

**AGENDA  
CITY OF ISANTI  
SPECIAL MEETING CITY COUNCIL  
TUESDAY, APRIL 13, 2021 - 5:00 PM  
CITY HALL**

Seating may be limited. If you would like to send in a comment for Public Comment or a Public Hearing to be read on your behalf, please submit to the City Clerk [jstrand@cityofisanti.us](mailto:jstrand@cityofisanti.us) or (763) 762-5759.

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Public Comment**
- E. Adopt Agenda**
  
- F. Business Items**
  - 1. Resolution 2021-XXX Awarding the Bid for the Isanti Municipal Liquor Store
  - 2. Resolution 2021-XXX Accept Quotations for Liquor Store Refrigeration Systems
  - 3. Discussion Regarding Sale of the Northern Portion of Liquor Store Site
  
- G. Adjournment**

**MEMORANDUM**

**Date:** April 09, 2021  
**To:** Honorable Mayor Johnson and Members of the City Council  
**From:** Mike Angland, AIA, LEED AP  
**Subject:** Award to Successful Bidder  
Isanti Liquor Store  
City of Isanti, MN  
Widseth Project No.: 2021-10036

We request that the City Council approve the recommendation to award the Isanti Liquor Store Project to Alliance Building Corp. General Contractors. There was a total of eight (8) general contractors that submitted a bid for this project, please refer to the attached bid tabulation sheet for bid results.

Following is the schedule for the Isanti Liquor Store Project:

Approve Plans & Specs, Authorize Advertisement for Bids	March 19, 2021
Open Bids	April 09, 2021
Award Contract	April 13, 2021
Commence Construction	April 27, 2021
Final Completion of Construction	November 5, 2021

A resolution is attached to approve the recommendation to award the Isanti Liquor Store Project to Alliance Building Corp. General Contractors.

I will be at the April 13, 2021 City Council meeting to respond to any questions you have concerning the bid results and recommendation.

Please contact me with any questions or if you would like any additional information prior to the meeting as well.

Sincerely,

Mike Angland, AIA, LEED AP  
Vice President

**Attachments: Bid Tabulation Sheet**

**RESOLUTION 2021-XXX**

**AWARDING THE BID FOR THE ISANTI MUNICIPAL LIQUOR STORE**

**WHEREAS**, the City has planned the construction of a 12,604 square foot building that will be located at 10 6<sup>th</sup> Avenue SE, Isanti, MN, and,

**WHEREAS**, the Council authorized to advertise for bids on March 19<sup>th</sup>, 2021 for the Municipal Liquor Store; and,

**WHEREAS**, a public bid opening was held on April 9<sup>th</sup>, 2021 at 2:00 p.m.; and,

**WHEREAS**, 8 bids were received; and,

**WHEREAS**, Alliance Building Corporation was the responsible low bidder with a lump sum bid of \$1,918,900.00; and,

**WHEREAS**, the City accepts/ denies alternate deduct number one in the amount of \$100,300.00; and,

**WHEREAS**, the City accepts/ denies alternate deduct number two in the amount \$60,000.00;

**NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota**, as follows:

- 1) That the City shall award the project entitled "Isanti Municipal Liquor Store" to Alliance Building Corporation in the amount of \$\_\_\_\_\_.

This resolution was duly approved by the Isanti City Council this 13<sup>th</sup> day of April 2021.

Attest:

\_\_\_\_\_  
Mayor Jeff Johnson

\_\_\_\_\_  
Jaden Strand  
City Clerk

**Widseth****BID ABSTRACT****April 09, 2021 2:00 P.M.**

<b>Isanti Liquor Store Isanti, MN Widseth Project No. 2021-10036</b>	<b>Lump Sum Base Bid</b>	<b>Deduct Alternate #1 (Metal Roof)</b>	<b>Deduct Alternate #2 (Snow Melt)</b>	<b>Responsible Contractor Certification &amp; Response Form</b>	<b>5% Bid Security</b>	<b>Addendum #1</b>	<b>Addendum #2</b>
Bidder:							
Ebert Construction	\$2,154,000.00	\$64,443.00	\$60,760.00	X	X	X	X
BJ BASS	\$2,150,274.00	\$91,820.00	\$84,900.00	X	X	X	X
Alliance Building Corp.	\$1,918,900.00	\$100,300.00	\$60,000.00	X	X	X	X
Rochon Corp.	\$2,078,000.00	\$75,000.00	\$69,000.00	X	X	X	X
CM Construction Co. Inc.	\$2,260,800.00	\$64,000.00	\$90,000.00	X	X	X	X
Nor-Son Construction	\$2,088,000.00	\$107,000.00	\$61,000.00	X	X	X	X
Project One Construction, Inc.	\$2,085,000.00	\$90,000.00	\$68,000.00	X	X	X	X

