



&

WIDSETH

A **LEGENCE** Company

Carlton-Wrenshall Consolidation & Facility Improvements

ICS and Widseth - Presentation
June 3, 2025



Introductions



Nathan Norton
Project Executive
ICS



Katie Hildenbrand, CID
Vice President
Widseth



Agenda

- **About ICS & Widseth**
- **Our Approach**
 - **Team Structure**
 - **Process**
 - **Project Oversight Committee**
- **Potential Timeline(s)**
- **Costs**
- **Q&A**





A **LEGENCE** Company

Since 2006, ICS has been positively impacting people through innovative facility **solutions**. We integrate expertise in facilities planning, funding, construction, and ongoing operations to be successful.

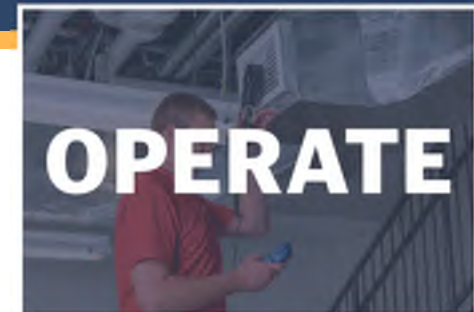
Our team helps clients plan, build, and operate buildings well. Here's how:



- Facilities Assessment
- Capital Improvement Planning
- Long-Range Planning
- Space Utilization and Programming
- Community Engagement
- Referendum Planning and Communications
- Physical Needs Analysis & Asset Plans
- Funding Analysis & Cost Estimating



- Program Management
- Construction Management as Agent
- Construction Management at Risk
- Owner's Representation
- Design-Build
- Performance Contracting
- Constructability Review
- Value Analysis and Engineering



- Commissioning
- Re-Commissioning
- Retro-Commissioning
- Energy Audits
- Energy Rebates
- Utility Services
- LTFM Management
- Building Forensics





110
EMPLOYEES
ACROSS **NINE**
OFFICES

MN: Minneapolis, Duluth, Sauk Rapids, Park Rapids, Brainerd, and Mankato

Other offices: Fargo, ND; Sioux Falls, SD; and Media, PA



WiDSETH



- **12 locations and 250+ professionals**
- **Experience with 100+ Minnesota School Districts**
- **Regional knowledge for design and construction trends**
- **17 disciplines in-house**



