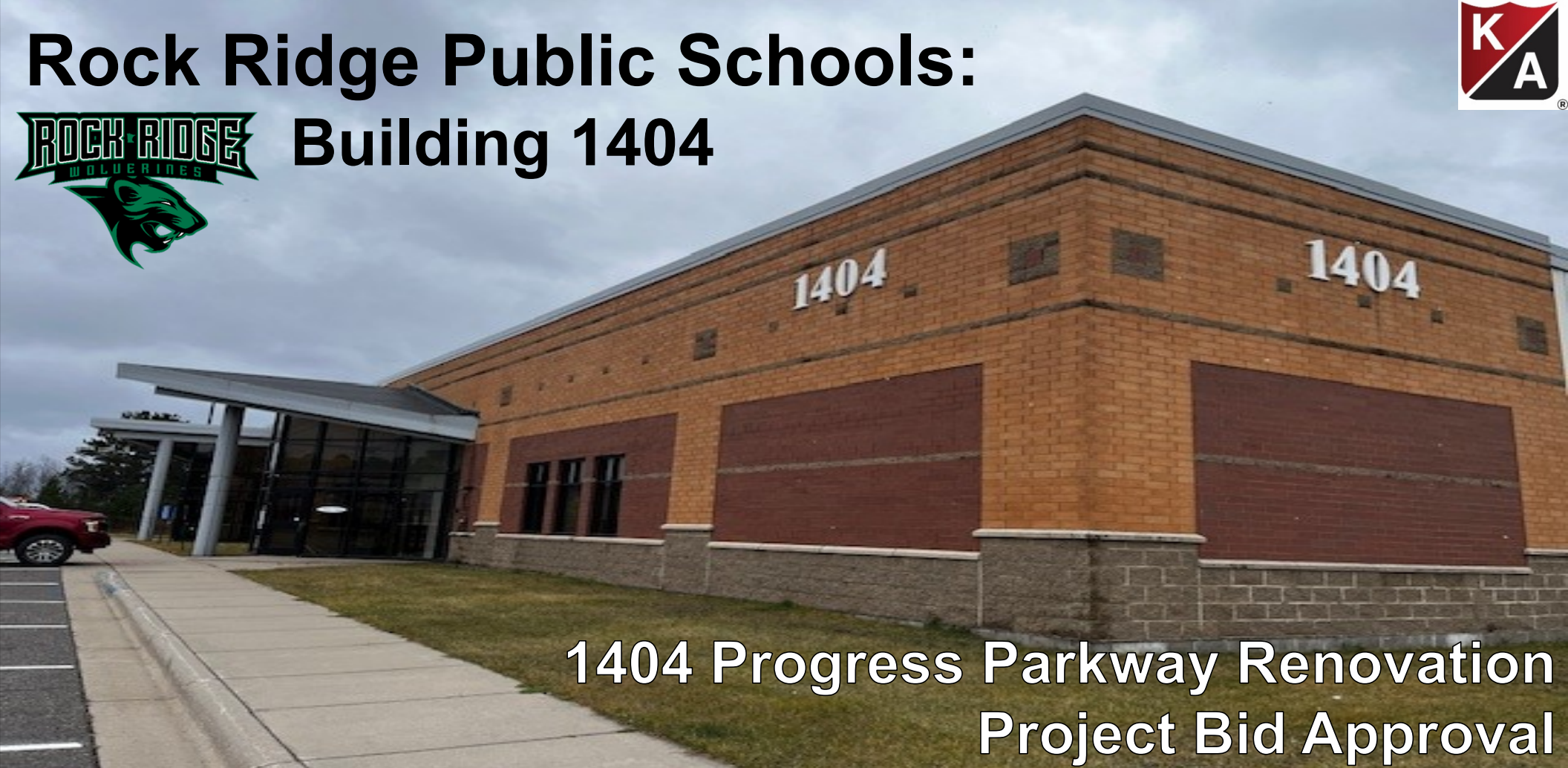




Rock Ridge Public Schools:



Building 1404



1404 Progress Parkway Renovation
Project Bid Approval

27 OCT 2025



Agenda

1. **1404 Progress Parkway Renovation**
Special Education: Setting 4 & Bridge to Independence Spaces
 - A. Project Details
 - B. Milestone Schedule
 - C. Bid Results
 - D. Questions
 - E. Board Approval



Project Details

Design Team:

- DSGW Architecture

Mechanical & Electrical Engineers:

- CMTA

Construction Manager:

- Kraus-Anderson Construction Company

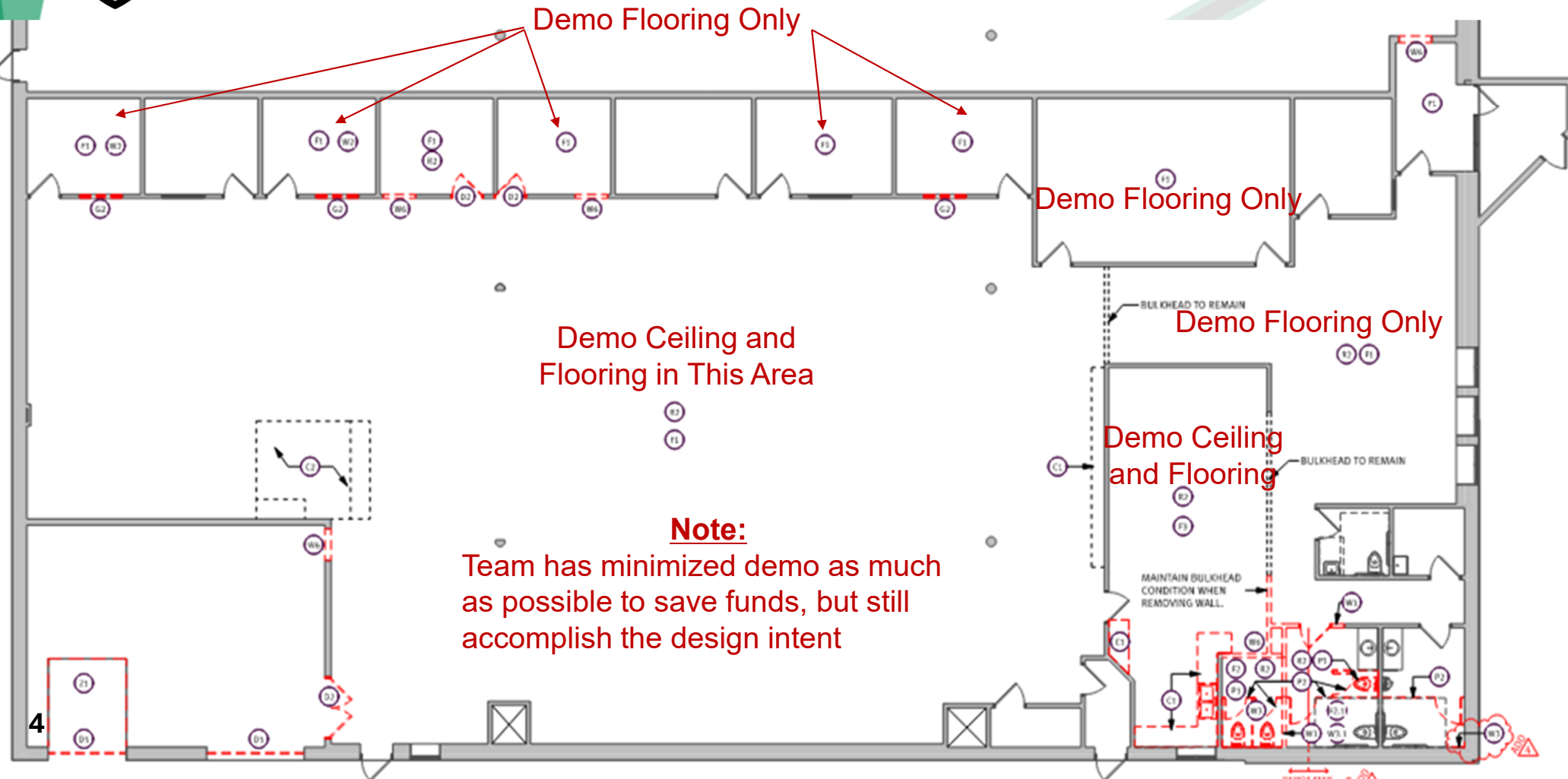
Summary:

- Selective demolition of the existing interior.
- Build out for Setting 4 and Bridge to Independence spaces.
- Alternates for consideration:
 - Alternate #2: Add Upgrade Air Handling Units
 - Alternate #3: Add Assistive Listening System

Note: Alternate #1: Add Deep Winter Greenhouse to be addressed separately

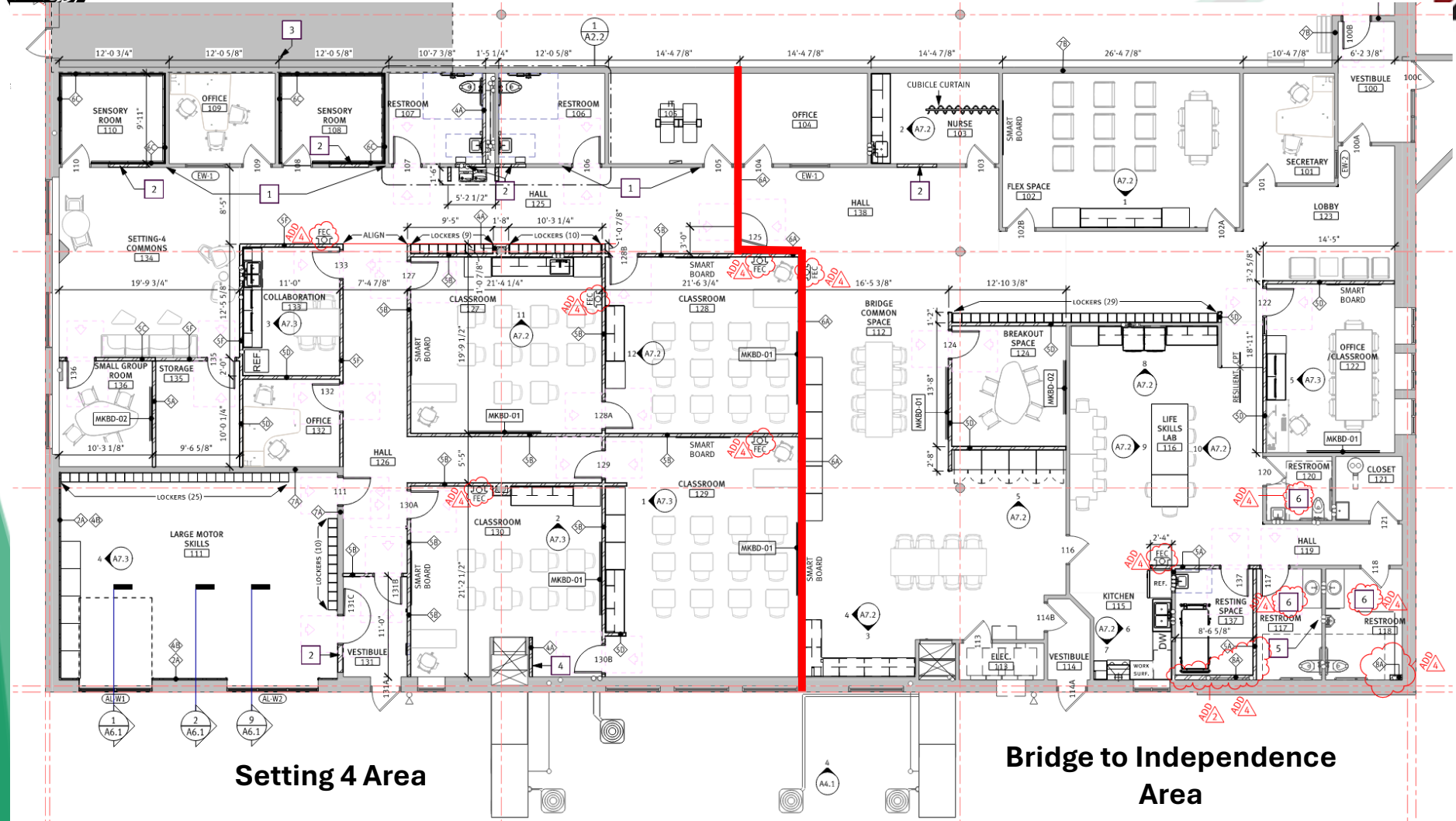


Demo Plan





5



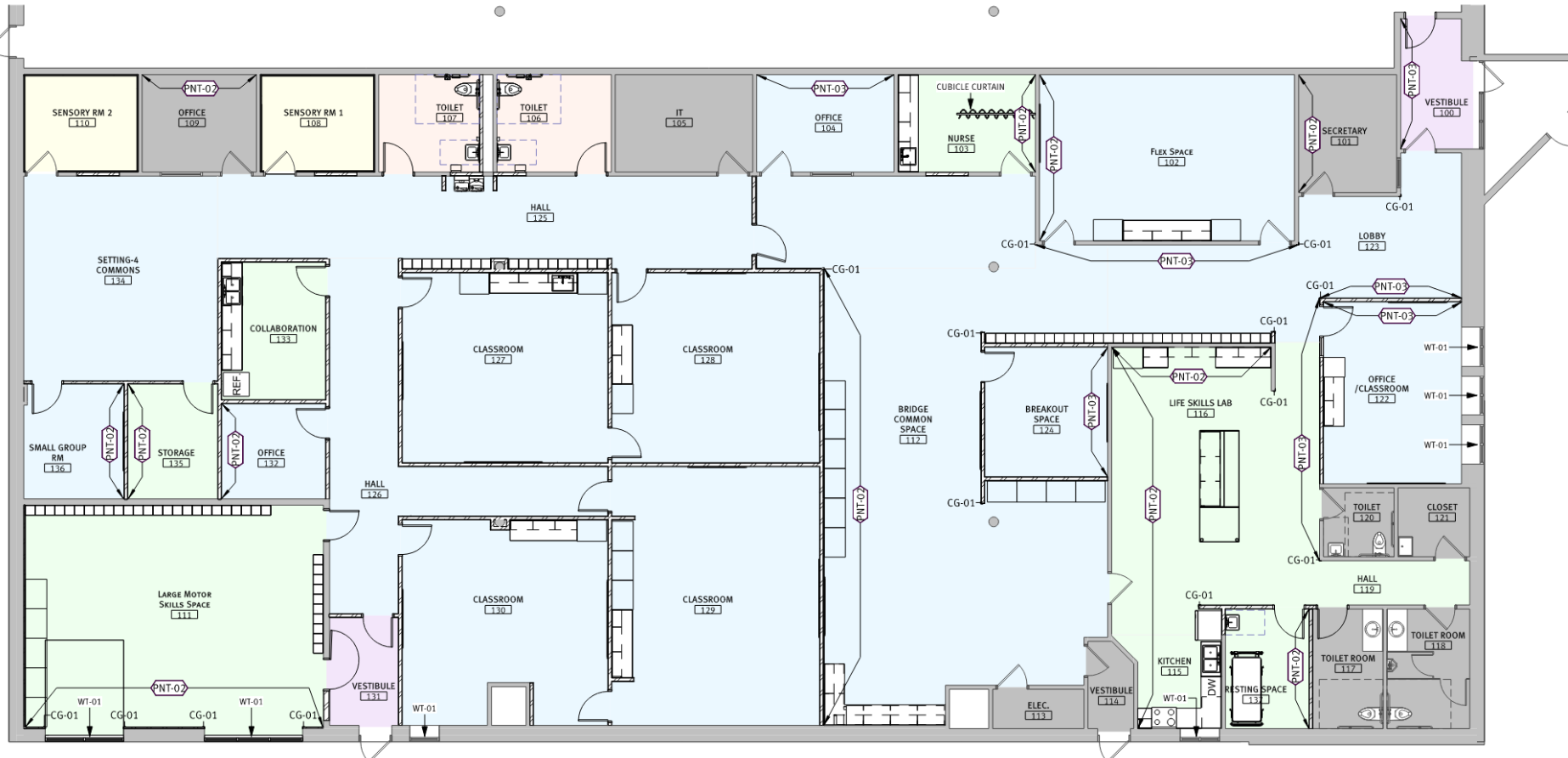


