

School Board Meeting Purpose: Study Session

Thursday, September 8, 2022 6:30 PM

Oak Park Building, 6355 Osman Avenue North, Stillwater, MN 55082

I. Call to Order and Roll Call	Speaker (s) : Ms. Allison Sherman, School Board Chair
II. Pledge of Allegiance	
III. Approval of Agenda	Speaker (s) : Ms. Alison Sherman, School Board Chair
IV. Consent Agenda	
IV.A. Payment of Invoices – August 27, 2022 to September 09, 2022	
V. Action Item	
V.A. Director of Schools	Speaker (s) : Dr. MIke Funk, Superintendent
V.B. Bridge Transition Bid Package	Speaker (s) : Mr. Mark Drommerhausen, Director of Operations
V.C. Bridge Transitions Quote Package	Speaker (s) : Mr. Mark Drommerhausen, Director of Operations
VI. Study Session	
VI.A. Strategic Planning Firms	Speaker (s) : Dr. Mike Funk, Superintendent
VI.B. BoardBook Premier	Speaker (s) : Ms. Joan Hurley, School Board Secretary
VII. Adjournment	



EXPENDITURE APPROVAL FORM

Fiscal Year 2022-2023

Instructions: This form is to be completed any time a lease, purchase, or contract for goods or services exceeds \$100,000.

REQUESTED BY: Mark Drommerhausen, Director of Operations

DATE: September 8, 2022

DESCRIPTION OF REQUEST

Bridge Transitions Renovations

The Bridge Transitions Program has operated out of the Oak Park Building since the fall of 2017. The program has been operational at the Oak Park Building despite the facility's limitations and constraints. The renovation will provide the students with a suitable educational layout that will accommodate their needs. It will include the replacement of casework, domestic water piping, plumbing fixtures, doors and ceilings, light fixtures, roof top unit and provide ADA restroom and changing areas. These projects are part of the FY23 Long-Term Facilities Maintenance program and Capital Facility budget. Construction costs were estimated to total \$2,645,000. Kraus-Anderson Construction Company worked with Stillwater Area Public Schools to solicit bids for the Bridge Transitions Renovations project. Bids were opened on August 25, 2022. To obtain the lowest construction cost for the project, Kraus-Anderson Construction Company broke the project down into 14 work scopes. Their role during the renovation will be coordinating each work scope. Stillwater Area Public Schools will enter into a separate contract with the lowest responsible bidder for each work scope.

The following is a description of the work scope and amount for each lowest responsible bidder:

Work Scope 03-A: Concrete	5 bids were received; The lowest responsible bidder is Maertens-Brenny Construction Company, of Minneapolis, MN for a bid total of \$66,300.00
Work Scope 06-A: Carpentry	8 bids were received; The lowest responsible bidder is Kellington Construction, Inc. of Minneapolis, MN for a bid total of \$412,000.00
Work Scope 07-H : Roofing	1 bid was received; The bid was rejected. The work scope will be reissued to obtain additional proposals.
Work Scope 08-F : Exterior Glass and Glazing	4 bids were received; The lowest responsible bidder Capital City Glass of Blaine, MN for a bid total of \$82,405.00
Work Scope 09-A : Drywall	5 bids were received; The lowest responsible bidder is Mulcahy-Nickolaus, LLC of Oakdale, MN for a bid total of \$159,200.00
Work Scope 09-B : Tile	5 bids were received; The lowest responsible bidder is Commercial Flooring Services, LLC of Egan, MN for a bid total of \$51,873.00
Work Scope 09-C: Ceilings and Acoustical Treatment	4 bids were received. The lowest responsible bidder is Architectural Sales of Minnesota, Inc. of Brooklyn Center, MN for a bid total of \$85,175.00
Work Scope 09-D: Flooring (Carpet and Resilient)	5 bids were received. The lowest responsible bidder is Sonus Interiors, Inc. of Golden Valley, MN for a bid total of \$71,340.00
Work Scope 09-K: Wall Covering and Painting	5 bids were received. The lowest responsible bidder is Universal Drywall and Painting, Inc. of Fridley, MN for a bid total of \$45,370.00
Work Scope 10-J: Lockers	1 bid was received. The lowest responsible bidder is Olympus Lockers and Storage Products, Inc. of Eden Prairie, MN for a bid total of \$24,948.00
Work Scope 14-B: Lifts	No bid was received; The work scope will be reissued to obtain additional proposals.
Work Scope 23-B: Combined Mechanical	6 bids were received. The lowest responsible bidder is Ryan Mechanical, Inc. of Red Wing, MN for a bid total of \$1,234,000.00
Work Scope 26-A: Electrical	7 bids were received. The lowest responsible bidder is Neo Electrical Solutions, LLC of Hudson, WI for a bid total of \$369,000.00
Work Scope 31-A: Site Clearing and Earthwork	2 bids were received; The bids were rejected. The work scope will be reissued to obtain additional proposals.

