

ADMINISTRATIVE REPORT

DATE: November 20, 2025
TOPIC: 5.12 – Middleton Elementary School Renovations
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 28, 2025. They were opened via zoom at 2:00 pm regarding the Middleton Elementary School Renovations.
- b. The total amount of the base bids is \$2,368,893. A summary of the bid tabulation and award recommendation letter from Kraus-Anderson are attached.
- c. The total contract amount with added alternates is \$2,724,167.
- d. The lowest and second lowest bids for Final Cleaning work scope 01-J from SmartCrew Cleaning Services and Shini Cleaning, LLC were incomplete.
- e. Superior Steel Erectors requested to withdraw their bid from consideration for Combined Structural Steel work scope 05-B due to missing half of the eyewash station framing.

A. RECOMMENDATION

Award bid to:

Spar LLC – Final Cleaning for \$40,000

Ramsey Companies – Demolition for \$131,735

Ebert Construction – Concrete for \$174,000

Red Cedar Steel Erectors Inc – Combined Structural Steel for \$47,600

Ebert Construction – Carpentry for \$640,200



RTL Construction – Drywall was \$314,662

Commercial Flooring Services LLC – Tile for \$8,248

Jannings Acoustics – Ceiling & Acoustical Treatment was \$140,550

Grazzini Brothers & Company – Flooring for \$231,295

Mulcahy Nickolaus LLC – Painting & Wall Covering for \$93,320

H2I Group, Inc – Gymnasium Equipment for \$26,482

Dynamic Fire Protection – Fire Suppression for \$52,975

Area Mechanical – Combined Mechanical for \$275,100

Daley Electric, LLC – Electrical for \$548,000

B. CONNECTION TO STRATEGIC PRIORITY

a. Operations, Staffing, and Finance





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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 01-J: Final Cleaning

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	SmartCrew Cleaning Services	Shini Cleaning L.L.C	SPAR LLC	Wild Cat Cleaning	CLEAN Construction and Building Services	Prime Solutons LLC
BID SECURITY	No	Yes	Yes	Yes	No	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$33,638.00	\$36,300.00	\$40,000.00	\$45,000.00	\$45,179.00	\$50,000.00
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Bid Bond not submitted	Bid Bond not submitted				



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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 01-J Final Cleaning

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Everest Cleaning System, LLC	Nice Clean Co				
BID SECURITY	Yes	Yes				
ADDENDA REC'D.	Yes	Yes				
BASE BID	\$81,189.00	\$96,000.00				
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00				
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00				
Alt 03: Not used	\$0.00	\$0.00				
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00				
Alt 05: Not Used	\$0.00	\$0.00				
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00				



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10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 02-A Demolition

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Ramsey Companies	Envirobate, Inc.	Ebert Construction	Mavo Systems	Lloyds Construction Services, Inc.	Kellington Construction, Inc.
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$112,470.00	\$127,900.00	\$128,300.00	\$130,399.00	\$169,000.00	\$175,695.00
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$3,250.00	\$3,000.00	\$3,250.00	\$1,900.00	\$4,800.00	\$4,625.00
Alt 02: Interior Face of Exterior Wall	\$4,900.00	\$18,000.00	\$7,600.00	\$7,224.00	\$12,400.00	\$15,190.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$10,115.00	\$7,100.00	\$10,800.00	\$9,933.00	\$22,950.00	\$3,950.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$4,250.00	\$9,900.00	\$8,700.00	\$2,500.00	\$4,000.00	\$5,650.00



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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 03-A Concrete

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Ebert Construction	B&D Associates, LLC	Axel H Ohman, Inc.	Maertens-Brenny Construction Company	
BID SECURITY	Yes	Yes	Yes	Yes	
ADDENDA REC'D.	Yes	Yes	Yes	Yes	
BASE BID	\$167,000.00	\$182,750.00	\$204,238.00	\$273,600.00	
COMBINED BASE BID					
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$7,000.00	\$6,800.00	\$6,400.00	\$11,500.00	



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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 05-B1 Combined Structural Steel

