



# Request for Action

Board of Commissioners - March 10, 2026

## Agenda Item:

Jail Justice Center Construction and Financing 1. Receive draft construction budget. 2. Adopt bond presale resolution 3. Adopt resolution delegating signing authority. 4. Approve staff recommendations on acceptance or rejection of bidding alternates. 5. Authorize staff to enter into agreement with Stearns Electric for site electrical utilities. 6. Approve contracts for owner provided services. 7. Award and approve contracts for various Work Scopes.

**Department:** Building Facilities

**Submitted by:** Michael Williams, County Administrator

**Presenter/s:** Michael Williams, County Administrator  
Mark Maslonkowski, Jail Captain  
Randy Schreifels, County Auditor-Treasurer  
Sarah Utsch, Finance Director  
Mark Miller, Project Manager, Kraus Anderson  
Bruce Kimmel, Ehlers, Inc.

---

## Recommended Board Action:

1. Receive update on Justice Center construction budget.
  2. Adopt bond presale resolution and receive information on Presale Bond Report from Ehlers, Inc
  3. Adopt resolution delegating signing authority.
  4. Approve staff recommendations on acceptance or rejection of bidding alternates.
  5. Authorize staff to enter into agreement with Stearns Electric for site electrical utilities for a cost not to exceed \$755,700.00.
  6. Approve contract for third party commissioning to KFI Engineers.
  7. Approve contract for construction surveying services to Kramer-Leas-Deleo.
  8. Approve contract for jail transition consulting services to Elk Creek Consulting.
  9. Award and approve contract for combined base bids for Work Scope 03-A Concrete and 32-B Concrete Paving to K Johnson Construction Inc.
  10. Award and approve contract for Work Scope 03-B Structural and Architectural precast to Wells Concrete.
  11. Award and approve contract for Work Scope 05-A Structural Steel to Ben's Structural Fabrication.
  12. Award and approve contract for Work Scope 13-A Detention cells and equipment to Noah Detention Construction.
  13. Award and approve contract for Work Scope 23-A HVAC to McDowall Company.
  14. Award and approve contracts for combined base bids for Work Scopes 26-A Building
-

## Previous Action:

There is a long history of Board actions and work sessions regarding the Jail/Justice Center Project since 2012. In 2020, the Board authorized a space needs study that concluded in January of 2023 which set in motion the planning and design for the project. In addition, Legislative approval and local voter approval of a local option sales tax was received. The site has been purchased and annexed into the City of St. Cloud while final design and bidding was underway. Bids were received on February 5, 2026 and the county until April 7th to complete contracts.

Most recently, the Board directed staff to proceed with the full scope of the project, assemble contracts with the successful bidders and prepare a final project budget and financing plan.

## Summary/Background:

1. Receive DRAFT overall budget. The budget sheet attached has been presented at previous meetings and has been updated post bid. There are several areas that are updated with actual costs as we work towards ground-breaking. A budget for Board approval will come likely at the March 24, 2026 Board meeting.
2. **Resolution for Bond Issuance. Ehlers will review the pre-sale report for the scenario of issuing bonds yielding \$291M of proceeds for the project. The Resolution authorizes staff to work with Ehlers on the sale of the bonds and sets the date of April 21, 2026 meeting as the date of awarding bonds.**
3. Resolution of Signing authority. This resolution delegates the Facilities Manager and Jail Captain to sign contracts, change orders and other project documentation, and sets oversight criteria for change orders. This resolution will allow the project team to effectively manage the project, avoid costly delays, while allowing for oversight from the Administrator, Auditor Treasurer, or the Board. Both potential change order and completed change order reports are available in near real time and will be provided to the Board at regular intervals.
4. Approve / Reject alternates. The bidding documents contained 9 mandatory alternates and one voluntary alternate. See attached for a summary and staff recommendations to accept or reject.
5. Stearns Electric provided the county an estimate to provide electrical service to the Justice Center. This cost is generally built into a higher rate for power and paid by the subscriber over time. We elected to pay for this infrastructure cost up front using sales tax dollars. The estimate attached is the highest this cost should be, and the final agreement will likely be lower. Seeking approval for staff to enter into a formal agreement for electrical service for a cost not to exceed the estimate at \$755,700.00
6. Award the contract to KFI Engineers, for building commissioning consultant for the Stearns County Justice Center. Commissioning this facility to ensure all systems are adequately designed, completed, and functioning correctly upon occupancy, and that the County's staff has sufficient system documentation and training. Eight Proposals were submitted and ranked based on the following weighted criteria: 30% fee proposal, 20% background and experience, 25% project team, and 25% approach. The evaluation team unanimously recommended awarding the contract to KFI Engineers as the highest-ranked firm. The total cost of the building commissioning consultant is not to exceed \$356,900.00.

7. KLD - Construction Survey - \$122,900. Construction Staking to include survey control and benchmarks, erosion control, building staking, utility staking, grading and paving, concrete curb and sidewalks, electrical, fencing, and retaining walls.
8. Elk Creek Consulting \$181,800.00 The Consultant will provide comprehensive jail transition services to support the successful activation of a new facility. The Consultant will support all phases of transition from construction through occupancy, ensuring operational readiness and staff preparedness.
9. Work Scope 03-A Cast in Place Concrete and 32-B Concrete Paving. K Johnson Construction submitted a combined bid for these work scopes and together was the lowest qualified bidder. See attached letter of recommendation to award from Kraus Anderson.
10. Work Scope 03-B Structural and Architectural precast. Wells Concrete was the lowest qualified bidder for Work Scope 03-B. See attached letter of recommendation to award from Kraus Anderson.
11. Work Scope 05-A Structural Steel. Ben's Structural Fabrication was the lowest qualified bidder for Work Scope 05-A. See attached letter of recommendation to award from Kraus Anderson.
12. Work Scope 13-A Detention cells and equipment. Noah Detention Construction was the lowest qualified bidder for Work Scope 13-A. See attached letter of recommendation to award from Kraus Anderson.
13. Work Scope 23-A HVAC. McDowall Company was the lowest qualified bidder for Work Scope 23-A. See attached letter of recommendation to award from Kraus Anderson.
14. Work Scopes 26-A Building Electrical, 26-B Exterior Electrical, and 26-C Fire Alarm Systems. Design Electric submitted a combined bid for these work scopes and together was the lowest qualified bidder. See attached letter of recommendation to award from Kraus Anderson.

## Attachments:

- [1. Justice Center Budget - 3.10.2026](#)
- [1.1. Justice Center Budget Summary- 3.10.2026](#)
- [2. GO Sales Tax Bonds \(Set Sale\) Presale Resolution](#)
- [2.1 PresaleReport.StearnsCo.2026A](#)
- [3. Resolution Establishing Contract Signing Authority](#)
- [5. 2026\\_03\\_10 Justice Center Alternates](#)
- [5.1 Irrigation Areas](#)
- [5.2 seeding planting](#)
- [5.3 Justice Center TM 053025](#)
- [6. Stearns County Justice Center Cost Estimate Stearns Electric CIAC 0129 2026](#)
- [8. KLD Quote Const-Staking 2026.02.17](#)
- [10. SCJC Contract Award Letter WS 03A-32B K Johnson 3.10.26](#)
- [11. SCJC Contract Award Letter WS 03B Wells 3.10.26](#)
- [12. SCJC Contract Award Letter WS 05A Bens 3.10.26](#)
- [13. SCJC Contract Award Letter WS 13A Noah 3.10.26](#)
- [14. SCJC Contract Award Letter WS 23A McDowall 3.10.26](#)
- [15. SCJC Contract Award Letter WS 26A Design Electric 3.10.26](#)
- [15.1 SCJC Contract Award Letter WS 26B Design Electric 3.10.26](#)
- [15.2 SCJC Contract Award Letter WS 26C Design Electric 3.10.26](#)
- [SCJC Contract Award Letter WS 32B K Johnson 3.10.26](#)



