



## STAFF REPORT

DATE: July 5, 2022

**REGULAR**

**AGENDA ITEM:** Approve Concurrence to Award a Construction Contract for the County State Aid Highway (CSAH) 15 (Manning Avenue) and 30th Street Intersection Improvements

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Marty Powers, Public Works Director  
Chad Isakson, Assistance City Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council concur with Washington County to award a construction contract for the County State Aid Highway (CSAH) 15 (Manning Avenue) and 30th Street Intersection Improvements?

**BACKGROUND:** Washington County is leading a project to install a steel galvanized pole traffic signal at the intersection of County State Aid Highway 15 (Manning Avenue) and 30th Street North to improve intersection traffic operations. The intersection is partially located within the City of Lake Elmo (west intersection leg), Baytown Township and West Lakeland Township (east intersection leg). An Intersection Control Evaluation (ICE) Report was prepared by SRF in May 2021. Results of the report indicate the justification of a traffic signal for future growth conditions, including the closure of the 32nd Street access to Manning Avenue in the Easton Village subdivision. In addition to the steel pole traffic signal, the improvements include the construction of dedicated left and right turn lanes along both the west leg (located in Lake Elmo) and east leg (located in Baytown and West Lakeland Townships) of 30th Street North. The turn lanes on the west leg of the intersection have been designed using a 30-mph speed limit to facilitate a reduction in the turn lane length together with reduced lane widths to 11-feet. To address the project drainage, two (2) stormwater management basins will be constructed within the public right-of-way of the west leg of 30th Street. No right-of-way acquisition is needed from Lake Elmo for the improvements.

On March 15, 2022, the City Council approved a Resolution of Support for the preliminary design layout and supported the County's efforts to proceed with the completion of the final design for the project. On May 17, 2022 the City Council approved Cooperative Agreement 14787 for the cost share in the Project between the City of Lake Elmo, Baytown Township, West Lakeland Township, and Washington County, and also approved Cooperative Maintenance Agreement 14788 to detail the ownership and maintenance responsibilities for the constructed improvements.

**PROPOSAL DETAILS/ANALYSIS:** On June 28, 2022, Washington County received, opened, and tabulated bids, and is recommending the award of a construction contract to the lowest responsible bidder, in the low bid amount of \$1,113,345.86. The County received 4 bids ranging from \$1,113,345.86 to \$1,211,261.04.

Following the bid opening, Washington County updated the Post Bid Estimate of Project Cost using the contractor's actual unit pricing from the bid tabulation, including Table 1 and Exhibit B from the Cooperative Cost Share Agreement. The post bid estimated cost share for Lake Elmo is \$726,917 vs. a pre-bid estimated amount of \$496,570 (see attached Table 1 and Table 1 -Revised Post Bid).

**FISCAL IMPACT:** The estimated total post-bid project cost is \$1,647,233.87 with the City post-bid cost share participation estimated to be \$726,917. The city intends to use debt service to pay for the city share of the improvements through the issuance of bonds.

Because the Cooperative Cost Share Agreement is based on estimated quantities, the actual cost share is determined once the project is complete and the final quantities and costs are known. The City's share of the costs, as assigned by the County, include 100% of the street and storm sewer costs located in City right-of-way for 30th Street North, and 25% of the traffic signal costs.

**RECOMMENDATION:** Staff is recommending that the City Council approve, *as part of the consent agenda*, a Resolution Concurring with Washington County to Award a Construction Contract for the County State Aid Highway (CSAH) 15 (Manning Avenue) and 30th Street Intersection Improvements. If removed from the *consent agenda*, the recommended motion for the action is as follows:

***“Move to approve Resolution No. 2022-072 Concurring with Washington County to Award a Construction Contract for the County State Aid Highway (CSAH) 15 (Manning Avenue) and 30th Street Intersection Improvements.”***

**ATTACHMENTS:**

1. Resolution Concurring with Washington County to Award a Construction Contract for the County State Aid Highway (CSAH) 15 (Manning Avenue) and 30th Street Intersection Improvements.
2. Table 1 – Estimated Costs (Post Bid).
3. Table 1 – Estimated Costs (Cooperative Agreement dated February 17, 2022).
4. Project Location Map and Layout.

