



## STAFF REPORT

DATE: December 17, 2024

### CONSENT

**AGENDA ITEM:** Accept Bids and Award Contract for the Well No. Water Treatment Plant

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Nicole Miller, City Administrator  
Clarissa Hadler, Finance Director  
Marty Powers, Public Works Director  
Chad Isakson, Assistant City Engineer

---

**ISSUE BEFORE COUNCIL:** Should the City Council accept the bids and award a contract for the Well No. 2 Water Treatment Plant?

**BACKGROUND:** On November 6, 2024 the City Council approved the plans and specifications for the Well No. 2 Water Treatment Plant (WTP) project which includes the construction of a water treatment facility at the Well No. 2 Wellhouse for the removal of PFAS.

The project includes building modifications, consisting of building shell and roof modifications, process piping, electrical, controls, HVAC, and related appurtenances. The work includes selective demolition and additions to the existing building, by raising the roof section for the vacant generator/pressure filter room. A new taller garage door and service door will be added to the west side of the building and openings in the former generator storage space will be filled in. A new concrete floor will be poured and elevated equipment pads will be provided. The work includes the installation of the AqueoUSVets PFAS removal vessels and the cartridge filter that are being procured separately. and installation of a new replacement standby generator which is also being procured under a separate purchase package. New water process piping will be installed to connect the treatment vessels to the existing interior piping, and ancillary components such as chemical feed locations and water meters will be replaced. A new well pump, motor, and variable frequency drive (VFD) will be installed to accommodate the additional head loss imparted by the treatment vessels.

**PROPOSAL DETAILS/ANALYSIS:** Bids were received and opened electronically on December 5, 2024. The City received 5 bids for the project, ranging from \$1,360,650 to \$1,560,600. The bid results are detailed on the attached engineer's letter of recommendation.

Based on the bids received, the City's consulting engineer is recommending that the City award the contract to the lowest responsible bidder, Magney Construction, Inc. for the total base bid Amount of **\$1,360,650.00** as outlined in the attached letter.

**FISCAL IMPACT:** The post-bid total project cost estimate after receiving bids for all three bid packages is **\$2,460,000** (See attached Post-Bid EOC). The Project Costs will be funded through a MPCA Grant through the 3M 2018 Settlement Funds. The Project Grant Agreement was approved on October 1, 2024 in the amount of \$2,283,000. After receiving bids, staff submitted a grant amendment request to cover the full Project cost. A verbal approval has been received and the grant agreement amendment will be processed in January/February 2025.

**RECOMMENDATION:** Staff is recommending that the City Council approve, *as part of the consent agenda*, a resolution accepting the bids and awarding a contract to Magney Construction, Inc. for a total

contract amount of **\$1,360,650.00** for the Well No. 2 Water Treatment Plant. If removed from the *consent agenda*, the recommended motion for the action is as follows:

***“Move to approve Resolution No. 2024–132, accepting bids and awarding a contract to Magney Construction, Inc. for a total contract amount of \$1,360,650.00 for the Well No. 2 Water Treatment Plant.”***

**ATTACHMENTS:**

1. Resolution Accepting Bids and Awarding a Contract for the Well No. 2 Water Treatment Plant.
2. Consultant’s Letter of Award Recommendation and Tabulation of Bids.
3. Post Bid Estimate of Total Project Cost.

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

**RESOLUTION NO. 2024-132  
A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR THE  
WELL NO. 2 WATER TREATMENT PLANT**

**WHEREAS**, pursuant to an advertisement for bids for the Well 2 Water Treatment Plant, bids were received, opened, and tabulated according to law, and bids were received complying with the advertisement; and

**WHEREAS**, bids were tabulated, checked and summarized to verify that all requirements of the submittal were met; and

**WHEREAS**, the project engineer reviewed the bids and has provided a letter recommending the award of the contract to the lowest responsible bidder, Magney Construction, Inc., for the Total Base Bid amount of \$1,360,650.00.

