

KNOLLWOOD LANE NEIGHBORHOOD REHABILITATION

NEIGHBORHOOD INFORMATIONAL MEETING
MENDOTA HEIGHTS CITY HALL
MARCH 30, 2011
6:00 PM



City of Mendota Heights
Engineering Department
651-452-1850

PROPOSED REHABILITATION IMPROVEMENTS

- PROJECT AREA
 - Knollwood Court
 - Knollwood Lane (North of Emerson Avenue)
 - Medora Court
 - Medora Road

- STREETS
 - Remove and Replace Curb and Gutter where needed
 - Remove Existing Pavement: 2” Bituminous Surface
 - New Bituminous Surfacing: 1.5” Bituminous Wear over 2” Bituminous Base

- STORM SEWER SYSTEM
 - Catch Basin Repair

- RESTORATION IN AREAS OF CURB REPLACEMENT
 - Driveway Restoration (If Necessary): Match Existing Bituminous & Concrete
 - Turf Restoration: Sod

PROPOSED CRACK SEALING & SEAL COATING

- PROJECT AREA
 - Cherry Hill Road (East of Wachtler Avenue)
 - Farmdale Road (East of Wachtler Avenue)
 - Ivy Lane
 - Knollwood Lane (South of Emerson Avenue)
 - Lower Colonial Drive
 - Upper Colonial Drive

- STREETS
 - Crack Seal
 - Seal Coat

ESTIMATED PROJECT COSTS

| ITEM | CONSTRUCTION | INDIRECT* | TOTAL |
|--------------------------------------|---------------------|--------------------|---------------------|
| Street Rehabilitation | \$217,850.65 | \$54,462.67 | \$272,313.32 |
| Curb and Gutter Replacement | \$31,085.50 | \$7,771.38 | \$38,856.88 |
| Crack Sealing and Street Sealcoating | \$27,022.85 | \$6,755.72 | \$33,778.57 |
| Storm Sewer (If Needed) | \$15,340.00 | \$3,835.00 | \$19,175.00 |
| Totals | \$291,299.00 | \$72,824.77 | \$364,123.77 |

* Includes 25% indirect costs for legal, engineering, administration, and finance.

PROPOSED FUNDING SOURCES

- The roadway improvement cost can be assessed on a unit basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992.
 - All units with a driveway located on one of the proposed streets that are to be rehabilitated will be assessed per the Street Rehabilitation and Reconstruction Policy.
 - All units with a driveway located on one of the proposed streets that are to be seal coated will not be assessed due to seal coating being preventative maintenance which the City finances 100% of the project costs.

| ITEM | COST ESTIMATE | ASSESSMENT | MUNICIPAL BONDS | UTILITY FUNDS |
|--------------------------------------|---------------------|---------------------|---------------------|--------------------|
| Street Rehabilitation | \$272,313.32 | \$123,000.00 | \$149,313.32 | |
| Curb and Gutter Replacement | \$38,856.88 | | \$38,856.88 | |
| Crack Sealing and Street Sealcoating | \$33,778.57 | | \$33,778.57 | |
| Storm Sewer (If Needed) | \$19,175.00 | | | \$19,175.00 |
| Totals | \$364,123.77 | \$123,000.00 | \$221,948.77 | \$19,175.00 |

PROPOSED ASSESSMENTS

The estimated total assessable amount for the project is based on specially assessing 50% of the following costs: mobilization, traffic control, bituminous removal, bituminous base course, bituminous wear course, tack coat, valve and manhole adjustments, and appurtenant work. City costs include curb and gutter replacement, sod restoration, and appurtenant work.

ASSESSMENT CALCULATIONS - STREET REHABILITATION

| | | | |
|---|-------------------|---------------------|------------|
| Assessable Costs | \$272,313.32 | | |
| Assessment | \$136,156.66 | | |
| Assessable Units | 41 | | |
| Estimated Unit Assessment per City Policy | \$3,320.89 | \$136,156.49 | 50% |
| Proposed Unit Assessment | \$3,000.00 | \$123,000.00 | 45% |

The estimated unit assessments for the street rehabilitation are higher than the rates that staff anticipates for future rehabilitation projects with complete pavement removal due to the large lot sizes and number of corner lots in this project area. Staff proposes to assess the benefiting properties \$3,000/unit in order to bring the rate closer to anticipated rehabilitation projects costs.

