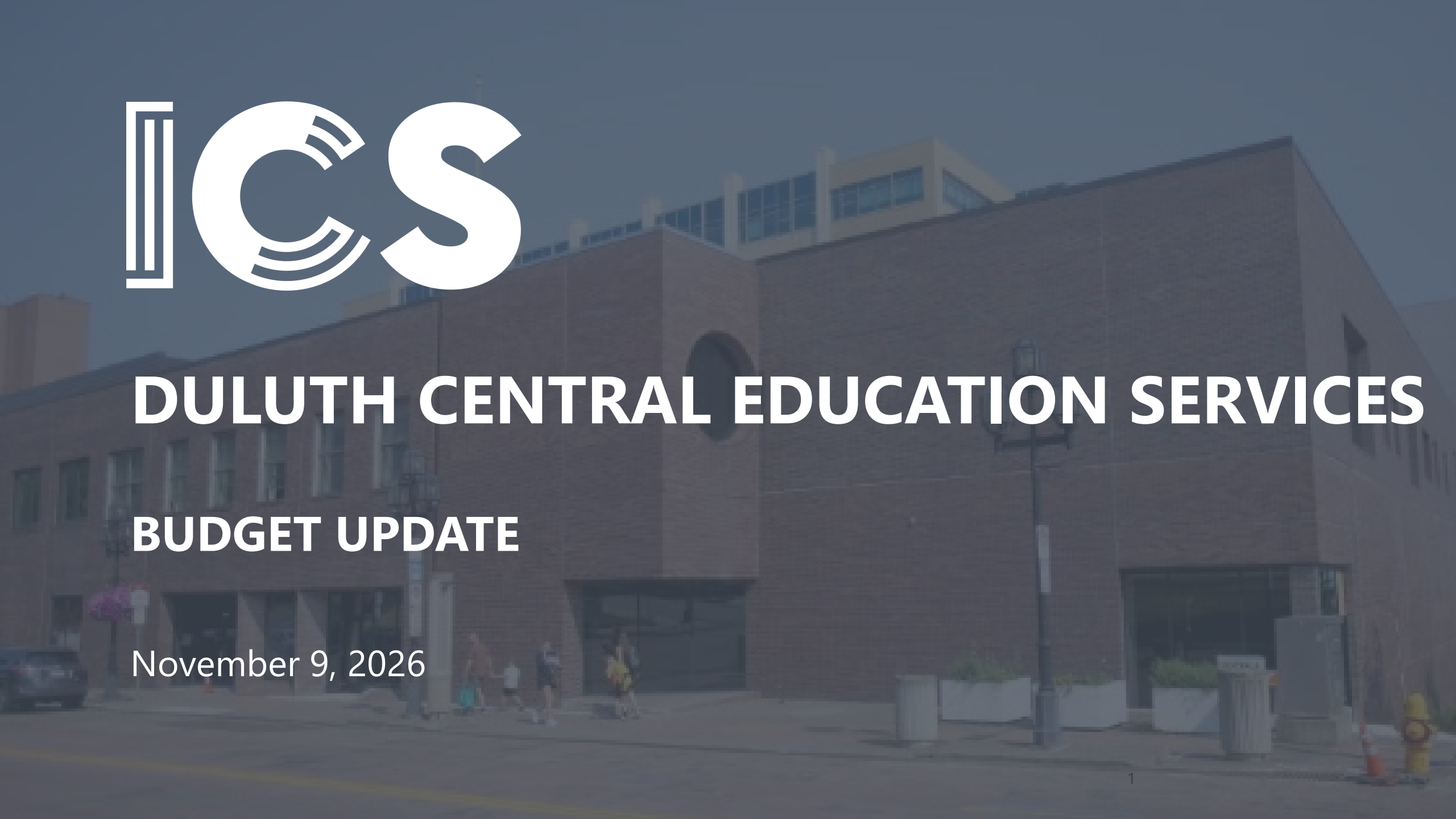


DULUTH CENTRAL EDUCATION SERVICES

BUDGET UPDATE

November 9, 2026

Agenda

- Project Budget
- Funding
- Soft Costs- Design, Construction, Permit
- Furniture
- Construction Costs
- Summary of Owner Changes
- Summary

