



# Board of County Commissioners Agenda Request



**Requested Meeting Date:** June 10, 2025

**Title of Item:** Award contracts for HHS remodel

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <div style="text-align: right; font-size: small;"><i>*provide copy of hearing notice that was published</i></div>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
<b>Submitted by:</b> Jim Bright		<b>Department:</b> Maintenance
<b>Presenter (Name and Title):</b> Jim Bright Facilities Coordinator		<b>Estimated Time Needed:</b> 15 Min
<b>Summary of Issue:</b> Sealed bids were opened on May 22, 2025 at 2:00 PM for the remodel of the existing HHS project. We received 60 bids for the 17 categories we were requesting bids for.  The attached bid tabulation sheet shows all bidders including low bidders on this project		
<b>Alternatives, Options, Effects on Others/Comments:</b>		
<b>Recommended Action/Motion:</b> Award contracts to low bidders		
<b>Financial Impact:</b> <div style="display: flex; justify-content: space-between;"><div>Is there a cost associated with this request?</div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div> <div style="display: flex; justify-content: space-between;"><div>What is the total cost, with tax and shipping? \$ 3,808,570.75</div><div></div></div> <div style="display: flex; justify-content: space-between;"><div>Is this budgeted?</div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div><div>Please Explain:</div></div> <div>HHS has \$2,000,000 in reserves, Aitkin County received \$2,000,000 in state bonding dollars and there will be \$2,000,000 of fund balance used for the project</div>		

**CERTIFIED COPY OF RESOLUTION OF COUNTY BOARD OF AITKIN COUNTY, MINNESOTA**

ADOPTED June 10, 2025

By Commissioner: xxx

**20250610-xxx**

**Award Contracts for Aitkin County Health and Human Services (HHS) Remodel Project**

**WHEREAS**, the HHS Remodel Project is comprised of seventeen Construction Contracts for the various categories of work on the Project, and

**WHEREAS**, bids were solicited from selected vendors for Categories 1 and 15 of this project, and

**WHEREAS**, sealed bids were opened for Categories 2-14 and Categories 16-17 of this project at 2:00 p.m. on Thursday, May 22, 2025 with a total of sixty bids received for the fifteen Categories, and

**WHEREAS**, a bid submitted for Category 6 by Stack Bros Mechanical, Superior, WI was requested by letter dated 6-5-25 to be withdrawn due to a gross error in the bid amount, and

**WHEREAS**, the following listed Contractors have been determined to be the lowest responsible bidders for the seventeen Construction Categories:

<u>Category</u>	<u>Contractor</u>	<u>City/State</u>	<u>Bid Amount</u>
1	Midwest Lock and Door	Alexandria, MN	\$ 17,945.75
2	Ebert, Inc. Ebert Companies	Corcoran, MN	\$1,137,000.00
3	Sentra Sota Sheet Metal, Inc.	Waite Park, MN	\$ 33,400.00
4	St. Germain's Glass, Inc.	Duluth, MN	\$ 254,997.00
5	Arnquist Flooring	Alexandria, MN	\$ 197,764.00
6	Sorlie Acoustics, Inc.	Duluth, MN	\$ 123,796.00
7	Colorful Concepts Painting	Sartell, MN	\$ 48,019.00
8	IPGS Enterprises dba Tri-State Specialties	Fargo, ND	\$ 25,428.00
9	CE LLC dba CE Contract	Eden Prairie, MN	\$ 36,400.00
10	Minnesota Elevator, Inc.	Duluth, MN	\$ 165,000.00
11	Northern Fire Suppression, Inc.	Solway, MN	\$ 88,895.00
12	JK Mechanical & Electrical Contractors, Inc.	Nashwauk, MN	\$ 163,050.00
13	Thelen Heating and Roofing	Brainerd, MN	\$ 826,300.00
14	Design Control, Inc.	Fargo, ND	\$ 11,545.00
15	Climate Makers	Brooklyn Center, MN	\$ 138,649.00
16	Holden Electric Company, Inc.	Baxter, MN	\$ 435,425.00
17	Mid Central Door	Waite Park, MN	\$ 104,957.00

**NOW THEREFORE, BE IT RESOLVED**, that the low-bid Contractors listed above be awarded construction contracts in each of the 17 categories.

**BE IT FURTHER RESOLVED**, that the bid from Stack Bros. Mechanical is considered withdrawn with no penalty assessed therefore.

**BE IT FURTHER RESOLVED**, that the chairperson of the Aitkin County Board and the Aitkin County Administrator are hereby authorized and directed to enter into a contract on behalf of Aitkin County with said low bidders upon presentation of proper contract documents

Commissioner xxx seconded the adoption of the resolution and it was declared adopted upon the following vote

xxx MEMBERS PRESENT

All Members Voting xxx

**STATE OF MINNESOTA}  
COUNTY OF AITKIN}**

I, John Welle, County Engineer, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 28<sup>th</sup> day of January 2025, and that the same is a true and correct copy of the whole thereof.

