



STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS

Resolution Accepting Contractor Bids, and Awarding a Contract

MAY 20, 2025

Content

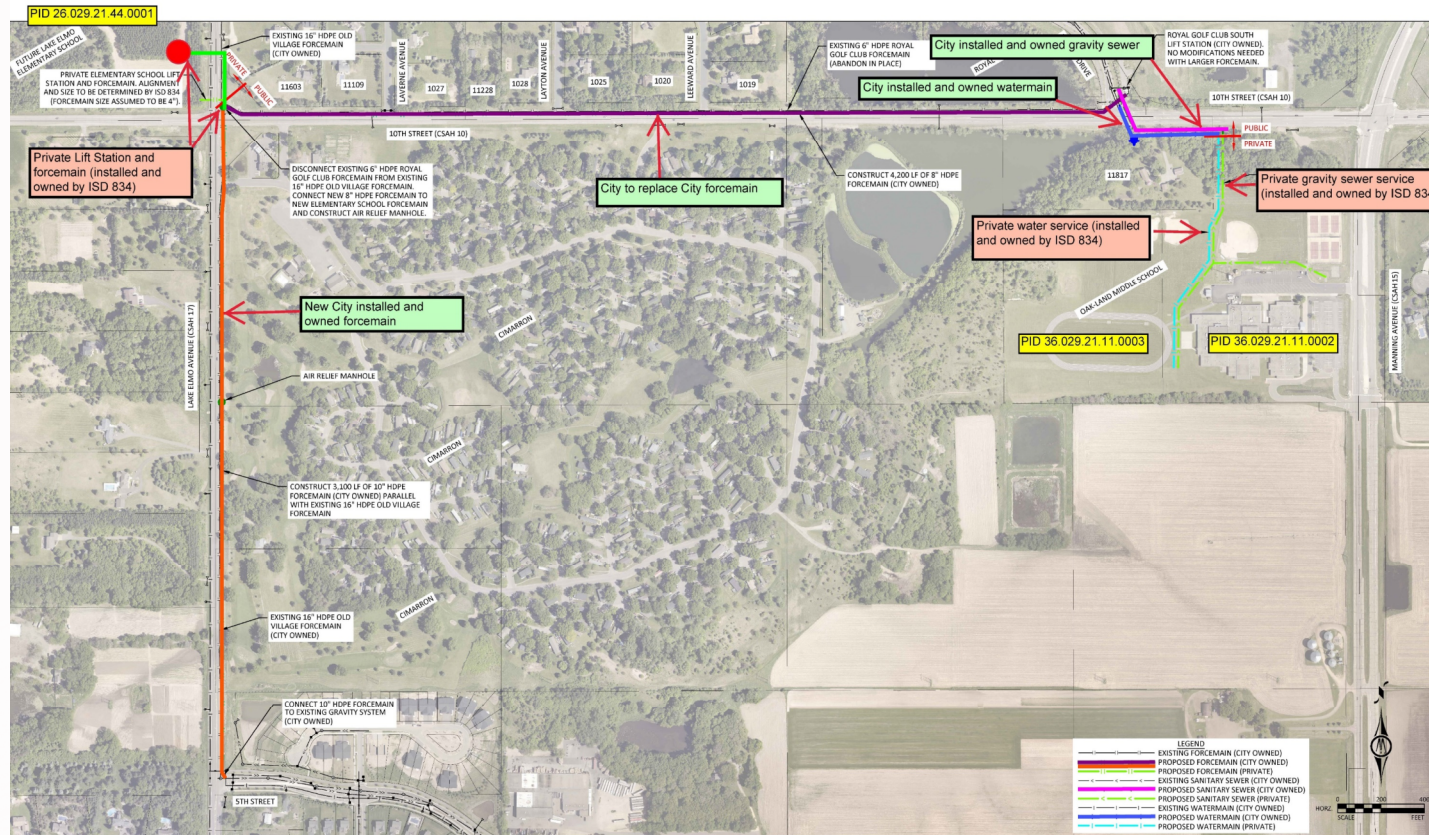
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Project Schedule

| | |
|-------------------|---|
| MAY 8, 2024 | City receives Petition to connect Oak-Land Middle School to public sewer and water, and the new Elementary School to public sewer. |
| MAY 21, 2024 | Council accepts Petition from Stillwater Area School District and preparation of a Feasibility Report |
| OCTOBER 15, 2024 | Presentation of Feasibility Report. Council accepts Report and calls for Hearing on Improvement. |
| NOVEMBER 19, 2024 | Public Improvement Hearing. Council receives signed Waiver Agreement from the District. Council Orders the Improvement and authorizes preparation of Plans and Specifications. |
| APRIL 1, 2025 | Council approves Plans and Specifications and orders Advertisement for Bids |
| APRIL 29, 2025 | Project Bid Date: Receive Contractor Bids |
| MAY 20, 2025 | Council Accepts Bids and Awards Contract. |
| MAY, 2025 | Conduct Pre-Construction Meeting and Issue Notice to Proceed. <ul style="list-style-type: none">• SEPTEMBER 26, 2025 Substantial Completion• OCTOBER 31, 2025 Final Completion |

