

December 13, 2021

Mr. Chris Fenske, Superintendent  
School Board Members  
Lakeview Public Schools #2167  
875 Barstad Rd N  
Cottonwood, MN 56229

Dear Mr. Fenske and School Board Members,

Bids for the Lakeview Facilities Upgrades BP#3 were opened on Thursday December 9, 2021 at 2:00 pm. This was a public opening.

The results of this Bid Package process include the following highlights:

- 15 independent sections were established and bid.
- Local and regional contractors were directly contacted to inform them of the project and request bids for the project.
- 7 Regional Building Exchanges were provide bid documents
- 30 separate bids were collected and opened at bid opening.
- 1 Alternate was bid to identify specific costs for additional work.

Please see the attached handouts for the bid package results and overall project detail.

By utilizing a Construction Management bid process, exact costs by bid section have been obtained to verify the true cost of work as specified. We are pleased with the level of local contractor interest and in the quality of the contractors who submitted bids.

The next step in the process is to approve the base bids and alternates contingent upon a successful pre-award interview of the apparent low bid contractors to confirm their bid amount and construction schedule. We anticipate there may be some contracts awarded to the second low contractors due to the selection of alternates or confirmation of bid completeness.



## REQUESTED ACTION

**MOTION TO ACCEPT BID PACKAGES:** to the lowest qualified and responsible bidder for each bid section as recommended on the Bid Recap document presented by R.A. Morton & Associates for the base bid amount plus any approved alternate amount, contingent upon a successful pre-award interview with each prime contractor. (See attached detail sheet with contractor and bid amount)

Section Description	Base Bid	Contractor
3A Concrete	\$93,750.00	Sussner Construction, Inc.
4A Masonry	\$42,255.00	Ken Sather Construction, LLC dba Sather Building Supply
6A Carpentry	\$146,500.00	Sussner Construction, Inc.
6B Casework	\$31,600.00	Southern MN Woodcraft, Inc.
8A Doors, Frames & Hardware	\$78,160.00	Johnson Hardware Company, LLC
8C Overhead Doors	\$53,100.00	APi Garage Door Store
9A Gypsum Wall System	\$83,269.00	RTL Construction, Inc.
9B Tilework	\$56,000.00	Arnquist Home Center, Inc. dba Carpets Plus
9C Acoustical Panel Systems	\$5,500.00	St. Cloud Acoustics, Inc.
9D Flooring covering	\$101,200.00	Rickway Carpet, Inc.
9E Painting and Coating IF Alternate #1 is rejected	\$46,750.00	Full Spectrum Finishing, Inc.
9E Painting and Coating IF Alternate #1 is Accepted	\$47,860.00	Broadway Body Shop of New Ulm dba Mike's Painting
22A Plumbing	\$177,550.00	Lake Country Mechanical, Inc.
26A Electrical	\$117,000.00	Willmar Electric Service, Corp.
32A Asphalt Paving	\$14,915.00	Duininck, Inc.

8B Aluminum Doors Frames – No bid was received. Quotes will be requested.

**MOTION to ACCEPT or REJECT Alternates.**

### Alternate #1: Locker Room Structure

**ADD of \$26,850.00**

### **RECOMMENDATION TO ACCEPT**

Description: State on Bid Form, amount to be added to Base Bid, to install structural reinforcing as indicated at two existing mechanical units above the Locker Rooms which are not being replaced in this project. Include removal and replacement of piping and conduit as required to install new beams as noted.

Sincerely,



Preston Euerle  
President

## Preliminary Bid Recap

**JOB NAME:** Lakeview Public Schools 2022 Facility Upgrades  
**ARCHITECT:** Wendel  
**BID DATE:** December 9, 2021, 2:00 pm



