

AGENDA
OLIVIA CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, JUNE 17 at 5:30 PM



PLEDGE OF ALLEGIANCE

1) CALL TO ORDER AND DETERMINATION OF A QUORUM

Councilors: ___Baumgartner ___Ebbers ___Ferguson ___Mayor Hawkinson ___Padrnos

2) PUBLIC FORUM

- A) When addressing the Council, please provide your name for the meeting record
- B) Speaking times will be limited to 3-minutes

3) AGENDA APPROVAL

4) CONSENT AGENDA

- A) Regular Meeting Minutes of June 3, 2024
- B) Resolution 2024-58, Authorizing Employment to Owen Baumgartner as Temporary, Part-Time Summer Intern
- C) Resolution 2024-59, Authorizing Employment to Elliot Lang as Seasonal Worker for Public Works
- D) Resolution 2024-60, Authorizing Employment to Riley Minkel as Public Works Worker
- E) Resolution 2024-61, Step Movement for Damon Coots
- F) First Amendment to Agreement for the Purchase and Removal of Building

5) DISCUSSION / BUSINESS ITEMS

- A) Public Hearing to Vacate Easement
 - i) Temporarily Recess of Meeting / Open Public Hearing
 - ii) Staff Reports
 - iii) Receive Public Comment
 - iv) Close Public Hearing / Reopen Regular Meeting
- B) Resolution 2024-62, Vacating A Recorded Utility Easement
- C) ABDO – Audit Presentation
- D) Public Bid & Negotiated Quote Presentation on City Hall/ Public Safety Building Project
 - i) Resolution 2024-63, Accepting Construction Manager’s Guaranteed Maximum Price Proposal for the City Hall Project
 - ii) Resolution 2024-64, Accepting Rough Carpentry Bid for City Hall/ Public Safety Building Project
 - iii) Resolution 2024-65, Accepting Metal Roofing Bid for City Hall/ Public Safety Building Project
 - iv) Resolution 2024-66, Accepting Plumbing Bid for City Hall/ Public Safety Building Project
 - v) Resolution 2024-67, Accepting Mechanical Bid for City Hall/ Public Safety Building Project
 - vi) Resolution 2024-68, Accepting Fire Suppression Bid for City Hall/ Public Safety Building Project
 - vii) Resolution 2024-69, Accepting Electrical Bid for City Hall/ Public Safety Building Project
 - viii) Resolution 2024-70, Accepting Quotes for costs of labor or materials for construction services and construction
- E) Public Works Truck Purchase
- F) First Reading of Ordinance 2024-04, Amending Chapter 93 of the Olivia City Code Regarding Animal License Requirements
- G) First Reading of Ordinance 2024-05, Amending Chapter 152 of the Olivia City Code Regarding B-3 Central Business District
- H) Resolution 2024-70, Setting a Public Hearing on July 1, 2024, for the Proposed Ordinance Amending Chapter 152

6) REPORTS

- A) Reports of Council / Staff

Join via Zoom.us

Meeting ID:892 9431 2130 Passcode: 56277

AGENDA
OLIVIA CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, JUNE 17 at 5:30 PM
7) NOTICES AND COMMUNICATIONS
8) ADJORNMENT



REGULAR MEETING MINUTES

Monday, June 3, 2024

CALL TO ORDER AND DETERMINATION OF A QUORUM

The Regular Meeting of the City Council of the City of Olivia, Minnesota, was called to order by Mayor Hawkinson at 5:29 P.M.

Council Members Present: Matt Baumgartner, Mayor Jon Hawkinson and Landon Padrnos.

Council Members Present on Zoom: George Ebbers attended from Homewood Suites, 6905 Main Street, Stratford, CT 06614 as he was out of town for work.

Others present: Elizabeth Torkelson, City Administrator; Pamela Whitmore, City Attorney; Jared Lund, Patrol Officer; Ross Okins, Renville County Register; Brad Fruth, Beck's Seed Company; Steve Altmann, Fire Department; Kevin Morse, Fire Chief; Craig Gartner, Beck's Seed Company; Jasmine Miller, Deputy Clerk.

PUBLIC FORUM

Mayor Hawkinson temporarily suspended the regular meeting and opened the public forum at 5:29 P.M.

No public comments were offered so Mayor Hawkinson reopened the regular meeting at 5:30 P.M.

AGENDA

Motion by Baumgartner, second by Ebbers: to approve the Agenda as presented. Motion passed unanimously.

CONSENT AGENDA

Motion by Padrnos, second by Baumgartner: to approve the Consent Agenda. Roll Call vote was taken with Baumgartner, Ebbers, Mayor Hawkinson and Padrnos voting in favor. Motion passed unanimously.

- A) Regular Meeting Minutes of May 20, 2024
- B) Resolution 2024-55, Setting a Public Hearing on June 17, 2024, for the Proposed Vacation of a Utility Easement
- C) Electric Department Purchase Order
- D) 2024 Seal Coat
- E) Microsoft Office 365 Quote
- F) AIA Document B132 – 2019 Agreement Between Owner and Architect
- G) May Disbursements
- H) Resolution 2024-56, Authorization of Employment of Kim Watson as OLS P.T. Clerk

DISCUSSION / BUSINESS ITEMS

Public Hearing to Vacate Alley

At 5:32 P.M. Mayor Hawkinson temporarily recessed the regular meeting and entered into a Public Hearing.

Torkelson reported

No public comments were offered. Mayor Hawkinson closed the public hearing and reopened the regular meeting at 5:34 P.M.

Resolution 2024-57, Vacating Portions of Certain Streets and Alleys in the City of Olivia

Motion by Baumgartner, second by Padrnos: to approve Resolution 2024-57, Vacating Portions of Certain Streets and Alleys in the City of Olivia. Roll Call vote was taken with Baumgartner, Ebbbers, Mayor Hawkinson and Padrnos voting in favor. Motion passed unanimously.

Beck's Presentation – Brad Fruth, Director of Innovation

Brad Fruth addressed the Council providing an update on Beck's expansion project and their need for City Water. Baumgartner expressed concern with providing City utilities to a property that is not in City limits. Baumgartner stated he wants to work with Becks to annex them into the City. Fruth stated Beck's would be open to annexation and would like to have a conversation about tax abatement. Ebbbers suggested staff work with consultants to prepare options.

City Hall Project Update – Marcus Construction

Motion by Ebbbers, second by Padrnos: to include on the July 17, 2024 meeting agenda a resolution to accept or deny the public bids for the City Hall Project. Roll Call vote was taken with Baumgartner, Ebbbers, Mayor Hawkinson and Padrnos voting in favor. Motion passed unanimously.

CJ Senger provided an update to Council regarding the bidding process for the City Hall Project. Council reviewed the provided bid results. Whitmore asked if there was language in the solicitation that stated the award could be pushed off. Whitmore stressed that unless there was a reason to delay awarding a bid, the Council needs to make a decision to accept or reject bids at the next scheduled meeting. Torkelson clarified that staff did not receive or review the bid results from Marcus Construction that were provided to Council prior to the meeting.

Utility Update

Torkelson provided Council with an update regarding the discovery of the double charge through the Fuel Factor Adjustment and the Energy Adjustment Clause. City staff took the opportunity to take a full audit of the utilities to ensure there were no further problems. Torkelson reported three main billing issues discovered that all relate to incorrect rates on 2023 utility bills. Torkelson added that staff have been diligently working to resolve these issues. After determining the scope of the problem, staff has examined each account to determine what overcharges and undercharges have occurred and what the final balance for each account will be. Staff is following the guidance of Minnesota Administrative Rule 7820.3800 Electric Utility Billing Errors, to remedy the overcharges and undercharges. Staff will be working with Tyler Technologies to figure out how to put credits/debits on each account, under the label "2023 adjustment", and will also be mailing out notices to a person's last known address if a person is no longer a customer of our utility. Moving forward, staff is working to implement new procedures to ensure accuracy in the City's utility billing.

No additional items or new business items were presented.

REPORTS

Reports of Council / Staff

Torkelson shared that the City will be removing the food truck permit requirement to remove a layer of bureaucracy and encourage food trucks to come to Olivia. Whitmore reported that the legislature will be allowing preliminary licenses for cannabis businesses. There was Council consensus to not move forward with a moratorium. Whitmore also reported updates to the ESST law, and will work with staff to update the personnel policy. Padrnos provided a pool update that included information regarding lifeguarding course, swimming lessons, YMCA events and free bussing.

No additional reports were presented.

NOTICES AND COMMUNICATIONS

Torkelson shared that staff will be attending a training on the new City website on Wednesday.

ADJOURNMENT

Motion by Ebbers, second by Padrnos: to adjourn the meeting at 6:45 P.M. Roll Call vote was taken with Baumgartner, Ebbers, Mayor Hawkinson and Padrnos voting in favor. Motion passed unanimously.

Jon Hawkinson, Mayor

Attest: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-XX**

**Authorizing Employment to Owen Baumgartner
As Temporary, Part-Time City Hall Summer Intern**

WHEREAS, the City of Olivia (the “City”) recognizes the value of providing meaningful work experiences to students and recent graduates through internship opportunities; and

WHEREAS, the budget for the fiscal year 2024 includes sufficient funds to compensate a summer intern for their contributions to the City; and

WHEREAS; An interview committee consisting of City Administrator Elizabeth Torkelson and Deputy Clerk Jasmine Miller interviewed all applicants expressing an interest in the summer internship position; and

WHEREAS; Upon conclusion of their interviews and with careful consideration of all materials provided the Committee recommends that the City Council extend an offer of temporary, part-time employment to Owen Baumgartner; and

WHEREAS; The summer internship shall commence on June 18, 2024 and end on August 9, 2024, with the intern working 30 hours per week; and

WHEREAS; Only the City Council has the sole authority to authorize the hiring of employees to positions with the City of Olivia;

NOW THEREFORE BE IT RESOLVED; The Olivia City Council hereby agrees with the committee’s recommendation provided and extends temporary, part-time employment to Owen Baumgartner at the compensation rate of Grade 0, Step 0.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-xx**

**Authorizing Employment to Elliot Lang as Seasonal Worker
for the Public Works / Parks Department**

WHEREAS; The Olivia Public Works Department provides for the maintenance of public facilities including parks and recreational areas; and

WHEREAS; The summer maintenance requirements of the City's various parks require considerable upkeep including mowing, edge trimming, weeding, painting, refuse collection, etc. that necessitate additional support staff to accomplish adequately; and

WHEREAS; No seasonal position authorized in this resolution shall continue beyond October 31st or otherwise exceed 179 total calendar days of employment without additional review and formal authorizations by the City Council; and

WHEREAS; Only the City Council has the sole authority to authorize the hiring of employees to positions with the City of Olivia;

THEREFORE; The Olivia City Council hereby agrees with the staff recommendation and extends seasonal, part-time employment status to Elliot Lang at the compensation rate of Grade 0, Step 0 and authorizes Public Works Superintendent Craig Mages or his designate to schedule work shifts for the individual as needed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-08**

Authorizing Employment to Riley Minkel as Full-Time Public Works Worker

WHEREAS, the City of Olivia (the “City”) recently advertised a vacancy in the Public Works / Parks Department; and

WHEREAS, The City received a number of applications from interested individuals from which all the applicants participated in face-to-face interviews; and

WHEREAS, Those conducting interviews included Elizabeth Torkelson, City Administrator; Craig Mages, Public Works Superintendent; Dustin Stahnke, Public Works Assistant Superintendent; Jasmine Miller, Deputy Clerk; and

WHEREAS, Riley Minkel was identified by the interview team as their recommendation to the City Council to fill the current Public Works Worker vacancy; and

NOW, THEREFORE, BE IT RESOLVED, The City of Olivia hereby approves the hiring of Riley Minkel for the full-time position of Public Works Worker with an initial hourly wage set at Grade 6, Step 0; and

FURTHERMORE, A performance review shall be conducted six (6) months after Riley Minkel’s date of hire and upon a satisfactory review and subsequent approval by the City Council his wage rate will be adjusted to Grade 6, Step 1 and his probationary status shall be considered lifted. After such time, additional step increases will be considered prior to his anniversary date of initial hire, subject to continued positive performance reviews and City Council approval. All step increases authorized shall be effective to the pay period containing his anniversary date of hire

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**Olivia City
Council**

June 17, 2024

Agenda Item:	Step Movement for Damon Coots
Request for Action:	Adopt Resolution #2024-38, Approving Step Movement for Damon Coots
Employee/Dept.:	Damon Coots, Patrol Officer

Background:

Damon Coots, Patrol Officer is eligible for step movement based on a satisfactory review of his performance upon his work anniversary date of June 19, 2024.

It is recommended that Damon Coots be moved to Step 2 of Grade 10 of the approved pay scale. Step movements have been approved and accounted for in the 2024 budget.

Budget Impact:

N/A

Funding Source:

General fund

Recommendation:

Staff recommends approving the step movement for Damon Coots.

Motion Type:

Simple majority vote of members present.

Attachments:

Resolution #2024-38

**CITY OF OLIVIA
RESOLUTION NO. 2024-38**

Resolution Approving Step Movement

WHEREAS, the City of Olivia (the “City”) has provided for step movements of employees on the approved pay scale; and

WHEREAS, Damon Coots has satisfactorily had his performance reviewed for the prior six months and subsequent goals set for the upcoming year; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Olivia, Minnesota, hereby approves placement of Damon Coots at Step 2 of Grade 10 of the approved pay scale effective June 19, 2024.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE AND REMOVAL OF BUILDING

THIS FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE AND REMOVAL OF BUILDING effective June 5, 2023, (the “First Amendment”) is made this 17th day of June, 2024 (“effective date”), by and between the city of Olivia, a municipal corporation under the laws of Minnesota (the “City”), and Ben Fischer (the “Purchaser”).

WITNESSETH:

WHEREAS, on June 5, 2023, the City and the Purchaser entered into that certain Agreement for the purchase and removal of a steel building located on City owned land in Olivia, Minnesota, on Willow Avenue and legally described as

Lot 1, Block 3, Olivia Farmers Cooperative Elevator Subdivision, City of Olivia according to the plat thereof on file and of record in the office of the County Recorder, in and for the County of Renville, State of Minnesota;

(the “Agreement”); and

WHEREAS, the Agreement contains various terms and conditions related to the City selling the building located on that land and requiring the removal by the Purchaser of that building; and

WHEREAS, Paragraph 4 of the Agreement required the Purchaser to remove the Building from the City's property within twelve (12) months of the execution of the Agreement at the Purchaser’s own expense; and

WHEREAS, the Purchaser has failed to remove the building as of the effective date and the City Council agreed to extend the date for removal; and

WHEREAS, the parties desire to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations contained herein, the City and the Owner hereby covenant and agree to amend and supplement the Agreement as follows:

Section 1. Section 4 of the Agreement is hereby deleted in its entirety and replaced with the following:

4. Obligation to Remove.

a. Removal Date. The Purchaser is required to remove the Building from the City's property no later than November 1, 2024. The Purchaser is responsible for all costs associated with or related to the removal and moving of the Building.

b. Failure to Remove. If the Purchaser does not remove the building by November 1, 2024, the parties agree the City may demolish the building and remove the debris from the property. Purchaser agrees to reimburse the City the difference between the total cost to the City for demolition and removal of the building and the Purchase Price received by the City from the Purchaser. The City will provide an invoice to the Purchaser detailing the costs incurred from the demolition and removal of the building and showing a credit against that total cost for the amount of Purchase Price. Purchaser agrees to pay the invoice within thirty (30) days of receipt of the invoice.

c. Waiver. Purchaser agrees to release and forever discharge City, and its employees, agents, officers, elected officials and representatives (in their official and individual capacities) from any and all liability whatsoever for any and all damages, losses or injuries sustained to Purchaser or Purchaser's property or both, including but not limited to any claims, demands, actions, causes of action, judgements, damages, expenses and costs, including attorney fees, which arise out of, result from, occur during, or are connected in any manner with demolition of the building and any subsequent removal of debris whether caused by negligence of the City or otherwise; except that which is the result of gross negligence and/or wanton misconduct by the City.

Section 2. Unless expressly modified by this First Amendment, all terms and conditions of the Agreement shall remain the same and in full force and effect.

IN WITNESS WHEREOF the parties hereto have caused this First Amendment to be executed on the day and year first above written.

CITY OF OLIVIA

By: _____
Mayor

By: _____
City Clerk

PURCHASER

By: _____

Its: _____

**CITY OF OLIVIA
RESOLUTION NO. 2024-63**

A RESOLUTION VACATING A RECORDED UTILITY EASEMENT

WHEREAS, the City Council previously passed Resolution No. 2024-55 noting its interest in vacating pursuant to Minnesota Statute § 412.851 Easement No 401860 legally described as:

The Northerly 20 feet, parallel to the north line of the following parcel: Lot 2, Block 5, Hein’s First Addition to the City of Olivia,

and setting a public hearing to consider the vacation of such street; and

WHEREAS, a public hearing to consider the vacation of such street was held on the 17th day of June, 2024, before the City Council in the City Hall located at 1009 West Lincoln Avenue West, Olivia, MN 56277 at 5:30 P.M. after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City Clerk on the 4th day of June, 2024 and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, a revised Utility Easement has been recorded as Doc. No. 406881 in the office of the County Recorder for Renville County;

WHEREAS, it appears that it will be in the best interest of the city to vacate such easement due to an error in Utility Easement recorded as Doc. No. 401860

AND WHEREAS, four-fifths of all members of the City Council concur in this resolution;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OLIVIA, MINNESOTA AS FOLLOWS:

That such resolution for vacation is hereby granted and the easement described as follows is hereby vacated:

The Northerly 20 feet, parallel to the north line of the following parcel: Lot 2, Block 5, Hein’s First Addition to the City of Olivia, as recorded in Doc. No. 401860 in the office of the County Recorder of Renville County, Minnesota

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution and file a notice of this vacation as required by law.

Adopted by the City Council of Olivia, Minnesota this 17th day of June, 2024.

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk



Lighting the path forward

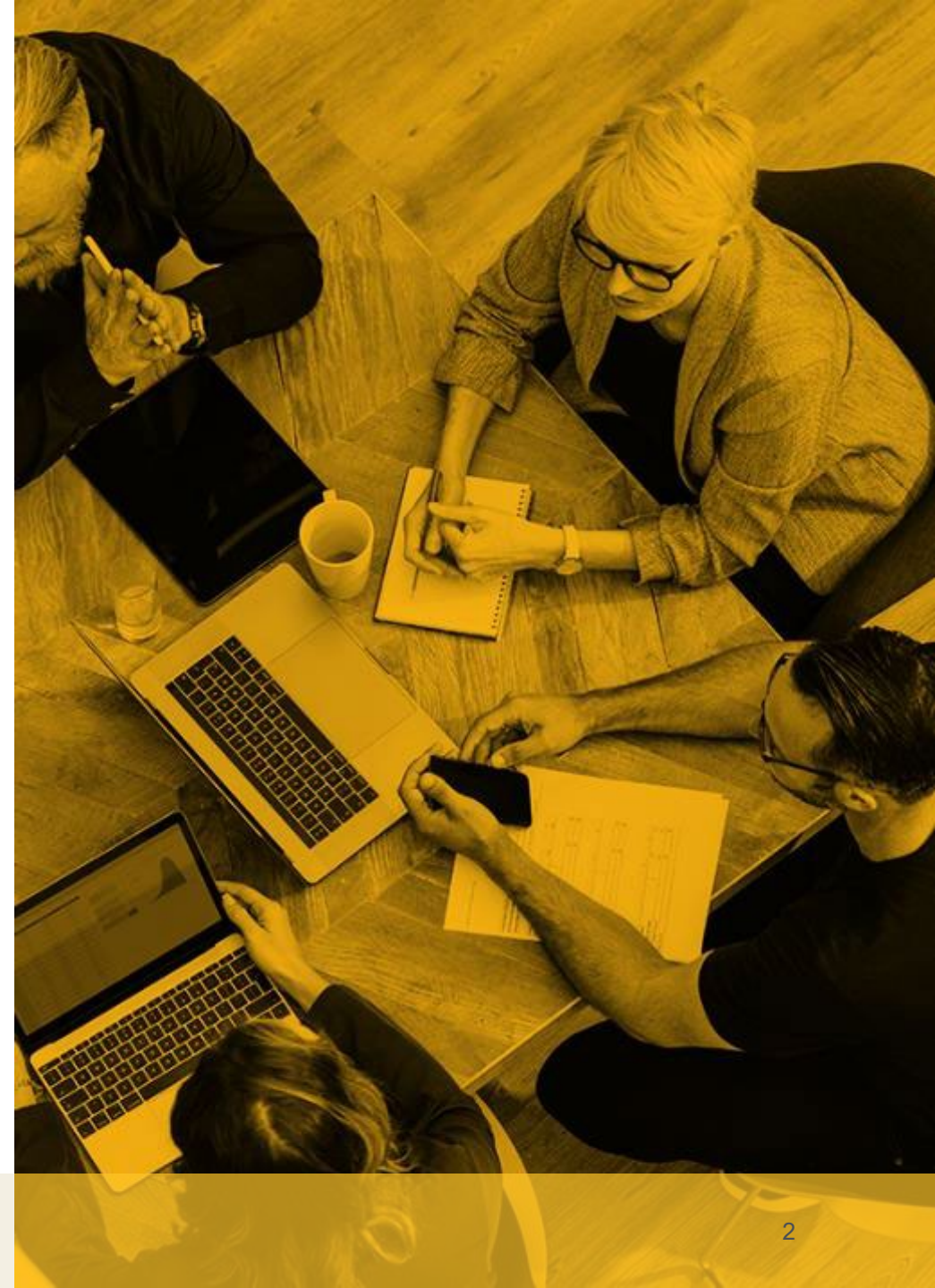
City of Olivia

2023 Financial Statement Audit

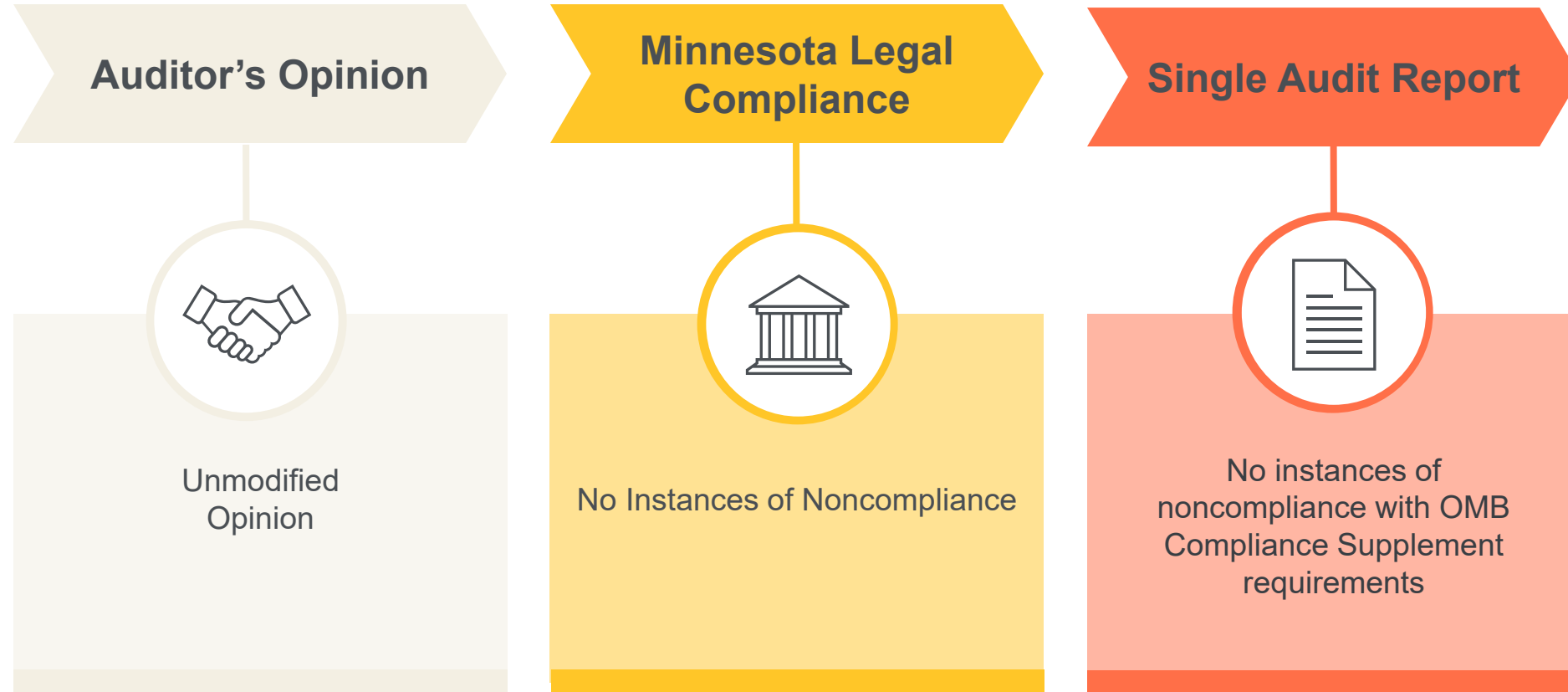


Introduction

- Audit Opinion and Responsibility
- General Fund Results
- Other Governmental Funds
- Enterprise Funds
- Economic Development Authority
- Key Ratios



