



MEMORANDUM

Pipestone Carnegie Library East Façade Repairs

City of Pipestone

May 29, 2026

To: Stephanie LaBrune
From: Michael Lovato
Re: Bid Review

To Ms. LaBrune and the Pipestone City Council:

I have reviewed the single bid package that came in before the 2pm, May 28th, 2026 bid opening deadline. The bid package is from Innovative Masonry Restoration. In my opinion, their base bid of \$288,000 is within the realm of reason for this small but complicated job. I have worked with IMR on three other projects and have enjoyed working with them. I have found their work to be of high quality and professionally executed. Two out of three of those projects involved MNHS grant funding, so they are aware of the particularities involved with MNHS-funded work. I endorse hiring them for this work if the City opts to move forward with the project.

Thank you,



Michael Lovato, AIA

Attachments: IMR Bid Documents

c: LHB Project No. 200228.01

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**SECTION 00 4100
BID FORM**

THE PROJECT AND THE PARTIES

1.01 TO:

- A. City of Pipestone (Owner)

1.02 FOR:

- A. Project: Pipestone Carnegie Library East Facade Repair

1.03 DATE: 05/21/2026 (BIDDER TO ENTER DATE)

1.04 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

- A. Bidder's Full Name Innovative Masonry Restoration LLC
1. Address 16264 Lakeside Ave SE
2. City, State, Zip Prior Lake MN 55372
3. Phone 612-548-5589
4. Email chad@imrestoration.com

1.05 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by the Architect for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
- B. Two hundred eighty-eight thousand and 00/100 dollars
(\$ 288,000.00), in lawful money of the United States of America.
- C. We have included the required security deposit as required by the Instruction to Bidders.
- D. We have included the required performance assurance bonds in the Bid Amount as required by the Advertisement for Bids.
- E. The Owner is exempt from Sales Tax. DO NOT include sales tax in your Bid Sum.

1.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.
- B. If this bid is accepted by Owner within the time period stated above, we will:
1. Execute the Agreement within seven days of receipt of Notice of Award.
 2. Furnish the required bonds within seven days of receipt of Notice of Award.
 3. Commence work within seven days after written Notice to Proceed of this bid.

1.07 CONTRACT TIME

- A. If this Bid is accepted, we will:
- B. Complete the Work by October 31, 2026.

1.08 UNIT PRICES

- A. The following are Unit Prices for specific portions of the Work as listed. The following is the list of Unit Prices:
1. Unit Price No. 1 - Stone Repointing - \$ 25.00 per sq ft
 2. Unit Price No. 2 - Stone Replacement - \$ 275.00 per sq ft
 3. Unit Price No. 3 - Demolition and salvage of face stone - \$ 70.00 per sq ft
 4. Unit Price No. 4 - Demolition of backup - \$ 50.00 per sq ft
 5. Unit Price No. 5 - Resetting of face stone - \$ 150.00 per sq ft
 6. Unit Price No. 6 - Reconstruction of backup - \$ 225.000 per sq ft

1.09 ADDENDA

A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

1. Addendum # 1 Dated May 21, 2026.
2. Addendum # _____ Dated _____.
3. Addendum # _____ Dated _____.
4. Addendum # _____ Dated _____.

1.10 BID FORM SUPPLEMENTS

A. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:

1. Document 00 4530 Responsible Contractor Verification and Certification of Compliance including the following attachments:
 - a. Responsible Contractor Certificate
 - b. Attachment A-1 - First-Tier Subcontractor List

1.11 BID FORM SIGNATURE(S)

The Corporate Seal of
Innovative Masonry Restoration LLC

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

Principal, Jim Dolby

Title of authorized signing officer

Signature of authorized signing officer



1.12 IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF SECTION

SECTION 00 4530
RESPONSIBLE CONTRACTOR VERIFICATION AND CERTIFICATION OF COMPLIANCE
PART 1 GENERAL

1.01 RESPONSIBLE CONTRACTOR VERIFICATION AND CERTIFICATION OF COMPLIANCE

- A. The Responsible Contractor Verification and Certification of Compliance Forms are attached following this page.
1. Responsible Contractor Certificate
 2. Attachment A-1 - First-Tier Subcontractor List.
 3. Attachment A-2 - Additional Subcontractor List.

