

Study Session

Tuesday, December 3, 2024 6:00 PM

Oak Park Learning Center, 6355 Osman Avenue North, Stillwater, MN 55082

I. Call to Order	Speaker (s) : Ms. Alison Sherman, School Board Chair
II. Roll Call	Speaker (s) : Ms. Alison Sherman, School Board Chair
III. Pledge of Allegiance	Speaker (s) : Ms. Alison Sherman, School Board Chair
IV. Truth in Taxation Report - Public Input	Speaker (s) : Ms. Marie, Chief Financial Officer
V. Approval of Agenda	Speaker (s) : Ms. Alison Sherman, School Board Chair
VI. Consent Agenda	
VI.A. Gifts and Donations: June-September 2024	Speaker (s) : Ms. Marie, Chief Financial Officer
VI.B. Copier Contract Renewal	Speaker (s) : Mr. Eric Simmons, Director of Technology
VII. Strategic Direction C: Utilize systems and align resources in an efficient manner to support learning	
VII.A. Action: Audit Presentation and Approval	Speaker (s) : Ms. Marie, Chief Financial Officer
VIII. Strategic Direction A: Ensure the learning process is adaptable to meet individual student needs	
VIII.A. Action: Stillwater Area High School Course Proposals	Speaker (s) : Ms. Caitlyn Willis, Executive Director of Elementary Education
IX. Strategic Direction B: Foster a safe, welcoming and inclusive environment for all staff and students	
X. Strategic Direction D: Develop strong partnerships with the communities we serve	
X.A. Action: New Bayport Elementary – Construction Bids	Speaker (s) : Mr. Mark Drommerhausen, Executive Director of Operations
XI. Adjournment	Speaker (s) : Ms. Alison Sherman, School Board Chair



EXPENDITURE APPROVAL FORM Fiscal Year 2024-25

Instructions: This form is to be completed any time a lease, purchase, or contract for goods or services exceeds \$175,000.00

REQUESTED BY: Eric Simmons, Director of Technology **DATE:** December 3rd, 2024

DESCRIPTION OF REQUEST

School board approval for a five-year copier lease, totalling \$481,625.28, for a Copier and Printer Contract Renewals through Loffler for the 2025-2030 school years. The annual cost of the Copier and Printer contract is \$94,303.32, which includes the hardware lease costs for 29 Copiers, and 33 Desktop Multifunction Printers across all buildings. One-time printer software and setup fees total \$10,108.68, included in the total contract amount. This agreement utilizes competitively bid state contract pricing (Minnesota State Contract #189667).

Copier and printer maintenance is billed separately based on the number of actual prints made. \$7,452.31 is a monthly average of printer maintenance costs district-wide, or \$89,427.72 annually on maintenance based on the total historical volume of prints made.

FINANCIAL IMPACT

\$481,625.28 total, with \$104,411.98 in Year 1, and \$94,303.32 Annually for years 2,3,4,5 .

Budget(s) Impacted: Operating Capital

Is This a One-Time Expenditure?

Yes, once implemented there will be no ongoing costs

No, it will need to be funded indefinitely (annually)

No, it will need to be funded for Fiscal Years 2025-2030.

Is there an off-setting revenue source(s)?

Yes List Source(s):

No



INDEPENDENT SCHOOL DISTRICT NO. 834

Audit Report for Year Ended June 30, 2024

AUDIT RESULTS



DISTRICT FINANCIAL AUDIT

- Unmodified Opinions on Basic Financial Statements
- Implementation of GASB guidance related to capital assets

INTERNAL CONTROL AND COMPLIANCE – FINANCIAL AUDIT

- No material weaknesses or instances of noncompliance reported in the current year.

AUDIT RESULTS (CONTINUED)



SINGLE AUDIT of FEDERAL AWARDS

- Clean opinion on SEFA
- One significant deficiency in the District's internal controls over compliance.
 - Internal Control Over Compliance With Federal Suspension and Debarment Requirements

