



# Rock Ridge Public Schools: Quarterly Update – 23 OCT 2023



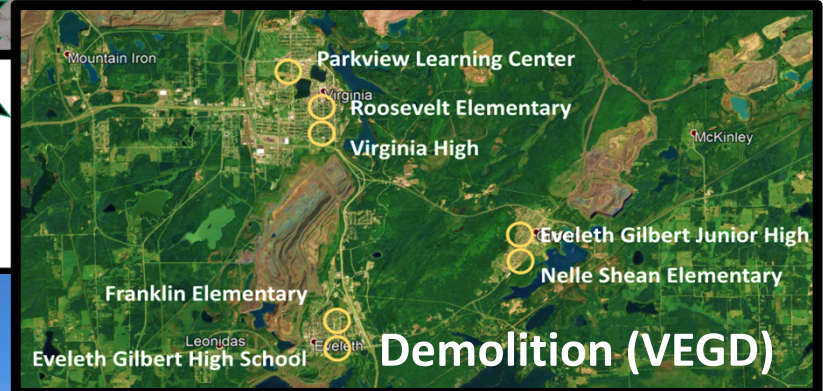
Rock Ridge High School (RRHS)



North Star Elementary School (NSE)



Laurentian Elementary School (LES)



District Administration Building (DAB)  
Upgrades





# AGENDA



## 1. Review Overall “Core 4” Progress

- **Schedule** Update
- **Safety** Update
- **Quality** Update
- **Budget** Update

## 2. KA Contract Amendment #10 Presentation

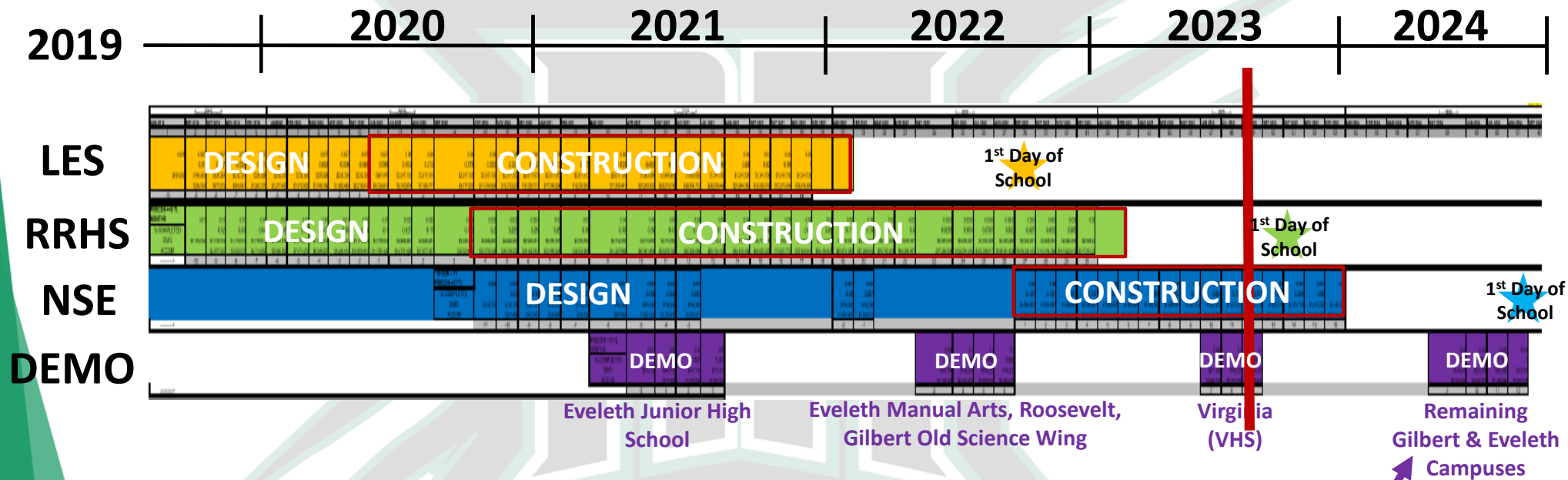




# SCHEDULE



# MASTER SCHEDULE



- 100% Complete Laurentian Elementary
- 100% Complete Rock Ridge High School
- 65% Complete North Star Elementary
- 99% Complete Demolition Projects (thru Virginia Campus)\*

\*Scope Dependent on District Priorities



# **REMAINING WORK**

## **Rock Ridge High School**



- ~~1. Gym Floor Touch-Ups (April, 2023)~~
- ~~2. Stripe Running Track (May, 2023)~~
- ~~3. Install Fence Wind Screens at Baseball/Softball Fields (May, 2023)~~
- ~~4. Landscaping & Site Work Touchups (May, 2023)~~
- ~~5. Performing Arts Center – Final Programming of Lights (May, 2023)~~
- ~~6. Grandstands at Varsity Baseball & Varsity Softball RR-FFE (May, 2023)~~
- ~~7. Stadium Grandstand Scrim Finishes RR-FFE (May, 2023)~~
- ~~8. Video Board at Aquatics Center RR-FFE (May, 2023)~~
- ~~9. 11-Month Warranty Inspection – Site (August, 2023)~~
- ~~10. 11-Month Warranty Inspection – Envelope (September, 2023)~~
- 11. 11-Month Warranty Inspection – Building (December, 2023)**





# SAFETY



# SAFETY SUMMARY



## Current Updates:

- ~**75** Workers/Day
- ~**10** District Contractors Active On-Site
- Zero (**0**) Additional Lost-Time Accidents
- Zero (**0**) OSHA Violations / Citations
- O.S.H.A. Consultation Program Ongoing
  - N.S.E. Consultation: 18 OCT, 2023



# QUALITY

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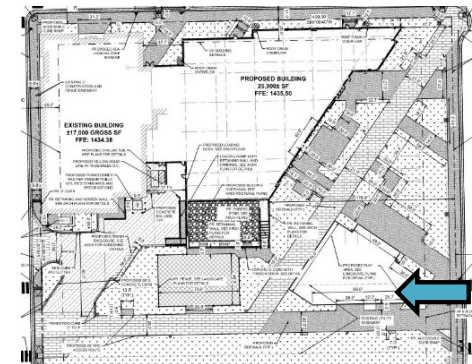
Cunningham

# DEMOLITION PHOTO UPDATE



# Malone/Annex & VHS Demo

Aerial  
Photo  
SEP 2023







# VIRGINIA DEMO







# VIRGINIA DEMO





# VIRGINIA DEMO







# VIRGINIA DEMO







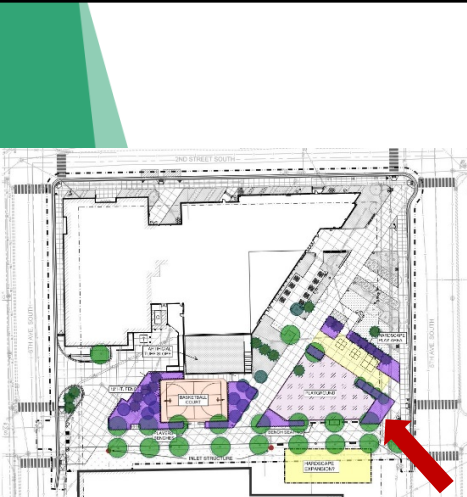
Cunningham

# NORTH STAR ELEMENTARY PHOTO UPDATE

**October  
2023**



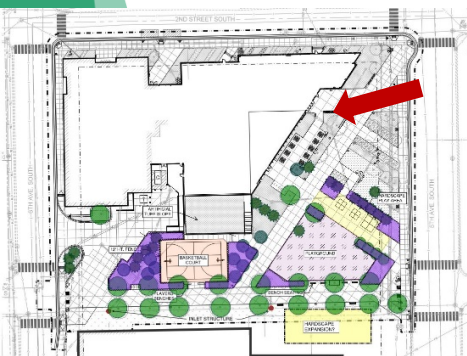
## EXTERIOR (Front)







