

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: Laura Qualey, Economic Development Specialist**

**SUBJECT: Approve Resolution 2825, Accepting & Awarding Bid Contract for Hardwood Estates 3rd Subdivision**

**MEETING DATE: September 2nd, 2025**

### **BACKGROUND**

The bids for the Hardwood Estates Third Subdivision were advertised from August 6<sup>th</sup> – August 26<sup>th</sup>, 2025 and opened publicly on August 27<sup>th</sup>, 2025.

The bid advertisement included the construction, engineering oversight, water/sewer infrastructure, and roads for the next phase of 25 lots. This bid also includes storm sewer extension which will serve the third phase of the development.

The lowest bid came in at \$1,123,093.98 which was submitted by Northwest Asphalt, Inc. out of Shakopee, Minnesota.

The EDA held a special meeting on August 28th, 2025 to acknowledge and accept the lowest bid from Northwest Asphalt, Inc. and made a recommendation to request the same action from Council.

### **REQUESTED COUNCIL ACTION**

The EDA respectfully requests a motion approving Resolution 2825, Accepting Bids and Awarding Contract for the Hardwood Estates 3rd Subdivision approving the bid and entering into an agreement with Northwest Asphalt, Inc.

## MEMORANDUM

TO: Honorable Mayor and City Council  
Jon Radermacher, City Administrator

FROM: Bill Angerman, P.E.  
Consulting City Engineer

DATE: August 27, 2025

RE: Hardwood Estates Third Subdivision

On August 27, 2025, the City received eight (8) bids for the above-referenced project. Attached is the bid tabulation for the project. The low bid was submitted by Northwest Asphalt, Inc., of Shakopee, MN in the amount of \$1,123,093.98. The estimated construction cost opinion for the project was \$1,550,000.

This project is the construction of a 25-lot residential subdivision located east of 72<sup>nd</sup> Avenue Way. The construction includes sanitary sewer, watermain, storm sewer, and streets

A resolution awarding the project to Northwest Asphalt, Inc. is included within the Council packet. We recommend awarding the project to Northwest Asphalt, Inc., in the amount of \$1,123,093.98.

Hardwood Estates Third Subdivision (#9811532)

