



STAFF REPORT

DATE: May 6, 2025

CONSENT

TO: City Council
FROM: Chad Isakson, Project Engineer
AGENDA ITEM: Approve Pay Request No. 3 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

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. 3 for the Well No. 2 PFAS WTP project?

PROPOSAL DETAILS/ANALYSIS: Magney Construction, Inc. has submitted Partial Pay Request No. 3 in the amount of \$135,686.33. 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 \$28,381.39.

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. 3 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. 3 in the amount of \$135,686.33 to Magney Construction, Inc. for the Well No. 2 PFAS WTP Project.

ATTACHMENTS:

1. Partial Pay Estimate No. 3.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. <u>3</u>					
WELL NO. 2 PFAS WTP PROJECT NO. 2023.115; 173420153				PERIOD OF ESTIMATE FROM <u>4/1/2025</u> TO <u>4/30/2025</u>	
PROJECT OWNER: CITY OF LAKE ELMO 3880 LAVERNE AVENUE NORTH LAKE ELMO, MN 55042 ATTN: CHAD ISAKSON, ASSISTANT CITY ENGINEER				CONTRACTOR: MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN, MN 55317 ATTN: PETER NORDANG, PROJECT MANAGER	
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*	\$567,627.72
				5. Stored Materials*	\$0.00
				6. Subtotal (4+5)	\$567,627.72
				7. Retainage* <u>5.0%</u>	\$28,381.39
				8. Previous Payments	\$403,560.00
				9. Amount Due (6-7-8)	\$135,686.33
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 YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SUBSTANTIAL COMPLETION: <u>5/30/2025</u>			REVISED DAYS <u>0</u>		
FINAL COMPLETION: <u>7/18/2025</u>			REMAINING <u>79</u>		
<div style="display: flex; justify-content: space-between;"> <div> <p>ENGINEER'S CERTIFICATION:</p> <p>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.</p> </div> <div> <p>STANTEC</p> <p>_____ ENGINEER</p> <p>_____ DATE</p> </div> </div>					
<div style="display: flex; justify-content: space-between;"> <div> <p>CONTRACTOR'S CERTIFICATION:</p> <p>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.</p> </div> <div> <p>CONTRACTOR</p> <p>_____ BY</p> <p>_____ DATE</p> </div> </div>					
<p>APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div> <p>_____ BY</p> <p>_____ DATE</p> </div> <div> <p>_____ BY</p> <p>_____ DATE</p> </div> </div>					

PARTIAL PAY ESTIMATE NO. 3

**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		\$0.00	1.00	\$270,000.00
2	Concrete	LS	1	\$50,000.00	\$50,000.00	0.20	\$10,000.00	0.80	\$40,000.00
3	Building Rehabilitation	LS	1	\$250,000.00	\$250,000.00	0.32	\$80,000.00	0.72	\$180,000.00
4	HVAC	LS	1	\$60,000.00	\$60,000.00		\$0.00	0.00	\$0.00
5	Electrical & Controls	LS	1	\$220,000.00	\$220,000.00		\$0.00	0.00	\$0.00
6	Process Pipe and Supports	LS	1	\$55,000.00	\$55,000.00	0.7134	\$39,237.00	0.7134	\$39,237.00
7	Valves	LS	1	\$26,400.00	\$26,400.00	0.5148	\$13,590.72	0.5148	\$13,590.72
8	Chemical Feed	LS	1	\$7,000.00	\$7,000.00		\$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
10	Start Up of Owner Supplied PFAS Removal Equipment	LS	1	\$40,000.00	\$40,000.00		\$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
12	Well Pump Equipment - Pump, Motor, Column, Well Measure/Televise	LS	1	\$124,000.00	\$124,000.00		\$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
14	Air Lift Sand from Well	CY	50	\$1,575.00	\$78,750.00		\$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
16	Mobilization for Air Lifting Sand From Well	LS	1	\$10,500.00	\$10,500.00		\$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
TOTALS - BASE CONTRACT					\$1,360,650.00		\$142,827.72		\$567,627.72

Mueller, Inc.

2422 East Hennepin Avenue
Minneapolis, Minnesota 55413

Phone: (612 331-4849)
Email: jesse@muellerincmn.com

Bill To:

Magney Construction, Inc.
1401 Park Road
Chanhassen, MN 55317
U.S.A.

