



DATE: November 3, 2021
REGULAR

AGENDA ITEM: Award Bids for New City Center and Public Works Building
SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

At the September 7th meeting, Council authorized the advertisement for bids for the new city center and public works addition. Bids were opened on October 5th, 2021.

ISSUE BEFORE COUNCIL:

Who should the council award the bids to for the new city center and public works addition?

PROPOSAL:

Included in your packet is a resolution prepared by H+U and reviewed by the city attorney which includes a list of the bidders and the low bidder in each category. Some of the bids are crossed out because those bidder withdrew their bids due to errors. There were two categories that we did not receive bids on-painting and overheard doors. H+U will get quotes if under the \$175,000 public bid threshold or rebid if not. The mayor and clerk are authorized to enter into contracts with the low bidder. The deposits will be returned except to the low bidders and the next bidder until a contract is executed. The resolution authorizes the City Administrator to approve any and all payments related to inspection of the project. Lastly, the resolution authorizes the City Administrator to execute an Assignment of Trade Contract with H+U that establishes a Guaranteed Maximum Price of \$13,402,787 for the construction costs.

Furnishings, fixtures and equipment (FFE) costs are not included as they will be handled separately. Most of the items totally about \$335,000 will be provided through a state contract with Intereum once we get closer to the end of the project. There are about \$75,000 in items staff will procure such as exercise equipment, vending machines, fire dept. equipment, trash and recycling bins, etc. We will follow the city purchasing policy for those items.

FISCAL IMPACT:

As noted the Guaranteed Maximum Price is \$13,402,787. This is only the construction items overseen by H+U. With all of the soft costs, FFE, contingencies, etc., the cost is \$15,727,941. This includes the \$99,000 we still hope to get from the Ramsey Washington Cable Commission. The all in cost has been provided for in the 2021A bonds (next item on the agenda).

OPTION:

- 1) Approve Resolution No 2021-120
- 2) Amend and then Approve Resolution No 2021-120
- 3) Do not approve Resolution No 2021-120

RECOMMENDATION:

“Motion to approve Resolution No 2021-120, A Resolution Accepting Bids and Awarding Contracts for the New City Center and Public Works Addition.”

ATTACHMENTS:

- Resolution No 2021-120
- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D

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 7th, 2021 City Council meeting, and

WHEREAS, the advertisement for bids was published on September 24th and October 1st, 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 5th, 2021:

Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
Contract #0330 - Cast-In-Place Concrete & Masonry						
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
Contract #0341 - Structural Precast Concrete						
Wells	\$333,704.00	\$1,422,295.00	\$1,755,999.00			\$1,755,999.00
Contract #0510 - Structural Steel - Erection						
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
Contract #0512 - Structural Steel - Supply						
Construction Systems, Inc.		\$485,000.00	\$485,000.00			\$485,000.00
American Structural Metals		\$488,936.00	\$488,936.00			\$488,936.00
Contract #0610 - Carpentry & GC						
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

Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
Contract #0750 - Roofing & Metal Panels						
Palmer West Construction Company, Inc.	\$614,800.00	\$498,500.00	\$1,113,300.00			\$1,113,300.00
Contract #0790 - Caulking & Firestopping						
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
Contract #0810 - Doors/Frames & Hardware - Supply						
Twin City Hardware		\$171,697.00	\$171,697.00			\$171,697.00
Contract #0833 - Coiling Doors & Rolling Grilles						
No Bids Received			\$0.00			\$0.00
Contract #0840 - Aluminum Entrances/Storefronts/Windows & Glazing						
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
Contract #0920 - Drywall/Plaster & Fireproofing						
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
Contract #0930 - Tile						
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
Contract #0950 Acoustical Ceilings & Panels						
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
Contract #0965 - Resilient Flooring & Carpet						
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

Contract # - Description Contractor Name	Labor & Equipment Bid	Material Bid	Combined Total	Alt. #1 - Labor	Alt. #1 - Materials	Total Bid w/ Alternates
Contract #0990 - Painting						
No Bids Received			\$0.00			\$0.00
Contract #1420 - Conveying Equipment						
Schindler Elevator	\$35,260.00	\$46,740.00	\$82,000.00			\$82,000.00
Contract #2100 - Fire Protection						
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
Contract #2200 - Plumbing & HVAC Piping						
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
Contract #2300 - HVAC & Ventilation						
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
Contract #2600 - Electrical/Communications/Fire Alarm						
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
Contract #3100 - Earthwork & Site Utilities						
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 Steining, 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
Contract #3210 - Asphalt Paving/Curbs/Exterior Concrete						
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
Contract #3290 - Landscaping						
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
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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

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 3rd of November 2021 by the Lake Elmo City Council.

Motion by: _____, Seconded by: _____

VOTE:	Dorschner	_____
	McGinn	_____
	Holtz	_____
	Beckstrom	_____

Attest: _____
Julie Johnson, City Clerk

Signed: _____
Charles Cadenhead, Mayor

AIA® Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Twenty Fifth day of October in the year 2021, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty Ninth day of December in the year 2020 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Lake Elmo City Center
3880 Laverne Avenue North
Lake Elmo, MN 55042

And

Lake Elmo Public Works Addition
3445 Ideal Avenue North
Lake Elmo, MN 55042

THE OWNER:
(Name, legal status, and address)

City of Lake Elmo
3880 Laverne Avenue North
Lake Elmo, MN 55042

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Hoffmann + Uhlhorn Construction, Inc. (DBA H+U Construction)
5555 W 78th Street, Suite A
Minneapolis, MN 55439

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirteen million four hundred two thousand seven hundred eighty seven dollars (\$ 13,402,787), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Exhibit D

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A – Alternate #1 is not Accepted	N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Work shall commence on April 1st, 2022; and/or in the spring of 2021 once the ground has thawed in its entirety

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Three Hundred and Sixty Five (365) calendar days from the date of commencement of the Work.

