



Le Sueur County, MN

Tuesday, May 1, 2018

Board Meeting

Item 5

9:35 a.m. Mike Wiese and Barry Lafreniere, Adolfson & Peterson (30 min)

RE: Justice Center Commissioning Agent Award Recommendation

RE: Justice Center Bid Package #2 Award Recommendations

Staff Contact:

Mike Wiese

From: Susie Miller <SusieM@McKinstry.com>
Sent: Tuesday, April 24, 2018 12:48 PM
To: Mike Wiese; djones@bkvgroup.com
Cc: Terry Freese
Subject: Le Sueur County Justice Center - RFP for CxA Services - McKinstry Proposal
Attachments: McKinstry_Le Sueur Co. Justice Center Cx Services 4-26-18.pdf

Good Morning,

Thank you very much for inviting us to respond to the RFP for Cx Services for the Le Sueur County Justice Center. Please find the attached proposal.

If you have any additional questions, would like further clarification on any of the components we have included, or would like a team to discuss the proposal in greater detail, please do not hesitate to reach out.

We look forward to hearing from you and would be thrilled to have the opportunity provide Cx Services for this project.

Sincerely,

Susie Miller
Account Executive, Technical Services
p 763.898.5374 | c 612.325.3392

McKinstry
Consulting | Construction | Energy | Facility Services

www.mckinstry.com



Le Sueur County Justice Center

Request for Proposal - Commissioning Services

LE CENTER, MINNESOTA
26 APRIL 2018



FOR THE LIFE OF YOUR BUILDING



6900 WEDGWOOD ROAD NORTH #480
MAPLE GROVE, MN 55311
763.767.0304 • MCKINSTRY.COM

April 26, 2018

Le Sueur County Justice Center
Mike Wiese, A&P
DuWayne Jones, BKV
Le Center, MN

via email:
mwiese@a-p.com
djones@bkvgroup.com

**RE: REQUEST FOR PROPOSAL FOR COMMISSIONING SERVICES
LE SUEUR COUNTY JUSTICE CENTER**

McKinstry Essention, LLC (McKinstry) is pleased to submit our proposal for commissioning services for the Le Sueur Justice Center project. The County is embarking on a project that will greatly improve the operations and communication of all departments. Making the decision to increase the size of the building to encompass all justice center operations will pay dividends in the end. The building also reflects the County's strong commitment to energy efficiency and sustainability.

McKinstry is committed to building long-term relationships with our clients through a collaborative approach to every project. Our project team is highly qualified and has extensive experience in providing commissioning services for municipalities throughout the Midwest region. We help public and private customers every day to develop, fund, and implement solutions that make their facilities run better, cost less to operate, last longer, and provide comfort to occupants. We look forward to assisting the County in meeting the community commitment of civic excellence through innovation, renovation, and collaboration.

McKinstry's philosophy of "*For the Life of Your Building*" is clear in our approach to third-party commissioning. We will ensure your mechanical systems function properly and that your equipment achieves optimal system performance and energy efficiency. In addition, our option for a performance commissioning approach will provide education and knowledge transfer to your building operators resulting in optimal and sustained operations and maintenance practices.

Our proposal response presents our team, approach, project scope, deliverables, and fees. The McKinstry team is confident that our experienced staff and commitment to quality will surpass your expectations. Please feel free to contact us to discuss the contents of this proposal.

We acknowledge receipt of Addendum No. 1, dated April 19, 2018.

Thank you for the opportunity to be a part of this process and I look forward to your favorable response.

Sincerely,

Mike Lodge
Regional Commissioning Project Director
mikelo@mckinstry.com | 608.520.8980

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ⁱ Please note that this response provides the basic economic terms on which McKinstry would be willing to perform the scope of services outlined here. This response does not cover all of the terms and conditions relevant to a definitive agreement about these services. Nothing in this response approves legal terms such as warranties, indemnification, insurance requirements, and limitations of liability, even if those terms were included in the request for proposal. The details of those terms must be negotiated by the parties and set forth in a definitive agreement with respect to McKinstry's services.



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Statement of Qualifications

Team Qualifications and Experience

McKinstry has more than 65 commissioning professionals on staff. Our breadth of resources and their expertise is invaluable to the commissioning services we offer clients. McKinstry's highly skilled professionals perform numerous new construction and existing building commissioning projects each year. The depth of McKinstry's experience in facility design, construction, and operations allows us to provide commissioning services often leveraging any number of additional technical resources needed throughout a given project.

The commissioning team's accreditations include:

- AABC Certified Commissioning Authority (CxA)
- NEBB Certification (for TAB and Building Commissioning)
- BCA CCP and ACP Certification
- AEE Certified Building Commissioning Professional (CBCP)
- Professional Engineer licenses

Our philosophy is that proper commissioning lowers long-term operational and maintenance costs, ensures optimal operation through proper training, maintains asset values, and keeps occupants reliably safe and comfortable.

Our team has deep experience working with both client and project team stakeholders on complex new construction commissioning jobs.

During equipment and system start-up, our team works closely with the other contractors to ensure that their start-up procedures are well documented and are in conjunction with the manufacturers' recommended start-up procedures. As part of the process, we review the equipment warranty to ensure it is in line with the client's expectations.

PROJECT EXPERIENCE

In 2017, McKinstry performed commissioning tasks for more than 50 clients. In the Midwest, McKinstry has an array of experience working with municipal/government agencies. Our Minnesota and Wisconsin teams have completed the following energy efficiency projects with similar municipal/government agencies as Le Sueur County:

City of Brooklyn Park, MN
 City of Coon Rapids, MN
 City of Eagan, MN
 City of Eden Prairie, MN
 City of Edina, MN
 City of Madison, WI
 City of New Hope, MN
 City of Plymouth, MN

City of Rochester, MN
 City of West Allis, WI
 City of Winona, MN
 Minneapolis Parks & Recreation Board, MN
 Racine Youthful Correctional Facility, WI
 Ramsey County, MN
 Taycheedah Correctional Facility, WI
 Washington County, MN

*McKinstry's
commissioning
experience, by the
numbers:*

750+
BUILDINGS

80+
MILLION
SQUARE FEET

65+
DEDICATED Cx
STAFF

50+
LEED® PROJECTS
COMMISSIONED

SPECIFIC TEAM EXPERIENCE

	Mike Lodge	Terry Freese	Greg Schaubhut	Mike Rauenhorst
Project Phasing	✓	✓	✓	✓
Life Cycle Costing	✓	✓		
Testing, Adjusting and Balancing	✓	✓	✓	✓
Building Simulation	✓	✓		



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	Mike Lodge	Terry Freese	Greg Schaubhut	Mike Rauenhorst
Sustainable Design	✓	✓		
Fume Hoods	✓	✓	✓	✓
Envelope	✓	✓		
Indoor Air Quality	✓	✓	✓	✓
Solar	✓			
Projects similar to Le Sueur County	✓	✓	✓	✓
O&M Experience	✓	✓	✓	✓
Energy-Efficient Equipment Design and Control Strategy Optimization	✓	✓	✓	✓
Project and Construction Management	✓	✓	✓	
System Design:				
Supply Air Systems	✓	✓	✓	✓
Return Air Systems	✓	✓	✓	✓
Exhaust Air Systems	✓	✓	✓	✓
Pneumatic Tube Systems	✓	✓	✓	
Chilled Water Systems	✓	✓	✓	✓
Heating Water Systems	✓	✓	✓	✓
Heat Recover Systems	✓	✓	✓	✓
HVAC Control Systems	✓	✓	✓	✓
Normal and Standby Electrical Power Distribution Systems	✓	✓		
Lighting Control Systems	✓	✓		
Condenser Water Systems	✓	✓	✓	✓
Building Automation Systems	✓	✓	✓	✓
Troubleshooting	✓	✓	✓	✓

Section

3

Proposed Project Team

Proposed Commissioning Team

Our commitment to every client is to assign a dedicated team of qualified professionals with the required skills to develop and implement a successful project. Our proposed project team has a wealth of hands-on experience performing commissioning services. Our team is also adept at executing commissioning activities in existing and/or occupied spaces with little or no disruption to the environment.

Our experiences have shown that providing commissioning as a team and applying subject matter expertise at the correct time enhances our deliverable, provides the most efficiency, and lowers the overall cost. Le Sueur County will benefit not only from our commissioning team's expertise, but also from having access to McKinstry's full resource pool of design-build, engineering, operations, service, and installation experts—over 2,000 employees. Having the ability to engage members of this experienced resource group is unprecedented in our industry. This enables our commissioning team to take on any challenge, providing concise, clear, industry proven solutions quickly and efficiently.

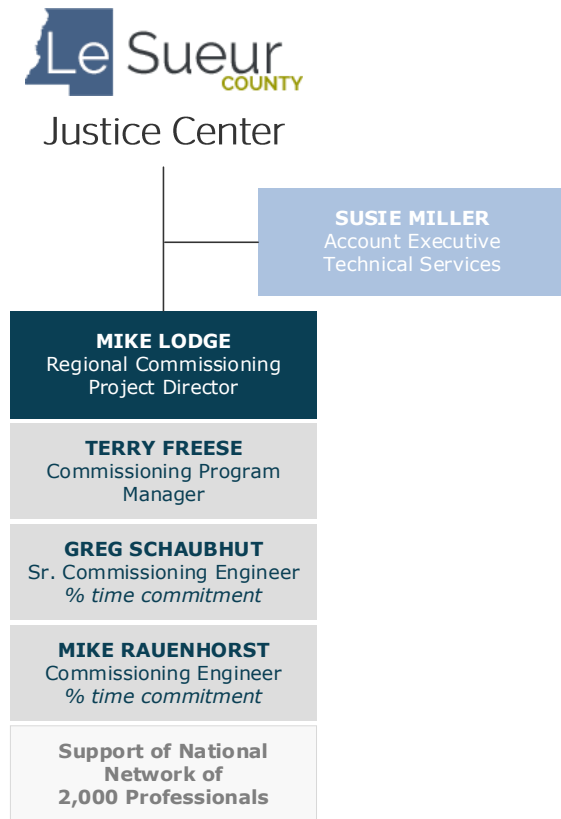


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ORGANIZATIONAL CHART

Below is our proposed team and structure for the Le Sueur County Justice Center project:



TEAM ROLES AND RESPONSIBILITIES

Team Member/Title	Role/Responsibility
SUSIE MILLER <i>Account Executive</i>	Susie will be the project liaison responsible for overseeing day-to-day account management and client satisfaction.
MIKE LODGE <i>Regional Commissioning Project Director</i>	Mike will be the project's primary point of contact. As project manager and commissioning agent, he will be responsible for delivering all aspects of the project. He will be responsible for the allocation of sufficient manpower to ensure schedule milestones are met, standards and best practices are adhered to, and to provide oversight of all aspects of the project execution.
TERRY FREESE, CCP <i>Commissioning Program Manager</i>	Terry will be responsible for the execution of the commissioning. He will deliver preliminary evaluations, facility assessments, systems evaluations, system recommendations, technical document evaluations, commissioning oversight, and project management. His goal is to ensure the overall performance and workflow of the commissioning consulting process, through and into operation as needed.
GREG SCHAUBHUT <i>Senior Commissioning Engineer</i>	Greg will support Terry in the execution of commissioning tasks.
MIKE RAUENHORST <i>Commissioning Engineer</i>	Mike will support Terry in the execution of commissioning tasks.