EXPENDITURE APPROVAL FORM (continued)

Each lowest responsible bidder has been identified per work scope with the exception of 07-H, Roofing; 14-B, Lifts and 31-A, Site Clearing and Earthwork. The District will obtain additional proposals at a later date for these work scopes that will be approved on a later date.

The total amount for the 11 work scopes is \$2,601,611.00. Additional costs may be incurred during the project to resolve issues not identified in the construction documents. Kraus-Anderson Construction Company recommends entering into a contract with each lowest responsible bidder identified above. Administration requests approval to award the bids to the respective bidders.

FINANCIAL IMPACT

Budget(s) Impacted: \$1,473,623.00 Long-Term Facility Maintenance Fund and \$1,127,988.00 Capital Facility Fund.

Additional costs may be incurred to remedy issues not identified in the construction bidding documents.

Is This a One-Time Expenditure?

- Yes**, once implemented there will be no ongoing costs
- No**, it will need to be funded indefinitely
- No**, it will need to be funded for Fiscal Years 2020-?

Is there an off-setting revenue source(s)?

- Yes** List Source(s): Long-Term Facilities Maintenance and Capital Facility
- No**

PROGRESS MONITORING:

Work to be completed in the spring of 2023



August 26, 2022

Mr. Tony Willger
Stillwater Area Public Schools, ISD#834
1875 Greeley Street South
Stillwater, MN 55082

**RE: Stillwater Bridge Transitions Renovation
Contract Award Recommendation**

Dear Mr. Willger

This letter is concerning our recommendations for contract awards for the above referenced project. Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders.

Work Scope	Contractor, City, State	Bid Amount
WS 03-A Concrete	Maertens-Brenny Construction Company Minneapolis, MN	Base Bid \$66,300.00
WS 06-A Carpentry	Kellington Construction, Inc. Minneapolis, MN	Base Bid \$412,000.00
WS 07-H Roofing		Rejected Bid
WS 08-F Exterior Glass and Glazing	Capital City Glass Blaine, MN	Base Bid \$82,405.00
WS 09-A Drywall	Mulcahy Nickolaus, LLC Oakdale, MN	Base Bid \$159,200.00
WS 09-B Tile	Commercial Flooring Services, LLC Eagan, MN	Base Bid \$51,873.00
WS 09-C Ceilings and Acoustical Treatment	Architectural Sales of Minnesota, Inc. Brooklyn Center, MN	Base Bid \$85,175.00

WS 09-D	Flooring (Carpet & Resilient)	Sonus Interiors, Inc. Golden Valley, MN	Base Bid	\$71,340.00
WS 09-K	Wall Covering and Painting	Universal Painting & Drywall, Inc. Fridley, MN	Base Bid	\$45,370.00
WS 14-B	Lifts			No Bid Received
WS 10-J	Lockers	Olympus Lockers & Storage Products, Inc. Eden Prairie, MN	Base Bid	\$24,948.00
WS 23-B	Combined Mechanical	Ryan Mechanical, Inc. Red Wing, MN	Base Bid	\$1,234,000.00
WS 26-A	Electrical	Neo Electrical Solutions, LLC Hudson, WI	Base Bid	\$369,000.00
WS 31-A	Site Clearing & Earthwork			Rejected Bids
		Total Base Bid		\$2,601,611.00

At this time, it is our recommendation to obtain quotes for Work Scope 07H - Roofing, Work Scope 14B - Lifts, and Work Scope 31A Site Clearing & Earthwork.

