



**FACILITIES MANAGEMENT**

**Independent School District No. 709**

*Located at 101 East 3rd Street*

*Mailing Address: 215 North 1st Avenue East*

*Duluth, Minnesota 55802*

**Construction Management (218) 336-8907**

**Maintenance (218) 336-8906**

**Operations (218) 336-8905**

**Fax (218) 336-8909**

C.2.a.1)

## Memorandum

**To: Bill Hanson  
School Board Members**

**From: Kerry M. Leider**

**Date: February 3, 2010**

**Re: Bid #1164 – New Lester Park Elementary School and Demolition of Old School –  
Finish Carpentry (Work Scope #27)**

The above bid was advertised according to statute and School Board Policy. Six bids were received in response to the School District's notice for bids for the Finish Carpentry at the New Lester Park School and Demolition of Old School.

O'Keefe, Inc, River Falls, WI submitted the lowest base bid of \$341,610.00, which remains within the budget for this project.

Administration along with Johnson Controls, Inc. hereby recommends the School Board approve entering into a contract with O'Keefe, Inc. based on their low bid as provided in response to Bid #1164 – New Lester Park School and Demolition of Old School – Finish Carpentry.

Attached please find the Bid Tabulation and Recommendation from Johnson Controls.

Johnson Controls representatives will be available at the Board Meeting to answer any questions relative to this bid or related plans and specifications.

Attachments

C.d.a.1)



**KRAUS-ANDERSON<sup>®</sup>**  
**CONSTRUCTION COMPANY**

Established and founded since 1897  
8625 Rendova Street NE, P.O. Box 158  
Circle Pines, MN 55014  
O 763.786.7711  
F 763.786.2650  
www.krausanderson.com

January 25, 2010

**Mr. Kevin Strong**  
Johnson Controls, Inc.  
215 North First Avenue East, Suite 100  
Duluth, MN 55802

**RE: Lester Park Elementary School  
Carpentry Contract Award Recommendation**

Dear Mr. Strong:

This letter is concerning our recommendation for contract award for the above referenced project that was bid on September 22<sup>nd</sup>, 2009.

Kraus-Anderson has undergone several days of bidder verification and we submit the following lowest responsible bidder and their total bid amount:

<u>Work Scope</u>	<u>Contractor, City, State</u>	<u>Bid Amount</u>
27 Finish Carpentry	O'Keefe, Inc. River Falls, WI	Base Bid: \$341,600.00 Alternate #05: \$0.00 Alternate #10: \$0.00 Total Contract: \$341,600.00

**Total Base Bid Recommended: \$ 341,600.00**  
**Total Alternate #5 Recommended: \$ 0.00**  
**Total Alternate #10 Recommended: \$ 0.00**  
**Total Contract Amount Recommended: \$ 341,600.00**

We have enclosed the Bid Tabulation sheet that reflects the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at 763-786-7711.

Very truly yours,

KRAUS-ANDERSON<sup>®</sup> CONSTRUCTION COMPANY

Patrick Mulcahey  
Project Manager

PM/kmb

Enclosures

cc: Larry Turbes, SJA

**LESTER PARK ELEMENTARY SCHOOL  
DULUTH, MN**

**BID TABULATIONS  
SEPTEMBER 22, 2009 @ 2:00PM**

OWNER: ISD #709  
PROGRAM MGR.: JCI  
CONSTRUCTION MGR.: KRAUS-ANDERSON®  
ARCHITECT: SJA ARCHITECTS

**WORK SCOPE 27: FINISH CARPENTRY**

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	O'Keefe, Inc.	Haldeman-Homme, Inc.	LSI Corporation of America, Inc.	Lance Service, Inc.	Johnson Wilson Constructors, Inc.	St. Germain's Cabinet, Inc.
BID SECURITY	Bond	Bond	Bond	Bond	Bond	Bond
ADDENDA REC'D.	1-4	1-4	1-4	1-4	1-4	1-4
BASE BID	\$341,610.00	\$342,568.00	\$357,689.00	\$374,300.00	\$425,000.00	\$428,800.00
COMBINED BASE BID						
Alt 1: Precast Rock Feature Wall						
Alt 2: Sunshades						
Alt 3: Lightshelves						
Alt 4: Additional Roof Insulation						
Alt 5: Skylights						
Alt 6: Solar Wall						
Alt 7: Terrazzo Lower Level Corr. Floors						
Alt 8: Polyurethane Toilet Floors						
Alt 9: Solid Surface Countertops/Wall Caps	\$58,218.00	\$27,459.00	\$50,953.00	\$63,200.00	\$78,300.00	\$59,800.00
Alt 10: Start Construction 4/01/10						
Alt 11: Stainless Steel Railings						

C.2a.1)