

SCHOOL BOARD MINUTES
INDEPENDENT SCHOOL DISTRICT NO. 77
Mankato, Minnesota

August 4, 2022

The School Board of Independent School District No. 77 met in special session on Thursday, August 4, in the Minnesota Valley Room at the Intergovernmental Center. Chair Sapp called the meeting to order at 5:02 p.m. Members present at roll call: Patrick Baker, Liz Ratcliff, Erin Roberts, Jodi Sapp, and Kristi Schuck. Absent: Christopher Kind.

Ms. Schuck made a motion, and Ms. Roberts seconded, approval of the agenda. The motion carried on a 5-0 voice vote.

Ms. Schuck made a motion to approve the following personnel:

APPOINTMENTS (ADMINISTRATIVE)

Jody Rittmiller - Principal at Bridges Community School beginning August 8, 2022. She will be placed at Elementary Principal classification, step 2 on the Principals Association salary schedule with an annual base salary of \$124,420 (prorated to \$112,024.50) plus \$1,000 experience step (prorated to \$900.05) for 235 days for 2022-23).

Mrs. Ratcliff seconded the motion and carried on a 5-0 roll call.

On July 19, 2022, multiple bids for each of the Work Scopes were received for the Early Childhood Center - Phase 2 Construction (see pages ____). The administrative team, Kraus-Anderson Construction (Construction Managers) and ISG Architects, our professional design team, recommends that the Base Bids and Alternate #1 Bids in a total amount of \$3,608,054.58 be accepted by the School Board. The General Obligation Facilities Maintenance Bond will be used to fund this project. Mrs. Ratcliff made a motion to accept the bid as recommended and Mr. Baker seconded the motion. The motion carried on a 5-0 roll call vote.

There being no further business to consider, Ms. Roberts moved and Ms. Schuck seconded, that the meeting be adjourned. The meeting was declared adjourned at 5:23 p.m., on a 5-0 voice vote.

Clerk _____

Attest:

Chairperson _____

**SCHOOL BOARD PROCEEDINGS
INDEPENDENT SCHOOL DISTRICT NO. 77
Mankato, Minnesota**

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1. Schuck/Roberts approval of agenda. 5-0
2. Schuck/Ratcliff approval of Personnel. 5-0
3. Ratcliff/Baker approval of phase 2 bids for early childhood center. 5-0
4. Roberts/Schuck adjournment at 5:23 p.m. 5-0

Independent School District No. 77
Mankato, Minnesota
By: Erin Roberts

The complete minutes and all documents relating to this meeting are on file and available for review in the Superintendent's Office, 10 Civic Center Plaza, Suite 2 and on-line at www.isd77.org.



July 21, 2022

Mr. Scott Hogan
Mankato Area Public Schools, ISD #77
10 Civic Center Plaza
PO Box 8741
Mankato, MN 56001

RE: Mankato Area Public Schools Early Childhood Phase 2 – Bid Verification

Dear Mr. Hogan:

This letter is concerning the contract awards for the MAPS Early Childhood Phase 2 project that was bid on July 19, 2022. 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	Final Cleaning Prime Construction Solutions Bloomington, MN	Base Bid Alternate #1 \$25,000.00 \$2,500.00
WS 02-A	Demolition Kellington Construction, Inc. Minneapolis, MN	Base Bid Alternate #1 \$89,520.00 \$34,380.00
WS 06-A	Carpentry Kellington Construction, Inc. Minneapolis, MN	Base Bid Alternate #1 \$55,000.00 \$19,200.00
WS 06-D	Architectural Woodwork Woodside Industries, Inc. Cavalier, ND	Base Bid Alternate #1 \$106,164.90 \$28,059.68
WS 08-A	Doors, Frames, & Hardware – Material Only Kendell Doors & Hardware, LLC. Mendota Heights, MN	Base Bid Alternate #1 \$79,926.00 \$22,694.00
WS 08-K	Interior Glass & Glazing Fairmont Glass & Sign Products, Inc. Fairmont, MN	Base Bid Alternate #1 \$51,747.00 \$49,667.00
WS 09-A	Drywall Pietsch Construction, Inc. Madelia, MN	Base Bid Alternate #1 \$258,000.00 \$43,000.00