Project Budget

Total Project Budget: $15,859,940

Remaining Costs to Complete Project: $492,551

Project is substantially complete

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FUNDING:	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
1 FUNDING SOURCE(S)						
1.01 Board Approved Funding	$ 16,924,044	$ (1,200,000)	$ 15,724,044	$ -	$ -	$ 15,724,044
1.02 MN Power Rebates	$ -	$ 11,746	$ 11,746	$ -	$ -	$ 11,746
1.03 Owner Directed Costs	$ -	$ 124,150	$ 124,150	$ -	$ -	$ 124,150
TOTAL REVENUE:	**$ 16,924,044**	**$ (1,064,104)**	**$ 15,859,940**	**$ -**	**$ -**	**$ 15,859,940**
COSTS:						
2 PERMITS / OWNER COSTS / OFF SITE COSTS	**$ 102,072**		**$ 93,572**		**$ -**	**$ 0**
2.01 Building Plan Review	$ 31,928	$ -	$ 31,928	$ 31,928	$ -	$ 0
2.02 Plumbing Plan Review	$ 7,500	$ (7,500)	$ -	$ -	$ -	$ -
2.03 Building Permit	$ 50,364	$ -	$ 50,364	$ 50,364	$ -	$ 0
2.04 SAC/WAC Charges	$ 11,280	$ -	$ 11,280	$ 11,280	$ -	$ -
2.05 MN Dept. of Health	$ 1,000	$ (1,000)	$ -	$ -	$ -	$ -
SUBTOTAL:	**$ 102,072**	**$ (8,500)**	**$ 93,572**	**$ 93,572**	**$ -**	**$ 0**
3 FEES / SERVICES / BUDGETS	**$ 1,997,457**		**$ 1,731,425**	**$ 1,697,491**		**$ 33,934**
3.01 Design Fees - Arch/Struct/Mech/Elec	$ 529,474	$ 68,209	$ 597,683	$ 581,839	$ -	$ 15,844
3.02 Construction Management 1.95%	$ 256,600	$ -	$ 256,600	$ 256,600	$ -	$ -
3.03 Site Services	$ 764,470	$ -	$ 764,470	$ 764,470	$ -	$ -
3.04 Reimbursables	$ 7,500	$ 330	$ 7,830	$ 7,830	$ -	$ (0)
3.05 General Conditions	$ 300,000	$ (291,101)	$ 8,899	$ 8,899	$ -	$ (0)
3.06 Construction Testing	$ 25,684	$ (13,702)	$ 11,982	$ 11,982	$ -	$ 0
3.07 Insurance - Builders Risk	$ 50,000	$ (29,767)	$ 20,233	$ 20,233	$ -	$ -
3.08 Commissioning	$ 50,250	$ -	$ 50,250	$ 32,160	$ -	$ 18,090
3.09 Resa Power- Consultant	$ 11,985	$ -	$ 11,985	$ 11,985	$ -	$ -
3.12 Duluth News Tribune Add for Bid	$ 1,494	$ -	$ 1,494	$ 1,494	$ -	$ 0
SUBTOTAL:	**$ 1,997,457**	**$ (266,032)**	**$ 1,731,425**	**$ 1,697,491**	**$ -**	**$ 33,934**
4 FURNITURE / EQUIPMENT / TECHNOLOGY						
4.01 FF&E	$ 250,000	$ 11,547	$ 261,547	$ 261,547	$ -	$ 0
4.02 Technology - Head End / Card Readers	$ 0	$ -	$ 0	$ -	$ -	$ 0
SUBTOTAL:	**$ 250,000**	**$ 11,547**	**$ 261,547**	**$ 261,547**	**$ -**	**$ 0**
5 CONSTRUCTION COSTS						
5.01 Construction Cost	$ 12,218,789	$ 970,355	$ 13,189,144	$ 12,730,528	$ -	$ 458,616
5.02 Donald Holm - Demo	$ 68,429	$ -	$ 68,429	$ 68,429	$ -	$ 0
5.03 CDW	$ 6,592	$ -	$ 6,592	$ 6,592	$ -	$ -
5.04 Northern Door	$ 2,308	$ -	$ 2,308	$ 2,308	$ -	$ -
5.05 Johnson Controls	$ 7,904	$ -	$ 7,904	$ 7,904	$ -	$ -
5.06 CFS Flooring- State Contract - District Procured	$ 500,000	$ (5,230)	$ 494,770	$ 494,770	$ -	$ -
SUBTOTAL:	**$ 12,804,022**	**$ 965,125**	**$ 13,769,147**	**$ 13,310,531**	**$ -**	**$ 458,616**
6 CONSTRUCTION CONTINGENCY						
6.01 Contingency	$ 570,493	$ (566,243)	$ 4,250	$ -	$ 4,250	$ (0)
SUBTOTAL:	**$ 570,493**	**$ (566,243)**	**$ 4,250**	**$ -**	**$ 4,250**	**$ (0)**
TOTAL COSTS:	**$ 15,724,044**	**$ 135,897**	**$ 15,859,941**	**$ 15,363,140**	**$ 4,250**	**$ 492,551**

