



STAFF REPORT

DATE: May 20, 2025

REGULAR

TO: City Council
FROM: Chad Isakson, Assistant City Engineer
AGENDA ITEM: Approve Resolution Accepting Bids and Awarding a Contract for the Stillwater Area School District 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 checked="" type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND: On April 1, 2025 the City Council ordered an advertisement for bids for the Stillwater Area School District Utility Improvements. The project was advertised on QuestCDN.com and in the Stillwater Gazette in accordance with the Minnesota Competitive Bidding requirements.

ISSUE BEFORE COUNCIL: Should the City Council accept bids and award a construction contract for the project?

PROPOSAL DETAILS/ANALYSIS: The Stillwater Area School District Utility Improvements include the extension of City utilities to accommodate the requested connection to city water and sanitary sewer for the Oak-Land Middle School and new Elementary School. There is one additional property located at 11817 10th Street North that will benefit. The improvements include the following:

- Extension of gravity sanitary sewer to the Oakland Middle School property, from the existing Royal Golf Club lift station located at Palmer Drive and 10th Street (to be City owned/maintained).
- Extension of 12-inch watermain to the Oakland Middle School property, from the intersection of Palmer Drive and 10th Street (to be City owned/maintained).
- Construction of a new 4,200 LF, 8-inch forcemain along 10th Street, from the existing RGC lift station located at Palmer Drive to Lake Elmo Avenue. Abandon the existing 6-inch forcemain in place.
- Construction of a new 3,100 LF, 10-inch forcemain along Lake Elmo Avenue, from 10th Street to an existing gravity sewer at Lake Elmo Avenue and 5th Street.
- The school district would be required to make private utility extensions on each school site as needed to connect to the public water and sewer improvements.

Contractor bids were received and opened electronically on April 29, 2025. The City received seven bids for this project, with GM Contracting Inc. providing the lowest bid in the amount of \$1,044,814.00. 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, GM Contracting, Inc., as outlined in the attached letter. The table below provides a total project cost comparison to the estimate included in the feasibility report.

Table 1: Project Costs

	Feasibility Report	Post Bid
Total Estimated Project Cost:	\$1,754,000	\$1,464,000

As part of this contract award, staff is also requesting the 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 \$1,464,000 based on bids received coming in under the estimate and lowering project contingencies to 8% for unforeseen conditions incurred during construction and potential lift station modification needs. 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.

OPTIONS:

- Accept the Bids and Award a Contract to GM Contracting, Inc.
- Do not move forward with this project

RECOMMENDATION: Staff are recommending the City Council approve 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. The Recommended motion is as follows:

Motion to approve Resolution No. 2025-040, Accepting Bids and Awarding a Contract to GM Contracting, Inc. for the bid amount of \$1,044,814.00 for Stillwater Area School District Utility Improvements.

Staff are 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 Stillwater Area School District Utility Improvements.

ATTACHMENTS:

1. Resolution Accepting Bids and Awarding a Contract for the Stillwater Area School District Utility Improvements.
2. Engineer's Letter of Award Recommendation and Tabulation of Bids.
3. Proposed Improvements.
4. Project Schedule.

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

RESOLUTION NO. 2025-040

**A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR THE
STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS**

WHEREAS, pursuant to an advertisement for bids for the Stillwater Area School District 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, GM Contracting, Inc., for the bid amount of \$1,044,814.00.

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 TWENTIETH DAY OF MAY, 2025.

CITY OF LAKE ELMO

(Seal)
ATTEST:

Julie Johnson
City Clerk

By: _____
Charles Cadenhead
Mayor



Real People. Real Solutions.

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

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

April 29, 2025

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

RE: Stillwater Area School District Utility Improvement Project
City of Lake Elmo, MN
City Project No. 134951
BMI Project No. 24X.134951

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 29, 2025. The following is a summary of the bids received:

Bidder	Total Bid
GM Contracting, Inc.	\$1,044,814.00
Geislinger & Sons, Inc.	\$1,288,336.90
Pember Companies, Inc.	\$1,289,652.55
Miller Excavating, Inc.	\$1,316,722.95
Meyer Contracting, Inc.	\$1,390,500.07
Minger Construction Co., Inc.	\$1,498,294.25
A-1 Excavating LLC	\$1,659,049.00

We have reviewed the bids and recommend awarding this bid to GM Contracting, Inc. in the amount of \$1,044,814.00.

