

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Receive Bids for the 2026 Street Improvement Project (City Project No. 01-26)

Prepared By: Alyson Fauske, PE (MN), City Engineer

Meeting Date: February 18, 2026

Attachment: Letter of Recommendation

Issue:

The City received and opened bids for the 2026 Street Improvement Project, City Project No. 01-26.

Overview:

The 2026 Street Improvement Project, City Project No. 01-26, was initiated by the City Council at their May 5, 2025 regular City Council meeting when the City Council passed Resolution 48-25, Authorizing Professional Services for the 2026 Street Improvement Project, now known as City Project 01-26. Improvements proposed for construction in 2026 are summarized below:

1. Full Depth Removal and Replacement of:
 - Game Farm Road East from 3900' west of CR 110 to 1500' west of CR 110
 - Game Farm Road North from 4630' south of CR 26 to 5810' south of CR 26
 - Saunders Lake Drive North from 265' west of Maple Lane to 350' west of Cedar Court
 - Basswood Drive between Cherrywood Court and ~85' north of Walnut Drive
2. Mill and Overlay of:
 - The remainder of Game Farm Road
 - North Saunders: the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court
 - South Saunders: Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court
 - Pinnacle Way
 - Lakeside Drive and Lakeside Circle

Three bid alternates were also included in the bid:

1. Resurfacing the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.

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2. Relocation of the hydrant on the north side of Game Farm Road near CR 110.
3. Underseal on Game Farm Road.

The bid opening was held on February 11, 2026 and six bids were received. A bid tabulation summary enclosed for Council review. The lowest responsive bid for the base bid and all alternates was received from Northwest Asphalt, Inc. of Shakopee, Minnesota: \$2,152,152.65. The second lowest responsive bid for the base bid and all alternates was received from Wm. Mueller & Sons, Inc. of Hamburg, Minnesota with a grand total bid amount of \$2,198,205.78.

Fiscal Impact:

The project as-bid is a unit price contract, meaning that the contractor is paid for the actual contract units constructed. The improvements are proposed to be funded through a combination of City Funds and special assessments to the benefitting properties. A portion of the project costs for the full depth removal and replacement of Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110 is proposed to be assessed. The proposed assessment amount is \$10,000, which was the assessment cap based on the special benefit analysis for the 2023 reclamation and reconstruction projects.

The estimated total cost for the project based on the lowest and second lowest bids including the bid alternates is broken down in the table below and compared to the pre-bid opinion of probable cost. The estimated costs below include 20% indirect costs and a 5% construction contingency. Final indirect costs will be determined if a contract is awarded and will be based on indirect costs to-date and construction services costs.

| Table 1 – Pre-Bid Opinion of Probable Cost (OPC) and As-Bid Costs | | | |
|--|------------------------|-----------------------|-----------------------|
| Proposed Improvements | Pre Bid OPC | Northwest Bid | Wm Mueller Bid |
| Schedule A. Surface and Storm Improvements | \$ 3,393,621.00 | \$2,530,555.78 | \$2,430,750.77 |
| Bid Alternate #1. Trail Improvements | \$ 28,307.40 | \$33,733.98 | \$198,260.87 |
| Bid Alternate #2. Hydrant and Valve Relocation | \$ 37,365.24 | \$35,655.54 | \$36,877.43 |
| Bid Alternate #3. Underseal of Game Farm Road | \$121,964.34 | \$111,767.04 | \$103,850.21 |
| Total | \$ 3,581,257.98 | \$2,711,712.34 | \$2,769,739.28 |

Wm Mueller indicated that their high bid for Alternate #1 was due to a data entry error for their unit price for the trail. The remainder of their bid was \$106,499.95 lower than

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the lowest bid, as shown in Table 2. Based on the bids received the total cost of the trail improvements would be between approximately \$32,500 and \$47,000. The Public Works Director supports awarding the base bid and Alternates #2 and #3 to Wm Mueller, and quoting the trail improvements as a separate project to save the city money.

| Table 2 – Pre-Bid Opinion of Probable Cost (OPC) and As-Bid Costs, Base Bid and Bid Alternates #2 and #3 | | | |
|---|-----------------------|-----------------------|-----------------------|
| Proposed Improvements | Pre Bid OPC | Northwest Bid | Wm Mueller Bid |
| Schedule A. Surface and Storm Improvements | \$ 3,393,621.00 | \$2,530,555.78 | \$2,430,750.77 |
| Bid Alternate #2. Hydrant and Valve Relocation | \$ 37,365.24 | \$35,655.54 | \$36,877.43 |
| Bid Alternate #3. Underseal of Game Farm Road | \$121,964.34 | \$111,767.04 | \$103,850.21 |
| Total | \$3,552,950.58 | \$2,677,978.36 | \$2,571,478.41 |

A \$4.4 million preliminary budget for this project was presented to the City Council on May 5, 2025. The opinion of probable cost is shown in the table below. The improvements are proposed to be funded by:

- City Street Fund,
- City Storm Fund,
- State Aid Funds (the current construction fund balance is \$1,475,096.61),
- City of Mound Funds (for a portion of Westedge Boulevard), and
- Special assessments to the benefitting properties.

