



Rock Ridge Public Schools: KA Amendment #15 – 12 AUG 2024



Rock Ridge High School (RRHS)

100%

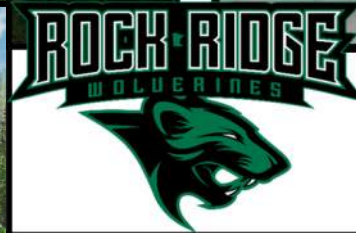


North Star Elementary School (NSE)



100%

Laurentian Elementary School (LES)



Demolition (VEGD)



District Administration Building (DAB)
Upgrades



AGENDA



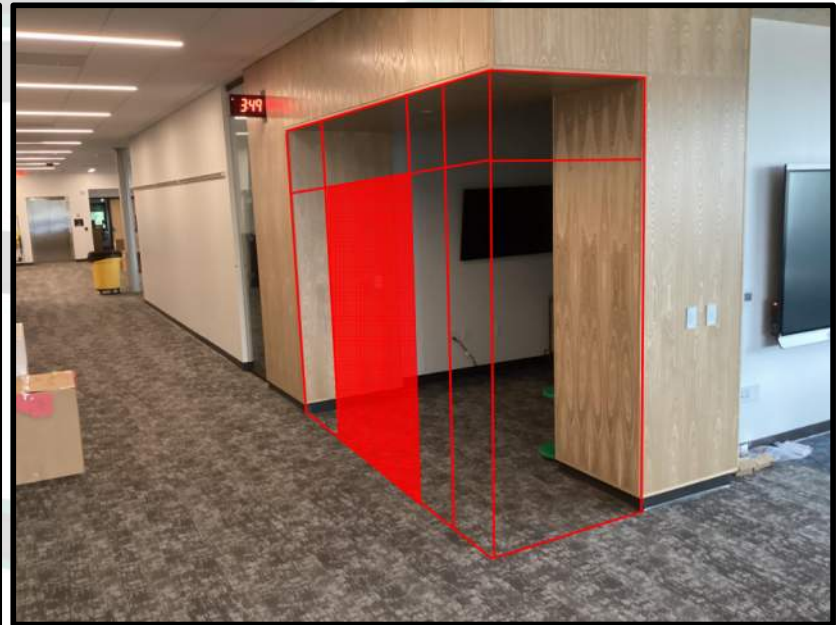
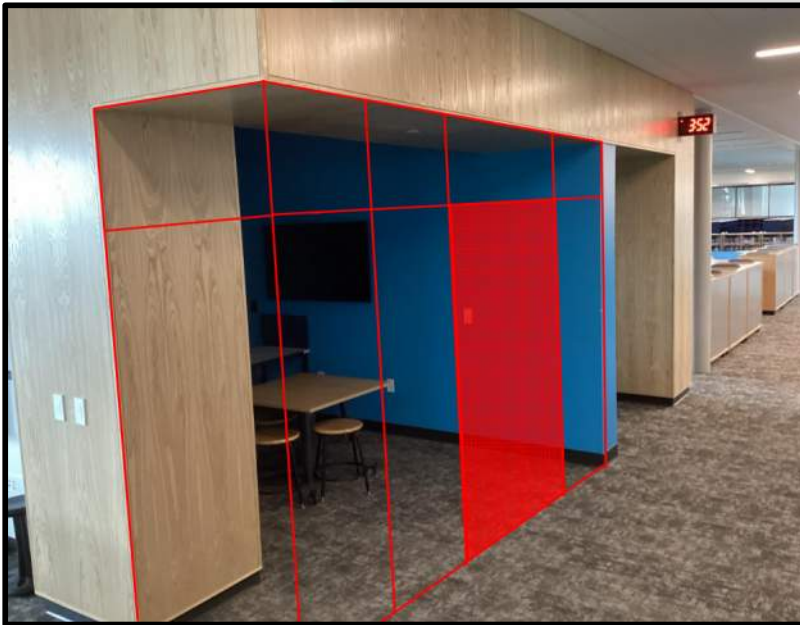
- 1. Additional Work Summary**
 - a) North Star Elementary**
 - b) RR High School**
 - c) Eveleth Demolition**
 - d) Gilbert Demolition**
 - e) Phase II Mechanical – District Administration**
- 2. Overall Budget Summary**
- 3. KA Contract Amendment #15**
- 4. Questions/Board Approval**



Additional Work Summary



North Star Elementary Office Storefronts (4 locations)





