


# Memorandum

**To:** Ms. Jill Lofald / School Board Chair  
Ms. Cathy Erickson / CFO Executive Director of Business Services

**From:** Dave Spooner   
Manager of Facilities

**Date:** March 23, 2020

**Re:** BID #1281 Congdon Park ES Masonry Restoration Project- Restoration Systems, Inc.

**\*School Board Approved LTFM FY-21 Project\***

Attached are three copies of the agreement with Restoration Systems, Inc. This agreement is to perform the work as defined in the attached documents, performing needed masonry tuck pointing on the exterior of the building.

The contract sum for this work as defined in the attached agreement is **\$587,351.00**. We also have add alternate pricing for stair replacement, and unit pricing for additional brick and sealants if deemed necessary by change order.

**Recommendation:**

This project is budget compliant per the School Board approved FY21 LTFM Ten-Year Plan, and I am recommending that Ms. Jill Lofald, School Board Chair, enter into agreement on behalf of the School Board with Restoration Systems, Inc. as authorized by the regular School Board Meeting on April, 21, 2020.

The contract sum for the work defined in the agreement with Restoration Systems, Inc. is **\$587,351.00**.

Attachments:



# MJR Consultants, LLC

Roof and Building Exterior Solutions

March 12, 2020

Mr. Dave Spooner  
Manager of Facilities  
Duluth Public Schools- ISD. #709  
215 N. 1<sup>st</sup> Avenue East  
Duluth, MN 55802

RE: 2020 Congdon Park Masonry Restoration Bids – Letter of Recommendation

Dear Mr. Spooner

On February 6<sup>th</sup>, 2020 Bids were received and opened for the 2020 Congdon Park Masonry Restoration Project. Six Contractors attended the pre-bid meeting and indicated that they would be submitting bids. Five bids were received. American Masonry Restoration missed the bid date and did not submit a bid.

The apparent low bid for Base Bid and Bid Item #1 was submitted by Cities Masonry Restoration Inc. in the combined amount of \$387,700.00. The second apparent low bid for the Base bid and Bid Item #1 was submitted by Restoration Systems Inc. in the combined amount of \$587,351.00.

On February 11, 2020 we contacted Cities Masonry Restoration and discussed the significant disparity between their bid and the other submitted bids. After reviewing their numbers, Cities Masonry Restoration requested permission to withdraw their bid due to mistakes in their calculations. This request was granted by Dave Spooner of ISD#709.

On February 12, 2020 we contacted Restoration Systems Inc. and verified that they were satisfied with their bid of \$587,351.00. They indicated that they had a clear understanding of the project expectations and requirements. We have worked with Restoration Systems Inc. on past projects and have had no issues or problems.

We recommend award of the project to Restoration Systems Inc. in the amount of \$587,351.00

We have prepared the AIA contract documents for the project and have sent them to Restorations Systems Inc. for review and signature. They will forward 3 full copies to your attention to present to the Board for final acceptance and acceptance.

If you should have any questions regarding the bids, contracts or the project, please contact me.

Respectfully,

A handwritten signature in black ink that reads "Mike Johnston". The signature is written in a cursive style with a large, prominent "M" and "J".

Mike Johnston RRC  
MRJ Consultants, LLC  
5712 Royal Oaks Drive  
Shoreview, MN 55126  
[m.johnstonrrc@gmail.com](mailto:m.johnstonrrc@gmail.com)  
612-406-5996

## BID TABULATION

Date: 3/16/2020

### DULUTH PUBLIC SCHOOLS ISD # 709

2020 Congdon Park Masonry Restoration Project- Duluth Schools Bid #1281

Opening Date: February 6, 2020 2:00pm

**MRI CONSULTANTS, LLC**

CONTRACTOR	BASE BID	BID ITEM 1	BID ITEM 2	Unit\$-Brick		Unit\$-Sealant		Unit\$-Lintel		ADDENDUM	BID BOND	Responsible
				ADD /Deduct LF	LF	ADD /Deduct LF	LF	ADD /Deduct LF	LF			
1. Cities Masonry Restoration	\$255,700.00	\$132,000.00	\$22,000.00	A-\$45.00 D-\$45.00		A-\$14.00 D-\$14.00		\$225.00	YES	YES	YES	YES
Restoration Systems Inc.	\$379,351.00	\$208,000.00	\$18,500.00	A-\$65.00 D-\$65.00		A-\$20.00 D-\$20.00		\$65.00	YES	YES	YES	YES
3. Stretar Masonry & Concrete	\$410,000.00	\$311,000.00	\$15,000.00	A-\$45.00 D-\$45.00		A-\$4.00 D-\$4.00		\$350.00	YES	YES	YES	YES
4. Building Restoration Corp	\$418,595.00	\$172,070.00	\$8,478.00	A-\$32.00 D-\$20.00		A-\$18.00 D-\$12.00		\$435.00	YES	YES	YES	YES
5. Innovative Masonry Restoration	\$427,000.00	\$168,000.00	\$30,000.00	A-\$30.00 D-\$30.00		A-\$10.00 D-\$10.00		\$420.00	YES	YES	YES	YES
6. American Masonry Restoration	Missed Bid											

On February 11, 2020 we discussed the bid submitted by Cities Masonry Restoration with the contractor. Their combined bid for Base Bid and Bid Item #: 1 was \$387,700.00. The second combined bid was submitted by Restoration Systems Inc in the amount of \$587,351.00. After review of their significantly low bid, Cities Masonry Restoration acknowledged that they had missed required information and miscalculated their numbers. Cities Masonry Restoration requested permission to withdraw their bid which was approved by Dave Spooner-Duluth Public Schools.

We recommend that the project be awarded to the next low bidder, Restoration Systems Inc. c. in the amount of \$587,351.00. We have discussed the bid submitted by Restoration Systems Inc. with the contractor and they are satisfied with their bid.