

## FACILITIES MANAGEMENT

Independent School District No. 709 Located at 730 E. Central Entrance Mailing Address: 215 North 1st Avenue East Duluth, Minnesota 55802 Construction Management (218) 336-8907 Maintenance (218) 336-8905 Operations (218) 336-8909 Fax (218) 336-8909

# Memorandum

To: Bill Hanson School Board Members

From: Kerry M. Leider

Date: September 7, 2012

## Re: Bid #1223 – Congdon Park Elementary School Bid Package #2 –Alternates Recommended by Approval of Change Orders

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The above bid was advertised according to statute and School Board Policy. 30 bids were received in response to the School District's notice for bids for the Congdon Park Elementary School Bid Package #2. The School Board awarded base bids relating to Bid Package #2 in July. At that time, there were no alternates recommended pending the receipt of Bid Packages #2 and #3. Now that Bid Packages #2 and #3 have been received and the related budget can be fully considered, we are now recommending award of several of the Bid alternates related to base bids previously awarded. Since there are contracts already signed relating to the base bids only, the alternates will now be added by change orders. The amount of change order increase is consistent with values provided by these contractors at the time of their July 12, 2012 bids.

Attached please find the Recommendation Letter and Bid Tab from Krause Anderson.

It is recommended the Duluth School Board approve the add alternates as listed on the recommendation letter and bid tab as provided in response to Bid #1223, - Congdon Park Elementary School Bid Package #2.

Enclosures



**Innovative Construction Solutions** 

8625 Rendova Street NE P.O. Box 158 Circle Pines, MN 55014 O 763.786.7711 F 763.786.2650 www.krausanderson.com

September 6<sup>th</sup>, 2012

Mr. Kevin Strong Johnson Controls, Inc. 215 North First Avenue East, Suite 100 Duluth, MN 55802

#### RE: Congdon Park Elementary School BP #2 – Bid #1223 Alternate Award Recommendation

Dear Mr. Strong:

This letter is concerning our recommendations for the alternate awards for the above referenced project that was bid on July 12<sup>th</sup>, 2012.

Kraus-Anderson has undergone bidder verification and we submit the following lowest responsible bidders and their total base bid amounts:

Work Scope		Contractor, City, State	Bid Amount		
05	Masonry	Harbor City Masonry, Inc. Duluth, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$554,544.00 \$40,390.00 \$0.00 \$0.00 \$594,934.00	
08	Steel Erection	Red Cedar Steel Erectors, Inc. Menomonie, WI	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$128,300.00 \$3,600.00 \$5,000.00 \$0.00 \$136,900.00	
09	Selective Building Demolition	Lipe Brothers Construction, Inc. Duluth, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$454,000.00 \$0.00 \$12,200.00 \$0.00 \$466,200.00	
13	HM Doors, Frames, and Hardware – Supply	Northern Door & Hardware, Inc. Duluth, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$147,500.00 \$0.00 \$0.00 \$0.00 \$147,500.00	
14	Aluminum Windows, Doors, and Glazing	St. Germain's Glass, Inc. Duluth, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$78,600.00 \$10,418.00 \$28,510.00 \$0.00 \$117,528.00	

15	Drywall, Plaster, & Framing	Custom Drywall, Inc. St. Paul, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$360,900.00 \$0.00 \$17,800.00 \$0.00 \$378,700.00
28	Fire Protection	A.G. O'Brien Plumbing & Heating Co. Hermantown, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$115,600.00 \$1,950.00 \$600.00 \$0.00 \$118,150.00
29	Mechanical	Bob Hecimovich Mechanical Contracting, Inc. Hibbing, MN	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$2,030,616.00 \$14,069.00 \$0.00 \$132,855.00 \$2,177,540.00
30	Electrical, Technology, & Security	Belknap Electric, Inc. Superior, WI	Base Bid: Alternate #01: Alternate #03: Alternate #05: Total Contract:	\$1,222,222.00 \$18,076.00 \$18,479.00 \$2,208.00 \$1,260,985.00

Total Base Bid Previously Awarded:\$ 5,092,282.00Total Alternate #01:\$ 88,503.00Total Alternate #03:\$ 82,589.00Total Alternate #05:\$ 135,063.00Total New Contract Recommended:\$ 5,398,437.00

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

The base bid contracts have already been awarded, therefore, Alternates one, three, and five will be a change order to the contracts.

