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**Rodeberg & Berryman, Inc.**

**Consulting Engineers**

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## MEMORANDUM

**TO: Granite Falls City Council**

**FROM: Michael Amborn**

**SUBJECT: 2018 Utility & Street Improvements  
(Barber Circle & Daniels Drive)**

**DATE: August 2, 2018**

### GENERAL

Bids were received on Wednesday, August 1 for the Barbers Circle & Daniels Drive Improvements which include sewer, water, drainage, and street construction. The low bidder is Quam Construction Co., Inc. of Willmar, MN at \$635,549.70. This is higher than the March preliminary report estimate of \$490,000. Construction costs have taken a slight jump this season compared to the past few years. The updated engineer's estimate was \$656,000.

I feel the bids are as favorable as they can be given the current state of construction costs. The timing of the bids also helped as two of the contractors were looking for work this fall.

The final assessment role needs to be adopted by council to move forward with the improvements. The final assessments have been calculated from the bid results and are slightly higher than the preliminary estimates that were presented to the benefitted property owners. The council has the ability to amend the assessments, which would include using the preliminary figures that were already presented to the property owners at the preliminary public hearing. Also, it was discussed by council to not assess the sewer and water improvements to three of the property owners that their assessed lot is an extra lot or backyard lot to their house. The idea was they wouldn't need sewer and water for these lots and would incur the costs at a later date if they chose to hook up. However, I would caution that this may set a precedence to other property owners who may look for a similar option in the event they don't sell their lot or build a house immediately.

**GRANITE FALLS, MINNESOTA  
2018 UTILITY & STREET IMPROVEMENTS**

**BIDS RECEIVED: WEDNESDAY, AUGUST 1, 2018 AT 11:00 A.M.  
GRANITE FALLS CITY HALL**

**BIDDERS**

<b>CONTRACTOR</b>	<b>TOTAL BASE BID</b>	<b>BOND</b>	<b>REMARKS</b>
Quam Construction, Inc. Willmar, MN	\$635,549.70		
Hjerpe Contracting, Inc. Hutchinson, MN	\$643,613.65		
Duininck, Inc. Prinsburg, MN	\$687,956.00		



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119 S. 1st Street, P.O. Box 55, Montevideo, MN 55905

Granite Falls, MN  
 2018 Utility & Street Improvements  
 Barbers Circle & Daniels Drive  
 8/3/2018

**FINAL ASSESSMENTS**

Low Bid: 635,549.70  
 Associated Project Cost: 127,000.00  
 Total Project Cost: 762,549.70

	Sewer/Water Per Lot	Street Lin. Ft.	Curb & Gutter Lin. Ft.	Total Assessed Cost	Percentage Assessed to Property Owners	City's Share
Preliminary Assessment Rates	8,760.00	63.50	12.60	411,008.00	54%	46%
Preliminary Assessment Rates				384,728.00	50%	50%
Assessment Rates after Bid	9,100.00	64.35	13.77	424,282.00	56%	44%
Assessment Rates after Bid				396,982.00	52%	48%

\*The highlighted figures represent the percentage without the 3 lots discussed being assessed for sewer/water at this time.