

DATE: February 10, 2026

TO: Mark Jenson, Superintendent and Board of Education

FROM: Jason Kuehn, Director of Finance and Operations

SUBJECT: **Request Bids for Building Envelope Project at Rossman Elementary School**

Administration seeks approval to request bids for building envelope improvements at Rossman Elementary School.

This project was included in the Long-Term Facilities Maintenance expenditure plan for Fiscal Year 2027. This project will upgrade sections of the building envelope at Rossman Elementary School.

Bids will be open on Thursday, March 12th, 2026 at 11:00 AM at the District Office and approved at the March 23rd Regular School Board Meeting.

Attached is information presented at the February 3, 2026 Facilities Committee meeting.



## Design Development

February 3<sup>rd</sup>, 2026

Rossman Elementary Building Envelope  
Detroit Lakes, MN

Design Development

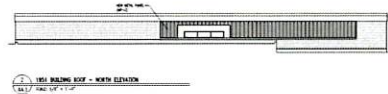
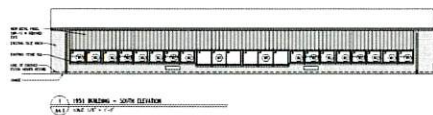
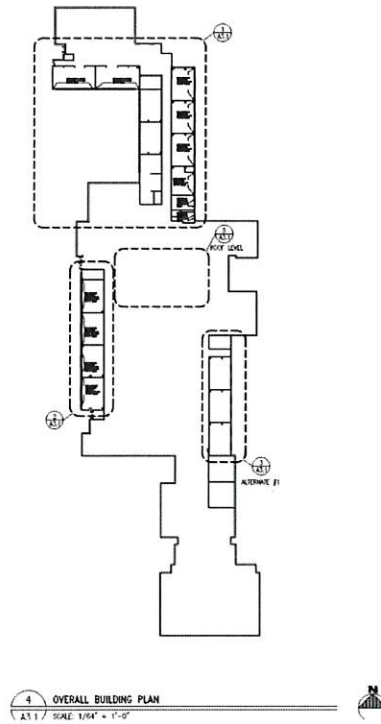


- We'll Review the Following:
  - ✓ DD Plans
  - ✓ Schedule
  - ✓ Construction Valuation Estimate
  - ✓ Overall Project Budget
  - ✓ Committee Recommendation

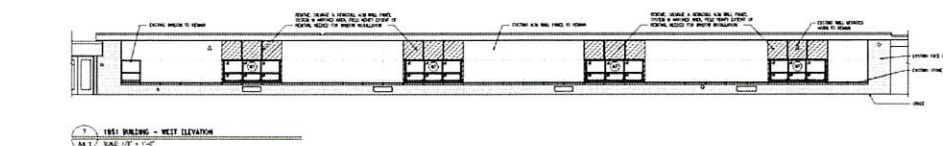
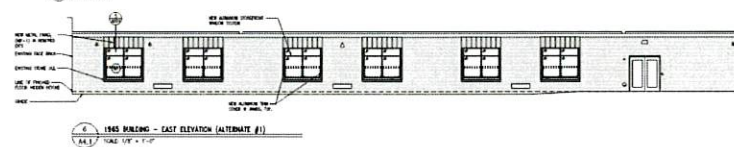
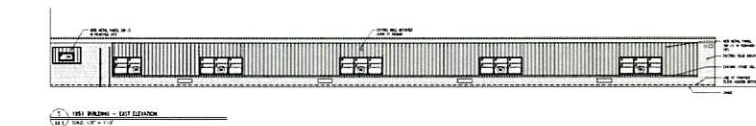
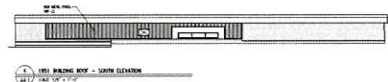
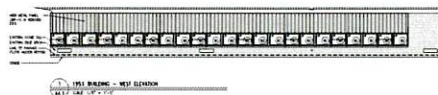
Rossman Elementary Building Envelope



