



October 27, 2025

Dr. Noel Schmidt
Rock Ridge Public Schools - ISD #2909
1405 Progress Pkwy
Virginia, MN 55792

**RE: Rock Ridge 1404 Progress Parkway Renovation
Contract Award Recommendations**

Dear Dr. Schmidt:

This letter is concerning Kraus-Anderson® Construction Company's (KA) recommendations for contract awards for the above-mentioned project that was bid on October 07, 2025.

KA has undergone several days of bidder verification, and we submit the following lowest responsible bidders with their total bid amount:

Base Bid: Rock Ridge 1404 Progress Parkway Renovation

ID	Work Scope	Contractor & Address		Bid Amount
WS 02-A	Demolition	Lloyd's Construction Services 6528 County Rd. 101 Shakopee, MN 55379	Base Bid	\$51,795.00
WS 03-A	Concrete <i>*See note below.</i>	Home Menders, Inc. 5282 Maple Grove Rd., PO Box 16212 Duluth, MN 55816	Base Bid	\$37,700.00
WS 06-A	Carpentry <i>*See note below.</i>	CMC Construction 7500 Tower Avenue Superior, WI 54880	Base Bid	\$171,338.00
WS 06-C	Finish Carpentry	Northwest Cabinets 9457 Wildasin Dr. Bemidji, MN 56601	Base Bid	\$88,083.00
WS 08-A	Doors, Frames & Hardware - Material Only <i>*See note below.</i>	Northern Door 2202 W. 1st St. Duluth, MN 55806	Base Bid	\$74,950.00
WS 08-F	Aluminum Storefronts, Glass and Glazing <i>*See note below.</i>	United Glass 8340 89th Ave. N. Brooklyn Park, MN 55445	Base Bid	\$10,997.00
WS 09-A	Drywall	Pinnacle Wall Systems, Inc. 4849 White Bear Parkway White Bear Lake, MN 55110	Base Bid	\$168,800.00
WS 09-C	Ceilings and Acoustical Treatment	Twin City Acoustics 9449 Science Center Drive Minneapolis, MN 55428	Base Bid	\$45,400.00
WS 09-D	Flooring - Tile, Resilient & Carpet <i>*See note below.</i>	Contract Tile and Carpet 537 Garfield Ave. Duluth, MN 55802	Base Bid	\$109,136.00

WS 09-K	Wall Covering & Painting <i>*See note below.</i>	Fransen Decorating Inc. 214 First Street West Milaca, MN 56353 or Mulcahy Nickolaus 2980 Granada Lane North Oakdale, MN 55128	Base Bid	\$53,000.00
WS 10-A	Miscellaneous Specialties <i>*See note below.</i>	Construction Supply Inc. 2410 5th Avenue North Fargo, ND 58102	Base Bid	\$30,896.00
WS 12-B	Window Treatments <i>*See note below.</i>	CE Contract 7174 Shady Oak Rd. Eden Prairie, MN 55344	Base Bid	\$15,340.00
WS 21-A	Fire Suppression <i>*See note below.</i>	VFP Fire Systems Inc. 4177 Thunderchief Lane Hermantown, MN 55811	Base Bid	\$71,845.00
WS 23-B	Combined Mechanical	Independence Heating & Cooling 6505 Industrial Rd. Saginaw, MN 55779	Base Bid	\$187,848.00
WS 26-A	Combined Electrical	Hart Electric 1959 MN-37 Hibbing, MN 55746	Base Bid	\$307,000.00
WS 31-A	Site Clearing & Earthwork <i>*See note below.</i>	Ulland Brothers MN-210 Carlton, MN 55718	Base Bid	\$0.00
Total Base Bid Recommended:				\$1,424,128.00

Alternate #2: Air Handling Unit Replacement

ID	Work Scope	Contractor & Address	Bid Amount
WS 23-B	Combined Mechanical	Independence Heating & Cooling	\$148,550.00
WS 26-A	Combined Electrical	Hart Electric	\$3,200.00
Total Alternate #2 Recommended:			\$151,750.00

Alternate #3: Assistive Listening System

ID	Work Scope	Contractor & Address	Bid Amount
WS 26-A	Combined Electrical	Hart Electric	\$4,500.00
Total Alternate #3 Recommended:			\$4,500.00

