

MARIE AVENUE 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

- PROJECT AREA
 - Marie Avenue (from Dodd Road to Delaware Avenue)

- STREETS
 - Remove and Replace Curb and Gutter where needed
 - Remove Existing Pavement: 3” Bituminous Surface
 - New Bituminous Surfacing: 2” Bituminous Wear over 2” Bituminous Base

- TRAIL
 - Remove Existing Pavement: 1.5” Bituminous Trail Surface
 - New Bituminous Surfacing: 2.5” Bituminous Trail Surface

- STORM SEWER SYSTEM
 - Catch Basin Repair

- WATER MAIN REPLACEMENT
 - Remove Existing 8” Cast Iron Pipe
 - New 8” Ductile Iron Pipe
 - Replace Hydrants

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

ESTIMATED PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Rehabilitation	\$509,617.15	\$127,404.29	\$637,021.44
Curb and Gutter Replacement	\$77,968.50	\$19,492.13	\$97,460.63
Water Main Replacement	\$311,700.00	\$77,925.00	\$389,625.00
Trail Replacement	\$55,879.50	\$13,969.88	\$69,849.38
Totals	\$955,165.15	\$238,791.30	\$1,193,956.45

* 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 Marie Avenue from Dodd Road to Delaware Avenue will be assessed per the Street Rehabilitation and Reconstruction Policy.

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	MSA FUNDS	PARK FUNDS	UTILITY FUNDS
Street Rehabilitation	\$637,021.44	\$108,800.00	\$209,710.72	\$106,170.24		\$212,340.48
Curb and Gutter Replacement	\$97,460.63		\$97,460.63			
Water Main Replacement	\$389,625.00					\$389,625.00
Trail Replacement	\$69,849.38		\$69,849.38			
Totals	\$1,193,956.45	\$108,800.00	\$377,020.73	\$106,170.24	\$0.00	\$601,965.48

PROPOSED ASSESSMENTS

The estimated total assessable amount for the project is based on specially assessing 50% of the street rehabilitation costs. City costs include water main replacement, trail replacement, curb and gutter replacement, sod restoration, and appurtenant work.

ASSESSMENT CALCULATIONS - STREET REHABILITATION

Assessable Costs	\$637,021.44		
Assessment	\$318,510.72		
Assessable Units	34		
Estimated Unit Assessment per City Policy	\$9,367.96	\$318,510.64	50%
Proposed Unit Assessment	\$3,200.00	\$108,800.00	17%

The estimated unit assessments for this street rehabilitation are higher than a typical street rehabilitation project with complete pavement removal due to the water main replacement which has additional restoration costs. Staff proposes to assess the benefiting properties \$3,200/unit in order to bring the assessment rate closer to previous and future complete pavement removal rehabilitation project costs.