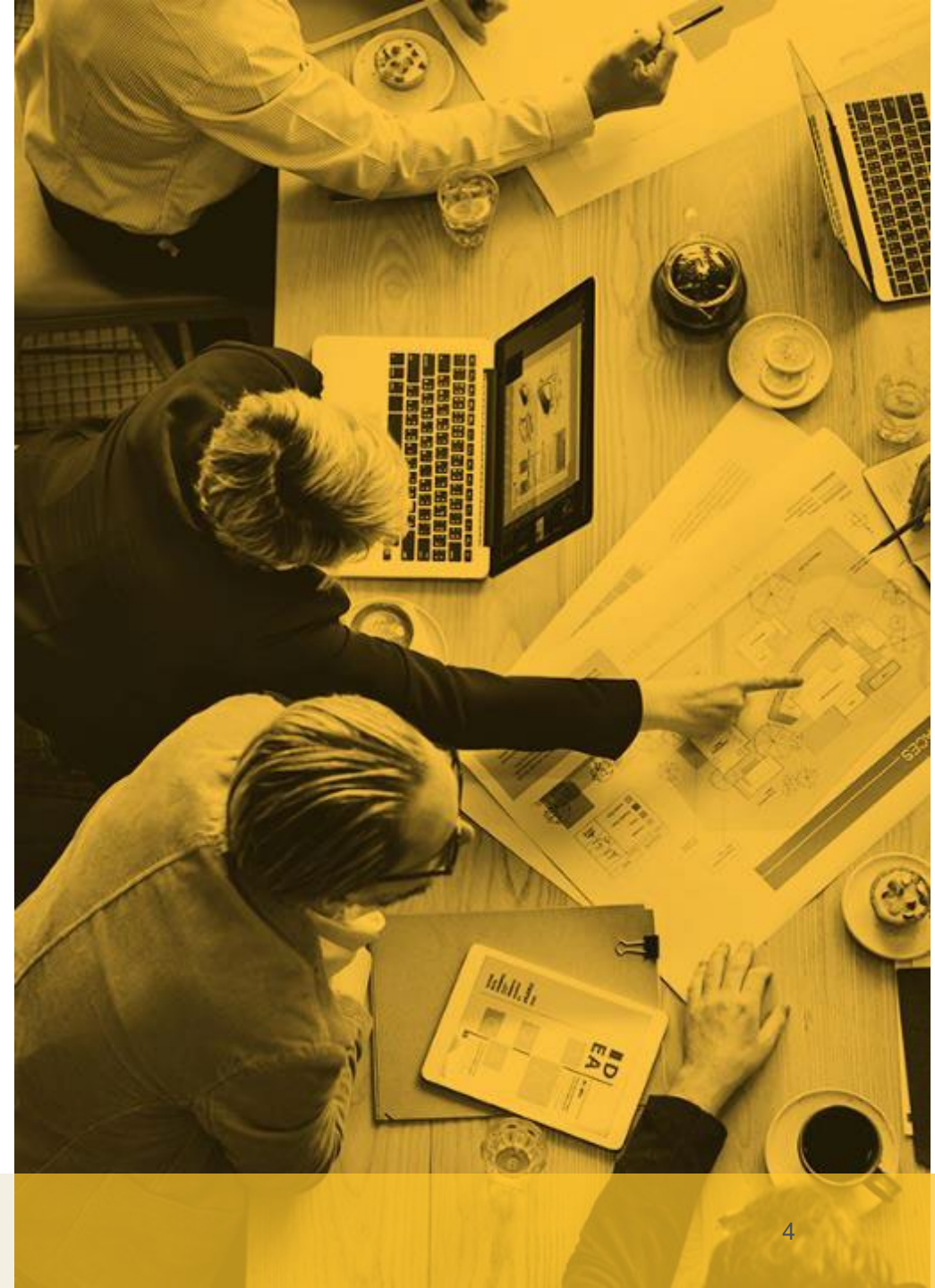
Audit Results



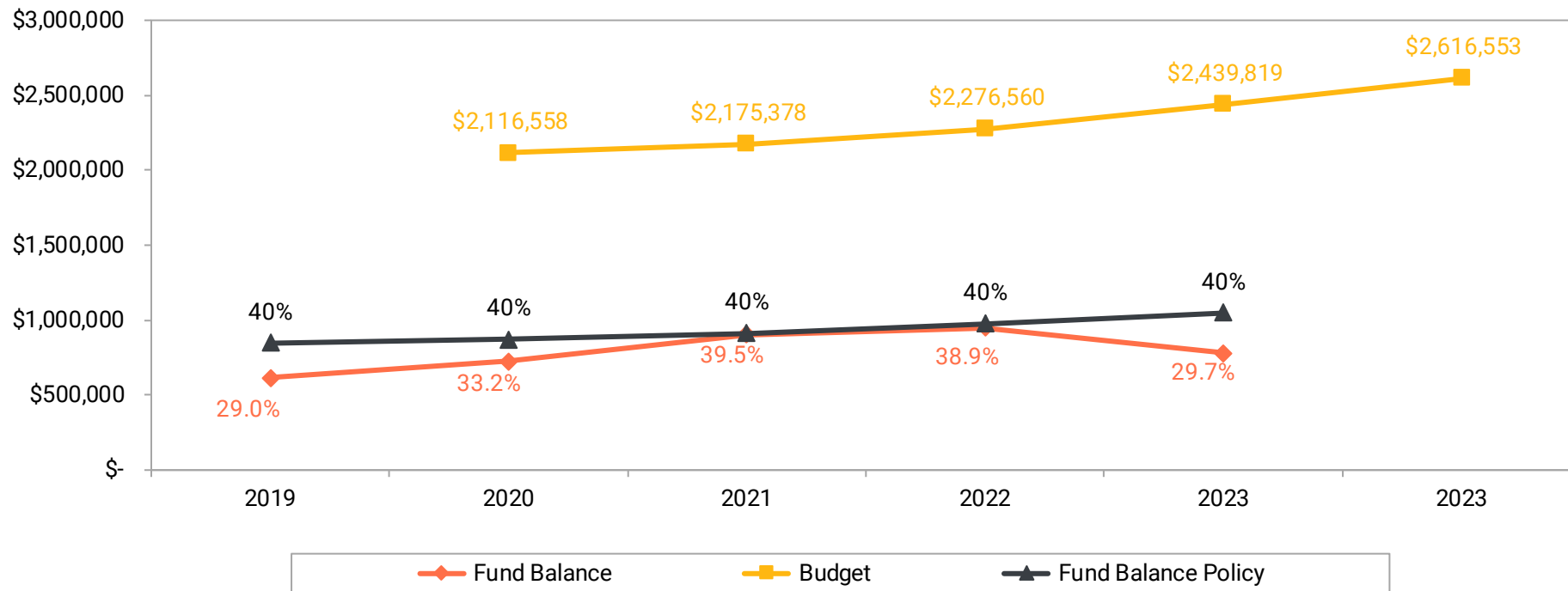
Audit Results

2023 Audit Findings

- Limited Segregation of Duties Related to Cash Disbursements, Payroll and Receipts
 - Internal Control Finding
- Preparation of Financial Statements
 - Internal Control Finding
- Utility Billing Controls and Adjustments
 - Internal Control Finding



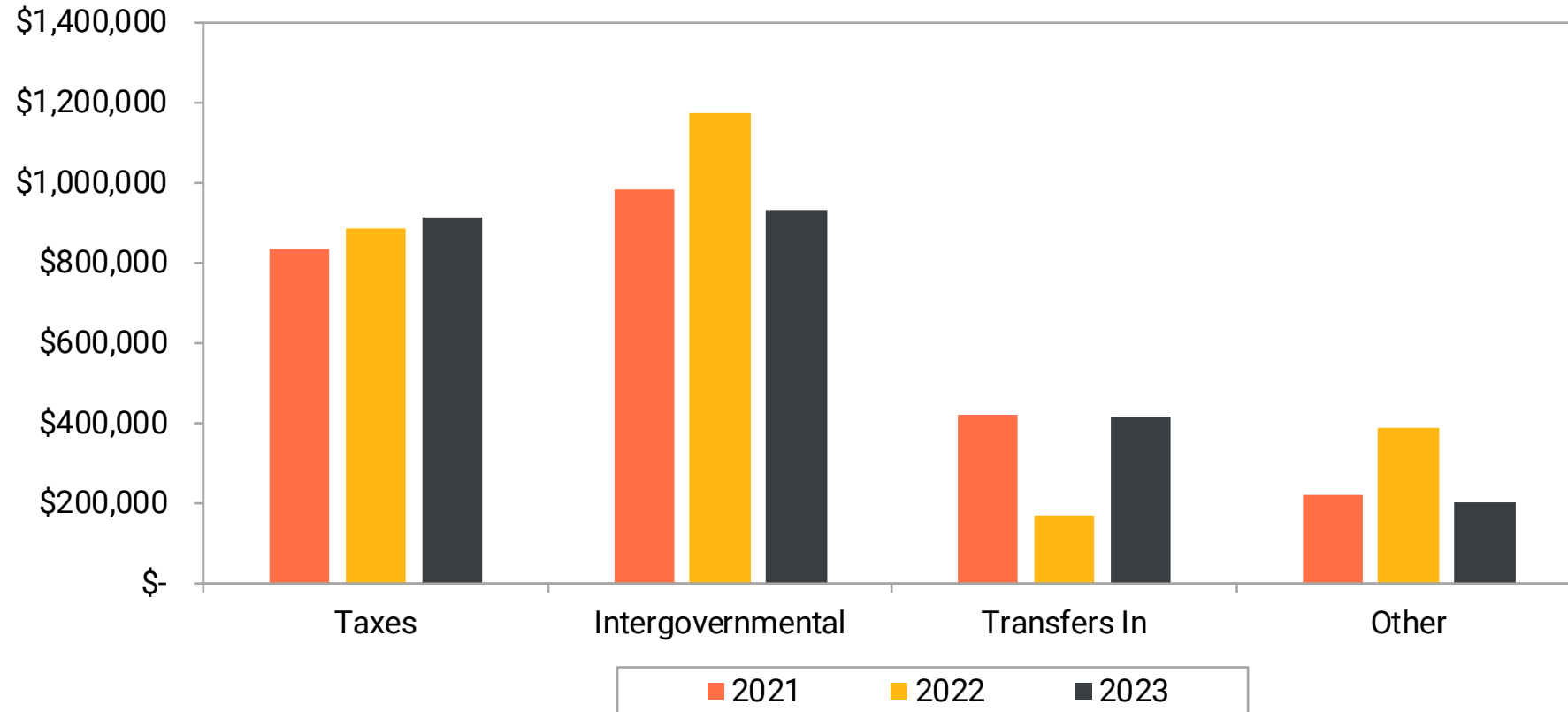
General Fund - Fund Balances



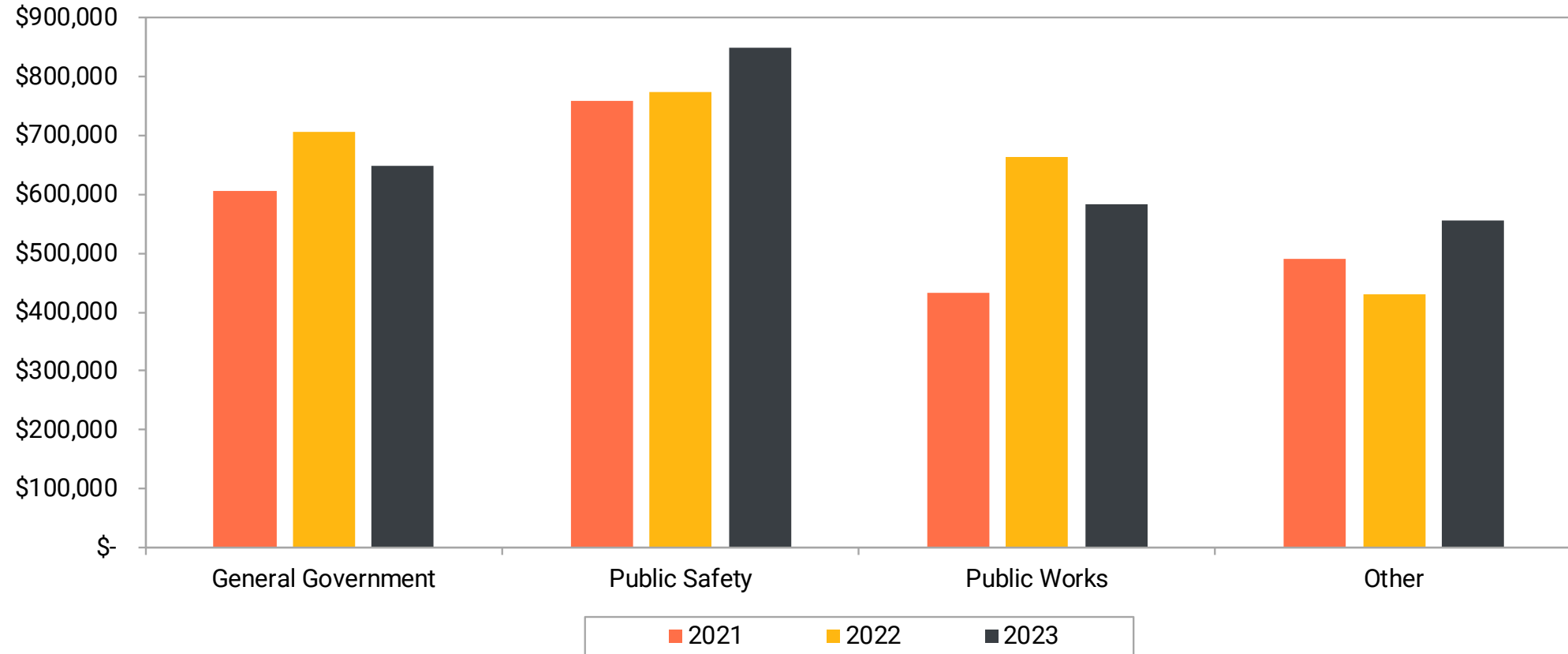
General Fund Budget to Actual

	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
Revenues	\$ 2,015,081	\$ 2,034,293	\$ 19,212
Expenditures	2,405,319	2,419,767	(14,448)
Deficiency of Revenues Under Expenditures	<u>(390,238)</u>	<u>(385,474)</u>	<u>4,764</u>
Other Financing Sources (Uses)			
Transfers in	415,864	415,864	-
Transfers out	(34,500)	(213,500)	(179,000)
Sale of capital assets	1,250	11,397	10,147
Total Other Financing Sources (Uses)	<u>382,614</u>	<u>213,761</u>	<u>(168,853)</u>
Net Change in Fund Balances	(7,624)	(171,713)	(164,089)
Fund Balances, January 1	<u>949,765</u>	<u>949,765</u>	<u>-</u>
Fund Balances, December 31	<u>\$ 942,141</u>	<u>\$ 778,052</u>	<u>\$ (164,089)</u>

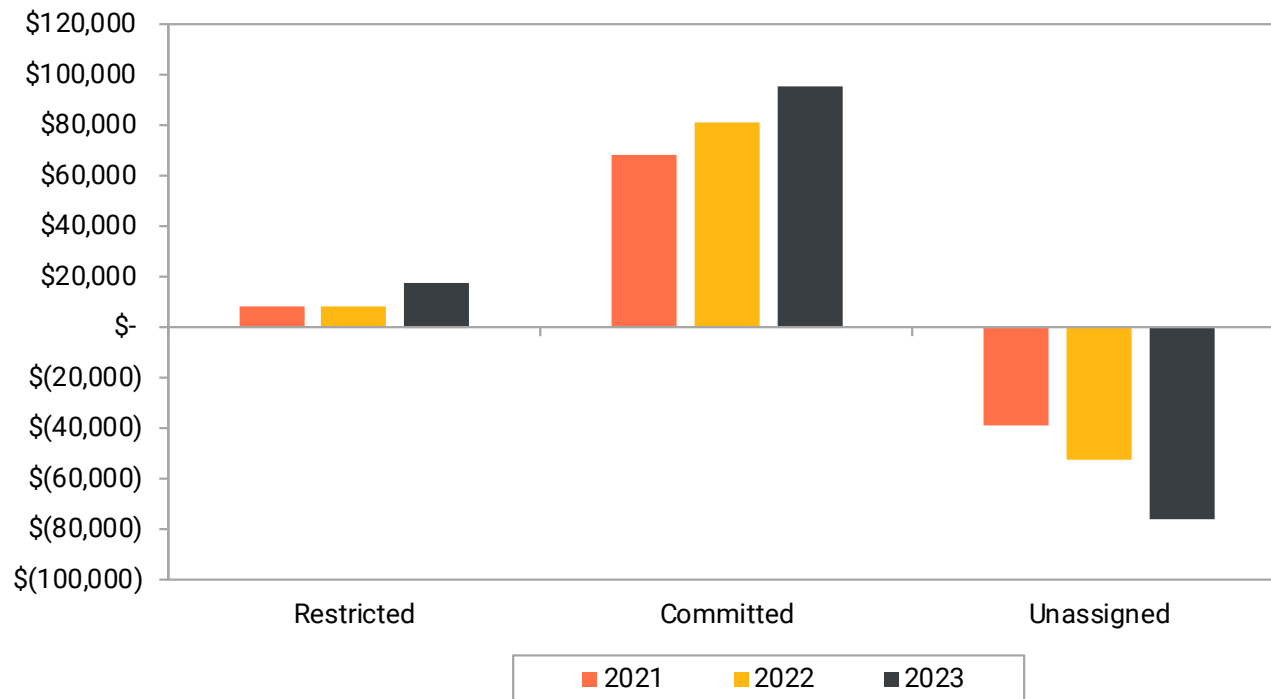
General Fund Revenues by Type



General Fund Expenditures by Type



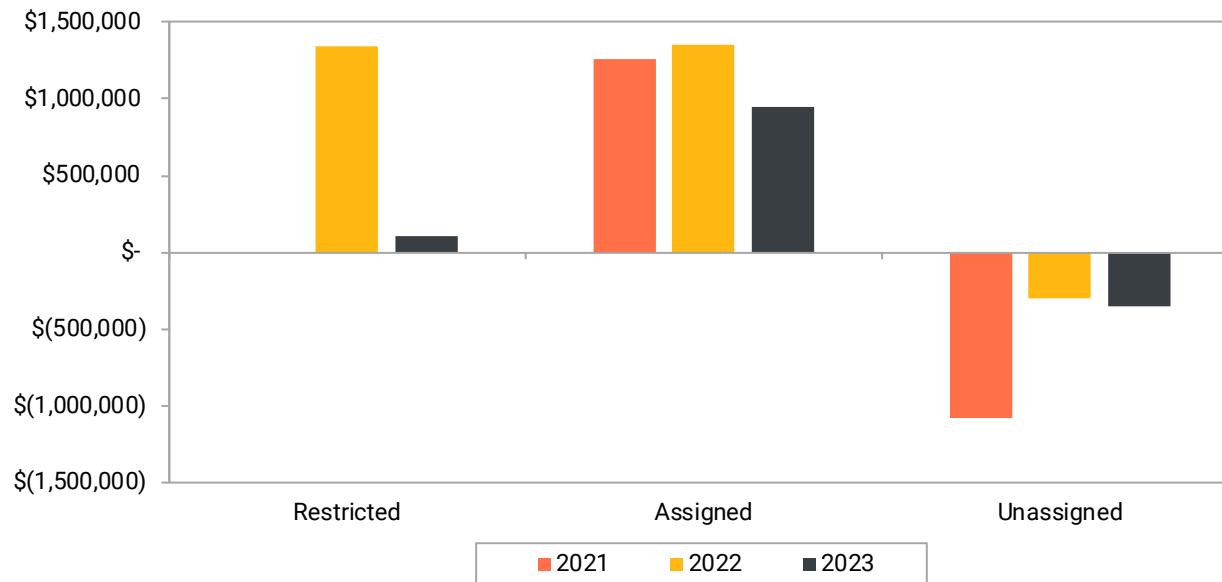
Fund	Fund Balances December 31,		Increase (Decrease)
	2022	2023	
Nonmajor			
Library	\$ 30,130	\$ 30,591	\$ 461
Beautification	13,926	13,346	(580)
Main Street Program	2,503	(4,985)	(7,488)
Driver Awareness Program	2,552	2,567	15
Fire Department	(52,601)	(70,665)	(18,064)
Local Access T.V.	8,975	24,704	15,729
Police Forfeiture	8,072	17,489	9,417
RAD Kids Program	293	294	1
Technical Rescue Team	22,701	24,142	1,441
Total	\$ 36,551	\$ 37,483	\$ 932



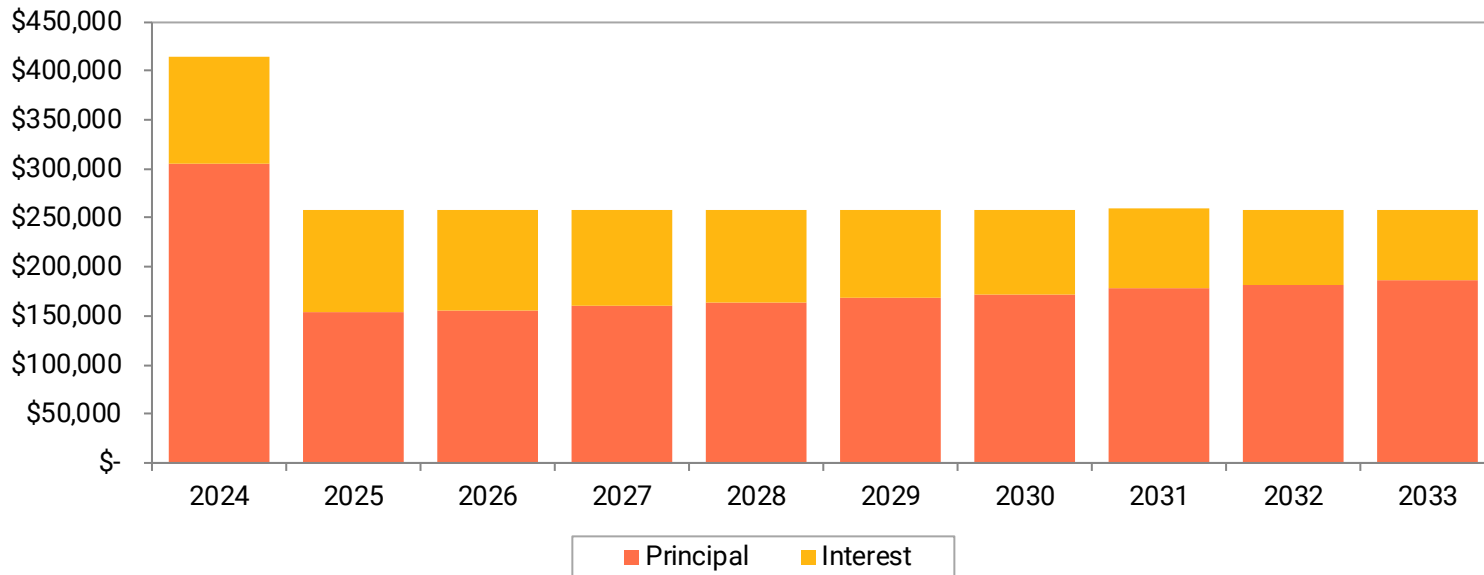
Special Revenue Fund Balances

Capital Project Fund Balance

Fund	Fund Balances December 31,		Increase (Decrease)
	2022	2023	
Major			
DePue Ave Project	\$ 1,341,761	\$ (83,037)	\$ (1,424,798)
Nonmajor			
Capital Revolving	1,357,697	1,049,469	(308,228)
2000 Improvements	(263,640)	(258,640)	5,000
Airport Hangar Construction	(33,298)	(15,108)	18,190
Total	\$ 2,402,520	\$ 692,684	\$ (1,709,836)



Fund	Total Cash	Total Assets	Bonds Outstanding	Maturity Date
2005 G.O. Bonds	\$ 7,319	\$ 23,279	\$ -	2021
2014C Equipment Certificates	2,056	2,056	-	2021
2014B G.O. Bond / 2020A Refunding Bonds	144,930	506,904	600,000	2034
2008A/2016A G.O. Improvement Bond	256,106	287,613	255,000	2024
2022C G.O. Improvement Bonds	236,219	1,475,170	2,780,000	2044
Total	\$ 646,630	\$ 2,295,022	\$ 3,635,000	

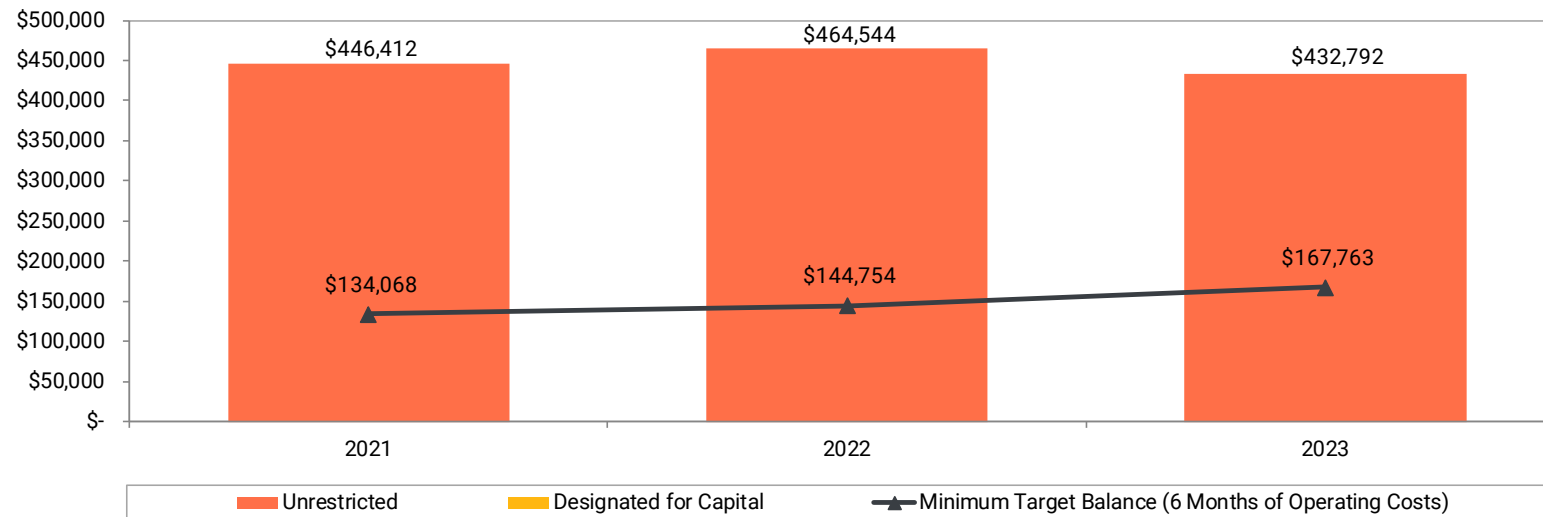


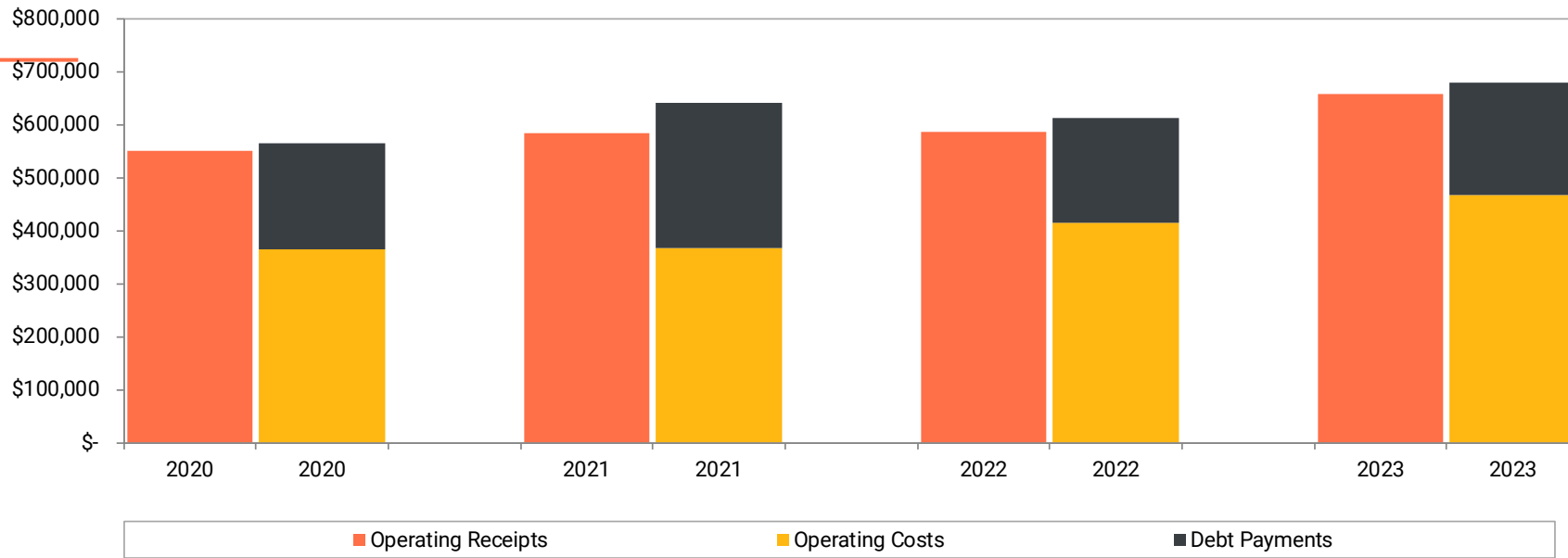
Debt Service

	2021		2022		2023	
	Total	Percent	Total	Percent	Total	Percent
Sales	\$ 1,189,780	100.0 %	\$ 1,146,327	100.0 %	\$ 1,155,575	100.0 %
Cost of Sales	873,255	73.4	852,600	74.4	829,589	71.8
Gross Profit	316,525	26.6	293,727	25.6	325,986	28.2
Operating Expenses	(268,136)	(22.5)	(289,507)	(25.3)	(335,526)	(29.0)
Operating Income	48,389	4.1	4,220	0.3	(9,540)	(0.8)
Nonoperating Revenues	13,418	1.1	(16,189)	(1.4)	11,669	1.0
Change in Net Position	<u>\$ 61,807</u>	<u>4.6 %</u>	<u>\$ (11,969)</u>	<u>5.2 %</u>	<u>\$ 2,129</u>	<u>0.2 %</u>

Liquor Fund

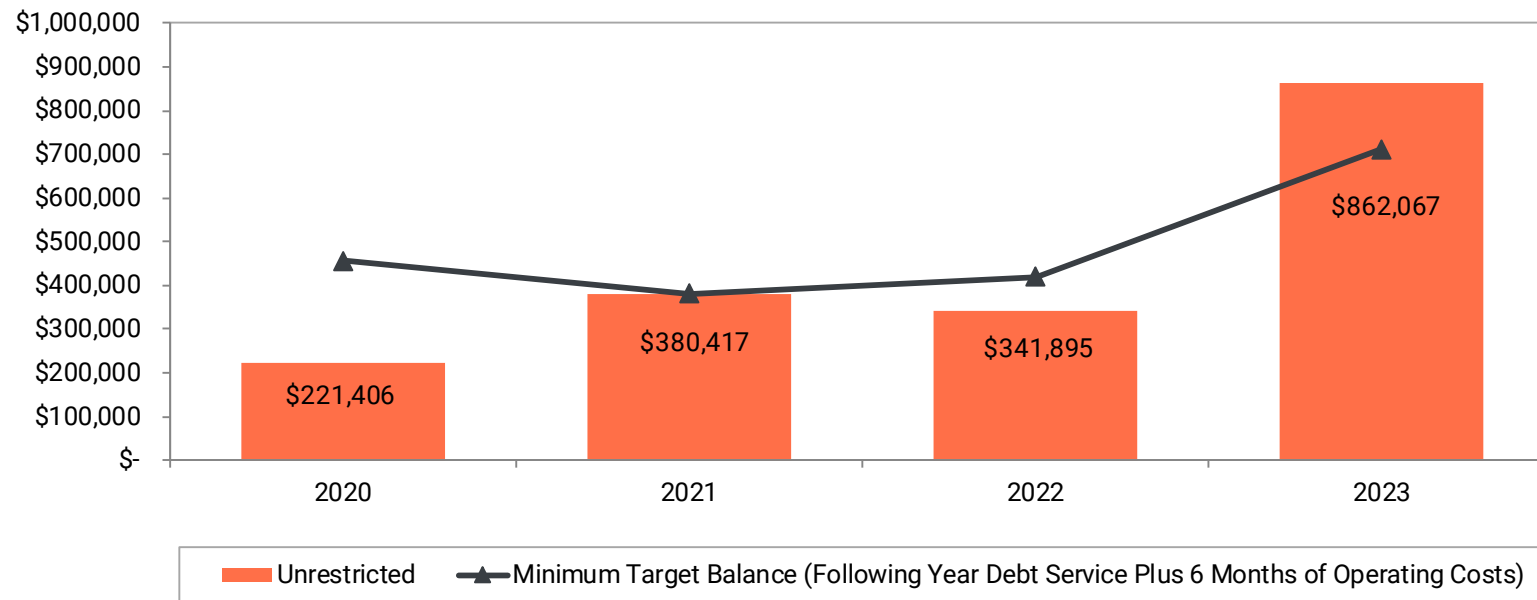
Cash Flows from Operations and Cash Balances





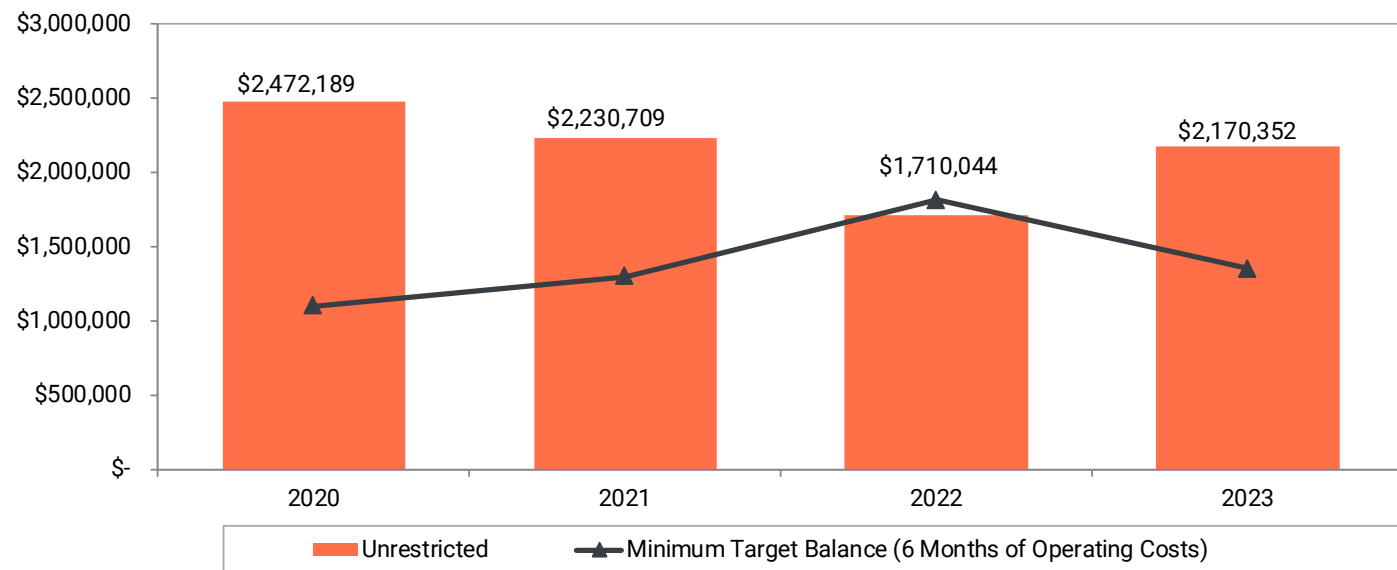
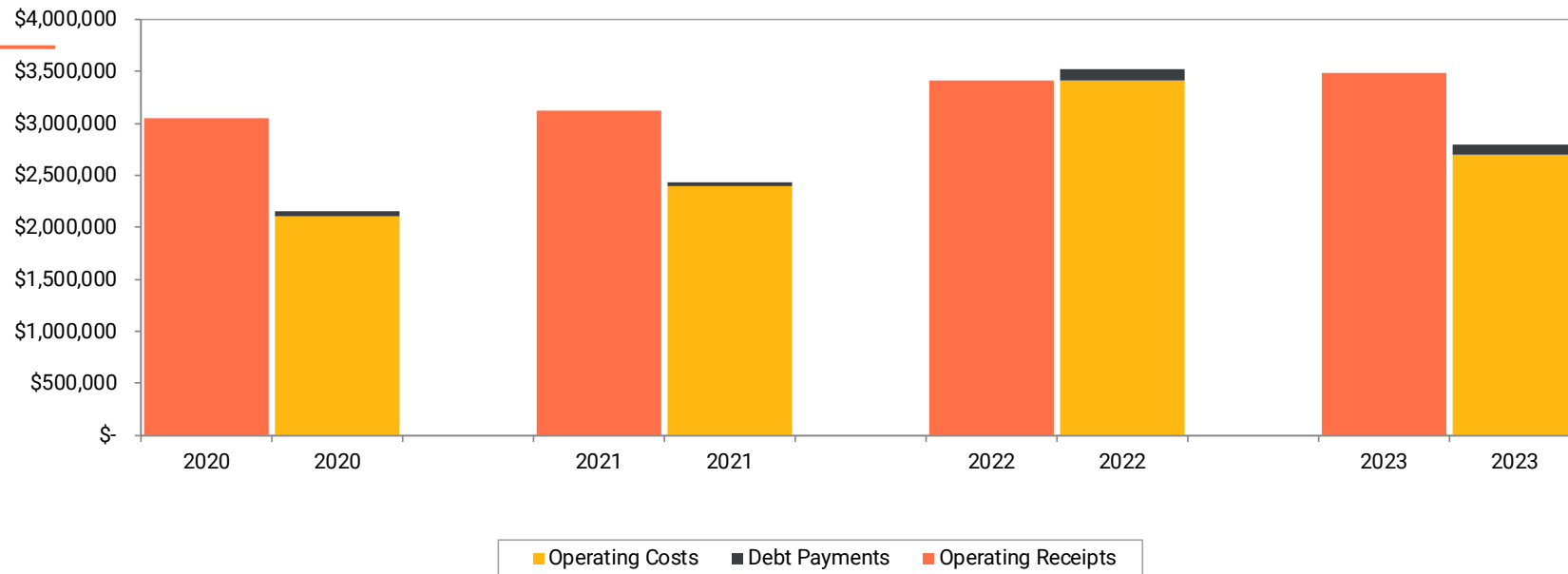
Wastewater Fund

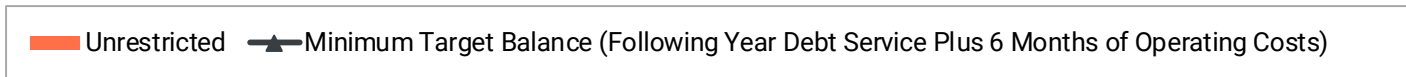
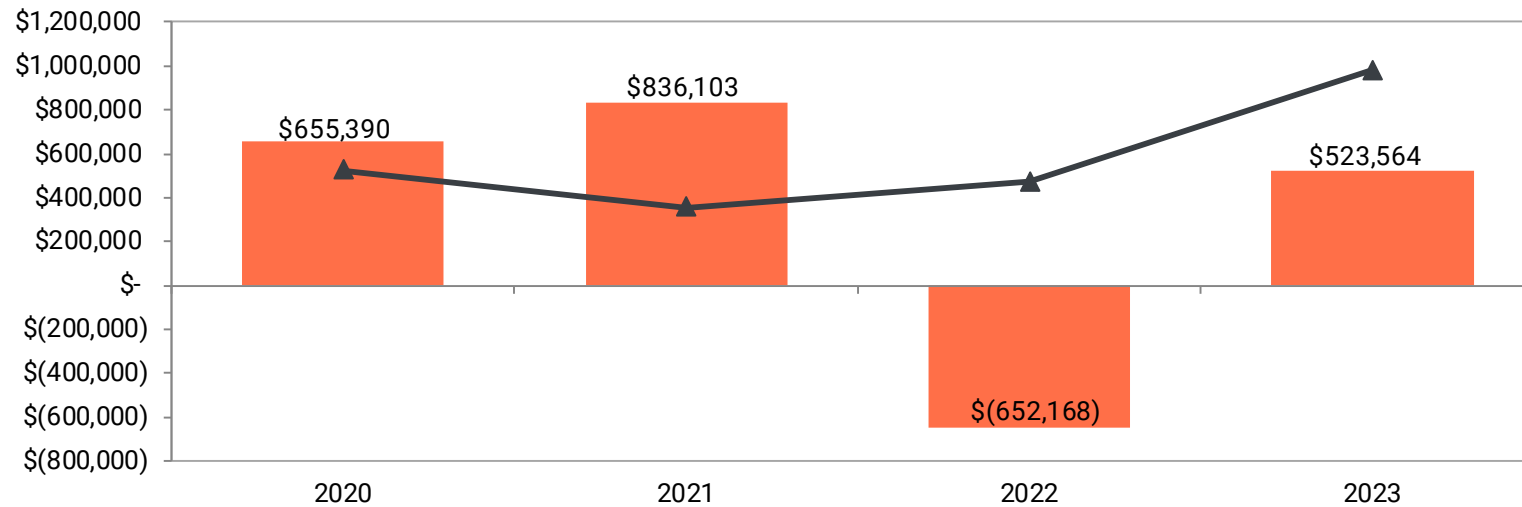
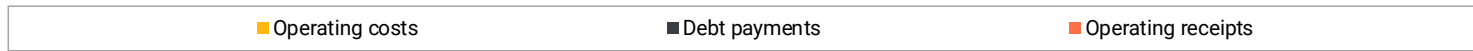
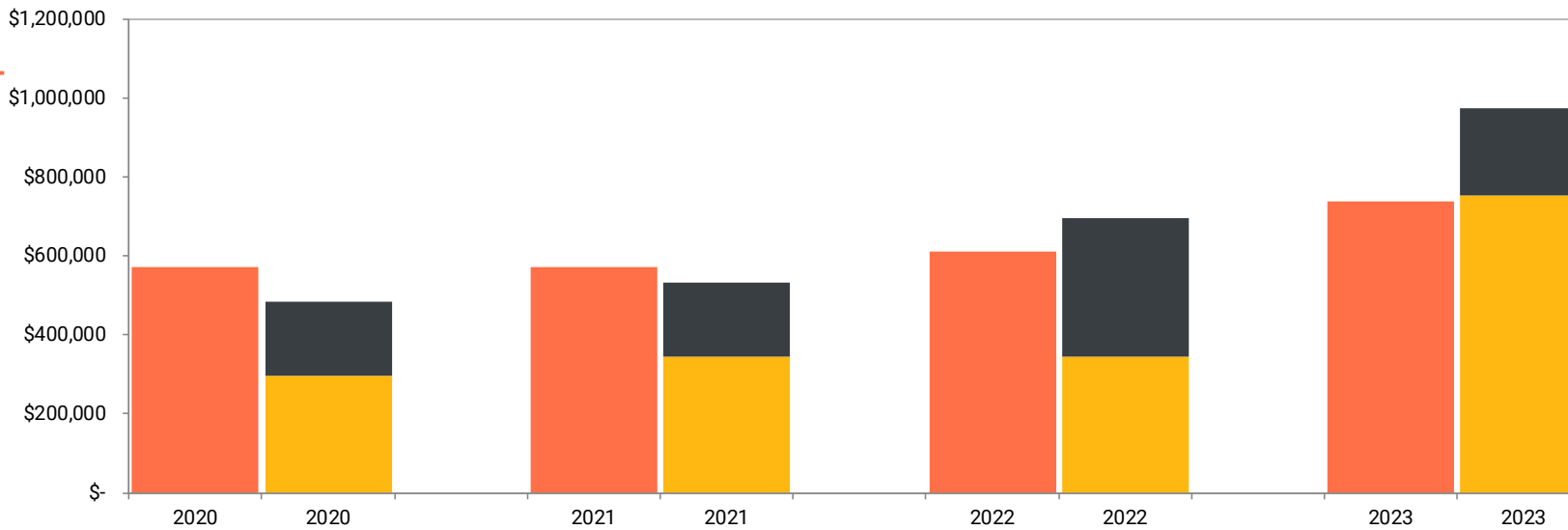
Cash Flows from Operations and Cash Balances