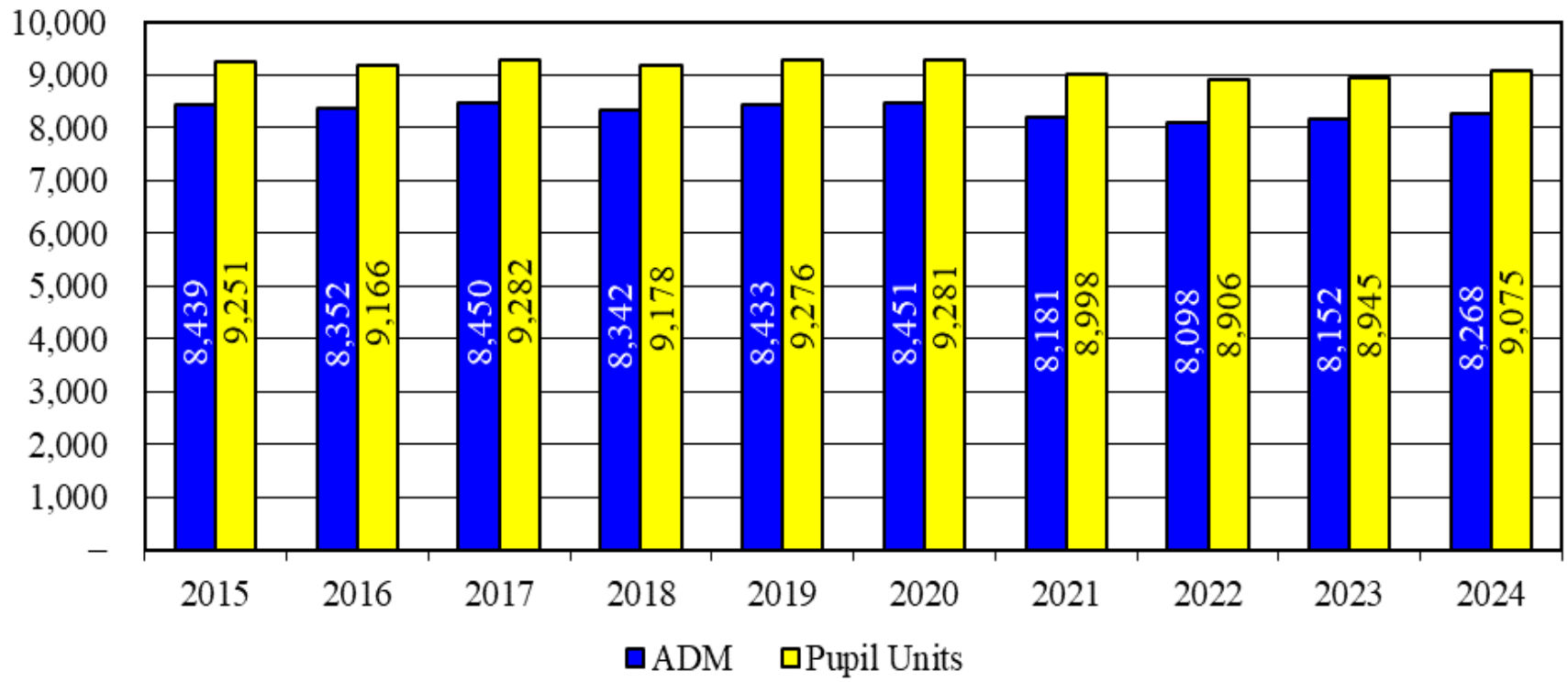
MN LEGAL COMPLIANCE

- No instances of noncompliance with Minnesota laws and regulations reported in the current year.

ADJUSTED ADM PUPIL UNITS SERVED



Adjusted ADM and Pupil Units Served

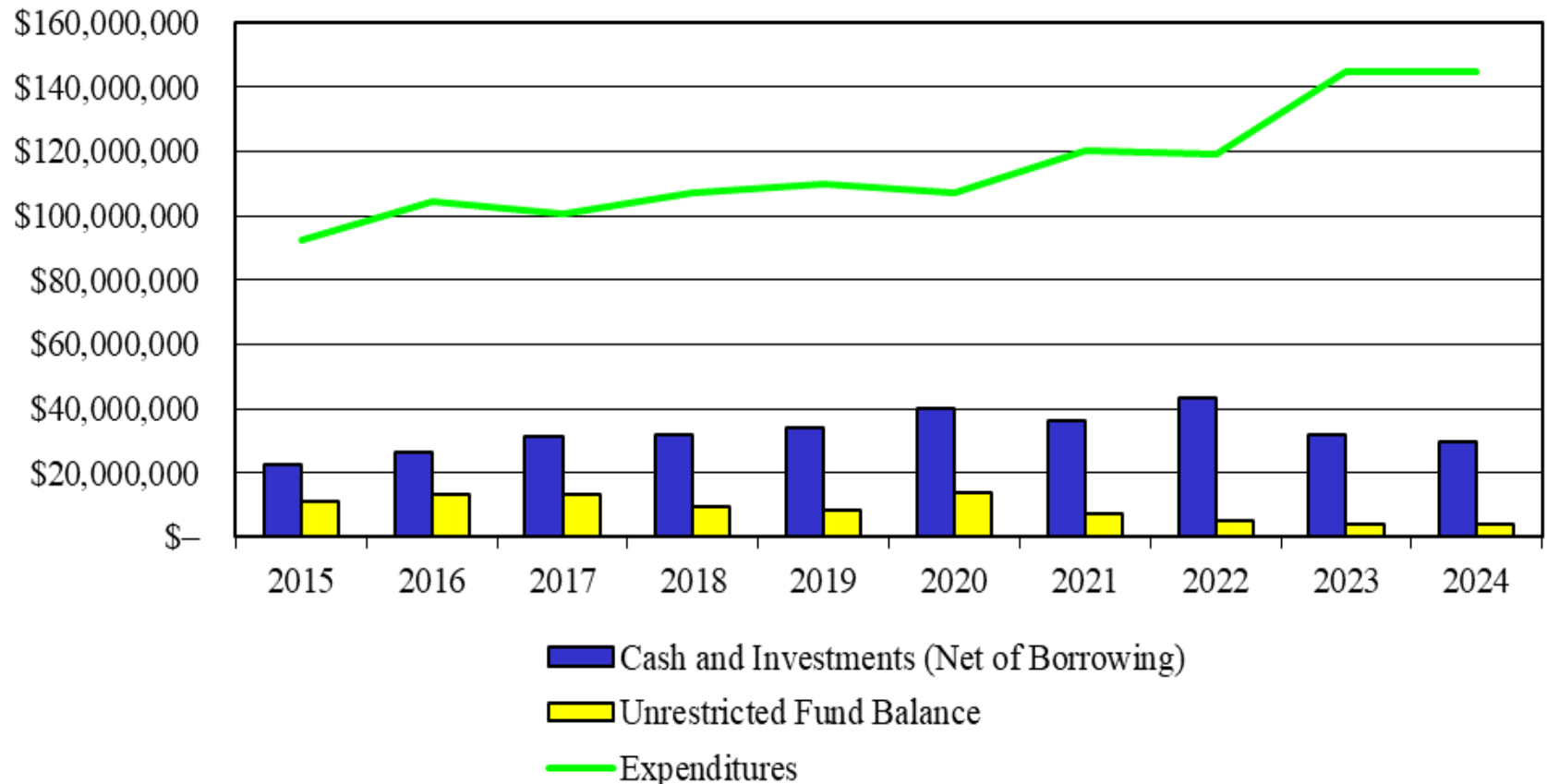


GENERAL FUND

FINANCIAL POSITION – TREND ANALYSIS



General Fund Financial Position
Year Ended June 30,



GENERAL FUND

FINANCIAL POSITION – TREND ANALYSIS

	June 30,				
	2020	2021	2022	2023	2024
Nonspendable fund balances	\$ 176,979	\$ 59,842	\$ 148,874	\$ 127,118	\$ 77,565
Restricted fund balances (1)	14,738,965	14,232,268	16,310,627	6,954,021	4,683,142
Unrestricted fund balances					
Committed	983,815	–	–	–	–
Assigned	2,423,807	2,845,311	2,471,741	2,472,209	2,424,582
Unassigned	10,393,558	4,426,645	2,463,162	1,572,844	1,653,023
Total fund balance	\$ 28,717,124	\$ 21,564,066	\$ 21,394,404	\$ 11,126,192	\$ 8,838,312
Unrestricted fund balances as a percentage of total expenditures (2)	<u>12.9%</u>	<u>6.0%</u>	<u>4.1%</u>	<u>2.8%</u>	<u>2.8%</u>
Unassigned fund balances as a percentage of total expenditures (2)	<u>9.7%</u>	<u>3.7%</u>	<u>2.1%</u>	<u>1.1%</u>	<u>1.1%</u>

