



**FOREST LAKE AREA SCHOOLS
FOREST LAKE, MN 55025**

December 1, 2016

AGENDA ITEM: 9.11

**TOPIC: RECOMMENDATION TO AWARD FOREST LAKE SENIOR
HIGH SCHOOL ARCHITECTURAL / MECHANICAL /
ELECTRICAL CONSTRUCTION BID PACKAGE NO. 3**

BACKGROUND: DLR Architects, in conjunction with ICS Consulting have developed phasing for all of the projects at Forest Lake Senior High School.

PROCESS: DLR Architects and ICS Consulting created the bid specifications. The project was advertised for bid on November 3 & 10, 2016. The bid opening took place on November 29, 2016 at the District Office. The bid tabulation and a recommendation were processed after the bid opening by ICS Consulting.

RECOMMENDATION: Recommend the School Board award the Forest Lake Senior High Architectural / Mechanical / Electrical Construction, Bid Package No. 3 as per the attached breakdown.



December 1, 2016

Mr. Larry Martini
Forest Lake Area Schools
Independent School District No. 831
6100 North 210th Street
Forest Lake, MN 55025

Re: Forest Lake High School BP 3 – Addition and Remodeling
Forest Lake, MN

Dear Mr. Martini:

ICS Consulting, Inc. has reviewed the bids that were received on Tuesday, November 29, 2016 for the above-referenced project. Our recommendation for award is as follows:

Base Bid and Alternates

Work Scope 1 – Rochon Corporation	\$8,483,000.00
Work Scope 2 – Northern Lights Steel Fabrication	\$206,224.00
Work Scope 3 – Palmer West Construction Company, Inc.	\$1,567,000.00
Work Scope 4 – Wasche Commercial Finishes, Inc.	\$488,700.00
Work Scope 5 – Strategic Equipment, LLC	\$567,975.00
Work Scope 7 – Right-Way Caulking, Inc.	\$37,800.00
Work Scope 9 – McDowall Company	\$7,638,000.00
Work Scope 10 – People’s Electric Co., Inc.	\$3,289,500.00

Based on the recommendations above, we recommend that the District enter into a contract with the above-mentioned contractors for the total bid amount of Twenty-Two Million Two Hundred Seventy-Eight Thousand One Hundred Ninety-Nine Dollars and No/Cents (\$22,278,199.00).

Upon Board action, we will draft a contract reflecting this amount to each of the respective Contractors as listed above.

Attached are copies of the official bid tabulation, bid forms and bid securities. Please contact us at 763-354-2670 should you have any questions regarding our recommendation.

Regards,

Andy Faulkner
Program Manager

AF/rw

c: file

Forest Lake High School BP 3 - Addition and Remodeling

BID TABULATIONS

OWNER: Forest Lake Area Schools, ISD #831
 OWNER'S REPRESENTATIVE: ICS Consulting, Inc.
 ARCHITECT/ENGINEER: DLR Group

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 1 - General Construction

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Rochon Corporation 28 2nd St NW, Ste 200 Osseo, MN 55369 763-559-9393	Donlar Construction Company 550 Shoreview Park Rd Shoreview, MN 55126 651-227-0631	Shaw-Lundquist Associates, Inc. 2757 W. Service Rd St. Paul, MN 55121 651-454-0670	LS Black Constructors, Inc. 1959 Sloan Pl., Ste 220 Saint Paul, MN 55117 651-774-8445	Jorgenson Construction Inc. 9255 East River Rd NW Minneapolis, MN 55433 763-784-3877
BID SECURITY	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4
BASE BID:	\$8,388,000.00	\$8,400,000.00	\$8,575,000.00	\$8,587,000.00	\$8,789,000.00
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x	x	x
UNIT PRICES:					
UP #1: Ethylene Glycol			N/A	N/A	No bid
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	N/A		\$0.00	No change	No bid
Alt. #2: Roller Window Shades	ADD: \$55,000.00	ADD: \$50,200.00	ADD: \$56,000.00	ADD: \$54,700.00	ADD: \$56,000.00
Alt. #3: Acoustical Wall Panles	ADD: \$40,000.00	ADD: \$40,000.00	ADD: \$40,500.00	ADD: \$40,550.00	ADD: \$41,000.00
Alt. #4a: Aerco Benchmark BMK boilers	N/A		N/A	No change	No bid
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	N/A		N/A	No change	No bid
Alt. #5: Alerton Controls	N/A		N/A	No change	No bid

