

# **DIANE ROAD NEIGHBORHOOD REHABILITATION**

NEIGHBORHOOD INFORMATIONAL MEETING  
MENDOTA HEIGHTS CITY HALL  
SEPTEMBER 21, 2011  
6:00 PM



City of Mendota Heights  
Engineering Department  
651-452-1850

## **PROPOSED REHABILITATION IMPROVEMENTS** **DIANE ROAD (NORTH)**

- PROJECT AREA
  - Diane Road (north of Nina Court)
  - Rae Court
  - Adeline Court
  - Nina Court
  - Celia Drive
- 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 REHABILITATION IMPROVEMENTS** **EAGLE RIDGE ROAD**

- PROJECT AREA
  - Eagle Ridge Road
- STREETS
  - Remove and Replace Curb and Gutter where needed
  - Reclamation of Existing Pavement: 3” bituminous surface over a 4” bituminous base course
  - 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 MILL & OVERLAY-DIANE ROAD (SOUTH)**

- PROJECT AREA
  - Diane Road (south of Nina Court)
  - Barbara Court
  - Douglas Road (east of Victoria Road)
  
- STREETS
  - Mill 6-Foot Wide Strip Adjacent to Existing Curb and Gutter
  - New 1.5” Bituminous Overlay Extending Over the Entire Width of the Roadway
  
- STORM SEWER SYSTEM
  - Catch Basin Repair
  
- RESTORATION IN AREAS OF CURB REPLACEMENT
  - Driveway Restoration (If Necessary): Match Existing Bituminous & Concrete
  - Turf Restoration: Sod

## **ESTIMATED PROJECT COSTS**

### **PROJECT COSTS**

<b>ITEM</b>	<b>CONSTRUCTION</b>	<b>INDIRECT*</b>	<b>TOTAL</b>
Street Rehabilitation – Diane Road (North)	\$293,068.65	\$58,613.73	\$351,682.38
Mill and Overlay – Diane Road (South)	\$114,155.75	\$22,831.15	\$136,986.90
Street Rehabilitation – Eagle Ridge Road	\$119,938.00	\$23,987.60	\$143,925.60
Curb and Gutter Replacement	\$86,120.00	\$17,224.00	\$103,344.00
<b>Totals</b>	<b>\$613,282.40</b>	<b>\$122,656.48</b>	<b>\$735,938.88</b>

\* Includes 20% 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.

### **FUNDING SOURCES**

<b>ITEM</b>	<b>COST ESTIMATE</b>	<b>ASSESSMENT</b>	<b>MUNICIPAL BONDS</b>
Street Rehabilitation – Diane Road (North)	\$351,682.38	\$175,841.05	\$175,841.33
Mill and Overlay – Diane Road (South)	\$136,986.90	\$68,493.10	\$68,493.80
Street Rehabilitation – Eagle Ridge Road	\$143,925.60	\$71,961.85	\$71,963.75
Curb and Gutter Replacement	\$103,344.00		\$103,344.00
<b>Totals</b>	<b>\$735,938.88</b>	<b>\$316,296.00</b>	<b>\$419,642.88</b>

## 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 - DIANE ROAD (NORTH)**

Assessable Costs	\$351,682.38		
Assessment	\$175,841.19		
Assessable Units	55		
Estimated Unit Assessment per City Policy	\$3,197.11	\$175,841.05	50%
<b>Proposed Unit Assessment</b>	<b>\$3,197.11</b>	\$175,841.05	50%

### **ASSESSMENT CALCULATIONS - MILL AND OVERLAY - DIANE ROAD (SOUTH)**

Assessable Costs	\$136,986.90		
Assessment	\$68,493.45		
Assessable Units	38		
Estimated Unit Assessment per City Policy	\$1,802.45	\$68,493.10	50%
<b>Proposed Unit Assessment</b>	<b>\$1,802.45</b>	\$68,493.10	50%

### **ASSESSMENT CALCULATIONS - STREET REHABILITATION - EAGLE RIDGE ROAD**

Assessable Costs	\$143,925.60		
Assessment	\$71,962.80		
Assessable Units	155		
Estimated Unit Assessment per City Policy	\$464.27	\$71,961.85	50%
<b>Proposed Unit Assessment</b>	<b>\$464.27</b>	\$71,961.85	50%

