



## 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

# Memorandum

**To: Bill Hanson**

**From: Kerry M. Leider**

**Date: February 15, 2010**

**Re: Bid #1176, Bid Package 3 – Interior Build-Out/Mechanical/Electrical at Denfeld High School**

The above bid was advertised according to statute and School Board Policy. Sixty-one bids were received related to the contracts identified on the attached list in response to the School District's notice for bids for the Interior Build-Out/Mechanical/Electrical at Denfeld High School. The Bid Tab and Recommendation reflect the bids received related to the scope of work.

It is recommended the Duluth School Board approve entering into contracts with the contractors as listed on the recommendation letter based on their low bid as provided in response to Bid #1176, Bid Package 3 – Interior Build-Out/Mechanical/Electrical at Denfeld High School.

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

Enclosures



Recommendation Letter  
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#0790      Caulking/Firestopping

A. J. Spanjers Company, Inc.  
Brooklyn Park, Minnesota

Base Bid	\$74,365
Alternate #1	<u>\$ 2,475</u>
Total Contract Amount	<b>\$76,840</b>

#0810      Doors/Frames/Hardware - Supply

Sell Hardware, Inc.  
Duluth, Minnesota

Base Bid	\$ 358,140
Alternate #1	\$ 7,710
Alternate #9	<u>\$ 11,610</u>
Total Contract Amount	<b>\$ 377,460</b>

#0833      Coiling/Overhead Doors

Overhead Door Company of Duluth  
Duluth, Minnesota

Base Bid	<b>\$23,100</b>
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#0920      Drywall/Plaster

Minuti-Ogle, Inc.  
Oakdale, Minnesota

Base Bid	\$ 1,358,500
Alternate #1	<u>\$ 1,300</u>
Total Contract Amount	<b>\$ 1,359,800</b>



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#0950      Acoustical Ceilings/Acoustic Treatments

Acoustics Associates, Inc.  
 Minneapolis, Minnesota

Base Bid	\$314,800
Alternate #1	<u>\$ 4,000</u>
Total Contract Amount	<b>\$318,800</b>

#0990      Painting/Coatings

Regional Contracting and Painting  
 Duluth, Minnesota

Base Bid	\$212,591
Alternate #1	\$ 8,434
Alternate #9	<u>\$ 20,906</u>
Total Contract Amount	<b>\$241,931</b>

#1000      Miscellaneous Specialties - Supply

J. S. Cates Construction, Inc.  
 Hamel, Minnesota

Base Bid	<b>\$39,600</b>
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#1010      Visual Display Board/Cases - Supply

W. E. Neal Slate Company  
 Watertown, Minnesota

Base Bid	\$29,891
Alternate #9	<u>\$ 1,055</u>
Total Contract Amount	<b>\$30,946</b>

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Base Bid	\$5,559,000
Alternate #1	\$ 57,500
Alternate #9	<u>\$ 84,000</u>
Total Contract Amount	<b><u>\$5,700,500</u></b>



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#2600      Electrical/Fire Alarm/Technology Cabling

Benson Electric Company  
Superior, Wisconsin

Base Bid	\$ 3,497,000
Alternate #1	\$ 48,000
Alternate #6	(\$ 75,000)
Alternate #9	<u>\$ 55,000</u>
Total Contract Amount	<b>\$ 3,525,000</b>

Authorization to award the above referenced contracts at the Board of Education meeting on Tuesday, February 23, 2010, will allow the project to proceed on schedule.

Thank you, and please call with any questions.

Yours very truly,

Mark Bosch  
Senior Vice President

MB:jb

cc:    Architect  
      File



**BOSSARDT CORPORATION**  
*Professional Construction Services*

February 15, 2010

Johnson Controls, Inc  
215 North 1st Avenue East Room 100  
Duluth, Minnesota 55802

ATTENTION: Mr. Kevin Strong

**RE: ISD #709 - DENFELD HIGH SCHOOL - BID #1176 BID PACKAGE #3  
RECOMMENDATION FOR CONTRACT AWARD**

Dear Mr. Strong:

Based upon bid results and the results of pre-award conferences with the apparent responsive low bidders, we are making a recommendation for award of the following prime contracts.

