

# **CROWN POINT & OVERLOOK NEIGHBORHOOD REHABILITATION**

NEIGHBORHOOD INFORMATIONAL MEETING  
MENDOTA HEIGHTS CITY HALL  
AUGUST 27, 2012  
6:00 PM



City of Mendota Heights  
Engineering Department  
651-452-1850

## **PROPOSED REHABILITATION IMPROVEMENTS**

### **CROWN POINT DRIVE**

- PROJECT AREA
  - Crown Point Drive
  - Crown Circle
  - Crown Court
  
- STREETS
  - Remove and Replace Curb and Gutter Where Needed
  - Reclamation of Existing Pavement: 2” Bituminous Surface Over a 6” Bituminous Base Course
  - New Bituminous Surfacing: 1.5” Bituminous Wear over 2.5” 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**

### **OVERLOOK ROAD**

- PROJECT AREA
  - Overlook Road
  - Overlook Lane
  - Lilac Road (Marie Avenue to Overlook Road)
  - Summit Lane (Marie Avenue to Douglas Road)
  
- STREETS
  - Remove and Replace Curb and Gutter Where Needed
  - Reclamation of Existing Pavement: 3” Bituminous Surface over a 6” aggregate base
  - New Bituminous Surfacing: 1.5” Bituminous Wear over 2.5” 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 PREVENTATIVE MAINTENANCE**

- PROJECT AREA
  - Highway 110 Frontage Road/Carmen Lane
  
- STREETS
  - Crack Seal
  - Seal Coat
  - Repair Broken Bituminous Curb As Needed

## **ESTIMATED PROJECT COSTS**

### **PROJECT COSTS**

<b>ITEM</b>	<b>CONSTRUCTION</b>	<b>INDIRECT*</b>	<b>TOTAL</b>
Street Rehabilitation – Crown Point	\$280,667.75	\$56,133.55	\$336,801.30
Street Rehabilitation – Overlook	\$356,335.25	\$71,267.05	\$427,602.30
Curb Replacement & Trails	\$119,051.25	\$23,810.25	\$142,861.50
Preventative Maintenance	\$5,157.00	\$1,031.40	\$6,188.40
<b>Totals</b>	<b>\$761,211.25</b>	<b>\$152,242.25</b>	<b>\$913,453.50</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.
  - All units with a driveway located on Highway 110 Frontage Road/Carmen Lane will not be assessed due to crack sealing and seal coating being preventative maintenance which the City finances 100% of the project costs.

### **FUNDING SOURCES**

<b>ITEM</b>	<b>COST ESTIMATE</b>	<b>ASSESSMENT</b>	<b>MUNICIPAL BONDS</b>
Street Rehabilitation – Crown Point	\$336,801.30	\$124,100.00	\$212,701.30
Street Rehabilitation – Overlook	\$427,602.30	\$175,200.00	\$252,402.30
Curb Replacement & Trails	\$142,861.50		\$142,861.50
Preventative Maintenance	\$6,188.40		\$6,188.40
<b>Totals</b>	<b>\$913,453.50</b>	<b>\$299,300.00</b>	<b>\$614,153.50</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/reclamation, bituminous base course, bituminous wear course, tack coat, valve and manhole adjustments, and appurtenant work. City costs include curb and gutter replacement, sod restoration, Marie Park parking lot overlay, Marie Park bituminous trail overlay, and appurtenant work.

### **ASSESSMENT CALCULATIONS - STREET REHABILITATION – CROWN POINT**

Assessable Costs	\$336,801.30		
Assessment	\$168,400.65		
Assessable Units	34		
Estimated Unit Assessment per City Policy	\$4,952.96	\$168,400.64	50%
<b>Proposed Unit Assessment</b>	<b>\$3,650.00</b>	\$124,100.00	37%

### **ASSESSMENT CALCULATIONS - STREET REHABILITATION – OVERLOOK**

Assessable Costs	\$427,602.30		
Assessment	\$213,801.15		
Assessable Units	48		
Estimated Unit Assessment per City Policy	\$4,454.19	\$213,801.12	50%
<b>Proposed Unit Assessment</b>	<b>\$3,650.00</b>	\$175,200.00	41%

The estimated unit assessments for the street rehabilitation are higher than the rates that staff anticipates for future rehabilitation projects with pavement reclamation due to the anticipated sub-grade correction. Staff proposes to assess the benefiting properties \$3,650/unit in order to bring the rate closer to anticipated rehabilitation projects costs.