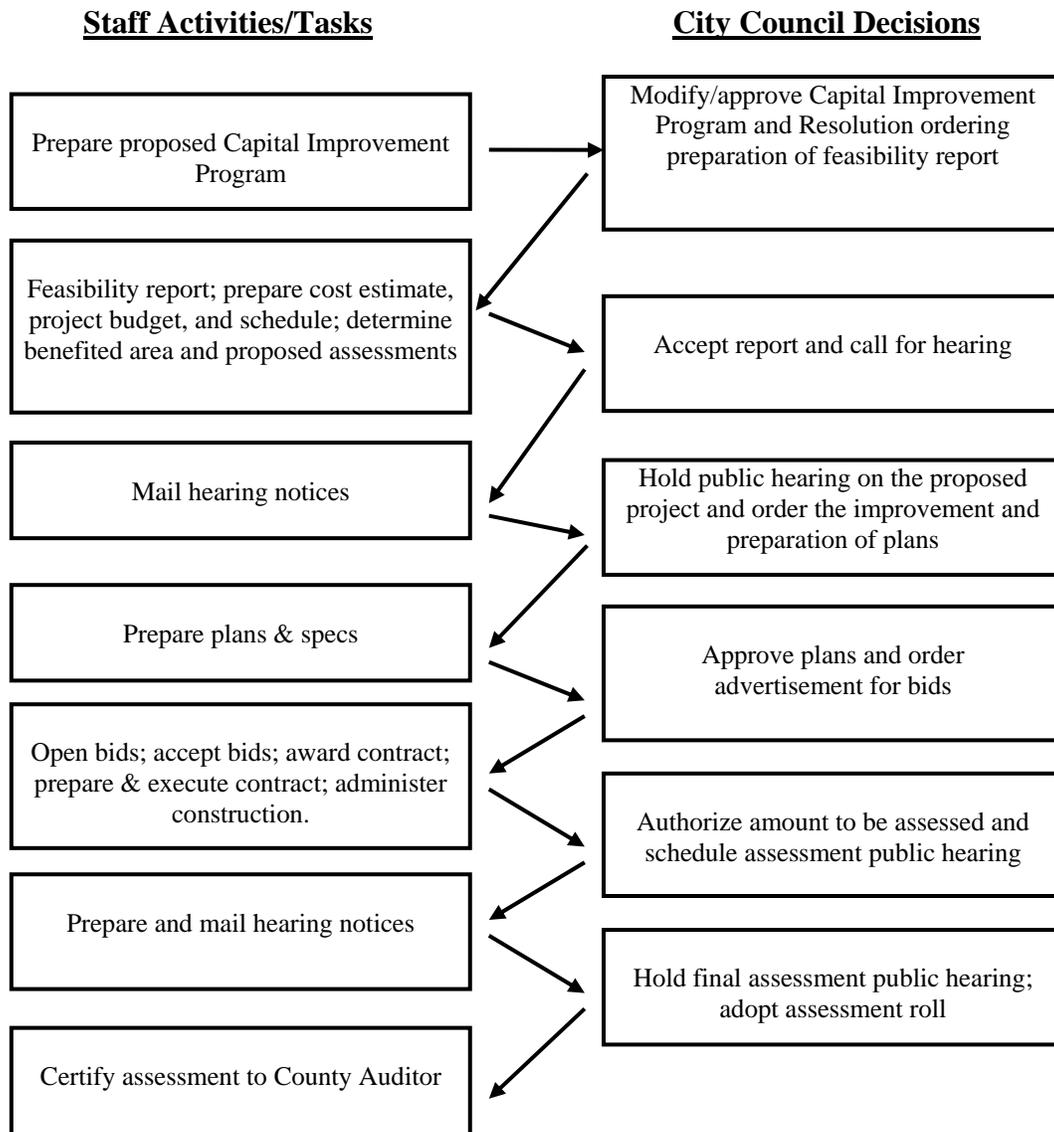
## ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2012:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	August 16, 2011
Hold Neighborhood Informational Meeting	September 21, 2011
Conduct Public Hearing/Accept Project/Order Plans and Specifications	October 4, 2011
Approve Plans and Specifications/Order Advertisements for Bids	January 2012
Open Bids	March 2012
Accept Bids/Award Contract	April 2012
Begin Construction	June 2012
Complete Bituminous Pavement	October 2012
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2012
Conduct Assessment Hearing/Adopt Assessment Roll	October 2012

# PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



# **ESTIMATED ASSESSMENT PAYMENT**

**Proposed Assessment Hearing Date: October 2012**

## **STREET REHABILITATION ASSESSMENT - DIANE ROAD (NORTH)**

Proposed Unit Assessment: \$3,197.11  
Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$319.71	\$241.56	\$561.27
2	\$319.71	\$172.64	\$492.35
3	\$319.71	\$153.46	\$473.17
4	\$319.71	\$134.28	\$453.99
5	\$319.71	\$115.10	\$434.81
6	\$319.71	\$95.91	\$415.62
7	\$319.71	\$76.73	\$396.44
8	\$319.71	\$57.55	\$377.26
9	\$319.71	\$38.37	\$358.08
10	\$319.72	\$19.18	\$338.90
	<b>\$3,197.11</b>	<b>\$1,104.78</b>	<b>\$4,301.89</b>

## **STREET MILL AND OVERLAY ASSESSMENT - DIANE ROAD (SOUTH)**

Proposed Unit Assessment: \$1,802.45  
Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$180.25	\$136.18	\$316.43
2	\$180.25	\$97.33	\$277.58
3	\$180.25	\$86.52	\$266.77
4	\$180.25	\$75.70	\$255.95
5	\$180.25	\$64.89	\$245.14
6	\$180.25	\$54.07	\$234.32
7	\$180.25	\$43.26	\$223.51
8	\$180.25	\$32.44	\$212.69
9	\$180.25	\$21.63	\$201.88
10	\$180.20	\$10.81	\$191.01
	<b>\$1,802.45</b>	<b>\$622.83</b>	<b>\$2,425.28</b>

**STREET REHABILITATION ASSESSMENT - EAGLE RIDGE ROAD**

Proposed Unit Assessment: \$464.27  
 Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$46.43	\$35.08	\$81.51
2	\$46.43	\$25.07	\$71.50
3	\$46.43	\$22.28	\$68.71
4	\$46.43	\$19.50	\$65.93
5	\$46.43	\$16.71	\$63.14
6	\$46.43	\$13.93	\$60.36
7	\$46.43	\$11.14	\$57.57
8	\$46.43	\$8.36	\$54.79
9	\$46.43	\$5.57	\$52.00
10	\$46.40	\$2.78	\$49.18
	<b>\$464.27</b>	<b>\$160.42</b>	<b>\$624.69</b>

