

City of Lake Elmo, MN  
 Resolution No. 2021-120  
 A Resolution Accepting Bids and Awarding the Contract For the  
 New City Center and Public Works Addition

**WHEREAS**, pursuant to an approved motion to move forward with design and bidding for a new City Center and Public Works Addition by the Lake Elmo City Council during the September 7<sup>th</sup>, 2021 City Council meeting, and

**WHEREAS**, the advertisement for bids was published on September 24<sup>th</sup> and October 1<sup>st</sup>, 2021 in the Stillwater Gazette and

**WHEREAS**, bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement on October 5<sup>th</sup>, 2021:

Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
<b>Contract #0330 - Cast-In-Place Concrete &amp; Masonry</b>						
Axel H. Ohman, Inc.	\$428,316.00	\$240,000.00	\$668,316.00			\$668,316.00
B&D, LLC	\$437,100.00	\$369,440.00	\$806,540.00			\$806,540.00
<b>Contract #0341 - Structural Precast Concrete</b>						
Wells	\$333,704.00	\$1,422,295.00	\$1,755,999.00			\$1,755,999.00
<b>Contract #0510 - Structural Steel - Erection</b>						
A.M.E. Construction Corp	\$93,400.00		\$93,400.00			\$93,400.00
High Five Erectors II, Inc.	\$153,210.00		\$153,210.00			\$153,210.00
Sowles Co.	\$169,500.00		\$169,500.00			\$169,500.00
Amerect Inc.	\$187,900.00		\$187,900.00			\$187,900.00
<b>Contract #0512 - Structural Steel - Supply</b>						
Construction Systems, Inc.		\$485,000.00	\$485,000.00			\$485,000.00
American Structural Metals		\$488,936.00	\$488,936.00			\$488,936.00
<b>Contract #0610 - Carpentry &amp; GC</b>						
Ebert Inc dba Ebert Construction	\$459,000.00	\$568,000.00	\$1,027,000.00			\$1,027,000.00
Schreiber Mullaney Construction	\$463,890.00	\$582,890.00	\$1,046,780.00			\$1,046,780.00
Meisinger Construction Company, Inc.	\$550,500.00	\$500,000.00	\$1,050,500.00			\$1,050,500.00
Rochon Corporation	\$659,000.00	\$549,000.00	\$1,208,000.00			\$1,208,000.00
Kellington Construction, Inc.	\$507,000.00	\$726,000.00	\$1,233,000.00			\$1,233,000.00
Lift Bridge Builders, Inc.	\$636,980.00	\$643,020.00	\$1,280,000.00			\$1,280,000.00

