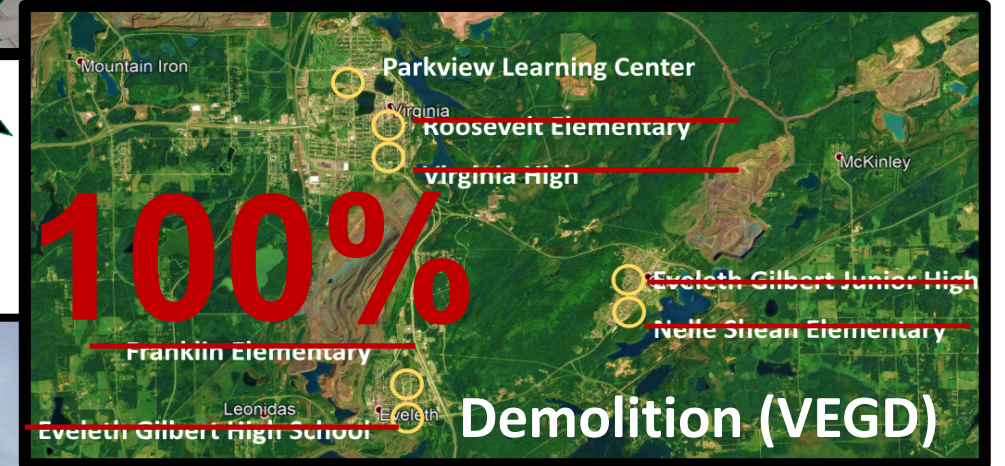




# Rock Ridge Public Schools: KA Amendment #17 – 24 FEBRUARY 2025





# AGENDA



- 1. Finalized Project Budgets Summary**
- 2. KA Contract Amendment #17**
- 3. Questions/Board Approval**



# Finalized Project Budgets



# RR DISTRICT FUNDING TYPES:

FUND #6 = REFERENDUM CONSTRUCTION BUDGET

FUND #5 = DEFERRED MAINTENANCE OF EXISTING FACILITIES

- North Star Existing Gym Remodel (revenue transferred)
- Phase 1 Mechanical
- Phase 2 Mechanical (partial)



# PROJECTS COST SUMMARY:

## North Star Elem:

**\$ 41,555,791** Total Cost

**\$1,730,000**

**Fund 5 Costs Included – Revenues Transferred**

## Demolition Projects:

**\$ 12,167,049** Total Cost

## RR High School:

**\$125,577,619** Total Cost

## Phase 2 Admin Building:

**\$ 549,953** Total Fund 6 Costs  
**\$1,113,255** Total Fund 5 Costs

**\$ 1,661,601** Total Fund 5 & 6 Costs

**\$1,722,127**  
Misc. District Costs to  
Fund 06 Code 005

## Phase 1 Admin Building:

**\$ 1,272,451** Total Fund 5 Costs

## Laurentian Elem:

**\$ 32,922,440** Total Cost

## Building #1404:

**\$ 2,019,915** Total Cost

## SUMMARY:

**\$ 216,451,894** Grand Total Cost

**\$4,134,706** Total Fund 5 Cost



# MASTER BUDGET

Current Budgets =  
Costs to-Date per District BM +  
Remaining Contractor Costs

Laurentian Original	Laurentian Current	Laurentian Spent-to-Date	Laurentian Remaining
			\$ 1,077,560.00
\$ 34,000,000.00	\$ 32,922,440.00	\$ 32,922,440.00	\$ -
\$0.00	\$0.00		

PH2 Mech to Fund 06	PH2 Mech to Fund 06	PH2 Mech to Fund 06
		\$ 197,628.18
\$ 204,038.18	\$ 6,410.00	\$ 197,628.18
\$0.00		

RRHS Original	RRHS Current	RRHS Spent-to-Date	RRHS Remaining
			\$ -
\$ 114,500,000.00	\$ 125,577,619.00	\$ 125,577,619.00	\$ -
\$0.00	\$0.00		

1404 Building Current	1404 Building Spent-to-Date	1404 Building Remaining
		\$ 426,116.18
\$ 2,289,281.18	\$ 1,863,165.00	\$ 426,116.18
\$0.00		

Demolition Original	Demolition Current	Demolition Spent-to-Date	Demolition Remaining
			\$ 196,342.84
\$ 7,500,000.00	\$ 14,786,384.35	\$ 14,590,041.51	\$ 196,342.84
\$0.00	\$0.00		

Grand Total Current	Grand Total Spent-to-Date	Grand Total Remaining
\$ 217,335,553.13	\$ 216,451,893.96	\$ 883,659.17
\$0.00		

North Star Original	North Star Current	North Star Spent-to-Date	North Star Remaining
			\$ 63,571.97
\$ 27,000,000.00	\$ 41,555,790.42	\$ 41,492,218.45	\$ 63,571.97
\$0.00	\$0.00		

Demo: \$12,167,049  
Other costs to Fund 06 under code 005:  
\$2,619,335 (PH2 Mech, Dist. Admin Adds,  
Misc. District spending, etc.)