# Diane Road Neighborhood Rehabilitation Project Area

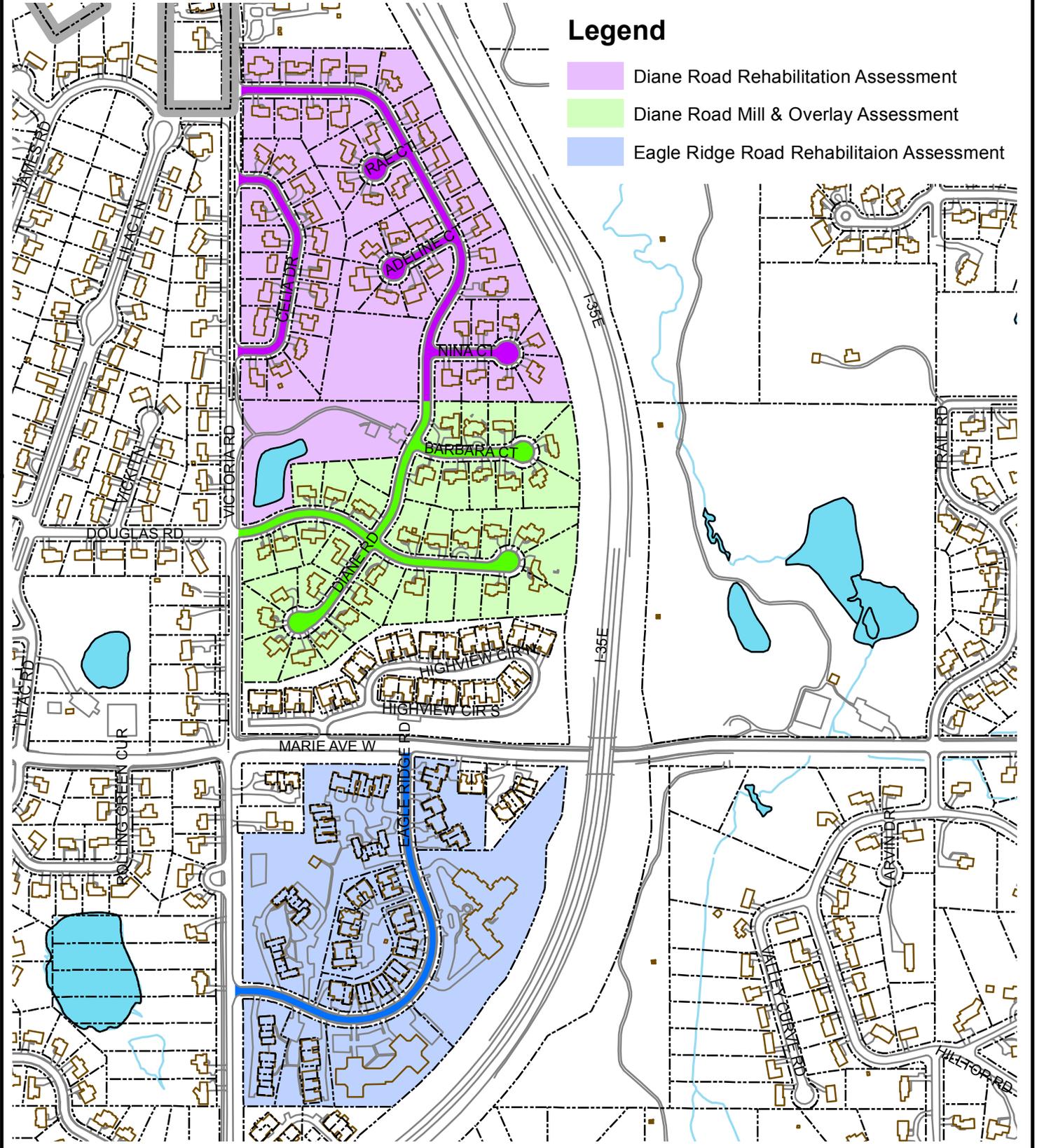
August 11, 2011



City of  
Mendota  
Heights

## Legend

-  Diane Road Rehabilitation Assessment
-  Diane Road Mill & Overlay Assessment
-  Eagle Ridge Road Rehabilitation Assessment