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Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
<b>Contract #0750 - Roofing &amp; Metal Panels</b>						
Palmer West Construction Company, Inc.	\$614,800.00	\$498,500.00	\$1,113,300.00			\$1,113,300.00
<b>Contract #0790 - Caulking &amp; Firestopping</b>						
Carciofini Company	\$54,050.00	\$18,300.00	\$72,350.00			\$72,350.00
The Caulkers Co.	\$72,000.00	\$18,000.00	\$90,000.00			\$90,000.00
<b>Contract #0810 - Doors/Frames &amp; Hardware - Supply</b>						
Twin City Hardware		\$171,697.00	\$171,697.00			\$171,697.00
<b>Contract #0833 - Coiling Doors &amp; Rolling Grilles</b>						
No Bids Received			\$0.00			\$0.00
<b>Contract #0840 - Aluminum Entrances/Storefronts/Windows &amp; Glazing</b>						
Envision Glass, Inc.	\$69,590.00	\$199,650.00	\$269,240.00			\$269,240.00
Empirehouse, Inc.	\$78,450.00	\$321,960.00	\$400,410.00			\$400,410.00
Capital City Glass Inc.	\$81,795.00	\$332,770.00	\$414,565.00			\$414,565.00
<b>Contract #0920 - Drywall/Plaster &amp; Fireproofing</b>						
Commercial Drywall, Inc.	\$314,360.00	\$229,410.00	\$543,770.00			\$543,770.00
RTL Construction	\$339,969.00	\$213,000.00	\$552,969.00			\$552,969.00
Mulcahy Nickolaus	\$560,400.00	\$238,000.00	\$798,400.00			\$798,400.00
<b>Contract #0930 - Tile</b>						
Advance Terrazzo & Tile Co. Inc.	\$86,880.00	\$68,100.00	\$154,980.00			\$154,980.00
MCI, Inc.	\$70,300.00	\$94,700.00	\$165,000.00			\$165,000.00
Acoustic Associates	\$70,000.00	\$100,000.00	\$170,000.00			\$170,000.00
Blackhawk Tile & Stone, Inc.	\$135,615.00	\$75,000.00	\$210,615.00			\$210,615.00
Grazzini Brothers & Company	\$153,760.00	\$65,700.00	\$219,460.00			\$219,460.00
<b>Contract #0950 Acoustical Ceilings &amp; Panels</b>						
Acoustic Associates	\$51,000.00	\$75,000.00	\$126,000.00			\$126,000.00
Sonus Interiors, Inc.	\$67,000.00	\$79,800.00	\$146,800.00			\$146,800.00
<b>Contract #0965 - Resilient Flooring &amp; Carpet</b>						
Commercial Flooring Services, LLC	\$41,010.00	\$90,930.00	\$131,940.00			\$131,940.00
Arnquist Carpets Plus	\$33,700.00	\$105,900.00	\$139,600.00			\$139,600.00
MCI, Inc.	\$34,300.00	\$109,700.00	\$144,000.00			\$144,000.00
Grazzini Brothers & Company	\$34,165.00	\$112,310.00	\$146,475.00			\$146,475.00

