



## STAFF REPORT

DATE: May 6, 2025

### **PUBLIC HEARING**

**TO:** City Council  
**FROM:** Chad Isakson, Assistant City Engineer  
**AGENDA ITEM:** Public Improvement Hearing: Approve Resolution Ordering the Improvement, Accept Bids, and Award a Contract for the 2025 Street and Utility Improvements  
**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 type="checkbox"/> Efficient, reliable, innovative services |
| <input checked="" type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future         |
| <input type="checkbox"/> Managed Growth  | <input checked="" type="checkbox"/> Resilient Infrastructure      |

**BACKGROUND:** The City Council authorized the final design of the 2025 Street and Utility Improvements at the February 18th meeting. Feasibility Reports were Accepted, Plans and Specifications Approved, and an Advertisement for Bids was Ordered at the March 18th meeting. The project was advertised on QuestCDN.com and in the Stillwater Gazette in accordance with the Minnesota Competitive Bidding requirements.

Also at the March 18th meeting, the City Council called for a Public Improvement Hearing. Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for May 6, 2025 to consider making the improvements. The attached notice was published in the official newspaper and individual notifications were sent to each address that will be assessed for the improvements.

**ISSUE BEFORE COUNCIL:** The City Council is respectfully requested to open the Public Improvement Hearing for the 2025 Street and Utility Improvements. Following the hearing, should the City Council Order the Improvements, Accept Bids, and Award a Construction Contract for the project?

**PROPOSAL DETAILS/ANALYSIS:** The 2025 Street and Utility Improvements include pavement rehabilitation of five neighborhoods programmed for construction in 2025, as categorized below:

Irish Court Neighborhood:

- Irish Court North, from Lake Jane Trail to south end cul-de-sac.

Teal Pass Estates Neighborhood:

- Jasper Avenue North, from Jane Road to the north cul-de-sac.

- 49th Street North, from Jasper Avenue to Jerome Avenue.
- Jerome Avenue North, from 49th Street to the east cul-de-sac.

55<sup>th</sup> Street / 57<sup>th</sup> Street / Julep Way Neighborhood:

- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor).
- 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates).
- Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista).

Lake Elmo Vista (55<sup>th</sup> Street):

- 55th Street North, from Keats Avenue to the west cul-de-sac.

Prairie Hamlet Neighborhood:

- 59th Street Court North, from Keats Avenue to the west loop.

The proposed improvements in all five areas include a full depth reclamation of the street pavement section, with new bituminous pavement and installation of concrete curb and gutter. Storm sewer maintenance items are included in the scope including cleanup of outlet pipes, ditch grading, draintile installation, extension of storm sewer pipe, and replacement of catch basins as shown in the approved plans. No street widening or geometric changes are proposed. “No Parking” signage is proposed to be installed in accordance with the City’s Parking Restriction Guidance Policy.

As outlined in the approved feasibility reports, the street and drainage improvements are proposed to be partially assessed against the benefiting properties consistent with the City’s Special Assessment Policy. Street and drainage improvements are assessed at a rate of 30% of the total project costs for residential properties using a unit method. The remaining 70% of the project costs are paid through the city general fund.

Residential properties with direct access to the street, vacant lots, and lots with direct access from a private street are included as benefitting properties. Each property is assessed one unit unless the property can be subdivided using the current underlying land use and zoning regulations. Corner lots with direct access to two public streets are assessed 50% of the per unit basis when each street is improved. Street and drainage improvement assessments are levied over a 15-year period. All assessments are charged an interest rate of 1% over the bond rate for the project. The preliminary assessment rolls detailing each benefiting property’s proposed assessment amount are included in the Feasibility Reports and are summarized below.

**Table 1: Estimated Project Costs and Proposed Assessments**

<b>Neighborhood</b>	<b>Total Estimated Project Costs</b>	<b>City Share of Project Cost</b>	<b>Proposed Unit Assessment</b>	<b>Total Assessment Revenue</b>
Irish Court	\$248,000	\$173,100	\$10,700 for 7 units	\$74,900
Teal Pass Estates	\$759,000	\$531,500	\$17,500 for 13 units	\$227,500
55 <sup>th</sup> St / 57 <sup>th</sup> St / Julep Way	\$757,000	\$529,800	\$14,200 for 16 units	\$227,200
Lake Elmo Vista (55 <sup>th</sup> St)	\$408,000	\$285,350	\$22,300 for 5 units \$11,150 for 1 unit	\$122,650
Prairie Hamlet	\$437,000	\$305,250	\$7,750 for 17 units	\$131,750
<b>Totals</b>	<b>\$2,609,000</b>	<b>\$1,825,000</b>		<b>\$784,000</b>

In addition, contractor bids were received and opened electronically on April 22, 2025. The City received seven bids for this project, with Valley Paving, Inc. providing the lowest bid in the amount of \$1,485,436.50. Following review and verification of the bid tabulations, the City Engineer and Design Engineer are recommending that the City Council award the contract to the lowest responsible bidder, Valley Paving, Inc., as outlined in the attached letter.

As part of this contract award, staff is also requesting Council to authorize the City Administrator to enter into a construction material testing contract for the project construction phase services in the not-to-exceed amount of \$30,000. Staff will be receiving proposals from both Braun Intertec and AET.

**FISCAL IMPACT:** Approval of this resolution commits the City to enter into a construction contract for the project. The estimated post-bid project cost is \$2,098,000 based on bids received coming in under the estimate and lowering project contingencies to 5% for unforeseen conditions incurred during construction. The final assessment calculations will be updated at the end of the project when final project costs are known. The City Council will have the opportunity to adjust the assessment amounts according to the known costs this fall to reflect any savings realized on the project.

The improvements will be funded through a combination of special assessments and the general tax levy.

**OPTIONS:**

- Open a Public Improvement Hearing for the 2025 Street and Utility Improvements

Following the Hearing:

- Order the Public Improvements, Accept the Bids, and Award a Contract to Valley Paving, Inc.
- Do not move forward with this project

**RECOMMENDATION:** Staff is recommending the City Council approve a Resolution Ordering the Improvement, Accepting Bids, and Awarding a Contract to Valley Paving, Inc. for the bid amount of \$1,485,436.50 for the 2025 Street and Utility Improvements. The Recommended motion is as follows:

**Motion to approve Resolution No. 2025-038, Ordering the Improvements, Accepting Bids, and Awarding a Contract to Valley Paving, Inc, for the bid amount of \$1,485,436.50 for the 2025 Street and Utility Improvements.**

Staff is also recommending the City Council authorize the City Administrator to enter into a material testing contract for the project construction phase services in the not-to-exceed amount of \$30,000. The Recommended motion is as follows:

**Motion to authorize the City Administrator to enter into a material testing contract for the project construction phase services in the not-to-exceed amount of \$30,000 for the 2025 Street and Utility Improvements.**

**ATTACHMENTS:**

1. Resolution Ordering the Improvements, Accepting Bids and Awarding a Contract for the 2025 Street and Utility Improvements.
2. Notice of Hearing on Improvements.
3. Preliminary Assessment Roll.
4. Engineer's Letter of Award Recommendation and Tabulation of Bids.
5. Location Map.
6. Proposed Improvements.
7. Project Schedule.

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

**RESOLUTION NO. 2025-038**

**A RESOLUTION ORDERING THE IMPROVEMENT, ACCEPTING BIDS AND  
AWARDING A CONTRACT FOR THE  
2025 STREET AND UTILITY IMPROVEMENTS**

**WHEREAS**, pursuant to a resolution passed by the City Council on the 17th day of September 2024, feasibility reports have been prepared by Bolton and Menk, Inc. for the 2025 Street and Utility Improvements; and

**WHEREAS**, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held thereon on the 6th day of May 2025, at which all persons desiring to be heard were given the opportunity to be heard thereon; and

**WHEREAS**, the feasibility reports prepared by Bolton and Menk, Inc., and dated March 2025 state that the project is necessary, cost-effective, and feasible; and

**WHEREAS**, pursuant to an advertisement for bids for the 2025 Street and Utility Improvements, 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, Valley Paving, Inc., for the bid amount of \$1,485,436,50.

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

1. Such improvement is deemed necessary, cost-effective, and feasible as detailed in the Feasibility Reports dated March 2025.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 6th day of May, 2025.
3. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.
4. 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.

5. 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 SIXTH DAY OF MAY, 2025.**

**CITY OF LAKE ELMO**

(Seal)

ATTEST:

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

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

**CITY OF LAKE ELMO  
NOTICE OF HEARING ON IMPROVEMENT  
2025 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, May 6, 2025**, at or approximately after 7:00 PM to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111:

Street and drainage improvements consisting of full depth reclamation of the street pavement section, with new bituminous pavement and new concrete curb and gutter. As part of the improvements the project will incorporate the restoration of the existing drainage system along the streets and right-of-way, including repair and/or replacement of existing drainage pipe and structures. The project includes approximately 7,800 feet (1.5 miles) of public streets including the following segments:

Irish Court Neighborhood:

- Irish Court North, from Lake Jane Trail to south end cul-de-sac.

Teal Pass Estates Neighborhood:

- Jasper Avenue North, from Jane Road to the north cul-de-sac.
- 49th Street North, from Jasper Avenue to Jerome Avenue.
- Jerome Avenue North, from 49th Street to the east cul-de-sac.