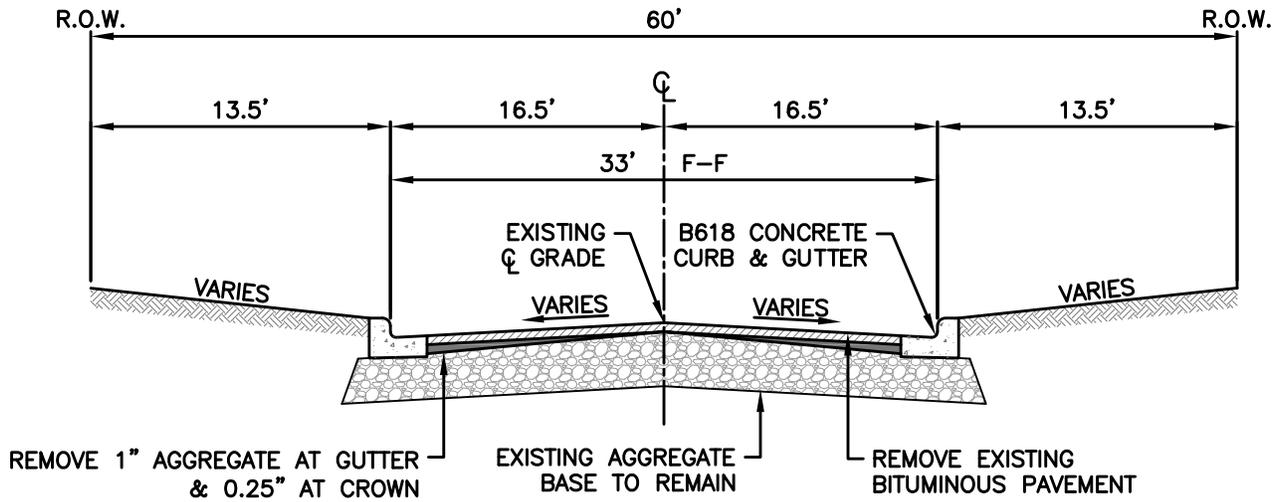


# DIANE ROAD REHABILITATION TYPICAL SECTION

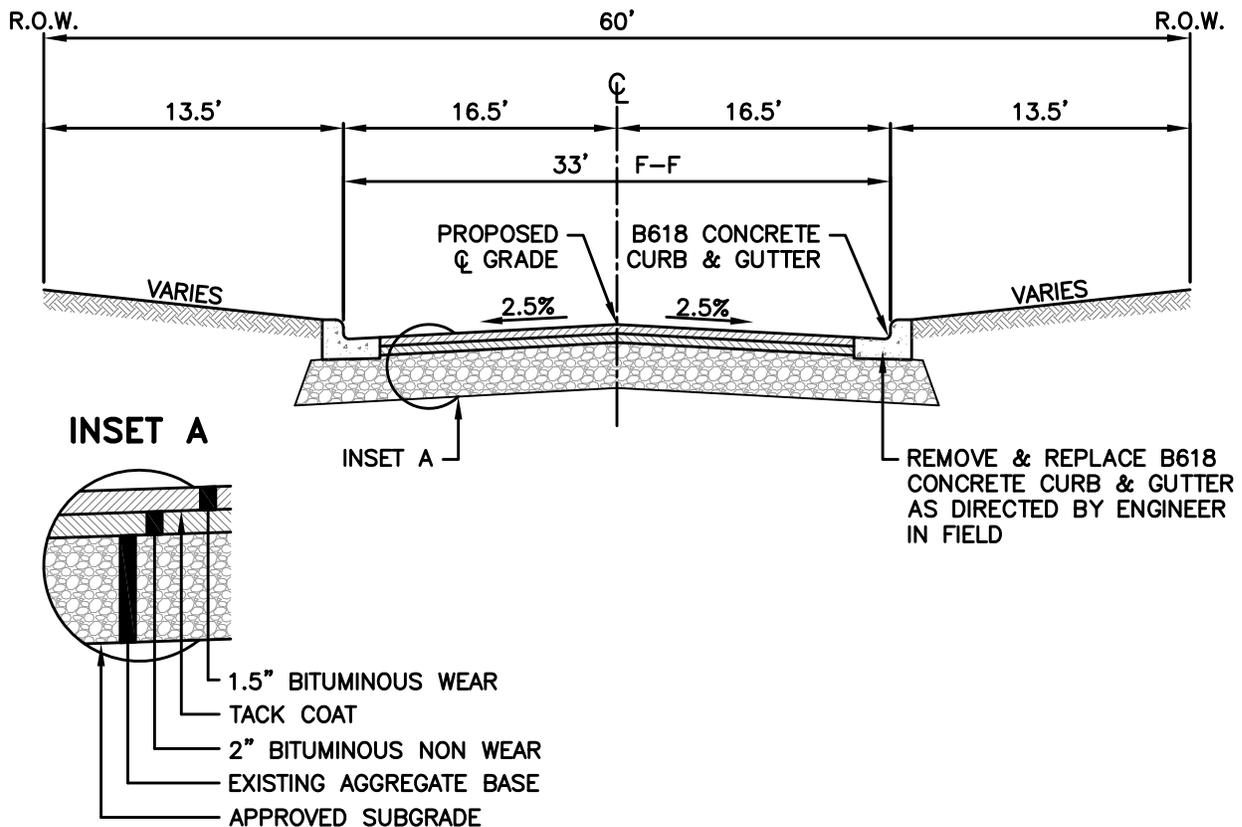
AUGUST 11, 2011



## EXISTING TYPICAL SECTION

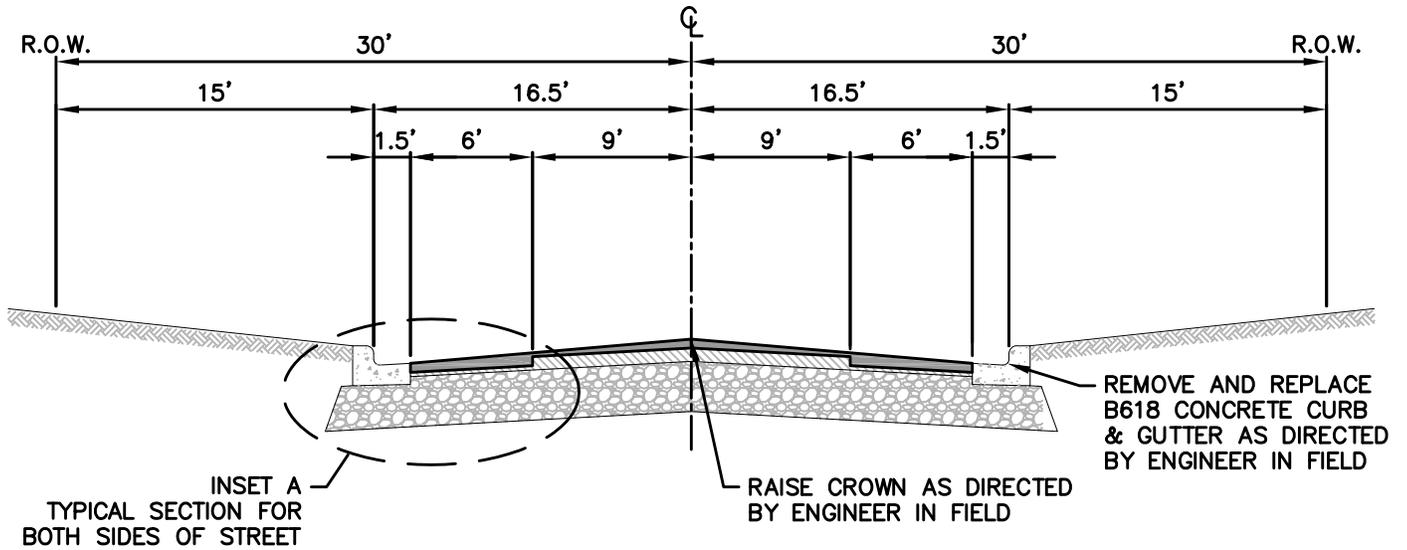


