



MAYOR & COUNCIL COMMUNICATION

DATE: January 19, 2016
REGULAR
ITEM # 20

AGENDA ITEM: Inwood Water Tower (No. 4) – Approve Plans and Specifications and Order Advertisement for Bids

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Jack Griffin, City Engineer

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....City Engineer
- Report/PresentationCity Engineer
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate.....Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Engineering.

FISCAL IMPACT: None.

The total estimated project cost for the Inwood Water Tower (No. 4) Improvement is \$3,200,000. The improvements are scheduled for construction in 2016 as part of the City's Capital Improvement Plan. The Inwood Water Tower (No. 4) will be partially funded using MN-DEED Grant funds and partially funded through the issuance of general obligation bonds with bond payments made from the water enterprise fund.

Approval of this resolution does not commit the council to the project costs. Once contractor bids are received, the actual construction costs will be known and the council will be asked to consider entering into a contract to complete the work.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving the plans and specifications and ordering the advertisement for bids for the Inwood Water Tower (No. 4). The recommended motion for this action is as follows:

“Move to approve Resolution No. 2016-03, approving the plans and specifications and ordering the advertisement for bids for the Inwood Water Tower (No. 4).”

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

The Inwood Water Tower (No. 4) is an elevated storage tank that will provide water supply and fire suppression storage for the City’s high pressure zone in the southwest portion of the City. The facility will be construction on a 1.5 acre lot located along Inwood Avenue approximately half-way between 10th Street and 15th Street. This site was purchased by the City in 2015.

The City retained the engineering design consultant (SEH) to complete a preliminary design evaluation for the Inwood Water Tower (No. 4), including recommendations for storage volume requirements and to evaluate the capital and life cycle costs for the two most common elevated tank styles. Following the direction of the Council on November 11, 2015 the final design was prepared for a 1.0 Million Gallon (MG) Composite Elevated Water Storage Tank. The composite style tank matches Water Tower No. 2 near the Public Works building.

Plans and Specifications have been completed for the Inwood Water Tower (No. 4) Improvements. The design engineer’s post design total estimated project cost is \$3,200,000. The improvements will be partially funded using MN-DEED Grant funds and partially funded through the issuance of general obligation bonds with bond payments made from the water enterprise fund.

Mezzanine spaces are often added in elevated storage tanks to provide space for telecommunication companies to locate their equipment interior to the tank. Inclusion of the mezzanine would potentially eliminate the need for telecommunication companies to install buildings on the grounds exterior to the tower if they seek the ability to install an antenna on the tank. The project has been designed to include the mezzanine space as an alternate bid for the Council to consider. The construction cost is estimated to add \$130,000 on top of the \$3,200,000 number presented in this report. Staff will present more information regarding this amenity at the meeting for Council discussion.

RECOMMENDATION:

Staff is recommending that the City Council approve the plans and specifications and order the advertisement for bids for the Inwood Water Tower (No. 4). The recommended motion for this action is as follows:

“Move to approve Resolution No. 2016-03, approving the plans and specifications and ordering the advertisement for bids for the Inwood Water Tower (No. 4).”

ATTACHMENT(S):

1. Resolution 2016-03 Approving Plans and Specifications and Ordering Advertisement for Bids
2. Location Map.
3. Project Schedule.
4. Inwood Water Tower (No. 4) Plans and Specification *(available for review at City Hall)*.

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

RESOLUTION NO. 2016-03

**A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND
ORDERING ADVERTISEMENT FOR BIDS FOR THE
INWOOD WATER TOWER (NO. 4) IMPROVEMENTS**

WHEREAS, on October 6, 2015 the City Council directed the City Engineer, together with SEH, Inc. to prepare plans and specifications for the Inwood Water Tower (No. 4) Improvements, and

WHEREAS, plans and specifications for the Inwood Water Tower (No. 4) Improvements have been prepared for a 1,000,000 million gallon composite style water tower to be located on property recently purchased by the City along Inwood Avenue, between 10th Street and 15th Street.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

1. Such plans and specifications, a copy of which is on file at Lake Elmo City Hall, and made a part hereof, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and posted online with Quest Construction Data Network (QuestCDN.com) an advertisement for bids upon the making of such improvements under such approved plans and specifications. The advertisement shall be published for at least 21 days, shall specify the work to be done, and shall state that sealed bids provided to the City Clerk prior to the specified bid date and time and accompanied by a bid bond or cashier's check made payable to the City of Lake Elmo in an amount not less than 5% of the amount of such bid will be considered.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF
JANUARY 2016.**

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

Julie Johnson
City Clerk

15TH STREET

PROPOSED WATER
TOWER PROPERTY
LOCATION

1.5 acres

80 foot R/W

INWOOD AVENUE

1040
10TH STREET

PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempksi, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

INWOOD WATER TOWER (NO. 4)
PROJECT NO. 2015.130

JANUARY 2016

October 6, 2015	Council approves consultant selection.
November 17, 2015	Preliminary Design. Council accepts preliminary design recommendations (water tower style, materials, and site plan).
January 19, 2016	Council approves Plans and Specifications and orders Advertisement for Bids.
February 18, 2016	Receive Contractor Bids.
March 1, 2016	Council accepts Bids and awards Contract.
April 7, 2016	Conduct Pre-construction meeting and issue Notice to Proceed.
October 1, 2017	Substantial Completion (water tower online and operational).
November 3, 2017	Final Completion (punch list and final paperwork).