

# TBD: Rock Ridge James Madison Demolition

Prepared by Kraus-Anderson Construction Company - 2000 West Superior Street, Suite 101, Duluth, MN 55806, United States of America

Bid Package Lead: Chelsey Kroells (chelsey.kroells@krausanderson.com)

Project Location: 1201 South 13th Avenue West, Virginia, MN 55792, United States of America

## 02B: Abatement

Generated July 17, 2026

### Base Bid

#### LINE ITEMS

Abatement

#### ALTERNATES

Alternate No. 1: Add Fuel Tank Extraction

### Base Bid Total

#### SCOPE-SPECIFIC INFORMATION

Unit Price 1: Excavation and haul offsite of soil material(s) (\$/compacted CY)

Unit Price 2: Engineered, compacted backfill material (\$/ loose CY)

Unit Price 3: Seeding (\$/SY)

Unit Price 4: Cost of Concrete Demo (\$/CY)

Unit Price 5: Proper disposal of contaminated soil(s) (\$/ compacted CY)

Unit Price 6: Temporary 6' High Chain Link Fencing (\$/LF)

Unit Price 7: Removal of asbestos-containing Boiler caulk (\$/LF)

Unit Price 8: Removal of asbestos-containing Boiler door insulation (\$/SF)

Unit Price 9: Removal of asbestos-containing Boiler fire brick (\$/SF)

Unit Price 10: Removal of asbestos-containing Boiler header and stack insulation (\$/SF)

Unit Price 11: Removal of asbestos-containing Boiler gasket (\$/EA)

Unit Price 12: Removal of asbestos-containing Boiler insulation (\$/SF)

Unit Price 13: Removal of asbestos-containing Boiler refractory (\$/SF)

Unit Price 14: Removal of asbestos-containing Ceiling tile adhesive (\$/SF)

Unit Price 15: Removal of asbestos-containing Door jamb caulk (\$/LF)

Unit Price 16: Removal of asbestos-containing Duct insulation (\$/SF)

Unit Price 17: Removal of asbestos-containing Duct wrap (\$/SF)

Unit Price 18: Removal of asbestos-containing Electrical wire (\$/LF)

