



August 19, 2024

TenSquare, LLC
Attention: Sean Elder
1400 Van Buren St. NE #200
Minneapolis, MN 55413

RE: Request for Proposal – General Contracting Services

Dear Sean & Stride Academy,

First and foremost, it is an honor to be considered by Stride Academy for their General Contracting/Design Build Services Request for Proposal (RFP) for the addition of a new multipurpose field. We are highly interested in this project after visiting the site, seeing the wonderful, diverse energy that exists within the student body and faculty, and learning more about your goals around the project, we believe we have a great response to serve ISD 4142 professionally and courteously.

We feel one (1) of our strongest suits is our educational construction projects. We've served a plethora of clients in the education market in the past five (5) years from remodels, additions, and ground-up facilities. We've worked with a few Charter Schools as well; however those scopes of work have been primarily limited to smaller remodels and facility augmentations. Nonetheless, schools seem to be something that we understand and do well.

In conclusion, it's an honor to be considered by Stride Academy. We hope you find this response to your RFP satisfactory, in a way that highlights our skills and capabilities and shows our desire to be a partner for this project. Much like many education models, we believe in continuous learning and striving to improve every day, and we are honored to bring our energy, knowledge, and service to you for this great project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Cross", written over a white background.

Ryan Cross, President & CEO
BCI Construction, Inc.
rcross@bciconstruction.us
Cell: (320) 241-1108

June 18, 2024

**RE: BCI Construction, Inc.
Surety Credit**

To Whom It May Concern:

BCI Construction, Inc. is a highly regarded and valued client of Atlantic Specialty Insurance Company. It is our privilege to provide surety bonds for BCI Construction, Inc. Currently, we provide a bond program of \$50,000,000.00 per project, with an aggregate of \$100,000,000.00. We are confident in their ability to perform.

Atlantic Specialty Insurance Company is an A+ (Superior) A.M. Best rated insurance company in Financial Size Category XV. This will advise that Atlantic Specialty Insurance Company (NAIC # 27154) is currently in the Department of the Treasury's Listing of Certified Companies

Please note that the decision to issue performance and payment bonds is a matter between BCI Construction, Inc., and Atlantic Specialty Insurance Company, and will be subject to standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If you have any questions or need any additional information, please do not hesitate to contact me at (612) 349-2400.

Sincerely,

Atlantic Specialty Insurance Company



R. C. Bowman
Attorney-in-Fact



#20476 - STRIDE Academy Field
Preliminary Estimate Bid Summary - Natural Grass Vs. Synthetic Turf

Natural Grass

Synthetic Turf

Div	Description	Costs	Cost/SF	% of Project	Costs	Cost/SF	% of Project	Variance
0	Professional Services	\$ 34,500.00	\$ 0.60	21.5%	\$ 35,500.00	\$ 0.61	5.7%	\$ 1,000.00
1	General Requirements	\$ 41,763.88	\$ 0.72	26.0%	\$ 69,975.25	\$ 1.21	11.3%	\$ 28,211.38
2	Existing Conditions	\$ 6,000.00	\$ 0.10	3.7%	\$ 10,000.00	\$ 0.17	1.6%	\$ 4,000.00
3	Concrete	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
4	Masonry	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
5	Metals	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
6	Woods & Plastics	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
7	Thermal & Moisture	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
8	Openings	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
9	Finishes	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
10	Specialties	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
11	Equipment	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
12	Furnishings	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
13	Special Construction	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
14	Conveyor Systems	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
21	Fire Suppression	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
22	Plumbing	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
23	HVAC	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
26	Electrical	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
27	Communications	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
28	Electronic Safety	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
31	Earthwork	\$ 58,193.33	\$ 1.00	36.3%	\$ 264,762.46	\$ 4.57	42.7%	\$ 206,569.13
32	Exterior Improvements	\$ 19,933.64	\$ 0.34	12.4%	\$ 240,225.57	\$ 4.14	38.7%	\$ 220,291.93
33	Site Utilities	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
41	Mat. Proc. & Handling	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
	Subtotal:	\$ 160,391	\$ 2.17	100.0%	\$ 620,463	\$ 10.09	100.0%	\$ 460,072.43
	Pre-Construction Fee:	\$ 3,208			\$ 9,307			
	Construction Management Fee:	\$ 11,227			\$ 31,023			
	Grand Total:	\$ 174,826			\$ 660,793			
	Price per SF:	\$ 3.02			\$ 11.40			

Notes:

- 1 General work associated with the project excludes FF&E items, winter conditions, and civic fee's beyond building permits.
- 2 Base scope of work does not include the removal of hazardous materials.
- 3 Professional Services are currently excluded (Structural Engineering & Architecture)
- 4 Soil Borings & Geotechnical Report
- 5 Sewer Access, Water Access & Meter Fee's
- 6 Performance & Payment Bond
- 7 Alternates are, "in addition to" the base scope of work.
- 8 Additional sand brought in above the original scope is \$16 per ton.
- 9 Winter Conditions
- 10 Field Striping
- 11 Owner Contingency

Alternates	Name	Costs
Alternate #01	Concrete Sidewalk	\$ 44,366.44
Alternate #02	Snow Fence - Field	\$ 2,180.00



Alternate #01

Name of Alternate:
Concrete Sidewalk

Description:
This alternate includes the cost for the purposed sidewalk.