Description	Design Development Construction Budget	Post Bid Construction Budget	
Update Date	07/09/25	03/10/26	
<b>CONSTRUCTION COSTS</b>			
Site	\$16,091,895	\$11,329,006	
New Construction	\$228,128,530	\$194,920,994	
Renovations	\$500,000	\$0	downtown cost removed
Value Engineering / Outstanding Scopes of Work	-\$1,546,771	\$0	
Not bid on 2/5/26 (Jail Mechanical & Demo)	\$2,500,000	\$0	downtown cost removed
Alternates	\$0	\$1,000,000	
Voluntary Alternates		\$500,000	
Escalation	\$4,934,409	\$0	
Total Bid Day	\$250,608,063	\$207,750,000	sum of items above
Contingency			
Remaining Contingency	\$10,024,323	\$10,387,500	5% of hard costs
Pending Changer Orders			
Executed Change Orders			
General Conditions	\$4,000,000	\$3,858,705	Contract with KA
<b>CONSTRUCTION COSTS SUB TOTAL</b>	<b>\$264,632,386</b>	<b>\$221,996,205</b>	
Construction Cost / GSF	\$545.11	\$428.73	Construction Costs Sub Total / Total GSF
Percent Construction Cost	82%	76%	Construction Costs Sub Total / Total Project Cost
<b>SOFT COSTS</b>			
<b>Design Fees and Reimbursables</b>			
<b>A/E Fee - KMA Architects</b>			
- Preliminary Design	\$195,000	\$195,000	complete
- Land Acquisition Review	\$25,000	\$25,000	complete
- Schematic Design Fee	\$2,735,078	\$2,735,078	complete
- Design Development	\$4,372,981	\$4,372,981	complete
- Construction Documents	\$5,197,445	\$5,231,429	complete
Procurement Phase	\$410,325	\$413,008	
Construction Phase	\$3,419,372	\$2,940,813	
- Reimbursable Expenses	\$751,824	\$714,000	
- Potential Design Contingency	\$0	\$500,000	
<b>Other Consultant Fees</b>			
- Transition Services- Jail	\$180,000	\$181,800	contract to board for approval 3/10/26
<b>Construction Management</b>			
- Preconstruction	\$325,000	\$325,000	complete
- Construction Site Service	\$11,002,711	\$11,146,006	Contract amendment ready for Board
- Fee	\$3,990,411	\$3,210,982	Contract amendment ready for Board
<b>Permits, Plan Reviews &amp; Fees</b>			
Building Permit - State & Local	\$806,038	\$806,038	
Plan Review - State & Local	\$519,659	\$519,659	
Plumbing Plan Review & Plumbing Permit DOLI	\$6,000	\$6,000	
State Surcharge	\$11,930	\$11,930	
Dept. of Health (DOH) - Food Service Plan County	\$5,000	\$5,000	
Dept. of Health (DOH) - Water Main County	\$5,000	\$5,000	
City Project Review & Inspection Fee	\$20,000	\$20,000	
Local SAC/WAC	\$1,537,325	\$1,537,325	City Based Utility Costs
Trunk Utilities (Storm, Sanitary, Water)	\$393,035	\$393,035	County Cost Getting Utilities to Site, KMA provided estimate
Sign Permits	\$2,500	\$2,500	Estimate based on City website.
<b>Utilities - Connections</b>			
Power (Stearns Electric)	\$0	\$755,700	Quote from Stearns Electric
Fiber	\$100,000	\$200,000	IT got update from City of St Cloud for redundant line, hookup to state line
Phone	\$25,000	\$25,000	
<b>Pre-Construction Surveys &amp; Studies</b>			
Site Survey	\$20,400	\$20,900	complete
Geotechnical Survey - Soil Borings	\$125,000	\$125,000	complete
Environmental Study (EAW Ph1/Ph2)	\$25,000	\$40,195	PO issued and work begun
Wetland Credits/Delineation, Watershed, MPCA	\$400,000	\$400,000	
Hazardous Material Survey	\$15,000	\$4,125	complete
Abatement	\$675,000	\$0	downtown cost removed
<b>Testing &amp; Inspections</b>			
Construction Surveying	\$20,000	\$122,900	
Construction Testing & Inspections	\$1,600,000	\$1,600,000	out for RFP now
HVAC - Commissioning	\$475,000	\$356,900	Estimate- being verified.
<b>Bidding, Legal, Finance &amp; Misc.</b>			
Bid Advertisement, Printing, Plan Distribution	\$5,000	\$12,000	
Bond Issuance Fees	\$0	\$43,714	
Legal Fee Allowance	\$40,000	\$40,000	
Salary Chargeback	\$0	\$1,752,000	Construction salary estimate to capture bond-eligible staffing costs
Interest Cost on Interfund Borrowing	\$0	\$375,000	
Builders Risk Insurance	\$900,000	\$900,000	Quotes coming - may go down
Land Purchase	\$2,198,440	\$2,707,523	complete
<b>County Purchase Orders</b>			
Moving, Storage, Transition			Covered by contingency
Signage	\$0	\$150,000	By County (previously in hard costs above)
Soft Cost Contingency	\$1,761,861	\$2,021,784	4.5% of soft costs
<b>FF&amp;E Expenses</b>			
Furniture Allowance/Costs	\$7,938,972	\$9,299,810	5% of hard costs
Jail FFE (included in budget amount above)			KMA: All detention furniture and equipment, Property storage County: Mattresses, Medical equipment, Classroom furniture, Scanners
Courts FFE			KMA: All included. See VM for funding discussion on electronics.
LEC FFE			KMA: All included.
Technology Allowance (TVs, Kiosks, Projectors, WAPS, )			County Lead
Dispatch and Central Control FFE	\$0	\$1,800,000	\$120k per station for dispatch (15)
Range Equipment	\$845,000	\$845,000	Contract issued
Tower & Communication Equipment	\$806,000	\$806,000	
In Building BDA System		\$250,000	
Shed Structure (assumed 12,000 GSF wood framing)	\$4,600,000	\$5,500,000	update per KK 3/2/26
FFE Contingency	\$709,499	\$925,793	5% contingency of FF&E total
<b>SOFT COSTS SUB-TOTAL</b>	<b>\$59,196,806</b>	<b>\$66,376,928</b>	
<b>HARD / SOFT CONSTRUCTION COST TOTAL</b>		<b>\$288,373,133</b>	
<b>Stearns County General Contingencies</b>	<b>\$0</b>	<b>\$2,626,867</b>	
<b>TOTAL PROJECT COSTS</b>	<b>\$323,829,191</b>	<b>\$291,000,000</b>	<b>Constr. Cost + Soft Costs + Gen Contingency</b>
Project Cost / GSF	\$667.05	\$562.00	Total Project Cost / Total GSF

**SUMMARY OF CHANGES:**

6/9/2025 D.D. Project Budget to Board	\$ 323,829,191	
Changes to Site Costs Bid Day	(4,762,889)	
Changes to Construction Costs Bid Day	(29,610,765)	← Good bid day!
Remove Escalation	(4,934,409)	←
Increase Budget for FF&E	1,360,839	
Decrease in Architect & CM Fees as result of Above	(614,050)	←
Add Technology Specific Items	2,150,000	(Dispatch Center Control, Fiber & BDA System)
Remove Downtown Items from Project Total	(3,175,000)	
Added internal costs	2,170,714	(staffing, interest, financing)
Right Size Variety of Line Items with New Info	1,120,828	
General Project and Sales Tax Contingency	3,465,541	from 4% to 6% of project costs
3/10/2026 Project Cost for Bonding	291,000,000	

EXTRACT OF MINUTES OF A MEETING OF THE  
BOARD OF COMMISSIONERS OF STEARNS COUNTY, MINNESOTA

HELD: MARCH 10, 2026

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners of Stearns County, Minnesota, was duly held at the Stearns County Administration Building in the City of St. Cloud, Minnesota on March 10, 2026, at 9:00 A.M., for the purpose, in part, of providing for the issuance and sale of \$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF \$287,090,000 GENERAL  
OBLIGATION SALES TAX REVENUE BONDS, SERIES 2026

A. WHEREAS, Stearns County, Minnesota (the "County") is authorized by Minnesota Session Laws 2023, Regular Session, Chapter 64, Article 10, Section 47 (the "Special Law"), to impose a local sales and use tax within the County to pay for certain cost associated with the construction and financing of a Justice Center facility, consisting of a law enforcement center, judicial center, and jail (the "Project");

B. WHEREAS, the County has heretofore imposed the Sales Tax pursuant to the Special Law and Ordinance No. 684 (the "Ordinance") of the County, duly adopted by the Board of Commissioners on December 17, 2024;

C. WHEREAS, the Special Law authorizes the County to issue bonds in an aggregate principal amount not to exceed \$325,000,000, plus an amount sufficient to pay costs relates to the issuance of any bonds including interest on the bonds to finance the Project;

D. WHEREAS, the Board of Commissioners (the "Board") of the County has determined that it is necessary and expedient to issue the County's General Obligation Sales Tax Revenue Bonds, Series 2026 (the "Bonds"), in the estimated original aggregate principal amount of \$287,090,000, to finance the Project; and

E. WHEREAS, the County has retained Ehlers & Associates, Inc., in Minneapolis, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9).

NOW, THEREFORE, BE IT RESOLVED by Stearns County, Minnesota, as follows:

1. Authorization. The Board hereby authorizes Ehlers to assist the County for the sale of the Bonds.

2. Meeting; Proposal Award. The Board shall meet at 9:00 A.M. on April 21, 2026, for the purpose of considering proposals for and awarding the sale of the Bonds.

3. Official Statement. In connection with said sale, the officers or employees of the County are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the County upon its completion.

Adopted by the Stearns County Board of Commissioners on March 10, 2026.

By: \_\_\_\_\_  
Steve Notch, Chair  
Stearns County Board of Commissioners

Attest:

\_\_\_\_\_  
Randy R. Schreifels, Auditor–Treasurer  
Clerk to the Board  
Stearns County Board of Commissioners

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_ and, after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted on March 10, 2026, and was signed by the Chair and Clerk.

STATE OF MINNESOTA  
STEARNS COUNTY

I, the undersigned, being the duly qualified and acting Clerk of Stearns County, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the Board of Commissioners, duly called and held on the date therein indicated, insofar as the minutes relate to providing for the issuance and sale of \$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026.

WITNESS my hand on March 10, 2026.