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

**RESOLUTION NO. 2022-072**

**A RESOLUTION CONCURRING WITH WASHINGTON COUNTY TO AWARD A  
CONSTRUCTION CONTRACT FOR THE COUNTY STATE AID HIGHWAY (CSAH)  
15 AND 30TH STREET INTERSECTION IMPROVEMENTS**

**WHEREAS**, Washington County intends to construct intersection improvements at County State Aid Highway (CSAH) 15 (Manning Avenue N.) and 30th Street North, from 700 feet west of Manning Avenue to 600 feet east of Manning Avenue in the City of Lake Elmo, Baytown Township and West Lakeland Township, herein referred to as the “Project”; and

**WHEREAS**, on March 15, 2022 the City Council adopted Resolution 2022-024, approving Municipal Support for the recommended Intersection Improvement Layout for the project, dated February 2, 2022; and

**WHEREAS**, on May 17, 2022 the City Council adopted Resolution 2022-047 approving Cooperative Agreement 14787 for the cost share in the Project between the City of Lake Elmo, West Lakeland Township, Baytown Township and Washington County, with the Lake Elmo cost share in the amount of \$496,570, and approving Cooperative Maintenance Agreement 14788 to detail the ownership and maintenance responsibilities for the constructed improvements; and

**WHEREAS**, on June 28, 2022, Washington County received, opened, and tabulated bids, and is recommending the award of a construction contract to the lowest responsible bidder; and

**WHEREAS**, Washington County has provided the City with an updated Post Bid Table of Estimated Costs and Post Bid Exhibit B for Cooperative Agreement 14787 using actual contractor pricing from the bid tabulation, and showing the City’s Post Bid estimated share in the Project cost to be \$726,917.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council hereby concurs with Washington County to award a construction contract.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTH DAY OF JULY, 2022.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

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

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

## Cooperative Agreement 14787

### County State Aid Highway (CSAH) 15 and 30th Street North Intersection Improvements

Contractor Bids received June 28, 2022

TABLE 1 – POST BID ESTIMATED COSTS City of Lake Elmo Cost Summary			
ITEM	TOTAL COST	CITY SHARE	CITY COST
Construction	\$1,113,345.87	See Exhibit B	\$517,944
Design Engineering	\$278,286	46% of Design Engineering	\$128,011
Construction Engineering/Contract Administration	\$89,802	8% of Construction Cost Share	\$39,512
Right of Way	\$0	0%	\$0
County Furnished Material	\$165,800	25%	\$41,450
<b>TOTAL ESTIMATED COST</b>	<b>\$1,647,233.87</b>		<b>\$726,917</b>

Right of Way costs shall be permanent right-of-way, permanent utility and/or drainage easements, temporary easements, title work costs, appraisal costs, relocation specialist costs, relocation costs, and condemnation commissioner costs. If applicable, the City shall pay their share of the final right of way cost. The estimated amount is set forth in Table 1.

5. County-Furnished Material

County-furnished material costs shall be items such as light poles, traffic signal control equipment, and street name signs which are separately procured outside of the construction contract and installed within the Project limits. The City shall pay their share of the final County-furnished material cost. The estimated amount is set forth in Table 1.

<b>TABLE 1 – ESTIMATED COSTS City of Lake Elmo Cost Summary</b>			
<b>ITEM</b>	<b>TOTAL COST</b>	<b>CITY SHARE</b>	<b>CITY COST</b>
Construction	\$772,527.50	See Exhibit B	\$316,103.90
Design Engineering	\$278,286	41% of Design Engineering	\$114,097
Construction Engineering/Contract Administration	\$61,802	8% of Construction Cost Share	\$25,288
Right of Way	\$0	0%	\$0
County Furnished Material	\$165,800	25%	\$41,450
<b>TOTAL ESTIMATED COST</b>	<b>\$1,241,982</b>		<b>\$496,570</b>

6. The costs and shares attributable to the City and payable to the County as shown in Table 1 are merely estimated and a final reconciliation of costs as set forth in Section G below shall be done at the end of the Project. Actual City costs and shares are based on the following:
- Construction shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes.
  - Design engineering shall be based on the contractor's unit prices at the time of contract award.
  - Construction engineering/contract administration shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes and liquidated damages.
  - Right of way shall be based on the final costs to acquire right of way.
  - County-furnished material shall be based on the final costs to acquire County-furnished material.

## **G. PAYMENT**

- Construction and Construction Engineering/Contract Administration
  - After the County has awarded the construction contract, the County shall update Exhibit B to conform the Exhibit to the amounts in the awarded bid and shall invoice the City 10 percent of the City's estimated construction and construction engineering/contract administration cost based on the updated Exhibit B.
  - During construction, the County shall submit to the City partial estimates of work performed by the contractor. The City shall pay to the County its share of the partial estimate as determined in Section F.
  - Upon substantial completion of the work the County shall submit to the City a final invoice and final reconciliation of costs. The reconciliation will add or subtract contract amendments to the City's Project components, adjustments for liquidated damages pursuant to Section I., and previous