Description	Name	Qty	Unit	Unit Price	Extd Price
Concrete Sidewalk	Kasella	1274	SF	\$ 6.50	\$ 8,281.00
Sidewalk Excavation	Bardson	1	LS	\$ 31,172.16	\$ 31,172.16
Seed & Hydro Mulch	Klein	1	LS	\$ 1,000.00	\$ 1,000.00
Temp Fencing - Orange Plastic - Sidewalk	Bardson	1	LS	\$ 250.00	\$ 250.00
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				Sub-Total:	\$ 40,703.16
				2.0% Pre-Construction Fee:	\$ 814.06
				7.0% Construction MGMT Fee:	\$ 2,849.22
				Grand Total:	\$ 44,366.44



Job #20476 – STRIDE Academy Field Expansion

Preliminary Scope of Work – August 19, 2024

BCI Construction is working with TenSquare and STRIDE Academy to provide an estimate to construct a 30,780 SF multipurpose field at 3241 Oak Ham Lane, St. Cloud, MN 56301 through a Design-Build delivery method. Two options are detailed below; one being natural grass with an irrigation system, and another that is synthetic turf without an irrigation system.

- **Division #00 – Professional Services**
 - **Professional Engineering**
 - Provide Civil Engineering
 - **Special Inspecting Services**
 - **Natural Grass Option Includes:**
 - Provide Allowance of \$2,500 for Special Inspecting Services
 - **Synthetic Turf Option Includes:**
 - Provide Allowance of \$3,500 for Special Inspecting Services
- **Division #01 – General Requirements**
 - **Permits and Fees**
 - **Natural Grass Option Includes:**
 - Supply allowance of \$1,750 for City of St. Cloud, MN Land Disturbance Permit
 - **Synthetic Turf Option Includes:**
 - Supply allowance of \$4,290 for City of St. Cloud, MN Land Disturbance Permit
 - **Management**
 - Supply part-time Site Supervision
 - Supply Job-Site Offices for meetings and site supervisor
 - Identify a construction management fee for project
 - **Site Items**
 - Supply & maintain portable toilet facilities
 - Supply & install Temporary Project Signage (City Approved)
 - Perform daily Site Walk-Through to identify and mitigate hazards
 - Supply all necessary equipment to complete all construction-associated tasks
 - **Closeout and Punch-list**
 - Perform punch-list with owner and take care of any construction items that do not meet standards or contractual expectations
 - Set up a one (1) year warranty walk-through with Owners after 11 months so we can review any needs that may have come up over the year
 - **Exclusions**
 - Hazardous Materials Assessments
 - Radon mitigation system
 - LEED Certified Building
 - Import or export of any soils unless specifically identified in scope
 - Structural and Architectural Services
 - Soil Borings & Geotechnical Report
 - Sewer Access, Water Access & Meter Fee's
 - Performance & Payment Bond
 - Field Striping
 - Owner Contingency
 - Winter Conditions
- **Division #02 – Existing Conditions**

- **BP #02 A – Spec# 02 21 00 - Survey and Staking**
 - **Natural Grass Option Includes:**
 - Provide Allowance of \$6,000 for Special Inspecting Services
 - **Synthetic Turf Option Includes:**
 - Provide Allowance of \$10,000 for Special Inspecting Services
- **Division # 31 – Earthwork**
 - **BP #31 A – Spec # 31 00 00 - Earthwork**
 - Perform all utility notifications in accordance with local, state, and national ordinances for all associated work
 - Maintain all marked utilities for general site safety
 - **Natural Grass Option Includes:**
 - Erosion Control/Removals
 - Clearing & Grubbing
 - Stabilized Construction Exit
 - Furnish & Install Inlet Protection
 - Furnish & Install Silt Fence
 - Site Grading
 - Strip & Salvage topsoil for reuse
 - Import & place select granular to build site to subgrade
 - Respread 6" of salvaged topsoil.
 - **Synthetic Turf Option Includes:**
 - Erosion Control/Removals
 - Clearing & Grubbing
 - Stabilized Construction Exit
 - Furnish & Install Inlet Protection
 - Furnish & Install Silt Fence
 - Site Grading
 - Strip & Salvage Topsoil for Reuse
 - Export Excess Topsoil
 - Grade site to within +/- 1 tenth of proposed grades
 - Excavate Soccer Field to import materials per image #24076 Turf Section
 - Export Excess Fill
 - Soccer Field Imported Material
 - Import & Place Select Granular Borrow
 - Import & Place 3/4" Granite
 - Import & Place Fine Filter Aggregate
 - Soccer Field Drintile per plan
 - Furnish & Install Type IV Non-Woven Fabric 8 oz (For 1"x12" Drintile)
 - Furnish & Install 1"x12" Drintile/Sock with Fittings
 - Furnish & Install 8" SCH 40 PVC Drain Tile with Fittings
 - Furnish & Install 8" Cleanouts with Cleanout Box
 - Furnish & Install Type 1-111 Non-Woven Fabric 4 oz (For 8" Drintile)
 - RipRap for end of 8" Drintile
 - **Division #32 – Exterior Improvements**
 - **BP #32 B – Spec # 32 16 00 – Curb & Gutter**
 - **Synthetic Turf Option Includes:**
 - Provide approximately 848 LF of 6" x 12" Curb as per plans
 - **BP #32 H – Spec # 32 80 00 – Irrigation**
 - **Natural Grass Option Includes:**
 - Supply and install an underground irrigation system per the plans
 - New timer setup and existing water source is to be used
 - Hydro-mulch and Brillion seed at field area per plans
 - Allowance of \$1,375 to Hydro-mulch and Brillion seed at land disturbance to road
 - Allowance of \$3,827 to Hydro-mulch and Brillion seed additional disturbed areas
 - **Synthetic Turf Option Includes:**
 - Synthetic Turf per plans



- Hydro-mulch and Brillion seed around the field area per plans
- Allowance of \$3,827 to Hydro-mulch and Brillion seed additional disturbed areas
- Allowance of \$1,365 to Hydro-mulch and Brillion seed at land disturbance to road
- Allowance of \$2,500 to Hydro-mulch and Brillion seed additional disturbed areas