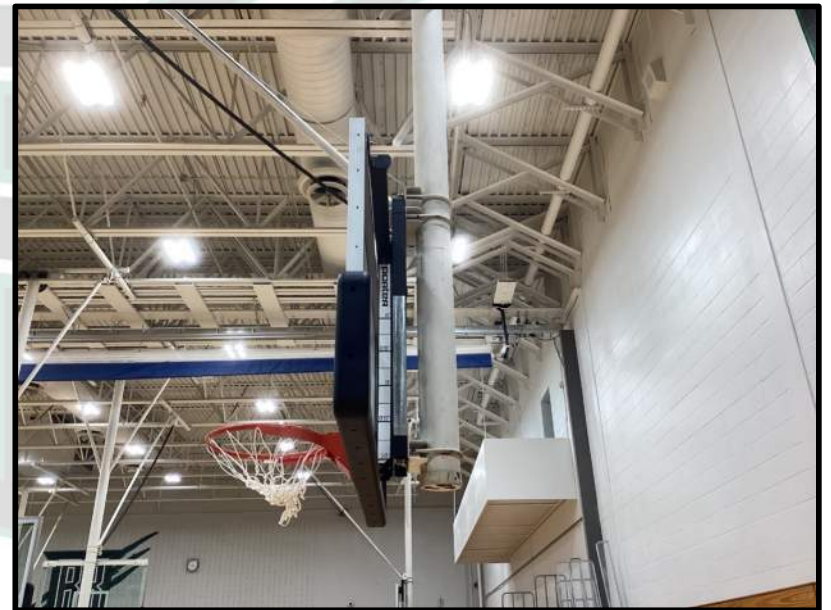
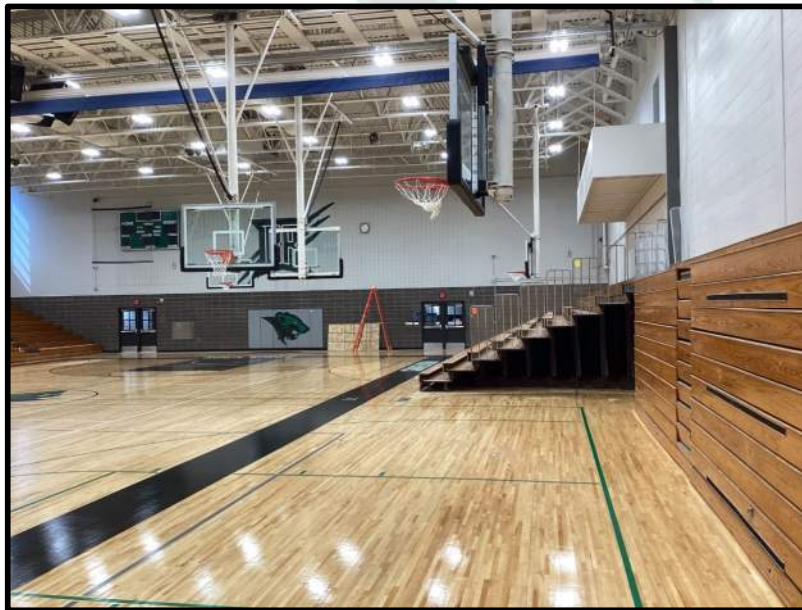
North Star Elementary Additional Asphalt Paving



Cost sharing effort between Rock Ridge District and the City of Virginia.