**Widseth****BID ABSTRACT****April 09, 2021 2:00 P.M.**

<b>Isanti Liquor Store Isanti, MN Widseth Project No. 2021-10036</b>	<b>Lump Sum Base Bid</b>	<b>Deduct Alternate #1 (Metal Roof)</b>	<b>Deduct Alternate #2 (Snow Melt)</b>	<b>Responsible Contractor Certification &amp; Response Form</b>	<b>5% Bid Security</b>	<b>Addendum #1</b>	<b>Addendum #2</b>
Bidder:							
RaM General Contracting, Inc.	\$2,339,209.00	\$91,000.00	\$58,000.00	X	X	X	X
Widseth Construction Estimate	\$2,344,205.00	\$102,000.00	\$75,000.00	X	X	X	X

**MEMORANDUM**

**Date:** April 09, 2021  
**To:** Honorable Mayor Johnson and Members of the City Council  
**From:** Mike Angland, AIA, LEED AP  
**Subject:** Award Refrigeration Package Contract  
Isanti Liquor Store  
City of Isanti, MN  
Widseth Project No.: 2021-10036

We request that the City Council approve the recommendation to award the Isanti Liquor Store Refrigeration Package to St. Cloud Refrigeration. There was a total of three (3) companies that were invited to provide proposals for this scope of the Isanti Liquor Store project, and two (2) companies submitted proposals.

Following is the schedule for the Isanti Liquor Store Project:

Approve Plans & Specs, Authorize Advertisement for Bids	March 19, 2021
Open Bids	April 09, 2021
Award Contract	April 13, 2021
Commence Construction	April 27, 2021
Final Completion of Construction	November 5, 2021

A resolution is attached to approve the recommendation to award the Isanti Liquor Store Refrigeration to St. Cloud Refrigeration Please refer to the attached quote, dated March 02, 2021 for your reference.

I will be at the April 13, 2021 City Council meeting to respond to any questions you have concerning these two proposals and recommendation.

Please contact me with any questions or if you would like any additional information prior to the meeting as well.

Sincerely,

Mike Angland, AIA, LEED AP  
Vice President

**Attachment: SCR Proposal**

**RESOLUTION 2021-XXX**

**ACCEPTING QUOTATION FOR LIQUOR STORE REFRIGERATION'S SYSTEMS**

**WHEREAS**, the City has planned the construction of a 12,604 square foot building that will be located at 10 6<sup>th</sup> Avenue SE Isanti, MN; and,

**WHEREAS**, three quotes were solicited for refrigeration's systems for the liquor store; and,

**WHEREAS**, two quotes were received from SCR in the amount of \$154,072.00 and AA Equipment Company in the amount of \$159,040.00; and,

**WHEREAS**, SCR was the lowest bid in the amount of \$154,072.00;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Isanti, Minnesota, as follows:

- 1) That the City shall accept the quote from SCR for liquor store refrigeration's systems in the amount of \$154,072.00.

This resolution was duly approved by the Isanti City Council this 13<sup>th</sup> day of April 2021.

Attest:

