SOUTH WASHINGTON COUNTY SCHOOLS
SCHOOL BOARD
7362 East Point Douglas Rd S.
Cottage Grove, MN 55016

ADMINISTRATIVE REPORT

DATE:	July 17, 2025
TOPIC:	5.9 SWCS Transitions Program Building Addition and Renovations – Bid
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 June 5, 2025. They were opened via zoom at 2:00 pm regarding the SWCS Transitions Program Building Addition and Renovations.
b. The total amount of the base bids is $6,684,742. A summary of the bid tabulation and award recommendation letter from Kraus-Anderson are attached.
c. The total contract amount with added alternates is $7,570,520.
d. Murphy Window and Door, Apple Roofing, and St. Germain's Cabinet, Inc. have requested to withdraw their bids from consideration due to an error in their bids. In evaluating the request with district staff, the recommendation is to accept the request without recourse.

A. **RECOMMENDATION**

Award bid to:
Kellington Construction, Inc. – Demolition for $170,100
B&D Associates, LLC – Concrete for $301,200
Del's Construction Company, Inc. – Masonry for $380,375
Ebert, Inc. dba Ebert Companies – Carpentry for $1,331,400
McPhillips Bros. Roofing Company – Shingle Roof for $1,010,000

La Force, LLC – Doors, Frames, & Hardware (material only) for $150,816
Northern Glass & Glazing, Inc. – Exterior Glazing for $357,000
Mulcahy Nickolaus, LLC – Drywall for $190,500
Commercial Flooring Services LLC – Tile for $114,296
Acoustics Associates, Inc. – Ceiling & Acoustical Treatment for $191,100
M.C.I. Inc. dba Multiple Concepts Interiors – Flooring for $184,381
Steinbrecher Painting Company – Painting & Wall Covering for $113,000
Sportscon LLC – Athletic & Recreational Equipment for $30,881
TMI Systems Corporation – Manufactured Casework (material only) for $101,537
Lifesaver Fire Protection, LLC – Fire Suppression for $138,856
Pioneer Power, Inc. – Combined Mechanical for $1,129,000
A.J. Moore Electric, Inc. – Electrical for $717,600
New Look Contracting, Inc. – Site Clearing & Earthwork for $445,900
Pine Bend Paving, Inc. – Asphalt Paving for $123,840
Autumn Ridge Landscaping, Inc. – Irrigation and Landscaping for $388,738

B. **CONNECTION TO STRATEGIC PRIORITY (CHOOSE ALL THAT APPLY – DELETE THOSE THAT DO NOT APPLY)**
   a. Operations, Staffing, and Finance

KRAUS-ANDERSON®

Kraus-Anderson Construction Company
501 South Eighth Street, Minneapolis, MN 55404

June 12, 2025

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

RE: SWCS Transitions Program Building Addition and Renovations
Contract Award Letter

Dear Mr. Uecker:

This letter is concerning the contract awards for the above referenced project. Bids were received on June 5th, 2025 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	Kellington Construction, Inc. Minneapolis, MN	Base Bid:	$170,100.00
			Alternate 1:	$0.00
			Alternate 2:	$0.00
			Alternate 3:	$0.00
			Alternate 4:	$0.00
			Alternate 5:	$0.00
			Alternate 6:	$0.00
			Total Contract:	$170,100.00
WS 03-A	Concrete	B&D Associates, LLC Saint Paul, MN	Base Bid:	$298,200.00
			Alternate 1:	$0.00
			Alternate 2:	$3,000.00
			Alternate 3:	$0.00
			Alternate 4:	$0.00
			Alternate 5:	$0.00
			Alternate 6:	$0.00
			Total Contract:	$301,200.00
WS 04-A	Masonry	Del's Construction Company, Inc. La Sueur, MN	Base Bid:	$364,250.00
			Alternate 1:	$0.00
			Alternate 2:	$16,125.00
			Alternate 3:	$0.00
			Alternate 4:	$0.00
			Alternate 5:	$0.00
			Alternate 6:	$0.00
			Total Contract:	$380,375.00
WS 06-A	Carpentry	Ebert, Inc. dba Ebert Companies Loretto, MN	Base Bid:	$1,323,000.00
			Alternate 1:	$0.00
			Alternate 2:	$8,400.00
			Alternate 3:	$0.00
			Alternate 4:	$0.00
			Alternate 5:	$0.00
			Alternate 6:	$0.00
			Total Contract:	$1,331,400.00

WS 07-E	Shingle Roof	McPhillips Bros. Roofing Company Saint Paul, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$300,000.00 $710,000.00 $0.00 $0.00 $0.00 $0.00 $0.00 $1,010,000.00
WS 08-A	Doors, Frames, and Hardware-Material Only	La Force, LLC Green Bay, WI	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$150,816.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $150,816.00
WS 08-F	Exterior Glazing	Northern Glass & Glazing, Inc. Bloomington, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$357,000.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $357,000.00
WS 09-A	Drywall	Mulcahy Nickolaus, LLC Oakdale, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$188,900.00 $0.00 $0.00 $0.00 $0.00 $0.00 $1,600.00 $190,500.00
WS 09-B	Tile	Commercial Flooring Services, LLC Eagan, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$114,296.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $114,296.00
WS 09-C	Ceiling & Acoustical Treatment	Acoustics Associates, Inc. Brooklyn Park, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$106,500.00 $0.00 $0.00 $0.00 $0.00 $15,100.00 $69,500.00 $191,100.00