Key Staff Resumes

Resumes highlighting the qualifications of our proposed commissioning team are provided below:

SUSIE MILLER Account Executive, Technical Services		21 Years Relevant Experience
	AFFILIATIONS <ul style="list-style-type: none"> Minnesota Ice Arena Managers Association Minnesota Recreation and Parks Association Minnesota Association of School Business Officials 	QUALIFICATIONS <ul style="list-style-type: none"> Project Development Energy Efficiency Collaborative Planning Owner Project Management Utility Programs Marketing & Communications Training
	RELEVANT PROJECT EXPERIENCE	
	<p>Local Government Employee With over 20 years of experience in local government, Susie understands the importance of communication and transparent process.</p> <p>University of Wisconsin, Superior - Consultant Facility Consulting Project—Energy Conservation, Building Use, Facility Planning</p> <p>City of Edina; Edina, MN – Owner/Project Manager 2012 — \$4M New Construction Addition 2015 — \$13M Renovation, New Construction</p>	



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MIKE LODGE, Regional Commissioning Project Director**32 Years Relevant Experience****QUALIFICATIONS**

- Commissioning Management
- LEED® Building Commissioning
- Retro/Re-Commissioning
- Design Reviews
- Engineering Reviews
- Facility Evaluations
- O&M Staff Training
- Integration Building Testing
- Test & Balance Verification
- Mechanical System Controls
- Schedule & Planning Analysis
- Building Simulation
- Commissioning Management
- Estimating & Financial Management
- Indoor Air Quality
- Life Cycle Costing
- HVAC Controls, Design/ Validation
- System/Equipment Start-Up

RELEVANT PROJECT EXPERIENCE**City of Madison, Madison, WI**

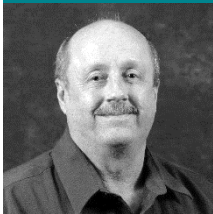
New construction commissioning project of the City's Olbrich Botanical Gardens Expansion, Fire Station 14, and Pinney Library Branch. Services include commissioning for the design and construction, as well as enhanced commissioning, energy modeling, and measurement & verification. All buildings are pursuing LEED Gold certification.

Wayzata High School, Wayzata, MN

Addition to the existing high school building—heating plant upgraded; central cooling plant upgraded; occupied spaces consisted of variable volume ventilation control with heat recovery; multiple science labs and fume hood control with related heat recovery. Commissioning scope included construction, acceptance and warranty phases.

St. Camillus, Milwaukee, WI

Commissioning services of new Professional Office Building, and renovation of existing space within the Medical Education Building.

TERRY FREESE, CCP | Commissioning Program Manager**32 Years Relevant Experience****CERTIFICATIONS/AFFILIATIONS**

- Certified Commissioning Professional (CCP)
- State of Minnesota Chief Engineer Grade B Operating Engineer
- EPA Universal Technician

QUALIFICATIONS

- New and Existing Building Commissioning
- Facilities Management
- Personnel Training
- Facility Audits of HVAC Systems
- HVAC Control Installation
- Facilities & Energy Management System Design/Review
- Directed Engineering Studies

RELEVANT PROJECT EXPERIENCE**Minneapolis Parks and Recreation, Minneapolis, MN****Commissioning of energy efficiency upgrades**

Performed second phase project to improve operational and energy performance at Parade Ice Garden ice rink. Improvements included replacing two leaky R-22 refrigeration systems with central ammonia refrigeration system that utilized waste heat from the compressors to heat subfloor of rink and snow melt pit. The aging air handling and dehumidification systems were also replaced with desiccant systems and new direct digital controls system to implement demand control strategies and maximize energy efficiency. Commissioning was performed on all upgraded systems.

New Hope Ice Arena, New Hope, MN

Commissioning study of existing ventilation systems in the South Arena. Study was Xcel Energy funded recommissioning project that provided incentives for energy improvements. Scope consisted of review of indoor air quality issues and ventilation deficiencies and general operating conditions. Study resulted in replacement of two make-up air handlers, control upgrades to nine other existing air handling units, revised control strategies for all systems, and power factor correction improvements. Commissioning was performed on all upgraded systems.

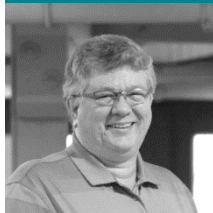
City of Rochester, MN

Project consisted of full replacement of the Recreation Center's ice plant from the basement mechanical room to the roof where the new ice plant refrigeration unit was placed. Also included new cooling tower and piping reconfiguration, and full lighting retrofit over two rinks and pool area for a major energy savings. Commissioning was performed on all upgraded systems.



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**CERTIFICATIONS/AFFILIATIONS**

- State of Minnesota Class A Electrical Journeyman
- OSHA 10 Hour Certified

QUALIFICATIONS

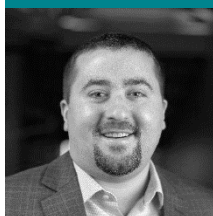
- New and Existing Building Commissioning
- HVAC Controls Project Management
- HVAC Controls Installation and Service
- MN Class A Electrician

RELEVANT PROJECT EXPERIENCE***Minneapolis Park & Recreation, Minneapolis, MN***

Energy efficiency project including ice rink upgrades from R22 refrigerant to ammonia refrigeration system, advance heat reclamation systems, rink floor replacements, upgraded chillers, pumps, fluid-cooled condensers, heat exchangers, new digital control system, as well as exterior lighting LED retrofits, fire alarm system and emergency lighting upgrades, building envelope improvements, water conservation measures, low-e (emissivity) ceiling installation, dehumidification unit replacements, roof replacement, and installation of a building automation system. Commissioning was performed on all upgraded systems.

St. Peter School District, St. Peter, MN

Project was a new 185,000 sq. ft. high school building, high efficiency design with central heating and cooling plants. The occupied spaces were variable volume with chilled beams and in-floor heat with centralized air handlers with heat recovery. There were multiple labs with fume hoods, the control systems for all ventilation was a direct digital web based system. Commissioning scope included design review, construction, acceptance and warranty phases.

**CERTIFICATIONS/AFFILIATIONS**

- OSHA 30 Hour Certified
- OSHA 10 Hour Certified

QUALIFICATIONS

- Test and Balance (TAB)
- HVAC Controls
- Commissioning
- Project Management
- Scheduling
- Estimating
- Energy Efficiency

RELEVANT PROJECT EXPERIENCE***Wayzata Public Schools – ISD 284, Wayzata, MN***

Provide consulting, commissioning and behavioral program services to 11 facilities at Wayzata Public Schools. Work with building engineers to identify efficiency, performance, and occupancy comfort opportunities.

Elk River Area School District – ISD 728, Elk River, MN

Provide consulting, commissioning and behavioral program services to 20 facilities at ISD 728 schools. Work with building engineers to identify efficiency, performance, and occupancy comfort opportunities.

Edina Public Schools – ISD 273, Edina, MN

Commissioning services for high school expansion of 135,000 sq. ft. and renovations of 40,500 sq. ft. Project includes optimizing existing HVAC/controls and complete commissioning of the new HVAC systems.

City of Minot, ND

Public Works Building construction phase TAB of air and hydronic water systems of expansion and renovation of public works office and garage.

Minot Air Force Base Retro-commissioning, ND

Retro-commissioning of nine buildings completed by others. Mike's firm provided TAB and extensive deferred maintenance of HVAC systems in the buildings totaling over 1,000,000 sq. ft.



Project Approach & Scope of Work

Le Sueur County Justice Center Scope of Work

Within four weeks of CONTRACT AWARD, the CxA shall:

- 1) Schedule commissioning activities, observations, submittals required, etc. - and integrate them into the master project schedule as prepared and maintained by the Construction Manager.
- 2) Describe testing procedures and parties involved in performing and verifying tests.
- 3) Review mechanical and electrical drawings and specifications. Provide any suggestions/recommendations based on the documents and the CxA's expertise.
- 4) Conduct a pre-construction commissioning process meeting to review timeline, tasks and requirements. Issue minutes following the meeting and any associated logs/reports desirable to facilitate process.

CONSTRUCTION PHASE

- 1) Coordinate and document commissioning activities in a logical, sequential and efficient manner using consistent protocols, clear and regular communications with necessary parties, updated timelines, and technical expertise.
- 2) Perform review of submittals for commissioned systems in partnership with the design and construction team. Provide commissioning-related comments.
- 3) Perform site visits as necessary to observe, verify and document system installations.
- 4) Attend construction progress and pre-installation meetings as appropriate to stay abreast of construction progress. Review construction progress meeting minutes for revisions/substitutions related to the Owner's design intent. Assist in resolving any discrepancies.
- 5) Develop and write pre-functional and functional test procedures for commissioning systems with the necessary involvement of the installing contractors. Submit to the construction manager, the design team, and the Owner for review and approval.
- 6) Approve systems start-up by reviewing start-up reports and by select site observations.
- 7) Report all deficiencies to the appropriate parties. CxA shall verify all deficiencies again after acknowledgement that the work has been completed.
- 8) Recommend approval of air and water systems balancing through statistical sampling of the report(s) or separate field verification(s).
- 9) Maintain a master issues log and testing record. Provide to the construction manager, the design team, and the Owner written progress reports and test results with recommended actions.
- 10) Document corrections and retesting of non-compliance items by the construction contractors.
- 11) Review and recommend approval or rejection of training proposed by installing contractors for compliance with project requirements.
- 12) Attend training provided.
- 13) Summarize approved Test and Balance Reports.

