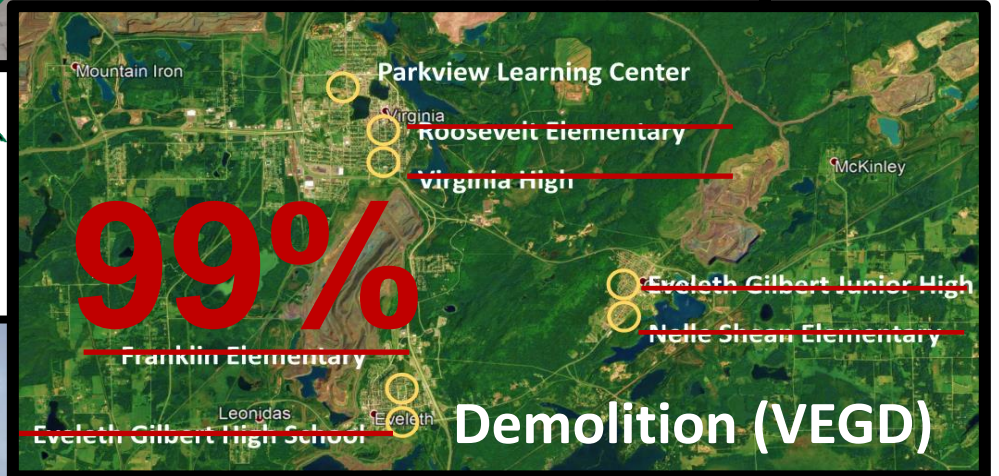




Rock Ridge Public Schools: KA Amendment #16 – 9 DECEMBER 2024





AGENDA

- 1. Finalized Project Budgets**
 - a) Laurentian Elementary**
 - b) RR High School**
 - c) North Star Elementary**
 - d) Phase 1 Mechanical – District Administration**
 - e) Phase 2 Mechanical – District Administration**
 - f) Demolition Projects**
 - g) Building #1404**
- 2. Overall Budget Summary**
- 3. KA Contract Amendment #16**



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)



Laurentian Elementary:

\$ 26,367,962
\$ 6,975,337

Total Hard Costs (Actual Construction)
Total Soft Costs (Administrative Associated Costs)

\$ 33,343,299

Total Project Costs



Rock Ridge High School:

\$ 100,236,245

Total Hard Costs (Actual Construction)

\$ 25,309,604

Total Soft Costs (Administrative Associated Costs)

\$ 124,545,849

Total Project Costs



North Star Elementary:

\$ 33,332,423

Total Hard Costs (Actual Construction)

\$ 8,269,989

Total Soft Costs (Administrative Associated Costs)

\$ 41,602,412

Total Project Costs

(\$1,730,000 Fund 5 Costs Included – revenue transferred)



Phase 1 Mechanical:



\$1,162,317	Total Hard Costs (Actual Construction)
\$ 110,135	Total Soft Costs (Administrative Associated Costs)
<hr/>	
\$ 1,272,452	Total Project Costs
	Fund 5 – Deferred Maintenance Budget



Phase 2 Mechanical:

\$ 185,038

Total Hard Costs (Actual Construction)

\$ 355,309

Total Soft Costs (Administrative Associated Costs)

\$ 540,347

**Total Project Costs
(FUND 6 Construction Budget Only)**

\$ 1,151,254

Fund 5 – Deferred Maintenance Budget

\$ 1,691,601

Total Fund 5 & 6 Budgets Combined



Demolition Projects:

\$ 10,021,913
\$ 2,269,562

Total Hard Costs (Actual Construction)
Total Soft Costs (Administrative Associated Costs)

\$ 12,291,475

Total Project Costs

ESTIMATED: COSTS NOT FINALIZED YET - 99% COMPLETED



Building #1404:

\$1,863,165	Building Purchase
\$ 0	Total Hard Costs (Actual Construction)
\$ 156,750	Total Soft Costs (Administrative Associated Costs)
<hr/>	
\$2,019,915	Total Project Costs

Currently in Design Phase



PROJECTS COST SUMMARY:

North Star Elem:

\$ 41,602,412 Total Cost

\$1,730,000

Fund 5 Costs Included – Revenues Transferred

Demolition Projects:

\$ 12,291,475 Total Cost

ESTIMATED: COSTS NOT FINALIZED YET 99%

RR High School:

\$125,545,849 Total Cost

Phase 2 Admin Building:

\$ 540,347 Total Fund 6 Costs

\$1,151,254 Total Fund 5 Costs

\$ 1,691,601 Total Fund 5 & 6 Costs

Laurentian Elem:

\$ 33,343,299 Total Cost

SUMMARY:

\$ 215,343,297 Grand Total Cost

ESTIMATED: COSTS NOT FINALIZED YET

\$4,155,619 Total Fund 5 Cost

Building #1404:

\$ 2,019,915 Total Cost

Phase 1 Admin Building:

\$ 1,272,451 Total Fund 5 Costs



BUDGET



MASTER 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		

Mech Upgrade PH2 Current	Mech Upgrade PH2 Spent-to-Date	Mech Upgrade PH2 Remaining
		\$ 503,691.73
\$ 1,691,600.73	\$ 1,187,909.00	\$ 503,691.73
\$0.00		

RRHS Original	RRHS Current	RRHS Spent-to-Date	RRHS Remaining
			\$ -
\$ 114,500,000.00	\$ 125,545,848.36	\$ 125,545,848.36	\$ -
\$0.00	\$0.00		

+\$48K For Added Work

+\$1.5M ADD FF&E

-\$490K Savings from Eveleth

+\$407K Added Scope NSE & LES and FFE Items

Demolition Original	Demolition Current	Demolition Spent-to-Date	Demolition Remaining
			\$ 677,004.18
\$ 7,500,000.00	\$ 12,291,474.36	\$ 11,614,470.18	\$ 677,004.18
\$0.00	\$0.00		