WS 09-D	Flooring	M.C.I. Inc. dba Multiple Concepts Interiors Waite Park, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$184,381.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $184,381.00
WS 09-K	Painting/Wall Covering	Steinbrecher Painting Company Princeton, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$113,000.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $113,000.00
WS 11-K	Athletic & Recreational Equipment	Sportscon LLC Saint Louis, MO	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$15,778.00 $0.00 $0.00 $0.00 $15,103.00 $0.00 $0.00 $30,881.00
WS 12-C	Manufactured Casework-Material Only	TMI Systems Corporation Dickinson, ND	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$101,537.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $101,537.00
WS 21-A	Fire Suppression	Lifesaver Fire Protection, LLC Plymouth, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$138,856.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $138,856.00
WS 23-B	Combined Mechanical	Pioneer Power, Inc. Woodbury, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$1,129,000.00 $0.00 $0.00 $0.00 $0.00 $0.00 $0.00 $1,129,000.00

WS 26-A	Electrical	A.J. Moore Electric, Inc. Burnsville, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$715,600.00 $0.00 $0.00 $0.00 $0.00 $0.00 $2,000.00 $717,600.00
WS 31-A	Site Clearing & Earthwork	New Look Contracting, Inc. Rogers, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$438,800.00 $0.00 $2,500.00 $4,600.00 $0.00 $0.00 $0.00 $445,900.00
WS 32-A	Asphalt Paving	Pine Bend Paving, Inc. Hastings, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$94,890.00 $0.00 $0.00 $28,950.00 $0.00 $0.00 $0.00 $123,840.00
WS 32-F	Irrigation and Landscaping	Autumn Ridge Landscaping, Inc. Loretto, MN	Base Bid: Alternate 1: Alternate 2: Alternate 3: Alternate 4: Alternate 5: Alternate 6: Total Contract:	$379,838.00 $0.00 $0.00 $8,900.00 $0.00 $0.00 $0.00 $388,738.00

Base Bids Total: **$6,684,742.00**
Total Contract (Added Alternates): **$7,570,520.00**

The following original low bidder have 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.

WS-08-F Murphy Window and Door – Made estimated error of bid.
WS-07H Apple Roofing – No Prevailing wage and demolition was left out of bid
WS-06A St. Germain's Cabinet, Inc. – Submitted bid for incorrect work scope

If you have any questions regarding this information, please contact me at 612-398-3654

KRAUS-ANDERSON®

Very truly yours,
KRAUS-ANDERSON® CONSTRUCTION COMPANY



Kent Henry
Project Manager

Murphy Window & Door Commercial

murphywindow.com
estimating@murphywindow.com
(763) 220-5103

Subject: Withdrawal of Bid for Work Scope 08-F and Request for Return of Bid Bond

Dear ISD #833

We hope this letter finds you well. We are writing to formally request the withdrawal of our bid for Work Scope 08-F, submitted as part of the bidding process for SWCS Transition Program Building Addition and Renovations, due to errors discovered in our estimating calculations. After a thorough internal review, we have determined that the inaccuracies in our bid would significantly impact our ability to fulfill the scope of work as originally proposed.

We sincerely regret any inconvenience this may cause for Independent School District #833 and appreciate your understanding in this matter. It is never our intention to disrupt the bidding process, and we extend our apologies for any challenges our withdrawal may present.

Additionally, we respectfully request the return of our Bid Bond associated with this bid. Please let us know the necessary steps or documentation required to facilitate this process.

We appreciate your time and consideration and would welcome the opportunity to work with Independent School District #833 on future projects. Should you require any further information or clarification, please do not hesitate to contact us.

Thank you for your understanding.

Sincerely,

Bryce Murphy

President Murphy Window and Door

Apple Roofing

14505 21st Ave N, Plymouth, MN 55447

To: Ariel Corbett, Krause-Anderson

501 S 8th St, Minneapolis, MN 55404

Ariel,

Thank you for the opportunity to bid on the SWCS Transition Program Building, Addition & Renovation.

We would like to revoke our bid at this time as we are a non-union contractor that doesn't do prevailing wage, and didn't include the demolition in our bid.

Regards,

Roger Rousu

Roger Rousu

Commercial Account Manager

612-513-2562

St. Germain's Cabinet, Inc.
SUPREME COUNTERS

5724 Miller Trunk Hwy Duluth MN 55811-1238
Phone: 218-624-1234 Fax: 218-624-0599

Date: 06-06-2025

TO: ISD # 833 – South Washington County Schools

Subject: Withdrawal of bid for SWCS Transition Program Building Addition and Renovations project.

ISD #833 South Washington Schools,

This letter formally communicates our intention to withdraw our bid and bid bond for work scope 6-A for the SWCS project. This decision is due to bidding the wrong work scope as we intended to bid work scope 12-C.

We apologize for any inconvenience this may have caused.

Sincerely,

Chris Stafne – St. Germain's Cabinet

Chris.stafne@stgermainscabinet.com
218-624-1234