



Master Project Budget

Owner: Rock Ridge Public Schools
Project: Building 1404 SPED Remodel
Designer: DSGW & CMTA
Date: 27 OCT 2025



Section 01: Project Funding	Amount (\$)	Notes
01: FUNDING SOURCES		
01-1: Funding		
01-1A: Funds Required from RRPS to Complete Project	\$ 2,574,112	LTFM, Capitol, Taconite, etc.
01-1B: Fundraising for Athletics	\$ -	No Funding Available at this time. Need to fundraise = \$2,000,000.
01-1C: IRPS Funding for 'Deep Winter Greenhouse'	\$ -	\$100,000 Funds Provided by 'Iron Range Partnership for Sustainability, if approved
01-1D: Added Funding Required by District for Greenhouse	\$ -	Greenhouse requires more funding
Total Project Funding	\$ 2,574,112	

Section 02: Project Costs	Amount (\$)	Notes
02A: DIRECT (HARD) PROJECT COSTS		
02A-1: Construction Costs Budget		
02A-1A: Construction Contracts (Held by District) - Base Bid	\$ 1,424,128	Base Bid + Alternates #1, #2, & #3
02A-1A: Construction Contracts (Held by District) - Alternate #1 Greenhouse	\$ -	Bid Amount: \$615,905 Mechanical by Independence Heating & Cooling
02A-1A: Construction Contracts (Held by District) - Alternate #2 Air Handling Units	\$ 151,750	Mechanical by Independence Heating & Cooling
02A-1A: Construction Contracts (Held by District) - Alternate #3 Assistive Listening	\$ 4,500	
02A-1A.1: State Plan Review Comments Allowance	\$ 80,000	
02A-1A.2: Low Voltage Technology Device Install Allowance	\$ 32,250	
02A-1B: Value Engineering	\$ -	
02A-1C: KA General Conditions	\$ 70,205	Included per Primary Contract
02A-1D: Construction & Design Contingency	\$ 77,223	Included 3% of Project Funding (Consistent w/ Past Projects)
Subtotal Construction Costs Budget	\$ 1,840,056	This Work Managed By Kraus-Anderson®

02B: INDIRECT (SOFT) PROJECT COSTS		
02B-1: Construction Management (C.M.) Costs Budget		
02B-1A.1: CM Site Services - Preconstruction	\$ 15,000	Included per Primary Contract
02B-1A.2: CM Site Services	\$ 227,172	Included per Primary Contract
02B-1B: CM Reimbursables	\$ 86,258	Included per Primary Contract
02B-1C: CM Fee - Construction (2% of Hard costs + Site Services + Reimbursables)	\$ 43,070	2% (Hard Costs + Site Services + Reimbursables) per current contract
Subtotal Construction Manager Costs	\$ 371,500	
02B-2: Owner Costs Budget		
02B-2A: Furniture, Fixtures, & Equipment (FF&E)	\$ 10,000	Assumed 100% Re-Use of Furniture @ SPED; GREENHOUSE: Tables/Shelving. SWING: Freestanding Frame.
02B-2B: Technology & I.T.	\$ 88,916	District providing materials: WAP, Cameras, NDE?LE Gateways, Wired Card Readers & Backend Equipment, SmartBoards, Wall Phones, FrontRow Listening System
02B-2C: Playground	\$ -	Future work
02B-2D: Building Permit	\$ 22,500	Based on State of MN Online Permit Calculator
02B-2E.1: Design Fees (Architecture & Engineering) - Design Phase	\$ 141,750	Professional Services of DSGW & CMTA (includes full design & C.A. of SPED and SD design of Athletics); Remainder of ATH DD/CD/CA currently a plug number. GRNHS: \$42K for DSGW to design
02B-2E.2: Design Fees (Architecture & Engineering) - Construction Administration Phase (C.A.)	\$ -	Included in line above
02B-2E.3: Design Fees (Architecture & Engineering) - Greenhouse	\$ 42,000	Design package for the Greenhouse is an agreed upon estimate, but compiled on T&M. Includes topographic survey, if needed.
02B-2E.4: Design Fees (Architecture & Engineering) - Expand Low Voltage Design	\$ 11,270	Upgrade low voltage design to include classroom listening systems, lockdown details, door and hardware functions, etc.
02B-2F: Sewer Access Charges (S.A.C.) & Water Access Charges (W.A.C.)	\$ -	Not Anticipated
02B-2G.1: Construction Testing & Special Inspections	\$ 14,750	Concrete patching, CMU, Structural Steel, and fire caulking. GRNHS: Concrete testing
02B-2G.2: Construction Field Engineering & Surveying	\$ 2,700	Layout for Greenhouse
02B-2H: Geotechnical Investigation & Report	\$ 3,670	Geotechnical Memorandum for Greenhouse
02B-2I: Environmental Surveying / PH I & II Environmental Site Assessment (E.S.A.)	\$ -	Not Anticipated
02B-2J: Wetland Delineation	\$ -	Not Anticipated
02B-2K: Wetland Mitigation, USACOE Permit/Review, & Purchase of Wetlands Credits	\$ -	Not Anticipated
02B-2L: Cultural Surveying / PH I & II Cultural Site Assessment (C.S.A.)	\$ -	Not Anticipated
02B-2M: Property Survey	\$ -	Not Anticipated
02B-2N: Net Cost of Financing -or- Net Interest Earned on Financing	\$ -	Not Anticipated
02B-2O: Land Acquisition Costs	\$ -	Previous Purchase of Building 1404: \$1,863,165
02B-2P: Purchasing of Easements, Right-of-Ways, etc...	\$ -	Not Anticipated
02B-2Q: Minnesota Pollution Control Agency (MPCA) Permits	\$ -	Not Anticipated
02B-2R: Hazardous Materials Consulting Firm	\$ -	Not Anticipated
02B-2S: Hazardous Materials Survey & Abatement	\$ -	Not Anticipated
02B-2T: Utility Consumption During Construction (Electricity, Water, Gas, etc...)	\$ -	Utilities charged to property owner and existing utility accounts - Assuming Operations Budget covering this
02B-2U: Building System Commissioning (Mechanical, Electrical, and Controls)	\$ 15,000	Estimate for MEP Commissioning
02B-2V: Envelope Commissioning (Whole-Building Air Tests, Infrared, etc...)	\$ 10,000	Estimate for BE Commissioning
02B-2W: Moving Costs	\$ -	Not Anticipated
02B-2X: Temporary Space Renting Costs	\$ -	Not Anticipated
02B-2Y: Utility Rebates	\$ -	Check with MN Power (or VPU?)
02B-2Z: Utility Services Establishment (Power, Data, Gas, Water, Sewer, Storm, etc...)	\$ -	Not Anticipated
02B-2AA: Miscellaneous Owner Expenses	\$ -	Not Anticipated
02B-2BB: Legal Fees	\$ -	Not Anticipated
02B-2CC: Builder's Risk Insurance	\$ -	Assumed included in Operations Budget
02B-2DD: Cost Escalation/Inflation Factor on Indirect Costs	\$ -	Not Anticipated
02B-2EE: Art & Decorations	\$ -	Not Anticipated
02B-2FF: Owner Contingency	\$ -	Not Anticipated
Subtotal "Indirect" Owner Costs Budget	\$ 734,056	This Work Managed by RRPS and/or DSGW

Section 03: Summary	Amount (\$)	Notes
03: PROJECT TOTALS		
Estimated Total Project Costs	\$ 2,574,112	
Total Project Budget	\$ 2,574,112	
Budget Alignment	\$0	<-- RED Indicates "Over-Budget" Alignment & GREEN Indicates "Under-Budget" Alignment