Sincerely,

Bolton & Menk, Inc.

Michael R. Warner, P.E.
Principal Engineer

Enclosure

ABSTRACT OF BIDS
STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS
PROJECT NO. 134951
CITY OF LAKE ELMO, MN
BID DATE: APRIL 29, 2025 AT 10:00 AM

				1		2	
				GM CONTRACTING, INC.		GEISLINGER & SONS, INC.	
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID							
1	MOBILIZATION	LS	1	\$77,889.40	\$77,889.40	\$58,000.00	\$58,000.00
2	TRAFFIC CONTROL	LS	1	\$78,500.00	\$78,500.00	\$96,000.00	\$96,000.00
3	INLET PROTECTION	EA	1	\$150.00	\$150.00	\$500.00	\$500.00
4	SILT FENCE, MACHINE SLICED	LF	1,016	\$2.30	\$2,336.80	\$2.35	\$2,387.60
5	SEDIMENT CONTROL LOG, TYPE WOOD FIBER	LF	200	\$3.25	\$650.00	\$4.10	\$820.00
6	CLEARING	LS	1	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00
7	GRUBBING	LS	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00
8	TRANSPLANT TREE	EA	7	\$357.14	\$2,499.98	\$2,000.00	\$14,000.00
9	SALVAGE AND REINSTALL SIGN	EA	3	\$400.00	\$1,200.00	\$1,900.00	\$5,700.00
10	BYPASS PUMPING	LS	1	\$5,369.00	\$5,369.00	\$11,000.00	\$11,000.00
11	CONNECT TO EXISTING FORCEMAIN	EA	1	\$3,274.41	\$3,274.41	\$9,000.00	\$9,000.00
12	DISCONNECT 6" FORCEMAIN FROM 16" FORCEMAIN	EA	1	\$1,959.68	\$1,959.68	\$8,000.00	\$8,000.00
13	CONNECT EXISTING PIPE TO NEW STRUCTURE	EA	4	\$1,819.36	\$7,277.44	\$11,000.00	\$44,000.00
14	DUCTILE IRON FITTINGS	LBS	1,608	\$10.00	\$16,080.00	\$14.35	\$23,074.80
15	COAT MANHOLE	EA	1	\$5,900.00	\$5,900.00	\$6,300.00	\$6,300.00
16	6" DIP SANITARY SEWER FORCEMAIN, CL 52, INCL POLYWRAP	LF	10	\$100.99	\$1,009.90	\$150.00	\$1,500.00
17	8" PVC SANITARY FORCEMAIN, C900, OPEN CUT	LF	100	\$80.92	\$8,092.00	\$100.00	\$10,000.00
18	8" HDPE SANITARY FORCEMAIN, DR 11, DIRECTIONAL DRILL	LF	3,925	\$52.65	\$206,651.25	\$80.00	\$314,000.00
19	10" HDPE SANITARY FORCEMAIN, DR 11, DIRECTIONAL DRILL	LF	3,155	\$69.77	\$220,124.35	\$96.00	\$302,880.00
20	8" PVC SANITARY SEWER, SDR 26	LF	643	\$77.00	\$49,511.00	\$90.00	\$57,870.00
21	4" PVC SANITARY SEWER SERVICE	LF	20	\$81.27	\$1,625.40	\$50.00	\$1,000.00
22	4' DIAMETER SANITARY AIR RELEASE MANHOLE, INCL CASTING AND RINGS	EA	1	\$28,822.57	\$28,822.57	\$35,000.00	\$35,000.00
23	4' DIAMETER SANITARY MANHOLE, INCL CASTING AND RINGS	EA	5	\$9,246.68	\$46,233.40	\$9,000.00	\$45,000.00
24	7' DIAMETER SANITARY MANHOLE, INCL CASTING AND RINGS	EA	1	\$22,996.81	\$22,996.81	\$30,000.00	\$30,000.00
25	TELEVISIONING	LF	643	\$5.38	\$3,459.34	\$3.00	\$1,929.00
26	CONNECT TO EXISTING 12" WATERMAIN	EA	1	\$2,693.62	\$2,693.62	\$3,500.00	\$3,500.00
27	6" GATE VALVE AND BOX	EA	2	\$2,870.79	\$5,741.58	\$2,100.00	\$4,200.00
28	8" GATE VALVE AND BOX	EA	1	\$3,861.17	\$3,861.17	\$3,000.00	\$3,000.00
29	12" GATE VALVE AND BOX	EA	1	\$5,975.85	\$5,975.85	\$5,000.00	\$5,000.00
30	VALVE BOX EXTENSION	LF	1	\$404.50	\$404.50	\$350.00	\$350.00
31	HYDRANT	EA	1	\$7,321.12	\$7,321.12	\$8,000.00	\$8,000.00
32	HYDRANT EXTENSION	LF	1	\$1,806.28	\$1,806.28	\$1,400.00	\$1,400.00
33	6" DIP WATER MAIN, CL 52, INCL POLYWRAP	LF	15	\$74.51	\$1,117.65	\$80.00	\$1,200.00
34	12" DIP WATER MAIN, CL 52, INCL POLYWRAP	LF	500	\$117.65	\$58,825.00	\$110.00	\$55,000.00
35	1" WATER SERVICE	LF	10	\$69.10	\$691.00	\$60.00	\$600.00
36	1" CORPORATION STOP	EA	1	\$644.66	\$644.66	\$2,200.00	\$2,200.00
37	1" CURB STOP AND BOX	EA	1	\$751.72	\$751.72	\$2,300.00	\$2,300.00

