



**Agenda Item: X.A.**  
**Date Prepared: February 12, 2025**  
**ISD 834 Board Meeting**

Agenda Item: Summer 2025 Multi-Site Long Term Facility Maintenance (LTFM) Improvements  
Meeting Date: February 18, 2025  
Contact Person: Mark Drommerhausen, Executive Director of Operations

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*Background:* The Summer 2025 Multi-Site LTFM Improvements will include work at the following locations:

- Afton-Lakeland Elementary** - Replace exterior kitchen doorway.
- Oak Park Learning Center** - Replace four exterior doorways.
- Rutherford Elementary** - Replace classroom lighting in two houses.
- Stillwater Middle School** - Replace wrestling gym windows.
- Stonebridge Elementary** - Replace light fixtures in the kitchen, upper hallway and three classrooms. ADA restroom upgrades.
- Transportation Terminal** - Replace window sealant and light fixtures.

These projects are part of the FY 2025/26 Long-Term Facilities Maintenance program. Kraus-Anderson Construction Company worked with Stillwater Area Public Schools to solicit bids for the Summer 2025 Multi-Site LTFM Improvements project. Bids were opened on February 6, 2025. To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 10 separate work scopes. Their role during the renovation will be coordinating 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.

These bids came in within budget and will be completed before the start of the 25/26 school year. The project will be funded by the Long-Term Facility Maintenance Fund. Kraus-Anderson, Wold Architects and Stillwater Area Public Schools will be working throughout the project to minimize expenses.

The following is a description of the work scope and amount for each lowest responsible bidder:

Work Scope	Lowest Responsible Bidder and Amount
<b>Work Scope 03-A and 06-A: Concrete and Carpentry</b>	8 bids were received for both worksopes. The lowest responsible bidder is Maertens-Brenny Construction Company of Minneapolis, MN for a combined bid total of \$91,400.00
<b>Work Scope 08-A: Doors, Frames-Hardware Material Only</b>	3 bids were received. The lowest responsible bidder is Twin City Hardware Company of Oakdale, MN for a bid total of \$37,675.00
<b>Work Scope 08-F: Entrances/Aluminum Storefront/Curtain Wall</b>	1 bid was received. The lowest responsible bidder is United Glass, Inc. of Brooklyn Park, MN for a bid total of \$87,967.00
<b>Work Scope 09-A: Drywall</b>	7 bids were received. The lowest responsible bidder is AE Conrad Company of Minneapolis, MN for a bid total of 26,245.00
<b>Work Scope 09-B: Tile</b>	6 bids were received. The lowest responsible bidder is Commercial Flooring Services LLC. of Eagan, MN for a bid total of 27,461.00
<b>Work Scope 09-C: Ceilings and Acoustical Treatment</b>	2 bids were received. The lowest responsible bidder is Acoustics Associates Inc. of Brooklyn Park, MN for a bid total of \$31,848.00

<b>Work Scope 09-K: Painting and Wall Covering</b>	5 bids were received. The lowest responsible bidder is Painting by Nakasone of St. Paul, MN for a bid total of \$6,800.00
<b>Work Scope 23-B: Combined Mechanical</b>	4 bids were received. The lowest responsible bidder is Spriggs Mechanical Inc. of Vadnais Heights, MN for a bid total of \$122,480.00
<b>Work Scope 26-A: Electrical</b>	3 bids were received. The lowest responsible bidder is B&B Electric, Inc. of Eau Claire, WI for a bid total of \$241,500.00

The total amount for the 10 work scopes is \$673,376.00. 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.

Project Name: Summer 2025 Multi-Site LTFM Improvements

Location(s): Afton Lakeland Elementary, Oak Park Learning Center, Rutherford Elementary, Stillwater Middle School, Stonebridge Elementary and Transportation Terminal

Funding: Long-Term Facilities Maintenance

Item: All work scopes identified above

Amount: Total project cost \$673,376.00

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*Recommendation:*

A motion and a second to approve the consent agenda will be requested.

**Motion by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_