The following is a summary of our recommendation for contract awards.

<u>Contract #</u>	<u>Contractor/Description</u>	<u>Contract Amount</u>
#0240	Demolition	
	Lipe Brothers Construction, Inc. Duluth, Minnesota	
	Base Bid	\$436,000
	Alternate #1	<u>\$ 19,800</u>
	Total Contract Amount	<b>\$455,800</b>
#0610	Carpentry/General Construction	
	RJS Construction Group, LLC Superior, Wisconsin	
	Base Bid	\$1,417,410
	Alternate #1	\$ 34,300
	Alternate #9	<u>\$ 4,620</u>
	Total Contract Amount	<b>\$1,456,330</b>

**DENFELD HIGH SCHOOL - Bid Package #3 - Bid # 1176 BID DATE: FEBRUARY 4, 2010**

RECOMMENDED CONTRACT AWARD	CONTRACTOR	CONTRACT AMOUNT <small>With Alts #1, 6 &amp; 9</small>
Contract #0240 Demolition	Lipe Brothers Construction, Inc.	\$455,800
Contract #0610 Carpentry/General Construction	RJS Construction Group, LLC	\$1,456,330
Contract #0790 Caulking/Firestopping	A. J. Spanjers Company, Inc.	\$76,840
Contract #0810 Doors/Frames/Hardware - Supply	Sell Hardware, Inc.	\$377,460
Contract #0833 Coiling/Overhead Doors	Overhead Door Company of Duluth	\$23,100
Contract #0920 Drywall/Plaster	Minuti-Ogle, Inc.	\$1,359,800
Contract #0950 Acoustical Ceilings/Acoustic Treatments	Acoustic Associates, Inc.	\$318,800
Contract #0990 Painting	Regional Contracting and Painting	\$241,931
Contract #1000 Miscellaneous Specialties - Supply	J. S. Cates Construction	\$39,600
Contract #1010 Visual Display Boards/Cases - Supply	W. E. Neal Slate Company	\$30,946
Contract #1166 Gymnasium Divider Curtains	H & B Specialized Products, Inc.	\$19,450
Contract #1230 Casework - Supply	Haldeman-Homme, Inc.	\$272,130
Contract #2100 Fire Protection	A. G. O'Brien Plumbing and Heating Co.	\$345,850
Contract #2200/2301 Plumbing and Heat Piping/ HVAC/Temperature Controls	Shannons, Inc.	\$5,700,500
Contract #2600 Electrical/Fire Alarm/Tech. Cabling	Benson Electric Company	\$3,525,000
SUBTOTAL OF CONTRACTS RECOMMENDED FOR AWARD 2/23/10		\$ 14,243,537
PREVIOUSLY AWARDED CONTRACTS		\$ 11,407,619
TOTAL		\$ 25,651,156
BUDGETED CONTRACT COST		\$ 26,351,452
VARIANCE UNDER/(OVER) ESTIMATED COST		\$ 700,296
*** Contract budget is exclusive of soft costs such as: furnishings, contingency, consultants, legal, insurance, testing, etc.		

