

TO: HONORABLE MAYOR AND CANNON FALLS CITY COUNCIL

FROM: Laura Qualey, Community & Business Dev. Specialist

SUBJECT: Approve Resolution 2821 to Advertise for Bids for Hardwood Estates
Third Subdivision

MEETING DATE: August 5, 2025

BACKGROUND: The Final Plat and Final PUD Plan for Hardwood Estates 3rd Subdivision has been presented to the Council and contingent upon approval, the project will need to go out for construction bids in order to award a contractor the project.

The EDA met on Thursday, July 3rd, 2025 and unanimously voted to approve the Final Plat, Final PUD and also to advertise for bids contingent upon the Council's approval of the final plat and PUD plans in order to proceed with construction in 2025. The EDA is requesting a approval from the Council for the continued support of the next step of advertising for bids for the Hardwood Estates Third Subdivision.

REQUESTED COUNCIL ACTION: City Council is respectfully requested to approve Resolution 2821 ordering an advertisement for bids for the Hardwood Estates Third Subdivision.

HARDWOOD ESTATES THIRD SUBDIVISION
CANNON FALLS, MN
2025

Advertisement for Bids

Public notice is hereby given that online electronic proposals will be received by the City of Cannon Falls, MN, Until 10:00 AM on August 27th, 2025 for furnishing materials and labor for construction of Hardwood Estates Third Subdivision as described in plans and specifications thereof now on file in the office of the City Administrator. Proposals will be opened at 10:00 AM online. Proposals will be acted upon by the City Council at a meeting to be held in the City Hall, beginning at 6:30 PM on September 2nd, 2025 or at such later time and place as may then be fixed.

The extent of the work involved is furnishing all labor and materials for construction of the Hardwood Estates Third Subdivision together with related subsidiary and incidental work including:

The project consists of: 8" Watermain, 8" Sanitary Sewer, Storm Sewer, Common Excavation, Aggregate Base, Bituminous Pavement, Concrete Curb & Gutter, and Turf Establishment.

The method of construction shall be by Contract and all work is to be done in strict compliance with plans and specifications prepared by WHKS & Co., 2905 South Broadway, Rochester, Minnesota 55904 which have heretofore been approved by the City Council and are now on file for public examination in the office of the City Administrator.

The contract documents are available at www.questcdn.com. This contract is QuestCDN project number eBidDoc 9811532. Contractor may view the contract documents at no cost prior to deciding to become a Planholder. To be considered a Planholder for bids, a Contractor must register with QuestCDN.com and purchase the contract documents in digital form at a cost of \$25.00. Registering as a Planholder is recommended for all prime Contractors and subcontractors as Planholders will receive automatic notice of addenda and other contract document updates via QuestCDN. Contact QuestCDN Customer Support at 952-233-1632 or info@questcdn.com for assistance in membership registration, downloading digital project information and vBid online bid submittal questions. For this project, bids will ONLY be received and accepted via the online electronic bid service through QuestCDN.com. To access the electronic bid form, download the project documents and click on the online bid button at the top of the bid advertisement page.

Each bid must be accompanied by an electronic copy of a certified check, cashier's check or bid bond payable to the City of Cannon Falls, Minnesota in the amount of at least 5% of the total bid as a guarantee that the bidder will furnish the required bonds and enter into a contract within ten (10) working days, excluding Saturday, Sunday and holidays, after the award of the contract. This electronic copy will be facilitated through the Quest CDN electronic bid service. The apparent low bidder will be required to submit a hard copy of the certified check, cashier's check or bid bond within three (3) days of the bid opening. Bidders shall not be permitted to withdraw their bids for a period of (60) days after the bids are opened.

Payment for said Hardwood Estates Third Subdivision will be made in cash from cash on hand, from governmental grants, or from such other funds as may be legally used for such purposes.

Monthly estimates will be made by the Engineer and payment will be made to the Contractor in the amount of ninety-five (95%) of said estimate. Final payment of money due will be made in cash no later than sixty (60) days after substantial completion. For construction, reconstruction, or improvement of streets and highway, including bridges, "substantial completion" shall be defined as the date when construction-related traffic devices and ongoing inspections are no longer required.

The Owner reserves the right to withhold up to two hundred and fifty percent (250%) of the cost to correct deficient work or complete work known at the time of substantial completion. Payment of money due will be made in cash no later than sixty (60) days after completion of the work.

The Owner reserves the right to withhold one percent (1%) of the total contract amount or five hundred dollars (\$500), whichever is greater, pending completion and submission of all final paperwork by the contractor or subcontractors. "Final paperwork" shall be defined as any documents required to fulfill contractual obligations, including, but not limited to, operation manuals, payroll documents for projects subject to prevailing wage requirements, material certifications and warranties, DBE final clearance, NPDES Permit Termination, withholding exemption certificate, etc. Payment of money due will be made in cash no later than sixty (60) days after submission of all final paperwork.

The Contractor shall commence work after the Notice to Proceed is issued and shall complete all items along Maple Lane near Lots 12-15, Block 1 and Lots 1-9, Block 3 on or before June 26, 2026, excluding the bituminous wearing course. All remaining items within the subdivision shall be complete on or before August 28, 2026, excluding the bituminous wearing course. The bituminous wearing course shall be completed on or before September 30, 2027.

The successful bidder will be required to furnish a Performance and Maintenance Bond and a Payment Bond, both in an amount equal to one hundred (100) percent of the Contract price. Said bonds are to be issued by a responsible surety, approved by the City Council, and which shall guarantee the faithful performance of the Contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all materials and labor and protect and save harmless the City from claims and damages of any kind caused by the operations of the Contractor. Said bond shall also guarantee the maintenance of the improvements constructed for a period of two (2) years from and after its completion and acceptance by the City.

Plans and specifications governing the construction of the proposed improvements have been prepared by WHKS & Co., Engineers, Planners, and Surveyors, Rochester, Minnesota, which plans and specifications and prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed in compliance therewith.

The City Council reserves the right to reject any and all bids and to waive technicalities and irregularities.

Published upon order of the City Council of the Cannon Falls, Minnesota.

Jon Radermacher
City Administrator
City of Cannon Falls, Minnesota

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2821

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND
ORDERING ADVERTISEMENT FOR BIDS**

WHEREAS, the consulting engineers for the City have prepared final plans and specifications for the construction of the Hardwood Estates Third Subdivision PUD and Final Plat in the City, and such plans and specifications have been presented to this Council for approval;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota:

1. Such plans and specifications are hereby approved and ordered placed on file in the office of the City Administrator.

2. The City Administrator shall prepare and cause to be inserted in the official city newspaper an advertisement for bids upon the making of such improvements under such approved plans and specifications.

The advertisement shall be published in said publications at least once not less than ten days before the date set for opening bids, shall specify the work to be done, shall state that bids will be publicly opened on August 27th at 10:00 a.m. o'clock online and that no bids will be considered unless accompanied by an electronic copy of a cashier's check, bid bond or certified check payable to the Administrator for 5% of the amount of such bid.

Adopted this 5th day of August, 2025.

BY: _____
Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator