

**CITY OF EAGLE LAKE
JULY 30, 2025
CITY COUNCIL MEETING AGENDA
705 Parkway Avenue
7:30 A.M., CITY HALL**

Regularly scheduled City Council meetings are held the first Monday of every month at 6 p.m. All meetings are open to the public. If you wish to address the City Council in person, please contact City Hall at 507-257-3218 or email krausch@eaglelakemn.com or jbromeland@eaglelakemn.com. Written comments or questions for the City Council can be submitted via USPS, email, or dropped off at City Hall. City Council meetings are now live streamed to the City of Eagle Lake's official YouTube Channel. To view meetings, please visit the City of Eagle Lake website at <https://www.eaglelakemn.com> and click on the "City of Eagle Lake MN City Council Meetings" icon on the home page of the website.

The City Council is provided with background information for agenda items in advance by staff, committees, and boards. Many decisions regarding agenda items are based upon this information, as well as: city policy and practices, input from constituents and a Council Members personal judgment. If you have any comments, questions or information that has not yet been presented or discussed regarding an agenda item, please ask to be recognized by the mayor during the "Open Public Comments" section on the agenda. Please state your name and address for the record. All comments are appreciated.

CALL TO ORDER

ROLL CALL

APPROVAL OF THE AGENDA

NEW BUSINESS

1. Award of Contract for Public Works Building Repairs

ADJOURNMENT



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024
(507) 257-3218 Phone (507) 257-3220 Fax

July 30, 2025

To: Honorable Mayor Whittington and City Council
From: Jennifer J. Bromeland, City Administrator
Re: Public Works Building – Proposals to Repair Building

Following the recent vehicle accident at the Public Works building, the City has obtained three proposals for the necessary repairs:

- Rice Companies – \$74,888
- WEB Construction – \$75,740
- APX – \$93,400

The City's insurer, League of Minnesota Cities Insurance Trust (LMCIT), has advised that the City may proceed with repairs using the contractor of its choice. However, LMCIT will reimburse the City up to the amount of the lowest qualifying bid, which was submitted by Rice Companies at \$74,888.

The City's insurance policy includes a deductible of \$2,500. LMCIT has indicated they will pursue subrogation against the responsible party and, if successful, may be able to recover the City's deductible.


Jennifer J. Bromeland
City Administrator

Jennifer Bromeland

From: Flett, Robert <rflett@lmc.org>
Sent: Wednesday, July 16, 2025 10:55 AM
To: Jennifer Bromeland
Cc: Andrew Hartman
Subject: RE: Public Works Eagle Lake Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

You can move forward with repairs with the contractor of your choice **BUT** LMC will pay up to the lowest qualifying bid submitted by Rice Companies of \$74,888.00. Please contact me with any questions.

Thank you,

Bob Flett | Claims Adjuster
Mobile: (612) 494-1695 | Fax: (651) 281-1297
rflett@lmc.org | www.lmc.org
League of Minnesota Cities
145 University Ave. West | St. Paul, MN 55103



From: Jennifer Bromeland <jbromeland@eaglelakemn.com>
Sent: Wednesday, July 16, 2025 10:23 AM
To: Flett, Robert <rflett@lmc.org>
Cc: Andrew Hartman <ahartman@eaglelakemn.com>
Subject: FW: Public Works Eagle Lake Proposal

Good morning,

Here is the last proposal received for the Public Works building repairs. What is the next step in the process to select a contractor? I would eventually like to see this go to the City Council for approval so that they can review the proposals too and be involved in the selection of the contractor. The City Council meets next on August 4.

Thank you.

Jennifer J. Bromeland
City Administrator
City of Eagle Lake
705 Parkway Avenue
PO Box 159
Eagle Lake, MN 56024
P: (507) 257-3218



ARCHITECTURE
+ ENGINEERING

CONSTRUCTION
MANAGEMENT

FIELD SERVICES

MAINTENANCE

REAL ESTATE
+ BROKERAGE

DEVELOPMENT

July 1, 2025

Eagle Lake Public Works Building - Repair

Dear Andrew:

As requested, we have prepared a budget estimate based on the information provided.

