

ADMINISTRATIVE REPORT

DATE: December 12, 2024
TOPIC: 6.8 – Oltman Middle School Addition and Renovation Projects
PRESENTER: Kyle Uecker, Director of Facilities
CONNECTION TO STRATEGIC PRIORITY: Operations, Staffing, and Finance
REFERENCE TO POLICY/STATUTE: Board Policy #719; Authorization to Solicit Bids

A. PURPOSE OF REPORT

- a. Bids were received on October 30, 2024, and November 20, 2024. They were publicly opened on October 30, 2024, at 2:00 pm regarding the Oltman Middle School Addition and Renovation Referendum Projects.
- b. The total amount of the base bids is \$18,530,284.20 which is under budget from our cost estimates. A summary of the bid tabulation and award recommendation letter from Kraus-Anderson are attached.

B. RECOMMENDATION

Award bid to:

Ramsey Companies – Demolition for \$212,000

Gresser Companies, Inc. – Cast in Place Concrete for \$1,146,300

Taracon Precast – Structural Precast for \$918,387

Donald R, Frantz Concrete – Unit Masonry for \$1,943,800

Koronis Fabricating Inc. – Structural Steel (Mtrl) for \$584,140

Top Line Steel – Structural Steel (Erec) for \$201,000

Kellington Construction, Inc. – Carpentry for \$470,250

Nordstrom Sheet Metal – Metal Panels for \$379,200



Palmer West Construction Co. Inc. – Roofing for \$1,224,600
 Right-Way Caulking, Inc. – Interior Sealant for \$75,615
 LaForce, LLC – Doors, Frames & Hardware (Mtrl only) for \$255,538
 W.L. Hall Company – Traffic Drs Overhead Folding Coiling for \$312,824
 Murphy Window and Door – Entrances, Storefront, Curtain Wall for \$833,775
 RTL Construction – Drywall for \$712,942
 Multiple Concepts Interiors – Tile for \$185,146
 Twin City Acoustics Inc. – Ceiling & Acoustical for \$418,000
 Acoustics Associates – Flooring for \$134,165
 Advance Terrazzo & Tile, Inc. – Terrazzo for \$531,650
 Fransen Decorating, Inc. – Painting/Wall for \$122,050
 Boelter Premier – Food Service for \$413,450
 Amy’s Windows – Furnishings for \$55,942
 TMI Systems Corporation – Manufactured Casework (Mtrl) for \$210,490
 Access Lifts, Inc. – Dumbwaiter for \$43,310
 TK Elevator Corporation – Elevator for \$133,090
 NOVA Fire Protection, Inc. – Fire Suppression for \$161,000
 Davis Mechanical Systems – Plumbing for \$1,103,300
 Weidner Plumbing & Heating Co. – HVAC for \$2,689,000
 Vinco, Inc. – Electrical for \$1,545,000
 Kevitt Excavating LLC – Combined Earthwork & Site Utilities for \$1,195,426
 Czars of Tar – Asphalt Paving for \$44,764
 Curb Masters Inc. – Concrete Paving for \$133,900.20
 Peterson Companies Inc. – Irrigation & Landscaping for \$140,230

C. CONNECTION TO STRATEGIC PRIORITY

- a. Operations, Staffing, and Finance
- b. Engagement and Partnerships





November 26, 2024

Mr. Kyle Uecker
South Washington County Public Schools
Independent School District #833
7362 East Pointe Douglas Road South
Cottage Grove, MN 55016

**RE: Oltman Middle School Renovations and Additions
Contract Award Letter**

Dear Mr. Uecker:

This letter is concerning the contract awards for the above referenced project. Bids were received on October 30, 2024 and November 20, 2024 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<i>Work Scope</i>		<i>Contractor, City, State</i>	<i>Bid Amount</i>	
WS 02-A	Demolition	Ramsey Companies Brooklyn Park, MN	Base Bid:	\$212,000.00
			Alternate 1:	0.00
			Total Contract	\$212,000.00
WS 03-A	Cast in Place Concrete	Gresser Companies, Inc. Shakopee, MN.	Base Bid:	\$1,146,300.00
			Alternate 1:	0.00
			Total Contract:	\$1,146,300.00
WS 03-B	Structural Precast	Taracon Precast Hawley, MN.	Base Bid:	\$918,387.00
			Alternate 1:	0.00
			Total Contract:	\$918,387.00
WS 04-A	Unit Masonry	Donald R. Frantz Concrete St. Paul, MN.	Base Bid:	\$1,943,800.00
			Alternate 1:	0.00
			Total Contract:	\$1,943,800.00
WS 05-A	Structural Steel (Mtrl)	Koronis Fabricating Inc. St. Paul, MN.	Base Bid:	\$584,140.00
			Alternate 1:	0.00
			Total Contract	\$584,140.00
WS 05-B	Structural Steel (Erec)	Top Line Steel Minnetrista, MN.	Base Bid:	\$201,000.00
			Alternate 1:	0.00
			Total Contract:	\$201,000.00

WS 06-A	Carpentry	Kellington Construction, Inc. Minneapolis, MN.	Base Bid: Alternate 1: Total Contract:	\$470,250.00 0.00 \$470,250.00
WS 07-F	Metal Panels	Nordstrom Sheet Metal Rockford, MN.	Base Bid: Alternate 1: Total Contract:	\$379,200.00 0.00 \$379,200.00
WS 07-H	Roofing	Palmer West Construction Co. Inc. Rogers, MN.	Base Bid: Alternate 1: Total Contract:	\$1,224,600.00 0.00 \$1,224,600.00
WS 07-K	Interior Sealant	Right-Way Caulking, Inc. Fridley, MN.	Base Bid: Alternate 1: Total Contract:	\$75,615.00 0.00 \$75,615.00
WS 08-A	Doors, Frames & Hardware (Mtrl only)	LaForce, LLC Minneapolis, MN.	Base Bid: Alternate 1: Total Contract:	\$255,538.00 0.00 \$255,538.00
WS 08-E	Traffic Drs Overhead Folding Coiling	W. L. Hall Company Hopkins, MN.	Base Bid: Alternate 1: Total Contract:	\$312,824.00 0.00 \$312,824.00
WS 08-F	Entrances Storefront Curtain Wall	Murphy Window and Door Princeton, MN.	Base Bid: Alternate 1: Total Contract:	\$833,775.00 0.00 \$833,775.00
WS 09-A	Drywall	RTL Construction Shakopee, MN.	Base Bid: Alternate 1: Total Contract:	\$712,942.00 0.00 \$712,942.00
WS 09-B	Tile	Multiple Concepts Interiors Waite Park, MN.	Base Bid: Alternate 1: Total Contract:	\$185,146.00 0.00 \$185,146.00
WS 09-C	Ceiling & Acoustical	Twin City Acoustics Inc. Minneapolis, MN.	Base Bid: Alternate 1: Total Contract:	\$418,000.00 0.00 \$418,000.00
WS 09-D	Flooring	Acoustics Associates Brooklyn Park, MN.	Base Bid: Alternate 1: Total Contract:	\$134,165.00 0.00 \$134,165.00



