



March 3, 2026

Ms. Sara Guyette
Director of Operations
North St. Paul-Maplewood-Oakdale ISD 622
2520 East 12th Avenue
North St. Paul, Minnesota 55109

RE: Cowern Elementary School – Additions and Renovations
Letter of Recommendation for Contract Awards

Dear Mrs. Guyette,

Adolfson & Peterson Construction (AP) is pleased to provide this Letter of Recommendation for Contract Awards for Bids received on Thursday, January 15th, 2026 for the Cowern Elementary School – Additions and Renovations. The District received 94 Bids for the 21 work scopes. AP recommends North St. Paul-Maplewood-Oakdale ISD 622 award contracts to each of the following contractor:

Work Scope #02A – Selective Demolition

Ebert, Inc. dba Ebert Construction
Corcoran, Minnesota

Bid: \$614,000

Work Scope #03B – Building Concrete & Masonry

Northland Concrete
Shakopee, Minnesota

Bid: \$1,348,247

Work Scope #05A – Structural Steel - Supply

Tru Steel Service
Bethel, Minnesota

Bid: \$473,600

Work Scope #05B – Structural Steel - Install

High Five
Shakopee, Minnesota

Bid: \$427,820

Work Scope #06A – Carpentry and General Construction

Ebert, Inc. dba Ebert Construction
Corcoran, Minnesota

Bid: \$1,561,620

Work Scope #07A – Roofing

Berwald Roofing
North St. Paul, Minnesota

Bid: \$1,429,100

Adolfson & Peterson Construction
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Work Scope #07B – Firestopping & Joint Sealants

Wells Concrete

Maple Grove, Minnesota

Bid: \$99,559

Work Scope #08A – Hollow Metal, Frames, Doors & Hardware Supply

Kendell Doors & Hardware

Mendota Heights, Minnesota

Bid: \$289,730

Work Scope #08B – Aluminum Entrances, Windows, Curtain Walls, Glazing & Operable Walls

Brin Glass Company

Minneapolis, Minnesota

Bid: \$617,645

Work Scope #08C – Coil Doors and Grilles

WL Hall

Hopkins, Minnesota

Bid: \$135,191

Work Scope #09A – Drywall, Framing, Fireproofing

Olympic Companies

Minnetonka, Minnesota

Bid: \$577,750

Work Scope #09B – Ceramic Tile

Commercial Flooring Services

Eagan, Minnesota

Bid: \$498,765

Work Scope #09C – Suspended Ceilings & Acoustical Treatments

Sonus Interiors

St. Louis Park, Minnesota

Bid: \$425,400

Work Scope #09D – Resilient Flooring & Carpet

St Paul Lino

Eagan, Minnesota

Bid: \$584,123

Work Scope #09E – Paint & Wallcoverings

Swanson & Youngdale

St. Louis Park, Minnesota

Bid: \$208,266

Work Scope #11A – Foodservice

Tru Steel Service

Bethel, Minnesota

Bid: \$680,163

Work Scope #21A – Fire Protection

Dynamic Fire Protection

St. Paul, Minnesota Bid: \$292,000

Work Scope #22A – Mechanical/Plumbing

Klamm Mechanical
Burnsville, Minnesota Bid: \$8,870,000

Work Scope #26A - Electrical

Pulse Electric
St. Paul, Minnesota Bid: \$2,931,650

Work Scope #31A – Site Work, Paving, Utilities, Mass Building Demolition

Dimke Excavating
Lino Lakes, Minnesota Bid: \$2,313,000

Total Base Bid Amount – Final Contract Award: \$24,377,629

AP recommends accepting Alternate 1 – Surface Mounted Retractable Stage, Alternate 2 – Precast Wall Furring, and Alternate 3 – Boiler Plant Removal which are included in the totals above. On bid day, one of the bids was misplaced for work scope 03A at the district education center. The bid was found two days later. The district confirmed with legal counsel that the work scope was to be rebid. See alternate letter of recommendation specific to work scope 03A.