WS 09-B	Tile	Commercial Flooring Services, LLC. Eagan, MN	Base Bid Alternate #1	\$78,855.00 \$10,283.00
WS 09-C	Ceiling & Acoustical Treatment	Acoustics Associates, Inc. Golden Valley, MN	Base Bid Alternate #1	\$167,550.00 \$4,400.00
WS 09-D	Flooring - Resilient & Carpet	Commercial Flooring Services, LLC. Eagan, MN	Base Bid Alternate #1	\$239,243.00 \$46,511.00
WS 09-K	Painting & Wall Covering	Superior Painting & Decorating, Inc. Circle Pines, MN	Base Bid Alternate #1	\$49,574.00 \$6,685.00
WS 21-A	Fire Suppression	Breth-Zenzen Fire Protection, LLC. St. Joseph, MN	Base Bid Alternate #1	\$53,220.00 \$8,650.00
WS 22-A & 23-A	Plumbing & HVAC	Peterson Sheet Metal, Inc. Bemidji, MN	Combined Bid Alternate #1	\$920,000.00 \$218,000.00
WS 26-A	Electrical	BLK Electric, Inc. Mankato, MN	Base Bid Alternate #1	\$811,125.00 \$129,100.00

The total amount of the Base Bids is **\$2,984,924.90**

The total amount of Alternate #1 is **\$623,129.68**

Total Contract value being awarded **\$3,608,054.58**

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

For work scopes 03A (Concrete & Masonry) and 07H (Roofing), no bids were received. Kraus-Anderson shall solicit proposals and present them to the District as soon as possible.

If you have any questions regarding this information, please do not hesitate to contact me at 612-718-6756.

Sincerely,
KRAUS-ANDERSON® CONSTRUCTION COMPANY

Joshua Carr

Josh Carr, Project Manager





ARCHITECT: I+S Group

7/19/2022

[illegible]



BID TABULATIONS

ARCHITECT: I+S Group

WS 02-A: Demolition

[illegible]



BID TABULATIONS

7/19/2022

ARCHITECT: I+S Group

WS 03-A: Concrete & Masonry

[illegible]



BID TABULATIONS

ARCHITECT: I+S Group

WS 06-A: Carpentry

[illegible]



BID TABULATIONS

OWNER: Mankato Area Public Schools

WS 06-D: Architectural Millwork

[illegible]



ARCHITECT: I+S Group

7/19/2022

WS 07-H: Roofing

[illegible]



ARCHITECT: I+S Group

7/19/2022

WS 08-A: Doors, Frames & Hardware (Material Only)

[illegible]



BID TABULATIONS

7/19/2022

ARCHITECT: I+S Group

WS 08-K: Interior Glazing

[illegible]



BID TABULATIONS

7/19/2022

ARCHITECT: I+S Group

WS 09-A: Drywall

[illegible]



BID TABULATIONS

7/19/2022

WS 09-B: Tile

ARCHITECT: I+S Group

[illegible]



BID TABULATIONS

OWNER: Mankato Area Public Schools

WS 09-C: Ceiling & Acoustical Treatment

[illegible]



BID TABULATIONS

7/19/2022

ARCHITECT: I+S Group

WS 09-D: Flooring

[illegible]



BID TABULATIONS

OWNER: Mankato Area Public Schools

WS 09-K: Painting and Wall Covering

[illegible]



BID TABULATIONS

ARCHITECT: I+S Group

WS 21-A: Fire Suppression

[illegible]



BID TABULATIONS

ARCHITECT: I+S Group

WS 22-A: Plumbing

[illegible]



BID TABULATIONS

7/19/2022

WS 23-A: HVAC

ARCHITECT: I+S Group

[illegible]



BID TABULATIONS

7/19/2022

ARCHITECT: I+S Group

WS 26-A: Electrical[illegible]



ARCHITECT: I+S Group

BID TABULATIONS

7/19/2022

[illegible]