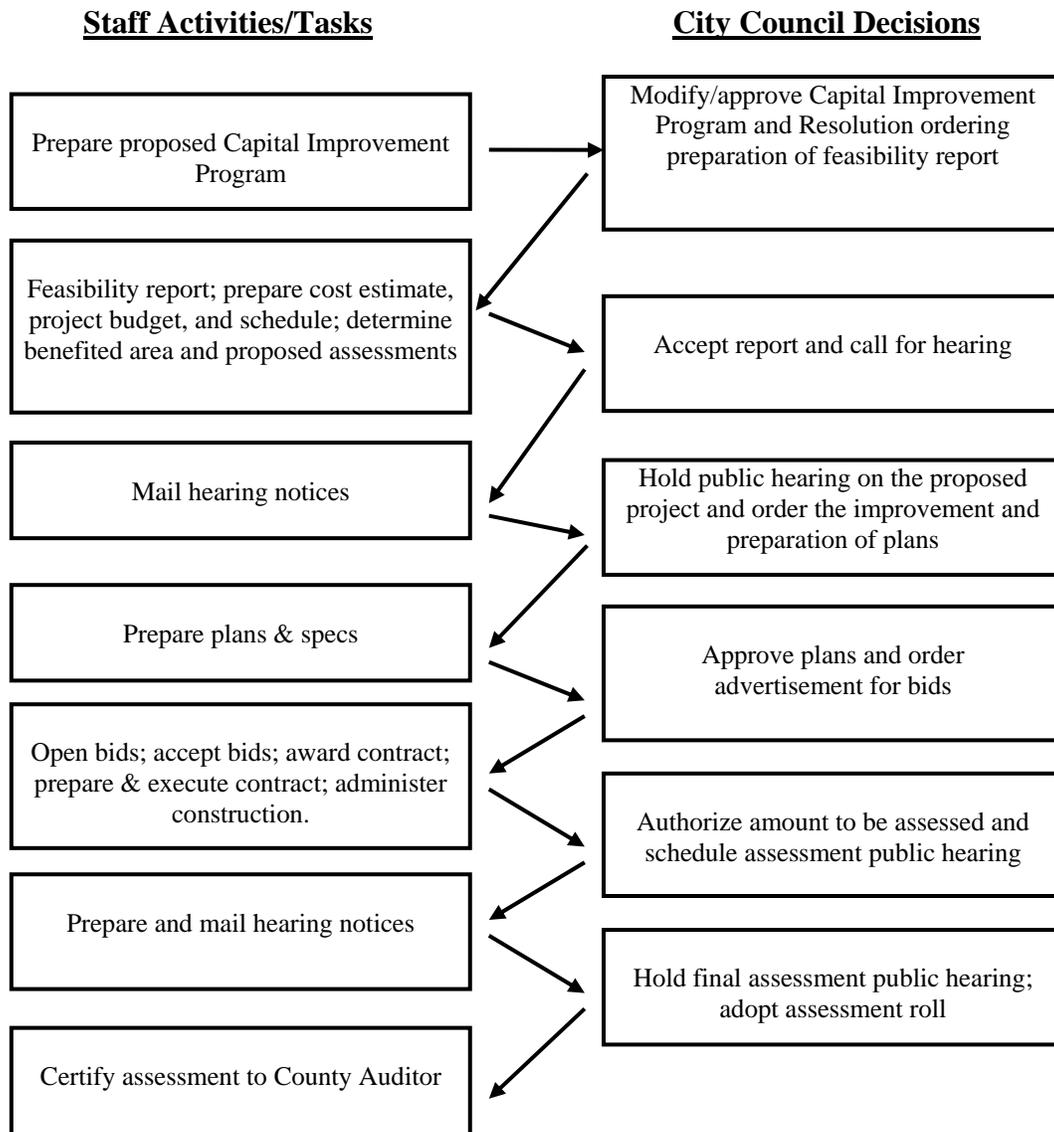
ESTIMATED PROJECT SCHEDULE

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

Proposed Unit Assessment: \$3,200.00
Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$320.00	\$241.77	\$561.77
2	\$320.00	\$172.80	\$492.80
3	\$320.00	\$153.60	\$473.60
4	\$320.00	\$134.40	\$454.40
5	\$320.00	\$115.20	\$435.20
6	\$320.00	\$96.00	\$416.00
7	\$320.00	\$76.80	\$396.80
8	\$320.00	\$57.60	\$377.60
9	\$320.00	\$38.40	\$358.40
10	\$320.00	\$19.20	\$339.20
	\$3,200.00	\$1,105.77	\$4,305.77