**Final Assessment Hearing Schedule TBD*

Location of Improvements





Scope of Improvements

- 01 New watermain and gravity sanitary sewer extension along 10th Street from Oak-Land Middle School to Palmer Drive.
- 02 New 8-inch forcemain along 10th Street from Palmer Drive to Lake Elmo Avenue. New 8-inch forcemain connects to new 6-inch private line from Lake Elmo Elementary School. Disconnect old 6-inch forcemain from 16-inch forcemain and abandon old 6-inch line in-place.
- 03 New 10-inch forcemain from public/private connection extending south along Lake Elmo Avenue to 5th Street.
- 04 Construct new manhole over existing gravity sewer at 5th Street, connect new 10-inch forcemain to manhole for discharge.

Assessment Information

SUMMARY OF PRELIMINARY ASSESSMENTS

- Residential properties: Assessed per REC unit
- All costs are 100% assessed for new sewer and water connections
- Total preliminary project cost \$1,754,000
 - Sanitary Sewer \$1,584,000
 - Watermain \$169,200

| Property | Sanitary Sewer REC Units | Sanitary Sewer Assessment | Water REC Units | Water Assessment |
|---------------------------------|--------------------------|---------------------------|-----------------|------------------|
| Lake Elmo Elementary | 142 | \$795,200 | 0 | \$0 |
| Oak-Land Middle School | 140 | \$784,000 | 140 | \$168,000 |
| 11817 10 th Street N | 1 | \$5,600 | 1 | \$1,200 |

Connection Charges

These fees are for new connections to the municipal systems and are in addition to special assessments.

| SEWER AND WATER CONNECTION FEES | | | | | |
|---------------------------------|---|--|---------------------|----------------|--------------------------|
| | | | | EST. REC UNITS | SEWER CONNECTION FEES |
| | | | | | |
| | Lake Elmo Elementary School (PID 26-029-21-44-0001) | | | 142 | \$920,870 |
| | Oak-Land Middle School (PID 36-029-21-11-0002) | | | 140 | \$907,900 |
| | 11817 10th Street North (PID 36-029-21-11-0001) | | | 1 | \$6,485 |
| | | | | | |
| | <i>Sewer Availability Charge (SAC)</i> | <i>\$3,000</i> | <i>per REC Unit</i> | | |
| | <i>Sewer Connection Charge</i> | <i>\$1,000</i> | <i>per REC Unit</i> | | |
| | <i>Met Council SAC Fee</i> | <i>\$2,485</i> | <i>per REC Unit</i> | | |
| | | | | | |
| | | | | EST. REC UNITS | WATER CONNECTION FEES |
| | | | | | |
| | Oak-Land Middle School (PID 36-029-21-11-0002) | | | 140 | \$560,000 |
| | 11817 10th Street North (PID 36-029-21-11-0001) | | | 1 | \$4,000 |
| | | | | | |
| | <i>Water Availability Charge (SAC)</i> | <i>\$3,000</i> | <i>per REC Unit</i> | | |
| | <i>Water Connection Charge</i> | <i>\$1,000</i> | <i>per REC Unit</i> | | |
| | <i>Water Meter Equipment</i> | <i>See Fee Schedule (varies by Meter size)</i> | | | |
| | | | | | |



Bids Received & Project Costs

- The City received 7 competitive public bids on April 29, 2025.
- GM Contracting, Inc. provided the lowest responsible bid in the amount of \$1,044,814.00.
- Total estimated project costs are estimated to be \$1,464,000 versus the number presented in the feasibility report of \$1,754,000.
- Assessments will be recalculated once the project is complete and prior to the final assessment hearing planned to be held in fall 2025.



Requested Council Action

- Council is asked to consider approving a resolution accepting bids, and awarding a contract to GM Contracting, Inc. for the bid amount of \$1,044,814.00 for the Stillwater Area School District Utility Improvements.
- Staff is also recommending that the City Council authorize the City Administrator to enter into a material testing contract for the project in the not-to-exceed amount of \$30,000.

THANK YOU!