1. Work Scope 03-A and Work Scope 06-A had a contractor place a combined bid. The Work Scopes are awarded to the combination with the lowest price.
2. Work Scope 08-A Doors, Frames & Hardware: Upon review the low bidder had an incomplete bid. Recommending the next lowest bidder.
3. Work Scope 08-F Aluminum Storefronts, Glass and Glazing: Awarded on a combination of base bid and alternates.
4. Work Scope 09-D Flooring - Tile, Resilient & Carpet: Upon review the low bidder did not include the allowance in their bid resulting in an incomplete bid. Recommending the next lowest bidder.
5. Work Scope 09-K Wall Covering & Painting: Confirmed two bidders with the exact same bid amount. School Board to decide on awarded contractor.
6. Work Scope 10-A Miscellaneous Specialties: received only one bid. This bid has been verified and they are the low responsible bidder.
7. Work Scope 12-B Window Treatments: received only one bid. This bid has been verified and they are the low responsible bidder.
8. Work Scope 21-A Fire Suppression: received only one bid. This bid has been verified and they are the low responsible bidder.
9. Work Scope 31-A Site Clearing and Earthwork: This work scope was written with all work relating to Alternate #1 - Deep Winter Greenhouse and does not include a cost for the base bid. If Alternate #1 is not accepted, a change order would be required to add the sitework needed to make the parking lot code compliant.

If you have any questions regarding this information, please do not hesitate to contact me at (218) 343-5185.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Chelsey Kroells
Project Manager

Enclosures:
-Bid Tabulations Summary



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**RRPS 1404 Progress Parkway
Renovation**

BID TABULATIONS

October 07, 2025 @ 2:00 PM

OWNER: Rock Ridge Public Schools

ARCHITECT: DSGW

02A - Demolition

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Lloyds Construction Services	Dynamite Demolition LLC	Lenci Enterpises			
BID SECURITY (Y/N, INDICATE IF CHECK)	y	y	y			
CONTRACTOR AFFIDAVIT (Y/N)	y	n	y			
ADDENDA REC'D.	y	Acknowledged	Y			
BASE BID	\$51,795.00	\$65,740.00	\$89,000.00			
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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03A - Concrete

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Home Menders Inc.	Lenci Enterprises	TNT Construction Group LLC			
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y			
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y			
ADDENDA REC'D.	Y	Y	Y			
BASE BID	\$37,700.00	\$49,000.00				
COMBINED BASE BID			(6a&3a) \$276,385.00			
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$72,800.00	\$91,000.00	(6a&3a) \$133,000.00			
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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06-A Carpentry

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	CMC Construction Inc.	TNT Construction Group LLC	Lenci Enterprises			
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y			
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y			
ADDENDA REC'D.	Y	Y	Y			
BASE BID	\$171,338.00		\$238,000.00			
COMBINED BASE BID		(6a&3a) \$276,385.00				
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$109,474.00	(6a&3a) \$133,000.00	\$108,000.00			
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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06-C Finish Carpentry

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Northwest Cabinets	St. Germain's Cabinet	Distinctive Cabinet Design Inc.	Woodside Industries Inc.	Northern Woodwork inc.	TMI Systems Corporation
BID SECURITY (Y/N, INDICATE IF CHECK)	y	y	n	y	y	y
CONTRACTOR AFFIDAVIT (Y/N)	y	y	n	y	y	y
ADDENDA REC'D.	y	y	y	y	y	y
BASE BID	\$88,083.00	\$99,985.00	\$110,823.25	\$111,620.00	\$113,376.65	\$114,929.00
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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08-A Doors Frames & Hardware - Material

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Sell Hardware Inc.	Northern Door & Hardware				
BID SECURITY (Y/N, INDICATE IF CHECK)	y	y				
CONTRACTOR AFFIDAVIT (Y/N)	y	n				
ADDENDA REC'D.	y	y				
BASE BID	\$58,990.00	\$74,950.00				
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$190.00	\$2,730.00				
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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08-F Aluminum Storefronts, Glass and Glazing

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	St. Germain's Glass Inc.	United Glass	Mesabi Glass Window & Door	Superior Glass Inc.		
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y		
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y		
ADDENDA REC'D.	Y	Y	Y	Y		
BASE BID	\$9,970.00	\$10,997.00	\$11,090.00	\$26,787.00		
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$36,900.00	\$21,197.00	\$25,288.00	\$17,999.00		
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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09-A Drywall

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Pinnacle Wall Systems Inc.	CMC Construction inc.	Custom Drywall	S Y Bemidji Inc. dba/Davis Drywall	Mulcahy Nickolaus LLC	RTL Construction	Commercial Drywall
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y	Y	Y	y
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y	Y	Y	y
ADDENDA REC'D.	Y	Y	Y	Y	Y	Y	y
BASE BID	\$168,800.00	\$172,255.00	\$179,500.00	\$227,150.00	\$234,950.00	\$258,239.00	\$ 294,800.00
COMBINED BASE BID							
ALTERNATES							
Alternate #1 - Deep Winter Greenhouse							
Alternate #2 - Air Handling Unit (AHU) Replacement							
Alternate #3 - Assistive Listening System							
UNIT PRICES							
Unit Price #1							
Unit Price #2							
Unit Price #3							



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09-C Ceilings and Acoustical Treatment