Marie Avenue Rehabilitation Project Area

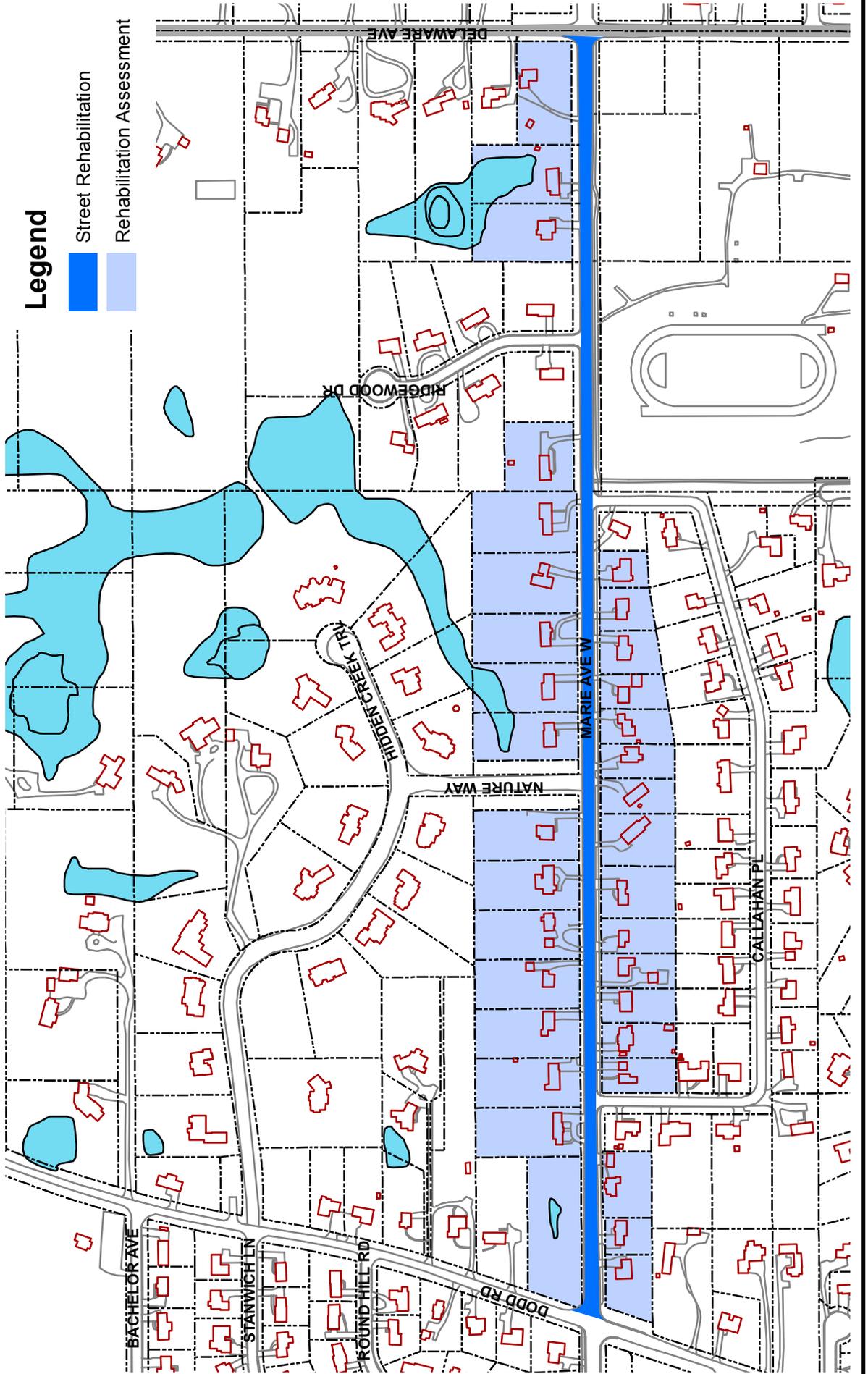
August 11, 2011



City of
Mendota
