

**CITY OF VADNAIS HEIGHTS
NOTICE OF HEARING ON ASSESSMENTS
FOR IMPROVEMENT NO. 2013-1
(2013 STREET IMPROVEMENT PROGRAM)
CITY OF VADNAIS HEIGHTS
RAMSEY COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN that the Council of the City of Vadnais Heights, Minnesota, will meet at the City Hall, 800 East County Road E in said City, on Wednesday, June 5, 2013 at 7:00 o'clock p.m. to hear, consider, and pass upon any and all written or oral objections which may be offered with respect to the proposed special assessments for Improvement No. 2013-1. If the adopted assessment as to any particular lot, piece, or parcel of land differs from the proposed assessment, the City will mail to the property owner a notice detailing the change. The proposed assessment roll is now on file in the office of the City Administrator and open to public inspection by all persons interested.

The general nature of Improvement No. 2013-1 now being assessed is as follows: Street improvements consisting of bituminous mill and overlay or bituminous replacement improvements.

The maximum total cost of the project is \$399,999 and the total amount of the proposed assessment is \$175,766 with the City funding the remaining \$224,233.

The area proposed to be assessed shall be all lots and tracts of land abutting the streets described below:

Properties abutting all or portions of International Drive from Willow Lake Boulevard to 350 Feet North, Springhill Road from Greenhaven Drive to the west cul-de-sac, and Rosebriar Avenue from Greenhaven Drive to Greenhaven Drive.

It includes the following specific lots, pieces, and parcels of land identified by their property identification (PIN) numbers:

203022130011	203022130012	203022130013
203022130014	203022130015	203022130016
203022130037	203022130036	203022130035
203022130034	203022130041	203022130040
203022130039	203022130038	203022130055
203022130056	203022130057	203022130058
203022130059		
203022130067	203022130068	203022130069
203022130070	203022240001	203022240002
203022240003	203022240004	203022240005
203022240006	203022240007	203022240008
203022240009	203022240010	203022210006
203022210007	203022210008	203022210009
203022240011	203022240012	203022240013
203022240014	203022240015	203022240016
203022230002	203022230003	203022230004
203022230005	203022230006	203022230007
203022230008	203022230009	203022230010
203022230011	203022230012	203022230013
203022230014	203022230015	203022230016
203022230017	203022240036	203022240035
203022240034	203022240033	203022240032
203022240031	203022240030	203022240029
203022240028	203022240027	203022240026
203022240025	203022240024	203022240023
203022240022	203022240021	203022240020
203022240019	203022240018	203022240017
203022130071	203022130072	203022130073
203022130074	203022240066	343022220069
343022210021	343022210025	

The entire amount assessed against each parcel of land will be payable, unless prepaid as follows: in six (6) equal, consecutive, annual installments for bituminous mill and overlays or eight (8) equal, consecutive annual installments for bituminous replacement. The first of such installments shall be payable with general taxes levied in 2013, collectible with such taxes during 2014. The first installment will be payable with interest at the rate of a maximum of eight percent (8%) per annum on the entire assessment from the date of the resolution levying the same to December 31, 2013, and each subsequent installment will be payable with one year's interest at a maximum of eight percent (8%) per annum on all unpaid installments, except that no interest will be charged on the part paid if the whole or at least twenty-five percent (25%) of the assessment as to any parcel is paid to the City Administrator within thirty (30) days from the date of the adoption of the assessment roll.

All persons desiring to be heard with reference to the improvements and the area proposed to be assessed therefore may appear and be heard by the City Council at the time and place stated above. Oral or written objections by any property owner will be considered at the hearing.

Pursuant to Minnesota Statutes, Section 429.061, no appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Administrator prior to the assessment hearing or presented to the presiding officer at the hearing.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Administrator of the City within thirty (30) days after the adoption of the assessment and filing such notice with the District Court within ten (10) days after service upon the Mayor or City Administrator.