Owner: City of Cannon Falls

Solicitor: WHKS & Company

08/27/2025 10:00 AM CDT

WHKS No. 10196

				Northwest		Alcon Excavating Inc		Fitzgerald Excavating		Friedges Contracting, Inc.		A-1 Excavating LLC		McNamara Contracting		Heselton Construction, LLC.		G M Contracting, Inc.	
Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization	L.S.	1	\$34,500.00	\$34,500.00	\$112,000.00	\$112,000.00	\$37,250.00	\$37,250.00	\$20,000.00	\$20,000.00	\$53,000.00	\$53,000.00	\$87,000.00	\$87,000.00	\$60,000.00	\$60,000.00	\$93,296.12	\$93,296.12
2	Clearing and Grubbing	Acre	0.2	\$25,000.00	\$5,000.00	\$10,000.00	\$2,000.00	\$5,500.00	\$1,100.00	\$5,000.00	\$1,000.00	\$25,000.00	\$5,000.00	\$45,400.00	\$9,080.00	\$42,500.00	\$8,500.00	\$40,000.00	\$8,000.00
3	Remove Bituminous Pavement	S.Y	13	\$20.00	\$260.00	\$9.00	\$117.00	\$4.00	\$52.00	\$55.00	\$715.00	\$15.00	\$195.00	\$5.45	\$70.85	\$25.00	\$325.00	\$10.86	\$141.18
4	Remove Concrete Curb and Gutter	L.F.	9	\$20.00	\$180.00	\$10.95	\$98.55	\$5.00	\$45.00	\$45.00	\$405.00	\$15.00	\$135.00	\$18.00	\$162.00	\$38.00	\$342.00	\$7.84	\$70.56
5	Salvage & Reinstall Gate Valve	Each	1	\$750.00	\$750.00	\$1,450.00	\$1,450.00	\$1,000.00	\$1,000.00	\$1,600.00	\$1,600.00	\$1,300.00	\$1,300.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,079.28	\$1,079.28
6	Salvage & Reinstall Hydrant	Each	1	\$2,000.00	\$2,000.00	\$2,250.00	\$2,250.00	\$3,000.00	\$3,000.00	\$1,600.00	\$1,600.00	\$1,800.00	\$1,800.00	\$1,500.00	\$1,500.00	\$1,750.00	\$1,750.00	\$1,394.53	\$1,394.53
7	Salvage & Reinstall Curb Stop and Box	Each	1	\$350.00	\$350.00	\$900.00	\$900.00	\$500.00	\$500.00	\$1,400.00	\$1,400.00	\$900.00	\$900.00	\$625.00	\$625.00	\$475.00	\$475.00	\$899.41	\$899.41
8	Excavation - Common (P)	C.Y.	26436	\$3.93	\$103,893.48	\$2.65	\$70,055.40	\$4.00	\$105,744.00	\$4.00	\$105,744.00	\$5.50	\$145,398.00	\$5.25	\$138,789.00	\$5.00	\$132,180.00	\$12.91	\$341,288.76
9	Excavation - Rock	C.Y.	60	\$75.00	\$4,500.00	\$37.95	\$2,277.00	\$10.00	\$600.00	\$60.00	\$3,600.00	\$120.00	\$7,200.00	\$125.00	\$7,500.00	\$110.00	\$6,600.00	\$220.34	\$13,220.40
10	Topsoil Stripping (P)	C.Y.	26429	\$2.93	\$77,436.97	\$2.45	\$64,751.05	\$3.75	\$99,108.75	\$3.50	\$92,501.50	\$5.50	\$145,359.50	\$6.30	\$166,502.70	\$6.00	\$158,574.00	\$7.00	\$185,003.00
11	Geotextile Fabric, Type 7 (P)	S.Y.	5659	\$2.10	\$11,883.90	\$2.10	\$11,883.90	\$2.00	\$11,318.00	\$2.50	\$14,147.50	\$2.00	\$11,318.00	\$2.90	\$16,411.10	\$2.75	\$15,562.25	\$1.40	\$7,922.60
12	Subgrade Preparation 12"	Rd. Sta.	13.5	\$650.00	\$8,775.00	\$428.00	\$5,778.00	\$500.00	\$6,750.00	\$600.00	\$8,100.00	\$500.00	\$6,750.00	\$278.00	\$3,753.00	\$265.00	\$3,577.50	\$1,395.60	\$18,840.60
13	Aggregate Base, Class 5 (P)(CV)	C.Y.	1572	\$33.60	\$52,819.20	\$33.20	\$52,190.40	\$23.00	\$36,156.00	\$41.00	\$64,452.00	\$38.00	\$59,736.00	\$43.00	\$67,596.00	\$40.00	\$62,880.00	\$35.34	\$55,554.48
14	Aggregate Sub-Base - Breaker Run (CV)	C.Y.	566	\$25.00	\$14,150.00	\$31.45	\$17,800.70	\$23.00	\$13,018.00	\$45.00	\$25,470.00	\$28.00	\$15,848.00	\$51.50	\$29,149.00	\$48.00	\$27,168.00	\$37.27	\$21,094.82
15	Type SP 12.5 Bituminous Wearing Course	Ton	587	\$79.59	\$46,719.33	\$75.90	\$44,553.30	\$75.00	\$44,025.00	\$75.00	\$44,025.00	\$77.00	\$45,199.00	\$75.00	\$44,025.00	\$80.00	\$46,960.00	\$75.00	\$44,025.00
16	Type SP 12.5 Bituminous Non-Wearing Course	Ton	587	\$80.50	\$47,253.50	\$81.00	\$47,547.00	\$80.00	\$46,960.00	\$80.00	\$46,960.00	\$82.00	\$48,134.00	\$80.00	\$46,960.00	\$85.00	\$49,895.00	\$80.00	\$46,960.00