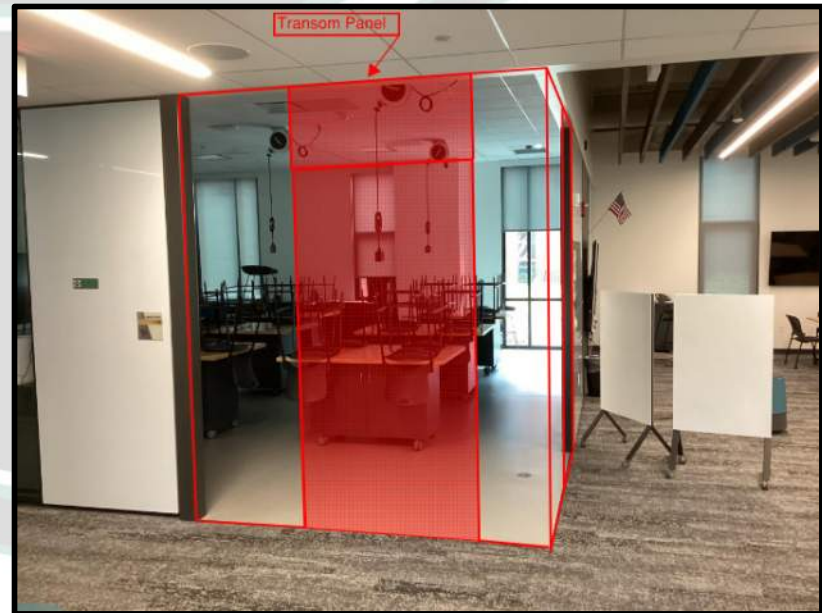
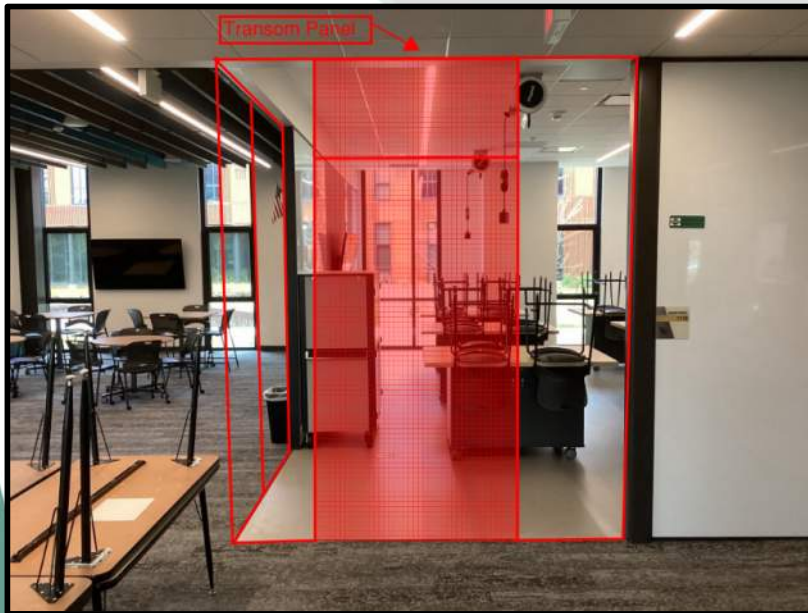


North Star Elementary Adjustable Basketball Hoops





Rock Ridge High School Maker Space Storefronts (2 locations)



New aluminum framing, glass and door to isolate sound.



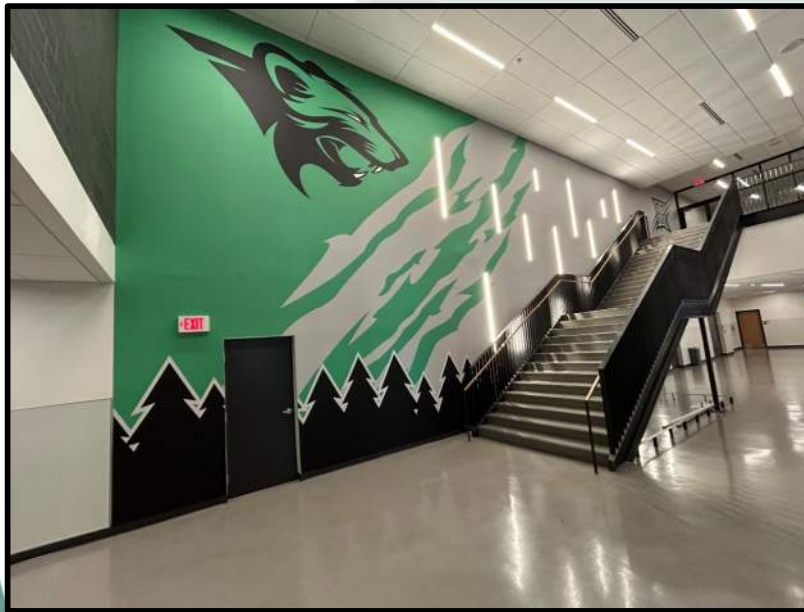
Rock Ridge High School Flex Learning Room Sliding Doors (2 locations)



New partition wall installed, embedded floor track, ramp floor to track, new sliding acoustic doors and patch carpet for flexibility.



Rock Ridge High School Additional Stairwell Graphics





Rock Ridge High School Warranty Replacement Doors



Paint and installation of 14 new replacement doors and hardware under warranty, due to unanticipated high traffic (upgraded door, continuous hinges and heavy duty hardware).



Rock Ridge High School Corten Panel Finish Repair



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Blistering finish repair due to direct sunlight intense heat damage.



Eveleth Demolition Severing and Preserving the New Gym & Fine Arts Building at the South Skywalk Entrance



Selective demolition to sever the Skywalk from the New Gym and Fine Arts building to prevent damage.



Eveleth Demolition

Temporary Infill of New Gym & Fine Arts Building at the South Skywalk Entrance



Padlock and caulk existing doors, cut structural steel, cut/cap existing utilities, install framing, poly/insulation, and installed painted plywood sheathing with perimeter caulking (similar work to be completed on the North Entrance).



Eveleth Demolition Retaining Wall Work to Protect the Tennis Courts



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Remove cap and top two layers of retaining wall, cut rebar and remove skywalk concrete columns, raise existing storm drain, backfill with imported materials to prevent undermining the preserved tennis court.