---

Clerk  
Stearns County, Minnesota

March 10, 2026

PRE-SALE REPORT FOR

## Stearns County, Minnesota

**\$287,090,000 General Obligation  
Sales Tax Revenue Bonds, Series 2026A**



---

**Prepared by:**

Ehlers  
3001 Broadway Street, Suite 320  
Minneapolis, MN 55413

**Advisors:**

Bruce Kimmel, Senior Municipal Advisor  
Dan Tienter, Senior Municipal Advisor

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# EXECUTIVE SUMMARY OF PROPOSED DEBT

## Proposed Issue:

\$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026A

## Purposes:

The proposed issue will fund an estimated \$291 million for the construction of a new County Justice Center (Law Enforcement Center, Courts, and Jail).

Debt service will be paid from the County's dedicated local sales tax.

## Authority:

The Bonds are being issued pursuant to the provisions of Minnesota Statutes, Chapter 475 and Minnesota Session Laws - 2023 Regular Session, Chapter 64, Section 47.

The Bonds will be general obligations of the County for which its full faith, credit and taxing powers are pledged.

## Term/Call Feature:

The Bonds are being issued for a term of 29 years, 6 months. Principal on the Bonds will be due on December 1 in the years 2027 through 2055. Interest will be due every six months beginning December 1, 2026.

The Bonds will be subject to prepayment and/or refinancing, at the sole discretion of the County, on December 1, 2036 or any date thereafter.

## Bank Qualification:

Because the County will issue more than \$10,000,000 in tax-exempt obligations during the calendar year, the County will not designate the Bonds as "bank qualified" obligations.

## Rating:

The County will request a credit rating for the Bonds from S&P Global Ratings. Based on the County's strengths, Ehlers anticipates a rating of AA+ with a stable outlook.

## Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax

status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

### **Method of Sale/Placement:**

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount, the unused allowance will be used to reduce the Bond amount.

### **Premium Pricing:**

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. In preparing our Bond estimates, Ehlers has assumed approximately \$6.35 million of net premium, although the final amount will be higher or lower than this estimate.

Please note that sale-day adjustments to the Bond size and structure may slightly change the true interest cost of the issue from the winning bid, either up or down.

### **Continuing Disclosure:**

Because the County will have more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking and this issue does not meet an available exemption from continuing disclosure, the County will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC).

The County may prepare and file its own reports or contract with Ehlers to do so.

### **Arbitrage Monitoring:**

The County must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account. The County’s responsibilities will be detailed in the Tax Compliance Document prepared by your Bond Attorney and provided at closing.

An Ehlers arbitrage expert will contact the County within 30 days after the sale date to review the County’s specific responsibilities for the Bonds.

## Investment of Bond Proceeds:

The County has engaged Ehlers to assist it in investing its Bond proceeds until the funds are needed to pay project costs.

## Risk Factors:

If the dedicated County local sales tax revenues are insufficient to pay scheduled principal and interest, the County will be required to use other resources to make these payments.

One of the attachments to this report is a cashflow projection comparing the estimated local sales tax collections to the estimated Bond debt service.

## Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, please contact us.

**Bond Counsel:** Taft Stettinius & Hollister LLP

**Paying Agent:** Bond Trust Services Corporation

**Rating Agency:** S&P Global Ratings (S&P)

## Summary:

The decisions to be made by the Board of Commissioners are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the bond sale authorizing resolution attached to this report

## PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Board of Commissioners:	March 10, 2026
Due Diligence Call to Review Official Statement:	Week of March 30, 2026
Conference with Rating Agency:	Week of March 30, 2026
Distribute Official Statement:	April 9, 2026
Board Meeting to Award Sale of the Bonds:	April 21, 2026
Estimated Closing Date:	May 14, 2026

### Attachments

- Estimated Sources and Uses of Funds
- Estimated Debt Service Schedule
- Cashflow Projection of Local Sales Tax and Bond Payments
- Resolution Authorizing Ehlers to Proceed with Bond Sale

## EHLERS' CONTACTS

Bruce Kimmel, Senior Municipal Advisor	(651) 697-8572
Dan Tienter, Senior Municipal Advisor	(651) 697-8537
Emily Wilkie, Senior Public Finance Analyst	(651) 697-8588
Alicia Gage, Senior Financial Analyst	(651) 697-8551

# Stearns County, Minnesota

\$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026A  
Assumes Current Market Non-BQ AA+ Rates plus 50bps

## Sources & Uses

Dated 05/14/2026 | Delivered 05/14/2026

### Sources Of Funds

Par Amount of Bonds	\$287,090,000.00
Reoffering Premium	6,351,017.35
<b>Total Sources</b>	<b>\$293,441,017.35</b>

### Uses Of Funds

Total Underwriter's Discount (0.700%)	2,009,630.00
Costs of Issuance	427,000.00
Deposit to Project Construction Fund	291,000,000.00
Rounding Amount	4,387.35
<b>Total Uses</b>	<b>\$293,441,017.35</b>

## Stearns County, Minnesota

\$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026A

Assumes Current Market Non-BQ AA+ Rates plus 50bps

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/14/2026	-	-	-	-	-
12/01/2026	-	-	7,327,150.97	7,327,150.97	7,327,150.97
06/01/2027	-	-	6,694,858.75	6,694,858.75	-
12/01/2027	1,820,000.00	5.000%	6,694,858.75	8,514,858.75	15,209,717.50
06/01/2028	-	-	6,649,358.75	6,649,358.75	-
12/01/2028	2,335,000.00	5.000%	6,649,358.75	8,984,358.75	15,633,717.50
06/01/2029	-	-	6,590,983.75	6,590,983.75	-
12/01/2029	2,895,000.00	5.000%	6,590,983.75	9,485,983.75	16,076,967.50
06/01/2030	-	-	6,518,608.75	6,518,608.75	-
12/01/2030	3,490,000.00	5.000%	6,518,608.75	10,008,608.75	16,527,217.50
06/01/2031	-	-	6,431,358.75	6,431,358.75	-
12/01/2031	4,130,000.00	5.000%	6,431,358.75	10,561,358.75	16,992,717.50
06/01/2032	-	-	6,328,108.75	6,328,108.75	-
12/01/2032	4,815,000.00	5.000%	6,328,108.75	11,143,108.75	17,471,217.50
06/01/2033	-	-	6,207,733.75	6,207,733.75	-
12/01/2033	5,555,000.00	5.000%	6,207,733.75	11,762,733.75	17,970,467.50
06/01/2034	-	-	6,068,858.75	6,068,858.75	-
12/01/2034	6,340,000.00	5.000%	6,068,858.75	12,408,858.75	18,477,717.50
06/01/2035	-	-	5,910,358.75	5,910,358.75	-
12/01/2035	7,150,000.00	5.000%	5,910,358.75	13,060,358.75	18,970,717.50
06/01/2036	-	-	5,731,608.75	5,731,608.75	-
12/01/2036	7,465,000.00	5.000%	5,731,608.75	13,196,608.75	18,928,217.50
06/01/2037	-	-	5,544,983.75	5,544,983.75	-
12/01/2037	8,255,000.00	5.000%	5,544,983.75	13,799,983.75	19,344,967.50
06/01/2038	-	-	5,338,608.75	5,338,608.75	-
12/01/2038	8,670,000.00	5.000%	5,338,608.75	14,008,608.75	19,347,217.50
06/01/2039	-	-	5,121,858.75	5,121,858.75	-
12/01/2039	9,100,000.00	5.000%	5,121,858.75	14,221,858.75	19,343,717.50
06/01/2040	-	-	4,894,358.75	4,894,358.75	-
12/01/2040	9,555,000.00	4.000%	4,894,358.75	14,449,358.75	19,343,717.50
06/01/2041	-	-	4,703,258.75	4,703,258.75	-
12/01/2041	9,940,000.00	4.000%	4,703,258.75	14,643,258.75	19,346,517.50
06/01/2042	-	-	4,504,458.75	4,504,458.75	-
12/01/2042	10,335,000.00	4.250%	4,504,458.75	14,839,458.75	19,343,917.50
06/01/2043	-	-	4,284,840.00	4,284,840.00	-
12/01/2043	10,775,000.00	4.350%	4,284,840.00	15,059,840.00	19,344,680.00
06/01/2044	-	-	4,050,483.75	4,050,483.75	-
12/01/2044	11,245,000.00	4.400%	4,050,483.75	15,295,483.75	19,345,967.50
06/01/2045	-	-	3,803,093.75	3,803,093.75	-
12/01/2045	11,740,000.00	4.450%	3,803,093.75	15,543,093.75	19,346,187.50
06/01/2046	-	-	3,541,878.75	3,541,878.75	-
12/01/2046	12,265,000.00	4.500%	3,541,878.75	15,806,878.75	19,348,757.50
06/01/2047	-	-	3,265,916.25	3,265,916.25	-
12/01/2047	12,815,000.00	4.550%	3,265,916.25	16,080,916.25	19,346,832.50
06/01/2048	-	-	2,974,375.00	2,974,375.00	-
12/01/2048	13,395,000.00	4.600%	2,974,375.00	16,369,375.00	19,343,750.00
06/01/2049	-	-	2,666,290.00	2,666,290.00	-
12/01/2049	14,015,000.00	4.650%	2,666,290.00	16,681,290.00	19,347,580.00
06/01/2050	-	-	2,340,441.25	2,340,441.25	-
12/01/2050	14,665,000.00	4.650%	2,340,441.25	17,005,441.25	19,345,882.50
06/01/2051	-	-	1,999,480.00	1,999,480.00	-
12/01/2051	15,345,000.00	4.700%	1,999,480.00	17,344,480.00	19,343,960.00
06/01/2052	-	-	1,638,872.50	1,638,872.50	-
12/01/2052	16,070,000.00	4.700%	1,638,872.50	17,708,872.50	19,347,745.00
06/01/2053	-	-	1,261,227.50	1,261,227.50	-
12/01/2053	16,825,000.00	4.750%	1,261,227.50	18,086,227.50	19,347,455.00
06/01/2054	-	-	861,633.75	861,633.75	-
12/01/2054	17,625,000.00	4.750%	861,633.75	18,486,633.75	19,348,267.50
06/01/2055	-	-	443,040.00	443,040.00	-
12/01/2055	18,460,000.00	4.800%	443,040.00	18,903,040.00	19,346,080.00
<b>Total</b>	<b>\$287,090,000.00</b>	<b>-</b>	<b>\$260,069,025.97</b>	<b>\$547,159,025.97</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$5,602,372.03
Average Life	19.514 Years
Average Coupon	4.6421235%
Net Interest Cost (NIC)	4.5646315%
True Interest Cost (TIC)	4.5175416%
Bond Yield for Arbitrage Purposes	4.4570276%
All Inclusive Cost (AIC)	4.5294768%

### IRS Form 8038

Net Interest Cost	4.5034277%
Weighted Average Maturity	19.199 Years

Series 2026A GO Sales Tax | SINGLE PURPOSE | 3/ 3/2026 | 12:44 PM



# Stearns County, Minnesota

\$287,090,000 General Obligation Sales Tax Revenue Bonds, Series 2026A

Assumes Current Market Non-BQ AA+ Rates plus 50bps

## Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
12/01/2027	Serial Coupon	5.000%	2.700%	1,820,000.00	103.461%	-	-	-	1,882,990.20
12/01/2028	Serial Coupon	5.000%	2.700%	2,335,000.00	105.623%	-	-	-	2,466,297.05
12/01/2029	Serial Coupon	5.000%	2.700%	2,895,000.00	107.729%	-	-	-	3,118,754.55
12/01/2030	Serial Coupon	5.000%	2.750%	3,490,000.00	109.554%	-	-	-	3,823,434.60
12/01/2031	Serial Coupon	5.000%	2.800%	4,130,000.00	111.229%	-	-	-	4,593,757.70
12/01/2032	Serial Coupon	5.000%	2.900%	4,815,000.00	112.439%	-	-	-	5,413,937.85
12/01/2033	Serial Coupon	5.000%	2.950%	5,555,000.00	113.778%	-	-	-	6,320,367.90
12/01/2034	Serial Coupon	5.000%	3.050%	6,340,000.00	114.573%	-	-	-	7,263,928.20
12/01/2035	Serial Coupon	5.000%	3.150%	7,150,000.00	115.150%	-	-	-	8,233,225.00
12/01/2036	Serial Coupon	5.000%	3.350%	7,465,000.00	114.557%	-	-	-	8,551,680.05
12/01/2037	Serial Coupon	5.000%	3.450%	8,255,000.00	113.605%	c 3.553%	12/01/2036	100.000%	9,378,092.75
12/01/2038	Serial Coupon	5.000%	3.600%	8,670,000.00	112.194%	c 3.771%	12/01/2036	100.000%	9,727,219.80
12/01/2039	Serial Coupon	5.000%	3.700%	9,100,000.00	111.265%	c 3.920%	12/01/2036	100.000%	10,125,115.00
12/01/2040	Serial Coupon	4.000%	4.150%	9,555,000.00	98.372%	-	-	-	9,399,444.60
12/01/2041	Serial Coupon	4.000%	4.250%	9,940,000.00	97.174%	-	-	-	9,659,095.60
12/01/2042	Serial Coupon	4.250%	4.400%	10,335,000.00	98.248%	-	-	-	10,153,930.80
12/01/2043	Serial Coupon	4.350%	4.500%	10,775,000.00	98.191%	-	-	-	10,580,080.25
12/01/2044	Serial Coupon	4.400%	4.550%	11,245,000.00	98.132%	-	-	-	11,034,943.40
12/01/2045	Serial Coupon	4.450%	4.600%	11,740,000.00	98.077%	-	-	-	11,514,239.80
12/01/2046	Serial Coupon	4.500%	4.600%	12,265,000.00	98.677%	-	-	-	12,102,734.05
12/01/2047	Serial Coupon	4.550%	4.650%	12,815,000.00	98.645%	-	-	-	12,641,356.75
12/01/2048	Serial Coupon	4.600%	4.650%	13,395,000.00	99.303%	-	-	-	13,301,636.85
12/01/2049	Serial Coupon	4.650%	4.700%	14,015,000.00	99.290%	-	-	-	13,915,493.50
12/01/2050	Serial Coupon	4.650%	4.700%	14,665,000.00	99.273%	-	-	-	14,558,385.45
12/01/2051	Serial Coupon	4.700%	4.750%	15,345,000.00	99.262%	-	-	-	15,231,753.90
12/01/2052	Serial Coupon	4.700%	4.750%	16,070,000.00	99.247%	-	-	-	15,948,992.90
12/01/2053	Serial Coupon	4.750%	4.800%	16,825,000.00	99.237%	-	-	-	16,696,625.25
12/01/2054	Serial Coupon	4.750%	4.800%	17,625,000.00	99.224%	-	-	-	17,488,230.00
12/01/2055	Serial Coupon	4.800%	4.850%	18,460,000.00	99.216%	-	-	-	18,315,273.60
<b>Total</b>		-	-	<b>\$287,090,000.00</b>	-	-	-	-	<b>\$293,441,017.35</b>

## Bid Information

Par Amount of Bonds	\$287,090,000.00
Reoffering Premium or (Discount)	6,351,017.35
Gross Production	\$293,441,017.35
Total Underwriter's Discount (0.700%)	\$(2,009,630.00)
Bid (101.512%)	291,431,387.35
Total Purchase Price	\$291,431,387.35
Bond Year Dollars	\$5,602,372.03
Average Life	19.514 Years
Average Coupon	4.6421235%
Net Interest Cost (NIC)	4.5646315%
True Interest Cost (TIC)	4.5175416%

Series 2026A GO Sales Tax | SINGLE PURPOSE | 3/ 3/2026 | 12:44 PM



Stearns County, Minnesota  
Justice Center Project  
March 4, 2026

Scenario Assumptions: \$291 Million Project Fund, 3% LOST Inflation, One Bond Issue in April 2026

A	B	C	D	E	F	G	H	
Fiscal	Est. LOST Inflation	Estimated LOST Revenues to Cty	Bond Period Ending:	Est. LOST Revs Available	less: Est. Series 2026A Debt Service	equals: Annual LOST Surplus / (Deficit)	Cumulative LOST Surplus / (Deficit)	Notes
2025*		6,654,492						
2026		13,800,000	12/1/2026	20,454,492	(7,327,151)	13,127,341	13,127,341	
2027	3.00%	14,214,000	12/1/2027	14,214,000	(15,209,718)	(995,718)	12,131,624	
2028	3.00%	14,640,420	12/1/2028	14,640,420	(15,633,718)	(993,298)	11,138,326	
2029	3.00%	15,079,633	12/1/2029	15,079,633	(16,076,968)	(997,335)	10,140,991	
2030	3.00%	15,532,022	12/1/2030	15,532,022	(16,527,218)	(995,196)	9,145,795	
2031	3.00%	15,997,982	12/1/2031	15,997,982	(16,992,718)	(994,735)	8,151,060	
2032	3.00%	16,477,922	12/1/2032	16,477,922	(17,471,218)	(993,296)	7,157,764	
2033	3.00%	16,972,259	12/1/2033	16,972,259	(17,970,468)	(998,208)	6,159,556	
2034	3.00%	17,481,427	12/1/2034	17,481,427	(18,477,718)	(996,290)	5,163,266	
2035	3.00%	18,005,870	12/1/2035	18,005,870	(18,970,718)	(964,848)	4,198,418	
2036	3.00%	18,546,046	12/1/2036	18,546,046	(18,928,218)	(382,171)	3,816,247	Bonds Callable Any Date After 12/1/36
2037	3.00%	19,102,427	12/1/2037	19,102,427	(19,344,968)	(242,540)	3,573,706	
2038	3.00%	19,675,500	12/1/2038	19,675,500	(19,347,218)	328,283	3,901,989	
2039	3.00%	20,265,765	12/1/2039	20,265,765	(19,343,718)	922,048	4,824,037	
2040	3.00%	20,873,738	12/1/2040	20,873,738	(19,343,718)	1,530,021	6,354,058	
2041	3.00%	21,499,950	12/1/2041	21,499,950	(19,346,518)	2,153,433	8,507,491	
2042	3.00%	22,144,949	12/1/2042	22,144,949	(19,343,918)	2,801,031	11,308,522	
2043	3.00%	22,809,297	12/1/2043	22,809,297	(19,344,680)	3,464,617	14,773,139	
2044	3.00%	23,493,576	12/1/2044	23,493,576	(19,345,968)	4,147,609	18,920,748	
2045	3.00%	24,198,384	12/1/2045	24,198,384	(19,346,188)	4,852,196	23,772,944	
2046	3.00%	24,924,335	12/1/2046	24,924,335	(19,348,758)	5,575,578	29,348,522	
2047	3.00%	25,672,065	12/1/2047	25,672,065	(19,346,833)	6,325,233	35,673,754	
2048	3.00%	26,442,227	12/1/2048	26,442,227	(19,343,750)	7,098,477	42,772,231	
2049	3.00%	27,235,494	12/1/2049	27,235,494	(19,347,580)	7,887,914	50,660,145	
2050	3.00%	28,052,559	12/1/2050	28,052,559	(19,345,883)	8,706,676	59,366,821	Est. Bond Balance:
2051	3.00%	28,894,135	12/1/2051	28,894,135	(19,343,960)	9,550,175	68,916,997	68,980,000
2052	3.00%	29,760,959	12/1/2052	29,760,959	(19,347,745)	10,413,214	79,330,211	
2053	3.00%	30,653,788	12/1/2053	30,653,788	(19,347,455)	11,306,333	90,636,544	
2054	3.00%	31,573,402	12/1/2054	31,573,402	(19,348,268)	12,225,134	102,861,679	
2055*	3.00%	16,260,302	12/1/2055	16,260,302	(19,346,080)	(3,085,778)	99,775,901	
<b>Totals</b>		<b>646,934,927</b>		<b>646,934,927</b>	<b>(547,159,026)</b>	<b>99,775,901</b>		