☐ By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Spec. Section 00 70 20	Supplementary Conditions	Sept. 28, 2021 (Addendum #2)	18

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Exhibit B

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Exhibit C

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing

or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
1) N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

The GMP is based on the following assumptions:

1. Plans and specifications dated 9/07/2021 and addenda 1-6.
2. Lowest Responsible bidders received on 10/05/2021 are contracted to perform the work.
3. The City's tax-exempt status can legally be used to procure materials for this project. Sales tax on materials is excluded from the GMP. The City shall be liable for taxes, if any, assessed during or after construction.
4. City is liable for all permit and plan review fees, including SAC/WAC charges.
5. Removal of all hazardous materials within existing buildings will be completed by the Owner prior to construction.
6. Utility provider fees, including service provider costs installation, and use during construction, shall be paid directly by the city.
7. All items noted within the plans & specifications to be provided, supplied, and/or installed by others, are excluded from the GMP.
8. Furnishings shall be procured and installed directly by the Owner
9. Excess topsoil will be loaded, hauled, and disposed of by the Owner's Public Works Department, unless the contractor indicates a preference to retain the topsoil for their own use elsewhere. Excess topsoil shall be stockpiled in a an agreed upon and easily accessible area for removal by the City.
10. Contractor has the option of taking all, or a portion, of roughly 900 cubic yards of recycled material mixed with gravel stockpiled at the Lake Elmo Public Works Facility, for use at the City Hall site.
11. Contractor shall not be responsible for design errors and omissions within the plans and specifications.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

Init.

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User Notes: (1766609221)

(Printed name and title)

Andy Hoffmann, President

(Printed name and title)

Init.

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User Notes: (1766609221)

Additions and Deletions Report for

AIA® Document A133™ – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:53:35 ET on 10/26/2021.

PAGE 1

This Amendment dated the Twenty Fifth day of October in the year 2021, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty Ninth day of December in the year 2020 (the "Agreement")

...

Lake Elmo City Center
3880 Laverne Avenue North
Lake Elmo, MN 55042

And

Lake Elmo Public Works Addition
3445 Ideal Avenue North
Lake Elmo, MN 55042

...

City of Lake Elmo
3880 Laverne Avenue North
Lake Elmo, MN 55042

...

Hoffmann + Uhlhorn Construction, Inc. (DBA H+U Construction)
5555 W 78th Street, Suite A
Minneapolis, MN 55439

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirteen million four hundred two thousand seven hundred eighty seven dollars (\$ 13,402,787), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Exhibit D

...

N/A – Alternate #1 is not Accepted N/A

...

N/A

...

N/A

...

[☒] Established as follows:

...

Work shall commence on April 1st, 2022; and/or in the spring of 2021 once the ground has thawed in its entirety

PAGE 3

[☒] Not later than Three Hundred and Sixty Five (365) calendar days from the date of commencement of the Work.

...

N/A

...

<u>Spec. Section 00 70 20</u>	<u>Supplementary</u>	<u>Sept. 28, 2021</u>	<u>18</u>
	<u>Conditions</u>	<u>(Addendum #2)</u>	

...

Exhibit B

...

Exhibit C

PAGE 4

N/A

...

1) N/A

...

The GMP is based on the following assumptions:

1. Plans and specifications dated 9/07/2021 and addenda 1-6.
2. Lowest Responsible bidders received on 10/05/2021 are contracted to perform the work.
3. The City's tax-exempt status can legally be used to procure materials for this project. Sales tax on materials is excluded from the GMP. The City shall be liable for taxes, if any, assessed during or after construction.
4. City is liable for all permit and plan review fees, including SAC/WAC charges.

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User Notes:

(1766609221)

5. Removal of all hazardous materials within existing buildings will be completed by the Owner prior to construction.
6. Utility provider fees, including service provider costs installation, and use during construction, shall be paid directly by the city.
7. All items noted within the plans & specifications to be provided, supplied, and/or installed by others, are excluded from the GMP.
8. Furnishings shall be procured and installed directly by the Owner
9. Excess topsoil will be loaded, hauled, and disposed of by the Owner's Public Works Department, unless the contractor indicates a preference to retain the topsoil for their own used elsewhere. Excess topsoil shall be stockpiled in a an agreed upon and easily accessible area for removal by the City.
10. Contractor has the option of taking all, or a portion, of roughly 900 cubic yards of recycled material mixed with gravel stockpiled at the Lake Elmo Public Works Facility, for use at the City Hall site.
11. Contractor shall not be responsible for design errors and omissions within the plans and specifications.

...

N/A

...

N/A

PAGE 5

Andy Hoffmann, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:53:35 ET on 10/26/2021 under Order No. 2018507378 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



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Exhibit B - Bid Document Specifications

Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000000	Cover Page	0	09/07/21		Bid Set
000105	Certifications Page	0	09/07/21		Bid Set
000110	Table of Contents	2	10/01/21		Addendum 4
001113	AD FOR BIDS	1	09/23/21		Addendum 1
001200	Contract Work Scopes	0	09/07/21		Bid Set
002000	Instruction to Bidders	1	09/28/21		Addendum 2
002200	SUPPLEMENTARY INSTRUCTIONS TO BIDDERS	0	09/07/21		Bid Set
003132	GEOTECHNICAL DATA	0	09/07/21		Bid Set
004100BB	Bid Bond	1	09/28/21		Addendum 2
004100L	BID FORM - LABOR	1	10/04/21		Addendum 6
004100M	BID FORM - MATERIAL	1	10/04/21		Addendum 6
004329	Purchasing Agent Agreement	0	09/07/21		Bid Set
004330	ST-3 Form	0	09/07/21		Bid Set
004331	Assignment of Trade Contract	1	09/28/21		Addendum 2
004340	BID SECURITY	0	09/07/21		Bid Set
004514	Responsible Contractor Verification and Certification	0	09/07/21		Bid Set
005200 - A101 2017	Standard Form of Agreement - A101 2017	1	09/28/21		Addendum 2
005200 - A101 Exn A-2017	Insurance and Bonds - A101 Exhibit A-2017	1	09/28/21		Addendum 2
006313	RFI Form	0	09/07/21		Bid Set
006324	Project File Receipt and Usage Agreement	0	09/07/21		Bid Set
007010	General Conditions - A201-2017	1	09/28/21		Addendum 2
007020	Supplementary Conditions	0	09/07/21		Bid Set
009113 - Add 1	Addenda No. 1	0	09/23/21		Addendum 1
009113 - Add2	Addenda No. 2	0	09/28/21		Addendum 2
009113 - Add 3	Addenda No. 3	0	09/30/21		Addendum 3
009113 - Add 4	Addenda No. 4	0	10/01/21		Addendum 4
01 - General Requirements					
011110	MILESTONE SCHEDULE	1	09/23/21		Addendum 1
011200 - 0330	Cast-In-Place Concrete & Masonry	1	09/23/21		Addendum 1
011200 - 0341	Structural Precast Concrete	1	09/23/21		Addendum 1
011200 - 0510	Structural Steel - Erection	1	09/28/21		Addendum 2
011200 - 0512	Structural Steel - Supply	1	09/28/21		Addendum 2