**NOW, THEREFORE, BE IT RESOLVED,**

1. That the Mayor and City Clerk are hereby authorized and directed to enter into a Contract in the accordance with the above ordered Project, in the amount of the Contractor's lowest responsible bid, and according to the plans and specifications thereof approved by the City Council.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SEVENTEENTH DAY OF  
DECEMBER, 2024.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

By: \_\_\_\_\_  
Charles Cadenhead, Mayor

\_\_\_\_\_  
Julie Johnson, City Clerk



**Stantec Consulting Services Inc.**  
733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402

December 9, 2024

Honorable Mayor and City Council  
City of Lake Elmo  
3880 Laverne Ave. N.  
Lake Elmo, MN 55042

Re: Well No. 2 PFAS Water Treatment Plant  
Stantec Project No. 173420153  
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on December 5, 2024. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 5 Bids. The following summarizes the results of the Bids received:

	<b>Contractor</b>	<b>Total Base Bid</b>
<b>Low</b>	Magney Construction, Inc.	\$1,360,650.00
#2	Construction Results Corporation	\$1,361,805.00
#3	Market & Johnson, Inc.	\$1,364,857.00
#4	Staab Construction Co.	\$1,483,000.00
#5	Rice Lake Construction Grp.	\$1,560,600.00

The low Bidder on the Project was Magney Construction, Inc. with a Total Base Bid Amount of \$1,360,650.00. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Magney Construction, Inc.** should be awarded the Project on the Total Base Bid in the Amount of **\$1,360,650.00.**

Should you have any questions, please feel free to contact me at (320) 333-6825.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

Brian Lintgen, P.E.

Enclosure



Project Name: Well No. 2 PFAS Water Treatment Plant

I hereby certify that this is an exact reproduction of bids received.

City Project No.: 2023.115

Stantec Project No.: 173420153

Bid Opening: Thursday, December 5, 2024 at 11:00 AM CST

Owner: Lake Elmo, Minnesota

*Biran W. Lintgen*  
 Biran Lintgen, P.E.  
 License No. 48698

**Bidder No. 1**

**Bidder No. 2**

**Bidder No. 3**

**Bidder No. 4**

BID TABULATION				Magney Construction, Inc.		Construction Results Corporation		Market & Johnson, Inc.		Staab Construction co.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
<b>BASE BID</b>											
1	BUILDING DEMOLITION, BUILDING REHABILITATION, CC	LS	1	\$850,000.00	\$850,000.00	\$862,244.00	\$862,244.00	\$858,610.00	\$858,610.00	\$837,000.00	\$837,000.00
2	PROCESS MECHANICAL PIPING, PIPE SUPPORTS, VALVES, APPURTENANCES, CHEMICAL FEED REVISIONS, AND ALL RELATED ITEMS.	LS	1	\$88,400.00	\$88,400.00	\$176,600.00	\$176,600.00	\$107,222.00	\$107,222.00	\$225,000.00	\$225,000.00
3	INSTALLATION OF OWNER SUPPLIED PFAS REMOVAL EG	LS	1	\$95,000.00	\$95,000.00	\$11,550.00	\$11,550.00	\$80,994.00	\$80,994.00	\$80,000.00	\$80,000.00
4	INSTALLATION OF OWNER SUPPLIED NATURAL GAS GEN	LS	1	\$8,000.00	\$8,000.00	\$7,411.00	\$7,411.00	\$14,031.00	\$14,031.00	\$25,000.00	\$25,000.00
5	WELL PUMP EQUIPMENT INCLUDING PUMP, MOTOR, C	LS	1	\$124,000.00	\$124,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$118,000.00	\$130,000.00	\$130,000.00
6	BAILING SAND FROM WELL	CY	20	\$1,575.00	\$31,500.00	\$1,500.00	\$30,000.00	\$1,500.00	\$30,000.00	\$1,500.00	\$30,000.00
7	AIR LIFTING SAND FROM WELL	CY	50	\$1,575.00	\$78,750.00	\$1,500.00	\$75,000.00	\$1,500.00	\$75,000.00	\$1,500.00	\$75,000.00
8	MOBILIZATION FOR BAILING SAND FROM WELL	LS	1	\$73,500.00	\$73,500.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
9	MOBILIZATION FOR AIR LIFTING SAND FROM WELL	LS	1	\$10,500.00	\$10,500.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
10	ALLOWANCE FOR STATE OF MINNESOTA COSTS ON CIT	LS	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
<b>TOTAL BASE BID</b>					\$1,360,650.00		\$1,361,805.00		\$1,364,857.00		\$1,483,000.00

