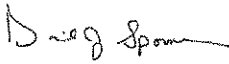


# Memorandum

**To:** Doug Hasler  
School Board Members

**From:** Dave Spooner 

**Date:** May 2, 2017

**Re:** BID #1258 – Playground Rubber Mulch Replacement

The above bid was advertised according to statute and School Board Policy. Three (3) bids were received in response to the School District's notice for bids for the District Wide Rubber Mulch Replacement Project. The attached Bid Tab and recommendation letter reflect the bids received related to the scope of work.

Please consider when discussing this Playground Rubber Mulch Project, that the identified projects in the attached 10 Year Capital Plan will be deferred in some fashion for up to 3 years, along with any unforeseen LTFMR projects. This impact could be mitigated in some manner if an alternative method of financing such as the sale of bonds to pay for LTFMR projects is considered.

## Recommendation:

It is recommended that the Duluth School Board approve entering into a contract with the contractor as listed on the recommendation letter based on their low responsible bid as provided in response to BID #1258 – Playground Rubber Mulch Replacement.

The authority to enter into such agreement is granted per action taken by the School Board at the May 16th regular School Board meeting in which the Duluth School Board authorized the School Board Chair to enter into such agreement.

Enclosures



**PROJECT:** Rubber Mulch Replacement,  
Bid Number 1258

**SUBJECT:** Bid Review, Assessment and Recommendation

**MEMO DATE:** May 3, 2017

**FROM:** Luke Sydow  
SAS+Associates  
Duluth, MN 55802

**TO:** Dave Spooner- ISD 709  
Independent School District #709  
215 N. 1<sup>st</sup> Ave East  
Duluth, MN 55802

Dear David,

We have been in contact with the low bidder for the above project, A Plus Landscaping LLC, who teamed with Bluemels, to verify their qualifications. Both companies have indicated their ability to do the work within the timeline required and will meet the objectives of the board.

A Plus Landscaping LLC and Bluemels have provided a bid for Option 3, replacement of the rubber mulch over a three year period, and opted not to bid on Option 1 or Option 2. In discussions with the contractors, SAS has determined the following reasons providing a bid only for Option 3 -

- a. Short construction season
- b. Prior work load
- c. Limited "qualified" crews
- d. Lower costs over three years

Required Contractor Qualifications:

1. Certified Playground Installer, **Provided**
2. Warranty of existing equipment, Certified Landscape Structures Inc. Installer **Provided**
3. Proper disposal of shredded tire mulch, **A Plus Landscaping LLC is currently working to provide State of Minnesota/MPCA authorization.**

If the district moves forward with the project, SAS+Associates recommends the A Plus Landscaping LLC/Bluemels team in the amount of **\$1,217,493 - \$468,576 in 2017, \$620,016 in 2018 and \$128,901 in 2019**. Bluemels is to remove and reinstall the playground equipment, while A Plus Landscaping LLC is to be responsible for all other site and landscape work. A Plus Landscaping must provide, **prior to contracting, ALL** appropriate government approvals for disposal of the shredded tire mulch.

Regards,

  
Luke Sydow, PLA  
Principle

**BACK POCKET MATERIALS**

The process of removing rubber mulch from playgrounds and replacing it with an alternative surface is a new concept to Duluth, and furthermore, to the state of Minnesota. When being replaced by Engineered Wood Fiber (EWF), it becomes a multi-discipline project with the rubber removal/disposal, equipment removal and reinstallation, re-grading and drainage and installation of the EWF. Since many of these steps were unfamiliar to us, we reached out to contractor/vendors we felt were knowledgeable in their respective areas. Using the estimates provided, we formulated our overall projected cost estimate. After studying the three bids we learned of a few details of the project that may have led to higher than anticipated costs:

- The desire for higher-quality EWF (tamarack) limited product availability in the state.
- The requirement to maintain the warranties on all equipment, and the request for a certified playground installer, which limited the number of contractors qualified to bid.
- The few contractors qualified to bid did not have the necessary availability to complete the work in the coming summer or in the next two years, limiting the bids to only Option 3.

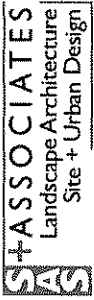
It is unfortunate that ISD 709 had to navigate the steep learning curve of this process first, but hopefully these real-world numbers will be beneficial to others embarking on similar projects across the state.