## Dore & Associates, Inc.

Submitted by Allison Coffman

### \$314,700

Original Proposal, July 16, 2026

Unit Total Cost

\$314,700

\$18,700

### \$314,700

per cubic yard \$17.00

per cubic yard \$16.00

per square yard \$2.25

per cubic yard \$75.00

per cubic yard \$87.00

per linear foot \$25.00

per linear foot \$22.00

per square foot \$20.00

per square foot \$27.00

per square foot \$22.00

per each \$500.00

per square foot \$22.00

per square foot \$23.00

per square foot \$7.50

per linear foot \$15.00

per square foot \$18.00

per square foot \$18.00

per linear foot \$10.00

## Titan Environmental

Submitted by Jim Moeller

### \$322,200

Original Proposal, July 16, 2026

Unit Total Cost

\$322,200

### \$322,200

per cubic yard \$0.00

per cubic yard \$0.00

per square yard \$0.00

per cubic yard \$0.00

per cubic yard \$0.00

per linear foot \$0.00

per linear foot \$20.00

per square foot \$150.00

per square foot \$200.00

per square foot \$200.00

per each \$200.00

per square foot \$100.00

per square foot \$200.00

per square foot \$9.00

per linear foot \$20.00

per square foot \$80.00

per square foot \$80.00

per linear foot \$8.00

## ACCT, Inc.

Submitted by Lucas Nelson

### \$361,770

Original Proposal, July 16, 2026

Unit Total Cost

\$361,770

\$0

### \$361,770

per cubic yard \$0.00

per cubic yard \$0.00

per square yard \$0.00

per cubic yard \$0.00

per cubic yard \$0.00

per linear foot \$0.00

per linear foot \$12.00

per square foot \$20.00

per square foot \$40.00

per square foot \$30.00

per each \$20.00

per square foot \$25.00

per square foot \$40.00

per square foot \$10.00

per linear foot \$12.00

per square foot \$25.00

per square foot \$25.00

per linear foot \$5.00

## Mavo Systems

Submitted by Melverd Nelson

### \$368,700

Revision #1, July 16, 2026

Unit Total Cost

\$368,700

\$5,000

### \$368,700

per cubic yard \$0.00

per cubic yard \$0.00

per square yard \$0.00

per cubic yard \$0.00

per cubic yard \$0.00

per linear foot \$0.00

per linear foot \$12.00

per square foot \$55.00

per square foot \$50.00

per square foot \$45.00

per each \$160.00

per square foot \$45.00

per square foot \$100.00

per square foot \$10.00

per linear foot \$12.00

per square foot \$40.00

per square foot \$45.00

per linear foot \$8.00

## Sheltermtech Corp

Submitted by Timothy Pladson

### \$397,200

Original Proposal, July 16, 2026

Unit Total Cost

\$397,200

\$0

### \$397,200

per cubic yard \$0.00

per cubic yard \$0.00

per square yard \$0.00

per cubic yard \$0.00

per cubic yard \$0.00

per linear foot \$0.00

per linear foot \$6.00

per square foot \$20.00

per square foot \$20.00

per square foot \$50.00

per each \$155.00

per square foot \$50.00

per square foot \$20.00

per square foot \$9.00

per linear foot \$10.00

per square foot \$50.00

per square foot \$50.00

per linear foot \$8.00

## VCI Environmental, Inc.

Submitted by Aaron Ostermann

### \$491,000

Original Proposal, July 15, 2026

Unit Total Cost

\$491,000

### \$491,000

per cubic yard \$0.00

per cubic yard \$0.00

per square yard \$0.00

per cubic yard \$0.00

per cubic yard \$0.00

per linear foot \$0.00

per linear foot \$15.00

per square foot \$50.00

per square foot \$70.00

per square foot \$100.00

per each \$300.00

per square foot \$75.00

per square foot \$100.00

per square foot \$15.00

per linear foot \$15.00

per square foot \$50.00

per square foot \$50.00

per linear foot \$10.00

|                                                                                          |                 |          |                 |          |                 |          |                 |          |                 |          |                 |          |
|------------------------------------------------------------------------------------------|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|
| Unit Price 19: Removal of asbestos-containing Exterior waterproofing tar (\$/SF)         | per square foot | \$15.00  | per square foot | \$150.00 | per square foot | \$40.00  | per square foot | \$15.00  | per square foot | \$35.00  | per square foot | \$35.00  |
| Unit Price 20: Removal of asbestos-containing Floor leveling compound (\$/SF)            | per square foot | \$6.00   | per square foot | \$6.00   | per square foot | \$10.00  | per square foot | \$15.00  | per square foot | \$25.00  | per square foot | \$30.00  |
| Unit Price 21: Removal of asbestos-containing Floor mastic (\$/SF)                       | per square foot | \$3.50   | per square foot | \$5.00   | per square foot | \$3.00   | per square foot | \$10.00  | per square foot | \$3.00   | per square foot | \$4.00   |
| Unit Price 22: Removal of asbestos-containing Floor tile (\$/SF)                         | per square foot | \$3.00   | per square foot | \$5.00   | per square foot | \$3.00   | per square foot | \$6.00   | per square foot | \$5.00   | per square foot | \$5.00   |
| Unit Price 23: Removal of asbestos-containing Floor tile & mastic (\$/SF)                | per square foot | \$6.00   | per square foot | \$10.00  | per square foot | \$6.00   | per square foot | \$8.50   | per square foot | \$8.00   | per square foot | \$6.75   |
| Unit Price 24: Removal of asbestos-containing Fire-proofing - elevator shaft (\$/SF)     | per square foot | \$50.00  | per square foot | \$350.00 | per square foot | \$40.00  | per square foot | \$50.00  | per square foot | \$100.00 | per square foot | \$75.00  |
| Unit Price 25: Removal of asbestos-containing High voltage electrical cabinets (\$/EA)   | per each        | \$250.00 | per each        | \$500.00 | per each        | \$100.00 | per each        | \$160.00 | per each        | \$200.00 | per each        | \$500.00 |