ACCEPTANCE PHASE

- 1) Review and inspect the start-up, testing, adjusting and balancing work that has been carried out by another agency. Specific sampling rates are listed in this RFP.
- 2) Conduct functional performance testing of sub-systems, systems, and interactions between systems, leading to acceptance of the completed work. Document the results of all tests. Specific functional testing rates are listed in this RFP.
- 3) Report all deficiencies to the appropriate party. CxA shall verify all deficiencies again after acknowledgement that the work has been completed.
- 4) Provide a summary report delineating:
 - a) Any outstanding commissioning issues, assignment, and schedule for resolution. Follow-up as required.
 - b) Final commissioning log / report.
 - c) Executive summary relating all improvements to the operational goals of the contract documents.



POST ACCEPTANCE AND WARRANTY PHASES

- 1) Conduct deferred functional performance testing of sub-systems, systems, and interactions between systems that could not be carried out prior to acceptance due to unsuitable weather or load conditions, or Owner occupancy requirements.
- 2) Report all deficiencies to the appropriate party. CxA shall verify all deficiencies again after acknowledgement that the work has been completed.
- 3) Prepare and submit a final Commissioning Report to the Owner within two months of substantial completion. Substantial completion will occur in phases.
- 4) Return to the site 10 months after the final Substantial Completion dates. Review with Owner facilities staff the current building operation and the condition of outstanding issues related to the original and seasonal commissioning. Also interview the Owner's facilities staff and identify problems or concerns they have with operating the building as originally intended. Make suggestions for improvements and for recording these changes in the Systems Manual. Identify areas that may come under warranty or under the original construction Contract. Assist the Owner's facilities staff to develop reports and requests for services to remedy outstanding problems.
- 5) Upon completion of the commissioning effort, the CxA shall provide a Final Commissioning Report. This report shall detail the construction and commissioning efforts and their results. The hard copy of the report shall be bound. No pages shall be larger than 11" x 17" (folded). Upon review and approval of the report, one (1) hard copy with three (3) electronic copies on CD shall be provided to the Owner. The Report shall be broken down as follows and shall include all of the information requested here and elsewhere in this RFP.
 - A. Table of Contents
 - B. Executive Summary
 - C. Commissioning Plan: The "as-commissioned" Commissioning Plan shall be included in the Final Commissioning Report.
 - D. Commissioning Report: The Commissioning Report shall detail the commissioning efforts during the acceptance phase. This shall include the following:
 - i. Commissioning Survey – Include a brief summary of the commissioning process, major issues / hurdles encountered and their ultimate resolution, etc. Reference the Commissioning Deficiency Report where applicable.
 - ii. Copies of all shop drawing submittal commissioning review comments.
 - iii. Pre-Functional Construction Checklists – Include copies of all equipment pre-functional construction checklists as completed by the contractor and verified by the CxA. Provide a list of witnessed equipment start-up tests, system served and date tested.
 - iv. Equipment Functional Testing Sheets – Include copies of all equipment functional tests witnessed during the commissioning phase. Provide a list of witnessed equipment functional tests, system served, and date tested.
 - v. Commissioning Deficiency Reports – Include the full report detailing all items discovered during Commissioning. Provide final agreed-upon resolution for all items.
 - vi. Reports of all commissioning site visits and commissioning meeting minutes.
 - vii. Training sheets for equipment and systems including training session sign-in sheets.
 - viii. Photographs – Photos taken during the commissioning to document issues discovered and overall progress, etc.
 - ix. Upon the completion of Commissioning, the CxA shall confirm that all commissioned systems are ready for use and turnover to Facilities Operations. Where this is not the case, and contractors have been provided adequate time to complete all work, the CxA shall notify the Owner of deficiencies that have not been rectified. The CxA shall include this information in the Final Commissioning Report.

The successful CxA may propose different or more efficient Final Commissioning Report layouts. These reports must contain all of the information included above as well as elsewhere in this RFP.

Unique Commissioning Approach

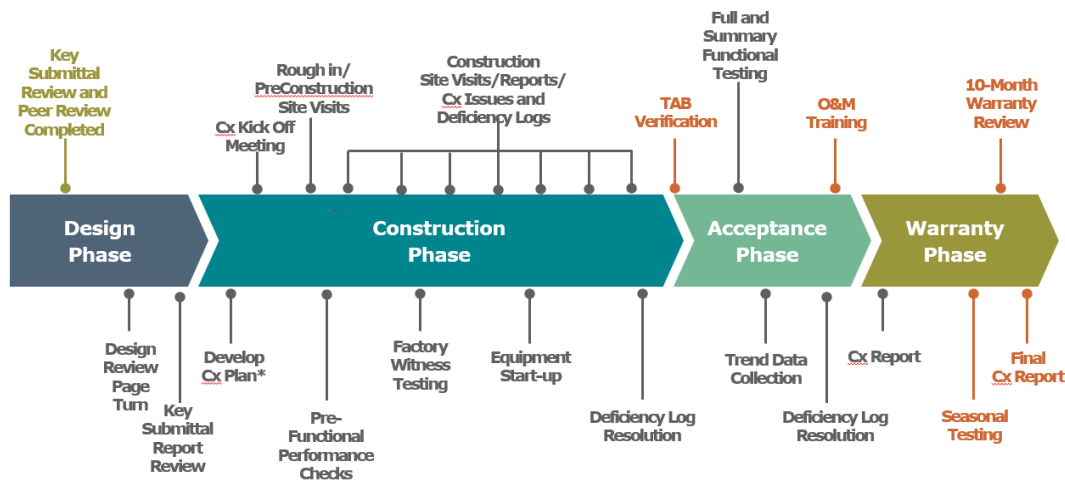
McKinstry has performed more than 65 projects in the Midwest since 2006 to improve energy efficiency and extend the lives of customers' facilities. Our commissioning team is educated on the latest industry standards, and delivers best practices to our clients.

McKinstry's "*For the Life of Your Building*" motto is clear in our approach to third-party commissioning. We don't just ensure that our clients' mechanical systems function; we make sure that installed equipment achieves optimal system performance and energy efficiency, and we educate building operators to streamline maintenance.



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NEW CONSTRUCTION COMMISSIONING FUNCTIONS

Based on the identified scope in the RFP, McKinstry is committed to providing services for the following tasks for the Le Sueur County Justice Center project:

DESIGN DOCUMENTS

- With key submittal and peer review already being taken care of McKinstry will review plans and key submittal/peer review report to better understand specific aspects to the projects.

CONSTRUCTION PHASE

- McKinstry will provide commissioning milestone date information to be incorporated into the overall project schedules. Coordinate with the prime mechanical contractor to develop the schedule.
- McKinstry will provide a written Commissioning Plan document to include:
 - Clearly defined the Commissioning purpose and goals
 - Equipment list
 - Assignment of the roles and responsibilities of all commissioning team members
 - Specific milestone dates and meeting requirements that are coordinated with the General Contractor's construction schedule
 - Outline of the scope of all required field testing. The field testing scope shall be as identified in the Building Acceptance Phase of this proposal request
- McKinstry will perform site surveys periodically during rough-in and attend construction meetings as needed to coordinate commissioning activities. McKinstry will provide construction observation reports to identify equipment and system installation deficiencies related to the ability to complete systems testing for the project.
- McKinstry will develop and implement equipment specific start-up test procedures to validate major equipment start-up by contractors. Verify checklists and witness start-up of equipment.
- McKinstry will maintain an ongoing deficiency report to verify corrective action takes place.

BUILDING ACCEPTANCE PHASE

- 100% full functional testing of all AHU component operations
- Full functional testing of boilers (infrastructure only)
- Summary testing of VAVs and other terminal equipment (full testing of a select number, trend review of the remaining).
- Full functionally testing of the fin tube radiation.
- BAS/graphics verification for completeness and accuracy.
- Full functional testing of generators and transfer switches.
- At the conclusion of each scheduled testing session, McKinstry will provide a corrective action/deficiency report to the construction team. The corrective action/deficiency report shall be a running log of all corrective action items to document deficiencies and to track correction progress.
- McKinstry will perform follow-up inspections as necessary to verify that correction action/deficiency items are complete.

WARRANTY PHASE

- McKinstry will develop and submit a final Commissioning Report including a summary of the commissioning scope, a copy of all generated documentation and associated correspondence, and a copy of all field-testing results.



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Detailed Structure & Components of New Construction Commissioning (NC-Cx)



KEY COMPONENTS OF NC-CX PROCESS

- Cx plan
- Cx specification
- Cx schedule
- Issue resolution log
- Installation verification/static Cx
- Review of equipment & system start-up information
- Review of test, adjust & balance
- Control system Cx
- Functional performance testing
- Equipment & system training
- Final Cx report

COMMISSIONING SPECIFICATION

The purpose of the Cx specification is to introduce and explain the various phases and steps that comprise the Cx process.

COMMISSIONING SCHEDULE

Once the design and scope are finalized, we develop a Cx schedule that can be integrated with the master construction schedule. Project closeout is a very busy time and conditions often arise that may prohibit commencement of Cx tasks during the precise time scheduled. Cx is a dynamic and fluid process; scheduled Cx tasks are managed to fit with site-specific conditions and opportunities.

Additionally, the Cx schedule serves as a project resource that prioritizes equipment power requirements for the electrical contractor.

ISSUE RESOLUTION

Unforeseen issues develop during all projects. Early identification and prompt resolution may be the most important component of a successful commissioning process. From the moment Cx begins through project completion, issues are identified, documented, communicated, and tracked until resolved.

McKinstry's Cx team participates in the resolution of most issues; however, the Cx team's authority is limited and does not allow us to direct work. Our Cx team will communicate with other team members, provide supporting documentation or research, and track the issues until they are resolved. McKinstry Cx and Project Management teams strive for proactive issue resolution.

