



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

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Memorandum

**To: Bill Hanson
School Board Members**

From: Kerry M. Leider

Date: September 7, 2012

**Re: Bid #1223 – Congdon Park Elementary School Bid Package #2 –Alternates
Recommended by Approval of Change Orders**

The above bid was advertised according to statute and School Board Policy. 30 bids were received in response to the School District's notice for bids for the Congdon Park Elementary School Bid Package #2. The School Board awarded base bids relating to Bid Package #2 in July. At that time, there were no alternates 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 July 12, 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 #1223, - Congdon Park Elementary School Bid Package #2.

Enclosures



Innovative Construction Solutions

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 Circle Pines, MN 55014
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September 6th, 2012

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

RE: **Congdon Park Elementary School BP #2 – Bid #1223**
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 July 12th, 2012.

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

Work Scope	Contractor, City, State	Bid Amount
05 Masonry	Harbor City Masonry, Inc. Duluth, MN	Base Bid: \$554,544.00 Alternate #01: \$40,390.00 Alternate #03: \$0.00 Alternate #05: \$0.00 Total Contract: \$594,934.00
08 Steel Erection	Red Cedar Steel Erectors, Inc. Menomonie, WI	Base Bid: \$128,300.00 Alternate #01: \$3,600.00 Alternate #03: \$5,000.00 Alternate #05: \$0.00 Total Contract: \$136,900.00
09 Selective Building Demolition	Lipe Brothers Construction, Inc. Duluth, MN	Base Bid: \$454,000.00 Alternate #01: \$0.00 Alternate #03: \$12,200.00 Alternate #05: \$0.00 Total Contract: \$466,200.00
13 HM Doors, Frames, and Hardware – Supply	Northern Door & Hardware, Inc. Duluth, MN	Base Bid: \$147,500.00 Alternate #01: \$0.00 Alternate #03: \$0.00 Alternate #05: \$0.00 Total Contract: \$147,500.00
14 Aluminum Windows, Doors, and Glazing	St. Germain's Glass, Inc. Duluth, MN	Base Bid: \$78,600.00 Alternate #01: \$10,418.00 Alternate #03: \$28,510.00 Alternate #05: \$0.00 Total Contract: \$117,528.00

15	Drywall, Plaster, & Framing	Custom Drywall, Inc. St. Paul, MN	Base Bid:	\$360,900.00
			Alternate #01:	\$0.00
			Alternate #03:	\$17,800.00
			Alternate #05:	\$0.00
			Total Contract:	\$378,700.00
28	Fire Protection	A.G. O'Brien Plumbing & Heating Co. Hermantown, MN	Base Bid:	\$115,600.00
			Alternate #01:	\$1,950.00
			Alternate #03:	\$600.00
			Alternate #05:	\$0.00
			Total Contract:	\$118,150.00
29	Mechanical	Bob Hecimovich Mechanical Contracting, Inc. Hibbing, MN	Base Bid:	\$2,030,616.00
			Alternate #01:	\$14,069.00
			Alternate #03:	\$0.00
			Alternate #05:	\$132,855.00
			Total Contract:	\$2,177,540.00
30	Electrical, Technology, & Security	Belknap Electric, Inc. Superior, WI	Base Bid:	\$1,222,222.00
			Alternate #01:	\$18,076.00
			Alternate #03:	\$18,479.00
			Alternate #05:	\$2,208.00
			Total Contract:	\$1,260,985.00

Total Base Bid Previously Awarded: \$ 5,092,282.00
Total Alternate #01: \$ 88,503.00
Total Alternate #03: \$ 82,589.00
Total Alternate #05: \$ 135,063.00
Total New Contract Recommended: \$ 5,398,437.00

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

The base bid contracts have already been awarded, therefore, Alternates one, three, and five 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



Pat Sims
Project Manager

**CONGDON PARK ELEMENTARY SCHOOL BP #2
DULUTH, MN**

**BID TABULATIONS
JULY 12TH, 2012 @ 2:00 PM**

OWNER: DULUTH PUBLIC SCHOOLS - ISD #709

PRG. MANAGER: JOHNSON CONTROLS, INC.

CONSTRUCTION MGR.: KRAUS-ANDERSON, CONSTRUCTION COMPANY

WORK SCOPE 30: ELECTRICAL, TECHNOLOGY, AND SECURITY

ARCHITECT: JOHN IVEY THOMAS ASSOCIATES, INC.

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Belknap Electric, Inc.	Hunt Electric Company				
	Superior, WI	Duluth, MN				
BID SECURITY	Bid Bond	Bid Bond				
ADDENDA REC'D.	1-3	1-3				
BASE BID	\$1,222,222.00	\$1,393,000.00				
COMBINED BASE BID						
Alt #1: Complete F&F for Kindergarten Addition	\$18,076.00	\$28,274.00				
Alt #2: Platform Lift & Masonry Corridor 108A	\$786.00	\$1,500.00				
Alt #3: Skylights, Gyp, Sprinkler & Electrical	\$18,479.00	\$17,376.00				
Alt #4: Under Cabinet Lighting	\$4,281.00	\$3,494.00				
Alt #5: Chiller, Water Pump, & VFD	\$2,208.00	\$5,500.00				