



## South Washington County Schools

Keith Jacobus, Ph.D., Superintendent

**District Service Center**

7362 E. Point Douglas Rd. S.

Cottage Grove, MN 55016

Phone: 651-425-6300 Fax: 651-425-6318

### **ADMINISTRATIVE REPORT**

TO: Members of the School Board  
Keith Jacobus, Superintendent

FROM: Kwame Ayim, Assistant Director of Facilities

DATE: February 9, 2018

TOPIC/PURPOSE OF REPORT: Report on Bid – Cottage Grove Middle School Locker Replacement.

RECOMMENDED BOARD ACTION: Approve a contract with Tarraf Construction in the amount of \$277,385

DATE FOR BOARD ACTION: February 15, 2018

### **REPORT**

Sealed bids for replacement of Cottage Grove Middle School lockers were advertised on January 10<sup>th</sup> and 17<sup>th</sup>. Six bids were received and publicly opened at 2:00pm on Thursday, February 1, 2018. Tarraf Construction Inc. was the lowest bidder meeting specifications with a base bid of \$277,385 for the project. The district's architectural and design consultant, Krech, O'Brien, Mueller, and Associates(KOMA) has reviewed the bids and recommends award to Tarraf Construction.

Replacement of the lockers at Cottage Grove Middle School will be funded through the 2018-19 Long Term Facility Maintenance Budget.

Bid tabulation and award recommendation letter are attached.



ARCHITECTS | DESIGNERS | ENGINEERS

February 9, 2018

Mr. Mike Vogel  
South Washington County Schools  
Independent School District #833  
District Service Center  
7362 East Point Douglas Road South  
Cottage Grove, MN 55016

RE: Cottage Grove Middle School Locker Replacement Project, Cottage Grove, MN

Dear Mr. Vogel:

This letter is concerning the review of the substitution request made by Tom Schneider of Olympus Lockers and Storage Products, Eden Prairie, MN 55346, phone 952-698-5782, originally on 1/11/18.

After reviewing the request, I provisionally approved the locker via addendum 1, dated 1/29/18, the Hercules, Welded Body, with the understanding that the lockers to be supplied would meet the specifications and that, if successful in the bidding process, a review of the physical representative locker would be required prior to final approval.

The physical sample was delivered to the district warehouse on 2/5/18 by Tom Schneider and his installers and reviewed by myself, Doug Larson and Kwame Ayim of the district. After further questions and concerns were raised, Tom came back to meet with Doug, Kwame, and myself on 2/7/18.

After further input from Olympus and the second review of the locker, the decision has been made to not allow Olympus Hercules, Welded Body lockers as an acceptable substitute. The reasons for the decision include:

- The Olympus door is 3/4" thick (versus 1" door that is part of the basis of design lockers); it is judged to be of lesser quality and durability.
- There is a larger gap between the back of the Olympus door panel and the face of the locker bottom reveal (in comparison to the gap in the basis of design lockers); this is judged to be detrimental and susceptible to kicking damage at the bottom of the door.
- The flange tab at the bottom of the Olympus locker box where it is to be attached to the Z-base is less substantial than that of the basis of design lockers.

Sincerely,

Marc DuBois, AIA  
KOMA, Inc.

APPROVED by SOUTH WASHINGTON COUNTY SCHOOLS

\_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

By: \_\_\_\_\_ (print)

Title: \_\_\_\_\_



ARCHITECTS | DESIGNERS | ENGINEERS

February 9, 2018

Mr. Mike Vogel  
South Washington County Schools  
Independent School District #833  
District Service Center  
7362 East Point Douglas Road South  
Cottage Grove, MN 55016

RE: Cottage Grove Middle School Locker Replacement Project, Cottage Grove, MN

Dear Mr. Vogel:

This letter is concerning the contract award for the Cottage Grove Middle School Locker Replacement Project. The lowest responsible bidder is Tarraf Construction Inc., 7454 Washington Avenue South, Eden Prairie, MN 55344-3704.

Their bid is in the amount of \$277,385.00. It is within the allotted estimated amount for this project.

Please indicate your approval and direction to proceed with releasing contracts for the Base Bid by signing below. If you have any questions regarding this information, please do not hesitate to contact me at 651-789-4130. Bid tabulations are included reflecting the bids received on February 1, 2018.

Sincerely,

Marc DuBois, AIA

A handwritten signature in black ink, appearing to read 'Marc DuBois', written over a horizontal line.

KOMA, Inc.

