



SPECIAL CITY COUNCIL MEETING AGENDA
MONDAY, AUGUST 24, 2026
SPRING LAKE PARK CITY HALL at 5:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA ITEMS**
 - A. Resolution 2026-34, Rejecting All Bids for the Terrace Park Building Replacement Project
 - B. Resolution 2026-35, Authorizing the Re-Solicitation of Bids for the Terrace Park Building Replacement Project
- 4. ADJOURN**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more City Councilmembers may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law (M.S. §13D.02).



Stantec Architecture Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402-2314

August 20, 2026

Mr. Dan Buchholtz, Administrator
City of Spring Lake Park
City Hall
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: TERRACE PARK BUILDING REPLACEMENT PROJECT
Project No. 222702844
Bid Results and Contract Award

Dear Dan:

Bids were opened for the Project stated above on August 18, 2026. Transmitted herewith is a copy of the Bid Tabulation for your information and file. Copies will also be distributed to each Bidder once the Project has been awarded.

One Bid was received. The following summarizes the results of the Bids received:

	<u>Contractor</u>	<u>Base Bid</u>	<u>Alt. 1</u>	<u>Alt. 2</u>
Low	Meisinger Construction Co.	\$1,530,000.00	\$10,600.00	\$5,750.00

The low Bidder on the Project was Meisinger Construction Co. with a Total Base Bid Amount of \$1,530,000.00. This Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Meisinger Construction Co.** should be awarded the Project on the **Total Base Bid Amount of \$1,530,000.00.**

Stantec does not recommend awarding this project based on the bid amount.

Should you have any questions, please feel free to contact me at 612-712-2108.

Sincerely,

STANTEC ARCHITECTURE INC.



Bruce Paulson

Enclosure



Project Name: **TERRACE PARK BUILDING REPLACEMENT PROJECT**

I hereby certify that this is an exact reproduction of bids received.

City Project No.: _____

Stantec Project No.: 222702844

Bid Opening: Tuesday, August 18, 2026 at 10:00 AM CDG

Owner: **City of Spring Lake Park**


Bruce Paulson, AIA
License No. 20910

BID TABULATION				Bidder No. 1	
				Meisinger Construction Co., Inc.	
Item Num	Item	Units	Qty	Unit Price	Total
PART 1 - BASE BID:					
1-1	MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK AS DEFINED ON THE DRAWINGS AND IN THE PROJECT MANUAL	LS	1	\$1,510,000.00	\$1,510,000.00
1-2	ALLOWANCE FOR ADDITIONAL CONSTRUCTION MATERIALS NEEDED DUE TO MISHANDLING BY HIGH SCHOOL STUDENTS. DISBURSEMENTS FROM THIS ALLOWANCE WILL BE BY CHANGE ORDER AND WILL REQUIRE WRITTEN CONFIRMATION OF MISHANDLING FROM ONE OF THE HIGH SCHOOL TEACHERS	LS	1	\$10,000.00	\$10,000.00
1-3	ALLOWANCE FOR REPLACEMENT OF CONSTRUCTION MATERIALS DUE TO MISHANDLING BY HIGH SCHOOL STUDENTS. DISBURSEMENTS FROM THIS ALLOWANCE WILL BE BY CHANGE ORDER AND WILL REQUIRE WRITTEN CONFIRMATION OF MISHANDLING FROM ONE OF THE HIGH SCHOOL TEACHERS	LS	1	\$10,000.00	\$10,000.00
TOTAL PART 1 - BASE BID					\$1,530,000.00
ALTERNATE NO. 1					
2-1	ALTERNATE NO. 1: MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO FURNISH AND INSTALL AN OPERABLE WALL IN LIEU OF THE BASE BID ACCORDION DOOR AS INDICATED ON THE DRAWINGS AND IN THE PROJECT MANUAL	EA	1	\$10,600.00	\$10,600.00
TOTAL ALTERNATE NO. 1					\$10,600.00
ALTERNATE NO. 2					
2-2	ALTERNATE NO. 2: MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO FURNISH AND INSTALL THE CONCRETE SIDEWALK FROM THE EXISTING SIDEWALK AT THE PARKING LOT TO THE CONCRETE PATIO AT THE SNACK BAR.	EA	1	\$5,750.00	\$5,750.00
TOTAL ALTERNATE NO. 2					\$5,750.00
BASE BID SUMMARY:					
TOTAL PART 1 - BASE BID					\$1,530,000.00
TOTAL ALTERNATE NO. 1					\$10,600.00
TOTAL ALTERNATE NO. 2					\$5,750.00
Contractor Name and Address:				Meisinger Construction Co., Inc. 121 Bridgepoint Way. South St. Paul, MN 55075	
Phone:				(651) 452-4778	
Email:				tom@meisingerconstruction.com	
Signed By:				Thomas M. Meisinger	
Title:				President	
Bid Security:				Bid Bond	
Addenda Acknowledged:				1, 2, 3, 4, 5	

