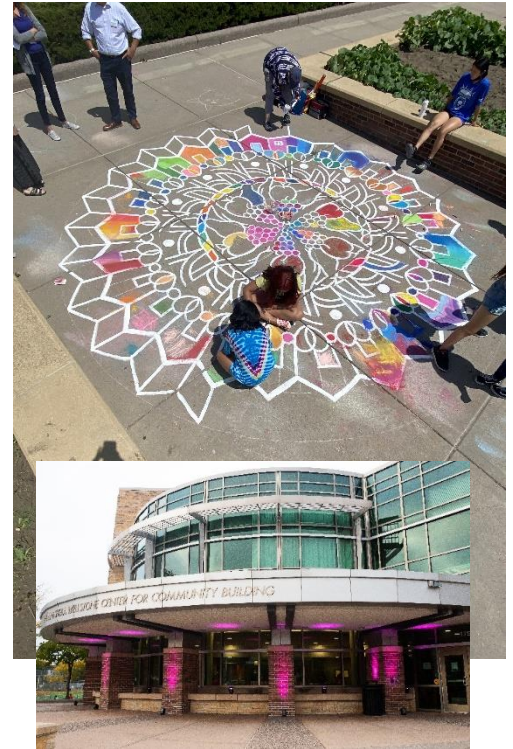


The Paul and Shelia Wellstone Center Bonding Ask

The Paul and Shelia Wellstone Center has been the home of Neighborhood House and St. Paul Parks & Recreation El Rio Vista since it was built in 2006 and in that time it has welcomed millions of community members. Whether the day's visitors are city officials coming to a rented room for a conference, children coming to play basketball in the El Rio Vista gyms or someone looking for support from one of our many Neighborhood House programs, the Wellstone Center offers a warm and welcoming atmosphere for all. The Wellstone Center has been a staple in our shared community but in order for it to continue to be a landmark feature, it requires several upgrades. Below you will find the budget for a \$4.3 Million redesign and reconfiguration that will cement the future of the Paul and Shelia Wellstone Center. The technology upgrades, program and community space redesigns, and deferred maintenance projects that will be completed with this capital campaign will ensure the legacy of this community pillar and we hope you will help us make this a reality.



Neighborhood House Program Space Changes

- Adding walk-in refrigeration to our food market will increase our capacity to provide staples such as dairy, protein while also increasing the shelf life of fresh produce
- Expanding our parent and early childhood education space will allow us the opportunity to offer our one of a kind early childhood education programs to meet increased community demands
- Creating a Maker Space coupled with an E-Gaming suite will provide the community with access to the worlds of science, technology, reading, engineering, arts, and math while also teaching valuable leadership and teamwork skills
- Reconfiguring our first floor will enhance our youth programming by creating individualized age-appropriate spaces, and create spaces for our housing and family center staff to meet privately with participants and providing dignity and confidentiality
- Second floor reconfigurations include technology upgrades and more appropriately sized classrooms for our adult education programming
- Rental rooms will be redesigned to better fit the needs of the community

Bill Request

- Neighborhood House would like to request \$2.5 million in cash funds for the renovations and deferred maintenance of the Wellstone Center.

Construction Project Budget

Scope	Cost
Exterior	\$ 442,261.00
Hand Drying Replacement	\$ 50,000.00
Chiller	\$ 550,000.00
RAHU	\$ 20,000.00
Flush Valves	\$ 47,600.00
Security Cameras	\$ 97,500.00
Fiber Optic	\$ 92,625.00
BAS Controls	\$ 50,000.00
Mass Notification System	\$ 102,375.00
Lighting Controls	\$ 48,750.00
Total Assessment	\$ 1,501,111.00
Maker Space	\$ 32,988.00
Main Level Heavy Reno	\$ 389,250.00
Main Level Med. Reno	\$ 135,938.00
Main Level Light Reno	\$ 32,988.00
Outdoor Play	\$ 75,000.00
Admin Light Reno	\$ 200,000.00
Adult Ed Heavy Reno	\$ 450,000.00
Total Programming	\$ 1,316,164.00
Total Direct Costs	\$ 2,817,275.00
General Conditions 18%	\$ 507,109.50
OH & Profit 6%	\$ 169,036.50
Design Contingency 13.5%	\$ 380,332.13
Escalation 11.44%	\$ 322,296.26
Occupied/Phased 4%	\$ 112,691.00
Total	\$ 4,308,740.39

Top Users of the Wellstone Center as a Rental Facility

Arts and Cultural Experiences: Greater Twin Cities Youth Symphonies, Save the Boards, Young Artists Initiative, Lex Ham Community Theater

Recreation Services and Activities: Saint Paul Park and Recreation & West Side Boosters
Saint Paul Emergency Management- Trainings for the City, County and State

Civic Committees Community Groups: WSCO, Saint Paul Police, Saint Paul Fire, Police Citizen Review, HREEO and constituent meetings with elected officials

Graduations & School Events: GAP School, Nova Classical Academy, Academic Arts, Creative Arts Secondary,

Work and Job Training: Avivo
Trainings: City of Saint Paul (most departments and areas), Ramsey County Human Services, Ramsey Judicial Districts, Ramsey County Sheriff, Ramsey County Corrections, MNDOT, MN DHS, University of MN and many other parts of State government.

Mass Distribution Center for: Minnesota Department of Health, City of Saint Paul, Minnesota Community Care, Ramsey County Health

Emergency Shelter for: City of Saint Paul, Red Cross, Riverview Elementary

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