



STAFF REPORT

DATE: January 19, 2021

REGULAR

AGENDA ITEM: Approve Plans and Specifications and Order Advertisement for Bids for the Hamlet on Sunfish Lake 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 advertisement for bids for the Hamlet on Sunfish Lake Street and Utility Improvements?

BACKGROUND: The Hamlet on Sunfish Lake Street and Utility Improvement project will extend municipal water into the neighborhood to provide clean drinking water to each of the 41 homes. Sanitary sewer repair and replacement work will also be incorporated into the project prior to reconstructing the public streets. Sewer repair and replacement work was identified to be completed after cleaning and televising the full length of the existing HOA owned and operated sanitary sewer system in anticipation of the city assuming ownership and maintenance. Following the watermain installation and sanitary sewer work, the public streets will be reconstructed together with the installation of drain tile and concrete curb and gutter.

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 41 homes. The grant is in the not to exceed amount of \$2,712,200 and includes the public and private water system improvements, and the street and drainage improvements. The terms of the grant are outlined in the Grant Agreement between the City of Lake Elmo and the MPCA dated February 4, 2020. 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.

As part of the Grant Agreement with the MPCA, all households in the development, regardless of Health Based Values (HBVs), are required to connect to municipal water and to have the private wells properly sealed and abandoned as part of the project and within the timeframe of the grant agreement. To implement these State requirements for the project the city intends to levy assessments for the public watermain and street and storm sewer improvements in accordance with the city's Special Assessment Policy and current practices. Each property will be required to connect to city water and abandon all private wells, unless exempted by the MPCA as a monitoring well, within one year after water service is made available and following written notice from the city to connect. Once the private improvements are completed, the public watermain, and street and storm sewer improvement assessments levied for this project will be fully or partially reduced based on the grant amount applied by the state. This assessment relief does not apply to the sanitary sewer repair and replacement work.

PROPOSAL DETAILS/ANALYSIS: On May 19, 2020 the City Council authorized final design services for the Hamlet on Sunfish Lake Street and Utility Improvements. 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 February 17, 2021. Once received, bids will be reviewed by staff with results to be presented to council on March 2, 2021 to consider awarding a construction contract.

FISCAL IMPACT: The total estimated project cost is \$3,970,600. This includes \$921,000 for the public watermain improvements, \$775,000 for the sanitary sewer repair and replacement, \$1,740,000 for the street and drainage improvements, and \$534,600 for the private water service connections/well sealing improvements. All improvements, except for the sanitary sewer repair and replacement work, will be funded through a grant from the MPCA under the 2018 3M Settlement Agreement as an expedited project. The sanitary sewer repair and replacement work is being funded primarily through assessments to the 41 properties in the Hamlet on Sunfish Lake subdivision consistent with the City's Special Assessment Policy. A portion of the sanitary sewer costs, approximately \$155,000, are considered trunk oversize costs and will be funded through the City's Sewer Enterprise Fund.

Approval of this motion does not commit the council to the project costs. Once contractor bids are received, the actual construction costs will be known and the council will be asked to consider entering into a contract to complete the work.

RECOMMENDATION: Staff is recommending that the City Council consider approving a Resolution, approving the plans and specifications and ordering the advertisement for bids for the Hamlet on Sunfish Lake Street and Utility Improvements. The recommended motion for the action is as follows:

“Move to approve Resolution No. 2021-015, approving the plans and specifications and ordering the advertisement for bids for the Hamlet on Sunfish Lake Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution approving the plans and specifications and ordering the advertisement for bids for the Hamlet on Sunfish Lake 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. 2021-015

**A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING
ADVERTISEMENT FOR BIDS FOR THE
HAMLET ON SUNFISH LAKE STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to a resolution passed by the City Council on the 19th day of May 2020, the City Engineer, together with SEH, Inc., has prepared plans and specifications for the Hamlet on Sunfish Lake 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 by following required electronic bidding procedures outlined by QuestCDN 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.