**RESOLUTION 2026-**

**RESOLUTION ESTABLISHING CONTRACT, CHANGE ORDER, AND PROJECT SIGNING AUTHORITY FOR THE JUSTICE CENTER**

**WHEREAS**, the County has adopted the Procurement Policy on June 4, 2024 which establishes contract thresholds for signing authority and Board approval; and

**WHEREAS**, the County wishes to allow additional authority to the Facilities Manager and Jail Captain to sign Justice Center Project contracts, related change orders, and other documents for project administration effective immediately through the end of Project construction.

**WHEREAS**, the County wishes to add the County Administrator, Auditor-Treasurer, and Procurement Manager to the oversight of change orders for the Justice Center Project construction contracts; and

**WHEREAS**, the County wishes to increase the oversight threshold for change orders that exceed \$ 175,000 for the Justice Center Project construction contracts;

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the County of Stearns, Minnesota, as follows:

- The Facilities Manager has the authority to sign all contracts for the Justice Center Project once approved by the Board of Commissioners, as required by current Procurement Policy.
- The Facilities Manager and/or Jail Captain are authorized to sign all other documents for project administration not part of a contract or change order.
- The Facilities Manager and Jail Captain are authorized to sign change orders for the Justice Center Project contracts that do not fundamentally change the scope of the

project, are less than \$1,000,000 and do not cumulatively, with other approved contract change orders, exceed 10% of the initial approved contract.

- Oversight by the County Administrator, Auditor-Treasurer, or Procurement Manager is required when the change order exceeds \$175,000. Change orders that are over \$500,000 or that cumulatively, with other approved change orders, cause the total contract value to exceed 5% of the initial approved contract must be brought to the Board for approval. Exigent situations, or changes that if delayed will cause significant costs, may be approved by the Facilities Manager or Jail Captain with subsequent ratification of the Board if required.

Adopted by the Stearns County Board of Commissioners on this 10th day of March 2026.

---

Steve Notch,  
Chair of the Stearns County Board of  
Commissioners

---

Randy Schreifels,  
County Auditor-Treasurer &  
Ex-Officio Clerk of the Board

March 10, 2026

## Justice Center Alternates recommendations to Board

During the bidding phase of the Justice Center project the team included 9 required alternates and one voluntary alternate that bidding contractors were required to include with their bids. Below is a summary of each alternate and a staff recommendation to accept or reject.

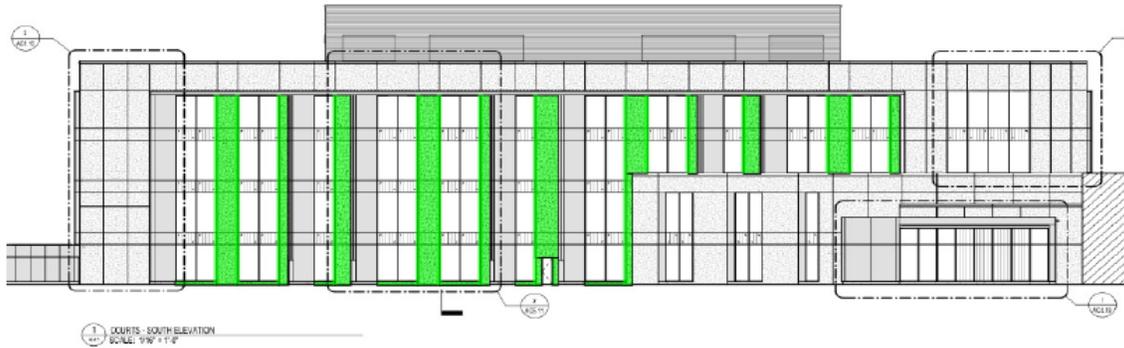
### Summary

	Item	Cost	Recommendation to Accept / Reject	Cost to Budget
Alternate #1	Granite at south façade	\$ 322,465	Reject	\$ -
Alternate #2	Change from Cat 6 to Cat6a	\$ 431,835	Accept	\$ 431,835
Alternate #3	Add Automatic Flushers & Faucets	\$ 79,705	Reject	\$ -
Alternate #4	increase irrigation scope to include full site	\$ 161,047	Accept	\$ 161,047
Alternate #5	Increase planting scope to include full site	\$ 251,721	Accept	\$ 251,721
Alternate #6	Add motors to secondary parking lot gates	\$ 148,226	Accept	\$ 148,226
Alternate #7	Change to Aluminum Electrical Conductors	\$ (502,518)	Accept	\$ (502,518)
Alternate #8	Add loop water line along Hwy 52	\$ 424,105	Accept	\$ 424,105
Alternate #9	Move to Owner Controlled Insurance Program	\$ (267,893)	Reject	\$ -
Alternate #10	Voluntary alternate for built up roof	-	No action needed	\$ -
		\$ 1,048,693		
Total budget impact of recommendations				\$ 914,416.00

### Alternate 1 – Granite at south façade

This alternate price adds approximately 2700 square feet of locally sourced granite in lieu of precast concrete to the south side façade of the building near the main entrance. During design development value engineering the majority of granite was removed from the south façade and added as an alternate. See Attachment 1 for locations.

### Scope of Precast Alternate: Green is PCT-3 with 4" returns



Cost - INCREASE of \$322,465

Recommendation – REJECT this alternate. However, there are areas of the building where adding granite or stone cladding could have a greater impact and provide for a more durable façade over time. Staff may have recommendations for this in the future.

### Alternate 2 – Change from Cat 6 to Cat 6A data cabling

This alternate price changes the data cabling from category 6 to category 6A data cabling throughout the facility. Cat 6A cabling offers significant improvements in data speed and potential bandwidth of data transfer over Cat6 especially over longer distances (+100 meters) . Category 6A cabling will allow the backbone infrastructure of the building to handle future loads and technology better. This pricing includes an increase in conduit sizes were needed for the larger cable.

Cost - INCREASE of \$431,835

Recommendation – recommend to ACCEPT this alternate.

### Alternate 3 – Automatic flushers and faucets

Alternate to add automatic flush valves and lavatory faucets to staff areas. Currently all staff areas are manual flush and faucets. Public areas are all automatic flushers and faucets.

Cost - INCREASE of \$79,705

Recommendation – REJECT this alternate.

### Alternate 4 – Increase irrigation scope to include full site

Alternate to add irrigation to the all landscaped areas of the site. During Design development value engineering, the irrigation scope was reduced, and the remainder added as an alternate price. Adding all of the irrigation at this time will produce the best, maintainable site from the start. Adding irrigation in the future will be much more expensive and cause damage to the landscape.

Cost - INCREASE of \$161,047

Recommendation – ACCEPT this alternate.

### Alternate 5 – Increase planting scope to include full site

Alternate to add planting of the entire site to the landscaping scope of work. During Design Development, the scope of planting in the landscape package was reduced to save money. These plantings are required to comply with coded and site erosion control and would be required to be completed using county staff. This alternate would move that work back into the landscape scope entirely. There are some large areas of seeding currently the countys responsibility that are not included in this alternate that staff may look to add to the landscape work scope as well via future change order.

Cost - INCREASE of \$251,721

Recommendation – ACCEPT this alternate.

### Alternate 6 – Add Motors to Secondary Parking Lot Gates

Alternate to add motors to the secondary gates to allow better access to the secure lots for maintenance and snow removal. Primary staff entry points already have powered gates.

Cost - INCREASE of \$148,226

Recommendation – ACCEPT this alternate.

### Alternate 7 – Change to Aluminum Electrical Conductors

Alternate to change all large feeder electrical cabling from copper to aluminum conductors. Changing from copper to aluminum conductors has become much more common in recent years due to advancements in aluminum alloy cable. There is some additional routine maintenance with aluminum over copper however the county's electrical staff conduct that maintenance now on all our existing buildings. Electrical staff agrees to accept this alternate.

Cost - REDUCTION of \$502,518

Recommendation – ACCEPT this alternate.

