

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Approve Plans and Specifications and Authorize Advertisement for Bids – Minnetrista Woodland Cove Water Treatment Plant (WTP) Project

Prepared By: Gary Peters, Public Works Director

Meeting Date: June 16, 2025

Issue:

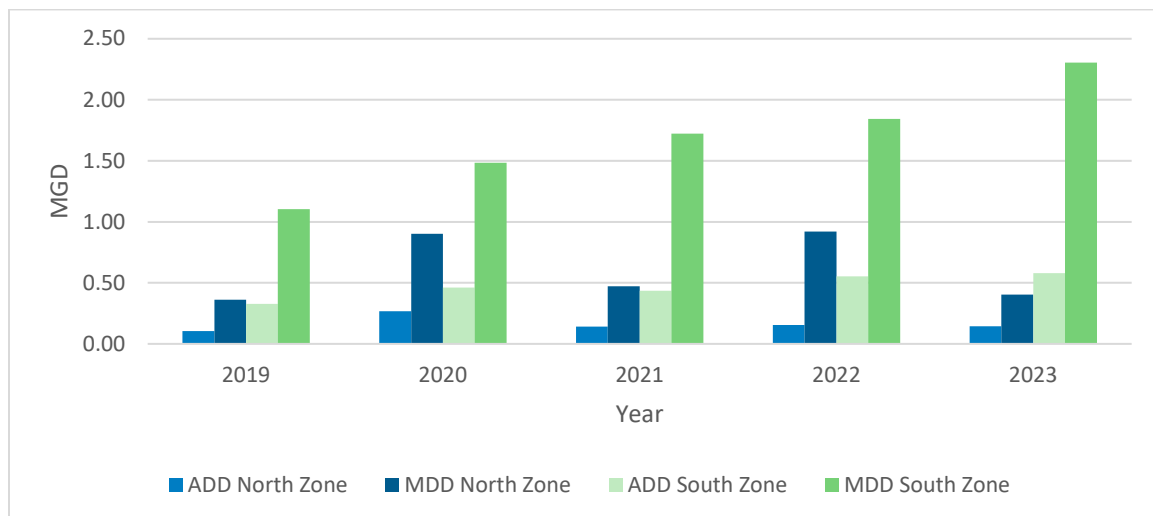
Approval of final construction documents and authorization to advertise for bids for the Minnetrista Woodland Cove Water Treatment Plant project.

Background/History:

The City of Minnetrista is planning the construction of a new Water Treatment Plant (WTP) to meet growing community water demands and address long-standing water quality concerns. Since 2019, the City has experienced significant increases in summer peak water demands. The existing Kings Point WTP, with a maximum capacity of 1,000 gallons per minute (gpm) or 1.44 million gallons per day (MGD), has proven insufficient during peak periods.

As shown in **Figure 1 – Historical Water Demand**, the City has exceeded this capacity since 2020. To meet demand, the City has relied on Well 3, which has a high concentration of iron and manganese and has led to customer complaints regarding water quality.

Figure 1 – Historical Water Demand



Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

In 2024, the City approved the design of the new Woodland Cove WTP, which is designed to produce 2,100 gpm and includes a 700,000-gallon clearwell to increase system storage capacity. The plant will treat groundwater from two new wells currently under construction on-site. These will replace Wells 4 and 5, which will be decommissioned through a separate project.

AE2S, the City's engineering consultant, has completed final design documents, and the project is now ready to move into the bidding phase.

Overview:

The Woodland Cove WTP project includes construction of a water treatment facility, associated piping and utility connections, site improvements, and other necessary infrastructure to support long-term community water needs.

Key proposed dates are as follows:

- **Advertise for Bid:** July 8, 2025
- **Bid Opening:** August 7, 2025
- **City Council Award of Contract:** August 18, 2025
- **Notice to Proceed:** September 15, 2025
- **Construction Start:** October 2025
- **Substantial Completion:** December 2, 2027
- **Final Completion:** May 2, 2028

Plans will be provided for relevant agencies including:

- **MN Department of Labor and Industry (DLI)**
- **MN Department of Health (MDH)**
- **Minnehaha Creek Watershed District**
- **Metropolitan Council Environmental Services (MCES)**

Coordination is ongoing with adjacent property owners for Permitting and easement coordination.

Fiscal Impact:

The current engineer's bid estimate for the Woodland Cove WTP construction is approximately **\$20,000,000**. The project will be funded through a combination of municipal bonding and water rate adjustments.

AE2S also recommends reserving an additional **\$500,000** to cover potential construction-related costs such as change orders or unforeseen field conditions.

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Other project-related costs, such as engineering oversight during construction and SCADA programming services, are not included in the bid package and will be presented to the City Council for approval at a future date.

Recommended City Council Action:

Motion to approve the final plans and specifications for the Woodland Cove Water Treatment Plant project and authorize the advertisement for bids.

Mission Statement:

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SECTION 00 11 13
ADVERTISEMENT FOR BIDS

Electronic bids for the construction of the Minnetrista Woodland Cove Water Treatment Plant Project for the City of Minnetrista, Minnesota, will be received until 2:00 PM local time on Thursday, August 7, 2025. A virtual bid opening will be hosted using online meeting presentation software. Information for joining the bid opening meeting will be provided to the plan holders list.

Bids can be uploaded to: Quest CDN vBid System at www.questcdn.com. Theas-read on-line bid results will be available at www.questcdn.com following the bid opening.

Description of Work:

The Work shall be completed under one (1) Contract and consists of all labor, skill, and materials required to properly construct the Project. The Project generally consists of the following Construction Contract:

Contract No. 1 – Minnetrista Woodland Cove Water Treatment Plant Project.