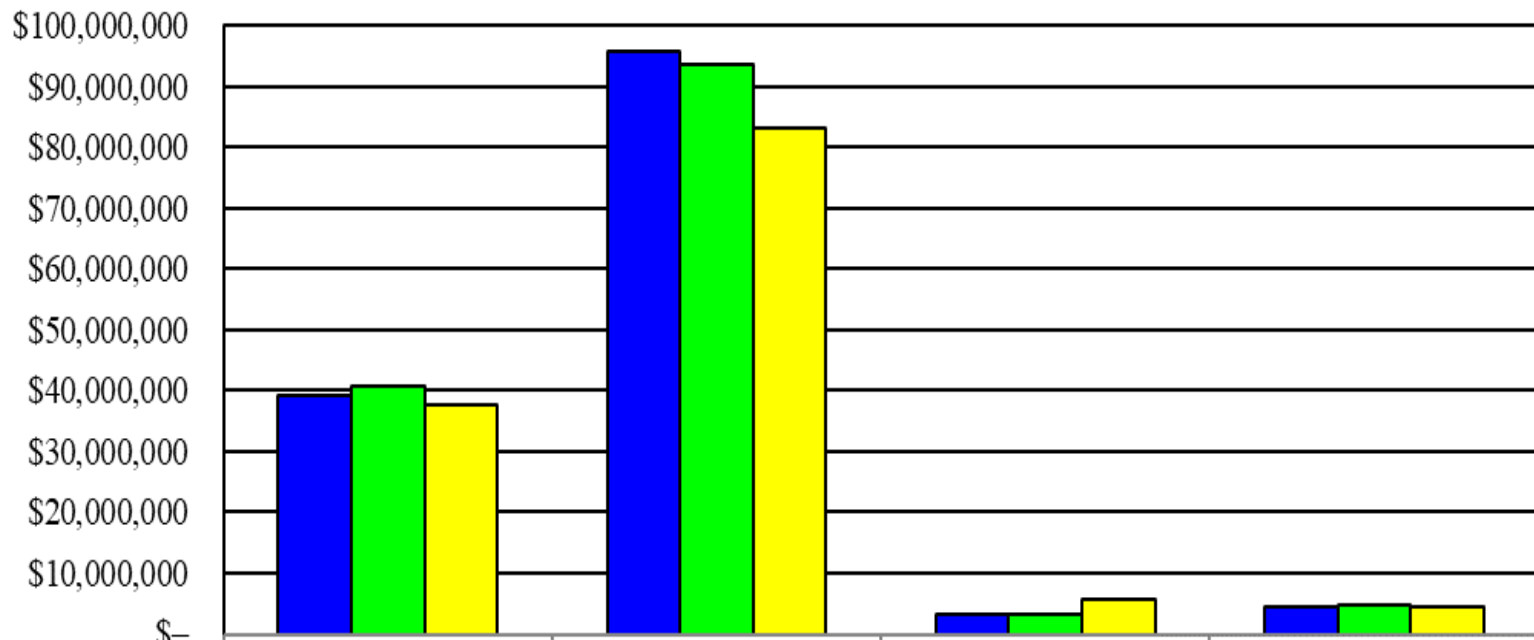
(1) Includes deficits in restricted fund balance accounts allowed to accumulate deficits under UFARS, which are part of unassigned fund balance on the accounting principles generally accepted in the United States of America-based financial statements.

(2) Percentages include transfers out beginning in fiscal 2023 for consistency with updated fund balance policy.