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Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
011200 - 0610	Carpentry & General Construction	1	10/04/21		Addendum 5
011200 - 0750	Roofing & Metal Panels	1	09/28/21		Addendum 2
011200 - 0790	Caulking & Firestopping	1	09/23/21		Addendum 1
011200 - 0810	Doors, Frames & Hardware - Supply	0	09/07/21		Bid Set
011200 - 0833	Colling & Sectional Doors	1	09/23/21		Addendum 1
011200 - 0840	Aluminum Entrances, Storefronts, Windows & Glazing	1	10/04/21		Addendum 5
011200 - 0920	Drywall	1	09/23/21		Addendum 1
011200 - 0930	Tile	0	09/07/21		Bid Set
011200 - 0950	Acoustical Ceilings & Panels	0	09/07/21		Bid Set
011200 - 0965	Resilient Flooring & Carpet	0	09/07/21		Bid Set
011200 - 0990	Painting	0	09/07/21		Bid Set
011200 - 1420	Elevators	1	09/23/21		Addendum 1
011200 - 2100	Fire Protection	0	09/07/21		Bid Set
011200 - 2200	Plumbing & HVAC Piping	1	09/23/21		Addendum 1
011200 - 2300	HVAC & Ventilation	1	09/23/21		Addendum 1
011200 - 2600	Electrical, Communications & Fire Alarm	1	09/23/21		Addendum 1
011200 - 3100	Earthwork & Site Utilities	1	09/28/21		Addendum 2
011200 - 3210	Asphalt Paving, Curbs & Exterior Concrete	0	09/07/21		Bid Set
011200 - 3290	Landscaping	1	09/30/21		Addendum 3
011310	PROJECT COORDINATION	0	09/07/21		Bid Set
012000	PAYMENT PROCEDURES	0	09/07/21		Bid Set
012300	ALTERNATES	0	09/07/21		Bid Set
012500	Substitution Procedures	0	09/07/21		Bid Set
013300	SUBMITTAL PROCEDURES	0	09/07/21		Bid Set
014000	QUALITY REQUIREMENTS	0	09/07/21		Bid Set
014339	MOCKUPS	0	09/07/21		Bid Set
014533	Structural Tests and Special Inspections Schedule	0	09/07/21		Bid Set
015000	TEMPORARY FACILITIES	0	09/07/21		Bid Set
015110	Safety	0	09/07/21		Bid Set
016000	PRODUCT REQUIREMENTS	0	09/07/21		Bid Set
017300	EXECUTION	0	09/07/21		Bid Set
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	0	09/07/21		Bid Set
017700	CLOSEOUT PROCEDURES	0	09/07/21		Bid Set
017823	OPERATION AND MAINTENANCE DATA	0	09/07/21		Bid Set
017900	DEMONSTRATION AND TRAINING	0	09/07/21		Bid Set
02 - Existing Conditions					
024119	SELECTIVE DEMOLITION	0	09/07/21		Bid Set



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 3800 Laverne Avenue North
 Lake Elmo, Minnesota 55042

Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
03 - Concrete					
031000	CONCRETE FORMING AND ACCESSORIES	0	09/07/21		Bid Set
032000	CONCRETE REINFORCING	0	09/07/21		Bid Set
033000	CAST-IN-PLACE CONCRETE	0	09/07/21		Bid Set
034100	PRECAST STRUCTURAL CONCRETE	0	09/07/21		Bid Set
04 - Masonry					
042000	UNIT MASONRY	0	09/07/21		Bid Set
05 - Metals					
051200	STRUCTURAL STEEL FRAMING	0	09/07/21		Bid Set
053100	STEEL DECKING	0	09/07/21		Bid Set
054000	COLD-FORMED METAL FRAMING	0	09/07/21		Bid Set
055000	METAL FABRICATIONS	0	09/07/21		Bid Set
055113	METAL STAIRS GUARDRAILS AND RAILINGS	0	09/07/21		Bid Set
06 - Wood, Plastics, and Composites					
061053	MISCELLANEOUS ROUGH CARPENTRY	0	09/07/21		Bid Set
061600	SHEATHING	0	09/07/21		Bid Set
064013	EXTERIOR ARCHITECTURAL WOODWORK	1	09/28/21		Addendum 2
064023	INTERIOR ARCHITECTURAL WOODWORK	0	09/07/21		Bid Set
064216	FLUSH WOOD PANELING	0	09/07/21		Bid Set
07 - Thermal and Moisture Protection					
071326	SELF-ADHERING SHEET WATERPROOFING	0	09/07/21		Bid Set
071700	BENTONITE WATERPROOFING	0	09/07/21		Bid Set
072100	THERMAL INSULATION	0	09/07/21		Bid Set
072119	FOAMED-IN-PLACE INSULATION	0	09/07/21		Bid Set
072600	VAPOR RETARDERS	0	09/07/21		Bid Set
072726	FLUID-APPLIED MEMBRANE AIR BARRIERS	0	09/07/21		Bid Set
074213.13	Formed Metal Wall Panels	0	09/07/21		Bid Set
074213.25	Composite Wall Panels	0	09/07/21		Bid Set
075323	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	0	09/07/21		Bid Set
076200	SHEET METAL FLASHING AND TRIM	0	09/07/21		Bid Set
077200	ROOF ACCESSORIES	0	09/07/21		Bid Set
078200	Glass Skylights	0	10/01/21		Addendum 4
078413	PENETRATION FIRESTOPPING	0	09/07/21		Bid Set
078443	JOINT FIRESTOPPING	0	09/07/21		Bid Set
079200	JOINT SEALANTS	0	09/07/21		Bid Set
079219	ACOUSTICAL JOINT SEALANTS	0	09/07/21		Bid Set
079513.13	Interior Expansion Joint Assemblies	0	09/07/21		Bid Set

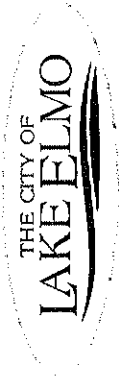


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 3800 Laverne Avenue North
 Lake Elmo, Minnesota 55042

Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
079513.16	Exterior Expansion Joint Assemblies	0	09/07/21		Bid Set
08 - Openings					
081113	HOLLOW METAL DOORS AND FRAMES	0	09/07/21		Bid Set
081169.13	Steel Storm Doors and Frames	0	09/07/21		Bid Set
081416	FLUSH WOOD DOORS	0	09/07/21		Bid Set
083323	STORM PROTECTION OVERHEAD COILING DOORS	0	09/07/21		Bid Set
083613	SECTIONAL DOORS	0	09/07/21		Bid Set
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	0	09/07/21		Bid Set
084423	STRUCTURAL-SEALANT-GLAZED CURTAIN WALLS	0	09/07/21		Bid Set
085313	VINYL WINDOWS	0	09/07/21		Bid Set
087100	DOOR HARDWARE	1	09/28/21		Addendum 2
088000	GLAZING	0	09/07/21		Bid Set
088853	SECURITY GLAZING AND ACCESSORIES	0	09/07/21		Bid Set
09 - Finishes					
092216	NON-STRUCTURAL METAL FRAMING	0	09/07/21		Bid Set
092900	GYPSUM BOARD	0	09/07/21		Bid Set
093013	CERAMIC TILING	0	09/07/21		Bid Set
095113	ACOUSTICAL PANEL CEILINGS	0	09/07/21		Bid Set
096513	BASE AND ACCESSORIES	0	09/07/21		Bid Set
096519	RESILIENT TILE FLOORING	0	09/07/21		Bid Set
096536	STATIC-CONTROL RESILIENT FLOORING	0	09/07/21		Bid Set
096543	LINOLEUM FLOORING	0	09/07/21		Bid Set
096566	RESILIENT ATHLETIC FLOORING	0	09/07/21		Bid Set
096813	TILE CARPETING	0	09/07/21		Bid Set
097200	WALL COVERINGS	0	09/07/21		Bid Set
098433	SOUND-ABSORBING WALL UNITS	0	09/07/21		Bid Set
099100	PAINTING	0	09/07/21		Bid Set
099600	High-Performance Coatings	0	09/07/21		Bid Set
099653	ELASTOMERIC COATINGS	0	09/07/21		Bid Set
10 - Specialties					
101419	DIMENSIONAL LETTER SIGNAGE	0	09/07/21		Bid Set
101423	PANEL SIGNAGE	0	09/07/21		Bid Set
102113.19	Plastic Toilet Compartments	0	09/07/21		Bid Set
102116.14	Stainless-Steel Shower Compartments	0	09/07/21		Bid Set
102116.18	Solid-Surface Shower Compartments	0	09/07/21		Bid Set
102600	WALL AND DOOR PROTECTION	0	09/07/21		Bid Set
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES	0	09/07/21		Bid Set



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 3800 Laverne Avenue North
 Lake Elmo, Minnesota 55042

Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
104313	Defibrillator Cabinets	0	10/01/21		Addendum 4
104413	FIRE PROTECTION CABINETS	0	09/07/21		Bid Set
104416	FIRE EXTINGUISHERS	0	09/07/21		Bid Set
105126	PLASTIC LOCKERS	0	09/07/21		Bid Set
105500.16	Private-Delivery Postal Specialties	0	09/07/21		Bid Set
105649	TURNOUT GEAR LOCKERS	0	09/07/21		Bid Set
11 - Equipment					
111723	DEAL TRAYS	0	09/07/21		Bid Set
113013	RESIDENTIAL APPLIANCES	0	09/07/21		Bid Set
116100	MOTORIZED WIRE ROPE HOIST AND TROLLEY SYSTEM	0	09/07/21		Bid Set
12 - Furnishings					
122413	ROLLER WINDOW SHADES	0	09/07/21		Bid Set
123661.16	Solid Surfacing Material	0	09/07/21		Bid Set
14 - Conveying Equipment					
142123.16	Machine Room-Less Electric Traction Passenger Elevators	0	09/07/21		Bid Set
21 - Fire Suppression					
210517	SLEEVES AND SLEEVE SEALS FOR FIRE-SUPPRESSION PIPING	0	09/07/21		Bid Set
210518	ESCUTCHEONS FOR FIRE-SUPPRESSION PIPING	0	09/07/21		Bid Set
210523	GENERAL-DUTY VALVES FOR FIRE PROTECTION PIPING	0	09/07/21		Bid Set
210529	HANGERS AND SUPPORTS FOR FIRE SUPPRESSION PIPING AND EQUIPMENT	0	09/07/21		Bid Set
210553	IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	0	09/07/21		Bid Set
211119	FIRE DEPARTMENT CONNECTIONS	0	09/07/21		Bid Set
211313	WET-PIPE SPRINKLER SYSTEMS	0	09/07/21		Bid Set
22 - Plumbing					
220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	0	09/07/21		Bid Set
220516	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING	0	09/07/21		Bid Set
220517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	0	09/07/21		Bid Set
220518	ESCUTCHEONS FOR PLUMBING PIPING	0	09/07/21		Bid Set
220519	METERS AND GAGES FOR PLUMBING PIPING	0	09/07/21		Bid Set
220523.12	Ball Valves for Plumbing Piping	0	09/07/21		Bid Set
220523.13	Butterfly Valves for Plumbing Piping	0	09/07/21		Bid Set
220523.14	Check Valves for Plumbing Piping	0	09/07/21		Bid Set
220523.15	Gate Valves for Plumbing Piping	0	09/07/21		Bid Set
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	0	09/07/21		Bid Set
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	0	09/07/21		Bid Set
220719	PLUMBING PIPING INSULATION	0	09/07/21		Bid Set
221116	DOMESTIC WATER PIPING	0	09/07/21		Bid Set



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Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
221119	DOMESTIC WATER PIPING SPECIALTIES	0	09/07/21		Bid Set
221123.121	Inline, Domestic-Water Pumps	0	09/07/21		Bid Set
221316	SANITARY WASTE AND VENT PIPING	0	09/07/21		Bid Set
221319	SANITARY WASTE PIPING SPECIALTIES	0	09/07/21		Bid Set
221319.13	Sanitary Drains	0	09/07/21		Bid Set
221413	FACILITY STORM DRAINAGE PIPING	0	09/07/21		Bid Set
221423	STORM DRAINAGE PIPING SPECIALTIES	0	09/07/21		Bid Set
221429	SUMP PUMPS	0	09/07/21		Bid Set
221513	GENERAL-SERVICE COMPRESSED-AIR PIPING	0	09/07/21		Bid Set
221519	GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RECEIVERS	0	09/07/21		Bid Set
223100	DOMESTIC WATER SOFTENERS	0	09/07/21		Bid Set
223400	FUEL-FIRED, DOMESTIC-WATER HEATERS	0	09/07/21		Bid Set
224213.13	Commercial Water Closets	0	09/07/21		Bid Set
224213.16	Commercial Urinals	0	09/07/21		Bid Set
224216.13	Commercial Lavatories	0	09/07/21		Bid Set
224216.16	Commercial Sinks	0	09/07/21		Bid Set
224223	COMMERCIAL SHOWERS	0	09/07/21		Bid Set
224500	EMERGENCY PLUMBING FIXTURES	0	09/07/21		Bid Set
224716	PRESSURE WATER COOLERS	0	09/07/21		Bid Set
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
230000	GENERAL MECHANICAL MATERIALS AND METHODS	0	09/07/21		Bid Set
230517	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING	0	09/07/21		Bid Set
230518	ESCUTCHEONS FOR HVAC PIPING	0	09/07/21		Bid Set
230519	METERS AND GAGES FOR HVAC PIPING	0	09/07/21		Bid Set
230523.12	Ball Valves for HVAC Piping	0	09/07/21		Bid Set
230523.13	Butterfly Valves for HVAC Piping	0	09/07/21		Bid Set
230523.14	Check Valves for HVAC Piping	0	09/07/21		Bid Set
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	0	09/07/21		Bid Set
230548.13	Vibration Controls for HVAC	0	09/07/21		Bid Set
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	0	09/07/21		Bid Set
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	0	09/07/21		Bid Set
230713	DUCT INSULATION	0	09/07/21		Bid Set
230719 - HVAC	HVAC Piping Insulation	0	09/07/21		Bid Set
230719 - Mech	Mechanical Insulation	0	09/07/21		Bid Set
230900	INSTRUMENTATION AND CONTROL FOR HVAC	0	09/07/21		Bid Set
231123	FACILITY NATURAL-GAS PIPING	0	09/07/21		Bid Set
232113	HYDRONIC PIPING	0	09/07/21		Bid Set

