



Agenda Item: XIII.B.
Date Prepared: January 10, 2025
ISD 834 Board Meeting

Agenda Item: New Lake Elmo Elementary – Construction Bids

Meeting Date: January 21, 2025

Contact Person: Mark Drommerhausen, Executive Director of Operations and Transportation

Background: Wold Architects have been working with Stillwater Area Public Schools staff over the past year to design a New Lake Elmo Elementary School. The project is scheduled to break ground in the spring of 2025 and be completed for the start of the 2026-2027 school year. Kraus-Anderson Construction Company worked with Stillwater Area Public Schools and Wold Architects to solicit bids for the New Lake Elmo Elementary School. The bids were opened on December 19, 2024.

To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 38 separate work scopes. Their role will be coordinating the schedule of each work scope during the construction project. Stillwater Area Public Schools will enter into a separate contract with the lowest responsible bidder for each work scope.

Eight of the work scopes were awarded through a Best Value Process. Contractors were interviewed and rated for bid value, experience, quality control, availability of materials and labor and project understanding. The work scopes evaluated thru Best Value are identified in the matrix below and the attached Bid Tabulation sheets.

These bids came in within budget and will keep us on our construction timeline. The New Lake Elmo Elementary School will be funded by the 2024A School Building Bonds. Kraus-Anderson, Wold Architects and Stillwater Area Public Schools will be working throughout the project to minimize expenses.

The following is a description and amount of each work scope:

Work Scope	Lowest Responsible Bidder and Amount
Work Scope 01-J: Construction Final Cleaning	Six bids were received. The lowest responsible bidder is Prime Solutions, LLC dba Prime Construction Solutions of Bloomington, MN for a bid total of \$120,000.00.
Combined Work Scope 03-A: Concrete and 04-A: Masonry	Twelve bids were received for both work scopes. The lowest responsible bidder through the Best Value process is Northland Concrete and Masonry Company, LLC of Shakopee, MN for a combined bid total of \$4,881,987.00.
Work Scope 03-B:Structural Precast	Two bids were received. The lowest responsible bidder is Collins Precast, LLC of Iroquois, SD for a bid total of \$2,458,315.00.
Work Scope 05-A:Structural Steel – Material Only	Three bids were received. The lowest responsible bidder through the Best Value process is Ben's Structural Fabrication, Inc. of Waite Park, MN for a bid total of \$1,665,536.00.
Work Scope 05-B:Structural Steel Erection	Four bids were received. The lowest responsible bidder is Patriot Erectors, Inc. of Loretto, MN for a bid total of \$792,500.00.

Work Scope 06-A: Carpentry	Five bids were received. The lowest responsible bidder is Tekton Construction Company, Inc. of Minneapolis, MN for a bid total of \$1,146,000.00.
Work Scope 06-D: Casework and Architectural Millwork	Five bids were received. The lowest responsible bidder is Stevens Industries, Inc. of Teutopolis, IL for a bid total of \$1,295,909.00.
Work Scope 07-D: Exterior Weather Barrier	Ten bids were received. The lowest responsible bidder is C&S Management Company, Inc. dba Waterproofing by Experts of Lino Lakes, MN for a bid total of \$172,564.00.
Work Scope 07-F: Metal Panels and 07-H: Roofing	Ten bids were received for both work scopes. The lowest responsible bidder for both work scopes is Berwald Roofing Company, Inc. of North St. Paul, MN for a combined bid total of \$3,436,770.00.
Work Scope 07-L: Sealants	Three bids were received. The lowest responsible bidder is Right-Way Caulking, Inc. of Minneapolis, MN for a bid total of \$104,200.00.
Work Scope 08-A: Doors, Frames and Hardware – Material Only	Four bids were received. The lowest responsible bidder is Contract Hardware Co., Inc. of Lino Lakes, MN for a bid total of \$853,023.00.
Work Scope 08-D: Overhead Doors	Four bids were received. The lowest responsible bidder is Skold Specialty Contracting, LLC of Elk River, MN for a bid total of \$75,100.00.
Work Scope 08-F: Glass and Glazing	Six bids were received. The lowest responsible bidder through the Best Value process is S&J Glass Inc. of Coon Rapids, MN for a bid total of \$2,960,000.00.
Work Scope 09-A: Drywall	Six bids were received. The lowest responsible bidder through the Best Value process is Custom Drywall, Inc of St. Paul, MN for a bid total of \$3,496,000.00.
Work Scope 09-B: Tile	Five bids were received. The lowest responsible bidder through the Best Value process is Commercial Flooring Services, LLC of Eagan, MN for a bid total of \$588,088.00.
Work Scope 09-C: Ceiling and Acoustical Treatment	Three bids were received. The lowest responsible bidder is Twin City Acoustics Inc. of New Hope, MN for a bid total of \$1,027,000.00.
Work Scope 09-D: Flooring	Five bids were received. The lowest responsible bidder is St. Paul Linoleum & Carpet Company of Eagan, MN for a bid total of \$806,024.00.
Work Scope 09-F: Wood Flooring	Three bids were received. The lowest responsible bidder is H2I Group, Inc. of Minneapolis, MN for a bid total of \$226,480.00.
Work Scope 09-G: Terrazzo	Five bids were received. The lowest responsible bidder is Terrazzo Designs of Menomonie, WI for a bid total of \$430,000.00.
Work Scope 09-H: Fluid Applied Flooring	Five bids were received. The lowest responsible bidder is Steinbrecher Coating Solutions, Inc. of Princeton, MN for a bid total of \$64,585.00.
Work Scope 09-K: Wall Covering and Painting	Six bids were received. The lowest responsible bidder is Fransen Decorating, Inc. of Milaca, MN for a bid total of \$463,806.00.
Work Scope 10-A: General Specialties	Four bids were received. The lowest responsible bidder is Bartley Sales Company, Inc. of Minneapolis, MN for a bid total of \$177,867.00.
Work Scope 10-B: Signage	One bid was received. The lowest responsible bidder is Finishing Touch Signs, LLC of Wausau, WI for a bid total of 67,944.23.
Work Scope 10-E: Operable Partitions	Two bids were received. The lowest responsible bidder is Skold Specialty Contracting, LLC of Elk River, MN for a bid total of \$222,500.00.
Work Scope 11-F: Food Service	Six bids were received. The lowest responsible bidder is South-Town, Inc. of Brooklyn Park, MN for a bid total of \$948,833.07.

