



**ROCK RIDGE PUBLIC SCHOOLS  
411 SOUTH 5TH AVENUE  
VIRGINIA MN 55792**

## **Regular Meeting**

**Monday, October 25, 2021 at 6:00 PM**

**VHS Goodman Auditorium - Use Door 3, 6, or 8., 411 SOUTH 5TH AVENUE, VIRGINIA, Minnesota 55792**

### **AGENDA**

*Masks are required to be worn in the school buildings and during school board meetings.*

1. Call to order.
2. Approval of agenda.
3. Recognition of visitors and visitor input.
4. Consent Agenda:
  1. Approval of October 11, 2021 regular meeting minutes. 4
  2. Payment of the bills. 7
  3. Approval of Crystal Scuffy as the Elementary Site Team AVID leader for the 2021-2022 school year with a \$500/year stipend.
  4. Approval of Sarah Thyen as the Roosevelt Safety Patrols Advisor for the 2021-2022 school year with a \$745/year stipend.
  5. Approval of hire of Courtney Thelen for the Bear Care Assistant position effective October 15, 2021 at a rate of \$10.00/hr.
  6. Approval of hire of Brandon Lind for the Weightroom Supervisor (EGHS) position effective October 20, 2021 at a rate of \$10.00/hr.
  7. Approval of hire of Katie Rigstad for the Assistant Speech Coach position effective December 1, 2021 with stipend of \$1,843.
  8. Approval of transfer of Bryan Carey from the Secondary Teacher position to the VHS Interim Dean position effective October 11, 2021 with current salary schedule placement plus three additional weeks.

9. Acceptance of resignation of Jason Ness from the Technology Support Level 2 position effective October 31, 2021.
  10. Acceptance of resignation of Tessa Overton from the Para Educator position effective November 2, 2021.
  11. Approval of legislative leave for Julie Sandstede beginning January 31, 2022 through the end of the 2021-2022 school year.
  12. Acceptance of donation from Charles and Vicki Tietz in the amount of \$100.00 for the #RockRidgeRising Campaign.
  13. Acceptance of donation from Ejay and Linda Dawson in the amount of \$2,500.00 to be used for the Bill Lavato Music Learning Lab.
  14. Acceptance of donation from John Vukmanich, Jr. and Laura Vukmanich in the amount of \$750.00 to be used for the John Vukmanich, Sr. Music Learning Lab.
5. Quarterly Presentations:
1. CM Quarterly Presentation – RRPS. 23
  2. CM Quarterly Presentation – EGE - Laurentian Elementary School. 33
  3. CM Quarterly Presentation – RRHS - Rock Ridge High School. 105
  4. CM Quarterly Presentation – NSE - North Star Elementary School. 144
  5. CM Quarterly Presentation – VEGD - Demolition Projects. 157
  6. Consider approval of Kraus-Anderson Construction Manager's request for Demolition – EMA – Bid Approval. 176
  7. Consider approval of Kraus-Anderson Construction Manager request for Contract Amendment #02. 189
6. Reports:
1. Nelle Shean/Eveleth-Gilbert Junior High Principal.
  2. Superintendent.
    1. Report from Northland Small Business Development Center/Northspan. 194
    2. District Status.
7. Administration Items:
1. Consider acceptance of donation from Crellin-Tini VFW Post 1113 in the amount of \$10,000.00, up to \$15,000.00, in honor of VFW Post 113 members, past and present, to be used to construct a U.S. flagpole standard at the main entrance of RRHS. 217
  2. Consider approval of MOU for Rock Ridge Virginia 7th-8th Grade teachers concerning lunch times. 218
  3. Consider approval of the Letter of Understanding between AFSCME Council 65, Local 3 and ISD 2909 Rock Ridge Schools regarding Compensatory Time Maximum Accrual. 219
  4. Consider approval of the Resolution Dissolving the Education Innovation Partners Cooperative Center, ISD No. 6091-50. 220
  5. Consider approval of Naming Rights Agreement between ISD 2909, Rock Ridge Public Schools and Seppi Brothers Concrete Products Corporation for the purpose of naming the newly constructed varsity softball field, "Seppi Field". 222
8. Meeting Announcements:
1. The next regular meeting will be held on Monday, November 8, 2021 at 6:00 P.M. at

the VHS Goodman Auditorium, 411 5th Ave S, Virginia.  
9. Adjournment.

**OFFICE OF THE SCHOOL BOARD  
INDEPENDENT SCHOOL DISTRICT NO. 2909  
MONDAY, OCTOBER 11, 2021, 6:00 P.M.  
VHS GOODMAN AUDITORIUM, 411 5<sup>TH</sup> AVE S, VIRGINIA, MN 55792  
MINUTES OF THE REGULAR SCHOOL BOARD MEETING**

**Members Present:**

Murray Anderson      Pollyann Sorcan  
Tim Riordan              Stacey Sundquist  
Matt Sjoberg              John Uhan

**Other Staff Present:**

Dr. Noel Schmidt, Superintendent  
Angie Williams, Franklin/EGHS Principal  
Spencer Aune, Business Manager  
Teresa Knife-Chief, Indian Education Director

**Members Absent:**

Bill Addy                      Tom Tamaro  
Brandi Lautigar

- I. CHAIR SUNDQUIST called the regular meeting to order at 6:00 P.M. and the Pledge of Allegiance was recited and roll call was taken.
- II. **ADDITIONS/DELETIONS TO THE AGENDA:** None.
- III. **APPROVE AGENDA:**  
Motion to **approve agenda** as made by RIORDAN, seconded SJOBERG. Motion passed unanimously.
- IV. **RECOGNITION OF VISITORS AND VISITOR INPUT:** None.
- V. **CONSENT AGENDA:**  
Motion to **approve the Consent Agenda** made by ANDERSON, seconded RIORDAN. SORCAN pulled for discussion 4.3 Payment of the bills; 4.12 Approval of the proposed 2021-22 Extracurricular position for the Eveleth and Gilbert campuses per attached spreadsheet; and 4.13 Approval of the proposed 2021-22 Extracurricular position for the Virginia campus per attached spreadsheet. Motion passed unanimously.
  - A. Approval of September 27, 2021 regular meeting minutes.
  - B. Approval of the September 27, 2021 working session minutes.
  - C. Approval of hire of Marissa Mason for the Indian Education Elementary Advisor position (Roosevelt, Parkview, Nelle Shean & Franklin) at a rate of \$17.00/hour effective October 11, 2021.
  - D. Approval of hire of Kimberly Mattila for the Para Educator position (Parkview) at a rate of \$18.47/hour effective October 11, 2021.
  - E. Approval of hire of Carrie Erickson for the Para Educator position (VHS) at a rate of \$18.47/hour effective October 11, 2021.
  - F. Approval of hire of Sarah Randall for the Para Educator position (Parkview) at a rate of \$18.47/hour effective October 5, 2021.
  - G. Approval of hire of Karee Sersha for the Para Educator position (Parkview) at a rate of \$18.47/hour effective October 5, 2021.
  - H. Approval of hire of Harley Alby for the the ECFE Teacher position (Parkview) at a rate of \$29.89/hour effective October 25, 2021 pending Tier I Teacher License approval.
  - I. Approval of hire of Jack Gritzmacher for the Junior High Speech Coach position effective December 1, 2021.
  - J. Approval of Fall 2021 volunteer coaches: Michelle Babich (Dance), Christopher Surface (Volleyball), Logan Bialke (Tennis), Katie Schultzenberg (EGHS Weight Room Supervisor), David Lang (EGHS Weight Room Supervisor), and Christina Lang (EGHS Weight Room Supervisor).

- K. Acceptance of resignation of Matthew Krage from the VHS Music Director/Musical Producer position effective September 14, 2021.
- L. Approval to rescind the offer of employment to Tailor Scovill effective September 28, 2021.
- M. Approval of credit change for Elizabeth Niemi from BA to BA+20 due to an omission of previously approved credits.
- N. Approval of grant request to the Virginia Community Education Foundation in the amount of \$240.00 for College Knowledge Month gift card drawings.
- O. Acceptance of donation to Nelle Shean Elementary from Lenny and Alix Birk on behalf of their grandson in the amount of \$100.00 to be used for the 5th grade field trip to Hawk Ridge.
- P. Acceptance of donation from the EG Bears PTA to the Nelle Shean Activity account in the amount of \$500.00 to the 5th grade for the Hawk Ridge Field Trip.
- Q. Acceptance of donation of one case of youth-sized reusable masks from Cook County Health Services. These masks are of a smaller size and will be shared with Franklin Elementary, Parkview Elementary and Roosevelt Elementary.
- R. Acceptance of donation of school supplies from Brandie's Little Bears Learning Center to be used by the students of Franklin Elementary.

**Items Pulled For Discussion:**

- 4.3 Payment of the bills: SORCAN suggested rotating the use of businesses in all communities when purchases are being made for groceries, gas, diesel, printing, etc. Motion to **approve the payment of the bills** made by SJOBERG, seconded UHAN. Motion passed 5-1 with SORCAN voting NO.
- 4.12 Approval of the proposed 2021-22 Extracurricular position for the Eveleth and Gilbert campuses per attached spreadsheet and 4.13 Approval of the proposed 2021-22 Extracurricular position for the Virginia campus per attached spreadsheet. SORCAN asked if by approving the list, were all clubs receiving board approval? Motion to **approve 4.12 and 4.13** made by RIORDAN, seconded by ANDERSON. Motion passed 5-1 with SORCAN voting NO.

**VI. REPORTS:**

- A. Teresa Knife-Chief provided an update on the Indian Education Program.
- B. Angie Williams provided an update on the happenings at Franklin Elementary and EGHS.
- C. Spencer Aune provided a summary of the COVID-related expenses.
- D. Spencer Aune provided an update on the Debt Levy Verification for Taxes Payable 2022.
- E. Supt. Schmidt provided a brief construction update and reported COVID cases.

**VI. ADMINISTRATION ITEMS:**

- A. Motion to **approve the additional job assignment for Willie Spelts as the School Business Coordinator effective October 18, 2021** made by SJOBERG, seconded by ANDERSON. Motion passed unanimously.
- B. Motion to **approve the MOU for Rock Ridge traveling teachers** made by RIORDAN, seconded by ANDERSON. Motion passed unanimously.
- C. Motion to **approve amending the District COVID plan to not require masks for any students under two years of age, which is the recommendation from MDH** made by ANDERSON, seconded by SJOBERG. Motion passed 5-1 with UHAN voting NO.
- D. Motion to **approve the MOU between Bois Forte Health and Human Services and RRPS** made by ANDERSON, seconded RIORDAN. Motion passed unanimously.
- E. Motion to **approve the work agreements of Andrea Lintula, Salary and Benefits for the Controller, 2020-21: \$64,000 and 2021-22: \$64,000; Spencer Aune, Business Manager, 2020-21: \$138,313 and 2021-22: \$138,313; Mike Hoag, Supervisor of Maintenance/Custodians 2021-22: \$73,500; Sandy Viger, Salary and Benefits for the Bookkeeping Assistant to the Business Manager, 2020-21: \$60,000 and 2021-22: \$60,000; and Stacie Lamppa, Superintendent's Secretary, 2020-21: \$56,993 and 2021-22: \$56,993** made by RIORDAN, seconded by ANDERSON. Motion passed 5-1 with SORCAN voting NO.

IX. **MEETING ANNOUNCEMENTS** were made.

X. **ADJOURNMENT:** Moved by RIORDAN, seconded by SJOBERG, to **adjourn meeting**. Motion passed unanimously. Meeting adjourned at 7:19 P.M.

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CHAIR – Stacey Sundquist

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CLERK – Brandi Lautigar

# Rock Ridge Public Schools

## Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type
2909	1	5158	1090		A-1-SERVICES INC		Check
				E 01	302 810 000 000 401	rental of bathrooms	\$19.29
				E 01	302 810 000 000 401	servicing of bathrooms	\$142.71
				E 01	302 810 000 000 401	rental of handicap room	\$12.86
				E 01	302 810 000 000 401	servicing of handicap	\$77.14
							<b>Paid Amt: \$252.00</b>
							<b>Check Amount: \$252.00</b>
2909	1	5159	1770		ANTILLA ROSE		Check
				E 01	302 296 704 000 305	OFFICIAL	\$119.00
							<b>Paid Amt: \$119.00</b>
							<b>Check Amount: \$119.00</b>
2909	1	5160	1037		ARROWHEAD CONSULTING & TESTING INC		Check
				E 06	005 870 000 000 311	PROF SERVICES	\$15,180.00
							<b>Paid Amt: \$15,180.00</b>
							<b>Check Amount: \$15,180.00</b>
				E 06	005 870 000 000 311	PROF SERVICES	\$4,207.50
							<b>Paid Amt: \$4,207.50</b>
							<b>Check Amount: \$750.00</b>
				E 06	005 870 000 000 311	PROF SERVICES	\$750.00
							<b>Paid Amt: \$750.00</b>
							<b>Check Amount: \$20,137.50</b>
2909	1	5161	2010		AT & T MOBILITY		Check
				E 01	005 105 000 000 320	CELL PHONE	\$76.56
							<b>Paid Amt: \$76.56</b>
							<b>Check Amount: \$76.56</b>
2909	1	5162	2130		BACHSCHNEIDER HOLLY		Check
				E 01	302 296 704 000 305	OFFICIAL	\$100.00
							<b>Paid Amt: \$100.00</b>
							<b>Check Amount: \$100.00</b>
2909	1	5163	1474		BITTMAN BETH		Check
				E 01	302 296 704 000 430	Volleyball Coaches Association	\$58.50
							<b>Paid Amt: \$58.50</b>
							<b>Check Amount: \$58.50</b>
2909	1	5164	2470		BLUE CROSS / BLUE SHIELD OF MN		Check
				E 01	005 810 000 796 291	RETIREE INSURANCE	\$1,068.17
				E 01	100 203 000 796 291	RETIREE INSURANCE	\$1,068.17
				E 01	301 211 000 796 291	RETIREE INSURANCE	\$1,314.66
							<b>Paid Amt: \$3,451.00</b>
							<b>Check Amount: \$3,451.00</b>

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Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type	Amount
2909	1	5165	2730	E 01	302 296 704 000 305	OFFICIAL	Check	\$100.00
		PO#:	Voucher #:	8806	Invoice	Invoice No: VB92821	Paid Amt:	\$100.00
							Check Amount:	\$100.00
2909	1	5166	1388	E 06	100 870 000 000 520	SPECIALTIES-MATERIAL	Check	\$16,321.95
		PO#:	Voucher #:	8742	Invoice	Invoice No: APP #15	Paid Amt:	\$16,321.95
							Check Amount:	\$16,321.95
2909	1	5167	1473	E 06	100 870 000 000 520	JOINT SEALANTS	Check	\$4,816.50
		PO#:	Voucher #:	8755	Invoice	Invoice No: APP #15	Paid Amt:	\$4,816.50
							Check Amount:	\$4,816.50
2909	1	5168	3190	E 01	005 605 000 311 320	PHONE	Check	\$87.15
		PO#:	Voucher #:	8851	Invoice	Invoice No: 21OCT	Paid Amt:	\$87.15
		PO#:	Voucher #:	8852	Invoice	Invoice No: 21OCT	Paid Amt:	\$87.29
							Check Amount:	\$174.44
2909	1	5169	1105	E 01	302 294 701 000 305	OFFICIAL	Check	\$95.00
		PO#:	Voucher #:	8822	Invoice	Invoice No: FB100821	Paid Amt:	\$95.00
							Check Amount:	\$95.00
2909	1	5170	3610	E 01	101 810 000 000 401	MP-39 refrigerant	Check	\$46.91
				E 01	101 810 000 000 401	R-134 refrigerant		\$17.45
				E 01	101 810 000 000 401	labor		\$220.00
				E 01	101 810 000 000 401	Vehicle charge		\$10.00
		PO#:	Voucher #:	8771	Invoice	Invoice No: 48057	Paid Amt:	\$294.36
							Check Amount:	\$294.36
2909	1	5171	3910	E 06	100 870 000 000 520	FOOD SERVICE EQUIP	Check	\$4,917.20
		PO#:	Voucher #:	8744	Invoice	Invoice No: APP #15	Paid Amt:	\$4,917.20
							Check Amount:	\$4,917.20
2909	1	5172	3920	E 01	005 810 000 000 370	Monthly Unit Rental	Check	\$39.00
		PO#:	Voucher #:	8775	Invoice	Invoice No: 425X01336300	Paid Amt:	\$39.00
							Check Amount:	\$39.00

# Rock Ridge Public Schools Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type	
2909	1	5173	3990		CW/TECHNOLOGY		Check	
				E 01	005 605 000 000 434	CW Cloud Antivirus for 212 computers in Oct		\$212.00
		PO#: 2862	Voucher #:	8791	Invoice	Invoice No: CW68369	Paid Amt:	\$212.00
				E 01	005 605 000 000 434	CREDIT		\$24.00
		PO#:	Voucher #:	8792	Credit	Invoice No: CR CW68487	Paid Amt:	(\$24.00)
							Check Amount:	\$188.00
2909	1	5174	4020		D & D BEVERAGE		Check	
				E 01	302 810 000 000 401	cooler rental		\$3.00
		PO#: 2828	Voucher #:	8766	Invoice	Invoice No: 1455656	Paid Amt:	\$3.00
				E 01	301 810 000 000 401	5 gallon jugs		\$102.00
		PO#: 2825	Voucher #:	8769	Invoice	Invoice No: 1462993	Paid Amt:	\$102.00
				E 01	301 810 000 000 401	5 gallon drinking water		\$144.00
		PO#: 2832	Voucher #:	8762	Invoice	Invoice No: 1467445	Paid Amt:	\$144.00
							Check Amount:	\$249.00
2909	1	5175	4260		DEMCO		Check	
				E 01	302 620 000 000 475	1/4 Dot Blue		\$10.62
				E 01	302 620 000 000 475	1/4 Dot Flor. Orange		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Lavender		\$10.62
				E 01	302 620 000 000 475	1/4 Dot Flor. Red		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Flor. Yellow		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Flor. Pink		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Flor. Green		\$15.93
				E 01	302 620 000 000 475	1/4 Dot green		\$0.00
				E 01	302 620 000 000 475	1/4 Dot Copper		\$10.62
				E 01	302 620 000 000 475	1/4 Dot Gray		\$10.62
				E 01	302 620 000 000 475	1/4 Dot Aqua		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Black		\$15.93
				E 01	302 620 000 000 475	1/4 Dot Dark Blue		\$15.93
				E 01	302 620 000 000 475	Clear cover labels		\$58.39
				E 01	302 620 000 000 475	Foil Circ Lables		\$50.02
		PO#: 2759	Voucher #:	8884	Invoice	Invoice No: 7011268	Paid Amt:	\$278.33
							Check Amount:	\$278.33
2909	1	5176	4460		DONAIS AARON		Check	
				E 01	302 294 701 000 305	OFFICIAL		\$95.00
		PO#:	Voucher #:	8805	Invoice	Invoice No: FB92421	Paid Amt:	\$95.00
							Check Amount:	\$95.00
2909	1	5177	4810		EDUCATION INNOVATION PARTNERS		Check	
				E 01	302 211 000 000 394	EIP		\$209.67
		PO#:	Voucher #:	8849	Invoice	Invoice No: 1616	Paid Amt:	\$209.67



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Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type	
2909	1	5182	5940	E 01	301 810 000 000 401	5 rool off dumpsters	Check	\$1,261.52
		PO#:	2833	Voucher #:	8761	Invoice	Invoice No: 56071	10/20/2021
							Paid Amt:	\$1,261.52
							Check Amount:	\$1,261.52
2909	1	5183	6090	E 01	302 810 000 000 401	gasket remover	Check	\$25.98
		PO#:	2853	Voucher #:	8760	Invoice	Invoice No: 174941	10/20/2021
							Paid Amt:	\$31.98
							Check Amount:	\$14.99
							Paid Amt:	\$14.99
							Check Amount:	\$46.97
2909	1	5184	6320	E 01	302 294 701 000 305	OFFICIAL	Check	\$90.00
		PO#:		Voucher #:	8800	Invoice	Invoice No: JHFB92321	10/20/2021
							Paid Amt:	\$90.00
							Check Amount:	\$45.00
							Paid Amt:	\$45.00
							Check Amount:	\$135.00
2909	1	5185	6350	E 06	100 870 000 000 520	PROF SERVICES	Check	\$1,553.00
		PO#:		Voucher #:	8846	Invoice	Invoice No: 28503	10/20/2021
							Paid Amt:	\$1,553.00
							Check Amount:	\$1,553.00
2909	1	5186	6490	E 01	302 810 000 000 401	filter aid	Check	\$180.03
				E 01	302 810 000 000 401	test kit		\$179.38
		PO#:	2829	Voucher #:	8765	Invoice	Invoice No: 6013851	10/20/2021
							Paid Amt:	\$359.41
							Check Amount:	\$359.41
2909	1	5187	7220	E 01	302 292 000 000 820	DUES	Check	\$750.00
		PO#:		Voucher #:	8825	Invoice	Invoice No: 10621	10/20/2021
							Paid Amt:	\$750.00
							Check Amount:	\$750.00
2909	1	5188	7400	E 01	302 294 702 000 369	BOYS ENTRY	Check	\$50.00
				E 01	302 296 702 000 369	GIRLS ENTRY		\$50.00
		PO#:		Voucher #:	8826	Invoice	Invoice No: CC101221	10/20/2021
							Paid Amt:	\$100.00
							Check Amount:	\$100.00









# Rock Ridge Public Schools

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Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type
2909	1	5214	10670		MINNESOTA POWER		Check
				E 01	302 810 000 000 330	UTILITIES	\$23.04
		PO#:			8839 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	302 810 000 000 330	UTILITIES	\$2,275.32
		PO#:			8840 Invoice	Invoice No: 21SEPT	10/20/2021
				E 03	005 760 000 720 330	UTILITIES	\$177.34
		PO#:			8841 Invoice	Invoice No: 21SEPT	10/20/2021
				E 03	005 760 000 720 330	UTILITIES	\$51.22
		PO#:			8842 Invoice	Invoice No: 21SEPT	10/20/2021
							<b>Check Amount: \$10,775.70</b>
2909	1	5212	10800		MN ENERGY RESOURCES CORP		Check
				E 01	302 810 000 000 440	UTILITIES	\$12.30
		PO#:			8843 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	005 810 000 000 440	UTILITIES	\$139.15
		PO#:			8844 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	302 810 000 000 440	UTILITIES	\$2,999.84
		PO#:			8827 Invoice	Invoice No: 21SEPT	10/20/2021
				E 03	005 760 000 720 330	UTILITIES	\$56.93
		PO#:			8828 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	101 810 000 000 330	UTILITIES	\$26.89
		PO#:			8829 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	302 810 000 000 440	UTILITIES	\$54.79
		PO#:			8830 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	302 810 000 000 440	UTILITIES	\$277.52
		PO#:			8831 Invoice	Invoice No: 21SEPT	10/20/2021
				E 01	302 810 000 000 440	UTILITIES	\$18.27
		PO#:			8832 Invoice	Invoice No: 21SEPT	10/20/2021
							<b>Check Amount: \$3,585.69</b>
2909	1	5213	10900		MN TELECOMMUNICATIONS		Check
				E 01	005 605 000 311 320	TECH	\$742.50
		PO#:			8848 Invoice	Invoice No: 7799	10/20/2021
							<b>Check Amount: \$742.50</b>
2909	1	5214	11170		MULCAHY		Check
				E 06	100 870 000 000 520	STUDS & DRYWALL	\$118,524.47
		PO#:			8746 Invoice	Invoice No: APP #15	10/20/2021
							<b>Check Amount: \$118,524.47</b>
2909	1	5215	11290		NATIONAL INSURANCE SERVICES OF WI		Check
				B 01	215 003	LIFE INSURANCE	\$992.87
		PO#:			8870 Invoice	Invoice No: 1464219	10/20/2021
							<b>Check Amount: \$992.87</b>

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## Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type
2909	1	5215	11290	B 01	NATIONAL INSURANCE SERVICES OF WI LTD INSURANCE	10/20/2021	Check
							\$1,775.75
							<b>Paid Amt: \$1,775.75</b>
							<b>Check Amount: \$2,768.62</b>
2909	1	5216	11370	E 01	NCS PEARSON INC	10/20/2021	Check
					A102001600047 Social/Emotional Questionna		\$239.14
							<b>Paid Amt: \$239.14</b>
							<b>Check Amount: \$239.14</b>
2909	1	5217	11420	E 06	NELSON-COLLIE ELECTRIC INC	10/20/2021	Check
					ELECTRICAL		\$369,550.00
							<b>Paid Amt: \$369,550.00</b>
							<b>Check Amount: \$369,550.00</b>
2909	1	5218	11480	E 01	NEXTERA COMMUNICATIONS	10/20/2021	Check
					PHONE		\$699.98
							<b>Paid Amt: \$699.98</b>
							<b>Check Amount: \$699.98</b>
2909	1	5219	11600	E 01	NORTHERN BUSINESS PRODUCTS INC	10/20/2021	Check
					NBP81W Ruled Paper Pad		\$8.99
					ACM40618 - Value Line Scissors		\$3.79
					AVE30600 Address Labels		\$9.99
					BSN36663 9X12 Catalog Envelopes		\$9.99
					BSN36665 10X13 Catalog Envelopes		\$10.99
					UNV10506 Colored File Folders 1/3 Tab		\$14.99
					Flag it post its		\$14.95
							<b>Paid Amt: \$73.69</b>
							<b>Check Amount: \$73.69</b>
2909	1	5220	11630	B 01	NORTHERN MIN DENTAL INC	10/20/2021	Check
					DENTAL INSURANCE		\$4,912.90
							<b>Paid Amt: \$4,912.90</b>
							<b>Check Amount: \$4,912.90</b>
2909	1	5221	11660	E 05	NORTHLAND FIRE & SAFETY INC	10/20/2021	Check
					cert fire extinguishers		\$680.00
					fire suppression system		\$125.00
					other work performed		\$414.90
							<b>Paid Amt: \$1,219.90</b>
							<b>Check Amount: \$1,219.90</b>



# Rock Ridge Public Schools

## Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type
2909	1	5228	12940		RANGE PAPER CORPORATION		Check
				E 01	302 810 000 000 401	toilet bowl cleaner	\$35.96
				E 01	302 810 000 000 401	toilet paper	\$264.70
				E 01	302 810 000 000 401	soap	\$526.10
				E 01	302 810 000 000 401	TNT	\$45.48
							<b>Paid Amt: \$2,093.14</b>
							<b>Check Amount: \$2,607.37</b>
2909	1	5229	1475		SANDBERG ALLI		Check
				E 01	302 296 704 000 305	OFFICIAL	\$139.00
							<b>Paid Amt: \$139.00</b>
2909	1	5230	13630		SAVELA DAWN		Check
				E 01	302 296 704 000 305	OFFICIAL	\$100.00
							<b>Paid Amt: \$100.00</b>
2909	1	5231	13840		SCHOOL SPECIALTY LLC		Check
				E 01	101 216 000 401 430	Item # 2013889 box of 500 plain white #10 em	\$15.59
				E 01	101 216 000 401 430	Item #: 1068553 letter size manilla folders 100	\$67.58
							<b>Paid Amt: \$83.17</b>
2909	1	5232	13990		SEBUNIA RICHARD		Check
				E 01	101 203 000 000 401	Scotch Long Lasting Storage Packaging Tape	\$25.99
				E 01	101 203 000 000 401	3M 201 + General Use Masking Tape, 1 Inch x	\$10.89
				E 01	101 203 000 000 401	Post-it Pop-Up Super Sticky Notes Dispenser	\$17.15
				E 01	101 203 000 000 401	School Smart Full Strip Stapler #038178	\$8.64
							<b>Paid Amt: \$62.67</b>
							<b>Check Amount: \$145.84</b>
2909	1	5233	1108		SIMONSON TREVOR		Check
				E 01	302 294 701 000 305	OFFICIAL	\$95.00
							<b>Paid Amt: \$95.00</b>