Electric Fund

Cash Flows from Operations and Cash Balances

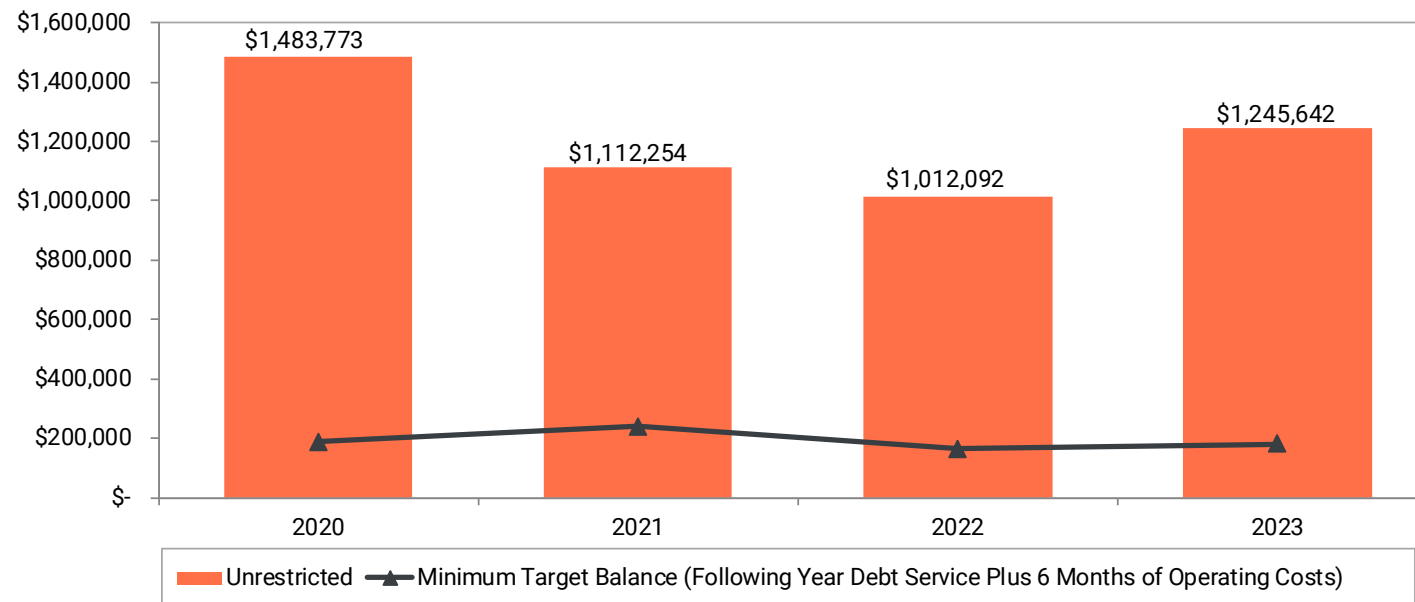
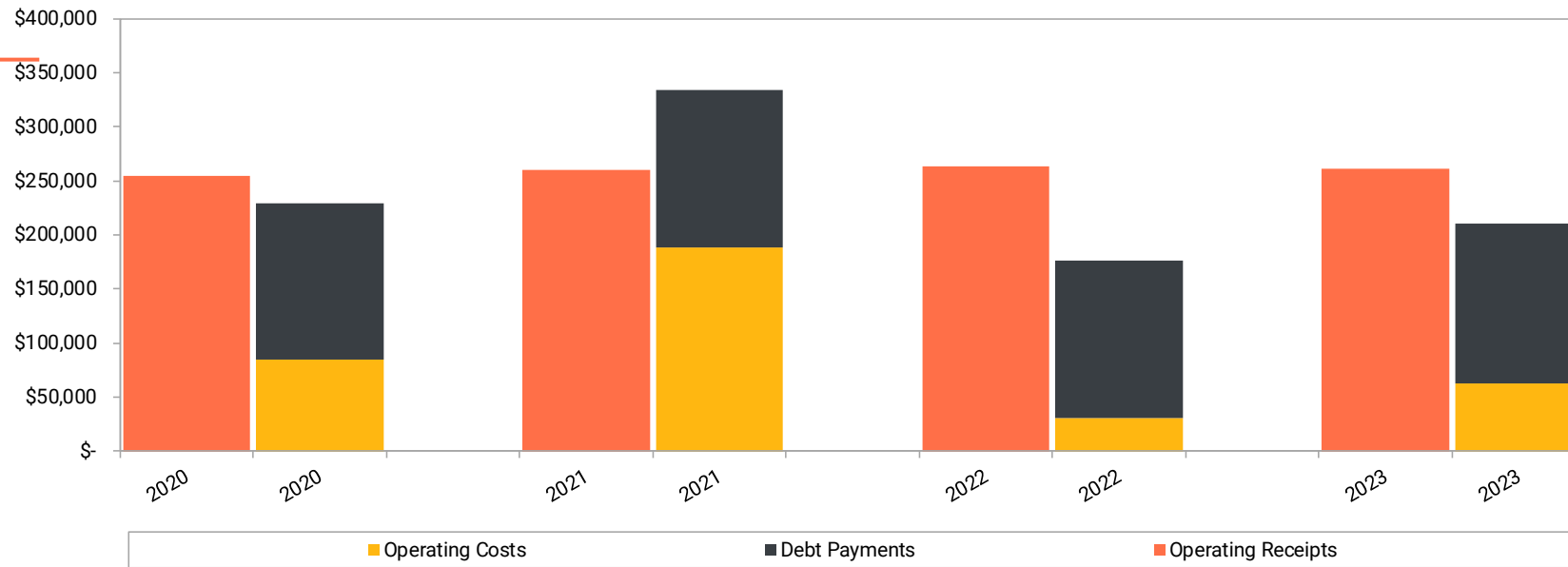




Water Fund

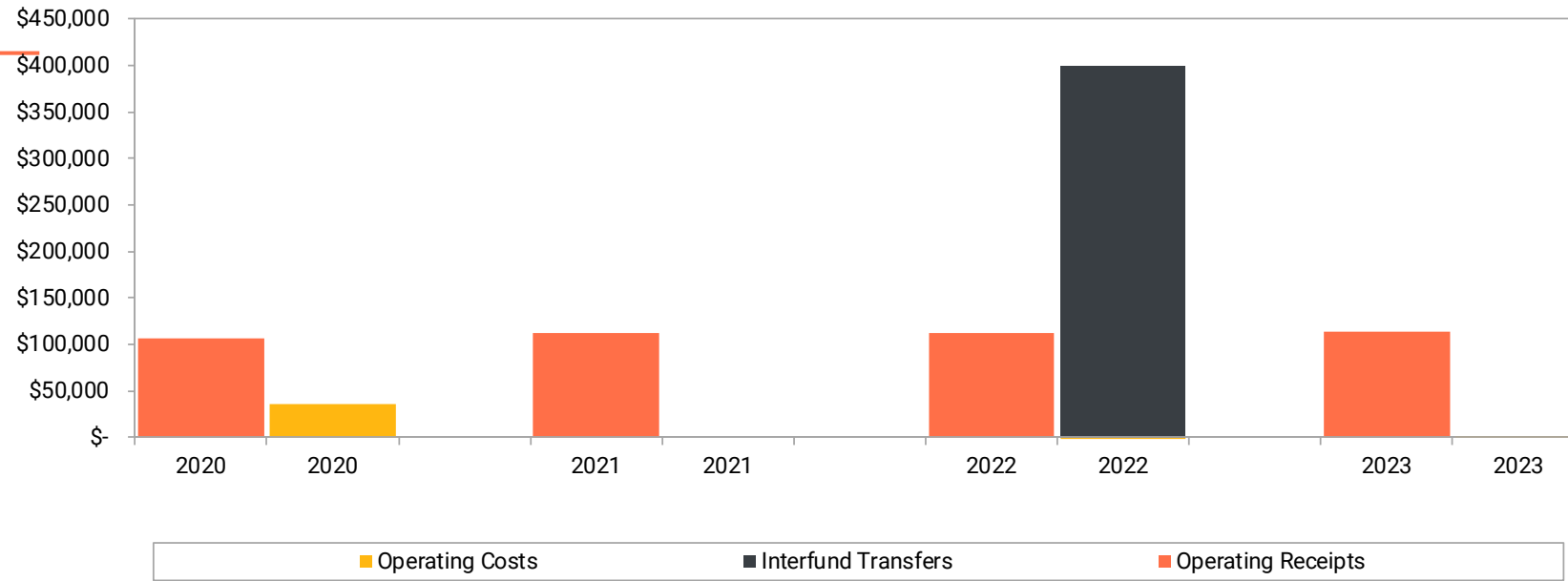
Cash Flows from Operations and Cash Balances

Storm Sewer Fund

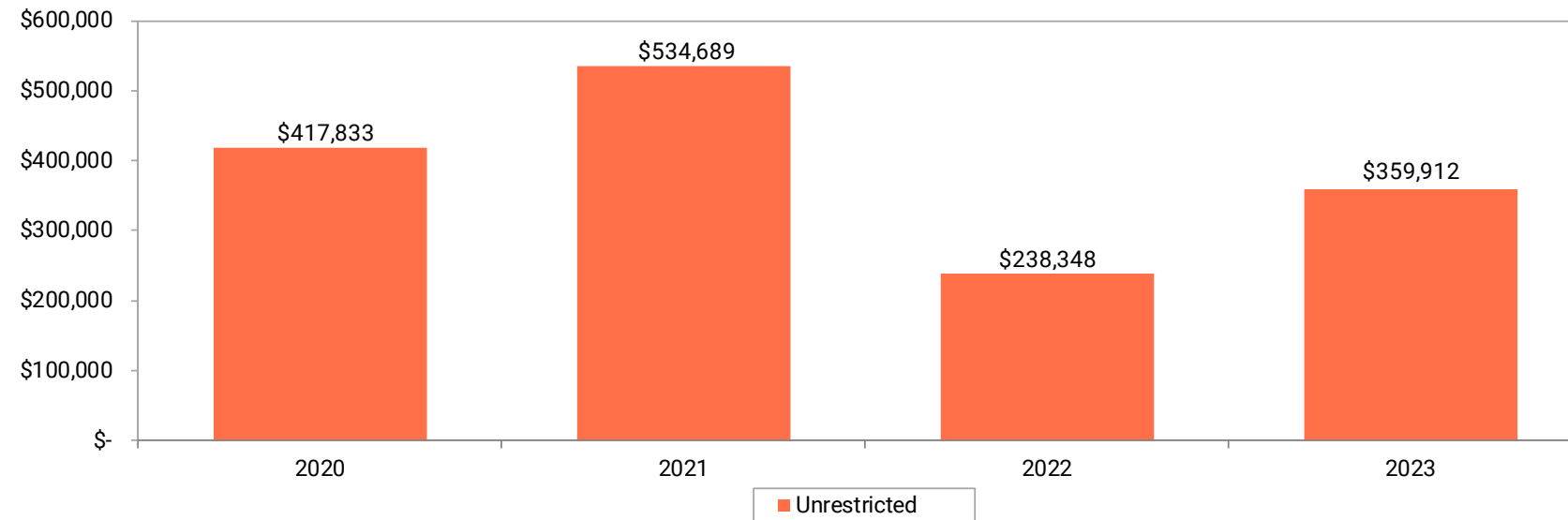


Cash Flows from Operations and Cash Balances

Utility Reserve Fund



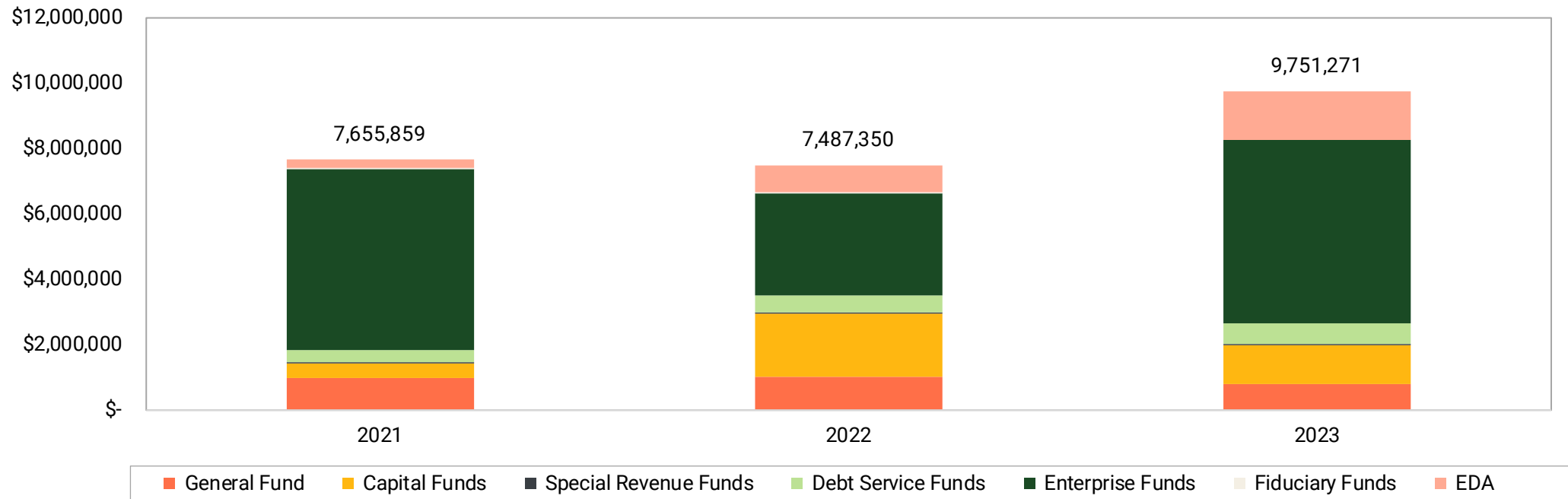
Cash Flows from Operations and Cash Balances



Economic Development Authority Funds

Fund	Fund Balances/Net Position December 31,		Increase (Decrease)
	2022	2023	
Special Revenue			
EDA Administrative	\$ 579,886	\$ 1,390,137	\$ 810,251
Minnesota Investment Fund (MIF)	225,059	225,059	-
Revolving Commercial and Residential Restricted Loans	132,589	132,589	-
K & M	33,800	29,184	(4,616)
Capital Projects			
TIF District 1-1	79,951	56,951	(23,000)
TIF District 1-6	5,560	6,205	645
TIF District 1-8	(500)	(500)	-
TIF District 1-10	(1,300)	(1,300)	-
G.O. Tax Increment Bonds	70,565	72,466	1,901
Debt Service			
G.O. Tax Increment Bonds	107,350	92,571	(14,779)
Enterprise			
Bayberry Court	259,693	-	(259,693)
Total	\$ 1,492,653	\$ 2,003,362	\$ 510,709

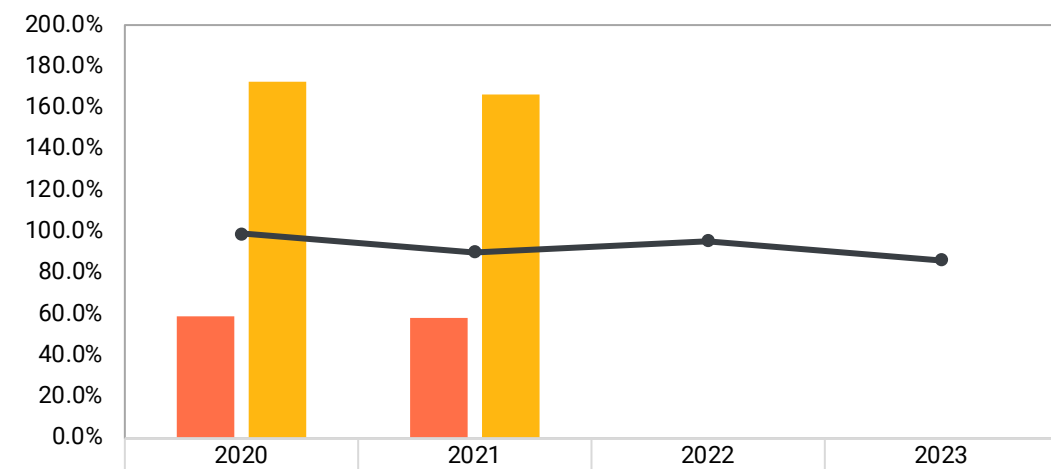
Cash and Investments Balances by Fund Type



Key Ratios

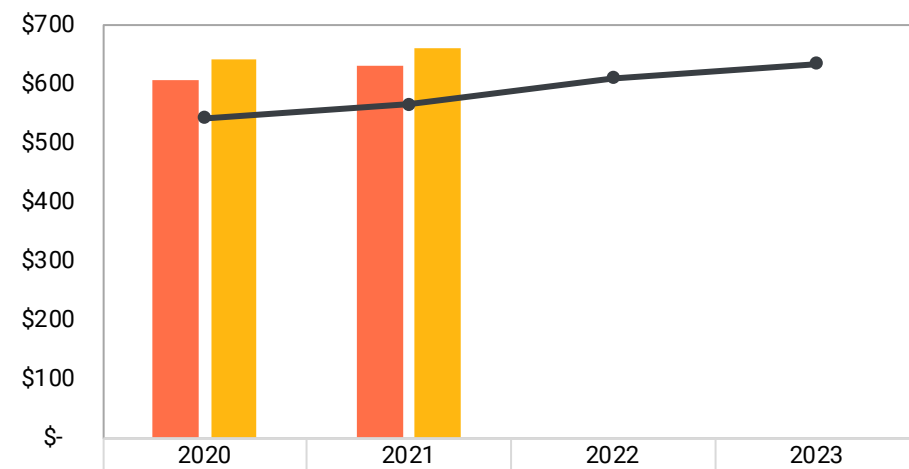
Taxes

Tax Rates



■ Class 4 Cities	58.8%	57.6%	N/A	N/A
■ Cities in Renville County	172.6%	165.9%	N/A	N/A
● City of Olivia	98.8%	89.9%	95.4%	86.0%

Taxes Per Capita

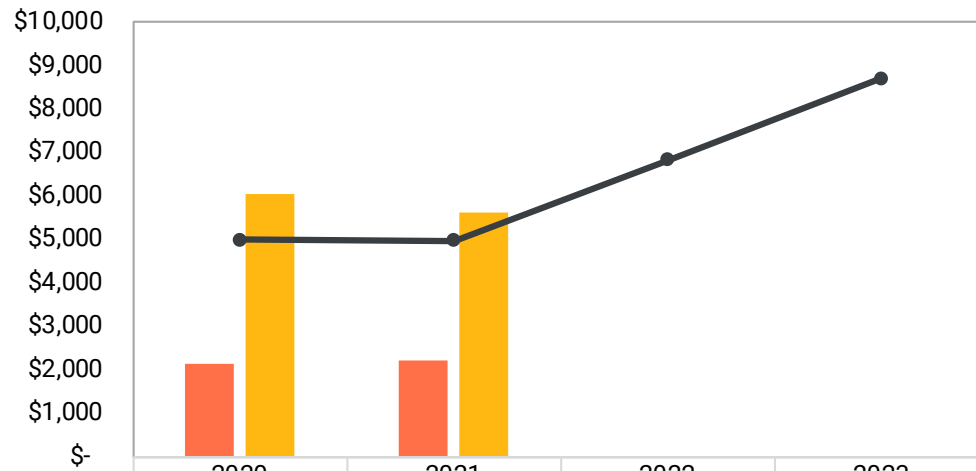


■ Class 4 Cities	\$606	\$630	N/A	N/A
■ Cities in Renville County	\$643	\$662	N/A	N/A
● City of Olivia	\$543	\$566	\$611	\$635

Key Ratios

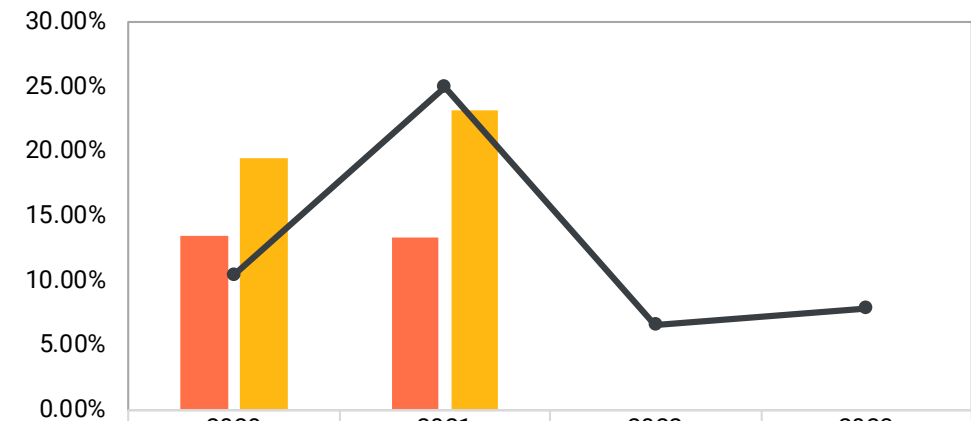
Debt

Debt Per Capita



Class 4 Cities	\$2,150	\$2,198	N/A	N/A
Cities in Renville County	\$6,046	\$5,599	N/A	N/A
City of Olivia	\$4,990	\$4,965	\$6,832	\$8,704

Debt Service Expenditures as a Percent of Total Expenditures

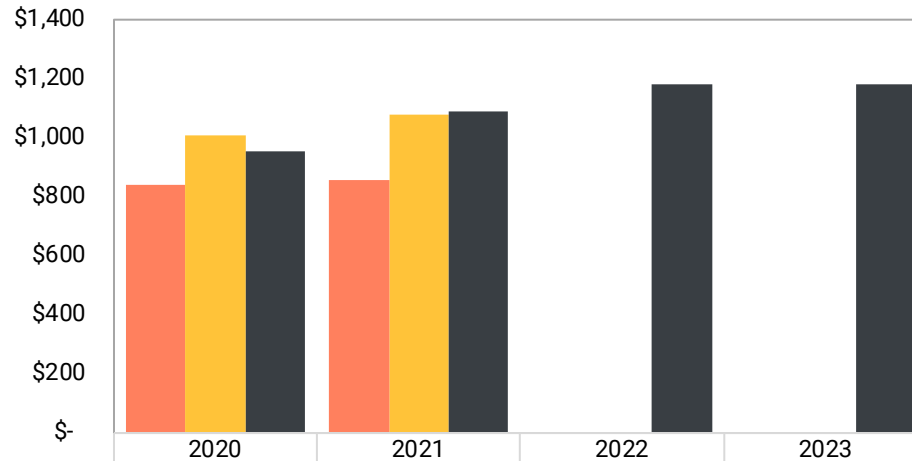


Class 4 Cities	13.39%	13.38%	N/A	N/A
Cities in Renville County	19.46%	23.19%	N/A	N/A
City of Olivia	10.43%	25.01%	6.59%	7.88%

Key Ratios

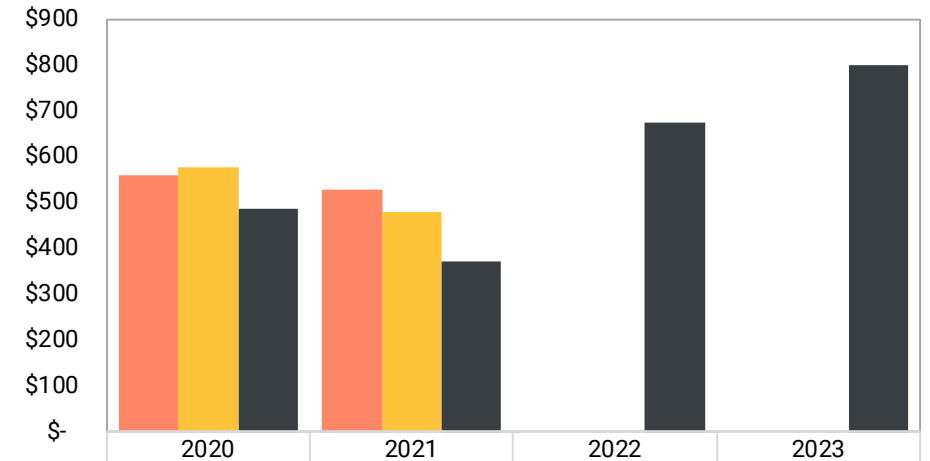
Expenditures

Current Expenditures Per Capita



	2020	2021	2022	2023
Class 4 Cities	\$839	\$856	N/A	N/A
Cities in Renville County	\$1,007	\$1,076	N/A	N/A
City of Olivia	\$955	\$1,090	\$1,178	\$1,182

Capital Expenditures Per Capita



	2020	2021	2022	2023
Class 4 Cities	\$558	\$527	N/A	N/A
Cities in Renville County	\$575	\$480	N/A	N/A
City of Olivia	\$485	\$371	\$674	\$800

Your Abdo Team



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Presenter:	Elizabeth Torkelson
Meeting Date:	Monday, June 17, 2024
Category:	AWARD OF BIDS and CONSIDERATION OF GMP
Type:	ACTION
Subject:	City Hall/Public Safety Building Project Approval of bids and quote pursuant to Competitive Bid Statute; award of contract; review of GMP proposal
Background Information:	<p>Council entered into a contract with Marcus Construction on July 21, 2023, before the effective date of Minn. Stat. §471.463 which is a Minnesota Statute now in existence that sets for a CMAR process. The City received approval from the USDA to utilize what, at the time, was the unconventional contracting method of CMAR. In getting ready to bid out the project, Marcus Construction worked with the architect hired by the City, to prepare bid documents for contracts for trade work exceeding \$175,000, as required under Minnesota’s Uniform Municipal Contracting law (Minnesota Statute Section 471.345), and also identified qualified firms to respond to requests for quotes on trade work less than \$175,000 pursuant to the uniform municipal contract law set forth in Section 471.345. City staff and Marcus Construction were present at the bid opening.</p> <p>In the packet, Council will find for its consideration, the following:</p> <ul style="list-style-type: none"> • Resolution 2024-64, Accepting Rough Carpentry Bid for City Hall/ Public Safety Building Project • Resolution 2024-65, Accepting Metal Roofing Bid for City Hall/ Public Safety Building Project • Resolution 2024-66, Accepting Plumbing Bid for City Hall/ Public Safety Building Project • Resolution 2024-67, Accepting Mechanical Bid for City Hall/ Public Safety Building Project • Resolution 2024-68, Accepting Fire Suppression Bid for City Hall/ Public Safety Building Project • Resolution 2024-69, Accepting Electrical Bid for City Hall/ Public Safety Building Project • Resolution 2024-70, Accepting Quotes for costs of labor or materials for construction services and construction

With a Construction Manager at Risk relationship, the City and the construction manager enter into a guaranteed maximum price contract (“GMP”) for the project. Again, the City’s contract with Marcus Construction predates the state law requiring GMP contracts (see 471.463, subd. 5(c)). In alignment with spirit of state law and in furtherance of the public interest, Marcus Construction has included a proposal for a Guaranteed Maximum Price Contract (“GMP”).