**LOCATION:** Cottonwood, MN  
**SIZE:**

Bid Sect	Action	DESCRIPTION	Estimate	Apparent Low Bid	Alt. 1 Lockerroom Steel	Contractor Name
3A		Concrete	\$ 83,047	\$ 93,750.00	\$ -	Sussner Construction, Inc.
4A		Masonry	\$ 8,466	\$ 42,255.00	\$ -	Ken Sather Construction, LLC dba Sather Building Supply
6A		Carpentry	\$ 152,841	\$ 146,500.00	\$ 19,500	Sussner Construction, Inc.
6B		Casework	\$ 19,700	\$ 31,600.00	\$ -	Souther MN Woodcraft, Inc.
8A		Doors, Frames & Hardware	\$ 45,420	\$ 78,160.00	\$ -	Johnson Hardware Company, LLC
8B		Aluminum Doors Frames	\$ 35,650	\$ 70,000.00	\$ -	Allowance
8C		Overhead Doors	\$ 13,500	\$ 53,100.00	\$ -	APi Garage Door Store
9A		Gypsum Wall System	\$ 30,636	\$ 83,269.00	\$ -	RTL Construction, Inc.
9B		Tilework	\$ 35,700	\$ 56,000.00	\$ -	Arnquist Home Center, Inc. dba Carpets Plus
9C		Acoustical Panel Systems	\$ 5,550	\$ 5,500.00	\$ -	St. Cloud Acoustics, Inc.
9D		Flooring covering	\$ 72,153	\$ 101,200.00	\$ -	Rickway Carpet, Inc.
9E		Painting and Coating	\$ 6,990	\$ 47,860.00	\$ -	Broadway Body Shop of New Ulm dba Mike's Painting
22A		Plumbing	\$ 231,040	\$ 177,550.00	\$ 7,350	Lake Country Mechanical, Inc.
26A		Electrical	\$ 43,850	\$ 117,000.00	N/A	Willmar Electric Service, Corp.
32A		Asphalt Paving	\$ 4,815	\$ 14,915.00	\$ -	Duininck, Inc.
			\$ 410,242			
		<b>SUBTOTAL</b>	<b>\$ 1,199,600</b>	<b>\$ 1,118,659.00</b>	<b>\$ 26,850</b>	
		Bid Package #1 and #2 Contracts	\$ 6,478,378	\$ 6,793,153.00		
		Security Camera Allowance	\$ 140,000.00	\$ 140,000.00		
		<b>ESTIMATED TOTAL COST</b>	<b>\$ 7,817,978</b>	<b>\$ 8,051,812.00</b>	<b>\$ 26,850</b>	

Construction Management Fees	\$ 304,985	\$ 304,985.00
Construction Management Reimbursables	\$ 35,000	\$ 35,000.00
Architect Fees	\$ 713,157	\$ 713,157.00
Misc. Owner Expenses	\$ 64,237	\$ 61,121.51
Permits, Plan Reviews	\$ 82,938	\$ 82,938.00
Commissioning	\$ 43,000	\$ 43,000.00
Finance Costs	\$ 401,860	\$ 242,574.00
Design Contingency	\$ 290,782	\$ 290,782.00
General Conditions	\$ 103,603	\$ 82,945.72

<b>SOFT COSTS</b>	<b>\$ 2,418,587</b>	<b>\$ 1,856,503.23</b>
CONTINGENCY	\$ 578,435	\$ 314,611.58
Less Alternate Deducts/ Rejected Bid		
<b>TOTAL PROJECT</b>	<b>\$ 10,815,000</b>	<b>\$ 10,222,927</b>
Project Funds Available	10,815,000	10,815,000
Over/(Under) Budget	\$ -	\$ (592,073)



## Bid Results Recap - Lakeview Public Schools 2022 Facility Upgrades

Section		Bid #1	Bid #2	Bid #3	Bid#4	Average Bid	Low Bid	2nd Low Bid	Contract Amounts Without Alternates
3A	Concrete	\$93,750				\$93,750	\$93,750	\$93,750	\$93,750
4A	Masonry	\$42,255				\$42,255	\$42,255	\$42,255	\$42,255
6A	Carpentry	\$146,500	\$157,920	\$236,900		\$180,440	\$146,500	\$157,920	\$146,500
6B	Casework	\$31,600	\$55,005			\$43,303	\$31,600	\$55,005	\$31,600
8A	Doors, Frames & Hardware	\$78,160				\$78,160	\$78,160	\$78,160	\$78,160
8B	Aluminum Doors Frames	\$70,000				\$70,000	\$70,000	\$70,000	\$70,000
8C	Overhead Doors	\$53,100				\$53,100	\$53,100	\$53,100	\$53,100
9A	Gypsum Wall System	\$83,269	\$110,000			\$96,635	\$83,269	\$110,000	\$83,269
9B	Tilework	\$56,000	\$70,926	\$74,750		\$67,225	\$56,000	\$70,926	\$56,000
9C	Acoustical Panel Systems	\$5,500	\$7,488			\$6,494	\$5,500	\$7,488	\$5,500
9D	Flooring covering	\$101,200	\$155,000	\$195,310		\$150,503	\$101,200	\$155,000	\$101,200
9E	Painting and Coating	\$47,860	\$46,750	\$72,000		\$55,537	\$47,860	\$46,750	\$47,860
22A	Plumbing	\$177,550	\$233,980			\$205,765	\$177,550	\$233,980	\$177,550
26A	Electrical	\$117,000	\$134,600	\$195,250		\$148,950	\$117,000	\$134,600	\$117,000
32A	Asphalt Paving	\$14,915	\$15,250			\$15,083	\$14,915	\$15,250	\$14,915
<b>TOTALS</b>						<b>\$1,307,199</b>	<b>\$1,118,659</b>	<b>\$1,324,184</b>	<b>\$1,118,659</b>

Note: Results do not include proposed alternates or unit prices.

Competitive Bid Savings = \$188,540  
 % Savings = 16.85%  
 Number of Bids Received 30