



## FACILITIES MANAGEMENT

Independent School District No. 709

*Located at 101 East 3rd Street*

*Mailing Address: 215 North 1st Avenue East*

*Duluth, Minnesota 55802*

Construction Management (218) 336-8907

Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider

**Date:** April 22, 2010

**Re:** Bid #1170 – Food Service Equipment – Lincoln-Piedmont Elementary School

The above bid was advertised according to statute and School Board Policy. Forty-eight bids were received related to the contracts identified on the attached list in response to the School District's notice for bids for the Food Service Equipment. The attached Bid Tab and Recommendation reflects the bids received related to the scope of work at Lincoln-Piedmont Elementary School.

It is recommended the Duluth School Board approve entering into a contract with the contractor as listed on the recommendation letter based on their low bid as provided in response to Bid #1170 – Food Service Equipment.

Attached please find the Recommendation and Bid Tab from Johnson Controls.

Enclosures



**KRAUS-ANDERSON®**  
**CONSTRUCTION COMPANY**

Breaking new ground since 1897

3716 Oneota Street

Duluth, MN 55807

O 218.722.3775

F 218.722.3778

[www.krausanderson.com](http://www.krausanderson.com)

April 20, 2010

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

RE: **Lincoln-Piedmont Elementary School**  
**Bid #1170 Food Service Equipment Award Recommendation**

Dear Mr. Strong:

This letter is concerning the recommendation for contract award for the above referenced project that was bid on December 10, 2009.

Kraus-Anderson Construction Company has undergone several days of bidder verification and we submit the following lowest responsible bidder and their total bid amount:

<u>Bid Division</u>	<u>Contractor, City, State</u>	<u>Bid Amount</u>
25 Food Service Equipment	Hockensbergs Food Service Equipment & Supply 701 Kasota Avenue SE Minneapolis, MN 55414	Base Bid: \$306,578.00 Bond: \$3,086.00 Total Contract: \$309,664.00

**Total Contract Recommended: \$309,664.00**

We have enclosed Robert Rippe & Associates, Inc. recommendation letter and bid summary.

If you have any questions regarding this information, please do not hesitate to contact me at 218-722-3775.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Mike Dosan, Jr.  
Project Manager

MD/cb

Enclosures: (2)

cc: Larry Turbes, SJA

# ROBERT RIPPE & ASSOCIATES, INC

February 15, 2010

Kevin M. Strong  
Program Manager  
Johnson Controls, Inc.  
215 North 1st Avenue East, Room 100  
Duluth, MN 55802

FOODSERVICE  
DESIGN AND  
CONSULTING

Re: Duluth Public Schools – Foodservice Equipment Bids  
RRA #P8.081.00

6117 BLUE CIRCLE  
DRIVE, SUITE 100  
MINNEAPOLIS, MN  
55343-9108

Dear Kevin:

We recommend that the Duluth Public Schools award a foodservice equipment contract to Hockenbergs Foodservice Equipment & Supply for the amount of \$2,236,930.49. This work would include five buildings for which construction bids have already been received for the amounts listed on the following page.

Bids from five qualified contractors were received for nine remaining buildings with foodservice work on October 26, 2009. All bids were relatively close indicating bidders had a good understanding of the documents. The bids were itemized giving us the ability to review the bids for potential errors and none were found. Hockenbergs Foodservice Equipment was the low bidder and their bid was below our final cost estimate. Hockenbergs has completed several similar projects specified by our firm including recent work for the Edina Public Schools. Their work has been of good quality, well coordinated and completed in a timely fashion. Seeing no errors or inconsistencies in their bid, we recommend that the District make the award to Hockenbergs for the five projects now ready to proceed.

TEL 952.933.0311  
FAX 952.933.9666

Hockenbergs foodservice equipment bids for the four buildings for which construction bids will be received in upcoming months are also listed on the following summary page along with the amount to do additional work at the Eastern Middle School site. It is our hope that these projects would also be awarded to Hockenbergs in the near future as they have held their bids for an extended period of time and have given us and JCI assurances that they would continue to do so. This would simplify the coordination of construction throughout the District. It would also make warranty work, maintenance and operation of the foodservice equipment much easier as there would be one point of contact for all buildings.

[www.rrippe.com](http://www.rrippe.com)  
[rippe@rrippe.com](mailto:rippe@rrippe.com)

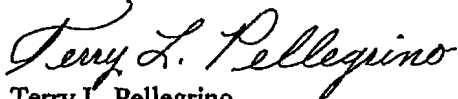
If bids of the final construction projects come in at a level that makes it necessary to reduce the costs for these projects, we will work closely with the District and JCI to seek opportunities to reduce foodservice equipment costs as well. The District can be assured of getting fair value for any deducts by utilizing the itemized pricing provided in Hockenbergs bid.

Kevin M. Strong  
February 15, 2010  
Page 2

The Foodservice Department would also like the opportunity to provide Eastern Middle School with a serving area and separated dining room that are more consistent with peer facilities throughout the state and similar to the serving area planned for the Western Middle School. An add alternate was included in the bids for this work and the District has the opportunity to accept this work at a later date as well.

If you have any questions or need additional information please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Terry L. Pellegrino".

Terry L. Pellegrino  
Principal

Attachment

# ROBERT RIPPE & ASSOCIATES, INC.

DULUTH PUBLIC SCHOOLS  
Duluth, MN

FOODSERVICE  
DESIGN AND  
CONSULTING

February 15, 2010

## FOODSERVICE EQUIPMENT RECOMMENDED BID SUMMARY

6117 BLUE CIRCLE  
DRIVE, SUITE 100  
MINNEAPOLIS, MN  
55343-9108

<u>Building</u>	<u>Bid Amount</u>
Laura MacArthur	\$298,683.00
Lester Park	\$307,115.00
Eastern Middle School	\$77,685.49
Ordean/Eastern High School	\$647,557.66
Ordean Culinary Arts	\$209,289.34
Denfeld	\$648,000.00
Denfeld Culinary Arts	\$48,600.00
<b>Total for Current Buildings</b>	<b><u>\$2,236,930.49</u></b>

### Alternates

Eastern Middle School Serving Area	<u>\$70,774.51</u>
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TEL 952.933.0313  
FAX 952.933.9661

### Future Buildings

Congdon	\$293,827.00
Grant	\$303,205.88
Lincoln Piedmont	\$306,578.00
Western Middle School	\$547,956.68
<b>Total for Future Buildings</b>	<b><u>\$1,451,567.56</u></b>

www.rrippe.com  
rippe@rrippe.com

3,788,498.05