

January 15, 2026

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

RE: **MAPS Eagle Lake Elementary
Contract Award Letter**

Dear Mr. Kaminski:

This letter is concerning the contract awards for the above referenced project that was bid on December 17, 2025.

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

<u>Work Scope</u>		<u>Contractor, City, State</u>	<u>Bid Amount</u>	
WS 06-A	Carpentry	Kellington Construction Inc. Minneapolis, MN	Base Bid: Total Contract:	\$287,000.00 \$287,000.00

Total Base Bid: \$ 287,000.00
Contract Total: \$ 287,000.00

Contracts previously approved are attached just behind this letter, totaling \$ 4,095,070.00

We have also 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 507.649.7491.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Mike Hayes
Assistant Project Manager

December 29, 2025

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

RE: **MAPS Eagle Lake Elementary
 Contract Award Letter**

Dear Mr. Kaminski:

This letter is concerning the contract awards for the above referenced project that was bid on December 17, 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>
WS 01-J	Final Cleaning Everest Cleaning Systems LLC Saint Paul, MN	Base Bid: \$31,134.00 Total Contract: \$31,134.00
WS 03-A	Concrete Robert W. Carlstrom Co., Inc. Mankato, MN	Base Bid: \$43,046.00 Total Contract: \$43,046.00
WS 07-H	Roofing Kato Roofing, Inc. Mankato, MN	Base Bid: \$107,905.00 Total Contract: \$107,905.00
WS 08-F	Exterior Glass & Glazing United Glass, Inc. Brooklyn Park, MN	Base Bid: \$10,950.00 Total Contract: \$10,950.00
WS 09-A	Drywall Pietsch Construction Inc. Madelia, MN	Base Bid: \$159,000.00 Total Contract: \$159,000.00
WS 09-B	Tile Commercial Flooring Services, LLC Eagan, MN	Base Bid: \$15,224.00 Total Contract: \$15,224.00
WS 09-C	Ceiling & Acoustical Treatment Palmer-Soderberg, Inc. Rochester, MN	Base Bid: \$182,400.00 Total Contract: \$182,400.00
WS 09-D	Flooring – Resilient & Carpet Rickway Carpet North Mankato, MN	Base Bid: \$25,000.00 Total Contract: \$25,000.00

Work Scope	Contractor, City, State	Bid Amount
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WS 09-K	Painting	Mulcahy Nickolaus LLC Oakdale, MN	Base Bid: Total Contract:	\$46,875.00 \$46,875.00
WS 21-A	Fire Suppression	J.F. Ahern Co. Menomonie, WI	Base Bid: Total Contract:	\$67,069.00 \$67,069.00
WS 23-B	Combined Mechanical	Malterer Mechanical, Inc. Mankato, MN	Base Bid: Total Contract:	\$2,618,760.00 \$2,618,760.00
WS 26-A	Electrical	Wolf River Electric Isanti, MN	Base Bid: Total Contract:	\$733,707.00 \$733,707.00
WS 31-A	Site Clearing & Earthwork	Steve James Excavating, Inc. Owatonna, MN	Base Bid: Total Contract:	\$54,000.00 \$54,000.00

Total Base Bid: \$ 4,095,070.00
Contract Total: \$ 4,095,070.00

Work scope not included: 06A Carpentry & Demolition
Approximate amount: \$287,000.00

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Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Mike Hayes

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Assistant Project Manager