

November 15, 2024

Tim Helppi, Director of Buildings and Grounds
Buffalo-Hanover-Montrose School District #877
301 2nd Ave NE
Buffalo, MN 55313

Dear Mr. Helppi, Administration and School Board Members,

Bids for the Middle School Entrance, Addition and Mechanical Upgrades were opened on Thursday, October 24, 2024, at 2:00 pm. This was a public opening.

The results of this Bid Package process include the following highlights:

- 33 bid divisions were established for bidding
- Local and regional contractors were directly contacted to inform them of the project and request bids for the project.
- Regional Building Exchanges were provided bid documents.
- 123 contractors expressed interest in bidding on the project.
- 88 separate bids were collected and opened at bid opening.
- 4 Alternates were bid to identify specific costs for additional work.

Please see the attached bid tabulation.

By utilizing a Construction Management bid process, exact costs by bid section have been obtained to verify the true cost of work as specified. We are pleased with the level of local contractor interest and with the quality of the contractors who submitted bids.

The next step in the process is to approve the base bids and alternate contingent upon a successful pre-award interview of the apparent low bid contractors to confirm their bid amount and construction schedule.

REQUESTED ACTION

MOTION TO ACCEPT BID PACKAGES: to the lowest qualified and responsible bidder for each bid section as recommended on the Bid Recap document presented by R.A. Morton & Associates for the base bid. Pre-award interviews have been completed with each prime contractor. (See attached detail sheet with contractor and bid amount).

REQUESTED BOARD APPROVAL

Contingent upon a successful pre-award interview to confirm bid pricing.

CONTRACTS THAT ARE RECOMMENDED TO APPROVE

<u>Section</u>	<u>Description</u>	<u>Base Bid</u>	<u>Contractor</u>
3A	Cast-in-Place Concrete	\$127,200	Ebert, Inc. dba Ebert Companies
4A	Masonry	\$96,000	Del's Construction Company, Inc.
5A	Steel Supply	\$104,450	Brown Hawk, LLC dba Northern Lights Steel Fabrication
5B	Steel Erection	\$28,000	Roden Iron, Inc.
6A	Carpentry	\$225,000	Yamry Construction, Inc.
6B	Architectural Woodwork	\$74,679	Woodside Industries, Inc.
7A	Roofing	\$816,769	John A. Dalsin & Son, Inc.
7B	Joint Sealants	\$10,100	Carciofini Company
7C	Waterproofing	\$27,800	Northstar Weatherproofing & Waterproofing, LLC
7D	Fireproofing	\$42,600	Structural Applicators, Inc.
8A	Doors, Frames & Hardware	\$167,615	Mid Central Door
8B	Aluminum Doors & Windows	\$221,000	Northern Glass & Glazing, Inc.
9A	Gypsum System	\$405,390	RTL Construction, Inc.
9B	Tilework	\$94,900	MCI, Inc. dba Multiple Concepts Interiors
9C	Acoustical Ceilings	\$250,585	Minnesota Acoustics, Inc.
9D	Flooring Covering	\$156,900	MCI, Inc. dba Multiple Concepts Interiors
9E	Terrazzo	\$54,000	Terrazzo Designs, LLC
9F	Painting	\$55,371	High Performance Coatings, Inc.
10A	Signage	\$38,245	Scenic Sign Corp.
12B	Window Treatments	\$13,435	CE, LLC dba CE Contract
21A	Fire Suppression	\$111,700	Breth - Zenzen Fire Protection, LLC
23A	Plumbing & HVAC Combo	\$6,272,000	Thelen Heating & Roofing, Inc.
26A	Electrical	\$781,700	Cal-Tex Electric, Inc.
31B	Helical Piers	\$25,720	Atlas Foundation Company, LLC

THESE BID SECTIONS ARE SUGGESTED TO BE APPROVED CONTINGENT UPON THE LOW BIDDER, URBAN COMPANIES, LLC BID WITHDRAWAL OR BID REJECTION

<u>Section</u>	<u>Description</u>	<u>Base Bid</u>	<u>Contractor</u>
31A	Excavation	\$348,600	Landwehr Construction, Inc.

EXPLANATION: Urban Companies, LLC's bid interpreted the Bid Division 31B Helical Piers included all structural requirement for the footings/foundations design. The plan documents and specifications direct the structural requirement be accomplished by soil corrections by Bid Division 31A Excavation. Urban Companies, LLC's bid does not conform to the bid specifications required for a competitive bid process for public projects. The second low bidder, Landwehr Construction, Inc. has been determined to have a responsible, qualified bid.