# Rock Ridge Public Schools

## Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type
2909	1	5242	15270		TEACHER DIRECT		Check
				E 01	101 203 000 000 401	Name Plates 345-8691 TCR	\$4.88
				E 01	101 203 000 000 401	Banner 345-8698 TCR	\$3.48
				E 01	101 203 000 000 401	Mini Accents 345-8476 TCR	\$3.48
				E 01	101 203 000 000 401	Accents Positive Sayings 345-8475 TCR	\$5.48
				E 01	101 203 000 000 401	Bulletin Board 345-8472 TCR	\$11.88
				E 01	101 203 000 000 401	345-8686 TCR Eucalyptus Die-Cut	\$3.48
				E 01	101 203 000 000 401	345-930801 PAC Compound Words Card gan	\$11.88
				E 01	101 203 000 000 401	345-930802 PAC Prefixes and Suffixes	\$11.88
				E 01	101 203 000 000 401	345-140103 CD Task Cards: Word Problems	\$13.88
				E 01	101 203 000 000 401	345-1979422 SAN Papermate Flair 12 color	\$16.88
				E 01	101 203 000 000 401	345-140102 CD Task Cards Grade 2	\$0.00
				E 01	101 203 000 000 401	Dry Erase Pockets 345-29030 CLI	\$33.88
				E 01	101 203 000 000 401	Fidget Box 345-20361 TCR	\$18.88
				E 01	101 203 000 000 401	Liquid Motion Bubbles 345-2088554 TCR	\$18.88
				E 01	101 203 000 000 401	345-101091 CD Scratch off Rewards	\$3.48
				E 01	101 203 000 000 401	345-101088 CD Scratch off Rewards	\$3.48
				E 01	101 203 000 000 401	345-101087 CD Scratch Off Rewards	\$3.48
				E 01	101 203 000 000 401	Giant Magnetic Array Set 345-6648 LER	\$0.00
				E 01	101 203 000 000 401	345-7819 TCR	\$13.28
						<b>Paid Amt: \$182.56</b>	
						<b>Check Amount: \$197.52</b>	
2909	1	5243	1048		TNT AGGREGATES LLC		Check
				E 06	100 870 000 000 520	CONCRETE	\$2,835.37
				E 06	100 870 000 000 520	CARPENTRY	\$61,750.00
						<b>Paid Amt: \$64,585.37</b>	
						<b>Check Amount: \$64,585.37</b>	
2909	1	5244	1472		TRACY STEVEN		Check
				E 01	302 296 704 000 305	OFFICIAL	\$163.00
						<b>Paid Amt: \$163.00</b>	
						<b>Check Amount: \$163.00</b>	
2909	1	5245	1187		TWIN CITY ACOUSTICS		Check
				E 06	100 870 000 000 520	ACOUSTICS	\$58,396.50
						<b>Paid Amt: \$58,396.50</b>	
						<b>Check Amount: \$58,396.50</b>	

## Rock Ridge Public Schools Detail Payment Register By Check

Co	Bank	Check No	Code	Rcd	Vendor	Pmt/Void Date	Pmt Type	
2909	1	5246	1107	E 01	VAKE ADAM		Check	
					302 294 701 000 305	OFFICIAL	\$95.00	
		PO#:	Voucher #:	8819	Invoice	Invoice No: FB100821	10/20/2021	Paid Amt: \$95.00
							Check Amount: \$95.00	
2909	1	5247	1468	E 01	VAKE KATHLEEN		Check	
					302 296 704 000 305	OFFICIAL	\$125.00	
		PO#:	Voucher #:	8810	Invoice	Invoice No: VB90921	10/20/2021	Paid Amt: \$125.00
				E 01	302 296 704 000 305	OFFICIAL	\$125.00	
		PO#:	Voucher #:	8811	Invoice	Invoice No: VB91421	10/20/2021	Paid Amt: \$125.00
							Check Amount: \$250.00	
2909	1	5248	16410	E 01	VAKE TRAVIS		Check	
					302 294 701 000 305	OFFICIAL	\$95.00	
		PO#:	Voucher #:	8818	Invoice	Invoice No: FB100821	10/20/2021	Paid Amt: \$95.00
							Check Amount: \$95.00	
2909	1	5249	1435	E 01	ZUMBAUM BRAD		Check	
					302 294 701 000 305	OFFICIAL	\$70.00	
		PO#:	Voucher #:	8815	Invoice	Invoice No: JVFB100421	10/20/2021	Paid Amt: \$70.00
							Check Amount: \$70.00	
2909	1	5250	17220	E 01	ZUPETZ JEFF		Check	
					302 296 704 000 305	OFFICIAL	\$126.00	
		PO#:	Voucher #:	8860	Invoice	Invoice No: VB101821	10/20/2021	Paid Amt: \$126.00
							Check Amount: \$126.00	

Report Total: \$1,327,273.68



# Rock Ridge Public Schools: Quarterly Update – 25 OCT 2021



**Rock Ridge High School (RRHS)**



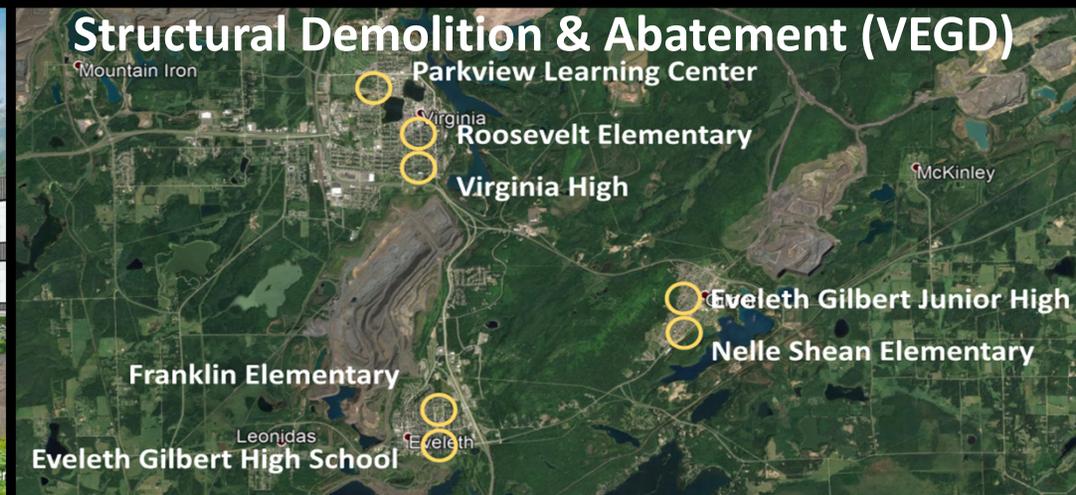
**North Star Elementary School (NSE)**



**Laurentian Elementary School (EGE)**



**Structural Demolition & Abatement (VEGD)**



# AGENDA

- **Review Overall Referendum Budget Status**
  - Current Project Funding
  - Current Budget Status
  - KA Contract Amendment #02
- **CM Quarterly Report Presentations**
  - Laurentian Elementary
  - Rock Ridge High School
  - North Star Elementary
  - Structural Demolition

# CURRENT PROJECT FUNDING

Section 01: Project Funding	Laurentian Elementary School (#01)	Rock Ridge High School	Structural Demolition Projects	North Star Elementary School (#02)	Grand Total
<b>01: FUNDING SOURCES</b>	Current SF: 88,968 SF	Current SF: 282,000 SF	Current SF: 1.1M SF	Current SF: 61,000 New + 10,000 Reno	
<b>01-1: Revenues (Base Project Scope)</b>					
01-1A: Public Bond Referendum	\$ 31,000,000	\$ 113,000,000	\$ 7,500,000	\$ 27,000,000	\$ 178,500,000
01-1B: District-Direct Funds	\$ 3,000,000	\$ 1,500,000	\$ -	\$ -	\$ 4,500,000
<b>01-2: Revenues Beyond Referendum (Scope Adds)</b>					
01-2A: Additional Bond Sale/Interest (from \$2.6M)	\$ -	\$ 2,600,000	\$ -	\$ -	\$ 2,600,000
01-2B: Remaining Virginia District Funds (from \$1.0M)	\$ -	\$ 205,000	\$ -	\$ 795,000	\$ 1,000,000
01-2C: Fundraising Commitments	\$ -	\$ 1,006,625	\$ -	\$ -	\$ 1,006,625
01-2D: Capital Fund Commitments (Varsity Athletic Lighting & Outbuilding Construction)	\$ -	\$ 871,661	\$ -	\$ -	\$ 871,661
01-2E: Deferred Maintenance Commitments	\$ -	\$ -	\$ -	\$ 1,730,000	\$ 1,730,000
01-2F: ERATE Funding Commitments (Access Control Gateways & Redundant WiFi)	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
<b>Total Project Funding</b>	<b>\$ 34,000,000</b>	<b>\$ 119,433,286</b>	<b>\$ 7,500,000</b>	<b>\$ 29,525,000</b>	<b>\$ 190,458,286</b>

# OVERALL BUDGET STATUS

Laurentian Elementary School (#01)	Laurentian Spent to Date	Laurentian Remaining
		\$ 3,564,516.27
\$ 33,807,287.75	\$ 30,242,771.48	\$ 3,564,516.27
-\$192,712.25		



Rock Ridge High School	RRHS Spent to Date	RRHS Remaining
		\$ 59,703,201.89
\$ 119,608,701.69	\$ 59,905,499.80	\$ 59,703,201.89
\$175,415.69		



Structural Demolition Projects	Demo Spent to Date	Demo Remaining
		\$ 7,216,808.40
\$ 7,450,225.60	\$ 233,417.20	\$ 7,216,808.40
-\$49,774.40		



North Star Elementary School (#02)	North Star Spent to Date	North Star Remaining
		\$ 28,488,348.84
\$ 29,592,071.34	\$ 1,103,722.50	\$ 28,488,348.84
\$67,071.12		



Grand Total	Grand Total Spent to Date	Grand Total Remaining
\$ 190,458,286.38		
\$ 190,458,286.38	\$ 91,485,410.98	\$ 98,972,875.40
\$0.00		

ALL REFERENDUM PROJECTS CURRENTLY BALANCE TO **NET-ZERO** BUDGET ALIGNMENT

DISTRICT HAS SPENT **48%** OF ALL CURRENTLY-ALLOCATED FUNDS FOR THESE PROJECTS



# KA CONTRACT AMENDMENT #02

- **KA Presentation of Contract Amendment #02**

**Monday, 25 OCT 2021 – Presentation to School Board for Approval**

- **Who Has Reviewed?**: Shared with Business Office & District Superintendent
- **Intent?**: Re-align KA's CM-A Contract value to reflect added project funding and scope, budget adjustments to projects nearing completion, and Value Management finalizations
- **Why Now?**: Standard procedure is to memorialize changes after significant additional funding commitments are defined (Fundraising, Deferred Maintenance, ERATE, Board Contributions, Capital Fund, etc...) and Value Management processes are completed
- **What's Next?**: KA will continue to amend on a quarterly basis, as necessary (as projects complete & additional fundraising dollars commit to the overall budget)

# KA CONTRACT AMENDMENT #02

- **Review of CM Contract Amendment #02**
  - Executive Summary (Bottom Line)
  - Context
  - Timing Going Forward

# EXECUTIVE SUMMARY

- **Total amount of appx. \$226,000**

1. General Conditions

- Budget Refinement to match project progressions
- 100% returned if/when unspent

2. Site Services

- Budget Refinement to match project progressions
- 100% returned if/when unspent

3. Reimbursable Expenses

- Budget Refinement to match project progressions
- 100% returned if/when unspent

4. CM Fee

- Based on 2% of current/final hard costs

# CONTEXT

- **Primarily driven by net additional funding commitments to project over the last quarter**

1. \$178,500,000
  - Original referendum amount
2.  \$183,000,000 (CM Amendment #01)
  - +\$4.5M of additional School Board funding
3.  \$190,000,000 (CM Amendment #01)
  - +\$7M of: bond interest, other school board contributions, fundraising, capital fund, ERATE, & deferred maintenance commitments
4.  \$190,500,000 (CM Amendment #02)
  - +\$420k of fundraising commitments & a General Conditions budget refinement

# QUESTIONS & DISCUSSION

## Questions?

- If not, then KA requesting -

## Discussion & Vote



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THANK YOU!

Project Update Presentation

**THANK YOU!**

**#FIERCELY  
UNITED**



**#ROCKRIDGE  
RISING**

**GO WOLVERINES!**

# Rock Ridge Public Schools

#FiercelyUnited

## Laurentian Elementary

Rock Ridge Public Schools – School Board Quarterly Update

October 25<sup>th</sup> 2021

Elementary Courtyard – Exterior Materials



Cunningham





**KRAUS-ANDERSON**®

**Laurentian Elementary**  
Project Update Presentation

## **Agenda**

- 1. Construction Update**
  - a. Safety**
  - b. Budget**
  - c. Schedule**
  - d. Punch List**
  - e. Quality**
- 2. Closing Comments/Questions**



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Laurentian Elementary  
Project Update Presentation

# CONSTRUCTION UPDATE



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**SAFETY**

Project Update Presentation

# SAFETY



## Safety

- **Zero Injuries**
  - Zero **(0)** Lost-Time Accidents
  - Zero **(0)** OSHA Violations / Citations
- **COVID-19 Impacts Update & Current Status**
  - Zero **(1)** Additional Positive Cases Reported On-Site
  - Proper protocols followed.
- **OSHA Consultation**
  - MN-OSHA Consultation #04: **07 October 2021**



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**Laurentian Elementary**  
Project Update Presentation

# BUDGET UPDATE



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# Master Referendum Budget Laurentian Elementary

## Section 01: Project Funding

### 01: FUNDING SOURCES

Total Project Funding

## Section 02: Project Expenses

### 02A: HARD COSTS

#### 02A-1: Construction Costs Budget

02A-1A: Construction Contracts (Held by District)

02A-1D: KA General Conditions

02A-1E: Construction & Design Contingency

Subtotal Construction Costs

### 02B: SOFT COSTS

Subtotal Construction Management Costs

Subtotal Soft Costs

Total Owner Soft Cost Budget

## Section 03: Summary

### 03: PROJECT TOTALS

Total Project Costs

Over / Under Budget

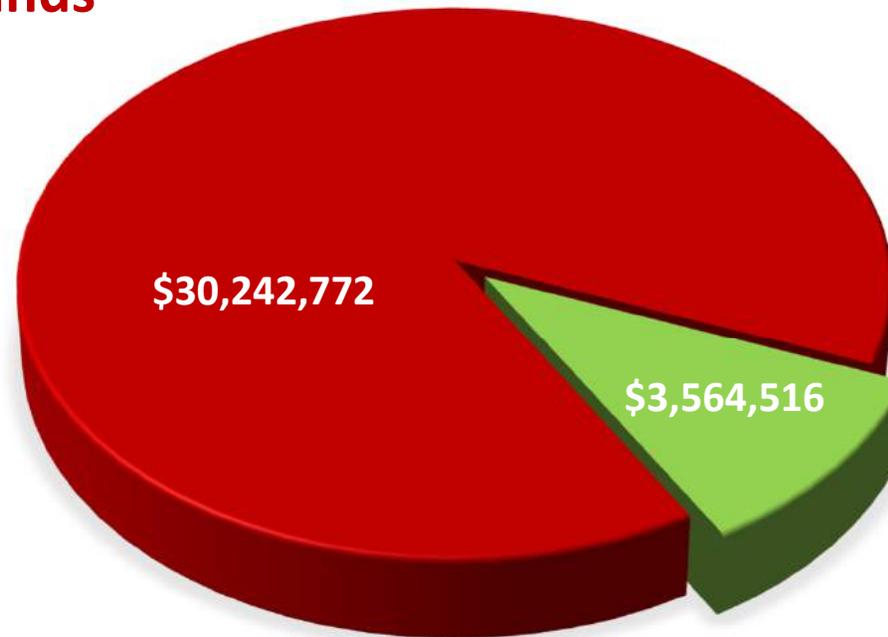
Laurentian Elementary School (#01)		
Current SF: 88,968 SF		
<b>\$ 34,000,000</b>		
Laurentian Elementary School (#01)	Laurentian Spent to Date	Laurentian Remaining
\$ 23,811,278.96	\$ 24,322,101.48	\$ (510,822.52)
\$ 630,000.00	\$ 441,921.46	\$ 188,078.54
\$ 1,848,403.01	\$ 1,815,720.00	\$ 32,683.01
<b>\$ 26,289,681.97</b>	<b>\$ 26,579,742.94</b>	<b>\$ (290,060.97)</b>
\$ 2,336,093.93	\$ 1,756,259.84	\$ 579,834.09
\$ 5,181,511.84	\$ 1,906,768.70	\$ 3,274,743.14
<b>\$ 7,517,605.78</b>	<b>\$ 3,663,028.54</b>	<b>\$ 3,854,577.24</b>
Laurentian Elementary School (#01)	Laurentian Spent to Date	Laurentian Remaining
		\$ 3,564,516.27
\$ 33,807,287.75	\$ 30,242,771.48	\$ 3,564,516.27
-\$192,712.25		



# Project Expenses Status

Total Funding: \$33,800,000

**Project Funds  
Spent  
89%**



**Remaining  
Funds  
11%**



# Project Contingency Status

Contingency: \$1,848,403

**Contingency  
Spent  
98%**



**Estimated  
Contingency  
Remaining**

**\$32,683    2%**



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**SCHEDULE**

Project Update Presentation

# SCHEDULE



**90% Completed Overall !!**

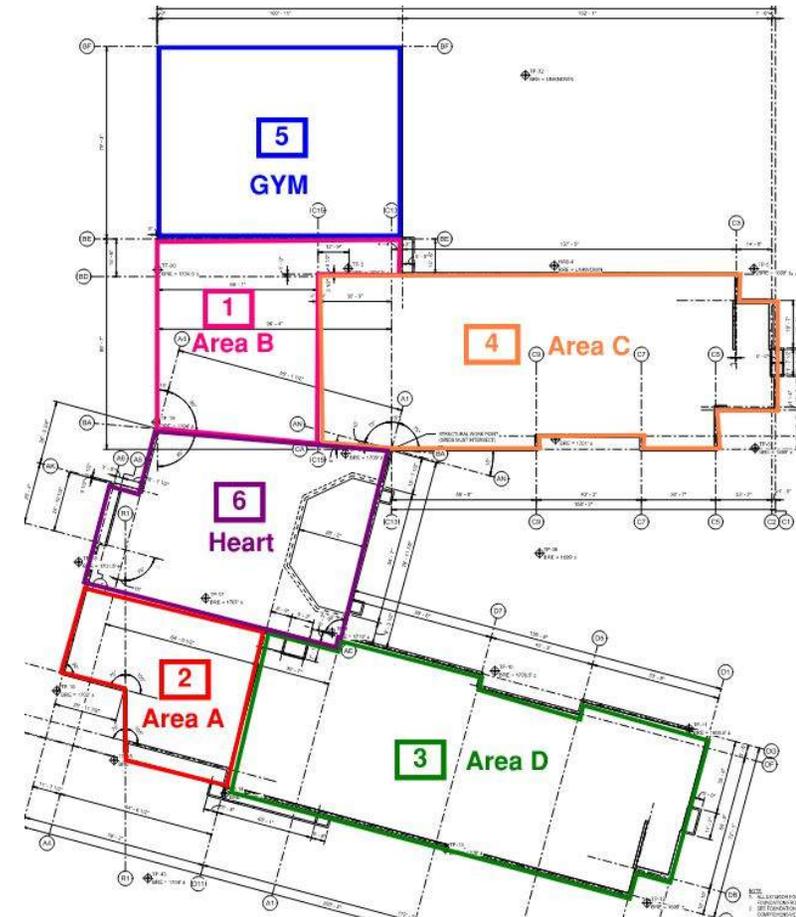




## 2 Months to go!

### Completion Dates

- A. **Building Structure**: Complete
- B. **Building Envelope**: To be Complete by 01 NOV 2021
- C. **Sitework**: To be Complete by 01 NOV 2021
- D. **Interior Buildout**: Complete
- E. **Interior Finishes**: 17 DEC (substantial completion)
  - 1. Painting
  - 2. Ceilings
  - 3. Flooring
  - 4. Tile
  - 5. Casework
  - 6. Terrazzo
  - 7. Playground (Install: 09 DEC 2021)
- F. **Punchlist**: Complete by 31 DEC 2021 (Phased)