PROJECT REQUIREMENTS & BASIS OF DESIGN:

This proposal is based on the following design criteria and includes the following: Building repair

The following items are not included in our proposal and/or are assumed to be provided by others:

- a. Building permit
- b. Shoring
- c. Drawings
- d. Replacing any acoustical ceiling tiles or grid
- e. Code items related to plan review
- f. Any unforeseen issues discovered during the course of the work will be discussed prior to starting
- g. Any authorized additional work will be billed at current Rice Companies labor and material rates

SCOPE OF WORK:

This proposal is based on the following divisions of work:

1. Cut and removal of existing damaged precast panel
2. Supply and install framing for window opening
3. Supply and install new aluminum window to match existing
4. Supply and install new solid surface windowsills
5. New paint on walls in entire office
6. Grind existing floors and install new epoxy floors in entire office
7. Supply and install new vinyl base in entire office
8. Supply and install new window blinds for exterior office windows
9. Remove and replace 5'x8' concrete on exterior of building
10. Repair damaged electrical box
11. Rice Labor and Supervision

PROJECT ESTIMATE:

Based on the scope of work outline above our proposal is:

Seventy-Four Thousand Eight Hundred Eighty-Eight and no/100.....\$74,888.00

Thank you for your confidence in Rice Companies. Our construction team is available at your convenience, and we look forward to working with you on a successful project!

Respectfully Submitted,

Joe Schavey
Project Manager – Mankato



Office: 320 St. Andrews Drive, Suite 100 | Shop: 56644 192nd Lane | Mankato, MN 56001
507-387-1667 | Fax: 507-388-1600 | www.webconmankato.com

Project Name: Public Works Eagle Lake Window Repair

Date: 7/11/2025

Scope:

1. Mobilize to site and set up equipment.
2. Demo damaged wall to expose footing/existing connections to allow new connection to be made.
3. Saw Cut and Hydrovac down to footing.
4. Remove and replace 3 panels on exterior concrete sidewalk.
5. Backfill, then place rebar and epoxy for concrete fill.
6. Grout base for installation of precast wall panel.
7. Install new 9" Architectural Insulated Wall to match existing as close as possible.
8. Caulk precast to precast wall panel joints inside and outside.
9. Furnish and install new 4.5" aluminum window system, glazed with 1" standard clear insulated
10. glass with low 'e' coating #2 surface operable window to match existing as close as possible. Estimated timeframe for receiving window is 16 weeks.
11. Remove and install new interior window sills to match existing as close as possible.
12. Remove existing shades and install new Lafayette Genesis Roller Shades Sheerweave 7000 Graphite with 5.5" Fascia.
13. Install new Duo Blinds - Lafayette Genesis Duo Roller Shade Sheerweave 2000 5% White/Platinum and Sheerweave 7000 Graphite with 5.5" Fascia.
14. Remove and install new 4" vinyl base.
15. Recoat epoxy floors to match existing grey color and finish.
16. Paint 2 existing exterior walls to match white interior color as close as possible.
17. Final clean of office area only.
18. We have included \$500 for dumpster rental. If debris can be disposed of in owners dumpsters, fee will be credited back to owner.

Alternate:

1. Install Non-operable window to match existing as close as possible.

Requires:

1. Clear access for vehicles and equipment required for work to be performed.

Excludes:

1. Any item not specifically noted in the scope section of this proposal.
2. Dust protection by others.
3. Inspections and drawings.
4. No builders risk insurance.
5. Bathroom by others.
6. Permit by owner.

