

November 10, 2025

Mr. Todd Lieser  
Roseville Area Public Schools – ISD #623  
1251 County Road B2 W  
Roseville, MN 55113

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**SUBJECT: RECOMMENDATION FOR AWARD  
ROSEVILLE AREA HIGH SCHOOL (RAHS)  
BID PACKAGE II  
1240 COUNTY ROAD B2 WEST  
ROSEVILLE, MN 55113  
RSI PROJECT #25-12843B-02**

Dear Mr. Lieser:

On the attached tabulation of bids received for the Bid Package II roof replacement at Roseville Area High School (RAHS) located at 1240 County Road B2 W, Central Roofing Company is the apparent low-bidder with a **Base Bid price of \$1,642,800.00** (*One Million Six Hundred Forty Two Thousand Eight Hundred*) for removal of the existing roof assemblies and installation of new roof assemblies, as indicated in the Construction Drawings and Addenda as provided by RSI Building Envelope.

After the opening of the Bids, the Contractor had indicated that they attended the pre-bid walkthrough, had received the Construction Documents, and had included all items in their bid, including everything contained within Addenda #1 & #2.

We recommend completing all work as described in the Construction Documents and awarding the Base Bid to Central Roofing Company for Bid Package II at RAHS for the contract amount of \$1,642,800.00.

If you should have any questions or require further information, please contact our office.

Respectfully,

RSI Building Envelope

Weston Thone  
Senior Consultant  
RRO, RRC, CDT

Enclosed: Bid Tabulation

**Project:** RAHS Roof Replacement - Bid Package 2  
**Client:** Roseville Area Public School - ISD #623  
**Project Address:** 1240 County Road B2 W, Roseville, MN 55113  
**Bid Opening:** Public  
**Bid Opening Date:** Friday, Oct. 31, 2025 @ 1:00 PM CST

|                    | Base Bid  | Unit Price No. 1                              | Unit Price No. 2                             | Unit Price No. 3                                | Unit Price No. 4                       | Unit Price No. 5                      | Unit Price No. 6                            | Miscellaneous Information |                       |                      |                  | Res.<br>Contr.<br>Form? |     |
|--------------------|---|---|--|---|--|---------------------------------------|---|---------------------------|-----------------------|----------------------|------------------|-------------------------|-----|
| Bidding Contractor | Roof Replacement:<br>Areas Barrel Roof, Q, R,<br>S, T, U, and V | Replace Deteriorated<br>Metal Deck (/Sq. Ft.) | Repair Deteriorated<br>Conc. Deck (/Sq. Ft.) | Replace Deteriorated<br>plywood deck (/Sq. Ft.) | Additional Wood<br>Blocking (/Bd. Ft.) | Rust Inhibiting<br>Coating (/Sq. Ft.) | Additional Liq. Mem.<br>Flashing (/Sq. Ft.) | # of Addenda<br>Received? | # of calendar<br>days | Attended<br>Pre-Bid? | Bid<br>Security? | P&P<br>Bonds?           |     |
|                    | Commerical Roofing  | \$2,242,550.00                                | \$17.45                                      | \$75.00   | \$12.50                                | \$4.75                                | \$25.00                                     | \$15.00                   | Yes                   | 70                   | Yes              | Yes                     | Yes |
|                    | Equity Builders   | \$1,979,020.00                                | \$75.00                                      | \$125.00  | \$45.00                                | \$15.00                               | \$7.75                                      | \$6.25                    | Yes                   | 60                   | Yes              | Yes                     | Yes |
|                    | John A. Dalsin  | \$1,874,711.00                                | \$24.00                                      | \$65.00   | \$20.30                                | \$6.30                                | \$6.50                                      | \$24.00                   | Yes                   | 90                   | Yes              | Yes                     | Yes |
|                    | Central Roofing   | \$1,642,800.00                                | \$25.00                                      | \$120.00  | \$4.00                                 | \$3.50                                | \$6.00                                      | \$50.00                   | Yes                   | 250                  | Yes              | Yes                     | Yes |
|                    | Peterson Bros.  | \$1,987,000.00                                | \$35.00                                      | \$350.00  | \$25.00                                | \$7.00                                | \$4.00                                      | N/A                       | Yes                   | 200                  | Yes              | Yes                     | Yes |
|                    | Berwald   | \$2,690,000.00                                | \$23.00                                      | \$80.00   | \$20.00                                | \$7.50                                | \$15.00                                     | \$65.00                   | Yes                   | 210                  | Yes              | Yes                     | Yes |