END OF SECTION

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RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of \$50,000.00

PROJECT: Pipestone Carnegie Library East Facade Repair

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statute §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I, Jim Dolby

(type or print name)

Principal

certify that I am an owner or officer of the company

(title)

and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

Innovative Masonry Restoration LLC

(name of the person, partnership, or corporation submitting this proposal)

16264 Lakeside Ave SE Prior Lake MN 55372

(business address)



Signed: _____

(bidder or authorized representative)

Date: 05-21-2026

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ATTACHMENT A-1

FIRST-TIER SUBCONTRACTOR LIST
(Prime Contractor Submit with Bid)

PROJECT: Pipestone Carnegie Library East Facade Repair

Minn. Stat. §16.285, Subd. 5: A prime contractor or subcontractor shall include in its verification of compliance under subdivision 4 a list of all of its first-tier subcontractors that it intends to retain for work on the project.

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ATTACHMENT A-2

ADDITIONAL SUBCONTRACTOR LIST

(Prime Contractor to submit as subcontractors are added to the project)

PROJECT: Pipestone Carnegie Library East Facade Repair

This form must be submitted to the Project Manager or individual as identified in the solicitation document.

Minn. Stat. §16.285, Subd. 5: If a prime contractor or any subcontractor retains additional subcontractors on the project after submitting its verification of compliance, the prime contractor or subcontractor shall obtain verifications of compliance from each additional subcontractor with which it has a direct contractual relationship and shall submit a supplemental verification confirming compliance with subdivision 3, clause (7), within 14 days of retaining the additional subcontractors.

Additional Subcontractor Names (Legal name of company as registered with the Secretary of State)	Name of city where company home office is located

SUPPLEMENTAL CERTIFICATION FOR ATTACHMENT A-2

By signing this document I certify that I am an owner or officer of the company, and I swear under oath that:

All additional subcontractors listed on Attachment A-2 have verified through a signed statement under oath by an owner or officer that they meet the minimum criteria to be a responsible contractor as defined in Minn. Stat. §16.285.

Authorized Signature of Owner or Officer: 	Printed Name: Jim Dolby
Title: Principal	Date: 05-21-26
Company Name: Innovative Masonry Restoration LLC	

**SECTION 01 2300
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.
- B. Procedures for pricing Alternates.
- C. Documentation of changes to Contract Sum and Contract Time.

1.02 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.03 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 - Manufactured Stone Product:
 - 1. Base Bid Item: Section 04 4301 and all drawings.
 - 2. Deduct Alternate Item: Substitute true sioux quartz stone with manufactured stone to match Section 04 4301 and all drawings. **DEDUCT \$4,000.00**
- B. Alternate No. 2 - Use Salvaged Stone from City's Stockpile:
 - 1. Base Bid Item: Section 04 4301 and all drawings.
 - 2. Deduct Alternate Item: Assume all stone required for project will be provided at no cost from city's stock pile. Assume some stone dressing will be required. Section 04 4301 and all drawings. **DEDUCT \$8,000.00**

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION



**PATE
BONDING
INC.**

1276 So. Robert St. • West St. Paul, MN 55118 • Phone: (651) 457-6842 • Fax: (651) 457-7531 • Web Site: www.patebonding.com

Innovative Masonry Restoration LLC
16264 Lakeside Ave. SE
Prior Lake, MN 55372

Bid Bond Results Form

PROJECT OWNER: City Of Pipestone

BID DATE: May 22nd 2026

PROJECT NAME: Project No. 200228 - PIPESTONE CARNEGIE LIBRARY FACADE REPAIRS-
217 South Hiawatha Street Pipestone, Minnesota 56164

APPROX. BID AMOUNT: * \$200,000.00

** If your bid increases by 10% or more from this estimate, please contact
our office for approval prior to the bid letting.*

BOND NUMBER: RB0101145

PLEASE LIST THE FIRST THREE BIDDERS IF KNOWN

	<i>Contractor's Name</i>	<i>Amount</i>	<i>Bid Security</i>	
			<i>Bid Bond</i>	<i>Check</i>
Low	_____	\$ _____	☐	☐
2nd	_____	\$ _____	☐	☐
3rd	_____	\$ _____	☐	☐
	Your Bid If Not Listed Above	\$ _____	☐	☐

Comments

_____ By: _____
_____ Date: _____

PLEASE RETURN THIS FORM TO PATE BONDING, INC.