38	GRANULAR MATERIAL BEDDING	LF	60	\$5.37	\$322.20	\$30.00	\$1,800.00
39	CONCRETE HYDRANT SPLASH PAD	SF	10	\$177.18	\$1,771.80	\$50.00	\$500.00
40	SALVAGE AND REINSTALL STORM SEWER PIPE	LF	50	\$62.31	\$3,115.50	\$80.00	\$4,000.00
41	SALVAGE AND REINSTALL STORM SEWER STRUCTURE	EA	1	\$4,444.07	\$4,444.07	\$2,000.00	\$2,000.00
42	SAWCUT BITUMINOUS PAVEMENT	LF	460	\$3.91	\$1,798.60	\$3.00	\$1,380.00
43	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SY	910	\$8.33	\$7,580.30	\$5.00	\$4,550.00
44	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	10	\$32.04	\$320.40	\$200.00	\$2,000.00
45	COMMON EXCAVATION (EV)	CY	440	\$27.13	\$11,937.20	\$25.50	\$11,220.00
46	AGGREGATE BASE, CLASS 5	TN	220	\$43.64	\$9,600.80	\$25.00	\$5,500.00
47	AGGREGATE BASE, CLASS 6	TN	100	\$57.08	\$5,708.00	\$25.00	\$2,500.00
48	SELECT GRANULAR BORROW	TN	550	\$20.03	\$11,016.50	\$15.00	\$8,250.00
49	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA230B] - DRIVEWAY/TRAIL	TN	30	\$134.93	\$4,047.90	\$142.00	\$4,260.00
50	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (3,C) [SPWEA330C] - STREET PATCH	TN	210	\$143.72	\$30,181.20	\$151.00	\$31,710.00
51	TYPE SP 12.5 BITUMINOUS WEARING COURSE MIXTURE (3,C) [SPNWB330C] - STREET PATCH	TN	5	\$135.05	\$675.25	\$142.00	\$710.00
52	BITUMINOUS MATERIAL FOR TACK COAT	GAL	50	\$8.00	\$400.00	\$10.00	\$500.00
53	TOPSOIL BORROW (LV)	CY	870	\$37.52	\$32,642.40	\$22.00	\$19,140.00
54	SEED MIXTURE RT & EROSION CONTROL BLANKET	SY	5,690	\$5.70	\$32,433.00	\$2.15	\$12,233.50
55	STREET SWEEPER WITH PICK UP BROOM	HR	10	\$150.00	\$1,500.00	\$200.00	\$2,000.00
56	4" MULTI-COMPONENT SOLID LINE - WHITE	LF	55	\$3.60	\$198.00	\$3.60	\$198.00
57	4" MULTI-COMPONENT SOLID LINE - YELLOW	LF	133	\$3.60	\$478.80	\$3.60	\$478.80
58	6" MULTI-COMPONENT SOLID LINE - WHITE	LF	121	\$4.00	\$484.00	\$4.00	\$484.00
59	24" MULTI-COMPONENT SOLID LINE - YELLOW	LF	28	\$25.40	\$711.20	\$25.40	\$711.20
TOTAL BASE BID					\$1,044,814.00		\$1,288,336.90