Gilbert Demolition Additional Below Grade Abatement (4 locations)



- Location #1: Trench from Building to Summit St - 2 pipes 82' each (left)
- Location #2: Industrial Arts Area - 220' of pipe (above)
- Location #3: Tennis Courts (next slide)
- Location #4: Media Center - 46' of pipe



Gilbert Demolition Unforeseen Lower Layers of Tennis Court Abatement



Thicker than anticipated



Abatement requires lining trucks, special disposal and air monitoring.



Gilbert Demolition Tennis Court Removal



Tennis Courts have been abated, soils imported and seeded.



Gilbert Demolition Additional Asphalt Patching

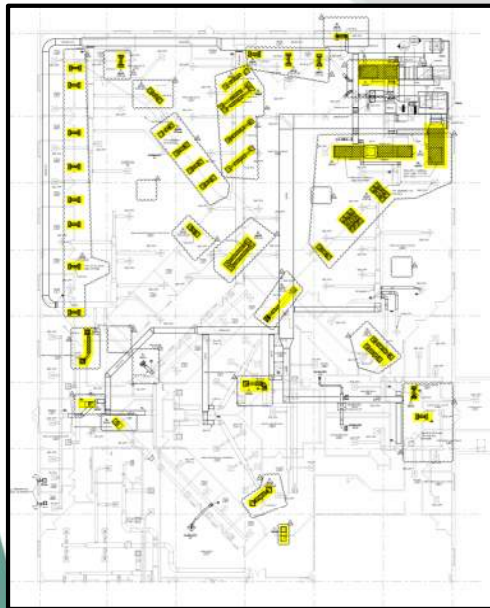




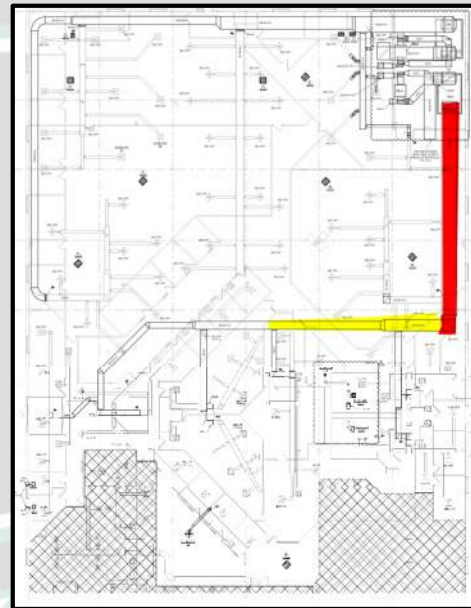
Phase 2 Mechanical

Existing Unforeseen Conditions

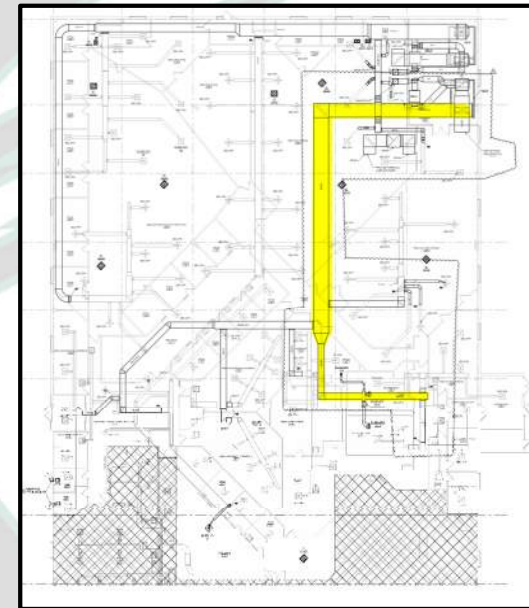
Return Air Duct & Structure vs Duct Design



Return Air Ductwork



Large Supply Duct didn't fit under the structure of the building as originally planned.



Large Supply Duct was rerouted to an area of adequate headroom.



Phase 2 Mechanical Larger Doors for Mechanical Room Access



Upsized the door and reframed the wall. Giving more clearance to the drinking fountain in the corridor (not shown).



Phase 2 Mechanical Larger Doors for Ease of Furniture Movement





Phase 2 Mechanical Closet Finishes After Ductwork Removal



Before



Phase 2 Mechanical Closets Finished with Drywall



After: Sheetrocked wall and added light fixture and switch in each.



Phase 2 Mechanical Exterior Wall Retrofit (Moisture)



Removed brick and interior drywall due to mold and deteriorated materials below the existing duct work openings. Brick around the hose bib and outlet wasn't supported. Replaced with new brick, flashing and interior drywall.



