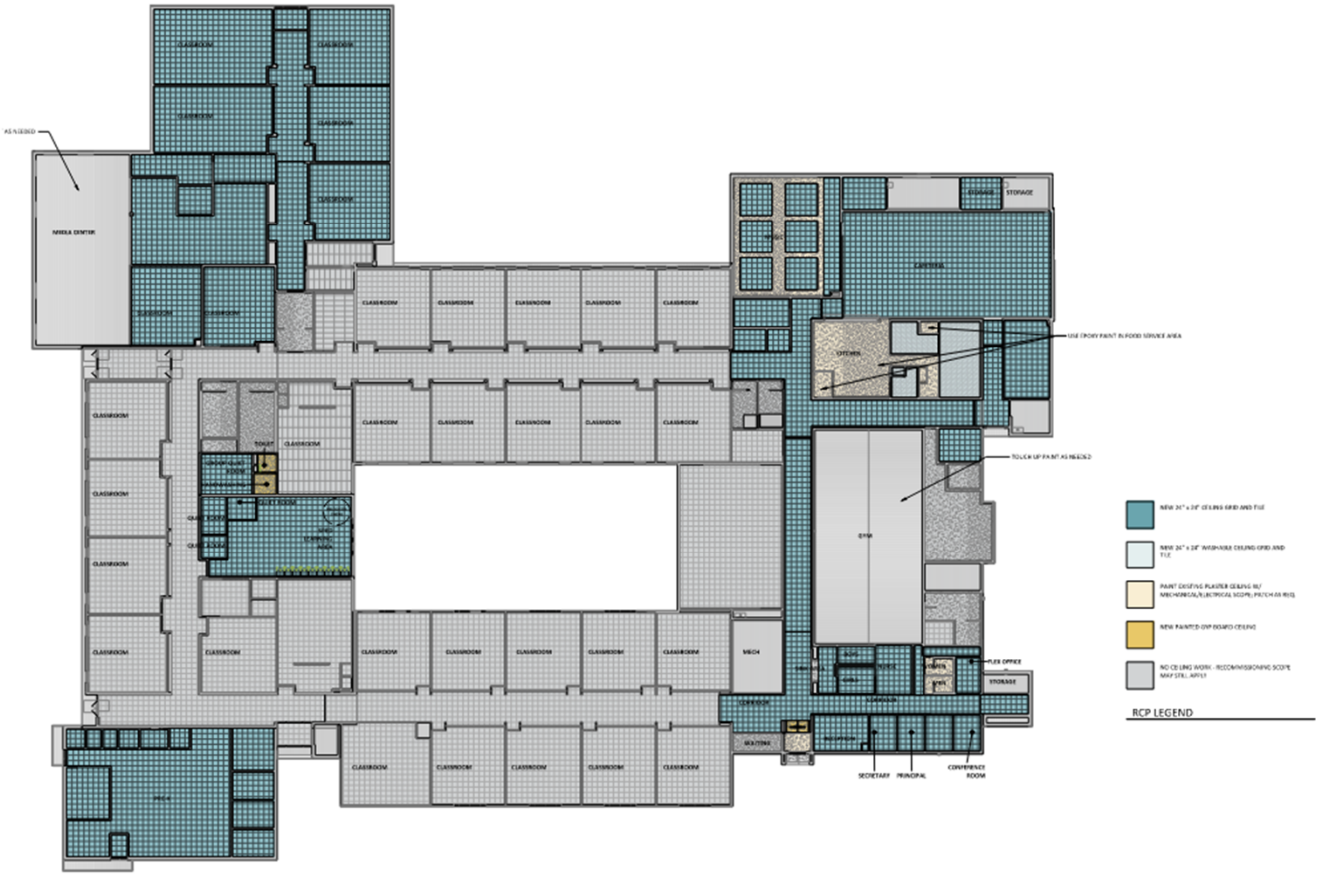




AITKIN GOBBLERS

Schematic Design

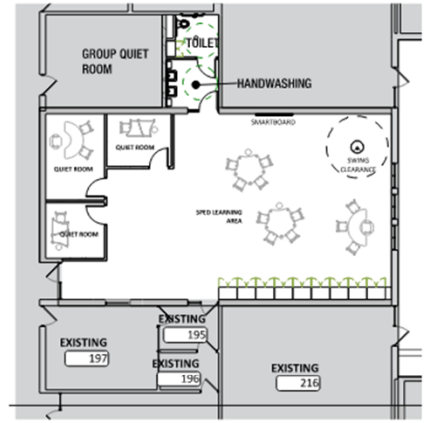
RIPPLESIDE ELEMENTARY - NEW CEILING PLAN



AITKIN GOBBLERS

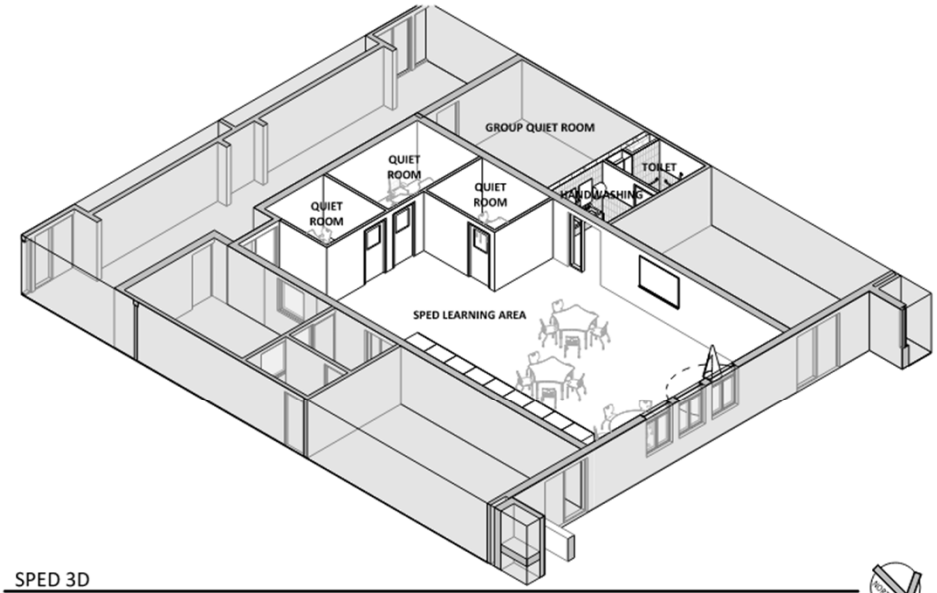
Schematic Design

RIPPLESIDE ELEMENTARY - SPED SUITE