Heights

Legend

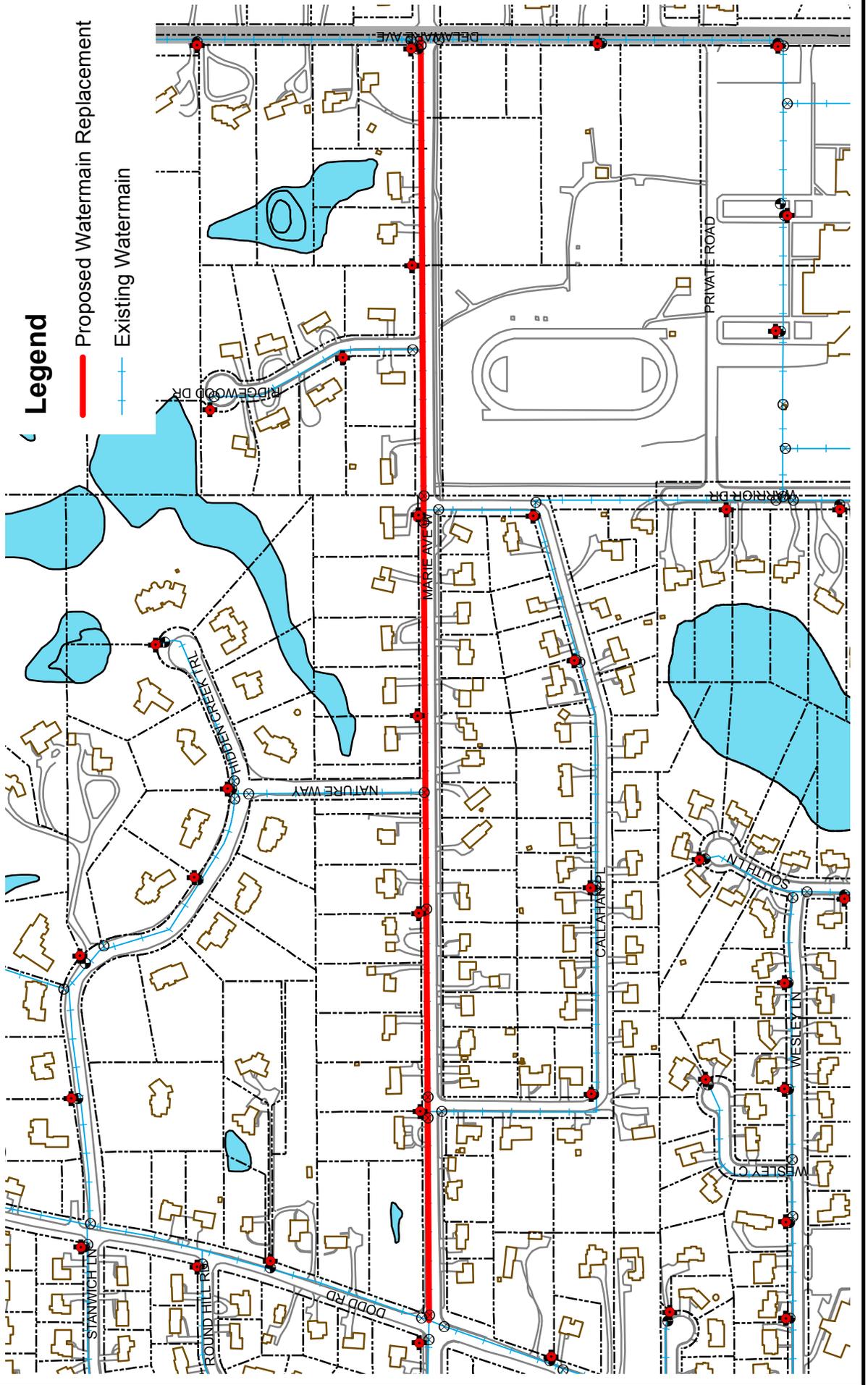
-  Street Rehabilitation
-  Rehabilitation Assessment



