

August 10, 2026

Rock Ridge Public Schools ISD#2909
 1405 Progress Parkway
 Virginia, MN 55792

RE: Rock Ridge Public Schools - James Madison Demolition

Dear _ Dr. Schmidt

This letter is concerning Kraus-Anderson® Construction Company's (KA) recommendations for contract awards for the above-mentioned project that was bid on July 16, 2026.

KA has undergone several days of bidder verification, and we submit the following lowest responsible bidders with their total bid amount:

Rock Ridge Public Schools - James Madison Demolition

ID	Work Scope	Contractor & Address		Bid Amount
WS 02-A	Demolition	LinnCo, Inc. 7316 Ridgewood Road, St.Cloud, MN 56303	Base Bid	\$609,040.00
WS 02-B	Abatement & Hazardous Materials	Titan Environmental 968 Lake St S #201, Forest Lake, MN 55025	Base Bid	\$322,200.00
Total Base Bid Recommended:				\$931,240.00

Alternates:

ID	Description	Work Scope	Bid Amount	Total Recommended
ALT-01	-Abatement and extraction of an underground fuel tank			\$0.00
	No evidence found that the tank still exists underground.			
		Total	\$0.00	\$0.00
Total of All Recommended Alternates:				\$0.00

Total Base Bid Recommended:	\$931,240.00
Total of All Recommended Alternates:	\$0.00
Total of Base Bids and All Recommended Alternates:	\$931,240.00

Notes:

1. WS 02-A Demo: LinnCo added an extra '0' on their alternate price. Alternate not being accepted, so does not affect award on base bid.
- 2 WS 02-B Abatement: Dore & Associates is an out of state, non-union contractor, and according to public records has had violations and penalties with the MPCA and other regulatory jurisdictions in the past. Titan Environmental has not had any violations with the MPCA and has successfully completed projects in the past for the Rock Ridge School District. Therefore the recommendation is being made to hire Titan as the abatement contractor for this project, for an additional \$7,500 (~2% higher than original apparent low bidder).

If you have any questions regarding this information, please do not hesitate to contact me at (218) 722-3775.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Chelsey Kroells
Project Engineer

Enclosures:
-Bid Tabulations Summary