Stored
Materials
Item # 6

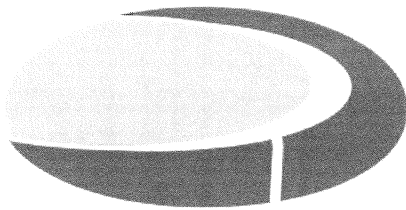
Invoice

Invoice #: 00109772

Ship To:

Magney Construction, Inc.
11975 55th Street N
Lake Elmo, Mn 55402
Attn: Luke Hoisington 507.210.8950

SALESPERSON		YOUR NO.	SHIP VIA	COL	PPD	SHIP DATE	TERMS		DATE	PG.	
Jesse		616-13340	Delivered			4/21/2025	Net 30		4/21/2025	1	
QTY.	ITEM NO.		DESCRIPTION				PRICE	UNIT	DISC %	EXTENDED	TX.
12	#137		8" Adj Pipe Support HDG				\$76.95	each		\$923.40	X
3	#628DIP-10-Galv		Adj saddle with base 10" DIP HDG				\$249.75	each		\$749.25	X
11	#628DIP-8-GALV		Adj saddle with base 8" DIP HDG				\$236.50	each		\$2,601.50	X
Thank you!								Sale Amt.:	\$4,274.15		
								Freight:	\$0.00		
								Sales Tax:	\$357.96		
								Total Amt.:	\$4,632.11		
								Paid Today:	\$0.00		
								Balance Due:	\$4,632.11		



Plant & Flanged

EQUIPMENT LLC

10101 XYLITE STREET NE
BLAINE, MN 55449-5227
(763) 792-3870
(763) 792-3876

Invoice



Invoice Number: 0088173-IN
Invoice Date: 04/22/2025

Page: 1

Customer Number: MAG5000
Order Number: 0067031
Order Date: 03/06/2025

Stored
Materials
Item # 6

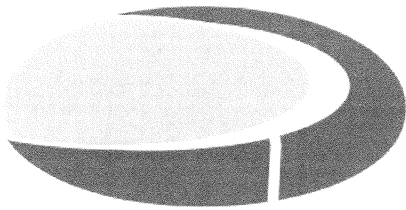
Sold To:
MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Ship To:
MAGNEY CONSTRUCTION
C/O WELL #2 PFAS WTP
11975 55TH STREET N
LAKE ELMO, MN 55402

Confirm To:

Customer P.O.		Ship VIA	Tracking Number		Terms		
LAKE ELMO WELL #2		ELITE TRANS	2972113;		NET 30 DAYS		
Item Desc	MARK	Ordered	Shipped	Back Ordered	Price	Amount	
10" FL X PE DIP 2' 0" CL RPX	(101)	1.00	1.00	0.00	530.00	530.00	
10" FL X PE DIP 5' 6" CL RPX WITH 3/4" TAP 40" FFF @ 12:00	(102)	1.00	1.00	0.00	1,095.00	1,095.00	
8" FL X PE DIP 6' 6" CL RPX WITH 1" TAP 12" FFF @ 12:00	(105)	1.00	1.00	0.00	965.55	965.55	
8" FL X PE DIP 4' 0" CL RPX	(107, 113, 117,	4.00	4.00	0.00	610.00	2,440.00	
8" FL X PE DIP 5' 9" CL RPX	(109)	1.00	1.00	0.00	818.90	818.90	
8" FL X PE DIP 4' 6" CL RPX	(115, 129)	2.00	2.00	0.00	662.25	1,324.50	
8" FL X FL DIP 0' 6" CL RPX	(119)	1.00	1.00	0.00	488.90	488.90	
8" FL X PE DIP 12' 0" CL RPX	(121, 136)	2.00	2.00	0.00	1,445.55	2,891.10	
8" FL X PE DIP 1' 6" CL RPX	(124)	1.00	1.00	0.00	348.90	348.90	
8" FL X FL DIP 0' 9" CL RPX	(126)	1.00	1.00	0.00	488.90	488.90	
8" FL X PE DIP 6' 0" CL RPX	(131)	1.00	1.00	0.00	818.90	818.90	
8" FL X PE DIP 4' 0" CL RPX WITH 1" TAP 24" FFF @ 3:00	(134)	1.00	1.00	0.00	704.45	704.45	
8" FL X PE DIP 7' 0" CL RPX	(138)	1.00	1.00	0.00	923.35	923.35	
8" FL X PE DIP 2' 0" CL RPX	(140)	1.00	1.00	0.00	401.15	401.15	
10" Mega-Flange Adapter w/Acc		2.00	2.00	0.00	480.00	960.00	
8" Mega-Flange Adapter w/Acc.		14.00	14.00	0.00	338.00	4,732.00	
1" X Close 304 SS Thrd Nipple (SSN30405CL)		2.00	2.00	0.00	5.30	10.60	
1" Thrd Matco FP 316SS Ball Valve w/Lever (20SSTH05M)		2.00	2.00	0.00	45.00	90.00	