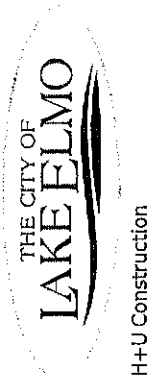


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Number	Description	Revision	Issued Date	Received Date	Set
232116	HYDRONIC PIPING SPECIALTIES	0	09/07/21		Bid Set
232123	HYDRONIC PUMPS	0	09/07/21		Bid Set
232300	REFRIGERANT PIPING	0	09/07/21		Bid Set
233113	METAL DUCTS	0	09/07/21		Bid Set
233300	AIR DUCT ACCESSORIES	0	09/07/21		Bid Set
233346	FLEXIBLE DUCTS	0	09/07/21		Bid Set
233423	HVAC POWER VENTILATORS	0	09/07/21		Bid Set
233713.13	Air Diffusers	0	09/07/21		Bid Set
233713.23	Registers and Grilles	0	09/07/21		Bid Set
234100	PARTICULATE AIR FILTRATION	0	09/07/21		Bid Set
235216	CONDENSING BOILERS	0	09/07/21		Bid Set
237223.29	Packaged Air-to-Air Energy-Recovery Units	1	09/23/21		Addendum 1
238129	VARIABLE-REFRIGERANT-FLOW HVAC SYSTEMS	0	09/07/21		Bid Set
238239.13	Cabinet Unit Heaters	0	09/07/21		Bid Set
238239.16	Propeller Unit Heaters	0	09/07/21		Bid Set
26 - Electrical					
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	0	09/07/21		Bid Set
260523	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	0	09/07/21		Bid Set
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260536	CABLE TRAYS FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260543	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260544	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND	0	09/07/21		Bid Set
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	0	09/07/21		Bid Set
260573	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	0	09/07/21		Bid Set
260574	OVERCURRENT PROTECTIVE DEVICE ARC-FLASH STUDY	0	09/07/21		Bid Set
260923	LIGHTING CONTROL DEVICES	0	09/07/21		Bid Set
260943	ADDRESSABLE LIGHTING CONTROL SYSTEM	0	09/07/21		Bid Set
262413	SWITCHBOARDS	1	09/28/21		Addendum 2
262416	PANELBOARDS	0	09/07/21		Bid Set
262726	WIRING DEVICES	0	09/07/21		Bid Set
262813	FUSES	0	09/07/21		Bid Set
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	1	09/28/21		Addendum 2
263213	ENGINE GENERATORS	1	09/28/21		Addendum 2
263600	TRANSFER SWITCHES	1	09/28/21		Addendum 2
265100	INTERIOR LIGHTING	0	09/07/21		Bid Set



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Number	Description	Revision	Issued Date	Received Date	Set
265600	EXTERIOR LIGHTING	0	09/07/21		Bid Set
27 - Communications					
270000	COMMUNICATIONS SYSTEMS	0	09/07/21		Bid Set
270100	GENERAL PROVISIONS FOR COMMUNICATIONS	0	09/07/21		Bid Set
270105	SUBMITTALS AND PROJECT CLOSEOUT	0	09/07/21		Bid Set
270526	GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	09/07/21		Bid Set
270528	PATHWAYS FOR COMMUNICATIONS SYSTEMS	0	09/07/21		Bid Set
270529 - App A	Audiovisual Equipment Schedule	2	09/28/21		Addendum 2
270529 - FS	FIRESTOPPING FOR COMMUNICATIONS SYSTEMS	0	09/07/21		Bid Set
271100	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	0	09/07/21		Bid Set
271300	COMMUNICATIONS BACKBONE CABLING SYSTEMS	0	09/07/21		Bid Set
271500	COMMUNICATIONS HORIZONTAL CABLING SYSTEMS	0	09/07/21		Bid Set
271543	COMMUNICATIONS FACEPLATES AND CONNECTORS	0	09/07/21		Bid Set
271619	Patch Station Cross Connect Wires	0	09/07/21		Bid Set
274116	INTEGRATED AUDIOVISUAL SYSTEMS	0	09/07/21		Bid Set
28 - Electronic Safety and Security					
280000	SECURITY SYSTEMS	0	09/07/21		Bid Set
280100	GENERAL PROVISION FOR SECURITY	0	09/07/21		Bid Set
280105	SUBMITTALS AND PROJECT CLOSEOUT	0	09/07/21		Bid Set
280526	GROUNDING AND BONDING FOR SECURITY SYSTEMS	0	09/07/21		Bid Set
280528	PATHWAYS FOR SECURITY SYSTEMS	0	09/07/21		Bid Set
280529	FIRESTOP FOR SECURITY SYSTEMS	0	09/07/21		Bid Set
281300	ACCESS CONTROL SYSTEM	0	09/07/21		Bid Set
282300	VIDEO SURVEILLANCE SYSTEMS	0	09/07/21		Bid Set
284621.11	Addressable Fire-Alarm Systems	0	09/07/21		Bid Set
31 - Earthwork					
311100	Clearing and Grubbing	0	09/07/21		Bid Set
311400	Subgrade Correction	0	09/07/21		Bid Set
312200	Subgrade Preparation	0	09/07/21		Bid Set
312300	Trench Excavation and Backfilling	0	09/07/21		Bid Set
312400	Excavation and Embankment	0	09/07/21		Bid Set
313200	Geotextile Materials	0	09/07/21		Bid Set
32 - Exterior Improvements					
321000	Street Grading, Select Granular and Gravel Base, and Bituminous Surface Construction	0	09/07/21		Bid Set
321600	Concrete Curb and Gutter, Driveways and Walks	0	09/07/21		Bid Set
321700	Pavement Markings	0	09/07/21		Bid Set
323300	EXTERIOR SITE FURNISHINGS	1	09/30/21		Addendum 3