17	Aggregate for Pipe Foundation (CV)	C.Y.	255	\$0.01	\$2.55	\$27.00	\$6,885.00	\$10.00	\$2,550.00	\$30.00	\$7,650.00	\$5.00	\$1,275.00	\$50.00	\$12,750.00	\$32.00	\$8,160.00	\$19.33	\$4,929.15
18	F&I 15" RCP Storm Sewer	L.F.	204	\$48.00	\$9,792.00	\$54.25	\$11,067.00	\$57.33	\$11,695.32	\$63.00	\$12,852.00	\$63.00	\$12,852.00	\$53.00	\$10,812.00	\$58.00	\$11,832.00	\$74.86	\$15,271.44
19	F&I 18" RCP Storm Sewer	L.F.	79	\$51.00	\$4,029.00	\$58.25	\$4,601.75	\$59.97	\$4,737.63	\$64.00	\$5,056.00	\$66.00	\$5,214.00	\$54.00	\$4,266.00	\$59.00	\$4,661.00	\$79.96	\$6,316.84
20	F&I 24" RCP Storm Sewer	L.F.	208	\$61.00	\$12,688.00	\$69.70	\$14,497.60	\$76.00	\$15,808.00	\$77.00	\$16,016.00	\$80.00	\$16,640.00	\$68.00	\$14,144.00	\$70.00	\$14,560.00	\$99.73	\$20,743.84
21	F&I 36" RCP Storm Sewer	L.F.	205	\$105.00	\$21,525.00	\$114.00	\$23,370.00	\$115.40	\$23,657.00	\$140.00	\$28,700.00	\$142.00	\$29,110.00	\$135.00	\$27,675.00	\$135.00	\$27,675.00	\$174.25	\$35,721.25
22	F&I 48" RCP Storm Sewer	L.F.	701	\$157.00	\$110,057.00	\$183.00	\$128,283.00	\$193.07	\$135,342.07	\$215.00	\$150,715.00	\$230.00	\$161,230.00	\$210.00	\$147,210.00	\$235.00	\$164,735.00	\$301.91	\$211,638.91
23	F&I 36" RCP Pipe Apron	Each	1	\$2,170.00	\$2,170.00	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00	\$2,200.00	\$2,200.00	\$2,100.00	\$2,100.00	\$2,050.00	\$2,050.00	\$2,300.00	\$2,300.00	\$3,028.19	\$3,028.19
24	F&I 48" RCP Pipe Apron	Each	2	\$2,850.00	\$5,700.00	\$3,170.00	\$6,340.00	\$3,200.00	\$6,400.00	\$3,000.00	\$6,000.00	\$3,100.00	\$6,200.00	\$2,550.00	\$5,100.00	\$3,350.00	\$6,700.00	\$4,266.28	\$8,532.56
25	Construct Structure, Type 4 (48")	Each	1	\$3,650.00	\$3,650.00	\$3,775.00	\$3,775.00	\$2,751.49	\$2,751.49	\$4,000.00	\$4,000.00	\$3,750.00	\$3,750.00	\$5,000.00	\$5,000.00	\$4,300.00	\$4,300.00	\$4,224.26	\$4,224.26
26	Construct Structure, Type 4 (60")	Each	2	\$4,810.00	\$9,620.00	\$5,480.00	\$10,960.00	\$5,790.37	\$11,580.74	\$8,000.00	\$16,000.00	\$6,050.00	\$12,100.00	\$6,100.00	\$12,200.00	\$5,850.00	\$11,700.00	\$6,660.42	\$13,320.84
27	Construct Structure, Type 4 (72")	Each	1	\$6,450.00	\$6,450.00	\$7,330.00	\$7,330.00	\$8,200.00	\$8,200.00	\$8,500.00	\$8,500.00	\$8,550.00	\$8,550.00	\$8,500.00	\$8,500.00	\$7,725.00	\$7,725.00	\$9,589.18	\$9,589.18
28	Construct Structure, Type 4 (84")	Each	2	\$11,100.00	\$22,200.00	\$11,065.00	\$22,130.00	\$13,834.65	\$27,669.30	\$11,700.00	\$23,400.00	\$15,850.00	\$31,700.00	\$14,250.00	\$28,500.00	\$13,000.00	\$26,000.00	\$17,787.69	\$35,575.38
29	Construct Structure Type 1	Each	14	\$2,850.00	\$39,900.00	\$2,860.00	\$40,040.00	\$2,232.75	\$31,258.50	\$2,400.00	\$33,600.00	\$2,900.00	\$40,600.00	\$2,700.00	\$37,800.00	\$3,300.00	\$46,200.00	\$2,117.89	\$29,650.46
30	Construct Structure Type 3	Each	9	\$4,580.00	\$41,220.00	\$5,085.00	\$45,765.00	\$4,389.75	\$39,507.75	\$6,100.00	\$54,900.00	\$6,200.00	\$55,800.00	\$5,350.00	\$48,150.00	\$5,925.00	\$53,325.00	\$5,729.40	\$51,564.60
31	6" PVC SDR 35 Perforated Pipe	L.F.	2635	\$16.00	\$42,160.00	\$14.90	\$39,261.50	\$20.00	\$52,700.00	\$30.00	\$79,050.00	\$14.00	\$36,890.00	\$23.50	\$61,922.50	\$17.00	\$44,795.00	\$13.12	\$34,571.20
32	4" PVC SDR 35 Pipe	L.F.	608	\$15.00	\$9,120.00	\$14.00	\$8,512.00	\$20.00	\$12,160.00	\$14.00	\$8,512.00	\$14.00	\$8,512.00	\$25.00	\$15,200.00	\$19.00	\$11,552.00	\$24.73	\$15,035.84
33	Subdrain Cleanout	Each	8	\$290.00	\$2,320.00	\$275.00	\$2,200.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$700.00	\$5,600.00	\$2750					