GENERAL FUND REVENUE



General Fund Revenue

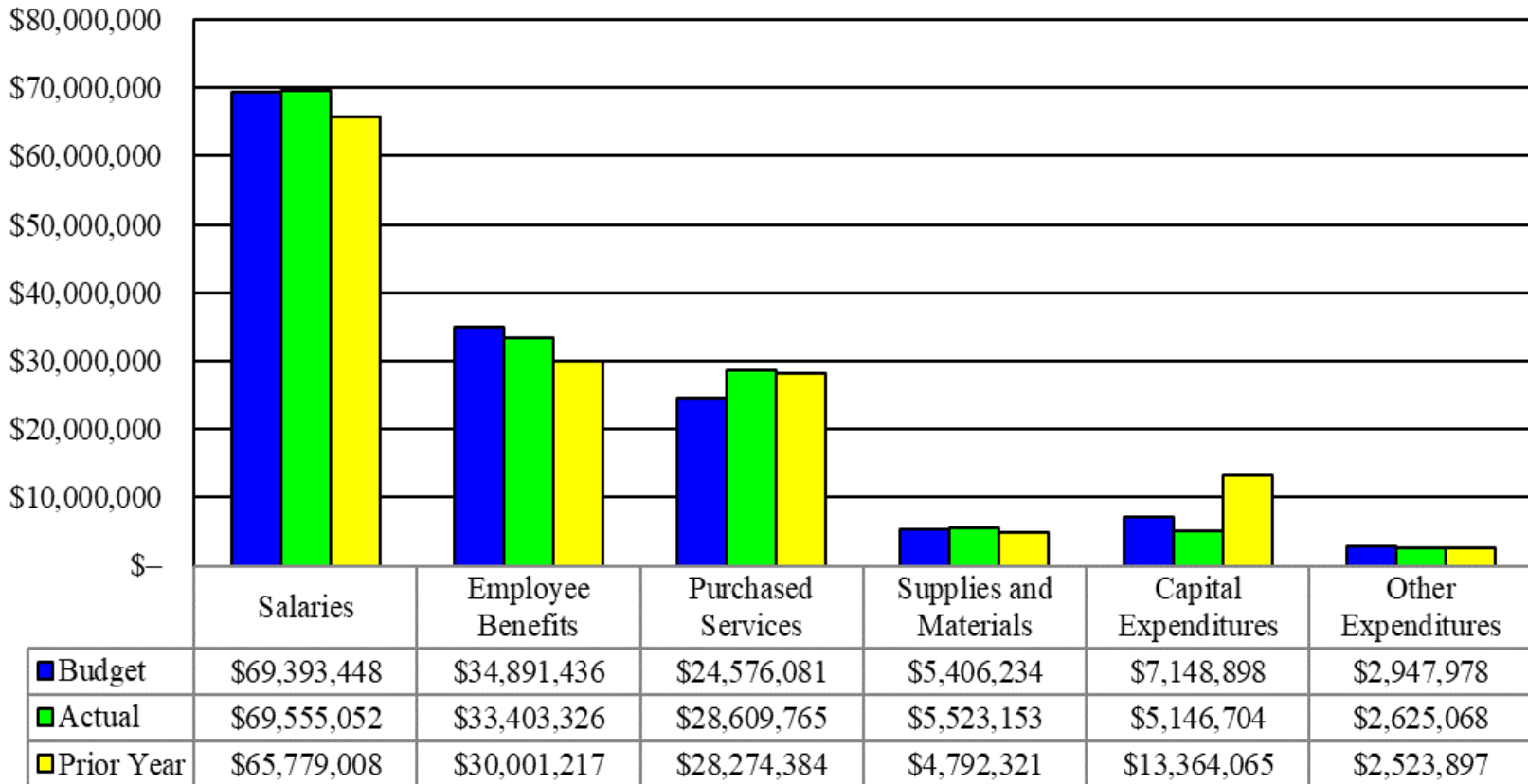


	Property Taxes	State Sources	Federal Sources	Other
■ Budget	\$39,221,141	\$95,780,326	\$3,274,514	\$4,424,912
■ Actual	\$40,783,144	\$93,579,001	\$3,388,082	\$4,803,726
■ Prior Year	\$37,746,806	\$83,027,972	\$5,567,637	\$4,542,642

GENERAL FUND EXPENDITURES



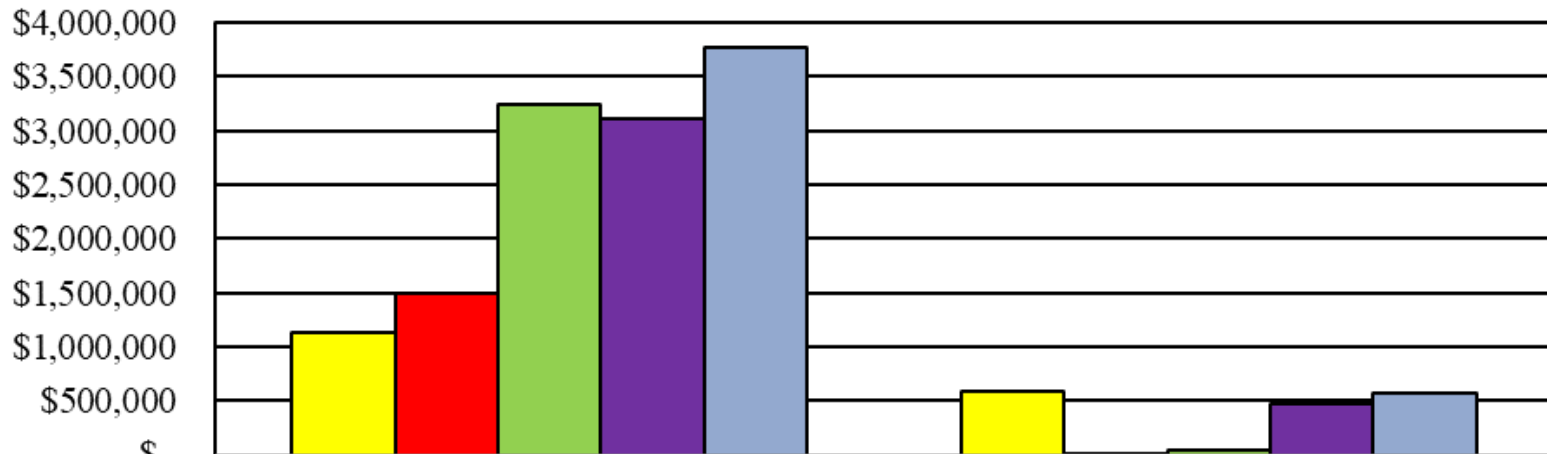
General Fund Expenditures



OTHER GOVERNMENTAL FUNDS



Other Operating Funds
Total Fund Balances



	Food Service Special Revenue	Community Service Special Revenue
2020	\$1,133,841	\$585,308
2021	\$1,493,523	\$134
2022	\$3,248,187	\$37,071
2023	\$3,102,952	\$466,780
2024	\$3,774,272	\$571,694

DISTRICT-WIDE

STATEMENT OF NET POSITION

	June 30,		Change
	2024	2023	
Net position – governmental activities			
Total fund balances – governmental funds	\$ 128,162,616	\$ 24,727,548	\$ 103,435,068
Total capital assets, net of depreciation/amortization	184,963,761	168,828,070	16,135,691
Pension adjustments	(66,507,227)	(71,211,850)	4,704,623
OPEB adjustments	(11,846,394)	(12,497,441)	651,047
Other long-term liabilities/obligations	(197,915,107)	(91,030,494)	(106,884,613)
Other adjustments	(4,514,813)	2,269,936	(6,784,749)
Total net position – governmental activities	<u>\$ 32,342,836</u>	<u>\$ 21,085,769</u>	<u>\$ 11,257,067</u>
Net position			
Net investment in capital assets	\$ 96,784,018	\$ 85,984,444	\$ 10,799,574
Restricted	9,799,260	12,209,701	(2,410,441)
Unrestricted	(74,240,442)	(77,108,376)	2,867,934
Total net position	<u>\$ 32,342,836</u>	<u>\$ 21,085,769</u>	<u>\$ 11,257,067</u>

November 26th, 2024

Mr. Tony Willger
 Stillwater Area Public Schools, ISD#834
 1875 Greeley Street South
 Stillwater, MN 55082

RE: New Bayport Elementary School

Dear Mr. Willger

This letter is concerning our recommendations for contract awards for the New Bayport Elementary School project that was bid on November 14th, 2024. Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their bid amount.

