



## FACILITIES MANAGEMENT

Independent School District No. 709

*Located at 730 E. Central Entrance*

*Mailing Address: 215 North 1st Avenue East*

*Duluth, Minnesota 55802*

Construction Management (218) 336-8907

Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

# Memorandum

**To: Bill Hanson  
School Board Members**

**From: Kerry M. Leider**

**Date: September 7, 2012**

**Re: Bid #1222 – Congdon Park Elementary School Bid Package #1 – Additional  
Alternates Recommended by Approval of Change Orders**

The above bid was advertised according to statute and School Board Policy. Seven (7) bids were received in response to the School District's notice for bids for the Congdon Park Elementary School Bid Package #1. The School Board awarded base bids relating to Bid Package #1 in June and July. At that time, there was only one contract with a base bid and alternate recommended pending the receipt of Bid Packages #2 and #3. Now that Bid Packages #2 and #3 have been received and the related budget can be fully considered, we are now recommending award of several of the Bid alternates related to base bids previously awarded. Since there are contracts already signed relating to the base bids only, the alternates will now be added by change orders. The amount of change order increase is consistent with values provided by these contractors at the time of their May, 31, 2012 bids.

Attached please find the Recommendation Letter and Bid Tab from Krause Anderson.

It is recommended the Duluth School Board approve the add alternates as listed on the recommendation letter and bid tab as provided in response to Bid #1222, - Congdon Park Elementary School Bid Package #1

Enclosures



Innovative Construction Solutions

8625 Rendova Street NE  
 P.O. Box 158  
 Circle Pines, MN 55014  
 O 763.786.7711  
 F 763.786.2650  
 www.krausanderson.com

September 6<sup>th</sup>, 2012

Mr. Kevin Strong  
 Johnson Controls, Inc.  
 215 North First Avenue East, Suite 100  
 Duluth, MN 55802

RE: **Congdon Park Elementary School BP #1 – Bid #1222  
 Alternate Award Recommendation**

Dear Mr. Strong:

This letter is concerning our recommendations for the alternate awards for the above referenced project that was bid on May 31<sup>st</sup>, 2012.

Kraus-Anderson has undergone bidder verification and we submit the following lowest responsible bidders and their total base bid amounts:

<b>Work Scope</b>	<b>Contractor, City, State</b>	<b>Bid Amount</b>
01 Site Earthwork, Excavation, & Utilities	Northland Constructors of Duluth, LLC Duluth, MN	Base Bid: \$832,900.00 Alternate #01: \$26,100.00 Alternate #04: \$48,500.00 Total Contract: \$907,500.00
02 Site Concrete	Hovland, Inc. Hermantown, MN	Base Bid: \$82,350.00 Alternate #01: \$0.00 Alternate #04: \$0.00 Total Contract: \$82,350.00
03 Concrete	Kelleher Construction, Inc. Burnsville, MN	Base Bid: \$331,000.00 Alternate #01: \$46,000.00 Alternate #04: \$0.00 Total Contract: \$377,000.00
04 Structural Steel – Supply	Ben's Structural Fabrication, Inc. Waite Park, MN	Base Bid: \$172,000.00 Alternate #01: \$16,550.00 Alternate #04: \$0.00 Total Contract: \$188,550.00
<b>Total Base Bid Previously Awarded:</b>		<b>\$ 1,418,250.00</b>
<b>Total Alternate #01:</b>		<b>\$ 88,650.00</b>
<b>Total Previously Awarded Alternate #04:</b>		<b>\$ 48,500.00</b>
<b>Total New Contract Recommended:</b>		<b>\$ 1,555,400.00</b>

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

The base bid contracts have already been awarded along with alternate four, therefore, Alternate one will be a change order to the contracts.

If you have any questions regarding this information, please do not hesitate to contact me at 763-786-7711.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

A handwritten signature in black ink, appearing to read 'Pat Sims', enclosed in a light gray rectangular box.

Pat Sims  
Project Manager

**CONGDON PARK ELEMENTARY SCHOOL BP #1 - SITE AND FOUNDATION  
DULUTH, MN**

**BID TABULATIONS  
MAY 31ST, 2012 @ 2:00 PM**

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709

PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON, CONSTRUCTION COMPANY

**WORK SCOPE 01: SITE EARTHWORK, EXCAVATION, & UTILITIES**

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Northland Constructors of Duluth, LLC	Ulland Brothers, Inc.	Veit & Company, Inc.			
	Duluth, MN	Cloquet, MN	Duluth, MN			
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond			
<b>ADDENDA REC'D.</b>	1-2	1-2	1-2			
<b>BASE BID</b>	\$832,900.00	\$838,770.00	\$898,500.00			
<b>COMBINED BASE BID</b>						
<b>ALT #1: KINDERGARTEN F&amp;F</b>	\$26,100.00	\$28,000.00	\$39,800.00			
<b>ALT #2: GREYSOLON SIDEWALKS</b>	\$9,650.00	\$23,900.00	\$3,560.00			
<b>ALT #3: REPLACEMENT SIDEWALKS - NORTH</b>	\$3,800.00	\$16,780.00	\$3,635.00			
<b>ALT #4: RELOCATE EXISTING STORM</b>	\$48,500.00	\$153,200.00	\$49,500.00			
<b>UP #1: Contaminated Soils</b>	\$85/CY	\$31.20	\$21.65			
<b>UP #2: Contaminated Soils</b>	\$100/CY	\$124.00	\$118.00			
<b>UP #3: Silt Fence</b>	\$2.50/LF	Add \$2.10 Deduct \$1.90	\$2.25			
<b>UP #4: Rock Log</b>	\$13.00/LF	Add \$4.80 Deduct \$4.50	\$5.15			
<b>UP #5: Inlet Protection</b>	\$200/Ea	Add \$180 Deduct \$120	\$216.05			
<b>UP #6: Temp Seed Mix</b>	\$160/Acre	Add \$375 Deduct \$350	\$0.10			
<b>UP #7: Temp Mulch</b>	\$480/Acre	Add \$1340 Deduct \$1250	\$0.30			