| Unit Price 26: Removal of asbestos-containing Light pads (\$/EA)                         | per each        | \$75.00  | per each        | \$200.00 | per each        | \$10.00  | per each        | \$40.00  | per each        | \$50.00  | per each        | \$75.00  |
| Unit Price 27: Removal of asbestos-containing Pipe fittings (\$/EA)                      | per each        | \$35.00  | per each        | \$50.00  | per each        | \$30.00  | per each        | \$50.00  | per each        | \$155.00 | per each        | \$75.00  |
| Unit Price 28: Removal of asbestos-containing Pipe insulation (\$/LF)                    | per linear foot | \$28.00  | per linear foot | \$50.00  | per linear foot | \$30.00  | per linear foot | \$50.00  | per linear foot | \$20.00  | per linear foot | \$50.00  |
| Unit Price 29: Removal of asbestos-containing Roof paint (\$/SF)                         | per square foot | \$10.00  | per square foot | \$25.00  | per square foot | \$10.00  | per square foot | \$10.00  | per square foot | \$10.00  | per square foot | \$10.00  |
| Unit Price 30: Removal of asbestos-containing Roof vent caulk (\$/LF)                    | per linear foot | \$12.00  | per linear foot | \$20.00  | per linear foot | \$10.00  | per linear foot | \$12.00  | per linear foot | \$8.00   | per linear foot | \$15.00  |
| Unit Price 31: Removal of asbestos-containing Roofing materials (\$/SF)                  | per square foot | \$6.00   | per square foot | \$12.00  | per square foot | \$5.00   | per square foot | \$10.00  | per square foot | \$35.00  | per square foot | \$7.00   |
| Unit Price 32: Removal of asbestos-containing Sheetrock & joint compound (\$/SF)         | per square foot | \$5.25   | per square foot | \$5.00   | per square foot | \$5.00   | per square foot | \$11.00  | per square foot | \$8.00   | per square foot | \$5.00   |
| Unit Price 33: Removal of asbestos-containing Sinks (\$/EA)                              | per each        | \$100.00 | per each        | \$200.00 | per each        | \$20.00  | per each        | \$100.00 | per each        | \$155.00 | per each        | \$150.00 |
| Unit Price 34: Removal of asbestos-containing Terrazzo floor (\$/SF)                     | per square foot | \$8.00   | per square foot | \$25.00  | per square foot | \$20.00  | per square foot | \$15.00  | per square foot | \$20.00  | per square foot | \$30.00  |
| Unit Price 35: Removal of asbestos-containing Terrazzo floor base (\$/LF)                | per linear foot | \$4.00   | per linear foot | \$25.00  | per linear foot | \$10.00  | per linear foot | \$15.00  | per linear foot | \$15.00  | per linear foot | \$20.00  |
| Unit Price 36: Removal of asbestos-containing Transite panels (\$/SF)                    | per square foot | \$7.00   | per square foot | \$8.00   | per square foot | \$4.00   | per square foot | \$9.00   | per square foot | \$12.00  | per square foot | \$7.00   |
| Unit Price 37: Removal of asbestos-containing Transite pressure gauge backboards (\$/SF) | per square foot | \$10.00  | per square foot | \$200.00 | per square foot | \$4.00   | per square foot | \$11.00  | per square foot | \$12.00  | per square foot | \$150.00 |
| Unit Price 38: Removal of asbestos-containing Underlayment concrete (\$/SF)              | per square foot | \$7.00   | per square foot | \$80.00  | per square foot | \$20.00  | per square foot | \$15.00  | per square foot | \$20.00  | per square foot | \$25.00  |
| Unit Price 39: Removal of asbestos-containing Vermiculite insulation (\$/SF)             | per square foot | \$19.00  | per square foot | \$10.00  | per square foot | \$20.00  | per square foot | \$12.00  | per square foot | \$18.00  | per square foot | \$30.00  |
| Unit Price 40: Removal of asbestos-containing Vibration dampeners (\$/SF)                | per square foot | \$150.00 | per square foot | \$150.00 | per square foot | \$10.00  | per square foot | \$20.00  | per square foot | \$8.00   | per square foot | \$300.00 |
| Unit Price 41: Removal of asbestos-containing Electrical boxes (\$/EA)                   | per each        | \$125.00 | per each        | \$250.00 | per each        | \$20.00  | per each        | \$160.00 | per each        | \$310.00 | per each        | \$300.00 |
| Unit Price 42: Removal of asbestos-containing Vinyl flooring & mastic (\$/SF)            | per square foot | \$7.50   | per square foot | \$15.00  | per square foot | \$6.00   | per square foot | \$11.00  | per square foot | \$25.00  | per square foot | \$8.00   |
| Unit Price 43: Removal of asbestos-containing Wall adhesive (\$/SF)                      | per square foot | \$10.00  | per square foot | \$50.00  | per square foot | \$3.00   | per square foot | \$10.00  | per square foot | \$10.00  | per square foot | \$5.00   |
| Unit Price 44: Removal of asbestos-containing Window caulk (\$/LF)                       | per linear foot | \$12.00  | per linear foot | \$20.00  | per linear foot | \$3.00   | per linear foot | \$12.00  | per linear foot | \$8.00   | per linear foot | \$15.00  |
| Unit Price 45: Removal of asbestos-containing Exterior window fixtures < 5' x 5' (\$/EA) | per each        | \$250.00 | per each        | \$600.00 | per each        | \$50.00  | per each        | \$200.00 | per each        | \$450.00 | per each        | \$300.00 |
| Unit Price 46: Removal of asbestos-containing Exterior window fixtures > 5' x 5' (\$/EA) | per each        | \$450.00 | per each        | \$600.00 | per each        | \$50.00  | per each        | \$200.00 | per each        | \$650.00 | per each        | \$300.00 |
| Unit Price 47: Removal of asbestos-containing Interior window fixtures < 5' x 5' (\$/EA) | per each        | \$200.00 | per each        | \$500.00 | per each        | \$50.00  | per each        | \$200.00 | per each        | \$450.00 | per each        | \$175.00 |

