

# **MENDOTA HEIGHTS ROAD 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
  - Mendota Heights Road (from Dodd Road to Delaware Avenue)
- STREETS
  - Remove and Replace Curb and Gutter where needed
  - Mill 2” of Existing Bituminous Pavement
  - Place a New 2” Bituminous Overlay
- TRAIL
  - Place a New 1.5” Bituminous Overlay Over the Existing Trail
- 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

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Rehabilitation	\$441,301.10	\$88,260.22	\$529,561.32
Curb and Gutter Replacement	\$76,825.00	\$15,365.00	\$92,190.00
Trail Replacement	\$70,654.00	\$14,130.80	\$84,784.80
<b>Totals</b>	<b>\$588,780.10</b>	<b>\$117,756.02</b>	<b>\$706,536.12</b>

\* Includes 20% indirect costs for legal, engineering, administration, and finance.

## PROPOSED FUNDING SOURCES

- The roadway improvement cost can be assessed on a front footage 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 Mendota Heights Road 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	INFRASTRUCTURE FUNDS
Street Rehabilitation	\$529,561.32	\$60,368.07	\$164,780.66	\$304,412.59	
Curb and Gutter Replacement	\$92,190.00		\$92,190.00		
Trail Replacement	\$84,784.80				\$84,784.80
<b>Totals</b>	<b>\$706,536.12</b>	<b>\$60,368.06</b>	<b>\$256,970.66</b>	<b>\$304,412.59</b>	<b>\$84,784.80</b>

# PROPOSED ASSESSMENTS

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

## **ASSESSMENT CALCULATIONS - STREET REHABILITATION**

Assessable Costs	\$529,561.32		
Assessment	\$264,780.66		
Total Street Front Footage (L.F.)	11,275.6		
Estimated Front Footage Assessment per City Policy	\$23.48	\$264,751.09	50%
<b>Proposed Frontage Assessment for Non-Residential (\$/L.F.)</b>	<b>\$23.48</b>	\$58,390.07	
<b>Proposed Frontage Assessment for Residential (\$/L.F.)</b>	<b>\$10.00</b>	\$1,978.00	
		<u>\$60,368.07</u>	11%

Mendota Heights Road has four properties that have driveway access along Mendota Heights Road. Those properties consist of one single-family residential property, one school, and two parks. The estimated front footage assessment for the single family residential property is higher than the rates for previous pavement overlay projects due to Mendota Heights Road being wider than the standard city street and the pavement section being built to MSA standards. Staff proposes to assess the residential properties at \$10.00/L.F. of frontage in order to bring the rate closer to previous rehabilitation project costs. Staff proposes to assess all other properties at \$23.48/L.F of frontage.

The assessable properties are summarized in the following table:

Assessable Property	Front Footage	Assessment Per City Policy	Proposed Assessment
701 Mendota Heights Road (ISD 197)	1353.6	\$31,782.53	\$31,782.53
740 Mendota Heights Road (Lonnquist) *Residential*	197.8	\$4,644.34	\$1,978.00
Hagstrom King Park (City of Mendota Heights)	677.5	\$15,907.70	\$15,907.70
Kensington Park (City of Mendota Heights)	455.7	\$10,699.84	\$10,699.84
		<b>\$63,034.41</b>	<b>\$60,368.07</b>