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SCHEDULE

Project Update Presentation

EG Elementary

Drywall

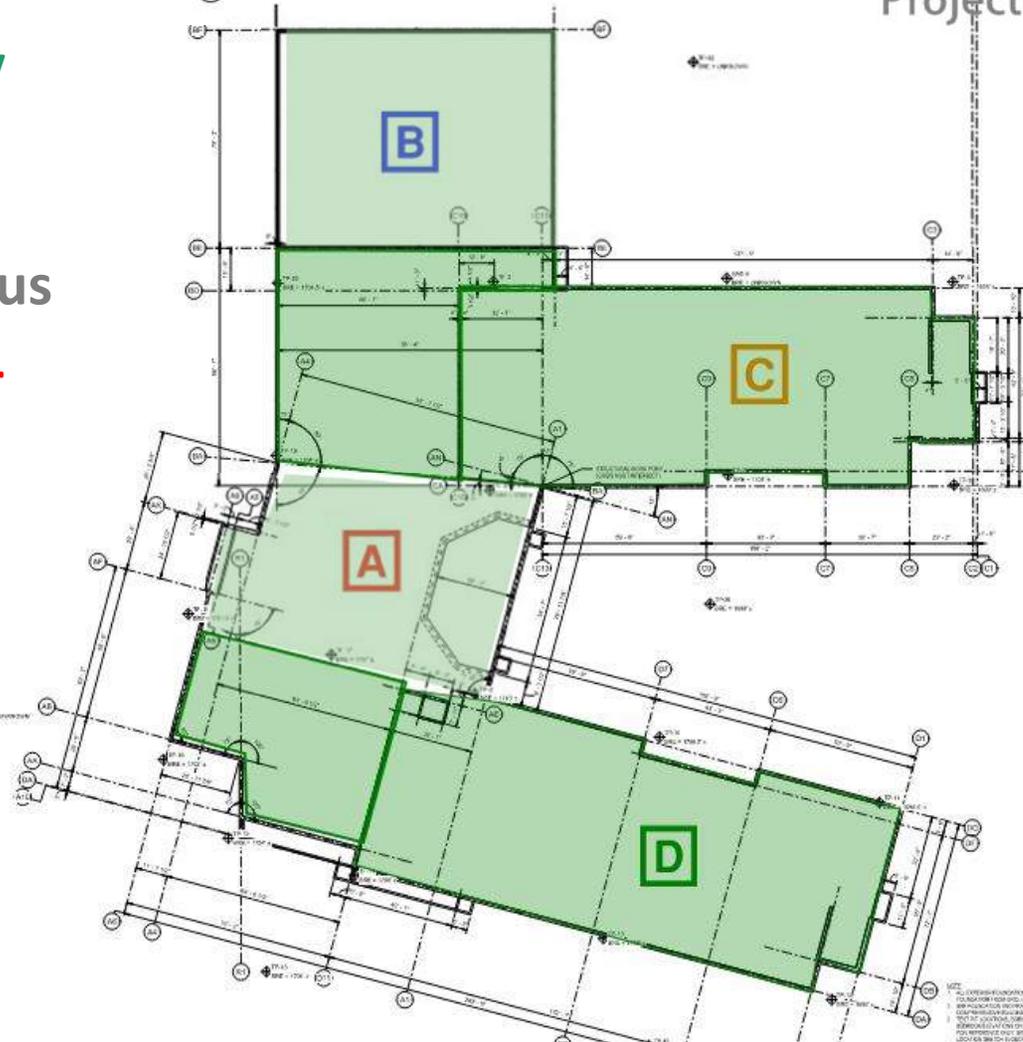
Level 2

Completion Status

Date: 10-25-21

99%

LEVEL 1





KRAUS-ANDERSON®

# SCHEDULE

## Project Update Presentation

EG Elementary

Drywall

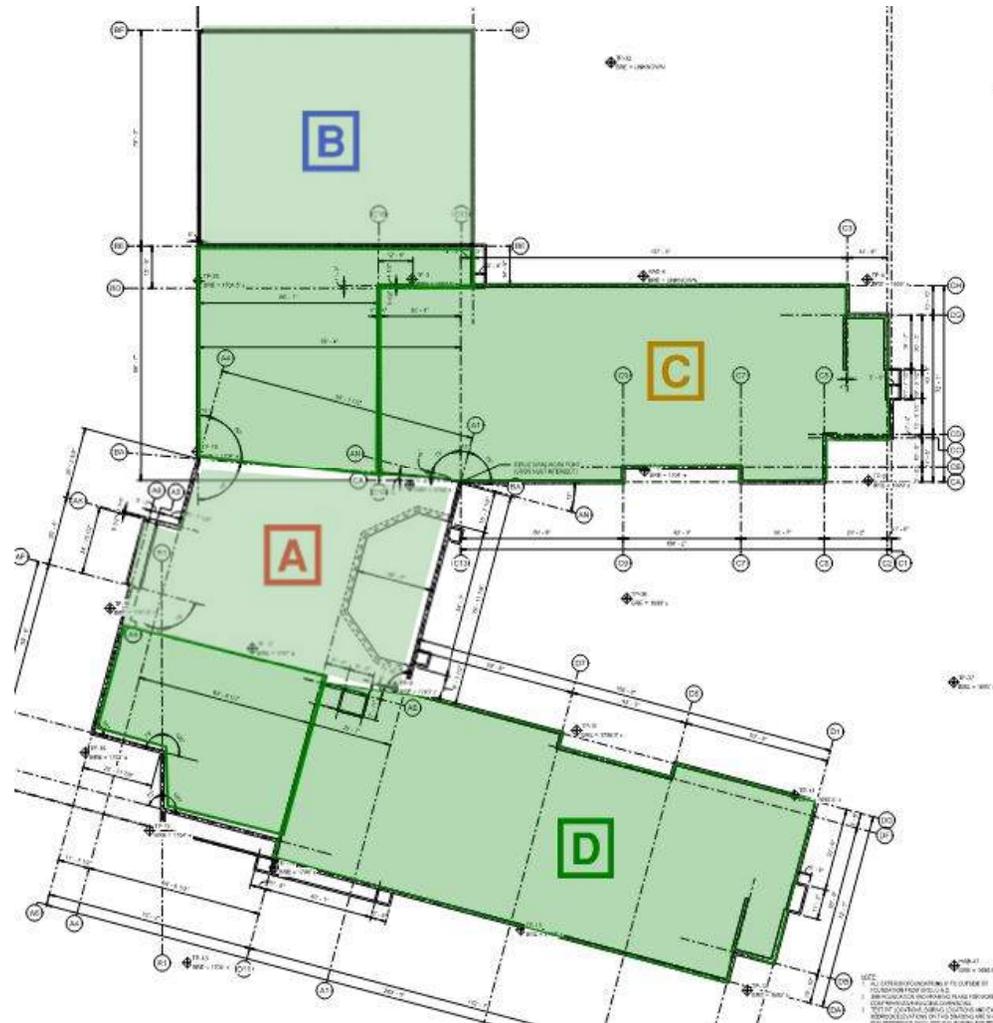
Level 2

Completion Status

Date: **10-25-21**

**100%**

**LEVEL 2**





KRAUS-ANDERSON®

# SCHEDULE

## Project Update Presentation

EG Elementary

Paint

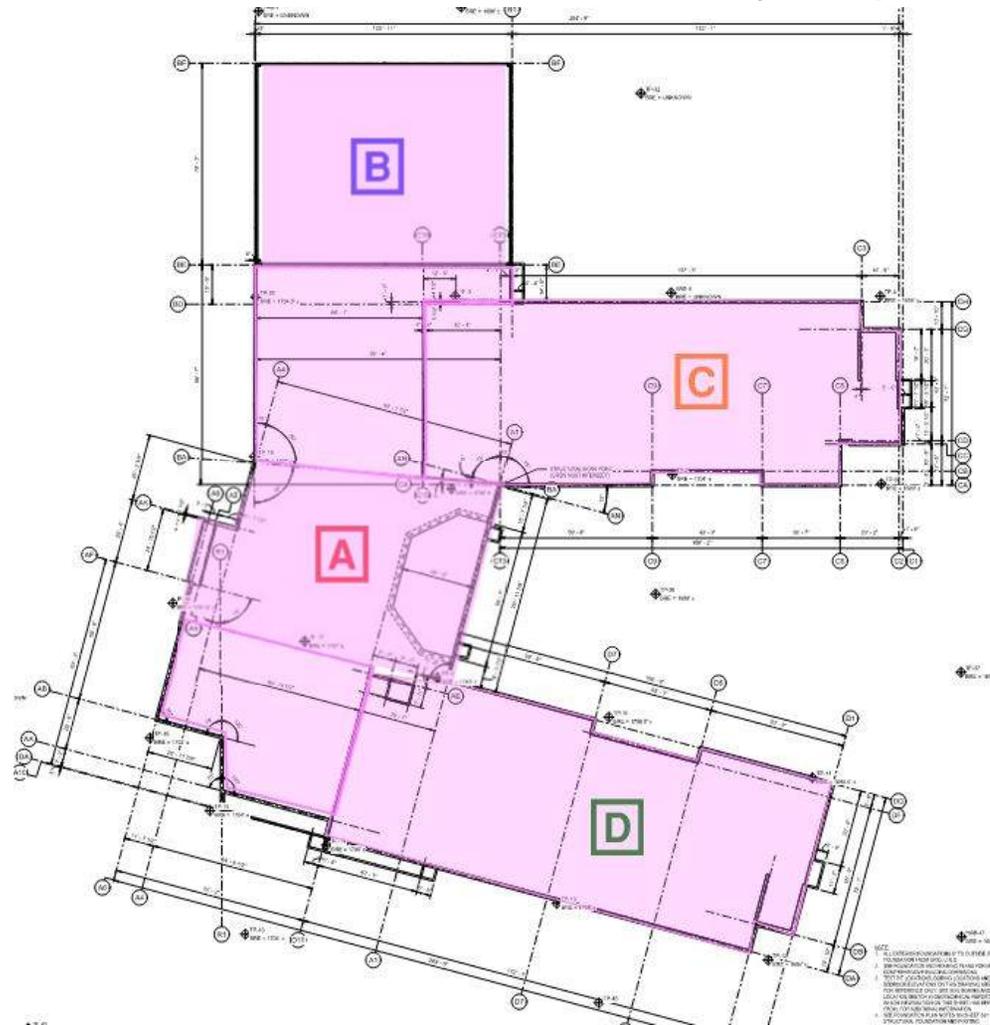
Level 1

Completion Status

Date: **10-25-21**

99%

LEVEL 1





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Paint

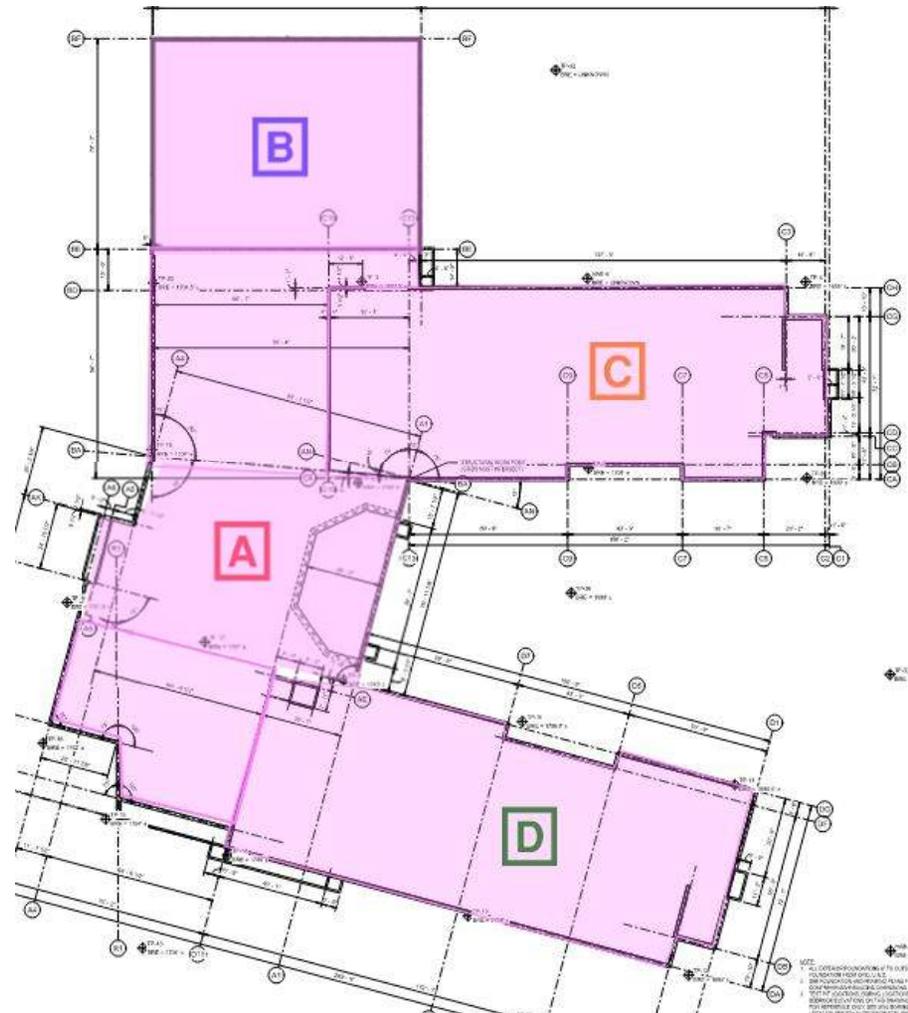
Level 2

Completion Status

Date: 10-25-21

99%

LEVEL 2





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Ceiling

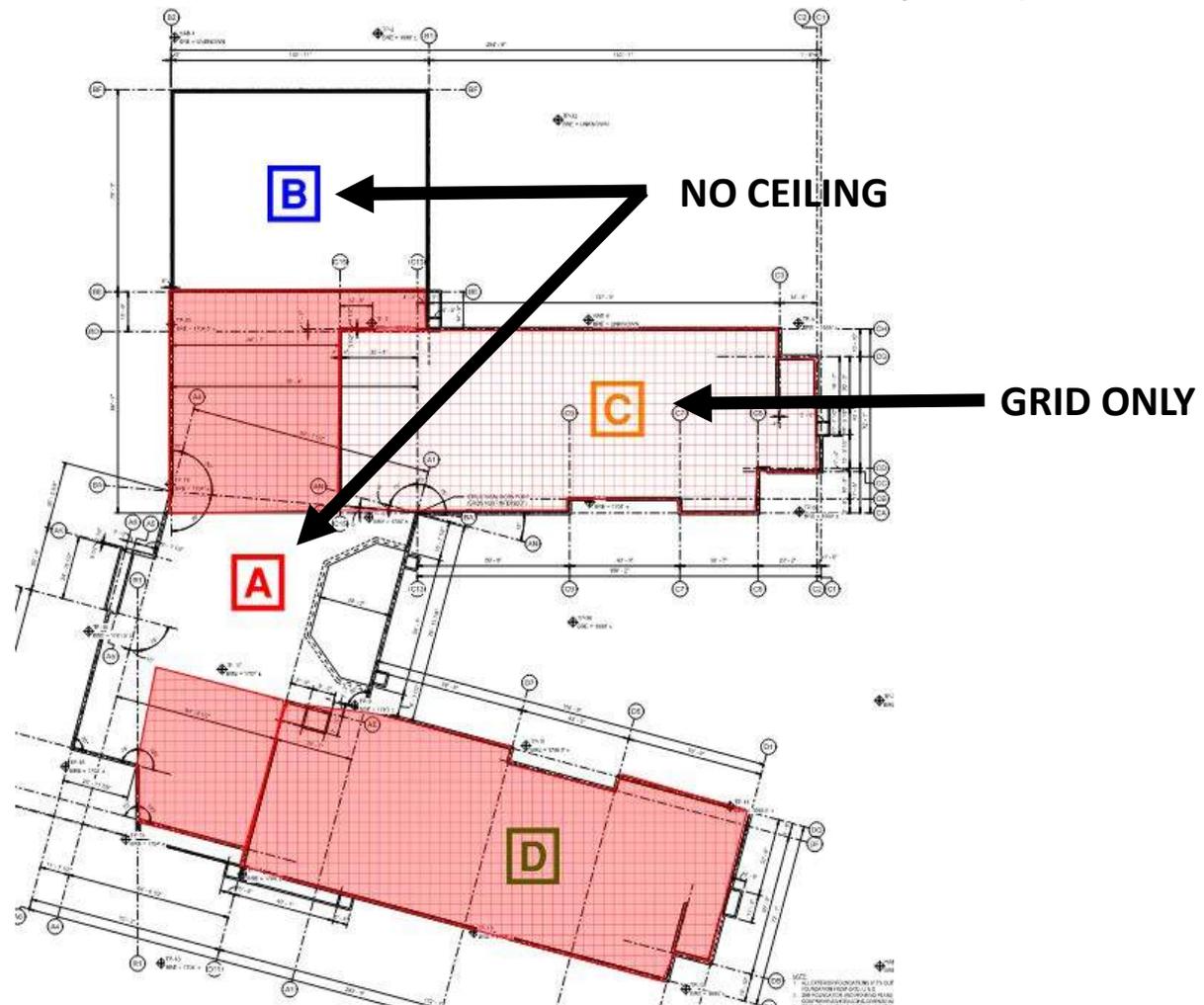
Level 1

Completion Status

Date: 10-25-21

70%

LEVEL 1





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Ceiling

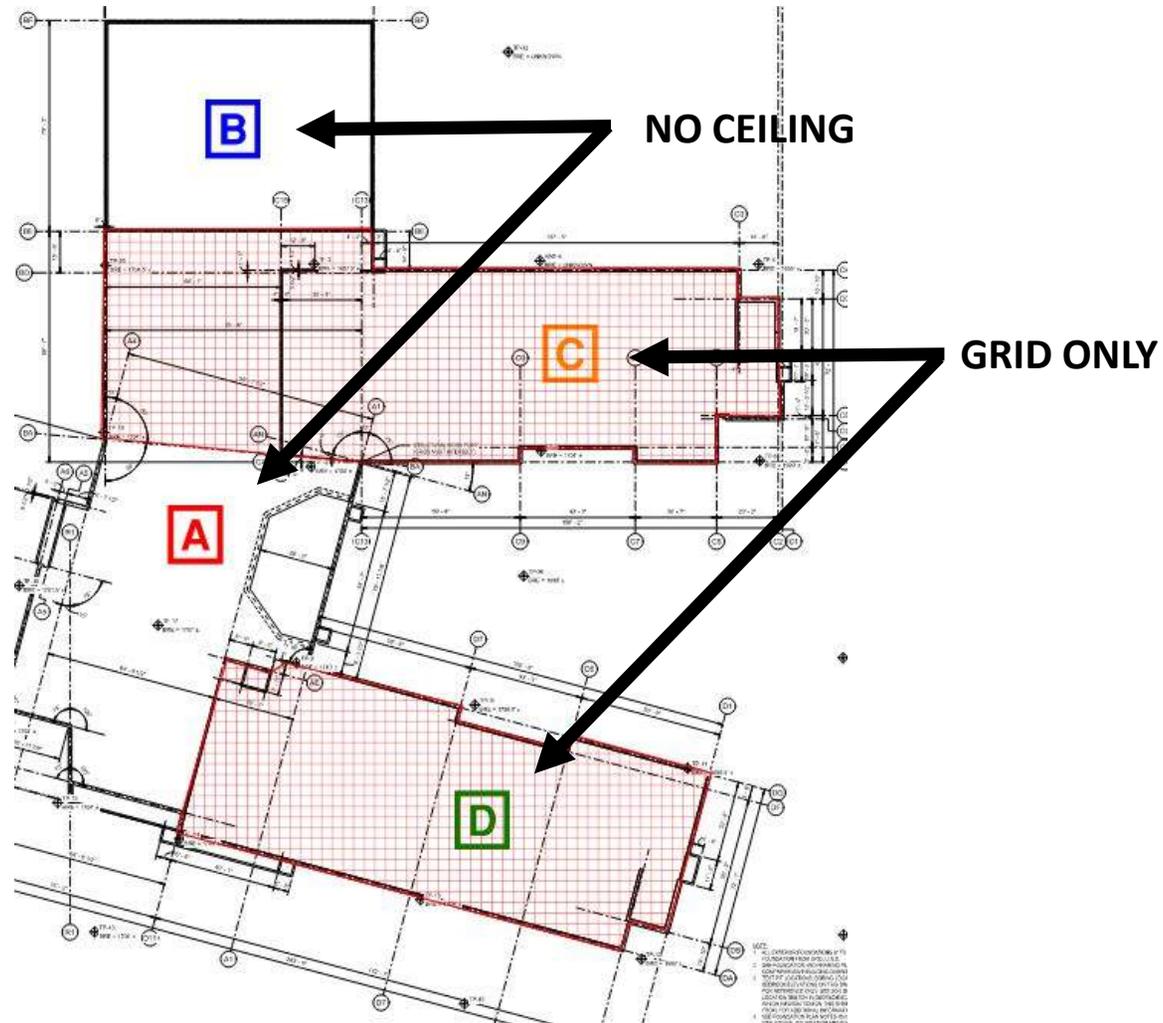
Level 2

Completion Status

Date: 10-25-21

50%

LEVEL 2





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Casework

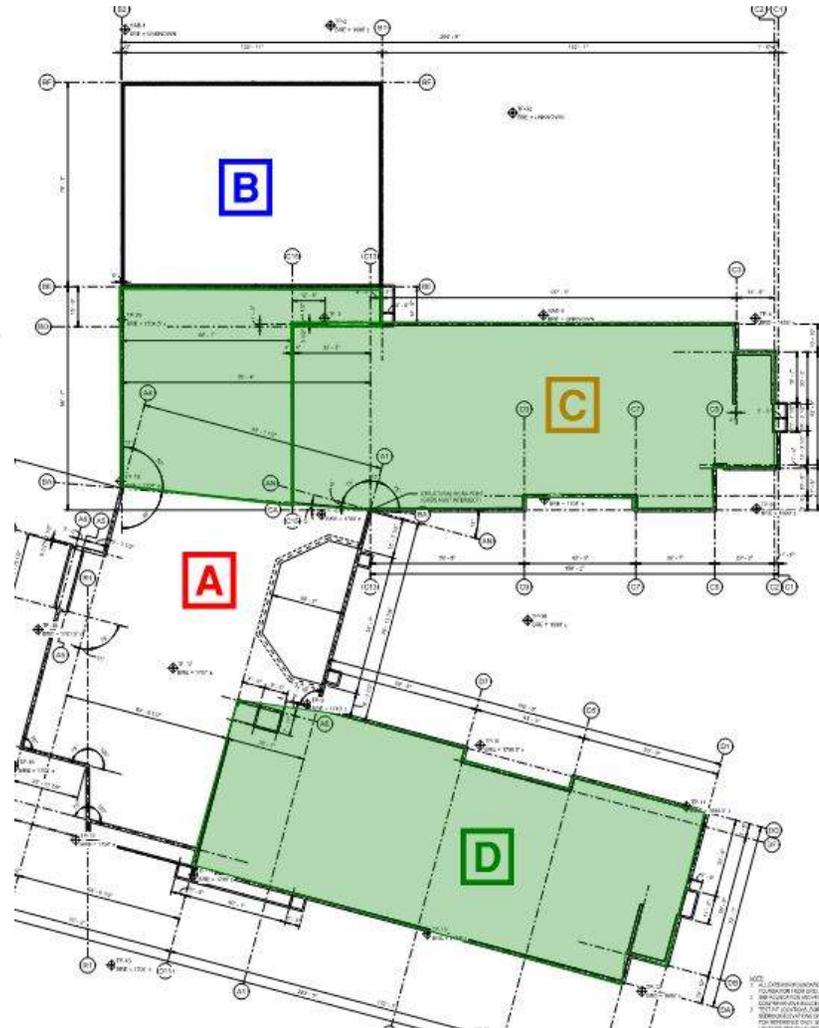
Level 1

Completion Status

Date: 10-25-21

95%

LEVEL 1





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Casework

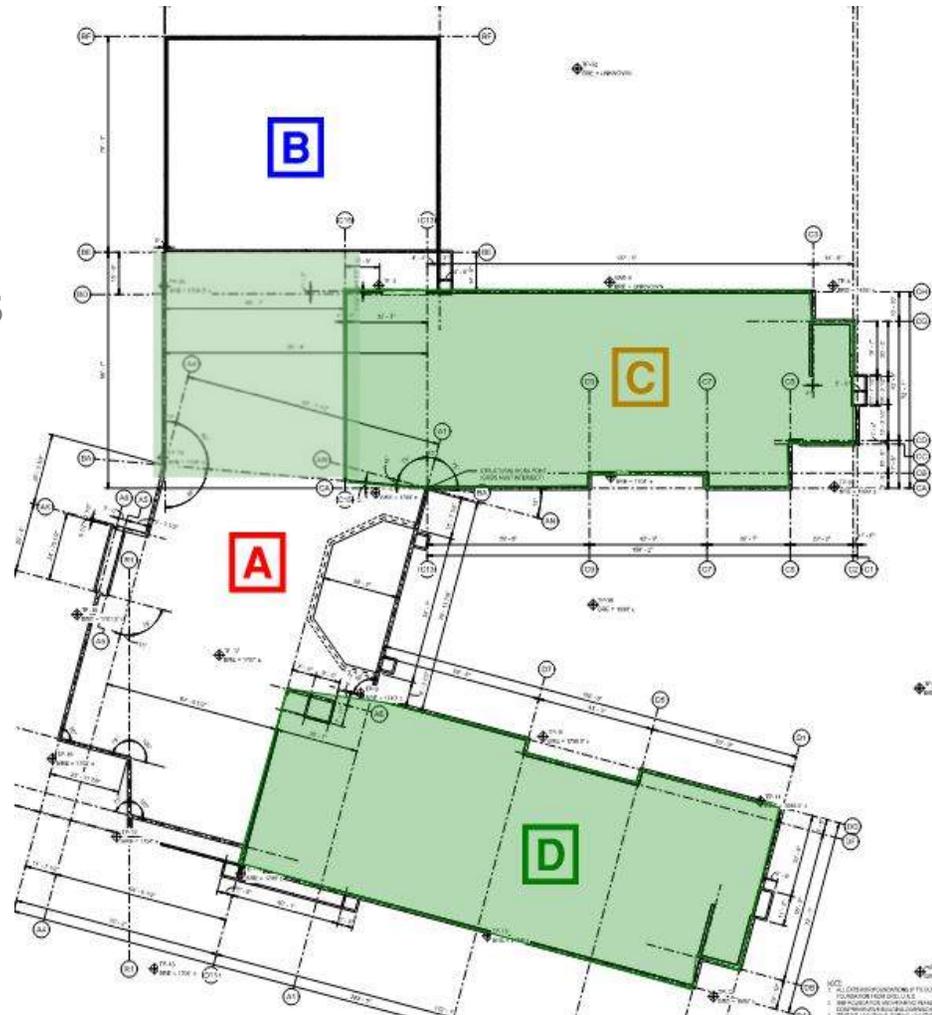
Level 2

Completion Status

Date: 10-25-21

90%

LEVEL 2





KRAUS-ANDERSON®

SCHEDULE

Project Update Presentation

EG Elementary

Flooring

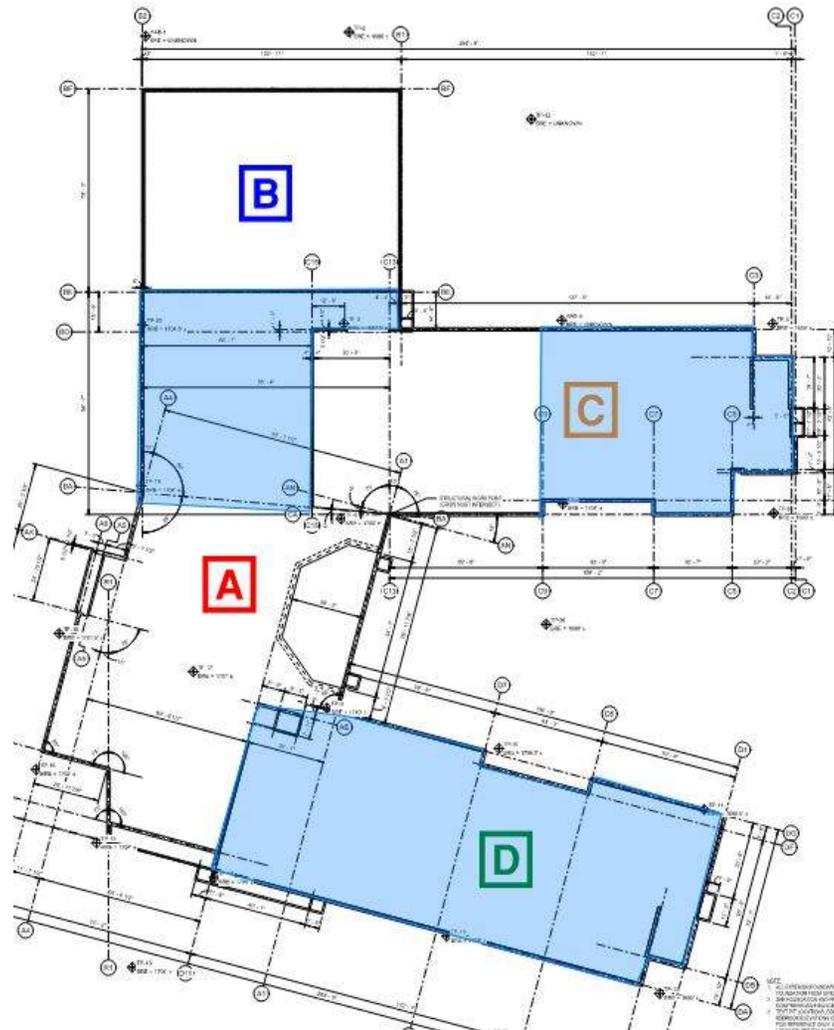
Level 1

Completion Status

Date: 10-25-21

60%

LEVEL 1







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**Laurentian Elementary**  
Project Update Presentation

# Punch List (Phased)



Pre-Punch  
List

- Construction Manager
- Contractors
- Conducted 1 week prior to each official Punch List

Punch List

- Construction Manager
- Owner
- Design Team
- Third Party Commissioning Agents
- Contractors

Quality  
Confirmation

- Construction Manager
- Design Team
- Third Party Commissioning Agents



**Punch List Schedule (10/21/21)**

1. Area B Lvl 1: Monday, **25 OCT 2021** (NOT Doors or Corridor) @ **10:00am**
2. Area B Lvl 1: Monday, **01 NOV 2021** (Doors & Corridor ONLY) @ **10:00am**
3. Envelope/Roof: Monday, **01 NOV 2021** @ **11:00am**
4. Site Punch: Monday, **01 NOV 2021** @ **1:30pm**
5. **Move Breakroom(s) from Area C1 to Area D1: 04 NOV (Clean Area C1 05 NOV)**
6. Area C Lvl 1: Monday, **08 NOV 2021** @ **10:00am**
7. Area D Lvl 2: Monday, **15 NOV 2021** @ **10:00am**
8. Kitchen: Monday, **15 NOV 2021** @ **1:00pm**
9. Gym: Monday, **22 NOV 2021** @ **10:00am**
10. Area C Lvl 2: Monday, **29 NOV 2021** @ **10:00am**
11. Area B Lvl 2: Monday, **29 NOV 2021** @ **11:00am**
12. **Move Breakroom(s) from Area D1 into Gym: 02 DEC (Clean Area D1 03 DEC)**
13. Area D Lvl 1: Monday, **06 DEC 2021** @ **10:00am**
14. Admin Office: Monday, **06 DEC 2021** @ **11:00am**
15. Heart: Monday, **13 DEC 2021** @ **10:00am**



# Level 1

22 NOV  
01 NOV Doors & Corridor

25 OCT

13 DEC

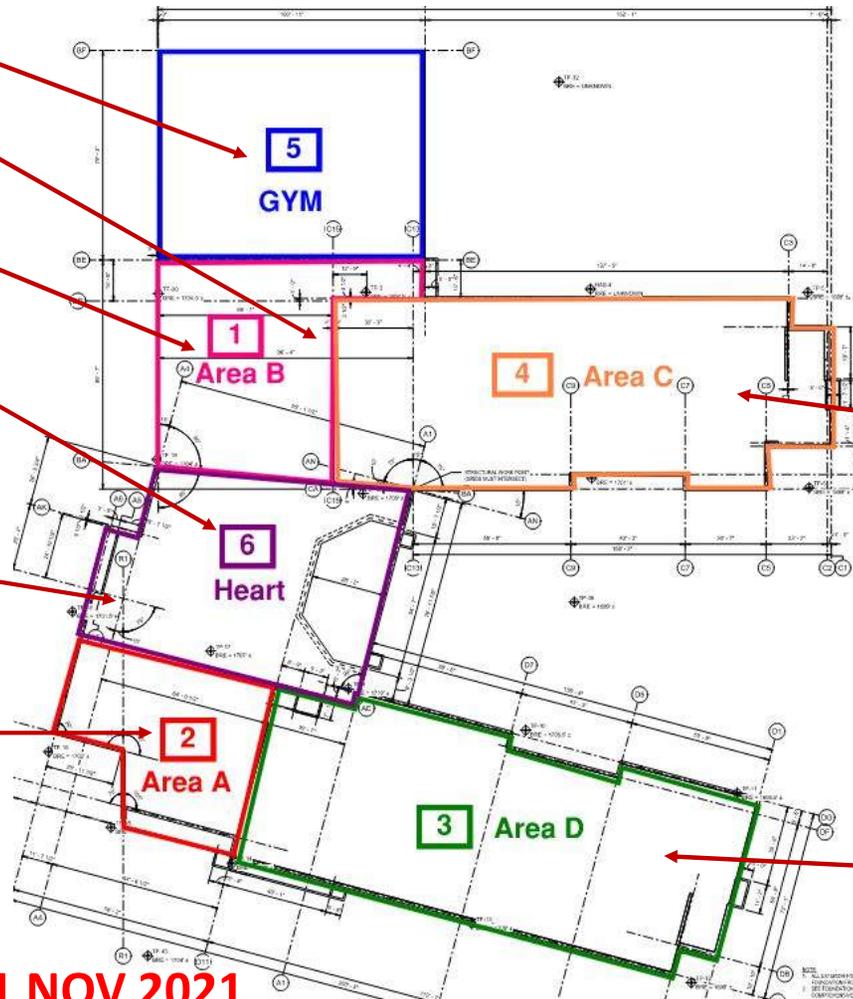
06 DEC

15 NOV

08 NOV

06 DEC

Internal **Pre-Punch Lists** will be performed by Kraus-Anderson 1 week prior to the dates listed.



**Envelope and Roof Punch 1 NOV 2021**

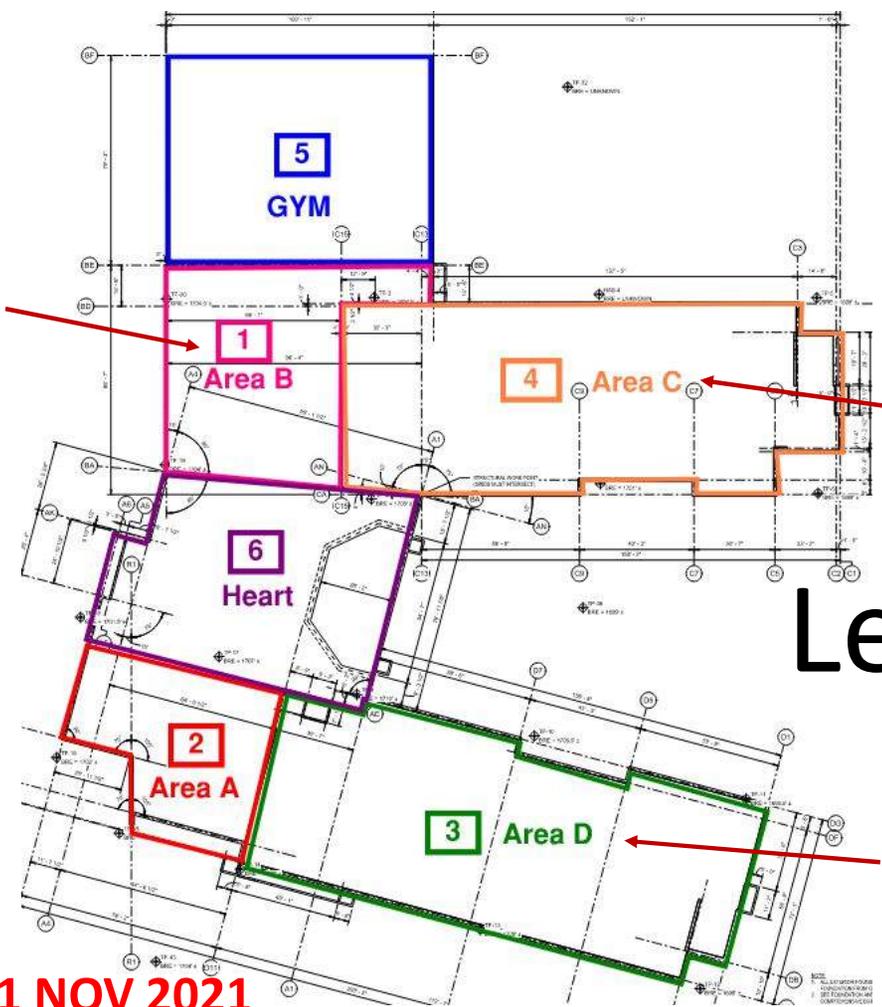


Internal Pre-Punch Lists will be performed by Kraus-Anderson 1 week prior to the dates listed.

