

2K. Consideration of adopting Resolution 2025-48 accepting improvements and authorizing final payment to Sunram Construction in the amount of \$34,629.02 for the Bertram Chain of Lakes Athletic Park Phase II Improvements Project

Prepared by: Parks & Recreation Director	Meeting Date: 7/28/2025	<input checked="" type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Regular Agenda Item
Reviewed by: Finance Director	Approved by: City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2025-48 accepting improvements and authorizing final payment to Sunram Construction in the amount of \$34,629.02 for Bertram Chain of Lakes Regional Athletic Park Phase II improvements.

PRIOR COUNCIL ACTION

- January 9, 2023:** Authorized preparation of plans and specifications for Phase II Improvements at the Bertram Chain of Lakes Regional Athletic Park using WSB Engineering Services for \$113,533, and to authorize application for required permits, including Wright County Land Alteration Permit.
- August 14, 2023:** Accepted bids and awarded the Contract to Sunram Construction Inc., in the amount of \$1,144,112.40.

REFERENCE AND BACKGROUND

The 2023 Bertram Chain of Lakes Regional Athletic Park Phase II Project included the following infrastructure improvements and enhancements to site access:

- Expanded the northern gravel parking lot to the east
- Added a southern gravel parking lot
- Installed electrical services
- Added a two-way gravel road connecting the existing park drive around the western side of the pond connecting to Wright County’s main entrance road to the south
- Expanded the existing gravel trail and added paved accessible parking stalls within north and south parking lots
- Added a bench and drinking fountains
- Added concrete pads for portable restrooms
- Installed stormwater culverts

- Extended irrigation mainlines to provide more coverage with Kifco units
- Added an irrigation booster pump
- Completed restoration/landscape planting, including naturalized seed mixtures/erosion blankets for swales/steep slopes
- Created a tree planting plan
- Added additional signage

The Contractor submitted the documentation for the final payment to be released:

1. Satisfactory showing that the contractor has complied with the provisions of Minnesota Statutes 290.92 requiring withholding state income tax (IC134 forms).
 2. Evidence in the form of an affidavit that all claims against the contractor by reasons of the contract have been fully paid or satisfactorily secured (lien waivers).
 3. Consent of Surety to Final Payment certification from the contractor's surety.
 4. Two-year maintenance bond.
- I. **Budget Impact:** The \$1,144,112.40 included the bid alternates of lighting, trees, and irrigation booster approved in August of 2023. The original project budget in 2023 was \$1,000,000; however, Council approved the bid alternates understanding fund reserves would be used to fund the additional costs. The final project cost is \$1,266,436.
- II. **Staff Workload Impact:** N/A
- III. **Comprehensive Plan Impact:** The Monticello 2040 Plan's goals and policy 6.2 of the Parks implementation chapter seek to implement the priorities for Parks, Pathways, and Open Space, which are to complete the phased development of Regional Athletic Park at the Bertram Chain of Lakes and promote its use and enjoyment.

STAFF RECOMMENDED ACTION

Staff recommend approval of accepting the improvements and issuing the final payment.

SUPPORTING DATA

- A. Resolution 2025-48
- B. Final Pay Voucher/Letter

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION 2025-48**

**RESOLUTION ACCEPTING IMPROVEMENTS AND AUTHORIZING FINAL PAYMENT TO
SUNRAM CONSTRUCTION FOR CONSTRUCTION FOR BERTRAM CHAIN OF LAKES REGIONAL
ATHLETIC PARK PHASE II IMPROVEMENTS PROJECT**

WHEREAS, pursuant to a written contract with the City of Monticello, on August 14, 2023, Sunram Construction was awarded, by low bid, for Bertram Chain of Lakes Regional Athletic Park Phase II improvements; and

WHEREAS, the final payment amount of \$34,629.02 is due.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MONTICELLO, MINNESOTA that the work completed under said contract is hereby accepted and approved and that the Mayor and City Clerk are hereby directed to issue a proper order for the final payment on such contract subject to receipt of the following:

- 1) Satisfactory showing that the contractor has complied with the provisions of Minnesota Statutes 290.92 requiring withholding state income tax (IC134).
- 2) Evidence in the form of an affidavit that all claims against the contractor by reasons of the contract have been fully paid or satisfactorily secured (lien waivers).
- 3) Consent of Surety to Final Payment certification from the contractor's surety.
- 4) Two-year maintenance bond.

ADOPTED BY the Monticello City Council this 28th day of July, 2025.

CITY OF MONTICELLO

ATTEST:

Jennifer Schreiber, City Clerk

Lloyd Hilgart, Mayor



July 22, 2025

Mr. Tom Pawelk
City of Monticello
505 Walnut Street
Monticello, MN 55362-1147

Re: Bertram Chain of Lakes Park Phase II Improvements Project
City of Monticello, MN
City Project No. 23C001
WSB Project No. 022080-000

Dear Mr. Pawelk:

Pay Voucher No. 5 (Final) for the above referenced project in the amount of \$34,629.02 is enclosed. The quantities completed have been reviewed and agreed upon by the contractor. We hereby recommend that the City of Monticello approve the Final Construction Pay Voucher for Sunram Construction.

We have also enclosed the following required documents:

1. Satisfactory showing that the contractor has complied with the provisions of Minnesota Statutes 290.92 requiring withholding state income tax (IC134 forms).
2. Evidence in the form of an affidavit that all claims against the contractor by reasons of the contract have been fully paid or satisfactorily secured (lien waivers).
3. Consent of Surety to Final Payment certification from the contractor's surety.
4. Two-year maintenance bond.

Please include one executed copy of the pay voucher with the payment to Sunram Construction and return one executed copy to our office for our file. If you have any questions or comments regarding this voucher, please contact me at 612.328.6682. Thank you.

Sincerely,

WSB

Jeff Feulner, PLA
Sr. Professional Landscape Architect

Attachments



Bertram Chain of Lakes Park
Phase II Improvements Project

Final Pay Voucher 5

Client: City of Monticello 505 Walnut St Monticello, MN 55362-1147	Contractor: Sunram Construction 20010 75th Avenue North Corcoran, MN 55340
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WSB Project No.: 022080-000
Client Project No.:
State Project No.:
Federal Project No.:

Contract Amount		Funds Encumbered	
Original Contract	\$1,097,250.30	Original	\$1,097,250.30
Contract Changes	\$0.00	Additional	N/A
Revised Contract	\$1,097,250.30	Total	\$1,097,250.30

Work Certified To Date	
Base Bid Items	\$1,144,112.40
Contract Changes	\$0.00
Material On Hand	\$0.00
Total	\$1,144,112.40

Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$11,986.50	\$1,144,112.40	\$0.00	\$1,109,483.38	\$34,629.02	\$1,144,112.40
Percent Retained: 0%			Percent Complete: 104.27%		

FINAL PAY VOUCHER

I hereby certify that a Final Examination has been made of the noted Contract, that the Contract has been completed, that the entire amount of Work Shown in this Final Voucher has been performed and the Total Value of the Work Performed in accordance with, and pursuant to, the terms of the Contract is as shown in this Final Voucher.

Approved By Sunram Construction

Ryan M. Sunram

Signature

6/30/25

Date

Approved By WSB

Jeffrey A. Fenlon

Signature

June 25, 2025

Date

Approved By City of Monticello

Signature

Date