If you have any questions regarding this information, please do not hesitate to contact me at 763-786-7711.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Pat Sims Project Manager

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC. CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

<b>BID TABULATIONS</b>
JULY 12TH, 2012 @ 2:00 PM

WORK SCOPE 05: MASONRY

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Harbor City Masonry, Inc.	Stretar Masonry & Concrete, Inc.	Rice Lake Construction Group	Bedrock-Flint, Inc.		
	Duluth, MN	Duluth, MN	Deerwood, MN	Duluth, MN		
	Bid Bond	Bid Bond	Bid Bond	Bid Bond		
DDENDA REC'D.	1-3	1-3	1-3	1-3		
BASE BID	\$554,544.00	\$580,000.00	\$692,000.00	\$725,372.00		
COMBINED BASE BID	\$868,331.00 WS 05 & 06	\$800,000.00 WS 05 & 06		\$1,272,319.00 WS 05 & 06		
It #1: Complete F&F for Kindergarten Addition	\$40,390.00	\$46,200.00	\$46,000.00	\$70,560.00		
Nt #2: Platform Lift & Masonry Corridor 108A	\$1,445.00	\$600.00	\$1,200.00			

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY

BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM

WORK SCOPE 08: STEEL ERECTION

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Red Cedar Steel	Northern Industrial				
	Erectors, Inc.	Erectors, Inc.				
	Menomonie, WI	Grand Rapids, MN				
	Bid Bond	Bid Bond				
ADDENDA REC'D.	1-3	1-3				
BASE BID	\$128,300.00	\$295,000.00				
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition	\$3,600.00	\$14,200.00				
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$5,000.00					

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

 $\textbf{CONSTRUCTION MGR.: } \textbf{KRAUS-ANDERSON}_{\texttt{B}} \textbf{CONSTRUCTION COMPANY}$ 

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM

#### WORK SCOPE 09: SELECTIVE BUILDING DEMOLITION

ARCHITECT. JOHN WET	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Lipe Brothers Construction, Inc.					
	Duluth, MN					
BID SECURITY	Bid Bond					
ADDENDA REC'D.	1-3					
BASE BID	\$454,000.00					
COMBINED BASE BID						
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$12,200.00					

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

#### WORK SCOPE 13: HM FRAMES, DOORS, AND HARDWARE - SUPPLY

BIDDER BIDDER BIDDER BIDDER BIDDER BIDDER Northern Door & Hardware, Inc. Sell Hardware, Inc. Duluth, MN Duluth, MN BID SECURITY Bid Bond Bid Bond ADDENDA REC'D. 1-3 1-3 BASE BID \$147,500.00 \$148,100.00 COMBINED BASE BID

#### BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON<sub>®</sub> CONSTRUCTION COMPANY ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC. BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM

#### WORK SCOPE 14: ALUMINUM WINDOWS, DOORS, & GLAZING

ARCHITECT: JOHNIVET	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	St. Germain's Glass,					
	Inc.	Superior Glass, Inc.				
	Duluth, MN	Superior, WI				
BID SECURITY	Bid Bond	Bid Bond				
ADDENDA REC'D.	1-3	1-3				
BASE BID	\$78,600.00	\$83,375.00				
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition	\$10,418.00	\$13,329.00				
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$28,510.00	\$43,249.00				

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

JULY 12TH, 2012 @ 2:00 PM

**BID TABULATIONS** 

#### WORK SCOPE 15: DRYWALL, PLASTER, AND FRAMING

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Custom Drywall, Inc. St. Paul, MN	Bigelow Brothers Construction, Inc. Moose Lake, MN	RTL Construction, Inc. Shakopee, MN	Mulcahy Nickolaus Oakdale, MN		
	Bid Bond	None	Bid Bond	Bid Bond		
ADDENDA REC'D.	1-3	1-3	1-3	1-3		
BASE BID	\$360,900.00	\$478,800.00	\$529,690.00	\$539,000.00		
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition			\$1,700.00	\$7,000.00		
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$17,800.00	\$15,900.00	\$5,000.00	\$11,800.00		