Terms:

1. Proposal – Valid for 24 hours due to the proposed tariffs that are set to cause market volatility.
2. Payment – Net 30



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3. Bid is premised on being paid once per month.
4. Bid is premised on retainage not to exceed 5% - this is Minnesota law in any event.
5. Bid is premised on a mutually agreeable job schedule.
6. Bid is premised on the Project Owner paying legal fees and 1.5% interest per month or the maximum allowable amount for interest if late payment.
7. Warranty is 1 year from substantial completion date.

A handwritten signature in black ink, appearing to read "Todd Tetzloff", written over a horizontal line.

Todd Tetzloff – PM / Estimator

Project Total: \$75,740

Authorized Representative

Voluntary Alternate: (\$3,025)

Alternate for storefront in lieu of window system.



Eagle Lake Public Works Repair

Eagle Lake, MN

APXCONSTRUCTIONGROUP.COM

1961 PREMIER DRIVE · SUITE 318 · MANKATO, MN 56001 | 507-387-6836



July 3, 2025

Andrew Hartman
Eagle Lake Public Works
PO Box 159
Eagle Lake, MN 56024

Dear Mr. Hartman:

APX Construction Group has earned a reputation as an exceptional self-performing general contractor based out of Mankato, MN by safely constructing high-quality work. Our extensive background working with clients in a range of industries including industrial, government, and commercial construction, affords us an unparalleled ability to see projects through to successful completion. Regardless of the size or scope of your project, APX has the experience, flexibility and skilled craftsmen necessary to satisfy your complex construction needs. We specialize in unique projects with challenging site and scheduling requirements. Our comprehensive knowledge enables us to provide you with accurate cost estimates, meaningful schedules and an unsurpassed level of quality.

Our team is native to the region with an office and staff who have lived and worked in Minnesota since 1998. Your project team offers over 100 years of construction management and local representation to the Minnesota communities. Our close proximity to your project offers an unmatched ability to manage scheduling and maintain quality.

APX Construction Group has proven our commitment to the success of this project. If you have any questions, please do not hesitate to call me at (507) 316-1444. I will be available to you 24/7 throughout the course of this project. Thank you for the opportunity to collaborate on your future space.

Sincerely,

A handwritten signature in black ink, appearing to read 'Logan Stenberg', is written over a light blue horizontal line.

LOGAN STENBERG
ASSISTANT PROJECT MANAGER

TEL: 507-387-6836 x221

CEL: 507-316-1444

FAX: 507-387-1169

1961 Premier Drive ■ Suite 318, Mankato, MN 56001

APXCONSTRUCTIONGROUP.COM

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SCOPE OF WORK

We propose to provide materials and labor to perform the storefront and office reconstruction at the Eagle Lake Public Works Building.

SCOPE CLARIFICATION

1. General insurance provided by APX as required, building owner shall obtain builder's risk insurance.
2. Dumpsters have been included for work described above.
3. Construction management has been included for the work described above.
4. Construction cleanup as needed has been included in area of construction.
5. With current market volatility, all material pricing will need to be repriced at time of proposal acceptance.

INCLUSIONS

1. Includes removal and replacement of approx. 45 SF of sidewalk.
2. Includes removal and replacement of approx. 45 SF of interior slab necessary for precast installation.
3. Includes removal and replacement of PLAM window sills in office.
4. Includes removal and replacement of epoxy flooring in office.
5. Includes removal and replacement of exterior sheet metal at building corner.
6. Includes misc. Carpentry needed for new window.
7. Provide and install paint for new office.
8. Provide and install new 4' x 8' aluminum storefront window.
9. Provide and install manual roller shades for both office windows.
10. Provide and install new precast panel.
11. Includes excavation necessary to install new precast panel.
12. Electrical budget for damaged outlets.
13. General Conditions

EXCLUSIONS

Permitting, inspections, and any other work not referenced above.

BUDGET ESTIMATE

\$93,400.00



CONSTRUCTION GROUP

LET'S GET YOUR PROJECT
STARTED.