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Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
<b>Contract #0990 - Painting</b>						
No Bids Received			\$0.00			\$0.00
<b>Contract #1420 - Conveying Equipment</b>						
Schindler Elevator	\$35,260.00	\$46,740.00	\$82,000.00			\$82,000.00
<b>Contract #2100 - Fire Protection</b>						
NOVA Fire Protection, Inc.	\$55,395.00	\$57,520.00	\$112,915.00			\$112,915.00
Breth-Zenzen Fire Protection	\$73,150.00	\$59,000.00	\$132,150.00			\$132,150.00
Viking Automatic Sprinkler Co.	\$54,390.00	\$78,460.00	\$132,850.00			\$132,850.00
Dynamic Fire Protection	\$62,443.00	\$81,137.00	\$143,580.00			\$143,580.00
Summit Fire Protection	\$103,300.00	\$56,500.00	\$159,800.00			\$159,800.00
International Fire Protection	\$96,000.00	\$71,000.00	\$167,000.00			\$167,000.00
Nassef Mechanical Contractors Inc.	\$128,330.00	\$43,630.00	\$171,960.00			\$171,960.00
<b>Contract #2200 - Plumbing &amp; HVAC Piping</b>						
Weidner Plumbing and Heating Co.	\$415,900.00	\$314,500.00	\$730,400.00	\$80,100.00	\$107,200.00	\$917,700.00
Peterson Sheet Metal	\$363,000.00	\$491,000.00	\$854,000.00	\$70,000.00	\$135,000.00	\$1,059,000.00
RJ Mechanical	\$418,500.00	\$445,650.00	\$864,150.00	\$62,850.00	\$112,400.00	\$1,039,400.00
Davis Mechanical Systems Inc.	\$485,000.00	\$395,000.00	\$880,000.00	\$95,500.00	\$48,190.00	\$1,023,690.00
Northland Mechanical Contractors, Inc.	\$586,600.00	\$327,800.00	\$914,400.00	\$106,800.00	\$94,700.00	\$1,115,900.00
NAC Mechanical and Electrical Services	\$580,700.00	\$345,000.00	\$925,700.00	\$94,200.00	\$93,500.00	\$1,113,400.00
Nassef Mechanical Contractors Inc.	\$543,918.00	\$408,791.00	\$952,709.00	\$73,356.00	\$124,130.00	\$1,150,195.00
<b>Contract #2300 - HVAC &amp; Ventilation</b>						
St Cloud Refrigeration, Inc. dba SCR, Inc.	\$300,000.00	\$662,000.00	\$962,000.00	\$5,300.00	\$1,700.00	\$969,000.00
Weidner Plumbing and Heating Co.	\$418,000.00	\$606,200.00	\$1,024,200.00	\$12,000.00	\$5,800.00	\$1,042,000.00
Northland Mechanical Contractors, Inc.	\$462,100.00	\$601,400.00	\$1,063,500.00	\$5,900.00	\$1,700.00	\$1,071,100.00
Thelen Heating & Roofing, Inc.	\$488,800.00	\$630,000.00	\$1,118,800.00	\$6,200.00	\$2,000.00	\$1,127,000.00
Nassef Mechanical Contractors Inc.	\$523,260.00	\$629,650.00	\$1,152,910.00	\$0.00	\$0.00	\$1,152,910.00
Peterson Sheet Metal	\$493,000.00	\$697,000.00	\$1,190,000.00	\$2,500.00	\$0.00	\$1,192,500.00
NAC Mechanical and Electrical Services	\$615,000.00	\$628,000.00	\$1,243,000.00	\$2,000.00	\$2,000.00	\$1,247,000.00
Metro Sheet Metal, Inc.	\$673,970.00	\$630,600.00	\$1,304,570.00	\$9,800.00	\$2,000.00	\$1,316,370.00
<b>Contract #2600 - Electrical/Communications/Fire Alarm</b>						
Vinco, Inc.	\$646,070.00	\$808,100.00	\$1,454,170.00	\$0.00	\$0.00	\$1,454,170.00
Laketown Electric Corporation	\$581,660.00	\$1,040,000.00	\$1,621,660.00	\$3,500.00	\$2,500.00	\$1,627,660.00
B&B Electric Inc.	\$620,000.00	\$1,030,000.00	\$1,650,000.00	\$3,000.00	\$2,700.00	\$1,655,700.00
NAC Mechanical and Electrical Services	\$800,000.00	\$860,000.00	\$1,660,000.00	\$4,800.00	\$1,700.00	\$1,666,500.00
Gunnar Electric, Inc.	\$712,650.00	\$1,174,000.00	\$1,886,650.00	\$4,535.00	\$18,750.00	\$1,909,935.00

Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
<b>Contract #3100 - Earthwork &amp; Site Utilities</b>						
Park Construction Company	\$366,400.00	\$209,390.00	\$575,790.00	\$0.00	\$0.00	\$575,790.00
Jacon LLC	\$395,230.00	\$187,726.00	\$582,956.00	\$1,000.00	\$0.00	\$583,956.00
Veit & Company, Inc.	\$434,800.00	\$183,400.00	\$618,200.00	\$0.00	\$0.00	\$618,200.00
Max Steininger, Inc.	\$639,700.00	\$90,000.00	\$729,700.00	\$0.00	\$0.00	\$729,700.00
Frattalone Companies, Inc.	\$573,064.00	\$159,420.00	\$732,484.00	\$0.00	\$0.00	\$732,484.00
Peterson Companies, Inc.	\$621,500.00	\$180,000.00	\$801,500.00	\$0.00	\$0.00	\$801,500.00
G Urban Companies Inc.	\$484,500.00	\$484,500.00	\$969,000.00	\$0.00	\$0.00	\$969,000.00
<b>Contract #3210 - Asphalt Paving/Curbs/Exterior Concrete</b>						
Ebert Inc dba Ebert Construction	\$136,566.00	\$180,634.00	\$317,200.00	\$4,000.00	\$10,000.00	\$331,200.00
Minnesota Paving & Materials	\$179,500.00	\$140,070.00	\$319,570.00	\$0.00	\$0.00	\$319,570.00
T.A. Schifsky & Sons, Inc.	\$183,000.00	\$190,000.00	\$373,000.00	\$0.00	\$0.00	\$373,000.00
G Urban Companies Inc.	\$217,500.00	\$217,500.00	\$435,000.00	\$6,000.00	\$6,000.00	\$447,000.00
McNamara Contracting Inc.	\$175,000.00	\$284,000.00	\$459,000.00	\$0.00	\$0.00	\$459,000.00
<b>Contract #3290 - Landscaping</b>						
Margolis-Company	\$37,780.00	\$37,175.00	\$74,955.00			\$74,955.00
Hoffman & McNamara Co.	\$83,490.00	\$61,140.00	\$144,630.00			\$144,630.00
Autumn Ridge Landscaping Inc.	\$78,151.00	\$84,664.00	\$162,815.00			\$162,815.00
Peterson Companies, Inc.	\$90,407.00	\$84,086.00	\$174,493.00			\$174,493.00
G Urban Companies Inc.	\$94,000.00	\$94,000.00	\$188,000.00			\$188,000.00

**WHEREAS**, the City Council has chosen to reject all Bid Alternates, and

**WHEREAS**, it appears that the lowest responsive, responsible bidders based on the base bid are the following:

CONTRACT #	CONTRACT DESCRIPTION	APPARENT LOW BIDDER	BASE BID
0330	Cast-In Place Concrete & Masonry (Labor)	Axel Ohman	\$428,316
0330	Cast-In Place Concrete & Masonry (Material)	Axel Ohman	\$240,000
0341	Structural Precast Concrete (Labor)	Wells	\$333,704
0341	Structural Precast Concrete (Material)	Wells	\$1,422,295
0510	Structural Steel – Erection (Labor)	AME	\$93,400
0512	Structural Steel - Supply (Material)	Construction Systems	\$485,000
0610	Carpentry & GC (Labor + Material)	Ebert	\$459,000
