



REQUEST FOR ACTION

Contract with Griffin Construction Co., Inc. for 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838

MEETING DATE:

May 18, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrowski

Action Requested:

Adopting a Resolution approving a contract with Griffin Construction Co., Inc. in the amount of \$1,842,488.16 for 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838.

Report Narrative:

The goal of this project is to proactively replace the sewer line that serves Olmsted Community Hospital, under 2nd St SE near 16th Ave SE, from manhole 50/0323 to manhole 50/0291. Inspections have shown that this line is deteriorating and, without correction, will risk collapse. In order to avoid the risk of a sewer backup into the hospital, this project must be completed in a timely manner.

In addition, the project includes street and utility improvements along 2nd St SE from 15th Ave SE to the eastern cul-de-sac, and along 16th Ave SE from 4th St SE to 2nd St SE. Both streets will be reconstructed with new concrete curb and gutter—2nd St SE as a 32-foot-wide roadway and 16th Ave SE as a 28-foot-wide roadway. The storm sewer will be upsized to accommodate the 30-inch pipe installed during the 4th St & 19th Ave Roundabout project, with additional catch basins added to meet City standards. The watermain (installed in 1927) and sanitary sewer (installed in 1946) will also be reconstructed to meet current City material and sizing requirements.

WHKS completed the design and bid documents for 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838.

A portion (25%) of the qualifying street reconstruction items of this project should be paid from assessment charges to abutting property owners. The use of special assessments requires the City to follow MN Statutes Chapter 429, by ordering the feasibility report, accepting the feasibility report, calling for a public improvement hearing, and an assessment hearing. The hearing dates occurred on April 6, 2026.

The project was advertised for bids on April 11, 2026.

The following bids were received on May 5, 2026:

Total Amount

1. Griffin Construction Co., Inc.	\$1,842,488.16
2. Alcon Excavating Inc	\$1,969,414.27
3. BCM Construction, Inc	\$1,977,777
4. A-1 Excavating LLC	\$2,038,667
5. Pember Companies, Inc	\$2,231,295.20
6. Elcor Construction, Inc.	\$2,235,725
7. Heselton Construction	\$2,292,375.50
8. S.L. Contracting	\$2,370,902
9. ICON, LLC.	\$2,398,342.50

Engineer Estimate \$2,500,020

We received several competitive bids for the project.. The lowest bidder was 26% below the Engineer's Estimate. Project costs that are assessable came in lower than the Engineer's Estimate. We anticipate lower assessments than those discussed at the public hearing. Public Works recommends that the Council proceed with the contract award to the apparent low bidder, Griffin Construction Co., Inc.

Construction is scheduled to begin on June 1, 2026, and be substantially complete by November 15, 2026.

Priorities & Foundational Principles:

Fiscal Responsibility & Sustainability
Public Safety

Policy Considerations & DEI Impact:

This project aligns with the Council's Strategic Priority of Delivering Quality Services by proactively addressing a critical sanitary sewer segment serving Olmsted Community Hospital, thereby preventing potential service disruptions to a vital healthcare facility. It supports long-term infrastructure reliability through planned maintenance, as guided by the Sanitary Sewer Master Plan, and ensures compliance with current City standards. By prioritizing essential public infrastructure in areas serving vulnerable populations, the project advances equity in service delivery and reflects the City's ongoing commitment to DEI principles in infrastructure planning and investment.

The Council adopted an updated Assessment Policy in 2022, and this project is being prepared in accordance with that policy. Eligible costs to be assessed include all of the work to reconstruct the street, excluding the utility replacements. A portion (25%) of the street reconstruction costs is shared proportionately amongst the neighboring properties (based on estimated market value), and the remaining street items (75%) are funded with other City sources. Water services that are being replaced will be accessed to the property owner at the rate established in the City Fee Schedule.

Prior Legislative Actions & Community Engagement:

September 22, 2025: Council Meeting - Contract with WHKS for Design of the 2026 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838

February 18, 2026: Council Meeting - Feasibility Report, Ordering of Project Hearing and Assessment Hearing

March 24, 2026: Public Open House

April 6, 2026: Council Meeting - Project and Assessment Hearing

Fiscal & Resource Impact:

The total anticipated cost for this project is \$2,303,110.20 which includes 25% for engineering and

construction contingencies. Detailed funding source breakdown is shown below:

FUNDING DISTRIBUTION	AMOUNT
Assessments	\$ 206,164.82
Street Reconstruction (J2200)	\$ 183,865.51
Water Utility	\$ 579,139.49
Sanitary Utility	\$ 533,512.19
Storm Utility	\$ 669,641.68
Parks	\$ 130,786.51
TOTAL PROJECT COST	\$ 2,303,110.20

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Carson Johnson

Attachments:

[Cover Page](#)

[Project Location Map - 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838](#)

[Budget Sheet - 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838](#)

[Standard Form of Contract - 2026 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838](#)

[Resolution - Award of Contract - 2026 2 St SE and 16 Ave SE Sanitary Sewer Maintenance Project - Project No. J7838](#)