55<sup>th</sup> Street / 57<sup>th</sup> Street / Julep Way Neighborhood:

- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor).
- 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates).
- Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista).

Lake Elmo Vista (55<sup>th</sup> Street):

- 55th Street North, from Keats Avenue to the west cul-de-sac.

Prairie Hamlet Neighborhood:

- 59th Street Court North, from Keats Avenue to the west loop.

The area proposed to be assessed for these improvements include properties abutting or properties that gain direct driveway access from the above referenced streets. The estimated total cost for the street and drainage improvements is \$248,000 for the Irish Court Neighborhood, \$759,000 for the Teal Pass Estates Neighborhood, \$757,000 for 55<sup>th</sup> Street / 57<sup>th</sup> Street / Julep Way Neighborhood, \$408,000 for Lake Elmo Vista (55<sup>th</sup> Street), and \$437,000 for the Prairie Hamlet Neighborhood. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard during this meeting.

**DATED: March 18, 2025**

**BY ORDER OF THE LAKE ELMO CITY COUNCIL**

**Charles Cadenhead, Mayor**

*(Published in the Stillwater Gazette on March 21, 2025 and March 28, 2025)*

PRELIMINARY ASSESSMENT ROLL												RESIDENTIAL EQUIVALENT	STREET AND DRAINAGE ASSESSMENT
NO.	NAME	ADDRESS			MAILING ADDRESS						PID	LOTS	AMOUNT
1	GILBERT CYNTHIA D	4190	IRISH	CT N	4190	IRISH	CT N	LAKE ELMO	MN	55042	0902921430017	1	\$10,700
2	LEROL MARVIN J JR & KAREN J	4150	IRISH	CT N	4150	IRISH	CT N	LAKE ELMO	MN	55042	0902921430018	1	\$10,700
3	STUCCI GARY M & MARIE D	4110	IRISH	CT N	4110	IRISH	CT N	LAKE ELMO	MN	55042	0902921430019	1	\$10,700
4	BOTTOLFSON KEVIN & JEAN	4070	IRISH	CT N	4070	IRISH	CT N	LAKE ELMO	MN	55042	0902921430020	1	\$10,700
5	MILLER CRAIG A & CHERYL M	4071	IRISH	CT N	4071	IRISH	CT N	LAKE ELMO	MN	55042	0902921430021	1	\$10,700
6	FALCO KATHLEEN M & MICHAEL J	4101	IRISH	CT N	4101	IRISH	CT N	LAKE ELMO	MN	55042	0902921430022	1	\$10,700
7	HILL ERIC C & EILEEN M	4141	IRISH	CT N	4141	IRISH	CT N	LAKE ELMO	MN	55042	0902921430023	1	\$10,700
TOTAL													\$74,900







PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	RESIDENTIAL EQUIVALENT LOTS	STREET AND DRAINAGE ASSESSMENT AMOUNT
1	BACHO BASSAM & KARA PETTIGREW	9160 JANE RD N	9160 JANE RD N LAKE ELMO MN 55042	1002921220013	1	\$17,500
2	HAWKINS RICHARD CARMON & ANN M	4850 JASPER AVE N	4850 JASPER AVE N LAKE ELMO MN 55042	1002921220018	1	\$17,500
3	JOHNSON THOMAS R JR & NANCY T JOHNSON	4960 JASPER AVE N	4960 JASPER AVE N LAKE ELMO MN 55042	1002921220020	1	\$17,500
4	JOHNSON DAVID J & MARY B	4980 JASPER AVE N	4980 JASPER AVE N LAKE ELMO MN 55042	1002921220021	1	\$17,500
5	PORCHER HELMUT S K & JOAN P A	4990 JASPER AVE N	4990 JASPER AVE N LAKE ELMO MN 55042	0302921330017	1	\$17,500
6	EDWIN A RANEY LIVING TRS	4989 JASPER AVE N	4989 JASPER AVE N LAKE ELMO MN 55042	0302921330018	1	\$17,500
7	LARSON ERIC G & SARAH J	9191 49TH ST N	9191 49TH ST N LAKE ELMO MN 55042	1002921220022	1	\$17,500
8	TORGRIMSON TYLER & KARA JOHNSON	4880 JEROME AVE N	4880 JEROME AVE N LAKE ELMO MN 55042	1002921220023	1	\$17,500
9	DUERR BROOK F & BARBARA KEMP DUERR	4870 JEROME AVE N	4870 JEROME AVE N LAKE ELMO MN 55042	1002921210018	1	\$17,500
10	ZENO MICHAEL R & ELIZABETH R	4860 JEROME AVE N	4860 JEROME AVE N LAKE ELMO MN 55042	1002921210019	1	\$17,500
11	TREVIS CHRISTINE M	4850 JEROME AVE N	4850 JEROME AVE N LAKE ELMO MN 55042	1002921210020	1	\$17,500
12	MOBERG MARK A & RACHAEL K	4855 JEROME AVE N	4855 JEROME AVE N LAKE ELMO MN 55042	1002921210021	1	\$17,500
13	MARKIE DENNIS E & BARBARA E	4865 JEROME AVE N	4865 JEROME AVE N LAKE ELMO MN 55042	1002921210022	1	\$17,500
TOTAL						\$227,500







## PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												STREET AND				
												RESIDENTIAL	DRAINAGE			
												EQUIVALENT	ASSESSMENT			
NO.	NAME				ADDRESS		MAILING ADDRESS					PID	LOTS	AMOUNT		
1	KARL E BROGREN & SANDRA J BROGREN JT TRS				9696	55TH	ST N	9696	55TH	ST N	LAKE ELMO	MN	55042	0302921210004	1	\$14,200
2	CONBOY KIMBERLY P & THOMAS				9744	55TH	ST N	9744	55TH	ST N	LAKE ELMO	MN	55042	0302921210005	1	\$14,200
3	SANDBERG ROCHELLE M				9798	55TH	ST N	9798	55TH	ST N	LAKE ELMO	MN	55042	0302921210006	1	\$14,200
4	HUGHES ALEXANDER				9747	55TH	ST N	9747	55TH	ST N	LAKE ELMO	MN	55042	0302921210007	1	\$14,200
5	PAWLUK GARTH R & SUSAN M				9719	55TH	ST N	9719	55TH	ST N	LAKE ELMO	MN	55042	0302921210008	1	\$14,200
6	TAIPALE HARVEY J & GAYLE E				9275	57TH	ST N	9275	57TH	ST N	LAKE ELMO	MN	55042	0302921240006	1	\$14,200
7	BERGIE BRADLEY L TRS & MARCIA A BERGIE TRS				9481	57TH	ST N	9481	57TH	ST N	LAKE ELMO	MN	55042	0302921130006	1	\$14,200
8	MOUA REBA & XIONG				9543	57TH	ST N	9543	57TH	ST N	LAKE ELMO	MN	55042	0302921130007	1	\$14,200
9	JOSTES ERIK E & DENISE				9568	57TH	ST N	9568	57TH	ST N	LAKE ELMO	MN	55042	0302921130005	1	\$14,200
10	KENFIELD GREG & NATALIA CASCI				9605	57TH	ST N	9605	57TH	ST N	LAKE ELMO	MN	55042	0302921130008	1	\$14,200
11	LISA L BURBAN TRS				9612	57TH	ST N	9612	57TH	ST N	LAKE ELMO	MN	55042	0302921130004	1	\$14,200
12	VANG BLIA Y				5660	JULEP	WAY N	5660	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130014	1	\$14,200
13	WADE A FICK TRS				5638	JULEP	WAY N	5638	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130013	1	\$14,200
14	YOUNG JAMES & BREE				5611	JULEP	WAY N	5611	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130012	1	\$14,200
15	RICHARD K KAISER & RHONDA J KIMLER TRS				5629	JULEP	WAY N	5629	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130011	1	\$14,200
16	WARNSHOLZ REYNOLD A & LINDA M RAMSAY				5673	JULEP	WAY N	5673	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130010	1	\$14,200
												TOTAL		\$227,200		



