

January 21, 2025

Tim Helppi, Director of Buildings and Grounds
Buffalo-Hanover-Montrose School District #877
301 2nd Ave NE
Buffalo, MN 55313

Dear Mr. Helppi, Administration and School Board Members,

Bids for the High School & Discovery Elementary Addition and Upgrades were opened on Thursday, December 12, 2024, at 2:00 pm. This was a public opening.

The results of this Bid Package process include the following highlights:

- 25 bid divisions were established for bidding
- Local and regional contractors were directly contacted to inform them of the project and request bids for the project.
- Regional Building Exchanges were provided bid documents.
- 214 contractors expressed interest in bidding on the project.
- 161 separate bids were collected and opened at bid opening.
- 7 Alternates were bid to identify specific costs for additional work.

Please see the attached bid tabulation.

By utilizing a Construction Management bid process, exact costs by bid section have been obtained to verify the true cost of work as specified. We are pleased with the level of local contractor interest and with the quality of the contractors who submitted bids.

The next step in the process is to approve the base bids and alternate contingent upon a successful pre-award interview of the apparent low bid contractors to confirm their bid amount and construction schedule.



REQUESTED ACTION

MOTION TO ACCEPT BID PACKAGES: to the lowest qualified and responsible bidder for each bid section as recommended on the Bid Recap document presented by R.A. Morton & Associates for the base bid. Pre-award interviews have been completed with each prime contractor. (See attached detail sheet with contractor and bid amount).

REQUESTED BOARD APPROVAL

Contingent upon a successful pre-award interview to confirm bid pricing.

CONTRACTS THAT ARE RECOMMENDED TO APPROVE

<u>Section Description</u>	<u>Base Bid</u>	<u>Contractor</u>
3A Cast-in-Place Concrete	\$180,000.00	Axel H. Ohman, Inc.
4A Masonry	\$295,000.00	Axel H. Ohman, Inc.
5A Steel Supply	\$76,500.00	Marshall Machine Shop, Inc.
5B Steel Erection	\$77,420.00	Patriot Erectors, Inc.
6A Carpentry (HS)	\$339,000.00	Yamry Construction, Inc.
6A Carpentry (Discovery)	\$63,200.00	Ebert, Inc. dba Ebert Companies
6B Architectural Woodwork	\$123,331.00	Woodside Industries, Inc.
7A Roofing (HS)	\$521,000.00	Dura-Roof, LLC (HS)
7A Roofing (Discovery)	\$147,700.00	McDowall Company
7B Joint Sealants	\$16,800.00	Carciofini Company
7C Waterproofing	\$27,998.00	Henkemeyer Coatings, Inc.
8A Doors, Frames & Hardware (HS)	\$233,994.00	Kendell Doors & Hardware, LLC
8A Doors, Frames & Hardware (Discovery)	\$25,356.00	Mid Central Door
8B Aluminum Doors & Windows	\$215,000.00	Heartland Glass Company, Inc.
9A Gypsum System	\$366,839.00	RTL Construction, Inc.
9B Tilework	\$57,617.00	Commercial Flooring Services, LLC
9C Acoustical Ceilings	\$155,500.00	St. Cloud Acoustics, Inc.
9D Flooring Covering (HS)	\$188,544.00	Floors by Beckers, LLC
9D Flooring Covering (Discovery)	\$12,500.00	Grazzini Brothers & Company
9F Painting	\$58,870.00	High Performance Coatings, Inc.
10A Signage	\$37,065.00	Scenic Sign Corp.
12A Auditorium Seating	\$274,800.00	H & B Specialized Products, Inc.
12B Window Treatments	\$7,950.00	CE, LLC dba CE Contract
21A Fire Suppression	\$122,000.00	Breth - Zenzen Fire Protection, LLC
23A Plumbing & HVAC Combo	\$3,894,200.00	SCR, Inc
26A Electrical	\$2,700,000.00	Augusta Electric, Inc.
31A Excavation	\$252,500.00	Landwehr Construction, Inc.
31B Helical Piers	\$24,640.00	Atlas Foundation Company, LLC

MOTION to ACCEPT or REJECT Alternates.

Alternate #1: Interior Office Remodeling

Base bid: Do not provide labor and materials associated with office remodeling work identified as alternate #1 on the project drawings.

Alternate #1 Bid: Provide all labor and materials associated with the office remodeling work identified as alternate #1 on the project drawings.

ADD OF \$296,881.00 Recommendation to REJECT

Alternate #2: Interior Shower Remodeling

Base bid: Do not provide labor and materials associated with the shower remodeling work identified as alternate #2 on the project drawings.

Alternate #2 Bid: Provide all labor and materials associated with the shower remodeling work identified as alternate #2 on the project drawings

ADD OF \$287,342.00 Recommendation to ACCEPT

Alternate #3: Theater Seating – Low Back Option

Base bid Provide Hussey Seating Company Quattro High Back Theater Seating as shown on the project drawings.

Alternate #3 Provide Hussey Seating Company Quattro Low Back Theater Seating as shown on the project drawings in lieu of Hussey Seating Company Quattro High Back Theater seating.

DEDUCT OF \$(2,150.00) Recommendation to REJECT

Alternate #4: Theater Seating – Alternate Manufacturer

Base bid: Provide Hussey Seating Company Quattro High Back Theater Seating as shown on the project drawings.

Alternate #4 bid: Provide Irwin Seating Citation Low Back Theater Seating as shown on the project drawings in lieu of Hussey Seating Company High Back Theater Seating.

DEDUCT OF \$ (32,691.00) when comparing the base bid price of \$274,800.00 to the provided price of \$242,109.00. The alternate Bidder H2I also provided a voluntary alternate for an Irwin High Back Theater seat in the amount of \$269,490.00.

Recommendation to REJECT

Alternate #5: Auditorium House Lights

Base bid: Under the base bid replace existing incandescent lamps in all of the existing auditorium house lights see drawings E022_HS

Alternate #5 bid Under the alternate bid carefully remove the existing auditorium house light fixtures and provide new replacement light fixtures, refer to drawings E122_HS and light fixture schedule on drawing E600_HS

ADD OF \$ 215,000.00 Recommendation to ACCEPT

Alternate #6: Fire Rated Window System

Base bid: Do not provide labor and materials to remove and reinstall existing window system identified on project drawings as Alternate #6.

Alternate #6 bid: Provide labor and materials to remove existing window frames and reinstall new window frames identified as alternate #6 on project drawings.

ADD OF \$ 77,150.00 Recommendation to REJECT

Alternate #7: Theater Lighting

Base bid: Provide labor and materials to add light fixtures identified as “Discovery Quantity” and “High School Quantity” in project specification section 29 09 61 article 2.15. **Do not** provide labor and materials to provide light fixtures identified as “Alternate Quantity” in project specification section 29 09 61 article 2.15.

Alternate #7 bid: Provide labor and materials to add light fixtures identified as “Discovery Quantity” and “High School Quantity” in project specification section 29 09 61 article 2.15 **and** provide labor and materials to provide light fixtures identified as “Alternate Quantity” in project specification section 29 09 61 article 2.15.--

ADD OF \$207,000.00 Recommendation to ACCEPT

Sincerely,



Preston Euerle
President