Phase 2 Mechanical Added East Drain Tile



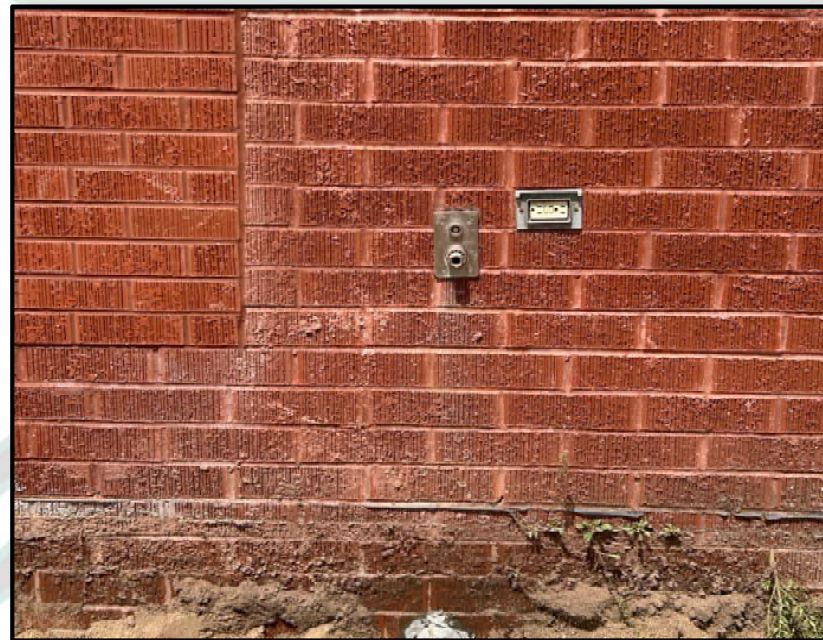
Before



Installing drain tile and washed rock to direct water away from the building.



Phase 2 Mechanical Exterior Hose Bib & Outlet Replacements



After demo of the existing ground Air Handling Units, it was discovered that there are exposed electrical outlets, and a faulty hose bib. Repaired to meet code at multiple locations.



Phase 2 Mechanical State Mandated Additional Foam Insulation



State Mandated insulation on new support beams was not part of the bid, but required additional per the State Plan Review comments. Foam Insulation with an intumescent coating has been applied.



Phase 2 Mechanical Added Exterior Stairs at North Entrance



Additional stairs at the North Entrance (Door 3) alternative to ADA sidewalk ramp.



Phase 2 Mechanical Roof Hatch & Safety Guardrail

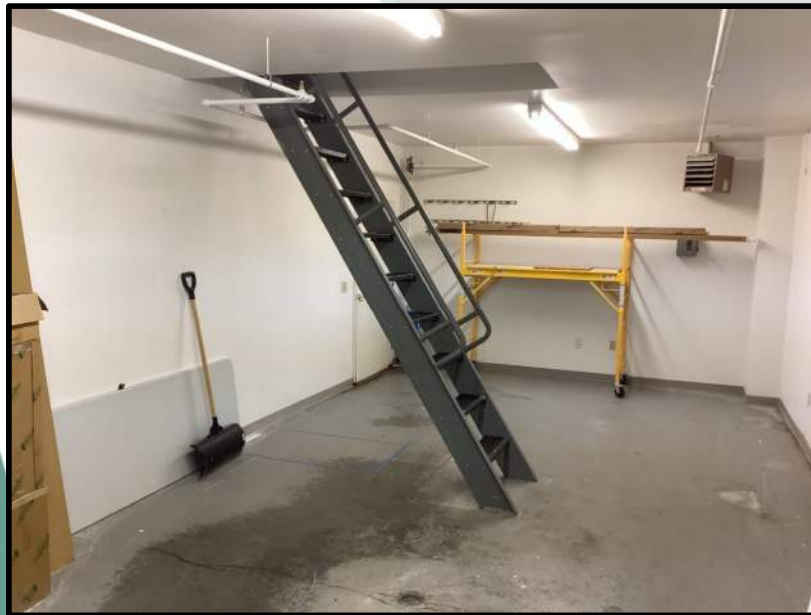


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Roof hatch installed to allow safe OSHA compliant access to rooftop units for maintenance.



Phase 2 Mechanical Roof Hatch Ship's Ladder



Ship's ladder installed to allow safe OSHA compliant access to rooftop units for maintenance.



Phase 2 Mechanical Additional Patching & Paint



Before



After

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When the building was acquired, there were holes left behind from cubicle data rough-ins, that was patched and painted for ALP occupancy.



Phase 2 Mechanical Additional Patching & Paint



When the building was acquired, there were holes left behind from cubicle data rough-ins, that was patched and painted for ALP occupancy.



