

ADMINISTRATIVE REPORT

DATE: August 21, 2025
TOPIC: 5.9 – SWCS Transitions Program Building Addition and Renovations – Bid Revised
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 was \$7,570,520 but has been revised following budget discussions. A number of alternates were removed to reduce the overall cost. The revised amount is \$6,727,192.
- 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 was ~~\$301,200~~ now **\$298,200**

Del’s Construction Company, Inc. – Masonry was ~~\$380,375~~ now **\$364,250**



Ebert, Inc. dba Ebert Companies – Carpentry was ~~\$1,331,400~~ now **\$1,323,000**
 McPhillips Bros. Roofing Company – Shingle Roof was ~~\$1,010,000~~ now **\$300,000**
 La Force, LLC – Doors, Frames, & Hardware (material only) for \$150,816
 Northern Glass & Glazing, Inc. – Exterior Glazing for \$357,000
 Mulcahy Nickolaus, LLC – Drywall was ~~\$190,500~~ now **\$188,900**
 Commercial Flooring Services LLC – Tile for \$114,296
 Acoustics Associates, Inc. – Ceiling & Acoustical Treatment was ~~\$191,100~~ now **\$106,500**
 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 was ~~\$30,881~~ now **\$15,778**
 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 was ~~\$717,600~~ now **\$715,600**
 New Look Contracting, Inc. – Site Clearing & Earthwork was ~~\$445,900~~ now **\$443,400**
 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



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 3:	\$0.00
			Total Contract:	\$170,100.00
WS 03-A	Concrete	B&D Associates, LLC Saint Paul, MN	Base Bid:	\$298,200.00
			Alternate 3:	\$0.00
			Total Contract:	\$298,200.00
WS 04-A	Masonry	Del’s Construction Company, Inc. La Sueur, MN	Base Bid:	\$364,250.00
			Alternate 3:	\$0.00
			Total Contract:	\$364,250.00
WS 06-A	Carpentry	Ebert, Inc. dba Ebert Companies Loretto, MN	Base Bid:	\$1,323,000.00
			Alternate 3:	\$0.00
			Total Contract:	\$1,323,000.00

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

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

WS 26-A	Electrical	A.J. Moore Electric, Inc. Burnsville, MN	Base Bid: Alternate 3: Total Contract:	\$715,600.00 \$0.00 \$715,600.00
WS 31-A	Site Clearing & Earthwork	New Look Contracting, Inc. Rogers, MN	Base Bid: Alternate 3: Total Contract:	\$438,800.00 \$4,600.00 \$443,400.00
WS 32-A	Asphalt Paving	Pine Bend Paving, Inc. Hastings, MN	Base Bid: Alternate 3: Total Contract:	\$94,890.00 \$28,950.00 \$123,840.00
WS 32-F	Irrigation and Landscaping	Autumn Ridge Landscaping, Inc. Loretto, MN	Base Bid: Alternate 3: Total Contract:	\$379,838.00 \$8,900.00 \$388,738.00

Base Bids Total: **\$6,684,742.00**
Total Contract (Including Alternate 3): **\$6,727,192.00**

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



Very truly yours,
KRAUS-ANDERSON® CONSTRUCTION COMPANY

A handwritten signature in black ink, appearing to read "Kent Henry", with a long, sweeping horizontal stroke extending to the right.

Kent Henry
Project Manager