SPED SUITE

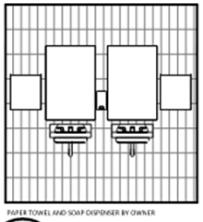
FURNITURE SHOWN FOR SCALE ONLY



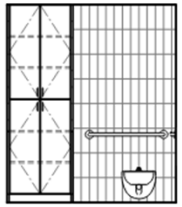
SPED 3D



KEY PLAN



3 SINK AREA



4 TOILET ROOM

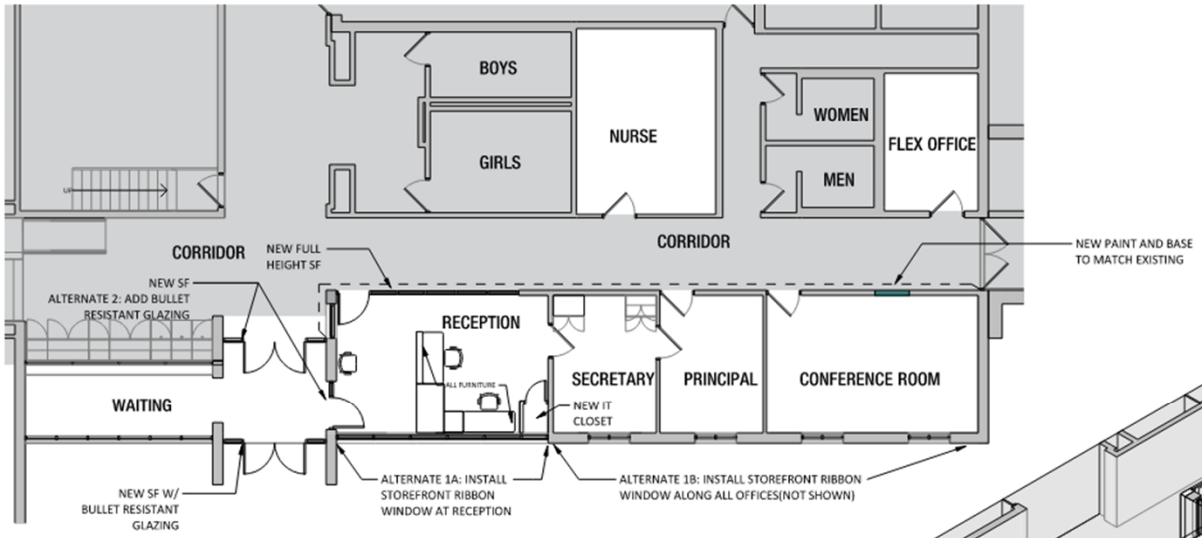


6 SD202 EAST ELEVATION

SCALE: 3/32" = 1'-0"