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Red Cedar Steel Erectors, Inc.	Superior Steel Erectors	Construction Systems, Inc.	Pinnacle Wall Systems, Inc.		
BID SECURITY	Yes	Yes	Yes	Yes		
ADDENDA REC'D.	Yes	Yes	Yes	Yes		
BASE BID	\$13,400.00	\$15,265.00	\$16,504.00	\$367,740.00		
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00		
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$15,855.00		
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00		
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$8,985.00		
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00		
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$34,200.00	\$11,216.00	\$44,234.00	\$0.00		
		Bid Withdraw				



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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 06-A Carpentry

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Ebert Construction	Tekton Construction	Kellington Construction, Inc.	Meisinger Construction Co.	Maertens-Brenny Construction Company
BID SECURITY	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes
BASE BID	\$477,700.00	\$499,000.00	\$533,900.00	\$563,000.00	\$669,700.00
COMBINED BASE BID					
Alt 01: Minor Casework Replacement	\$35,500.00	\$33,400.00	\$37,600.00	\$34,400.00	\$53,600.00
Alt 02: Interior Face of Exterior Wall	\$4,000.00	\$3,800.00	\$6,050.00	\$5,000.00	\$3,000.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$155,500.00	\$156,000.00	\$166,100.00	\$153,500.00	\$203,700.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$3,000.00	\$2,000.00	\$3,675.00	\$1,300.00	\$1,000.00



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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 06-A Carpentry

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Parkos Construction Co.					
BID SECURITY	Yes					
ADDENDA REC'D.	Yes					
BASE BID	\$748,000.00					
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$40,000.00					
Alt 02: Interior Face of Exterior Wall	\$2,800.00					
Alt 03: Not used	\$0.00					
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$162,500.00					
Alt 05: Not Used	\$0.00					
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$250.00					



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BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 09-A Drywall

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	RTL Construction	Mulcahy Nickolaus LLC	AE Conrad Company	Commercial Drywall	Common Links Construction LLC	
BID SECURITY	Yes	Yes	Yes	Yes	Yes	
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	
BASE BID	\$286,752.00	\$338,850.00	\$343,950.00	\$403,800.00	\$411,625.00	
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 02: Interior Face of Exterior Wall	\$20,774.00	\$18,570.00	\$16,468.00	\$34,300.00	\$20,100.00	
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$3,839.00	\$0.00	\$6,788.00	\$7,800.00	\$41,450.00	
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$3,297.00	\$0.00	\$3,324.00	\$9,800.00	\$4,190.00	



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BID TABULATIONS

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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 09-B Tile

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Commercial Flooring Services LLC	Grazzini Brothers & Company				
BID SECURITY	Yes	Yes				
ADDENDA REC'D.	Yes	Yes				
BASE BID	\$4,449.00	\$7,500.00				
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00				
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00				
Alt 03: Not used	\$0.00	\$0.00				
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	(\$500.00)				
Alt 05: Not Used	\$0.00	\$0.00				
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$3,799.00	\$9,500.00				



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BID TABULATIONS

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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 09-C Acoustical Ceilings & Treatment

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Jannings Acoustics	Twin City Acoustics, Inc.	Sonus Interiors, Inc.	Acoustics Associates	Architectural Sales of MN	
BID SECURITY	Yes	Yes	Yes	Yes	Yes	
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	
BASE BID	\$140,550.00	\$177,400.00	\$179,890.00	\$206,350.00	\$208,800.00	
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



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Middleton Elementary School Renovations

BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 09-D Resilient & Carpet Flooring

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Grazzini Brothers & Company	Acoustics Associates				
BID SECURITY	Yes	Yes				
ADDENDA REC'D.	Yes	Yes				
BASE BID	\$229,395.00	\$233,350.00				
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00				
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00				
Alt 03: Not used	\$0.00	\$0.00				
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00				
Alt 05: Not Used	\$0.00	\$0.00				
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$1,900.00	\$0.00				



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Middleton Elementary School Renovations

BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 09-K Painting & Wallcovering