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Twin City Acoustics	Sorlie Acoustics Inc.	WA Schaffer & Son Inc.	Sonus Interior Inc.		
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y		
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y		
ADDENDA REC'D.	Y	Y	Y	Y		
BASE BID	\$45,400.00	\$51,945.00	\$54,498.00	\$59,100.00		
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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09-D Flooring - Tile, Resilient & Carpet

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Commercial Flooring Instalations Inc.	Contract Tile and Carpet	Northland Flooring & Design LLC	North Floors		
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y		
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y		
ADDENDA REC'D.	Y	Y	Y	Y		
BASE BID	\$108,028.00	\$109,136.00	\$116,000.00	\$124,315.00		
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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09-K Wall Covering and Painting

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Fransen Decorating Inc.	Mulcahy Nickolaus	Steinbrecher Painting Company	CMC Construction Inc.	Swanson & Youngdale Inc.	
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y	Y	
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y	Y	
ADDENDA REC'D.	Y	Y	Y	Y	Y	
BASE BID	\$53,000.00	\$53,000.00	\$54,900.00	\$55,973.00	\$56,966.00	
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse			\$1,500.00			
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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10-A Miscellaneous Specialties - Material Only

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Construction Supply Inc.					
BID SECURITY (Y/N, INDICATE IF CHECK)	Y					
CONTRACTOR AFFIDAVIT (Y/N)	Y					
ADDENDA REC'D.	Y					
BASE BID	\$30,893.00					
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$117.00					
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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12-B Window Treatment

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	CE Contract					
BID SECURITY (Y/N, INDICATE IF CHECK)	Y					
CONTRACTOR AFFIDAVIT (Y/N)	Y					
ADDENDA REC'D.	Y					
BASE BID	\$15,340.00					
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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21-A Fire Suppression

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	VFP Fire Systems Inc.					
BID SECURITY (Y/N, INDICATE IF CHECK)	Rec. via email 10/7 @1:38PM					
CONTRACTOR AFFIDAVIT (Y/N)	Rec. via email 10/7@2:39 PM					
ADDENDA REC'D.	Y					
BASE BID	\$71,845.00					
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse						
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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BID TABULATIONS

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23-B Combined Mechanical

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Independence Heating & Cooling	RJ Mechanical	JK Mechanical	Bob Hecimovich Mechanical	Shannon's inc.	Peterson Sheet Metal	Iron Range Plumbing and Heating
BID SECURITY (Y/N, INDICATE IF CHECK)	y	y	y	y	y	y	n
CONTRACTOR AFFIDAVIT (Y/N)	y	y	y	y	y	y	y
ADDENDA REC'D.	y	y	y	y	y	y	y
BASE BID	\$187,848.00	\$201,200.00	\$203,200.00	\$239,000.00	\$249,650.00	\$271,400.00	\$ 315,000.00
COMBINED BASE BID							
ALTERNATES							
Alternate #1 - Deep Winter Greenhouse	\$135,263.00	\$121,000.00	\$156,100.00	\$144,500.00	\$157,350.00	\$200,000.00	\$ 150,000.00
Alternate #2 - Air Handling Unit (AHU) Replacement	\$148,550.00	\$202,000.00	\$199,000.00	\$214,400.00	\$216,800.00	\$207,000.00	\$ 270,000.00
Alternate #3 - Assistive Listening System							
UNIT PRICES							
Unit Price #1							
Unit Price #2							
Unit Price #3							



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26-A Combined Electrical

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Hart Electric	Nelson Collie Electric	JK Mechanical	Hunt Electric Corporation	Archkey Solutions	
BID SECURITY (Y/N, INDICATE IF CHECK)	Y	Y	Y	Y	Y	
CONTRACTOR AFFIDAVIT (Y/N)	Y	Y	Y	Y	Y	
ADDENDA REC'D.	Y	Y	Y	Y	Y	
BASE BID	\$307,000.00	\$359,700.00	\$392,400.00	\$396,336.00	\$437,600.00	
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$30,000.00	\$17,900.00	\$47,400.00	\$60,478.00	\$47,350.00	
Alternate #2 - Air Handling Unit (AHU) Replacement	\$3,200.00	\$4,100.00	\$2,760.00	\$3,896.00	\$4,440.00	
Alternate #3 - Assistive Listening System	\$4,500.00	\$19,500.00	\$17,100.00	\$16,475.00	\$31,370.00	
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						



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31-A Site Clearing & Earthwork

	APPARENT LOW BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Ulland Brothers Inc.					
BID SECURITY (Y/N, INDICATE IF CHECK)	Y					
CONTRACTOR AFFIDAVIT (Y/N)	Y					
ADDENDA REC'D.	Y					
BASE BID						
COMBINED BASE BID						
ALTERNATES						
Alternate #1 - Deep Winter Greenhouse	\$244,323.50					
Alternate #2 - Air Handling Unit (AHU) Replacement						
Alternate #3 - Assistive Listening System						
UNIT PRICES						
Unit Price #1						
Unit Price #2						
Unit Price #3						