WIDSETH

■ In-house Disciplines

Aerial Mapping

Architecture

Civil Engineering

Electrical Engineering

Environmental

Funding

GIS

Interior Design

Land Surveying

Landscape Architecture

Mechanical Engineering

Planning

Public Engagement /

Communications

Structural Engineering

Transmission & Distribution
Design

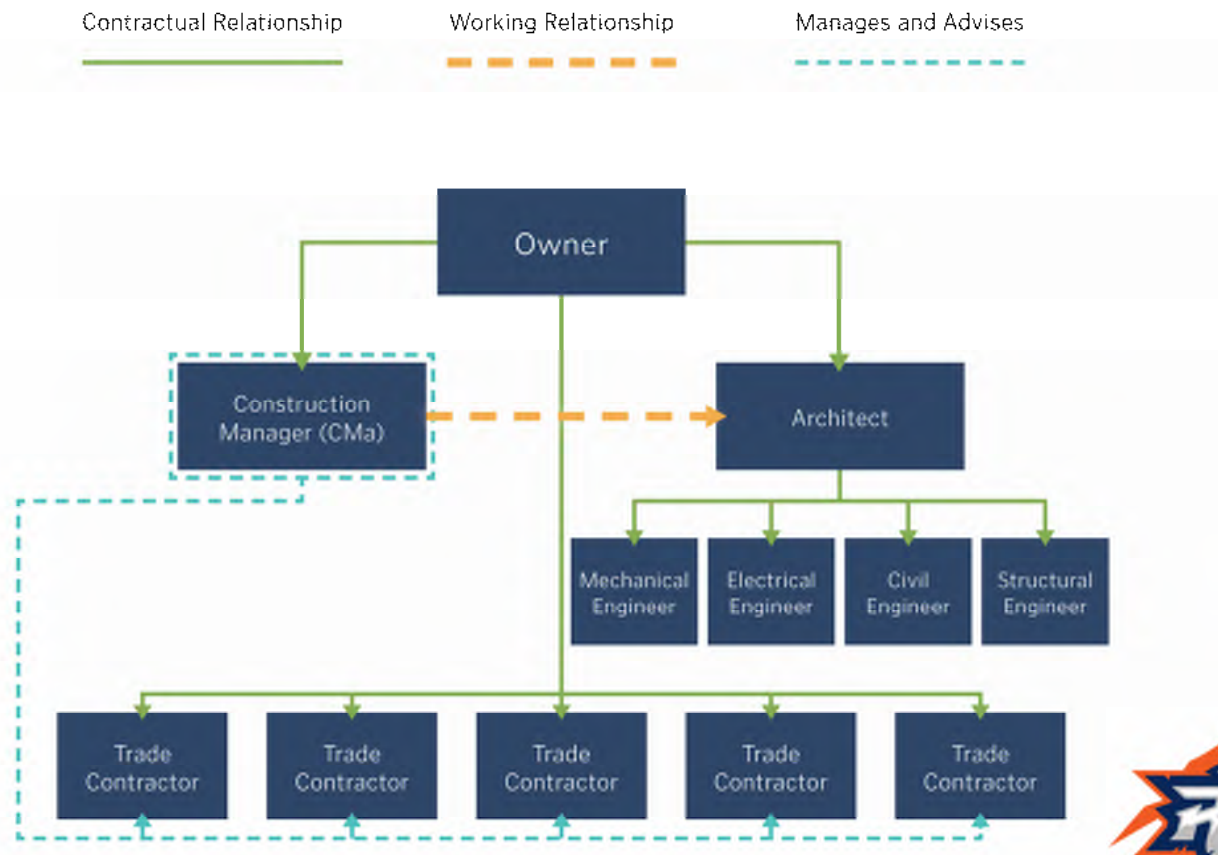
Transportation Engineering

Water Resources Engineering

Our Team's Structure

Benefits of Architect / Construction Manager Advisor Delivery Model:

- Fulltime on-site supervision
- Transparency
- Open book on all documentation
- Minimized change orders
- Manage / Coordinate all trades / prime contractors
- All savings go to Owner



Three Key Stages

01

PLANNING

Facility Assessment / Staff & Community Engagement / Solutioning / Referendum Campaign



02

DESIGN / PRECONSTRUCTION

Construction document development / Staff User Groups / Budget and constructability checks / Public Bidding / Plan Review & Permitting / Submittal Processing



03

CONSTRUCTION

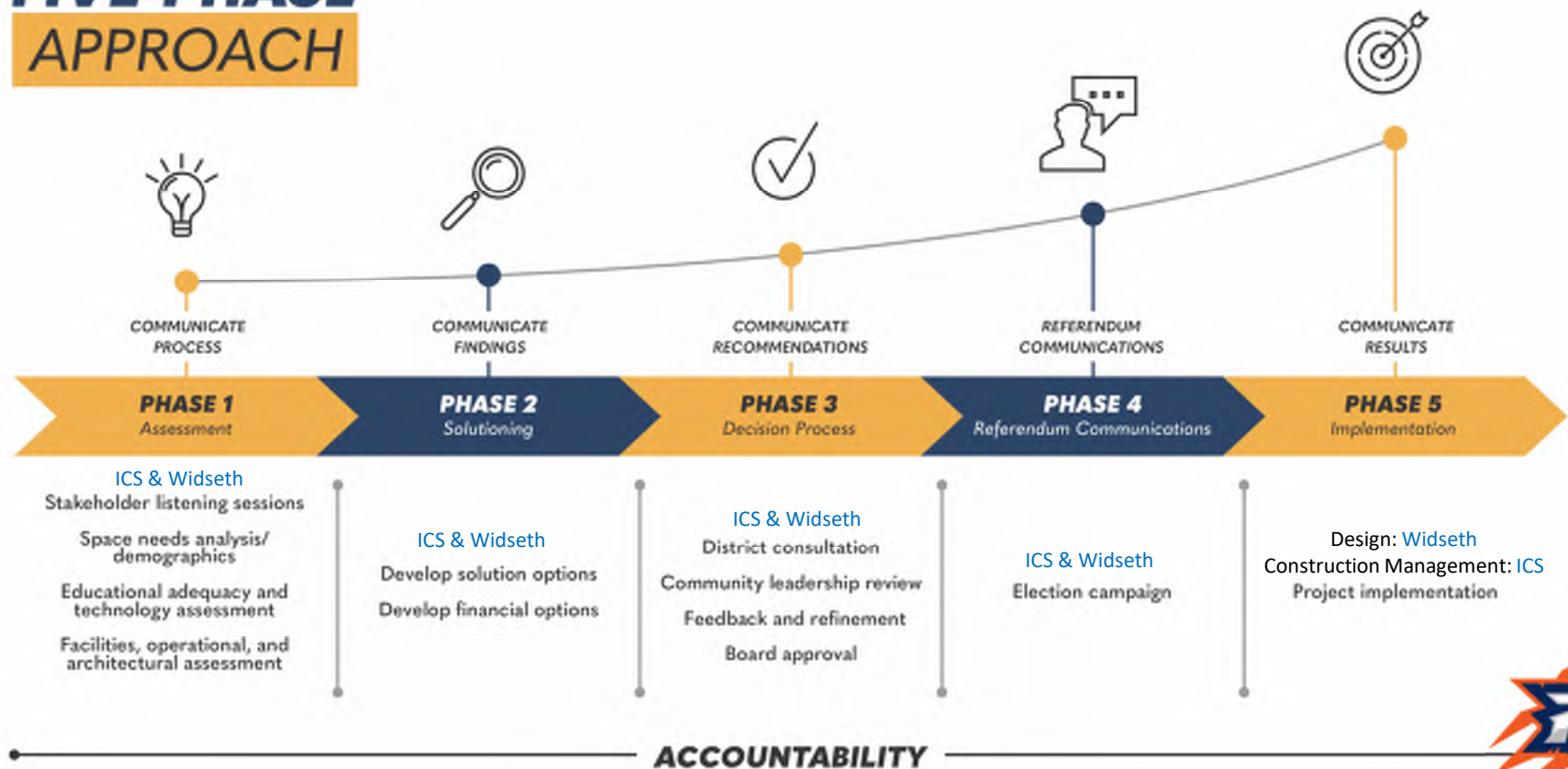
Manage Procurement / Oversee Prime Contractors / Widsyth Construction Administration