City staff requested Justin Black with SEH, the City’s engineer, to review the GMP proposal so staff could report to Council on the reasonableness of the proposal. Justin’s review found that, based on the total project cost of \$3.5 million and the total area of either new construction or remodel of 14,500 square feet, the City’s cost is about \$240 per square foot. Based on SEH’s industry knowledge, the average cost for public facility improvements ranges from about \$225 to \$275 per square foot. As a result, the costs appear to fall within the range of reasonable for this type of project. Justin noted that the contingency line item was only 5% of the total labor value; whereas, SEH typically include a 5% contingency on the entire project (labor and materials) of their project.

In the packet, Council will find for its consideration, Resolution 2024-63, Accepting Construction Manager’s Guaranteed Maximum Price Proposal for the City Hall Project, which includes authorization for the Mayor and City Administrator to execute on the City’s behalf any document(s) necessary to confirm the City’s approval of the construction manager’s GMP proposal consistent with the terms of the Resolution. Of the necessary documents, the City may assign its contracts with any contractors or vendors awarded contracts by the City to the CMAR through assignments of the prime contracts.



Date: 6/12/2024

Prepared By: Marcus Construction

Prepared For: City of Olivia

Project: Olivia City Hall Remodel and Addition

Guaranteed Maximum Price for Olivia City Hall Remodel and Addition Project

- The guaranteed maximum price is an amount that the contract sum shall not exceed for the 'Olivia City Hall Remodel and Addition' project. The guaranteed maximum price includes construction manager's fee, contingencies, and the cost of the work. Guaranteed Maximum Price and Purchasing Agent cost must be accepted no later than June 17, 2024. **Guaranteed Maximum Price is \$1,749,598.95. Purchasing Agent Cost is \$1,768,747.20**
- Alternates:
 - o Alternate A-01 – Provide pricing for an U-Drain in lieu of traditional trench drain.
 - Material \$10,580, Labor \$2,500
 - o Alternate A-02 – Remove proposed backup generator and concrete pad for generator from the project. All other electrical equipment, including Automatic Transfer Switch (ATS), shall remain as part of base bid.
- Itemized Statement of Guaranteed Maximum Price:
 - o Please reference documents attached regarding itemized statement of the guaranteed maximum price.
 - OLIVIA_GMP_COST_BREAKDOWN_06122024
 - OLIVIA_GMP_BIDSHEET_0612024
- Guaranteed Maximum Price is based off the following assumptions:
 - o Please reference documents attached regarding statement of pricing clarifications, inclusions, and assumptions.
 - OLIVIA CITY HALL_GMP_CLARIFICATIONS_06122024
- Guaranteed Maximum Price is based upon the following Specifications and Addenda:
 - o Please reference document for list of basis specifications and addenda recognized.
 - OLIVIA_SPECS_06122024
- Guaranteed Maximum Price is based upon the following Drawings:
 - o Please reference document for list of basis drawings.
 - OLIVIA_DRAWINGS_06122024
- Estimated Substantial Completion Date:
 - o Please reference document for scheduling and estimated substantial completion dates per area – schedule assumes August 15, 2024, mobilization, and contract award on June 17, 2024.
 - OLIVIA_GMP_SCHEDULE_06122024

City of Olivia - City Hall Addition and Remodel

Date 6.12.24		
Division	Materials	Labor
Div. 1 -General Conditions	\$ -	\$300,448.50
Div. 2- Site works	\$ 58,690.50	\$185,175.10
Div. 3 - Concrete Works	\$ 109,027.60	\$107,969.40
Div. 4 - Masonry	\$ 2,200.00	\$15,290.00
Div. 5 - Metals	\$ 18,634.00	\$0.00
Div. 6 - Wood & Plastics	\$ 163,288.40	\$141,576.60
Div. 7 - Thermal & Moisture Protection	\$ 194,080.70	\$234,627.80
Div. 8 - Doors & Windows	\$ 274,243.20	\$31,350.00
Div. 9 - Finishes	\$ 126,331.70	\$139,337.00
Div. 10 - Specialties	\$ 34,335.40	\$7,414.00
Div. 11 - Equipment	\$ -	\$1,913.45
Div. 13 - Special Construction	\$ 35,015.20	\$22,848.10
Div. 15 - Mechanical	\$ 365,010.80	\$169,846.60
Div. 16 - Electrical	\$ 387,889.70	\$262,611.80
	\$1,768,747.20	\$1,620,408.35
Performance Bond		\$43,610.60
Contingency		\$85,580.00
GMP Total w/Contingency		\$1,749,598.95
Purchasing Agent Cost	\$1,768,747.20	
Project Total		\$3,518,346.15
Alternate 1: Provide pricing for an U-Drain in lieu of traditional trench drain.	\$ 10,580.00	\$ 2,500.00
Alternate 2: Remove proposed backup generator and concrete pad for generator from the project. All other electrical equipment, including Automatic Transfer Switch (ATS), shall remain as part of base bid.	\$ -	\$ -

Volunteer Alternates		
	Cost savings if approved	
Instead of phasing areas of construction, work on all 3 areas at same time (City would have to relocate operations)	\$ 81,000.00	
Remove 27 Bollards (at O/H doors & some at equipment pads). Also removal of floor drains, that was included in plumbing package.	\$ 13,713.00	
Seal concrete floor in lieu of epoxy coating	\$ 11,559.00	
Remove lockers in PD Dept. (6)	\$ 15,796.00	
Remove Interior Signage	\$ 7,295.00	
Remove Window Shades	\$ 5,013.00	
Remove Fire Extinguishers	\$ 266.00	
Remove Shower Curtain Rods & Curtains	\$ 593.00	
Remove Shared Evidence Lockers	\$ 12,254.00	
Less expensive Hardware (provide commercial 626 in lieu of Residential 615 finish for hinges & locksets, provide Norton 8501 closure in lieu of LCN 4021/4031 closers)	\$ 16,035.00	
Less expensive Doors (Approx.)	\$ 15,000.00	
Blown insulation in attic vs. Batts.	\$ 17,239.00	
EPDM installation procedure(use industry standard method in lieu of installing second layer in bed of low-rise foam)	\$ 7,854.00	
Remove Seeding/Landscaping	\$ 4,217.00	
Total Deduct if above options are approved	\$ 207,834.00	

Index		Public Bids - Olivia Remodel and Addition Date 6.12.24					
N/B - No Bid							
Non-Compliant Bid							
Selected Bid							
Company Name	Material	Labor	Total	Alts	Notes		
Bid Package #1A&B - Rough Carpentry							
Madera Carpenters LLC	\$102,174	\$113,253	\$215,427	N/A			
AP Premier Contracting	N/B						
Clements Lumber	N/B						
Diverse Carpentry Inc	N/B						
Facility Enhancement Inc	N/B						
Grefe Construction	N/B						
J & J Builders Inc	N/B						
Mid-Central Framing	N/B						
Niemela Design and Construction	N/B						
Oakridge Construction Inc	N/B						
Perkins Lumber Company	N/B						
Pfeffer Construction	N/B						
Simonson Lumber of Hutchinson	N/B						
Simonson Lumber St. Cloud							
Vjon Carlson Construction	N/B						
Bid Package #2A&B - Metal Roofing							
Company Name	Material	Labor	Total	Alts	Notes		
A.S.H Roofing & Custom Cladding	\$70,200	\$78,800	\$149,000	N/A			
Buttweilers Do All Roofing	N/B						
Environmental Building Product	N/B						
Gag Sheet Metal Inc	N/B						
Heartland Construction	N/B						
Innovative Builders, Erectors & Developers	N/B						
Innovative Building Concepts, LLC	N/B						
Kato Roofing Inc	N/B						
Probuilt Exteriors LLC	N/B						
Progressive Building Systems LLC	N/B						
Pulsifer Construction Inc	N/B						
West Central Roofing	N/B						
Bid Package #3A&B - Plumbing							
Company Name	Material	Labor	Total	Alt-1 (Add)	Notes		
Falcon Mechanical	\$101,000	\$58,000	\$159,000	M - \$10,580 L - \$2,500			
Gag Sheet Metal Inc	\$115,540	\$104,260	\$219,800				
Lake Country Mechanical	\$240,000	\$280,600	\$520,600	M - \$3,500 L - \$2,000			
Voss Concrete Inc	\$92,550	\$89,525	\$182,075	M&L - \$21500			
Plumbing & Heating of Willmar	\$109,393	\$87,503	\$196,896	No alt.			
BK Plumbing & Heating	N/B			M - \$0 L - \$13,400			

Erickson Blumbing & Heating	N/B						
Foster's Mechanical	N/B						
Northern Plumbing & Heating	N/B						
TEK Mechanical Service Inc	N/B						
Bid Package #4A&B - Mechanical							
Company Name	Material	Labor	Total	Alt	Notes		
Erickson Plumbing & Heating	\$182,628	\$62,806	\$245,434	N/A			
Falcon Mechanical	\$122,000	\$135,000	\$257,000	N/A			
Foster's Mechanical	\$158,100	\$146,300	\$304,400	N/A			
Gag Sheet Metal Inc	\$175,000	\$180,000	\$355,000	N/A			
Air-Pro Heating & Cooling LLC	N/B						
Lake Country Mechanical	N/B						
Northern Plumbing & Heating	N/B						
Peterson Sheet Metal Inc	N/B						
TEK Mechanical Service Inc	N/B						
TEK Plumbing and Heating	N/B						
Bid Package #5A&B - Fire Supression							
Company Name	Material	Labor	Total	Alt	Notes		
Summit Companies	\$48,200	\$33,600	\$81,800	N/A			
Breth-Zenzen Fire Protection	\$49,500	\$72,600	\$122,100	N/A			
Nardini Fire Equipment Company Inc	N/B						
Nova Fire Protection	N/B						
Total Fire Protection	N/B						
Bid Package #6A&B - Electrical							
Company Name	Material	Labor	Total	Alt-2 (Deduct)	Notes		
B & J Lake Region Electric	N/B						
Bradley Security & Electric LLC	N/B						
Community Electric Inc	\$395,109	\$217,648	\$612,757	M - \$129,000 L - \$6,485			
Cory's Hometown Electric	N/B						
Design Electric Inc	\$352,627	\$238,738	\$591,365	No alt.			
Hutch Electric	N/B						
Kim's Electric LLC	N/B						
Klabunde Electric Inc	N/B						
Valley Electric	N/B						
Willmar Electric Service Corp.	N/B						

Index

Negotiated Bids - Olivia Remodel and Addition Date 6.12.24

N/B - No Bid

Non-Compliant Bid

Selected Bid

Division 1 - General Requirements

Company Name	Material	Labor	Total	Alt-1	Notes
Independent Testing Tech			\$ 12,965.00		Testing
American Engineering Testing, Braun Intertec			\$ 16,823.00		Testing
Bonnema Runke Stern Inc.			\$ 15,132.50		Testing
True North Surveys			\$ 4,400.00		Survey
Chosen Valley Testing					
O'Malley & Kron Land Surveyors			\$ 5,775.00		Survey
Commercial Cleaning Service			\$ 6,000.00		Final Clean
Spotless Clean					
A1 Cleaning					

Division 2 - Sitework/Utilities

Company Name	Material	Labor	Total	Alt-1	Notes
Schmidt Construction Inc.	\$ 21,647.00	107,553	\$ 129,200.00		Site work and Utilities
71 Aggregate					
Ashwill Companies	\$ 81,394.00	\$ 115,370.00	\$ 196,764.00		
Bonnema Excavating					
Brouwer Construction			\$ 188,425.31		Site work and Utilities. Did not break out Material and Labor
C&C Striping (ERP linked)					
Duininck, Inc.	\$ 23,759.00	\$ 165,741.00	\$ 189,500.00		Earthwork.
Duininck, Inc.	\$ 32,521.00	\$ 32,979.00	\$ 65,500.00		Utilities.
Gary Kerkhoff Construction					
Vreeman Construction Company Inc.			\$ 196,795.00		Did not break out material and labor
Haney Construction LLC.					

Paving

Company Name	Material	Labor	Total	Alt-1	Notes
M.R. Paving & Excavating	\$ 35,000.00	42,000	\$ 77,000.00		Paving
Duininck, Inc.	\$ 29,558.00	\$ 27,322.00	\$ 56,880.00		Paving
Mathiowetz Construction Company					
Midwest Asphalt Corp.					
Northwest Asphalt, Inc.					

Demolition

Company Name	Material	Labor	Total	Alt-1	Notes
Ross Kraemer Construction LLC		\$ 15,900.00	\$ 15,900.00		Interior demo & EIFS/Insulation demo on Ext.
AF Drywall LLC					
Facility Enhancement Inc.					
Niemela Design and Construction, LLC					
Riggs Bros. Construction LLC					
Sparta Capital, Inc. dba M.A.A.C.			\$ 88,000.00		Int. & Ext Demo (includes site demo)
Twin Town Demolition			\$ 69,000.00		Int. & Ext Demo (includes site demo)

Asbestos Abatement

Company Name	Material	Labor	Total	Alt-1	Notes		
M.A.A.C.			\$ 14,700.00				
Division 3 - Builing Concrete							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ashwill Companies - Building Concrete	\$ 75,856.00	\$ 79,054.00	\$ 154,910.00				
Caskey Concrete & Masonry							
Double J Concrete Inc.							
Evenson Concrete Systems - Building Concrete	\$ 82,071.00	\$ 67,149.00	\$ 149,220.00				
Johnson Concrete, LLC							
Division 3 - Site Concrete							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ashwill Companies - Site Concrete	\$ 23,260.00	\$ 19,100.00	\$ 42,360.00				
Evenson Concrete Systems - Site Concrete	\$ 27,138.00	\$ 22,204.00	\$ 49,342.00				
L&H Concrete							
Riggs Bros. Construction LLC							
Sjoberg Masonry & Concrete LLC.							
Voss Concrete Inc.							
Zeitz Concrete							
Division 4 - Masonry							
Company Name	Material	Labor	Total	Alt-1	Notes		
Sjoberg Masonry & Concrete LLC.	\$ 2,000.00	\$ 13,900.00	\$ 15,900.00				
SJB Masonry LLC							
Caskey Concrete & Masonry							
Haats Masonry							
Heritage Masonry							
Matheson Custom Masonry Inc.							
PGS, LLC							
Riggs Bros. Construction LLC							
Stone Pro - LLC.							
Toutges Masonry							
Travis Masonry							
Division 5- Metals							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ben's Structural Fabrication & OEM Plate Parts							
K&K Fabrication, Inc							
Koronis Fabricating, Inc	\$ 25,450.00		\$ 25,450.00		Fab Metals		
TEK Steel Fabricators, Inc.							
Thurnbeck Steel Fabrication							
Division 6- Woods/Plastics							
Company Name	Material	Labor	Total	Alt-1	Notes		
BKC Supply & Design							
Countertops Plus	\$ 15,865.00	\$ 7,800.00	\$ 23,665.00		P-lam counter tops, Solid surface tops & Sills		
Diversified Distributors Inc							
Rons Cabinets	\$ 37,178.00	\$ 13,545.00	\$ 50,723.00		Cabinets		
Dreamwood Cabinetry & Wood Products, LLC	\$ 40,110.00	\$ 4,500.00	\$ 44,610.00		Cabinets, P-lam tops, SS tops & sills		
Ross Kraemer Construction LLC							

Walz Design Cabinets							
Division 7- Thermal & Moisture Protection							
Company Name	Material	Labor	Total	Alt-1	Notes		
Central Lakes Insulation							
Elite Insulation							
Intex Insulating Company, Inc	\$ 37,710.00	\$ 24,018.00	\$ 61,728.00				
LTM Insulation							
Thermoseal Insulation, LLC			\$ 37,496.00		Did not follow spec, did not break out M/L.		
Metal Wall Panel							
Company Name	Material	Labor	Total	Alt-1	Notes		
A.S.H. Roofing & Custom Cladding	\$ 50,090.00	\$ 50,320.00	\$ 100,410.00		Ext. Metal Wall Panels		
Environmental Building Products							
Heartland Construction							
Innovative Building Concepts, LLC							
Long Creek Steel							
Metal Sales	\$ 28,465.11		\$ 28,465.11		Interior Liner Panel Supply		
Northland Steel & Trim	\$ 29,657.88		\$ 29,657.88		Interior Liner Panel Supply		
ProBuild							
Probuilt Exteriors LLC					Waiting for their number, had computer issues		
Progressive Building Systems, LLC							
Pulsifer Construction, Inc.							
Ross Kraemer Construction LLC		\$ 19,700.00	\$ 19,700.00		Labor to install Liner		
Membrane Roof							
Company Name	Material	Labor	Total	Alt-1	Notes		
Buttweilers Do All Roofing	\$ 9,462.00	\$ 47,968.00	\$ 57,430.00		EPDM Roof		
A.S.H. Roofing & Custom Cladding	\$ 44,980.00	\$ 13,500.00	\$ 58,480.00				
Kato Roofing Inc							
West Central Roofing	\$ 61,461.00	\$ 25,352.00	\$ 86,813.00				
Division 8- Doors/Windows							
Company Name	Material	Labor	Total	Alt-1	Notes		
American Door Works - Willmar	\$ 69,000.00	\$ 10,500.00	\$ 79,500.00		Overhead Doors		
Excel Overhead Door	\$ 92,355.00	\$ 9,740.00	\$ 102,095.00		Overhead Doors		
Commercial Door Systems, Inc.	\$ 168,350.00		\$ 168,350.00		Walk Doors		
Crow River Glass Inc							
D&M Industries							
Heartland Door Sales Inc.							
Heartland Glass							
Kendell Doors & Hardware							
Mid Central Door							
Nationwide Glass of Willmar	\$ 11,962.00	\$ 4,000.00	\$ 15,962.00		Aluminum Storefront and Glazing		
Overhead Door Company of Mankato							
Quality Overhead Door of Mankato							
Ross Kraemer Construction LLC							
Southwest Glass Center							
Total Glass, Inc	\$ 10,338.00	\$ 5,800.00	\$ 16,138.00		Aluminum Storefront and Glazing		
Twin City Hardware - New Hope							

Division 9- Finishes							
Company Name	Material	Labor	Total	Alt-1	Notes		
Niemela Design and Construction, LLC	\$ 43,654.00	\$ 69,337.00	\$ 112,991.00		Interior Framing, Drywall		
Northwest Drywall, Inc.	\$ 50,950.00	\$ 69,620.00	\$ 120,570.00		Interior Framing, Drywall		
AF Drywall LLC	\$ 72,040.00	\$ 88,560.00	\$ 160,600.00		Interior Framing, Drywall		
Facility Enhancement Inc.	\$ 58,000.00	\$ 66,000.00	\$ 124,000.00		Interior Framing, Drywall		
St. Aubin Drywall							
Doherty Companies LLC							
B&P Drywall & Construction LLC							
Knockout Drywall							
Flooring							
Company Name	Material	Labor	Total	Alt-1	Notes		
CFS Interiors and Flooring	\$ 32,821.00	\$ 22,153.00	\$ 54,974.00		Flooring		
Don's Flooring							
Floor to Ceiling Store, Inc.	\$ 37,907.00	\$ 22,274.00	\$ 60,181.00		Flooring		
B&B Carpet One Floor & Home							
Minnesota Flooring Inc.							
Painting							
Company Name	Material	Labor	Total	Alt-1	Notes		
Lecy Painting	\$ 5,844.50	\$ 10,869.05	\$ 16,713.55		Painting		
Colorful Concepts Painting	\$ 4,821.00	\$ 48,436.00	\$ 53,257.00		Painting		
Spectrum Painting of Willmar LLC							
Guptill Painting							
JSH Construction							
Kyle Hoehne Painting							
Epoxy							
Company Name	Material	Labor	Total	Alt-1	Notes		
Pro Maintenance, Inc.	\$ 7,027.16	\$ 10,540.74	\$ 17,567.90		Epoxy, concrete sealer		
HTI Polymer							
Swedebro			\$ 14,500.00		Epoxy, no sealer		
ACT							
Company Name	Material	Labor	Total	Alt-1	Notes		
St. Cloud Acoustics, Inc.	\$ 25,200.00	\$ 14,600.00	\$ 39,800.00		ACT		
Acoustics Associates Inc							
Arrow Acoustics LLC							
Twin Cities Acoustics Inc.	\$ 25,594.00	\$ 14,396.00	\$ 39,990.00		ACT		
Kirk Acoustics Inc.							
Division 10- Specialties							
Company Name	Material	Labor	Total	Alt-1	Notes		
The Tenth Division	\$ 21,317.00		\$ 31,317.00				
Bandstra's Blinds							
Bartley Sales Company, Inc.	\$ 8,320.00				Not complete scope		
Budget Blinds							
Budget Blinds of Spicer/Willmar Lakes Area							
Building Material Supply, Inc. (BMSI)							
CFS Interiors and Flooring							

Construction Supply Inc							
Devenport Enterprises LLC							
Floor to Ceiling Store, Inc.							
Ross Kraemer Construction LLC							
We Cover Windows LLC							
Division 13- Special Construction							
Landscaping							
Company Name	Material	Labor	Total	Alt-1	Notes		
Stacy's Nursery Inc.	\$ 2,100.00	\$ 1,685.20	\$ 3,785.20				
Altendorf Landscape Co							
I & M Landscaping Nursery Inc.							
Landscape Concepts, Inc.							
Monson Landscaping and Excavating							
Taatjes Landscaping & Design							

Olivia City Hall Remodel and Addition Project

GMP Pricing Clarifications & Inclusions

6.12.2024

Olivia City Hall Remodel and Addition:

1. Based on IFC drawings dated 5.24.2024 & Specifications dated 5.03.2024.
2. Contractors recommended in GMP, Purchasing Agent Cost and Bidsheet are lowest combined material and labor combinations to mitigate warranty, schedule durations and liability for overall project cost and efficiency.
3. City Cost items not included in GMP are – SAC & WAC, Special Inspections, Architectural Fees, Geotechnical Engineering, Site Surveying & City Contingency.
4. Builders Risk insurance and requirements are not included, owner to provide.
5. Performance and payment bond included.
6. No building permit included.
7. No Temp fencing for security has been included, security camera is included.
8. Marcus has included the cost for abatement per MAAC's abatement report & proposal.
9. Marcus has a final cleaning cost included in the GMP.
10. Marcus has construction staking included in the GMP.
11. Marcus has warning signs, barricades & temp fencing for open holes included in the GMP.
12. If alternate 2 is NOT approved, Marcus Construction suggests using lowest Electrical Contractor as shown on BIDSHEET. If alternate 2 is approved, second lowest contractor will need to be used due to no alternate cost listed for the lowest bidder.