Unit Price 48: Removal of asbestos-containing Interior window fixtures > 5' x 5' (\$/EA)

Unit Price 49: Removal and proper disposal of sink chemical catch basins (\$/EA)  
Unit Price 50: Exposing and backfilling/seed below grade pipe for full abatement contractor access (\$/CY)

ADDENDA/CLARIFICATIONS RECEIVED:  
We hereby acknowledge receipt of the following Addenda and other Clarifications affecting this bid.

GENERAL ACKNOWLEDGMENTS

\* Sealed bids will be received at the Rock Ridge Public Schools District Administration Building (1405 Progress Parkway, Virginia, MN 55792) and received at KA Building Connected Webpage, then publicly opened and read aloud.

Summary

|                       |                      |                      |                              |                      |                                         |
|-----------------------|----------------------|----------------------|------------------------------|----------------------|-----------------------------------------|
| per each\$400.00      | per each\$500.00     | per each\$50.00      | per each\$200.00             | per each\$650.00     | per each\$175.00                        |
| per each\$150.00      | per each\$500.00     | per each\$100.00     | per each\$200.00             | per each\$500.00     | per each\$475.00                        |
| per cubic yard\$35.00 | per cubic yard\$0.00 | per cubic yard\$0.00 | per cubic yard\$0.00         | per cubic yard\$0.00 | per cubic yard\$0.00                    |
|                       |                      |                      |                              |                      |                                         |
| 1, 2, & 3             |                      | acknowledged         | Acknowledgement of 3 Addenda | Addendum (1 - 3)     |                                         |
|                       |                      |                      |                              |                      |                                         |
|                       |                      |                      |                              |                      |                                         |
|                       |                      |                      |                              |                      |                                         |
|                       |                      |                      |                              |                      | VCI acknowledges Addendums 1, 2, and 3. |