Construction of a new 3.0 MGD, 11,781 square foot Water Treatment Plant (WTP) Building construction consists of cast-in-place concrete, precast concrete, and CMU; four (4) conventional dual media gravity filters with each bay being 13'-0" by 18'-0" including underdrain nozzles, media, backwash troughs, air piping, and appurtenances; one (1) forced draft aerator; general process piping ranging in size from 4-inch to 20-inch, valves, fittings, and appurtenances; on-site chemical feed systems which include chemical storage tanks, chemical containment, and chemical feed equipment for chlorine gas, fluoride, and combined ortho-polyphosphate; four (4) 1,000 gpm high service pumps and one (1) 3,500 gpm backwash supply pump general mechanical work including HVAC work, ductwork, drain, waste, and vent piping; and other mechanical equipment and appurtenances. Electrical systems generally consist of providing electrical circuits and controls within the WTP including lighting, power, instrumentation and controls, and associated conduit and wiring. A standby generator sized to meet emergency and load management electrical requirements will be included in the new WTP. Sitework generally includes grading, seeding, installing water main, sanitary sewer, storm sewer, and piping appurtenances; installing an asphalt access road and concrete parking lot; installing stormwater basins; and repair to the existing staging area.

Alternative No. 1 – Removal of Water Treatment Plant Clearwell Storage Tank:

Contractor shall provide a lump sum deduct dollar amount to remove the portion of the buried clearwell located outside of the building and modify piping as noted.

Mandatory Pre-Bid Conference:

A Mandatory Pre-Bid Conference will be held for all prospective Bidders at the Minnetrista City Hall (7701 County Road 110 W, Minnetrista, MN 55364), followed by a project site walk-through, on Wednesday, July 16, 2025 at 10:00 AM, at which time the Owner's Representative, Bidders, and Subcontractors will discuss the project. All prospective Bidders that complete a Bid Form MUST attend the Pre-Bid Conference. The Owner Reserves the right to disqualify any prospective Bidder that does not attend.

3D Model Review:

An Autodesk BIM 360 model is available for viewing by bidding Contractors at no charge. To gain access and view the model, Contractors should request a copy of the THIRD PARTY USER AGREEMENT FOR ELECTRONIC DATA from Steve Seibert at Steve.Seibert@ae2s.com. Bidder shall complete and scan the form and email it back to Steve Seibert who will then grant access to the contact person listed.

Minimum Bidder Qualifications:

Bidders shall meet the minimum qualifications as specified in Specification Section 00 45 13 – Bidder Qualification Form of the Project Documents. All Bidders must certify they are a Responsible Contractor by signing a certification form stating they meet the minimum requirements under Minnesota Statute 16C.285. This form can be found in Specification Section 00 43 29 – Responsible Contractor Verification Form of the Project Documents.

Bid Security:

Each Bid shall be accompanied by a Bidder's Bond executed by the Bidder as principal and by a surety company authorized to do business in the State of Minnesota, payable to the City of Minnetrista, in a sum equal to five (5) percent of the full amount of the Bid. This is to serve as a guarantee that the Bidder will enter into a Contract within fifteen (15) calendar days of Notice of Award in accordance with the terms of the principal's Bond and a contractor's Bond as required by law and the regulations and determinations of the governing board for the performances of such Work. Only Bids that are accompanied by such a Bond will be considered. Bidder must be licensed for the full amount of the Bid. No Bid will be read or considered which does not fully comply with the above provisions as to bond and license.

Bidding Documents:

Complete digital Project Bidding Documents, pursuant to which labor, materials, or services must be furnished, are available at www.AE2S.com or www.questcdn.com. You may download the digital Bidding Documents for \$50.00 by inputting Quest project # [REDACTED] on the website's Project Search page. Please contact QuestCDN at 952-233-1632 or info@questcdn.com for

assistance in free membership registration, downloading, and working with this digital Project information. An optional digital format on USB may be purchased for a charge of \$100.00 or paper copies of the Bidding Documents may be obtained for \$1,500.00, for each set of documents requested, from the issuing office of the Engineer, AE2S, 6901 East Fish Lake Road, Suite 184, Maple Grove, MN 55369. Each set of Bidding Documents will include the Project Manual and one (1) complete set of 11x17 inch Drawings. All costs associated with preparation of Bids shall be borne by the Bidder. All costs for either digital or paper copies of the Bidding Documents are NON-REFUNDABLE.

Substitute and “Or-Equal” (or “Prior Approved Equivalent”) Items:

Bidders shall submit a qualification package at least fourteen (14) calendar days prior to the date of receipt of Bids for each proposed "Prior Approved Equivalent" manufacturer or supplier not already listed as an acceptable or approved “manufacturer” or “supplier” in the specifications, which the Bidder proposes to furnish. Refer to Specification Section 00 26 00 – Procurement Substitution Procedures for the required procedures for proposing substitute items by manufacturers or suppliers not listed in the specifications. Failure to furnish the qualifications package as outlined in Specification Section 00 26 00 – Procurement Substitution Procedures per the above timeline requirements shall be cause for rejection of a proposed alternate item for us on this Project.

Owner’s Rights Reserved:

All Bids will be made on the basis of cash payment for such Work. The Owner reserves the right to reject any or all Bids, waive any informalities in the Bids received, and further reserves the right to award the Contract in the best interest of the Owner. The Owner reserves the right to hold the three (3) lowest Bids for a period not to exceed sixty (60) calendar days after the date of Bid opening.

Completion of Work:

The Work shall have the following completion dates:

Substantial Completion: 12/30/2027

Final Completion: 5/01/2028

Dated this: July 8th, 2025

Published: July 8th, 2025

Quest CDN: _____

City Newspaper: Laker Pioneer

END OF SECTION