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Five Phase Approach

FIVE-PHASE APPROACH



Project Oversight Committee



/ FORM A POC TEAM

Meet regularly, Review all details of the process

/ KEY STAKEHOLDERS

Ideally a smaller committee with representatives from both districts

/ TRANSPARENT DECISION-MAKING

Board POC member(s) report back to School Board(s)

/ IMPROVE RESPONSIVENESS

Allows for quicker recommendations and resolutions



Timeline Discussion

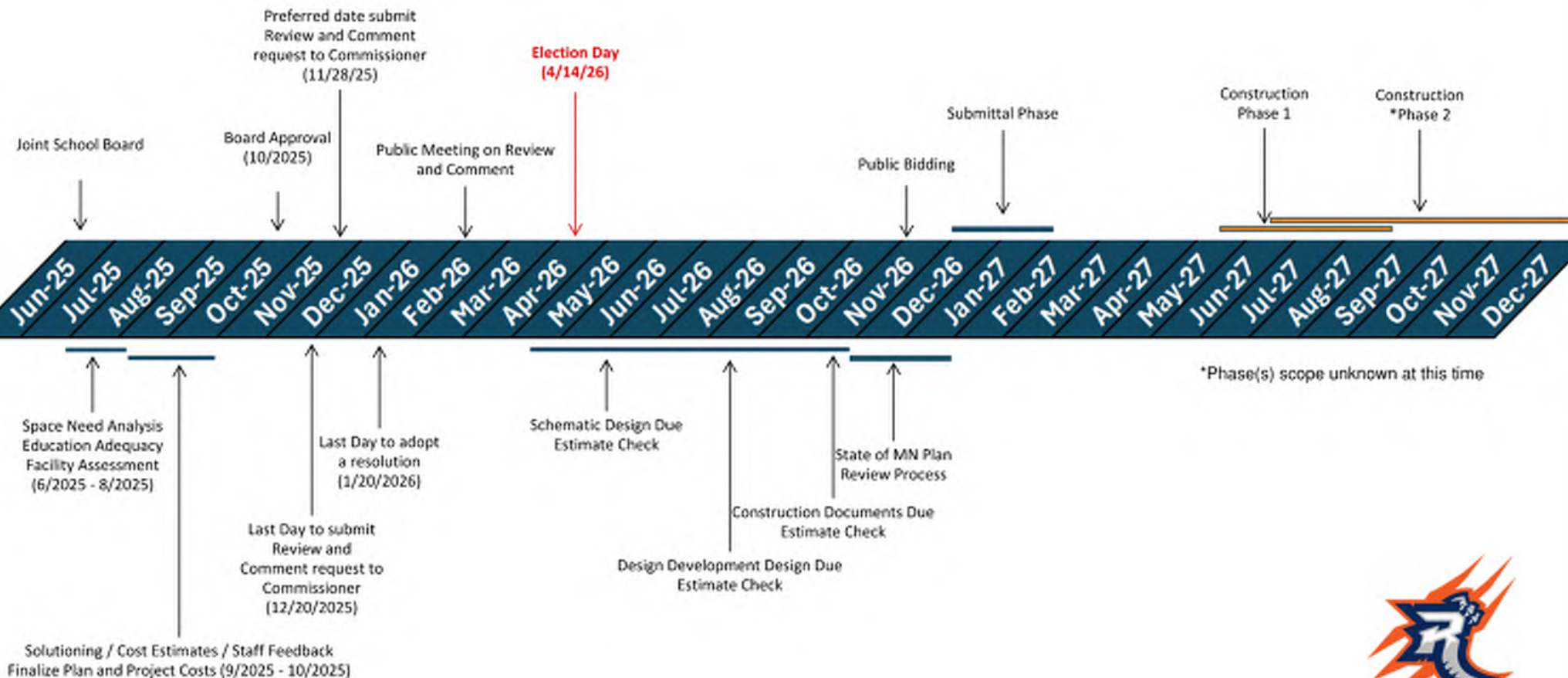
FOR A FACILITIES PLAN REFERENDUM... PICK YOUR MONTH CAREFULLY!