**Witness my hand and seal this 10th day of June 2025**

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John Welle  
County Engineer

Plans Dated: 11-13-24

DRAFT Concept Estimate: 7-22-24.v1 Update: 11-22-24.v5

DRAFT Starting Budget: BID DATE 5-22-25

DIVISIONS OF WORK		Trade Contractor	CONCEPT TOTALS 7-22-24 (Approximate Value)	CONCEPT TOTALS UPDATE: 11-22-24 v5 (Approximate Value)	BID TOTAL	Cost / S (20,18:
1	Owner Items - Door Install	Midwest Lock and Door	0.00	0.00	17,945.75	0.0
2	Carpentry - No Canopy / Entry Walk / Landscaping Originally Planned	Ebert Construction	917,578.60	965,058.10	1,137,000.00	47.8
3	Metal Wall Panels & Roofing - No Canopy Work Originally Planned	Sentra-Sota Sheet Metal	20,000.00	20,000.00	33,400.00	0.9
4	Aluminum Frame & Glazing	St. Germain Glass	156,350.00	180,550.00	254,997.00	8.9
5	Flooring / Tile	Amquist Flooring	193,575.00	193,575.00	197,764.00	9.9
6	Acoustical Treatments	Sorlie Acoustics, Inc.	96,492.00	96,492.00	123,796.00	4.7
7	Painting	Colorful Concepts	70,637.00	70,637.00	48,019.00	3.9
8	Folding Panel Partitions	IGPS dba Tri-State Specialties	18,720.00	18,720.00	25,428.00	0.9
9	Window Treatments - Originally Carried in FF&E	CE Contract	0.00	0.00	36,400.00	0.0
10	Elevator	MN Elevator, Inc.	0.00	130,000.00	165,000.00	6.4
11	Fire Suppression	Northern Fire Suppression, Inc.	90,819.00	90,819.00	88,895.00	4.9
12	Plumbing	JK Mechancial	348,630.00	351,830.00	163,050.00	17.4
13	HVAC	Thelen Heating & Roofing	554,601.36	561,101.36	826,300.00	27.8
14	Testing / Adjusting & Balancing	Design Control	10,091.00	10,091.00	11,545.00	0.9
15	Controls - By Owner	Climate Makers	131,183.00	179,949.00	138,649.00	8.9
16	Electrical / communications / Electronic Safety & Security	Holden Electric	699,654.84	740,154.84	435,425.00	36.8
17	Doors / Frames / Hardware	Mid-Central Door	162,000.00	162,000.00	104,957.00	8.0
N/A	Security Systems (CR and Camera Work) - Owner Item Direct	Archkey / Parsons Elect.	0.00	0.00	TBD	0.0
Sub Total Construction			3,470,331.80	3,770,977.30	3,808,570.75	186.8
** General Requirements (Allowance of 8% Carried) - Revised to Fixed Amount			277,626.54	250,000.00	250,000.00	
Grant Funding - Cost Adjustment Modifier - Allowance - Reduced Value			260,274.89	200,000.00	0.00	
Building Permitting / Plan Review			38,500.00	38,500.00	38,500.00	
WAC / SAC (Water and Sewer Access Fees) - Existing to Remain			n/a	n/a	n/a	
Design / Bid / Construction Contingency (Concept Allowance of 7.5% Carried)			281,096.88	301,573.30	301,573.30	
Construction Cost			4,327,830.10	4,561,050.60	4,398,644.05	
Professional Fees (Arch / Eng / Cx Agent / CM - Allowance Adjusted to 12% Carried)			649,174.52	547,326.07	0.00	
Architect / Engineering Fee		Widseth	n/a	n/a	346,195.00	
Construction Management Fee		Contegrity Group	n/a	n/a	118,500.00	
Commissioning Agent Allowance		Cx Agent - TBD	n/a	n/a	30,000.00	
B3 Tracking / Planning		Widseth	n/a	n/a	40,000.00	
B3 Tracking / Planning - Estimated Allowance		Contegrity Group	n/a	n/a	10,000.00	
Sub Total			4,977,004.62	5,108,376.67	4,943,339.05	
Owner Items						
Inflation / Escalation Factor - Midpoint of Const. (Allowance Consideration)			TBD	TBD	TBD	
Hazardous Materials - Report / Remediation (Anything Identified)			TBD	TBD	TBD	
Property Relocation Costs - Moving Expenses (Allowance)			50,000.00	50,000.00	80,000.00	
FF&E - Office Furnishings - Budget to be Confirmed (Allowance) - Fixed Value Set			662,799.95	675,000.00	675,000.00	
FF&E Design Work - Widseth			TBD	TBD	29,750.00	
FF&E - Signage (Allowance)			15,000.00	15,000.00	15,000.00	
FF&E - Window Treatments - Moved Up to Contractor No.			20,000.00	20,000.00	0.00	
Residential Appliances (Refr / Range / Etc...) Allowance			15,000.00	15,000.00	15,000.00	
White Noise System - Allowance - Value Carried in Contract No.			25,000.00	50,000.00	0.00	
Integrated Headphones - Allowance - Value Moved to Tech			TBD	TBD	0.00	
Technology / A/V / Projectors / Etc ... - Improvements necessary			TBD	50,000.00	175,000.00	
Camera / Recording System - Interview Rooms (Relocate existing - Allowance carried)			TBD	3,400.00	3,400.00	
Medical / Fitness Equipment (Not used, can be stricken on future estimates)			TBD	0.00	0.00	
Financing / Bond Costs / Interest Earnings			TBD	TBD	TBD	
TOTAL PROJECT COST*			5,764,804.57	5,986,776.67	5,936,489.05	
Other Items						
Alternate Pricing			TBD	TBD	TBD	