Your assistance in providing us with all of your bid results is appreciated

PBI-JP

Delivery Instructions: [] COURIER [] EMAIL ONLY [] MAIL [] UPS [] **FEDEX** [] PICKUP [] OTHER _____

Please review your bond to ensure it is as you ordered and that it is in the proper form which includes the correct names, bond amounts and dates before you submit it. By affixing your signature, executing and providing this bond to the obligee you are verifying, and we will justifiably assume, the bond has been issued correctly with the best interests and requirements of all parties being considered. Contact us immediately if any correction is required.



Document A310™ – 2010

Bond No. RB0101145

Bid Bond

CONTRACTOR:

(Name, legal status and address)
Innovative Masonry Restoration LLC

16264 Lakeside Ave. SE

Prior Lake, MN 55372

SURETY:

(Name, legal status and principal place of business) This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Granite Re, Inc.

14001 Quailbrook Drive

Oklahoma City, OK 73134

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City Of Pipestone

Bond Amount: Five Percent of the Bid Amount (5% of Bid Amount)

PROJECT: Project No. 200228 - PIPESTONE CARNEGIE LIBRARY FACADE REPAIRS- 217 South Hiawatha Street
Pipestone, Minnesota 56164

(Name, location or address, and Project number, if any)

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of May, 2026

(Witness)
(Witness)

Innovative Masonry Restoration LLC

(Principal) *(Seal)*

(Title) Principal Jim Dolby

(Surety) Granite Re, Inc. *(Seal)*

(Title) Attorney-in-Fact Troy Staples

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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061110

ACKNOWLEDGMENT OF PRINCIPAL (Individual)

State of _____)

County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, to me known and known to me to be the person(s) who (is) (are) described in _____ and executed the foregoing instrument and acknowledge(s) to me that ___ he ___ executed the same.

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Partnership)

State of _____)

County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, a member of the co-partnership of _____, to me known and known to me to be the person who is described in and executed the foregoing instrument and acknowledges to me that he executed the same as for the act and deed of the said co-partnership.

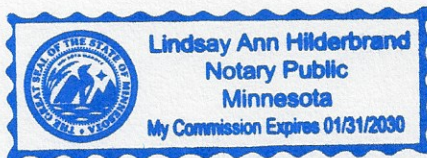
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Corporation)

State of Minnesota)

County of Dakota)

On this 18th day of May in the year 2026, before me personally come(s) Jim Dolby to me known, who, being duly sworn, deposes and says that he is the Principal of the Innovative Masonry Restoration LLC the corporation described in and which executed the foregoing instrument; that he knows the seal of the said corporation; the seal affixed to the said instrument is such corporate seal; that it was so affixed by the order of the Board of Directors of said corporation, and that he signed his name thereto by like order.



Notary Public

ACKNOWLEDGMENT OF SURETY

State of Minnesota)

County of Dakota)

On this 18th day of May, in the year 2026, before me personally come(s) Troy Staples, Attorney(s)-in-Fact of Granite Re, Inc. with whom I am personally acquainted, and who, being by me duly sworn, says that he is (are) the Attorney(s)-in-Fact of Granite Re, Inc. company described in and which executed the within instrument; that he know(s) the corporate seal of such company; and that seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said company, and that he signed said instrument as Attorney(s)-in-Fact of the said company by like order.



Notary Public

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

TOM LAHL; TOM KEMP; LISA M. FRANCOUR; JENNIFER BOYLES; ZACHARY PATE; TROY STAPLES; NICHOLAS HOCHBAN; NICK DENN its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

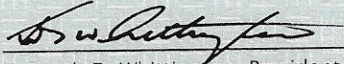
To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

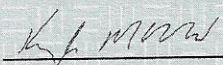
TOM LAHL; TOM KEMP; LISA M. FRANCOUR; JENNIFER BOYLES; ZACHARY PATE; TROY STAPLES; NICHOLAS HOCHBAN; NICK DENN may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)



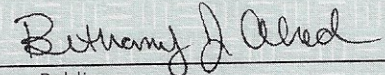

Kenneth D. Whittington, President


Kyle P. McDonald, Assistant Secretary

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2027
Commission #: 11003620




Notary Public

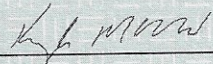
GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this
18th day of May, 2026.




Kyle P. McDonald, Assistant Secretary