## EXTERIOR MAIN ENTRY



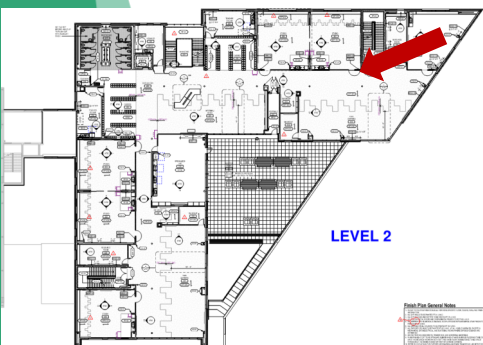




October  
2023



## INFORMAL LEARNING

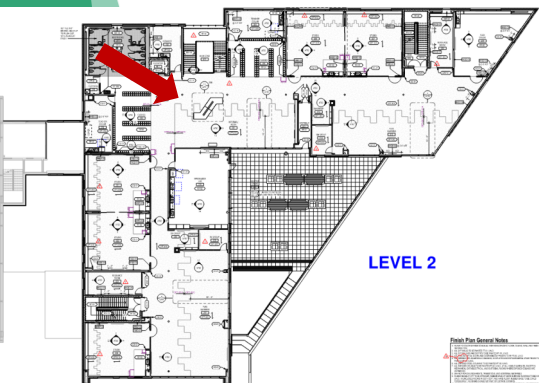




October  
2023



## MEDIA CENTER







## MAIN COMMONS FROM ENTRY



October  
2023







## MAIN COMMONS BACK TO ENTRY

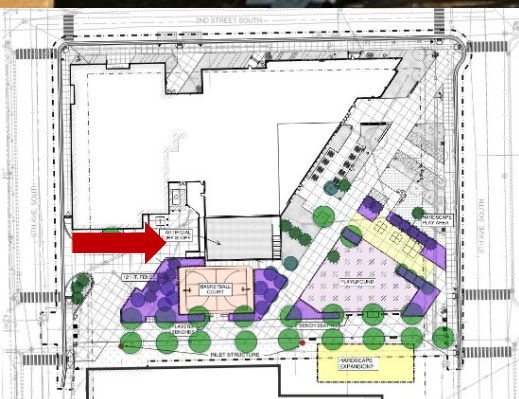
October  
2023







October  
2023



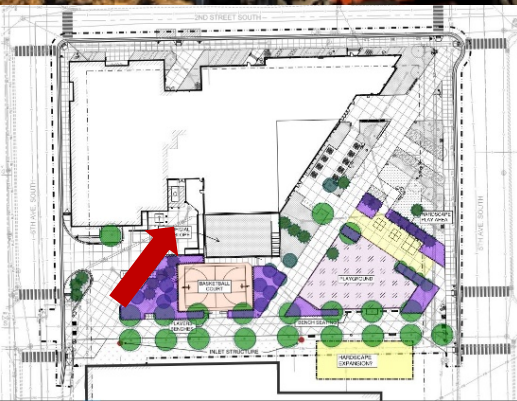
August  
2023



October  
2023



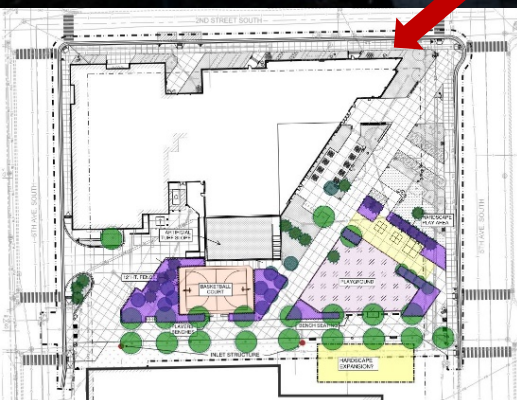
August  
2023







October  
2023



August  
2023

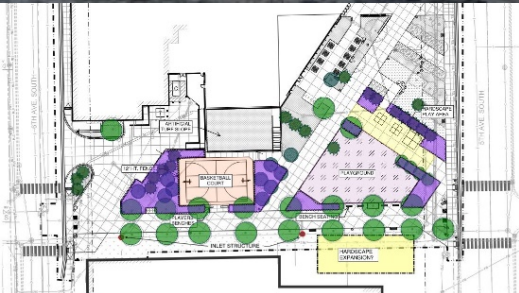




October  
2023



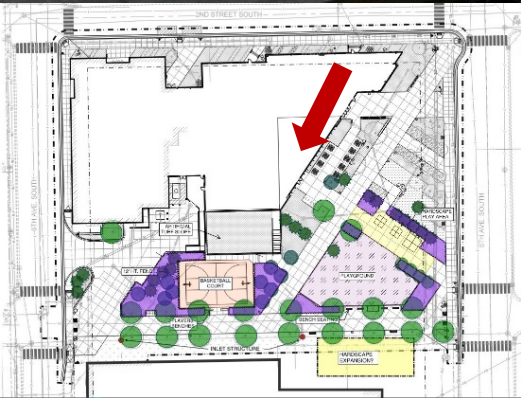
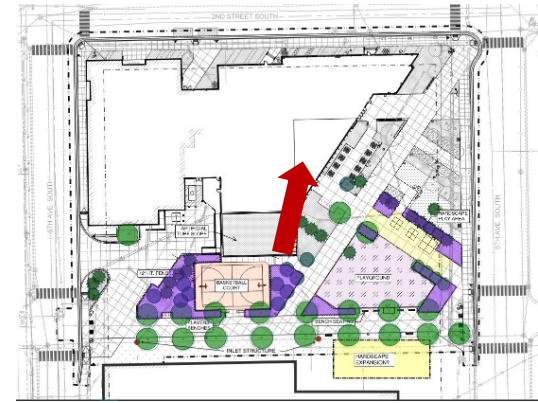