### Alternate 8 – Add loop water line along Hwy 52

Alternate to add a 12inch loop water line along Old Highway 52. In discussions with the City of St Cloud Engineering Department, there is some concern over the water pressure we will have at the new site due to the length of single water line to the site. (2200 feet) This loop would provide a second water line "loop" to the water line we are installing reducing the single water line length to approx. 1500 feet.

Outside engineering from the City is recommending this loop be installed. This will also reduce the likelihood of needing to add fire pumps to the Sheriff's office and Jail due to low fire sprinkler water pressure. The Courts tower at 4 stories already has a fire pump as part of the bid.

Cost - INCREASE of \$424,105

Recommendation – ACCEPT this alternate.

### Alternate 9 – Move to Owner Controlled Insurance Program

Staff explored an Owner Controlled Insurance Program (OCIP) with Gallagher Insurance. This program provides a single source liability insurance that covers the county and all contractors working on the site. The benefits are increased limits, single source coverage vs each vendor carrying their own coverage, and a guarantee that insurance is in place. This type of insurance comes at a significant cost. This alternate asked each contractor what their credit would be for not having to provide their own insurance. The total credit fell far short of the cost of an OCIP estimated over 2 million dollars for a 100 mm policy. These programs are not very common in Minnesota due to a strong liability insurance market and many safeguards in place to verify contractors own insurance.

Cost - REDUCTION of \$267,893

Recommendation – REJECT this alternate.

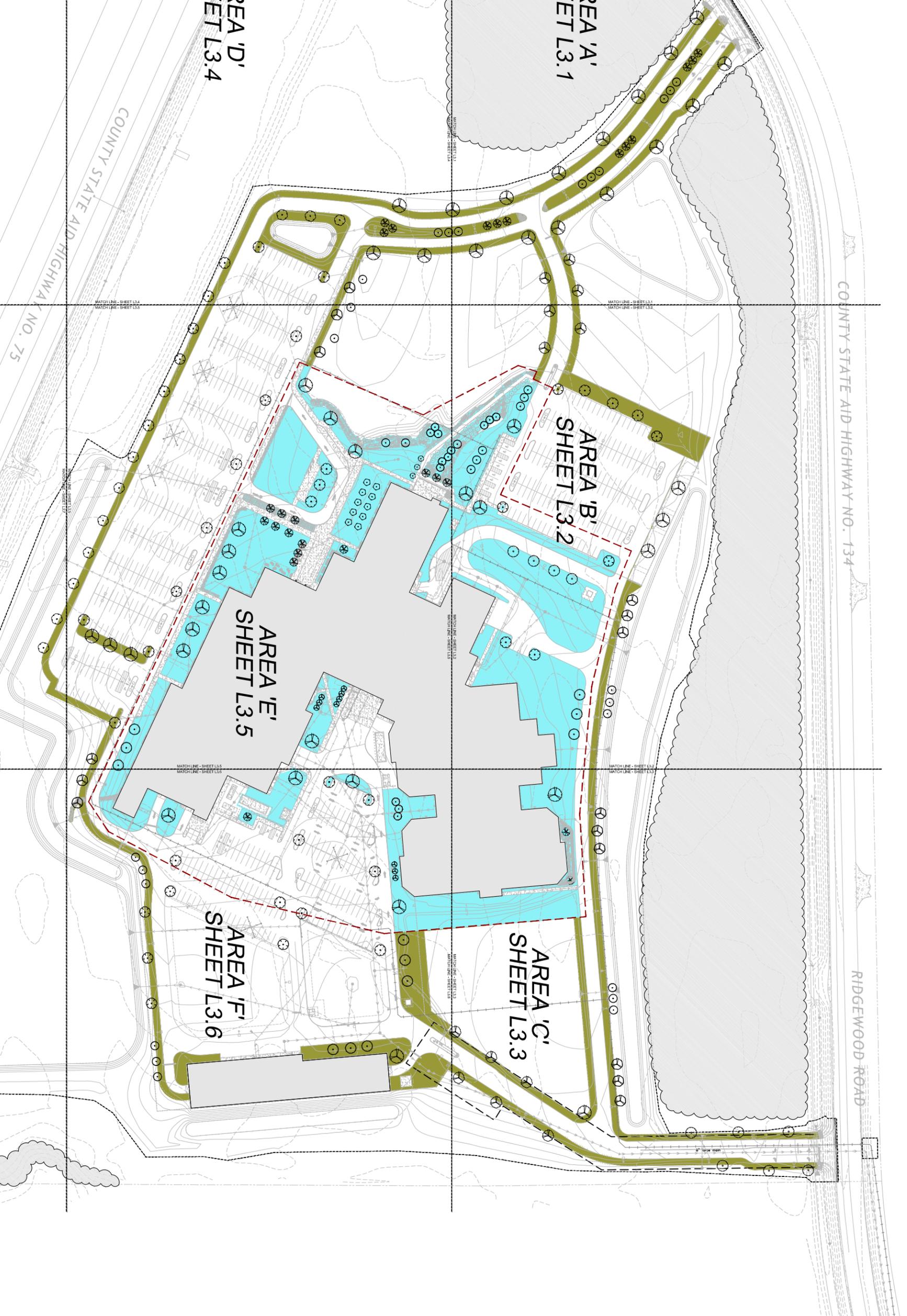
### Alternate 10 – Voluntary alternate for Built up Roofing

This was a voluntary alternate for a Built up roof (BUR) on the entire project. Bidders were evaluated based on their pricing for a single membrane EPDM or TPO roof with no consideration given to the voluntary alternate. The current low bidder did not provide a voluntary alternate cost for a built up roof, therefore no action is needed on this alternate.

Cost – None provided.

Recommendation – No Action needed.





**LEGEND:**

- Landscape Area Intended to Receive Permanent Irrigation Under Base Bid Contract
- Landscape Area Intended to Receive Permanent Irrigation Under Alternate Base Bid Contract
- Base Bid / Alternate Bid Line

**GENERAL NOTES:**

1. Unless otherwise noted, re-spread stockpiled topsoil. See specifications.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Protect adjacent landscape areas from damage during construction.
4. Place topsoil on all areas disturbed by construction, including right-of-way boulevards, unless noted otherwise.
5. Refer to Sheets L3.8 + L3.9 for Irrigation Details & Schedules.
6. All irrigation equipment shown is to be provided by the irrigation contractor. All equipment is to be new, with manufacturer's warranty.
7. Refer to mechanical and plumbing plans for internal building equipment to be installed under MEP scope, including backflow devices, water meters, and domestic connection.

-  Turf Sod Per Specifications
-  Upland Native Seeding By Owner. See Specifications
-  Basin Bottom Seeding By Owner. See Specifications
-  Rock Mulch Per Specifications

 Landscape Base Bid / Alternate Bid Line

**BASE BID:**  
Landscape (Turf Sod, Trees, Shrubs, Perennials, Mulch & Edger)  
Within the Line to be Installed Under Base Bid Contract. In Lieu of  
Turf Sod Shown Beyond the Base Bid Extents, Owner to Install  
Turf Seed per Specifications.

**ALTERNATE:**  
Landscape (Turf, Trees, Shrubs, Perennials, Mulch & Edger)  
Outside the Line to be Installed Under Alternate Bid Contract  
Note: All boulders are to be installed under base bid regardless  
of their location on site.

**GENERAL NOTES:**

1. Unless otherwise noted, re-spread stockpiled topsoil. See specifications.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Protect adjacent landscape areas from damage during construction.
4. Place topsoil on all areas disturbed by construction, including right-of-way boulevards, unless noted otherwise.
5. Refer to Sheet L2.1 for Plant Schedule.

**Base bid planting and seeding**

**Bid Alternate planting and seeding**

**voluntary alternate seeding**



**Summary**

Based on results from the model, it is recommended that a 12" watermain be installed along County Road 134 to serve the Stearns County Justice Center site. With the relatively low available fire flow of 1,680 gpm for institutional facilities at the site with the single 12" watermain, it is also recommended that the watermain be looped from Saukview Drive with a 12" watermain to maximize available fire flow and pressures at the site. Layout of the recommended watermain is shown in Figure 2 on the following page.

**Figure 2 – Recommended Utilities**



Alternate Loop line

**MELROSE HEADQUARTER OFFICE**

700 Kraft Drive SE, PO Box 40  
Melrose, MN 56352-0040  
(800) 962-0655



**ST. JOSEPH BRANCH OFFICE**

29643 Frontage Road, PO Box 816  
St. Joseph, MN 56374-0816  
(800) 962-0655

January 29, 2026

Dear Kevin,

Thank you for the opportunity to support the Stearns County Justice Center project. We appreciate the chance to provide reliable electric service for the new facility, which will serve as a vital resource for the county for many years to come.

SEA will construction electric facilities necessary to provide four permanent services with 60 hz, 480-volt grounded wye, with a total anticipated peak load of around 2.5 MW. SEA proposal includes a contribution in aid to construction payment as follows:

<b>\$ 200</b>	Admin Fee
<b>\$ 515,300</b>	Cable, Switches, and Cabinets
<b>\$ 167,000</b>	Transformers and Metering
<b>\$ 4,500</b>	Temp service (up to 100 kVA single phase for job trailers)
<b><u>\$ 687,000</u></b>	Subtotal
<b>\$ 68,700</b>	Contingency (10%)
<b><u>\$ 755,700</u></b>	<b>Total</b>

The temporary service included accounts for the job-trailer area. We have assumed that permanent facilities can be installed along the eastern driveway to support additional temporary service requirements that may arise. Additionally, the contingency will be refundable in partial or full, depending on design changes, or additional requirements.