**ISD 709 Rubber Mulch Replacement**

Cost per School

*May 1, 2017*

	Homecroft	Lakewood	Laura Mac	Lester	Lincoln	Lowell	Myers	Ordean	Piedmont
<b>Aplus Landscape</b>	\$152,586	\$159,354	\$156,155	\$159,154	\$67,096	\$158,568	\$145,854	\$61,805	\$151,921



**BID TABULATION**

RUBBER MULCH REPLACEMENT

ISD 709 BID #1258

SAS Project #: 16-0140

Bid Date & Time: April 27, 2017 @ 2pm local time

Contractor	Sub-Contractors	Option 1	Option 2	Option 3	2017 Cost	2018 Cost	2019 Cost	Addenda Acknowledged	Bid Security	Responsible Contractor Form
A Plus Landscaping	Bluemels	NO BID	NO BID	1,217,493	468,576	620,016	128,901	1,2	√	√
New Look Contracting	SafetyFirst	NO BID	NO BID	1,295,500	610,000	680,000	225,000	1,2	√	√
Urban Companies	Bluemels	NO BID	NO BID	1,515,000	659,500	443,500	192,500	1,2	√	√

# **CAPITAL FACILITIES PLAN**

**Presented to the Duluth School Board**

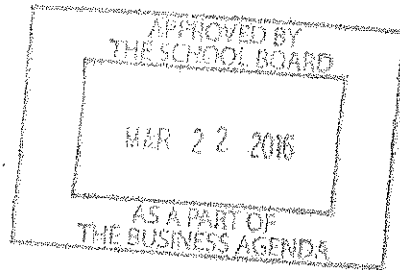
**March 22, 2016**

NOTE: This plan should not be considered all-inclusive regarding the current school facility needs. The process of assessment is ongoing and annually involves the gathering of updated needs information from building administrators. We are continually striving to realize even greater accuracy relative to the planning for deferred and scheduled maintenance repair needs of our school buildings.

RESOLUTION

Ten-Year Capital Facilities Plan – 2016 Update

BE IT RESOLVED, by the School Board of Independent School District No. 709, St. Louis County, State of Minnesota, that the Ten-Year Capital Facilities Plan – 2016 Update, is approved.



# DRAFT Capital Facilities Plan - Projects by Year

**REVISED**

3/7/16 1:49:22 PM

July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY17**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Myers-Wilkins	Replace Windows and Exterior Masonry Repairs	\$844,000
Old Central	Repair Damaged Concrete Roof Tile	\$35,000
Old Central	Ceiling Finishes: Replace Gymnasium Acoustical Tile and Abate Asbestos Adhesive	\$170,000
Old Central	Electrical: Replace 1926 Gymnasium Lighting (Salvaged T5 HB)	\$70,000
Old Central	Chimney - Temporary Repairs Total Restoration Est. \$400,000	\$70,000
Old Central	Regrade and Repave 3rd Street entrance to correct leak to boiler room and storm sewer - code	\$300,000
Old Central	Replace 20 Year Old Carpeting Unity	\$35,700
	FY17 TOTAL	\$1,814,700

# DRAFT Capital Facilities Plan - Projects by Year

**REVISED**

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY18**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
Congdon Park	Plumbing: Replace Lavatory Wash Fountains	\$20,000
Denfeld	Repair/replace damaged and degraded sidewalk 6th Street	\$50,000
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Lakewood	Roof System: Replace Roof	\$850,000
Ordean East MS	24yr Old Gym Floor Refinish	\$60,000
Ordean East MS	Exterior Door Replacement - 8 leaf hollow metal/wood to Aluminum	\$100,000
Stowe	Replace Damaged and Non-CPSC Playground Equipment	\$165,000
Stowe	Replace Damaged Playground Pavement	\$65,000
	FY18 TOTAL	\$1,600,000



# DRAFT Capital Facilities Plan - Projects by Year

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**Budget Year FY19**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
Congdon Park	Exterior Wall Restoration: Brick Replacement Tuck Pointing and Brick Repair	\$223,904
Congdon Park	Exterior: Replace 150 exterior windows due to operational failure and leaking	\$450,000
Denfeld	Repair Resurface Track	\$250,000
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Lakewood	HVAC: Ductwork Cleaning	\$80,000
Lowell	Wall Finishes: Paint Interior	\$136,000
Lowell	HVAC: Ductwork Cleaning	\$140,000
Old Central	Fire Alarm Systems: Outdated System	\$150,096
Old Central	Roof replacement sections 2B, 7B,7C,8. Boiler Roof	\$130,000
	FY19 TOTAL	\$1,850,000