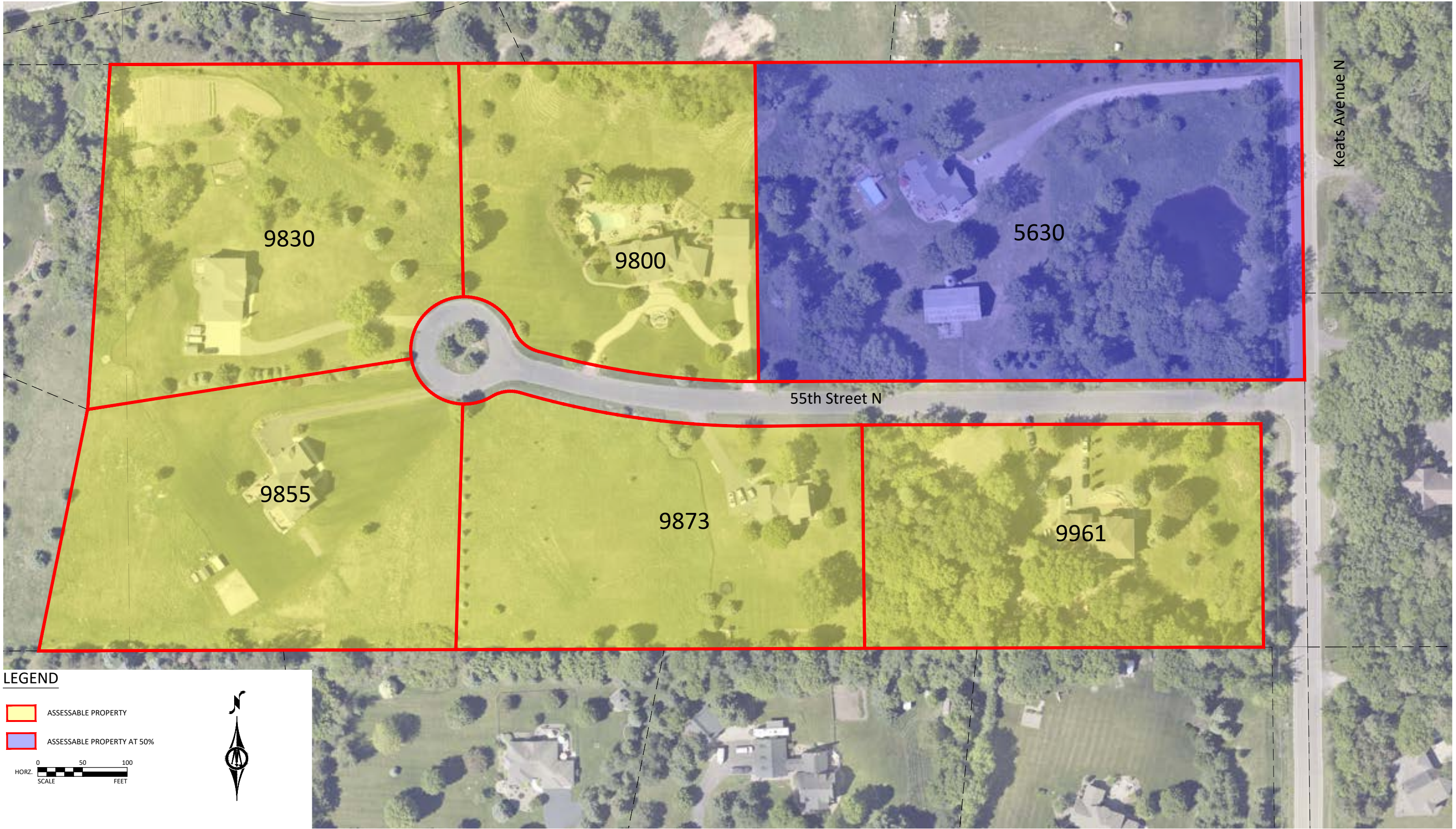




## PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												STREET AND DRAINAGE	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID	RESIDENTIAL	ASSESSMENT	
											EQUIVALENT LOTS	AMOUNT	
1	KATHERINE ANN TODD REV TRS	9961	55TH	ST N	9961	55TH	ST N	LAKE ELMO	MN	55042	0302921140009	1	\$22,300
2	ANTONELLO JOSEPH R & ANGELEEN M ANTONELLO	9873	55TH	ST N	9873	55TH	ST N	LAKE ELMO	MN	55042	0302921140010	1	\$22,300
3	GRANOVSKY MARK R & KAREN E	9855	55TH	ST N	9855	55TH	ST N	LAKE ELMO	MN	55042	0302921140011	1	\$22,300
4	VANG PHIA N & VUE YER	9830	55TH	ST N	9830	55TH	ST N	LAKE ELMO	MN	55042	0302921140013	1	\$22,300
5	JENNIFER L ANDERSON TRS	9800	55TH	ST N	9800	55TH	ST N	LAKE ELMO	MN	55042	0302921140012	1	\$22,300
6	BOETTCHER JEFFREY A & KARISSA	5630	KEATS	AVE N	5630	KEATS	AVE N	LAKE ELMO	MN	55042	0302921140008	0.5	\$11,150
TOTAL												\$122,650	





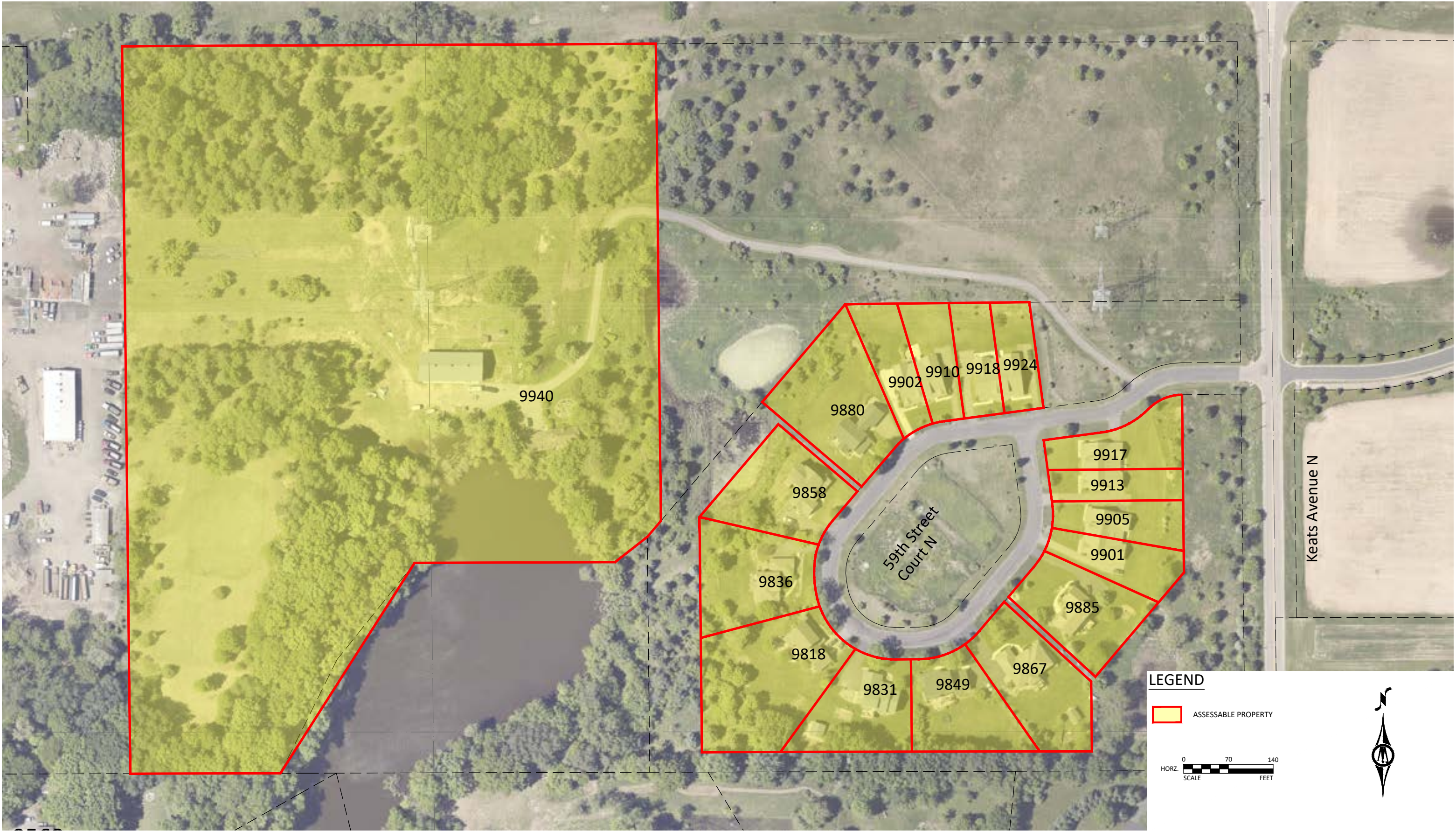
H:\L\ELM\24X136215000\CAD\C3D\Feeability Report Figures\FIGR-136215-Assessable Properties.dwg 3/11/2025 12:35:02 PM



PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	RESIDENTIAL EQUIVALENT		STREET AND DRAINAGE ASSESSMENT	
					LOTS	AMOUNT	AMOUNT	AMOUNT
1	KOSLOWSKI LINDA A	9917 59TH STREET CT N	9917 59TH STREET CT N LAKE ELMO MN 55042	0302921110023	1	\$7,750		
2	CALIGIURI PHILIP A & GAIL A	9913 59TH STREET CT N	9913 59TH STREET CT N LAKE ELMO MN 55042	0302921110024	1	\$7,750		
3	SANDRA L DEUTSCH REV TRS	9905 59TH STREET CT N	9905 59TH STREET CT N LAKE ELMO MN 55042	0302921110025	1	\$7,750		
4	SULLIVAN JUDITH J & TERRY A	9901 59TH STREET CT N	9901 59TH STREET CT N LAKE ELMO MN 55042	0302921110026	1	\$7,750		
5	HER LUE & KITA	9885 59TH STREET CT N	9885 59TH STREET CT N LAKE ELMO MN 55042	0302921110016	1	\$7,750		
6	LYNSKEY MICHAEL J JR	9867 59TH STREET CT N	PO BOX 36 STILLWATER MN 55082	0302921110015	1	\$7,750		
7	ZABEL ELIZABETH & ADAM SLINGER	9849 59TH STREET CT N	9849 59TH STREET CT N LAKE ELMO MN 55042	0302921110014	1	\$7,750		
8	ANDRUS DOUGLAS E & PATRICIA A	9831 59TH STREET CT N	9831 59TH STREET CT N LAKE ELMO MN 55042	0302921110013	1	\$7,750		
9	HILGERS MICHAEL E & KIM MARIE	9818 59TH STREET CT N	9818 59TH STREET CT N LAKE ELMO MN 55042	0302921110012	1	\$7,750		
10	FAUST DAVID J & DENISE M	9836 59TH STREET CT N	9836 59TH STREET CT N LAKE ELMO MN 55042	0302921110011	1	\$7,750		
11	BENNING CARLA	9858 59TH STREET CT N	9858 59TH STREET CT N LAKE ELMO MN 55042	0302921110010	1	\$7,750		
12	DELGRECO PETER & JONNILEE	9880 59TH STREET CT N	9880 59TH STREET CT N LAKE ELMO MN 55042	0302921110009	1	\$7,750		
13	ELLIS RICHARD P & MARY E	9902 59TH STREET CT N	9902 59TH STREET CT N LAKE ELMO MN 55042	0302921110019	1	\$7,750		
14	ANN MARIE WIELAND TRS	9910 59TH STREET CT N	9910 59TH STREET CT N LAKE ELMO MN 55042	0302921110020	1	\$7,750		
15	HENDRICKSON BOB C & MARY L	9918 59TH STREET CT N	9918 59TH STREET CT N LAKE ELMO MN 55042	0302921110021	1	\$7,750		
16	ALT ROBERT A & VALERIE J	9924 59TH STREET CT N	9924 59TH STREET CT N LAKE ELMO MN 55042	0302921110022	1	\$7,750		
17	DOUGLAS & MEREDITH LOVETT JT REV TRS	9940 59TH STREET CT N	9940 59TH STREET CT N LAKE ELMO MN 55042	0302921120005	1	\$7,750		
TOTAL							\$131,750	









Real People. Real Solutions.

3507 High Point Drive North  
Bldg. 1 Suite E130  
Oakdale, MN 55128

Ph: (651) 704-9970  
Bolton-Menk.com

April 22, 2025

Nate Stanley, P.E.  
City Engineer  
City of Lake Elmo  
3880 Laverne Avenue N  
Lake Elmo, Minnesota 55042

RE: 2025 Street and Utility Improvements  
City of Lake Elmo, MN  
City Project No. 137240  
BMI Project No. 24X.136215

Dear Mr. Stanley,

Attached is the bid abstract for the project referenced above. Seven bids were received at 10:00 a.m. on Tuesday, April 22, 2025. The following is a summary of the bids received:

<b>Bidder</b>	<b>Total Bid</b>
Valley Paving, Inc.	\$1,485,436.50
OMG Midwest, Inc. dba Minnesota Paving & Materials	\$1,625,664.20
Park Construction Company	\$1,699,596.00
Bituminous Roadways, Inc.	\$1,790,694.50
Dresel Contracting, Inc.	\$1,842,654.46
Miller Excavating, Inc.	\$1,866,387.78
Forest Lake Contracting, Inc.	\$1,909,051.00

We have reviewed the bids and recommend awarding this bid to Valley Paving, Inc. in the amount of \$1,485,436.50.

Sincerely,

**Bolton & Menk, Inc.**

**Michael R. Warner, P.E.**  
Principal Engineer

Enclosure

**ABSTRACT OF BIDS**

2025 STREET AND UTILITY IMPROVEMENTS  
CITY PROJECT NO. 137240  
CITY OF LAKE ELMO, MN  
BID DATE: APRIL 22, 2025 AT 10:00 AM

1						2		3		4	
VALLEY PAVING, INC.						OMG MIDWEST, INC. DBA MINNESOTA PAVING & MATERIALS		PARK CONSTRUCTION COMPANY		BITUMINOUS ROADWAYS, INC.	
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>BASE BID</b>											
1	MOBILIZATION	LS	1	\$37,000.00	\$37,000.00	\$52,000.00	\$52,000.00	\$237,500.00	\$237,500.00	\$90,000.00	\$90,000.00
2	TRAFFIC CONTROL	LS	1	\$3,350.00	\$3,350.00	\$2,260.00	\$2,260.00	\$2,310.00	\$2,310.00	\$5,000.00	\$5,000.00
3	SILT FENCE, TYPE MACHINE SLICE	LF	4,290	\$2.25	\$9,652.50	\$2.20	\$9,438.00	\$2.25	\$9,652.50	\$2.50	\$10,725.00
4	SEDIMENT CONTROL LOG, TYPE WOOD FIBER	LF	120	\$5.00	\$600.00	\$5.00	\$600.00	\$4.95	\$594.00	\$5.00	\$600.00
5	CATCH BASIN INLET PROTECTION	EA	31	\$100.00	\$3,100.00	\$180.00	\$5,580.00	\$205.00	\$6,355.00	\$175.00	\$5,425.00
6	STREET SWEEPING (WITH PICKUP BROOM)	HR	140	\$200.00	\$28,000.00	\$92.00	\$12,880.00	\$174.00	\$24,360.00	\$150.00	\$21,000.00
7	WATER FOR DUST CONTROL	MGAL	70	\$44.00	\$3,080.00	\$20.00	\$1,400.00	\$57.10	\$3,997.00	\$50.00	\$3,500.00
8	CLEARING	EA	1	\$1,030.00	\$1,030.00	\$600.00	\$600.00	\$1,540.00	\$1,540.00	\$600.00	\$600.00
9	GRUBBING	EA	34	\$412.00	\$14,008.00	\$175.00	\$5,950.00	\$513.00	\$17,442.00	\$175.00	\$5,950.00
10	TREE TRIMMING	HR	8	\$515.00	\$4,120.00	\$402.00	\$3,216.00	\$513.00	\$4,104.00	\$400.00	\$3,200.00
11	SALVAGE AND REINSTALL MAILBOX	EA	59	\$154.50	\$9,115.50	\$151.00	\$8,909.00	\$154.00	\$9,086.00	\$150.00	\$8,850.00
12	TEMPORARY MAILBOX	EA	59	\$77.25	\$4,557.75	\$76.00	\$4,484.00	\$76.90	\$4,537.10	\$75.00	\$4,425.00
13	SALVAGE AND REINSTALL ADDRESS POST	EA	4	\$283.25	\$1,133.00	\$151.00	\$604.00	\$154.00	\$616.00	\$150.00	\$600.00
14	SALVAGE AND REINSTALL SIGN AND POST	EA	3	\$283.25	\$849.75	\$246.00	\$738.00	\$251.00	\$753.00	\$245.00	\$735.00
15	SALVAGE AND REINSTALL SIGN PANEL ON NEW POST	EA	10	\$334.75	\$3,347.50	\$266.00	\$2,660.00	\$272.00	\$2,720.00	\$265.00	\$2,650.00
16	SIGN PANELS TYPE C	SF	89	\$78.30	\$6,968.70	\$69.00	\$6,141.00	\$69.70	\$6,203.30	\$68.00	\$6,052.00
17	STREET NAME BLADE	EA	8	\$335.00	\$2,680.00	\$351.00	\$2,808.00	\$359.00	\$2,872.00	\$350.00	\$2,800.00
18	TOPSOIL BORROW (LV)	CY	2,570	\$20.00	\$51,400.00	\$38.00	\$97,660.00	\$0.01	\$25.70	\$55.00	\$141,350.00
19	SEED TURFGRASS AND EROSION CONTROL BLANKET	SY	3,670	\$3.25	\$11,927.50	\$3.20	\$11,744.00	\$3.25	\$11,927.50	\$3.25	\$11,927.50
20	SEED SOUTHERN TALLGRASS ROADSIDE AND EROSION CONTROL BLANKET	SY	840	\$3.95	\$3,318.00	\$3.85	\$3,234.00	\$3.90	\$3,276.00	\$3.75	\$3,150.00
21	SODDING TYPE LAWN	SY	7,190	\$9.00	\$64,710.00	\$8.85	\$63,631.50	\$9.05	\$65,069.50	\$9.00	\$64,710.00
22	SALVAGE AND REINSTALL MANHOLE CASTING W/ NEW RINGS	EA	3	\$1,250.00	\$3,750.00	\$1,310.00	\$3,930.00	\$1,110.00	\$3,330.00	\$600.00	\$1,800.00
23	SALVAGE AND REINSTALL CATCH BASIN CASTING W/ NEW RINGS	EA	2	\$405.00	\$810.00	\$781.00	\$1,562.00	\$378.00	\$756.00	\$600.00	\$1,200.00
24	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	16	\$550.00	\$8,800.00	\$575.00	\$9,200.00	\$602.00	\$9,632.00	\$400.00	\$6,400.00
25	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	436	\$13.00	\$5,668.00	\$25.00	\$10,900.00	\$25.50	\$11,118.00	\$20.00	\$8,720.00
26	REMOVE AND DISPOSE OF EXISTING DRAIN TILE PIPE	LF	100	\$4.00	\$400.00	\$18.40	\$1,840.00	\$41.70	\$4,170.00	\$11.00	\$1,100.00
27	REMOVE AND REPLACE DRAIN TILE PIPE	LF	20	\$65.00	\$1,300.00	\$40.00	\$800.00	\$41.70	\$834.00	\$35.00	\$700.00
28	POTHOLE EXISTING SANITARY SEWER SERVICE	HR	6	\$450.00	\$2,700.00	\$836.00	\$5,016.00	\$876.00	\$5,256.00	\$400.00	\$2,400.00
29	ROTATE TOP SLAB OF EXISTING STORM STRUCTURE	EA	1	\$850.00	\$850.00	\$866.00	\$866.00	\$908.00	\$908.00	\$5,000.00	\$5,000.00
30	DITCH GRADING	LF	300	\$13.50	\$4,050.00	\$4.05	\$1,215.00	\$41.30	\$12,390.00	\$10.00	\$3,000.00
31	CONNECT EXISTING STORM PIPE TO NEW STRUCTURE	EA	7	\$640.00	\$4,480.00	\$1,115.00	\$7,805.00	\$1,170.00	\$8,190.00	\$1,700.00	\$11,900.00
32	CONNECT PIPE TO EXISTING STRUCTURE	EA	1	\$1,400.00	\$1,400.00	\$1,325.00	\$1,325.00	\$1,390.00	\$1,390.00	\$2,300.00	\$2,300.00
33	CORE DRILL CONNECTION TO EXISTING STRUCTURE (18" RCP)	EA	1	\$2,300.00	\$2,300.00	\$1,325.00	\$1,325.00	\$1,390.00	\$1,390.00	\$2,200.00	\$2,200.00
34	2' X 3' CATCH BASIN PER DETAIL 404	EA	12	\$2,585.00	\$31,020.00	\$997.00	\$11,964.00	\$3,520.00	\$42,240.00	\$3,400.00	\$40,800.00
35	4' DIA CBMH WITH CASTING PER DETAIL 406	EA	10	\$3,135.00	\$31,350.00	\$3,587.00	\$35,870.00	\$3,830.00	\$38,300.00	\$4,900.00	\$49,000.00
36	5' DIA CBMH WITH CASTING PER DETAIL 406	EA	1	\$4,685.00	\$4,685.00	\$5,725.00	\$5,725.00	\$6,070.00	\$6,070.00	\$7,100.00	\$7,100.00
37	4' DIA MH WITH CASTING PER DETAIL 409	EA	2	\$3,885.00	\$7,770.00	\$4,950.00	\$9,900.00	\$5,030.00	\$10,060.00	\$5,250.00	\$10,500.00
38	18" CS PIPE CULVERT	LF	40	\$62.00	\$2,480.00	\$116.00	\$4,640.00	\$121.00	\$4,840.00	\$100.00	\$4,000.00
39	12" RCP STORM SEWER, CLASS 5	LF	132	\$65.00	\$8,580.00	\$68.00	\$8,976.00	\$71.30	\$9,411.60	\$90.00	\$11,880.00
40	15" RCP STORM SEWER, CLASS 5	LF	620	\$66.00	\$40,920.00	\$73.00	\$45,260.00	\$76.50	\$47,430.00	\$95.00	\$58,900.00
41	18" RCP STORM SEWER, CLASS 5	LF	388	\$71.00	\$27,548.00	\$77.15	\$29,934.20	\$80.90	\$31,389.20	\$105.00	\$40,740.00
42	18" CS PIPE APRON	EA	2	\$825.00	\$1,650.00	\$668.00	\$1,336.00	\$700.00	\$1,400.00	\$700.00	\$1,400.00
43	12" RC FLARED END SECTION	EA	4	\$1,200.00	\$4,800.00	\$1,250.00	\$5,000.00	\$1,310.00	\$5,240.00	\$1,750.00	\$7,000.00
44	18" RC FLARED END SECTION	EA	2	\$1,300.00	\$2,600.00	\$1,385.00	\$2,770.00	\$1,450.00	\$2,900.00	\$2,000.00	\$4,000.00
45	RIPRAP W/ FABRIC, CLASS III	CY	37	\$125.00	\$4,625.00	\$169.00	\$6,253.00	\$177.00	\$6,549.00	\$250.00	\$9,250.00
46	SAWCUT BITUMINOUS PAVEMENT	LF	1,085	\$1.90	\$2,061.50	\$3.00	\$3,255.00	\$1.90	\$2,061.50	\$1.00	\$1,085.00
47	SAWCUT CONCRETE PAVEMENT	LF	330	\$4.65	\$1,534.50	\$3.20	\$1,056.00	\$4.60	\$1,518.00	\$3.00	\$990.00
48	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	SY	470	\$2.50	\$1,175.00	\$7.50	\$3,525.00	\$15.60	\$7,332.00	\$11.50	\$5,405.00
49	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	SY	240	\$10.50	\$2,520.00	\$10.55	\$2,532.00	\$13.60	\$3,264.00	\$17.00	\$4,080.00