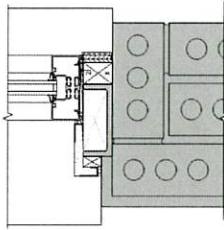
## Overall Reference Plan



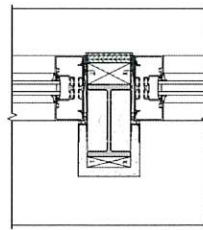
## Elevations



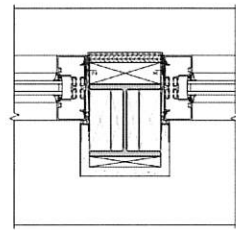
## 1951 Window Sections



2 WINDOW W1 & W2 JAMB DETAIL  
AS.1 3" = 1'-0"



3 WINDOW W1 & W2 JAMB DETAIL @ 3" COLUMN  
AS.1 3" = 1'-0"



4 WINDOW W2 & W3 JAMB DETAIL 5" COLUMN  
AS.1 3" = 1'-0"



## List of Alternates

### Alternate #1

- Replacement of 1965 East Facing Windows. Adding Metal Panels above Windows

### Alternate #2

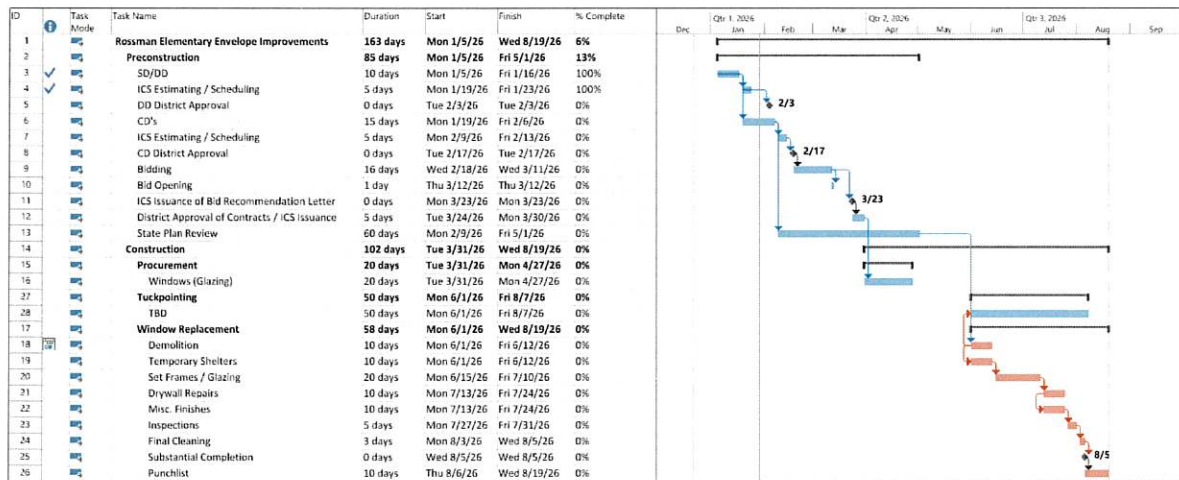
- Aluminum Snap Trim – If 1951 windowsills require.

### Alternate #3

- ACM Metal Panels to Match 1951 West Elevation ACM



## List of Alternates



Schedule

## Design Development- Estimate



### Rossman Elementary School Envelope Improvements - Estimate Summary Page

Design Development, 1-30-2026

#### Construction Value Totals

Base Bid - Per DD Drawings*	\$	235,800.00
Alt. 1 - 1965 East Window's	\$	34,700.00
Alt. 2 - Aluminum Snap Trim	\$	1,400.00
Alt. 3 - ACM Panels	\$	94,500.00
Total	\$	366,400.00