## Notes

\* ESTIMATE DOES NOT INCLUDE ANY B3 REQUIREMENTS AT THIS POINT IN TIME

\* ESTIMATE IS BASED ON AN OPEN COMPETITIVE BID MARKET.

\* ESTIMATE IS BASED ON HISTORICAL VALUES AND IS AN APPROXIMATION OF CONSTRUCTION COSTS FOR 2025

\* BASE PROJECT TOTAL DOES NOT INCLUDE COSTS FOR INCIDENTALS TO ONGOING COUNTY OPERATIONS THAT NEED TO BE ACCOUNTED FOR DURING PHASING AND DISRUPTION OF PROJECT IF NECESSARY

\*\* GENERAL REQUIREMENTS (Owner Budget) are for items such as: Surveying, Soil Borings, Site Fencing, Portable Toilets, Dumpsters, Office Trailer, Plan Reproduction, Mailing Fees, Temp Signage, Temp Power, Temp Heat/Cool, Special Inspections/Testing, Builders Risk Insurance, Temp Enclosures, Safety Barricades, Fire Protection, Moving Expense, Final Cleaning, Temp Storage, On Site Supervision. This Budget will be refined and established in conjunction with the owner and the architect based on the anticipated needs of the project



**AITKIN COUNTY HEALTH AND HUMAN SERVICES RENOVATION - BID TAB**  
**MAY 22, 2025 2:00 pm**

Contractors denoted as follows: <i>*Trade Contractor</i> and highlighted in Yellow are the Qualified Apparent Low Bidder			
	Bid Sec	Add	BASE BID
<b>CATEGORY 2 - CARPENTRY</b>			
<i>*Ebert, Inc. Ebert Companies</i>	x	1,2	\$1,137,000.00
Hy-Tec Construction of Brainerd, Inc.	x	1,2	\$1,214,000.00
BCI Construction, Inc.	x	1,2	\$1,290,000.00
Nor-Son Construction LLC	x	1,2	\$1,567,849.00
<b>CATEGORY 3 - METAL WALL PANELS &amp; ROOFING</b>			
<i>*Sentra Sota Sheet Metal, Inc.</i>	x	1,2	\$33,400.00
Nelson Roofing, Inc.	x	1,2	\$59,750.00
<b>CATEGORY 4 - ALUMINUM FRAME &amp; GLAZING</b>			
<i>*St. Germain's Glass, Inc.</i>	x	1,2	\$254,997.00
Anderson Glass Co., Inc.	x	1,2	\$258,100.00
Heartland Glass Co.	x	1,2	\$259,700.00
United Glass, Inc.	x	1,2	\$340,697.00
Murphy Window and Door	x	1,2	\$358,324.00
<b>CATEGORY 5 - FLOORING/TILE</b>			
<i>*Arnquist Flooring</i>	x	1,2	\$197,764.00
Dorholt Tile and Home Center	x	1,2	\$207,474.00
CFS Interiors and Flooring	x	1,2	\$223,150.00
North Floors	x	1,2	\$271,050.00
Great Plains Flooring	x	1,2	\$289,773.00
Grazzini Brothers & Company	x		\$310,795.00
<b>CATEGORY 6 - ACOUSTICAL TREATMENTS</b>			
Stack Bros. Mechanical	x	1,2	\$86,594.00
<i>*Sorlie Acoustics, Inc.</i>	x	1,2	\$123,796.00
St. Cloud Acoustics	x	1,2	\$129,600.00
Wood Acoustics, Inc.	x	1,2	\$132,000.00
Twin City Acoustics	x	1,2	\$136,900.00
Architectural Sales of MN	x	1,2	\$168,500.00