Schematic Design

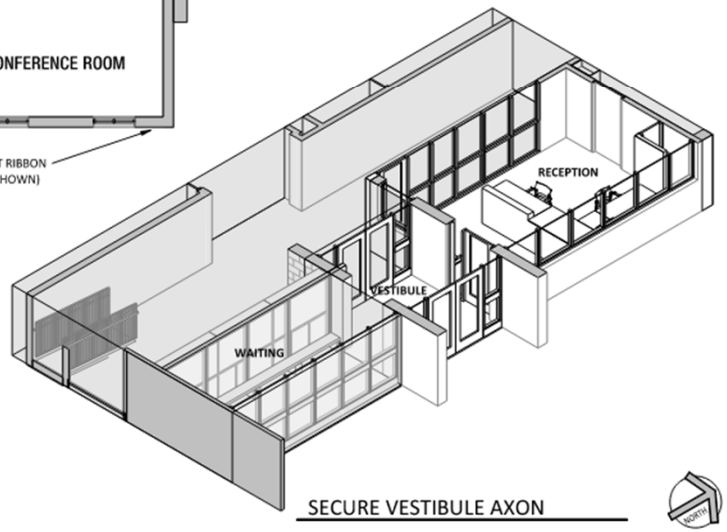
RIPPLESIDE ELEMENTARY - ENTRY AND ADMIN



SECURE ENTRANCE & RECEPTION



KEYPLAN

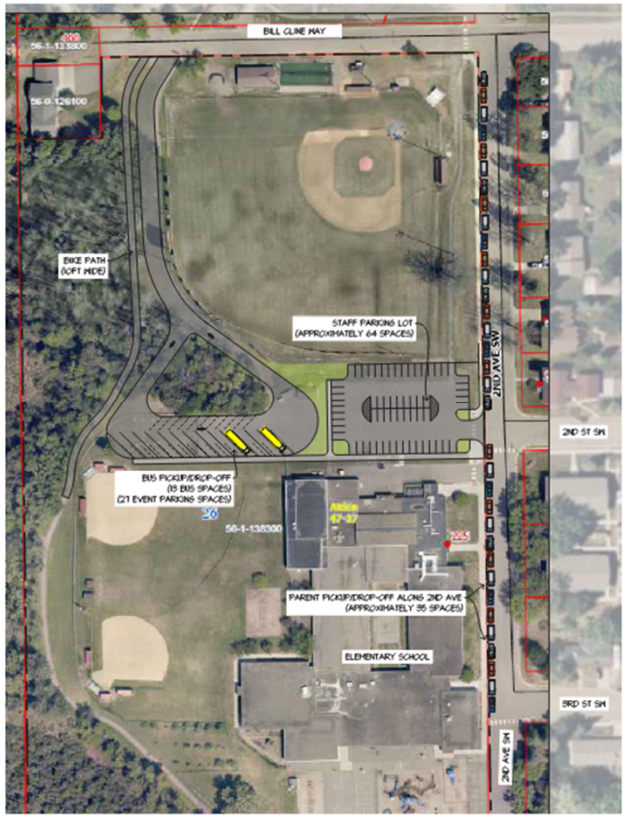


SECURE VESTIBULE AXON

Schematic Design

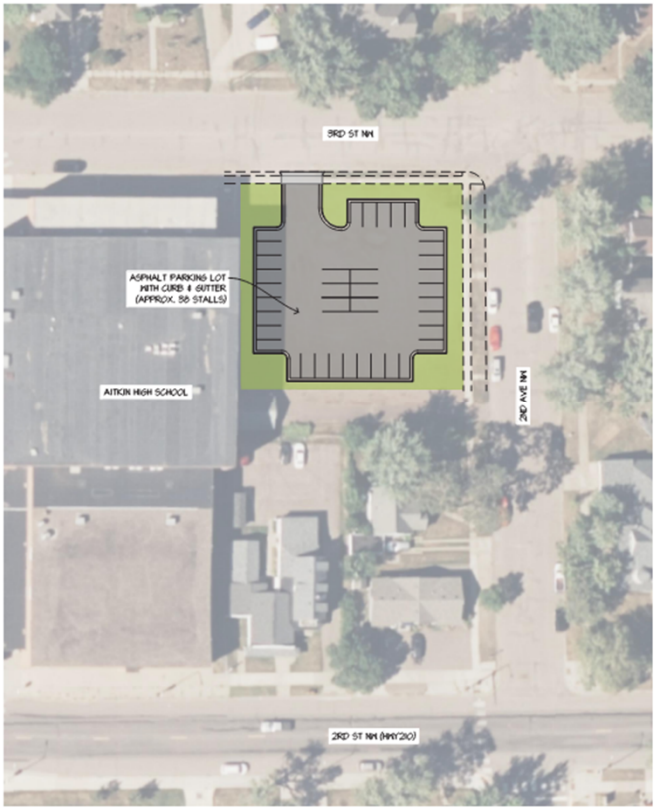
CIVIL PLANS

CMTA
A LEIDENCE Company



ELEMENTARY SCHOOL

0 100FT 200FT



HIGH SCHOOL

0 50FT 100FT

AITKIN GOBBLERS

Owner:	Aitkin School District
Project:	Aitkin School District
Location:	Elem & High School
Designer:	JLG, CMTA, NCE

Document Date:	9/14/2026
Project Start:	Summer '27
Project Completion:	Fall '27
% Cost Escalation:	
PM Estimating:	Brandon Miller
CONSTRUCTION BUDGET	

AREA: SF	
Area 1	
Area 2	
Area 3	
Area 4	
Area 5	
Area 6	
Area 7	
Area 8	
Area 9	
Area 10	

Aitkin School District

Schematic Design

ITEM DESCRIPTION	QTY	UOM	UNIT COST	COST/SF	TOTAL COST
BUILDING DEMOLITION					$57,590.00
BUILDING STRUCTURE					$38,207.00
EXTERIOR ENCLOSURE - SHELL					$2,152,027.00
INTERIOR CONSTRUCTION					$455,951.90
SPECIALTIES & EQUIPMENT & FURNISHINGS					$750.00
SPECIAL CONSTRUCTION					$63,000.00
MECHANICAL					$2,293,098.00
ELECTRICAL					$491,173.00
SITE WORK					$1,698,675.00
TOTALS			ESTIMATE TOTALS		$7,250,471.90
			CONTRACTOR OVERHEAD AND PROFIT	5.00%	$362,523.60
			ESTIMATE CONTIGENCY	2.00%	$145,009.44
			% COST ESCALATION	5.00%	$362,523.60
			GRAND TOTAL		$8,120,528.53
TOTALS W/ ALTERNATES			ESTIMATE TOTALS W/ ALTERNATES		
			CONTRACTOR OVERHEAD AND PROFIT		
			ESTIMATE CONTIGENCY		
			% COST ESCALATION		
			GRAND TOTAL W/ ALTERNATES		

