

January 5, 2026

TO: Lewiston-Altura Public Schools ISD857 Board of Education

SUBJECT: **Lewiston-Altura Elementary & High School – 2026 HS & ELEM Schools Addition/Renovations Prime Contract Bid Award Recommendations**

With Superintendent Porter presiding, prime contract bids for the 2026 HS & Elementary Schools Addition/Renovations project were received and publicly opened starting at 2:00 P.M. on Tuesday, December 16, 2025.

We had an original total budget of \$19,850,000 and were aware that the bond proceeds came in at \$20,515,175 plus estimated interest which is currently expected to be \$1,104,003 for a grant total of \$21,619,178. We are only showing \$350,000 in interest earnings currently.

We were able to include many added requests in the base bid during the design phase AND we also designed some alternates for Board/Administration consideration.

We received (13) bids across the (9) bid categories totaling \$12,589,107 which was about \$62,000 over budget which is great news - (please remember the added work scope items designed in the base bid). The final bid results are attached.

We are still working through details/design of the HS sidewalk across County Road 25 which will require a new curb cut and possibly power/flashing crosswalk lights, Owner direct door access controls through Custom Alarm, and miscellaneous post-bid design/plan review required changes with a budget of \$285,000.

We have also inserted “plug” numbers for 2025 asbestos abatement, temporary ventilation, FFE, Tech/AV, Elementary playground, and temporary ventilation/storage/moving/cleaning/District use dumpsters totaling \$1,189,849.

After careful review and consideration of the bid results, InGensa, Inc. requests and recommends that the Lewiston-Altura ISD #857 School Board approve the award of the bids by a single motion as presented below:

- 1) **BID CAT#1 – Sitework** BASE BID plus sidewalk to: **O’Laughlin Excavating** in the amount of: **\$716,618**
- 2) **BID CAT#2 – General Construction** BASE BID to: **Fowler & Hammer** in the amount of: **\$6,080,000**
- 3) **BID CAT#3 – Roofing** BASE BID to: **McDowall Company** in the amount of: **\$371,700**
- 4) **BID CAT#4 – Mechanical** BASE BID to: **Davis Mechanical** in the amount of: **\$4,145,000**
- 5) **BID CAT#5 – Temperature Controls** BASE BID to: **Winona Controls** in the amount of: **\$327,000**
- 6) **BID CAT#6 – HVAC Balancing** BASE BID to: **Premier Balancing** in the amount of: **\$47,400**
- 7) **BID CAT#7 – Electrical** BASE BID to: **P&T Electric** in the amount of: **\$796,368**
- 8) **BID CAT#8 – HVAC Commissioning** ADD ALT to: **Hallberg Engineering** in the amount of: **\$45,000**
*Please note: InGensa has base bid commissioning included – this is for CX of existing mechanical equipment.
- 9) **BID CAT#9 – Special Inspections** BASE BID to: **Chosen Valley Testing** in the amount of: **\$15,521**

We also recommend accepting ALL (7) alternates by a single motion as presented below:

- Alternate#1(Elem flooring) ADD: \$30,000
- Alternate#2(Elem gym curtain) ADD: \$6,300
- Alternate#3(HS Flooring) ADD: \$35,000
- Alternate#4(HS Choir Ceiling) ADD: \$8,300 *BC#2(GC) & BC#4(Mech)
- Alternate#5(HS Room A101) ADD: \$47,900 *BC#2(GC) & BC#4(Mech)
- Alternate#6(HS Wrestt/Weight/Lockers DX) ADD: \$587,653 *BC#3(Roof), BC#4(Mech) & BC#7(Elec)
- Alternate#7(HS New Glycol) ADD: \$44,500



If the Board approves ALL (7) Alternates of \$759,653 AND the district's 20% portion of the elementary solar project of \$170,000 totaling \$929,653, these funds would be taken from the old elementary project fund(\$354,419)/contingency(\$684,703)/reduced interest earnings(\$200,000) budget of \$1,239,122 leaving a healthy contingency balance of \$309,469.