APPROVED by SOUTH WASHINGTON COUNTY SCHOOLS

\_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

By: \_\_\_\_\_ (print)

Title: \_\_\_\_\_

# Cottage Grove Middle School Locker Replacement Project



## BID TALLY

OWNER:	South Washington County Schools ISD 833 7362 East Point Douglas Road S. Cottage Grove, MN 55016	PROJECT:	Cottage Grove Middle School Locker Replacement Project 9775 Indian Blvd. Cottage Grove, MN 55016	KOMA PROJECT NO:	17239
ARCHITECT	KOMA 6115 Cahill Avenue Inver Grove Heights, MN 55076	BID TIME:	2:00pm	ADDENDA DATES:	01/29/18
		BID DAY:	Thursday	No. 1	
		BID DATE:	02/01/18		
CONTRACT FOR:	GC Single Prime	FORM OF BID:	Open		

	BIDDER NO. 1	BIDDER NO. 2	BIDDER NO. 3	BIDDER NO. 4	BIDDER NO. 5	BIDDER NO. 6
	Meisinger Construction	Tarraf Construction	MorCon Construction	Cal-Tex Construction	Versacon, Inc.	Haldeman Homme
RECEIPT OF ADDENDA	Yes	Yes	Yes	Yes	No	Yes
BID BOND	Yes	Yes	Yes	Yes	Yes	Yes
SCHEDULE OF VALUES	Yes	Yes	Yes	Yes	Yes	No
BASE BID	\$264,000	\$277,385	\$296,400	\$287,000	\$264,994	\$295,530
	Quoted Olympus Lockers	Successful bidder			Quoted Olympus Lockers	

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AWARDING COTTAGE GROVE MIDDLE SCHOOL LOCKER REPLACEMENT CONTRACT

WHEREAS, in January, 2018, the District solicited bids for locker replacement at the Cottage Grove Middle School.

WHEREAS, the bid specifications identified two acceptable locker manufacturers: Lyon Workspace Products and DeBourgh Mfg. Co.

WHEREAS, Addendum One to the bid specifications was issued on January 29, 2018, and the Addendum indicated as follows:

**ACCEPTABLE EQUIVALENTS**

- A. 10 5100 Lockers: (manufacturers and products to meet specifications; manufacturers are conditionally approved for bidding purposes; final approval would be determined at time of physical sample review as described in 2.01 A 3.)
1. Art Metal Products AMP-1003 Elite Series
  2. Olympus Lockers and Storage Products, A-11 welded Heavy Duty Locker-Hercules-Welded Body

WHEREAS, on February 1, 2018, the District received the following bids for the locker replacement project:

<u>Bidder</u>	<u>Bid</u>
1. Meisenger Construction	\$264,000
2. Versacon, Inc.	\$264,994
3. Tarraf Construction	\$277,385
4. Cal-Tex	\$287,000
5. Haldenman House	\$295,000
6. Mor Con Construction	\$296,400

WHEREAS, the lowest dollar bidder, Meisenger Construction, sought final approval for use of the Olympus locker, and submitted a mock up sample to the District and the District Architect's, KOMA, for review.

WHEREAS, the locker project bid specifications and instructions to bidders indicate that any substitute product must meet the quality level, design, function, construction, and design intent of the acceptable product(s) specified: here the Lyons or DeBourgh locker systems.

WHEREAS, District staff and KOMA determined the Olympus locker system did not match the quality level, design, function, and construction of the Lyons or DeBourgh systems in three material respects as follows:

1. Locker door was  $\frac{3}{4}$  "thick instead of 1"
2. Gap existed between back door panel and face of locker reveal
3. Substantially of flange tabs

WHEREAS, Meisenger Construction has advised the District that it would utilize the Olympus lockers if awarded the project, notwithstanding the rejection of the system as a final approved substitution, and has refused to agree to utilize either of the approved manufacturers, which refusal was communicated to KOMA by email on February 8.

WHEREAS, Versicon, by email to the District on February 14, has advised the District it wishes to withdraw its bid.

WHEREAS, the bid specifications reserved to the District the right to reject irregular bids.

WHEREAS, Meisenger's bid is irregular and improper, because Meisenger has advised the District it intends to install a non-approved locker system at the middle school, and has refused to utilize approved lockers despite the District's request it do so.

NOW, THEREFORE, BE IT RESOLVED, by the School Board as follows:

1. The bid of Meisenger Construction is rejected due to Meisenger's refusal to utilize an acceptable locker manufacturer for the project.
2. The Board accepts Versicon's withdrawal of its bid.
3. The bid of Tarraf Construction in the amount of \$277,385.00 for the Cottage Grove Middle School locker replacement project is hereby accepted.
4. Staff is authorized and directed to take all actions necessary to implement the terms and intent of this Resolution.

Approved this 15th day of February, 2018

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Board Chair