The City has an ordinance allowing deferred assessments for certain qualifying senior citizens and retired disabled homeowners. Under that ordinance, an owner of homestead property who is 65 years of age or older or who is totally or permanently disabled may defer special assessments if the following conditions are met: (1) The applicant must be a fee simple owner of the property or must be a contract vendee for fee simple ownership; (2) The property must be the applicant's principal place of domicile and be classified on the county's real estate tax rolls as the applicant's homestead; (3) The total of all annual installments from the special assessment levied against the homestead property must exceed one percent (1%) of the adjusted gross income of the property owners; (4) property must be zoned non-residential, and; (5) The owner must meet the age or disability requirement as of the date of the initial assessment hearing for the improvement being assessed. All deferred special assessments shall be charged simple interest at the same rate charged on the assessment, which was deferred until termination of the deferral status. The City Council may choose to modify the Senior Deferral Policy at the assessment hearing.

Dated: May 15, 2013
BY ORDER OF THE CITY COUNCIL
Kevin P. Watson, City Administrator
Published in Vadnais Heights Press May 22 and 29, 2013.

**NORTHEAST METRO
INTERMEDIATE SCHOOL DISTRICT 916
CALL FOR BIDS**

1.01 INTRODUCTORY INFORMATION

A. **From:** Kraus-Anderson Construction Company
B. **Project:** Northeast Metro Intermediate School District 916, K-8 Special Education Building BP-2
C. **Key Dates:**

- Bid Due Date:** Jun 18, 2013 @ 2:00 p.m.
- Pre-Bid Conference:** June 5, 2013 @ 2:00 p.m.
Kraus-Anderson Construction Company
8625 Rendova Street N.E.,
Circle Pines, MN 55014
Tel: 763-786-7711
- Cut Off Date for Questions and Interpretations:** June 10, 2013 @ 4:00 p.m.

D. **Method of Delivery:** Kraus-Anderson Construction Company has been pre-selected as an Agency Construction Manager by Northeast Metro 916 Intermediate School District to administrator the construction of K-8 Special Education Building, BP-2: Building Structure, Finishes, Mechanical, Electrical, 3764 95th Avenue NE, Blaine, MN 55014.

- This project consists of BP-2: Building Structure, Finishes, Mechanical, Electrical.
- The work will be issued in multiple Bid Packages.
- The herein referenced documents will enable your firm the opportunity to submit a detailed proposal. We look forward to receiving your Proposal and would like to extend our appreciation for your participation in advance of receiving your proposal on the enclosed Bid Form.

E. **Type of Proposals:** Respondents shall be submitting a **Best Value Bid**. The Bid format is outlined in the Instructions to Bidders (Section 00 2100) located in Division 0 of the project specifications. Prime Contracts will be awarded for work to the best valued responders as determined by the Owner using the **Best Value Bidding** evaluation criteria.

- Work Scopes to be bid **Best Value:**
- Work Scope – **Glass & Glazing**
 - Work Scope – **Mechanical**
 - Work Scope – **Electrical**

F. **Bid Form Instructions: Provide two sealed envelopes – one is to contain the Bid Form; the other is to contain Attachments A through E.**

G. **Work Included in this Offering:** We are presently soliciting competitive **"Prime Contract Bids"** for the following portions of work as defined herein.

H. Project is open for Invited Bidders, pre-qualified by Kraus-Anderson Construction Company.

I. **Bid Date and Location:** Sealed bids will be received at Northeast Metro 916 Intermediate School District, 2540 East County Road F, White Bear Lake, MN 55110. Bids will be received until 2:00 p.m. local time, on June 18, 2013. Proposals after this time will not be accepted. **Best Value Bids** will not be opened publicly but after evaluation will be scored and posted on www.krausanderson.com. Non-Best Value Bids will be opened publicly and read aloud.

J. **Bid Security:** Each bid shall be accompanied by Bid Security in form of certified check, cashier's check or bid bond in amount of five (5) percent of Base Bid submitted, made payable to Owner, as guarantee that Bidder will, if awarded, enter into Contract in accordance with Contract Documents and submitted Bid.

1.02. QUESTIONS SHALL BE SUBMITTED TO

A. Questions shall be submitted to Kraus-Anderson Construction Company at the address below on or before the Date indicated above.