29 NOV

29 NOV

# Level 2



15 NOV

Envelope and Roof Punch 1 NOV 2021



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QUALITY

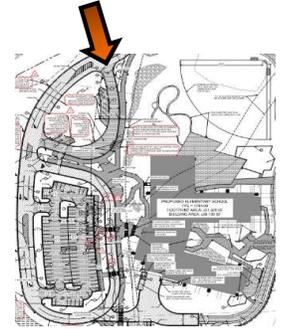
Project Update Presentation

QUALITY



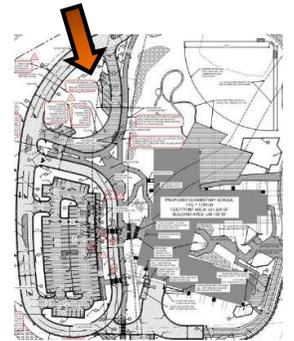
KRAUS-ANDERSON®

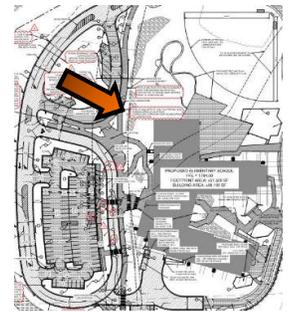
## Laurentian Elementary Site From The Site Camera



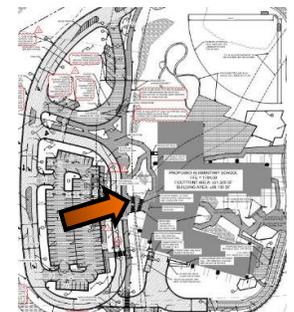


**Monument  
Sign Base**

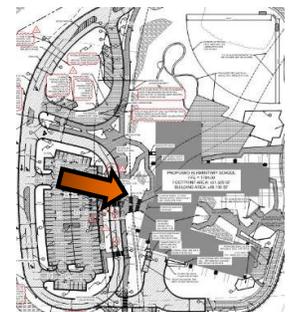




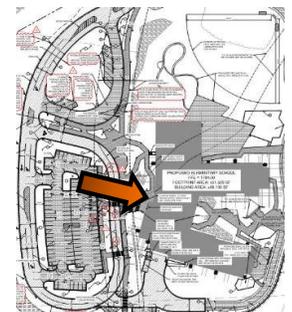
**West Side  
Main Entry**



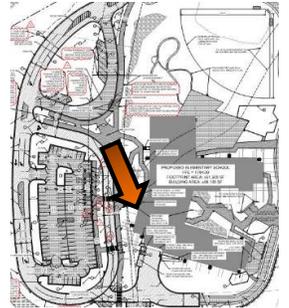
**West Side  
Main Entry**



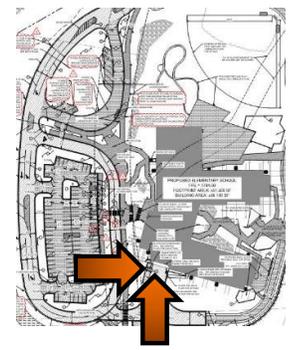
**Main Entry**



**Main Entry**



**Admin Area**

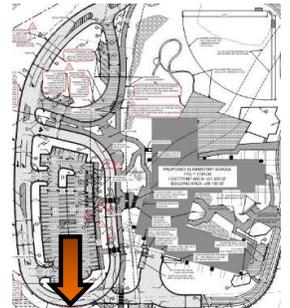


**Loading Dock**



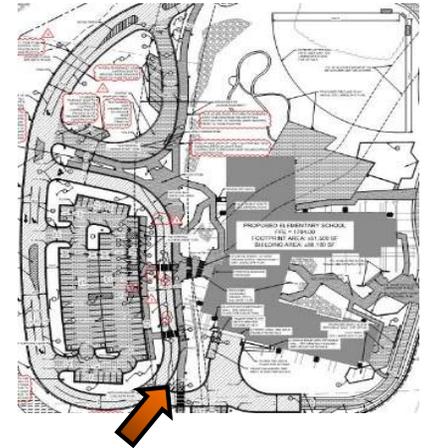


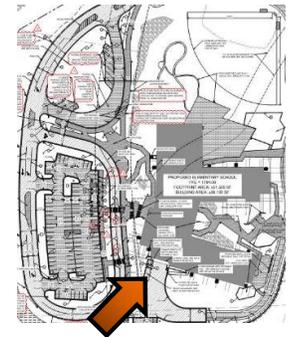
## Water Spillway



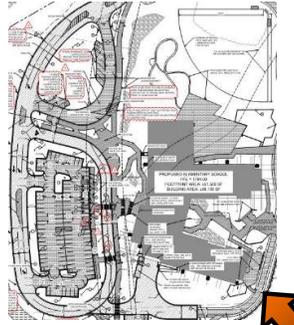


**Loading Dock from SW**





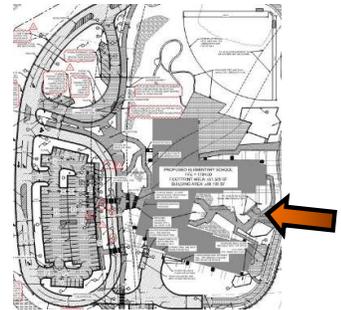
**South Learning  
Wing From  
South**



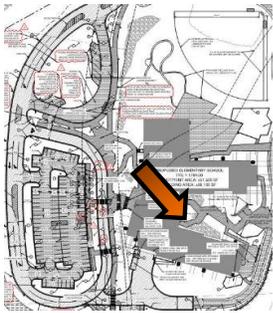
**South  
Learning  
Wing From  
Southeast**



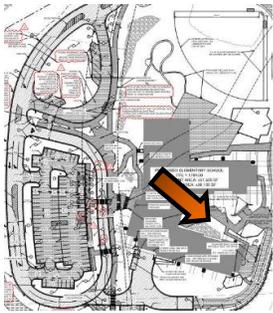
## Courtyard From East



# Courtyard

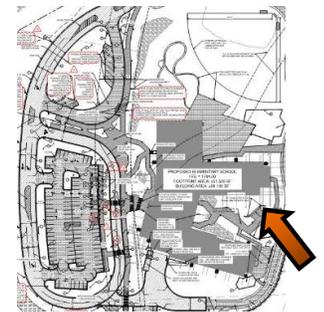


# Courtyard



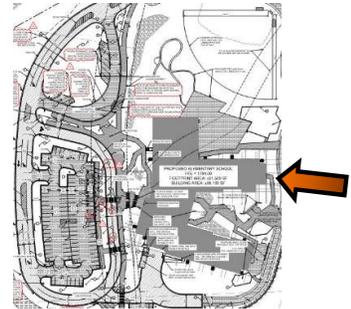


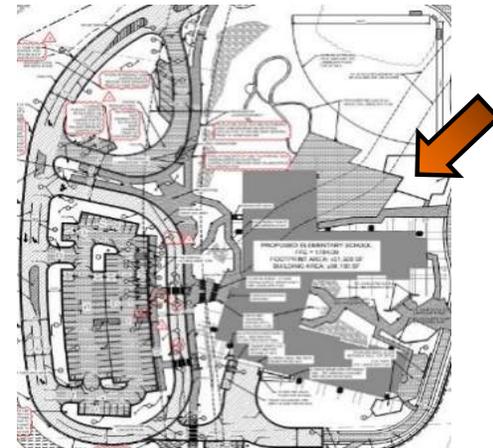
## North Learning Wing From SE



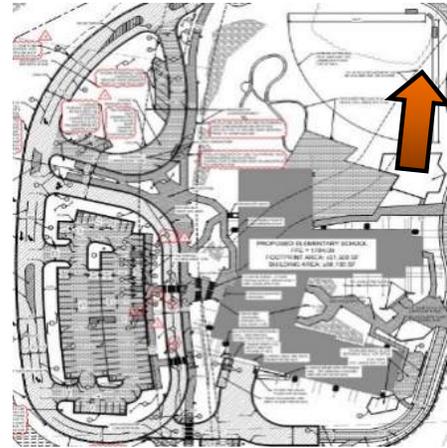


**North Learning  
Wing  
From East**

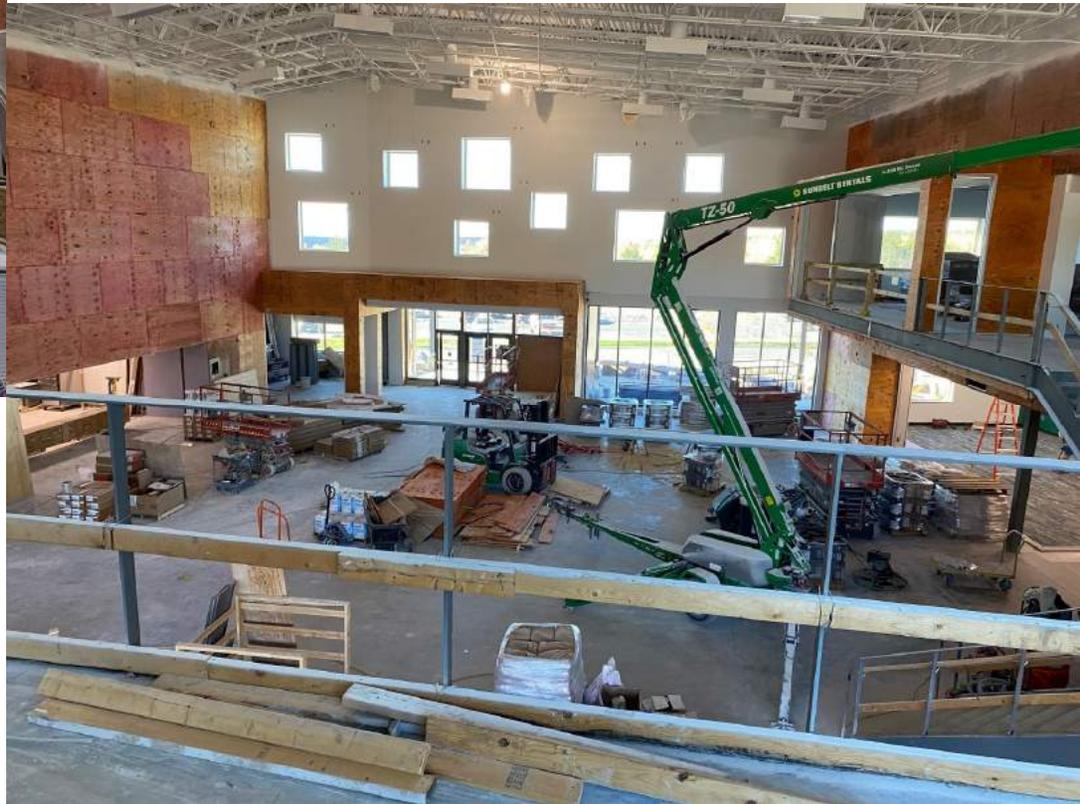




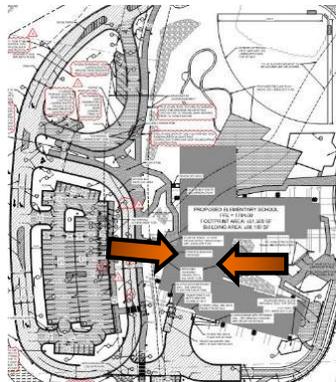
**Playground from the  
North**

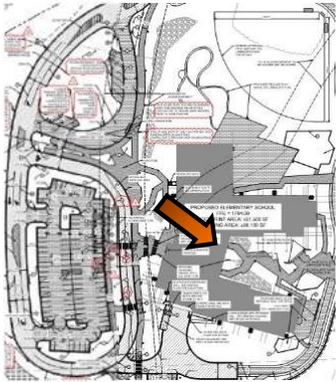


**Ballfield**



**Heart  
Commons  
Area**



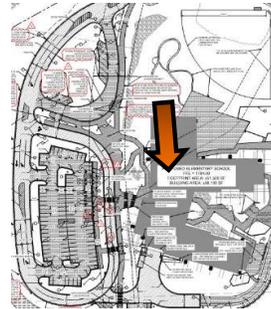


**The Heart  
Commons  
Area  
From  
Tech Maker  
Space**





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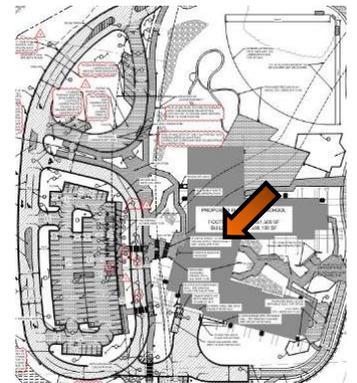


**Tech Maker Space**



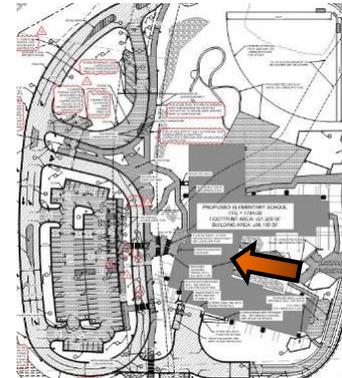


**Bridge Over The  
Heart Commons Area**



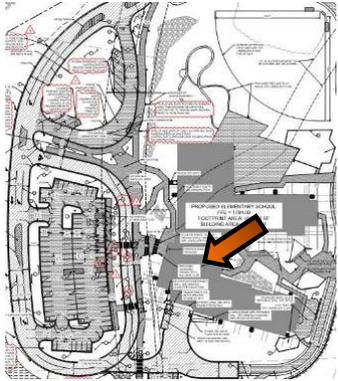


**View From  
The Tree House**

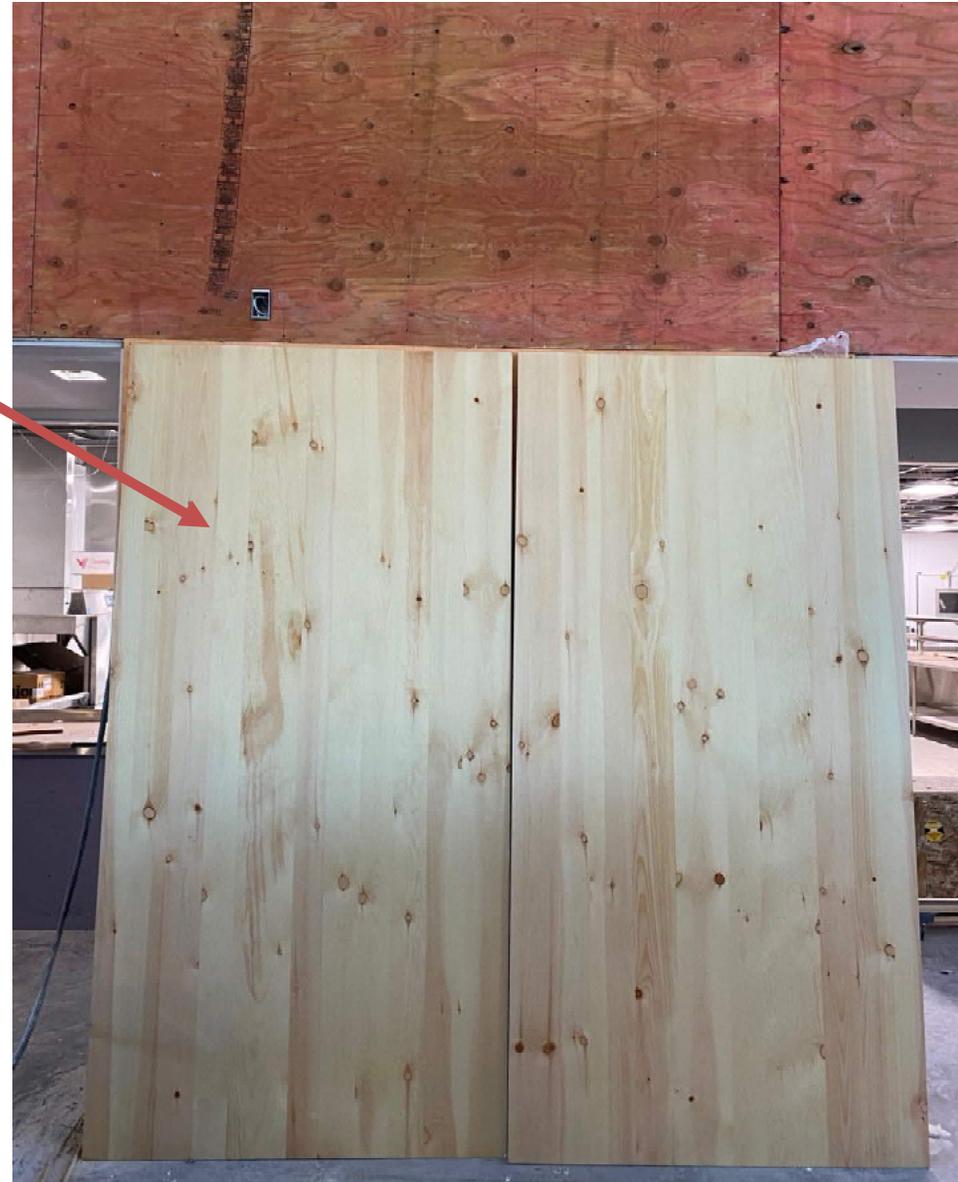




**KRAUS-ANDERSON®**



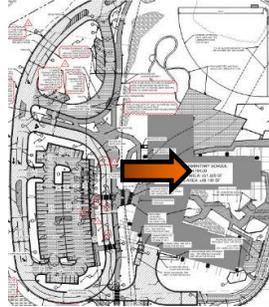
**Wood Paneling for  
The Heart Commons  
Area  
(Everywhere there is Plywood)**





KRAUS-ANDERSON®

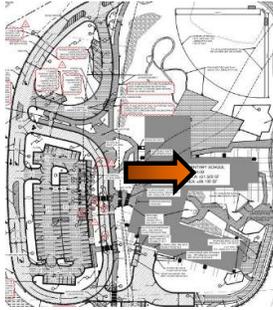
Area C – LV1





KRAUS-ANDERSON®

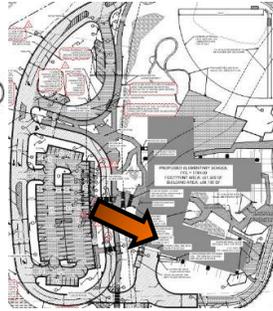
Area C – LV2





KRAUS-ANDERSON®

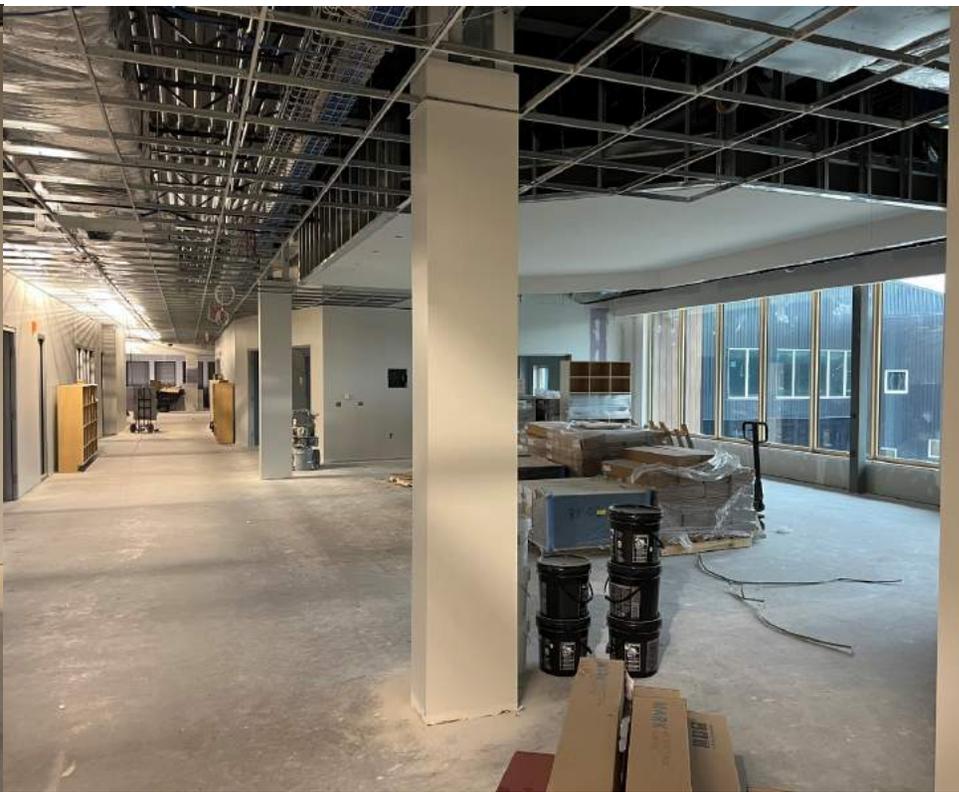
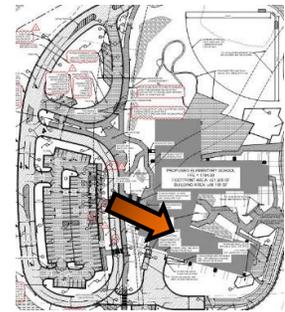
Area D – LV1





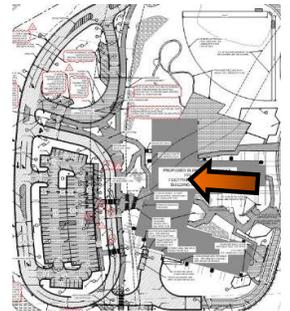
KRAUS-ANDERSON®

## Area D – LV2



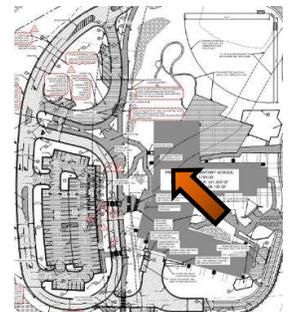


## Community Room



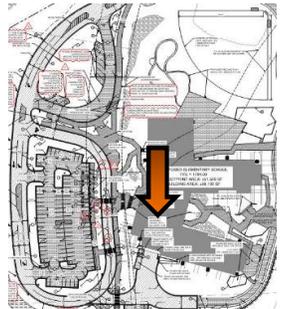


## Community Room



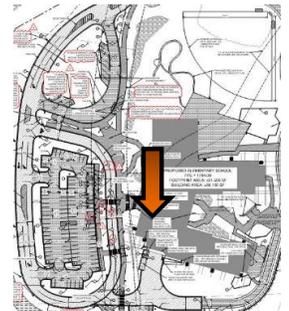


**Kitchen**



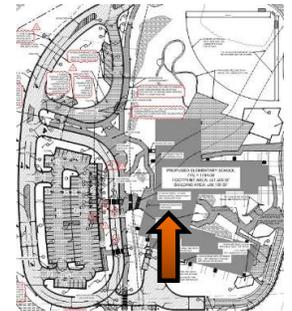


## Kitchen



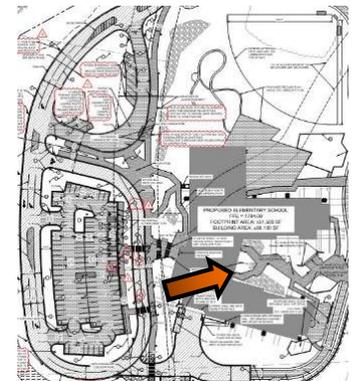


## Tray Drop/ Dishwashing Area



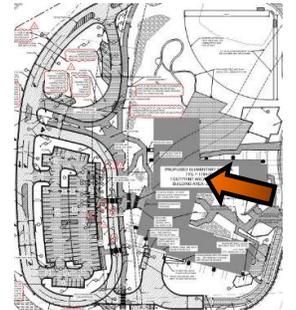


## Indoor Playground





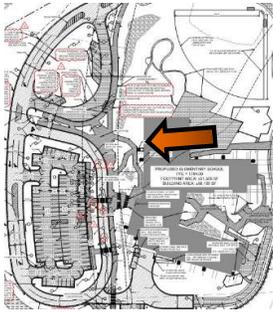
**Staff Area**





KRAUS-A

## Music Room

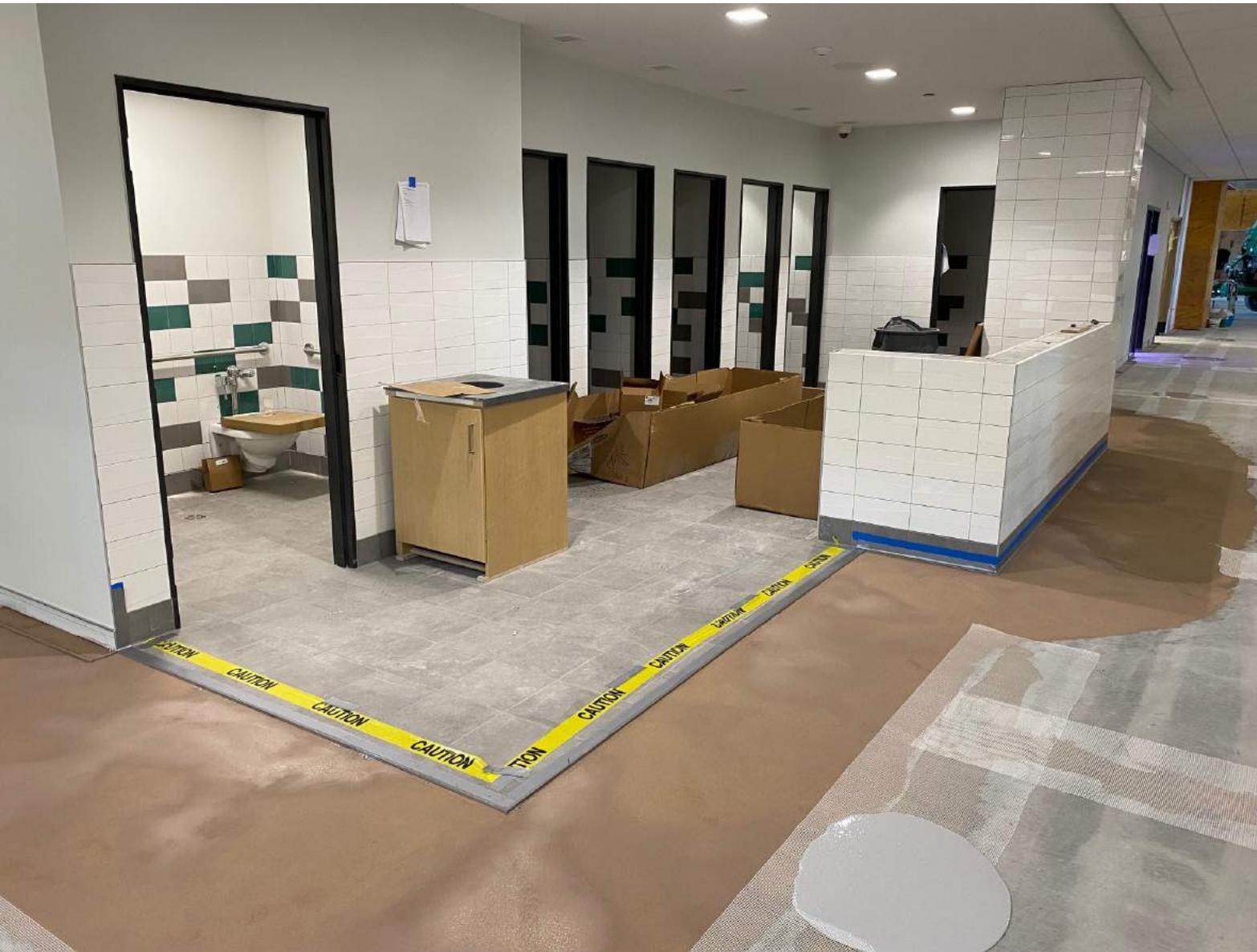




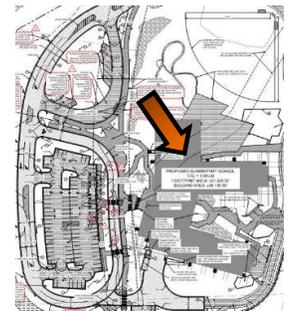
**KRAUS-ANDERSON®**

## Mechanical Room





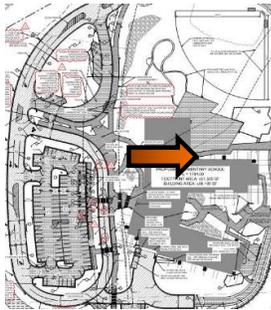
## Area B Lvl 1 Restrooms





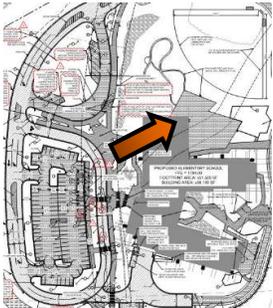
**KRAUS-ANDERSON®**

## **Entrance to Playground from Area B**





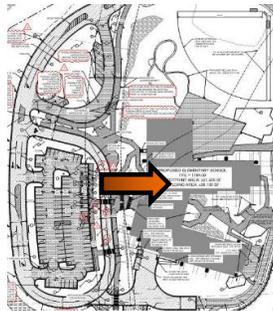
**Gym**





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## Sensory Room





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Laurentian Elementary  
Project Update Presentation

# Closing Comments/Questions



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Laurentian Elementary  
Project Update Presentation

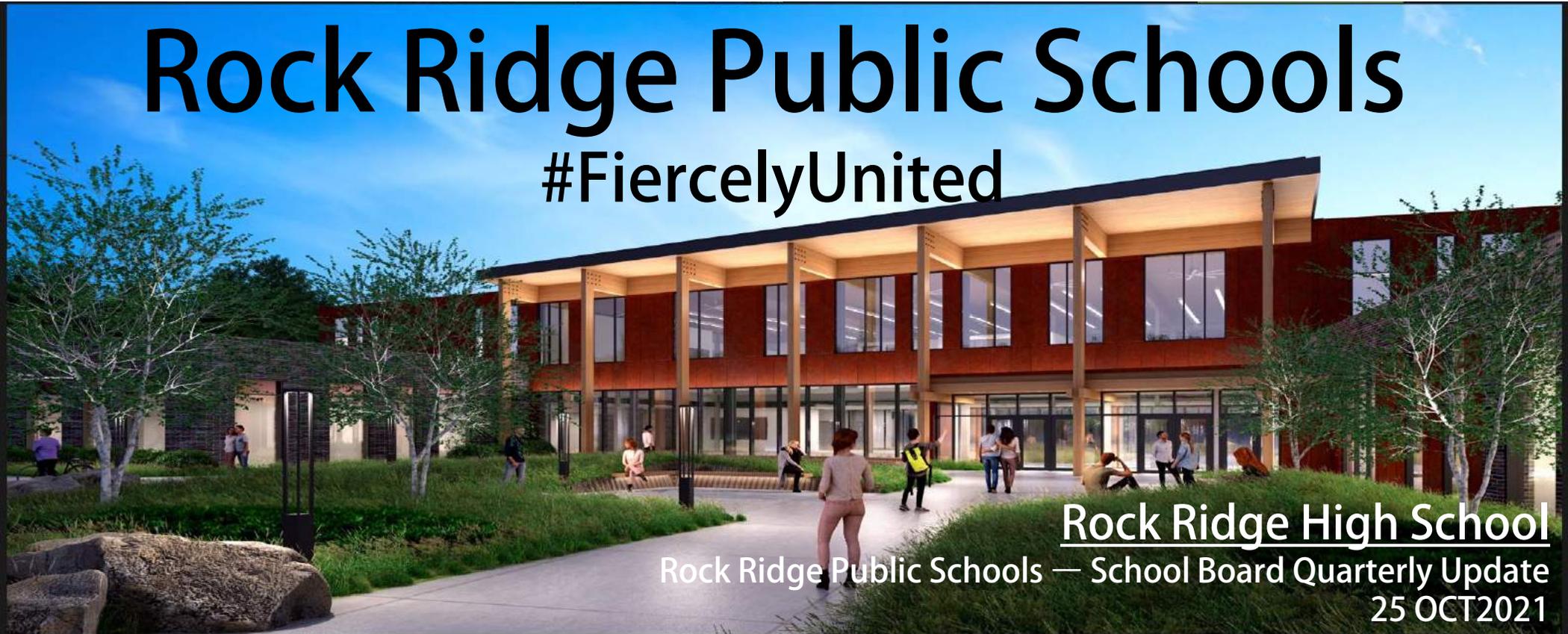
**THANK YOU!**



**GO WOLVERINES!**

# Rock Ridge Public Schools

#FiercelyUnited



Rock Ridge High School

Rock Ridge Public Schools — School Board Quarterly Update  
25 OCT2021



Cunningham





TO BASEBALL/SOFTBALL

CTE:  
METALS

LEARNING WINGS

CTE:  
WOODS

MUSIC  
SUITE

RECEIVING

PERFORMING  
ARTS  
CENTER

FOODSERVICE

COMMONS

ADMINISTRATION  
& SP.ED.