0610	Carpentry & GC (Labor + Material)	Ebert	\$568,000
0750	Roofing & Metal Panels (Labor)	Palmer West	\$614,800
0750	Roofing & Metal Panels (Material)	Palmer West	\$498,500
0790	Caulking & Firestopping (Labor)	Carciofini	\$54,050
0790	Caulking & Firestopping (Material)	Carciofini	\$18,300
0810	Doors/Frames & Hardware (Material)	Twin City Hardware	\$171,697
0833	Coiling Doors & Rolling Grilles (Labor)	TBD (no bids received)	\$175,000
0833	Coiling Doors & Rolling Grilles (Material)	TBD (no bids received)	\$175,000
0840	Entrances/Storefronts/Windows/Glazing (Labor)	Empirehouse, Inc.	\$78,450
0840	Entrances/Storefronts/Windows/Glazing (Material)	Empirehouse, Inc.	\$321,960
0920	Drywall/Plaster & Fireproofing (Labor)	Commercial Drywall	\$314,360
0920	Drywall/Plaster & Fireproofing (Material)	Commercial Drywall	\$229,410
0930	Tile (Labor)	Advanced Terrazzo and Tile	\$86,880
0930	Tile (Material)	Advanced Terrazzo and Tile	\$68,100
0950	Acoustical Ceilings & Panels (Labor)	Acoustic Associates	\$51,000
0950	Acoustical Ceilings & Panels (Material)	Acoustic Associates	\$75,000
0965	Resilient Flooring & Carpet (Labor)	Commercial Flooring	\$41,010
0965	Resilient Flooring & Carpet (Material)	Commercial Flooring	\$90,930
0990	Painting (Labor)	TBD (no bids received)	\$128,196
0990	Painting (Material)	TBD (no bids received)	\$29,531
1420	Conveying Equipment (Labor)	Schindler	\$35,260
1420	Conveying Equipment (Material)	Schindler	\$46,740
2100	Fire Protection (Labor)	Nova	\$55,395
2100	Fire Protection (Material)	Nova	\$57,520
2200	Plumbing & HVAC Piping (Labor)	Peterson Sheet Metal	\$363,000
2200	Plumbing & HVAC Piping (Material)	Peterson Sheet Metal	\$491,000
2300	HVAC & Ventilation (Labor)	St. Cloud Refrigeration	\$300,000
2300	HVAC & Ventilation (Material)	St. Cloud Refrigeration	\$662,000
2600	Electrical/Communications/Fire Alarm (Labor)	Vinco	\$646,070
2600	Electrical/Communications/Fire Alarm (Material)	Vinco	\$808,100
3100	Earthwork & Site Utilities (Labor)	Park Construction	\$366,400
3100	Earthwork & Site Utilities (Material)	Park Construction	\$209,390
3210	Asphalt Paving/Curbs/Exterior Concrete (Labor)	Ebert	\$136,566
3210	Asphalt Paving/Curbs/Exterior Concrete (Material)	Ebert	\$180,634
3290	Landscaping & Fencing (Labor)	Hoffman & McNamara Co.	\$83,490
3290	Landscaping & Fencing (Material)	Hoffman & McNamara Co.	\$61,140