Marie Avenue Rehabilitation Proposed Water Main Replacement



August 11, 2011

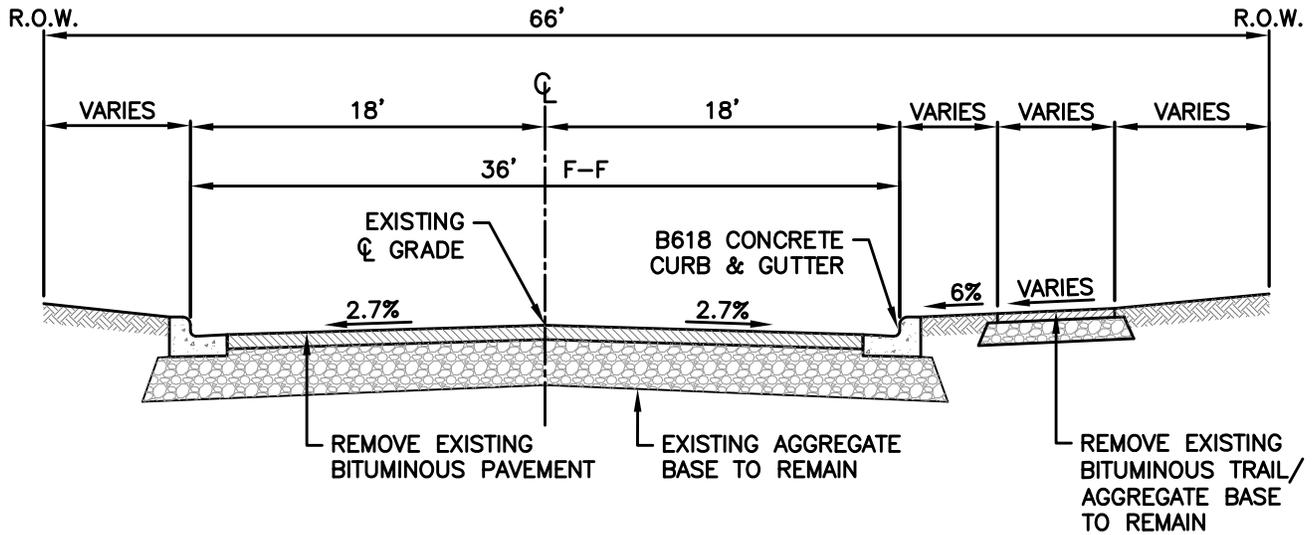


**MARIE AVENUE
REHABILITATION
TYPICAL SECTION**

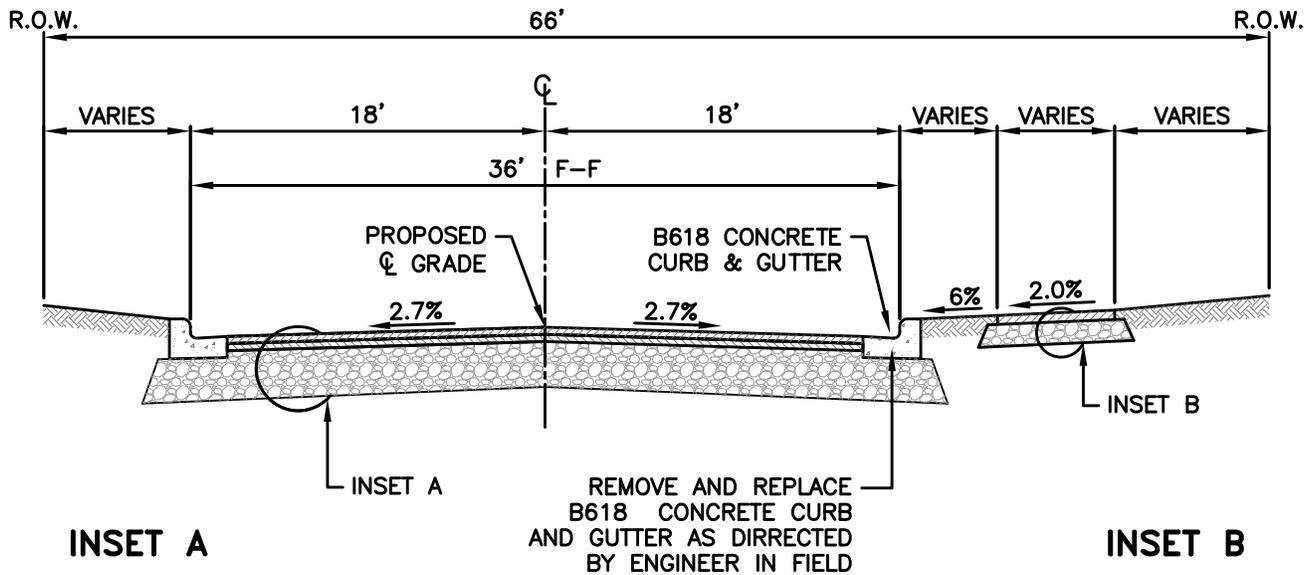
AUGUST 11, 2011



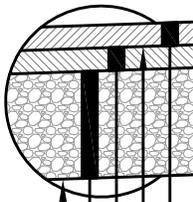
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION

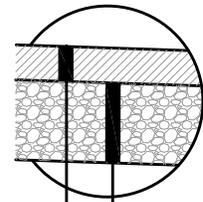


INSET A



- 2.0" BITUMINOUS WEAR
- TACK COAT
- 2.0" BITUMINOUS NON WEAR
- EXISTING AGGREGATE BASE
- APPROVED SUBGRADE

INSET B



- 2.5" BITUMINOUS WEAR
- EXISTING AGGREGATE BASE