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831
 OWNER'S REPRESENTATIVE: ICS Consulting, Inc.
 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 1 - General Construction

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Market & Johnson, Inc. 2350 Galloway St Eau Claire, WI 54703 715-834-1213	Morcon Construction Co., Inc. 5151 Industrial Vlvd NE Fridley, MN 55421 763-546-6066			
BID SECURITY	Yes	Yes			
ADDENDA REC'D.	1,2,3,4	1,2,3,4			
BASE BID:	\$9,225,000.00	\$9,674,000.00			
COMBINED BASE BID:					
MN Responsible Contractor	x	x			
UNIT PRICES:					
UP #1: Ethylene Glycol	N/A				
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	ADD: \$13,000.00	N/A			
Alt. #2: Roller Window Shades	ADD: \$55,000.00	ADD: \$62,000.00			
Alt. #3: Acoutical Wall Panles	ADD: \$44,000.00	ADD: \$42,000.00			
Alt. #4a: Aerco Benchmark BMK boilers	N/A				
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	N/A				
Alt. #5: Alerton Controls	N/A				

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831
 OWNER'S REPRESENTATIVE: ICS Consulting, Inc.
 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 2 - Metals

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Brown Hawk LLC dba Northern Lights Steel Fabrication 6551 396th Ct North Branch, MN 55056 651-237-0214	Daka Corporation 955 Industrial St NE Pine City, MN 55063 320-629-6737	Versacon, Inc. 7308 Aspen Ln N, Ste 144 Brooklyn Park, MN 55428 763-391-5610		
BID SECURITY	Yes	Yes	Yes		
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4		
BASE BID:	\$206,224.00	\$221,800.00			
COMBINED BASE BID:			\$827,245.00		
MN Responsible Contractor	x	x	x		
UNIT PRICES:					
UP #1: Ethylene Glycol					
ALTERNATES:					
Alt. #1: Replace AHU ACU-6					
Alt. #2: Roller Window Shades					
Alt. #3: Acoustical Wall Panles					
Alt. #4a: Aerco Benchmark BMK boilers					
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers					
Alt. #5: Alerton Controls					

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831
 OWNER'S REPRESENTATIVE: ICS Consulting, Inc.
 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 3 - Roofing and Wall Panels

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Palmer West Construction Company, Inc. 14595 James Rd Rogers, MN 55374 763-428-1867	B.L. Dalsin Roofing 9201 52nd Ave N Minneapolis, MN 55428 952-881-7663	John A. Dalsin & Son, Inc. 2830 20th Ave S Minneapolis, MN 55407 612-729-9334	Peterson Bros. Roofing & Construction, Inc. 481 Burgess St St. Paul, MN 55117 651-488-5630	Central Roofing Company 4550 Main St NE Minneapolis, MN 55421 763-572-0660
BID SECURITY	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4
BASE BID:	\$1,567,000.00	\$1,590,344.00	\$1,612,692.00	\$1,638,000.00	\$1,728,325.00
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x	x	x
UNIT PRICES:					
UP #1: Ethylene Glycol		N/A	N/A	N/A	N/A
ALTERNATES:					
Alt. #1: Replace AHU ACU-6		N/A	No bid	N/A	N/A
Alt. #2: Roller Window Shades		N/A	No bid	N/A	N/A
Alt. #3: Acoutical Wall Panles		N/A	No bid	N/A	N/A
Alt. #4a: Aerco Benchmark BMK boilers		N/A	No bid	N/A	N/A
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers		N/A	No bid	N/A	N/A
Alt. #5: Alerton Controls		N/A	No bid	N/A	N/A