BUDGET	
CONSTRUCTION BUDGET	
OVER/UNDER BASE SCOPE ESTIMATE	
OVER/UNDER BASE & ALTS ESTIMATE	

Aitkin Public Schools ISD #1

IAQ and Improvements
ICS Project # S23062

Date Printed 9/14/2026

OVERALL PROJECT SUMMARY

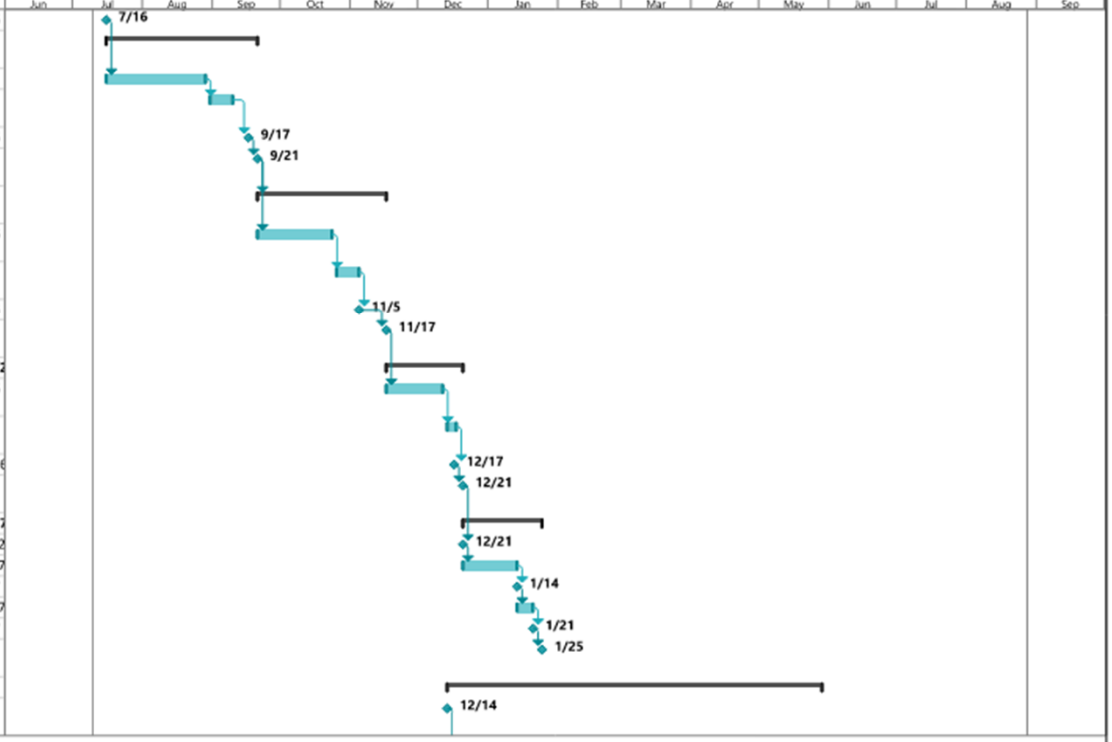
FUNDING:	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
1 FUNDING SOURCE(S)						
1.01 Capital Projects Levy	$ 322,728	$ -	$ 322,728	$ -	$ -	$ 322,728
1.02 LTFM - IAQ	$ 4,362,197	$ -	$ 4,362,197	$ -	$ -	$ 4,362,197
1.03 Annual Operating Capital	$ 958,938	$ -	$ 958,938	$ -	$ -	$ 958,938
1.04 Abatement Bonds	$ 2,299,308	$ -	$ 2,299,308	$ -	$ -	$ 2,299,308
1.05 LTFM Roofing	$ 2,951,837	$ -	$ 2,951,837	$ -	$ -	$ 2,951,837
TOTAL REVENUE:	**$ 10,895,008**	**$ -**	**$ 10,895,008**	**$ -**	**$ -**	**$ 10,895,008**
COSTS:						
2 PERMITS / OWNER COSTS / OFF SITE COSTS						
2.01 Building Plan Review	$ 25,000	$ -	$ 25,000	$ -	$ -	$ 25,000
2.04 Plumbing Plan Review	$ 5,000	$ -	$ 5,000	$ -	$ -	$ 5,000
2.06 Building Permit	$ 40,000	$ -	$ 40,000	$ -	$ -	$ 40,000
2.08 SAC/WAC Charges	$ 0	$ -	$ 0	$ -	$ -	$ 0
2.11 Utility Relocation - Electrical	$ 0	$ -	$ 0	$ -	$ -	$ 0
2.12 City of XXXX Fees	$ 0	$ -	$ 0	$ -	$ -	$ 0
2.13 Hazardous Materials - Asbestos Abatement	$ 151,000	$ -	$ 151,000	$ -	$ -	$ 151,000
SUBTOTAL:	**$ 221,000**	**$ -**	**$ 221,000**	**$ -**	**$ -**	**$ 221,000**