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2026-34

A RESOLUTION REJECTING ALL BIDS FOR THE TERRACE PARK BUILDING REPLACEMENT PROJECT

WHEREAS, the City of Spring Lake Park has identified the need to replace the existing warming house at Terrace Park with a fully functional park building; and

WHEREAS, the City Council previously authorized the solicitation of bids for the Terrace Park Building Replacement Project; and

WHEREAS, bids for the project were opened on August 18, 2026, at 10:00 a.m.; and

WHEREAS, the City received one bid for the project from Meisinger Construction Co., Inc., in the amount of \$1,530,000 for the base bid, with Alternate No. 1 in the amount of \$10,600 and Alternate No. 2 in the amount of \$5,750; and

WHEREAS, Stantec, the City's project consultant, reviewed the bid and determined that it was in order, but does not recommend awarding the project based on the bid amount; and

WHEREAS, the bid received is substantially greater than anticipated project costs and available project funding; and

WHEREAS, after reviewing the bid results, available project funding, and the recommendations of Stantec and City staff, the City Council has determined that acceptance of the bid is not in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota as follows:

1. The City Council hereby rejects all bids received for the Terrace Park Building Replacement Project
2. City staff is authorized to take all administrative actions necessary to implement this resolution, including providing notice of the rejection of bids and releasing bid security in accordance with the bidding documents and applicable law.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 24th day of August, 2026.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator



Memorandum

To: Mayor Nelson and Members of the City Council
From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer
Date: August 20, 2026
Subject: Terrace Park Building – Revised Plans

Following receipt of the initial construction bid for the Terrace Park Building Replacement Project, staff and Stantec reviewed the project to identify opportunities to reduce construction costs while preserving the primary functions of the new park building. The revised architectural plans incorporate several changes intended to simplify construction and reduce the overall project cost.

The primary revisions include:

- **Reduced building footprint.** The southeast portion of the building has been reduced by approximately 5 feet, 8 inches in width. The original plans extended this portion approximately 12 feet, 11 inches beyond the adjoining building area, while the revised plan reduces that dimension to approximately 7 feet, 3 inches. The original plans had this area as a snack bar that could serve pre-packaged food to patrons outside. The revised plan reduces the size of the room and identifies it as a work room, though it will have a kitchenette.
- **Simplified roof configuration.** The roof configuration has been simplified to reflect the reduced building footprint. The revised plans also lower a portion of the roof structure over the storage rooms, reducing exterior wall and framing requirements, while the smaller building footprint reduces the overall amount of roofing required.

In addition to these design revisions, the project will be re-bid without participation by the Spring Lake Park High School construction trades program. The intent is to provide bidders with a more conventional construction package and broaden contractor interest in the project.

These revisions are intended to bring the project closer to the City's available funding while retaining the building's principal public functions, including the commons/warming area, restrooms, storage and support spaces. Actual savings will not be known until the revised project is competitively bid.