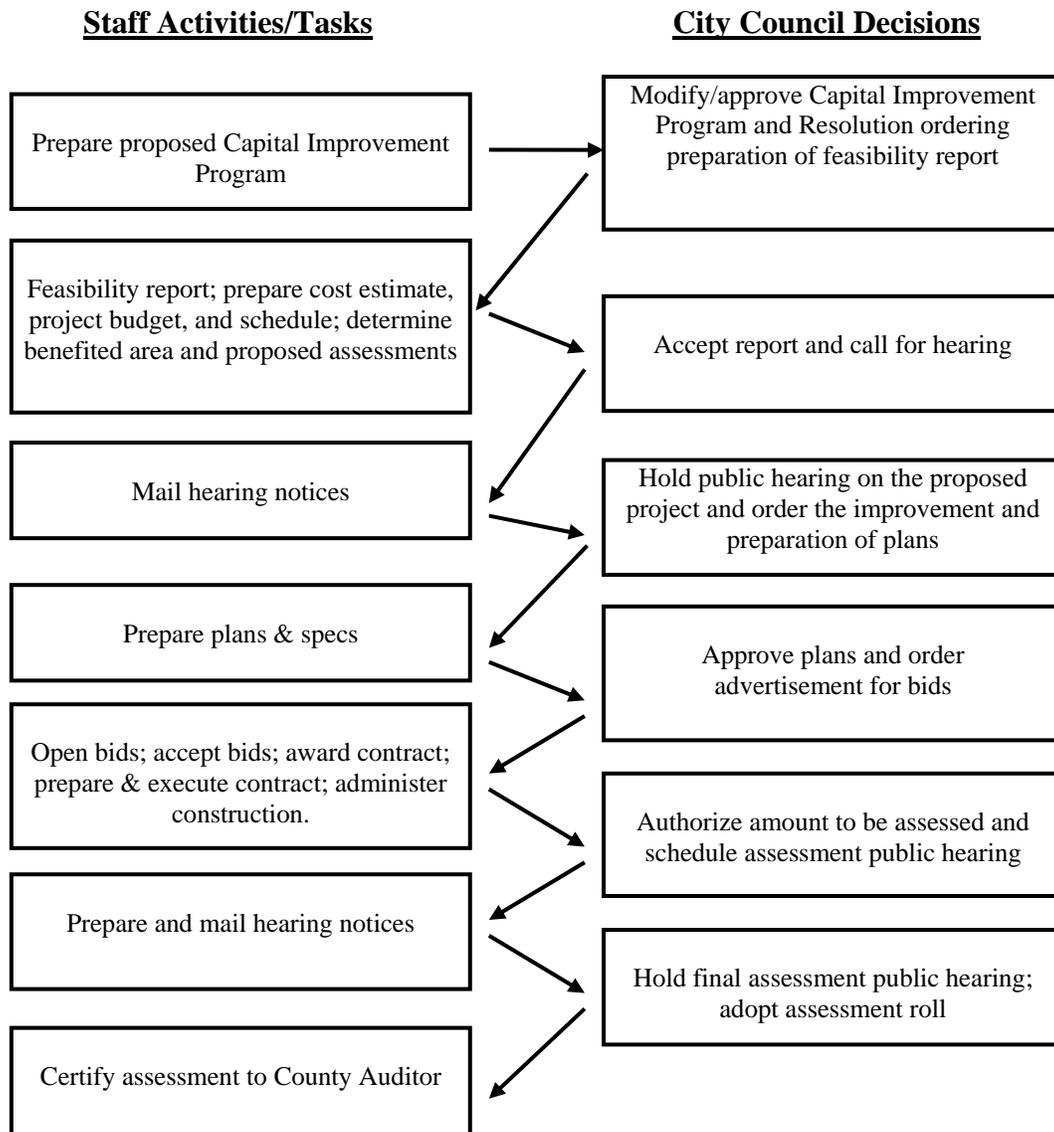
## ESTIMATED PROJECT SCHEDULE

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 - 701 Mendota Heights Road (ISD 197)**

Proposed Unit Assessment: \$31,782.53

Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$3,178.25	\$2,401.31	\$5,579.56
2	\$3,178.25	\$1,716.26	\$4,894.51
3	\$3,178.25	\$1,525.56	\$4,703.81
4	\$3,178.25	\$1,334.87	\$4,513.12
5	\$3,178.25	\$1,144.17	\$4,322.42
6	\$3,178.25	\$953.48	\$4,131.73
7	\$3,178.25	\$762.78	\$3,941.03
8	\$3,178.25	\$572.09	\$3,750.34
9	\$3,178.25	\$381.39	\$3,559.64
10	\$3,178.28	\$190.70	\$3,368.98
	<b>\$31,782.53</b>	<b>\$10,982.60</b>	<b>\$42,765.13</b>