Finishes Plan



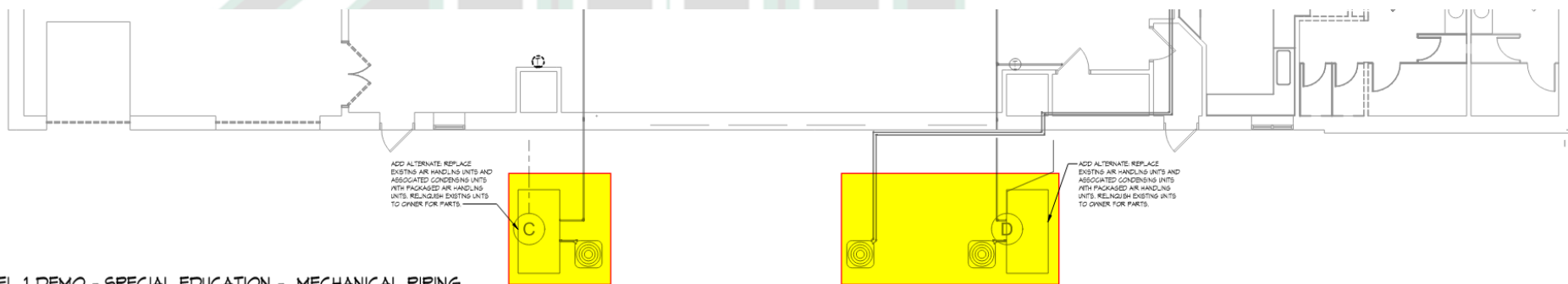
FLOOR FINISHES

- CPT-0
- CPT-0
- CPT-0
- CT-01
- EXIST
- RF-01



Alternate #2: Replace Air Handling Units

- Complete Replacement of Air Handling Units:
 - Replace (2) Air Handling Units and condensers on South side
 - Connect to existing exterior duct work
 - Install in the same location
 - No work to the North Units
- Add: \$172,995.00



Alternate #3: Assistive Listening System

- Preparation for an Assistive Listening System
 - Conduit rough-ins for ceiling mounted speakers and wall junction boxes
 - Ready for devicing and associated wiring
 - Hardware and devices are included in Soft Costs, purchased District direct by Rock Ridge IT Dept.
 - Install estimate included in Hard Costs.
- Add: \$5,130.00