DISTRICT HAS SPENT  
99.5% OF ALL CURRENTLY-  
ALLOCATED FUNDS FOR  
THESE PROJECTS <sup>6</sup>



# KA Contract Amendment #17



# Review of CM Contract Amendment #17



# KA Contract Amendment #17

## 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
- 16. **\$215,343,297 (CM Amendment #16)**
  - \$2.4M Added funding for Add'l work at RRHS, NSE, Dist. Admin Bldg, LES, FFE items, and design of Building 1404
- 17. **\$217,335,553 (CM Amendment #17)**
  - \$1.98M Added funding for City of Eveleth purchase of land/building & reimbursement for keeping 90's addition, savings from demo)





# KA Contract Amendment #17 Contract Amendment Summary



- **Total DEDUCT amount of appx. -\$120,238.89**
  1. General Conditions: +\$8,752.54
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  2. Site Services: -\$49,964.74
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  3. Reimbursable Expenses: +\$9,114.65
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  4. CM Fee: -\$88,141.34
    - Contractual 2% of total currently-recorded Cost of the Work



	CM Amendment #16	CM Amendment #17	Net Change	Remarks
<b>ISD#2909 Rock Ridge Public Schools - Grand Total</b>				
KA General Conditions	\$ 5,221,944.99	\$ 5,230,697.53	\$ 8,752.54	
KA Site Services	\$ 8,357,970.78	\$ 8,308,006.04	\$ (49,964.74)	
KA Reimbursables	\$ 1,512,634.04	\$ 1,521,748.69	\$ 9,114.65	
KA Construction Manager Fee (Constructio	\$ 3,553,202.07	\$ 3,465,060.73	\$ (88,141.34)	
<b>Grand Total (Breakouts #01 - #04)</b>	<b>\$ 18,645,751.88</b>	<b>\$ 18,525,512.99</b>	<b>\$ (120,238.89)</b>	1. Net amendment change of appx. <b>-\$120,238.89</b> - Primarily due to the savings on the Eveleth Campus Demo

<b>Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)</b>				
KA General Conditions	\$ 715,137.51	\$ 715,137.51	\$ -	
KA Site Services	\$ 1,549,833.00	\$ 1,549,833.00	\$ -	
KA Reimbursables	\$ 222,447.55	\$ 222,447.55	\$ -	
KA Construction Manager Fee (Constructio	\$ 531,245.73	\$ 531,245.73	\$ -	
<b>Subtotal Breakout #01</b>	<b>\$ 3,018,663.79</b>	<b>\$ 3,018,663.79</b>	<b>\$ -</b>	1. No Adjustments on this Amendment. 2. Project is complete.

<b>Breakout #02: Rock Ridge High School</b>				
KA General Conditions	\$ 3,228,725.88	\$ 3,228,725.88	\$ -	
KA Site Services	\$ 3,840,645.70	\$ 3,840,645.70	\$ -	
KA Reimbursables	\$ 762,846.18	\$ 762,846.18	\$ -	
KA Construction Manager Fee (Constructio	\$ 2,019,563.27	\$ 2,019,563.27	\$ -	
<b>Subtotal Breakout #02</b>	<b>\$ 9,851,781.03</b>	<b>\$ 9,851,781.03</b>	<b>\$ -</b>	1. No Adjustments on this Amendment. 2. Project is complete.

<b>Breakout #03: Structural Demolition Projects (through Eveleth demo)</b>				
KA General Conditions	\$ 96,551.65	\$ 96,729.93	\$ 178.28	
KA Site Services	\$ 1,127,074.16	\$ 1,077,112.42	\$ (49,961.74)	
KA Reimbursables	\$ 174,936.53	\$ 179,063.85	\$ 4,127.32	
KA Construction Manager Fee (Constructio	\$ 299,820.82	\$ 210,968.25	\$ (88,852.57)	
<b>Subtotal Breakout #03</b>	<b>\$ 1,698,383.16</b>	<b>\$ 1,563,874.45</b>	<b>\$ (134,508.71)</b>	1. GC's & Fee unused funds give back.

<b>Breakout #04: North Star Elementary School (formerly Virginia Elementary School)</b>				
KA General Conditions	\$ 1,131,643.33	\$ 1,140,217.59	\$ 8,574.26	
KA Site Services	\$ 1,688,529.92	\$ 1,688,526.92	\$ (3.00)	
KA Reimbursables	\$ 301,373.28	\$ 306,360.61	\$ 4,987.33	
KA Construction Manager Fee (Constructio	\$ 672,675.92	\$ 673,387.15	\$ 711.23	
<b>Subtotal Breakout #04</b>	<b>\$ 3,794,222.45</b>	<b>\$ 3,808,492.27</b>	<b>\$ 14,269.82</b>	1. No Adjustments on this Amendment.

<b>Breakout #05: RRPS District Admin Building Mechanical Upgrade - Phase 2</b>				
KA General Conditions	\$ 49,886.62	\$ 49,886.62	\$ -	
KA Site Services	\$ 136,888.00	\$ 136,888.00	\$ -	
KA Reimbursables	\$ 51,030.50	\$ 51,030.50	\$ -	
KA Construction Manager Fee (Constructio	\$ 29,896.33	\$ 29,896.33	\$ -	
<b>Subtotal Breakout #05</b>	<b>\$ 267,701.45</b>	<b>\$ 267,701.45</b>	<b>\$ -</b>	1. No Adjustments on this Amendment.

<b>Breakout #06: Building 1404</b>				
KA General Conditions	\$ -	\$ -	\$ -	
KA Site Services	\$ 15,000.00	\$ 15,000.00	\$ -	
KA Reimbursables	\$ -	\$ -	\$ -	
KA Construction Manager Fee (Constructio	\$ -	\$ -	\$ -	
<b>Subtotal Breakout #06</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	1. No Adjustments on this Amendment.

# KA Contract Amendment #17

## Contract Amendment Details



# Conclusion & Discussion



# Questions?

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# Board Approval?

***REQUESTING VOTE TO APPROVE KRAUS-ANDERSON'S  
CM CONTRACT AMENDMENT #17 FOR **-\$120,238.89*****



**THANK YOU!**

**#FIERCELY  
UNITED**



**#ROCKRIDGE  
RISING**

**GO WOLVERINES!**