**STREET REHABILITATION ASSESSMENT - 740 Mendota Heights Road (Lonnquist)**

Proposed Unit Assessment: \$1,978.00

Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$197.80	\$149.45	\$347.25
2	\$197.80	\$106.81	\$304.61
3	\$197.80	\$94.94	\$292.74
4	\$197.80	\$83.08	\$280.88
5	\$197.80	\$71.21	\$269.01
6	\$197.80	\$59.34	\$257.14
7	\$197.80	\$47.47	\$245.27
8	\$197.80	\$35.60	\$233.40
9	\$197.80	\$23.74	\$221.54
10	\$197.80	\$11.87	\$209.67
	<b>\$1,978.00</b>	<b>\$683.51</b>	<b>\$2,661.51</b>

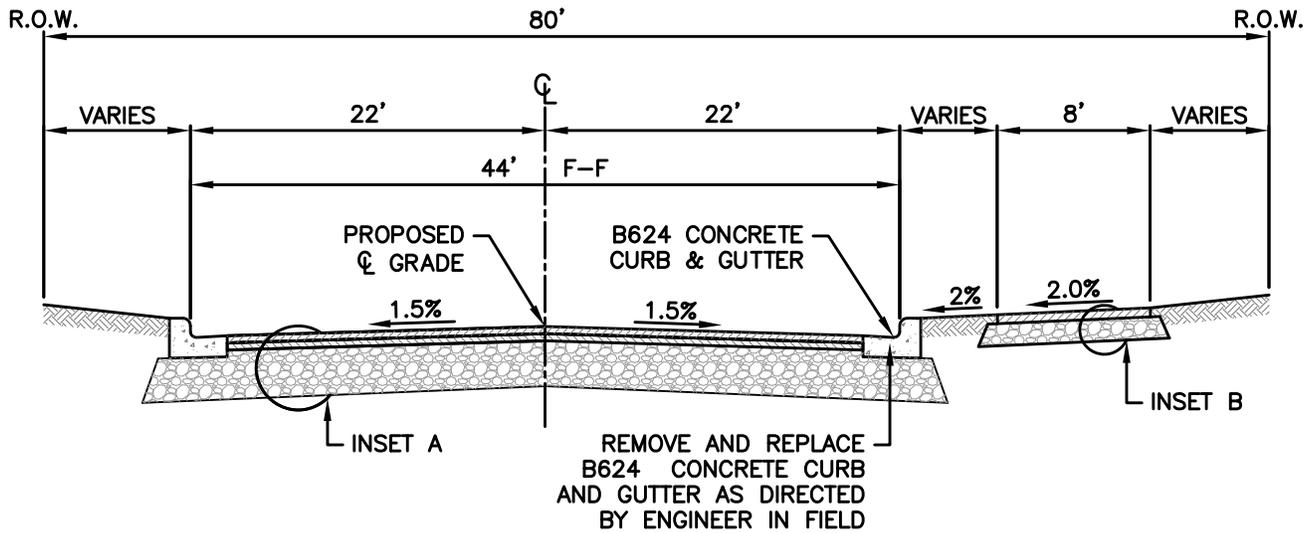


**MENDOTA HEIGHTS ROAD  
REHABILITATION  
TYPICAL SECTION**

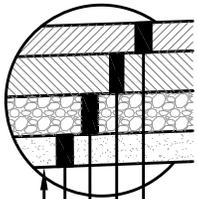
AUGUST 11, 2011



**PROPOSED TYPICAL SECTION**

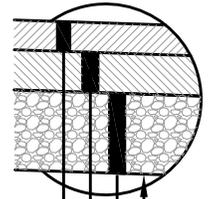


**INSET A  
MENDOTA HEIGHTS ROAD**



- 2" EXISTING BITUMINOUS WEAR
  - 2" MILL & 2" OVERLAY
  - 3" EXISTING BITUMINOUS NON WEAR
  - 7" EXISTING CLASS 5 AGGREGATE BASE
  - EXISTING SELECT GRANULAR
  - APPROVED SUBGRADE
- TO REMAIN

**INSET B  
MENDOTA HEIGHTS ROAD TRAIL**



- 1.5" BITUMINOUS OVERLAY
- 2" EXISTING BITUMINOUS TO REMAIN
- EXISTING AGGREGATE BASE
- APPROVED SUBGRADE