



Nicollet Public School District Design Meeting #5 - Agenda

SUBJECT: District Design Team Meeting: Owner/Nexus
DATE and TIME: Tuesday, March 3, 2026 / 10:00am -11:00am
LOCATION: Nicollet Community Conference Room & Zoom Link
ATTENDEES:

Name	Company / Organization	Attended	Name	Company / Organization	Attended
Robin Courrier	Superintendent / Principal		Rhonda Dehler	Nexus Solutions Program Manager	
Nancy Rimmert	K-8 School Principal		Russ Schumacher	Nexus Solutions Principal	
Samuel Cotton	Dean of Students		Hans Noel	Nexus Solutions Development Engineer	
Scott Otto	Facility Manager (Buildings & Grounds)		Rob Brown	Nexus Solutions Client Executive	
Patric Pehrson	Agricultural/Tech Education Teacher		Stu Sirjord	Nexus Solutions Director of Commissioning	
Jim Freihammer	Finance		Todd Richter	Nexus Solutions Director Construction	
			Leo Draveling	Nexus Solutions Construction Project Mgr	
Scot Osborne	School Board Member		Shawn Anderson	Nexus Solutions Mechanical Engineer	
Mathew Cabanilla	School Board Member		Stuart Cobb	Nexus Solutions Mechanical Designer	
Dave Holcomb	Community Member		Billy Wherland	Nexus Solutions Mechanical Engineer	
Michael Slater	Community Member		Russ Mahlmeister	Nexus Solutions Construction Superintendent	
			Len Groschen	Food Services	
Mike DeVetter	DeVetter Design Group		Damian Erickson	Bolton & Menk - Civil	
Alex Weiher	DeVetter Design Group		Jeff Blake	JB Electrical Design	
Faith Scamehorn	DeVetter Design Group		Jessica LoBello	Sandman Structural Engineers	

AGENDA

1. **10:00-10:05 Design Schedule & Timeline Review**
 - o Consistent Meeting Day & Time every 2-3 weeks – see schedule below
 - o 95% Plan Set Review
 - o Final Design Meeting
2. **10:05-10:50 Design Review**
 - o **Civil/Site**
 - i. 95% Plan Review
 - Dock design
 - o **Architectural**
 - i. 95% Plan Review
 - School entry and office layout – nurse corridor door (egress update)
 - Tech Ed (garage door replacement and welding door and height)
 - Greenhouse
 - EDA-2 Secondary restroom / family restroom
 - EDA-1 Elementary restroom
 - Finishes Review
 - o **Mechanical**
 - i. 95% Plan Review
 - ii. Dust collector – review location (no screening needed)
 - iii. Equipment to be returned – verify
 - iv. Roof warranty work

- **Structural**
 - i. 95% Plan Review
 - **Electrical**
 - i. 95% Plan Review
 - Fire Alarm system replacement
 - PA/Paging system replacement – verify rooms for volume control
 - Transformer
 - **Food Service**
 - i. Refrigerator and freezer replacement in Kitchen
 - ii. Kitchen hoods
- 3. 10:50-11:00 Next steps**
- Tuesday, March 3rd – Mechanical system review after Design meeting
 - Zoom meeting needed with School IT (Jacob Quaid) for paging - *completed*
 - Zoom meeting needed with School IT (Jacob Quaid) for hardware / security- *completed*
 - i. Confirm hardware type with Scott/Robin (*see email*)
 - Asbestos sampling – March 10th Environmental Testing to review
 - Bidding timeline

All Concepts shared & Meeting Notes can be found on ProCore (03 Design Meeting Notes).

Additional Scope/Priority Projects:

- Base Bid:**
- *Remove urinal from boys locker shower*
 - *MS-3a.2 Replace NECC furnaces with (5) single RTU*
 - *MS-10, kitchen makeup air handling unit with dehumidification*
 - *MS-14.2 water softener replacement*
 - *MS-17 Freezer and Refrigerator repair/replacement*
 - *EDA-1 and EDA-2 – elementary and secondary restroom finish remodel; addition of family restroom (design is included with approved costs)*
 - *Gym painting*
- Bid Alternates:**
- *flooring replacement for theater, Conf room and classrooms with epoxy (as noted on the plans)*
- If Funds Allow (design will need to be completed at that time):**
- *EDA-7 and EDA-7.2 Nurse restroom layout*
 - *EDM-4 and EMD-5 Parking lot rehab*
 - *Add 2-post Auto Lift to Tech ED*



