

ADMINISTRATIVE REPORT

DATE: January 16, 2025
TOPIC: 6.11 – Oltman Middle School Addition & Renovation Projects:
Updated
PRESENTER: Kyle Uecker, Director of Facilities
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.
- c. Acoustics Associates bid was withdrawn and Rickway, Inc bid was added.
- d. Czars of Tar bid was withdrawn and Park Construction bid was added.

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- Acoustics Associates – Flooring for \$134,165 - **withdrawn**
- Rickway, Inc. – Flooring for \$187,900.00 - **new**
- 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 - **withdrawn**
- Park Construction – Concrete Paving for \$51,138.00 - **new**
- 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





January 9th, 2025

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.

Work Scope		Contractor, City, State		Bid Amount	
WS 02-A	Demolition	Ramsey Companies Brooklyn Park, MN	Base Bid: Alternate 1: Total Contract	\$212,000.00 0.00 \$212,000.00	
WS 03-A	Cast in Place Concrete	Gresser Companies, Inc. Shakopee, MN.	Base Bid: Alternate 1: Total Contract:	\$1,146,300.00 0.00 \$1,146,300.00	
WS 03-B	Structural Precast	Taracon Precast Hawley, MN.	Base Bid: Alternate 1: Total Contract:	\$918,387.00 0.00 \$918,387.00	
WS 04-A	Unit Masonry	Donald R. Frantz Concrete St. Paul, MN.	Base Bid: Alternate 1: Total Contract:	\$1,943,800.00 0.00 \$1,943,800.00	
WS 05-A	Structural Steel (Mtrl)	Koronis Fabricating Inc. St. Paul, MN.	Base Bid: Alternate 1: Total Contract	\$584,140.00 0.00 \$584,140.00	
WS 05-B	Structural Steel (Erec)	Top Line Steel Minnetrista, MN.	Base Bid: Alternate 1: Total Contract:	\$201,000.00 0.00 \$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	WITHDRAWN Acoustics Associates Brooklyn Park, MN.	Base Bid: Alternate 1: Total Contract:	\$134,165.00 0.00 \$134,165.00

WS 09-D	Flooring	Rickway, Inc Mankato, MN.	Base Bid: Alternate 1: Total Contract:	\$187,900.00 0.00 \$187,900.00
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	Withdrawn Czars Of Tar Ham Lake, MN	Base Bid: Alternate 1: Total Contract:	\$44,764.00 0.00 \$44,764.00
WS 32-A	Asphalt Paving	Park Construction Fridley, MN	Base Bid: Alternate 1: Total Contract:	\$51,138.00 0.00 \$51,138.00
WS 32-B	Concrete Paving	Curb Masters Inc. South St. Paul, MN	Base Bid: Alternate 1: Total Contract:	\$133,900.20 0.00 \$133,900.20
WS 32-F	Irrigation & Landscaping	Peterson Companies Inc. Chisago City, MN	Base Bid: Alternate 1: Total Contract:	\$140,230.00 0.00 \$140,230.00

The total amount of the revised base bids is **\$18,590,411.20** which is under budget from our cost estimates. After consultation with the project team, Alternate No. 1 for Aluminum Conductors will **not** be accepted. Original base bid dollars approved (**\$18,530,284.20**)

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.

Please note, Rickway has requested to withdraw their bid from consideration due to an error in preparing their bid. This information was made aware post bid and after the School Board's approval. In evaluating this request with District Staff, their recommendation is to accept the request without recourse.

Please not, Czars of Tar's bid was thrown out due their inability to produce the proper performance and payment bonding required for the project. This information was made aware post bid and after the School Board's approval. In evaluating this request with the District Staff, their recommendation is to accept this 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



January 9th, 2025

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

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			Alternate 1:	0.00
			Total Contract:	\$134,165.00
WS 09-D	Flooring	Rickway, Inc Mankato, MN.	Base Bid:	\$187,900.00
			Alternate 1:	0.00
			Total Contract:	\$187,900.00
WS-32-A	Asphalt Paving	Withdrawn Czars Of Tar Ham Lake, MN	Base Bid:	\$44,764.00
			Alternate 1:	0.00
			Total Contract:	\$44,764.00
WS 32-A	Asphalt Paving	Park Construction Fridley, MN	Base Bid:	\$51,138.00
			Alternate 1:	0.00
			Total Contract:	\$51,138.00

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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