Phase 2 Mechanical Sound Deadening Insulation Over Offices



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Sound insulation installed 4' on each side of interior walls to limit sound transfer at existing offices.



Phase 2 Mechanical



Carpet Installation at Vestibule and Reception Area



Demo of existing carpet, base, and tile.
Install of floor leveler, carpet, base, and walk off mat.



Phase 2 Mechanical Wall Finish at Vestibule and Reception Area



Demo of wall paper and skim walls.
Patching and mudding as needed for primer and paint.



Phase 2 Mechanical Plaque/Sculpture Wall Reinforcement and Install



Due to weight of the plaque/sculptures, the wall will need to be reinforced with 2 layers of $\frac{3}{4}$ " fire rated plywood, drywall, painting and mounting.



North Star Elementary

- **-\$140K Budget Shortfall**
 - Corner Offices
 - Additional Gym Finishes Work
 - Flood Damage
 - Asphalt Paving
 - Parking Lot Grading



Gilbert & Eveleth Demo Project:

- **-\$187K Budget Shortfall**
- **Eveleth Campus:**
 - +\$244K New Gym Building Demolition Credit
 - -\$300K Additional Cost to sever
 - Cut Pillars
 - Existing Retaining Wall Revisions (Tennis Courts)
 - Temp Enclosures
 - Added Soil Import
 - Segregating Utilities
 - Added Supervision/Administration
 - Double handling of debris material
 - +\$300K City Reimbursement to sever (added to Land Sale)
 - +\$500K Original Land Sale Agreement
- **Gilbert Campus:**
 - Below Grade Pipe
 - Tennis Courts



Phase 2 Mechanical District Administration Building

- **-\$230K Budget Shortfall**
 - Return Air Duct
 - Structure Vs Duct Design
 - Added Wide Doors
 - Added East Drain Tile
 - Closet Finishes Post HVAC
 - Ext. Hose Bibs Replaced
 - Ext. Outlets Replaced
 - State Mandated Foam Insulation
 - Ext. Wall Retrofit (moisture)
 - Add Ext. North Stairs
 - 3rd Party Commissioning
 - Office Partition Wall Sound Insulation
 - Horn/Strobe
 - Existing Generator Conductor Removal
 - Sprinkler Code Coverage
 - Existing Roof Repair
 - Existing Brick Repair (North)
 - Golf/ Team Vinyl Base
 - Golf/Team Patch/Paint
 - Outside Air Dampers on ERU's
 - Interior Room Signage
 - Admin Reception:
 - Wallpaper Removal & Prep (KA)
 - Base Removal (KA)
 - Carpet & Base (Contract Tile)
 - Patch & Paint
 - Admin Vestibule
 - Demo Tile (KA)
 - Infill Floor (KA)
 - Wallpaper Removal (KA)
 - Patch & Paint
 - Roof Insulation Lagging (NIC Building Inspection)
 - Plaques/Sculptures Wall Reinforcement



Rock Ridge High School Items KA Coordinated and Supervised



Coordination and Supervision of:

- Louvers on rooftop touched up with paint
- Remaining stage screws installed
- Bathroom partition hinges installed
- Paint touch up and repairs
- Light fixture in auditorium installed
- Performing Arts Center stage face replacement complete
- Replacement of cracked pool grate
- Miscellaneous door hardware adjustments and repairs
- Adjusting Mechanical and Electrical Units
- Revised IT Room Sprinkler System
- Makers Space
- Flex Learning Divider Wall/Doors



North Star:
-\$140K Budget Shortfall

Gilbert & Eveleth Demo:
-\$187K Budget Shortfall

PHASE II ADMIN & RRHS:
-\$230K Budget Shortfall

Eveleth Demo:
+\$244K Demolition Credit
-\$300K Added Cost to sever
+\$300K City Reimbursement
+\$500K Land Agreement Sale

SUMMARY:
+\$187K
Total Net Surplus
of Funds

PROJECT COST RECONCILIATION



BUDGET


Laurentian Original	Laurentian Current	Laurentian Spent-to-Date	Laurentian Remaining
			\$ 656,701.78
\$ 34,000,000.00	\$ 33,343,298.22	\$ 33,343,298.22	\$ -
\$0.00	\$0.00		

RRHS Original	RRHS Current	RRHS Spent-to-Date	RRHS Remaining
			\$ 22,255.00
\$ 114,500,000.00	\$ 124,012,264.54	\$ 123,990,009.54	\$ 22,255.00
\$0.00	\$0.00		

Demolition Original	Demolition Current	Demolition Spent-to-Date	Demolition Remaining
			\$ 4,214,819.73
\$ 7,500,000.00	\$ 12,781,455.82	\$ 8,566,636.09	\$ 4,214,819.73
\$0.00	\$0.00		