A sketch of the design is attached to this letter, and basis for this estimate. It is expected that the county or their contractor will install conduits under any new paved surface within the site.

This cost estimate is valid till September 1<sup>st</sup>, 2026. We look forward to continuing our work together and are available to discuss any details or answer any questions you may have regarding this proposal.

Sincerely,

James M Turner  
Manager of Engineering

member driven. community focused. energy smart.

**WWW.STEARNELECTRIC.ORG**

*Stearns Electric Association is an equal opportunity provider and employer.*





Brainerd/Baxter

1120 Industrial Park Road  
Brainerd, MN 56401  
Phone (218) 829-5333  
Toll Free 1-866 816-5333  
Fax (218) 829-5377  
[www.kldland.com](http://www.kldland.com)

St. Cloud

13 North 11th Ave.  
St. Cloud, MN 56303  
Phone (320) 259-1266  
Toll Free 1-877-251-1266  
Fax (320) 259-8811

---

**AGREEMENT FOR PROFESSIONAL SERVICES**

February 17, 2026

Kevin Korneck  
705 Courthouse Square, Rm 25  
St. Cloud, MN 56303

Via email: [kevin.korneck@stearnscountymn.gov](mailto:kevin.korneck@stearnscountymn.gov)

RE: Quote for Project Construction Staking- Stearns County Justice Center

Dear Kevin,

This letter constitutes an Agreement for Professional Services between Stearns County, (CLIENT) and Kramer Leas DeLeo P.C., (KLD) to provide professional services related the preliminary construction surveys at for the above-described property, (hereinafter called the "Project"). This is an Agreement between CLIENT and KLD effective upon approval of the CLIENT.

In addition to the staking of the clearing limits and the staking of the survey control for the GPS Machine Control network that we have proposed our services for under a separate agreement, I have prepared this proposal for providing the majority of the construction staking for the Stearns County Justice Center as is listed in detail on the attached Exhibit A, *Stearns County Justice Center Construction Staking Items*. This is the same list as is shown in Addendum No. 5 of the contract documents for this project.

In addition to these items, I suggest that we budget for Additional Staking items that may be ordered by the Construction Manager, verification surveys for the Construction Manager and for your staff, for restaking items should our initial stakes be destroyed during construction, and potential as-built survey items that may be required. An estimated cost for such items is listed on the following sheet. We will charge Stearns County for such additional services at our standard hourly rates as listed on the attached Exhibit B.

We understand that good communications and accurate documentation are critical to a successful project of this magnitude. We will attend project meetings as needed and will provide staking documentation as requested.

**Proposed Fee**

The proposed fee for the above-mentioned services is as follows:

Construction Staking Items per Exhibit A (Lump Sum) = \$111,900

Estimated Additional Staking items as described above (Hourly) = \$ 11,000

---

**Total Estimated Fee = \$122,900**

We will bill for the services provided on a monthly basis. Each invoice will provide an estimated percent completed for each staking item and all Additional Staking items will be documented by date of services, explanation of services, and hourly fee for services.

**Additional Services**

Services resulting from significant changes in the general scope, extent, or character of the Assignment are not included as a part of the general Scope of Services. If authorized in writing by the CLIENT, KLD will provide services beyond the scope of this Agreement based on a mutually agreed to cost. Note, this includes requested revisions related to change orders after the project has been awarded. All such work not specifically mentioned herein will be considered additional services and billed as such. We will provide you with an estimate of such additional fees, and we will obtain your approval prior to proceeding with any additional services.

**Performance Schedule**

KLD will work closely with you to meet the contractor’s schedule needs.

We anticipate construction to commence in late winter to early spring. We have reserved time in our schedule in order to provide our services for this project in a timely manner. We do require one week notice for the commencement of any new phases of construction, which I assume we will be made aware of during project meetings and be able to see on project schedules. We also request a minimum of 48 hours’ notice for all staking requests. We will work closely with the Construction Manager and the Subcontractors to ensure that we are allowed sufficient time to perform our services. In the event of conditions beyond KLD’s control, KLD reserves the right to extend the completion date by a reasonable amount of time.

**Acceptance**

KLD appreciates the opportunity to present this proposal to you. If it satisfactorily sets forth your understanding of our agreement, please furnish me with your notice to proceed. If this Agreement is not accepted and returned to KLD within 60 days it shall be considered null and void

**Best Regards,  
Kramer Leas DeLeo, P.C.**

By:   
**Samuel J. DeLeo, PLS  
Vice President**

**Email: [deleo@KLDland.com](mailto:deleo@KLDland.com)**

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 03A and WS 32B**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 03-A & WS 32-B	Concrete and Concrete Paving	K Johnson Construction, Inc. Sauk Rapids, MN	Base Bid Total Contract Amount	\$6,497,274.00 \$6,497,274.00	

The total amount of the base bid for Work Scope 03-A: Concrete and Work Scope 32-B: Concrete Paving is \$6,497,274.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager



# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 03-A: CONCRETE

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	K Johnson Construction, Inc.	Donlar Construction Company	Thompson Construction of Princeton, Inc.	B & D Associates, LLC	Northland Concrete & Masonry Company, LLC	Axel H. Ohman, Inc.
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5
<b>BASE BID</b>	\$6,497,274.00	\$7,547,569.00	\$8,388,388.00	\$9,104,000.00	\$9,246,000.00	\$9,282,238.00
<b>COMBINED BASE BID</b>	\$7,244,247.00	N/A	N/A	N/A	N/A	N/A
	WS 03-A & WS 32-B					
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 9: Contractor's Insurance	(\$9,720.00)	\$66,377.00	\$21,075.00	(\$18,500.00)	\$0.00	\$0.00
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.60	\$0.00	\$0.00	\$0.00	\$0.00	\$1.25



# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 03-A: CONCRETE

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Gresser Companies, Inc.	Steenberg-Watrud Construction, LLC				
<b>BID SECURITY</b>	Bid Bond	Bid Bond				
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5				
<b>BASE BID</b>	\$10,761,203.00	\$14,845,000.00				
<b>COMBINED BASE BID</b>	N/A	N/A				
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00				
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00				
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00				
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00				
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00				
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00				
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00				
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00				
Alternate No. 9: Contractor's Insurance	(\$25,000.00)	\$0.00				
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00				
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$6.25				



# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

## WORK SCOPE 32-B: CONCRETE PAVING

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	K Johnson Construction, Inc.	Ebert, Inc. dba Ebert Companies	North Conutry Concrete, Inc.	Curb Masters, Inc.		
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond	Bid Bond		
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5		
<b>BASE BID</b>	\$749,754.00	\$857,200.00	\$950,500.00	\$1,313,000.00		
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes	Yes		
<b>COMBINED BASE BID</b>	\$7,244,247.00	N/A	N/A	N/A		
	WS 03-A & WS 32-B					
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 9: Contractor's Insurance	(\$1,537.00)	\$0.00	(\$1,100.00)	(\$1,900.00)		
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00	\$0.00		
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00	\$0.00		

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 03B**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 03-B	Structural and Architectural Precast	Wells Concrete Maple Grove, MN	Base Bid	\$18,058,817.00	
			Alternate No. 1	\$322,465.00	
			Total Contract Amount	\$18,381,282.00	

The total amount of the base bid and alternate no. 1 for Work Scope 03-B: Structural and Architectural Precast is \$18,381,282.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

**WORK SCOPE 03-B: STRUCTURAL AND ARCHITECTURAL PRECAST**

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Wells Concrete Products Co. DBA Wells Concrete	Taracon Precast, LLC	Molin Concrete Products Company			
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond			
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5			
<b>BASE BID</b>	\$18,058,817.00	\$21,567,331.00	\$26,357,288.00			
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes			
<b>COMBINED BASE BID</b>	N/A	N/A	N/A			
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$322,465.00	\$557,632.00	\$611,434.00			
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00			
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00			
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00			
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00			
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00			
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00			
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	(\$87,215.00)			
Alternate No. 9: Contractor's Insurance	(\$3,500.00)	\$0.00	\$0.00			
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00			
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00			

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 05A**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>
WS 05-A	Structural Steel – Material Only	Ben’s Structural Fabrication, Inc. Waite Park, MN	Base Bid Total Contract Amount	\$3,571,956.59 \$3,571,956.59

The total amount of the base bid for Work Scope 05-A: Structural Steel - Material is \$3,571,956.59.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 05-A: STRUCTURAL STEEL - MATERIAL ONLY

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Ben's Structural Fabrication, Inc.	American Structural Metals, Inc.	Construction Systems, Inc.			
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond			
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5			
<b>BASE BID</b>	\$3,571,956.59	\$3,889,446.00	\$4,043,593.00			
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes			
<b>COMBINED BASE BID</b>	N/A	N/A	N/A			
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00			
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00			
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00			
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00			
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00			
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00			
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00			
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00			
Alternate No. 9: Contractor's Insurance	\$0.00	\$0.00	\$10,000.00			
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00			
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00			

