



James Madison School Campus Demolition & Abatement Bid Results



June 8, 2026



Agenda

1. James Madison Building Abatement and Demolition

- A. Project Details
- B. Milestone Schedule
- C. Bid Results
- D. Master Budget
- E. KA Amendment #19
- F. Questions
- G. Board Approvals



Project Details

Construction Manager:

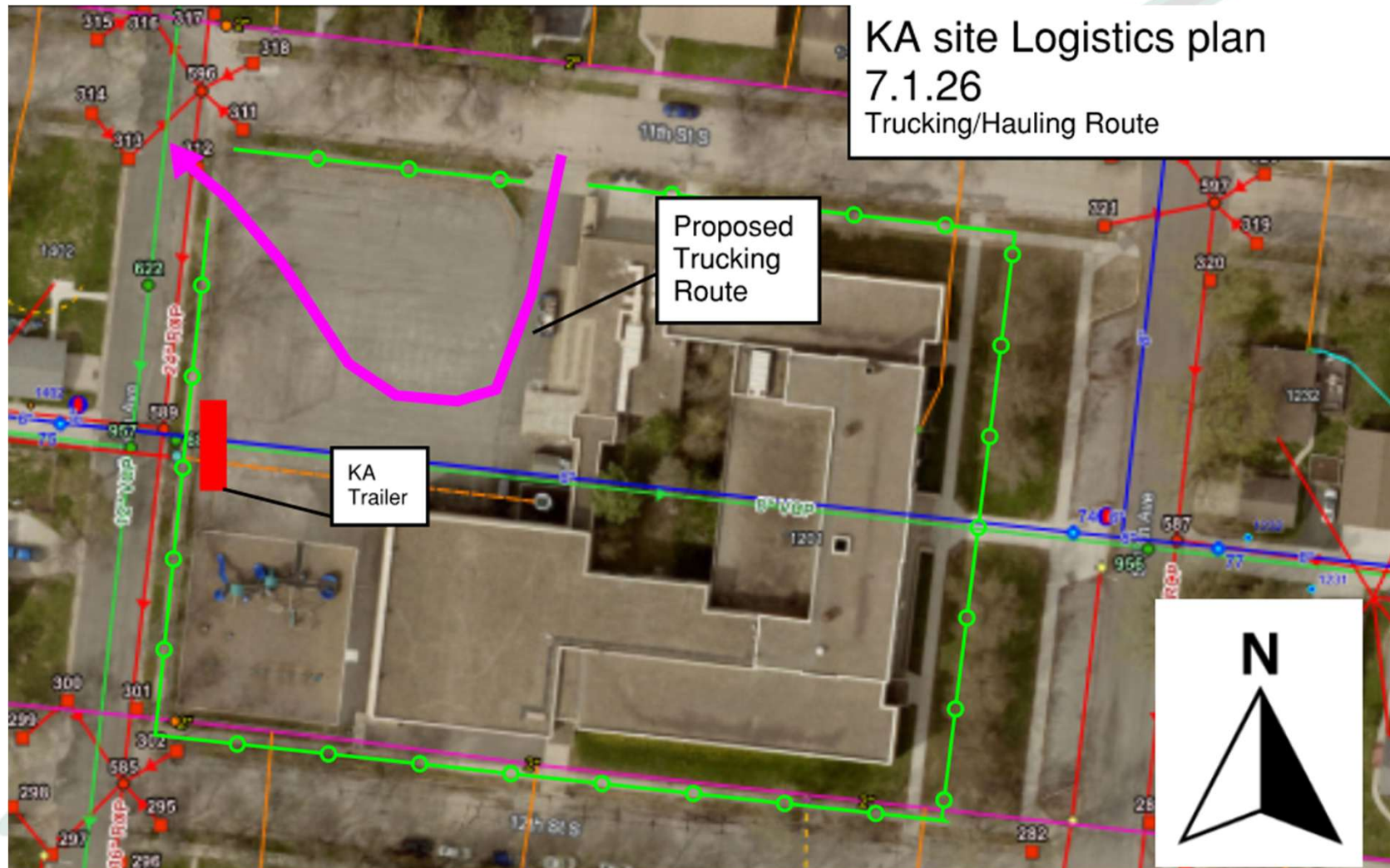
- Kraus-Anderson Construction Company

Summary:

- Full abatement of asbestos containing materials and hazardous materials
- Full demolition of the building including:
 - Building structure
 - Building foundations
 - All utilities (removed to city sidewalk)
 - Site removals (asphalt paving, fencing, playground curb, sidewalks, etc.)
 - Backfill, topsoil and seeding
- **Alternates:**
 - Alternate #1: Abate and remove underground fuel tank



Project Details: Site Logistics and Existing Utility Map:





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
Demolition Begin	November 02, 2026
Final Completion (Final Grade, Topsoil, & Seed)	June 2027



Raw Bid Results:



(Does **not** include contingency, insurances, fee or general conditions)

James Madison Demo Bids (BID: 16 JUL 2026)

OWNER (SOFT) COSTS

WS #	Work Scope Description	Budget	Low Bid - Base	Low Bidder Name	Low Bidder Location	Over / Under Estimate
01-A	Construction Testing and Inspections	\$ 5,000	\$ 4,821	Northeast Technical Services (NTS)	Virginia, MN (0 Miles)	\$ (179)
01-G	Air Monitoring	\$ 75,000	\$ 89,912	Braun Intertec	Hibbing, MN (26 Miles)	\$ 14,912
	SUBTOTALS	\$ 80,000	\$ 94,733	< ALL TAX INCLUDED		\$ 14,733

CONSTRUCTION (HARD) COSTS

WS #	Work Scope Description	Budget	Low Bid - Base	Low Bidder Name	Low Bidder Location	Over / Under Estimate
02-A	Demolition	\$ 1,000,000	\$ 609,040	LinnCO, Inc.	St. Cloud, MN (188 Miles)	\$ (390,960)
02-B	Abatement	\$ 500,000	\$ 322,200	Titan Environmental	Forest Lake, MN (168 Miles)	\$ (177,800)
	SUBTOTALS	\$ 1,500,000	\$ 931,240	< ALL TAX INCLUDED		\$ (568,760)

- **Alternate #1 Fuel Tank Extraction: Not Accepted**

- City of Virginia did not find any remanence of the tank when they did their investigation.
- We will still dig in that location to confirm. If it is found, contingency will be used to cover the costs.

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	\$ 15,000	Sertich
02B-2S: Hazardous Materials Air Monitoring	\$ 89,912	Braun - Air Monitoring, Observations, & All-Clear Letter
Subtotal "Indirect" Owner Costs Budget	\$ 484,068	This Work Managed by RRPS and/or DSGW



Master Budget:

Project Costs Summary

Section 03: Summary	Amount (\$)	Notes
03: PROJECT TOTALS		
Estimated Total Project Costs	\$ 1,534,484	
Total Project Budget	\$ 2,000,000	
Budget Alignment	\$465,516	<-- RED Indicates "Over-Budget" Alignment <-- GREEN Indicates "Under-Budget" Alignment

UNDER BUDGET!!