\_\_\_\_\_  
Mayor Jeff Johnson

\_\_\_\_\_  
Jaden Strand  
City Clerk



# Quote

03/02/2021

**Project:**  
Isanti Liquor

**From:**  
SCR  
Jason Ellering  
604 Lincoln Ave NE  
St. Cloud, MN 56304  
(320)251-6861  
320-258-5141 (Contact)

Job Reference Number: 3206

Item	Qty	Description	Sell	Sell Total
1	1 ea	<b>WALK IN COOLER/BEER CAVE</b> Custom Model No. WALK IN COOLER/BEER CAVE Dimensions And Basic Description 95' x 19' 10 1/2" x 9' Cooler (35°) (4" WR Polyurethane) Cooler (35°) (4" WR Polyurethane) Combo  *INDOOR* Cooler (35°) 30' 5 11/16" x 19' 10 1/2" x 9', Cooler (35°) 64' 6 5/16" x 19' 10 1/2" x 9' Lag down Ceiling with Ceiling Hangers Included U.L. Flame Spread Rated, U.L. Electric Listed - NSF Listed 2009 EISA COMPLIANT  *FLOORS* Floorless with wood screed and cove molding throughout.  *FINISHES* 26 Ga Stucco Black Interior Wall and Ceiling 26 Ga Stucco Galv Interior Wall and Ceiling 26 Ga Stucco Galv Exterior Wall and Ceiling  *DOORS* (3) Cooler (35°), 60" x 78" Overlap Mount, Right Hand Hinge, Interior Same As Wall, Exterior Same As Wall (1) 84-1/2" x 81" Opening for automatic beer cave door (1) 63' 11 5/16" x 6' 3-1/4" Opening for glass merchandising doors  *ACCESSORIES* INCLUDES UL Labels LED Vapor Proof Light 6 Kason 1277 Hinge 3 Digital / Switch Thermometer	\$41,673.00	\$41,673.00



Item	Qty	Description	Sell	Sell Total
		3 Inside Release Push Handle 3 24" High 0.125 ADT Kick Plates Interior And Exterior 3 1092 Door Closer 3 Strike Brushed Chrome		
	1 ea	FREIGHT Freight Estimate	\$1,426.00	\$1,426.00
		<b>ITEM TOTAL:</b>		<b>\$43,099.00</b>
2	1 ea	<b>STANLEY AUTO SLIDER DOOR</b> Custom Model No. STANLEY AUTO SLIDER DOOR Includes furnishing and installing a Stanley Access Technologies, LLC Duraglide 2000 SS - 1" clear tempered insulated glass, 8ea. glass, glazing caulking  Door Finish - Dark Anodized Locking/Access Control - No Lock Options: Dual Door Position Sensor, rocker switches in header  NOT INCLUDED: 120 Volt AC to inside auto door header - 5 AMP minimum	\$6,431.00	\$6,431.00
		<b>ITEM TOTAL:</b>		<b>\$6,431.00</b>
3	1 ea	<b>ANTHONY COOLER DOORS</b> Custom Model No. MODEL 101 1 set of 25 cooler doors, 30" x 75", left hinge, black frames, LED lights, no shelving	\$29,648.00	\$29,648.00
	1 ea	FREIGHT Freight	\$3,775.00	\$3,775.00
		<b>ITEM TOTAL:</b>		<b>\$33,423.00</b>
3	1 ea	<b>ANTHONY COOLER DOORS</b> Custom Model No. MODEL 401 1 set of 25 cooler doors, 30" x 75", hinge left, black frames, LED lights, no shelving	\$19,447.00	<Alternate>
	1 ea	FREIGHT Freight	\$3,775.00	<Alternate>
		<b>ITEM TOTAL: &lt;Alternate&gt;</b>		<b>\$23,222.00</b>
4	1 ea	<b>REFRIGERATION PACKAGE</b> Custom Model No. REFRIGERATION PACKAGE Refrigeration package to include: Beer Cave 2 HP condensing unit, 208-230 volt, 1 phase 3 fan evaporator, 208-230 volt, 1 phase  25 Door Cooler 2 - 5.5 HP condensing unit, 208-230 volt, 1 phase 4 - 3 fan evaporators, 115 volt, 1 phase	\$17,694.00	\$17,694.00
		<b>ITEM TOTAL:</b>		<b>\$17,694.00</b>
5	1 ea	<b>GRAVITY FLOW SHELVING</b> Custom Model No. GRAVITY FLOW SHELVING Gravity flow shelving behind (12) 30" x 75" doors, 6' deep, 6 levels	\$16,414.00	\$16,414.00

