



Agenda Item: XXXX
Date Prepared: December 12, 2024
ISD 834 Board Meeting

Agenda Item: Oak-Land Middle School Addition and Renovation – Construction Bids
 Meeting Date: December 17, 2024
 Contact Person: Mark Drommerhausen, Executive Director of Operations and Transportation

Background: Wold Architects have been working with Stillwater Area Public Schools staff over the past year to design an addition/building renovation for Oak-Land Middle School. The project is scheduled to break ground in the spring of 2025 and be completed for the start of the 2026-2027 school year. Kraus-Anderson Construction Company worked with Stillwater Area Public Schools and Wold Architects to solicit bids for the Oak-Land Middle School Addition. The bids were opened on December 9, 2024.

To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 34 separate work scopes. Their role will be coordinating the schedule and monitoring the performance of each work scope during the construction project. Stillwater Area Public Schools will enter into a separate contract with the lowest responsible bidder for each work scope.

These bids came in within budget and will keep us on our construction timeline. The Oak-Land Middle School will be funded by the 2024A School Building Bonds and LTFM Fund. Kraus-Anderson, Wold Architects and Stillwater Area Public Schools will be working throughout the project to minimize expenses.

The following is a description and amount of each work scope:

Work Scope	Lowest Responsible Bidder and Amount
Work Scope 01-J: Construction Final Cleaning	One bid was received for this work scope. The lowest responsible bidder is Prime Solutions, LLC dba Prime Construction Solutions of Bloomington, MN for a bid total of \$65,000.
Combined Work Scope 02-A: Demolition	Five bids were received. The lowest responsible bidder is Ebert, Inc. dba Ebert Companies Construction of Corcoran, MN for a bid total of \$393,300.00
Combined Work Scope 03-A: Concrete and 04-A Masonry	Eighteen bids were received for both work scopes. The lowest responsible bidder is George Siegfried Construction Company of Stillwater, MN for a combined bid total of \$1,422,172.00.
Work Scope 03-B:Structural Precast	Three bids were received. The lowest responsible bidder is Collins Precast, LLC of Iroquois, SD for a bid total of \$1,566,151.00.
Work Scope 05-A:Structural Steel – Material Only	Five bids were received. The lowest responsible bidder is MadenWorks, Inc. dba Am-Tec Designs of Scandia, MN for a bid total of \$315,156.00.
Work Scope 05-B:Structural Steel Erection	Four bids were received. The lowest responsible bidder is Top Line Steel Corporation, Inc., of Minnetrista, MN for a bid total of \$172,500.00.



Work Scope 06-A: Carpentry	Seven bids were received. The lowest responsible bidder is Parkos Construction Company of West St. Paul, MN for a bid total of \$452,800.00.
Work Scope 07-D: Exterior Weather Barrier	Six bids were received. The lowest responsible bidder is Northstar Weatherproofing and Waterproofing LLC of St. Cloud, MN for a bid total of \$34,600.00.
Work Scope 07-F: Metal Panels	Six bids were received. The lowest responsible bidder is Nordstrom Architectural Sheet Metal and Roofing of Rockford, MN for a bid total of \$189,450.00.
Work Scope 07-H: Roofing	Two bids were received. The lowest responsible bidder is Berwald Roofing Company, Inc. North St. Paul, MN for a bid total of 2,481,307.00.
Work Scope 07-L: Sealants	One bid was received. The lowest responsible bidder is Carciofini Company of Burnsville, MN for a bid total of \$61,190.00.
Work Scope 08-A: Doors, Frames and Hardware – Material Only	One bid was received. The lowest responsible bidder is Twin City Hardware Company of Oakdale, MN for a bid total of \$358,780.00.
Work Scope 08-D: Specialty Doors	Two bids were received. The lowest responsible bidder is Won-Door Corporation of Salt Lake City, UT for a bid total of \$52,547.00.
Work Scope 08-F: Aluminum Storefronts, Entrances and Curtain Wall	Four bids were received. The lowest responsible bidder is FMI - Ford Metro Inc. of Rochester, MN for a bid total of \$626,300.00.
Work Scope 09-A: Drywall	Five bids were received. The lowest responsible is Commercial Drywall, Inc. of St. Anthony, MN for a bid total of \$845,130.00.
Work Scope 09-B: Tile	Seven bids were received. The lowest responsible bidder is M.C.I. Inc. dba Multiple Concepts Interiors of Waite Park, MN for a bid total of \$192,790.00.
Work Scope 09-C: Ceiling and Acoustical Treatment	Three bids were received. The lowest responsible bidder is Sonus Interiors, Inc. of Golden Valley, MN for a bid total of \$673,840.00.
Work Scope 09-D: Flooring	Six bids were received. The lowest responsible bidder is M.C.I. Inc. dba Multiple Concepts Interiors of Waite Park, MN for a bid total of \$334,952.00.
Work Scope 09-F: Wood Flooring	Three bids were received. The lowest responsible bidder is JWood Sports Flooring of Hudson, WI for a bid total of \$221,500.00.
Work Scope 09-G: Terrazzo	Four bids were received. The lowest responsible bidder is Concrete Arts, Inc. of Hudson, WI for a bid total of \$126,750.00.
Work Scope 09-H: Fluid Applied Flooring	Four bids were received. The lowest responsible bidder is Starting Line Floor Coatings, Inc. of Apple Valley, MN for a bid total of \$23,750.00.
Work Scope 09-K: Wall Covering and Painting	Six bids were received. The lowest responsible bidder is Fransen Decorating, Inc. of Milaca, MN for a bid total of \$115,164.00.
Work Scope 10-A: General Specialties	Three bids were received. The lowest responsible bidder is Construction Supply, Inc. of Fargo, ND for a bid total of \$44,429.00.
Work Scope 11-F: Food Service Equipment	One bid was received. The lowest responsible bidder is South Town, Inc. of Brooklyn Park, MN for a bid total of \$132,956.29.