### DENFELD HIGH SCHOOL - BID PACKAGE #3

#### Bid Tabulation for BID # 1176 Bid Package #3 - 2/4/10 Bid Opening

Contract # - Description Contractor Name	Base Bid	Alternate # 1 Fitness/Weight Rooms	Alternate # 6 Classroom Light Dimming	Alternate # 9 Buildout of STC Addition	Total Contract Amt. (including alternates)
<b>Contract #0240 Demolition</b>					
<b>LIPE BROTHERS CONSTRUCTION, INC.</b>	<b>\$436,000</b>	\$19,800			<b>\$455,800</b>
KELLINGTON CONSTRUCTION, INC.	\$491,815	\$16,930			\$508,745
GLADSTONE CONSTRUCTION, INC.	\$573,750	\$24,500			\$598,250
<b>Contract #0610 Carpentry/General Construction</b>					
<b>RJS CONSTRUCTION GROUP, LLC</b>	<b>\$1,417,410</b>	\$34,300		\$4,620	<b>\$1,456,330</b>
TEKTON CONSTRUCTION CO.	\$1,390,000	\$41,000		\$34,000	\$1,465,000
KRAUS-ANDERSON CONSTRUCTION CO.	\$1,499,000	\$43,000		\$30,000	\$1,572,000
LIPE BROTHERS CONSTRUCTION, INC.	\$1,566,300	\$22,950		\$22,500	\$1,611,750
MASTIFF CONSTRUCTION, INC.(INCOMPLETE BID)	\$65,000				\$65,000
<b>Contract #0790 Caulking/Firestopping</b>					
<b>A.J. SPANJERS CO., INC.</b>	<b>\$74,365</b>	\$2,475			<b>\$76,840</b>
CARCIOFINI COMPANY	\$86,885				\$86,885
AMERICAN MASONRY RESTORATION	\$101,877	\$1,517			\$103,394
<b>Contract #0810 Doors/Frames/Hardware Supply</b>					
<b>SELL HARDWARE, INC.</b>	<b>\$358,140</b>	\$7,710		\$11,610	<b>\$377,460</b>
NORTHERN DOOR & HARDWARE, INC.	\$390,300	\$7,620		\$11,310	\$409,230
KENDELL DOORS & HARDWARE, INC.	\$432,846				\$432,846
TWIN CITY HARDWARE CO.	\$440,000			\$17,725	\$457,725
<b>Contract #0833 Coiling/Overhead Doors</b>					
<b>OVERHEAD DOOR CO. OF DULUTH</b>	<b>\$23,100</b>				<b>\$23,100</b>
LIPE BROTHERS CONSTRUCTION, INC.	\$25,222.75			\$1,421	\$26,644
					\$0
<b>Contract #0920 Drywall/Plaster</b>					
<b>MINUTI-OGLE, INC.</b>	<b>\$1,358,500</b>	\$1,300			<b>\$1,359,800</b>
OLYMPIC COMPANIES, INC.	\$1,410,000	\$5,000			\$1,415,000
RTL CONSTRUCTION, INC.	\$1,445,784	\$1,500		\$270	\$1,447,554
W. ZINTL, INC.	\$1,595,930				\$1,595,930
CUSTOM DRYWALL, INC.	\$1,686,000	\$5,400			\$1,691,400
DAVIS DRYWALL, INC.	\$1,708,200	\$6,500			\$1,714,700
YOUNG & DAVIS DRYWALL, INC.	\$2,460,000	\$8,800			\$2,468,800