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Painting by Nakasone, Inc.	Mulcahy Nickolaus, LLC	Fransen Decorating, Inc.	Wasche Commercial Finishes, Inc.	Steinbrecher Painting Company	
BID SECURITY	Yes	Yes	Yes	Yes	Yes	
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	
BASE BID	\$87,642.00	\$89,820.00	\$109,200.00	\$115,470.00	\$168,600.00	
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 02: Interior Face of Exterior Wall	\$9,900.00	\$3,500.00	\$0.00	\$3,000.00	\$8,000.00	
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$375.00	\$0.00	\$0.00	



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Middleton Elementary School Renovations

BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 11-J Theaters, Stages, Curtains

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	H2I Group, Inc.	H&B Specialized Products, Inc.	Sportscon, LLC			
BID SECURITY	Yes	Yes	Yes			
ADDENDA REC'D.	Yes	Yes	Yes			
BASE BID	\$26,482.00	\$34,150.00	\$36,592.00			
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00			
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00			
Alt 03: Not used	\$0.00	\$0.00	\$0.00			
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00			
Alt 05: Not Used	\$0.00	\$0.00	\$0.00			
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00			



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Middleton Elementary School Renovations

BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 21-A Fire Suppression

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Dynamic Fire Protection	Gilbert Mechanical Contractors, LLC	Frontier Fire Proection	Summit Fire Protection	VFP Fire Systems	Lifesaver Fire Protection
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$52,975.00	\$63,858.00	\$63,890.00	\$67,600.00	\$94,875.00	\$95,987.00
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 21-A Fire Suppression

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Nova Fire Protection, Inc.	The Fire Group, Inc.				
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$96,220.00	\$115,000.00				
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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Middleton Elementary School Renovations

BID TABULATIONS

10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 23-B Combined Mechanical

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Area Mechanical	Kraft mechanical	Spriggs Mechanical, Inc.	Sentra-Sota Sheet Metal, Inc.	Pioneer Power, Inc.	Weidner Plumbing & Heating Co.
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$179,900.00	\$224,000.00	\$236,600.00	\$243,000.00	\$264,900.00	\$309,300.00
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$42,800.00	\$14,000.00	\$42,025.00	\$23,350.00	\$43,050.00	\$18,000.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$13,700.00	\$17,000.00	\$23,575.00	\$7,700.00	\$25,200.00	\$22,000.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$81,500.00	\$49,000.00	\$40,170.00	\$53,500.00	\$41,000.00	\$52,500.00



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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 23-B Combined Mechanical

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Peterson Sheet Metal	Davis Mechanical Systems, Inc.				
BID SECURITY	Yes	Yes				
ADDENDA REC'D.	Yes	Yes				
BASE BID	\$351,000.00	\$415,000.00				
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$5,000.00	\$21,250.00				
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00				
Alt 03: Not used	\$0.00	\$0.00				
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$7,325.00				
Alt 05: Not Used	\$0.00	\$0.00				
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$50,500.00	\$51,000.00				



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BID TABULATIONS

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OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 26-A Electrical

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Daley Electric, LLC	Laketown Electric Corporation	AJ Moore Electric	Cap Electric	Muska Electric Company	Wolf River Electric
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$548,000.00	\$597,400.00	\$619,100.00	\$644,400.00	\$648,475.00	\$690,138.00
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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10/28/25 12:00 AM

OWNER: South Washington County Schools, ISD 833

ARCHITECT: KOMA

WORK SCOPE 26-A Electrical

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	R&K Electric	B&B Electric, Inc.	Medina Electric, LLC	NEO Electrical Solutions	Bloomington Electric	
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$694,640.00	\$709,900.00	\$731,584.00	\$775,000.00	\$849,000.00	
COMBINED BASE BID						
Alt 01: Minor Casework Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 02: Interior Face of Exterior Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 03: Not used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 04: Full Replacement of Casework in Classrooms & Commons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 05: Not Used	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alt 06: New 3 Station Hand Wash Sinks & Assoc. Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



November 10, 2025

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

RE: **Middleton Elementary School Renovations
Recommendation Letter**

Dear Mr. Uecker:

This letter is concerning the contract awards for the Middleton Elementary School Renovations project that was bid on October 28th, 2025. Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their total bid amount:

<u>Work Scope</u>		<u>Contractor, City, State</u>	<u>Bid Amount</u>	
WS 01-J	Final Cleaning	Spar LLC Minneapolis, MN	Base Bid:	\$40,000.00
			Alternate #2:	\$0.00
			Alternate #4:	\$0.00
			Alternate #6:	\$0.00
WS 02-A	Demolition	Ramsey Companies Brooklyn Park, MN	Base Bid:	\$112,470.00
			Alternate #2:	\$4,900.00
			Alternate #4:	\$10,115.00
			Alternate #6:	\$4,250.00
WS 03-A	Concrete	Ebert Construction Corcoran, MN	Base Bid:	\$167,000.00
			Alternate #2:	\$0.00
			Alternate #4:	\$0.00
			Alternate #6:	\$7,000.00
WS 05-B	Combined Structural Steel	Red Cedar Steel Erectors Inc Menomonie, WI	Base Bid:	\$13,400.00
			Alternate #2:	\$0.00
			Alternate #4:	\$0.00
			Alternate #6:	\$34,200.00
WS 06-A	Carpentry	Ebert Construction Corcoran, MN	Base Bid:	\$477,700.00
			Alternate #2:	\$4,000.00
			Alternate #4:	\$155,500.00
			Alternate #6:	\$3,000.00
WS 09-A	Drywall	RTL Construction Shakopee, MN	Base Bid:	\$286,752.00
			Alternate #2:	\$20,774.00
			Alternate #4:	\$3,839.00
			Alternate #6:	\$3,297.00

WS 09-B	Tile	Commercial Flooring Services LLC Eagan, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$4,449.00 \$0.00 \$0.00 \$3,799.00
WS 09-C	Ceiling & Acoustical Treatment	Jannings Acoustics Watertown, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$140,550.00 \$0.00 \$0.00 \$0.00
WS 09-D	Flooring	Grazzini Brothers & Company Eagan, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$229,395.00 \$0.00 \$0.00 \$1,900.00
WS 09-K	Painting & Wall Covering	Mulcahy Nickolaus LLC Oakdale, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$89,820.00 \$3,500.00 \$0.00 \$0.00
WS 11-J	Gymnasium Equipment	H2I Group, Inc. Minneapolis, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$26,482.00 \$0.00 \$0.00 \$0.00
WS 21-A	Fire Suppression	Dynamic Fire Protection St. Paul, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$52,975.00 \$0.00 \$0.00 \$0.00
WS 23-B	Combined Mechanical	Area Mechanical Saint Paul, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$179,900.00 \$0.00 \$13,700.00 \$81,500.00
WS 26-A	Electrical	Daley Electric, LLC Newport, MN	Base Bid: Alternate #2: Alternate #4: Alternate #6:	\$548,000.00 \$0.00 \$0.00 \$0.00
			Total Base Bid:	\$2,368,893.00
			Total Alternate #2:	\$33,174.00
			Total Alternate #4:	\$183,154.00
			Total Alternate #6:	\$138,946.00
			Total Contracts Amount:	\$2,724,167.00

- WS 01-J lowest and second lowest bids were incomplete
- WS 05-B lowest bidder withdrew

We have enclosed the Bid Tabulation sheets that reflect the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at (952-529-1708).

Very truly yours,
KRAUS-ANDERSON® CONSTRUCTION COMPANY

A handwritten signature in black ink, reading "Yones Abdullahi". The signature is fluid and cursive, with the first name "Yones" written in a more abbreviated, stylized manner.

Yones Abdullahi
Project Engineer

Middleton Bid Withdrawl

From Jeremy Dorick <JDorick@superiorerectors.com>

Date Wed 11/5/2025 12:55 PM

To Abdullahi, Yones <yones.abdullahi@krausanderson.com>

Yones,

Following up on our conversation today, SSE will need to withdraw its bid for the Div 5 scope of work due to missing half of the eyewash station framing.

Let me know if you need anything further and thanks!

Jeremy

Jeremy Dorick | Superior Steel Erectors LLC

P:763-241-8636 | C:612-619-4754

JDorick@superiorerectors.com



**SUPERIOR STEEL
ERECTORS**

We Have Moved

7500 Boone Avenue North Suite 104
Minneapolis, MN 55428