GYMNASIUMS

MONUMENT SIGN

TO STADIUM

AQUATICS

SPECTRUM BUILDING



**Building Overview (From East)**



**Building Overview (From West)**



# Ball Fields





# Agenda

## Quarterly Construction Update

- Safety
- Budget
- Schedule
- Quality





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SAFETY

Project Update Presentation

# SAFETY





# Safety

- **Zero Injuries**
  - ~**225,000** construction hours worked to date!
  - ~**150** workers/day currently (~1200 hours/day)
  - ~**35** District Contractors active on-site
  - Zero **(0)** Lost-Time Accidents
  - Zero **(0)** OSHA Violations / Citations
- **COVID-19 Impacts Update & Current Status**
  - Zero **(0)** Additional Positive Cases Reported On-Site
- **OSHA Consultation**
  - MN-OSHA Consultation #04: **Thursday, 07 OCT 2021**



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BUDGET

Project Update Presentation

# BUDGET





Section 01: Project Funding	Rock Ridge High School		
<b>01: FUNDING SOURCES</b>	Current SF: 282,000 SF		
<b>01-1: Revenues (Base Project Scope)</b>			
01-1A: Public Bond Referendum	\$ 113,000,000		
01-1B: District-Direct Funds	\$ 1,500,000		
<b>01-2: Revenues Beyond Referendum (Scope Adds)</b>			
01-2A: Additional Bond Sale/Interest (from \$2.6M)	\$ 2,600,000		
01-2B: Remaining Virginia District Funds (from \$1.0M)	\$ 205,000		
01-2C: Fundraising Commitments	\$ 1,006,625		
01-2D: Capital Fund Commitments (Varsity Athletic Lighting & Outbuilding Construction)	\$ 871,661		
01-2E: Deferred Maintenance Commitments	\$ -		
01-2F: ERATE Funding Commitments (Access Control Gateways & Redundant WiFi)	\$ 250,000		
<b>Total Project Funding</b>	<b>\$ 119,433,286</b>		



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# ROCK RIDGE HIGH SCHOOL — OVERALL BUDGET

Project Update Presentation

<b>Section 01: Project Funding</b>		Rock Ridge High School		
<b>01: FUNDING SOURCES</b>		Current SF: 282,000 SF		
01-1: Revenues (Base Project Scope)				
01-2: Revenues Beyond Referendum (Scope Adds)				
<b>Total Project Funding</b>		<b>\$ 119,433,286</b>		
<b>Section 02: Project Expenses</b>		Rock Ridge High School	RRHS Spent to Date	RRHS Remaining
<b>02A: HARD COSTS</b>				
02A-1: Construction Costs Budget				
<b>Subtotal Construction Costs</b>		<b>\$ 97,470,006.69</b>	<b>\$ 48,037,330.87</b>	<b>\$ 49,432,675.82</b>
<b>02B: SOFT COSTS</b>				
02B-1: Construction Management (C.M.) Costs				
<b>Subtotal Construction Management Costs</b>		<b>\$ 6,440,374.61</b>	<b>\$ 2,683,723.00</b>	<b>\$ 3,756,651.61</b>
02B-2: Owner Costs Budget				
<b>Subtotal Soft Costs</b>		<b>\$ 15,698,320.39</b>	<b>\$ 9,184,445.93</b>	<b>\$ 6,655,481.71</b>
<b>Total Owner Soft Cost Budget</b>		<b>\$ 22,138,695.00</b>	<b>\$ 11,868,168.93</b>	<b>\$ 10,270,526.07</b>
<b>Section 03: Summary</b>		Rock Ridge High School	RRHS Spent to Date	RRHS Remaining
<b>03: PROJECT TOTALS</b>				\$ 59,703,201.89
<b>Total Project Costs</b>		<b>\$ 119,608,701.69</b>	<b>\$ 59,905,499.80</b>	<b>\$ 59,703,201.89</b>
<b>Over / Under Budget</b>		<b>\$175,415.69</b>		



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## ROCK RIDGE HIGH SCHOOL — TOTAL EXPENSES

Project Update Presentation

# Project Expenditures

(PROJECTED THROUGH 30 SEP 2021)





# Project Contingency Status

(PROJECTED THROUGH 30 SEP 2021)

Estimated  
Contingency  
Remaining  
**= \$261,000**



Pending  
Contingency  
Expenses  
**= \$75,000**

**TOTAL CONTINGENCY: \$5,836,000**



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SCHEDULE

Project Update Presentation

# SCHEDULE





# 47.5% Overall Complete!

Start Date = August, 2020

Substantial Completion = January, 2023



*Targeting full-building enclosure by appx. 30 NOV 2021!*



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QUALITY

Project Update Presentation

# QUALITY





## Quality

### ***“Embracing The Career Academy Model”***

- **Student Construction Opportunities**
  - Many exciting student build opportunities over the next 5 years!
  - The **FIRST student build (storage building)** began this Fall, 2021!
  - The first dugout project(s) will begin in the Spring, 2022!
- **Mentorship Program**
  - Hands-on mentorship hours by KA & District Contractors



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QUALITY

Project Update Presentation

# Student Construction Progress (Storage Building)





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QUALITY

Project Update Presentation

Mentorship hours completed by District Contractors and KA to-date:  
**47 Hours!**



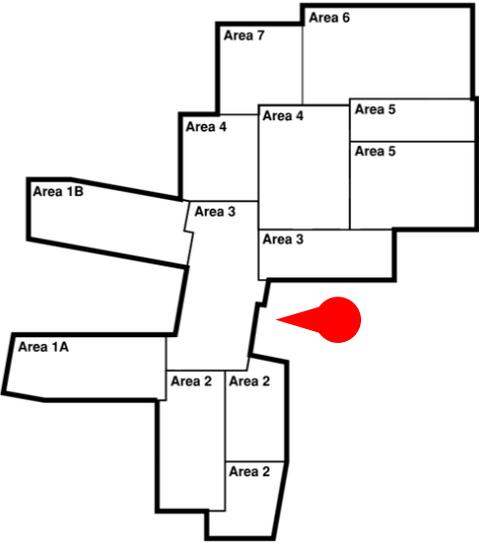


KRAUS-ANDERSON®

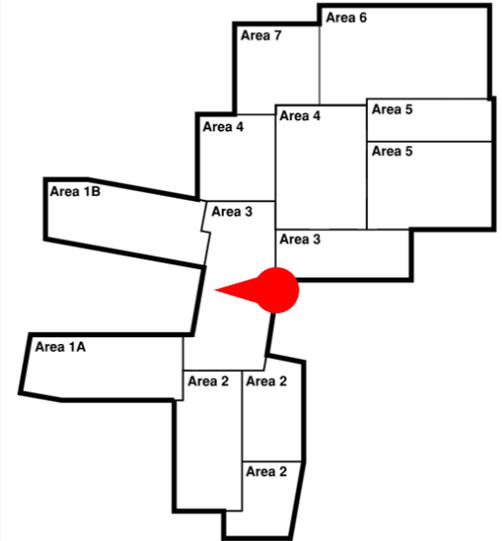
QUALITY

Project Update Presentation

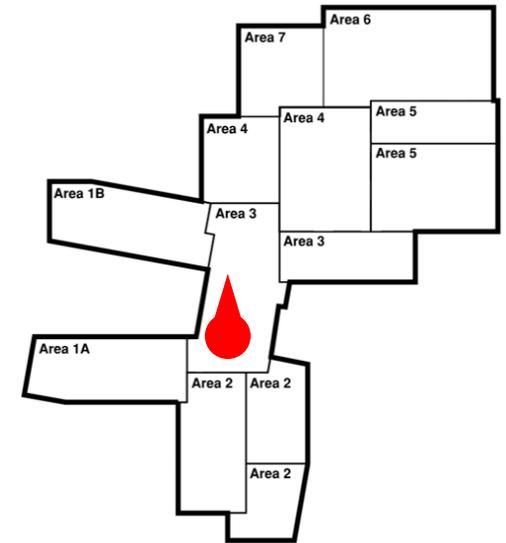
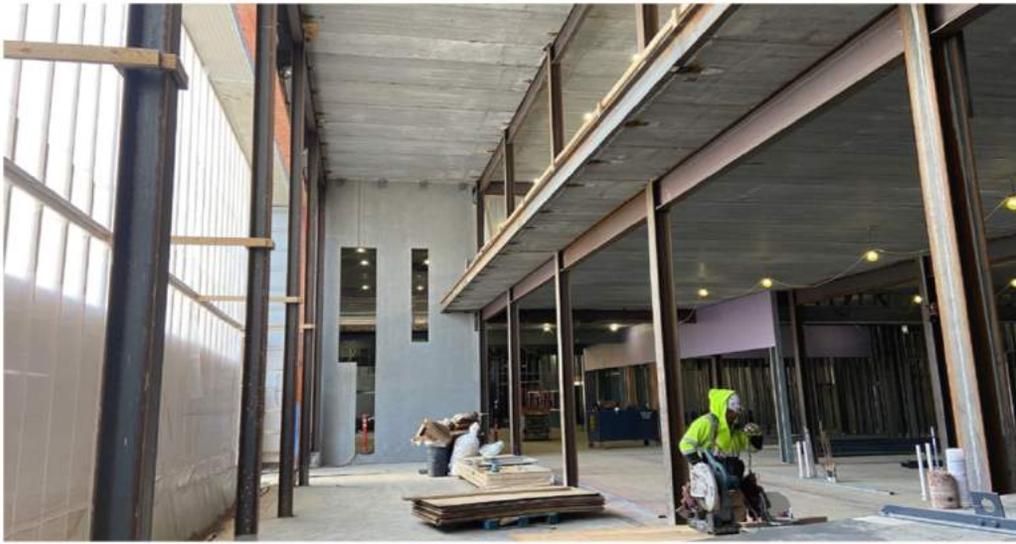
# Rendering Comparisons



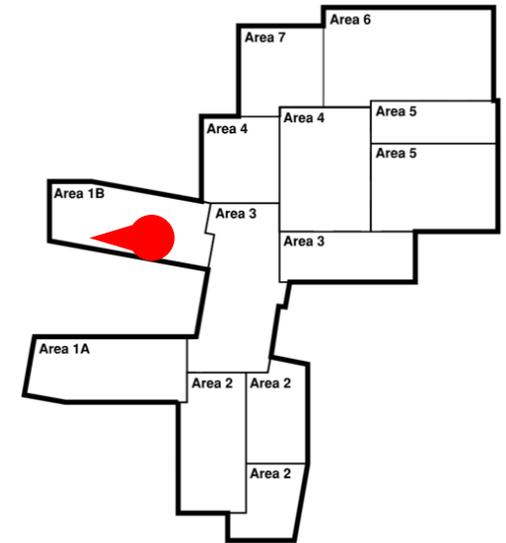
**MAIN  
ENTRY**



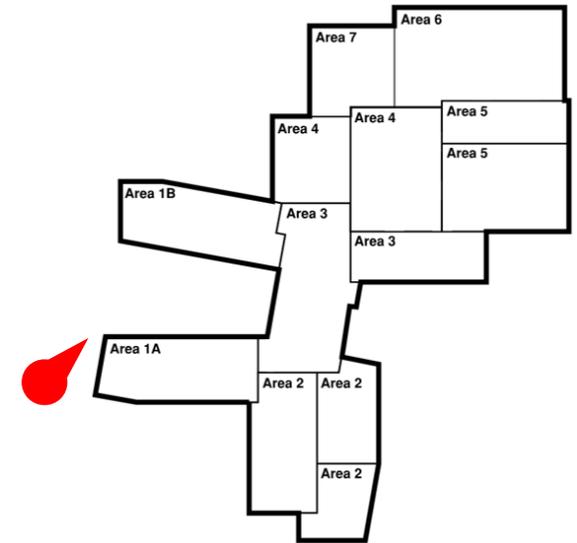
# COMMONS



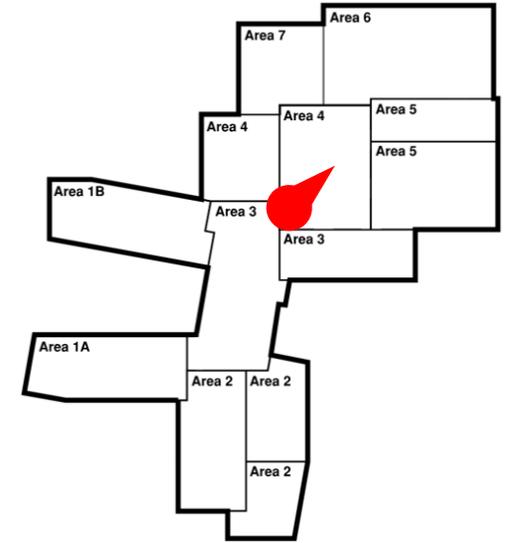
# PRESENTATION PLAZA



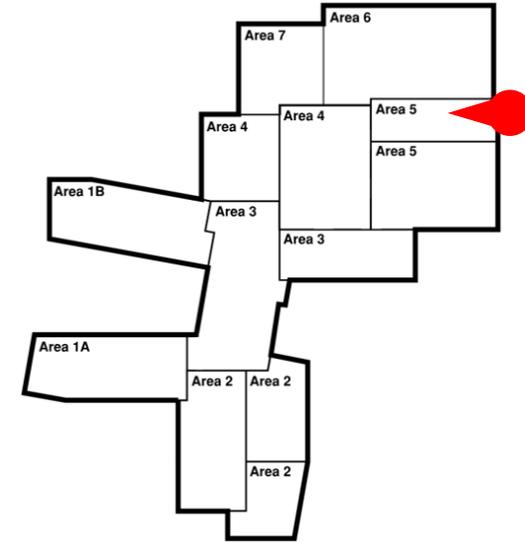
# LEARNING NEIGHBORHOOD: INFORMAL LEARNING



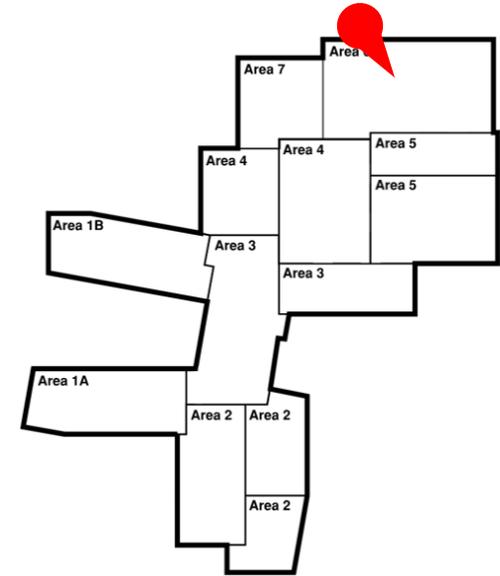
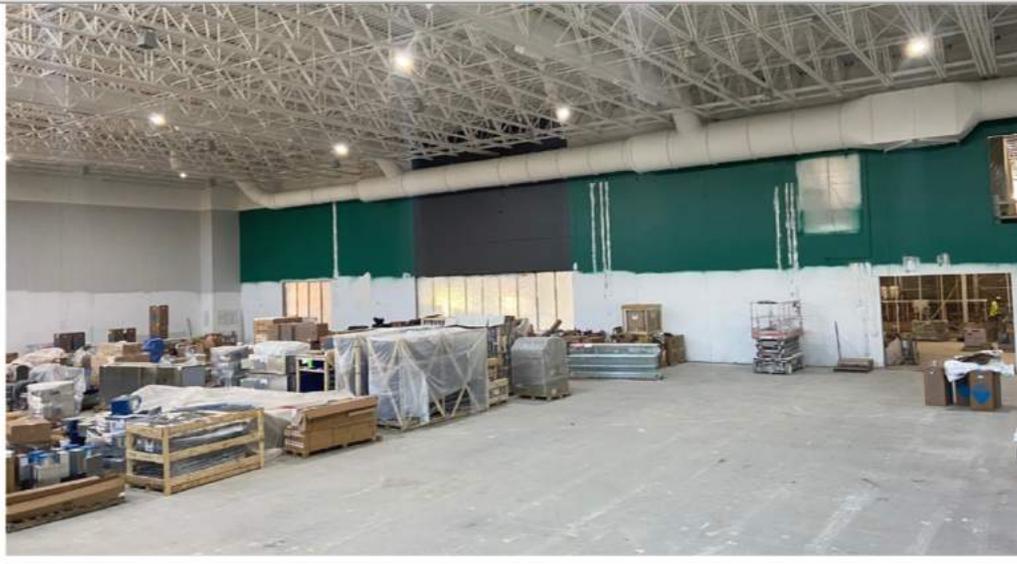
# LEARNING COURTYARD



# PERFORMING ARTS CENTER



# ATHLETIC COMMONS



# Gymnasium: Main Court

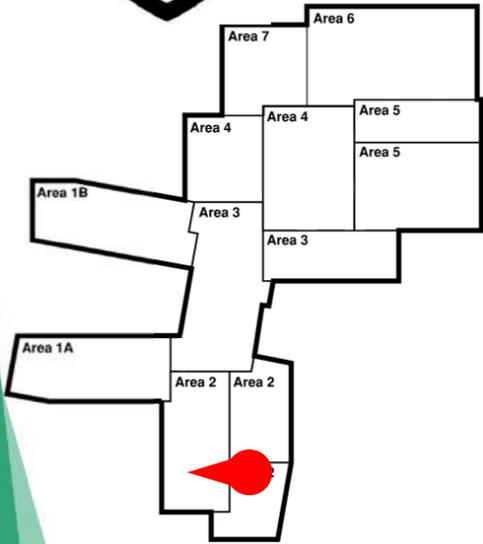


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QUALITY

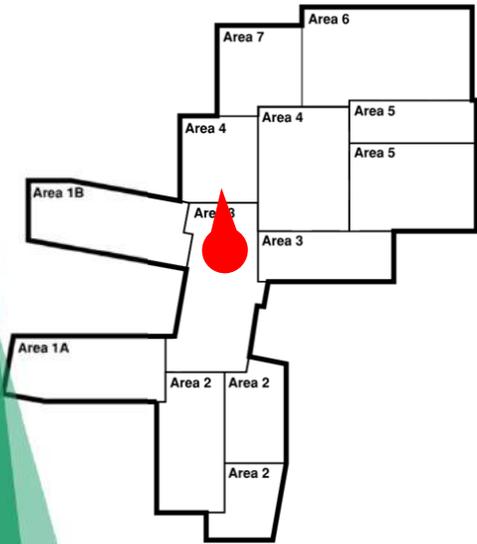
Project Update Presentation

# Progress Photos



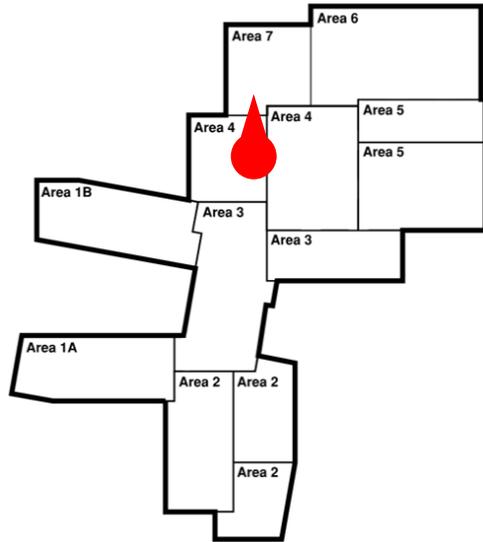
# Automotive Lab





# Woods Lab





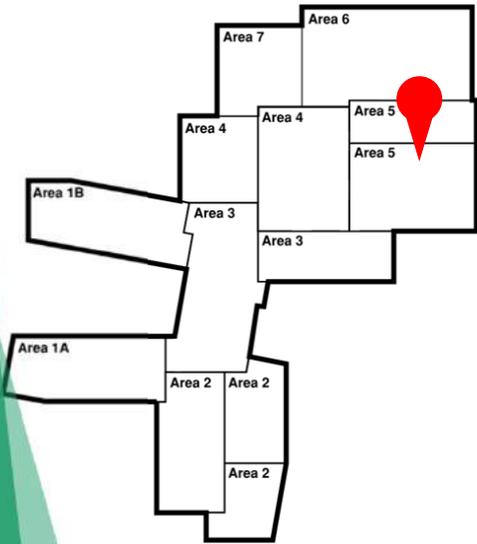
# Music Suite





# Parking Lots





**Pool**



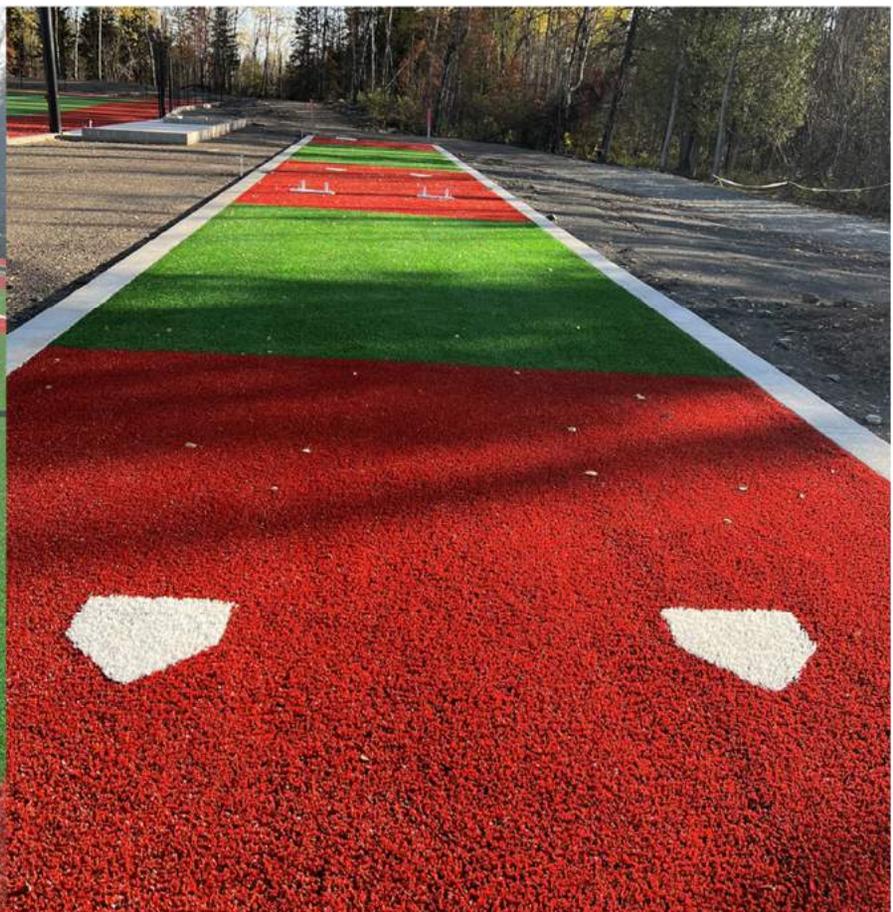


# Stadium





# Baseball/Softball Fields





# Baseball/Softball Fields





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**QUESTIONS**

Project Update Presentation

# Questions?



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THANK YOU!