ABSTRACT OF BIDS  
2025 STREET AND UTILITY IMPROVEMENTS  
CITY PROJECT NO. 137240  
CITY OF LAKE ELMO, MN  
BID DATE: APRIL 22, 2025 AT 10:00 AM

1						2		3		4	
VALLEY PAVING, INC.						OMG MIDWEST, INC. DBA MINNESOTA PAVING & MATERIALS		PARK CONSTRUCTION COMPANY		BITUMINOUS ROADWAYS, INC.	
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
50	REMOVE CONCRETE CARRIAGE WALK/FLUME	SF	90	\$1.80	\$162.00	\$7.75	\$697.50	\$5.75	\$517.50	\$10.00	\$900.00
51	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	LF	270	\$10.00	\$2,700.00	\$14.25	\$3,847.50	\$12.30	\$3,321.00	\$13.00	\$3,510.00
52	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	SY	27,540	\$1.12	\$30,844.80	\$4.50	\$123,930.00	\$0.99	\$27,264.60	\$2.00	\$55,080.00
53	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	CY	2,030	\$14.60	\$29,638.00	\$28.25	\$57,347.50	\$3.75	\$7,612.50	\$29.00	\$58,870.00
54	HAUL EXCESS RECLAIMED MATERIAL TO LAKE ELMO PUBLIC WORKS (LV)	CY	1,000	\$9.40	\$9,400.00	\$12.00	\$12,000.00	\$13.50	\$13,500.00	\$25.50	\$25,500.00
55	CORE DRILL 4" DRAIN TILE CONNECTION INTO CATCH BASIN	EA	4	\$300.00	\$1,200.00	\$810.00	\$3,240.00	\$847.00	\$3,388.00	\$700.00	\$2,800.00
56	CONNECT 4" DRAIN TILE TO STRUCTURE	EA	17	\$225.00	\$3,825.00	\$810.00	\$13,770.00	\$847.00	\$14,399.00	\$330.00	\$5,610.00
57	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	LF	1,970	\$27.00	\$53,190.00	\$29.00	\$57,130.00	\$29.90	\$58,903.00	\$22.50	\$44,325.00
58	DRAIN TILE CLEANOUT	EA	21	\$695.00	\$14,595.00	\$562.00	\$11,802.00	\$589.00	\$12,369.00	\$300.00	\$6,300.00
59	SUBGRADE CORRECTION (EV)	CY	1,000	\$32.00	\$32,000.00	\$33.25	\$33,250.00	\$28.70	\$28,700.00	\$47.00	\$47,000.00
60	SUBGRADE PREPARATION OF RECLAIMED SURFACE	SY	29,450	\$1.25	\$36,812.50	\$1.06	\$31,217.00	\$1.65	\$48,592.50	\$1.00	\$29,450.00
61	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	LS	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$11,500.00	\$11,500.00	\$10,000.00	\$10,000.00
62	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	TN	2,280	\$87.65	\$199,842.00	\$86.00	\$196,080.00	\$84.60	\$192,888.00	\$97.00	\$221,160.00
63	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	TN	3,040	\$80.50	\$244,720.00	\$81.00	\$246,240.00	\$79.30	\$241,072.00	\$88.00	\$267,520.00
64	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,870	\$1.90	\$3,553.00	\$2.00	\$3,740.00	\$3.10	\$5,797.00	\$1.00	\$1,870.00
65	PATCH BITUMINOUS STREET	SY	100	\$34.20	\$3,420.00	\$35.00	\$3,500.00	\$71.00	\$7,100.00	\$55.00	\$5,500.00
66	PATCH BITUMINOUS DRIVEWAY	SY	530	\$28.00	\$14,840.00	\$40.00	\$21,200.00	\$58.00	\$30,740.00	\$40.00	\$21,200.00
67	PATCH GRAVEL DRIVEWAY	SY	30	\$24.00	\$720.00	\$38.00	\$1,140.00	\$22.00	\$660.00	\$13.00	\$390.00
68	B418 CONCRETE CURB AND GUTTER	LF	15,620	\$18.80	\$293,656.00	\$16.25	\$253,825.00	\$17.10	\$267,102.00	\$16.50	\$257,730.00
69	SURMOUNTABLE CURB AND GUTTER	LF	150	\$32.30	\$4,845.00	\$32.25	\$4,837.50	\$33.30	\$4,995.00	\$34.00	\$5,100.00
70	6" CONCRETE DRIVEWAY PAVEMENT	SY	250	\$87.00	\$21,750.00	\$85.25	\$21,312.50	\$86.10	\$21,525.00	\$90.00	\$22,500.00
71	CONCRETE CARRIAGE WALK/FLUME	SF	80	\$11.85	\$948.00	\$13.00	\$1,040.00	\$13.00	\$1,040.00	\$12.50	\$1,000.00
72	ADJUST EXISTING VALVE BOX	EA	4	\$1,000.00	\$4,000.00	\$300.00	\$1,200.00	\$575.00	\$2,300.00	\$320.00	\$1,280.00
TOTAL BASE BID					\$1,485,436.50		\$1,625,664.20		\$1,699,596.00		\$1,790,694.50