INSTALLATION VERIFICATION OR STATIC COMMISSIONING

After installation, all equipment and systems are visually inspected to verify they are installed in accordance with the design objectives as indicated on the drawings. This information is documented, providing a record of acceptable installation as well as a

means of identifying deficiencies. When deficiencies or discrepancies are found, we generate an issue log and notify all team members. After the discrepancy is resolved, we re-inspect the equipment.

EQUIPMENT & SYSTEM START-UP INFORMATION

Start-up Cx verifies all equipment is activated and operating in accordance with the manufacturer's operating criteria. This includes all internal equipment electrical components and safety devices. McKinstry Cx will witness and review equipment start-up activities.

TEST, ADJUST & BALANCE (TAB)

The test, adjust and balance discipline sets, measures, and documents air and hydronic system performance. Final TAB performance data is recorded onto appropriate forms where it is compared to the designed performance criteria. In the event a system is not meeting the design intent, the McKinstry Cx team works with the project and design teams to develop and implement a timely and suitable resolution.

CONTROL SYSTEM COMMISSIONING POINT-TO-POINT

As control device installation and wiring is completed, the control contractor tests and adjusts all components (point-to-point). Point-to-point Cx verifies control hardware and components for proper communication, operation, orientation, range, calibration, and functionality. This testing ensures and documents that all devices are complete, communicating, and functional.

After point-to-point, the control contractor performs dynamic testing of the approved sequence of operation. These tests document all logic and control sequence statements accomplishing each specific control function.

(Note: Sequence of operations verification is accomplished in the following section - Functional Performance Verification.) The responsibility of the controls contractor is to completely check out and de-bug the installation. It is intended to enhance the ability of the construction team to provide the owner with a complete and operational building.

TYPICAL ITEMS VERIFIED

- Location and zoning
- Make and model
- Serviceability and access
- Connections to subsystems
- Completeness
- Free of dirt and debris
- Readiness for start-up
- Readiness for balancing



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Prior to this portion of the Cx process, all field-Cx activities have intentionally focused on inspecting and verifying individual components and/or subsystems. During Functional Performance Testing (FPT) begins, we verify and document system performance as an integrated whole. We test a multitude of operating scenarios to ensure that systems achieve the design intent.


Tests involve verifying the system operation under automatic control. Testing is accomplished by manipulating variables that will generate a condition resulting in appropriate system response. Each test is verified, initialed, and dated by a Cx engineer. In addition, relative test conditions, system configurations, system responses, and observations are documented. FPTs are written by the McKinstry Cx team and implemented by the installing contractors under the direction of the McKinstry Cx team.

EQUIPMENT & SYSTEM TRAINING

McKinstry's Cx team will review the training plan as provided by the installing contractors to ensure that the training is designed to provide adequate operation information. McKinstry's Cx team will witness and oversee the initial training sessions and may elect to witness others to ensure quality training is provided.

- Confirm operation and maintenance manuals have been turned over to the proper people.
- All equipment locations have been reviewed in the facility. This includes operational information and a summary of maintenance requirements.
- All system valves, clean-outs, future stub-outs, etc., have been reviewed and located for the owner and representatives.
- Complete review of the control system including all components, addressing method, graphics, and system programming.
- The contents of the O&M Manuals have been reviewed so all parties know what was done and how the systems were left.
- A list of "risk items" has been reviewed with the owner to disclose potential problem areas and how they should be addressed.
- A list of emergency procedures and contacts are provided for the owner to use 24/7.

Investigating a complex performance issue will typically involve development of an issue resolution plan to ensure the root cause is identified and a timely permanent solution is applied. A comprehensive approach to issue resolution will include items such as:

- | | | | | |
|---|--------------------------------|---------------------------------|-------------|---|
| YOD133-000 Query-Setkey
Intelligence Blog A | | Issue Details
ID QA-1492-482 | |  |
| Company | BA2K | Status | Closed | |
| Type | Co - Observation | Due Date | | |
| Author | HA006 BCW9 (bore@industry.com) | Author's Company | BAK Co Team | |
| Date Created | 02 Mar 2015 10:28 AM | Word Source | | |
| Description
QA-1492-482
Myring was | | | | |
| Location | rt app/level | | | |
| Location Detail | | | | |
| Additional Prescripts for ID QA-1492-482
Subanector Resour 1
High | | | | |
| Comments for ID QA-1492-482
0045 2016-02-26 10:00
User: Plogins (plogins@bore@bore.com) Write text and send | | | | |
| All other comments for ID QA-1492-482 | | | | |



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The performance of these tasks requires technical expertise – people that understand systems and how they are supposed to work. This then allows for a methodical approach to define and work through the variables that are impacting performance in order to solve the problem. However, just as important are how do we define, document, inform, track, and resolve the issue in a collaborative manner that is consistent, repeatable, and efficient. On the following pages, we have described both the technical solution development and the process management in more detail.

TECHNICAL SOLUTION DEVELOPMENT

Our team's approach to solving a complex technical problem, such as the proposed scenario of a large, central custom air handler cooling coil that is not providing design heat transfer, would be to follow a "trust but verify" process to ensure an accurate depiction of the problem that identifies the root cause of the issue and provide actionable issue solving recommendations to the team.

STEP 1 – CONFIRMATION OF DATA AND INITIAL INVESTIGATION

Upon identification or notification of the perceived heat transfer deficiency, McKinstry's commissioning team would lead a detailed investigation of the system to confirm the following information:

1. Submittal data matches installed components – Coil size, rows, duct sizing, and placement are per the submittal and design criteria from the approved drawing set.
2. Operating condition verification – Confirm air flow, water flow, along with inlet/outlet pressures and temperatures of both air and water are per the design document and submittal date.
3. Confirm operation of automated system control – Verify valves, actuators, and dampers stroke from 0-100%, fan speed, pump speed, and air and water flow control from graphical front end to end device.
4. Confirm the installed sequence of operation utilizing functional performance testing, automation system trending, and field installed data logger/collection devices as needed.
5. If deficiencies are found through the testing completed above, our team will work with the appropriate design team, contractor, or supplier to resolve the issue and verify performance once the corrections have been made.

STEP 2 – FOLLOW UP INVESTIGATION

If the various tests and verification items listed in Step 1 don't identify and resolve the root cause of the performance deficiency, our team initiates a follow up investigation of the issue including tasks such as:

1. Conduct a meeting with the designers, installing contractors, and equipment suppliers to review the findings of Step 1.
2. The outcome of the meeting would be a plan to investigate the connected systems with of goal of identifying any non-air handler related influences throughout the downstream duct, plenum, and piping systems. Items typically identified in this type of investigation are routing issues, as-installed sizing issues, and cross or incomplete connections.
3. Simultaneously, we would leverage McKinstry's in-house network of designers and installers to provide insight or ideas as to other influences that could be impacting the system.
4. Upon discovery of external influences, our team will work with the appropriate design team, contractor, or supplier to resolve the issue and verify performance once the corrections have been made.

PROCESS MANAGEMENT

The entire investigation process would be documented within McKinstry's BIM 360 Field platform (see example below) for all interested parties to review as the work progresses. Utilizing BIM 360 Field will allow for a collaborative working environment for real time communication and status updates to the relevant project team members. It also aids in documenting the process to provide a history reference of the finding to support the operations team with investigating any future issues or questions related to this topic. Clear and concise communication among the team members, action item assignment, and scheduled activity tracking are all key to quickly and succinctly identifying the root cause and implementing the resolution of a complex issue. For this type of issue, we would anticipate the following activities:

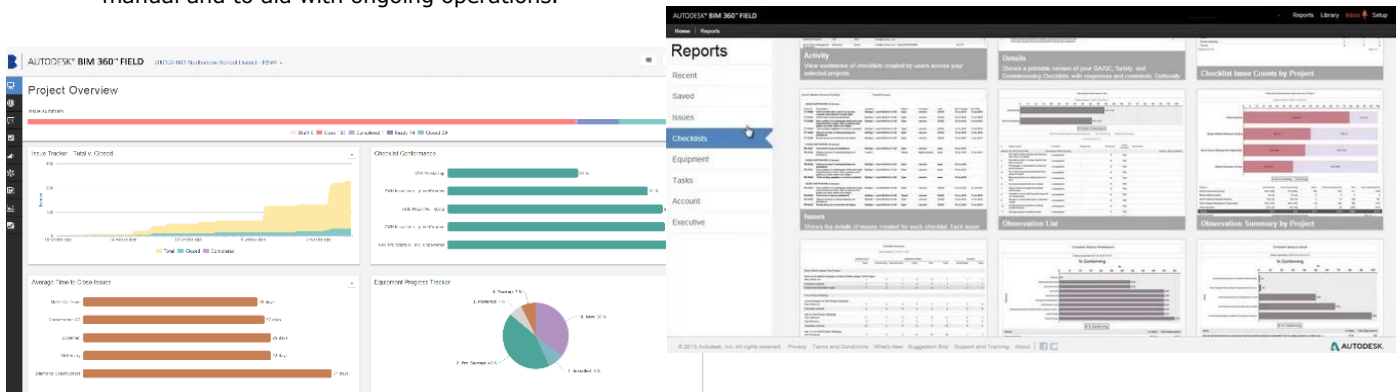
1. A team meeting initiated and facilitated by McKinstry's commissioning team to discuss the performance issue, discuss current status, and collect input from the designer, installing contractor, equipment supplier, TAB contractor, control system provider, and client representatives.
2. Development of a list of action items, who will perform them, and the estimated time to complete.
3. Capture the action items within BIM 360 Field to document progress, ownership, and provide real-time status updates.
4. Facilitate follow up team meetings to provide updates and findings until the issue is resolved.
5. Conduct after modification/correction testing to confirm resolution and recommend acceptance to the client.



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- Ensure the entire investigation process and resolution history is captured in BIM 360 Field for inclusion in the systems manual and to aid with ongoing operations.



- COMMUNICATION**—All information is hosted on a cloud server that can be accessed by anyone who is given a username/password. This improves transparency and communication throughout the commissioning process and provides a more efficient method of tracking Cx status.
- REVIT AND AS-BUILT COLLABORATION**—If the project is designed in Revit, BIM 360 Field can be connected to the Revit model via the cloud. This ties all commissioning documents, issues, and changes back to the Revit model so the client ends up with a true As-Built model with all the specific installed equipment information.
- DATA OUTPUT**—The data captured throughout the commissioning process (equipment make, model, serial number, location, etc.) can easily be exported from BIM 360 Field to most customers' CMMS system.

