



STAFF REPORT

DATE: March 17, 2020

CONSENT

AGENDA ITEM: Approve Plans and Specifications and Order Advertisement for Bids for the Stonegate Addition Street and Utility Improvements

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve the Plans and Specifications and order the Advertisement for Bids for the Stonegate Addition Street and Utility Improvements?

BACKGROUND: A feasibility report was adopted for the Stonegate Addition Street and Utility Improvements at the November 19, 2019 city council meeting, and a public improvement hearing was held on December 17, 2019. Following the public improvement hearing the city council ordered the improvements.

The City of Lake Elmo was approved to receive grant funding from the Minnesota Pollution Control Agency (MPCA) under the 2018 3M Settlement Agreement as an expedited project to extend municipal water and connect each of the 65 homes in the Stonegate 1st and 2nd Additions. The grant is in the not to exceed amount of \$4,284,300. The terms of the grant are outlined in the Grant Agreement between the City of Lake Elmo and the MPCA dated October 2, 2019. The neighborhood is located in a Special Well Construction Area (SWCA) as designated by the Minnesota Department of Health (MDH) after the discovery of PFAS groundwater contamination and many of the properties have received well advisories from the MDH and are currently having their water supply treated using GAC filters supplied by the State.

The project extends the public watermain from the adjacent Inwood development along 10th Street North, then along the public streets, making a looped watermain connection to the adjacent Savona development. Individual water service stubs will be installed to the edge of right-of-way at each of the 65 residential properties. The project will include restoration following the watermain installation and this will include a street reclamation for the Stonegate 2nd Addition along with boulevard sodding throughout the project over the disturbed areas. The project will include grant funding and administrative processes for ensuring each property completes the private service connection from the right-of-way to each home, including water meter installation, removal of granular activated carbon treatment systems (if applicable), sealing of any private well, and all permitting and connection fees. The private water connection and well sealing improvements will be contracted separately by each property owner.

PROPOSAL DETAILS/ANALYSIS: The plans and specifications have been completed for the improvements and are ready to be advertised for contractor bids. A bid date has been scheduled for April 16, 2020. Once received, bids will be reviewed by staff and a recommendation for awarding a contract will be prepared for council consideration at a future council meeting.

FISCAL IMPACT: The total estimated project cost is \$4,284,300, with \$2,480,000 for the public watermain improvements, \$1,004,300 for the private water service connections/well abandonment work, and \$800,000 for street and storm sewer improvements within the Stonegate 2nd Addition. The improvements will be funded through a grant from the MPCA under the 2018 3M Settlement Agreement as an expedited project, and in accordance with the MPCA-Lake Elmo Grant Agreement dated October 2, 2019.

The design engineers post-design cost estimate currently exceeds the grant agreement amount of \$4,284,300. It is recommended to proceed with contractor bids, and if the total project costs continue to exceed the grant amount, post contractor bids, the city will need to request an amendment to the grant amount prior to contract award.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the consent agenda*, a resolution approving the plans and specifications and ordering the advertisement for bids for the Stonegate Addition Street and Utility Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve Resolution No. 2020-029, approving the plans and specifications and ordering the advertisement for bids for the Stonegate Addition Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution approving the plans and specifications and ordering the advertisement for bids for the Stonegate Addition Street and Utility Improvements.
2. Location Map.
3. Project Schedule.

Project Plans and Specifications available for review at City Hall.

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2020-029

**A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND
ORDERING ADVERTISEMENT FOR BIDS FOR THE
STONEGATE ADDITION STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to a resolution passed by the City Council on the 15th day of October 2019, the City Engineer, together with Bolton & Menk, has prepared plans and specifications for the Stonegate Addition Street and Utility Improvements and has presented such plans and specifications to the Council for approval.

NOW, THEREFORE, BE IT RESOLVED,

1. Such plans and specifications, a copy of which is on file at Lake Elmo City Hall, and made a part hereof, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and posted online with Quest Construction Data Network (QuestCDN.com) an advertisement for bids upon the making of such improvements under such approved plans and specifications. The advertisement shall be published for at least 21 days, shall specify the work to be done, and shall state that sealed bids provided to the City Clerk prior to the specified bid date and time and accompanied by a bid bond or cashier's check made payable to the City of Lake Elmo in an amount not less than 5% of the amount of such bid will be considered.