Project Update Presentation

**THANK YOU!**

**#FIERCELY  
UNITED**

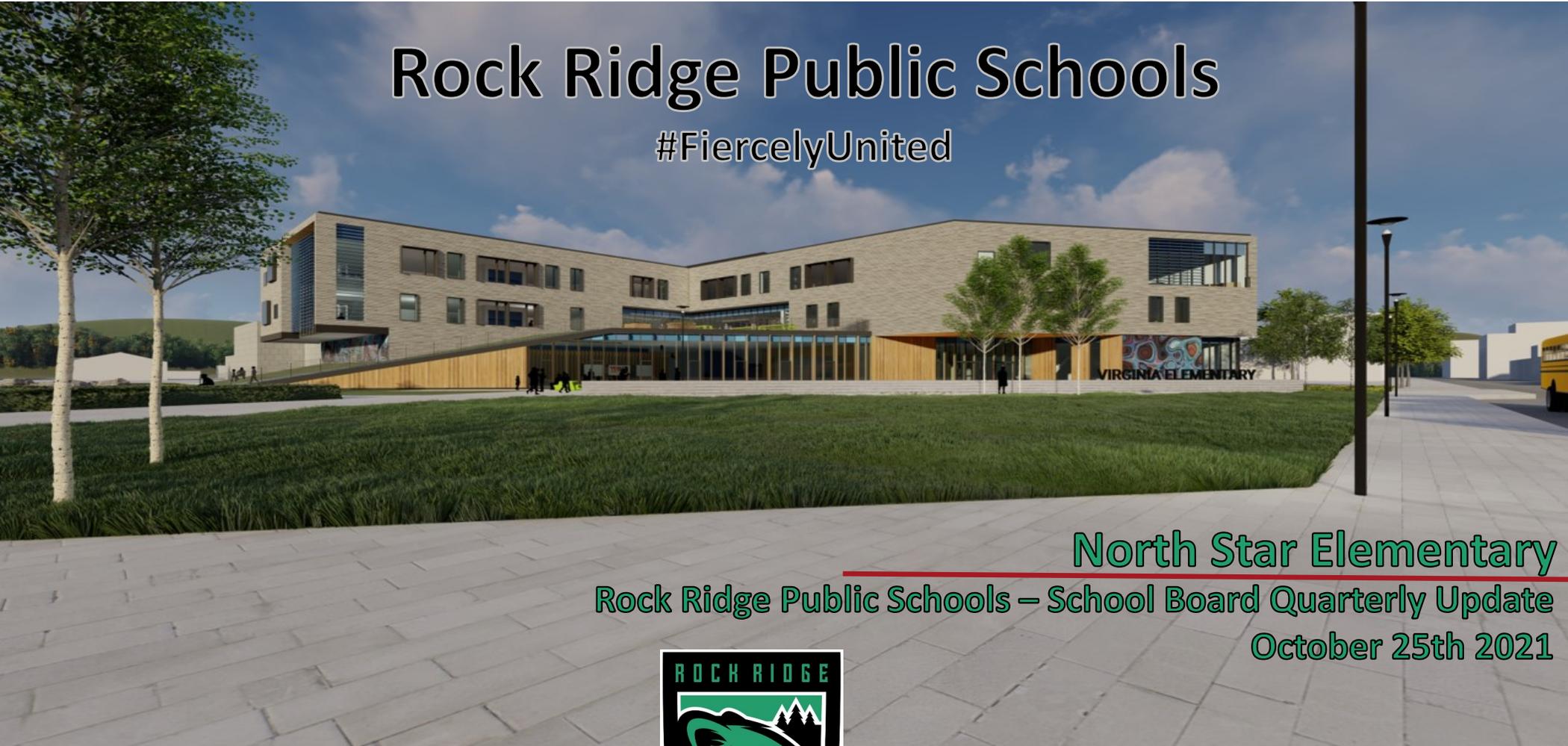


**#ROCKRIDGE  
RISING**

**GO WOLVERINES!**

# Rock Ridge Public Schools

#FiercelyUnited



North Star Elementary

Rock Ridge Public Schools – School Board Quarterly Update

October 25th 2021



Cunningham





# Agenda

- 1. Bidding Update**
- 2. Schedule Update**
- 3. Budget Update**
- 4. Closing Comments/Questions**



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**Bidding Update**

Project Update Presentation

# Bidding Update:



1) Planning & Project Development

PLANNING AND PROJECT DEVELOPMENT

- Confirm Virginia & Eveleth-Gilbert Public Schools' Visions & Goals
- Work with District & Selected Architect to Understand Options
- Confirm Budgets for Options Under Consideration
- Present Solution Scenarios to Board in Terms of Survey
- Conduct Survey & Community Engagement
- Finalize Documentation of Selected Options & Budget
- Confirm Funding Strategies & Finance Costs
- Develop & Submit Review & Comment Proposal to MDE

2) Pre-Referendum

PRE-REFERENDUM

- Board Resolution to Call Election
- Layout the Bond Campaign with Board & Selected Architect
- Facilitate District Informational Campaign Process
- Develop Timeline of Activities & Tasks for Referendum
- Suggest Strategies for Successful Referendum
- Develop Referendum Communication Information (Brochures, Flyers, etc.)
- Attend Public Meetings as Resource to District

3) Preconstruction

PRECONSTRUCTION

- Develop Communication Plan for Community Updates
- Lead District and Selected Architect Coordination Meetings
- Cost & Schedule Management
  - Detailed Estimates Throughout All Phases
  - Value Management Options
  - Construction Review of Design Documents
  - Safety Planning / Site Safety Plan / District Avoidance Plan
  - Project Delivery Schedule from Planning & Design Phase Through Post Construction
- Quality Control & Management Plan
  - Architectural Plan Review
  - Building Systems Review
  - Pre-Installation Guidance & Review
- MEP Systems Review
  - Review Mechanical & Electrical Systems
  - Life Cycle Costing Analysis
  - Commissioning Assistance

4) Bid / Award

BID / AWARD

- Best value bidding through a CM to keep work local
- A strong partner to make the bidding process pleasant
- A transparent bidding process
- Follow all state bidding requirements
- Ad for bid
- Instruction to bidders
- Project schedule
- Unit prices
- Alternates
- Contact documents
- Bonding requirements
- Wage determination schedule
- Work scopes
- Submittal process
- Quality assurance plan
- Cleaning and safety procedures

5) Construction

CONSTRUCTION

- Communication of Project Goals / Success Factors with Contractors
- Full-Time, On-Site Supervision
- Provide/Monitor & Update Detailed Project Schedule
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- Jobsite Safety Coordination
- Information Management Between Field, Selected Architect, & Virginia Eveleth-Gilbert Public Schools
- Project Controls (RFI, PCO, SI)
- Cost Management
- Quality Management System
- Coordination with City Inspectors

6) Post-Construction

POST - CONSTRUCTION

- Project Closeout
- Commissioning Assistance
- Coordinate Move-In & Occupancy
- Warranty Enforcement
- 11-Month Walkthrough
- Commitment to the Long-Term Relationship with Virginia Eveleth-Gilbert Public Schools



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# Estimating Process Overview

Project Update Presentation

Referendum  
Budgeting  
(Order of  
Magnitude)



Schematic  
Design (S.D.)  
Estimate



Design  
Development  
(D.D.) Estimate



Construction  
Document  
(C.D.) Estimate



**Bidding  
Phase**

We are Here





## **NSE – Current Status Summary**

### **1. Construction Document (CD) Design:**

- Board Approved CD Estimate on **09 AUG 2021**
- Plans at State Plan Review - **Currently being reviewed**
- Site Utilities Health Dept. Review Approved.

### **2. Bidding:**

- Ad for Bid: **DEC 2021**
- Bidding: **JAN 2022**
- Contracts: **FEB 2022**

### **3. Existing Gym Improvements – Deferred Maintenance Funding**

- Existing Gym Roof
- Structural Repairs
- Rebranding



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**Schedule**

Project Update Presentation

# SCHEDULE UPDATE:

Estimating Activity	Date
<del>Elementary #2 (VES) – Schematic Design (SD)</del>	<del>NOV 2020</del>
<del>Elementary #2 (VES) – Design Development (DD)</del>	<del>FEB 2021</del>
<del>Elementary #2 (NSE) – Construction Document (CD)</del>	<del>AUG 2021</del>
Elementary #2 (NSE) – Contractor Bidding	JAN 2022 (Existing Gym Mechanical Priority)
Elementary #2 (NSE) – Abatement & Demo Bidding	DEC 2021
Elementary #2 (NSE) – <b>Roosevelt</b> <u>Abatement &amp; Demo Work</u>	JUN-AUG 2022
Elementary #2 (NSE) – <b>High School – Annex, Malone</b> <u>Abatement &amp; Demo Work</u>	JUN-AUG 2023
Elementary #2 (NSE) – Construction	<b>SEP 2022</b> -JAN 2024 (Existing Gym Mechanical Start JAN 2022)
Elementary #2 (NSE) – Move In	FEB-AUG 2024
Elementary #2 (NSE) – Start School – New Facility	SEP 2024



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**Budget**

Project Update Presentation

# BUDGET UPDATE:



**KRAUS-ANDERSON®**

# Master Referendum Budget North Star Elementary

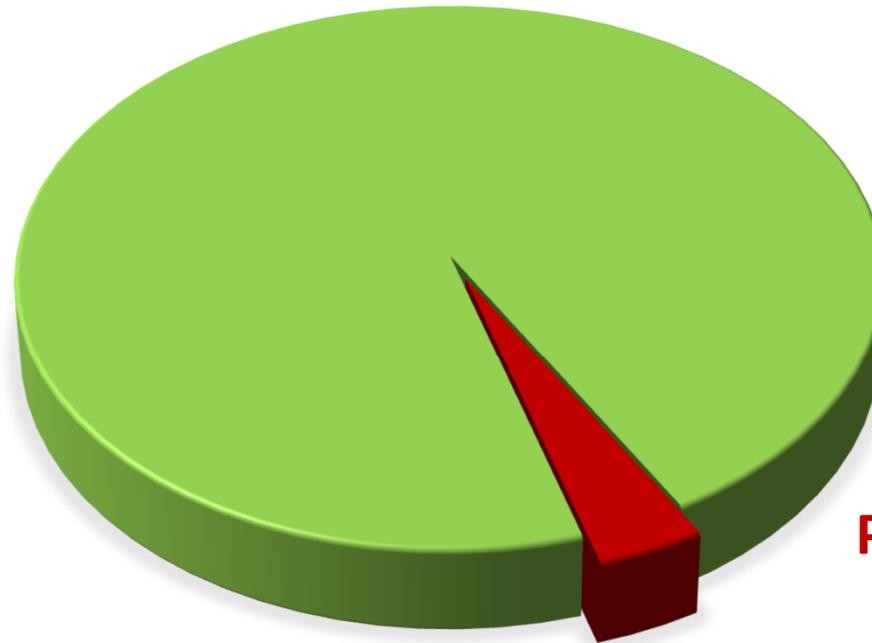
<b>Section 01: Project Funding</b>		North Star Elementary School (#02)		
<b>01: FUNDING SOURCES</b>				
Total Project Funding		\$ 29,525,000		
<b>Section 02: Project Expenses</b>		North Star Elementary School (#02)	North Star Spent to Date	North Star Remaining
<b>02A: HARD COSTS</b>				
<b>02A-1: Construction Costs Budget</b>				
02A-1A: Construction Contracts (Held by District)		\$ 21,853,863.00	\$ -	\$ 21,853,863.00
02A-1B: Value Engineering		\$ -	\$ -	\$ -
02A-1C: Abatement Contracts & Consultant (Held by District)		\$ -	\$ -	\$ -
02A-1D: KA General Conditions		\$ 566,750.01	\$ -	\$ 566,750.01
02A-1E: Construction & Design Contingency		\$ 1,093,050.01	\$ -	\$ 1,093,050.01
<b>Subtotal Construction Costs</b>		\$ 23,513,663.01	\$ -	\$ 23,513,663.01
<b>02B: SOFT COSTS</b>				
<b>02B-1: Construction Management (C.M.) Costs</b>				
<b>Subtotal Construction Management Costs</b>		\$ 2,078,462.40	\$ 112,756.79	\$ 1,965,705.61
<b>02B-2: Owner Costs Budget</b>				
<b>Subtotal Soft Costs</b>		\$ 3,999,945.93	\$ 990,965.71	\$ 3,008,980.22
<b>Total Owner Soft Cost Budget</b>		\$ 6,078,408.33	\$ 1,103,722.50	\$ 4,974,685.83
<b>Section 03: Summary</b>		North Star Elementary School (#02)	North Star Spent to Date	North Star Remaining
<b>03: PROJECT TOTALS</b>				
<b>Total Project Costs</b>		\$ 29,592,071.34	\$ 1,103,722.50	\$ 28,488,348.84



# Project Expenses Status

Total Budget: \$29,592,071

Remaining  
Funds  
96%  
\$28,488,348



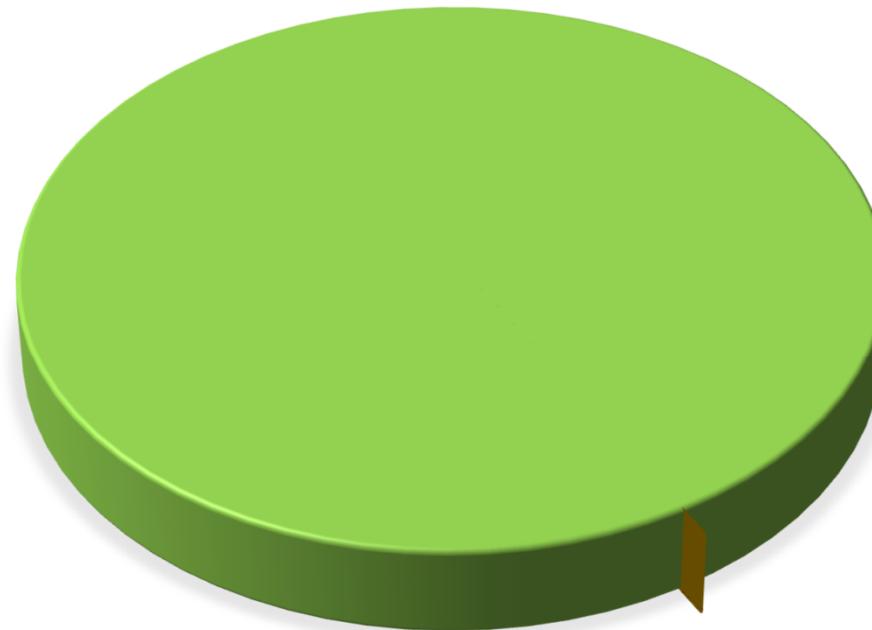
Project Funds  
Spent  
4%  
\$1,103,722



# Project Contingency Status

Total Contingency: \$1,093,050

**Estimated  
Contingency  
Remaining**  
**100%**  
**\$1,093,050**



**Pending  
Contingency  
Expenses**  
**0%**  
**\$0**

**Contingency  
Spent**  
**0%**  
**\$0**



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Conclusion

Project Update Presentation

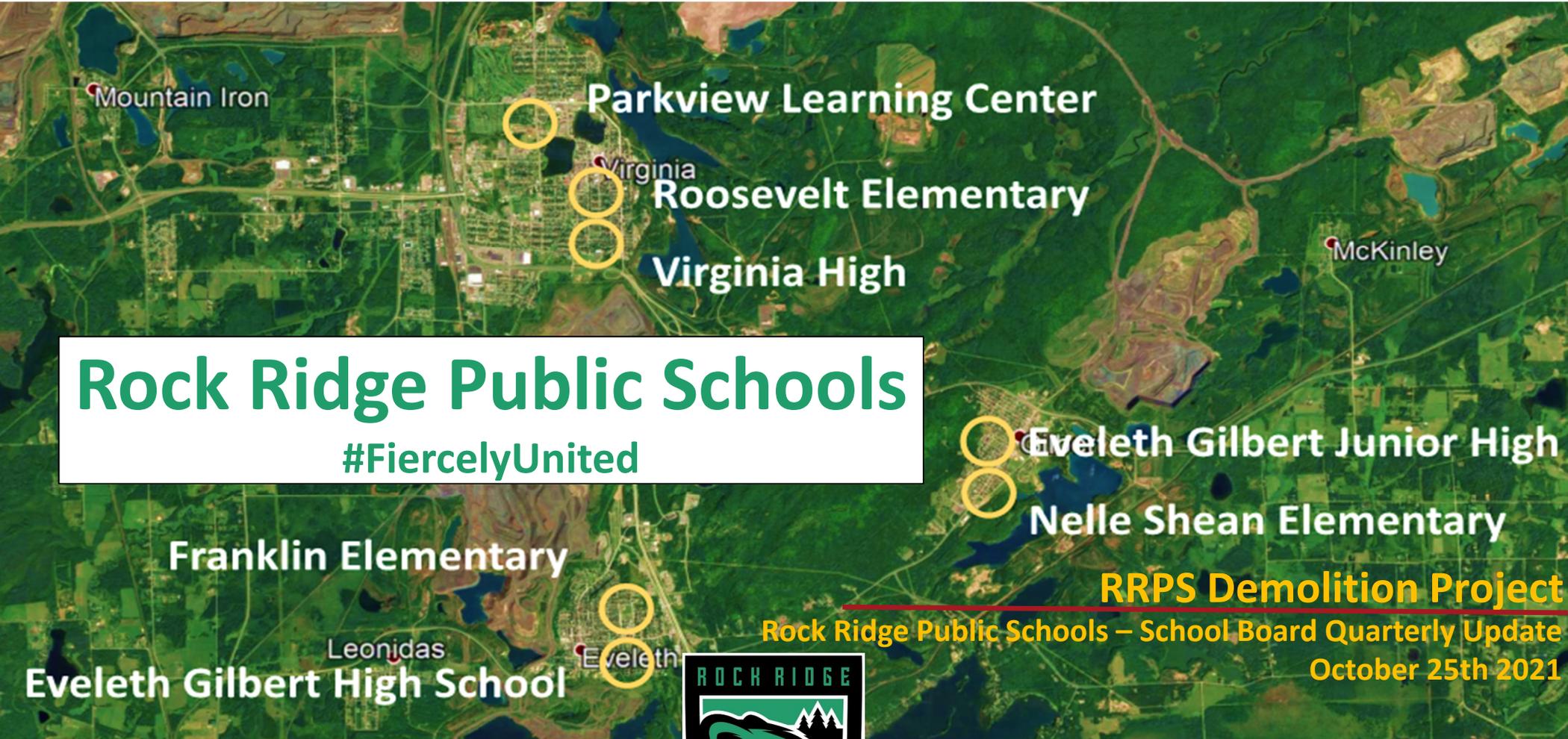
# THANK YOU!

Questions(?)



Questions(?)

## GO WOLVERINES!



# Rock Ridge Public Schools

#FiercelyUnited

**RRPS Demolition Project**

Rock Ridge Public Schools – School Board Quarterly Update  
October 25th 2021



Cunningham





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RRPS Demolition Project  
Project Update Presentation

## **Agenda**

- 1. Hazardous Materials & Demo Update**
- 2. Budget Update**
- 3. Closing Comments/Questions**



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**RRPS Demolition Project**  
Project Update Presentation

# Hazardous Materials & Demo UPDATE:



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**RRPS Demolition Project**  
Project Update Presentation

# ~~Eveleth Junior~~ ~~High School~~

- ~~1. Abatement – Complete~~
- ~~2. Demolition – Complete~~
- ~~3. Site Restoration – Complete~~





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**RRPS Demolition Project**  
Project Update Presentation



# **RRPS Demolition Project**

## **Project Update Presentation**





# Manual Arts Building

1. Abatement – Complete
2. Demolition – School Board Approval 25 OCT 2021
  - Bids Expire 01 NOV 2021



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## Existing Campus Demolition: Eveleth, MN Campus

Building Area Description:	Salvage & Sale Deadline:	Advertise for Abatement & Demo Bids:	Bid Abatement & Demolition Work:	Abatement of Hazardous Materials:	Demolition Work:
Existing Metal Bldg. Bus Garage, Athletic Fields/Facilities	<b>REMAINS</b>	N/A	N/A	N/A	N/A
Franklin Elementary	<b>February 2024</b>	March 2024	April-May 2024	June-July 2024 <i>VES Students Vacate to New VES</i>	Aug-Sept 2024
High School, Campus Heating Plant, New Gym & Connectors	<b>February 2024</b>	March 2024	April-May 2024	June-July 2024 <i>Students Vacate to New HS</i>	July-August 2024 <i>City Interested in Gym?</i>
Existing Masonry Bus Garage & U.G. Fuel Pumps/Tanks	<b>February 2024???</b> <i>Shooting Range Agreement Termination Required</i>	March ??2024??	April-May ??2024??	June-July ??2024?? <i>Alternate Fueling Plan Required</i>	August-September ??2024?? <i>Alternate Bus Garage Plans Required</i>
Old Jr. High	<b>January 2021</b>	February 2021	May 2021	June-July 2021	July-August 2021
Manual Arts (Historical)	<b>January 2021</b>	February 2021	May 2021	July 2021	<b>TBD:</b> 2021-2022





**Virginia Campus:**

1. Abatement & Demo will be separate bid package from NSE Construction Project.

**2. Abatement & Demo Schedule:**

A. Roosevelt Abatement/Demo Ad for bid: **NOV 2021**

B. Roosevelt Abatement/Demo Bid: **DEC 2021**

C. Roosevelt Abatement of HazMat: **June-July 2022**

D. Roosevelt Demolition Work: **July-Aug 2022**

E. HS/Annex Abatement of HazMat: **June-July 2023**

F. HS/Annex Demolition Work: **July-Aug 2023**



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# Existing Campus Demolition: Virginia, MN Campus

Building Area Description:	Salvage & Sale Deadline:	Advertise for Abatement & Demo Bids:	Bid Abatement & Demolition Work:	Abatement of Hazardous Materials:	Demolition Work:
Existing Gym	REMAINS	N/A	N/A	N/A	N/A
Roosevelt Elementary	N/A <b>MUST Demo</b>	November 2021	Nov-Dec 2021	June-July 2022 <i>Students Temporarily Vacate to Franklin 2022-2023</i>	July-August 2022
Existing High School – Annex & Malone	N/A <b>MUST Demo</b>	March 2023	April-May 2023	June-July 2023 <i>Students Vacate to New HS June 2023</i>	July-August 2023



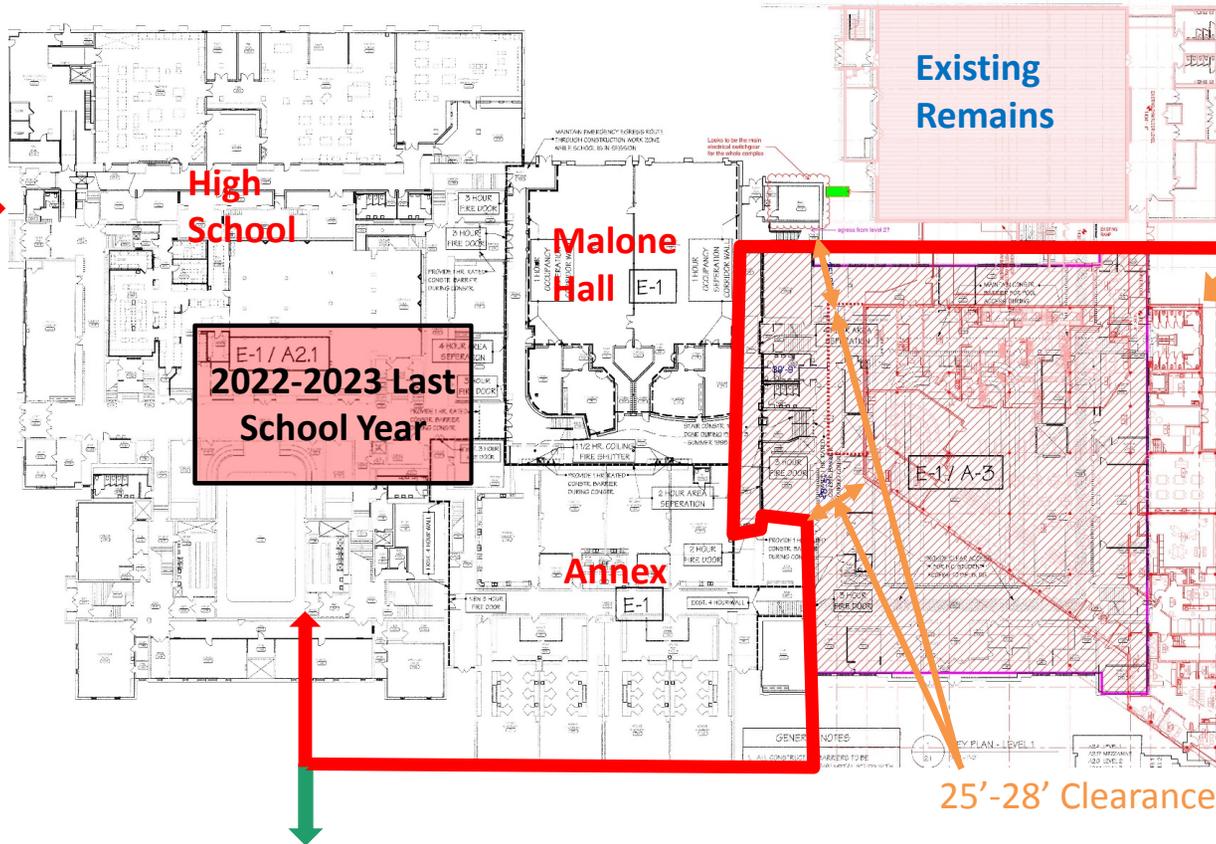


# Phased Demolition With New Building Overlay:

Remain In Use  
Through June 2023

Move to Newly  
Completed HS JUNE 2023

Demolish HS,  
Malone & Annex  
July/AUG 2023



Outline of  
New VES

Roosevelt  
Elementary

2021-2022 Last  
School Year

Move To Franklin Elementary –  
Eveleth JUNE 2022  
(2 Years 2022-2023 & 2023-2024)

Demolish July/AUG 2022

Move Back To New School  
JAN-AUG 2024  
First New School Year 2024-2025

25'-28' Clearance

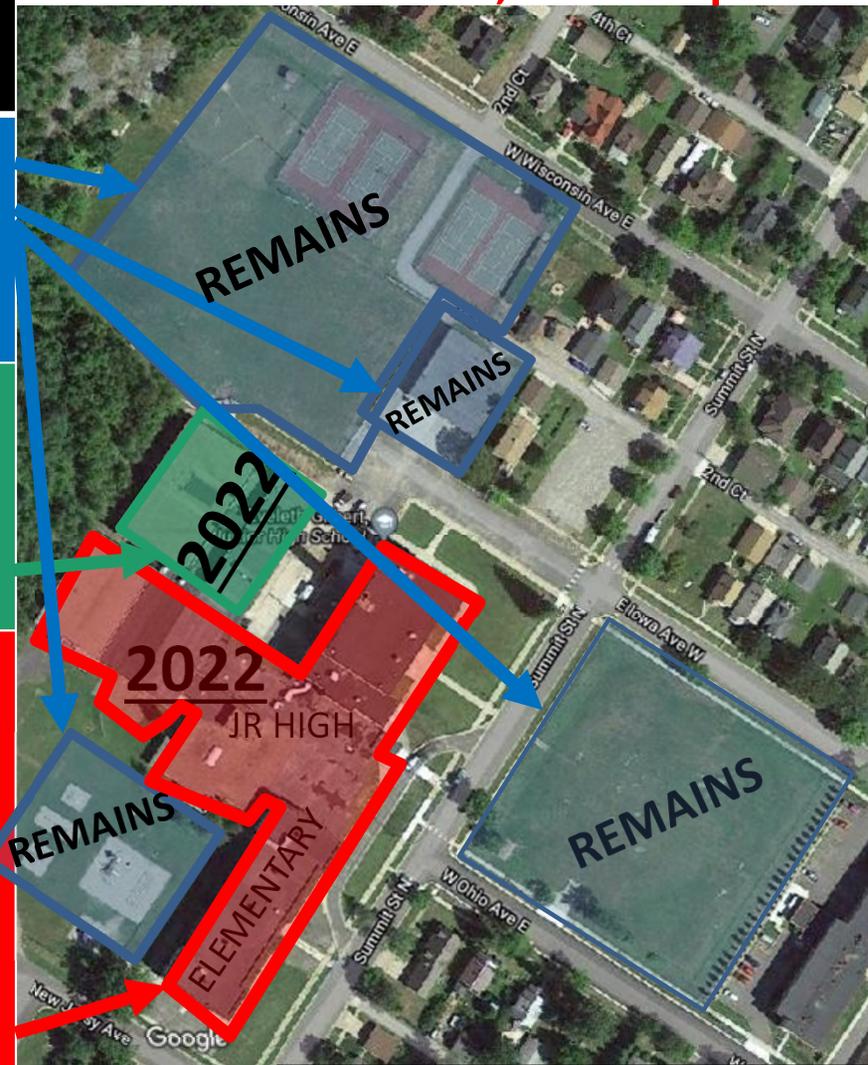


## **Gilbert Campus:**

1. Public survey completed for purchasing buildings, or not.
  - Public NOT in support of purchasing existing buildings.

Building Area Description:	Salvage & Sale Deadline:	Advertise for Abatement & Demo Bids:	Bid Abatement & Demolition Work:	Abatement of Hazardous Materials:	Demolition Work:
Athletic Fields, Green Space Playgrounds, Bus Garage	REMAINS	N/A	N/A	N/A	N/A
Old Gym and Pool Area <i>City Desires? – City does NOT want to buy bldgs</i>	February 2022  <b>Demo Sooner?</b>	March 2022	April-May 2022	June-July 2022	July-August 2022
Existing Elementary & Jr. High Schools  <i>City Desires? – City does NOT want to buy bldgs</i>	February 2022	March 2022	April-May 2022	June-July 2022  <i>Vacate Elementary Students to EGE &amp; Temporarily 120ea 7<sup>th</sup> &amp; 8<sup>th</sup> Grades to Eveleth HS</i>	July-August 2022