Total Project Costs: \$1,534,484

	CM Amendment #18	CM Amendment #19	Net Change	Remarks
ISD#2909 Rock Ridge Public Schools – Grand Total				
KA General Conditions	\$ 5,300,902.53	\$ 5,360,078.53	\$ 59,176.00	
KA Site Services	\$ 8,535,178.04	\$ 8,822,885.04	\$ 287,707.00	
KA Reimbursables	\$ 1,608,006.63	\$ 1,666,637.63	\$ 58,631.00	
KA Construction Manager Fee (Constructio	\$ 3,508,130.73	\$ 3,536,066.73	\$ 27,936.00	
Grand Total (Breakouts #01 - #04)	\$ 18,952,217.93	\$ 19,385,727.93	\$ 433,510.00	1. Add for abatement and demolition of the James Madison Building in Virginia.
Breakout #01: Laurentian Elementary School (formerly Eveleth-Gilbert Elementary School)				
KA General Conditions	\$ 715,137.51	\$ 715,137.51	\$ -	
KA Site Services	\$ 1,549,833.00	\$ 1,549,833.00	\$ -	
KA Reimbursables	\$ 222,447.55	\$ 222,447.55	\$ -	
KA Construction Manager Fee (Constructio	\$ 531,245.73	\$ 531,245.73	\$ -	
Subtotal Breakout #01	\$ 3,018,663.79	\$ 3,018,663.79	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
Breakout #02: Rock Ridge High School				
KA General Conditions	\$ 3,228,725.88	\$ 3,228,725.88	\$ -	
KA Site Services	\$ 3,840,645.70	\$ 3,840,645.70	\$ -	
KA Reimbursables	\$ 762,846.18	\$ 762,846.18	\$ -	
KA Construction Manager Fee (Constructio	\$ 2,013,563.27	\$ 2,013,563.27	\$ -	
Subtotal Breakout #02	\$ 9,851,781.03	\$ 9,851,781.03	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
Breakout #03: Structural Demolition Projects (through Eveleth demo)				
KA General Conditions	\$ 36,723.93	\$ 36,723.93	\$ -	
KA Site Services	\$ 1,077,112.42	\$ 1,077,112.42	\$ -	
KA Reimbursables	\$ 179,063.85	\$ 179,063.85	\$ -	
KA Construction Manager Fee (Constructio	\$ 210,368.25	\$ 210,368.25	\$ -	
Subtotal Breakout #03	\$ 1,563,874.45	\$ 1,563,874.45	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
Breakout #04: North Star Elementary School (formerly Virginia Elementary School)				
KA General Conditions	\$ 1,140,217.53	\$ 1,140,217.53	\$ -	
KA Site Services	\$ 1,688,526.32	\$ 1,688,526.32	\$ -	
KA Reimbursables	\$ 306,360.61	\$ 306,360.61	\$ -	
KA Construction Manager Fee (Constructio	\$ 673,387.15	\$ 673,387.15	\$ -	
Subtotal Breakout #04	\$ 3,808,492.27	\$ 3,808,492.27	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
Breakout #05: RRPS District Admin Building Mechanical Upgrade – Phase 2				
KA General Conditions	\$ 43,886.62	\$ 43,886.62	\$ -	
KA Site Services	\$ 136,888.00	\$ 136,888.00	\$ -	
KA Reimbursables	\$ 51,030.50	\$ 51,030.50	\$ -	
KA Construction Manager Fee (Constructio	\$ 23,836.33	\$ 23,836.33	\$ -	
Subtotal Breakout #05	\$ 267,701.45	\$ 267,701.45	\$ -	1. No Adjustments on this Amendment. 2. Project is complete.
Breakout #06: Building 1404				
KA General Conditions	\$ 70,205.00	\$ 70,205.00	\$ -	
KA Site Services	\$ 242,172.00	\$ 242,172.00	\$ -	
KA Reimbursables	\$ 86,258.00	\$ 86,258.00	\$ -	
KA Construction Manager Fee (Constructio	\$ 43,070.00	\$ 43,070.00	\$ -	
Subtotal Breakout #06	\$ 441,705.00	\$ 441,705.00	\$ -	1. No Adjustments on this Amendment. 2. Project is in progress.
Breakout #07: James Madison Building Abatement & Demolition				
KA General Conditions	\$ -	\$ 59,176.00	\$ 59,176.00	
KA Site Services	\$ -	\$ 287,707.00	\$ 287,707.00	
KA Reimbursables	\$ -	\$ 58,631.00	\$ 58,631.00	
KA Construction Manager Fee (Constructio	\$ -	\$ 27,936.00	\$ 27,936.00	
Subtotal Breakout #07	\$ -	\$ 433,510.00	\$ 433,510.00	1. Add for abatement and demolition of the James Madison Building in Virginia.

KA Amendment #19



Total Amendment: \$433,510



Questions?



Board Approvals:

- 1. Award Contracts to Recommended Prime bidders for James Madison Campus Abatement and Demolition**
- 2. KA Amendment #19**



Thank you!