Work Scope	Contractor, City, State	Bid Amount
WS 01-J Construction Final Cleaning	No Bid	Base Bid: \$0.00
WS 03-A & WS 04-A	Axel H. Ohman, Inc. Minneapolis, MN	Combined Base Bid: \$4,776,632.00
WS 03-B Structural Precast	Wells Concrete Products Co. DBA Wells Concrete Wells, MN	Base Bid: \$1,729,755.00
WS 05-A Structural Steel – Material Only	American Structural Metals, Inc. Somerset, WI	Base Bid: \$1,230,700.00
WS 05-B Structural Steel – Erection	Patriot Erectors, Inc. Loretto, MN	Base Bid: \$595,000.00
WS 06-A Carpentry	Benson-Claugherty Contracting Maplewood, MN	Base Bid: \$1,295,750.00
WS 07-D Exterior Weather Barrier	Henkemeyer Coatings, Inc. Clearwater, MN	Base Bid: \$168,544.00

WS 07-F	Metal Panel/Roof	Berwald Roofing Company, Inc. North Saint Paul, MN	Base Bid:	\$163,880.00
WS 07-H	Roofing	Palmer West Construction Company, Inc. Rogers, MN	Base Bid:	\$2,003,400.00
WS 07-L	Sealants	Carciofini Company Burnsville, MN	Base Bid:	\$77,825.00
WS 08-A	Door, Frame, and Hardware – Material Only	Twin City Hardware Co. St. Paul, MN	Base Bid:	\$662,660.00
WS 08-D	Specialty Doors	Crawford Door Sales Co. West St. Paul, MN	Base Bid:	\$55,939.00
WS 08-F	Entrances / Aluminum Storefront / Curtainwall	FMI – Ford Metro Inc. Rochester, MN	Base Bid:	\$2,173,000.00
WS 09-A	Drywall	RTL Construction, Inc. Shakopee, MN	Base Bid:	\$2,079,000.00
WS 09-B	Tile	M.C.I Inc. DBA Multiple Concepts Interiors Waite Park, MN	Base Bid:	\$699,700.00
WS 09-C	Ceiling and Acoustical Treatment	Architectural Sales of Minnesota Inc. Brooklyn Center, MN	Base Bid:	\$714,500.00
WS 09-D	Flooring: Resilient and Carpet	M.C.I Inc. DBA Multiple Concepts Interiors Waite Park, MN	Base Bid:	\$401,555.00
WS 09-F	Wood Flooring	Jwood Sports Flooring LLC Hudson, WI	Base Bid:	\$108,900.00
WS 09-G	Terrazzo	Terrazzo Designs, LLC Menomonie, WI	Base Bid:	\$259,000.00

WS 09-H	Fluid Applied Flooring	Starting Line Floor Coatings, Inc. Apple Valley, MN	Base Bid:	\$62,160.00
WS 09-K	Painting and Wall Covering	Painting by Nakasone, Inc. St. Paul, MN	Base Bid:	\$314,942.00
WS 10	General Specialties	Construction Supply, Inc. Fargo, ND	Base Bid:	\$148,592.00
WS 10-B	Signage	No Bid	Base Bid:	\$0.00
WS 11-F	Food Service	Boelter, LLC Minneapolis, MN	Base Bid:	\$643,500.00
WS 11-K	Gymnasium Equipment	H2I Group, Inc. Minneapolis, MN	Base Bid:	\$120,000.00
WS 12-B	Window Treatments	Amy's Windows, LLC Minneapolis, MN	Base Bid:	\$28,929.67
WS 12-C	Manufactured Casework	TMI Systems Corporation Dickinson, ND	Base Bid:	\$668,183.00
WS 14-A	Elevators	TK Elevator Corporation Atlanta, GA	Base Bid:	\$126,240.00
WS 21-A	Fire Suppression	Lifesaver Fire Protection, LLC Plymouth, MN	Base Bid:	\$417,840.00
WS 23-B	Combined Mechanical	Wenzel-Plymouth Plumbing, LLC Eagan, MN	Base Bid:	\$8,181,755.00
WS 26-A	Electrical	A.J Moore Electric, Inc. Burnsville, MN	Base Bid:	\$4,575,200.00

WS 31-A	Site Clearing and Earthwork	Belair Builders, Inc. d/b/a Belair Sitework Services New Brighton, MN	Base Bid:	\$1,430,956.00
WS 32-A	Asphalt Paving	Park Construction Company Minneapolis, MN	Base Bid:	\$480,177.00
WS 32-B	Concrete Paving	Stapf Concrete Construction Inc. Burnsville, MN	Base Bid:	\$324,000.00
WS 32-D	Fence Package	Midwest Fence and Mfg. Company South St. Paul, MN	Base Bid:	\$24,328.00
WS 32-F	Landscape and Irrigation	Peterson Companies Inc. Chisago City, MN	Base Bid:	\$642,948.00
			Total Base Bid:	\$37,385,490.67

If you have any questions regarding this information, please do not hesitate to contact me at 612-394-7629.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Esteban Perez
Project Manager



OWNER: Stillwater Public Schools
 ARCHITECT: Wold Architects & Engineers

**NEW BAYPORT ELEMENTARY SCHOOL
 BAYPORT, MN**

BID TABULATIONS
 11/14/24 @ 2:00 p.m.
 BEST VALUE WS 03-A - CONCRETE

SELECTED			
		BIDDER	BIDDER
		Axel Ohman Combined Bid	Northland Concrete & Masonry Low 03A + 04A
BID SECURITY		x	x
ADDENDA REC'D.		All	All
BASE BID			
COMBINED BID		\$4,776,632.00	\$4,813,795.00
	<i>Points Available</i>		
Value Engineering	10	See Separate Scope Page	See Separate Scope Page
Similar Experience	10	See Separate Scope Page	See Separate Scope Page
Interview Presentation Requirements		See Separate Scope Page	See Separate Scope Page
Team Strength and Past Experience	5	See Separate Scope Page	See Separate Scope Page
Quality Control and Process	5	See Separate Scope Page	See Separate Scope Page
Schedule Understanding and Milestones	10	See Separate Scope Page	See Separate Scope Page
Project Understanding and Constructability	10	See Separate Scope Page	See Separate Scope Page
Proposal Value	50	50	49
% Calculator		0	-0.77%
			1
TOTAL	100	50	49



**NEW BAYPORT ELEMENTARY SCHOOL
BAYPORT, MN**

BID TABULATIONS

11/14/24 @ 2:00 p.m.