North Star Original	North Star Current	North Star Spent-to-Date	North Star Remaining
			\$ 5,293,802.35
\$ 27,000,000.00	\$ 41,195,254.38	\$ 35,901,452.03	\$ 5,293,802.35
\$0.00	\$0.00		

Mech Upgrade PH2 Current	Mech Upgrade PH2 Spent-to-Date	Mech Upgrade PH2 Remaining
		\$ 619,927.90
\$ 1,643,373.00	\$ 1,023,445.10	\$ 619,927.90
\$0.00		



MASTER BUDGET

+\$230K For Added Work

+\$146K ADD FF&E

+\$187K Added Scope Gilbert & Eveleth

+\$140K Added Scope NSE

Grand Total Current	Grand Total Spent-to-Date	Grand Total Remaining
\$ 212,975,645.97	\$ 201,801,395.88	\$ 11,174,250.09
\$0.00		

DISTRICT HAS SPENT 95% OF ALL CURRENTLY-ALLOCATED FUNDS FOR THESE PROJECTS



Unallocated Funds Update (As of 8/12/24)

\$ 3,914,376 Current Remaining Funds (including Approved Amendment #15)
+\$ 193,000 Approximate Net Credit from Eveleth Land/Building Sale
(-\$1,862,565) Building 1404 Purchase

\$ 2,244,811 Current Remaining Funds for Building Projects

Note: May not include all additional work completed by the District.

Future Additional Facility Potential Projects:

- **Building 1404 Remodeling**
 - Special Ed
 - Sports Complex
 - Bus Garage
- **District Admin Building Remodeling**
 - District Offices



KA Contract Amendment #15



Review of CM Contract Amendment #15



KA Contract Amendment #15

Contract Amendment History




- **\$178,500,000**
 - Original referendum amount
- 1. **\$190,000,000 (CM Amendment #01)**
 - +\$11.5M of: bond interest, school board contributions, fundraising, capital fund, ERATE, & deferred maint. commitments
- 2. **\$190,500,000 (CM Amendment #02)**
 - +\$500k of fundraising commitments & a General Conditions budget refinement
- 3. **\$190,900,000 (CM Amendment #03)**
 - +\$400k of fundraising commitments & a General Conditions budget refinement
- 4. **\$191,500,000 (CM Amendment #04)**
 - Added Fundraising Commitments, ESSER Funding, & Real Estate Sale Proceeds
- 5. **\$192,950,000 (CM Amendment #05)**
 - Added Fundraising Commitments (\$300k), School Funding (\$500k), & Deferred Maintenance/Taconite Funding (\$700k)
- 6. **\$193,300,828 (CM Amendment #06)**
 - Added Fundraising Commitments (\$360k)
- 7. **\$198,000,828 (CM Amendment #07)**
 - Added Funding From IRRRB to North Star (\$4.7M)
- 8. **\$198,302,597 (CM Amendment #08)**
 - Added Funding From Deferred Maint. For District Admin Building & Wrestling Area Work (\$302K)
- 9. **\$198,302,597 (CM Amendment #09)**
 - No Changes to Total Referendum Funding – Budget Finalization of Rock Ridge High School project
- 10. **\$201,402,597 (CM Amendment #10)**
 - Added funding from IRRRB (\$3.1M)
- 11. **\$203,752,920 (CM Amendment #11)**
 - Added funding from Additional Bond (\$2.35M)
- 12. **\$206,179,788 (CM Amendment #12)**
 - Added funding for Gilbert Demo and RR Mech PH2 Building Permit (\$2.43M)
- 13. **\$207,766,747 (CM Amendment #13)**
 - Added funding is for Owner direct spending at RRHS, which does not affect KA's contract
 - KA Amendment is for added Site Services and CM Fee for added scope in existing North Star gym and site under VHS building (\$235K), allocated from within the NSE budget (no added funding to NSE).
- 14. **\$212,272,348 (CM Amendment #14)**
 - Added funding is for Eveleth Demo and Owner adds at RRHS, RR Mech PH2, and Parkview (\$4.5M total additional scope)
- 15. **\$212,975,646 (CM Amendment #15)**
 - \$703K Added funding for Add'l work at RRHS, NSE, Dist. Admin Bldg, and Unforeseen items on Gilbert & Eveleth Demo Projects



KA Contract Amendment #15 Contract Amendment Summary



- **Total ADD amount of appx. \$237,848.32**
 1. General Conditions: **-\$56,815.23**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 2. Site Services: **+\$112,178.34**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 3. Reimbursable Expenses: **+\$126,191.51**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 4. CM Fee: **+\$56,293.70**
 - Contractual 2% of total currently-recorded Cost of the Work

