



James Madison School Campus Abatement & Demolition Update



September 14, 2026



Agenda

1. **James Madison Building Abatement and Demolition**
 - A. Project Details
 - B. Milestone Schedule
 - C. Master Budget
 - D. Questions



Project Details

Phase 1: Hazardous Assessment – COMPLETE

- Exploration by Sertich Environmental to collect samples for evaluation
- Assembled a report of test results indicating items positive for Asbestos Containing Materials (ACMs)

Phase 2: Clear Building of Household/School Materials – IN PROGRESS

Phase 3: Abatement – IN PROGRESS

Phase 4: Utility Disconnects – IN PROGRESS

Phase 5: Demolition – IN PROGRESS

Phase 6: Site Work and Seeding – SCHEDULED



Project Details

Phase 2: Clear Building of Household/School Materials – IN PROGRESS

- Removal of liquids (oils and fluids, soaps, etc.), aerosol cans, and household items (blinds, furnishings not build-in, shelving, desks, hoses, etc.)
- 1st and 2nd floor is COMPLETE, Basement is IN PROGRESS

Phase 3: Abatement – IN PROGRESS

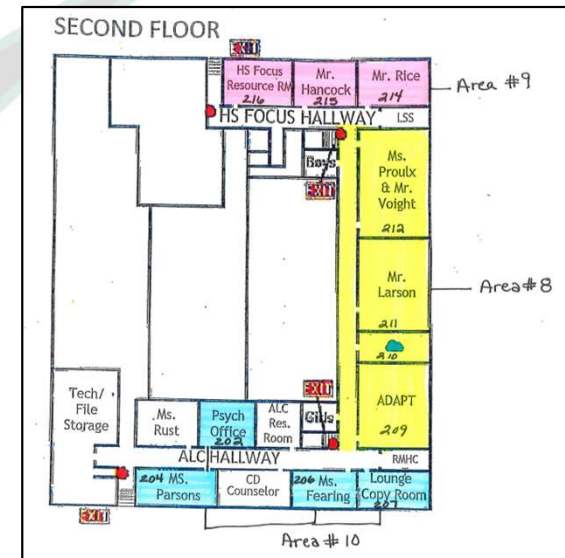
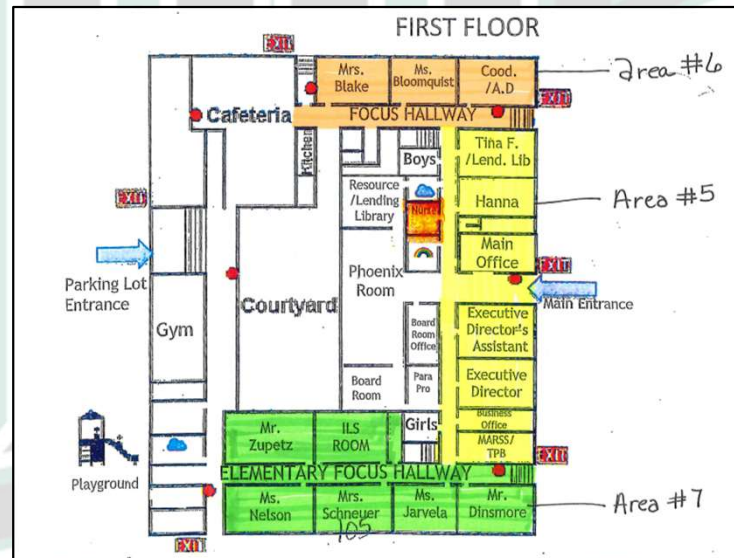
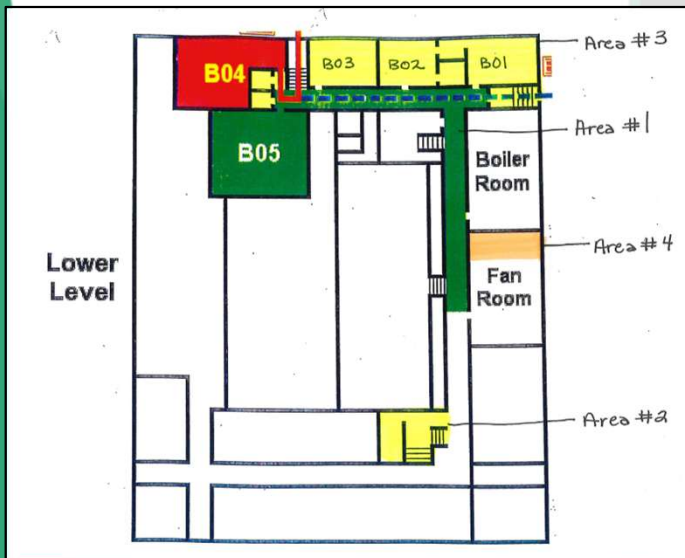
- Selective demolition needed to access items that were identified as Asbestos Containing
- Setting up containment for areas needing abatement
- Abatement/removal of asbestos containing items
- Safety: 0 lost time incidents, 0 OSHA violations, and wearing all proper PPE
- Air Monitoring during abatement
- Removal of Hazardous Materials (hazardous wastes – coolants/refrigerants, Mercury containing items – thermostats, fluorescent light tubes, smoke detector batteries, Oils and fluids, Lead containing items, etc.)
- Complete by end of October 2026