District Design Team Schedule

Meeting	Topic	Date	Time	Status
General Design Nicollet School Kickoff	Discuss project Adds and remodel layout	Tuesday, December 2nd	10-11am	Complete
District Design Team Mtg 1		Tuesday, December 16th	10-11:30am	Complete
District Design Team Mtg 2		Tuesday, January 6th	10-11:30am	Complete
District Design Team Mtg 3	**50% Plan Review** Include finishes review	Tuesday, January 20th	10-12:00pm	Complete
District Design Team Mtg 4	** 75% Plan Review** with district	Tuesday, February 10th	10-11:30am	Complete
	Construction Kickoff Meeting	Thursday, February 12th	2-4:00pm	Complete
District Design Team Mtg 5		Tuesday, February 24th	10-11:30am	If needed
District Design Team Mtg 5	Final Design Meeting!!	Tuesday, March 3rd	10-11:00am	Upcoming
(No Meeting)	100% Drawings Due	Monday, March 9th EOD		

Last day of school – May 28, 2026



Measure List

**Nicollet Public School District
Project Selection Worksheet**

Project Selection Worksheet				
Immediate Need	Funds Allow Priorities	FIM #	Facility Improvement Measure (FIM) Description	Total Project Budget
Nicollet Public School				
Mechanical Systems				
X		MS-4	Replace 2005 Community Room RTU-6, Teen Center RTU-7, Fitness Center RTU-8, Lobby RTU-9	\$810,000
X		MS-5	Replace 2005 Auditorium RTU-11, Stage RTU-12	\$530,000
X		MS-6	Replace 2005 South Gym RTU-13 & RTU-14, and Locker Room RTU-10	\$670,000
X		MS-8a	Replace 1985 North Gym AHU-24 & AHU-25, and Tile Gym AHU-26; Reuse existing Condensing Units (2021)	\$880,000
X		MS-9	Replace 1985 Wood/Metals Shop AHU-28 and Add Dehumidification	\$240,000
X		MS-11	Dust Collector and Ductwork Replacement	\$185,000
X		MS-12	Add New Slotted Plenum Welding Hoods (Qty 8)	\$48,000
X		MS-15	Replace Non-ADA Wash Fountains (Qty 4)	\$85,000
Electrical Systems				
X		ES-2	Fire Alarm System Replacement - New Voice Evacuation/Speaker System	\$415,000
X		ES-4	PA/Paging System Replacement - including new speakers	\$225,000
Exterior Deferred Maintenance				
X		EDM-2	Exterior Façade - West Exterior Replace Cracked Bricks and Tuckpoint	\$100,000
X		EDM-3	Exterior Door - Replacement Original Steel Doors with New Aluminum and FRP Style	\$270,000
X		EDM-6	Concrete Sidewalk and Curb/Gutter Maintenance - Replace settling and damaged panels as need around the building	\$25,000
X		EDM-7	Loading Dock Approach Reconstruction - Replace vehicle approach with concrete, including catch basin	\$125,000
Interior Deferred Maintenance				
X		IDM-1	Flooring Replacements - Replace Aging VCT Through Corridors & Classrooms with Resilient Tile	\$445,000
X		IDM-2	Flooring Replacements - Replace Aging Carpeting in Classrooms with new Carpet Tile	\$78,000
X		IDM-3	Corridor Wall, Interior Door & Frame, and Student Locker Re-Paint - Update Colors for Modernization	\$97,000
Educational Adequacy				
X		EDA-6	Secure Main Entrance Remodel	\$305,000
X		EDA-11	Tech Ed Remodel - Modernization of Metals, Lecture Room, Food Science, and Added Greenhouse	\$970,000
Scope Additions 02/20/26 - Added \$995,000 Funding				
X		MS-3a.2	Replace NECC Furnaces with 5 Single RTU's ; maintaining direct gas-fired heating system	\$391,000
X		MS-10	Add New Kitchen Make-Up Air Handling Unit (MAU) with Dehumidification; Replace 3 Kitchen Hoods with 2 New Hoods	\$495,000
X		MS-14.1	Water Heater design fees	\$3,920
X		MS-14.2	Water Softener Replacement	\$35,000
X		EDA-1	Elementary Restroom Group Modernization (revised budget for less remodel scope)	\$245,000
X		EDA-2	Secondary School Restroom Group Modernization - Including Individual Restroom	\$135,000
X		MS-17	Walk-in Freezer / Cooler Modifications	\$80,000
Remaining District-wide Allowance for Design Phase Owner Project Adds (contingency)				\$213,080
Remaining Phase 1 Inflation Allowance for Summers '26-'27 Construction (contingency)				\$494,000
NICOLLET SCHOOL - PHASE ONE - PROJECTS TOTAL				\$ 8,595,000