AP has conducted post-bid interviews with the above apparent low bidders and based on our findings, recommend the above contractors for contract award. The above contract is important to the overall project schedule and awarding the above contracts will allow the work to begin on site as required per the project schedule.

Should you have any questions, please do not hesitate to contact me.

Regards,



David Jaeger
Senior Project Manager
Adolfson & Peterson Construction
davidjaeger@a-p.com

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Cowern Elem

Thursday, January 15th 2026 - 2:00 pm
Summary

BID TABULATION SHEET



| Bidder | Work Scope | Bid Security | Acknowledge Addendums 1, 2, 3 | Responsible Contract or Certification | Base Bid | Combined Bids | Alternate 1 Retractable Stage | Alternate 2 Precast Wall Furring | Alternate 3 Boiler Plant Removal | | | | | | |
|------------------------------|----------------------------------|--------------|-------------------------------|---------------------------------------|---------------|---------------|-------------------------------|----------------------------------|----------------------------------|--|--|--|--|--|---------------|
| Ebert | 2A Demo | x | x | x | \$ 563,000 | | | | \$ 51,000 | | | | | | |
| Wells | 3A Precast Concrete | x | x | x | rebid | | | | | | | | | | |
| Northland Concrete | 3B Concrete/Masonry | x | x | x | \$ 1,341,147 | | | | \$ 7,100 | | | | | | |
| True Steel Service | 5A Steel Supply | x | x | x | \$ 471,600 | | | | \$ 2,000 | | | | | | |
| High Five | 5B Steel Install | x | x | x | \$ 422,820 | | | | \$ 5,000 | | | | | | |
| Ebert | 6A Carpentry/GC | x | x | x | \$ 1,473,000 | | \$ 88,620 | | | | | | | | |
| Berwald | 7A Roofing | x | x | x | \$ 1,417,000 | | | | \$ 12,100 | | | | | | |
| Wells Concrete | 7B Firestopping & Joint Sealants | x | x | x | \$ 99,559 | | | | | | | | | | |
| Kendell | 8A Doors/Frames Supply | x | x | x | \$ 289,730 | | | | | | | | | | |
| Brin | 8B Aluminum/Glazing | x | x | x | \$ 617,645 | | | | | | | | | | |
| WL Hall | 8C Coiling Drs/Grilles | x | x | x | \$ 135,191 | | | | | | | | | | |
| Olympic Companies | 9A Drywall/Frming | x | x | x | \$ 570,450 | | | \$ 7,300 | | | | | | | |
| Commercial Flooring Services | 9B Cermaic Tile | x | x | x | \$ 498,765 | | | | | | | | | | |
| Sonus Interiors | 9C Acoustical | x | x | x | \$ 425,400 | | | | | | | | | | |
| St Paul Lino | 9D Reslient/Carpet | x | x | x | \$ 584,123 | | | | | | | | | | |
| Swanson and Youngdale | 9E Paint/Wall Cvr | x | x | x | \$ 208,266 | | | | | | | | | | |
| Trimark USA | 11A Foodservice | x | x | x | \$ 680,163 | | | | | | | | | | |
| Dynamic Fire | 21A Fire Protection | x | x | x | \$ 292,000 | | | | | | | | | | |
| Klamm Mech | 22A Mechanical | x | x | x | \$ 8,490,000 | | | | \$ 380,000 | | | | | | |
| Pulse | 26A Electrical | x | x | x | \$ 2,920,000 | | \$ 1,650 | | \$ 10,000 | | | | | | |
| Dimke Excavating | 31A Site Work | x | x | x | \$ 2,313,000 | | | | | | | | | | |
| TOTALS | | | | | \$ 23,812,859 | | \$ 90,270 | \$ 7,300 | \$ 467,200 | | | | | | \$ 24,377,629 |

