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November 30, 2020

Board of Education
Mankato Area Public Schools ISD #77
10 Civic Center Plaza
Mankato, MN 56001

Re: Franklin Elementary School HVAC Improvements
Mankato, MN

Dear Board Members:

ICS has reviewed the bids that were received on Wednesday, November 18th for the above-referenced project. Our recommendation for award is as follows:

Work Scope 1 – General Construction
APX Construction Group, LLC

BASE BID:	\$1,397,000.00
Alternate No. 1 – Light Fixture Manufacture	N/A
Alternate No. 2 – Induction Displacement Units/Active Chilled Beams	N/A

Also, please note that on the Bid Form a unit price was requested from Contractors bidding the project. These unit prices, if accepted, are not taken into consideration when reviewing the Bids received and recommendation of award. Additionally, if used to modify the work noted, the change to the Contract would be noted and executed in a future Change Order.

Unit Price No. 1 – Painting Walls per square foot	\$1.75/Sq. Ft.
Unit Price No. 2 – Paint Ceilings per square foot	\$2.00/Sq. Ft.
Unit Price No. 3 – Install Plaster per square foot	\$33.00/Sq. Ft.
Unit Price No. 4 – Demo of Plaster Ceilings per square foot	\$6.25/Sq. Ft.
TOTAL	\$1,397,000.00

Work Scope 2 – Fire Suppression
Fire Construction Services, LLC

BASE BID:	\$232,100.00
Alternate No. 1 – Light Fixture Manufacture	N/A
Alternate No. 2 – Induction Displacement Units/Active Chilled Beams	N/A

TOTAL	\$232,100.00
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Work Scope 3 – Mechanical
St. Cloud Refrigeration

BASE BID:	\$5,660,000.00
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Alternate No. 1 – Light Fixture Manufacture	N/A
Alternate No. 2 – Induction Displacement Units/Active Chilled Beams	N/A

TOTAL	\$5,660,000.00
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Work Scope 4 – Electrical
BLK Electric, Inc.

BASE BID:	\$613,785.00
Alternate No. 1 – Light Fixture Manufacture	N/A
Alternate No. 2 – Induction Displacement Units/Active Chilled Beams	N/A

TOTAL	\$613,785.00
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Based on the recommendations above, we recommend that the District enter into a contract with the above-mentioned contractors for the total bid amount of \$7,902,885.00

Upon Board action, we will draft a contract reflecting this amount to each of the respective Contractors.

Enclosed are copies of the official bid tabulation, bid forms and bid securities. Please contact us at 763-354-2670 should you have any questions regarding our recommendation.

Regards,

Bryce Kinniry
Project Manager

BK/ks
Enclosures

