



Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

June 9, 2026

Mr. Dan Buchholtz, Administrator
City of Spring Lake Park
1301 Eighty-First Avenue NE
Spring Lake Park, MN 55432-2188

Reference: Authorize Design Phase – 2027-2028 Water Tower Maintenance Project

Dear Administrator Buchholtz,

The City has been planning for a water tower maintenance project for many years. This project includes full interior and exterior paint replacement on both the Able Street and Arthur Street water towers. The work has been included in all recent Capital Improvement Plan (CIP) discussions. As requested, we have prepared a work plan to provide engineering services for the project.

The following summarizes a work plan for the tasks necessary to complete the project. This information has been prepared in consultation with city staff and based on our experience with recent similar projects. Major portions of the work described herein will be completed by KLM Engineering, a firm specializing in engineering involving water towers.

Work Scope. The proposed Engineering Services for the project are summarized below. Note that the current request is only to proceed with Task 1 – Design Engineering. A request for authorization for the other tasks can occur in the future.

Task 1.0 – Design Engineering. Stantec will prepare plans and specifications and perform bidding services for the rehabilitation of the two towers. We assume that the city will keep the current tower painting scheme and that no new logo or color analysis will be required. Design documents will reflect the KLM evaluation specifics and will incorporate all City Staff comments. An updated Opinion of Probable Project Costs will be prepared with these documents.

After MDH and the City Council have approved the Project bid documents, the project will go through a competitive bidding process. We will facilitate advertising, make the bidding documents available on QuestCDN, and provide assistance during the bidding process. We will assist the City at the bid opening, prepare a bid tabulation/analysis, and make an award recommendation.

Task 2.0 – Grant Administration. At this time, the financing/funding source(s) for the project are unknown. The City is pursuing grant funding for the project as well as other sources of more traditional financing. Some grant funding requires environmental review and other grant administrations tasks. Therefore, we have included a planning level estimate in the full project cost estimate in the event that grant administration assistance is needed.

Task 3.0 – Antenna Management. KLM Engineering will assist the city with Antenna Management. As part of this process, KLM will work with the antenna companies through the notification, relocation, and

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the reinstallation processes. It is possible that the city will be able to get financial escrow funds from the antenna companies for this work.

Task 4.0 - Construction Services. Detailed construction inspection services will provided by KLM Engineering. Stantec will also perform the following services during construction.

- Set up and conduct a preconstruction conference.
- Review Shop Drawings.
- Confer and act as the Utility's representative in matters between the Contractor and the City
- Attend regular progress meetings with City, KLM, and Contractor.
- Prepare Contractor's Request for Payment forms.
- Review KLM final inspection and final acceptance recommendation.
- Coordinate KLM final warranty inspection.
- Prepare Record Documents.

Estimated project cost. The current planning level estimate of total project costs is \$2,235,000 as summarized below.

Opinion of Probable Project Costs

Item	Estimated Cost	Notes
Design and Bidding (Stantec)	\$ 55,000.00	June 9, 2026 authorization request
Grant Admin and Environmental (Stantec)	\$ 25,000.00	<i>Estimate - depends on funding source</i>
Evaluation and Design (KLM)	\$ 30,000.00	Per 6/2/26 Proposal
Submittal Reviews (KLM)	\$ 7,000.00	Per 5/20/26 KLM message
Construction - Able Tower (2027)	\$ 780,000.00	Per 5/20/26 KLM message
Construction - Arthur Tower (2028)	\$ 975,000.00	Per 5/20/26 KLM message
KLM Antennae Management	\$ 42,000.00	Per 5/20/26 KLM message
2027 Construction Insp. (KLM)	\$ 67,300.00	Per 5/20/26 KLM message
2028 Construction Insp. (KLM)	\$ 95,200.00	Per 5/20/26 KLM message
2029 and 2030 KLM Warranty Inspections	\$ 8,100.00	Per 5/20/26 KLM message
2027-2028 Construction Mgmt. - Stantec	\$ 35,000.00	
2027-2028 Grant Admin. - Stantec	\$ 10,000.00	<i>Estimate - depends on funding source</i>
Contingency	\$ 105,400.00	Approx. 5%
TOTAL PROJECT	\$ 2,235,000.00	

Possible Project Schedule:

- Start Engineering Plans and Specifications: June 2026
- Bid Project: February 2027
- Award Contract: May 2027
- Start Construction: June 2027
- Substantial Completion: October 2028

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This is a multi-year project. Engineering can be completed in two steps: design and construction. At this time, **we request that the City Council Authorize preparation of plans and specifications and bidding for the 2027-2028 Water Tower Maintenance Project.** The estimated Stantec fee for this Task is \$55,000. Work will be completed in accordance with terms of our current City-Stantec Agreement.

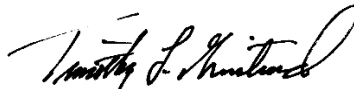
We also recommend that the City approve the June 2, 2026 Proposal for Engineering Services submitted from KLM Engineering. Their fee for the design phase is \$30,000. The City will contract directly with KLM for these services.

Please feel free to contact us if you have any questions or if you require any additional information. .

Regards,
STANTEC



Phil Gravel, City Engineer



Tim Grinstead, Project Manager

Cc: George Linngren, Public Works Director