OWNER: Stillwater Public Schools
ARCHITECT: Wold Architects & Engineers

BEST VALUE WS 03-A - CONCRETE

SELECTED

		BIDDER Northland Concrete & Masonry	BIDDER Axel Ohman	BIDDER Gresser Co.	BIDDER Donald R Frantz Concrete Construction LLC	BIDDER B&D Associates, LLC	BIDDER Steenberg-Walrud Construction LLC	BIDDER Thompson Construction of Princeton Inc.	BIDDER Donlar Construction
BID SECURITY		x	x	x	x	x	x	x	x
ADDENDA REC'D.		All	All	All	All	All	All	All	All
BASE BID		\$1,649,479.00	\$1,672,316.00	\$1,703,100.00	\$1,775,600.00	\$1,780,785.00	\$1,809,300.00	\$1,949,849.00	\$2,123,000.00
COMBINED BID			\$4,776,632.00						
	Points Available								
Value Engineering	10	8.00	10.00	7.00					
Similar Experience	10	10.00	10.00	10.00					
Interview Presentation Requirements		0.00	0.00	0.00					
Team Strength and Past Experience	5	5.00	5.00	5.00					
Quality Control and Process	5	5.00	5.00	5.00					
Schedule Understanding and Manpower	10	10.00	10.00	10.00					
Project Understanding and Constructability	10	10.00	10.00	10.00					
Proposal Value (See Combined Bid Page)	50	50	48	46	42	42	41	34	27
% Calculator		0%	-1.4%	-3.1%	-7.1%	-7.4%	-8.8%	-15.4%	-22.3%
		0	2	4	8	8	9	16	23
TOTAL	100	98	98	93	42	42	41	34	27



OWNER: Stillwater Public Schools
 ARCHITECT: Wold Architects & Engineers

**NEW BAYPORT ELEMENTARY SCHOOL
 BAYPORT, MN**

BID TABULATIONS

11/14/24 @2pm

BEST VALUE WS 05-A - STRUCTURAL STEEL - MATERIAL ONLY

		SELECTED			
		BIDDER	BIDDER	BIDDER	BIDDER
		American Structural Metals, Inc.	Daka Metal Fabricators	Construction Systems	Bens Structural Fabrication, Inc.
BID SECURITY		x	x	x	x
ADDENDA REC'D.		All	All	All	All
BASE BID		\$1,230,700.00	\$1,424,000.00	\$1,424,139.00	\$1,426,964.00
	Points Available				
Value Engineering	10	4.00	9.00	4.00	
Similar Experience	10	10.00	10.00	9.00	
Interview Presentation Requirements		0.00	0.00	0.00	
Team Strength and Past Experience	5	5.00	5.00	5.00	
Quality Control and Process	5	5.00	5.00	4.00	
Schedule Understanding and Manpower	10	9.00	9.00	9.00	
Project Understanding and Constructability	10	10.00	9.00	9.00	
Proposal Value	50	50	36	36	36
% Calculator		0%	-13.6%	-13.6%	-13.8%
		0	14	14	14
TOTAL	100	93	83	76	36



KRAUS-ANDERSON,
Construction Company

**NEW BAYPORT ELEMENTARY SCHOOL
BAYPORT, MN**

BID TABULATIONS

11/14/24 2pm

OWNER: Stillwater Public Schools
ARCHITECT: Wold Architects & Engineers

BEST VALUE WS 08-F:Aluminum Storefronts, Entrances, Curtainwall

		SELECTED				
		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
		FMI - Ford Metro Inc.	Murphy Window and Door	Northern Glass & Glazing, Inc.	Envision Glass Inc.	Empirehouse Inc.
BID SECURITY		x	x	x	x	x
ADDENDA REC'D.		All	All	All	All	All
BASE BID		\$2,173,000.00	\$2,597,994.00	\$2,788,800.00	\$2,825,614.00	\$2,942,100.00
	Points Available					
Value Engineering	10	8.00	8.00	10.00		
Similar Experience	10	9.00	9.00	9.00		
Interview Presentation Requirements		0.00	0.00	0.00		
Team Strength and Past Experience	5	5.00	4.00	5.00		
Quality Control and Process	5	5.00	5.00	5.00		
Schedule Understanding and Manpower	10	9.00	9.00	10.00		
Project Understanding and Constructability	10	9.00	8.00	10.00		
Proposal Value	50	50.00	33.00	27.00	26	23
% Calculator		0%	-16.4%	-22.1%	-23.1%	-26.1%
			17	23	24	27
TOTAL	100	95	76	76	26	23