August  
2023







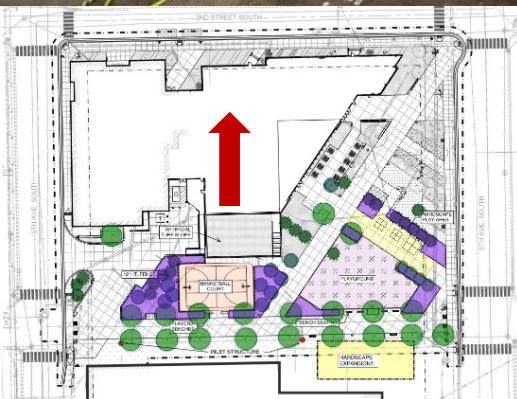
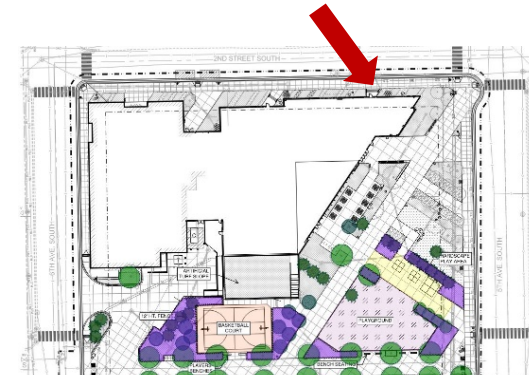
October  
2023







October  
2023





# 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
			\$ 1,685,900.49
114,500,000.00	\$ 122,717,970.60	\$ 121,032,070.11	\$ 1,685,900.49
\$0.00	\$0.00		

Demolition Original	Demolition Current	Demolition Spent-to-Date	Demolition Remaining
			\$ 2,815,883.86
7,500,000.00	\$ 5,936,035.90	\$ 3,120,152.04	\$ 2,815,883.86
\$0.00	\$0.00		

North Star Original	North Star Current	North Star Spent-to-Date	North Star Remaining
			\$ 21,431,157.41
27,000,000.00	\$ 40,396,225.37	\$ 18,965,067.96	\$ 21,431,157.41
\$0.00	\$0.00		