Funding

FUNDING:	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
1 FUNDING SOURCE(S)						
1.01 Board Approved Funding	$ 16,924,044	$ (1,200,000)	$ 15,724,044	$ -	$ -	$ 15,724,044
1.02 MN Power Rebates	$ -	$ 11,746	$ 11,746	$ -	$ -	$ 11,746
1.03 Owner Directed Costs	$ -	$ 124,150	$ 124,150	$ -	$ -	$ 124,150
TOTAL REVENUE:	**$ 16,924,044**	**$ (1,064,104)**	**$ 15,859,940**	**$ -**	**$ -**	**$ 15,859,940**

- Board-Approved Funding: $15,724,044
- MN Power Rebates: $11,746
- Owner-Directed Additions: $124,150
- *Funding totals do not include roofing-related costs.*

Soft Costs – Permit/Design/ Professional Services

	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
COSTS:						
2 PERMITS / OWNER COSTS / OFF SITE COSTS	**$ 102,072**		**$ 93,572**		**$ -**	**$ 0**
2.01 Building Plan Review	$ 31,928	$ -	$ 31,928	$ 31,928	$ -	$ 0
2.02 Plumbing Plan Review	$ 7,500	$ (7,500)	$ -	$ -	$ -	$ -
2.03 Building Permit	$ 50,364	$ -	$ 50,364	$ 50,364	$ -	$ 0
2.04 SAC/WAC Charges	$ 11,280	$ -	$ 11,280	$ 11,280	$ -	$ -
2.05 MN Dept. of Health	$ 1,000	$ (1,000)	$ -	$ -	$ -	$ -
SUBTOTAL:	**$ 102,072**	**$ (8,500)**	**$ 93,572**	**$ 93,572**	**$ -**	**$ 0**
3 FEES / SERVICES / BUDGETS	**$ 1,997,457**		**$ 1,731,425**	**$ 1,697,491**		**$ 33,934**
3.01 Design Fees - Arch/Struct/Mech/Elec	$ 529,474	$ 68,209	$ 597,683	$ 581,839	$ -	$ 15,844
3.02 Construction Management 1.95%	$ 256,600	$ -	$ 256,600	$ 256,600	$ -	$ -
3.03 Site Services	$ 764,470	$ -	$ 764,470	$ 764,470	$ -	$ -
3.04 Reimbursables	$ 7,500	$ 330	$ 7,830	$ 7,830	$ -	$ (0)
3.05 General Conditions	$ 300,000	$ (291,101)	$ 8,899	$ 8,899	$ -	$ (0)
3.06 Construction Testing	$ 25,684	$ (13,702)	$ 11,982	$ 11,982	$ -	$ 0
3.07 Insurance - Builders Risk	$ 50,000	$ (29,767)	$ 20,233	$ 20,233	$ -	$ -
3.08 Commissioning	$ 50,250	$ -	$ 50,250	$ 32,160	$ -	$ 18,090
3.09 Resa Power- Consultant	$ 11,985	$ -	$ 11,985	$ 11,985	$ -	$ -
3.12 Duluth News Tribune Add for Bid	$ 1,494	$ -	$ 1,494	$ 1,494	$ -	$ 0
SUBTOTAL:	**$ 1,997,457**	**$ (266,032)**	**$ 1,731,425**	**$ 1,697,491**	**$ -**	**$ 33,934**