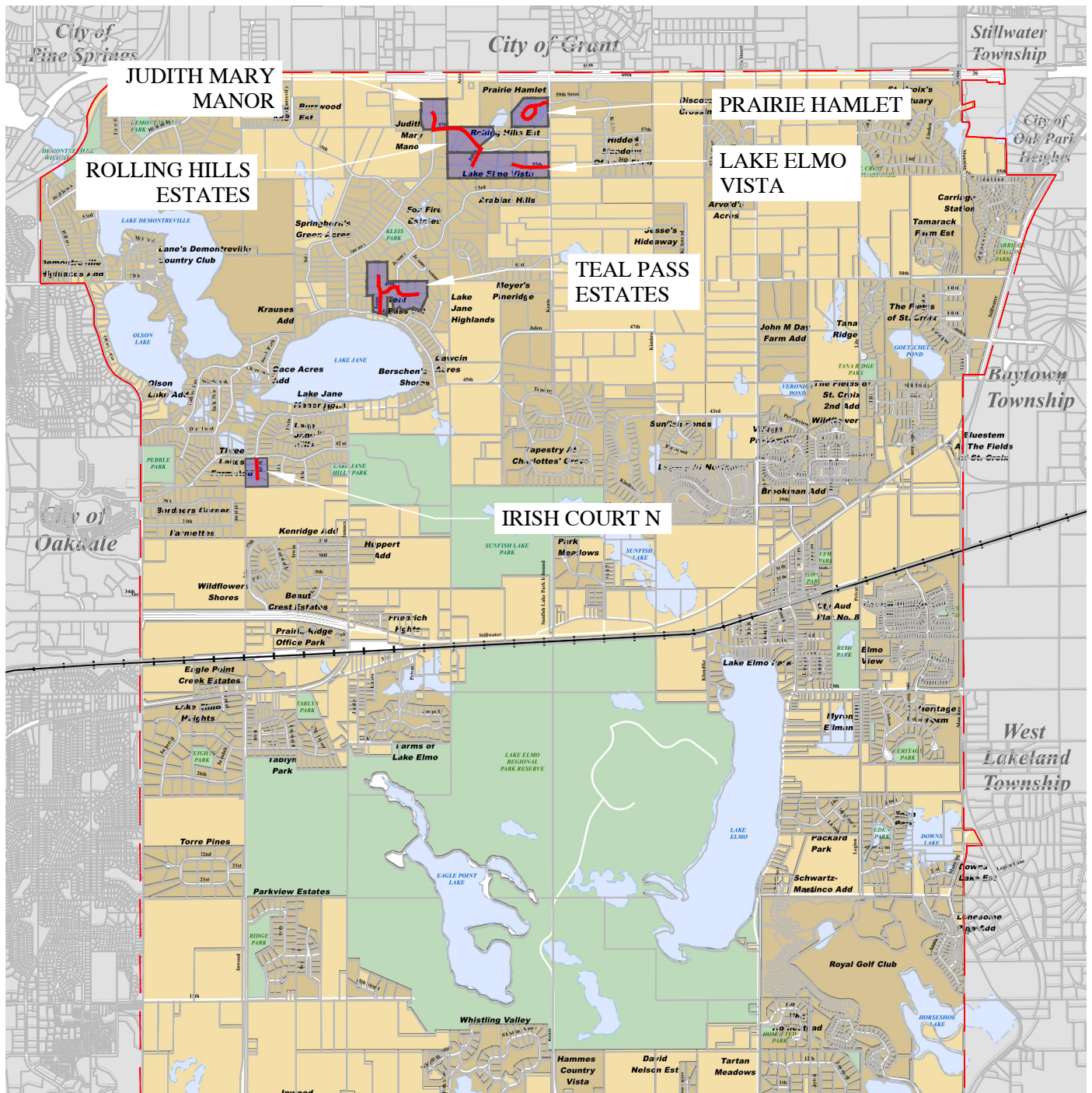
ABSTRACT OF BIDS  
2025 STREET AND UTILITY IMPROVEMENTS  
CITY PROJECT NO. 137240  
CITY OF LAKE ELMO, MN  
BID DATE: APRIL 22, 2025 AT 10:00 AM

				5		6		7	
				DRESEL CONTRACTING, INC.		MILLER EXCAVATING, INC.		FOREST LAKE CONTRACTING, INC.	
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID									
1	MOBILIZATION	LS	1	\$135,440.00	\$135,440.00	\$80,758.21	\$80,758.21	\$93,000.00	\$93,000.00
2	TRAFFIC CONTROL	LS	1	\$5,670.00	\$5,670.00	\$2,353.73	\$2,353.73	\$9,000.00	\$9,000.00
3	SILT FENCE, TYPE MACHINE SUCE	LF	4,290	\$2.70	\$11,583.00	\$2.30	\$9,867.00	\$3.00	\$12,870.00
4	SEDIMENT CONTROL LOG, TYPE WOOD FIBER	LF	120	\$2.48	\$297.60	\$5.07	\$608.40	\$5.00	\$600.00
5	CATCH BASIN INLET PROTECTION	EA	31	\$203.23	\$6,300.13	\$246.08	\$7,628.48	\$200.00	\$6,200.00
6	STREET SWEEPING (WITH PICKUP BROOM)	HR	140	\$231.43	\$32,400.20	\$180.41	\$25,257.40	\$150.00	\$21,000.00
7	WATER FOR DUST CONTROL	MGAL	70	\$72.00	\$5,040.00	\$40.39	\$2,827.30	\$40.00	\$2,800.00
8	CLEARING	EA	1	\$1,620.00	\$1,620.00	\$627.66	\$627.66	\$1,000.00	\$1,000.00
9	GRUBBING	EA	34	\$648.00	\$22,032.00	\$183.07	\$6,224.38	\$200.00	\$6,800.00
10	TREE TRIMMING	HR	8	\$540.00	\$4,320.00	\$418.44	\$3,347.52	\$400.00	\$3,200.00
11	SALVAGE AND REINSTALL MAILBOX	EA	59	\$162.00	\$9,558.00	\$156.92	\$9,258.28	\$200.00	\$11,800.00
12	TEMPORARY MAILBOX	EA	59	\$81.00	\$4,779.00	\$78.46	\$4,629.14	\$150.00	\$8,850.00
13	SALVAGE AND REINSTALL ADDRESS POST	EA	4	\$162.00	\$648.00	\$156.92	\$627.68	\$150.00	\$600.00
14	SALVAGE AND REINSTALL SIGN AND POST	EA	3	\$264.60	\$793.80	\$256.29	\$768.87	\$245.00	\$735.00
15	SALVAGE AND REINSTALL SIGN PANEL ON NEW POST	EA	10	\$286.20	\$2,862.00	\$277.22	\$2,772.20	\$265.00	\$2,650.00
16	SIGN PANELS TYPE C	SF	89	\$73.44	\$6,536.16	\$71.14	\$6,331.46	\$68.00	\$6,052.00
17	STREET NAME BLADE	EA	8	\$378.00	\$3,024.00	\$366.14	\$2,929.12	\$350.00	\$2,800.00
18	TOPSOIL BORROW (LV)	CY	2,570	\$45.76	\$117,603.20	\$28.57	\$73,424.90	\$38.00	\$97,660.00
19	SEED TURFGRASS AND EROSION CONTROL BLANKET	SY	3,670	\$2.16	\$7,927.20	\$3.31	\$12,147.70	\$4.00	\$14,680.00
20	SEED SOUTHERN TALLGRASS ROADSIDE AND EROSION CONTROL BLANKET	SY	840	\$2.43	\$2,041.20	\$4.00	\$3,360.00	\$4.00	\$3,360.00
21	SODDING TYPE LAWN	SY	7,190	\$10.75	\$77,292.50	\$9.23	\$66,363.70	\$9.00	\$64,710.00
22	SALVAGE AND REINSTALL MANHOLE CASTING W/ NEW RINGS	EA	3	\$707.20	\$2,121.60	\$1,035.83	\$3,107.49	\$1,000.00	\$3,000.00
23	SALVAGE AND REINSTALL CATCH BASIN CASTING W/ NEW RINGS	EA	2	\$742.20	\$1,484.40	\$1,131.16	\$2,262.32	\$1,000.00	\$2,000.00
24	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	16	\$384.75	\$6,156.00	\$358.90	\$5,742.40	\$750.00	\$12,000.00
25	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	436	\$21.40	\$9,330.40	\$714.55	\$311,543.80	\$23.00	\$10,028.00
26	REMOVE AND DISPOSE OF EXISTING DRAIN TILE PIPE	LF	100	\$6.06	\$606.00	\$13.31	\$1,331.00	\$10.00	\$1,000.00
27	REMOVE AND REPLACE DRAIN TILE PIPE	LF	20	\$22.80	\$456.00	\$24.20	\$484.00	\$45.00	\$900.00
28	POTHOLE EXISTING SANITARY SEWER SERVICE	HR	6	\$1,120.00	\$6,720.00	\$386.15	\$2,316.90	\$900.00	\$5,400.00
29	ROTATE TOP SLAB OF EXISTING STORM STRUCTURE	EA	1	\$480.00	\$480.00	\$632.42	\$632.42	\$1,000.00	\$1,000.00
30	DITCH GRADING	LF	300	\$16.00	\$4,800.00	\$31.54	\$9,462.00	\$35.00	\$10,500.00
31	CONNECT EXISTING STORM PIPE TO NEW STRUCTURE	EA	7	\$342.86	\$2,400.02	\$2,588.92	\$18,122.44	\$1,500.00	\$10,500.00
32	CONNECT PIPE TO EXISTING STRUCTURE	EA	1	\$480.00	\$480.00	\$2,122.03	\$2,122.03	\$1,900.00	\$1,900.00
33	CORE DRILL CONNECTION TO EXISTING STRUCTURE (18" RCP)	EA	1	\$1,800.00	\$1,800.00	\$1,521.03	\$1,521.03	\$3,300.00	\$3,300.00
34	2' X 3' CATCH BASIN PER DETAIL 404	EA	12	\$2,024.40	\$24,292.80	\$3,408.84	\$40,906.08	\$4,900.00	\$58,800.00
35	4' DIA CBMH WITH CASTING PER DETAIL 406	EA	10	\$4,068.52	\$40,685.20	\$4,000.98	\$40,009.80	\$7,600.00	\$76,000.00
36	5' DIA CBMH WITH CASTING PER DETAIL 406	EA	1	\$6,943.20	\$6,943.20	\$5,503.46	\$5,503.46	\$9,300.00	\$9,300.00
37	4' DIA MH WITH CASTING PER DETAIL 409	EA	2	\$4,129.65	\$8,259.30	\$3,540.08	\$7,080.16	\$7,600.00	\$15,200.00
38	18" CS PIPE CULVERT	LF	40	\$75.06	\$3,002.40	\$80.30	\$3,212.00	\$119.00	\$4,760.00
39	12" RCP STORM SEWER, CLASS 5	LF	132	\$88.47	\$11,678.04	\$54.73	\$7,224.36	\$123.00	\$16,236.00
40	15" RCP STORM SEWER, CLASS 5	LF	620	\$90.68	\$56,221.60	\$59.95	\$37,169.00	\$126.00	\$78,120.00
41	18" RCP STORM SEWER, CLASS 5	LF	388	\$91.52	\$35,509.76	\$63.80	\$24,754.40	\$130.00	\$50,440.00
42	18" CS PIPE APRON	EA	2	\$481.18	\$962.36	\$455.17	\$910.34	\$1,500.00	\$3,000.00
43	12" RC FLARED END SECTION	EA	4	\$1,179.90	\$4,719.60	\$1,107.91	\$4,431.64	\$2,100.00	\$8,400.00
44	18" RC FLARED END SECTION	EA	2	\$1,283.86	\$2,567.72	\$1,623.19	\$3,246.38	\$2,300.00	\$4,600.00
45	RIPRAP W/ FABRIC, CLASS III	CY	37	\$118.46	\$4,383.02	\$127.04	\$4,700.48	\$165.00	\$6,105.00
46	SAWCUT BITUMINOUS PAVEMENT	LF	1,085	\$2.43	\$2,636.55	\$1.80	\$1,953.00	\$4.00	\$4,340.00
47	SAWCUT CONCRETE PAVEMENT	LF	330	\$3.00	\$990.00	\$4.19	\$1,382.70	\$6.00	\$1,980.00
48	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	SY	470	\$10.75	\$5,052.50	\$6.65	\$3,125.50	\$20.00	\$9,400.00
49	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	SY	240	\$12.31	\$2,954.40	\$9.39	\$2,253.60	\$25.00	\$6,000.00