MONTH	FIVE YEAR SUCCESS RATE	YOUR FINANCIAL NEEDS?	VOTER TURNOUT PROFILE?	SCHOOL ACTIVITIES?	VOLUNTEER AVAILABILITY?	NOISE FROM OTHER ELECTIONS?
FEBRUARY	67%					
APRIL	64%					
MAY <i>Highest Average Ask</i>	30%					
AUGUST <i>Lowest Average Ask</i>	57%					
NOV '21	68%					
NOV '22	64%					
NOV '23	63%					

Timeline Discussion

ELECTION TIMELINE					
Task Description	Days Prior to Election	November Election 2025	February Election 2026	April Election 2026	November Election 2026
Preferred Date to Submit Review and Comment	137	6/20/2025	9/26/2025	11/28/2025	6/19/2026
Last Date to Submit Review and Comment	115	7/12/2025	10/18/2025	12/20/2025	7/11/2026
Last Day to Adopt Resolution Calling for an Election and Provide Written Notice to County Auditors	84	8/12/2025	11/18/2025	1/20/2026	8/11/2026
Last Day to Provide Written Notice of Election to Commissioner of Education	74	8/22/2025	11/28/2025	1/30/2026	8/21/2026
First Day to Vote Absentee		9/19/2025	12/26/2025	2/27/2026	9/18/2026
Election Day		11/4/2025	2/10/2026	4/14/2026	11/3/2026

Conceptual Timeline – Carlton/Wrenshall Public Schools



Note - Consolidation timeline effects potential referendum tax impact



What Does This Cost The District?

/ Planning: \$20,000 (ICS Agreement, Widseth under ICS)

NOTE: If Carlton/Wrenshall moves forward with a future facilities project with ICS & Widseth, this amount will be credited back to the School District.

/ Successful Referendum: 1.5% (ICS Agreement, Widseth under ICS)

/ Typical Industry Standard Table

(Separate ICS and Widseth Agreements)

	Widseth	ICS
	Typical Design Fee	Typical CM Fee
Heavy Renovation / Remodeling	7.5% - 9.5%	2.5% - 3.8%
Light Renovation / Remodeling	6.5% - 8.5%	2.5% - 3.5%
Additions	6.5% - 8.5%	2.5% - 3.5%
New Construction	5.5% - 7.5%	1.5% - 3%

Industry standard rates to be negotiated in good faith once final scopes are determined.

General Conditions / Site Services determined once scope is established.



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Important Questions for You

What are you most excited about with this process?

What is your biggest concern with this process?

What does success look like for your students and staff in a newly unified district 5-10 years from now?





QUESTIONS?



ics-builds.com & widseth.com



ICS Consulting, Inc. & Widseth



@icsconsultinginc & @widseth

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