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November 24, 2021

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

Re: MAPS Roosevelt Elementary HVAC Improvements 2021
Mankato, MN 56001

Dear Board Members:

ICS has reviewed the bids that were received on Tuesday, November 23rd for the above-referenced project. Our recommendation for award is as follows:

Work Scope 1 – General Construction
Knutson Construction

BASE BID:	\$1,302,250.00
Alternate No. 1 – Paging, Speakers and Cabling	N/A
Alternate No. 2 – Alternate Induction System	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	\$3.00/Sq. Ft.
Unit Price No. 2 – Paint Ceilings	\$3.00/Sq. Ft.
Unit Price No. 3 – Plaster Patching	\$48.00/Sq. Ft.
Unit Price No. 4 – Electrical Receptacle	N/A
Unit Price No. 5 – Data Locations	N/A
TOTAL	\$1,302,250.00

Work Scope 2 – Fire Suppression
Summit Fire Protection

BASE BID:	\$205,800.00
Alternate No. 1 – Paging, Speakers and Cabling	N/A
Alternate No. 2 – Alternate Induction System	N/A
TOTAL	\$205,800.00





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

BASE BID:	\$4,497,000.00
Alternate No. 1 – Paging, Speakers and Cabling	N/A
Alternate No. 2 – Alternate Induction System-Not Accepted	(\$50,000.00)
TOTAL	\$4,497,000.00

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

BASE BID:	\$ 1,025,000.00
Alternate No. 1 – Paging, Speakers and Cabling-Accepted	\$78,800.00
Alternate No. 2 – Alternate Induction System	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	N/A
Unit Price No. 2 – Paint Ceilings	N/A
Unit Price No. 3 – Plaster Patching	N/A
Unit Price No. 4 – Electrical Receptacle	\$175.00/Sq. Ft
Unit Price No. 5 – Data Locations	\$225.00/Location
TOTAL	\$1,103,800.00

GRAND TOTAL	\$7,108,850.00
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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 \$7,108,850.00

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