				12-Aug-24	
	CM Amendment #14 (MAR 2024)	CM Amendment #15 (AUG 2024)	Net Change	Remarks	
ISD#2909 Rock Ridge Public Schools - Grand Total					
KA General Conditions	\$ 5,386,903.62	\$ 5,330,088.39	\$ (56,815.23)		
KA Site Services	\$ 8,209,366.78	\$ 8,321,545.12	\$ 112,178.34	1. Net amendment change of appx. \$237,848.32 -	
KA Reimbursables	\$ 1,427,245.58	\$ 1,553,437.09	\$ 126,191.51	Primarily due to the added scope of work at Demo,	
KA Construction Manager Fee (Construction)	\$ 3,471,908.86	\$ 3,528,202.56	\$ 56,293.70	NSE, Parkview, District Admin Building, and RRHS.	
Grand Total (Breakouts #01 - #04)	\$ 18,495,424.84	\$ 18,733,273.16	\$ 237,848.32		
Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)					
KA General Conditions	\$ 715,137.51	\$ 715,137.51	\$ -		
KA Site Services	\$ 1,549,833.00	\$ 1,549,833.00	\$ -	1. No Adjustments on this Amendment.	
KA Reimbursables	\$ 222,447.55	\$ 222,447.55	\$ -	2. Project is complete.	
KA Construction Manager Fee (Construction)	\$ 531,245.73	\$ 531,245.73	\$ -		
Subtotal Breakout #01	\$ 3,018,663.79	\$ 3,018,663.79	\$ -		
Breakout #02: Rock Ridge High School					
KA General Conditions	\$ 3,228,725.88	\$ 3,228,725.88	\$ -		
KA Site Services	\$ 3,840,645.70	\$ 3,840,645.70	\$ -	1. No Adjustments on this Amendment.	
KA Reimbursables	\$ 762,846.18	\$ 762,846.18	\$ -	2. Project is complete.	
KA Construction Manager Fee (Construction)	\$ 2,019,563.27	\$ 2,019,563.27	\$ -		
Subtotal Breakout #02	\$ 9,851,781.03	\$ 9,851,781.03	\$ -		
Breakout #03: Structural Demolition Projects (through Gilbert demo)					
KA General Conditions	\$ 217,362.00	\$ 189,867.37	\$ (27,494.63)		
KA Site Services	\$ 1,147,601.08	\$ 1,151,196.22	\$ 3,595.14	1. Partial GC give-back for unused funds, along with	
KA Reimbursables	\$ 185,668.99	\$ 226,545.84	\$ 40,876.85	added Site Services, Reimbursables, and Fee for the	
KA Construction Manager Fee (Construction)	\$ 221,662.86	\$ 271,741.32	\$ 50,078.46	additional scope occurring at the Eveleth and Gilbert	
Subtotal Breakout #03	\$ 1,772,294.93	\$ 1,839,350.75	\$ 67,055.82	Campuses.	
Breakout #04: North Star Elementary School (formerly Virginia Elementary School)					
KA General Conditions	\$ 1,211,655.83	\$ 1,129,357.63	\$ (82,298.20)		
KA Site Services	\$ 1,588,967.00	\$ 1,665,902.20	\$ 76,935.20	1. Partial GC give-back for unused funds, along with	
KA Reimbursables	\$ 222,752.26	\$ 304,066.92	\$ 81,314.66	added Site Services, Reimbursables, and Fee for the	
KA Construction Manager Fee (Construction)	\$ 672,782.00	\$ 676,259.56	\$ 3,477.56	additional scope at NSE, Parkview and RRHS.	
Subtotal Breakout #04	\$ 3,696,157.09	\$ 3,775,586.31	\$ 79,429.22		
Breakout #05: RRPS District Admin Building Mechanical Upgrade - Phase 2					
KA General Conditions	\$ 14,022.40	\$ 67,000.00	\$ 52,977.60		
KA Site Services	\$ 82,320.00	\$ 113,968.00	\$ 31,648.00	1. Added Scope throughout the building for ALP	
KA Reimbursables	\$ 33,530.60	\$ 37,530.60	\$ 4,000.00		
KA Construction Manager Fee (Construction)	\$ 26,655.00	\$ 29,392.68	\$ 2,737.68		
Subtotal Breakout #05	\$ 156,528.00	\$ 247,891.28	\$ 91,363.28		



KA
Contract
Amendment #15

Contract
Amendment
Details



Conclusion & Discussion



Questions?

Board Approval?

***REQUESTING VOTE TO APPROVE KRAUS-ANDERSON'S
CM CONTRACT AMENDMENT #15 FOR \$237,848.32***



THANK YOU!

**#FIERCELY
UNITED**



**#ROCKRIDGE
RISING**

GO WOLVERINES!