Work Scope 11-K: Gymnasium Equipment	Three bids were received. The lowest responsible bidder is H&B Specialized Products, Inc. of Eden Prairie, MN for a bid total of \$119,825.00.
Work Scope 12-A: Bleacher Seating	Two bids were received. The lowest responsible bidder is Park & Play USA dba SAAFE, LLC of Brooklyn Park, MN for a bid total of \$40,874.00.
Work Scope 14-B: Elevators	Two bids were received. The lowest responsible bidder is Otis Elevator Company of Roseville, MN for a bid total of \$169,055.00.
Work Scope 21-A: Fire Suppression	Five bids were received. The lowest responsible bidder is Nova Fire Protection, Inc. of Fargo, ND for a bid total of \$510,000.00.
Work Scope 23-A: HVAC / Combined Mechanical	Ten bids were received. The lowest responsible bidder through the Best Value process is McDowall Company of Waite Park, MN for a bid total of \$10,249,700.00.
Work Scope 26-A: Electrical	Five bids were received. The lowest responsible bidder through the Best Value process is NEO Electrical Solutions, LLC of Hudson, WI for a bid total of \$6,309,000.00.
Work Scope 31-B: Road Construction	Three bids were received. The lowest responsible bidder is Park Construction Company of Fridley, MN for a bid total of \$1,298,895.00.
Work Scope 32-A: Asphalt Paving	Six bids were received. The lowest responsible bidder is McNamara Contracting, Inc. of Rosemount, MN for a bid total of \$519,000.00.
Work Scope 32-B: Concrete Paving	Four bids were received. The lowest responsible bidder is Stapf Concrete Construction Inc. of Burnsville, MN for a bid total of \$589,500.00.
Work Scope 32-D: Fence Package	Five bids were received. The lowest responsible bidder is Peterson Companies, Inc. of Chisago City, MN for a bid total of \$99,735.00.
Work Scope 32-F: Landscape and Irrigation	Five bids were received. The lowest responsible bidder is Peterson Companies Inc. of Chisago City, MN for a bid total of \$1,208,944.00.

The total amount for 38 work scopes is \$49,595,559.30. Each lowest responsible bidder has been identified per work scope. Additional costs may be incurred during the project to resolve issues not identified in the construction documents. Kraus-Anderson Construction Company recommends entering into a contract with each lowest responsible bidder identified above. Administration requests approval to award the bids to the respective bidders.

Location(s): Lake Elmo Elementary

Project Name: New Lake Elmo Elementary

Fund: 2024A School Building Bonds

Description: Constructing an elementary school in Lake Elmo Minnesota

Item: All work scopes identified above

Amount: \$49,595,559.30

Recommendation:

A motion and a second to approve the work scope contracts will be requested.

Motion by: _____ **Seconded by:** _____ **Vote:** _____