ALTERNATES

WS #	Work Scope Description	Qualified Low Bid Amount	Qualified Low Bidder Name	Qualified Low Bidder Location	ALT #2 Air Handling Units	ALT #3 Assistive Listening
02-A	Demolition	\$ 51,795	Lloyds Construction Services	Shakopee, MN	\$0.00	\$0.00
03-A	Concrete	\$ 37,700	Home Menders, Inc.	Duluth, MN	\$0.00	\$0.00
06-A	Carpentry	\$ 171,338	CMC Construction Inc.	Superior, WI	\$0.00	\$0.00
06-C	Finished Carpentry	\$ 88,083	Northwest Cabinets	Bemidji, MN	\$0.00	\$0.00
08-A	Doors, Frames & Hardware (Material Only)	\$ 74,950	Northern Door	Duluth, MN	\$0.00	\$0.00
08-F	Aluminum Storefronts, Glass & Glazing	\$ 10,997	United Glass	Brooklyn Park, MN	\$0.00	\$0.00
09-A	Drywall	\$ 168,800	Pinnacle Wall Systems Inc.	White Bear Lake, MN	\$0.00	\$0.00
09-C	Ceilings & Acoustical Treatment	\$ 45,400	Twin City Acoustics	Minneapolis, MN	\$0.00	\$0.00
09-D	Flooring - Tile, Resilient & Carpet	\$ 109,136	Contract Tile and Carpet	Duluth, MN	\$0.00	\$0.00
09-K	Wall Covering & Painting	\$ 53,000	Fransen Decorating Inc. - OR - Mulcahy Nickolaus	Milaca, MN - OR - Oakdale, MN	\$0.00	\$0.00
10-A	Misc Specialties (Material Only)	\$ 30,896	Construction Supply Inc.	Fargo, ND	\$0.00	\$0.00
12-B	Window Treatment	\$ 15,340	CE Contract	Eden Prairie, MN	\$0.00	\$0.00
21-A	Fire Protection	\$ 71,845	VFP Fire Systems Inc.	Hermantown, MN	\$0.00	\$0.00
23-B	Combined Mechanical	\$ 187,848	Independence Heating & Cooling	Saginaw, MN	\$148,550.00	\$0.00
26-A	Combined Electrical	\$ 307,000	Hart Electric	Hibbing, MN	\$3,200.00	\$4,500.00
31-A	Site Clearing & Earthwork	\$ -	Uland Brothers	Carlton, MN	\$0.00	\$0.00
		\$ -				
	TOTALS	\$ 1,424,128	< ALL TAX INCLUDED		\$ 151,750	\$ 4,500.00

\$ 1,580,378.00

WS 09-K Painting Bidder Tie:

- **School Board to decide on awarded contractor**

Bid Recommendation Notes:

1. Work Scope 03-A and Work Scope 06-A had a contractor place a combined bid. The Work Scopes are awarded to the combination with the lowest price.
2. Work Scope 08-A Doors, Frames & Hardware: Upon review the low bidder had an incomplete bid. Recommending the next lowest bidder.
3. Work Scope 08-F Aluminum Storefronts, Glass and Glazing: Awarded on a combination of base bid and alternates.
4. Work Scope 09-D Flooring - Tile, Resilient & Carpet: Upon review the low bidder did not include the allowance in their bid resulting in an incomplete bid. Recommending the next lowest bidder.
5. **Work Scope 09-K Wall Covering & Painting: Confirmed two bidders with the exact same bid amount. School Board to decide on awarded contractor.**
6. Work Scope 10-A Miscellaneous Specialties: received only one bid. This bid has been verified and they are the low responsible bidder.
7. Work Scope 12-B Window Treatments: received only one bid. This bid has been verified and they are the low responsible bidder.
8. Work Scope 21-A Fire Suppression: received only one bid. This bid has been verified and they are the low responsible bidder.
9. Work Scope 31-A Site Clearing and Earthwork: This work scope was written with all work relating to Alternate #1 - Deep Winter Greenhouse and does not include a cost for the base bid. If Alternate #1 is not accepted, a change order would be required to add the sitework needed to make the parking lot code compliant.



Raw Bid Results Summary:

(Does not include contingency, insurances, fee or general conditions)

Base Bid:	\$ 1,424,128.00
Alternate #2 – Air Handling Units:	\$ 151,750.00
Alternate #3 – Assistive Listening System	\$ 4,500.00
Total Hard Costs (Actual Construction)	\$ 1,580,378.00

Alternate #1 Greenhouse costs being qualified. Separate board presentation at a later date.



Milestone Schedule:

27 OCT 2025	Board Approval of Bids
17 NOV 2025	Construction Start
27 MAR 2026	Construction Substantially Complete

Notes:

- 1.) Approx. 5 Month Construction Duration**
- 2.) District Fiscal Year (FY) 2025/2026: 01 JUL 2025 – 30 JUN 2026**



Conclusion & Discussion



Questions?

Board Approval?

- 1) REQUESTING VOTE TO APPROVE THE
1404 PROGRESS PARKWAY RENOVATION PROJECT***
- 2) SCHOOL BOARD SELECTION OF PAINTING CONTRACTOR***



THANK YOU!

#FIERCELY
UNITED



#ROCKRIDGE
RISING

GO WOLVERINES!