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831
 OWNER'S REPRESENTATIVE: ICS Consulting, Inc.
 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 3 - Roofing and Wall Panels

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Lake Area Roofing & Construction, Inc. 10425 Liberty Ln Chisago City, MN 55013 651-213-3232	Flynn Midwest, LP 15525 32nd Ave N Plymouth, MN 55447 763-559-0222	B&B Sheet Metal & Roofing, Inc. 210 Centennial Dr Buffalo, MN 55313 763-682-4233		
BID SECURITY	Yes	Yes	Yes		
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4		
BASE BID:	\$1,895,000.00	\$1,901,235.00	\$1,948,165.00		
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x		
UNIT PRICES:					
UP #1: Ethylene Glycol	N/A	N/A	N/A		
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	N/A	N/A	N/A		
Alt. #2: Roller Window Shades	N/A	N/A	N/A		
Alt. #3: Acoustical Wall Panels	N/A	N/A	N/A		
Alt. #4a: Aerco Benchmark BMK boilers	N/A	N/A	N/A		
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	N/A	N/A	N/A		
Alt. #5: Alerton Controls	N/A	N/A	N/A		

Forest Lake High School BP 3 - Addition and Remodeling

BID TABULATIONS

OWNER: Forest Lake Area Schools, ISD #831

OWNER'S REPRESENTATIVE: ICS Consulting, Inc.

ARCHITECT/ENGINEER: DLR Group

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 4 - Painting and Wall Covering

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Wasche Commercial Finishes, Inc. 21335 Aberdeen St NE East Bethel, MN 55011 763-434-8812	Steinbrecher Painting Company 1408 7th St N Princeton, MN 55371 763-389-3887	Fransen Decorating, Inc. 214 First St W Milaca, MN 56353 320-983-6113	Versacon, Inc. 7308 Aspen Ln N, Ste 144 Brooklyn Park, MN 55428	
BID SECURITY	Yes	Yes	Yes	Yes	
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	
BASE BID:	\$488,700.00	\$596,300.00	\$618,893.00		
COMBINED BASE BID:				\$827,245.00	
MN Responsible Contractor	x	x	x	x	
UNIT PRICES:					
UP #1: Ethylene Glycol			N/A		
ALTERNATES:					
Alt. #1: Replace AHU ACU-6		ADD: \$3,500.00	N/A		
Alt. #2: Roller Window Shades			N/A		
Alt. #3: Acoutical Wall Panles			N/A		
Alt. #4a: Aerco Benchmark BMK boilers			N/A		
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers			N/A		
Alt. #5: Alerton Controls			N/A		
Voluntary Alt. #1:	ADD: \$12,750.00				
Voluntary Alt. #2:	ADD: \$25,020.00				

Forest Lake High School BP 3 - Addition and Remodeling

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 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 5 - Foodservice Equipment

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Strategic Equipment, LLC 1203 33rd St S St. Cloud, MN 56301 320-257-8853	Premier Restaurant Equipment Company LLC 7120 Northland Terrace Brooklyn Park, MN 55428 763-450-2916			
BID SECURITY	Yes	Yes			
ADDENDA REC'D.	1,2,3,4	1,2,3,4			
BASE BID:	\$567,975.00	\$582,275.00			
COMBINED BASE BID:					
MN Responsible Contractor	x	x			
UNIT PRICES:					
UP #1: Ethylene Glycol					
ALTERNATES:					
Alt. #1: Replace AHU ACU 6					
Alt. #2: Roller Window Shades					
Alt. #3: Acoutical Wall Panles					
Alt. #4a: Aerco Benchmark BMK boilers					
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers					
Alt. #5: Alerton Controls					

Forest Lake High School BP 3 - Addition and Remodeling

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 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 6 - Greenhouse

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Albert J. Lauer Inc. 5200 211th St W Farmington, MN 55024 651-423-1651				
BID SECURITY	Yes				
ADDENDA REC'D.	1,2,3,4				
BASE BID:	\$174,000.00				
COMBINED BASE BID:					
MN Responsible Contractor	x				
UNIT PRICES:					
UP #1: Ethylene Glycol					
ALTERNATES:					
Alt. #1: Replace AHU ACU-6					
Alt. #2: Roller Window Shades					
Alt. #3: Acoutical Wall Panles					
Alt. #4a: Aerco Benchmark BMK boilers					
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers					
Alt. #5: Alerton Controls					

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831

OWNER'S REPRESENTATIVE: ICS Consulting, Inc.

ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 7 - Joint Sealant

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Right-Way Caulking, Inc. 1135 73rd Ave Fridley, MN 55432 763-780-4102	Gage Brothers Caulking Company 9823 Valley View Rd Eden Prairie, MN 55344 952-829-7989	Carciofini Company 12101 Nicoleet Ave S Burnsville, MN 55337 952-252-0303	Waumandee Creek Sealants, LLC S2888 Waumandee Creek Rd Fountain City, WI 54629 608-769-0852	The Caulkers Company, Inc. 7501 Commerce Ln NE Fridley, MN 55432 763-574-8030
BID SECURITY	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4
BASE BID:	\$37,800.00	\$51,388.00	\$54,850.00	\$58,000.00	\$103,190.00
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x	x	x
UNIT PRICES:					
UP #1: Ethylene Glycol		No change	N/A	No change	N/A
ALTERNATES:					
Alt. #1: Replace AHU ACU-6		No change	N/A	No change	N/A
Alt. #2: Roller Window Shades		No change	N/A	No change	N/A
Alt. #3: Acoutical Wall Panles		No change	N/A	No change	N/A
Alt. #4a: Aerco Benchmark BMK boilers		No change	N/A	No change	N/A
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers		No change	N/A	No change	N/A
Alt. #5: Alerton Controls		No change	N/A	No change	N/A

Forest Lake High School BP 3 - Addition and Remodeling

OWNER: Forest Lake Area Schools, ISD #831

OWNER'S REPRESENTATIVE: ICS Consulting, Inc.

ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

NO BIDS

WORK SCOPE 8 - Conveying Equipment

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
BID SECURITY					
ADDENDA REC'D.					
BASE BID:					
COMBINED BASE BID:					
MN Responsible Contractor					
UNIT PRICES:					
UP #1: Ethylene Glycol					
ALTERNATES:					
Alt. #1: Replace AHU ACU 6					
Alt. #2: Roller Window Shades					
Alt. #3: Acoutical Wall Panles					
Alt. #4a: Aerco Benchmark BMK boilers					
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers					
Alt. #5: Alerton Controls					

Forest Lake High School BP 3 - Addition and Remodeling

BID TABULATIONS

OWNER: Forest Lake Area Schools, ISD #831

Tuesday, November 29, 2016 @ 2:00 p.m.

OWNER'S REPRESENTATIVE: ICS Consulting, Inc.

