

Tom Job
DMB
2407

Military Museum Funding Needed to Reach June 30th, 2027

Vendor	Estimated Per Month	# of months (Sept 1, 2026-June 30, 2027)	Cost
Resume Entire Building per Contract			
Kraus Anderson	\$ 2,775,724.95	10	\$ 27,757,249.50
ZBA	\$ 30,000.00	10	\$ 300,000.00
Natural Gas	\$ 10,000.00	10	\$ 100,000.00
MDU-Electrical	\$ 1,500.00	10	\$ 15,000.00
NDIT Monthly Fee	\$ 1,000.00	10	\$ 10,000.00
Subtotal			\$ 28,182,249.50

* Cost Based on Gallery Exhibits (RAA) Not Included

* Building Construction Estimated to be 89% Complete 6/30/2027

Outstanding and Upcoming Invoices			
Pay App 6/30/26	\$ 2,231,611.55	One Time	\$ 2,231,611.55
Estimated interest on 6/30 pay app up to 9/15/26	\$ 10,823.54	increases daily	\$ 10,823.54
Pay App 7/31/26	\$ 2,239,527.26	One Time	\$ 2,239,527.26
Pay App 8/31/26	\$ 233,813.81	One Time	\$ 233,813.81
Estimated July Pause	\$ 477,605.00	One Time	\$ 477,605.00
Estimated August Pause Cost	\$ 156,591.00	One Time	\$ 156,591.00
Subtotal			\$ 5,349,972.16

Total to be current with outstanding and future invoices thru 9/15/26	\$ 5,349,972.16
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Total to Resume Entire Building per Contract & Pay Outstanding and Upcoming Invoices through 9/15/26	\$ 33,532,221.66
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ND Military Gallery Addition

	Contract	Outstanding Invoices	Paid	Remaining Balance	Completion
Zerr Berg Architects	\$ 4,686,173.00	8% of GMP plus Reimbursables \$ -	4,172,853.50	\$ 513,319.50	89.05%
Kraus Anderson Construction	\$ 55,507,386.35 See notes 1,4	Guaranteed Maximum Price (GMP) \$ 4,704,952.62 See Note 2	16,970,409.97 See Note 3	\$ 38,536,976.38 33,832,023.76	43.39%
Ralph Applebaum Associates (RAA)	\$ 13,245,625.00 See note 5	Negotiated Fee \$ -	4,445,176.28	\$ 8,800,448.72	33.00%

Total Contracts	\$ 73,439,184.35	Total Outstanding	\$ 47,850,744.60	35%
Owner Soft Costs Budget	\$ 839,661.80	includes unpaid invoices		
Owner Contingency	\$ 1,399,436.33			
FFE	\$ 1,959,210.86			
Total Project Cost	\$ 77,637,493.34			

Notes

- Note 1 - GMP contract amount is \$55,428,942.00. Change order #1 for exhibit (RAA) coordination was approved \$78,444.35 for a total \$55,507,386.35
- Note 2 - Outstanding invoice 6/30/26-\$2,231,611.55, 7/31/26-\$2,239,527.26, 8/31/26-\$233,813.81. Estimated interest on late payment for the 6/30/26 invoice-\$10,000.00.
- Note 3 - Actual amount paid. Does not include outstanding invoices.
- Note 4 - Does not include estimated July pause cost-\$477,605.00, August pause cost-\$156,591.00
- Note 5 - Original contract amount - \$13,125,000.00. Change order #1 for scripting work \$120,625.00.
- Note 6 - Funds needed to demilitarize USAF drone - \$10,467.00, Transportation cost unknown. USAF helicopter \$48,248.00. Budget for transportation of other macro objects is currently at \$180,000.00

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Military Museum Funding Needed to Complete Building

Vendor	Estimated Per Month	Cost or Overall Fee	Cost
Complete Entire Building per Contract			
Kraus Anderson - estimated with pause costs	\$	2,775,724.95	\$ 35,000,000.00
ZBA	\$	34,221.30	\$ 513,319.50
Natural Gas - estimated	\$	10,000.00	\$ 150,000.00
MDU-Electrical - estimated	\$	1,500.00	\$ 22,500.00
NDIT Monthly Fee - estimated	\$	1,000.00	\$ 15,000.00
Subtotal	\$		\$ 35,700,819.50

* Cost Based on Completion of Building Structure - Gallery Exhibits (RAA) Not Included

Outstanding and Upcoming Invoices			
Pay App 6/30/26	\$	2,231,611.55	\$ 2,231,611.55
Estimated interest on 6/30 pay app up to 9/15/26	\$	10,000.00	\$ 10,000.00
Pay App 7/31/26	\$	2,239,527.26	\$ 2,239,527.26
Pay App 8/31/26	\$	233,813.81	\$ 233,813.81
Estimated July Pause Cost-Future Change Order	\$	477,605.00	\$ 477,605.00
Estimated August Pause Cost-Future Change Order	\$	156,591.00	\$ 156,591.00
Subtotal	\$		\$ 5,349,148.62

Total to be current with outstanding and future invoices thru 9/15/26	\$	5,349,148.62
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Total to Resume Entire Building per Contract & Pay Outstanding and Upcoming Invoices through 9/15/26	\$	41,049,968.12
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updated 9/1/26