- Soft Costs are substantially billed, Remaining Scope is related to Miller Architecture and ICS Commissioning
- Remaining professional services: $33,934
- Costs Include $68,209 in additional design services.
- Additional design scope included mail room revisions, IT coordination, finish updates, and other owner-requested modifications.

Costs- Furniture

FUNDING:	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
COSTS:						
4 FURNITURE / EQUIPMENT / TECHNOLOGY						
4.01 FF&E	$ 250,000	$ 11,547	$ 261,547	$ 261,547	$ -	$ 0
4.02 Technology - Head End / Card Readers	$ 0	$ -	$ 0	$ -	$ -	$ 0
SUBTOTAL:	**$ 250,000**	**$ 11,547**	**$ 261,547**	**$ 261,547**	**$ -**	**$ 0**

- Furniture procurement is Substantially Complete
- Meteor Furniture total cost $261,547.

Construction Costs

		$456,457.53	$13,186,985.12	$12,730,527.59
Vendor	**Billing Status**	**Remaining Costs**	**Final Contract Value**	**Total Paid**
Veit	Billed Complete	$0.00	$166,342.00	$166,342.00
Harbor City Masonry	Billed Complete	$0.00	$215,558.29	$215,558.29
Intercon	Billed Complete		$3,666,279.81	$3,666,279.81
Superior Glass	Pending Close Out Docs	$12,621.40	$66,475.00	$53,853.60
Pinnacle Wall	Billed Complete	$0.00	$1,195,502.00	$1,195,502.00
Mulcahy Nickolaus	Pending Close Out Docs	$11,466.20	$196,226.00	$184,759.80
Northland Flooring	Pending Close Out Docs	$15,819.40	$263,188.00	$247,368.60
Sorlie	Billed Complete		$217,528.00	$217,528.00
Larson Elevator	Billed Complete		$219,000.00	$219,000.00
FirePro	Pending Close Out Docs	$9,900.01	$198,000.00	$188,099.99
AG Obrien	Pending Close Out Docs	$235,504.27	$3,850,834.95	$3,615,330.68
Belknap Electric	Pending Close Out Docs	$171,146.25	$2,932,051.07	$2,760,904.82

- All approved contractor change orders have been incorporated into the project budget.
- One pending change order remains for A.G. O'Brien in the amount of $4,250.
- Remaining construction-related costs to complete: $456,457.53.

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Summary of Added Costs

Owner-Directed Scope Additions

$381k of owner directed changes
$257k included in the budget
$124k costs over budget

- Mail Room Improvements
- Camera System Modifications
- Fume Hood Enhancements
- Additional Power and Data Infrastructure
- Exterior Signage
- Stair and Alley Repairs
- Owner-Requested Door Hardware Revisions

Additional Design Services

- Design revisions required to support owner-requested scope enhancements.

Added Costs Over Budget	$ 124,150.00
Added Scope	
PR 7 - Mail Room	$ 88,203.30
PR 5- camera changes	$ 74,600.00
PR-10 Fume Hoods	$ 70,600.14
Added Design Costs	$ 68,209.00
CE #16 slab for print room	$ 23,719.00
Existing Stair Repair in the alley	$ 16,493.00
Owner Provided Door Hardware Changes	$ 13,345.00
Exterior Letters	$ 10,943.00
CE 98- added power and data per owner request	$ 9,056.14
PR 11- intumescent paint	$ 7,350.00
CE-105 stair ledge in alley	$ 2,730.00

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Summary

- **Total Project Budget:** $15,859,940
- **Remaining Costs to Complete Project:** $492,551
- **Owner-Directed Additions:** $124,150
- Project is substantially complete



Q&A