



November 05, 2025

Ms. Shari Thompson
Roseville Area Schools – ISD #623
1251 County Road B2 West
Roseville, MN 55113

RE: **Edgerton Elementary 2025-2026 LTFM**

Dear Ms. Thompson:

This letter concerns the contract awards for the above-mentioned project that was bid on October 21, 2025.

Kraus-Anderson has verified bidders, and we submit the following lowest responsible bidders and their total bid amount:

<i>Work Scope</i>		<i>Contractor, City, State</i>	<i>Bid Amount</i>	
WS 01-J	Final Cleaning	SPAR, LLC Minneapolis, MN	Base Bid:	\$67,500.00
			Architectural Alt 01:	\$0.00
			Total Contract Amount:	\$67,500.00
WS 03-A	Concrete	B&D Associates, LLC. St. Paul, MN	Base Bid:	\$147,350.00
			Architectural Alt 01:	\$0.00
			Total Contract Amount:	\$147,350.00
WS 04-A	Masonry	Northland Concrete & Masonry Company, LLC Shakopee, MN	Base Bid:	\$127,771.00
			Architectural Alt 01:	\$0.00
			Total Contract Amount:	\$127,771.00
WS 05-B1	Structural Steel	Superior Steel Erectors Minneapolis, MN	Base Bid:	\$167,228.00
			Architectural Alt 01:	\$0.00
			Total Contract Amount:	\$167,228.00
WS 06-A	Carpentry	Ebert Construction Corcoran, MN	Base Bid:	\$573,300.00
			Architectural Alt 01:	\$3,300.00
			Total Contract Amount:	\$576,600.00
WS 07-H	Roofing	Peterson Bros Roofing & Construction, Inc. St. Paul, MN	Base Bid:	\$1,235,000.00
			Architectural Alt 01:	\$0.00
			Total Contract Amount:	\$1,235,000.00

WS 07-K	Joint Sealant	Carciofini Company Burnsville, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$11,900.00 \$0.00 \$11,900.00
WS 08-A	Doors, Frames, Hardware material only	Contract Hardware Co., Inc. Lino Lakes, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$74,815.00 \$0.00 \$74,815.00
WS 08-F	Exterior Glass & Glazing	Brin Glass Company DBA Brin Contract Glazing Minneapolis, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$10,420.00 \$0.00 \$10,420.00
WS 09-A	Drywall	Custom Drywall, Inc. St. Paul, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$168,895.00 \$0.00 \$168,895.00
WS 09-B	Tile	Commercial Flooring Services, LLC Eagan, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$50,425.00 \$0.00 \$50,425.00
WS 09-C	Acoustical Ceilings & Treatment	Jannings Acoustics Watertown, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$195,700.00 \$0.00 \$195,700.00
WS 09-D	Resilient & Carpet Flooring	Arnquist Home Center Inc. DBA Arnquist Carpets Alexandria, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$206,227.00 \$0.00 \$206,227.00
WS 09-K	Painting	Wasche Commercial Finishes, Inc. Roseville, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$122,430.00 \$0.00 \$122,430.00
WS 12-B	Window Treatments	REBID	Base Bid: Architectural Alt 01: Total Contract Amount:	\$0.00 \$0.00 \$0.00
WS 12-C	Manufacture d Casework	Northwest Cabinets, Inc. Bemidji, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$268,949.00 \$0.00 \$268,949.00
WS 21-A	Fire Suppression	Viking Automatic Sprinkler Co. St. Paul, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$141,575.00 \$0.00 \$141,575.00

WS 22-A	Plumbing	Associated Mechanical Contractors, Inc. Shakopee, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$378,000.00 \$0.00 \$378,000.00
WS 23-A	Combined HVAC	Pioneer Power, LLC Woodbury, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$4,239,000.00 \$0.00 \$4,239,000.00
WS 26-A	Electrical	LTL LED, LLC DBA Wolf River Electric Isanti, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$1,334,270.00 \$0.00 \$1,334,270.00
WS 31-A	Site Clearing & Earthwork	Urban Companies, LLC St. Paul, MN	Base Bid: Architectural Alt 01: Total Contract Amount:	\$109,000.00 \$0.00 \$109,000.00
			Contract Total:	\$9,633,055.00

We have enclosed the Bid Tabulation sheets that reflect the bids received.

If you have any questions regarding this information, please do not hesitate to contact me at (612) 772-2196.