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| Table 3 – Estimated Cost Funding per Recommended Award | | | | |
|---|-----------------------|--------------------------|---|--------------------------------|
| 2026 Street Improvement Project | | | | |
| Proposed Improvements | City | State Aid Funding | Other Funding | Total Estimated Funding |
| Surface and Storm Improvements | \$1,546,734.40 | \$688,794.15 | \$140,000.00 (Special Assessments) \$55,222.22 (City of Mound) | \$2,430,750.77 |
| Bid Alternate #1. Trail Improvements | - | - | - | - |
| Bid Alternate #2. Hydrant and Valve Relocation | \$36,877.43 | - | - | \$36,877.43 |
| Bid Alternate #3. Underseal of Game Farm Road | \$75,836.50 | \$28,013.71 | - | \$103,850.21 |
| Total | \$1,659,448.33 | \$716,807.86 | \$195,222.22 | \$2,571,478.41 |

Recommended City Council Action:

No action is required by City Council.

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February 12, 2026

Honorable Mayor and City Council
City of Minnetrista
7701 County Road 110 West
Minnetrista, MN 55364

Re: 2026 Street Improvement Project
City Project No. 01-26
SAP 243-114-001
City of Minnetrista, MN
WSB Project No. 029049-000

Dear Mayor and Council Members:

Bids were received online for the above-referenced project on Wednesday, February 11, 2026, and were viewed and read aloud. Six bids were received. It should be noted that the project was bid with a Base Bid and the following three alternates:

- Alternate 1 – Trail Improvements
- Alternate 2 – Hydrant & Valve Relocation
- Alternate 3 – Game Farm Underseal

Please find attached the Bid Tabulation Summary indicating Wm. Mueller & Sons, Hamburg, Minnesota, as the low bidder with a Base Bid amount of \$1,929,167.28. Bid amounts for Alternates 1-3 were \$157,349.90, \$29,267.80, and \$82,420.80, respectively. The Engineer's Estimate included a Base Bid amount of \$2,585,435.00 and bid amounts of \$21,445.00, \$28,327.00, and \$92,400.00 for the three alternates.

We recommend that the City Council consider these bids and award a contract for the Base Bid and Alternates 2 and 3 in the amount of \$2,040,855.88 to Wm. Mueller & Sons, based on the results of the bids received.

If you have any questions, please contact me at 612.849.6157. Thank you.

Sincerely,

WSB

Emily Brown, PE
Project Manager

Attachment

cc: Wm. Mueller & Sons, Inc.
Alyson Fauske, WSB

srb

Bid Tabulation Summary



2026 Street Improvement Project

City Project No. 01-26

SAP 243-114-001

City of Minnetrista, MN

WSB Project No. 029049-000

Bids Received Online: Wednesday, February 11, 2026, at 10:00 a.m. Local Time

 DENOTES CORRECTED FIGURE

| Contractor | Bid Bond (5%) | Add. No. 1 Rec'd. | Base Bid | Alternate 1 (Trail Imps) | Alternate 2 (Hydrant & Valve Relocation) | Alternate 3 (Game Farm Underseal) |
|-------------------------------------|---------------|-------------------|----------------|--------------------------|--|-----------------------------------|
| 1 Wm. Mueller & Sons, Inc. | X | X | \$1,929,167.28 | \$157,349.90 | \$29,267.80 | \$82,420.80 |
| 2 Northwest Asphalt, Inc. | X | X | \$2,008,377.60 | \$26,773.00 | \$28,298.05 | \$88,704.00 |
| 3 GMH Asphalt Corporation | X | X | \$2,142,513.46 | \$28,676.00 | \$38,706.19 | \$87,225.60 |
| 4 Valley Paving, Inc. | X | X | \$2,165,165.00 | \$25,937.50 | \$35,889.70 | \$85,747.20 |
| 5 Park Construction Company | X | X | \$2,303,059.25 | \$25,851.00 | \$34,397.82 | \$85,008.00 |
| 6 Bituminous Roadways, Inc. | X | X | \$2,833,237.00 | \$37,315.00 | \$40,250.70 | \$92,400.00 |
| Engineer's Opinion of Probable Cost | | | \$2,585,435.00 | \$21,445.00 | \$28,327.00 | \$92,400.00 |

I hereby certify that this is a true and correct tabulation of the bids as received on February 11, 2026.

Emily Brown, PE, Project Manager