Mech Upgrade PH2 Current	Mech Upgrade PH2 Spent-to-Date	Mech Upgrade PH2 Remaining
		\$ 1,359,390.00
\$ 1,359,390.00	\$ -	\$ 1,359,390.00
\$0.00		



# MASTER BUDGET

Grand Total Current	Grand Total Spent-to-Date	Grand Total Remaining
\$ 215,766,207.09		
\$ 203,752,920.10	\$ 176,460,588.33	\$ 27,292,331.77
\$ 0.00		

DISTRICT HAS SPENT  
**87%** OF ALL CURRENTLY-  
ALLOCATED FUNDS FOR  
THESE PROJECTS

# North Star Elementary School

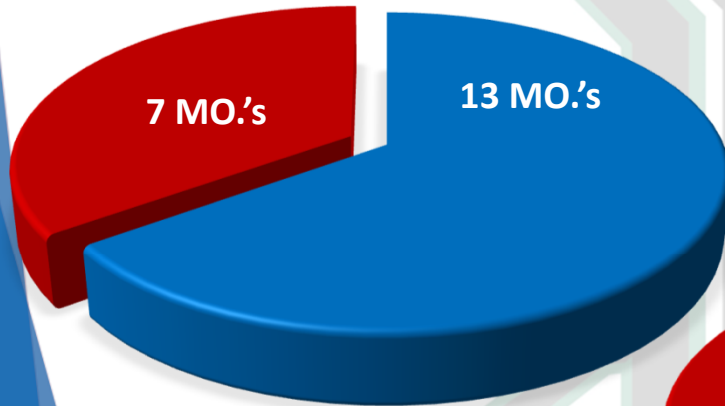
## PROJECT BUDGET SUMMARY



### SCHEDULE

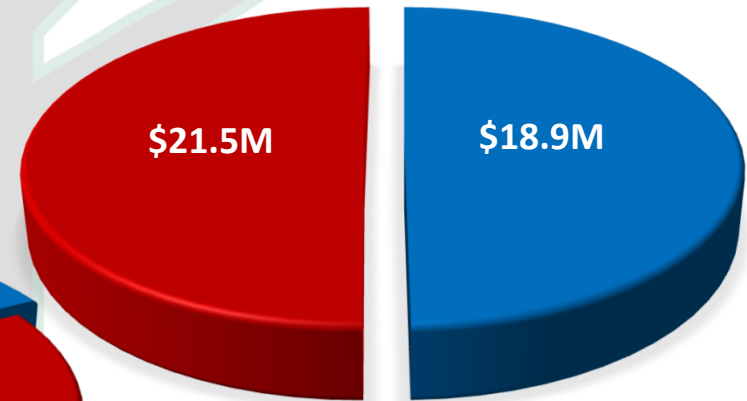
Total Duration: 20 mo.

65%



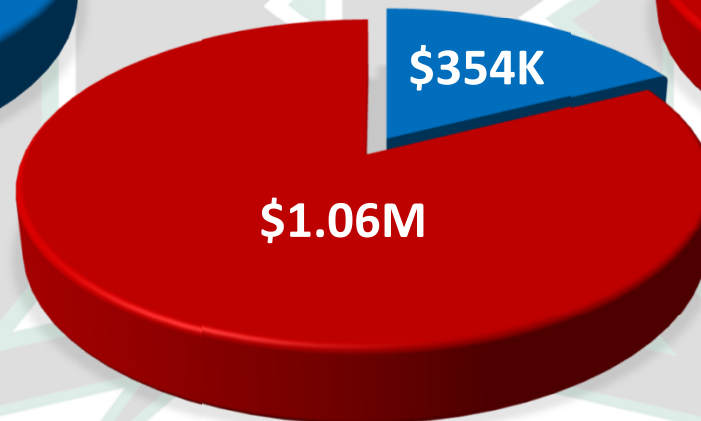
### EXPENDITURES

Total Budget: \$40.4M



### CONTINGENCY

Total Contingency: \$1.4M







# Demolition Projects

## PROJECT BUDGET SUMMARY

*[Excluding Demolition of Gilbert JH / Nelle Sheen / EGSHS + Gym / Franklin Elementary]*