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 13A**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 13-A	Detention Cells & Equipment (DEC)	Noah Detention Construction, LLC	Freeport, FL	Base Bid	\$21,993,750.67
				Total Contract Amount	\$21,993,750.67

The total amount of the base bid for Work Scope 13-A: Detention Cells & Equipment (DEC) is \$21,993,750.67.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager



KRAUS-ANDERSON®  
Construction Company

# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

## WORK SCOPE 13-A: DETENTION CELLS & EQUIPMENT PACKAGE (DEC)

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Noah Detention Construction, LLC	Pauly Jail Building Company, Inc.	Cornerstone Detention Products, Inc.			
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond			
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5			
<b>BASE BID</b>	\$21,993,750.67	\$23,786,000.00	\$26,691,339.97			
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes			
<b>COMBINED BASE BID</b>	N/A	N/A	\$32,354,530.86			
			WS 13-A & WS 28-A			
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00			
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00			
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00			
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00			
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00			
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00			
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00			
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00			
Alternate No. 9: Contractor's Insurance	(\$9,838.00)	(\$82,759.00)	\$0.00			
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00			
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00			

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 23A**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>	<b>Bid Amount</b>	
WS 23-A	HVAC	McDowall Company Waite Park, MN	Base Bid Total Contract Amount	\$24,074,700.00 \$24,074,700.00

The total amount of the base bid for Work Scope 23-A: HVAC is \$24,074,700.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager



KRAUS-ANDERSON®  
Construction Company

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

WORK SCOPE 23-A: HVAC

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	McDowall Company	Masters Plumbing Heating and Cooling, LLC	St. Cloud Refrigeration, Inc. dba SCR, Inc.	Weidner Plumbing and Heating Co.	Thelen Heating & Roofing, Inc.	Modern Piping, Inc. dba Modern
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5
<b>BASE BID</b>	\$23,074,700.00	\$23,095,000.00	\$24,189,065.00	\$25,485,597.00	\$27,086,000.00	\$46,000,000.00
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>COMBINED BASE BID</b>	N/A	N/A	N/A	\$42,154,000.00	N/A	N/A
				WS 22-A & WS 23-A		
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Alternate No. 9: Contractor's Insurance	\$80,000.00	(\$17,000.00)	(\$17,400.00)	\$169,737.00	(\$100,000.00)	\$0.00
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 26-A**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 26-A	Building Electrical and Lighting	Design Electric, Inc. St. Cloud, MN	Base Bid	\$22,977,000.00	
			Alternate No. 2	\$14,270.00	
			Alternate No. 7	(\$497,177.00)	
			Total Contract Amount	\$22,494,093.00	

The total amount of the base bid and alternate no. 2 and alternate no. 7 for Work Scope 26-A: Building Electrical and Lighting is \$22,494,093.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 26-A: BUILDING ELECTRICAL AND LIGHTING

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Design Electric, Inc.	Laketown Electric Corporation	LTL LED, LLC DBA Wold River Electric			
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond			
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5			
<b>BASE BID</b>	\$22,977,000.00	\$25,859,000.00	\$30,270,150.00			
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes			
<b>COMBINED BASE BID</b>	N/A	\$29,300,000.00	\$30,270,150.00			
		WS 26-A & WS 26-B	WS 26-A, WS 26-B, WS 26-C			
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00			
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$14,270.00	\$0.00	\$0.00			
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00			
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00			
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00			
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$3,353.00			
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	(\$497,177.00)	(\$835,000.00)	(\$3,972,994.00)			
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00			
Alternate No. 9: Contractor's Insurance	(\$19,670.00)	\$0.00	(\$10,000.00)			
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00			
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00			

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 26-B**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>	<b>Bid Amount</b>	
WS 26-B	Exterior Electrical & Lighting	Design Electric, Inc. St. Cloud, MN	Base Bid	\$1,076,753.99
			Alternate No. 6	\$29,420.67
			Total Contract Amount	\$1,106,174.66

The total amount of the base bid and alternate no. 6 for Work Scope 26-B: Exterior Electrical & Lighting is \$1,106,174.66.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

**WORK SCOPE 26-B: EXTERIOR ELECTRICAL AND LIGHTING**

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Design Electric, Inc.	A.J. Moore Electric, Inc.	Laketown Electric Corporation	Willmar Electric Service Corp.		
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond	Bid Bond		
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5		
<b>BASE BID</b>	\$1,076,753.99	\$2,789,309.00	\$3,570,000.00	\$66,882,000.00		
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes	Yes		
<b>COMBINED BASE BID</b>	N/A	N/A	\$29,300,000.00	\$66,882,000.00		
			WS 26-A & WS 26-B	WS 26-A, WS 26-B, WS 26-C		
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00	\$25,000.00		
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 6: Sliding Gate Add Sliding Motors	\$29,420.67	\$0.00	\$25,000.00	\$50,000.00		
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	(\$51,432.00)	\$0.00	\$0.00	(\$250,000.00)		
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 9: Contractor's Insurance	(\$898.56)	\$0.00	\$0.00	\$0.00		
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00	\$0.00		
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00	\$0.00		

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 26-C**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 26-C	Digital, Addressable Fire-Alarm System	Design Electric, Inc. St. Cloud, MN		Base Bid Total Contract Amount	\$1,447,777.00 \$1,447,777.00

The total amount of the base bid for Work Scope 26-C: Digital, Addressable Fire-Alarm System is \$1,447,777.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager



# STEARNS COUNTY JUSTICE CENTER

# BID TABULATIONS

FEBRUARY 5, 2026 AT 2:00PM

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 26-C: DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	Design Electric, Inc.					
<b>BID SECURITY</b>	Bid Bond					
<b>ADDENDA REC'D.</b>	1,2,3,4,5					
<b>BASE BID</b>	\$1,447,777.00					
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes					
<b>COMBINED BASE BID</b>	N/A					
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00					
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00					
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00					
Alternate No. 4: Add Additional Irrigation Area	\$0.00					
Alternate No. 5: Add Additional Planting Area	\$0.00					
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00					
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00					
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00					
Alternate No. 9: Contractor's Insurance	(\$1,100.00)					
Alternate No. 10: Alternate Roof System	\$0.00					
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00					

March 10, 2026

Mr. Kevin Korneck  
 Stearns County  
 705 Courthouse Square, Room 121  
 St. Cloud, MN 56303

RE: **Stearns County Justice Center  
 Contract Award Recommendation – WS 32B**

Dear Mr. Korneck:

This letter is concerning the contract awards for the Stearns County Justice Center project. Bids were received on February 6, 2026 and are summarized on the attached bid tabulation sheets. Listed below is the lowest responsible bidder and their base bid.

<b>Work Scope</b>		<b>Contractor, City, State</b>		<b>Bid Amount</b>	
WS 32-B	Concrete Paving	K Johnson Construction, Inc. Sauk Rapids, MN	Base Bid	\$749,754.00	
			Alternate No. 2	\$0.00	
			Alternate No. 4	\$0.00	
			Alternate No. 5	\$0.00	
			Alternate No. 6	\$0.00	
			Alternate No. 7	\$0.00	
			Alternate No. 8	\$0.00	
			Total Contract Amount	\$749,754.00	

The total amount of the base bid and alternates 2, 4, 5, 6, 7, 8 for Work Scope 32-B: Concrete Paving is \$749,754.00.

If you have any questions regarding this information, please do not hesitate to contact me at 612-364-0358.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

*Michael Veaderko*

Michael Veaderko  
 Project Manager

OWNER: Stearns County

ARCHITECT: Klein McCarthy Architects

WORK SCOPE 32-B: CONCRETE PAVING

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
	K Johnson Construction, Inc.	Ebert, Inc. dba Ebert Companies	North Conutry Concrete, Inc.	Curb Masters, Inc.		
<b>BID SECURITY</b>	Bid Bond	Bid Bond	Bid Bond	Bid Bond		
<b>ADDENDA REC'D.</b>	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5	1,2,3,4,5		
<b>BASE BID</b>	\$749,754.00	\$857,200.00	\$950,500.00	\$1,313,000.00		
<b>MN RESPONSIBLE CONTRACTOR</b>	Yes	Yes	Yes	Yes		
<b>COMBINED BASE BID</b>	\$7,244,247.00	N/A	N/A	N/A		
	WS 03-A & WS 32-B					
Alternate No. 1: Add Granite to Architectural Precast at Court Tower	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 2: Upgrade CAT 6 to CAT6A	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 3: Add Sensors to All Staff Plumbing	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 4: Add Additional Irrigation Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 5: Add Additional Planting Area	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 6: Sliding Gate Add Sliding Motors	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 7: Aluminum Conductor for Circuits Rated 200 AMPS and Over	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 8: Add Old Highway 52 Water Line	\$0.00	\$0.00	\$0.00	\$0.00		
Alternate No. 9: Contractor's Insurance	(\$1,537.00)	\$0.00	(\$1,100.00)	(\$1,900.00)		
Alternate No. 10: Alternate Roof System	\$0.00	\$0.00	\$0.00	\$0.00		
Unit Price #1: Common Work Results of Concrete Floor Slabs due to Unsatisfactory Moisture	\$0.00	\$0.00	\$0.00	\$0.00		