Marcus Construction Co., Inc.

Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 0100	Title Page	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 0101	Project Title Page	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 0105	Certifications Page	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 0110	Table of Contents	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 0400	Contract Terms & Conditions	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 1113	Advertisement for Bids	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 2113	Instructions to Bidders	1	05/24/24	05/24/24	Addenda B
00 4325	Substitution Request Form - During Procurement	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 4330	Contractor Information Form	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 7200	General Conditions	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 7300	Supplementary Conditions	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 9110	Addenda	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
00 9110 A	Addenda A	A	05/16/24	05/16/24	City Hall 2024 Addition & Remodel
00 9110B	Addenda B	B	05/24/24	05/24/24	Addenda B
0 - Unknown					
01 6000	Product Requirements	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 - General Requirements					
01 0100	Division 1	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 1000	Summary	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 2300	Alternates	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 3000	Administrative Requirements	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 4000	Quality Requirements	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 4533	Code-Required Special Inspections	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 5000	Temporary Facilities and Controls	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 5713	Temporary Erosion and Sediment Control	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 7000	Execution and Closeout Requirements	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 7800	Closeout Submittals	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
01 7900	Demonstration and Training	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
02 - Existing Conditions					
02 4100	Demolition	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
03 - Concrete					
04 - Masonry					



Marcus Construction Co., Inc.

Printed on Wed Jun 12, 2024 at 08:26 am CDT

Job #: 2410 Olivia City Hall, Police, and Fire @ Olivia, MN
 1009 W Lincoln Ave
 Olivia, Minnesota 56277

Number	Description	Revision	Issued Date	Received Date	Set
04 2000	Unit Masonry	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
05 - Metals					
05 5000	Metal Fabrications	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
06 - Wood, Plastics, and Composites					
06 1000	Rough Carpentry	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
06 1753	Shop-Fabricated Wood Trusses	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
06 4100	Architectural Wood Casework	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
06 8316	Fiberglass Reinforced Paneling	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
07 - Thermal and Moisture Protection					
07 2100	Thermal Insulation	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
07 4113	Metal Roof Panels	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
07 4213	Metal Wall Panels	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
07 6200	Sheet Metal Flashing and Trim	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
07 9200	Joint Sealants	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 - Openings					
08 1113	Hollow Metal Doors and Frames	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 1416	Flush Wood Doors	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 3100	Access Doors and Panels	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 3613	Sectional Doors	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 4313	Aluminum-Framed Storefronts	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 7100	Door Hardware	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
08 8000	Glazing	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 - Finishes					
09 2116	Gypsum Board Assemblies	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 3000	Tiling	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 5100	Acoustical Ceilings	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 6500	Resilient Flooring	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 6723	Resinous Flooring	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 6813	Tile Carpeting	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
09 9000	Painting and Coating	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 - Specialties					
10 0000	Division 10	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 1419	Dimensional Letter Signage	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 1423	Panel Signage	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 2600	Wall and Door Protection	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 2800	Toilet, Bath, and Laundry Accessories	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
10 4400	Fire Protection Specialties	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel



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Job #: 2410 Olivia City Hall, Police, and Fire @ Olivia, MN
 1009 W Lincoln Ave
 Olivia, Minnesota 56277

Number	Description	Revision	Issued Date	Received Date	Set
10 5113	Metal Lockers	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
12 - Furnishings					
12 2400	Window Shades	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
21 - Fire Suppression					
21 0500	Common Work Results for Fire Suppression	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
21 0553	Identification for Fire Suppression Piping and Equipment	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
21 1300	Fire-Suppression Sprinkler Systems	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 - Plumbing					
22 0553	Identification for Plumbing Piping and Equipment	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 0719	Plumbing Piping Insulation	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 1005	Plumbing Piping	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 1006	Plumbing Piping Specialties	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 3000	Plumbing Equipment	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
22 4000	Plumbing Fixtures	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
23 0000	Division 23	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0553	Identification for HVAC Piping and Equipment	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0593	Testing, Adjusting, and Balancing for HVAC	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0713	Duct Insulation	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0719	HVAC Piping Insulation	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0912	CO/NO Gas Detection	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0913	Instrumentation and Control Devices for HVAC	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 0993	Sequence of Operations for HVAC Controls	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 3100	HVAC Ducts and Casings	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 3300	Air Duct Accessories	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 3423	HVAC Power Ventilators	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 3439	High-Volume, Low-Speed Propeller Fans	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 3700	Air Outlets and Inlets	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 5400	Furnaces and Condensing Units	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 5533	Fuel-Fired Unit Heaters	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
23 8200	Convection Heating and Cooling Units	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 - Electrical					
26 0505	Selective Demolition for Electrical	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0519	Low-Voltage Electrical Power Conductors and Cables	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0526	Grounding and Bonding for Electrical Systems	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0529	Hangers and Supports for Electrical Systems	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0533	Raceway and Boxes for Electrical Systems	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel



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Number	Description	Revision	Issued Date	Received Date	Set
26 0553	Identification for Electrical Systems	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0583	Wiring Connections	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 0923	Lighting Control Devices	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2100	Low-Voltage Electrical Service Entrance	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2413	Switchboards	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2416	Panelboards	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2723	Indoor Service Poles	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2726	Wiring Devices	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2813	Fuses	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2913	Enclosed Controllers	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 2923	Variable-Frequency Motor Controllers	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 3213	Engine Generators	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 3600	Transfer Switches	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 4300	Surge Protective Devices	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
26 5100	Interior Lighting	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
27 - Communications					
27 1000	Structured Cabling	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
28 - Electronic Safety and Security					
28 0000	Division 28	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
28 1000	Access Control	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
28 2000	Video Surveillance	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
28 4600	Fire Detection and Alarm	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
31 - Earthwork					
31 1000	Site Clearing	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
31 2200	Grading	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
31 2316	Excavation	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 - Exterior Improvements					
32 0000	Division 32	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 1123	Aggregate Base Courses	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 1216	Bituminous Paving	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 1600	Concrete Curb, Sidewalk & Driveways	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 1723	Pavement Markings	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
32 9219	Seeding	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
33 - Utilities					
33 3113	Site Sanitary Sewerage Gravity Piping	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
33 4100	Storm Utility Drainage Piping	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel
33 4211	Stormwater Gravity Piping	0	05/10/24	05/10/24	City Hall 2024 Addition & Remodel



Marcus Construction Co., Inc.

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Job #: 2410 Olivia City Hall, Police, and Fire @ Olivia, MN
 1009 W Lincoln Ave
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IFC - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A0.10	ARCHITECTURAL SITE PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A1.10	FLOOR PLAN	1	05/24/2024		Addenda B (05/24/24)
A2.10	REFLECTED CEILING PLAN	1	05/24/2024		Addenda B (05/24/24)
A3.10	ROOF PLAN	1	05/24/2024		Addenda B (05/24/24)
A4.10	EXTERIOR ELEVATIONS	1	05/24/2024		Addenda B (05/24/24)
A5.10	BUILDING SECTIONS	1	05/24/2024		Addenda B (05/24/24)
A5.20	BUILDING SECTIONS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A6.10	ENLARGED PLAN - RENNOVATION	1	05/24/2024		Addenda B (05/24/24)
A6.20	ENLARGED PLAN - NEW ENGINE	1	05/24/2024		Addenda B (05/24/24)
A6.30	ENLARGED PLAN - POLICE	1	05/24/2024		Addenda B (05/24/24)
A7.10	INTERIOR ELEVATIONS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A7.20	INTERIOR ELEVATIONS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A8.10	ARCHITECTURAL DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A8.20	ARCHITECTURAL DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A9.10	OPENING SCHEDULES & DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
A10.10	FINISH PLAN	1	05/24/2024		Addenda B (05/24/24)
AD1.10	DEMO PLAN	1	05/24/2024		Addenda B (05/24/24)
Civil					
C1.10	Legend	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C2.10	Sanitary Sewer Details	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C2.20	Sanitary Sewer Details	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C2.30	STORM SEWER DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C2.40	SURFACE DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C2.50	ADA PARKING DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)



Marcus Construction Co., Inc.

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Job #: 2410 Olivia City Hall, Police, and Fire @ Olivia, MN
 1009 W Lincoln Ave
 Olivia, Minnesota 56277

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C3.10	REMOVAL PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C4.10	EROSION DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C4.20	EROSION DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C4.30	EROSION DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C4.40	EROSION CONTROL PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C5.10	SITE PLAN & UTILITY PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
C5.20	GRADING PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
Electrical					
E1.10	SITE PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E2.10	LIGHTING PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E3.10	POWER PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E4.10	COMMUNICATIONS PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E5.10	SCHEDULES AND DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E5.11	ELECTRICAL DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E6.10	EXISTING PANEL SCHEDULES	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
E6.11	NEW AND REVISED PANEL SCHEDULES	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
ED1.10	DEMOLITION PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
General					
G1.10	Cover Page	1	05/24/2024		Addenda B (05/24/24)
G1.20	CODE INFO - DOOR CLEARANCES & ACCESSIBLE ROUTES	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
G1.30	CODE INFO - TOILET ROOMS & MISCELLANEOUS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
Life Safety					
LS1.10	LIFE SAFETY	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
Mechanical					
M1.10	HVAC PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel



Marcus Construction Co., Inc.

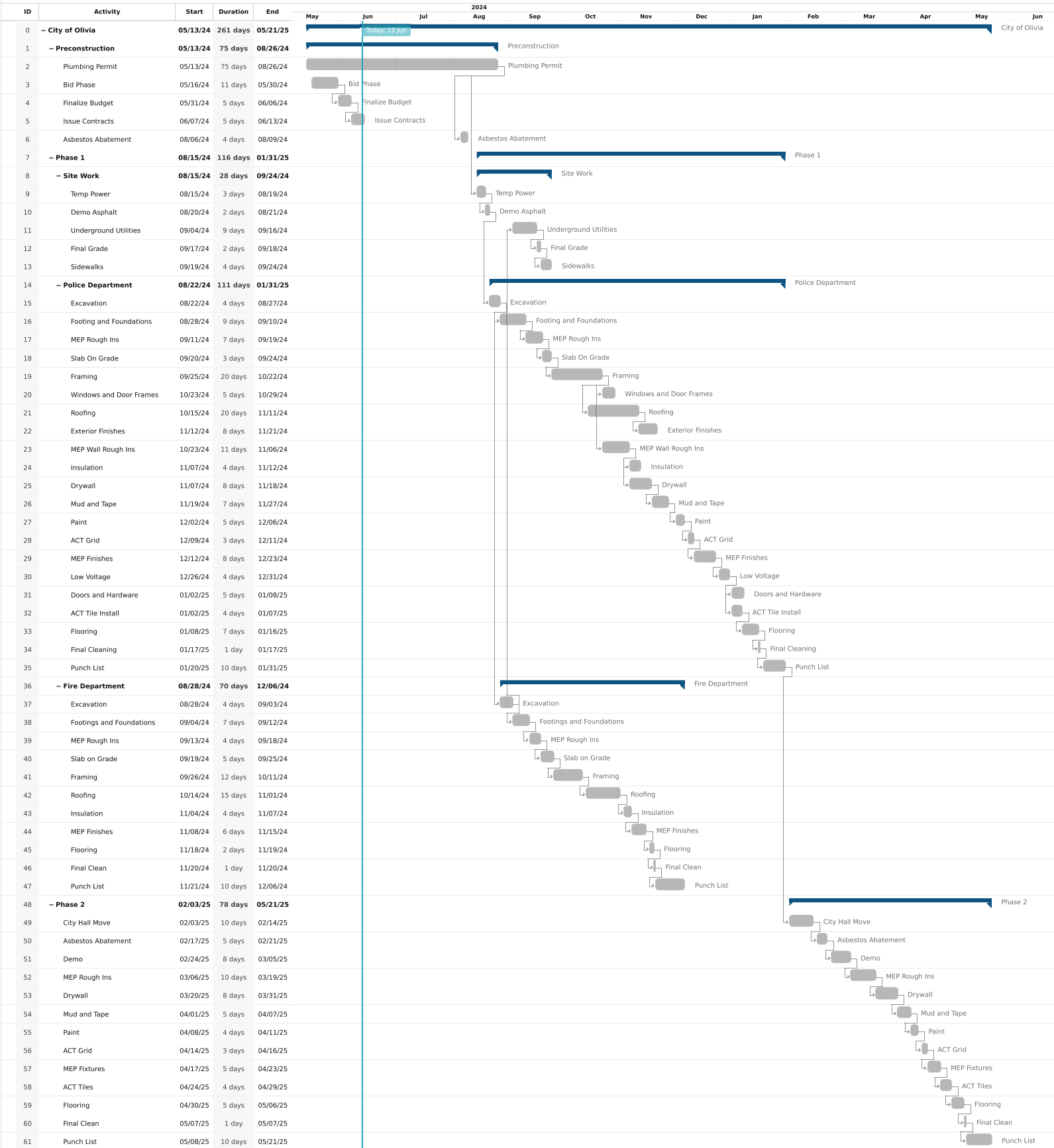
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Job #: 2410 Olivia City Hall, Police, and Fire @ Olivia, MN
 1009 W Lincoln Ave
 Olivia, Minnesota 56277

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
					(05/03/24)
M2.00	DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
M3.00	GAS RISER DIAGRAMS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
MD1.00	HVAC DEMOLITION PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
ME4.00	HVAC SCHEDULES	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
MT0.00	MECHANICAL TITLE SHEET	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
Plumbing					
P1.10	UNDERFLOOR PLUMBING PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
P2.00	PLUMBING PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
P3.00	WASTE & VENT RISER DIAGRAMS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
P4.00	DOMESTIC WATER RISER DIAGRAM	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
PD1.00	PLUMBING DEMOLITION PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
Structural					
S1.10	FOOTING AND FOUNDATION PLAN	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
S2.10	ROOF FRAMING PLAN	1	05/24/2024		Addenda B (05/24/24)
S3.10	FOUNDATION DETAILS AND NOTES	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
S3.20	FOUNDATION DETAILS	0	05/03/2024	05/09/2024	City Hall 2024 Addition & Remodel (05/03/24)
S4.10	ROOF FRAMING DETAILS	1	05/24/2024		Addenda B (05/24/24)



2410 - Olivia City Hall, Police, Fire Preconstruction



General
█ Parent Activity
█ Child Activity
— Baseline
+ Delay
◆ Milestone
— Links

Status
█ Completed
█ Overdue
█ Ahead
█ Uninitiated

**CITY OF OLIVIA
RESOLUTION NO. 2024-63**

**Resolution Accepting Construction Manager’s Guaranteed Maximum Price Proposal for the City
Hall Project**

WHEREAS, the City is in receipt of the Guaranteed Maximum Price Proposed Amendment (“GMP proposal”) for the for the City of Olivia’s City Hall (the “project”) from its contracted Construction Manager, Marcus Construction Company Inc. (the “Construction Manager”), pursuant to the requirements of Section 2.2 of that certain AIA A133 (2009) Standard Form of Agreement between the City of Olivia (“Owner” or “City”) and Construction Manager, dated July 21, 2023 (the “CMAR contract”); and

WHEREAS, the Construction Manager’s GMP proposal includes the Construction Manager fees, contingencies, and the cost of the work as defined in the Construction Manager at risk contract, and is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council has reviewed the Construction Manager’s GMP proposal, approves the same as to form and finds it to be consistent with the requirements of the Construction Manager at risk contract; and

WHEREAS, the City Council has determined that the final scope of the project shall include the alternate scope of work included in the project design as deductions to the base bid packages as follows:

	Cost Savings
Continuous Construction	\$81,000
Remove 27 Bollards; also removal of duplicate floor drains	\$13,713
Seal concrete floor in lieu of epoxy coating	\$11,559
Remove lockers in PD Dept (6)	\$15,796
Remove Interior Signage	\$7,295
Remove Window Shades	\$5,013
Remove Fire Extinguishers	\$266
Remove Shower Curtain Rods & Curtains	\$593
Remove Shared Evidence Lockers	\$12,254
Less Expensive Hardware	\$16,035
Less Expensive Doors (Approx.)	\$15,000
Blown Insulation in Attic vs. Batts	\$17,239
EPDM Installation Procedure	\$7,854
Remove Seeding/Landscaping	\$4,217.00

Total Deduct:

\$207,834

WHEREAS, the City Council has awarded the contracts for each of the base bid packages for the project, as modified by the alternate scope of work approved by the City Council described above, and assigned the right to enter into such contracts to the Construction Manager, consistent with the requirements of the construction manager at risk contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Olivia that:

1. The City Council hereby approves the Construction Manager's GMP proposal which amends the Construction Manager Contract for the project base bid of \$3,518,346.15.
2. The City Council hereby approves the construction manager's GMP proposal for each of the alternate scopes of work included by the City Council in the final scope of the project as follows:

	Cost Savings
Continuous Construction	\$81,000
Remove 27 Bollards; also removal of duplicate floor drains	\$13,713
Seal concrete floor in lieu of epoxy coating	\$11,559
Remove lockers in PD Dept (6)	\$15,796
Remove Interior Signage	\$7,295
Remove Window Shades	\$5,013
Remove Fire Extinguishers	\$266
Remove Shower Curtain Rods & Curtains	\$593
Remove Shared Evidence Lockers	\$12,254
Less Expensive Hardware	\$16,035
Less Expensive Doors (Approx.)	\$15,000
Blown Insulation in Attic vs. Batts	\$17,239
EPDM Installation Procedure	\$7,854
Remove Seeding/Landscaping	\$4,217.00
Total Deduct:	\$207,834

3. The total GMP approved by the City Council herein, representing the base bid packages as modified by the alternate scopes of work included by the City Council in the final scope of the project, is \$3,310,512.15.

4. The City Council hereby authorizes and directs the Mayor and City Administrator to execute on the City's behalf any document(s) necessary to confirm the City's approval of the construction manager's GMP proposal consistent with the terms of this Resolution, including AIA Document A133-2019 Exhibit A, Guaranteed Maximum Price Amendment.

Adopted this 17th day of June, 2024.

Jon Hawkinson, Mayor

ATTEST _____

Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-64**

Resolution Accepting Rough Carpentry Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for Rough Carpentry material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that Madera Carpenters LLC is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Madera Carpenters LLC in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-65**

Resolution Accepting Metal Roofing Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for Metal Roofing material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that A.S.H. Roofing & Custom Cladding is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with A.S.H. Roofing & Custom Cladding in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-66**

Resolution Accepting Plumbing Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for plumbing material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that Falcon Mechanical is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Falcon Mechanical in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-67**

Resolution Accepting Mechanical Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for mechanical material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that Erickson Plumbing & Heating is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Erickson Plumbing & Heating in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-68**

Resolution Accepting Fire Suppression Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for fire suppression material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that Summit Companies is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Summit Companies in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-69**

Resolution Accepting Electrical Bid for City Hall/Public Safety Building

WHEREAS, pursuant to an advertisement for electrical material and labor to be used as part of the City Hall Improvement project, which includes requiring such work in the previously accepted initial building plans, bids were received, opened, and tabulated according to the law, and the details of those bids were presented to the city council; and

WHEREAS, it appears that Design Electric Inc is the lowest responsible bidder.

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

NOW, THEREFORE, BE IT RESOLVED,

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Design Electric Inc in the name of the City of Olivia for the City Hall/Public Safety Building Project, according to the bid package and the plans and specifications therefore approved by the City Council and on file in the Office of the City Clerk. The contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, if any, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Olivia this 17th day of June 2024

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

CITY OF OLIVIA
RESOLUTION NO. 2024-70

Resolution Accepting Quotes for costs of labor or materials for construction services and construction

WHEREAS, the City Council for the City of Olivia (“City”) entered into an agreement with Marcus Construction Company Inc. (“Marcus Construction”) on July 21, 2023 to serve as Construction Manager at Risk for improvements to City Hall (“Project”); and

WHEREAS, pursuant to state law regarding public bidding set forth in Minnesota Statute Section 471.345, Marcus Construction, as the City’s Construction Manager at Risk, has sought quotes for various costs of labor or materials for construction services and construction related materials in instances when those costs would not exceed the competitive bid limits set forth in state law; and

WHEREAS, pursuant to the agreement with Marcus Construction any awarded contracts for the Project are to be assigned to Marcus Construction and Marcus Construction and the City shall enter into a Guaranteed Maximum Price agreement (“GMP Agreement”); and

WHEREAS, the Council obtained quotes for specific Project categories, each estimated less than the minimum monetary threshold requiring public bidding, are listed by category, quoter, and quote amount on attached Exhibit A; and

NOW, THEREFORE, it is hereby resolved by the City Council for the City of Olivia,

1. The quotes listed on attached Exhibit A are accepted and the contract is awarded thereto contingent upon Marcus Construction executing the Assignment of the Contract and the GMP Amendment.
2. The City will retain the quotes on file for a period of at least one year as set forth in Minnesota State Statute Section 471.345.

Passed this 17th day of June, 2024.

