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March 14, 2023

Mr. Scott Hogen
Director of Facilities
Independent School District No. 77
10 Civic Center Plaza, Suite 1, P.O. Box 8741
Mankato, MN 56002-8741

RE: 2023 Site (Hard Surface) Improvements
Independent School District No. 77
Eagle Lake, Mankato and North Mankato, Minnesota
BMI Project No. 0M1.129878

Dear Mr. Hogen,

Bids were received and opened on Tuesday, March 14th at 11:00am for the 2023 Site (Hard Surface) Improvement project.

The Base Bid includes miscellaneous removals, bituminous crack filling, bituminous seal coating, bituminous fog seal, bituminous paving, turf restoration, and other miscellaneous items of work at the following locations:

- Eagle Lake Elementary School
- Franklin Elementary School
- Hoover Elementary School
- Kennedy Elementary School
- Monroe Elementary School
- Roosevelt Elementary School
- Washington Elementary School
- Dakota Meadows Middle School
- Prairie Winds Middle School
- Mankato East High School
- Mankato West High School
- Lincoln Community Center

An alternate bid was also taken for additional paving work at Prairie Winds Middle School.

Three (3) bids were received, and the results of the bids are tabulated below:

Bidder	Base Bid	Alternate Bid	Total Base Bid Plus Alternate Bid
Nielsen Blacktopping, Inc.	\$273,838.85	\$38,982.50	\$312,821.35
W.W. Blacktopping, Inc.	\$285,306.75	\$38,305.00	\$323,611.75
OMG Midwest, inc. dba Minnesota Paving & Materials	\$354,695.00	\$52,935.75	\$407,630.75
Engineer's Estimate	\$242,300.00	\$30,361.25	\$272,661.25

The low bidder for the base bid, alternate bid, and total is Nielsen Blacktopping, Inc., from Kasota, Minnesota. The low bid is approximately 13% over the Engineer's Estimate and the next lowest bid is approximately 4% over the low bid. The total bid (base bid + alternate bid) is approximately 15% over the Engineer's Estimate. As you are probably aware, there is high level of volatility in construction costs at this time due to the current economic conditions, supply chain issues, and other factors. We believe that this was the primary reason for the higher than estimated bid amounts.

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Considering their past performance on similar projects in previous years, it is our opinion that Nielsen Blacktopping, Inc. is qualified to perform the work required under this contract. Based on our previous discussions, the budget allocated for this project by the school district is only adequate to cover the base bid amount. As such, we hereby recommend that Nielsen Blacktopping, Inc. be awarded the base bid in the amount of \$273,838.85 and that the alternate bid not be awarded.

Please feel free to contact me if you have any questions or if you need any additional information.

Sincerely,

Bolton & Menk, Inc.



Daniel R. Sarff, P.E.

Project Engineer

cc: Alec Pietz, Bolton & Menk, Inc
Lyle Femrite, Bolton & Menk, Inc