Bruce Paulson has agreed to provide plans, pro bono, for a detached garage that would be used for park storage that the trades program would be able to build. We will inquire with leaders from the program to see if they have any interest in building the garage.

We recommend the City Council authorize staff to re-bid the Terrace Park Building project.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

RESOLUTION NO. 2026-35

A RESOLUTION AUTHORIZING THE RE-SOLICITATION OF BIDS FOR THE TERRACE PARK BUILDING REPLACEMENT PROJECT

WHEREAS, the City of Spring Lake Park has identified the need to replace the existing Terrace Park building located at 410 79th Avenue NE, Spring Lake Park, Minnesota; and

WHEREAS, the Terrace Park Building Replacement Project is intended to provide an improved public park facility, including accessible restrooms, storage, community space, and related building improvements; and

WHEREAS, the City has retained Stantec to provide architectural and engineering design services, bidding phase services, and construction phase services for the project; and

WHEREAS, the City Council previously authorized the solicitation of bids for the Terrace Park Building Replacement Project pursuant to Resolution No. 2026-30; and

WHEREAS, following review of the bid results, the City Council approved Resolution 2026-34, rejecting all bids received and determined that revisions to the project scope and construction approach should be considered prior to re-soliciting bids; and

WHEREAS, City staff recommends that the City Council authorize staff and the City's project consultants to re-solicit bids for the Terrace Park Building Replacement Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA AS FOLLOWS:

1. The City Council hereby authorizes City staff and Stantec to revise and finalize the plans, specifications, and bidding documents for the Terrace Park Building Replacement Project as necessary to prepare the project for re-bidding.
2. The City Council hereby authorizes City staff and Stantec to advertise for and re-solicit bids for the Terrace Park Building Replacement Project in accordance with applicable Minnesota law and City purchasing requirements.
3. City staff and Stantec are authorized to establish the bid opening date and time consistent with applicable publication requirements and the project schedule.
4. Following the bid opening, City staff shall return to the City Council with the bid tabulation, consultant recommendation, and staff recommendation for award of contract.
5. This resolution does not award a construction contract or authorize construction to commence. Award of contract shall require separate City Council approval.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye:

And the following voted nay:

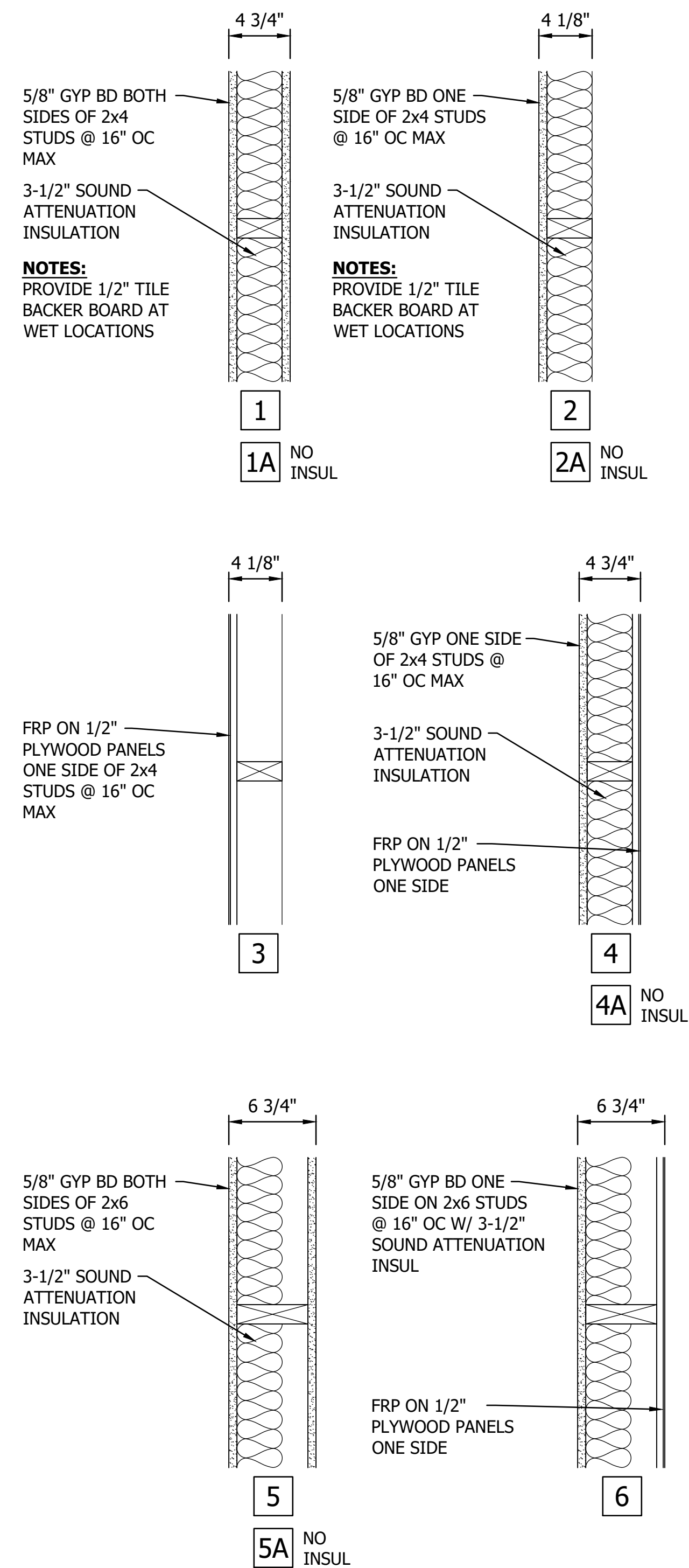
Whereupon the Mayor declared said resolution duly passed and adopted this 24th day of August 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Plot Date: 08/19/2026 - 7:03am
Drawing name: U:\222702844\d_working_files\96_cad\02-plan sheets\222702844-A101.dwg
Xrefs: 193807324_X1NA, 222702844_BDR, BPP



PARTITION TYPES (PLAN VIEW)
(REFER TO BUILDING SECTIONS FOR FULL-HEIGHT
PARTITION LOCATIONS)