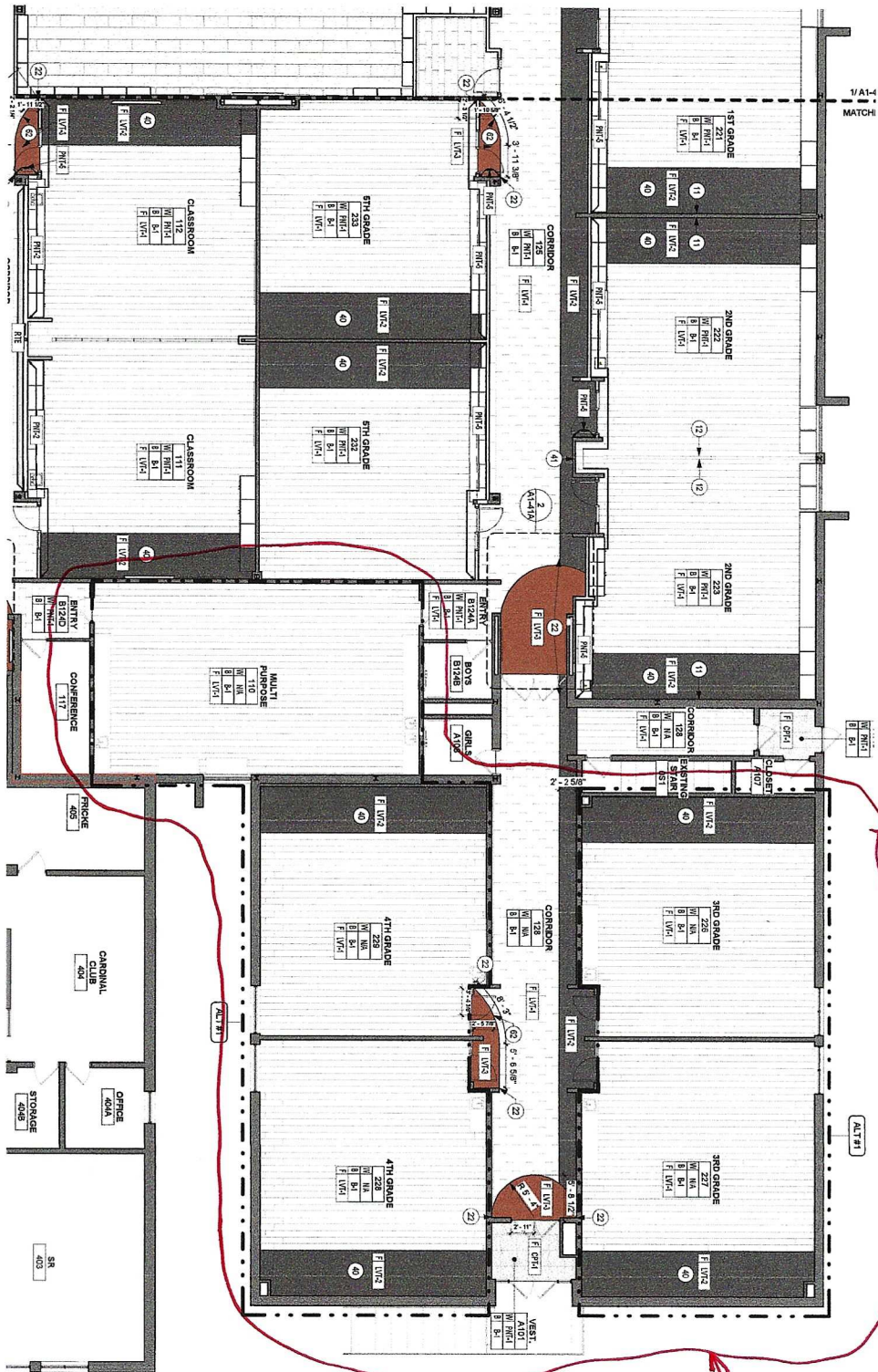
Respectfully,

Gary A. Lovitz
Senior Project Manager
InGensa, Inc.

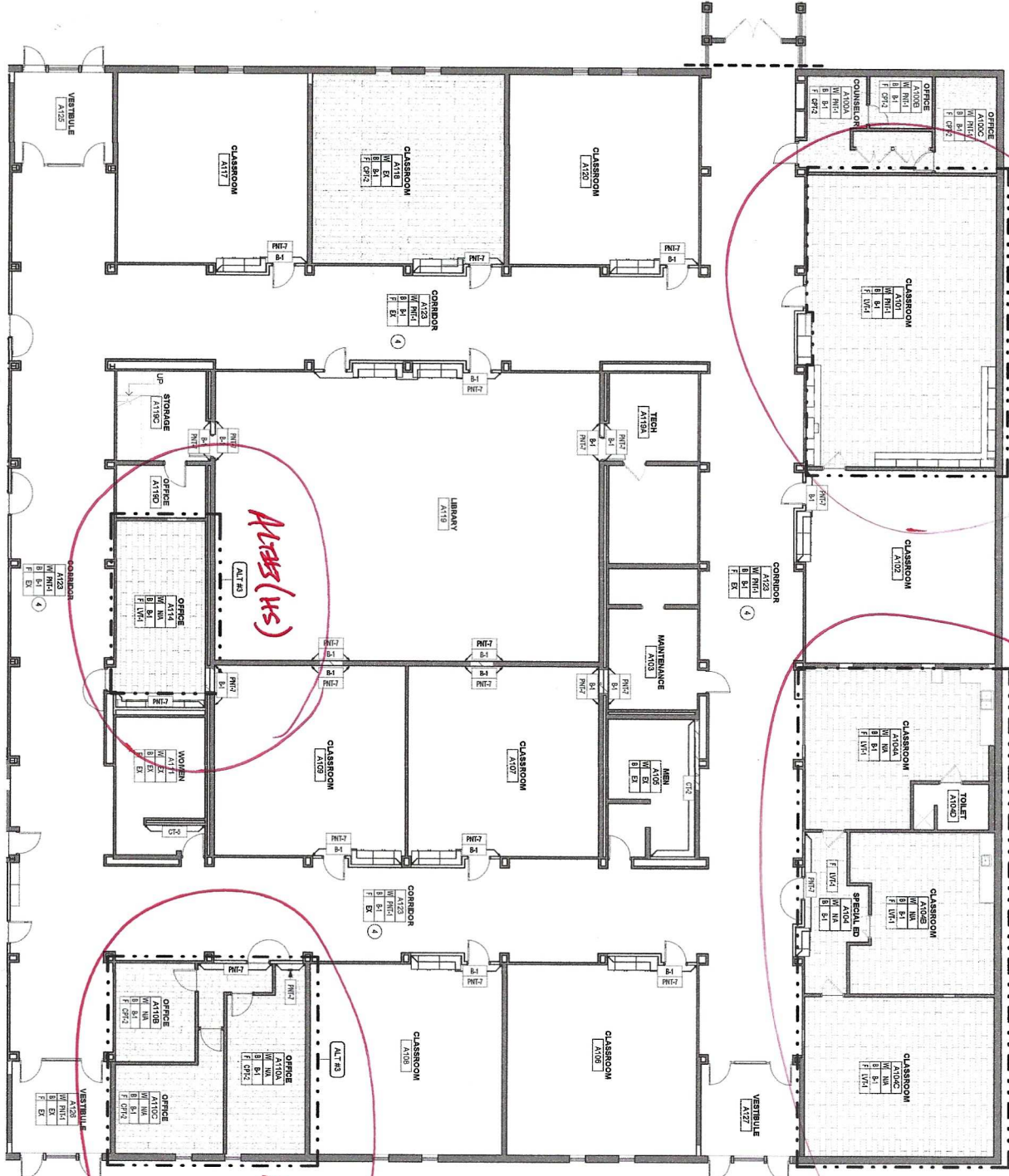
Enclosed: Final bid tabulation, Alt#1 Elem flooring plan, Alt#3/5 HS flooring plan