Contractor Name and Address:	Magney Construction, Inc. 1401 Park Road Chanhassen, MN 55317	Construction Results Corporation 5465 Highway 169 North Plymouth, MN 55442	Market & Johnson, Inc. 2350 Galloway Street Eau Claire, WI 54703	Staab Construction co. 1800 Laemie Ave. Marshfield, WI 54449
Phone:	(952) 474-1674	(763) 559-1100	(715) 834-1213	(715) 387-8429
Email:	<a href="mailto:kevin@magneyconstruction.com">kevin@magneyconstruction.com</a>	<a href="mailto:mike.luurtsema@constructionresults.com">mike.luurtsema@constructionresults.com</a>	<a href="mailto:bidning@market-johnson.com">bidning@market-johnson.com</a>	<a href="mailto:ben.lee@staabco.com">ben.lee@staabco.com</a>
Signed By:	Kevin Vranicar	Mike Luurtsema	Chad Ellingson	Benjamin J. Lee
Title:	President	President	Secretary/Treasurer	President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Addenda Acknowledged:	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4



Bidder No. 5

BID TABULATION

Rice Lake Construction Grp.

Item Num	Item	Units	Qty	Unit Price	Total
<b>BASE BID</b>					
1	BUILDING DEMOLITION, BUILDING REHABILITATION, CC	LS	1	\$1,027,055.00	\$1,027,055.00
2	PROCESS MECHANICAL PIPING, PIPE SUPPORTS, VALVES, APPURTENANCES, CHEMICAL FEED REVISIONS, AND ALL RELATED ITEMS.	LS	1	\$158,929.00	\$158,929.00
3	INSTALLATION OF OWNER SUPPLIED PFAS REMOVAL EG	LS	1	\$63,205.00	\$63,205.00
4	INSTALLATION OF OWNER SUPPLIED NATURAL GAS GEN	LS	1	\$7,411.00	\$7,411.00
5	WELL PUMP EQUIPMENT INCLUDING PUMP, MOTOR, C	LS	1	\$118,000.00	\$118,000.00
6	BAILING SAND FROM WELL	CY	20	\$1,500.00	\$30,000.00
7	AIR LIFTING SAND FROM WELL	CY	50	\$1,500.00	\$75,000.00
8	MOBILIZATION FOR BAILING SAND FROM WELL	LS	1	\$70,000.00	\$70,000.00
9	MOBILIZATION FOR AIR LIFTING SAND FROM WELL	LS	1	\$10,000.00	\$10,000.00
10	ALLOWANCE FOR STATE OF MINNESOTA COSTS ON CIT	LS	1	\$1,000.00	\$1,000.00
<b>TOTAL BASE BID</b>					<b>\$1,560,600.00</b>

Contractor Name and Address: Rice Lake Construction Grp.  
 22360 County Road 12  
 Deerwood, MN 56444  
 Phone: (218) 546-5519  
 Email: [estimating@ricelake.org](mailto:estimating@ricelake.org)  
 Signed By: Kevin Littman  
 Title: Vice President  
 Bid Security: Bid Bond  
 Addenda Acknowledged: 1, 2, 3, 4

**WELL NO. 2 WATER TREATMENT PLANT**  
**PROJECT NO. 2023.115**  
**CITY OF LAKE ELMO, MINNESOTA**  
**DECEMBER 2024**



<b>ENGINEER'S OPINION OF PROBABLE COST</b>		
<b>WATER TREATMENT PLANT CONSTRUCTION</b>		<b>\$2,079,607</b>
Water Treatment Plant General Construction Contract	\$1,360,650	
Aqueous Vets Water Treatment Equipment	\$407,374	
Aqueous Vets Prerinsed Anion Exchange (IX) Media	\$253,597	
Cummins 150 KW Natural Gas Engine Generator	\$57,987	
Contingencies at 5%		\$104,393
Engineering Services: Plans, Bidding, Construction Administration		\$270,000
Utility Extensions and upsizing		\$0
Material Testing		\$4,000
Permitting (MDH, DOLI)		\$2,000
<b>TOTAL ESTIMATED PROJECT COST - PUBLIC SANITARY SEWER</b>		<b>\$2,460,000</b>
MPCA Grant Amount		\$2,283,000
		-\$177,000