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: BRUCE P. PAULSON

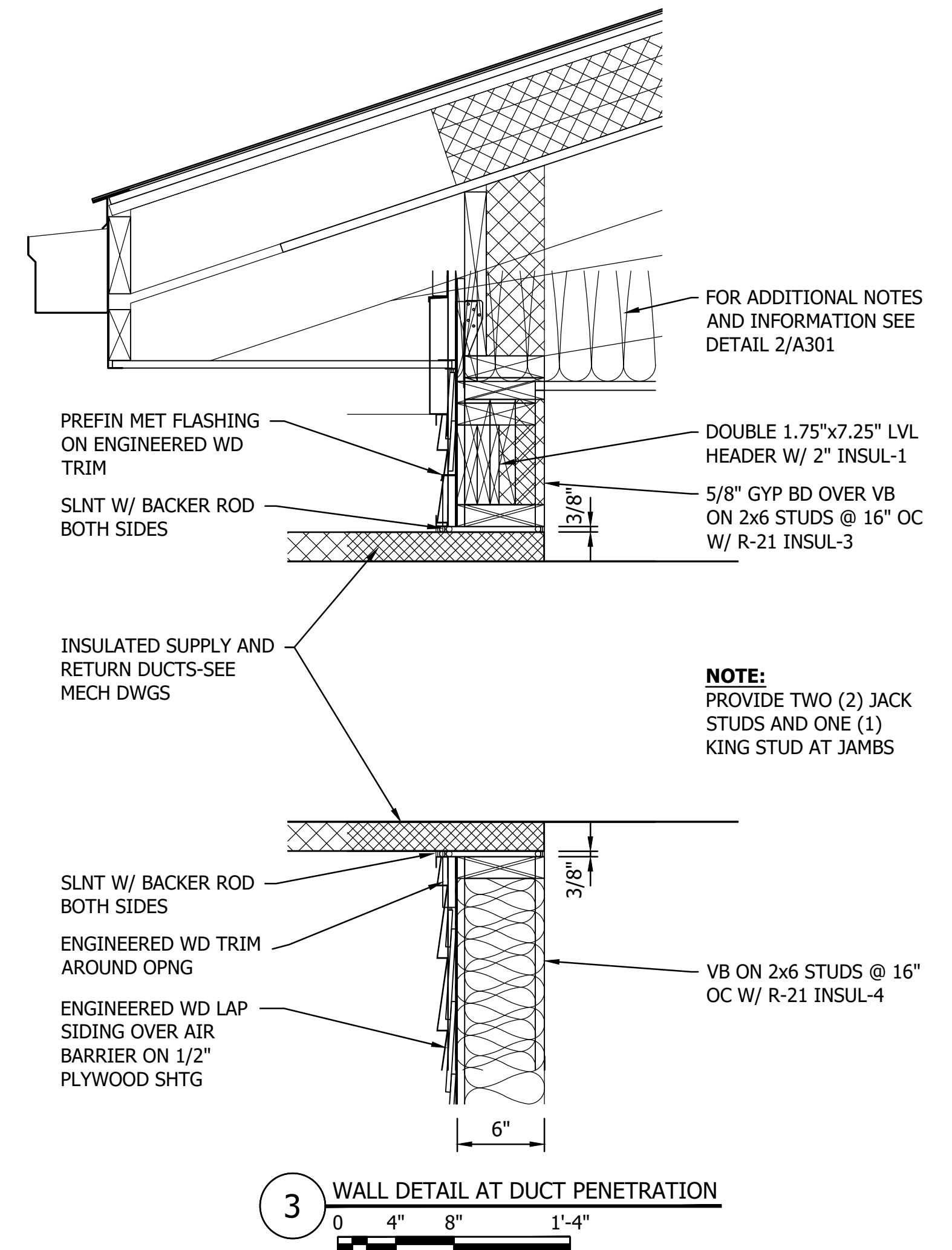
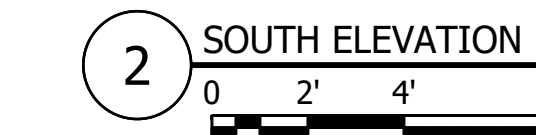
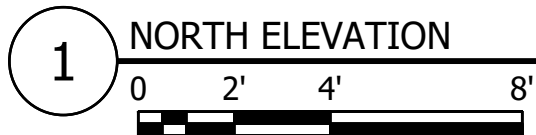
SIGNATURE: Bruce P. Paulson

DATE: AUGUST 28, 2026 LIC. NO. 20910

SPRING LAKE PARK, MINNESOTA
TERRACE PARK WARMING HOUSE REPLACEMENT
FLOOR PLAN AND PARTITION TYPES

NO REVISION		DATE	
SURVEY			
DRAWN		BPP	
DESIGNED		BPP	
CHECKED			
APPROVED			
PROJ. NO.		222702844	
SHEET NUMBER			
A101			

Plot Date: 08/19/2026 - 8:13pm
Drawing name: U:\222702844\d_working_files\y6_cad\02-plan sheets\222702844-A201.dwg



733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

PRINT NAME: BRUCE P. PAULSON

SIGNATURE: James F. Fisher

DATE: AUGUST 28, 2026 LIC. NO. 20910

SPRING LAKE PARK, MINNESOTA
TERRACE PARK WARMING HOUSE REPLACEMENT
PROPOSED EXTERIOR ELEVATIONS

NO REVISION	DATE
SURVEY	
DRAWN	BPP
DESIGNED	BPP
CHECKED	
APPROVED	
PROJ. NO.	222702844

SHEET NUMBER
A201

Plot Date: 08/19/2026 - 8:05pm
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Xrefs: 222702844_BDR, 222702844_XENA, BPP