## PROPOSED TYPICAL SECTION

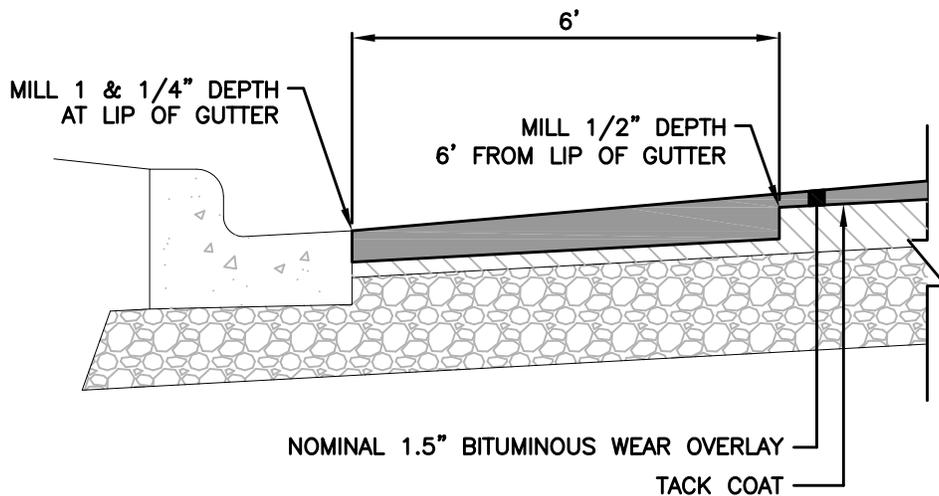


**DIANE ROAD MILL & OVERLAY  
TYPICAL SECTION**

AUGUST 11, 2011



**INSET A  
DIANE ROAD, DOUGLAS ROAD, & BARBARA COURT**