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC. CONSTRUCTION MGR.: KRAUS-ANDERSON<sub>®</sub> CONSTRUCTION COMPANY

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

BID TABUL
JULY 12TH, 2012 @

WORK SCOPE 28: FIRE PROTECTION

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	A. G. O'Brien Plumbing & Heating Company Hermantown, MN	Summit Fire Protection Duluth, MN	A. W. Kuettel & Sons, Inc. Duluth, MN	Brothers Fire Protection Duluth, MN	Gorham Oien Mechanical, Inc. Mora, MN	Viking Automatic Sprinkler Company Duluth, MN
BID SECURITY	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond
ADDENDA REC'D.	1-3	1-3	1-3	1-3	1-3	1-3
BASE BID	\$115,600.00	\$119,529.00	\$123,500.00	\$176,600.00	\$185,000.00	\$189,900.00
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition	\$1,950.00	\$1,450.00		\$2,700.00	\$2,800.00	\$1,900.00
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$600.00	\$250.00	\$600.00	\$1,100.00	\$800.00	\$400.00

### BID TABULATIONS ( 12TH, 2012 @ 2:00 PM

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: J CONSTRUCTION M

**BID SECURITY** 

BASE BID

ADDENDA REC'D.

COMBINED BASE BID

Alt #1: Complete F&F for Kindergarten Addition

Alt #5: Chiller, Water

Pump, & VFD

ARCHITECT: JOHN

1-3

\$2,030,616.00

\$14,069.00

\$132,855.00

1-3

\$2,069,000.00

\$33,600.00

\$142,500.00

1 PUBLIC	50H00L9 - ISD #/09							
JOHNS	ON CONTROLS, INC.							
MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY WORK SCOPE 29: MECHANICAL								
HN IVEY THOMAS ASSOCIATES, INC.								
	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER		
	<b>Bob Hecimovich</b>							
	Mechanical			Thelen Heating &	Gorham Oien			
	Contracting, Inc.	McDowall Company	Shannons, Inc.	Roofing, Inc.	Mechanical, Inc.	The Jamar Company		
	Hibbing, MN	Waite Park, MN	Intl. Falls, MN	Brainerd, MN	Mora, MN	Duluth, MN		
	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond		

1-3

\$2,112,000.00

\$36,000.00

\$144,000.00

1-3

\$2,069,500.00

\$34,000.00

\$147,000.00

#### **BID TABULATIONS** JULY 12TH, 2012 @ 2:00 PM

1-3

\$2,173,000.00

\$36,000.00

\$130,800.00

WORK SCOPE 29: N	MECHANICAL
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1-3

\$2,158,000.00

\$28,300.00

\$140,000.00

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC. CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

BIDDER BIDDER BIDDER BIDDER BIDDER BIDDER Shannon-Peterson, Inc. dBA Peterson Sheet Metal Bemidji, MN Bid Bond BID SECURITY ADDENDA REC'D. 1-3 \$2,227,000.00 BASE BID COMBINED BASE BID Alt #1: Complete F&F for Kindergarten Addition \$23,800.00 Alt #5: Chiller, Water Pump, & VFD \$154,700.00

#### BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM

WORK SCOPE 29: MECHANICAL

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709 PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON® CONSTRUCTION COMPANY ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

WORK SCOPE 30: ELECTRICAL, TECHNOLOGY, AND SECURITY

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Belknap Electric, Inc.	Hunt Electric Company				
	Superior, WI	Duluth, MN				
BID SECURITY	Bid Bond	Bid Bond				
ADDENDA REC'D.	1-3	1-3				
BASE BID	\$1,222,222.00	\$1,393,000.00				
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition	\$18,076.00	\$28,274.00				
Alt #2: Platform Lift & Masonry Corridor 108A	\$786.00	\$1,500.00				
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$18,479.00	\$17,376.00				
Alt #4: Under Cabinet Lighting	\$4,281.00	\$3,494.00				
Alt #5: Chiller, Water Pump, & VFD	\$2,208.00	\$5,500.00				

BID TABULATIONS JULY 12TH, 2012 @ 2:00 PM