Section

5

Project References

ST. PETER HIGH SCHOOL | St. Peter, Minnesota

COMPLETION DATE:
10/2017

CONTACT:
Marc Bachman, Buildings and Grounds Supervisor
507.934.4212 x1032 | mbachman@stpeterschools.org

PROJECT SIZE:
185,000 square feet

DESCRIPTION OF SERVICES:

St. Peter High School project was a new 185,000 sq. ft. high school building that included high efficiency design with central heating and cooling plants. The occupied spaces were variable volume with chilled beams and in-floor heat with centralized air handlers with heat recovery. There were multiple labs with fume hoods and direct digital web-based control systems for all ventilation. Commissioning scope included design review, construction, acceptance and warranty phases. Additionally, McKinstry provided commissioning services at both the elementary and middle schools which included new central heating plant, new chillers, new air handlers with upgraded variable volume air distribution system.

MEADOW RIDGE ELEMENTARY SCHOOL | Wayzata, Minnesota

COMPLETION DATE:
10/2016

CONTACT:
John Deutsch, Director of Facilities and Transportation
763-745-5150 | John.Deutsch@wayzata.k12.mn.us

PROJECT SIZE:
114,000 square feet

DESCRIPTION OF SERVICES:

The project was a new 114,000 sq. ft. elementary school. The building systems incorporated high efficiency centralized heating boilers and air cooled chilled water systems. The occupied spaces consisted of centralized variable volume ventilation control with heat recovery and web-based control systems. Commissioning scope included construction, acceptance, and warranty phases.



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COMPLETION DATE:

Fire Station 14: 2018
Olbrich Botanical Gardens and
Pinney Library: 2019

CONTACT:

Jon Evans, Building Design Project Manager, Dept.
of Public Works | 608.243.5893

PROJECT SIZE:

60,000 square feet

DESCRIPTION OF SERVICES:

McKinstry has been selected to perform new construction commissioning services for three new City of Madison buildings—Olbrich Botanical Gardens Expansion Project 1, Fire Station 14, and Pinney Library Branch. All buildings are pursuing LEEDv3 certification and require professional commissioning services for the design and construction. Additionally, as defined by LEEDv3, enhanced commissioning, energy modeling, and measurement & verification services are being included for these projects.

Olbrich Botanical Gardens Expansion Project 1—Madison Parks Department and Olbrich Botanical Gardens are expanding and renovating Olbrich Botanical Gardens in several phases. Project 1 consists of two independent and diverse building additions: 1) ~10,000 sq. ft. education center, 2) new ~14,000 sq. ft. production greenhouse operating all year and replacing existing antiquated greenhouse structures. Existing MEP systems are being expanded and modified to accommodate both expansion spaces. McKinstry will provide commissioning services for new chillers, VAV air handlers, heating terminals, LED lighting systems, and possibly roof-mounted solar PV system. The project is scheduled for design in early 2018 with construction to begin in late 2018.

Fire Station 14—Madison Fire Department is building a new 15,000 sq. ft. fire station. Systems to be commissioned include central AHU, outdoor air ventilation system, radiant floor system, perimeter radiators, centralized ground source heat pumps, boiler/DX plant, LED lighting, and possibly solar hot water heating system and roof-mounted PV system. The project is currently in construction since early 2018.

Pinney Library Branch—Madison Public Library is moving the Pinney Library Branch to a new 20,000 sq. ft. location. McKinstry will provide commissioning services for underfloor air distribution system served by an air handler in the lower level with heating/cooling provided by centralized geothermal heat pumps, the geothermal borefield, LED lighting system, and possibly a roof-mounted solar PV system. The project has completed design and construction is scheduled for early 2018.

Section

6

Pricing

Commissioning Services

McKinstry's fee for the scope of services described in the RFP is **\$55,500**. This amount is inclusive of all reimbursable expenses (printing, travel, WebEx, delivery, etc.) and we have included attendance at 26 onsite construction walkthroughs/project meetings and progress meetings during the construction/acceptance phases based on the project schedule. The number of construction/acceptance phase meetings can be discussed at time of award and may be increased/decreased based on the County's requirements. Project meetings will commence at 50% completion of construction.

McKinstry and Client will collaborate on Terms and Conditions upon acceptance.



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LE SUEUR COUNTY JUSTICE CENTER | COMMISSIONING SERVICES
APRIL 26, 2018

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April 27, 2018

Le Sueur County Board of Commissioners
88 S Park Ave
Le Center, MN 56057

RE: Le Sueur County Justice Center and Jail – BP2 Contract Award Recommendations (ROUND #2)

Dear Commissioners:

In continuation of AP's reporting with the solicited Bid Package #2 (BP2) work scopes for the Justice Center project, AP is once again writing to you with our award recommendations. The team has continued the post-bid interview qualification process to confirm bidder completeness. Based upon our review of the bids received, AP recommends that the following contract awards be made:

- BP2 - 07B	* Schwickert's Tecta America, LLC	\$ 174,353
- BP2 - 07C	Henkemeyer Coatings, Inc.	\$ 43,296
- BP2 - 07E	Superl, Inc.	\$ 198,000
- BP2 - 09C	Twin City Acoustics, Inc.	\$ 265,580
- BP2 - 09F	Steinbrecher Painting Company	\$ 304,000
- BP2 - 11A	Tierney Brothers, Inc.	\$ 394,001
- BP2 - 11C	Plexus Company, dba Cullinex	\$ 223,749
- BP2 - 21A	LVC Companies, Inc.	\$ 337,700
- BP2 - 32A	Crane Creek Asphalt	\$ 131,806
- BP2 - 32B	Curb Masters, Inc.	\$ 182,000

* Per the attached, the low bid BP2-07B Contractor (Innovative Building Concepts, LLC) requests to rescind... moving to the next qualified low base bid would award to Schwickert's.

Upon your approval, AP will assist the County in issuing contracts to the companies indicated above.

Sincerely,

Mike Wiese, Project Manager

Adolfson & Peterson Construction
d 952.417.8367 | m 612.490.4489
mwiese@a-p.com

APPROVED BY LE SUEUR COUNTY: _____

DATE: _____

Adolfson & Peterson Construction
6701 West 23rd Street | Minneapolis, MN 55426
p 952.544.1561 | f 952.525.2333 | www.a-p.com

we exist to build a better tomorrow

Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
04B – Masonry													
Bidder #1	TCR Enterprises, Inc. dba J&K Masonry	Y	X	X	\$ 1,312,000				\$ 62.00				
Bidder #2	Gresser Companies, Inc.	Y	X	X	\$ 1,757,000				\$ 61.00				
Bidder #3	Northland Concrete & Masonry Company, LLC	Y	X	X	\$ 1,877,650				\$ 93.00				
Number of Bids					3								
Budget					\$ 1,231,420								
Low Bid					\$ 1,312,000								
Average Bid					\$ 1,648,883								
Low Bid Variance (-) / +					\$ 80,580								
Average Bid Variance (-) / +					\$ 417,463								
05B – Miscellaneous Metals													
Bidder #1	Thurnbeck Steel Fabrication, Inc.	Y	X	X	\$ 529,008								
Bidder #2	D&M Iron Works, Inc.	Y	X	X	\$ 662,000								
Bidder #3	Standard Iron & Wire Works, Inc.	Y	X	X	\$ 995,391								
Number of Bids					3								
Budget					\$ 325,000								
Low Bid					\$ 529,008								
Average Bid					\$ 728,800								
Low Bid Variance (-) / +					\$ 204,008								
Average Bid Variance (-) / +					\$ 403,800								
06A – General Trades													
Bidder #1	RTL Constructoin, Inc.	Y	X	X	\$ 1,146,000							\$ 200	
Bidder #2	Sieco Construction, Inc.	Y	X	X	\$ 1,545,000							\$ 300	
Number of Bids					2								
Budget					\$ 815,000								
Low Bid					\$ 1,146,000								
Average Bid					\$ 1,345,500								
Low Bid Variance (-) / +					\$ 331,000								
Average Bid Variance (-) / +					\$ 530,500								

Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
06B – Finish Carpentry & Architectural Woodwork													
Bidder #1	Aaron Carlson Corporation	Y	X	X	\$	985,908							
Bidder #2	Northwest Cabinets, Inc.	Y	X	X	\$	1,006,464							
Bidder #3	Siewert Cabinet and Fixture Mfg., Inc.	Y	X	X	\$	1,164,606							
Number of Bids						3							
Budget					\$	950,000							
Low Bid					\$	985,908							
Average Bid					\$	1,052,326							
Low Bid Variance (-) / +					\$	35,908							
Average Bid Variance (-) / +					\$	102,326							
07A – Roofing													
Bidder #1	Gag Sheet Metal, Inc.	Y	X	X	\$	593,300					\$ (59,300.00)		
Bidder #2	Schwickert's Tecta America LLC	Y	X	X	\$	796,850					\$ (62,495.00)		
Bidder #3	John A. Dalsin & Son, Inc.	Y	X	X	\$	839,000					\$ (46,666.00)		
Bidder #4	Flynn Midwest, LP	Y	X	X	\$	862,224					No Bid		
Number of Bids						4							
Budget					\$	630,000							
Low Bid					\$	593,300							
Average Bid					\$	772,844							
Low Bid Variance (-) / +					\$	(36,700)							
Average Bid Variance (-) / +					\$	142,844							
07B – Metal Wall Panels													
Bidder #1	Innovative Building Concepts LLC	Y	X	X	\$	147,850							
Bidder #2	Schwickert's Tecta America LLC	Y	X	X	\$	174,353							
Bidder #3	Divivoin V Sheet Metal, Inc.	Y	X	X	\$	181,835							
Bidder #4	Specialty Systems, Inc.	Y	X	X	\$	191,300							
Bidder #5	SGH Redglaze Holdings, Inc.	Y	X	X	\$	193,839							
Bidder #6	Progressive Building Systems, Ltd.	Y	X	X	\$	195,000							
Bidder #7	Atomic Architectural Sheet Metal, Inc.	Y	X	X	\$	212,000							
Number of Bids						7							
Budget					\$	135,000							
Low Bid					\$	147,850							
Average Bid					\$	185,168							
Low Bid Variance (-) / +					\$	12,850							
Average Bid Variance (-) / +					\$	50,168							