3 FEES / SERVICES / BUDGETS						
3.03 Design Consultant Fees	$ 1,405,212	$ -	$ 1,405,212	$ 260,164	$ -	$ 1,145,048
3.05 Design Consultant - Reimbursable	$ 30,000	$ -	$ 30,000	$ 500	$ -	$ 29,500
3.08 Site Services	$ 310,240	$ -	$ 310,240	$ -	$ -	$ 310,240
3.09 General Conditions	$ 160,000	$ -	$ 160,000	$ -	$ -	$ 160,000
3.11 Site Survey	$ 15,000	$ -	$ 15,000	$ -	$ -	$ 15,000
3.12 Soil Investigation	$ 18,000	$ -	$ 18,000	$ -	$ -	$ 18,000
3.13 Construction Testing	$ 50,000	$ -	$ 50,000	$ -	$ -	$ 50,000
3.16 Insurance - Builders Risk	$ 20,000	$ -	$ 20,000	$ -	$ -	$ 20,000
SUBTOTAL:	**$ 2,008,452**	**$ -**	**$ 2,008,452**	**$ 260,664**	**$ -**	**$ 1,747,788**
4 FURNITURE / EQUIPMENT / TECHNOLOGY						
SUBTOTAL:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
5 CONSTRUCTION COSTS						
5.01 Construction	$ 8,015,556	$ -	$ 8,015,556	$ 43,000	$ -	$ 7,972,556
SUBTOTAL:	**$ 8,015,556**	**$ -**	**$ 8,015,556**	**$ 43,000**	**$ -**	**$ 7,972,556**
6 CONSTRUCTION CONTINGENCY						
6.01 Construction Contingency	$ 400,000	$ -	$ 400,000	$ -	$ -	$ 400,000
6.02 Roofing Contingency	$ 250,000	$ -	$ 250,000	$ -	$ -	$ 250,000
SUBTOTAL:	**$ 650,000**	**$ -**	**$ 650,000**	**$ -**	**$ -**	**$ 650,000**
TOTAL COSTS:	**$ 10,895,008**	**$ -**	**$ 10,895,008**	**$ 303,664**	**$ -**	**$ 10,591,344**