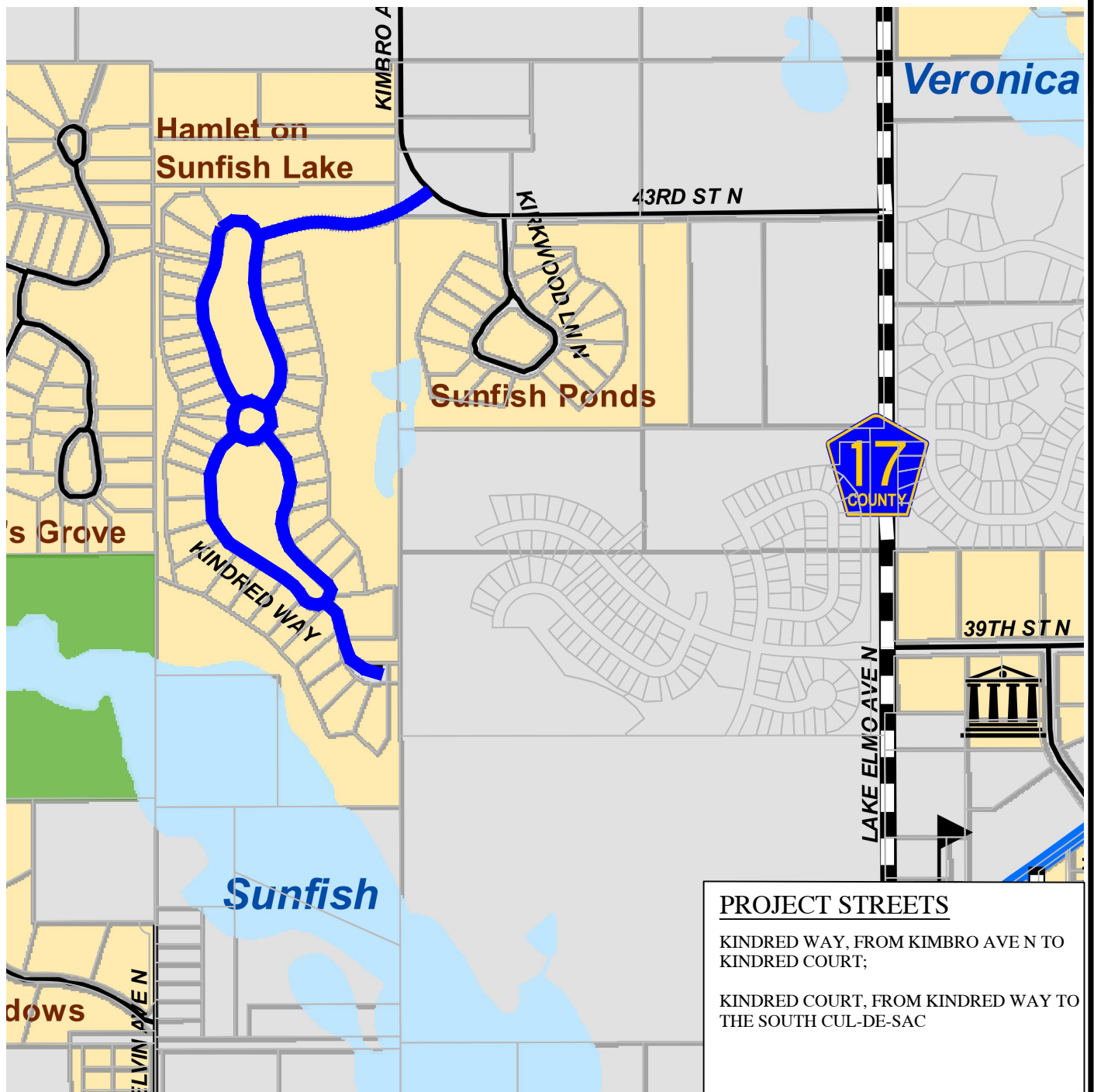
**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF
JANUARY, 2021.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk



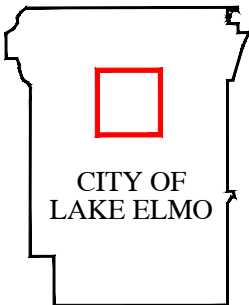
PROJECT STREETS

KINDRED WAY, FROM KIMBRO AVE N TO KINDRED COURT;

KINDRED COURT, FROM KINDRED WAY TO THE SOUTH CUL-DE-SAC

LEGEND

■ HAMLET ON SUNFISH LAKE



PROJECT SCHEDULE CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

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

HAMLET ON SUNFISH LAKE STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2019.125

FEBRUARY 4, 2020	Council Approves MPCA Grant Agreement for Hamlet on Sunfish Lake Extension of Muncipal Water.
FEBRUARY 18, 2020	Council orders preparation of Feasibility Report.
APRIL 21, 2020	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
MAY 19, 2020	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
JANUARY 19, 2021	Council approves Plans and Specifications and orders Advertisement for Bids.
FEBRUARY 17, 2021	Project Bid Date: Receive contractor bids.
MARCH 2, 2021	Council accepts Bids and awards Contract.
MAY 25, 2021	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• NOVEMBER 12, 2021 Substantial Completion.• DECEMBER 17, 2021 Final Completion.
MARCH 7, 2023	Declare Costs to be Assessed and Call for Hearing on Assessment.
APRIL 4, 2023	Final Assessment Hearing. Council adopts the Final Assessment Roll.