Le Sueur County Justice Center

Bid Package #2

April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
07C – Fluid-Applied Air Barriers													
Bidder #1	Henkemeyer Coatings, Inc.	Y	X	X	\$	43,296							
Bidder #2	Exterior Building Services, Inc.	Y	X	X	\$	63,860							
	Number of Bids					2							
	Budget				\$	35,000							
	Low Bid				\$	43,296							
	Average Bid				\$	53,578							
	Low Bid Variance (-) / +				\$	8,296							
	Average Bid Variance (-) / +				\$	18,578							
07D – Joint Sealants													
Bidder #1	Right-Way Caulking, Inc.	Y	X	X	\$	125,500							
Bidder #2	Carciofini Company	Y	X	X	\$	208,700							
	Number of Bids					2							
	Budget				\$	260,000							
	Low Bid				\$	125,500							
	Average Bid				\$	167,100							
	Low Bid Variance (-) / +				\$	(134,500)							
	Average Bid Variance (-) / +				\$	(92,900)							
07E – Firestopping & Smoke / Acoustical Caulking													
Bidder #1	Supurl, Inc.	Y	X	X	\$	198,000							
Bidder #2	Carciofini	Y	X	X	\$	346,325							
	Number of Bids					2							
	Budget				\$	-							
	Low Bid				\$	198,000							
	Average Bid				\$	272,163							
	Low Bid Variance (-) / +				\$	198,000							
	Average Bid Variance (-) / +				\$	272,163							

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Bidder #1	08A – Overhead Doors												
	St. Cloud Overhead Door Company dba American Door Works	Y	X	X	\$ 44,653								
	Number of Bids				1								
	Budget				\$ 55,000								
	Low Bid				\$ 44,653								
	Average Bid				\$ 44,653								
	Low Bid Variance (-) / +				\$ (10,347)								
	Average Bid Variance (-) / +				\$ (10,347)								
08B – Aluminum Framed Storefronts & Glazing													
Bidder #1	Ford Metro, Inc.	Y	X	X	\$ 627,300								
Bidder #2	Top Light Contract Glazing, Inc.	Y	X	X	\$ 633,000								
Bidder #3	W.L. Hall Co.	Y	X	X	\$ 715,148								
Bidder #4	Northern Glass & Glazing, Inc.	Y	X	X	\$ 725,000								
Bidder #5	Empirehouse, Inc.	Y	X	X	\$ 879,900								
Number of Bids					5								
Budget					\$ 765,000								
Low Bid					\$ 627,300								
Average Bid					\$ 716,070								
Low Bid Variance (-) / +					\$ (137,700)								
Average Bid Variance (-) / +					\$ (48,930)								
09A – Gypsum Board Assemblies													
Bidder #1	Custom Drywall, Inc.	Y	X	X	\$ 998,000								
Bidder #2	RTL Construction, Inc.	Y	X	X	\$ 1,069,000								
Bidder #3	Pinnacle Wall Systems, Inc.	Y	X	X	\$ 1,126,000								
Bidder #4	A.E. Conrad Company	Y	X	X	\$ 1,265,800								
Bidder #5	Mulcahy Nickolaus, LLC	Y	X	X	\$ 1,273,985								
Number of Bids					5								
Budget					\$ 1,285,000								
Low Bid					\$ 998,000								
Average Bid					\$ 1,146,557								
Low Bid Variance (-) / +					\$ (287,000)								
Average Bid Variance (-) / +					\$ (138,443)								

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
09B – Tile													
Bidder #1	Superset Stone & Tile LLC	Y	X	X	\$	360,000							
Bidder #2	Grazzini Brothers & Company	Y	X	X	\$	468,145							
Bidder #3	WTG Terrazzo & Tile, Inc.	Y	X	X	\$	524,200							
Bidder #4	Palmer-Soderberg, Inc.	Y	X	X	\$	665,700							
Number of Bids						4							
Budget					\$	525,000							
Low Bid					\$	360,000							
Average Bid					\$	504,511							
Low Bid Variance (-) / +					\$	(165,000)							
Average Bid Variance (-) / +					\$	(20,489)							
09C – Suspended Ceilings													
Bidder #1	Twin City Acoustics, Inc.	Y	X	X	\$	265,580							
Bidder #2	Palmer-Soderberg, Inc.	Y	X	X	\$	281,407							
Bidder #3	Sonus Interiors, Inc.	Y	X	X	\$	355,000							
Number of Bids						3							
Budget					\$	625,000							
Low Bid					\$	265,580							
Average Bid					\$	300,662							
Low Bid Variance (-) / +					\$	(359,420)							
Average Bid Variance (-) / +					\$	(324,338)							
09D – Carpet and Resilient Flooring													
Bidder #1	Superset Stone & Tile LLC	Y	X	X	\$	290,000							
Bidder #2	Commercial Flooring Services, LLC	Y	X	X	\$	293,000							
Bidder #3	Sonus Interiors, Inc.	Y	X	X	\$	297,104							
Bidder #4	Rickway, Inc.	Y	X	X	\$	348,500							
Bidder #5	Floors by Beckers, Inc.	Y	X	X	\$	359,101							
Number of Bids						5							
Budget					\$	350,000							
Low Bid					\$	290,000							
Average Bid					\$	317,541							
Low Bid Variance (-) / +					\$	(60,000)							
Average Bid Variance (-) / +					\$	(32,459)							

Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Bidder #1	09E – Raised Access Flooring W.L. Hall Co.	Y	X	X	\$ 24,672								
	Number of Bids				1								
	Budget				\$ 17,500								
	Low Bid				\$ 24,672								
	Average Bid				\$ 24,672								
	Low Bid Variance (-) / +				\$ 7,172								
	Average Bid Variance (-) / +				\$ 7,172								
09F – Painting & Wall Coverings													
Bidder #1	Steinbrecher Painting Company	Y	X	X	\$ 304,000								
Bidder #2	Fransen Decorating, Inc.	Y	X	X	\$ 305,600								
Bidder #3	Prindle Painting, Inc.	Y	X	X	\$ 312,500								
Bidder #4	Swanson & Youngdale, Inc.	Y	X	X	\$ 359,492								
	Number of Bids				4								
	Budget				\$ 300,000								
	Low Bid				\$ 304,000								
	Average Bid				\$ 320,398								
	Low Bid Variance (-) / +				\$ 4,000								
	Average Bid Variance (-) / +				\$ 20,398								
09G – Fluid Applied Coatings													
Bidder #1	Twin City Tile & Marble Company	Y	X	X	\$ 20,000								
Bidder #2	Grazzini Brothers & Company	Y	X	X	\$ 25,900								
Bidder #3	Diversified Coatings, Inc.	Y	X	X	\$ 34,157								
Bidder #4	TMI Coatings, Inc.	Y	X	X	\$ 72,100								
	Number of Bids				4								
	Budget				\$ 45,000								
	Low Bid				\$ 20,000								
	Average Bid				\$ 38,039								
	Low Bid Variance (-) / +				\$ (25,000)								
	Average Bid Variance (-) / +				\$ (6,961)								

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Bidder #1	10A – Signage												
	Albrecht Sign Company, LLC	Y	X	X	\$	33,443							
	Number of Bids					1							
	Budget				\$	35,000							
	Low Bid				\$	33,443							
	Average Bid				\$	33,443							
	Low Bid Variance (-) / +				\$	(1,557)							
	Average Bid Variance (-) / +				\$	(1,557)							
10B – Operable Partitions													
Bidder #1	Hufcor, Inc.	Y	X	X	\$	14,922							
Bidder #2	Skold Specialty Contracting, L.L.C.	Y	X	X	\$	19,990							
Bidder #3	W.L. Hall Co.	Y	X	X	\$	23,731							
	Number of Bids					3							
	Budget				\$	16,000							
	Low Bid				\$	14,922							
	Average Bid				\$	19,548							
	Low Bid Variance (-) / +				\$	(1,078)							
	Average Bid Variance (-) / +				\$	3,548							
10C – Evidence Storage Lockers													
Bidder #1	Mid-America Business Systems and Equipment	Y	X	X	\$	20,034							
	Number of Bids					1							
	Budget				\$	12,500							
	Low Bid				\$	20,034							
	Average Bid				\$	20,034							
	Low Bid Variance (-) / +				\$	7,534							
	Average Bid Variance (-) / +				\$	7,534							

Le Sueur County Justice Center

Bid Package #2

April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
11A – A/V Equipment													
Bidder #1	Tierney Brothers, Inc.	Y	X	X	\$	394,001							
Bidder #2	All Systems Installation, a division of Parsons Electric LLC	Y	X	X	\$	453,259							
Bidder #3	Video Services, Inc.	Y	X	X	\$	464,610							
Bidder #4	LVC Companies, Inc.	Y	X	X	\$	617,781							
Number of Bids						4							
Budget					\$	320,000							
Low Bid					\$	394,001							
Average Bid					\$	482,413							
Low Bid Variance (-) / +					\$	74,001							
Average Bid Variance (-) / +					\$	162,413							
11B – Laundry Equipment													
Bidder #1	Business Development Sales DBA: BDS Laundry Systems	Y	X	X	\$	21,159							
Number of Bids						1							
Budget					\$	25,000							
Low Bid					\$	21,159							
Average Bid					\$	21,159							
Low Bid Variance (-) / +					\$	(3,841)							
Average Bid Variance (-) / +					\$	(3,841)							
11C – Kitchen Equipment													
Bidder #1	Plexus Company dba Culinex	Y	X	X	\$	223,749							
Bidder #2	Boelter, LLC	Y	X	X	\$	224,422							
Bidder #3	Hockenbergs Equipment and Supply Company, Inc. dba TriMark Hockenbergs	Y	X	X	\$	229,950							
Bidder #4	Servco Equipment Company, Inc.	Y	X	X	\$	260,731							
Bidder #5	Horizon Equipment	Y	X	X	\$	265,267							
Number of Bids						5							
Budget					\$	200,000							
Low Bid					\$	223,749							
Average Bid					\$	240,824							
Low Bid Variance (-) / +					\$	23,749							
Average Bid Variance (-) / +					\$	40,824							

Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Bidder #1	11D – Detention Equipment Pauly Jail Building Company, Inc.	Y	X	X	\$ 3,825,600								\$ 1,050
	Number of Bids				1								
	Budget				\$ 3,559,080								
	Low Bid				\$ 3,825,600								
	Average Bid				\$ 3,825,600								
	Low Bid Variance (-) / +				\$ 266,520								
	Average Bid Variance (-) / +				\$ 266,520								
Bidder #1	11E – Lab Fume Hood No Bids Received				\$ -								
	Number of Bids				1								
	Budget				\$ 15,000								
	Low Bid				\$ -								
	Average Bid				\$ -								
	Low Bid Variance (-) / +				\$ (15,000)								
	Average Bid Variance (-) / +				\$ (15,000)								
Bidder #1	12A – Window Treatments CE Contract	Y	X	X	\$ 10,975								
Bidder #2	Offisource, Inc.	Y	X	X	\$ 12,600								
	Number of Bids				2								
	Budget				\$ 17,500								
	Low Bid				\$ 10,975								
	Average Bid				\$ 11,788								
	Low Bid Variance (-) / +				\$ (6,525)								
	Average Bid Variance (-) / +				\$ (5,713)								

Le Sueur County Justice Center

Bid Package #2

April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
14A – Elevators													
Bidder #1	ThyssenKrupp Elevator Corporation	Y	X	X	\$ 337,040								
Bidder #2	Kone Inc.	Y	X	X	\$ 525,000								
Number of Bids					2								
Budget					\$ 450,000								
Low Bid					\$ 337,040								
Average Bid					\$ 431,020								
Low Bid Variance (-) / +					\$ (112,960)								
Average Bid Variance (-) / +					\$ (18,980)								
21A – Fire Protection													
Bidder #1	LVC Companies, Inc.	Y	X	X	\$ 337,700								
Bidder #2	Viking Automatic Sprinkler Co.	Y	X	X	\$ 353,100								
Bidder #3	Olympic Fire Protection Corp.	Y	X	X	\$ 545,900								
Number of Bids					3								
Budget					\$ 348,000								
Low Bid					\$ 337,700								
Average Bid					\$ 412,233								
Low Bid Variance (-) / +					\$ (10,300)								
Average Bid Variance (-) / +					\$ 64,233								
22A – Mechanical													
Bidder #1	Javens Mechanical Contracting Company	Y	X	X	\$ 3,349,000								
Bidder #2	Minnetonka Plumbing, Inc.	Y	X	X	\$ 3,548,000								
Bidder #3	General Sheet Metal Company, LLC	Y	X	X	\$ 3,747,000								
Bidder #4	Peterson Sheet Metal, Inc.	Y	X	X	\$ 3,844,000								
Bidder #5	Northern Air Corporation dba NAC Mechanical and Electrical Services	Y	X	X	\$ 4,170,000								
Bidder #6	Schwicker's Tecta America LLC	Y	X	X	\$ 4,999,000								
Number of Bids					6								
Budget					\$ 4,440,000								
Low Bid					\$ 3,349,000								
Average Bid					\$ 3,942,833								
Low Bid Variance (-) / +					\$ (1,091,000)								
Average Bid Variance (-) / +					\$ (497,167)								

Le Sueur County Justice Center

Bid Package #2

April 12, 2018 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
26A – Electrical & Communications													
Bidder #1	Master Electric Co., Inc.	Y	X	X	\$	1,849,000	\$	398,750.00					
Bidder #2	Muska Electric Co.	Y	X	X	\$	2,101,000	\$	346,000.00					
Bidder #3	Schammel Electric, Inc.	Y	X	X	\$	2,119,000	\$	305,000.00					
Bidder #4	Dynamic Electric, LLC	Y	X	X	\$	2,136,000	\$	350,000.00					
Bidder #5	Olympiatech Electrical Contractors, Inc.	Y	X	X	\$	2,219,797	\$	327,530.00					
Bidder #6	Murphy Companies, Inc. DBA Russ Nelson Electric	Y	X	X	\$	2,730,000	\$	334,425.00					
Bidder #7	BLK Electric, Inc.	Y	X	X	\$	3,385,000	\$	798,675.00					
Number of Bids						7							
Budget					\$	3,285,000							
Low Bid					\$	1,849,000							
Average Bid					\$	2,362,828							
Low Bid Variance (-) / +					\$	(1,436,000)							
Average Bid Variance (-) / +					\$	(922,172)							
28A – Security Electronics													
Bidder #1	Accurate Controls, Inc.	Y	X	X	\$	1,462,000							
Number of Bids						1							
Budget					\$	580,000							
Low Bid					\$	1,462,000							
Average Bid					\$	1,462,000							
Low Bid Variance (-) / +					\$	882,000							
Average Bid Variance (-) / +					\$	882,000							
32A – Asphalt Paving													
Bidder #1	Crane Creek Asphalt Division of Mathy Construction Company	Y	X	X	\$	131,806							
Bidder #2	W.W. Blacktopping Inc.	Y	X	X	\$	135,155							
Bidder #3	Bituminous Roadways, Inc.	Y	X	X	\$	141,750							
Bidder #4	Northwest Asphalt, Inc.	Y	X	X	\$	162,900							
Bidder #5	Wm. Mueller & Sons, Inc.	Y	X	X	\$	177,000							
Bidder #6	OMG Midwest Inc. dba Chard	Y	X	X	\$	182,497							
Bidder #7	FPI Paving Contractors, Inc.	Y	X	X	\$	216,396							
Number of Bids						7							
Budget					\$	165,000							
Low Bid					\$	131,806							
Average Bid					\$	163,929							
Low Bid Variance (-) / +					\$	(33,194)							
Average Bid Variance (-) / +					\$	(1,071)							

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
32B – Site Concrete													
Bidder #1	Curb Masters, Inc.	Y	X	X	\$	182,000							
Bidder #2	O'Malley Construction, Inc.	Y	X	X	\$	189,387							
Bidder #3	North Country Concrete, Inc.	Y	X	X	\$	215,000							
Bidder #4	Ti-Zack Concrete, Inc.	Y	X	X	\$	255,491							
Number of Bids						4							
Budget					\$	205,000							
Low Bid					\$	182,000							
Average Bid					\$	210,469							
Low Bid Variance (-) / +					\$	(23,000)							
Average Bid Variance (-) / +					\$	5,469							
32C – Landscaping and Irrigation													
Bidder #1	Mankato Landscapes, Inc.	Y	X	X	\$	225,024	\$	24,728.00			\$ 1.88	\$ 5.25	
Bidder #2	Peterson Companies, Inc.	Y	X	X	\$	232,450	\$	26,954.00			No Bid	No Bid	
Bidder #3	Margolis Company	Y	X	X	\$	243,720	\$	29,470.00			\$ 1.30	\$ 5.75	
Bidder #4	Cedar Ridge Landscaping, Inc.	Y	X	X	\$	256,972		No Bid			No Bid	No Bid	
Bidder #5	Greenscape Companies, Inc.	Y	X	X	\$	267,500		No Bid			\$ 0.42	\$ 2.63	
Bidder #6	Autumn Ridge Landscaping, Inc.	Y	X	X	\$	271,810	\$	16,688.00			\$ 1.25	\$ 5.50	
Number of Bids						6							
Budget					\$	235,000							
Low Bid					\$	225,024							
Average Bid					\$	249,579							
Low Bid Variance (-) / +					\$	(9,976)							
Average Bid Variance (-) / +					\$	14,579							
32D – Site Fencing													
Bidder #1	Action Fence, Inc.	Y	X	X	\$	22,800							
Number of Bids						1							
Budget					\$	7,500							
Low Bid					\$	22,800							
Average Bid					\$	22,800							
Low Bid Variance (-) / +					\$	15,300							
Average Bid Variance (-) / +					\$	15,300							

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Combined Bids													
Bidder #1	09B - Tile & 09D - Carpet and Resilient Flooring												
	Superset Stone & Tile LLC	Y	X	X	\$	640,000							
	Number of Bids					1							
	Budget				\$	875,000							
	Low Bid				\$	640,000							
	Average Bid				\$	640,000							
	Low Bid Variance (-) / +				\$	(235,000)							
	Average Bid Variance (-) / +				\$	(235,000)							
Combined Bids													
Bidder #1	11D - Detention Equipment & 28A - Security Electronics												
	Pauly Jail Building Company, Inc.	Y	X	X	\$	4,480,600							
	Number of Bids					1							
	Budget				\$	4,139,080							
	Low Bid				\$	4,480,600							
	Average Bid				\$	4,480,600							
	Low Bid Variance (-) / +				\$	341,520							
	Average Bid Variance (-) / +				\$	341,520							