Jon Hawkinson, Mayor

ATTEST _____
Jasmine Miller, City Clerk

Exhibit A

Index		Public Bids - Olivia Remodel and Addition Date 6.12.24					
N/B - No Bid							
Non-Compliant Bid							
Selected Bid							
Company Name	Material	Labor	Total	Alts	Notes		
Bid Package #1A&B - Rough Carpentry							
Madera Carpenters LLC	\$102,174	\$113,253	\$215,427	N/A			
AP Premier Contracting	N/B						
Clements Lumber	N/B						
Diverse Carpentry Inc	N/B						
Facility Enhancement Inc	N/B						
Grefe Construction	N/B						
J & J Builders Inc	N/B						
Mid-Central Framing	N/B						
Niemela Design and Construction	N/B						
Oakridge Construction Inc	N/B						
Perkins Lumber Company	N/B						
Pfeffer Construction	N/B						
Simonson Lumber of Hutchinson	N/B						
Simonson Lumber St. Cloud							
Vjon Carlson Construction	N/B						
Bid Package #2A&B - Metal Roofing							
Company Name	Material	Labor	Total	Alts	Notes		
A.S.H Roofing & Custom Cladding	\$70,200	\$78,800	\$149,000	N/A			
Buttweilers Do All Roofing	N/B						
Environmental Building Product	N/B						
Gag Sheet Metal Inc	N/B						
Heartland Construction	N/B						
Innovative Builders, Erectors & Developers	N/B						
Innovative Building Concepts, LLC	N/B						
Kato Roofing Inc	N/B						
Probuilt Exteriors LLC	N/B						
Progressive Building Systems LLC	N/B						
Pulsifer Construction Inc	N/B						
West Central Roofing	N/B						
Bid Package #3A&B - Plumbing							
Company Name	Material	Labor	Total	Alt-1 (Add)	Notes		
Falcon Mechanical	\$101,000	\$58,000	\$159,000	M - \$10,580 L - \$2,500			
Gag Sheet Metal Inc	\$115,540	\$104,260	\$219,800				
Lake Country Mechanical	\$240,000	\$280,600	\$520,600	M - \$3,500 L - \$2,000			
Voss Concrete Inc	\$92,550	\$89,525	\$182,075	M&L - \$21500			
Plumbing & Heating of Willmar	\$109,393	\$87,503	\$196,896	No alt.			
BK Plumbing & Heating	N/B			M - \$0 L - \$13,400			

Erickson Blumbing & Heating	N/B						
Foster's Mechanical	N/B						
Northern Plumbing & Heating	N/B						
TEK Mechanical Service Inc	N/B						

Bid Package #4A&B - Mechanical

Company Name	Material	Labor	Total	Alt	Notes		
Erickson Plumbing & Heating	\$182,628	\$62,806	\$245,434	N/A			
Falcon Mechanical	\$122,000	\$135,000	\$257,000	N/A			
Foster's Mechanical	\$158,100	\$146,300	\$304,400	N/A			
Gag Sheet Metal Inc	\$175,000	\$180,000	\$355,000	N/A			
Air-Pro Heating & Cooling LLC	N/B						
Lake Country Mechanical	N/B						
Northern Plumbing & Heating	N/B						
Peterson Sheet Metal Inc	N/B						
TEK Mechanical Service Inc	N/B						
TEK Plumbing and Heating	N/B						

Bid Package #5A&B - Fire Supression

Company Name	Material	Labor	Total	Alt	Notes		
Summit Companies	\$48,200	\$33,600	\$81,800	N/A			
Breth-Zenzen Fire Protection	\$49,500	\$72,600	\$122,100	N/A			
Nardini Fire Equipment Company Inc	N/B						
Nova Fire Protection	N/B						
Total Fire Protection	N/B						

Bid Package #6A&B - Electrical

Company Name	Material	Labor	Total	Alt-2 (Deduct)	Notes		
B & J Lake Region Electric	N/B						
Bradley Security & Electric LLC	N/B						
Community Electric Inc	\$395,109	\$217,648	\$612,757	M - \$129,000 L - \$6,485			
Cory's Hometown Electric	N/B						
Design Electric Inc	\$352,627	\$238,738	\$591,365	No alt.			
Hutch Electric	N/B						
Kim's Electric LLC	N/B						
Klabunde Electric Inc	N/B						
Valley Electric	N/B						
Willmar Electric Service Corp.	N/B						

Index

Negotiated Bids - Olivia Remodel and Addition

Date 6.12.24

N/B - No Bid

Non-Compliant Bid

Selected Bid

Division 1 - General Requirements

Company Name	Material	Labor	Total	Alt-1	Notes
Independent Testing Tech			\$ 12,965.00		Testing
American Engineering Testing, Braun Intertec			\$ 16,823.00		Testing
Bonnema Runke Stern Inc.			\$ 15,132.50		Testing
True North Surveys			\$ 4,400.00		Survey
Chosen Valley Testing					
O'Malley & Kron Land Surveyors			\$ 5,775.00		Survey
Commercial Cleaning Service			\$ 6,000.00		Final Clean
Spotless Clean					
A1 Cleaning					

Division 2 - Sitework/Utilities

Company Name	Material	Labor	Total	Alt-1	Notes
Schmidt Construction Inc.	\$ 21,647.00	107,553	\$ 129,200.00		Site work and Utilities
71 Aggregate					
Ashwill Companies	\$ 81,394.00	\$ 115,370.00	\$ 196,764.00		
Bonnema Excavating					
Brouwer Construction			\$ 188,425.31		Site work and Utilities. Did not break out Material and Labor
C&C Striping (ERP linked)					
Duininck, Inc.	\$ 23,759.00	\$ 165,741.00	\$ 189,500.00		Earthwork.
Duininck, Inc.	\$ 32,521.00	\$ 32,979.00	\$ 65,500.00		Utilities.
Gary Kerkhoff Construction					
Vreeman Construction Company Inc.			\$ 196,795.00		Did not break out material and labor
Haney Construction LLC.					

Paving

Company Name	Material	Labor	Total	Alt-1	Notes
M.R. Paving & Excavating	\$ 35,000.00	42,000	\$ 77,000.00		Paving
Duininck, Inc.	\$ 29,558.00	\$ 27,322.00	\$ 56,880.00		Paving
Mathiowetz Construction Company					
Midwest Asphalt Corp.					
Northwest Asphalt, Inc.					

Demolition

Company Name	Material	Labor	Total	Alt-1	Notes
Ross Kraemer Construction LLC		\$ 15,900.00	\$ 15,900.00		Interior demo & EIFS/Insulation demo on Ext.
AF Drywall LLC					
Facility Enhancement Inc.					
Niemela Design and Construction, LLC					
Riggs Bros. Construction LLC					
Sparta Capital, Inc. dba M.A.A.C.			\$ 88,000.00		Int. & Ext Demo (includes site demo)
Twin Town Demolition			\$ 69,000.00		Int. & Ext Demo (includes site demo)

Asbestos Abatement

Company Name	Material	Labor	Total	Alt-1	Notes		
M.A.A.C.			\$ 14,700.00				
Division 3 - Builing Concrete							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ashwill Companies - Building Concrete	\$ 75,856.00	\$ 79,054.00	\$ 154,910.00				
Caskey Concrete & Masonry							
Double J Concrete Inc.							
Evenson Concrete Systems - Building Concrete	\$ 82,071.00	\$ 67,149.00	\$ 149,220.00				
Johnson Concrete, LLC							
Division 3 - Site Concrete							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ashwill Companies - Site Concrete	\$ 23,260.00	\$ 19,100.00	\$ 42,360.00				
Evenson Concrete Systems - Site Concrete	\$ 27,138.00	\$ 22,204.00	\$ 49,342.00				
L&H Concrete							
Riggs Bros. Construction LLC							
Sjoberg Masonry & Concrete LLC.							
Voss Concrete Inc.							
Zeitz Concrete							
Division 4 - Masonry							
Company Name	Material	Labor	Total	Alt-1	Notes		
Sjoberg Masonry & Concrete LLC.	\$ 2,000.00	\$ 13,900.00	\$ 15,900.00				
SJB Masonry LLC							
Caskey Concrete & Masonry							
Haats Masonry							
Heritage Masonry							
Matheson Custom Masonry Inc.							
PGS, LLC							
Riggs Bros. Construction LLC							
Stone Pro - LLC.							
Toutges Masonry							
Travis Masonry							
Division 5- Metals							
Company Name	Material	Labor	Total	Alt-1	Notes		
Ben's Structural Fabrication & OEM Plate Parts							
K&K Fabrication, Inc							
Koronis Fabricating, Inc	\$ 25,450.00		\$ 25,450.00		Fab Metals		
TEK Steel Fabricators, Inc.							
Thurnbeck Steel Fabrication							
Division 6- Woods/Plastics							
Company Name	Material	Labor	Total	Alt-1	Notes		
BKC Supply & Design							
Countertops Plus	\$ 15,865.00	\$ 7,800.00	\$ 23,665.00		P-lam counter tops, Solid surface tops & Sills		
Diversified Distributors Inc							
Rons Cabinets	\$ 37,178.00	\$ 13,545.00	\$ 50,723.00		Cabinets		
Dreamwood Cabinetry & Wood Products, LLC	\$ 40,110.00	\$ 4,500.00	\$ 44,610.00		Cabinets, P-lam tops, SS tops & sills		
Ross Kraemer Construction LLC							

Walz Design Cabinets							
Division 7- Thermal & Moisture Protection							
Company Name	Material	Labor	Total	Alt-1	Notes		
Central Lakes Insulation							
Elite Insulation							
Intex Insulating Company, Inc	\$ 37,710.00	\$ 24,018.00	\$ 61,728.00				
LTM Insulation							
Thermoseal Insulation, LLC			\$ 37,496.00		Did not follow spec, did not break out M/L.		
Metal Wall Panel							
Company Name	Material	Labor	Total	Alt-1	Notes		
A.S.H. Roofing & Custom Cladding	\$ 50,090.00	\$ 50,320.00	\$ 100,410.00		Ext. Metal Wall Panels		
Environmental Building Products							
Heartland Construction							
Innovative Building Concepts, LLC							
Long Creek Steel							
Metal Sales	\$ 28,465.11		\$ 28,465.11		Interior Liner Panel Supply		
Northland Steel & Trim	\$ 29,657.88		\$ 29,657.88		Interior Liner Panel Supply		
ProBuild							
Probuilt Exteriors LLC					Waiting for their number, had computer issues		
Progressive Building Systems, LLC							
Pulsifer Construction, Inc.							
Ross Kraemer Construction LLC		\$ 19,700.00	\$ 19,700.00		Labor to install Liner		
Membrane Roof							
Company Name	Material	Labor	Total	Alt-1	Notes		
Buttweilers Do All Roofing	\$ 9,462.00	\$ 47,968.00	\$ 57,430.00		EPDM Roof		
A.S.H. Roofing & Custom Cladding	\$ 44,980.00	\$ 13,500.00	\$ 58,480.00				
Kato Roofing Inc							
West Central Roofing	\$ 61,461.00	\$ 25,352.00	\$ 86,813.00				
Division 8- Doors/Windows							
Company Name	Material	Labor	Total	Alt-1	Notes		
American Door Works - Willmar	\$ 69,000.00	\$ 10,500.00	\$ 79,500.00		Overhead Doors		
Excel Overhead Door	\$ 92,355.00	\$ 9,740.00	\$ 102,095.00		Overhead Doors		
Commercial Door Systems, Inc.	\$ 168,350.00		\$ 168,350.00		Walk Doors		
Crow River Glass Inc							
D&M Industries							
Heartland Door Sales Inc.							
Heartland Glass							
Kendell Doors & Hardware							
Mid Central Door							
Nationwide Glass of Willmar	\$ 11,962.00	\$ 4,000.00	\$ 15,962.00		Aluminum Storefront and Glazing		
Overhead Door Company of Mankato							
Quality Overhead Door of Mankato							
Ross Kraemer Construction LLC							
Southwest Glass Center							
Total Glass, Inc	\$ 10,338.00	\$ 5,800.00	\$ 16,138.00		Aluminum Storefront and Glazing		
Twin City Hardware - New Hope							

Division 9- Finishes							
Company Name	Material	Labor	Total	Alt-1	Notes		
Niemela Design and Construction, LLC	\$ 43,654.00	\$ 69,337.00	\$ 112,991.00		Interior Framing, Drywall		
Northwest Drywall, Inc.	\$ 50,950.00	\$ 69,620.00	\$ 120,570.00		Interior Framing, Drywall		
AF Drywall LLC	\$ 72,040.00	\$ 88,560.00	\$ 160,600.00		Interior Framing, Drywall		
Facility Enhancement Inc.	\$ 58,000.00	\$ 66,000.00	\$ 124,000.00		Interior Framing, Drywall		
St. Aubin Drywall							
Doherty Companies LLC							
B&P Drywall & Construction LLC							
Knockout Drywall							
Flooring							
Company Name	Material	Labor	Total	Alt-1	Notes		
CFS Interiors and Flooring	\$ 32,821.00	\$ 22,153.00	\$ 54,974.00		Flooring		
Don's Flooring							
Floor to Ceiling Store, Inc.	\$ 37,907.00	\$ 22,274.00	\$ 60,181.00		Flooring		
B&B Carpet One Floor & Home							
Minnesota Flooring Inc.							
Painting							
Company Name	Material	Labor	Total	Alt-1	Notes		
Lecy Painting	\$ 5,844.50	\$ 10,869.05	\$ 16,713.55		Painting		
Colorful Concepts Painting	\$ 4,821.00	\$ 48,436.00	\$ 53,257.00		Painting		
Spectrum Painting of Willmar LLC							
Guptill Painting							
JSH Construction							
Kyle Hoehne Painting							
Epoxy							
Company Name	Material	Labor	Total	Alt-1	Notes		
Pro Maintenance, Inc.	\$ 7,027.16	\$ 10,540.74	\$ 17,567.90		Epoxy, concrete sealer		
HTI Polymer							
Swedebro			\$ 14,500.00		Epoxy, no sealer		
ACT							
Company Name	Material	Labor	Total	Alt-1	Notes		
St. Cloud Acoustics, Inc.	\$ 25,200.00	\$ 14,600.00	\$ 39,800.00		ACT		
Acoustics Associates Inc							
Arrow Acoustics LLC							
Twin Cities Acoustics Inc.	\$ 25,594.00	\$ 14,396.00	\$ 39,990.00		ACT		
Kirk Acoustics Inc.							
Division 10- Specialties							
Company Name	Material	Labor	Total	Alt-1	Notes		
The Tenth Division	\$ 21,317.00		\$ 31,317.00				
Bandstra's Blinds							
Bartley Sales Company, Inc.	\$ 8,320.00				Not complete scope		
Budget Blinds							
Budget Blinds of Spicer/Willmar Lakes Area							
Building Material Supply, Inc. (BMSI)							
CFS Interiors and Flooring							

Construction Supply Inc							
Devenport Enterprises LLC							
Floor to Ceiling Store, Inc.							
Ross Kraemer Construction LLC							
We Cover Windows LLC							
Division 13- Special Construction							
Landscaping							
Company Name	Material	Labor	Total	Alt-1	Notes		
Stacy's Nursery Inc.	\$ 2,100.00	\$ 1,685.20	\$ 3,785.20				
Altendorf Landscape Co							
I & M Landscaping Nursery Inc.							
Landscape Concepts, Inc.							
Monson Landscaping and Excavating							
Taatjes Landscaping & Design							



Memorandum

To: City Council
 From: Public Works Department
 RE: Quotes for 1-ton Dump Truck

Public Works solicited the following quotes for a new 1-ton dump truck to replace the current 2008 Dodge truck, to follow the replacement schedule established for Public Works equipment.

Truck Options

Truck	MSRP	Trade-In	City would Pay
Dodge 3500	\$56,296	\$17,000	\$39,296
Chevy 3500	\$54,592	\$15,500	\$38,500
Ford F350	\$54,585	\$15,000-\$17,000	\$39,585-\$37,585

All options have a 5-year 60,000 power train warranty

Dump Box Options

Renville Trailer Sales Inc.	\$13,700
Crysteel	\$15,729

The Public Works Department recommends the following:

Truck	Chevy 3500	\$38,500
Dump Box	Renville Trailer Sales Inc.	\$13,700
Total		\$52,200

This item has been budgeted for in the Public Works Department budget.

Q U O T A T I O N

RENVILLE SALES, INC
21026 US HWY 212
RENVILLE, MN 56284
Phone #: (320)329-3469
Fax #: (320)329-4269

PHONE #: (320)523-2170
CELL #:
ALT. #:
P.O.#:
TERMS: Net 30
SALES TYPE: Quote

DATE: 4/8/2024
ORDER #: 23614
CUSTOMER #: 105750
CP: BH
LOCATION: 1
STATUS: Active

BILL TO 105750

Olivia Chrysler
1407 W Lincoln Ave.
Olivia, MN 56277

SHIP TO

Olivia Chrysler
1407 W Lincoln Ave.
Olivia, MN 56277

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
****	NON-INV	CM DB-WTB DUMP BODY 9' W/ 12V HOIST - FOLD DOWN SIDES	1	\$11,000.00	\$11,000.00	\$11,000.00
****	NON-INV	RAM ICC REAR BUMPER W/HITCH	1	\$1,200.00	\$1,200.00	\$1,200.00
****	LABOR-T	INSTALL - MATERIALS AND LABOR	1	\$1,500.00	\$1,500.00	\$1,500.00

Prices reflected on this quote are valid for 30 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

SUBTOTAL:	\$13,700.00
TAX:	\$0.00
ORDER TOTAL:	\$13,700.00

Authorized By: _____



1130 73rd Avenue NE
 Fridley, MN 55432
 (763) 571-1902
 1-800-795-1902
 Fax # (763) 571-5091

Highway 60 East
 Lake Crystal, MN 56055
 (507) 726-6041
 1-800-722-0588
 Fax # (507) 726-2984

www.crysteeltruck.com

AN EQUAL OPPORTUNITY EMPLOYER

Date: 6/11/2024
 Company: Weelborg Ford
 Contact: Joel
 Phone#: 607-644-2931
 Email: joel@mykwford.com

Reference: City of Olivia REV1
 Address: 1307 E Bridge St.

City: Redwood Falls
 State: MN 56283

Dealer	Chassis Estimated Delivery
Truck Make	CA or CT
Model Year	60" CA CHASSIS
Truck Model	Transmission
	Cab Color

REFERENCE: COOPERATIVE PURCHASE OF EQUIPMENT FROM STATE OF MINNESOTA

CONTRACT NO: 224099

RELEASE NO: T-785(5)

CONTRACT PERIOD: January 1, 2023, THROUGH, August 31, 2024

EXTENSION OPTION: Up to 36 months

1-UNIT

STATE COOPERATIVE PRICING

QTY

5.0 Body

1	5.1	9' Crysteel E-Series Mild Steel Specifications: Ford and Chev 3500 Application 40" front, 60" cab to Axle 9' long x 96" wide OD x 87" wide ID Side height: 14" Tailgate height: 20" Quick drop tailgate, Fold down sides Fold Down Side Stops Dirt shedding top rail and corner post 1/4 cab shield w/ tapered window, 7 gauge floor 12 gauge sides and 10 gauge front Painted one fleet color (no base coat/clear coat) Under coated included		
1	5.2	C9-Crysteel hoist LB500		
1	5.3	C9-Crysteel Electric / Hydraulic Double acting Power Unit w/ In Cab		
1	5.4	C9-Installation of dump body		
1	5.5	C9-Installation of hoist		
1	5.18	C9-For boxed top rails		

6.0 Hitches

1	6.1	Custom Pull Plate 5/8" complete including: - 5/8" steel plate - All Gussets - Safety "D" Rings - Round Tube Bumper - 7 Way Plug		
1	6.2	Installation of custom hitch		
1	6.9	For weld on receiver style hitch (450-1804055)		

\$ 15,729.⁰⁰

OPTIONS -- The below options are NOT included in the above package pricing

<u>8.0 Accessories OPTIONS</u>			
1	8.38	For 1 Set Buyers Surface Mt Strobes - Mounted in Customer Supplied Location	\$284.00
<u>8.0 Toolbox/Backpack OPTIONS</u>			
1	8.1	Installation of Storage box	\$367.00
1	8.3	18 x 18 x 30 Treadbrite Aluminum Toolbox P/N 1705103	\$331.00
<u>8.0 Accessories</u>			
1	8.29	Buyers Mini Light Bar installed on cab shield, wired to in dash switch	\$433.00
1	8.36	Bulkhead Strobe plate Mount (dump body/flatbed)	\$148.00
1	8.43	For Poly Fenders 19.5 985-10001769	\$1,007.00



Weelborg Chevrolet of New Ulm
 1430 Westridge Rd
 New Ulm
 MN, 56073
<https://www.mykwchevrolet.com>

Deal #
 100785

John Wollé
 Contact Sales: (507) 233 - 2000
kyle.kapolczynski@weelborgauto.com

JW

City of Olivia
 +1-(507) 430 - 6769

2024 Chevrolet Silverado 3500HD CC
 Work Truck
 Color : White

Trade In Detail

2008 Dodge Ram 3500 VIN: 3D6WH48D38G247743 Color:	Trade Allowance \$15,500.00	Pay-Off \$0.00
---	--------------------------------	-------------------

	Cash
\$0.00 Customer Cash	\$54,592.00

Payment Detail

MSRP	\$55,313.00
Discount	\$1,313.00
Selling Price	\$54,000.00
Your Price	\$69,872.00
Total Savings	\$1,313.00
Trade Allowance	\$15,500.00
Trade Difference	\$54,372.00
Net Trade	\$15,500.00
Fees	\$220.00
Accessories	\$15,872.00
Unpaid Cash Balance	\$54,592.00
Amount Financed	\$54,592.00

Dump Boy —

X

Customer Signature & Date

X

Ryan Simonette | Manager Signature & Date

Payments offered here are all subject to final credit approval from the lending institution. Vehicle Price does not include accessories and is before Taxes and/or applicable fees. Leases in some cases require additional cash for Security Deposit, and at Lease's End, Lessee is responsible for \$0.25 per Mile over 15000 Miles per year and a Disposition Fee of \$495.00. Wear and tear guidelines apply. All prices, specifications, and availability subject to change without notice.



Preview Order 6769 - W3H 4x4 Crew Chas Cab DRW: Order Summary Time of Preview: 06/11/2024 10:42:05 Receipt: 6/11/2024

Dealership Name: Weelborg Ford, Inc.

Sales Code: F58655

Dealer Rep.	joel read	Type	Fleet	Vehicle Line	Superduty	Order Code	6769
Customer Name	city of olivi	Priority Code	G3	Model Year	2024	Price Level	425

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X4 CREW CHAS CAB DRW/179	\$55720	50 STATE EMISSIONS	\$0
179 INCH WHEELBASE	\$0	SNOW PLOW PREP PACKAGE	\$250
TOTAL BASE VEHICLE	\$55720	MID-SHIP FUEL TANK	\$125
OXFORD WHITE	\$0	250 AMP ALTERNATOR	\$0
CLOTH 40/20/40 SEAT	\$315	EXTERIOR BACKUP ALARM	\$175
MEDIUM DARK SLATE	\$0	PRICE CONCESSION INDICATOR	\$0
PREFERRED EQUIPMENT PKG 640A	\$0	REMARKS TRAILER	\$0
XL TRIM	\$0	PRIVACY GLASS	\$0
AIR CONDITIONING -- CFC FREE	\$0	XL CHROME PACKAGE	\$225
AM/FM STEREO MP3/CLK	\$0	.BACKGLASS DEFROST	\$0
7.3L DEVCT NA PFI V8 ENGINE	\$0	.POWER SLIDING REAR WINDOW	\$0
10-SPEED AUTO TORQSHIFT	\$0	.FOG LAMPS	\$0
LT245/75R17E BSW ALL-SEASON	\$0	.REMOTE START SYSTEM	\$0
3.73 RATIO REGULAR AXLE	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
JOB #2 ORDER	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	FUEL CHARGE	\$0
FRONT LICENSE PLATE BRACKET	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
PLATFORM RUNNING BOARDS	\$445	PRICED DORA	\$0
14000# GVWR PACKAGE	\$0	ADVERTISING ASSESSMENT	\$0
ENGINE BLOCK HEATER	\$190	DESTINATION & DELIVERY	\$1995

TOTAL BASE AND OPTIONS
DISCOUNTS
TOTAL

\$54,585. - Truck
 15,729. - Dump

 \$70,314. -

MSRP
\$59,440
N/A
\$59,440

ORDERING FIN: QC573 END USER FIN: QC573

Trade value approx. \$15,000 - 17,000. - Subject to looking at Time of Delivery

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Joel Read
Weelborg Ford

Customer Signature

Date

This order has not been submitted to the order bank.
This is not an invoice.



1130 73rd Avenue NE
 Fridley, MN 55432
 (763) 571-1902
 1-800-795-1902
 Fax # (763) 571-5091

Highway 60 East
 Lake Crystal, MN 56055
 (507) 726-6041
 1-800-722-0588
 Fax # (507) 726-2984

www.crysteeltruck.com

AN EQUAL OPPORTUNITY EMPLOYER

Date: 6/11/2024
 Company: Weelborg Ford
 Contact: Joel
 Phone#: 607-644-2931
 Email: joel@mykwford.com

Reference: City of Olivia REV1
 Address: 1307 E Bridge St.