### SCHEDULE

Total Demolition: 515,000 SF **99%**

← 53%

### EXPENDITURES

Total Budget: \$5.9M

515,000 SF Complete  
Only Haul-out of VHS Remains

### CONTINGENCY

Total Contingency: \$48k

\$0K

MALONE/ANNEX  
&  
VHS  
\$2.8M

\$3.1M

### DEMOLITION SCOPE:

- Potential unforeseen/concealed conditions (Example: hazardous materials, existing utilities, etc..)
- Unfunded Demolition: Gilbert JH, Nelle Sheen, EGSHS + Gym, Franklin Elementary



# Demolition Projects

## PROJECT BUDGET SUMMARY



### Overall Budget Update

<b>Costs To Date (thru Virginia Demo) :</b>	<b>\$5,919,408</b>
<b><u>Remaining Gilbert Demo:</u></b>	<b><u>\$1,998,179</u></b>
<b>New Total (If Gilbert Approved Today):</b>	<b>\$7,917,587</b>





# Demolition Projects

## PROJECT BUDGET SUMMARY



### Overall Demo Changes To Date

• Eveleth Junior High School	(\$25,992)
• Manual Arts Building	(\$44,860)
• Virginia Campus	<b>\$329,812</b> (NO destructive investigation possible)
• <u>Gilbert Science Wing</u>	<u>(\$41,748)</u>
<b>TOTAL</b>	<b>\$217,212</b>



## **KA Contract Amendment #11**



# **Review of CM Contract Amendment #11**





# KA Contract Amendment #11

## 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)
  - 1. Added funding from Additional Bond (\$2.35M)




# KA Contract Amendment #11 Contract Amendment Summary



- **Total ADD amount of appx. \$186,391.56**
  1. General Conditions —: +\$35,022.40
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  2. Site Services —: \$82,320
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  3. Reimbursable Expenses: \$35,849.59
    - Budget Refinement to match project progressions
    - 100% returned if/when unspent
  4. CM Fee —: +\$33,199.57
    - Contractual 2% of total currently-recorded Cost of the Work



 <b>KRAUS-ANDERSON®</b>				23-Oct-23
	<b>CM Amendment #10 (AUG 2023)</b>	<b>CM Amendment #11 (OCT 2023)</b>	<b>Net Change</b>	<b>Remarks</b>
<b>ISD#2909 Rock Ridge Public Schools - Grand Total</b>				
KA General Conditions	\$ 5,154,750.15	\$ 5,189,772.55	\$ 35,022.40	1. Net amendment change of appx. <b>\$186,391.56</b> - Primarily due to the additional funding received from the IRRRB & additional Bond, which was infused into the Demo, North Star, & RR Mech PH2 Projects.
KA Site Services	\$ 7,081,115.78	\$ 7,163,435.78	\$ 82,320.00	
KA Reimbursables	\$ 1,257,956.73	\$ 1,293,806.32	\$ 35,849.59	
KA Construction Manager Fee (Construction)	\$ 3,293,586.51	\$ 3,326,786.08	\$ 33,199.57	
<b>Grand Total (Breakouts #01 - #04)</b>	<b>\$ 16,787,409.17</b>	<b>\$ 16,973,800.73</b>	<b>\$ 186,391.56</b>	
<b>Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)</b>				
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 (Construction)	\$ 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>	
<b>Breakout #02: Rock Ridge High School</b>				
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 (Construction)	\$ 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>	
<b>Breakout #03: Structural Demolition Projects (through VHS demo)</b>				
KA General Conditions	\$ 20,000.00	\$ 20,000.00	\$ -	1. CM Fee & Reimbursables adjustment, due to increased demo scope at VHS, which increased construction costs.
KA Site Services	\$ 311,942.08	\$ 311,942.08	\$ -	
KA Reimbursables	\$ 54,533.00	\$ 70,834.99	\$ 16,301.99	
KA Construction Manager Fee (Construction)	\$ 103,394.75	\$ 109,099.32	\$ 5,704.57	
<b>Subtotal Breakout #03</b>	<b>\$ 489,869.83</b>	<b>\$ 511,876.39</b>	<b>\$ 22,006.56</b>	
<b>Breakout #04: North Star Elementary School (formerly Virginia Elementary School)</b>				
KA General Conditions	\$ 1,190,886.76	\$ 1,211,886.76	\$ 21,000.00	1. CM Fee & General Conditions adjustments, due to increased funding from the IRRRB, for additional site work under VHS and other misc. added scope items.
KA Site Services	\$ 1,378,695.00	\$ 1,378,695.00	\$ -	
KA Reimbursables	\$ 218,130.00	\$ 218,130.00	\$ -	
KA Construction Manager Fee (Construction)	\$ 639,382.76	\$ 640,222.76	\$ 840.00	
<b>Subtotal Breakout #04</b>	<b>\$ 3,427,094.52</b>	<b>\$ 3,448,934.52</b>	<b>\$ 21,840.00</b>	
<b>Breakout #05: RRPS District Admin Building Mechanical Upgrade - Phase 2</b>				
KA General Conditions	\$ -	\$ 14,022.40	\$ 14,022.40	1. New Project added to the referendum via additional Bond money.
KA Site Services	\$ -	\$ 82,320.00	\$ 82,320.00	
KA Reimbursables	\$ -	\$ 19,547.60	\$ 19,547.60	
KA Construction Manager Fee (Construction)	\$ -	\$ 26,655.00	\$ 26,655.00	
<b>Subtotal Breakout #05</b>	<b>\$ -</b>	<b>\$ 142,545.00</b>	<b>\$ 142,545.00</b>	