## Existing Campus Demolition: Gilbert, MN Campus





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**Budget**

Project Update Presentation

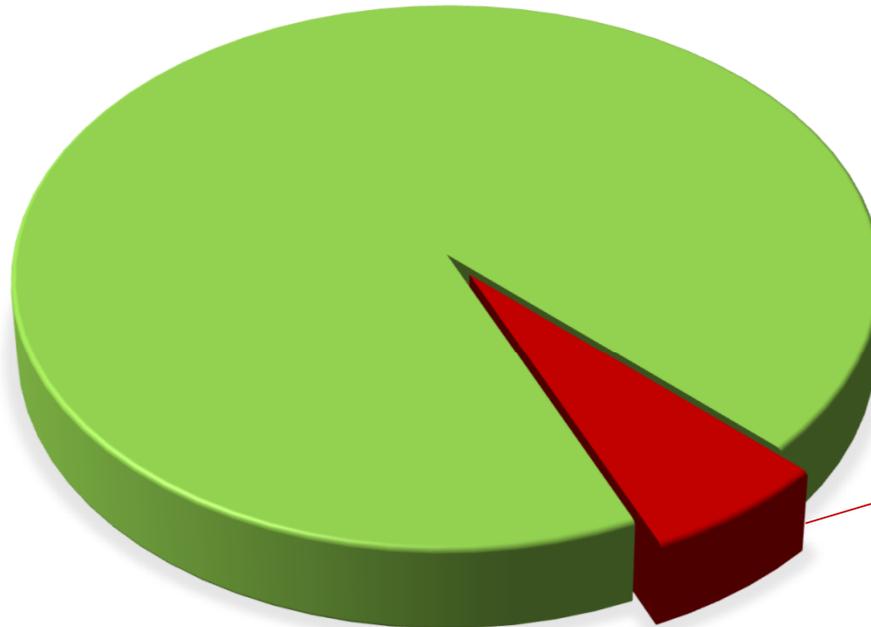
# BUDGET UPDATE



# Project Expenses Status

Total Budget: \$7,450,000

Remaining  
Funds  
94%  
\$7,216,808



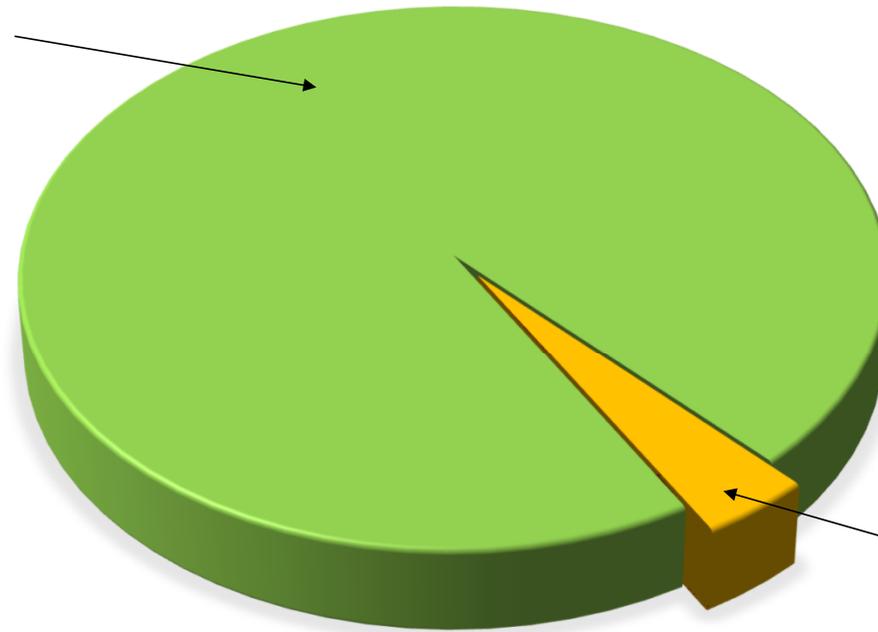
Project Funds  
Spent  
6%  
\$233,417



# Project Contingency Status

Contingency: \$150,000

Estimated  
Contingency  
Remaining  
**\$144,202**



Contingency  
Spent  
**\$0**

Pending  
Contingency  
Expenses  
**\$5,798**

**Virginia, Eveleth, & Gilbert Campuses Budget Summary**

<u>Description</u>	<u>Budget</u>	<u>Spent-To-Date</u>	<u>Remaining</u>	<u>Notes</u>
<b>Virginia HazMat/Abatement:</b>	\$750,000	\$25,950 HazMat Survey	\$724,050	<b>Assumed Selective Demo only in Roosevelt (Pool/Bleachers) &amp; Malone Hall Remains</b>
<b>Virginia Demo:</b> Revised/Required Demo: 385,000 SF	\$2,120,000 <b>\$980K Short – Due to Complete Roosevelt &amp; Malone Hall Demo</b>	\$0	\$2,000,000	<b>Assumed Selective Demo only in Roosevelt (Pool/Bleachers) &amp; Malone Hall Remains</b>
<b>Eveleth HazMat/Abatement:</b>	\$780,000	\$174,778 Jr. High & Manual Arts	\$605,222	<b>Assumed no Demo of Franklin, Bus Garages, Fields, or HS Gym/Connector</b>
<b>Eveleth Demo:</b> 381,500 SF Remaining	\$2,000,000 <b>\$1.44M Short – If Franklin and Gym are NOT sold</b>	\$273,210 Jr. High Demo	\$1,726,790	<b>Assumed no Demo of Franklin, Bus Garages, Fields, or HS Gym/Connector</b>
<b>Gilbert HazMat/Abatement:</b>	\$575,000	\$6,525 HazMat Survey	\$568,475	Assumed Demo All Buildings
<b>Gilbert Demo:</b> 185,000 SF	\$1,275,000	\$0	\$1,395,000	Assumed Demo All Buildings
<b>Totals:</b> <b>Must Sell 242,000 SF of Buildings to Remain In Budget</b>	<b>\$7,500,000</b> <b>\$2,420,000 Short – Due to Revised Virginia Plan &amp; If NO Eveleth Buildings are Sold</b>	<b>\$480,463</b> <b>Note: Billed, pending payment</b>	<b>\$7,019,537</b>	<b>Note: Currently Spending \$10/SF to abate &amp; demo</b>



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**Questions**

Project Update Presentation

# Closing Comments/Questions



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**Conclusion**

Project Update Presentation

THANK YOU!



GO WOLVERINES!



# Rock Ridge Public Schools

**#FiercelyUnited**



Manual Arts Building  
Demolition Package  
Board Approval  
October 25<sup>th</sup> 2021



- 1. Section 01: Bidding Process**
  - A. Strategic Recap – “Where We Are Today”
- 2. Section 02: Bidding Review**
  - A. Bidding Recap
  - B. Bid Results vs. Budget Comparison
  - C. Project Overview & Schedule
- 3. Section 01: Conclusion**
  - A. Board Approval
  - B. Questions (?)



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Bidding Process

---

EMA Demo Package

# Section 01: Bidding Process



### 1) Planning & Project Development

- PLANNING AND PROJECT DEVELOPMENT**
- Confirm Virginia & Eveleth-Gilbert Public Schools' Visions & Goals
  - Work with District & Selected Architect to Understand Options
  - Confirm Budgets for Options Under Consideration
  - Present Solution Board in Terms of Survey
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- Best value bidding through a CM to keep work local
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- POST - CONSTRUCTION**
- Project Closeout
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  - Warranty Enforcement
  - 11-Month Walkthrough
  - Commitment to the Long-Term Relationship with Virginia Eveleth-Gilbert Public Schools



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Bidding Review

EMA Demo Package

# Section 02: Bidding Review



## EMA Demolition Bidding Recap

- **2 Bids Received**
- **Rachel Contracting-Low Bidder**
  - Bid Amount: **\$198,760**
- **Veit & Company, Inc**
  - Bid Amount: **\$284,499**



## EMA Demo Bid Results vs. Referendum Budget Comparison

\$7,500,00 Total Rock Ridge Demo Budget

\$ 198,760 Manual Arts Building Demolition

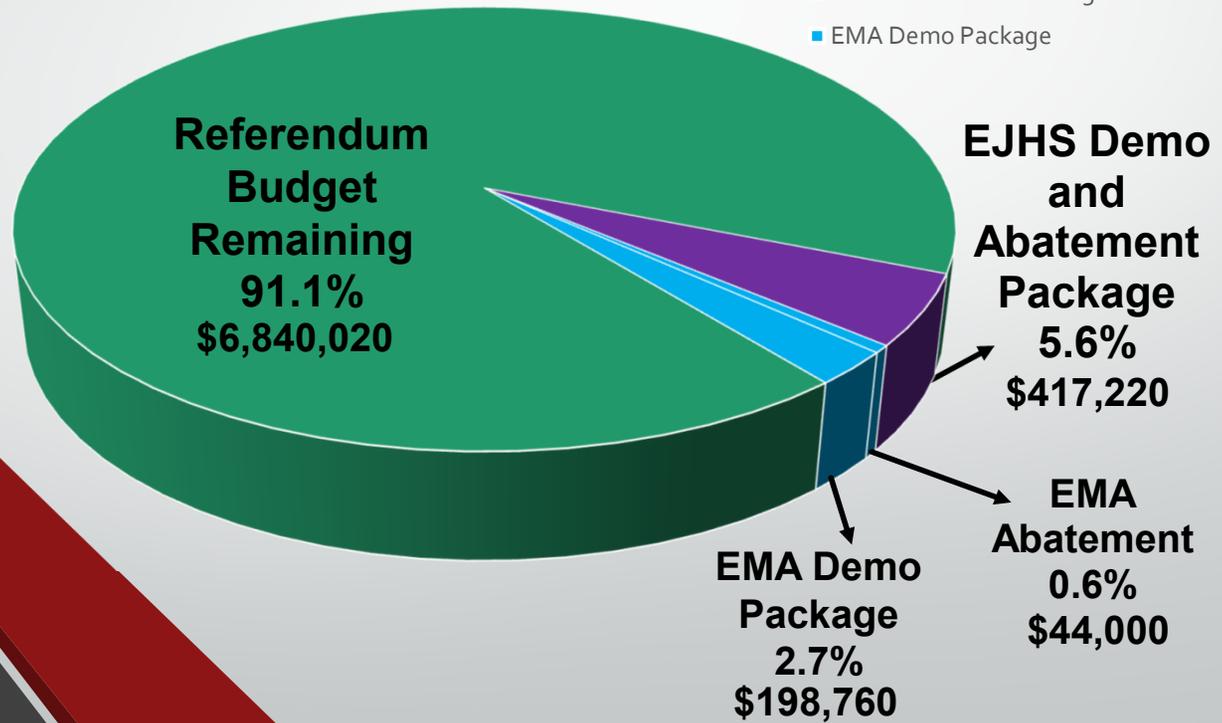
(2.7% EMA Percent of Total Demo Budget)



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### Demo Estimate vs. Referendum Budget Comparison

- Referendum Demo Budget
- EJHS Demo and Abatement Package
- EMA Abatement Package
- EMA Demo Package





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Abatement & Demo Schedule

EMA Demo Package

# Manual Arts Building Demo Schedule

<del>Pre Bid meeting (onsite, 2:00 pm)</del>	<del>26 May 2021</del>
<del>Bid Opening (KA Field Office @ 2:00pm)</del>	<del>02 June 2021</del>
Board Approval	25-October-2021
Award Contract	26-October-2021
Preconstruction Meeting	27-October-2021
Demolition	01 November– 10 December 2021



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Project Overview

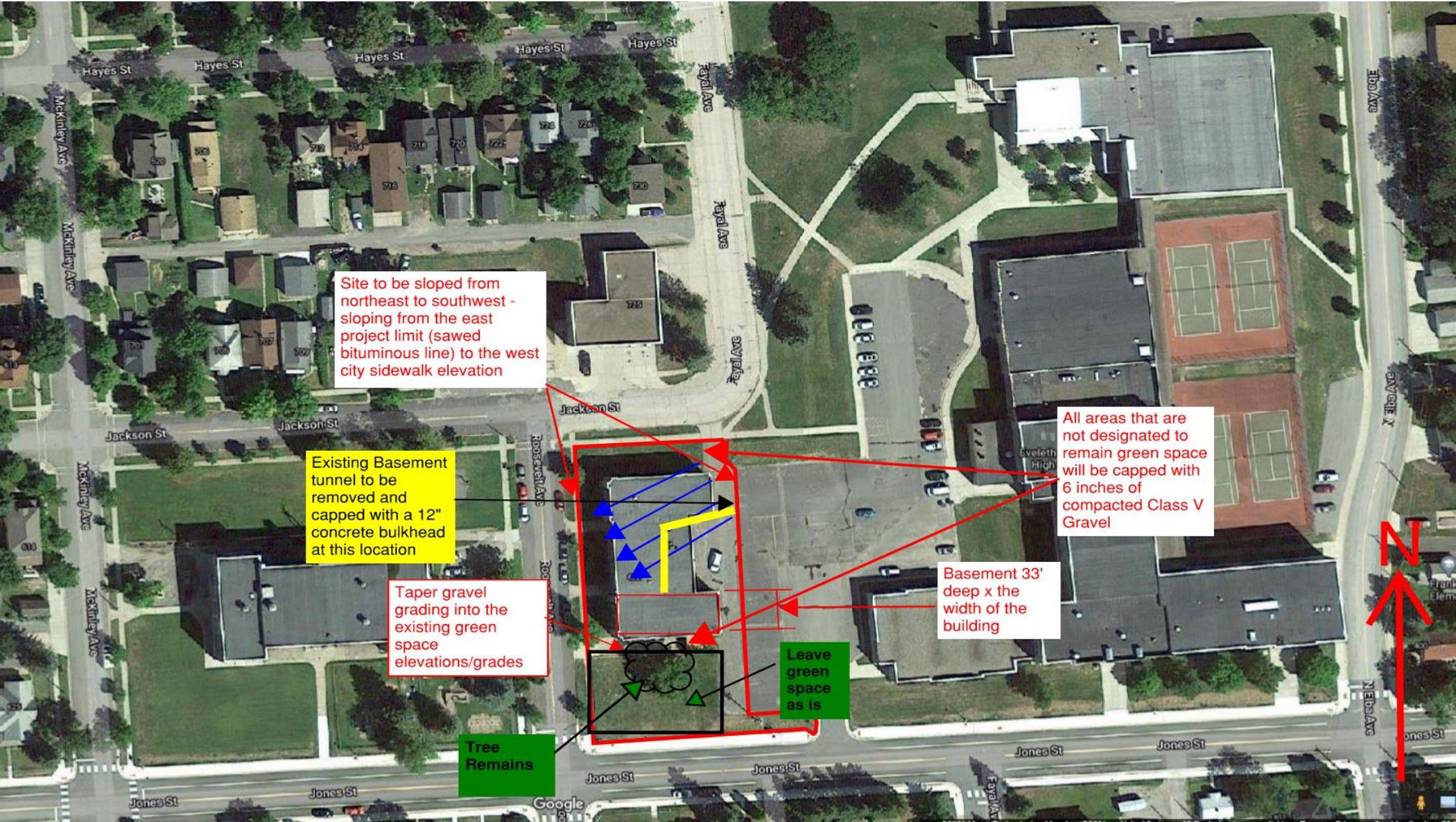
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EMA Demo Package

# Project Overview:

1. Demo Building

2. Site Restoration



Site to be sloped from northeast to southwest - sloping from the east project limit (sawed bituminous line) to the west city sidewalk elevation

Existing Basement tunnel to be removed and capped with a 12" concrete bulkhead at this location

Taper gravel grading into the existing green space elevations/grades

Tree Remains

Leave green space as is

Basement 33' deep x the width of the building

All areas that are not designated to remain green space will be capped with 6 inches of compacted Class V Gravel





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Conclusion

---

EMA Demo Package

# Section 03: Conclusion



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Board Approval

EMA Demo Package

# Manual Arts Building Demo Package Approved?

**CONTRACT AMENDMENT NO. 2 TO  
CONSTRUCTION MANAGER AGREEMENT**

THIS AMENDMENT TO CONSTRUCTION MANAGER AGREEMENT is made this **25th day of October, 2021** by Rock Ridge Public Schools – ISD 2909 ("Owner") and Kraus-Anderson Construction Company ("Construction Manager").

WITNESSETH THAT WHEREAS:

A. Owner and Construction Manager are parties to that certain **Standard Form of Agreement Between Owner and Construction Manager as Adviser** dated **December 12, 2018** (the "Contract") with respect to construction management on various construction projects for the Owner (the "Projects").

B. Owner and Construction Manager now desire to amend the Contract.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby amend the Contract and agree as follows.

1. Section 11.1.2 shall be amended such that the Construction Manager's Preconstruction and Construction Phase Basic Site Services ("Site Services") and Fee shall be fixed as a lump sum for the projects as follows, and as shown on Exhibit A attached hereto:
  - a. Laurentian Elementary School (fka Eveleth-Gilbert Elementary School)
  - b. Rock Ridge High School (fka Career Academy High School)
  - c. Structural Demolition Projects
  - d. North Star Elementary School (fka Virginia Elementary School)

Exhibit A contains assumptions based upon the total Cost of the Work and scheduled duration for each Project. Should these assumptions be exceeded, the Construction Manager shall be entitled to an equitable adjustment of its Site Services and Fee.

2. Except as modified herein, the Contract shall remain in full force according to its terms.
3. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original and all of which counterparts, taken together, shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this document by facsimile or other generally accepted electronic means shall be effective as delivery of a manually executed counterpart of this document.

4. The contract dollar amount change is an additional \$226,120.80, distributed as follows:



25-Oct-21

	CM Amendment #01 (AUG 2021)	CM Amendment #02 (OCT 2021)	Net Change	Remarks
<b>ISD#2909 Rock Ridge Public Schools - Grand Total</b>				
KA General Conditions	\$ 4,365,969.91	\$ 4,578,569.91	\$ 212,600.00	1. Net amendment increase primarily due to the additional funding and scope committed to the project.
KA Site Services	\$ 7,042,367.76	\$ 7,042,367.76	\$ -	
KA Reimbursables	\$ 1,158,736.75	\$ 1,158,736.75	\$ -	
KA Construction Manager Fee (Construction)	\$ 3,091,484.58	\$ 3,105,005.38	\$ 13,520.80	
<b>Grand Total (Breakouts #01 - #04)</b>	<b>\$ 15,658,559.00</b>	<b>\$ 15,884,679.80</b>	<b>\$ 226,120.80</b>	
<b>Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)</b>				
KA General Conditions	\$ 430,000.00	\$ 630,000.00	\$ 200,000.00	1. Previous General Conditions savings added back to this project's General Conditions Budget.
KA Site Services	\$ 1,549,833.16	\$ 1,549,833.16	\$ -	
KA Reimbursables	\$ 247,271.70	\$ 247,271.70	\$ -	
KA Construction Manager Fee (Construction)	\$ 527,779.07	\$ 530,739.07	\$ 2,960.00	
<b>Subtotal Breakout #01</b>	<b>\$ 2,754,883.93</b>	<b>\$ 2,957,843.93</b>	<b>\$ 202,960.00</b>	
<b>Breakout #02: Rock Ridge High School</b>				
KA General Conditions	\$ 3,267,219.90	\$ 3,279,819.90	\$ 12,600.00	1. Additional fundraising (\$420,000) committed to project.
KA Site Services	\$ 3,801,896.39	\$ 3,801,896.39	\$ -	
KA Reimbursables	\$ 638,802.05	\$ 638,802.05	\$ -	
KA Construction Manager Fee (Construction)	\$ 1,951,615.37	\$ 1,962,176.17	\$ 10,560.80	
<b>Subtotal Breakout #02</b>	<b>\$ 9,659,533.71</b>	<b>\$ 9,682,694.51</b>	<b>\$ 23,160.80</b>	
<b>Breakout #03: Structural Demolition Projects</b>				
KA General Conditions	\$ 102,000.00	\$ 102,000.00	\$ -	1. No change at this time. 2. Final values will continue to be assessed as decisions on building sales vs. demolition continue to occur.
KA Site Services	\$ 311,942.08	\$ 311,942.08	\$ -	
KA Reimbursables	\$ 54,532.60	\$ 54,532.60	\$ -	
KA Construction Manager Fee (Construction)	\$ 137,454.27	\$ 137,454.27	\$ -	
<b>Subtotal Breakout #03</b>	<b>\$ 605,928.95</b>	<b>\$ 605,928.95</b>	<b>\$ -</b>	
<b>Breakout #04: North Star Elementary School (formerly Virginia Elementary School)</b>				
KA General Conditions	\$ 566,750.01	\$ 566,750.01	\$ -	1. Based upon most recent 'Construction Document' level estimate - no bids received for this project yet.
KA Site Services	\$ 1,378,696.13	\$ 1,378,696.13	\$ -	
KA Reimbursables	\$ 218,130.40	\$ 218,130.40	\$ -	
KA Construction Manager Fee (Construction)	\$ 474,635.87	\$ 474,635.87	\$ -	
<b>Subtotal Breakout #04</b>	<b>\$ 2,638,212.41</b>	<b>\$ 2,638,212.41</b>	<b>\$ -</b>	

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 to Construction Manager Agreement as of the date first set forth above. The undersigned further acknowledges that he or she is authorized to enter into this Amendment on behalf of the party designated below.

ROCK RIDGE PUBLIC SCHOOLS – ISD  
2909

Dated: \_\_\_\_\_, 2020

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

KRAUS-ANDERSON CONSTRUCTION  
COMPANY

Dated: \_\_\_\_\_, 2020

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_





# Welcome

**NORTHLAND SMALL BUSINESS DEVELOPMENT CENTER  
AND  
NORTHSPAN**

N O R T H S P A N



# Gilbert Campus Project Mission

To determine what the community is willing to invest in for the future of the Gilbert School Campus.



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**SBDC**  
MINNESOTA

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Administration

# Focusing in:

Option 1:  
Demolish all  
structures and  
purchase land

Option 2:  
Demolish some  
structures and  
purchase  
remainder

~~Option 3:  
Keep all  
structures  
intact and  
purchase~~

\*\*Based on previous survey, Option 3 has been removed due to community input.

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# What we know so far:



Any demolition paid for by the school district must be identified now. There will be no option to go back for these funds



There are no other entities willing to pay for demolition at a later date



The school district has given the City until Dec. of 2021 to make a decision

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# Tasks/Milestones:



Initial community meeting, Feb 2021 - City Council intends to purchase the land and any remaining structures for future development

Initial financials presented from school district/city to inform community input on Option 2 (structure costs, viability, investment req'd)

**16 Mar. 2021**

**Feb. 2021**

**Apr. 2021**

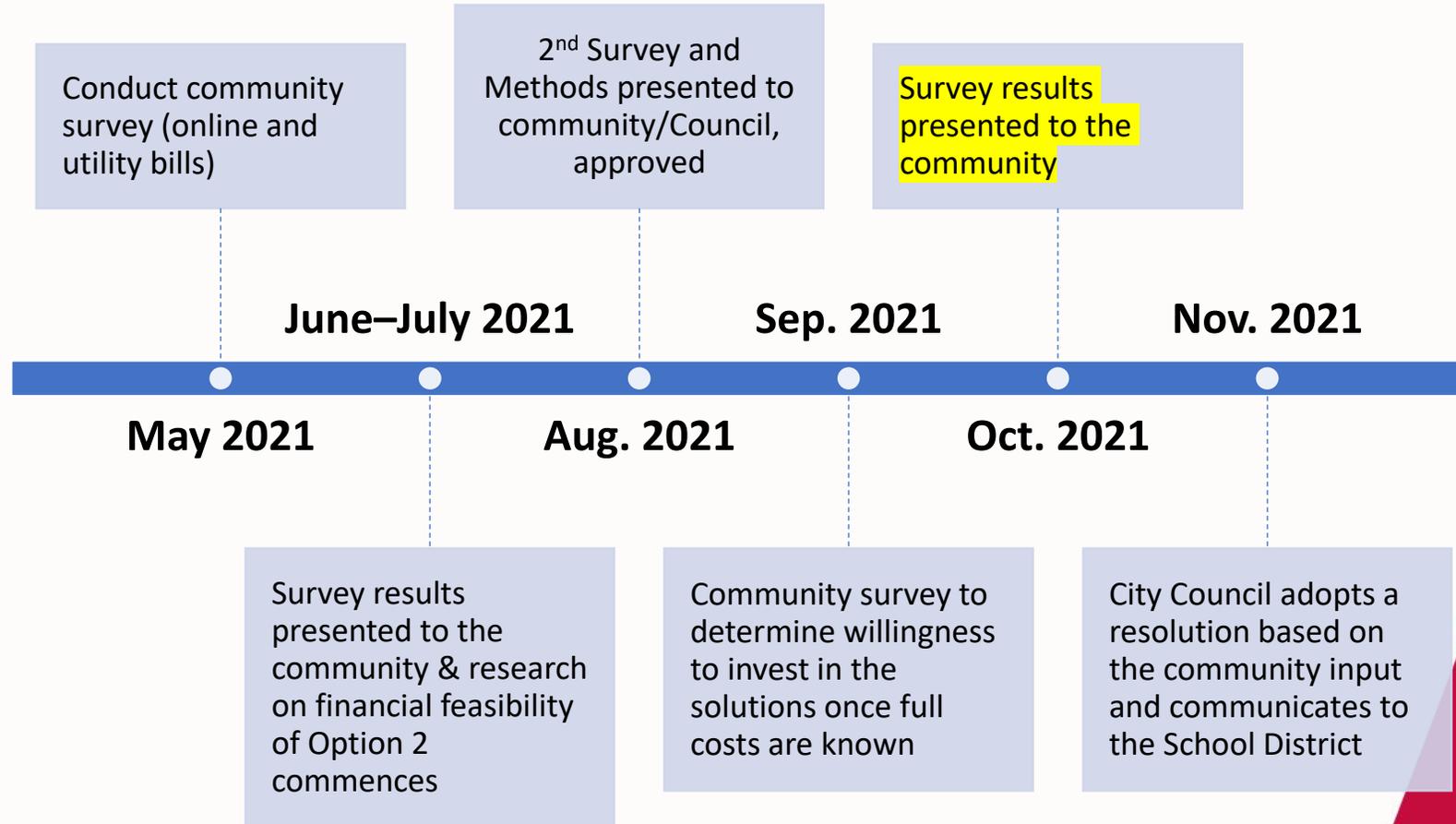
building tour and project plan/timeline presentation, creating common language around options under discussion

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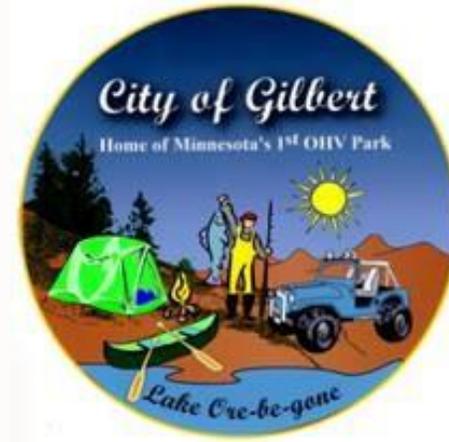
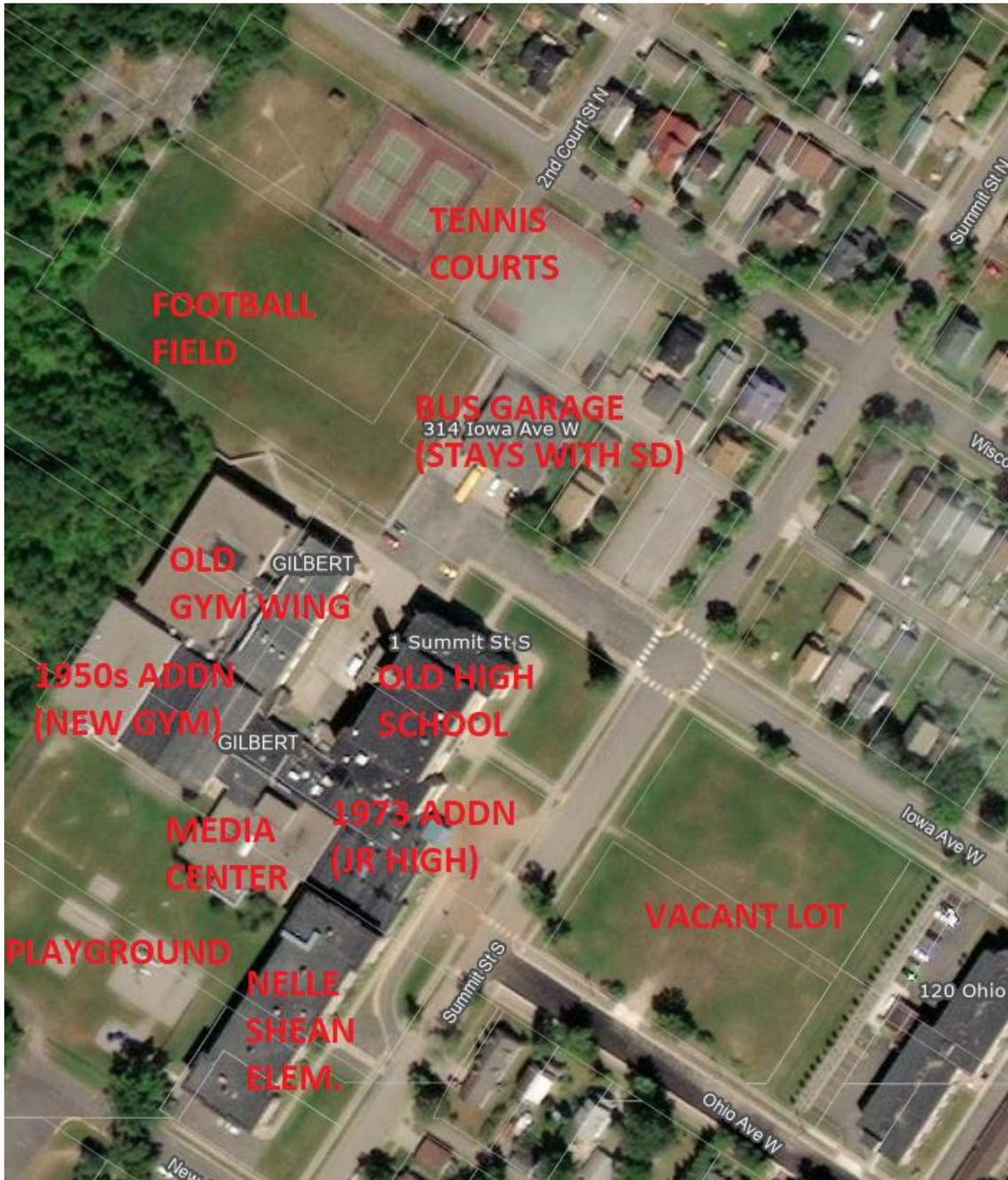
# Tasks/Milestones:



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# Campus



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# Reminder: May Survey Results



---

Inconclusive

---

Plurality favored demolition but many wanted more information

---

More interest in saving Old High School, Nelle Shean Elementary, and Media Center than in other parts of building

---

Majority supported demolition of Old Gym Wing

---

Our charge: develop several scenarios for potential reuse and analyze financial feasibility of each based on knowledge of the market

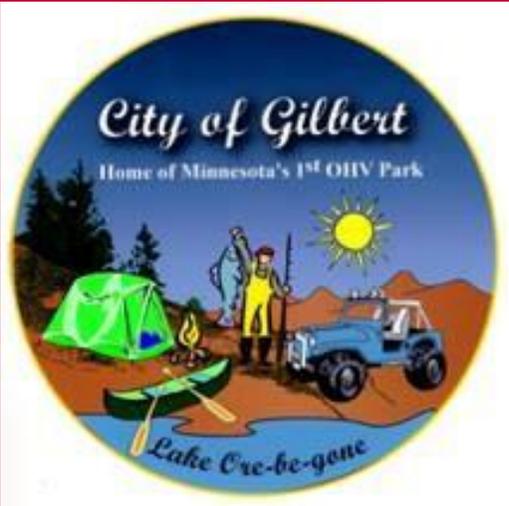
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Design for second survey presented to city council in August

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# Focusing in: September Survey Results



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# Survey Design

1 page front and back; mailed to every utility-paying address in the City of Gilbert

Link to online version included

Links to resources, including full spreadsheet with scenarios, site maps, utility cost estimates, and background information from a community presentation

Intended to present data based on assumptions regarding different scenarios and allow for clear opinions

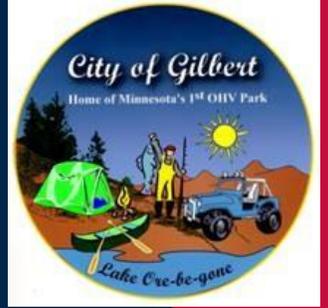


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# Response



283 eligible respondents

- 274 residents
- 7 businesses
- 2 both of the above
- 95% confidence interval; 4% margin of error

Both paper and online versions

- 110 paper copies returned to City Hall
- 173 surveys completed online

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# Scenario 1



## Potential Revenues by Year 5

Community Center Rental Revenue	\$2,431
Child Care Rental Revenue	\$34,034
Commercial Tenants Revenue	\$90,056
Total Revenue	\$127,421
Operating Costs	\$187,847
Estimated Net Income	\$-60,426

## Potential Sales Price

Cost Per Square Foot	Without Media Center	With Media Center
\$.40	\$14,400	\$19,400
\$1.00	\$36,000	\$48,000
\$1.40	\$50,400	\$67,200

- Keep: Media Center and Old High School
- Demolish: Old Gym, 1950's addition, Junior High and Nelle Shean
- Creates 2 separate standalone facilities: Media Center as an approx. 12,00 sq. ft. space and Old High School as an approx. 36,00 sq. ft. space
- Commercial tenant lease rate of \$5/sq. ft. 5000 square feet year 1, 10,000 square feet year 2 and 15,000 square feet year 3 and after

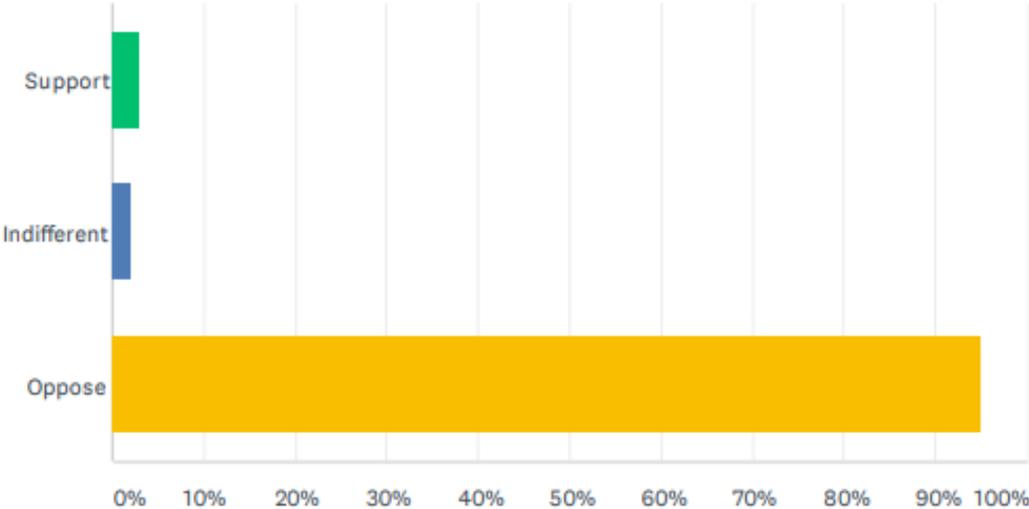
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# Scenario 1 responses:



Answered: 239 Skipped: 49



ANSWER CHOICES	RESPONSES
Support	2.93% 7
Indifferent	2.09% 5
Oppose	94.98% 227
TOTAL	239

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# Scenario 2



## Potential Income by Year 5

Community Center Rental Revenue	\$2,431
Child Care Rental Revenue	\$34,034
Commercial Tenants Revenue	\$181,913
Total Revenue	\$218,378
Operating Costs	\$188,973
<b>Estimated Net Income</b>	<b>\$29,405</b>

## Potential Sales Price

Cost Per Square Foot	Without Media Center	With Media Center
\$.40	\$22,400	\$27,200
\$1.00	\$56,000	\$68,000
\$1.40	\$78,400	\$95,200

- Keep: Media Center, Old High School, and Junior High
- Demolish: Old Gym, 1950s Addition, and Nelle Shean
- Preserves one single, connected building with total lease space of approx. 68,000 sq. ft.
- Commercial tenant lease rate of \$5/sq. ft. 10,000 square feet year 1, 20,000 square feet year 2 and 30,000 square feet year 3 and after

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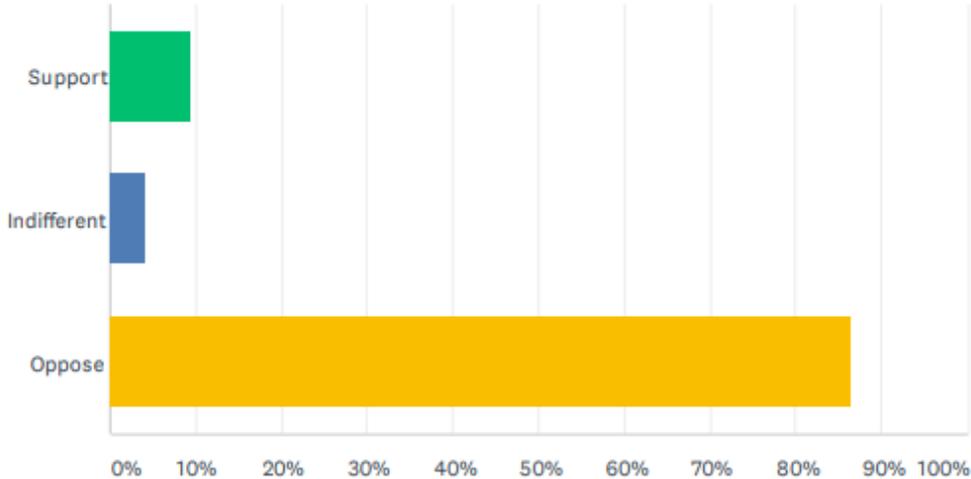
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# Scenario 2 responses



Answered: 244 Skipped: 44

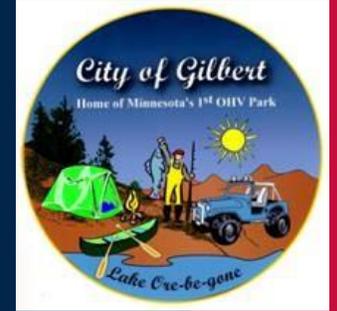


ANSWER CHOICES	RESPONSES	
Support	9.43%	23
Indifferent	4.10%	10
Oppose	86.48%	211
TOTAL		244

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# Scenario 3



## Potential Income by Year 5

Community Center Rental Revenue	\$2,431
Child Care Rental Revenue	\$34,034
Commercial Tenants Revenue	\$218,295
Total Revenue	\$254,760
Operating Costs	\$249,525
Estimated Net Income	\$5,235

## Potential Sales Price

Cost Per Square Foot	Without Media Center	With Media Center
\$.40	\$40,000	\$44,800
\$1.00	\$100,000	\$112,000
\$1.40	\$140,000	\$156,800

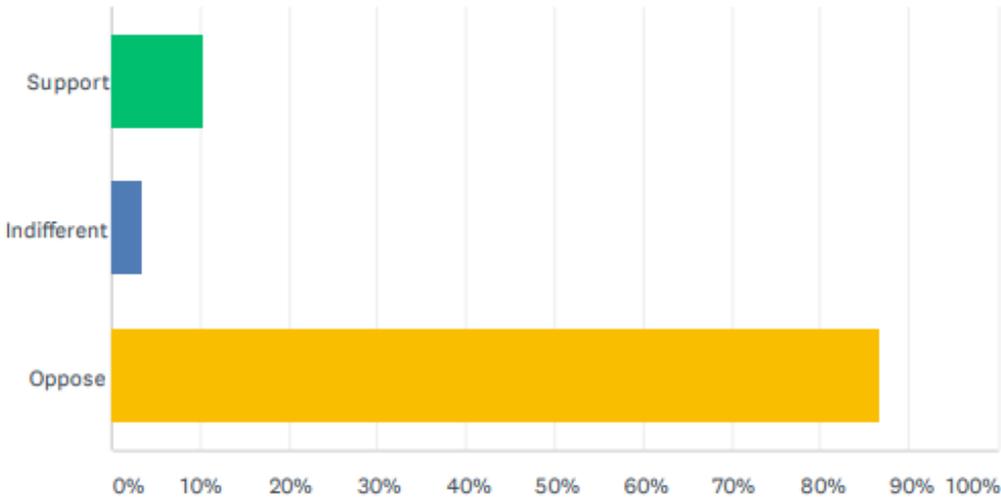
- Keep: Media Center, Old High School, Junior High, and Nelle Shean
- Demolish: Old Gym and 1950s addition
- Preserves one single, connected buildings with two multistory wings and approx. total lease space of 112,000 sq. ft.
- Commercial tenant lease rate of \$5/sq. ft. 12,000 square feet year 1, 24,000 square feet year 2 and 36,000 square feet year 3 and after

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# Scenario 3 responses



ANSWER CHOICES	RESPONSES	
Support	10.16%	25
Indifferent	3.25%	8
Oppose	86.59%	213
<b>TOTAL</b>		<b>246</b>

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# Additional Questions



“I do not support any of the above 3 scenarios”

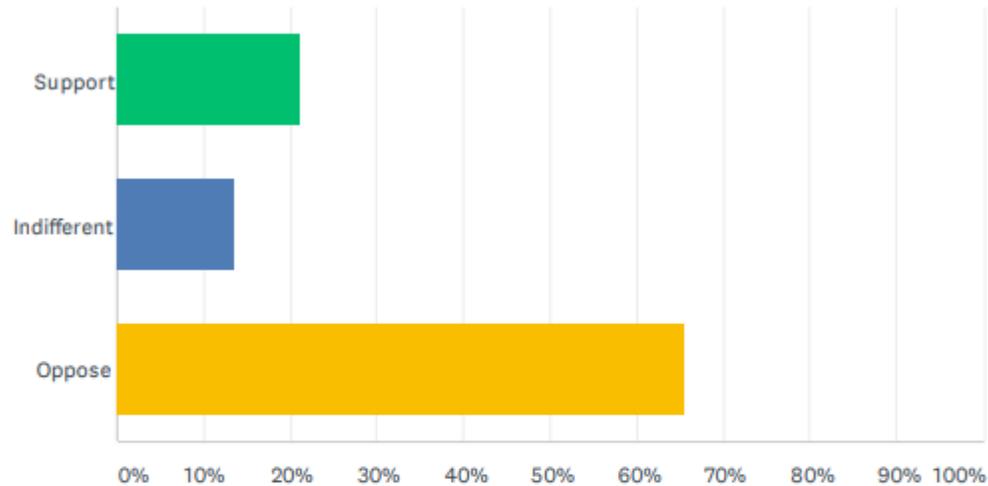
- 215 of 283 (76.0%) of respondents checked this box

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# Refurbish and Maintain Tennis Court



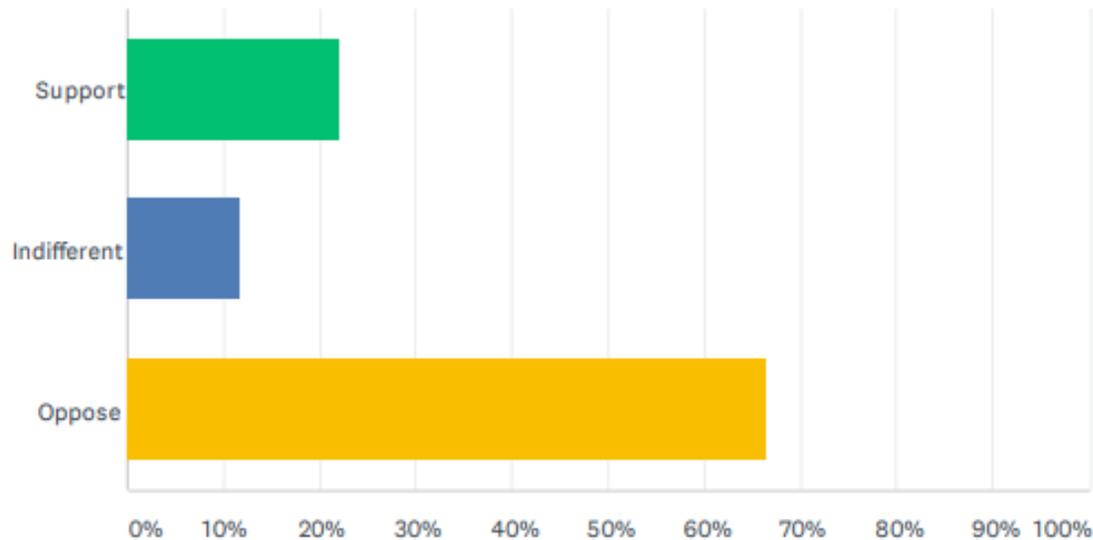
ANSWER CHOICES	RESPONSES	
Support	21.07%	55
Indifferent	13.41%	35
Oppose	65.52%	171
TOTAL		261

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# Refurbish and Maintain Playground



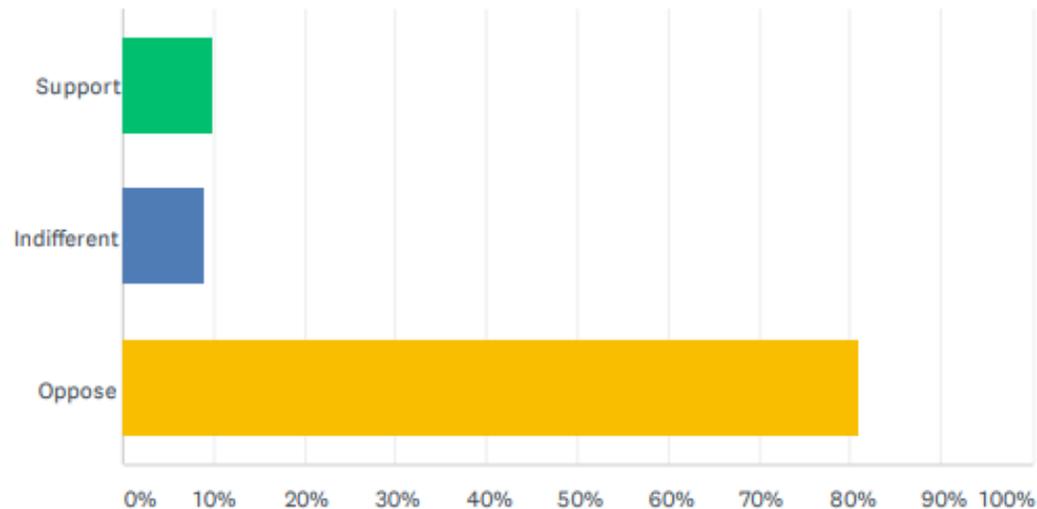
ANSWER CHOICES	RESPONSES	
Support	21.97%	58
Indifferent	11.74%	31
Oppose	66.29%	175
TOTAL		264

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# Move Library/City Hall to Media Center



ANSWER CHOICES	RESPONSES	
Support	9.85%	26
Indifferent	9.09%	24
Oppose	81.06%	214
TOTAL		264

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# Conclusions from Survey

- Overwhelming support for demolition of the buildings from survey respondents
- Similar numbers supported keeping the structure as in the first round of the survey, but nearly everyone who had been on the fence moved to support demolition
- Scenarios, even those with profitable numbers, showed the difficulty of proceeding with a partial demolition without a clear end user in mind
- Surrounding communities have shown some of the potential reuses, but more often the considerable challenges, of repurposing the school buildings
- Demolition at no cost to the city is a rare opportunity



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THANK YOU!

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**Crellin-Tini Veterans of Foreign Wars Post 1113  
Box 56, Virginia, Minnesota**

**55792**

Cameron J. Jayson, D.D.S., D.B.A., Adjutant/Quartermaster

**September 29, 2021**

Mr. Will Spelts, Fund Raising/Human Resources Director

Rock Ridge School District

Virginia, Minnesota 55792

Dear Mr. Spelts:

It is with a great deal of pleasure that our V.F.W. Post sends you the enclosed donation of \$10,000 as the initial payment of up to \$15,000 to construct a United States flagpole standard on the tip of the peninsula located in front of the main entrance to the new Rock Ridge High School.

It is our understanding that this standard will have an engraved plaque near its base that will state something such as the following:

“This United States flagpole standard was provided by Rock Ridge school district military veterans who served and fought for all students’ right to an unencumbered education as they pass through these doors.”

We will be pleased to consult with you on the final design if desired by you and the school district, and we understand that the final design is solely at the discretion of the school district.

Sincerely,



C. J. Jayson, Adjutant/Quartermaster

Crellin-Tini Post 1113

Proposed MOU for Rock Ridge Virginia 7th-8th grade teachers concerning lunch times

Education Minnesota Rock Ridge recognizes the extraordinary conditions created by the Eveleth-Gilbert and Virginia consolidation and school construction has resulted in a duty-free lunch time for Virginia 7-8<sup>th</sup> grade teachers that falls outside of the contract. In light of this, Education Minnesota Rock Ridge agrees to suspend the contractual requirement of a duty-free lunch time falling between 11:00am-1:15pm for the 2021-2022 school year, provided a duty-free lunch beginning at 10:55 on Mondays, Tuesdays, Thursdays, and Fridays; and 10:30 on Wednesdays continues for the duration of the current school year without further modification. This MOU will expire at the conclusion of the 2021-2022 school year with the understanding that a duty-free lunch period in subsequent school years will be in accordance with the Master Agreement negotiated between Education Minnesota Rock Ridge and Rock Ridge ISD #2909.

Signed:

For Education Minnesota Rock Ridge:

For Rock Ridge ISD #2909

\_\_\_\_\_

\_\_\_\_\_

EMRR President

ISD #2909 Board Chair

\_\_\_\_\_

\_\_\_\_\_

EMRR Chief Negotiator

ISD #2909 Chief Negotiator

Dated this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021

Dated this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021

**Letter of Understanding  
between  
AFSCME Council 65, Local 3  
and  
ISD 2909, Rock Ridge Schools**

**Compensatory Time Maximum Accrual**

AFSCME Local 3 (hereinafter referred to as “the Union”) and ISD 2909, Rock Ridge Schools (hereinafter referred to as “the Employer”) are parties to a collective bargaining agreement through June 30, 2023. The Union and the Employer mutually agree to amend the agreement to increase the amount of compensatory time available to employees from 40 to 80 hours. Article 5, Hours of Work, Section A. of the contract shall be amended as follows:

Section A. Regular Hours, Compensatory Time:

The regular hours of work for all full-time employees shall be eight (8) hours per day and forty (40) hours per week. Compensation for authorized overtime shall be at time and one-half (1-1/2) rates for all hours worked in excess of eight (8) hours per day or forty (40) hours per week. Employees shall have the option of taking overtime worked as compensatory time off at the rate of one and one-half (1-1/2) for each hour worked if mutually agreed by administration. The compensatory time will be limited to ~~40 hours~~ **80 hours** per year by June 30<sup>th</sup> of the following school year for which it is earned.

All other articles shall remain in full force and effect.

**For the Employer:**

**For the Union:**

\_\_\_\_\_  
Superintendent

\_\_\_\_\_  
President, AFSCME Local 3

\_\_\_\_\_  
Labor Representative, AFSCME Council 65

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Member \_\_\_\_\_ introduced the following resolution and moved as follows:

**RESOLUTION DISSOLVING THE EDUCATION INNOVATION PARTNERS COOPERATIVE CENTER, ISD NO. 6091-50**

**RECITALS**

1. Independent School District No. 2154, Eveleth-Gilbert School District, has been a participating and voting member of the Agreement creating the Education Innovation Partners Cooperative Center ("EIP").

2. Independent School District No. 702, Virginia, MN, has been a participating and voting member of the Agreement creating the Education Innovation Partners Cooperative Center ("EIP").

3. ISD No. 2154, Eveleth-Gilbert School District and ISD No. 706, Virginia, MN, no longer exist and have consolidated into a new school district Independent School District No. 2909, Rock Ridge School District, which is a participating and voting member of the EIP Cooperative Center.

4. The purpose and mission of EIP to provide technology, training and other educational services can be provided by other means and cooperative efforts so that the continued existence of EIP is no longer necessary. Pursuant to Minn. Stat. Sec. 123A.215, Subd. 8, the Board of Education of ISD No. 2909, Rock Ridge School District, desires and intends to dissolve EIP in accord with existing law and applicable rules, and the Amended Agreement creating EIP.

NOW THEREFORE, BE IT RESOLVED, by the School Board of Independent School District No. 2909, Rock Ridge School District, as follows:

1. Hereby dissolves ISD No. 6091-50, Education Innovation Partners Cooperative Center with the understanding that this dissolution does not

affect its continuing liability for any ongoing or continuing obligations, including unemployment benefits.

2. This dissolution shall be accomplished in accordance with Minn. Stat. Sec. 123A.215 and that upon receipt of this Resolution, the Board or management committee of EIP shall file a certified copy with the County Auditor of the County in which School District is located.

The motion for the adoption of the foregoing Resolution was duly seconded by \_\_\_\_\_ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon, said resolution was declared duly passed and adopted.

Dated: \_\_\_\_\_, 2021.

## **NAMING RIGHTS AGREEMENT**

This Naming Rights Agreement ("Agreement") is entered into by and between Independent School District No. 2909, Rock Ridge Public Schools, a public school district duly and properly organized under the laws of the state of Minnesota (hereinafter referred to as the "District") and Seppi Brothers Concrete Products Corporation, a Minnesota corporation with its registered office located in Virginia, Minnesota (hereinafter referred to as "Seppi").

### **RECITALS**

A. **WHEREAS**, in a historic vote by the voters in the former Virginia School District and the Eveleth-Gilbert School District, the voters approved the consolidation of the two school districts into a new, single school district.

B. **WHEREAS**, the consolidation became effective on July 1, 2020, and the two former school districts have now consolidated into Independent School District No. 2909, Rock Ridge Public Schools.

C. **WHEREAS**, the newly consolidated District has embarked on a major facilities construction project based upon the recent consolidation and based upon the successful 2019 voter approved referendum to fund the construction of new school and extra-curricular facilities (hereinafter referred to as the "Project") in what is now the consolidated Rock Ridge School District.

D. **WHEREAS**, the Project includes the construction of a brand new high school campus. In addition to construction of a new, state-of-the-art high school building, the campus will include new, modern athletic facilities, including a new varsity softball field.

E. **WHEREAS**, Seppi is a local concrete products business that has been a longtime supporter of local schools, school activities and high school sports.

F. **WHEREAS**, Seppi is prepared to make a significant donation of money to the District, to be utilized in the construction of the Project.

G. **WHEREAS**, in appreciation for and recognition of Seppi's significant donation, the District intends to name the newly constructed varsity softball field "**Seppi Field.**"

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the District and Seppi hereby agree as follows:

1. Seppi will donate \$100,000 to the District. Seppi will be making this donation to the District in three separate installment payments to be paid to the District on or before December 1, 2021, December 1, 2022 and December 1, 2023. The District will be free, at its discretion, to utilize these donated proceeds for any and all costs and expenditures related to the construction of the Project.

2. The District agrees that, upon completion of construction of the new varsity softball field to be constructed and located at the new Rock Ridge High School campus, the varsity softball field will

forever and in perpetuity be named, known as, and referred to as "**Seppi Field**" (hereinafter the "Name"), which shall include without limitation the use and reference to the Name in any and all Rock Ridge High School maps, signage, writings, announcements, press releases, news articles and any other communication of any kind, which refers to or references the Rock Ridge High School varsity softball field. The naming of the varsity softball field "**Seppi Field**" will be exclusive to Seppi. In addition, Seppi will be the only concrete products business that will have any signage, advertising or advertising visibility at the varsity softball field. The District reserves and retains the right to allow other businesses or sponsors of high school or youth athletics, that are not concrete products businesses, to have advertising or advertising visibility at or around the varsity softball field as long as any such advertising, advertising visibility or related signage is less prominent than any signage for Seppi. The District also agrees to erect and maintain signage at the varsity softball field emphasizing, recognizing, and prominently identifying the field as "**Seppi Field**", including a main sign in the exterior area around the varsity softball field with the name "**Seppi Field**" prominently displayed on the sign so that it will be clearly visible from outside of the field. The signage shall be consistent with, proportionate to, and no less prominent than, the signage used throughout the Project to identify and refer to other fields, stadiums, arenas, buildings and locations of similar size. Further, the Seppi corporate logo will be incorporated in any signage where there is sufficient space in any such signage to incorporate the logo. Seppi acknowledges and agrees that, while the varsity softball field specifically shall bear the Name, the District reserves and retains all naming rights for all other athletic fields, stadiums and facilities to be constructed as part of the Project.

3. Miscellaneous Provisions

a. Notices. The contact information for each party to this Agreement, for any notices or subsequent communications that may have to be

sent or provided from one party to another regarding this Agreement or the

implementation or administration of this Agreement, is as follows:

1. Rock Ridge Public Schools  
Attn: Willie Spelts, H.R. & Fundraising Coordinator

411 5<sup>th</sup> Avenue South

Virginia, MN 55792

Phone: 218-410-3097 (work) or  
218-290-1237 (cell)

2. Seppi Brothers Concrete Products Corporation  
Attn: Matt Seppi, CEO  
1915 9<sup>th</sup> Avenue North  
Virginia, MN 55792

Phone: (218) 741-7007

4. Complete Agreement.

This Agreement constitutes the entire and complete agreement between the parties with respect to the donation being made by Seppi to the District for the naming rights to the varsity softball field.

5. Governing Law.

This Agreement will be governed by, interpreted and enforced in accordance with the laws of the state of Minnesota and the parties consent to the exclusive jurisdiction and venue of the Minnesota State District Court, sited at the St. Louis County Courthouse in Virginia, Minnesota, for the resolution of any disputes that may arise regarding the interpretation, administration or enforcement of this Agreement.

6. Severability.

If any provision of this Agreement is held to be illegal, invalid, or unenforceable, under the present or future laws effective during the term of this Agreement, such provision will be fully severable. This Agreement will be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised part of this Agreement, and the remaining provisions of this Agreement will remain in full force and effect.

7. Amendments.

Any amendments to this Agreement must be in writing and must be approved and signed by both parties to this Agreement.

8. Binding Effect.

This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs and beneficiaries.

**DISTRICT #2909**

**SCHOOLS**

Dated: \_\_\_\_\_, 2021

\_\_\_\_\_

Schools

\_\_\_\_\_

Education

**INDEPENDENT SCHOOL**

**ROCK RIDGE PUBLIC**

By:

Dr. Noel Schmidt  
Superintendent of

By:

Stacey Sundquist  
Chairperson, Board of

**SEPPi BROTHERS CONCRETE PRODUCTS CORPORATION**

Dated: September 17, 2021

A handwritten signature in black ink, appearing to read 'Seppi', is written above a horizontal line.

Matt Seppi

CEO and authorized signatory on behalf of Seppi Brothers Concrete  
Products Corporation