Mr. Urban confirmed he would not be willing to perform all excavation soil corrections that are required based on the structural design unless he receives additional compensation.

MOTION to ACCEPT or REJECT Alternates.

Alternate #1: Interior Classroom Remodeling

Base bid: Do not provide labor and materials associated with classroom remodeling work identified as alternate #1 on the project drawings.

Alternate #1 Bid: Provide all labor and materials associated with the classroom remodeling work identified as alternate #1 on the project drawings.

ADD OF \$799,481.00

Alternate #2: Interior Classroom Remodeling

Base bid: Do not provide labor and materials associated with the classroom remodeling work identified as alternate #2 on the project drawings.

Alternate #2 Bid: Provide all labor and materials associated with the classroom remodeling work identified as alternate #2 on the project drawings.

ADD OF \$1,100,970.00

Alternate #3: Interior Science Classroom Remodeling

Base bid: Do not provide labor and materials associated with the science classroom remodeling work identified as alternate #3 on the project drawings.

Alternate #1 Bid: Provide all labor and materials associated with the work identified as alternate #3 on the project drawings.

ADD OF \$1,354,115.00

Alternate #5: Voice evacuation fire alarm system. (Addendum 1)

Base bid: Do not provide a complete new voice evacuation fire alarm system throughout the entire building. Provide a partial voice evacuation system as shown on sheets E002, E401, E402, E403 and E410. Maintain the existing horn/strobe fire alarm system in the remainder of the building as indicated.

Alternate #5 bid: Demolish the existing fire alarm system complete. Provide a complete new voice evacuation system as indicated on sheets E800, E801, E900, E901 in addition to fire alarm shown on base bid on sheets E002, E401, E402 E403 and E410.

ADD OF \$224,800.00

Sincerely,



Preston Euerle
President

Preliminary Bid Recap

JOB NAME: Buffalo-Hanover-Montrose Middle School Entrance Addition and Mech Upgrades
ARCHITECT: DeVetter Group
BID DATE: Thursday October 24th 2024



LOCATION: District Office Boardroom
SIZE:

Bid Sect	Action	DESCRIPTION	Estimate	Apparent Low Bid	Alt. 1 Classroom Remodeling Area 1	Alt. 2 Classroom Remodeling Area 2	Alt. 3 Classroom Remodeling Science	Alt. 4 Not Used	Alt. 5 Voice Activated Fire Alarm	Apparent Low Bid w/ Alt.	Contractor
											Name
		TOTAL General Conditions	\$ 271,380	\$ 271,380						\$ 271,380	Allowance
3A		Cast-in-Place Concrete	\$ 99,193	\$ 127,200	\$ 2,500	\$ 9,000	\$ 23,000	\$ -	\$ -	\$ 161,700	Ebert, Inc. dba Ebert Companies
4A		Masonry	\$ 2,625	\$ 96,000	\$ -	\$ 2,400	\$ -	\$ -	\$ -	\$ 98,400	Del's Construction Company, Inc.
5A		Steel Supply	\$ 117,257	\$ 104,450	\$ -	\$ 7,295	\$ -	\$ -	\$ -	\$ 111,745	Brown Hawk, LLC dba Northern Lights Steel Fabrication
5B		Steel Erection	\$ 58,628	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000	Roden Iron, Inc.
6A		Carpentry	\$ 314,635	\$ 225,000	\$ 72,000	\$ 64,000	\$ 59,000	\$ -	\$ -	\$ 420,000	Yamry Construction, Inc.
6B		Archetctural Woodwork	\$ 55,248	\$ 74,679	\$ 7,690	\$ 70,080	\$ -	\$ -	\$ -	\$ 152,448	Woodside Industries, Inc.
7A		Roofing	\$ 229,307	\$ 816,769	\$ -	\$ 785	\$ 64,251	\$ -	\$ -	\$ 881,805	John A. Dalsin & Son, Inc.
7B		Joint Sealants	\$ 25,000	\$ 10,100	\$ 1,950	\$ 2,400	\$ 1,750	\$ -	\$ -	\$ 16,200	Carciofini Company
7C		Waterproofing		\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,800	Northstar Weatherproofing & Waterproofing, LLC
7D		Fireproofing		\$ 42,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,600	Structural Applicators, Inc.
8A		Doors, Frames & Hardware	\$ 91,790	\$ 167,615	\$ 20,039	\$ 35,493	\$ 28,016	\$ -	\$ -	\$ 251,163	Mid Central Door
8B		Aluminum Doors & Windows	\$ 275,142	\$ 221,000	\$ 34,225	\$ 26,700	\$ 22,220	\$ -	\$ -	\$ 304,145	Northern Glass & Glazing, Inc.
9A		Gypsum System	\$ 394,082	\$ 405,390	\$ 155,000	\$ 137,000	\$ 126,000	\$ -	\$ -	\$ 823,390	RTL Construction, Inc.
9B		Tilework	\$ 78,335	\$ 94,900	\$ 14,800	\$ -	\$ 11,600	\$ -	\$ -	\$ 121,300	MCI, Inc. dba Multiple Concepts Interiors
9C		Acoustical Ceilings	\$ 236,166	\$ 250,585	\$ 54,545	\$ 53,300	\$ 32,300	\$ -	\$ -	\$ 390,730	Minnesota Acoustics, Inc.
9D		Flooring Covering	\$ 120,419	\$ 156,900	\$ 105,400	\$ 93,700	\$ 60,600	\$ -	\$ -	\$ 416,600	MCI, Inc. dba Multiple Concepts Interiors
9E		Terrazzo		\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000	Terrazzo Designs, LLC
9F		Painting	\$ 44,811	\$ 55,371	\$ 38,832	\$ 25,687	\$ 21,228	\$ -	\$ -	\$ 141,118	High Performance Coatings, Inc.
10A		Signage	\$ 36,900	\$ 38,245	\$ (2,000)	\$ (2,000)	\$ -	\$ -	\$ -	\$ 34,245	Scenic Sign Corp.
12A		Science Casework		\$ -	\$ -	\$ 43,730	\$ 238,850	\$ -	\$ -	\$ 282,580	Innovative Laboratory Systems, Inc.
12B		Window Treatments		\$ 13,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,435	CE, LLC dba CE Contract
21A		Fire Suppression	\$ 137,972	\$ 111,700	\$ 22,700	\$ 23,600	\$ 16,500	\$ -	\$ -	\$ 174,500	Breth - Zenzen Fire Protection, LLC
23A		Plumbing & HVAC Combination	\$ 4,835,000	\$ 6,272,000	\$ 108,000	\$ 318,000	\$ 430,000	\$ -	\$ -	\$ 7,128,000	Thelen Heating & Roofing, Inc.
26A		Electrical	\$ 1,126,860	\$ 781,700	\$ 163,800	\$ 189,800	\$ 218,800	\$ -	\$ 224,800	\$ 1,578,900	Cal-Tex Electric, Inc.
31A		Excavation	\$ 64,610	\$ 348,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,600	Landwehr Construction, Inc.
31B		Helical Piers		\$ 25,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,720	Atlas Foundation Company, LLC
		SUBTOTAL	\$ 8,615,360	\$ 10,821,139	\$ 799,481	\$ 1,100,970	\$ 1,354,115	\$ -	\$ 224,800	\$ 14,300,504	
		Escalation	\$ 345,124							\$ -	
		Design Contingency	\$ 431,405								
		ESTIMATED TOTAL COST	\$ 9,391,889	\$ 10,821,139	\$ 799,481	\$ 1,100,970	\$ 1,354,115	\$ -	\$ 224,800	\$ 14,300,504	
		Construction Management Fees	\$ 323,554	\$ 323,554						\$ 323,554	RA Morton
		Architect Fees	\$ 742,017	\$ 742,017						\$ 742,017	Devetter Group
		Misc. Owner Expenses	\$ 129,421	\$ 129,421						\$ 129,421	Allowance
										\$ -	
										\$ -	
		SOFT COSTS	\$ 1,194,992	\$ 1,194,992						\$ 1,194,992	
		CONTINGENCY	\$ 819,670	\$ 819,670						\$ 819,670	Allowance
		Less Alternate Deducts/ Rejected Bid									
		TOTAL PROJECT	\$ 11,406,551	\$ 12,835,801						\$ 16,315,166	
		Project Funds Available	11,419,302	11,419,302							
		Over/(Under) Budget	\$ (12,751)	\$ 1,416,499						\$ 16,315,166	



