


# Memorandum

**To:** Jill Lofald  
School Board Chair

Cathy Erickson  
CFO/Executive Director of Business Services

**From:** Dave Spooner   
Manager of Facilities

**Date:** June 23, 2022

**Re:** BID #1305 Asbestos Abatement - Central High School

The following bid was solicited in accordance with state statute and School Board Policy for the asbestos abatement of Central High School on the hill to prepare and abate the building for the demolition contractor.

## **BID #1305 Asbestos Abatement - Central High School:**

Bids were solicited from three (3) contractors for the abatement project. After review, I recommend that the School Board approve entering into an agreement with Mavo Systems, INC, based on their low responsible base bid of **\$1,579,340.00**. The additional unit pricing for approval if needed is as follows:

**Add Alt #1 - \$83,620.00**

**Linoleum - \$8 per sq foot**  
**Floor Tile - \$5 per sq foot**  
**Mastic/Adhesive - \$3 per sq foot**  
**Glovebag - \$100 each**  
**Ceiling Texture - \$10 per sq foot**  
**Lab Tops, transite, slate - \$10 per sq foot**  
**Structural Fireproofing - \$35 per sq foot**  
**Wall Demolition - \$10 per sq foot**

After review and if you concur, please approve and authorize Jill Lofald, Board Chair, to sign via DocuSign.



1301 N 3<sup>rd</sup> St. • Superior WI 54880 • 715-392-7114 • 1-800-373-2562 • F 715-392-7163 • www.twinportstesting.com

June 23, 2022

TPT #22A0165

Board of Directors  
Independent School District No. 709  
215 North First Avenue East  
Duluth, MN 55802

**Re: BID #1305 – Asbestos Abatement – Central High School  
800 Central Entrance  
Duluth, Minnesota**

Dear Board Members:

Twin Ports Testing has reviewed the bids that were received on Thursday, June 23, 2022, for the above-referenced project. Our recommendation for award is as follows:

BID #1305 – Asbestos Abatement – Central High School		
<b>MAVO Systems, Inc.</b>	Base Bid	\$1,579,340.00
<b>Alternate Bid #1 and all unit prices are approved if deemed necessary.</b>	<b>TOTAL:</b>	\$1,579,340.00

Based on the recommendations above, we recommend that the District enter into a contract with the above mentioned contractor for the total bid amount of **One Million, Five Hundred Seventy Nine Thousand, Three Hundred Forty Dollars and No/100 Cents (\$1,579,340.00)**.

Upon Board action, AIA contracts reflecting this amount to the Contractor can be generated. Bid tabulation have been e-mailed separately. Please contact me at 218-390-0162 (cell) or 715-394-8802 (office) should you have any questions regarding our recommendation.

Regards,

A handwritten signature in black ink that reads "Tracy Jacobs".

Tracy Jacobs, CHMM  
IH Services Manager



# BID FORM - Bid #1305 Asbestos Abatement

**Send Bids To:** Tony Kelekovich  
 ISD 709  
 4316 Rice Lake Road, Suite 108  
 Duluth, MN 55811

**Job Location:** Former Central High School  
 800 Central Entrance  
 Duluth, Minnesota

**Scope of Work:** Base Bid: Gaskets, TSI Fittings, Stack Insulation, Linoleum, Floor Tile, Sink Undercoating, Slate, Lab Countertops, Transite, Ceiling Texture, Structural Fireproofing, Tank Insulation and Fire Doors  
 Alternate Bid #1: Waterproofing, Caulk, Flashing, Adhesive and Mastic

**Project Details:** Air monitoring will be performed by Twin Ports Testing.  
 Base Bid abatement timeframe is 18 weeks (July 11 - November 11, 2022).  
 All quantities must be verified by contractor.

**Base Bid:** \$ 1,579,340.00  
**Alt. Bid #1:** \$ 83,600.00

**Acknowledgement of Addendum #1** J (please initial)

<b>Unit Price:</b> Linoleum	\$ <u>8.00</u>	per square foot
Floor Tile	\$ <u>5.00</u>	per square foot
Mastic/Adhesive	\$ <u>3.00</u>	per square foot
Glovebag	\$ <u>100.00</u>	per glovebag
Ceiling Texture	\$ <u>10.00</u>	per square foot
Lab Tops, Transite, Slate	\$ <u>10.00</u>	per square foot
Structural Fireproofing	\$ <u>35.00</u>	per square foot
Wall Demolition	\$ <u>10.00</u>	per square foot

**Bidding Firm Name and Address:** Maro Systems, Inc.  
2385 Beck's Rd  
Duluth, MN 55810

In submitting this bid, I agree:

- 1) To hold my bid open for ninety (90) calendar days after its opening.
- 2) To enter into and execute a contract, if awarded, on the basis of this bid.

**PLEASE NOTE:** There will be a mandatory job walk on Wednesday, June 15, 2022 at 10:00.  
 Bids are due on Thursday, June 23, 2022 at 2:00pm  
 All bids will be publicly opened and read. Faxed or emailed bids will not be accepted.

**Sign:** [Signature]  
John Krosky

**Date:** 6/23/22

**Print:** \_\_\_\_\_

\* Maro Systems will better 18 weeks,

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)  
Mavo Systems, Inc.  
2385 Becks Rd.  
Duluth, ND 55810

### SURETY:

(Name, legal status and principal place of business)  
Liberty Mutual Insurance Company  
175 Berkeley Street  
Boston, MA 02116

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)  
Duluth Public Schools  
730 East Central Entrance  
Duluth, MN 55811

**BOND AMOUNT:** \$ Five Percent (5%) of the Total Bid Amount

### PROJECT:

(Name, location or address, and Project number, if any)  
Asbestos Abatement - Central High School - Bid #1305

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of June

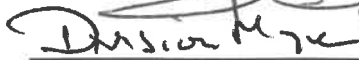
2022



(Witness)

Mavo Systems, Inc.

(Principal)

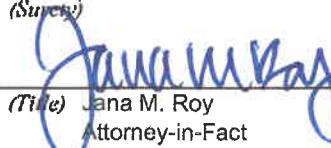


(Title)

Liberty Mutual Insurance Company

(Surety)

(Seal)

  
(Title) Jana M. Roy

Attorney-in-Fact





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8207878-023001

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Charles W. Floberg, Drew D. Neessen, James Hamlin, John M. Miller, Mason M. Marks, Michael S. Cranston, Nicholas Warren and William M. Smith of Portland, OR; Ronald J. Lange, Charla M. Boadle and Jennifer Barret of Spokane, WA; Abbie A. Bonney, Sandy L. Boswell, Janie Ma, Marie I. Matetich and Sharon Pope of Anchorage, AK Alec Gumpfer, Andrew Kerslake, Andrew P. Larsen, Deanna M French, Derek Sabo, Elizabeth R. Hahn, Guy Armfield, Jana M. Roy, John Claeys, Katelyn Cooper, Mindee L. Rankin, Nicholas Fredrickson, Roger Kaltenbach, Scott Fisher, Scott Garcia, Scott McGilvray, Susan B. Larson all of the city of Bellevue state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of April, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: [Signature]
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 22nd day of April, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: [Signature]
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 23 day of June, 2022.



By: [Signature]
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