Item	Qty	Description	Sell	Sell Total
		1 row each, 6 pack cans, 6 pack bottles, 12 pack bottles, 12 pack cans, 24 pack cans and case bottles		
		**This shelving layout includes gravity flow shelving for (12) of the (25) new glass doors. Remaining glass doors will use the existing gravity flow shelving from existing store. One new door to have flat rack shelving for singles.**		
	1 ea	FREIGHT Freight	\$1,540.00	\$1,540.00
		<b>ITEM TOTAL:</b>		<b>\$17,954.00</b>
6	1 ea	<b>REFRIGERATION INSTALLATION</b>	\$35,471.00	\$35,471.00
		Custom Model No. REFRIGERATION INSTALLATION Refrigeration Installation - Includes setting up walk in display cooler/beer cave, installing glass doors, set and install gravity flow shelving (uprights and top and bottom shelf, installing beer cave, installing refrigeration equipment (3 systems), start refrigeration systems.		
		**Includes disassembling BOF at existing store, transporting to new store and setting up behind new glass doors.		
		Includes materials necessary to install refrigeration system such as copper pipe/fittings, insulation, refrigerant, valves, solenoids, time clocks etc.		
		**Does not include electrical, plumbing, roofing, roof penetrations, structural engineering**		
		**Price is estimated based on condensing units being placed on the roof above boxes - if units are placed on the ground a stand to stack units will be provided which will offset the cost of a boom truck**		
		<b>ITEM TOTAL:</b>		<b>\$35,471.00</b>
		Total		\$154,072.00

Prices Good Until: 03/28/2021

**Unless noted sales tax, freight and installation are not included.**

### **SCR Quote Declarations**

**The above quoted prices do not include:**

- \* Electrical wiring \* Control wiring
- \* Plumbing \* Roof work and penetrations
- \* Structural work \* Roof flashing
- \* Permits \* Premium time
- \* Tax \* Engineered Drawings
- \* Equipment Disposal \* Floor cutting & patching
- \* Refrigeration under floor \* PVC, pits and trenching
- \* Freight \* Normal cleaning & maintenance
- \* 4 year extended compressor warranties - quoted separately

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

### **Warranty Statement**

In all cases, unless otherwise noted, equipment manufacturer's warranties will apply and be honored by SCR and it is the customer's responsibility to be aware of warranty time periods and start dates. Food product is the customer's responsibility and is not covered under any warranty.

- New equipment: 90 days \_\_\_\_\_ Labor 1 year \_\_\_\_\_ Parts

Per manufacturer - typical 1 year parts

- Refurbished equipment: \_\_\_\_\_ Labor \_\_\_\_\_ Parts
- Existing and owner provided equipment - No warranty
- 90 day SCR warranty on LED labor, 5 yr. Innovative Lighting manufacturer's warranty on parts

### **Notes:**

- Electrical information or plan is not an engineered design, it is provided in good faith and is for electrical contractor to design, not for bidding or building purposes
- Lost product/business due to any refrigeration malfunction is the owner's responsibility as temp checks are owner's responsibility.
- Installation prices can vary depending upon what equipment is purchased.
- Any alteration or deviation from above specifications involving extra costs will be above the estimate.
- Installation is also dependent upon contractor being ready at job site upon our arrival. This correlates closely with electricians, plumbers, and carpenters.
- All work to be completed in a workmanlike manner according to standard practices.
- This agreement is contingent upon accidents or delays beyond our control.
- Owner is to carry necessary construction insurance.

All manufacturers have strict guidelines on how to operate and maintain their equipment. It is very important the owner/operator familiarizes themselves with the manufacturer's owner's manuals that are provided with the equipment when delivered. If the owner/operator needs additional information or is unclear on use of equipment SCR will assist with this or provide additional training. Manufacturer's warranties will be void if owner/operator use equipment in a manner that is inconsistent with operation manual. When dealing with equipment that is not serviced by SCR, it is up to the owner/operator to contact manufacturer to get an approved service agent for equipment in question. Warranty claims need to be handled between end user and manufacturer for proper coverage of warranty. SCR is not responsible for manufacturer warranty policies.

**\*All freight delivered to site must be checked in by owner or owner's representative. Any damage must be noted on the bill of lading. After receipt all equipment becomes the owner's full responsibility.**

**\*By accepting this proposal, owner accepts financial liability for engineering, drawings, cancellation fees and any other costs incurred in the project process.**

**\*Pricing is valid for 30 days from date of quote.**

Initial: \_\_\_\_\_

Sincerely,  
SCR Central

**Jason Ellering**  
JE/km

Payments will be made as follows:  
50% down / 50% upon completion

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

Printed Name: \_\_\_\_\_

Project Grand Total: \$154,072.00



## equipment company

2212 MINNEHAHA AVENUE  
MINNEAPOLIS, MINNESOTA 55404  
TELEPHONE (612) 721-3383  
FAX (612) 721-1638  
WWW.AAEQUIPMENTCOMPANY.COM

**APRIL 9, 2021**

**QUOTE**

Widseth  
7804 Industrial Park Rd.  
Baxter, MN 56425  
Attn: Mike Angland

Dear Mike,

We are pleased to quote you on your project for Isanti Liquors:

### **WALK-IN DISPLAY COOLER / BEER CAVE**

- 1 19'-10" x 94'-10" x 8' high CrownTonka custom walk-in cooler / beer cave combination without an insulated floor in coolers. Embossed Acrylume interior, Embossed galvanized exterior. 3.5" Class 1 U.L. foamed-in-place insulation.