Bid Results Recap - Buffalo-Hanover-Montrose Middle School Entrance Addition and Mech Upgrades

Section		Bid #1	Bid #2	Bid #3	Bid#4	Bid#5	Bid#6	Bid#7	Bid #8	Average Bid	Low Bid	2nd Low Bid	Contract Amounts Without Alternates
	General Conditions	\$271,380								\$271,380	\$271,380	\$271,380	\$271,380
3A	Cast-in-Place Concrete	\$127,200	\$138,482	\$152,200	\$161,970	\$1,046,922				\$325,355	\$127,200	\$138,482	\$127,200
4A	Masonry	\$96,000	\$105,000	\$107,370						\$102,790	\$96,000	\$105,000	\$96,000
5A	Steel Supply	\$104,450	\$110,500	\$115,897						\$110,282	\$104,450	\$110,500	\$104,450
5B	Steel Erection	\$28,000	\$55,700	\$77,450	\$84,700					\$61,463	\$28,000	\$55,700	\$28,000
6A	Carpentry	\$225,000	\$247,700	\$279,885	\$335,000					\$271,896	\$225,000	\$247,700	\$225,000
6B	Archetctural Woodwork	\$74,679	\$109,673							\$92,176	\$74,679	\$109,673	\$74,679
7A	Roofing	\$816,769	\$842,700							\$829,735	\$816,769	\$842,700	\$816,769
7B	Joint Sealants	\$10,100								\$10,100	\$10,100	\$10,100	\$10,100
7C	Waterproofing	\$27,800	\$28,940	\$31,292	\$44,994					\$33,256	\$27,800	\$28,940	\$27,800
7D	Fireproofing	\$42,600	\$45,000							\$43,800	\$42,600	\$45,000	\$42,600
8A	Doors, Frames & Hardware	\$167,615	\$169,987	\$215,520						\$184,374	\$167,615	\$169,987	\$167,615
8B	Aluminum Doors & Windows	\$221,000	\$230,700	\$273,000						\$241,567	\$221,000	\$230,700	\$221,000
9A	Gypsum System	\$405,390	\$451,000	\$468,000	\$489,000	\$498,990	\$512,500			\$470,813	\$405,390	\$451,000	\$405,390
9B	Tilework	\$94,900	\$105,000	\$115,750	\$116,856	\$126,065	\$131,663	\$135,100	\$150,431	\$121,971	\$94,900	\$105,000	\$94,900
9C	Acoustical Ceilings	\$250,585	\$299,000	\$324,825	\$345,790	\$377,000	\$443,600			\$340,133	\$250,585	\$299,000	\$250,585
9D	Flooring Covering	\$156,900	\$174,280	\$178,000	\$180,860	\$195,000	\$224,077	\$227,851	\$247,483	\$198,056	\$156,900	\$174,280	\$156,900
9E	Terrazzo	\$54,000	\$79,800	\$97,795						\$77,198	\$54,000	\$79,800	\$54,000
9F	Painting	\$55,371	\$57,170	\$68,120	\$73,990	\$80,065	\$121,200			\$75,986	\$55,371	\$57,170	\$55,371
10A	Signage	\$38,245								\$38,245	\$38,245	\$38,245	\$38,245
12B	Window Treatments	\$13,435								\$13,435	\$13,435	\$13,435	\$13,435
21A	Fire Suppression	\$111,700	\$142,200	\$289,000						\$180,967	\$111,700	\$142,200	\$111,700
23A	Plumbing & HVAC Combination	\$6,272,000	\$6,296,000	\$6,351,000						\$6,306,333	\$6,272,000	\$6,296,000	\$6,272,000
26A	Electrical	\$781,700	\$830,000	\$910,000	\$1,049,000					\$892,675	\$781,700	\$830,000	\$781,700
31A	Excavation	\$348,600	\$246,000							\$297,300	\$348,600	\$246,000	\$348,600
31B	Helical Piers	\$25,720								\$25,720	\$25,720	\$25,720	\$25,720
										\$0	\$0	\$0	
TOTALS										\$11,617,006	\$10,821,139	\$11,123,712	\$10,821,139

Note: Results do not include proposed alternates or unit prices.

Competitive Bid Savings = \$795,868
 % Savings = 7.35%
 Number Of Contractors Interested 123
 Number of Bids Received 88