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WS 09-G	Terrazzo	Advance Terrazzo & Tile, Inc. Coon Rapids, MN.	Base Bid: Alternate: Total Contract:	\$531,650.00 0.00 \$531,650.00
WS 09-K	Painting/Wall	Fransen Decorating, Inc. Milaca, MN.	Base Bid: Alternate 1: Total Contract	\$122,050.00 0.00 \$122,050.00
WS 11-F	Food Service	Boelter Premier Minneapolis, MN.	Base Bid: Alternate 1: Total Contract	\$413,450.00 0.00 \$413,450.00
WS 12-B	Furnishings	Amy's Windows Minneapolis, MN.	Base Bid: Alternate 1: Total Contract	\$55,942.00 0.00 \$55,942.00
WS 12-C	Manufactured Casework (Mtrl)	TMI Systems Corporation Dickinson, ND.	Base Bid: Alternate 1: Total Contract	\$210,490.00 0.00 \$210,490.00
WS 14-A	Dumbwaiter	Access Lifts, Inc Burnsville, MN.	Base Bid: Alternate 1: Total Contract	\$43,310.00 0.00 \$43,310.00
WS 14-B	Elevator	TK Elevator Corporation Minneapolis, MN.	Base Bid: Alternate 1: Total Contract	\$133,090.00 0.00 \$133,090.00
WS-21-A	Fire Suppression	NOVA Fire Protection, Inc. Fargo, ND.	Base Bid: Alternate 1: Total Contract	\$161,000.00 0.00 \$161,000.00
WS-22-A	Plumbing	Davis Mechanical Systems Bloomington, MN.	Base Bid: Alternate 1: Total Contract	\$1,103,300.00 0.00 \$1,103,300.00
WS 23-A	HVAC	Weidner Plumbing & Heating Co. St. Cloud, MN	Base Bid: Alternate 1: Total Contract	\$2,689,000.00 0.00 \$2,689,000.00
WS 26-A	Electrical	Vinco, Inc. Forest Lake, MN	Base Bid: Alternate 1: Total Contract:	\$1,545,000.00 0.00 \$1,545,000.00
WS 31-A	Combined Earthwork & Site Utilities	Kevitt Excavating LLC Minneapolis, MN	Base Bid: Alternate 1: Total Contract:	\$1,195,426.00 0.00 \$1,195,426.00



WS 32-A	Asphalt Paving	Czars Of Tar Ham Lake, MN	Base Bid:	\$44,764.00
			Alternate 1:	0.00
			Total Contract:	\$44,764.00
WS 32-B	Concrete Paving	Curb Masters Inc. South St. Paul, MN	Base Bid:	\$133,900.20
			Alternate 1:	0.00
			Total Contract:	\$133,900.20
WS 32-F	Irrigation & Landscaping	Peterson Companies Inc. Chisago City, MN	Base Bid:	\$140,230.00
			Alternate 1:	0.00
			Total Contract:	\$140,230.00

The total amount of the base bids is **\$18,530,284.20**, which is under budget from our cost estimates. After consultation with the project team, Alternate No. 1 for Aluminum Conductors will **not** be accepted.

Please note, Hollenback and Nelson has requested to withdraw their bid from consideration due to an error in preparing their bid. In evaluating this request with District Staff, their recommendation is to accept the request without recourse.

If you have any questions regarding this information, please contact me at 612-618-2539.

Very truly yours,
KRAUS-ANDERSON® CONSTRUCTION COMPANY

Ben Ahneman

Ben Ahneman
Project Manager



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #04A UNIT MASONRY

[illegible]



BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #02A - DEMOLITION

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

November 20, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833

ARCHITECT: WOLD

WORK SCOPE #03A CAST IN PLACE CONCRETE

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Gresser Companies, Inc.	Thompson Construction of Princeton Inc.	Donald R Frantz Concrete Construction LL	Northland Concrete & Masonry Company, LLC	B & D Associates, LLC	Ebert Construction
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4
BASE BID	\$1,146,300.00	\$1,159,899.00	\$1,198,340.00	\$1,214,870.00	\$1,239,400.00	\$1,242,000.00
Combined Bid						
Alternate No. 1 - Aluminum Conductors						
	Axel Ohman	Crosstown Masonry, Inc.	Kelleher Construction Inc.	Hollenback & Nelson		
BID SECURITY	Yes	Yes	Yes	Yes		
ADDENDA REC'D.	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4		
BASE BID	\$1,309,316.00	\$1,327,900.00	\$1,574,751.00	\$1,630,000.00		
Combined Bid						
Alternate No. 1 - Aluminum Conductors						



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #03B STRUCTURAL PRECAST

[illegible]



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

WORK SCOPE #04A UNIT MASONRY

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #05A STRUCTURAL STEEL (MATERIAL)

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #05B STRUCTURAL STEEL (ERECTION)

[illegible]



BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #06A CARPENTRY

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #07F METAL PANELS

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #07H ROOFING

[illegible]



BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M.

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: KOMA

WORK SCOPE #08A DRS/FRM/HARDWARE

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833

October 30, 2024 2:00 P.M.