Total Base Trade Contract Bids: \$11,754,594, not including fees, general conditions, contingencies, etc.; which includes budgetary quotes for contracts #0833 and #0990, which did not receive any bids.

**WHEREAS**, no bids were received for contracts #0833 and #0990 labor or materials, the City Council authorizes H+U Construction to solicit quotes from qualified contractors for the work of these contracts, pursuant to Minnesota Uniform Municipal Contracting law. The Guaranteed Maximum Price includes costs for these trade contracts, based on preliminary quotes that were received after the bid opening.

**NOW THEREFORE**, the council authorizes the City Administrator to execute agreements for the aforementioned trade contracts and the assignment of trade contracts, transferring responsibilities of the trade contract to H+U Construction.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAKE ELMO MINNESOTA THAT:**

1. The City Council accepts all bid submissions which were received in compliance with the advertisement.
  
2. The City Council authorizes the awards to the following contractors as lowest responsible, responsive bidders:

CONTRACT #	CONTRACT DESCRIPTION	APPARENT LOW BIDDER	BASE BID
0330	Cast-In Place Concrete & Masonry (Labor)	Axel Ohman	\$428,316
0330	Cast-In Place Concrete & Masonry (Material)	Axel Ohman	\$240,000
0341	Structural Precast Concrete (Labor)	Wells	\$333,704
0341	Structural Precast Concrete (Material)	Wells	\$1,422,295
0510	Structural Steel – Erection (Labor)	AME	\$93,400
0512	Structural Steel - Supply (Material)	Construction Systems	\$485,000
0610	Carpentry & GC (Labor + Material)	Ebert	\$459,000
0610	Carpentry & GC (Labor + Material)	Ebert	\$568,000
0750	Roofing & Metal Panels (Labor)	Palmer West	\$614,800
0750	Roofing & Metal Panels (Material)	Palmer West	\$498,500
0790	Caulking & Firestopping (Labor)	Carciofini	\$54,050
0790	Caulking & Firestopping (Material)	Carciofini	\$18,300
0810	Doors/Frames & Hardware (Material)	Twin City Hardware	\$171,697
0833	Coiling Doors & Rolling Grilles (Labor)	TBD (no bids received)	\$175,000
0833	Coiling Doors & Rolling Grilles (Material)	TBD (no bids received)	\$175,000
0840	Entrances/Storefronts/Windows/Glazing (Labor)	Empirehouse, Inc.	\$78,450
0840	Entrances/Storefronts/Windows/Glazing (Material)	Empirehouse, Inc.	\$321,960
0920	Drywall/Plaster & Fireproofing (Labor)	Commercial Drywall	\$314,360
0920	Drywall/Plaster & Fireproofing (Material)	Commercial Drywall	\$229,410
0930	Tile (Labor)	Advanced Terrazzo and Tile	\$86,880
0930	Tile (Material)	Advanced Terrazzo and Tile	\$68,100
0950	Acoustical Ceilings & Panels (Labor)	Acoustic Associates	\$51,000
0950	Acoustical Ceilings & Panels (Material)	Acoustic Associates	\$75,000
0965	Resilient Flooring & Carpet (Labor)	Commercial Flooring	\$41,010
0965	Resilient Flooring & Carpet (Material)	Commercial Flooring	\$90,930
0990	Painting (Labor)	TBD (no bids received)	\$128,196
0990	Painting (Material)	TBD (no bids received)	\$29,531
1420	Conveying Equipment (Labor)	Schindler	\$35,260
1420	Conveying Equipment (Material)	Schindler	\$46,740
2100	Fire Protection (Labor)	Nova	\$55,395
2100	Fire Protection (Material)	Nova	\$57,520
2200	Plumbing & HVAC Piping (Labor)	Peterson Sheet Metal	\$363,000
2200	Plumbing & HVAC Piping (Material)	Peterson Sheet Metal	\$491,000
2300	HVAC & Ventilation (Labor)	St. Cloud Refrigeration	\$300,000
2300	HVAC & Ventilation (Material)	St. Cloud Refrigeration	\$662,000
2600	Electrical/Communications/Fire Alarm (Labor)	Vinco	\$646,070
2600	Electrical/Communications/Fire Alarm (Material)	Vinco	\$808,100
3100	Earthwork & Site Utilities (Labor)	Park Construction	\$366,400
3100	Earthwork & Site Utilities (Material)	Park Construction	\$209,390
3210	Asphalt Paving/Curbs/Exterior Concrete (Labor)	Ebert	\$136,566
3210	Asphalt Paving/Curbs/Exterior Concrete (Material)	Ebert	\$180,634
3290	Landscaping & Fencing (Labor)	Hoffman & McNamara Co.	\$83,490
3290	Landscaping & Fencing (Material)	Hoffman & McNamara Co.	\$61,140

3. The Mayor and City Clerk are hereby authorized and directed to enter into the contract with aforementioned companies in the name of the City of Lake Elmo for the new City Center and

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Public Works Addition, according to the plans and specifications therefor approved by the City Council and on file in the office of the City Administrator.

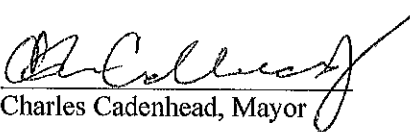
4. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.
5. The City Administrator is authorized to approve all necessary payments for any and all inspections associated with the new City Center and Public Works Addition.
6. The City Council authorizes the City Administrator to execute Assignment of Trade Contract, assigning certain rights under the Trade Contract and retaining certain rights under the Trade Contract and Construction Manager is accepting and assuming those rights and obligations for the defined work under the Trade Contract. The Assignment of Trade Contracts will assign the Contracts approved above to H+U Construction and execute an amendment to the existing AIA A133-2009 Construction Manager contract that establishes a Guaranteed Maximum Price of \$13,402,787 for the construction of the new City Center and Public Works Addition.

Adopted this 3<sup>rd</sup> of November 2021 by the Lake Elmo City Council.

Motion by: Holtz, Seconded by: Beckstrom

VOTE:	Dorschner	<u>YES</u>
	McGinn	<u>YES</u>
	Holtz	<u>YES</u>
	Beckstrom	<u>YES</u>

Attest:   
Julie Johnson, City Clerk

Signed:   
Charles Cadenhead, Mayor