Grand Total Current	Grand Total Spent-to-Date	Grand Total Remaining
\$ 217,202,131.95	\$ 211,687,128.11	\$ 5,515,003.84
\$0.00		

North Star Original	North Star Current	North Star Spent-to-Date	North Star Remaining
			\$ 418,900.03
\$ 27,000,000.00	\$ 41,602,411.38	\$ 41,183,511.35	\$ 418,900.03
\$0.00	\$0.00		

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



Unallocated Funds Update (As of 12/9/24)

\$ 1,149,203	Current Remaining Funds (including Approved Amendment #16)
+\$ 500,000	City of Eveleth Land Purchase – 90’s Addition/Gym Building Sale
+\$ 209,636	City of Eveleth 90’s Addition/Gym Preservation & Severing Costs
\$ 1,858,839	Current Remaining Funds for Building Projects



KA Contract Amendment #16



Review of CM Contract Amendment #16



KA Contract Amendment #16

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



KA Contract Amendment #16 Contract Amendment Summary



- **Total DEDUCT amount of appx. -\$87,521.28**
 1. General Conditions: **-\$83,143.40**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 2. Site Services: **+\$11,425.66**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 3. Reimbursable Expenses: **-\$40,803.05**
 - Budget Refinement to match project progressions
 - 100% returned if/when unspent
 4. CM Fee: **+\$24,999.51**
 - Contractual 2% of total currently-recorded Cost of the Work



	CM Amendment #15	CM Amendment #16	Net Change	Remarks
ISD#2909 Rock Ridge Public Schools - Grand Total				
KA General Conditions	\$ 5,330,088.39	\$ 5,221,944.99	\$ (108,143.40)	1. Net amendment change of appx. -\$87,521.28 - Primarily due to the savings on the Eveleth Campus Demo
KA Site Services	\$ 8,321,545.12	\$ 8,357,970.78	\$ 36,425.66	
KA Reimbursables	\$ 1,553,437.09	\$ 1,512,634.04	\$ (40,803.05)	
KA Construction Manager Fee (Constructio	\$ 3,528,202.56	\$ 3,553,202.07	\$ 24,999.51	
Grand Total (Breakouts #01 - #04)	\$ 18,733,273.16	\$ 18,645,751.88	\$ (87,521.28)	
Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)				
KA General Conditions	\$ 715,137.51	\$ 715,137.51	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
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	\$ -	
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	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
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	\$ -	
Subtotal Breakout #02	\$ 9,851,781.03	\$ 9,851,781.03	\$ -	
Breakout #03: Structural Demolition Projects (through Gilbert demo)				
KA General Conditions	\$ 189,867.37	\$ 96,551.65	\$ (93,315.72)	1. GC's, Site Services, and Reimbursables unused funds give back. Fee add for added contractor work throughout project.
KA Site Services	\$ 1,151,196.22	\$ 1,127,074.16	\$ (24,122.06)	
KA Reimbursables	\$ 226,545.84	\$ 174,936.53	\$ (51,609.31)	
KA Construction Manager Fee (Constructio	\$ 271,741.32	\$ 299,820.82	\$ 28,079.50	
Subtotal Breakout #03	\$ 1,839,350.75	\$ 1,698,383.16	\$ (140,967.59)	
Breakout #04: North Star Elementary School (formerly Virginia Elementary School)				
KA General Conditions	\$ 1,129,357.63	\$ 1,131,643.33	\$ 2,285.70	1. Give-back for unused funds Reimbursables & Fee. Added GC's for additional work performed at NSE. Added Site Services for additional scope at NSE, LES, & Building 1404.
KA Site Services	\$ 1,665,902.20	\$ 1,688,529.92	\$ 22,627.72	
KA Reimbursables	\$ 304,066.92	\$ 301,373.28	\$ (2,693.64)	
KA Construction Manager Fee (Constructio	\$ 676,259.56	\$ 672,675.92	\$ (3,583.64)	
Subtotal Breakout #04	\$ 3,775,586.31	\$ 3,794,222.45	\$ 18,636.14	
Breakout #05: RRPS District Admin Building Mechanical Upgrade - Phase 2				
KA General Conditions	\$ 67,000.00	\$ 49,886.62	\$ (17,113.38)	1. Added Scope throughout the building for ALP
KA Site Services	\$ 113,968.00	\$ 136,888.00	\$ 22,920.00	
KA Reimbursables	\$ 37,530.60	\$ 51,030.50	\$ 13,499.90	
KA Construction Manager Fee (Constructio	\$ 29,392.68	\$ 29,896.33	\$ 503.65	
Subtotal Breakout #05	\$ 247,891.28	\$ 267,701.45	\$ 19,810.17	
Breakout #06: Building 1404				
KA General Conditions	\$ -	\$ -	\$ -	1. Preconstruction Services for Design of Building 1404
KA Site Services	\$ -	\$ 15,000.00	\$ 15,000.00	
KA Reimbursables	\$ -	\$ -	\$ -	
KA Construction Manager Fee (Constructio	\$ -	\$ -	\$ -	
Subtotal Breakout #05	\$ -	\$ 15,000.00	\$ 15,000.00	

KA Contract Amendment #16

Contract Amendment Details



Conclusion & Discussion



Questions?

Board Approval?

***REQUESTING VOTE TO APPROVE KRAUS-ANDERSON'S
CM CONTRACT AMENDMENT #16 FOR -\$102,521.28***



THANK YOU!

**#FIERCELY
UNITED**



**#ROCKRIDGE
RISING**

GO WOLVERINES!