# DRAFT Capital Facilities Plan - Projects by Year

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**Budget Year FY20**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
East High School	Roof System: Replace Roof - Pool/Gym 1994 Addition	\$265,500
Homecroft	Regrade and replace failed drainage in field area to correct wet and hazardous conditions	\$50,000
Old Central	Roof System: Replace original Roof Slate 1926 Addition	\$571,894
Old Central	Vehicular Paving: Resurface Asphalt Parking Lots	\$75,000
Old Central	Repair/Replace Exterior Stairs	\$600,000
Old Central	Exterior Doors: Replace Overhead Doors	\$70,000
Old Central	Interior Doors: Replace Boiler Room Door	\$2,839
Old Central	Superstructure: Replace Steel Beams under front entrance destroyed by corrosion	\$30,000
Old Central	Repair/replace temperature control system (Fy26 Proj. Phased Levy)	\$170,000
	FY20 TOTAL	\$2,125,233

# DRAFT Capital Facilities Plan - Projects by Year

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY21**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
East High School	Roof System: Replace Roof - South Class Rooms 1994	\$292,050
East High School	Roof System: Replace Roof - Music Wing	\$115,960
Old Central	Replace Concrete Roofing Tile Roofing (Fy23 Proj. Phased Levy)	\$1,500,000
Stowe	HVAC: Ductwork Cleaning	\$130,000
Transportation	Roof System: Replace Roof	\$57,094
	FY21 TOTAL	\$2,385,104

# DRAFT Capital Facilities Plan - Projects by Year

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY22**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Old Central	Service Tunnels: Floor Vapor Barrier	\$35,000
Old Central	Exterior Windows: Replace windows (Fy23 Proj. Phased Levy)	\$550,000
Old Central	Superstructure: Patch Plaster at Exterior Walls	\$23,576
Old Central	Exterior Restoration Clock Tower and Roof Level Chimneys (Fy23 Proj. Phased Levy)	\$1,350,000
Old Central	Exterior Restoration 1973 Addition (Loading Dock and roof level walls above) (Fy23 Proj. Phased Levy)	\$320,000
Old Central	Hazardous Components: Abatement	\$50,000
	FY22 TOTAL	\$2,618,576

# DRAFT Capital Facilities Plan - Projects by Year

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Pending Duluth School Board Approval March 22, 2016

**Budget Year FY23**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Old Central	Exterior Wall Restoration Boiler, Hallway, and stack (Fy23 Proj. Phased Levy)	\$460,000
Old Central	Exterior Wall Restoration North Wing (Fy23 Proj. Phased Levy)	\$600,000
Old Central	Exterior Wall Restoration 1926 Addition (Gym) (Fy23 Proj. Phased Levy)	\$740,000
Old Central	Exterior Wall Restoration East Wing (Fy23 Proj. Phased Levy)	\$700,000
Old Central	Hazardous Components: Abatement	\$80,000
	FY23 TOTAL	\$2,870,000

# DRAFT Capital Facilities Plan - Projects by Year

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY24**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Old Central	HVAC: Replace Ventilation All Floors (FY26 Phased 3yr Levy)	\$1,200,000
Old Central	Ceiling Finishes: Replace 40yr old Acoustical Ceiling Tile (FY26 Phased 3yr Levy)	\$500,000
Old Central	Hazardous Components: Abatement (Fy26 Proj. Phased Levy)	\$230,000
Old Central	Exterior Walls Restoration West Wing (Inspecc 05/21/15 estimate)	\$870,000
	FY24 TOTAL	\$3,090,000

# DRAFT Capital Facilities Plan - Projects by Year

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY25**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Old Central	Dehumidification Chiller and Piping Mains(FY26 Proj. Phased Levy)	\$950,000
Old Central	Heating System Conversion - Steam to Hot Water (FY26 Proj. Phased Levy)	\$1,135,490
Old Central	Replace 80-116 yr.-old Domestic Water Piping (FY26 Proj. Phased Levy)	\$750,000
Old Central	Replace Ventilation All Floors (FY26 Proj. Phased Levy)	\$200,000
	FY25 TOTAL	\$3,325,490

# DRAFT Capital Facilities Plan - Projects by Year

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July 1, 2017 to June 30, 2026

Pending Duluth School Board Approval March 22, 2016

**Budget Year FY26**

BUILDING	WORK ITEM DESCRIPTION	EST. COST
District Wide	Health and Safety Management	\$170,000
District Wide	Environmental Health and Safety Projects District-Wide	\$120,000
Old Central	Replace Underground Sanitary Sewer Lines (FY26 Proj. Phased Levy)	\$375,000
Old Central	Replace Ventilation All Floors (FY26 Proj. Phased Levy)	\$2,800,000
Stowe	Wall Finishes: Paint Interior	\$120,000
	FY26 TOTAL	\$3,585,000