



1331 Tyler Street NE
Suite 101 | Minneapolis, MN 55413
www.ics-builds.com
(763) 354-2670

November 18, 2021

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

Re: MAPS Lincoln Community Center HVAC Improvements 2021
Mankato, MN 56001

Dear Board Members:

ICS has reviewed the bids that were received on Wednesday, November 17th for the above-referenced project. Our recommendation for award is as follows:

**Work Scope 1 – General Construction
Knutson Construction**

BASE BID:	\$1,817,000.00
Alternate No. 1 – Light Fixture Manufacturers	N/A
Alternate No. 2 – Technology Components	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 – Paint Walls	\$3.50/Sq. Ft.
Unit Price No. 2 – Paint Ceilings	\$3.50/Sq. Ft.
Unit Price No. 3 – Plaster Patching	\$40.00/Sq. Ft.
TOTAL	\$1,817,000.00

**Work Scope 2 – Fire Suppression
Fire Construction Services**

BASE BID:	\$341,995.00
Alternate No. 1 – Light Fixture Manufacturers	N/A
Alternate No. 2 – Technology Components	N/A

TOTAL	\$341,995.00
--------------	---------------------





**Work Scope 3 – Mechanical
St. Cloud Refrigeration**

BASE BID:	\$5,874,000.00
Alternate No. 1 – Light Fixture Manufacturers	N/A
Alternate No. 2 – Technology Components	N/A

TOTAL	\$5,874,000.00
--------------	-----------------------

**Work Scope 4 – Electrical
BLK Electric, Inc.**

BASE BID:	\$ 1,164,100.00
Alternate No. 1 – Light Fixture Manufacturers	N/A
Alternate No. 2 – Technology Components-Accepted	\$9,020.00

TOTAL	\$1,173,120.00
--------------	-----------------------

GRAND TOTAL	\$9,206,115.00
--------------------	-----------------------

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 \$9,206,115.00

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
Senior Project Manager

BK/ks
Enclosures