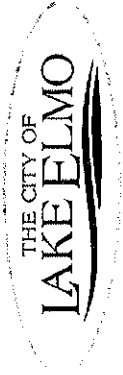


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Exhibit B - Bid Document Specifications

Number	Description	Revision	Issued Date	Received Date	Set
329200	Turf Establishment and Restoration	1	09/07/21		Bid Set
329300	EXTERIOR PLANTS	0	09/07/21		Bid Set
33 - Utilities					
331000	Water Utility Distribution System	0	09/07/21		Bid Set
333000	Sanitary Sewer Utility System	0	09/07/21		Bid Set
334000	Storm Drainage Utilities	0	09/07/21		Bid Set
334600	Subsurface Drainage System	0	09/07/21		Bid Set
338000	Utility Conduit	0	09/07/21		Bid Set
34 - Transportation					
344000	Traffic Signs and Devices	0	09/07/21		Bid Set



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Exhibit C - Bid Document Drawings

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
GS001	COVER SHEET	0	09/07/2021		Bid Set (09/07/21)
GS002	SHEET INDEX, GENERAL NOTES, SYMBOLS AND ABBREVIATIONS	0	09/07/2021		Bid Set (09/07/21)
GS003	ACCESSIBILITY GUIDELINES, MOUNTING HEIGHTS, DIVISION 10 SPECIALTIES SCHEDULE	1	09/23/2021		Addendum 1 (09/23/21)
GS111	LIFE SAFETY PLANS	2	09/28/2021		Addendum 2 (09/28/21)
GS112	LIFE SAFETY PLANS PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
GS113	LIFE SAFETY PLANS STORM SHELTER	0	09/07/2021		Bid Set (09/07/21)
Civil					
CA100	CIVIL NOTES & ABBREVIATIONS	3	10/01/2021		Addendum 4 (10/01/21)
CD101	DEMOLITION PLAN / PHASE 1 EROSION CONTROL PLAN	3	10/01/2021		Addendum 4 (10/01/21)
CG101	GRADING PLAN	2	09/30/2021		Addendum 3 (09/30/21)
CG201	SWPPP / PHASE 2 EROSION CONTROL PLAN	2	09/30/2021		Addendum 3 (09/30/21)
CK501	CIVIL DETAILS	3	10/01/2021		Addendum 4 (10/01/21)
CK502	CIVIL DETAILS	2	09/30/2021		Addendum 3 (09/30/21)
CK503	CIVIL DETAILS	2	09/30/2021		Addendum 3 (09/30/21)
CK504	CIVIL DETAILS	2	09/30/2021		Addendum 3 (09/30/21)
CS101	SITE PLAN	3	10/01/2021		Addendum 4 (10/01/21)
CU101	UTILITY PLAN	2	09/30/2021		Addendum 3 (09/30/21)
Landscape					
LL101	LANDSCAPE PLAN	2	09/28/2021		Addendum 2 (09/28/21)
Structural					
ST001	LEGEND SHEET	0	09/07/2021		Bid Set (09/07/21)
ST002	GENERAL STRUCTURAL NOTES	0	09/07/2021		Bid Set (09/07/21)
ST003	STORM SHELTER CRITERIA	0	09/07/2021		Bid Set (09/07/21)
ST101	SNOW LOADING PLAN	0	09/30/2021		Addendum 3 (09/30/21)
ST201	FOUNDATION PLAN	2	10/01/2021		Addendum 4 (10/01/21)
ST202	LEVEL 2 FRAMING PLAN	1	09/30/2021		Addendum 3 (09/30/21)
ST203	ROOF FRAMING PLAN	1	09/30/2021		Addendum 3 (09/30/21)
ST204	PARTIAL FRAMING PLANS	1	09/30/2021		Addendum 3 (09/30/21)
ST205	PUBLIC WORKS FRAMING PLANS	2	10/01/2021		Addendum 4 (10/01/21)
STS01	FOUNDATION SCHEDULES AND TYPICAL DETAILS	2	10/01/2021		Addendum 4 (10/01/21)
STS02	FOUNDATION DETAILS	2	10/01/2021		Addendum 4 (10/01/21)
STS03	PRECAST FRAMING DETAILS	1	09/30/2021		Addendum 3 (09/30/21)
ST601	MASONRY SCHEDULES AND DETAILS	0	09/07/2021		Bid Set (09/07/21)