# KA Contract



## Amendment #11

## Contract Amendment Details



# Conclusion & Discussion



## Questions?

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## Board Approval?

***REQUESTING VOTE TO APPROVE KRAUS-ANDERSON's  
CM CONTRACT AMENDMENT #11 FOR \$186,391.56***





# Current Referendum Projects Status



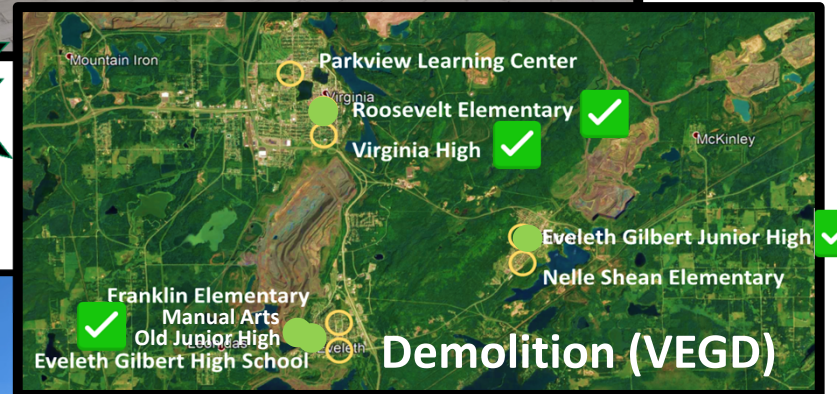
Rock Ridge High School (RRHS)



North Star Elementary School (NSE)



Laurentian Elementary School (LES)



District Administration Building (DAB)  
Upgrades



~3 of ~4 YEARS  
COMPLETE!

REFERENDUM WORK IS  
87% COMPLETE!



# Miscellaneous Updates



## Orthopaedic Associates

- 02 OCT Started Seeing Patients

## District Admin Building Mech. Upgrades Phase 1

- JAN 2024 Complete ERU's (rest is complete & running)

## District Admin Building Mech. Upgrades Phase 2

- ~~17 AUG~~ ~~Bids are Due~~
- ~~28 AUG~~ ~~Present to Board for Approval~~
- 02 OCT – 29 DEC Fall/Winter Construction (Mech Room Prep)
- APR-MAY 2024 Spring Construction (AHUs & Exterior Work)



# THANK YOU!



**#FIERCELY  
UNITED**

**#ROCKRIDGE  
RISING**

# GO WOLVERINES!