



## STAFF REPORT

DATE: May 6, 2025

### **CONSENT**

**TO:** City Council  
**FROM:** Chad Isakson, Project Engineer  
**AGENDA ITEM:** Approve Pay Request No. 2 for the Well No. 2 PFAS WTP Project  
**REVIEWED BY:** Nicole Miller, City Administrator  
Clarissa Hadler, Finance Director  
Marty Powers, Public Works Director  
Nate Stanley, City Engineer

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### **CORE STRATEGIES:**

- |   |  |
|---|--|
| <input type="checkbox"/> Vibrant, inclusive, connected community      | <input checked="" type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input checked="" type="checkbox"/> Balanced Finances now and future         |
| <input checked="" type="checkbox"/> Managed Growth                    | <input checked="" type="checkbox"/> Resilient Infrastructure                 |

**BACKGROUND:** On December 17, 2024 the City Council awarded the contract for the Well No. 2 Water Treatment Plant (WTP) project to Magney Construction, Inc. The project includes the construction of a water treatment facility at the Well No. 2 Wellhouse for the removal of PFAS. The work remains in progress with a substantial completion date of May 30, 2025 and a final completion date of July 18, 2025.

**ISSUE BEFORE COUNCIL:** Should the City Council approve Pay Request No. 2 for the Well No. 2 PFAS WTP project?

**PROPOSAL DETAILS/ANALYSIS:** Magney Construction, Inc. has submitted Partial Pay Request No. 2 in the amount of \$200,450. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained as of this pay request is \$21,240.

**FISCAL IMPACT:** None. Partial Payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

**RECOMMENDATION:** Staff is recommending that the City Council approve, *as a part of the Consent Agenda*, Pay Request No. 2 for the Well No. 2 PFAS WTP Project. If removed from the consent agenda, the recommended motion for the action is as follows:

**Motion to approve Pay Request No. 2 in the amount of \$203,110.00 to Magney Construction, Inc. for the Well No. 2 PFAS WTP Project.**

### **ATTACHMENTS:**

1. Partial Pay Estimate No. 2.

# PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. <u>2</u>					
WELL NO. 2 PFAS WTP PROJECT NO. 2023.115; 173420153				PERIOD OF ESTIMATE FROM <u>3/1/2025</u> TO <u>3/31/2025</u>	
PROJECT OWNER: <b>CITY OF LAKE ELMO</b> <b>3880 LAVERNE AVENUE NORTH</b> <b>LAKE ELMO, MN 55042</b> <b>ATTN: CHAD ISAKSON, ASSISTANT CITY ENGINEER</b>				CONTRACTOR: <b>MAGNEY CONSTRUCTION, INC</b> <b>1401 PARK ROAD</b> <b>CHANHASSEN, MN 55317</b> <b>ATTN: PETER NORDANG, PROJECT MANAGER</b>	
CONTRACT CHANGE ORDER SUMMARY				PAY ESTIMATE SUMMARY	
No.	Approval Date	Amount			
		Additions	Deductions		
			\$0.00	1. Original Contract Amount	\$1,360,650.00
				2. Net Change Order Sum	\$0.00
				3. Revised Contract (1+2)	\$1,360,650.00
				4. Work Completed*	\$424,800.00
				5. Stored Materials*	\$0.00
				6. Subtotal (4+5)	\$424,800.00
				7. Retainage* <u>5.0%</u>	\$21,240.00
				8. Previous Payments	\$203,110.00
				9. Amount Due (6-7-8)	<b>\$200,450.00</b>
TOTALS		\$0.00	\$0.00		
NET CHANGE		\$0.00		*Detailed Breakdown Attached	
CONTRACT TIME					
START DATE: <u>1/22/2025</u>		ORIGINAL DAYS <u>177</u>		ON SCHEDULE	
SUBSTANTIAL COMPLETION: <u>5/30/2025</u>		REVISED DAYS <u>0</u>		YES <input checked="" type="checkbox"/>	
FINAL COMPLETION: <u>7/18/2025</u>		REMAINING <u>109</u>		NO <input type="checkbox"/>	
ENGINEER'S CERTIFICATION:				STANTEC	
The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.				ENGINEER	
				DATE	
CONTRACTOR'S CERTIFICATION:				CONTRACTOR	
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.				BY	
				DATE	
APPROVED BY OWNER: <b>CITY OF LAKE ELMO, MINNESOTA</b>					
BY			BY		
DATE			DATE		

**PARTIAL PAY ESTIMATE NO. 2**

**WELL NO. 2 PFAS WTP  
CITY OF LAKE ELMO, MINNESOTA  
PROJECT NO. 2023.115; 173420153**

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
BASE BID									
1	Building Demolition	LS	1	\$270,000.00	\$270,000.00	0.30	\$81,000.00	1.00	\$270,000.00
2	Concrete	LS	1	\$50,000.00	\$50,000.00	0.60	\$30,000.00	0.60	\$30,000.00
3	Building Rehabilitation	LS	1	\$250,000.00	\$250,000.00	0.40	\$100,000.00	0.40	\$100,000.00
4	HVAC	LS	1	\$60,000.00	\$60,000.00	0.00	\$0.00	0.00	\$0.00
5	Electrical & Controls	LS	1	\$220,000.00	\$220,000.00	0.00	\$0.00	0.00	\$0.00
6	Process Pipe and Supports	LS	1	\$55,000.00	\$55,000.00	0.00	\$0.00	0.00	\$0.00
7	Valves	LS	1	\$26,400.00	\$26,400.00	0.00	\$0.00	0.00	\$0.00
8	Chemical Feed	LS	1	\$7,000.00	\$7,000.00	0.00	\$0.00	0.00	\$0.00
9	Installation of Owner Supplied PFAS Removal Equipment	LS	1	\$55,000.00	\$55,000.00	0.00	\$0.00	0.00	\$0.00
10	Start Up of Owner Supplied PFAS Removal Equipment	LS	1	\$40,000.00	\$40,000.00	0.00	\$0.00	0.00	\$0.00
11	Installation of Owner Supplied Natural Gas Generator	LS	1	\$8,000.00	\$8,000.00	0.00	\$0.00	0.00	\$0.00
12	Well Pump Equipment - Pump, Motor, Column, Well Measure/Televise	LS	1	\$124,000.00	\$124,000.00	0.00	\$0.00	0.20	\$24,800.00
13	Bailing Sand From Well	CY	20	\$1,575.00	\$31,500.00	0.00	\$0.00	0.00	\$0.00
14	Air Lift Sand from Well	CY	50	\$1,575.00	\$78,750.00	0.00	\$0.00	0.00	\$0.00
15	Mobilization for Bailing Sand From Well	LS	1	\$73,500.00	\$73,500.00	0.00	\$0.00	0.00	\$0.00
16	Mobilization for Air Lifting Sand From Well	LS	1	\$10,500.00	\$10,500.00	0.00	\$0.00	0.00	\$0.00
17	Allowance (State Building Permit)	LS	1	\$1,000.00	\$1,000.00	0.00	\$0.00	0.00	\$0.00
TOTALS - BASE CONTRACT					\$1,360,650.00	\$211,000.00		\$424,800.00	