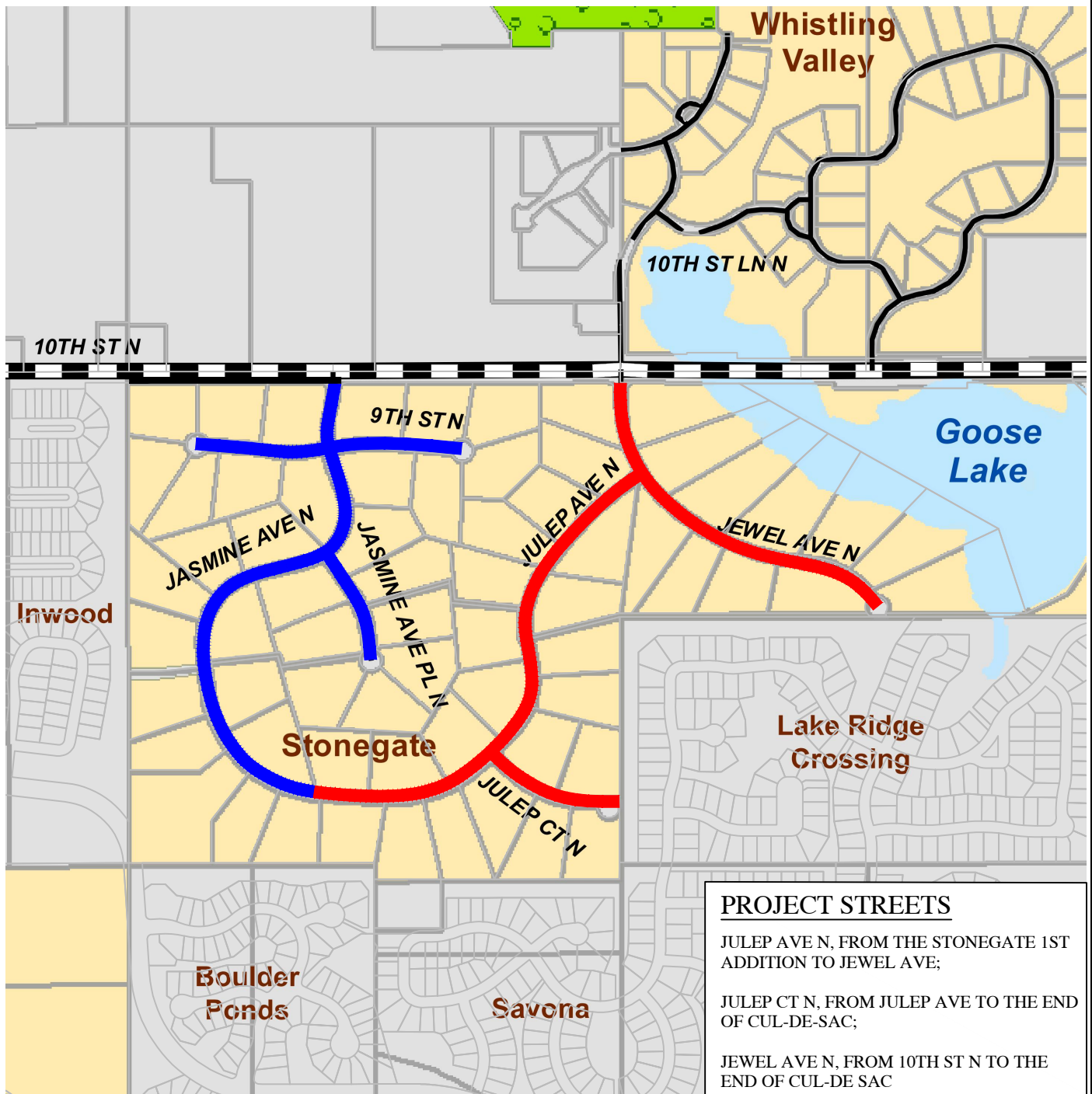
**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SEVENTEENTH DAY OF
MARCH, 2020.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Mike Pearson
Mayor

Julie Johnson
City Clerk



LEGEND

- █ STONEGATE 1ST ADDITION
- █ STONEGATE 2ND ADDITION

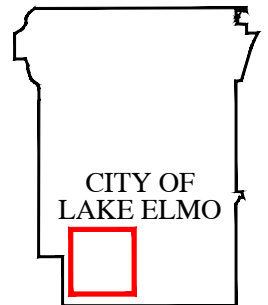


FIGURE NO. 1

LOCATION MAP

STONEGATE NEIGHBORHOOD

FOCUS
ENGINEERING, inc.

STONEGATE ADDITION
STREET AND UTILITY
IMPROVEMENTS
PROJECT NO. 2019.120

PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempksi, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

STONEGATE ADDITION STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2019.120

JULY 16, 2019	Council orders preparation of Feasibility Report.
OCTOBER 1, 2019	Council Approves MPCA Grant Agreement for Stonegate Watermain Project.
OCTOBER 15, 2019	Council Authorizes Topographic Survey and Final Design Services.
NOVEMBER 19, 2019	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
DECEMBER 17, 2019	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
MARCH 17, 2020	Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 16, 2020	Project Bid Date: Receive contractor bids.
MAY 5, 2020	Council accepts Bids and awards Contract.
JUNE 2, 2020	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• SEPTEMBER 25, 2020 Substantial Completion.• NOVEMBER 13, 2020 Final Completion.
SEPTEMBER 7, 2021	Council Declares Costs to be Assessed and Calls for Hearing on Assessment.
OCTOBER 5, 2021	Final Assessment Hearing. Council adopts the Final Assessment Roll.