Hardwood Estates Third Subdivision (#9811532)  
Owner: City of Cannon Falls  
Solicitor: WHKS & Company  
08/27/2025 10:00 AM CDT  
WHKS No. 10196

				Northwest		Alcon Excavating Inc		Fitzgerald Excavating		Friedges Contracting, Inc.		A-1 Excavating LLC		McNamara Contracting		Heselton Construction, LLC.		G M Contracting, Inc.	
Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
60	F&I 1" Curb Stop	Each	25	\$416.00	\$10,400.00	\$442.00	\$11,050.00	\$600.00	\$15,000.00	\$478.00	\$11,950.00	\$600.00	\$15,000.00	\$600.00	\$15,000.00	\$410.00	\$10,250.00	\$829.05	\$20,726.25
61	F&I Ductile Iron Fittings	Pound	1143	\$14.00	\$16,002.00	\$16.95	\$19,373.85	\$15.00	\$17,145.00	\$18.00	\$20,574.00	\$16.00	\$18,288.00	\$14.25	\$16,287.75	\$16.00	\$18,288.00	\$18.12	\$20,711.16
62	F&I 4" Polystyrene Insulation	S.F	784	\$7.00	\$5,488.00	\$6.45	\$5,056.80	\$8.00	\$6,272.00	\$10.00	\$7,840.00	\$8.00	\$6,272.00	\$4.75	\$3,724.00	\$5.00	\$3,920.00	\$4.94	\$3,872.96
63	Connect to Existing Watermain	Each	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$2,200.00	\$2,200.00	\$2,150.00	\$2,150.00	\$1,075.00	\$1,075.00	\$1,625.00	\$1,625.00	\$1,754.29	\$1,754.29
64	Truncated Domes	S.F.	36	\$50.00	\$1,800.00	\$66.00	\$2,376.00	\$65.00	\$2,340.00	\$33.00	\$1,188.00	\$70.00	\$2,520.00	\$50.00	\$1,800.00	\$35.00	\$1,260.00	\$32.66	\$1,175.76
					\$1,123,093.98		\$1,230,741.44		\$1,280,026.25		\$1,377,355.80		\$1,478,915.95		\$1,521,936.35		\$1,540,461.55		\$1,843,284.39

EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF  
CANNON FALLS, MINNESOTA

HELD: September 2, 2025

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Cannon Falls, Minnesota was duly called and held at the City Hall in said City on the 2nd day of September 2025, at 6:30 o'clock P.M.

The following members were present:

and the following were absent:

The Council received bids for the construction of the Hardwood Estates 3rd Subdivision project in the City, and after publicly opening, tabulating and analyzing said bids, proceeded to consider said bids. The following bids were received:

<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
Northwest Asphalt, Inc	1451 Stagecoach Road Shakopee, MN 55379	\$1,123,093.98
Alcon Excavating Inc	2258 Marion Rd Se Rochester, MN 55904	\$1,230,741.44
Fitzgerald Excavating	21432 350 <sup>th</sup> Street Goodhue, MN 55027	\$1,280,026.25
Friedges Contracting, Inc.	9380 202nd St W Lakeville, MN 55044	\$1,377,355.80
A-1 Excavating LLC	PO Box 90 Bloomer, WI 54724	\$1,478,915.95
McNamara Contracting	16700 Chippendale Ave Rosemount, MN 55068	\$1,521,936.35
Heselton Construction, LLC.	680 24 <sup>th</sup> Street NW Faribault, MN 55021	\$1,540,461.55
G M Contracting, Inc.	19810 515th Ave Lake Crystal, MN 56055	\$1,843,284.39

After discussion, member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NUMBER 2825**

**RESOLUTION RECEIVING BIDS AND AWARDING  
CONTRACT FOR THE HARDWOOD ESTATES 3RD SUBDIVISION**

BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota, as follows:

1. All bids on construction of Hardwood Estates 3rd Subdivision are hereby received and tabulated.
2. The bid of Northwest Asphalt, Inc. of Shakopee, Minnesota in the amount of \$1,123,093.98 for the construction of said improvements in accordance with the plans and specifications and advertisement for bids is the lowest responsible bid and shall be and hereby is accepted.
3. The Mayor and Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Cannon Falls.
4. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the City Council of the City of Cannon Falls, Minnesota on this 2<sup>nd</sup> day of September, 2025.

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Matt Montgomery, Mayor

ATTEST:

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Jon Radermacher, City Administrator

STATE OF MINNESOTA     )  
COUNTY OF GOODHUE    ) ss  
CITY OF CANNON FALLS )

I, the undersigned, being the duly qualified and acting Administrator of the City of Cannon Falls, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a meeting of the City Council of said City held on the date therein indicated with the original thereof on file in my office, and the same is a full, true and complete transcript therefrom, insofar as the same relates to the resolution awarding contract on Hardwood Estates 3rd Subdivision.

WITNESS my hand as such Administrator and the seal of said City this 2nd day of September, 2025.

\_\_\_\_\_  
City Administrator

(SEAL)