

Briefing Date(s): May 12, 2026
Action Date(s): N/A
Department: Construction Services
Submitted by: Patricia Magnuson

TOPIC: Approval of Bids for the SLP Lenox Community Center Renovations
BACKGROUND INFORMATION

On April 6, 2026, bid packages were posted for the construction services for SLP Lenox Community Center Renovations. The 11 Trade Packages were to be competitive bid.

On April 30, 2026, all the Trade Packages were opened and tabulated with 2 alternates for a total value of \$1,148,893.00. It is recommended to reject the alternates.

Package	Firm Name	Base Bid Amount	Totals/ No Alternates
1A – General Trades	Knutson Construction	\$284,095	\$284,095
8B – Aluminum Entrances, Storefronts, and Glazing	Northern Glass and Glazing	\$85,000	\$85,000
9A – Framing & Drywall	RTL	\$89,959	\$89,959
9C – Resilient Flooring and Carpet	Grazzini Brothers & Company	\$61,680	\$61,680
9D – Acoustical Treatments	Architectural Sales of MN, Inc.	\$119,650	\$119,650
9E – Painting and Wallcoverings	TBD	\$20,000	\$20,000
11A – Gym Equipment	H2I Group	\$16,350	\$16,350
14A – Wheelchair Lifts	TBD	\$71,550	\$71,550
21A – Fire Suppression	NOVA Fire Protection	\$33,935	\$33,935
22A – Plumbing & HVAC	Davis Mechanical	\$54,000	\$54,000
26A - Electrical	Apadana LLC	\$279,777	\$279,777
SUBTOTAL:		\$1,115,996.00	\$1,115,996.00

There were two alternates that were included with this bid.

- Alternate #1 – Sidewalk Handrail
- Alternate #2 – Stage Flooring

The subtotal with alternates excluded; of the 10 competitive trade packages is \$1,115,996. The bid amounts are higher than the project budget and value engineering will be done to bring costs back in-line.

The remaining costs are for the Construction Manager Agent (CMA) General Conditions \$418,245.

The total estimated cost of SLP Lenox Community Center Renovations is \$1,534,241 (not accounting for contingencies, fees, insurances, FF&E, etc...)

Recommendation

It is recommended that the School Board of Independent School District #283 approve the above base bids in the amount of \$1,115,996, and Knutson General Conditions of \$418,245, for a total of \$1,534,241.

Resolution

BE IT RESOLVED that the School Board of Independent School District #283 does hereby award 10 competitive bid packages in the amount of \$1,115,996.

BE IT FURTHER RESOLVED that the School Board of Independent School District #283 does hereby approve the Knutson General Conditions for the sum of \$418,245 for a total cost of \$1,534,241.

Exhibit A – Total Budget