City: Redwood Falls
 State: MN 56283

Dealer		Chassis Estimated Delivery	
Truck Make		CA or CT	60" CA CHASSIS
Model Year		Transmission	
Truck Model		Cab Color	

REFERENCE: COOPERATIVE PURCHASE OF EQUIPMENT FROM STATE OF MINNESOTA

CONTRACT NO: 224099

RELEASE NO: T-765(5)

CONTRACT PERIOD: January 1, 2023, THROUGH, August 31, 2024

EXTENSION OPTION: Up to 36 months

1-UNIT

STATE COOPERATIVE PRICING

QTY

<u>5.0 Body</u>			
1	5.1	9' Crysteel E-Series Mild Steel Specifications: Ford and Chev 3500 Application 40" front, 60" cab to Axle 9' long x 96" wide OD x 87" wide ID Side height: 14" Tailgate height: 20" Quick drop tailgate, Fold down sides Fold Down Side Stops Dirt shedding top rail and corner post 1/4 cab shield w/ tapered window, 7 gauge floor 12 gauge sides and 10 gauge front Painted one fleet color (no base coat/clear coat) Under coated included	
1	5.2	C9-Crysteel hoist LB500	
1	5.3	C9-Crysteel Electric / Hydraulic Double acting Power Unit w/ In Cab	
1	5.4	C9-Installation of dump body	
1	5.5	C9-Installation of hoist	
1	5.18	C9-For boxed top rails	
<u>6.0 Hitches</u>			
1	6.1	Custom Pull Plate 5/8" complete including: - 5/8" steel plate - All Gussets - Safety "D" Rings - Round Tube Bumper - 7 Way Plug	
1	6.2	Installation of custom hitch	
1	6.9	For weld on receiver style hitch (450-1804055)	

15,729.⁰⁰

OPTIONS -- The below options are NOT included in the above package pricing

<u>8.0 Accessories OPTIONS</u>			
1	8.38	For 1 Set Buyers Surface Mt Strobes - Mounted in Customer Supplied Location	\$284.00
<u>8.0 Toolbox/Backpack OPTIONS</u>			
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<u>8.0 Accessories</u>			
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1	8.36	Bulkhead Strobe plate Mount (dump body/flatbed)	\$148.00
1	8.43	For Poly Fenders 19.5 985-10001769	\$1,007.00



**2024 MODEL YEAR
RAM 3500 CHASSIS
TRADESMAN CREW CAB 60" C/A 4X4**

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE OF THE UNITED STATES. MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL INCLUDING DEALER PREPARATION

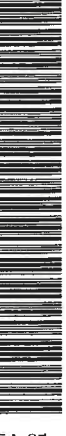
Base Price: **\$53,265**

RAM 3500 CREW CAB CHASSIS 4X4
Exterior Color: Bright White Clear-Coat Exterior Paint
Interior Color: Black Interior Color
Interior: Cloth (204) Bench Seat (10) All Seats
Transmission: 8-Speed Automatic 8HP75-10T Transmission
STANDARD EQUIPMENT (UNLESS INDICATED BY OPTIONAL EQUIPMENT)
FUNCTIONAL SAFETY FEATURES

Advanced Multitasker Front Air Bags
Rear Seat Reminder Alert
Manual Shift-On-The-Fly Transfer Case
Anti-Spin Differential Rear Axle
Electronic Stability Control
Stationary Elevated Engine Idle
Uplifter Electronic Module (VSM)
Anti-Lock 4-Wheel Disc Brakes
730-Amp Maintenance-Free Battery
220-Amp Alternator
Rear Heavy-Duty Stabilizer Bar
Push-Button Start
Sentry Key® Theft Deterrent System
Active Grille Shutters
Automatic Headlamps
Low-Beam Daytime Running Headlamps
Dashboard Pass-Thru Wire Circuits
52-Gallon Rear Fuel Tank
INTERIOR FEATURES

Ready-Alert Braking
Uconnect® 3 with 5-inch Touch Screen Display
Integrated Voice Command
Full-Function Media Hub with 2-USB Plus Aux Port
Remote USB Port
Instrument Panel Mounted Auxiliary Switches
12-Volt Auxiliary Power Outlet
Air Conditioning
Delete Front Center Seat
Delete Rear Seat
Rear Under-Seal Storage Compartment
Tilt Steering Column
Power Front Windows with 1-Touch Up / Down
Rear-View Day / Night Mirror
Driver / Passenger Assist Handles
Black Vinyl Floor Covering
Global Telematics Box Module (TBM)
Ram Connect (Connected Services) w/ Trail
EXTERIOR FEATURES
18-inch x 8.0-inch Steel Wheels
LT275/70R18 BSW On/Off-Road Tires
Pwr Adj Heated TT Mirrors w/ Manual Fold/Telescope

Assembly Plant/Port of Entry: SALTILO, MEXICO
VIN: 3C7-WRTCJ8RG-135731
L-Code: 5944
SL: 089-3
SHIP TO: SOURCE



THIS LABEL IS ADDED TO THIS VEHICLE TO COMPLY WITH FEDERAL LAW. THE LABEL CANNOT BE REMOVED OR ALTERED PRIOR TO DELIVERY TO THE ULTIMATE PURCHASER.
* STATE AND LOCAL TAXES, FEE, LICENSE AND TITLE FEES AND DEALER SUPPLIED AND INSTALLED OPTIONS AND ACCESSORIES ARE NOT INCLUDED IN THIS PRICE. DISCOUNT, IF ANY, IS BASED ON THE MSRP OF THIS MODEL. ©2023 RAM TRUCKS.

7-Fin Trailer Wiring Harness

Clearance Lamps
Tinted Glass Windows
Tinted Windshield Glass

OPTIONAL EQUIPMENT (May Require Standard Equipment)
Cloth 40/20/40 Bench Seat Including All Seats
Front Armrest with Cupholders
Customer Preferred Package ZGA

Electrical Accessory Group
Voltage-Monitoring Auto-Idle-Up System
Heavy-Duty Snow-Flow Prep Group
Chrome Appearance Group
Chrome Headlamp Bezels

Bright Front Bumper
Electronic Shift-On-The-Fly Transfer Case
Remote Keyless-Entry

Front Fog Lamps
Uconnect® 5 with 8.4-inch Touch Screen Display
4G LTE Wi-Fi Hot Spot with Trail Included
Apple CarPlay®

Google Android Auto™
Ram Connect (Connected Services) with Trail
SiriusXM® with 3-Month Radio Sub Call 800-643-2112
Handsfree Phone and Audio

Dual-Rear Wheels
11.50-inch Dual Rear Wheel Axle
LT235/60R17E BSW All-Season Tires
Tow Hooks

Destination Charge \$1,995

Tow Hooks \$95

Destination Charge \$1,995

TOTAL PRICE: * \$61,960

WARRANTY COVERAGE
5-year or 60,000-mile Powertrain Limited Warranty,
3-year or 36,000-mile Basic Limited Warranty.
Ask Dealer for a copy of the limited warranties or see your owner's manual for details.

**5 YEAR / 60,000 MILE
POWERTRAIN WARRANTY**

For more information visit: www.ramtrucks.com
or call 1-866-RAMINFO

FCA US LLC

EPA DOT Fuel Economy and Environment

Fuel Economy
N/A
combined city/hwy city highway
N/A gallons per 100 miles

Heavy duty vehicle,
no label required.

You spend
N/A
in fuel costs
over 5 years
compared to the
average new vehicle.

Annual fuel cost
N/A



fuelconomy.gov
Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

This vehicle has not been rated by the government for overall vehicle score, frontal crash, side crash, or rollover risk.

Source: National Highway Traffic Safety Administration (NHTSA)
www.safercar.gov or 1-888-327-4236



VEHICLE PROTECTION
A PRODUCT OF FCA US LLC
Ask for Major Vehicle Protection for your vehicle. We Built It. We Built It.

From: kreineke@oliviachrysler.motosnap.com To: oliviapw@olivia.mn.us
Subject: Ram

[City of Olivia.pdf](#)

OLIVIA
CHRYSLER DODGE JEEP & RAM

800-839-5337
 www.oliviachryslercenter.com
 2135 West Lincoln Olivia, MN

Hi Craig, thanks again for the opportunity to take care of the City of Olivia's vehicle needs. I came across some new information. Even though the ordering system allowed us to build the Ram 3500 and 4500 cab chassis on the Ram website when you were in, I since then talked to the Government fleet manager for Ram to find out if there were any additional fleet allowances I could get for you and he informed me that the order cutoff for government fleet orders on 2024 model cab chassis has already taken place so we are not able to order a 2024 Cab Chassis. The good news is that we have a 2024 Ram 3500 Cab chassis in inventory that is a very close fit to what we built together and I attached the window sticker to this email. Below is the price breakdown including a new 9' dump body with hoist installed:

2024 Ram 3500 Crew Cab 4x4

MSRP:	\$61960.00
Fleet discount:	-\$5664.00
Your price:	\$56296.00
9' Dump body installed	\$13850.00
Trade value 2008 Ram 3500	-\$17000.00
Balance:	\$53146.00 (plus TTL)

Thank you Craig, also in pricing the Ram 4500 and transferring the current dump body from your 2008 Ram 3500 trade. after adding in the cost of transferring the dump body and that the dump body adds value to the trade made the numbers come out near the same.

Kevin



Kevin Reineke
Olivia Chrysler Center
 2135 W Lincoln Ave
 Olivia, MN 56277



Memorandum

To: City Council
From: Elizabeth Torkelson, City Administration
RE: Ordinance Amendments

Staff has been diligently working with the City Attorney and League of Minnesota Cities to prepared multiple ordinance amendments for your approval. Below you will find short summaries addressing the reasons for the recommended changes.

Ordinance Amendments:

- 1. Ordinance 2024-04, Amending Chapter 93 of the Olivia City Code Regarding Animal License Requirements:** Historically, pet licensing has been implemented to ensure pet identification, promote responsible pet ownership, and generate revenue. However, recent evaluations suggest that the effectiveness of this requirement may be limited and may no longer serve the intended purposes optimally. Current data indicates that compliance with the pet licensing requirement is below 50%. This low participation undermines the effectiveness of the program. The administrative cost of managing the licensing program often outweighs the revenue generated, resulting in an inefficient use of resources. Advances in technology, such as microchipping, offer more reliable and permanent means of pet identification. In today's digital age, leveraging social media platforms to locate pet owners has proven to be an effective and efficient method compared to traditional approaches, such as using spreadsheets for animal identification.
- 2. Ordinance 2024-05, Amending Chapter 152 of the Olivia City Code Regarding B-3 Central Business District:** A building permit received by the Planning & Zoning Administrator June 3, 2024 proposing an attached garage on an already existing single-family home. Currently, our ordinances would define the use of this property as a Nonconforming use, as it is zoned B-3 Central Business and would dictate said project to be denied. By unanimous recommendation of the Planning Commission at the regular meeting on June 10, 2024, staff is proposing to amend the current code of ordinances to allow minor improvements to nonconforming uses within the B-3 Central Business District. The ordinance change is justified by our new Comprehensive Plan, which would guide us to encourage the updating and maintaining of the current housing stock. This ordinance change would promote more construction, maintenance, and housing stock longevity.

ORDINANCE NO. 2024-~~04XX~~

CITY OF OLIVIA
COUNTY OF RENVILLE
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 93 OF THE OLIVIA CITY CODE
REGARDING ANIMAL LICENSE REQUIREMENTS

The City Council of the City of Olivia does ordain:

SECTION 1. Sections 93.01, ~~and~~ 93.03, 93.05 and 93.98 of Chapter 93 of the City of Olivia Code ~~are~~ amended to delete the stricken-out text as follows and add additional text as underlined:

93.01 [REPEALED, Ordinance No 24-XX]
93.01 LICENSE REQUIREMENTS.

~~The following regulations shall apply to all dogs and cats within the City of Olivia.~~

~~(A) A license shall be required for every dog and cat over the age of 6 months kept in the City of Olivia. This shall not apply to any dog or cat temporarily present within the City of Olivia for a period of less than 30 days.~~

~~(B) The owner, caretaker, or other person in possession of a dog or cat kept within the City of Olivia shall apply to the City Clerk for a license for the animal. The Clerk shall record the licenses issued and shall furnish the applicant with a tag for each license. The applicant shall attach the tag to a collar or chain around the neck of the animal in a secure manner.~~

~~(C) Licenses for dogs and cats shall be issued for the lifetime of the animal.~~

~~(D) The City Clerk shall not issue any license for a dog or cat until the applicant furnishes a certificate from a veterinarian indicating that the animal has been vaccinated for rabies within the preceding 2 years.~~

~~(E) License fees shall be set by the City Council of the City of Olivia by resolution and may be changed from time in the same manner. (See Appendix A). (Ord. 250, passed 10-20-1997) Penalty, see '10.99~~

93.03 POTENTIALLY DANGEROUS AND DANGEROUS AMIMALS.

(D) Reclaiming.

(1) All animals conveyed to the pound shall be kept, with humane treatment and sufficient food and water for their comfort, at least five regular business days, unless the animal is a dangerous animal as defined under § 93.03(A)(2), in which case it shall be kept for the times specified in §§ 93.03(C), (G) or (I), and except if the animal is a cruelly-treated animal in which case it shall be kept for 10 regular business days, unless sooner reclaimed by their owners or

keepers as provided by this section. In case the owner or keeper shall desire to reclaim the animal from the pound, the following shall be required:

(a) Payment of the animal pick up fees, as established in the fine and fee schedule, and receipt of a release permission from the police; and

(b) Payment of veterinary and maintenance costs, as provided by the pound, per day or any part of day while animal is in said pound; and

(c) ~~If a dog is unlicensed, payment of a regular license fee and valid certificate of vaccination for rabies and distemper shots is required.~~

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~~**93.05 EFFECTIVE DATE:**~~

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~~Sections 93.01 et seq. shall be effective upon passage and publication. (Ord. 250, passed 10-20-1997)~~

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93.98 VIOLATIONS.

~~(A) It shall be a petty misdemeanor for anyone, whether owner, caretaker, or person in possession of an animal, to violate the regulations set forth in "93.01.~~

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~~(B) It shall be a misdemeanor for anyone, whether owner, caretaker, or person in possession of an animal, to violate the regulations set forth in " 93.02, 93.04, 93.05, 93.11, and 93.12.~~

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~~(C) In addition to the penalties set forth above, an owner, caretaker, or person in possession of a dog or cat convicted of a subsequent violation, excluding those provisions set forth in "93.04(B), may be ordered by the court to either destroy the animal(s) or remove it (them) permanently to a location outside the City of Olivia.~~

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~~(D) It shall be a misdemeanor to harass, abuse, threaten, or in any way interfere with a police officer who is enforcing or attempting to enforce the terms of " 93.01 et seq.~~

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SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Passed this 1st day of July, 2024.

Jon Hawkinson, Mayor

ATTEST _____

Jasmine Miller, City Clerk

ORDINANCE NO. 2024-04

**CITY OF OLIVIA
COUNTY OF RENVILLE
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 93 OF THE OLIVIA CITY CODE
REGARDING ANIMAL LICENSE REQUIREMENTS**

The City Council of the City of Olivia does ordain:

SECTION 1. Sections 93.01, 93.03, 93.05 and 93.98 of Chapter 93 of the City of Olivia Code are amended to delete the stricken-out text as follows and add additional text as underlined:

93.01 [REPEALED, Ordinance No 24-XX]
93.01 LICENSE REQUIREMENTS.

~~The following regulations shall apply to all dogs and cats within the City of Olivia.~~

~~(A) A license shall be required for every dog and cat over the age of 6 months kept in the City of Olivia. This shall not apply to any dog or cat temporarily present within the City of Olivia for a period of less than 30 days.~~

~~(B) The owner, caretaker, or other person in possession of a dog or cat kept within the City of Olivia shall apply to the City Clerk for a license for the animal. The Clerk shall record the licenses issued and shall furnish the applicant with a tag for each license. The applicant shall attach the tag to a collar or chain around the neck of the animal in a secure manner.~~

~~(C) Licenses for dogs and cats shall be issued for the lifetime of the animal.~~

~~(D) The City Clerk shall not issue any license for a dog or cat until the applicant furnishes a certificate from a veterinarian indicating that the animal has been vaccinated for rabies within the preceding 2 years.~~

~~(E) License fees shall be set by the City Council of the City of Olivia by resolution and may be changed from time in the same manner. (See Appendix A).
(Ord. 250, passed 10-20-1997) Penalty, see '10.99~~

93.03 POTENTIALLY DANGEROUS AND DANGEROUS ANIMALS.

(D) Reclaiming.

(1) All animals conveyed to the pound shall be kept, with humane treatment and sufficient food and water for their comfort, at least five regular business days, unless the animal is a dangerous animal as defined under § 93.03(A)(2), in which case it shall be kept for the times specified in §§ 93.03(C), (G) or (I), and except if the animal is a cruelly-treated animal in which case it shall be kept for 10 regular business days, unless sooner reclaimed by their owners or

keepers as provided by this section. In case the owner or keeper shall desire to reclaim the animal from the pound, the following shall be required:

(a) Payment of the animal pick up fees, as established in the fine and fee schedule, and receipt of a release permission from the police; and

(b) Payment of veterinary and maintenance costs, as provided by the pound, per day or any part of day while animal is in said pound; ~~and~~

~~(c) If a dog is unlicensed, payment of a regular license fee and valid certificate of vaccination for rabies and distemper shots is required.~~

~~93.05 EFFECTIVE DATE.~~

~~Sections 93.01 *et seq.* shall be effective upon passage and publication.
(Ord. 250, passed 10-20-1997)~~

93.98 VIOLATIONS.

~~(A) It shall be a petty misdemeanor for anyone, whether owner, caretaker, or person in possession of an animal, to violate the regulations set forth in " 93.01.~~

~~(AB) It shall be a misdemeanor for anyone, whether owner, caretaker, or person in possession of an animal, to violate the regulations set forth in " 93.02, 93.04, 93.05, 93.11, and 93.12.~~

~~(BC) In addition to the penalties set forth above, an owner, caretaker, or person in possession of a dog or cat convicted of a subsequent violation, excluding those provisions set forth in "93.04(B), may be ordered by the court to either destroy the animal(s) or remove it (them) permanently to a location outside the City of Olivia.~~

~~(D) It shall be a misdemeanor to harass, abuse, threaten, or in any way interfere with a police officer who is enforcing or attempting to enforce the terms of " 93.01 *et seq.*~~

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Passed this 1st day of July, 2024.

Jon Hawkinson, Mayor

ATTEST _____

Jasmine Miller, City Clerk

ORDINANCE NO. 2024-05

**CITY OF OLIVIA
COUNTY OF RENVILLE
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 152 RELATED TO NONCONFORMING
USES AND ALLOWING MINOR IMPROVEMENTS**

The City Council of the City of Olivia does ordain:

SECTION 1. Sections 152.356 of Chapter 152 of the City of Olivia Code is hereby created by adding the text as underlined:

Section 152.356: Minor Improvements to Residential Lots in the B-3 Central Business District.

Purpose.

This section is intended to provide clear guidelines and allowances for minor improvements to legally established nonconforming uses on residential lots located within the B-3 Central Business District, ensuring these improvements are consistent with the overall character and intent of the district.

(A) Definition.

For the purposes of this section only, “minor improvements” shall be defined as non-structural changes or enhancements to residential properties that do not significantly alter the use, density, or footprint of the existing structures. Examples include, but are not limited to:

- Landscaping and gardening
- Installation of fences, patios, and decks
- Exterior painting, siding, roofing
- Interior remodel and renovations
- Window and door replacements
- Accessory structures, attached or detached, not to exceed the footprint or height of the principal structure (e.g., garden sheds, gazebos, garages)
- Solar panel installation

A legal nonconforming use may not be changed to a different nonconforming use.

(B) Permitted Minor Improvements.

Residential lots in the B-3 Central Business District are permitted to undergo minor improvements as defined above, subject to the following conditions:

1. Compliance with Existing Regulations:

All improvements must comply with applicable building codes, safety regulations, and aesthetic guidelines set forth in the B-3 district provisions.

2. Size and Scale Limitations:

Accessory structures must not exceed the footprint or height and must be located within the side or rear yard of the property.

3. Setback Requirements:

All improvements must adhere to the established setback requirements for the R-2 district.

4. Design Consistency:

Accessory structures must comply with the requirements governing accessory buildings and uses. (Code § 152.046).

(C) Approval Process.

Minor improvements as defined in this section do not require a full zoning review but must obtain a building permit from the Planning and Zoning Administrator. The permit application should include:

1. A detailed description of the proposed improvements.

2. A site plan or sketch illustrating the location and dimensions of the improvements.

3. Photographs of the existing property and the proposed improvement area.

The Planning and Zoning Administrator shall review the permit application to ensure compliance with the conditions set forth in this section and make a decision on the application, including notification of the applicant, within 60 days of application submission.

(D) Appeals.

Decisions made by the Planning and Zoning Administrator regarding minor improvement permits may be appealed to the Zoning Board of Appeals within 30 days of the decision by the Zoning Administrator.

(E) Enforcement.

Any minor improvements undertaken without the required permit or in violation of the conditions set forth in this section shall be subject to enforcement actions, including fines and the requirement to remove or modify non-compliant improvements.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Passed this ____ day of July, 2024.

Jon Hawkinson, Mayor

ATTEST _____

Jasmine Miller, City Clerk

**CITY OF OLIVIA
RESOLUTION NO. 2024-70**

**A Resolution Setting a Public Hearing on July 1, 2024, for the
Proposed Ordinance Amending Chapter 152**

WHEREAS, the City Council pursuant to Minnesota Statute § 462.357 desires to consider an amendment to the zoning code; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Olivia, Minnesota, as follows:

The City Council will consider Ordinance 2024-05 Amending Chapter 152 related to nonconforming uses and allowing minor improvements and a public hearing shall be held on such proposed vacation on the 1st day of July, 2024 in the City Hall located at 1009 W Lincoln Ave at 5:30 PM or soon thereafter; and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to give published, posted and mailed notice of such hearing as required by law.

Adopted by the City Council of the City of Olivia this 17th day of June, 2024.

Jon Hawkinson, Mayor

ATTEST: _____
Jasmine Miller, City Clerk

BOLD Community Pool – Report 6-2024

Lifeguarding class that was in May resulted in 3 new hired Bold Pool Employees.

The summer schedule has started and we have had several great comments on our lessons and our staff. Parents and kids are excited to have lessons again at the pool. The comments are great and I enjoy sharing them with my employees and to share with our boards.

The adjuster's accountant and the adjuster are still working on our case. The accountant has changed within the same organization and we were emailed in early June about getting some information that Amy had provided the past accountant.

We continue to offer AM lap swim and PM lap swim with Water Ex. Water Safety Instructor (WSI) is scheduled for early July and I am hopeful to fill the course with the minimum required by the Red Cross (new requirements). I hope to have three from Bold with 2 being current employees taking the course and one potential new employee.

Our summer swimming program started Monday June 3rd for day time Session One lessons and our evening session in June started on Tuesday, June 4th. Day time Session Two will be starting on Monday June 17th. Along with lessons we will have started open swim and family swim for the summer.

We have an inservice scheduled for June and July. I am hoping to do something with EMS in July.

We have had several adjustments to our schedule for the construction going on in and around the school. So far it has been minor. The project that affects us in July will potentially create some cancellations of activities and potentially decrease in participation. I am working on a plan b and c to keep as many activities as possible.

In addition to all of the above I have canceled a few activities due to being short staffed during the July WSI class (July 1st, 2nd and 3rd) and potentially another day or two due to staffing but, I am working on trying to downsize those days as much as I can.

Thank you

Please let me know if you have any questions
Tracey Johnson, Pool Coordinator BOLD Community Pool
Tracey.johnson@bold.k12.mn.us 320-523-1031 ext3152