OVERALL PROJECT BALANCE:	**$ (0)**

Design Schedule Update

Aitkin Public Schools ISD #1
IAQ and Improvements Project

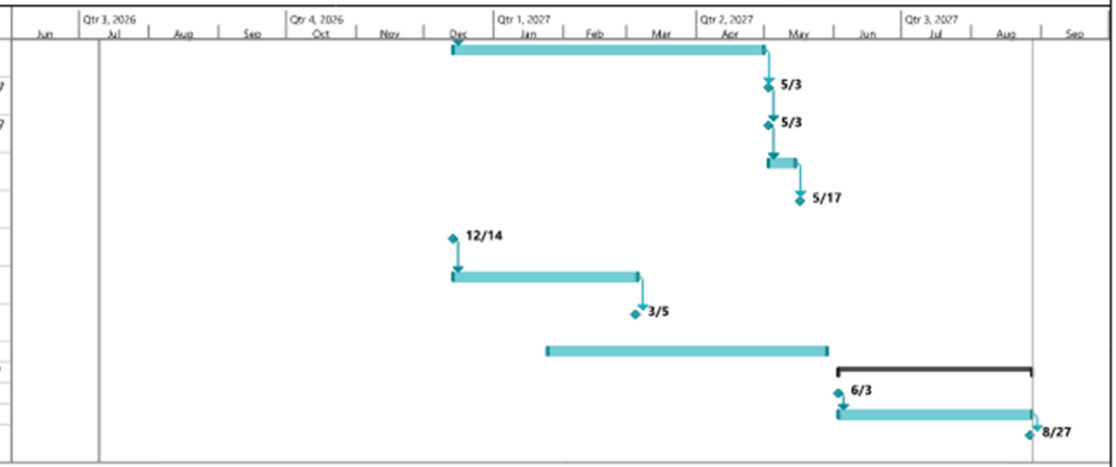
ID	Task Name	Duration	Start	Finish
1	Start Design	0 days	Thu 7/16/26	Thu 7/16/26
2	**Schematic Design Documents**	**47 days**	**Thu 7/16/26**	**Mon 9/21/26**
3	Schematic Design	32 days	Thu 7/16/26	Fri 8/28/26
4	Schematic Design Estimate	8 days	Mon 8/31/26	Wed 9/9/26
5	POC Review	0 days	Thu 9/17/26	Thu 9/17/26
6	School Board Approval	0 days	Mon 9/21/26	Mon 9/21/26
7	**Design Development Documents**	**41 days**	**Mon 9/21/26**	**Tue 11/17/26**
8	Design Development Design	25 days	Mon 9/21/26	Fri 10/23/26
9	Design Development Estimate	8 days	Mon 10/26/26	Wed 11/4/26
10	POC Review	0 days	Thu 11/5/26	Thu 11/5/26
11	School Board Approval	0 days	Tue 11/17/26	Tue 11/17/26
12	**Construction Documents**	**24 days**	**Tue 11/17/2**	**Mon 12/21/2**
13	Construction Documents Design	19 days	Tue 11/17/26	Fri 12/11/26
14	Construction Documents Estimate	4 days	Mon 12/14/26	Thu 12/17/26
15	POC Review	0 days	Thu 12/17/26	Thu 12/17/26
16	School Board Approval	0 days	Mon 12/21/26	Mon 12/21/26
17	**Bidding**	**25 days**	**Mon 12/21/2**	**Mon 1/25/27**
18	Issue Bid Documents	0 days	Mon 12/21/2	Mon 12/21/2
19	Contractor Bidding	18 days	Mon 12/21/2	Wed 1/13/27
20	Bid Opening	0 days	Thu 1/14/27	Thu 1/14/27
21	Bid Review	5 days	Thu 1/14/27	Wed 1/20/27
22	POC Review	0 days	Thu 1/21/27	Thu 1/21/27
23	Special School Board Meeting Bid Approval	0 days	Mon 1/25/27	Mon 1/25/27
24	**Project Procurement**	**120 days**	**Mon 12/14/2**	**Fri 5/28/27**
25	State Building Plan Review Submission	0 days	Mon 12/14/26	Mon 12/14/26



Design Schedule Update

Aitkin Public Schools ISD #1
IAQ and Improvements Project

ID	Task Name	Duration	Start	Finish
26	State Building Plan Review	20 wks	Mon 12/14/26	Fri 4/30/27
27	State Building Plan Review Approved	0 days	Mon 5/3/27	Mon 5/3/27
28	City Building Permit Submission	0 days	Mon 5/3/27	Mon 5/3/27
29	City Building Permit Review	10 days	Mon 5/3/27	Fri 5/14/27
30	City Building Permit Approved	0 days	Mon 5/17/27	Mon 5/17/27
31	State Plumbing Plan Review Submission	0 days	Mon 12/14/26	Mon 12/14/26
32	State Plumbing Plan Review	12 wks	Mon 12/14/26	Fri 3/5/27
33	State Plumbing Plan Approval	0 days	Fri 3/5/27	Fri 3/5/27
34	Project Procurement	18 wks	Mon 1/25/27	Fri 5/28/27
35	**Construction**	**62 days**	**Thu 6/3/27**	**Fri 8/27/27**
36	Start Construction	0 days	Thu 6/3/27	Thu 6/3/27
37	Construction	62 days	Thu 6/3/27	Fri 8/27/27
38	Construction Complete	0 days	Fri 8/27/27	Fri 8/27/27



School Board Action Items

Approve Schematic Design Submittal as submitted and presented and authorize ICS to commence with the Design Development phase of Design


QUESTIONS?