ARCHITECT/ENGINEER: DLR Group

WORK SCOPE 9 - Mechanical and Fire Protection

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	McDowall Company 1431 Prosper Dr Waite Park, MN 56387 320-251-8640	R.J. Mechanical, Inc. 901 N Industrial Park Rd Mora, MN 55051 320-679-0602	Peterson Sheet Metal, Inc. 3728 Bemidji Ave N Bemidji, MN 56601 218-751-4502	El-Jay Plumbing & Heating, Inc. 520 Apollo Ave NE St. Cloud, MN 56304 320-251-8330	Chappell Central, Inc. 2101 Gorton Ave NW Willmar, MN 56201 320-235-2151
BID SECURITY	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4
BASE BID:	\$7,419,000.00	\$7,500,000.00	\$7,760,000.00	\$7,798,000.00	\$7,930,000.00
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x	x	x
UNIT PRICES:					
UP #1: Ethylene Glycol	ADD: \$1,500.00	ADD: \$1,870.00	ADD: \$1,000.00	ADD: \$2,000.00	
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	ADD: \$219,000.00	ADD: \$259,000.00	ADD: \$259,000.00	ADD: \$242,000.00	ADD: \$240,000.00
Alt. #2: Roller Window Shades					
Alt. #3: Acoustical Wall Panels					
Alt. #4a: Aerco Benchmark BMK boilers	DEDUCT: (\$4,000.00)	DEDUCT: (\$4,335.00)	DEDUCT: (\$4,000.00)	DEDUCT: (\$4,300.00)	DEDUCT: (\$4,000.00)
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	DEDUCT: (\$12,000.00)	DEDUCT: (\$14,842.00)	DEDUCT: (\$14,000.00)	DEDUCT: (\$15,000.00)	DEDUCT: (\$12,000.00)
Alt. #5: Alerton Controls	ADD: \$30,000.00	ADD: \$29,430.00	ADD: \$70,000.00	ADD: \$30,000.00	No Bid

Forest Lake High School BP 3 - Addition and Remodeling

BID TABULATIONS

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 ARCHITECT/ENGINEER: DLR Group

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 9 - Mechanical and Fire Protection

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Pioneer Power, Inc. 2500 Ventura Dr Woodbury, MN 55125 651-488-5561	Northern Air Corporation dbz NAC Mechanical and Electrical Services 1001 Labore Industrial Ct, Ste B Vadnais Heights, MN 55110 651-490-9868			
BID SECURITY	Yes	Yes			
ADDENDA REC'D.	1,2,3,4	1,2,3,4			
BASE BID:	\$8,187,392.00	\$8,209,000.00			
COMBINED BASE BID:					
MN Responsible Contractor	x	x			
UNIT PRICES:					
UP #1: Ethylene Glycol	ADD: \$600.00	ADD: \$600.00			
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	ADD: \$297,736.00	ADD: \$260,000.00			
Alt. #2: Roller Window Shades	N/A	No bid			
Alt. #3: Acoutical Wall Panles	N/A	No bid			
Alt. #4a: Aerco Benchmark BMK boilers	DEDUCT: (\$3,501.00)	DEDUCT: (\$4,000.00)			
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	DEDUCT: (\$10,850.00)	DEDUCT: (\$15,000.00)			
Alt. #5: Alerton Controls	N/A	No bid			

Forest Lake High School BP 3 - Addition and Remodeling

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 ARCHITECT/ENGINEER: DLR Group

BID TABULATIONS

Tuesday, November 29, 2016 @ 2:00 p.m.

WORK SCOPE 10 - Electrical and Communications

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	People's Electric Co., Inc. 277 E Fillmore Ave St. Paul, MN 55107 651-227-7711	Northern Air Corporation dba NAC Mechanical and Electrical Services 1001 Labore Industrial Ct, Ste B Vadnais Heights, MN 55110 651-490-9868	Phasor Electric Company 2160 108th Ln NE Blaine, MN 55449 169-780-3401		
BID SECURITY	Yes	Yes	Yes		
ADDENDA REC'D.	1,2,3,4	1,2,3,4	1,2,3,4		
BASE BID:	\$3,268,500.00	\$3,580,000.00	\$4,071,000.00		
COMBINED BASE BID:					
MN Responsible Contractor	x	x	x		
UNIT PRICES:					
UP #1: Ethylene Glycol	No change	N/A	N/A		
ALTERNATES:					
Alt. #1: Replace AHU ACU-6	ADD: \$3,500.00	ADD: \$4,000.00	ADD: \$5,000.00		
Alt. #2: Roller Window Shades	ADD: \$17,500.00	ADD: \$11,000.00	ADD: \$12,000.00		
Alt. #3: Acoutical Wall Panles	No change	No change	N/A		
Alt. #4a: Aerco Benchmark BMK boilers	No change	No change	N/A		
Alt. #4b: Viessmann Vitocrossal 300CA3 boilers	No change	No change	N/A		
Alt. #5: Alerton Controls	No change	No change	N/A		