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Exhibit C - Bid Document Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
ST701	STEEL FRAMING SCHEDULES AND DETAILS	1	09/30/2021		Addendum 3 (09/30/21)
Architectural					
AD101	DEMOLITION PLANS	2	10/01/2021		Addendum 4 (10/01/21)
AD102	DEMOLITION PLANS PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
AE100	OVERALL FLOOR PLANS	0	09/07/2021		Bid Set (09/07/21)
AE101	FLOOR PLANS LEVEL 1 AREAS A & B	4	10/01/2021		Addendum 4 (10/01/21)
AE102	FLOOR PLANS LEVEL 2 AREAS A & B	3	10/01/2021		Addendum 4 (10/01/21)
AE103	OVERALL ROOF PLANS	2	10/01/2021		Addendum 4 (10/01/21)
AE104	FLOOR PLAN PUBLIC WORKS	1	09/30/2021		Addendum 3 (09/30/21)
AE111	REFLECTED CEILING PLANS LEVEL 1 AREAS A & B	1	09/30/2021		Addendum 3 (09/30/21)
AE112	REFLECTED CEILING PLANS LEVEL 2 AREAS A & B	2	10/01/2021		Addendum 4 (10/01/21)
AE113	REFLECTED CEILING PLAN PUBLIC WORKS	1	09/30/2021		Addendum 3 (09/30/21)
AE201	EXTERIOR ELEVATIONS AREAS A & B	2	10/01/2021		Addendum 4 (10/01/21)
AE202	EXTERIOR ELEVATIONS PUBLIC WORKS	1	09/30/2021		Addendum 3 (09/30/21)
AE301	BUILDING SECTIONS AREA A	2	09/30/2021		Addendum 3 (09/30/21)
AE302	BUILDING SECTIONS AREA B	0	09/07/2021		Bid Set (09/07/21)
AE311	WALL SECTIONS - AREA A	1	10/01/2021		Addendum 4 (10/01/21)
AE312	WALL SECTIONS - AREA A	0	09/07/2021		Bid Set (09/07/21)
AE313	WALL SECTIONS - AREA B	1	10/01/2021		Addendum 4 (10/01/21)
AE314	WALL SECTIONS - PUBLIC WORKS	1	10/01/2021		Addendum 4 (10/01/21)
AE401	ENLARGED RESTROOM PLANS AND ELEVATIONS	1	09/23/2021		Addendum 1 (09/23/21)
AE402	ENLARGED PLANS AND ELEVATIONS	3	10/01/2021		Addendum 4 (10/01/21)
AE441	INTERIOR ELEVATIONS - COUNCIL CHAMBERS / LOBBY	2	09/30/2021		Addendum 3 (09/30/21)
AE442	INTERIOR ELEVATIONS - APPARATUS BAY	0	09/07/2021		Bid Set (09/07/21)
AE443	INTERIOR ELEVATIONS - APPARATUS BAY & SUPPORT SPACES	2	09/28/2021		Addendum 2 (09/28/21)
AE444	INTERIOR ELEVATIONS	0	09/07/2021		Bid Set (09/07/21)
AE501	EXTERIOR DETAILS	2	10/01/2021		Addendum 4 (10/01/21)
AE502	EXTERIOR DETAILS	1	10/01/2021		Addendum 4 (10/01/21)
AE503	EXTERIOR DETAILS	1	10/01/2021		Addendum 4 (10/01/21)
AE506	DETAILS AT ENTRY AND BENCH	0	09/07/2021		Bid Set (09/07/21)
AE507	DETAILS AT ENTRY AND BENCH	1	09/28/2021		Addendum 2 (09/28/21)
AE511	DETAILS	0	09/07/2021		Bid Set (09/07/21)
AE512	DETAILS	1	09/28/2021		Addendum 2 (09/28/21)
AE513	DETAILS	0	09/07/2021		Bid Set (09/07/21)
AE601	DOOR SCHEDULE & TYPES	2	09/28/2021		Addendum 2 (09/28/21)
AE611	WINDOW SCHEDULE & TYPES	2	09/30/2021		Addendum 3 (09/30/21)
AE801	VERTICAL CIRCULATION - STAIR ST-1	1	09/28/2021		Addendum 2 (09/28/21)
AE802	VERTICAL CIRCULATION - STAIR ST-2	0	09/07/2021		Bid Set (09/07/21)



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Exhibit C - Bid Document Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
AE803	VERTICAL CIRCULATION - TRAINING TOWER ST-3 AND APPARATUS SUPPORT MEZZANINE	0	09/07/2021		Bid Set (09/07/21)
AE804	VERTICAL CIRCULATION - ELEVATOR EL-1	0	09/07/2021		Bid Set (09/07/21)
AS101	ARCHITECTURAL SITE PLAN	1	09/30/2021		Addendum 3 (09/30/21)
Interiors					
IF101	FF&E PLANS LEVEL 1	3	09/30/2021		Addendum 3 (09/30/21)
IF102	FF&E PLANS LEVEL 2	2	09/30/2021		Addendum 3 (09/30/21)
IF103	FF&E PLAN PUBLIC WORKS	1	09/23/2021		Addendum 1 (09/23/21)
IG501	SIGNAGE SCHEDULE AND DETAILS	1	09/23/2021		Addendum 1 (09/23/21)
IN111	FINISH PLANS LEVEL 1	2	09/28/2021		Addendum 2 (09/28/21)
IN112	FINISH PLANS LEVEL 2	2	09/30/2021		Addendum 3 (09/30/21)
IN113	FINISH PLAN PUBLIC WORKS	1	10/01/2021		Addendum 4 (10/01/21)
IN501	SCHEDULE FOR FINISHES AND INTERIOR DETAILS	3	10/01/2021		Addendum 4 (10/01/21)
Fire Protection					
FP001	FIRE PROTECTION NOTES AND SYMBOLS	1	09/28/2021		Addendum 2 (09/28/21)
FA101	FIRE ALARM PLANS LEVEL 1	0	09/07/2021		Bid Set (09/07/21)
FA102	FIRE ALARM PLANS LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
FA103	FIRE ALARM PLAN PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
FX101	FIRE SUPPRESSION PLANS LEVEL 1	0	09/07/2021		Bid Set (09/07/21)
FX102	FIRE SUPPRESSION PLANS LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
Plumbing					
PO001	PLUMBING TITLE SHEET	0	09/07/2021		Bid Set (09/07/21)
PD101	PLUMBING DEMOLITION PLANS LEVEL 1 AND LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
PL100	UNDERFLOOR PLUMBING PLANS	0	09/07/2021		Bid Set (09/07/21)
PL101	PLUMBING PLANS LEVEL 1	0	09/07/2021		Bid Set (09/07/21)
PL102	PLUMBING PLANS LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
PL103	PLUMBING PLAN ROOF	0	09/07/2021		Bid Set (09/07/21)
PL104	PLUMBING PLANS PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
PL301	ENLARGED PLUMBING PLANS	0	09/07/2021		Bid Set (09/07/21)
PL500	PLUMBING DETAILS & SECTIONS	0	09/07/2021		Bid Set (09/07/21)
PL600	PLUMBING SCHEDULES	0	09/07/2021		Bid Set (09/07/21)
PL700	DOMESTIC WATER RISER DIAGRAM	0	09/07/2021		Bid Set (09/07/21)
PL701	SANITARY WASTE AND VENT RISER DIAGRAM	0	09/07/2021		Bid Set (09/07/21)
PL702	STORM WATER RISER DIAGRAM	0	09/07/2021		Bid Set (09/07/21)
PL703	GAS RISER DIAGRAM	0	09/07/2021		Bid Set (09/07/21)
Mechanical					
MH101	MECHANICAL DUCTWORK PLANS - LEVEL 1	0	09/07/2021		Bid Set (09/07/21)
MH102	MECHANICAL DUCTWORK PLANS - LEVEL 2	1	09/30/2021		Addendum 3 (09/30/21)
MH103	MECHANICAL ROOF PLAN	1	09/30/2021		Addendum 3 (09/30/21)



H+U Construction

Printed on Fri Oct 22, 2021 at 02:49 pm CDT
 Job #: J21001 Lake Elmo Public Facilities
 3800 Laverne Avenue North
 Lake Elmo, Minnesota 55042