INCLUDES: (2) Standard walk-in cooler entrance doors.  
(19) Vapor-proof LED interior lights

**AS LISTED: \$ 45,790.00**

- 1 25-Door section of Anthony 30" x 75" medium temperature full-service glass merchandising doors.

INCLUDES: (18) Adjustable Shelves (2 Doors)  
LED Display Lighting

**AS LISTED: \$ 20,896.00**

- 1 Custom glass automatic sliding beer cave entrance door. Bi-Panel, 84" wide x 92" high. Normal Temp. Includes delivery and installation. (Electrical to door by others)

**AS LISTED: \$ 13,695.00**

**REFRIGERATION SYSTEMS*****REFRIGERATION SYSTEM FOR WALK-IN DISPLAY COOLER:***

- 2 Remote air-cooled outdoor condensing units. 5.5 H.P. Scroll, 208/230 Volt, 1-Phase, R-404a refrigerant.
- 2 Liquid line group accessories.
- 2 Suction line group accessories.
- 2 5-Year warranty on motor compressors
- 4 Evaporator Coils
- 4 Expansion valves
- 2 Defrost clocks
- 2 Solenoid valves
- 2 Thermostats

**AS LISTED: \$ 16,720.00**

***REFRIGERATION SYSTEM FOR BEER CAVE:***

- 1 Remote air-cooled outdoor condensing unit. 3 H.P. Scroll, 208/230 Volt, 1-Phase, R-404a refrigerant.
- 1 Liquid line group accessories
- 1 Suction line group accessories
- 1 5-Year warranty on motor compressor
- 2 Center-mount Evaporator coils
- 2 Expansion valves
- 1 Defrost clock
- 1 Solenoid valve
- 1 Thermostat

**AS LISTED: \$ 8,364.00**

**ESTIMATED FACTORY FREIGHT: \$ 6,900.00**

**LOCAL DELIVERY & INSTALLATION: \$ 10,240.00**

(Includes installation of walk-in cooler / beer cave and glass display doors.)

**REFRIGERATION HOOK-UP: \$ 15,950.00**

(Does not include any electrical or plumbing. Roof work extra if needed.)

***SALES TAX EXTRA IF APPLICABLE.***

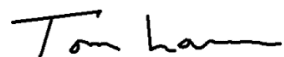
***PRICES ON THIS QUOTATION ARE VALID FOR 30 DAYS.***

4/9/21

Widseth\_AAEquip\_Quote\_N040721

Sincerely,

AA Equipment Company, Inc.

A handwritten signature in black ink that reads "Tom Larsen". The signature is written in a cursive, flowing style.

Tom Larsen



## equipment company

2212 MINNEHAHA AVENUE  
MINNEAPOLIS, MINNESOTA 55404  
TELEPHONE (612) 721-3383  
FAX (612) 721-1638  
WWW.AAEQUIPMENTCOMPANY.COM

**APRIL 9, 2021**

**QUOTE**

Widseth  
7804 Industrial Park Rd.  
Baxter, MN 56425  
Attn: Mike Angland

Addendum to Isanti Liquor Quote:

### **GRAVITY FLOW SHELIVING**

- 1 Set of B-O-F Gravity Flow Shelving (6) Levels behind (12) of (25) doors.  
Standard Beer Layout, 6' Deep Shelves

INCLUDES: (2) 6 Pak Slides  
(2) 12 Pak Rollers  
(1) 12 Pak Bottle Rollers  
(1) Case Rollers

**AS LISTED: \$ 16,885.00**

***ESTIMATED FACTORY FREIGHT: \$ 1,900.00***

**LABOR TO SET UP SHELIVING: \$ 1,700.00**

***SALES TAX EXTRA IF APPLICABLE.***

***PRICES ON THIS QUOTATION ARE VALID FOR 30 DAYS.***

Sincerely,

AA Equipment Company, Inc.

Tom Larsen