# AITKIN COUNTY HEALTH AND HUMAN SERVICES RENOVATION - BID TAB

MAY 22, 2025 2:00 pm

Contractors denoted as follows: *\*Trade Contractor* and highlighted in Yellow are the Qualified Apparent Low Bidder

	Bid Sec	Add	BASE BID
<b>CATEGORY 7 - PAINTING</b>			
<i>*Colorful Concepts Painting</i>	x	1,2	\$48,019.00
Fransen Decorating, inc.	x	1,2	\$61,504.00
Steinbrecher Painting Company	x	1,2	\$72,200.00
<b>CATEGORY 8 - FOLDING PANEL PARTITION</b>			
<i>*IPGS Enterprises dba Tri-State Specialties</i>	x	1,2	\$25,428.00
W.L. Hall Company	x	1,2	\$38,189.00
<b>CATEGORY 9 - WINDOW TREATMENTS</b>			
<i>*CE LLC dba CE Contract</i>	CC	1	\$36,400.00
<b>CATEGORY 10 - ELEVATOR</b>			
<i>*Minnesota Elevator, Inc</i>	x	1,2	\$165,000.00
TK Elevator Corporation	x	1,2	\$173,825.00
<b>CATEGORY 11 - FIRE SUPPRESSION</b>			
<i>*Northern Fire Suppression, Inc.</i>	CC	1,2	\$88,895.00
Breth-Zenzen Fire Protection		1,2	\$123,000.00
<b>CATEGORY 12 - PLUMBING</b>			
<i>*J K Mechanical and Electrical Contractors, Inc.</i>	x	1,2	\$163,050.00
Kraft Mechanical LLC	x	1,2	\$167,000.00
A.G. O'Brien Plumbing & Heating	x	1,2	\$187,600.00
RJ Mechanical	x	1,2	\$194,700.00
Weidner Plumbing & Heating Co.	x	1,2	\$200,000.00
Lundberg Plumbing & Heating	x	1,2	\$205,500.00
Master's Plumbing Heating & Cooling LLC	x	1,2	\$215,000.00



**AITKIN COUNTY HEALTH AND HUMAN SERVICES RENOVATION - BID TAB**  
**MAY 22, 2025 2:00 pm**

Contractors denoted as follows: **\*Trade Contractor** and highlighted in Yellow are the Qualified Apparent Low Bidder

	Bid Sec	Add	BASE BID
<b>CATEGORY 13 - HVAC</b>			
<b>*Thelen Heating &amp; Roofing</b>	x	1,2	\$826,300.00
Master's Plumbing Heating & Cooling LLC	x	1,2	\$905,500.00
RJ Mechanical	x	1,2	\$914,000.00
Weidner Plumbing & Heating Co.	x	1,2	\$928,000.00
McDowall Company	x	1,2	\$936,500.00
Sentra Sota Sheet Metal, Inc.	x	1,2	\$938,000.00
Kraft Mechanical LLC	x	1,2	\$1,040,000.00
A.G. O'Brien Plumbing & Heating	x	1,2	\$1,040,500.00
<b>CATEGORY 14 - TESTING/ADJUSTING &amp; BALANCING</b>			
<b>*Design Control, Inc.</b>	x	1,2	\$11,545.00
Systems Management and Balancing of MN	x	1,2	\$16,800.00
<b>CATEGORY 16 - ELEC./COMM./ELECTRONIC SAFETY AND SECURITY</b>			
<b>*Holden Electric Company, Inc.</b>	x	1,2	\$435,425.00
Dutch's Electric, Inc.	x	1,2	\$565,700.00
Radtke Service LLC	x	1,2	\$625,000.00
Precision Electrical LLC	CC	1,2	\$644,260.00
<b>CATEGORY 17 - STANDARD DOORS/FRAMES/HARDWARE - MATERIAL ONLY - TAX EXEMPT</b>			
<b>*Mid Central Door</b>	x	1,2	\$104,957.00
Sell Hardware	x	1,2	\$110,740.00
<b>CATEGORY- Combined Bids</b>			
El Jay Plumbing & Heating, Inc. (Cat. 12 & 13)	x	1,2	\$1,072,800.00
Peterson Sheet Metal (Cat. 12 & 13)	x	1,2	\$1,163,000.00
Climate Makers (Cat. 12 & 13)	x	1,2	\$1,182,291.00
A.G. O'Brien Plumbing & Heating (Cat. 12 & 13)	x	1,2	\$1,226,100.00