ABSTRACT OF BIDS  
2025 STREET AND UTILITY IMPROVEMENTS  
CITY PROJECT NO. 137240  
CITY OF LAKE ELMO, MN  
BID DATE: APRIL 22, 2025 AT 10:00 AM

				5		6		7	
				DRESEL CONTRACTING, INC.		MILLER EXCAVATING, INC.		FOREST LAKE CONTRACTING, INC.	
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
50	REMOVE CONCRETE CARRIAGE WALK/FLUME	SF	90	\$3.67	\$330.30	\$1.38	\$124.20	\$5.00	\$450.00
51	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	LF	270	\$11.67	\$3,150.90	\$5.44	\$1,468.80	\$20.00	\$5,400.00
52	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	SY	27,540	\$3.33	\$91,708.20	\$0.94	\$25,887.60	\$2.00	\$55,080.00
53	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	CY	2,030	\$22.46	\$45,593.80	\$17.00	\$34,510.00	\$22.00	\$44,660.00
54	HAUL EXCESS RECLAIMED MATERIAL TO LAKE ELMO PUBLIC WORKS (LV)	CY	1,000	\$18.35	\$18,350.00	\$13.88	\$13,880.00	\$21.00	\$21,000.00
55	CORE DRILL 4" DRAIN TILE CONNECTION INTO CATCH BASIN	EA	4	\$935.00	\$3,740.00	\$1,521.01	\$6,084.04	\$600.00	\$2,400.00
56	CONNECT 4" DRAIN TILE TO STRUCTURE	EA	17	\$362.35	\$6,159.95	\$2,122.01	\$36,074.17	\$75.00	\$1,275.00
57	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	LF	1,970	\$28.49	\$56,125.30	\$16.62	\$32,741.40	\$22.00	\$43,340.00
58	DRAIN TILE CLEANOUT	EA	21	\$277.25	\$5,822.25	\$326.01	\$6,846.21	\$1,000.00	\$21,000.00
59	SUBGRADE CORRECTION (EV)	CY	1,000	\$20.55	\$20,550.00	\$25.23	\$25,230.00	\$44.00	\$44,000.00
60	SUBGRADE PREPARATION OF RECLAIMED SURFACE	SY	29,450	\$3.14	\$92,473.00	\$1.14	\$33,573.00	\$3.00	\$88,350.00
61	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	LS	1	\$14,025.00	\$14,025.00	\$5,195.04	\$5,195.04	\$12,000.00	\$12,000.00
62	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	TN	2,280	\$90.98	\$207,434.40	\$93.31	\$212,746.80	\$87.00	\$198,360.00
63	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	TN	3,040	\$82.82	\$251,772.80	\$84.94	\$258,217.60	\$82.00	\$249,280.00
64	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,870	\$0.01	\$18.70	\$1.05	\$1,963.50	\$2.00	\$3,740.00
65	PATCH BITUMINOUS STREET	SY	100	\$54.06	\$5,406.00	\$49.17	\$4,917.00	\$50.00	\$5,000.00
66	PATCH BITUMINOUS DRIVEWAY	SY	530	\$30.09	\$15,947.70	\$30.86	\$16,355.80	\$70.00	\$37,100.00
67	PATCH GRAVEL DRIVEWAY	SY	30	\$47.43	\$1,422.90	\$15.38	\$461.40	\$26.00	\$780.00
68	B418 CONCRETE CURB AND GUTTER	LF	15,620	\$16.80	\$262,416.00	\$16.11	\$251,638.20	\$16.00	\$249,920.00
69	SURMOUNTABLE CURB AND GUTTER	LF	150	\$33.39	\$5,008.50	\$32.80	\$4,920.00	\$32.00	\$4,800.00
70	6" CONCRETE DRIVEWAY PAVEMENT	SY	250	\$103.95	\$25,987.50	\$88.40	\$22,100.00	\$134.00	\$33,500.00
71	CONCRETE CARRIAGE WALK/FLUME	SF	80	\$15.38	\$1,230.40	\$12.03	\$962.40	\$13.00	\$1,040.00
72	ADJUST EXISTING VALVE BOX	EA	4	\$630.00	\$2,520.00	\$466.69	\$1,866.76	\$500.00	\$2,000.00
TOTAL BASE BID				\$1,842,654.46		\$1,866,387.78		\$1,909,051.00	