Continued



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EQUIPMENT LLC

10101 XYLITE STREET NE
BLAINE, MN 55449-5227
(763) 792-3870
(763) 792-3876

Invoice



Invoice Number: 0088173-IN
Invoice Date: 04/22/2025

Page: 2

Customer Number: MAG5000
Order Number: 0067031
Order Date: 03/06/2025

Stored
Materials
Item # 6

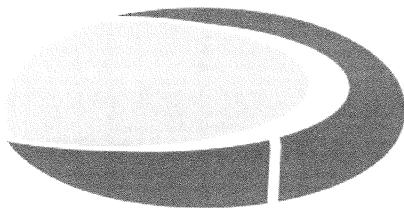
Sold To:
MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Ship To:
MAGNEY CONSTRUCTION
C/O WELL #2 PFAS WTP
11975 55TH STREET N
LAKE ELMO, MN 55402

Confirm To:

Customer P.O.	Ship VIA	Tracking Number	Terms			
LAKE ELMO WELL #2	ELITE TRANS	2972113;	NET 30 DAYS			
Item Desc	MARK	Ordered	Shipped	Back Ordered	Price	Amount
1" X 1/2" Thrd Bushing 304 S.S (P/N SSF304BU0503)		2.00	2.00	0.00	10.50	21.00
1/2" Sampling Faucet #48803 (FY692LF)		2.00	2.00	0.00	13.50	27.00
2" X Close 304 SS Thrd Nipple (SSN30408CL)		2.00	2.00	0.00	13.50	27.00
2" Thrd Matco FP 316SS Ball Valve w/Lever (20SSTH08M)		2.00	2.00	0.00	140.00	280.00
2" X 6" 304 SS Thrd Nipple (SSN304086)		2.00	2.00	0.00	32.90	65.80
3" X Close 304 SS Thrd Nipple (SSN30410CL)		1.00	1.00	0.00	13.50	13.50
3" Thrd Matco FP 316SS Ball Valve w/Lever (20SSTH10M)		1.00	1.00	0.00	420.00	420.00
3' MIP X MALE ALUMINUM CAM LOCK		1.00	1.00	0.00	18.50	18.50
3" ALUMINUM CAM LOCK DUST CAP		1.00	1.00	0.00	21.00	21.00
8" FL X MALE ALUMINUM CAM LOCK		1.00	0.00	1.00	975.00	0.00
8" FEMALE CAM X 6" MALE ALUMINUM CAM LOCK		1.00	0.00	1.00	454.00	0.00
8" ALUMINUM CAM LOCK DUST CAP		1.00	0.00	1.00	301.00	0.00
6" ALUMINUM CAM LOCK DUST CAP		1.00	0.00	1.00	77.15	0.00

Net Invoice: 20,926.00
Less Discount: 0.00
Freight: 207.05
Sales Tax: 1,769.90
Invoice Total: 22,902.95



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EQUIPMENT LLC

10101 XYLITE STREET NE
BLAINE, MN 55449-5227
(763) 792-3870
(763) 792-3876

Invoice



Page: 1

Invoice Number: 0088175-IN
Invoice Date: 04/22/2025

Customer Number: MAG5000
Order Number: 0066928
Order Date: 02/04/2025

Stored
Materials
Item # 6

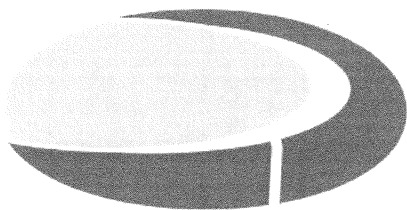
Sold To:
MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Ship To:
MAGNEY CONSTRUCTION
C/O WELL #2 PFAS WTP
11975 55TH STREET N
LAKE ELMO, MN 55402

Confirm To:

Customer P.O.	Ship VIA	Tracking Number	Terms			
LAKE ELMO WELL #2	ELITE TRANS	2972113;	NET 30 DAYS			
Item Desc	MARK	Ordered	Shipped	Back Ordered	Price	Amount
10" FL SO 90 Bend CL RPX		1.00	1.00	0.00	867.30	867.30
10" X 8" FL Con Reducer CL RPX		2.00	2.00	0.00	369.10	738.20
8" Blind Flange RPX WITH 3" TAP @ INVERT		1.00	1.00	0.00	769.55	769.55
8" FL 22 1/2 Bend CL RPX		2.00	2.00	0.00	266.85	533.70
8" FL 90 Bend CL RPX		8.00	8.00	0.00	330.35	2,642.80
8" FL Base 90 Bend CL RPX		1.00	1.00	0.00	549.35	549.35
8" FL Tee CL RPX		5.00	5.00	0.00	492.85	2,464.25
8" X 2" Tapt Blind Flange RPX		2.00	2.00	0.00	181.85	363.70

Net Invoice:	8,928.85
Less Discount:	0.00
Freight:	0.00
Sales Tax:	747.79
Invoice Total:	9,676.64



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EQUIPMENT LLC

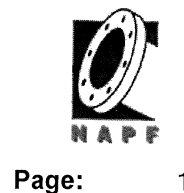
10101 XYLITE STREET NE
BLAINE, MN 55449-5227
(763) 792-3870
(763) 792-3876

Sold To:
MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Confirm To:

Invoice

Invoice Number: 0088176-IN
Invoice Date: 04/22/2025



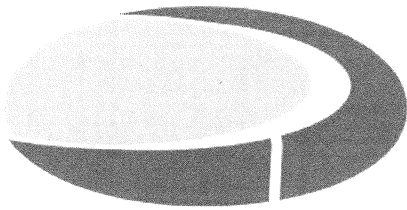
Customer Number: MAG5000
Order Number: 0067104
Order Date: 03/27/2025

Stored
Materials
Item # 6

Ship To:
MAGNEY CONSTRUCTION
C/O WELL #2 PFAS WTP
11975 55TH STREET N
LAKE ELMO, MN 55402

Customer P.O.		Ship VIA	Tracking Number		Terms	
LAKE ELMO WELL #2		ELITE TRANS	2972113;		NET 30 DAYS	
Item Desc	MARK	Ordered	Shipped	Back Ordered	Price	Amount
8" F.F. Flange-Tyte Gasket SBR 1/8		41.00	41.00	0.00	31.15	1,277.15
10" F.F. Flange-Tyte Gasket SBR 1/8		9.00	9.00	0.00	39.30	353.70
8" Comp Ring Gask 1/8 1082SAN		4.00	4.00	0.00	24.40	97.60
10" Comp Ring Gask 1/8 1082SAN		4.00	4.00	0.00	35.40	141.60

Net Invoice:	1,870.05
Less Discount:	0.00
Freight:	0.00
Sales Tax:	156.63
Invoice Total:	2,026.68



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10101 XYLITE STREET NE
BLAINE, MN 55449-5227
(763) 792-3870
(763) 792-3876

Sold To:
MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Confirm To:

Invoice



Page: 1

Invoice Number: 0088174-IN
Invoice Date: 04/22/2025

Customer Number: MAG5000
Order Number: 0067056
Order Date: 03/13/2025

Stored
Materials
Item #7

Ship To:
MAGNEY CONSTRUCTION
C/O WELL #2 PFAS WTP
11975 55TH STREET N
LAKE ELMO, MN 55402

Customer P.O.	Ship VIA	Tracking Number	Terms			
LAKE ELMO WELLS #2	ELITE TRANS	2972113;	NET 30 DAYS			
Item Desc	MARK	Ordered	Shipped	Back Ordered	Price	Amount
CRIPSIN PL20: 2" NPT CLEAN WATER AIR RELEASE VALVE		2.00	2.00	0.00	945.00	1,890.00
PRATT 081FR-0134EAALHP2: 8" FL 150B BUTTERFLY VALVE W/G & HW		2.00	2.00	0.00	1,800.00	3,600.00
PRATT 081FR-0134EAALCP2: 8" FL 150B BUTTERFLY VALVE W/G, CW & 20' CHAIN		3.00	3.00	0.00	2,350.00	7,050.00

Net Invoice:	12,540.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	1,050.23
Invoice Total:	13,590.23