**NEW BAYPORT ELEMENTARY SCHOOLS
BAYPORT, MN**

BID TABULATIONS

11/14/24 2pm

OWNER: Stillwater Public Schools
ARCHITECT: Wold Architects & Engineers

BEST VALUE WS 09-A DRYWALL

SELECTED

		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
		RTL Construction	Pinnacle Wall System, Inc.	Custom Drywall Inc.	Commercial Drywall	Olympic Companies Inc.	Mulcahy Nickolaus LLC
BID SECURITY		x	x	x	x	x	x
ADDENDA REC'D.		All	All	All	All	All	All
BASE BID		\$2,079,000.00	\$2,327,000.00	\$2,373,895.00	\$2,554,460.00	\$2,623,800.00	\$2,737,290.00
COMBINED BID							
	Points Available						
Value Engineering	10	9.00	9.00	10.00			
Similar Experience	10	10.00	9.00	10.00			
Interview Presentation Requirements		0.00	0.00	0.00			
Team Strength and Past Experience	5	5.00	5.00	5.00			
Quality Control and Process	5	5.00	5.00	5.00			
Schedule Understanding and Manpower	10	9.00	9.00	10.00			
Project Understanding and Constructability	10	9.00	9.00	10.00			
Proposal Value	50	50	39	37	31	29	26
% Calculator		0%	-10.7%	-12.4%	-18.6%	-20.8%	-24.0%
			11	13	19	21	24
TOTAL	100	97	85	87	31	29	26



OWNER: Stillwater Public Schools
 ARCHITECT: Wold Architects & Engineers

**NEW BAYPORT ELEMENTARY SCHOOL
 BAYPORT, MN**

BID TABULATIONS

11/14/24 @2pm

BEST VALUE WS 23-A - HVAC

SELECTED

		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
		Wenzel-Plymouth Plumbing LLC	Davls Mechanical Systems	McDowall Company	Kraft Mechanical	Sentra-Sota Sheet Metal, Inc.	Thelen Heating & Roofing, Inc.	RJ Mechanical
BID SECURITY		x	x	x	x	x	x	x
ADDENDA REC'D.		All	All	All	All	All	All	All
BASE BID		\$8,181,755.00	\$8,298,000.00	\$8,375,700.00	\$8,537,000.00	\$8,588,300.00	\$8,600,000.00	\$8,675,000.00
Value Engineering	10	9.00	9.00	9.00				
Similar Experience	10	9.00	10.00	10.00				
Interview Presentation Requirements		0.00	0.00	0.00				
Team Strength and Past Experience	5	5.00	4.00	5.00				
Quality Control and Process	5	5.00	5.00	5.00				
Schedule Understanding and Manpower	10	9.00	9.00	10.00				
Project Understanding and Constructability	10	10.00	10.00	10.00				
Proposal Value	50	50	48	47	45	45	45	44
% Calculator		0%	-1.4%	-2.3%	-4.2%	-4.7%	-4.9%	-5.7%
			2	3	5	5	5	6
TOTAL	100	97	95	96	45	45	45	44



OWNER: Stillwater Public Schools
 ARCHITECT: Wold Architects & Engineers

NEW BAYPORT ELEMENTARY SCHOOL
BAYPORT, MN

BID TABULATIONS

11/14/24 @2PM

BEST VALUE WS 26-A ELECTRICAL (BUILDING)

SELECTED

		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
		A.J. Moore Electric	Vinco, Inc.	NAC Mechanical and Electrical Services	Bloomington Electrical Company	Medina Electric, LLC	Laketown Electric Corporation	O'Neil Electric
BID SECURITY		x	x	x	x	x	x	x
ADDENDA REC'D.		All	All	All	All	All	All	All
BASE BID		\$4,575,200.00	\$4,621,416.00	\$4,720,000.00	\$4,893,000.00	\$4,893,000.00	\$5,386,000.00	\$5,990,705.00
	Points Available							
Value Engineering	10	9.00	8.00	10.00				
Similar Experience	10	10.00	8.00	10.00				
Interview Presentation Requirements		0.00	0.00	0.00				
Team Strength and Past Experience	5	5.00	5.00	5.00				
Quality Control and Process	5	5.00	5.00	4.00				
Schedule Understanding and Manpower	10	9.00	9.00	10.00				
Project Understanding and Constructability	10	10.00	9.00	10.00				
Proposal Value	50	50	49	46	43	43	34	26
% Calculator		0%	-1.0%	-3.1%	-6.5%	-6.5%	-15.1%	-23.6%
Round up			1	4	7	7	16	24
TOTAL	100	98	93	95	43	43	34	26



Agenda Item: XXXX
Date Prepared: November 26, 2024
ISD 834 Board Meeting

Agenda Item: New Bayport Elementary – Construction Bids
 Meeting Date: December 3, 2024
 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 Bayport 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 Bayport Elementary School. The bids were opened on November 14, 2024.

To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 37 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.

Nine 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 Bayport 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	No bids were received for this work scope. Proposals will be requested at a later date.
Combined Work Scope 03-A: Concrete and 04-A Masonry	Fifteen bids were received for both work scopes. The lowest responsible bidder through the Best Value process is Axel Ohman of Minneapolis, MN for a combined bid total of \$4,776,632.00.
Work Scope 03-B:Structural Precast	2 bids were received. The lowest responsible bidder is Wells Concrete of Maple Grove, MN for a bid total of \$1,729,755.00
Work Scope 05-A:Structural Steel – Material Only	Four bids were received. The lowest responsible bidder through the Best Value process is American Structural Metals, Inc. of Somerset, WI for a bid total of \$1,230,700.00.
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 \$595,000.00.