3 PEMBER COMPANIES, INC.		4 MILLER EXCAVATING, INC.		5 MEYER CONTRACTING, INC.		6 MINGER CONSTRUCTION CO., INC.		7 A-1 EXCAVATING LLC	
UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
\$35,690.00	\$35,690.00	\$49,623.80	\$49,623.80	\$69,757.64	\$69,757.64	\$72,000.00	\$72,000.00	\$140,000.00	\$140,000.00
\$73,500.00	\$73,500.00	\$117,870.54	\$117,870.54	\$69,000.00	\$69,000.00	\$70,500.00	\$70,500.00	\$125,000.00	\$125,000.00
\$150.00	\$150.00	\$548.89	\$548.89	\$500.00	\$500.00	\$220.00	\$220.00	\$500.00	\$500.00
\$2.45	\$2,489.20	\$2.58	\$2,621.28	\$3.61	\$3,667.76	\$3.00	\$3,048.00	\$3.00	\$3,048.00
\$3.40	\$680.00	\$4.50	\$900.00	\$5.36	\$1,072.00	\$5.00	\$1,000.00	\$5.00	\$1,000.00
\$3,150.00	\$3,150.00	\$27,444.60	\$27,444.60	\$10,000.00	\$10,000.00	\$15,350.00	\$15,350.00	\$1,800.00	\$1,800.00
\$1,600.00	\$1,600.00	\$18,662.33	\$18,662.33	\$4,175.00	\$4,175.00	\$12,250.00	\$12,250.00	\$2,900.00	\$2,900.00
\$600.00	\$4,200.00	\$798.14	\$5,586.98	\$1,500.00	\$10,500.00	\$675.00	\$4,725.00	\$800.00	\$5,600.00
\$425.00	\$1,275.00	\$2,180.23	\$6,540.69	\$1,920.34	\$5,761.02	\$490.00	\$1,470.00	\$2,200.00	\$6,600.00
\$8,500.00	\$8,500.00	\$42,168.47	\$42,168.47	\$21,895.59	\$21,895.59	\$23,000.00	\$23,000.00	\$20,000.00	\$20,000.00
\$4,500.00	\$4,500.00	\$4,496.08	\$4,496.08	\$1,752.35	\$1,752.35	\$10,600.00	\$10,600.00	\$4,600.00	\$4,600.00
\$2,550.00	\$2,550.00	\$4,067.84	\$4,067.84	\$3,285.67	\$3,285.67	\$8,730.00	\$8,730.00	\$3,600.00	\$3,600.00
\$2,425.00	\$9,700.00	\$5,166.48	\$20,665.92	\$1,723.17	\$6,892.68	\$175.00	\$700.00	\$3,300.00	\$13,200.00
\$17.00	\$27,336.00	\$17.36	\$27,914.88	\$20.96	\$33,703.68	\$38.00	\$61,104.00	\$16.00	\$25,728.00
\$6,255.00	\$6,255.00	\$9,880.05	\$9,880.05	\$5,900.00	\$5,900.00	\$7,240.00	\$7,240.00	\$7,000.00	\$7,000.00
\$140.00	\$1,400.00	\$57.39	\$573.90	\$130.79	\$1,307.90	\$120.00	\$1,200.00	\$140.00	\$1,400.00
\$121.00	\$12,100.00	\$297.97	\$29,797.00	\$299.38	\$29,938.00	\$100.00	\$10,000.00	\$140.00	\$14,000.00
\$65.00	\$255,125.00	\$68.81	\$270,079.25	\$83.89	\$329,268.25	\$86.75	\$340,493.75	\$110.00	\$431,750.00
