

August 18, 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 Discovery Elementary Mechanical Upgrades were opened on Thursday, August 7, 2025, at 2:00 pm. This was a public opening.

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

- 10 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.
- 65 contractors expressed interest in bidding on the project.
- 44 separate bids were collected and opened at bid opening.

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 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

We are recommending section 23A Plumbing and HVAC contract to be awarded to Masters Plumbing, Heating, & Cooling, LLC. Bids from St. Cloud Refrigeration, Inc. and Davis Mechanical Systems, Inc. were lower but not qualified. Each discovered a bid error and asked to withdraw their bids. Their requests to withdraw their bids are attached.

CONTRACTS THAT ARE RECOMMENDED TO APPROVE

<u>Section Description</u>	<u>Base Bid</u>	<u>Contractor</u>
6A Carpentry	\$92,900	BCI Construction, Inc.
6B Architectural Woodwork	\$51,944	TMI Systems Corporation
8A Doors, Frames & Hardware	\$8,252	Mid Central Door
9A Gypsum System	\$72,000	BCI Construction, Inc.
9B Acoustical Ceilings	\$74,900	Wood Acoustics, Inc.
9C Flooring Covering	\$33,900	Super Set Flooring & Tile, LLC
9D Painting	\$112,030	High Performance Coatings, Inc.
21A Fire Suppression	\$47,550	Breth-Zenzen Fire Protection, LLC
23A Plumbing & HVAC	\$1,975,000	Masters Plumbing, Heating, & Cooling, LLC
26A Electrical	\$327,000	Augusta Electric, Inc.

Sincerely,



Preston Euerle
President