ARCHITECT: WOLD

WORK SCOPE #08E TRAFFIC DRS/OVERHEAD/FOLDING/COILING

[illegible]



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Construction Company

Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #08F - ENTRANCES/STOREFRONT/CURTAIN WALL

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Murphy Window and Door	Brin Glass Company	FMI - Ford Metro Inc.	Envision Glass Inc.	MT Contracting
BID SECURITY	Yes	No	Yes	Yes	Yes
ADDENDA REC'D.	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
BASE BID	\$833,775.00	\$833,850.00	\$867,000.00	\$922,845.00	\$955,900.00
Combined Bid					\$1,054,053.00
Alternate No. 1 - Aluminum Conductors					
	Northern Glass & Glazing Inc.	S&J Glass, Inc.			
BID SECURITY	Yes	Yes			
ADDENDA REC'D.	1, 2, 3	1, 2, 3			
BASE BID	\$1,078,260.00	\$1,128,900.00			
Combined Bid					
Alternate No. 1 - Aluminum Conductors					



Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #09A - DRYWALL

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833

ARCHITECT: WOLD

WORK SCOPE #09B - TILE

[illegible]



BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #09C - CEILING & ACOUSTICAL

[illegible]



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Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #09D - FLOORING

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #09G - TERRAZZO

[illegible]



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #09K - PAINTING

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT ISD 833

ARCHITECT: WOLD

WORK SCOPE #11F - FOOD SERVICE EQUIPMENT[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #12B - WINDOW TREATMENT

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #12C - Manufactured Casework (Material)

[illegible]



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #14A - DUMPWAITER

[illegible]



BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

[illegible]



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Construction Company

Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833

October 30, 2024 2:00 P.M

ARCHITECT: WOLD

WORK SCOPE #21A - FIRE SUPPRESSION

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	NOVA Fire Protection, Inc.	Viking Automatic Sprinkler Company	Summit Fire Protection Co	Nasseff Mechanical Contractors	Lifesaver Fire Protection	Breth-Zenzen Fire Protection
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
BASE BID	\$161,000.00	\$190,775.00	\$198,000.00	\$198,000.00	\$212,187.00	\$247,700.00
Combined Bid						
Alternate No. 1 - Aluminum Conductors						
	BIDDER					
	The Fire Group, Inc.					
BID SECURITY	Yes					
ADDENDA REC'D.	1, 2, 3					
BASE BID	\$279,000.00					
Combined Bid						
Alternate No. 1 - Aluminum Conductors						



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #22A - PLUMBING

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #23A - HVAC

[illegible]



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Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WOMEN'S

WORK SCOPE #26A- ELECTRICAL

[illegible]



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Oltman MS Renovation & Additions

BID TABULATIONS

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833

ARCHITECT: WOLD

October 30, 2024 2:00 P.M

WORK SCOPE #31A- COMBINED EARTHWORK & SITE UTILITIES

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Kevitt Excavating LLC	Minnesota Utilities & Excavating	Belair Sitework Services	Park Construction Company	Rachel Contracting, LLC	Max Steininger, Inc.
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
BASE BID	\$1,195,426.00	\$1,197,789.00	\$1,400,733.00	\$1,452,040.00	\$1,498,800.00	\$1,731,000.00
Combined Bid						
Alternate No. 1 - Aluminum Conductors						
	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	U.S. SiteWork, Inc.	Miller Excavating	Total Excavating	Veit & Company, Inc.	Urban Companies, LLC	
BID SECURITY	Yes	Yes	No	Yes	Yes	
ADDENDA REC'D.	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	
BASE BID	\$1,767,300.00	\$1,839,400.00	\$1,867,504.00	\$2,113,697.00	\$2,515,000.00	
Combined Bid						
Alternate No. 1 - Aluminum Conductors						



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #32A- ASPHALT PAVING

[illegible]



Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

WORK SCOPE #32B- CONCRETE PAVING

[illegible]



OWNER: SOUTH WASHINGTON SCHOOL DISTRICT, ISD 833
ARCHITECT: WOLD

Oltman MS Renovation & Additions

BID TABULATIONS

October 30, 2024 2:00 P.M

WORK SCOPE #32F - IRRIGATION & LANDSCAPING

[illegible]