Work Scope 06-A: Carpentry	Five bids were received. The lowest responsible bidder is Benson-Claugherty Contracting of Maplewood, MN for a bid total of \$1,295,750.00.
Work Scope 07-D: Exterior Weather Barrier	Nine bids were received. The lowest responsible bidder is Henkemeyer Coatings, Inc. of Clearwater, MN for a bid total of \$168,544.00.
Work Scope 07-F: Metal Panels	Four bids were received. The lowest responsible bidder is Berwald Roofing Company, Inc. of North Saint Paul, MN for a bid total of \$163,880.00.
Work Scope 07-H: Roofing	Six bids were received. The lowest responsible bidder is Palmer West Construction Company, Inc. of Rogers, MN for a bid total of 2,003,400.00.
Work Scope 07-L: Sealants	Three bids were received. The lowest responsible bidder is Carciofini Company of Burnsville, MN for a bid total of \$77,825.00.
Work Scope 08-A: Doors, Frames and Hardware – Material Only	Two bids were received. The lowest responsible bidder is Twin City Hardware Co. of Oakdale, MN for a bid total of \$662,660.00.
Work Scope 08-D: Specialty Doors	Three bids were received. The lowest responsible bidder is Crawford Door Sales Co. of St. Paul, MN for a bid total of \$55,939.00.
Work Scope 08-F: Aluminum Storefronts, Entrances and Curtain Wall	Five bids were received. The lowest responsible bidder through the Best Value process is FMI - Ford Metro Inc. of Rochester, MN for a bid total of \$2,173,000.00.
Work Scope 09-A: Drywall	Six bids were received. The lowest responsible bidder through the Best Value process is RTL Construction, Inc. of Shakopee, MN for a bid total of \$2,079,000.00.
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Work Scope 09-C: Ceiling and Acoustical Treatment	Four bids were received. The lowest responsible bidder is Architectural Sales of Minnesota Inc. of Brooklyn Center, MN for a bid total of \$714,500.00.
Work Scope 09-D: Flooring	Eight bids were received. The lowest responsible bidder is M.C.I. Inc. d/b/a Multiple Concepts Interiors of Waite Park, MN for a bid total of \$401,555.00.
Work Scope 09-F: Wood Flooring	Three bids were received. The lowest responsible bidder is JWood Sports Flooring of Hudson, WI for a bid total of \$108,900.00.
Work Scope 09-G: Terrazzo	Five bids were received. The lowest responsible bidder is Terrazzo Designs of Menomonie, WI for a bid total of \$259,000.00.
Work Scope 09-H: Fluid Applied Flooring	Three bids were received. The lowest responsible bidder is Starting Line Floor Coatings, Inc. of Apple Valley, MN for a bid total of \$62,160.00.
Work Scope 09-K: Painting and Wall Covering	Six bids were received. The lowest responsible bidder is Painting by Nakasone, Inc. of St. Paul, MN for a bid total of \$314,942.00.
Work Scope 10: General Specialties	Three bids were received. The lowest responsible bidder is Construction Supply, Inc. of Fargo, ND for a bid total of \$148,592.00.



Work Scope 10-B: Signage	Two bids were received. Both bids were withdrawn. Proposals will be requested at a later date.
Work Scope 11-F: Food Service	Five bids were received. The lowest responsible bidder is Boelter Premier, LLC of Minneapolis, MN for a bid total of \$643,500.00.
Work Scope 11-K: Gymnasium Equipment	Three bids were received. The lowest responsible bidder is H2I Group, Inc. of Minneapolis, MN for a bid total of \$120,000.00.
Work Scope 12-B: Window Treatment	Four bids were received. The lowest responsible bidder is Amy's Windows of Minneapolis, MN for a bid total of \$28,929.67.
Work Scope 12-C: Manufactured Casework	Four bids were received. The lowest responsible bidder is TMI Systems Corporation of Minnesota District, MN for a bid total of \$668,183.00.
Work Scope 14-A: Elevators	One bid was received. The lowest responsible bidder is TK Elevator Corporation of Minneapolis, MN for a bid total of \$126,240.00.
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Work Scope 23-A: HVAC / Combined Mechanical	Ten bids were received. The lowest responsible bidder through the Best Value process is Wenzel-Plymouth Plumbing, LLC of Eagan, MN for a bid total of \$8,181,755.00.
Work Scope 26-A: Electrical	Seven bids were received. The lowest responsible bidder through the Best Value process is A.J. Moore Electric, Inc. of Burnsville, MN for a bid total of \$4,575,200.00.
Work Scope 31-A: Earthwork and Site Utilities	Twelve bids were received. The lowest responsible bidder through the Best Value process is Belair Builders, Inc. d/b/a Belair Sitework Services of New Brighton, MN for a bid total of \$1,430,956.00.
Work Scope 32-A: Asphalt Paving	Six bids were received. The lowest responsible bidder is Park Construction Company of Fridley, MN for a bid total of \$480,177.00.
Work Scope 32-B: Concrete Paving	Six bids were received. The lowest responsible bidder is Stapf Concrete Construction Inc. of Burnsville, MN for a bid total of \$324,000.00.
Work Scope 32-D: Fence Package	Four bids were received. The lowest responsible bidder is Midwest Fence and Manufacturing Company of South St. Paul, MN for a bid total of \$24,328.00.
Work Scope 32-F: Landscape and Irrigation	Eight bids were received. The lowest responsible bidder is Peterson Companies Inc. of Chisago City, MN for a bid total of \$642,948.00.

The total amount for 35 of the 37 work scopes is \$37,385,490.67. 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): Bayport Elementary

Project Name: New Bayport Elementary

Fund: 2024A School Building Bonds

Description: Constructing an elementary school in Bayport Minnesota

Item: All work scopes identified above

Amount: \$37,385,490.67

Recommendation:

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

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



EXPENDITURE APPROVAL FORM

Fiscal Year 2024-2025

Instructions: This form is to be completed any time a lease, purchase, or contract for goods or services exceeds \$50,000.

REQUESTED BY: Mark Drommerhausen **DATE:** 12/3/2024

DESCRIPTION OF REQUEST

Wold Architects have been working with Stillwater Area Public Schools staff over the past year to design a New Bayport 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 Bayport Elementary School. The bids were opened on November 14, 2024.

To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 37 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.

Nine 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 Bayport 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.

Work Scope	Lowest Responsible Bidder and Amount
Work Scope 01-J: Construction Final Cleaning	No bids were received for this work scope. Proposals will be requested at a later date.
Combined Work Scope 03-A: Concrete and 04-A Masonry	Fifteen bids were received for both work scopes. The lowest responsible bidder through the Best Value process is Axel Ohman of Minneapolis, MN for a combined bid total of \$4,776,632.00.
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FINANCIAL IMPACT

Budget(s) Impacted: \$37,385,490.67 2024A School Building Bonds Fund

Is This a One-Time Expenditure?

- Yes**, once implemented there will be no ongoing costs for construction.
- No**, it will need to be funded indefinitely
- No**, it will need to be funded for Fiscal Years 2022-?

Is there an off-setting revenue source(s)?

Yes List Source(s):2024A School Building Bonds
 No

PROGRESS MONITORING

New Bayport Elementary completed by August 2026