**Le Sueur County Justice Center
Bid Package #2
April 12, 2018 @ 2:00 p.m.**

Work Scope		Bid Bond	Addenda		Bids	Alt. #1	Alt. #2	Alt. #3	Unit Prices				
		Y/N	1	2		Add PV System	Add Irrigation	Ballasted EPDM	1 / SF	2 / SY	3 / SY	4 / EA	5 / EA
Apparent Low Bids													
04B	TCR Enterprises, Inc. dba J&K Masonry*	Y	X	X	\$ 1,312,000				\$ 62.00				
05B	Thurnbeck Steel Fabrication, Inc.*	Y	X	X	\$ 529,008								
06A	RTL Constructoin, Inc.*	Y	X	X	\$ 1,146,000							\$ 200	
06B	Aaron Carlson Corporation*	Y	X	X	\$ 985,908								
07A	Gag Sheet Metal, Inc.*	Y	X	X	\$ 593,300			\$ (59,300.00)					
07B	Innovative Building Concepts LLC*	Y	X	X	\$ 147,850								
07C	Henkemeyer Coatings, Inc.*	Y	X	X	\$ 43,296								
07D	Right-Way Caulking, Inc.*	Y	X	X	\$ 125,500								
07E	Supurl, Inc.*	Y	X	X	\$ 198,000								
08A	St. Cloud Overhead Door Company dba American Door Works*	Y	X	X	\$ 44,653								
08B	Ford Metro, Inc.*	Y	X	X	\$ 627,300								
09A	Custom Drywall, Inc.*	Y	X	X	\$ 998,000								
09B	Superset Stone & Tile LLC*	Y	X	X	\$ 640,000								
09C	Twin City Acoustics, Inc.*	Y	X	X	\$ 265,580								
09D	Superset Stone & Tile LLC* (Combined bid 09B & 09D)												
09E	W.L. Hall Co.*	Y	X	X	\$ 24,672								
09F	Steinbrecher Painting Company*	Y	X	X	\$ 304,000								
09G	Twin City Tile & Marble Company*	Y	X	X	\$ 20,000								
10A	Albrecht Sign Company, LLC*	Y	X	X	\$ 33,443								
10B	Hufcor, Inc.*	Y	X	X	\$ 14,922								
10C	Mid-America Business Systems and Equipment*	Y	X	X	\$ 20,034								
11A	Tierney Brothers, Inc.*	Y	X	X	\$ 394,001								
11B	Business Development Sales DBA: BDS Laundry Systems*	Y	X	X	\$ 21,159								
11C	Plexus Company dba Culinex*	Y	X	X	\$ 223,749								
11D	Pauly Jail Building Company, Inc.*	Y	X	X	\$ 4,480,600								\$ 1,050
11E	No Bids Received				\$ -								
12A	CE Contract*	Y	X	X	\$ 10,975								
14A	ThyssenKrupp Elevator Corporation*	Y	X	X	\$ 337,040								
21A	LVC Companies, Inc.*	Y	X	X	\$ 337,700								
22A	Javens Mechanical Contracting Company*	Y	X	X	\$ 3,349,000								
26A	Master Electric Co., Inc.*	Y	X	X	\$ 1,849,000	\$ 398,750.00							
28A	Pauly Jail Building Company, Inc.* (Combined bid 11D & 28A)												
32A	Crane Creek Asphalt Division of Mathy Construction Company*	Y	X	X	\$ 131,806								
32B	Curb Masters, Inc.*	Y	X	X	\$ 182,000								
32C	Mankato Landscapes, Inc.*	Y	X	X	\$ 225,024		\$ 24,728.00			\$ 1.88	\$ 5.25		
32D	Action Fence, Inc.*	Y	X	X	\$ 22,800								
*Apparent low bids are being checked for responsiveness and qualifications.													
Total Number of Bids					116	Average 3.22 bids per category.							
Total Budget					22,264,500								
Total Low Bids					19,638,319								
Total Average Bids					23,551,965								
Total Low Bid Variance					\$ (2,626,181)								
Total Average Bid Variance					\$ 1,287,465								

Mike Wiese

From: Mike Wiese
Sent: Wednesday, April 25, 2018 11:43 AM
To: 'Kramer, Ruby'; dpettis@co.le-sueur.mn.us; 'Christian, Brent'
Cc: Katie Milton; Matthew Doerge; Barry Lafreniere; Grant Hutton; Adam Clark; Tim Clark; DuWayne Jones
Subject: Le Sueur County Justice Center - request to withdraw bid - Innovative Building Concepts (BP2-07B: Metal Panels)
Attachments: PBI - BP2- 07B - Metal Wall Panels - IBC - 04.20.18.pdf

Darrell, Ruby & Brent,

For the County's consideration and discussion at Tuesday's board meeting with regard to the first round of Justice Center bid award recommendations. **AP is recommending that the low bidding metal panel contractor (BP2-07B) be allowed to walk away from their bid (not take their bid bond), due to an error within their bid- namely, not having bid the specified panel for MP2.** AP is working now to confirm the next low, qualified responder and will notify the County immediate upon making this determination.

A copy of AP's post-bid interview notes is attached for further discussion/review with the board as desired.

Please let me know if you have any questions and we look forward to your decision on Tuesday morning.

Thank you,
- Mike

From: Chris Larson <chrislarson@ibcmn.com>
Sent: Wednesday, April 25, 2018 9:54 AM
To: Mike Wiese <mwiese@a-p.com>
Subject: RE: 7346 - LSCJC - bidder clarification regarding specified MP-2 metal wall panels

Mike- Please pull IBC's bid for the Le Sueur Justice Center for bid pack #2 07B metal wall panels. If followed spec with other materials that architect wanted... then, IBC would have to add for materials.

Thanks

Chris Larson, Estimator
chrislarson@ibcmn.com

Innovative Building Concepts, LLC
849 West 80th Street | Bloomington, MN 55420
P: 952.885.0262 | F: 952.885.0570

POST BID INTEVIEW CHECKLIST - CONTRACT EXHIBIT C

DATE: 4-20-18	CONTACT: Chris Larson
CONTRACTOR: IBC	PROJECT NAME: 7346 - LE SUEUR COUNTY JUSTICE CENTER
BID CATEGORY: BP-2 - 07B	SCOPE OF WORK: Metal Wall Panels

	YES	NO
Has Priced/Reviewed All ² Addendums and provided Unit Prices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has included the costs of a P&P Bond and ready to provide?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has answered all qualification questions on the bid form, meets expectations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Understand working hours and plans for five 8 hr days?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Understands that winter conditions for own work is included w/in bid?	<input type="checkbox"/>	<input type="checkbox"/> NO AP
Review A132 - Prime Contract Agreement (00-5200) - No exceptions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Includes SOV Line Items (A132 / 00-5200, art. 5.1.4.1) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Understands Safety Requirements (01-3523 / Exhibit B) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Understands Quality Requirements (01-4000 & attached / Exhibit B) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/> * attachment
Will provide Resp. Contractor Form if awarded (Exhibit E) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/> * attachment
Review A232 - General Conditions (00-7200) - No exceptions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Understands change order expectations with complete L&M breakdown (Mark ups per AIA A232-2009, 00-7200, art. 7.2)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Includes Insurance coverage >= Owner reqs. (A232 - 00-7200, Art. 11) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agree to Textura/Fees? Understands L&M for each spec. section with SOV?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has reviewed schedule and is onboard to meet completion dates? OK with pull planning	<input checked="" type="checkbox"/>	<input type="checkbox"/> * attachment
Can expedite submittals? 7 weeks x	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metal panels @ high roof in August. MP-1 - 6-8 weeks MP-2 - 10-12 weeks (central) - 4 shops BKV-3 MP-3 - unknown 4 weeks for Alucobond ACM if approved. EIF needed		
Review Scope (attached) ...and clarify the following Scope Specific Questions:		
1) Your breakout value for.... ("I-3" Areas on G123 & G124)	JAIL ONLY MATERIAL: \$ _____	
	JAIL ONLY LABOR: \$ _____	

2) Any questionable item you included that others might not have?

Nothing other than MP-2
& thermal clip (see below)

Jerry & Pat
Sweeney

3) Any unclear items you didn't include that you plan on getting a change order for?

No.

Owners

Centria equal is Vitra bond & would provide if desired.

4) MP-2 panels @ entry/cannopy fascia are bid as Alucobond ACM in lieu of specified (Art. 2.2C of 07-4213)
Chris will send a subst. (post construction approval request form & if approved by BKV, then would be agreeable to contract for BP207B. ...if not, would need to reevaluate

6) BKV clarified afterwards - looking for Centria Entire award.

Has thermally broken clips for MPI panels bid as Cascadia (07-4293, art. 2.2) & will provide product data submittal to verify "Not a deal breaker". acceptance.

7) Has included entire metal panel assembly from air barrier out... including metal panel flashing / coping flashing.

Comments:

• If Alucobond is being provided @ Mfrs. full range as specified.

As a proposed Contractor to Le Sueur County and the CMA, Adolphson & Peterson, I have reviewed the Contract Documents for the above referenced project. My signature below indicates that I've discussed with AP the items listed on this agenda to confirm my understanding and agreement with these requirements.

Printed Name

Chris Larson

Signature

CL

4/24 @ 1:15 pm - Chris says to get Dry Design (equal to Entire), bid would need to increase to \$167K.

4/27/18

**SECTION 016001
PRODUCT SUBSTITUTION REQUEST FORM**

(Note: Only one substitution per form.)

SUBMITTED TO:

TO: BKV Group Inc. Substitution Request No.: _____

PROJECT: Le Sueur County Justice Center ATTN: DuWayne Jones

FROM: Innovative Building Concepts Date: 4/20/2018

SPECIFIED ITEM DESCRIPTION:

Specification Section: 074213-3 2.2 C Material ID: MP-2

Section No.: _____ Article/Paragraph: _____

PROPOSED SUBSTITUTION: The undersigned requests consideration of the following:

System/Product/Model: Aluac Bond 4mm Acn Panels (Rainscreen)

Installer: Innovative Building Concepts

Additional Comments: _____

Savings to owner for accepting substitution: _____ (\$ 0)

Proposed substitution changes contract time: ☐ NO ☐ YES

Reason for not providing specified item: ☐ Owner-initiated ☐ unavailable product - spec.

SUPPORTING DATA:

Supporting Data Attached: _____ Similar Installation(s): _____

☐ Drawings ☐ Product Data ☐ Samples

☐ Test Reports ☐ Other Reports

☐ Description of changes to the Contract Documents which the proposed substitution will require for its proper installation.

Project: _____

Location: _____

Architect: _____

Owner: _____

Date Installed: _____

CERTIFICATIONS:

The undersigned certifies that the following paragraphs, unless modified by attachments, are correct:

1. The proposed substitution does not affect dimensions shown on drawings.
2. The undersigned will pay for changes to the building design, including engineering design, detailing, and construction costs, including delivery and delays, caused by the requested substitution.
3. Proposed substitution will have no adverse effect on other trades, construction schedule, or specified warranties.
4. Maintenance and service parts will be locally available for the proposed substitution.

The undersigned further certifies that the function, appearance, and quality of the proposed substitution are equivalent or superior to the specified item.

SUBMITTED BY:

Firm: Innovative Building Concepts

Address: 949 West 80th Street
Bloomington MN 55420

Telephone: 952 885 0262

Signed: CL 2

Name: Chris Larson

ARCHITECT'S REVIEW AND ACTION:

- ☐ Substitution Approved. Make submittals per Section 013300.
- ☐ Substitution Approved as Noted. Make submittals per Section 013300.
- ☐ Substitution Rejected. Use specified product.
- ☐ Substitution request received too late. Use specified product.

Signed: _____

Name: _____

END OF SECTION