Very truly yours,
KRAUS-ANDERSON® CONSTRUCTION COMPANY

Erik Kaske,
Project Manager



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE # 01J Final Cleaning

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE # 03A Concrete

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE # 04A Masonry

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

ARCHITECT: KFI | LSE

[illegible]



MCMAHAN INDUSTRIAL SERVICES

From:
McMahan Industrial Services, LLC
Address: 108 Iowa Ave
Martensdale, IA 50160
Phone: (319) 270-7064
Email: bbecker@mcmahanindustrial.com
Date: 10/30/25

To:
Kaus-Anderson Construction Company
Address: 501 South Eighth Street
Minneapolis, MN. 55404
Contact: Erik Kaske
Email: erik.kaske@krausanderson.com

- Project: Edgerton Elementary School

Dear Erik,

McMahan Industrial Services, LLC respectfully submits this letter to formally withdraw our bid for the Edgerton Elementary Project. After further review of project requirements and scope, we have determined that we will be unable to proceed with this bid at this time.

We appreciate the opportunity to submit a proposal and thank you for considering McMahan Industrial Services for this project. We look forward to the possibility of working together on future opportunities.

Sincerely,

Bryan Becker

McMahan Industrial Services, LLC



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 06A Carpentry

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

WORK SCOPE # 06A Carpentry

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE # 07H Roofing

[illegible]



Endurance Exteriors
4151 Rice Street
Shoreview, MN 55126
MN License No. BC807498
www.endurance-exterior.com

Date: December 1, 2025
To: Kraus-Anderson Construction Company
Attn: Erik Kaske
501 South Eighth Street
Minneapolis, MN 55404
erik.kaske@krausanderson.com
Re: Formal Withdrawal of Bid – Edgerton Elementary School

Endurance Exteriors respectfully withdraws our bid submitted for the Edgerton Elementary School project on October 20th, 2025.

Upon review and subsequent clarification of the project scope, it was determined that our proposal did not include the metal panel work required under the Roofing 07-H scope. As such, we are formally withdrawing our bid from consideration to ensure accuracy and fairness in the bidding process.

We appreciate the opportunity to have participated in this bid and look forward to future opportunities to work with Kraus-Anderson. Please accept this letter as formal written notice of our withdrawal.

Sincerely, 

Tyler Buffie
Owner, Endurance Exteriors
(612) 859-5605
tyler@enduranceexteriorsmn.com

Edgerton Elementary

BID TABULATIONS
October 21, 2025 at 2:00 PM

OWNER: Roseville Area Schools

ARCHITECT: KFI | LSE

WORK SCOPE # 07K Joint Sealants

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE # 08A Doors, Frames, Hardware Material Only

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 08F Entrances, Storefront, & Curtainwall

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 09A Drywall

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 09B Tile

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 09C Acoustical Ceilings & Treatments

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

WORK SCOPE # 09D Resilient & Carpet Flooring

[illegible]

Edgerton Elementary

BID TABULATIONS
October 21, 2025 at 2:00 PM

KRAUS-ANDERSON®
Construction Company

OWNER: Roseville Area Schools

ARCHITECT: KFI | LSE

WORK SCOPE # 09D Resilient & Carpet Flooring

[illegible]



MCI



MULTIPLE CONCEPTS INTERIORS

26 First Avenue North - Waite Park, MN 56387

Phone: (320) 253-5078 Fax: (320) 253-9458

10-31-2025

Re: Edgerton Elementary Bid

To whom it may concern,

Please withdraw our bid as we had the Moisture Mitigation as an additional cost to the project and not in the base bid as required.

Thanks,

Greg Olean

MCI, Inc.



ARCHITECT: KFI | LSE

BID TABULATIONS

WORK SCOPE # 09K Painting & Wallcovering

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

ARCHITECT: KFI | LSE

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 12C Manufactured Casework

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 21A Fire Suppression

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	VFP Fire Systems, Inc.	Summit Fire Protection Co	Frontier Fire Protection	Nasseff Mechanical Contractors	Gilbert Mechanical Contractors LLC.	The Fire Group, Inc.
BID SECURITY	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA REC'D.	Yes	Yes	Yes	Yes	Yes	Yes
BASE BID	\$141,575.00	\$153,000.00	\$174,870.00	\$178,700.00	\$193,981.00	\$288,000.00
COMBINED BASE BID						
Alt 1: demolish the existing window treatments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01 23 00 Deduct Nurse's Office Renovation and	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PD13 - Alt 1 Plumbing Demo Deduct, omit all work in this	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
and M214 P18 - Alt 1 Deduct Underfloor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	(\$1,000.00)	(\$1,000.00)	\$1,685.00	(\$2,780.00)		



BID TABULATIONS

OWNER: Roseville Area Schools

WORK SCOPE # 22A Plumbing

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 23A Mechanical

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS

October 21, 2025 at 2:00 PM

WORK SCOPE # 23A Mechanical

[illegible]



ARCHITECT: KFI | LSE

October 21, 2025 at 2:00 PM

WORK SCOPE

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS
October 21, 2025 at 2:00 PM

ARCHITECT: KFI | LSE

[illegible]



ARCHITECT: KFI | LSE

BID TABULATIONS
October 21, 2025 at 2:00 PM

WORK SCOPE # 32F Landscape & Irrigation

[illegible]