\$83.50	\$263,442.50	\$80.56	\$254,166.80	\$89.38	\$281,993.90	\$105.00	\$331,275.00	\$120.00	\$378,600.00
\$252.00	\$162,036.00	\$86.66	\$55,722.38	\$170.00	\$109,310.00	\$170.00	\$109,310.00	\$190.00	\$122,170.00
\$113.00	\$2,260.00	\$42.92	\$858.40	\$109.74	\$2,194.80	\$135.00	\$2,700.00	\$230.00	\$4,600.00
\$28,000.00	\$28,000.00	\$24,441.74	\$24,441.74	\$31,072.45	\$31,072.45	\$32,550.00	\$32,550.00	\$22,000.00	\$22,000.00
\$7,700.00	\$38,500.00	\$8,767.23	\$43,836.15	\$10,210.99	\$51,054.95	\$11,550.00	\$57,750.00	\$8,200.00	\$41,000.00
\$19,700.00	\$19,700.00	\$21,990.06	\$21,990.06	\$22,500.13	\$22,500.13	\$34,150.00	\$34,150.00	\$23,900.00	\$23,900.00
\$5.00	\$3,215.00	\$4.64	\$2,983.52	\$4.33	\$2,784.19	\$6.50	\$4,179.50	\$6.00	\$3,858.00
\$3,940.00	\$3,940.00	\$2,883.95	\$2,883.95	\$2,305.50	\$2,305.50	\$4,250.00	\$4,250.00	\$2,800.00	\$2,800.00
\$2,540.00	\$5,080.00	\$3,058.96	\$6,117.92	\$2,952.67	\$5,905.34	\$3,390.00	\$6,780.00	\$2,700.00	\$5,400.00
\$3,585.00	\$3,585.00	\$4,105.95	\$4,105.95	\$4,192.24	\$4,192.24	\$4,560.00	\$4,560.00	\$4,000.00	\$4,000.00
\$5,860.00	\$5,860.00	\$6,831.68	\$6,831.68	\$6,880.76	\$6,880.76	\$7,070.00	\$7,070.00	\$6,600.00	\$6,600.00
\$180.00	\$180.00	\$1,485.72	\$1,485.72	\$295.97	\$295.97	\$575.00	\$575.00	\$330.00	\$330.00
\$7,800.00	\$7,800.00	\$7,711.57	\$7,711.57	\$8,710.45	\$8,710.45	\$11,150.00	\$11,150.00	\$9,200.00	\$9,200.00
\$1,600.00	\$1,600.00	\$1,506.89	\$1,506.89	\$1,506.71	\$1,506.71	\$1,170.00	\$1,170.00	\$1,800.00	\$1,800.00
\$120.00	\$1,800.00	\$56.25	\$843.75	\$127.14	\$1,907.10	\$145.00	\$2,175.00	\$180.00	\$2,700.00
\$157.50	\$78,750.00	\$131.85	\$65,925.00	\$145.18	\$72,590.00	\$155.00	\$77,500.00	\$190.00	\$95,000.00
\$130.00	\$1,300.00	\$80.19	\$801.90	\$57.68	\$576.80	\$72.00	\$720.00	\$290.00	\$2,900.00
\$455.00	\$455.00	\$533.26	\$533.26	\$1,172.01	\$1,172.01	\$1,640.00	\$1,640.00	\$360.00	\$360.00
\$570.00	\$570.00	\$1,642.84	\$1,642.84	\$856.74	\$856.74	\$1,770.00	\$1,770.00	\$570.00	\$570.00