Work Scope 11-K: Gymnasium Equipment	Three bids were received. The lowest responsible bidder is H&B Specialized Products, Inc. of Eden Prairie, MN for a bid total of \$437,650.00.
Work Scope 12-C: Manufactured Casework	Four bids were received. The lowest responsible bidder is Woodside Industries, Inc. of Cavalier, ND for a bid total of \$495,160.00.
Work Scope 21-A: Fire Suppression	Six bids were received. The lowest responsible bidder is Dynamic Fire Protection of White Bear Lake, MN for a bid total of \$270,179.00.
Work Scope 23-A: HVAC / Combined Mechanical	Eleven bids were received. The lowest responsible bidder is Kraft Contracting dba Kraft Mechanical, LLC of Woodbury, MN for a bid total of \$7,205,000.00.
Work Scope 26-A: Electrical	Four bids were received. The lowest responsible bidder is Daley Electric, LLC of Newport, MN for a bid total of \$2,130,000.00.
Work Scope 31-A: Earthwork and Site Utilities	Twelve bids were received. The lowest responsible bidder is Frattalone Companies, Inc. of Little Canada, MN for a bid total of \$2,252,349.00.
Work Scope 32-A: Asphalt Paving	Eight bids were received. The lowest responsible bidder is Minnesota Roadways Co. of Shakopee, MN for a bid total of \$159,086.00.
Work Scope 32-B: Concrete Paving	Six bids were received. The lowest responsible bidder is Curb Masters Inc. of South St. Paul, MN for a bid total of \$96,500.00.
Work Scope 32-F: Landscape and Irrigation	Three bids were received. The lowest responsible bidder is Peterson Companies Inc. of Chisago City, MN for a bid total of \$165,495.00.

The total amount for 34 work scopes is \$24,113,933.29. Each lowest responsible bidder has been identified per work scope. Additional costs may be incurred during the project to resolve issues not identified in the construction documents. Kraus-Anderson Construction Company recommends entering into a contract with each lowest responsible bidder identified above. Administration requests approval to award the bids to the respective bidders.

Location(s): Oak-Land Middle School

Project Name: Oak-Land Middle School Addition

Fund: 2024A School Building Bonds and LTFM Fund

Description: Construction of new gymnasium/storm shelter and eight additional classrooms, connect to municipal water and sewer, boiler replacement, renovate current media center and gymnasium spaces, provide additional parking and emergency access and other miscellaneous improvements.

Item: All work scopes identified above

Amount: \$24,113,933.29

Recommendation:

A motion and a second to approve the work scope contracts will be requested.

Motion by: _____ **Seconded by:** _____ **Vote:** _____