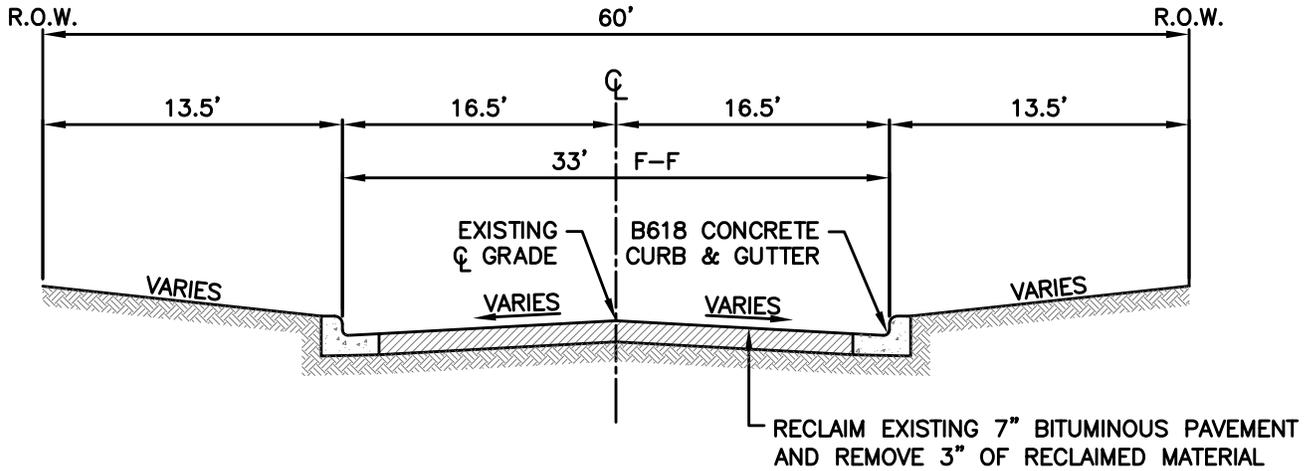


**EAGLE RIDGE ROAD  
REHABILITATION  
TYPICAL SECTION**

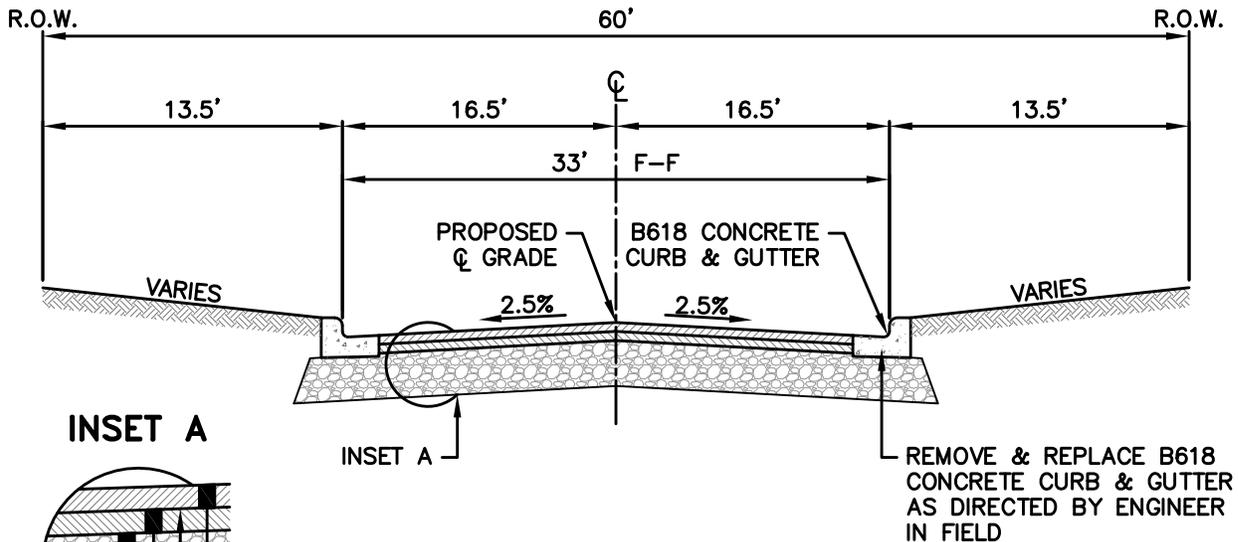
AUGUST 11, 2011



**EXISTING TYPICAL SECTION**



**PROPOSED TYPICAL SECTION**



**INSET A**