## Detroit Lakes Public Schools

Rossman Envelope Improvements  
ICS Project # S25081

Date Printed 1/30/2026

OVERALL PROJECT SUMMARY						
	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
<b>FUNDING:</b>						
1 FUNDING SOURCE(S)						
TOTAL REVENUE:	\$ 368,700	\$ -	\$ 368,700	\$ -	\$ -	\$ 368,700
<b>COSTS:</b>						
<b>2 PERMITS / OWNER COSTS / OFF SITE COSTS</b>						
2.01 Building Plan Review	\$ 1,475	\$ -	\$ 1,475	\$ -	\$ -	\$ 1,475
2.02 Building Permit	\$ 2,396	\$ -	\$ 2,396	\$ -	\$ -	\$ 2,396
SUBTOTAL:	\$ 3,871	\$ -	\$ 3,871	\$ -	\$ -	\$ 3,871
<b>3 FEES / SERVICES / BUDGETS</b>						
3.01 Professional Fees	\$ 53,600	\$ -	\$ 53,600	\$ -	\$ -	\$ 53,600
3.02 Reimbursables	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000
3.03 General Conditions	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500
SUBTOTAL:	\$ 59,100	\$ -	\$ 59,100	\$ -	\$ -	\$ 59,100
<b>5 CONSTRUCTION COSTS</b>						
5.01 Window Replacement	\$ 260,000	\$ -	\$ 260,000	\$ -	\$ -	\$ 260,000
5.02 Tuckpointing - TBD	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
SUBTOTAL:	\$ 290,000	\$ -	\$ 290,000	\$ -	\$ -	\$ 290,000
<b>6 CONSTRUCTION CONTINGENCY</b>						
6.01 Contingency	\$ 15,729	\$ -	\$ 15,729	\$ -	\$ -	\$ 15,729
SUBTOTAL:	\$ 15,729	\$ -	\$ 15,729	\$ -	\$ -	\$ 15,729
TOTAL COSTS:	\$ 368,700	\$ -	\$ 368,700	\$ -	\$ -	\$ 368,700

### Design Development – Committee Recommendation



- We recommend to approve the Design Development as presented with the authorization to proceed with the Construction Documents.

Rossman Elementary Building Envelope

## Request for Proposal

### Rossman Elementary School Exterior Restoration

**Project Name:** Rossman Elementary School Exterior Restoration  
**Project Location:** 1221 Rossman Ave, Detroit Lakes, MN  
**RFP Issue Date:**  
**RFP Due Date:** 3/5/2026

In order to be considered, proposals must be returned via email to:  
[Brandon.miller@ics-builds.com](mailto:Brandon.miller@ics-builds.com)

Proposal responses will be considered valid for a period of 45-calendar days after the proposal due date.