Exhibit C - Bid Document Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
MH104	MECHANICAL PLANS - PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
MH400	ENLARGED MECHANICAL PLANS & SECTIONS	0	09/07/2021		Bid Set (09/07/21)
MH500	MECHANICAL DETAILS	0	09/07/2021		Bid Set (09/07/21)
MH501	MECHANICAL DETAILS	0	09/07/2021		Bid Set (09/07/21)
MH600	MECHANICAL SCHEDULES	0	09/07/2021		Bid Set (09/07/21)
MH800	VRF CONTROLS	0	09/07/2021		Bid Set (09/07/21)
MH801	VRF CONTROLS	0	09/07/2021		Bid Set (09/07/21)
MH802	VRF CONTROLS	0	09/07/2021		Bid Set (09/07/21)
MH803	HVAC & HYDRONIC SEQUENCES	1	10/01/2021		Addendum 4 (10/01/21)
MI000	MECHANICAL TITLE SHEET	1	09/28/2021		Addendum 2 (09/28/21)
MP101	MECHANICAL PIPING PLANS - LEVEL 1	0	09/07/2021		Bid Set (09/07/21)
MP102	MECHANICAL PIPING PLANS - LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
MS101	MECHANICAL SITE PLAN	0	09/07/2021		Bid Set (09/07/21)
Electrical					
EE000	ELECTRICAL SYMBOLS AND ABBREVIATIONS	0	09/07/2021		Bid Set (09/07/21)
EE501	ELECTRICAL DETAILS	1	09/30/2021		Addendum 3 (09/30/21)
EE601	PANEL BOARD SCHEDULES	2	09/30/2021		Addendum 3 (09/30/21)
EE602	PANEL BOARD SCHEDULES	2	09/30/2021		Addendum 3 (09/30/21)
EE603	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES	2	09/30/2021		Addendum 3 (09/30/21)
EE604	ELECTRICAL SCHEDULES	2	09/28/2021		Addendum 2 (09/28/21)
EL101	LIGHTING PLANS LEVEL 1	4	10/01/2021		Addendum 4 (10/01/21)
EL102	LIGHTING PLANS LEVEL 2	2	10/01/2021		Addendum 4 (10/01/21)
EL104	LIGHTING PLAN PUBLIC WORKS	2	09/28/2021		Addendum 2 (09/28/21)
EP101	POWER PLANS LEVEL 1	1	09/30/2021		Addendum 3 (09/30/21)
EP102	POWER PLANS LEVEL 2	0	09/07/2021		Bid Set (09/07/21)
EP103	POWER PLAN ROOF	0	09/07/2021		Bid Set (09/07/21)
EP104	POWER PLAN PUBLIC WORKS	1	09/23/2021		Addendum 1 (09/23/21)
ES101	ELECTRICAL SITE PLAN	1	09/30/2021		Addendum 3 (09/30/21)
Technology					
T000	TECHNOLOGY PLAN INDEX & SYMBOL SHEET	0	09/07/2021		Bid Set (09/07/21)
T100	TECHNOLOGY PLANS LEVEL 1 - OVERALL	0	09/07/2021		Bid Set (09/07/21)
T101	TECHNOLOGY PLANS LEVEL 1 - AREA A	0	09/07/2021		Bid Set (09/07/21)
T102	TECHNOLOGY PLANS LEVEL 1 - AREA B	1	09/30/2021		Addendum 3 (09/30/21)
T200	TECHNOLOGY PLANS LEVEL 2 - OVERALL	0	09/07/2021		Bid Set (09/07/21)
T201	TECHNOLOGY PLANS LEVEL 2 - AREA A	1	09/23/2021		Addendum 1 (09/23/21)
T202	TECHNOLOGY PLANS LEVEL 2 - AREA B	0	09/07/2021		Bid Set (09/07/21)
T301	TECHNOLOGY PUBLIC WORKS	0	09/07/2021		Bid Set (09/07/21)
T402	TECHNOLOGY ELEVATIONS	0	09/07/2021		Bid Set (09/07/21)



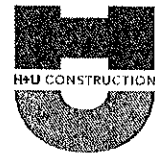
Exhibit C - Bid Document Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
T403	TECHNOLOGY ELEVATIONS	0	09/07/2021		Bid Set (09/07/21)
T404	TECHNOLOGY ELEVATIONS	0	09/07/2021		Bid Set (09/07/21)
T501	TECHNOLOGY DETAILS	0	09/07/2021		Bid Set (09/07/21)
T502	TECHNOLOGY DETAILS	0	09/07/2021		Bid Set (09/07/21)
T601	TECHNOLOGY ONE-LINES	0	09/07/2021		Bid Set (09/07/21)
T602	TECHNOLOGY ONE-LINES	0	09/07/2021		Bid Set (09/07/21)
T603	TECHNOLOGY ONE-LINES	0	09/07/2021		Bid Set (09/07/21)
T604	TECHNOLOGY ONE-LINES	0	09/07/2021		Bid Set (09/07/21)

Exhibit D

LAKE ELMO CITY CENTER & PUBLIC WORKS BUILDING

PROJECT OWNER: City of Lake Elmo
 PROJECT LOCATION: Lake Elmo, MN
 ARCHITECT: Leo A. Daly
 DATE: 10/25/21
 PREPARED BY: H+U Construction



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	\$814,800
0750	Roofing & Metal Panels (Material)	Palmer West	\$498,500
0790	Caulking & Firestopping (Labor)	Carclofini	\$54,050
0790	Caulking & Firestopping (Material)	Carclofini	\$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.	\$321,980
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	\$846,070
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
TBD	Hoist	TBD	\$12,000
00	Construction Contingency	TBD/Varies	\$588,330
00	General Conditions	TBD / Varies	\$243,080
00	Project Reimbursables	H+U Construction	\$488,555
00	CM Fees	H+U Construction	\$82,595
00	Testing & Special Inspections	TBD	\$28,000
00	Temporary City Office Trailer	TBD	\$53,170
00	Bonds	Travelers	\$127,464
00	Builders Risk Insurance	Arthur J Gallagher	\$25,000
	Preconstruction Fees (Paid previously outside of GMP)	EXCLUDED	\$0
	Sales Tax	EXCLUDED	\$0
	Utility Service Provide Fees & Use Charges	EXCLUDED	\$0
	Design Fees & Consultants	EXCLUDED	\$0
	Permits & Plan Review Fees	EXCLUDED	\$0
	Sewer Access and Water Access (SAC & WAC) Fees	EXCLUDED	\$0
	CCTV & Security Camera Equipment	EXCLUDED	\$0
	Hazardous Material Abatement and/or Contaminated Soil Removal	EXCLUDED	\$0
	Furnishings	EXCLUDED	\$0
TOTAL GMP			\$13,402,787