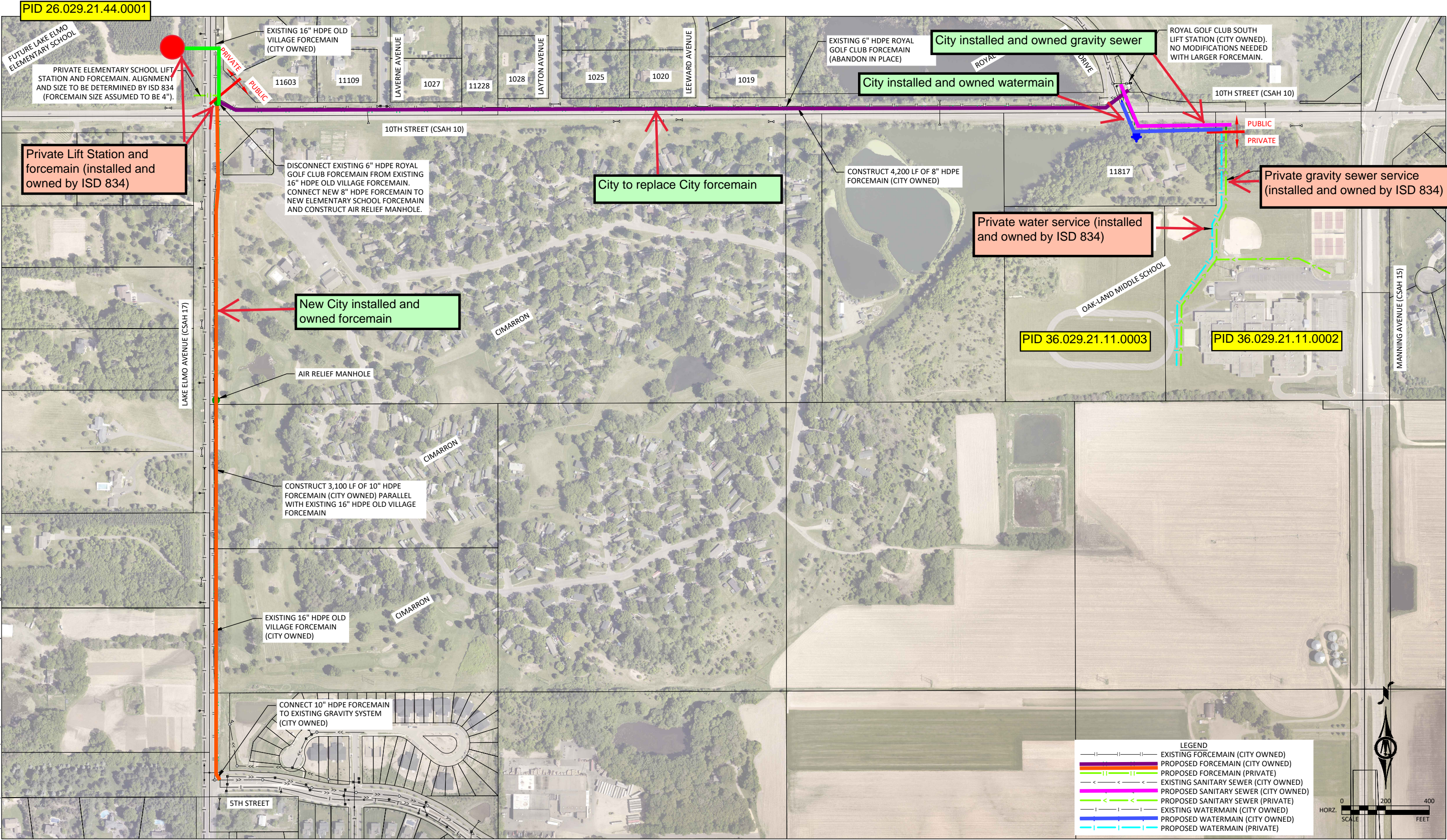
\$8.35	\$501.00	\$8.17	\$490.20	\$8.96	\$537.60	\$21.00	\$1,260.00	\$12.00	\$720.00
\$68.50	\$685.00	\$94.75	\$947.50	\$50.00	\$500.00	\$61.00	\$610.00	\$60.00	\$600.00
\$120.00	\$6,000.00	\$50.17	\$2,508.50	\$84.74	\$4,237.00	\$62.00	\$3,100.00	\$140.00	\$7,000.00
\$1,800.00	\$1,800.00	\$2,939.64	\$2,939.64	\$2,656.24	\$2,656.24	\$2,730.00	\$2,730.00	\$3,600.00	\$3,600.00
\$3.50	\$1,610.00	\$1.88	\$864.80	\$4.51	\$2,074.60	\$2.50	\$1,150.00	\$3.00	\$1,380.00
\$11.30	\$10,283.00	\$5.47	\$4,977.70	\$4.17	\$3,794.70	\$11.00	\$10,010.00	\$5.00	\$4,550.00
\$100.00	\$1,000.00	\$170.24	\$1,702.40	\$193.09	\$1,930.90	\$200.00	\$2,000.00	\$170.00	\$1,700.00
\$55.00	\$24,200.00	\$22.14	\$9,741.60	\$27.32	\$12,020.80	\$37.00	\$16,280.00	\$35.00	\$15,400.00
\$35.55	\$7,821.00	\$24.25	\$5,335.00	\$56.86	\$12,509.20	\$60.00	\$13,200.00	\$30.00	\$6,600.00
\$34.95	\$3,495.00	\$32.57	\$3,257.00	\$58.76	\$5,876.00	\$75.00	\$7,500.00	\$30.00	\$3,000.00
\$35.40	\$19,470.00	\$13.56	\$7,458.00	\$32.71	\$17,990.50	\$34.00	\$18,700.00	\$25.00	\$13,750.00
\$199.00	\$5,970.00	\$383.64	\$11,509.20	\$134.93	\$4,047.90	\$165.00	\$4,950.00	\$200.00	\$6,000.00
\$181.00	\$38,010.00	\$219.73	\$46,143.30	\$143.72	\$30,181.20	\$175.00	\$36,750.00	\$166.00	\$34,860.00
\$277.00	\$1,385.00	\$652.14	\$3,260.70	\$135.05	\$675.25	\$165.00	\$825.00	\$310.00	\$1,550.00
\$8.50	\$425.00	\$4.93	\$246.50	\$8.00	\$400.00	\$10.00	\$500.00	\$10.00	\$500.00
\$57.80	\$50,286.00	\$61.78	\$53,748.60	\$67.73	\$58,925.10	\$29.00	\$25,230.00	\$1.00	\$870.00