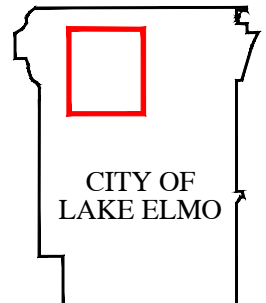
# LEGEND



PROJECT NEIGHBORHOOD



PROJECT STREETS



CITY OF  
LAKE ELMO

FIGURE NO. 1

LOCATION MAP

**FOCUS**  
ENGINEERING, inc.

2025 STREET & UTILITY  
IMPROVEMENTS  
PROJECT NO. 2024.114





**LEGEND**

STREET IMPROVEMENTS: RECLAMATION WITH NEW CURB AND GUTTER

EXISTING STORM SEWER

PROPOSED STORM SEWER IMPROVEMENTS





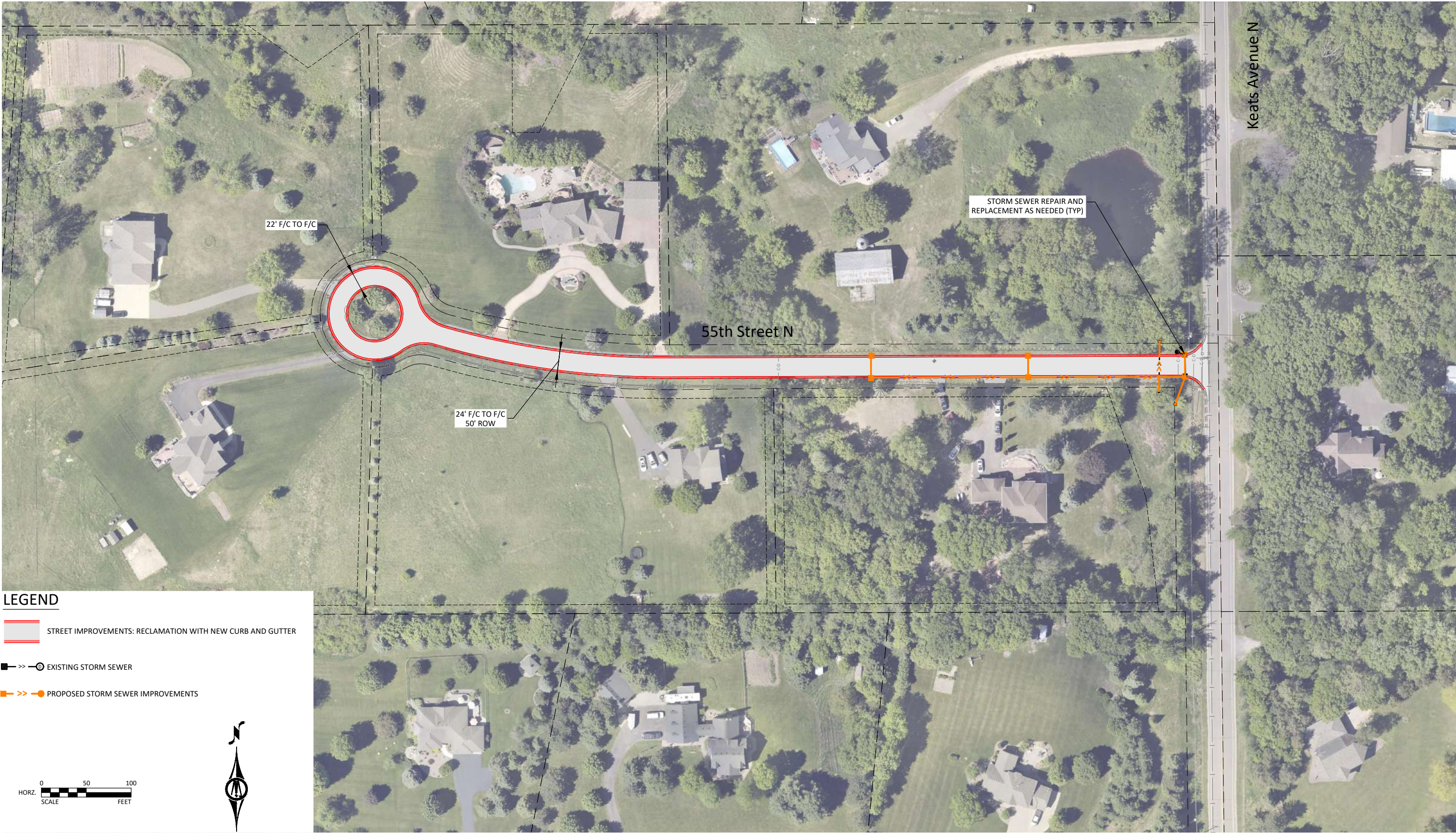


H:\L\ELM\N\24X136215000\CAD\C3D\Feeability Report Figures\FGR-136215-Proposed Street Improvements.dwg 3/11/2025 10:06:13 AM

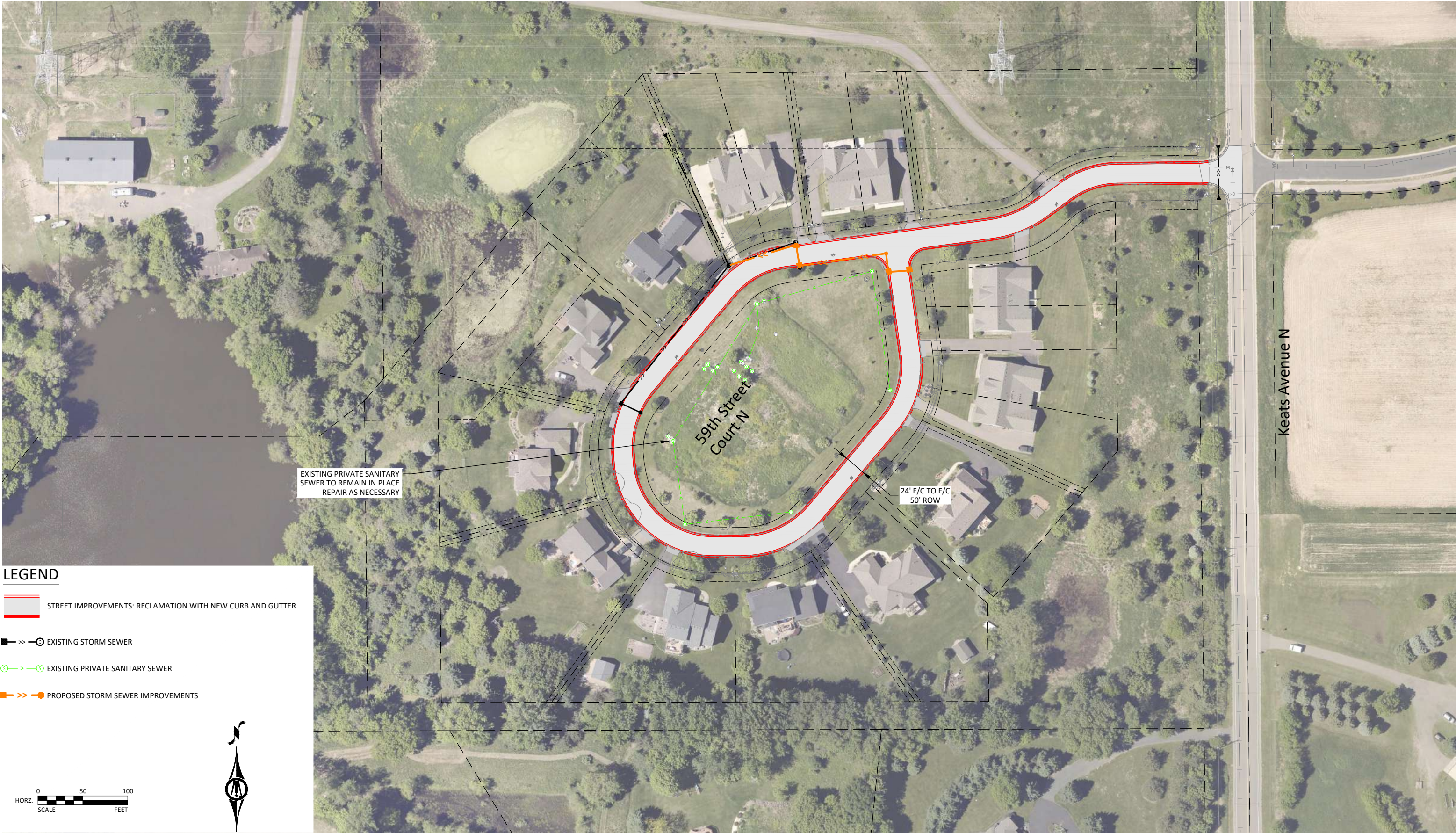
















Real People. Real Solutions.

3507 High Point Drive North  
Bldg. 1 – Suite E130  
Oakdale, MN 55128

Phone: (651) 704-9970  
Bolton-Menk.com

2025 Street and Utility Improvements  
Lake Elmo, MN  
Project No.: 2024.114

---

SEPTEMBER 17, 2024	Council authorizes preparation of Preliminary Design, Geotechnical Services and Feasibility Report.
JANUARY 28 and 29, 2025	Neighborhood informational meeting(s) on scope of improvements.
FEBRUARY 18, 2025	Presentation of Preliminary Design Findings and Recommendations. Authorize preparation of Plans and Specifications.
MARCH 18, 2025	Council accepts the Feasibility Report and Calls for Public Hearing. Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 22, 2025	Project Bid Date: Receive contractor bids.
APRIL 24, 2025	Neighborhood informational meeting(s) on Preliminary Assessments.
MAY 6, 2025	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Council accepts Bids and awards Contract.
MAY, 2025	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none"><li>SEPTEMBER 12, 2025 Substantial Completion.</li><li>OCTOBER 31, 2025 Final Completion.</li></ul>

*\*Final Assessment Hearing Schedule TDB*