Project Details

Phase 3: Abatement – IN PROGRESS

- Areas highlighted require some kind of abatement (flooring, ceiling pucks, etc.)
- Started work on 2nd Floor, then 1st Floor, and will finish with the basement/lower level





Project Details



Phase 3: Abatement – IN PROGRESS

- Selective Demolition of ceilings and walls to access the ACM adhesive pucks in the ceiling.





Phase 4: Utility Disconnects – IN PROGRESS

- ## Phase 5: Demolition – IN PROGRESS

- ## Phase 6: Site Work/Seeding – SCHEDULED

- [illegible]



Milestone Schedule

Description	Anticipated Date
Approval to solicit for public competitive bids	June 8, 2026
Final Hazardous Materials Report	June 26, 2026
Bid Documents Released	June 30, 2026
Bids Due	July 16, 2026
Bid Verification	August 6, 2026
School Board Meeting – Approval of Bids	August 10, 2026
Hazardous Materials Abatement Begin	September 01, 2026 August 25, 2026
MPCA Site Visit to Review Abatement Completion	Approx. October 28, 2026
Demolition Begin	November 02, 2026
Final Completion (Final Grade, Topsoil, & Seed)	June 2027

Master Budget:



Project Funding (Budget)

Section 01: Project Funding	Amount (\$)	Notes
01: FUNDING SOURCES		
01-1: Funding		
01-1A: Funds Required from RRPS to Complete Project	\$ 2,000,000	
Total Project Funding	\$ 2,000,000	



Master Budget:

Direct (Hard) Project Costs

Section 02: Project Costs	Amount (\$)	Notes
02A: DIRECT (HARD) PROJECT COSTS		
02A-1: Construction Costs Budget		
02A-1A: Construction Contracts (Held by District) - Base Bid	\$ 931,240	WS 02A Demolition & WS 02B Abatement
02A-1C: KA General Conditions	\$ 59,176	Included per Primary Contract
02A-1D: Construction Contingency	\$ 60,000	Included 3% of Project Funding (Consistent w/ Past Projects)
Subtotal Construction Costs Budget	\$ 1,050,416	This Work Managed By Kraus-Anderson®



Master Budget:

Indirect (Soft) Project Costs

02B: INDIRECT (SOFT) PROJECT COSTS		
02B-1: Construction Management (C.M.) Costs Budget		
02B-1A.1: CM Site Services - Preconstruction	\$ -	No Precon Costs for this project
02B-1A.2: CM Site Services	\$ 287,707	Reduced site services to offset for additional preconstruction costs incurred.
02B-1B: CM Reimbursables	\$ 58,691	Included per Primary Contract
02B-1C: CM Fee - Construction (2% of Hard costs + Site Services + Reimbursables)	\$ 27,936	2% (Hard Costs + Site Services + Reimbursables) per current contract
Subtotal Construction Manager Costs	\$ 374,334	
02B-2: Owner Costs Budget		
02B-2G.1: Construction Testing & Special Inspections	\$ 4,821	Backfill Compaction Testing (NTS)
02B-2R: Hazardous Materials Consulting Firm	\$ 14,100	Sertich - Updated 9/9/2026 to actual cost. (Previously budgeted \$15,000)
02B-2S: Hazardous Materials Air Monitoring	\$ 89,912	Braun - Air Monitoring, Observations, & All-Clear Letter
Subtotal "Indirect" Owner Costs Budget	\$ 483,168	This Work Managed by RRPS

11 **Note:** Sertich costs updated, and under original budget.



Master Budget:

Project Costs Summary

Section 03: Summary	Amount (\$)	Notes
03: PROJECT TOTALS		
Estimated Total Project Costs	\$ 1,533,584	
Total Project Budget	\$ 2,000,000	
Budget Alignment	\$466,416	<-- RED Indicates "Over-Budget" Alignment <-- GREEN Indicates "Under-Budget" Alignment

UNDER BUDGET!!

Updated Total Project Costs:
\$1,534,484



Questions?

Thank you!