Jon Kuenstling
Kraus-Anderson Construction Company
8625 Rendova Street N.E.
P. O. Box 158
Circle Pines, MN 55014
Phone: 763-786-7711

1.03 AVAILABILITY AND PROCUREMENT OF BIDDING DOCUMENTS

1. **Location for Review and Examination:** Bidding Documents (Project Manual, Drawings, and other Contract Documents) are available at the locations indicated below for review and examination:

Offices of the Construction Manager
Kraus-Anderson Construction Company
8625 Rendova Street N.E.
Circle Pines, MN 55014
Phone: 763-786-7711

B. Procurement of Documents for Bidders:

1. You may view and order documents for this project by going online to ARC Document Solutions Website: Free electronic downloads are available by visiting www.e-arc.com.

a. From the home page, select "Set Your ARC Location" at the top of the page, then search "Plymouth."

b. Select the Plymouth location that shows up by clicking on "More Info."

c. When it opens, select "Make This My Location" in the top right-hand corner.

d. Then, in the left column under "Plansrooms," select "Order from PlanWell."

e. When the next page opens, skip the username section and in the left column under "Public Planroom," select "Go."

f. Once in the planroom, you may find the project and click on the project number link to the left.

g. Once in the project, select "Download Complete Set," then "Instant Download."

h. After Registration, select "Download Now." You will be provided with a link to the files. Simply click it and save to your computer.

2. You must complete the checkout process or you will not be notified when Addenda are issued.

3. Contact ARC at 763-694-5900 with any planroom downloading or ordering questions.

4. Physical (hard copy) documents (complete sets only) may be purchased directly from ARC and are non-refundable.

C. **Builder's Exchanges Location for Review and Examination:** Bidding Documents (Project Manual, Drawings, and other Contract Documents) are available at the locations indicated below for review and examination:

1. Builder's Exchanges and Plan Rooms:

Mps. Builders Exchange
1123 Glenwood Avenue
Mpls., Minnesota, 55405
Phone: 612-381-2620

Builders Exchange of St. Paul
445 Farrington Street
St. Paul, Minnesota 55103
Phone: 651-224-75454

McGraw-Hill
1401 Glenwood Avenue
Minneapolis, MN 55405
Telephone: 612-381-2290

Reed Const. Document Processing
30 Technology Parkway South, Suite 500
Norcross, GA 30092-2912
Telephone: 800-424-3996

2. Offices of the Architect

BWBR
Suite 600, 300 St. Peter Street
St. Paul, MN 55102
Phone: 651-222-3701

D. **Examination of Documents:** Bidder shall carefully examine entire content of Bidding Documents to become thoroughly familiar with the documents and project requirements. Refer to Kraus-Anderson's Instructions to Bidders for additional requirements.

E. **Examination of the Site:** Bidders shall make arrangements with the Construction Manager to visit the project site to obtain first-hand knowledge of existing conditions, including existing utilities and services, obstacles which may be encountered and all other conditions relative to the Work to be performed.

1.04 OTHER CONDITIONS

A. **Bidder's Qualifications:** Refer to Kraus-Anderson's Instructions to Bidders and Kraus-Anderson's Bid Form for requirements regarding Bidder's Qualifications and Pre-qualification Procedures. Kraus-Anderson reserves the right to request additional information to clarify the Bidder's financial capability, technical experience, ability to successfully staff project, and comply with safety and employment requirements.

B. **Time of Completion:** Owner requires Work to be substantially complete on or before July 18, 2014, and fully complete before July 31, 2014, and in accordance with the contract documents. Bids shall reflect all costs necessary to meet this schedule requirement.

C. **Owner's Right to Reject Bids:** Owner reserves the right to reject a Bid which is in any way incomplete or irregular or to waive informalities or irregularities in a Bid received, and accept a Bid, which in the Owner's judgment is in the Owner's best interests.

D. **Additional Compensation:** Contractors shall not receive extra payments for conditions which can be determined by examining the site and the Contract Documents.

E. Bids requested by: Northeast Metro 916 Intermediate School District

Published two times in the Vadnais Heights Press on May 29 and June 5, 2013.