Lewiston-Altura Schools Addition & Renovations - Bid Tabulation

CONTRACTOR NAME	RCA	Bid Bond	Addenda	Bid Category	LUMP SUM BASE BID	ADD ALT#1(ELEM) Flooring	ADD ALT#2(ELEM) Gym Curtain	ADD ALT#3 (HS) Flooring	ADD ALT#4(HS) Choir Ceiling	ADD ALT#5(HS) Room A101	ADD ALT#6(HS) Weight/Locker DX	ADD ALT#7(HS) New Glycol	UNIT PRICE#1 1/2" Control Valve	UNIT PRICE#2 3/4" Control Valve	UNIT PRICE#3 1" Control Valve
O'LAUGHLIN EXCAVATING	YES	YES	1,2,3,4	1	\$ 698,456.00	\$18,162 Sidewalk									
ELCOR CONSTRUCTION	YES	YES	1,2,3,4	1	\$ 999,900.00	\$24,050 Sidewalk									
FOWLER & HAMMER	YES	YES	1,2,3,4	2	\$ 6,080,000.00	\$ 30,000.00	\$ 6,300.00	\$ 35,000.00	\$ 6,500.00	\$ 40,000.00					
MCDOWALL COMPANY	YES	YES	1,2,3,4	3	\$ 371,700.00						\$ 32,740.00				
DAVIS MECHANICAL	YES	YES	1,2,3,4	4	\$ 4,145,000.00				\$ 1,800.00	\$ 7,900.00	\$550,000.00	\$ 44,500.00	\$ 270.00	\$ 300.00	\$ 375.00
WINONA HEATING & VENTILATING	YES	YES	1,2,3,4	4	\$ 4,195,000.00				\$ 1,500.00	\$ 7,900.00	\$ 538,000.00	\$ 44,325.00	\$ 300.00	\$ 350.00	\$ 400.00
WINONA CONTROLS	YES	YES	1,2,3	5	\$ 327,000.00								\$ 350.00	\$ 400.00	\$ 450.00
NAC	YES	NO	1,2,3,4	5	\$ 551,563.00	\$22,800 Vol Add update JCI Metasys					\$ 10,903.00		\$ 980.00	\$ 995.00	\$ 1,022.00
PREMIER TEST & BALANCE	YES	YES	1,2,3,4	6	\$ 47,400.00										
SMB	YES	YES	1	6	\$ 70,900.00						\$ 800.00				
P&T ELECTRIC	YES	YES	1,2	7	\$ 796,368.00						\$ 4,913.00				
HALLBERG ENGINEERING	n/a	n/a		8	Base to InGensa	\$45,000 CX existing equipment									
CHOSEN VALLEY TESTING	n/a	n/a		9	\$ 15,521.00	Special Inspections estimate as needed									



ALT#1 (BUS)



ALT #5 (HS)

ALT #3 (HS)

ALT #3 (HS)

ALT #3 (HS)

7/06
 FINISHED WORK
 TO BE APPLIED
 ELEMENTS
 THE FOLLOWING
 OPERATIONS
 NOTED IN R.C.
 FIN
 THE FOLLOWING
 INDICATES THE
 ELEVATOR
 OPERATIONS
 IN ROOM
 FIN