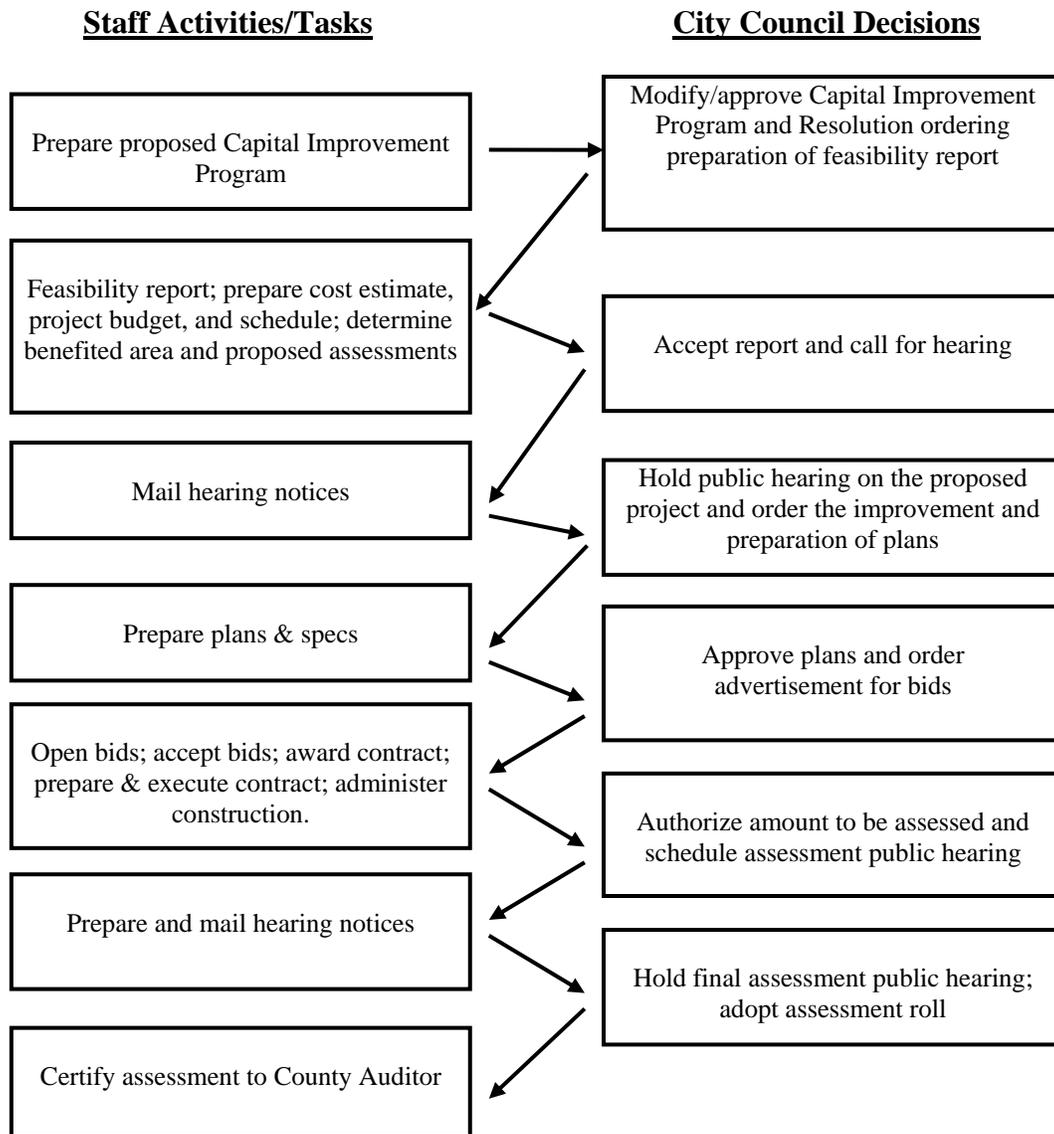
ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2011:

| ACTIVITY | DATE |
|--|------------------|
| Accept Feasibility Study/Call for Public Hearing | January 18, 2011 |
| Hold Neighborhood Informational Meeting | March 30, 2011 |
| Conduct Public Hearing/Accept Project/Order Plans and Specifications | April 19, 2011 |
| Approve Plans and Specifications/Order Advertisements for Bids | June 2011 |
| Open Bids | July 2011 |
| Accept Bids/Award Contract | July 2011 |
| Begin Construction | July/August 2011 |
| Complete Bituminous Pavement | September 2011 |
| Authorize Amount to be Assessed/Schedule Assessment Hearing | October 2011 |
| Conduct Assessment Hearing/Adopt Assessment Roll | October 2011 |

PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



ESTIMATED ASSESSMENT PAYMENT

Proposed Assessment Hearing Date: October 2011

STREET REHABILITATION ASSESSMENT

Proposed Unit Assessment: \$3,000.00
Proposed Interest Rate 6.00%

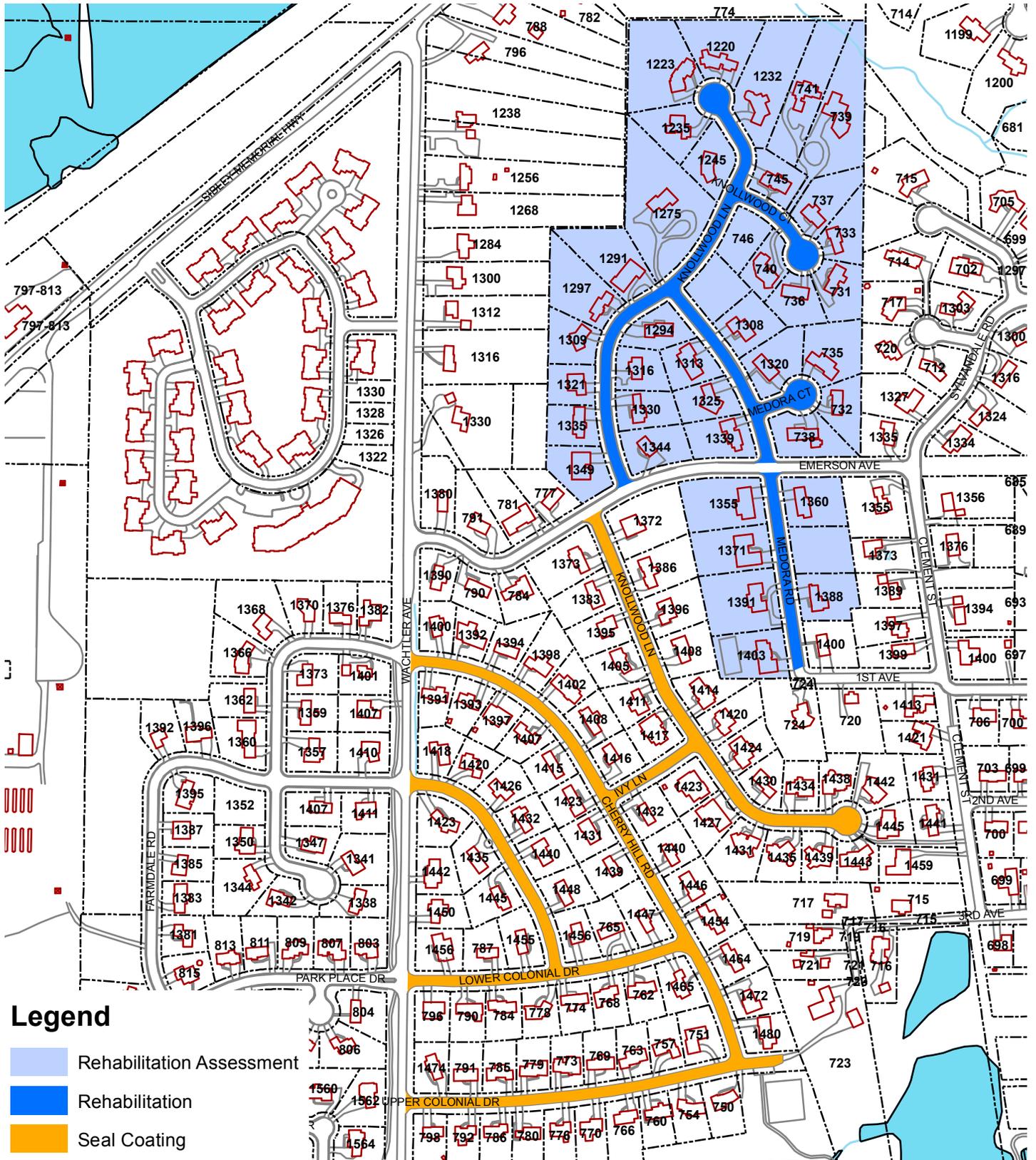
| Year | Principal | Interest | Annual |
|-------------|-------------------|-------------------|-------------------|
| 1 | \$300.00 | \$226.66 | \$526.66 |
| 2 | \$300.00 | \$162.00 | \$462.00 |
| 3 | \$300.00 | \$144.00 | \$444.00 |
| 4 | \$300.00 | \$126.00 | \$426.00 |
| 5 | \$300.00 | \$108.00 | \$408.00 |
| 6 | \$300.00 | \$90.00 | \$390.00 |
| 7 | \$300.00 | \$72.00 | \$372.00 |
| 8 | \$300.00 | \$54.00 | \$354.00 |
| 9 | \$300.00 | \$36.00 | \$336.00 |
| 10 | \$300.00 | \$18.00 | \$318.00 |
| | \$3,000.00 | \$1,036.66 | \$4,036.66 |

2011 Street Rehabilitation - Knollwood Lane Neighborhood Rehabilitation Project Area

January 13, 2011



City of
Mendota
Heights



Legend

- Rehabilitation Assessment
- Rehabilitation
- Seal Coating