\$6.05	\$34,424.50	\$2.36	\$13,428.40	\$2.15	\$12,233.50	\$2.50	\$14,225.00	\$3.00	\$17,070.00
\$170.00	\$1,700.00	\$227.75	\$2,277.50	\$185.00	\$1,850.00	\$205.00	\$2,050.00	\$200.00	\$2,000.00
\$5.85	\$321.75	\$3.95	\$217.25	\$3.60	\$198.00	\$4.50	\$247.50	\$5.00	\$275.00
\$5.85	\$778.05	\$3.95	\$525.35	\$3.60	\$478.80	\$4.50	\$598.50	\$5.00	\$665.00
\$6.35	\$768.35	\$4.39	\$531.19	\$4.00	\$484.00	\$5.00	\$605.00	\$5.00	\$605.00
\$15.90	\$445.20	\$27.88	\$780.64	\$25.40	\$711.20	\$31.00	\$868.00	\$30.00	\$840.00
	\$1,289,652.55		\$1,316,722.95		\$1,390,500.07		\$1,498,294.25		\$1,659,049.00

STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS

CITY OF LAKE ELMO, MN

FIGURE 1: UTILITY PLAN

OCTOBER 2024





Real People. Real Solutions.

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

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

Stillwater Area School District Utility Improvements
Lake Elmo, MN
City Project No.: 2024.113

MAY 8, 2024	City receives Petition to connect the Oak-Land Middle School to public water and sewer, and the new Elementary School to public sewer.
MAY 21, 2024	Council accepts the Petition from the Stillwater Area Public School District (District) and authorizes the preparation of a Feasibility Report.
OCOTBER 15, 2024	Council accepts the Feasibility Report and Calls for Public Hearing.
NOVEMBER 19, 2024	Public Improvement Hearing. Council receives signed Waiver Agreement from Stillwater Area School District. Council Orders the Improvement and authorizes the 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.
JUNE 16, 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 TDB*