



November 12, 2025

Mr. Scott Kaminski
Mankato Area Public Schools
10 Civic Center Plaza
Mankato, MN 56002

RE: **MAPS Kennedy Elementary School**
Contract Award Letter

Dear Mr. Kaminski:

This letter is concerning the contract awards for the above referenced project that was bid on November 4, 2025 with a rebid of the Combined Mechanical work scope on November 25, 2025.

Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders and their total bid amount:

<i>Work Scope</i>	<i>Contractor, City, State</i>	<i>Bid Amount</i>
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WS 01-J	Final Cleaning	SPAR LLC Minneapolis, MN	Base Bid: Alternate #1: Total Contract:	\$35,000.00 \$750.00 \$35,750.00
WS 03-A	Concrete	Evenson Concrete Systems Mankato, MN	Base Bid: Total Contract:	\$78,000.00 \$78,000.00
WS 04-A	Masonry	Kingdom Builders Masonry LLC Fairmont, MN	Base Bid: Total Contract:	\$143,800.00 \$143,800.00
WS 05-A	Structural Steel Material	Noble-X, Inc. Amery, WI	Base Bid: Total Contract:	\$50,908.00 \$50,908.00
WS 05-B	Structural Steel Erection	Spartan Steel Erectors, Inc. Mound, MN	Base Bid: Alternate #1: Total Contract:	\$48,100.00 \$10,500.00 \$58,600.00
WS 06-A	Carpentry & Selective Demolition	Robert W. Carlstrom Co., Inc. Mankato, MN	Base Bid: Alternate #1: Total Contract:	\$435,000.00 \$5,000.00 \$440,000.00
WS 07-F	Metal Panel	Schwickert's Tecta America, LLC Mankato, MN	Base Bid: Total Contract:	\$19,785.00 \$19,785.00
WS 07-H	Roofing	Kato Roofing, Inc. Mankato, MN	Base Bid: Alternate #1: Total Contract:	\$192,398.00 \$155,230.00 \$347,628.00

Work Scope**Contractor, City, State****Bid Amount**

WS 08-A	Doors, Frames, & Hardware – Material Only	Kendell Doors & Hardware LLC Mendota Heights, MN	Base Bid: Total Contract:	\$19,868.00 \$19,868.00
WS 08-F	Exterior Glass & Glazing	United Glass, Inc. Brooklyn Park, MN	Base Bid: Total Contract:	\$131,730.00 \$131,730.00
WS 09-A	Drywall	Pietsch Construction Inc. Madelia, MN	Base Bid: Total Contract:	\$159,700.00 \$159,700.00
WS 09-B	Tile	Grazzini Brothers & Company Eagan, MN	Base Bid: Total Contract:	\$29,480.00 \$29,480.00
WS 09-C	Ceiling & Acoustical Treatment	Palmer-Soderberg, Inc. Rochester, MN	Base Bid: Total Contract:	\$324,800.00 \$324,800.00
WS 09-D	Flooring – Resilient & Carpet	Rickway Carpet North Mankato, MN	Base Bid: Total Contract:	\$28,375.00 \$28,375.00
WS 09-K	Painting	Mulcahy Nickolaus LLC Oakdale, MN	Base Bid: Total Contract:	\$57,905.00 \$57,905.00
WS 12-C	Manufactured Casework	Northern Woodwork, Inc. Thief River Falls, MN	Base Bid: Total Contract:	\$57,825.00 \$57,825.00
WS 21-A	Fire Suppression	Breth-Zenzen Fire Protection LLC St. Joseph, MN	Base Bid: Total Contract:	\$236,880.00 \$236,880.00
WS 23-B	Combined Mechanical	Chappell Central, Inc. Willmar, MN	Base Bid: Total Contract:	\$5,360,000.00 \$5,360,000.00
WS 26-A	Electrical	BLK Electric, Inc. North Mankato, MN	Base Bid: Total Contract:	\$1,037,665.00 \$1,037,665.00
WS 31-A	Site Clearing & Earthwork	Steve James Excavating, Inc. Owatonna, MN	Base Bid: Total Contract:	\$105,000.00 \$105,000.00

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Work Scope	Contractor, City, State	Bid Amount
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WS 32-A	Asphalt Paving	Nielsen Blacktopping, Inc. Kasota, MN	Base Bid: Total Contract:	\$15,000.00 \$15,000.00
WS 32-B	Concrete Paving	Evenson Concrete Systems Mankato, MN	Base Bid: Total Contract:	\$27,500.00 \$27,500.00

Total Base Bid: \$ 8,594,719.00
Total Alternate #1: \$ 171,480.00
Contract Total: \$ 8,766,199.00

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

If you have any questions regarding this information, please do not hesitate to contact me at 612.290.6313.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Rob Gemelke
Senior Project Manager