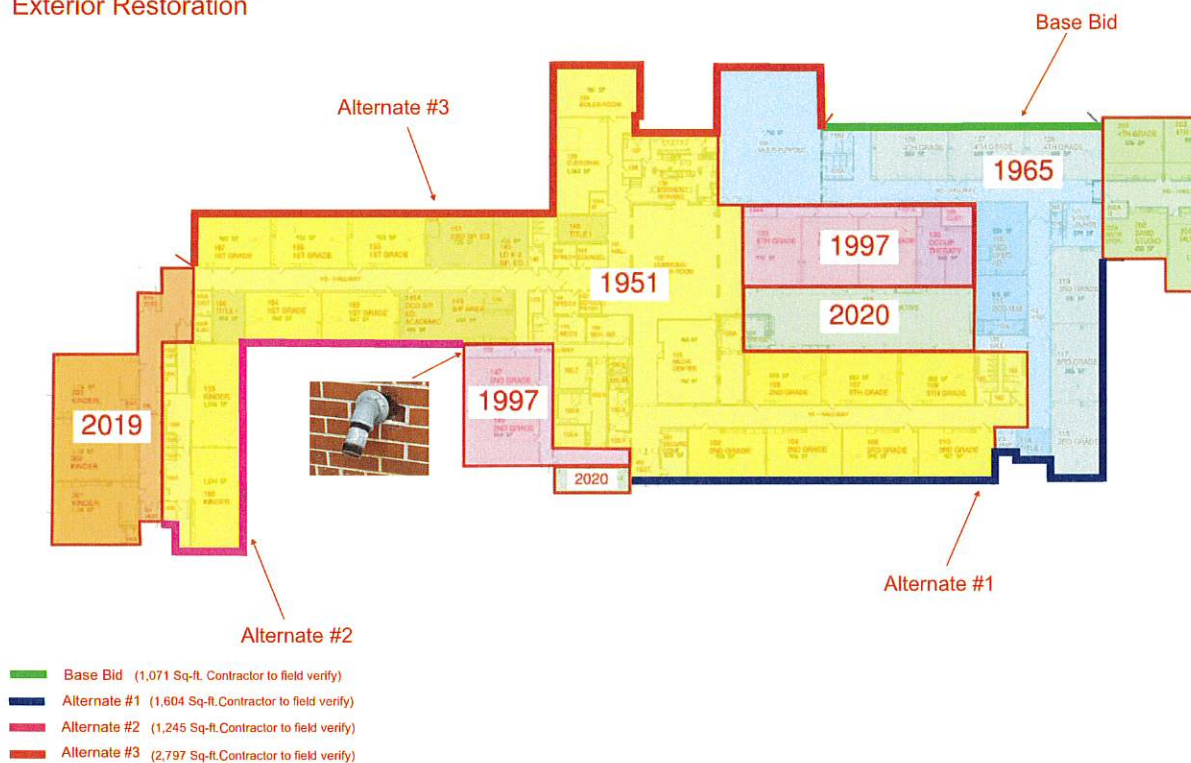


A LEGENCE Company

#### 1. Scope

- **Base Bid**
  - Tuck-pointing of 100% of the brick area as shown on the drawing. Caulking of all masonry joints. Removal of steel I-beams and infilled with brick to match existing. Contractor to remove I-beams to proper depth to infill with like brick. Infill of brick where black cover panels are located (Quantity 3). Include a 200-brick allowance for bricks found to be unsalvageable. Brick to match existing brick.
- **Alternate #1**
  - Tuck-pointing of 100% of the brick area as shown in the drawing. Caulking of all masonry joints. Removal of steel I-beams and infilled with brick to match. Contractor to remove I-beams to proper depth to infill with like brick. Infill of brick where black cover panels are located (Quantity 7). In the entryway overhang located where the 1951 and 1965 meet, provide tuck pointing of 4 courses of brick from the sidewalk up. Full height tuck-pointing 2 feet inward of the returns under the canopy.
- **Alternate #2**
  - Tuck-pointing of 100% of the brick area as shown in the drawing. Caulking of all masonry joints. Infill of brick where black cover panels are located (Quantity 5). Include patching of penetration shown on 1997 addition.
- **Alternate #3**
  - Tuck-pointing of 100% of the brick area as shown in the drawing. Caulking of all masonry joints. Infill of brick where black cover panels are located (Quantity 4).