BOSSARDT CORPORATION  
Professional Construction Managers

### DENFELD HIGH SCHOOL - BID PACKAGE #3

#### Bid Tabulation for BID # 1176 Bid Package #3 - 2/4/10 Bid Opening

Contract # - Description Contractor Name	Base Bid	Alternate # 1 Fitness/Weight Rooms	Alternate # 6 Classroom Light Dimming	Alternate # 9 Buildout of STC Addition	Total Contract Amt. (including alternates)
<b>Contract #0950 Acoustical Ceilings/Acoustic Treatments</b>					
<b>ACOUSTIC ASSOCIATES, INC.</b>	<b>\$314,800</b>	\$4,000			<b>\$318,800</b>
TWIN CITY ACOUSTICS	\$319,340	\$4,450			\$323,790
<b>Contract #0990 Painting</b>					
<b>REGIONAL CONTRACTING &amp; PAINTING, LLC</b>	<b>\$212,591</b>	\$8,434		\$20,906	<b>\$241,931</b>
STEINBRECHER PAINTING, INC.	\$311,300	\$9,800		\$22,600	\$343,700
SWANSON & YOUNGDALE, INC.	\$359,257	\$10,639		\$19,305	\$389,201
<b>Contract #1000 Miscellaneous Specialties - Supply</b>					
<b>J.S. CATES CONSTRUCTION, INC.</b>	<b>\$39,600</b>				<b>\$39,600</b>
<b>Contract #1010 Visual Display Boards/Cases - Supply</b>					
<b>W.E. NEAL SLATE COMPANY</b>	<b>\$29,891</b>			\$1,055	<b>\$30,946</b>
PLATINUM VISUAL SYSTEMS	\$33,766			\$1,009	\$34,775
<b>Contract #1166 Gymnasium Divider Curtains</b>					
<b>H&amp;B SPECIALIZED PRODUCTS, INC.</b>	<b>\$19,450</b>				<b>\$19,450</b>
THE CENTRE STAGE MANUFACTURING CO., LLC	\$21,000				\$21,000
HALDEMAN-HOMME, INC.	\$26,900				\$26,900
<b>Contract #1230 Casework - Supply</b>					
<b>HALDEMAN-HOMME, INC.</b>	<b>\$266,265</b>			\$5,865	<b>\$272,130</b>
NORTHWEST CABINETS, INC.	\$364,111			\$4,500	\$368,611
LSI CORPORATION OF AMERICA	\$398,431			\$7,255	\$405,686
LANCE SERVICE, INC.	\$415,500			\$4,580	\$420,080
NORTHERN WOODWORK, INC.	\$450,246			\$6,694	\$456,940
<b>Contract #2100 Fire Protection</b>					
<b>A.G. O'BRIEN PLUMBING AND HEATING CO.</b>	<b>\$345,850</b>				<b>\$345,850</b>
SUMMIT FIRE PROTECTION	\$367,365				\$367,365
GORHAM OIEN MECHANICAL, INC.	\$369,000				\$369,000
BROTHERS FIRE PROTECTION	\$376,000	\$2,800			\$378,800
VIKING AUTOMATIC SPRINKLER CO.	\$384,384				\$384,384

### DENFELD HIGH SCHOOL - BID PACKAGE #3

#### Bid Tabulation for BID # 1176 Bid Package #3 - 2/4/10 Bid Opening

Contract # - Description Contractor Name	Base Bid	Alternate # 1 Fitness/Weight Rooms	Alternate # 6 Classroom Light Dimming	Alternate # 9 Buildout of STC Addition	Total Contract Amt. (including alternates)
<b>Contract #2200 Plumbing and Heat Piping</b>					
SHANNONS, INC.	\$3,062,000	\$2,500		\$34,200	\$3,098,700
GORHAM OIEN MECHANICAL, INC.	\$3,562,000	\$1,100		\$38,000	\$3,601,100
STACK BROS. MECHANICAL CONTRACTORS, INC.	\$3,545,000	\$6,900		\$49,880	\$3,601,780
THE JAMAR COMPANY	\$3,780,000	\$6,600		\$154,660	\$3,941,260
WENZEL-PLYMOUTH PLUMBING, LLC	\$3,840,000	\$350		\$46,980	\$3,887,330
<b>Contract #2301 HVAC/Temperature Controls</b>					
SHANNONS, INC.	\$2,553,000	\$55,000		\$50,000	\$2,658,000
SHANNON-PETERSON, INC.	\$2,612,000	\$60,000		\$60,000	\$2,732,000
THE JAMAR COMPANY	\$2,800,000	\$3,330		\$77,330	\$2,880,660
THELEN HEATING & ROOFING, INC.	\$2,762,000	\$56,600		\$62,900	\$2,881,500
STACK BROS. MECHANICAL CONTRACTORS, INC.	\$3,897,500	\$49,900		\$102,000	\$4,049,400
<b>Combined Bids - Contract #'s 2200/2301</b>					
SHANNONS, INC.	\$5,559,000	\$57,500		\$84,000	\$5,700,500
THE JAMAR COMPANY	\$6,510,000	\$10,000		\$232,000	\$6,752,000
STACK BROS. MECHANICAL CONTRACTORS, INC.	\$7,454,000	\$56,800		\$151,880	\$7,662,680
<b>Contract #2600 Electrical/Fire Alarm/Technology Cabling</b>					
BENSON ELECTRIC CO.	\$3,497,000	\$48,000	(\$75,000)	\$55,000	\$3,525,000
API ELECTRIC COMPANY	\$3,620,527	\$31,166	(\$41,668)	\$64,269	\$3,674,294
HANSON ELECTRIC OF BEMIDJI, INC	\$4,587,000	\$50,000	(\$72,500)	\$57,000	\$4,621,500