If you have any questions regarding this information, please do not hesitate to contact me at 651-447-3247

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Mike Phillips
Project Manager



EXPENDITURE APPROVAL FORM

Fiscal Year 2022-2023

Instructions: This form is to be completed any time a lease, purchase, or contract for goods or services exceeds \$100,000.

REQUESTED BY: Mark Drommerhausen, Director of Operations

DATE: September 8, 2022

DESCRIPTION OF REQUEST

Bridge Transitions Renovations-Quote Package

The Bridge Transitions Program has operated out of the Oak Park Building since the fall of 2017. The program has been operational at the Oak Park Building despite the facility's limitations and constraints. The renovation will provide the students with a suitable educational layout that will accommodate their needs. Quotes were opened on August 25, 2022 for the project. Three of the work scope bids were rejected and proposals were solicited. Kraus-Anderson Construction Company worked with Stillwater Area Public Schools to solicit proposals. These proposals will complete all of the work scopes for the Bridge Transitions Renovations project. The proposals are for roofing, a patient lift and sidewalk and are part of the FY23 Long-Term Facilities Maintenance program and Capital Facility budget. Construction costs were estimated to total \$75,000 for the three work scopes. Stillwater Area Public Schools will enter into a separate contract with the lowest proposal for each work scope.

The following is a description of the work scope and amount for each lowest proposal:

Work Scope	Company with Lowest Proposal
Work Scope 07-H : Roofing	3 proposals were received; The lowest proposal is from Berwald Roofing Company of St. Paul, MN for a total of \$33,068.00
Work Scope 14-B: Lifts	2 proposals were received; The lowest proposal is from ARJO of Addison, IL for a total of \$13,353.64
Work Scope 31-A: Site Clearing and Earthwork	2 proposals were received; The lowest proposal is from George Siegfried Construction Company of Bayport, MN for a total of \$15,610.00

EXPENDITURE APPROVAL FORM

The total amount for the 3 work scopes is \$62,031.64. Additional costs may be incurred during the project to resolve issues not identified in the construction documents. Kraus-Anderson Construction Company recommends entering into a contract with each lowest bidder identified above. Administration requests approval to award the proposals to the respective bidders.

Financial Impact

Budget(s) Impacted: \$33,068.00 Long-Term Facility Maintenance Fund and \$29,143.64 Capital Facility Fund. Additional costs may be incurred to remedy issues not identified in the construction bidding documents.

Is This a One-Time Expenditure?

- Yes**, once implemented there will be no ongoing costs
- No**, it will need to be funded indefinitely
- No**, it will need to be funded for Fiscal Years 2020-?

Is there an off-setting revenue source(s)?

- Yes** List Source(s): Long-Term Facilities Maintenance and Capital Facility
- No**

Progress Monitoring:

Work to be completed in the spring of 2023



August 30, 2022

Mr. Tony Willger
Stillwater Area Public Schools, ISD#834
1875 Greeley Street South
Stillwater, MN 55082

**RE: Stillwater Bridge Transitions Renovation
Contract Award Recommendation – WS 07H, 14B, 31A RFP**

Dear Mr. Willger

This letter is concerning our recommendations for contract awards for the above referenced project. Kraus-Anderson has verified bidders and we submit the following lowest responsible bidders.

Work Scope	Contractor, City, State	Bid Amount
WS 07-H Roofing	Berwald Roofing Company, Inc. St. Paul, MN	Quote \$33,068.00
WS 14-B Patient Lift	ARJO Addison, IL	Quote \$13,353.64
WS 31-A Site Clearing and Earthwork	George Siegfried Construction Company Bayport, MN	Quote \$15,610.00
Total Base Quote		\$62,031.64

If you have any questions regarding this information, please do not hesitate to contact me at 651-447-3247

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Mike Phillips
Project Manager