# Rossman Elementary School Exterior Restoration



# Questions?







## Construction Documents

February 17<sup>th</sup>, 2026

Rossman Elementary Building Envelope  
Detroit Lakes, MN

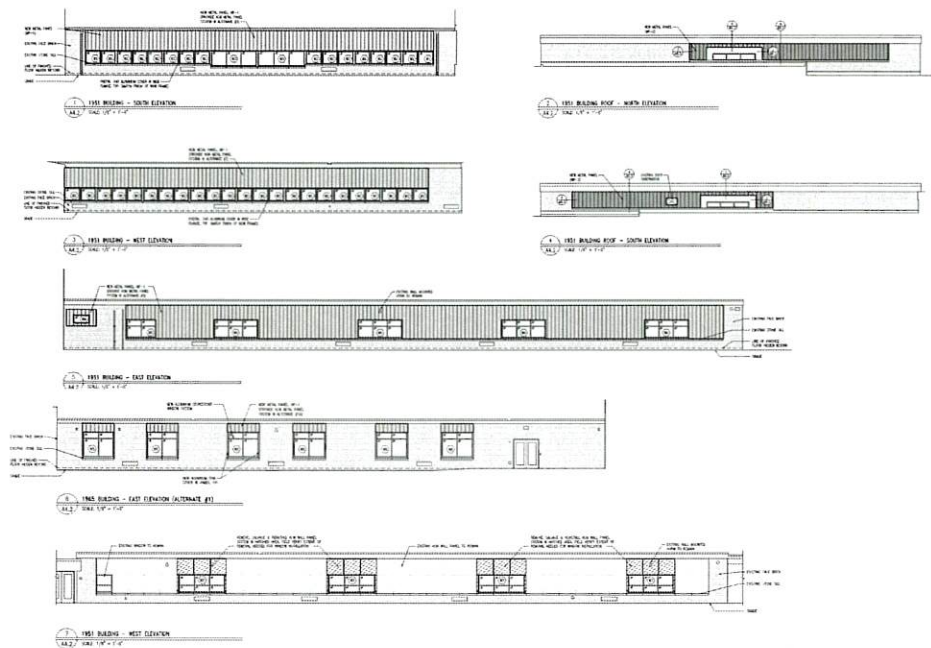
### Design Development



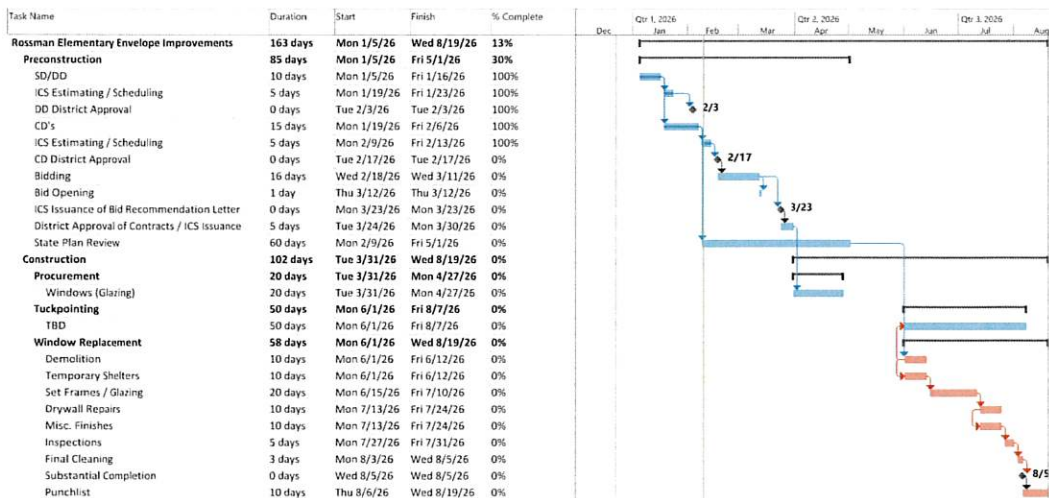
- We'll Review the Following:
  - ✓ CD Plans
  - ✓ Schedule
  - ✓ Proposed Alternates
  - ✓ Construction Estimate
  - ✓ Proposed Bid Package
  - ✓ Board Recommendation

Rossman Elementary Building Envelope





## Plan Review New Windows & Metal Panels



Schedule



1.05 SCHEDULE:

A. The list of ADD Alternates is provided below.

**ALTERNATE No. 1 – REWINDOW & MP-1 Paneling -1965 East Elevation .**

State the Amount to be Added to Base Bid to Provide the additional rewindow and paneling work indicated on drawings, and as herein specified. MP-1 Panels would be used in this Alternate.

**ALTERNATE No. 1A – REWINDOW & ACM Paneling -1965 East Elevation .**

State the Amount to be Added to Base Bid to Provide the additional rewindow and paneling work indicated on drawings, and as herein specified. ACM Panels would be used in this Alternate.

**ALTERNATE No. 2: SNAP TRIM**

State the amount to be added to affected Base Bid to provide Snap Trim at Sills of affected window areas, as indicated on the drawings (Shts. A8.1 and A8.2), and as herein specified.

**ALTERNATE No. 3: ACM PANEL SYSTEM in Place of MP-1 PANEL SYSTEM:**

State the amount to be added to Base Bid to ACM panel System (Section 07 4250) in place of the MP-1 panels (Section 07 4200) as indicated on the drawings, and as herein specified. ACM Panels in Alternate No. 1A are not to be included in Alternate No. 3.

END OF SECTION

List of Alternates

Construction Documents Estimate



**Rossman Elementary School Envelope Improvements - Estimate Summary Page**

Construction Documents 2-17-2026

Construction Value Totals		
Base Bid - Per CD Drawings	\$	235,800.00
Alt. 1 - 1965 East Windows & Metal Panel	\$	34,700.00
Alt. 1A - 1965 East Windows & ACM Metal Panel	\$	40,000.00
Alt. 2 - Aluminum Snap Trim	\$	1,400.00
Alt. 3 - ACM Panels	\$	89,550.00

## Construction Documents – Work Scope

Project will consist of 1 work scope to complete all work identified in the Construction Documents

1. Work Scope 1 – Aluminum Windows and Metal Panels

## Construction Documents– Board Recommendation



- We recommend to approve the Construction Documents as presented with the authorization to proceed with the bidding process.

Rossman Elementary Building Envelope



# Questions?