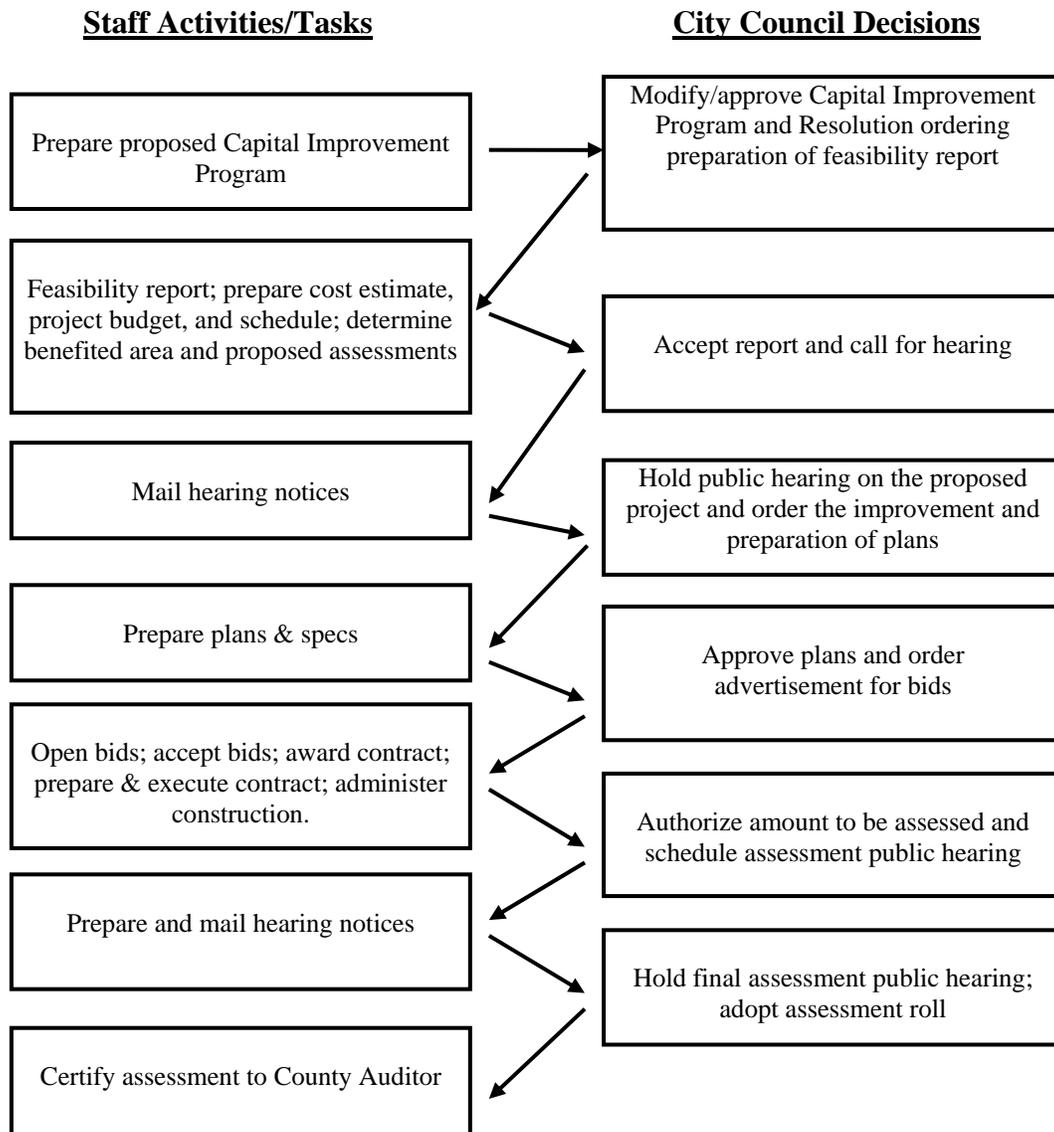
## ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2013:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	August 7, 2012
Hold Neighborhood Informational Meeting	August 27, 2012
Conduct Public Hearing/Accept Project/Order Plans and Specifications	September 18, 2012
Approve Plans and Specifications/Order Advertisements for Bids	January 2013
Open Bids	March 2013
Accept Bids/Award Contract	April 2013
Begin Construction	May/June 2013
Complete Bituminous Pavement	August 2013
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2013
Conduct Assessment Hearing/Adopt Assessment Roll	October 2013

# PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



# **ESTIMATED ASSESSMENT PAYMENT**

**Proposed Assessment Hearing Date: October 2012**

## **STREET REHABILITATION ASSESSMENT – CROWN POINT NEIGHBORHOOD**

Proposed Unit Assessment: \$3,650.00  
Proposed Interest Rate 6.00%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
1	\$365.00	\$275.77	\$640.77
2	\$365.00	\$197.10	\$562.10
3	\$365.00	\$175.20	\$540.20
4	\$365.00	\$153.30	\$518.30
5	\$365.00	\$131.40	\$496.40
6	\$365.00	\$109.50	\$474.50
7	\$365.00	\$87.60	\$452.60
8	\$365.00	\$65.70	\$430.70
9	\$365.00	\$43.80	\$408.80
10	\$365.00	\$21.90	\$386.90
	<b>\$3,650.00</b>	<b>\$1,261.27</b>	<b>\$4,911.27</b>

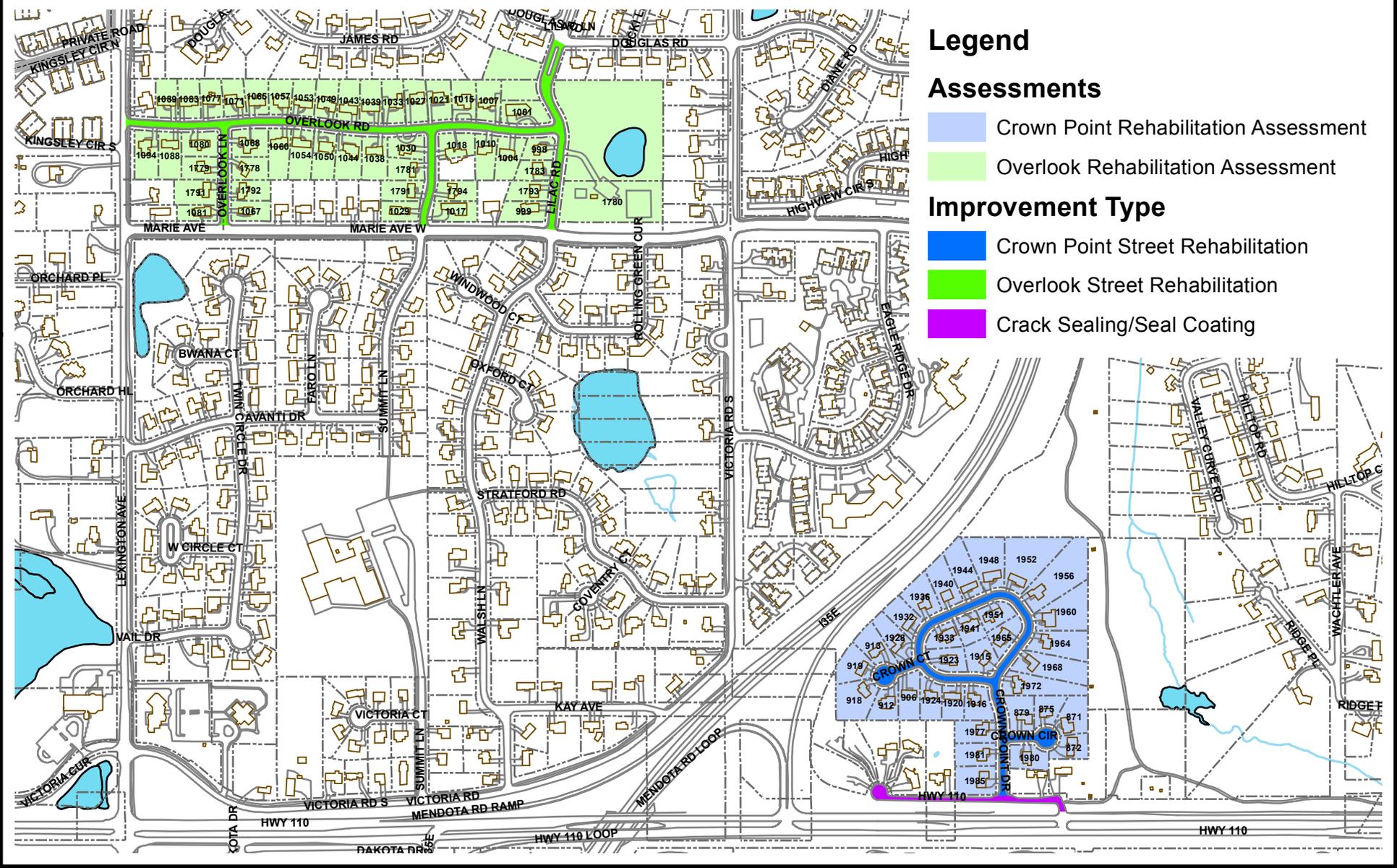
## **STREET REHABILITATION ASSESSMENT – OVERLOOK NEIGHBORHOOD**

Proposed Unit Assessment: \$3,650.00  
Proposed Interest Rate 6.00%

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9	\$365.00	\$43.80	\$408.80
10	\$365.00	\$21.90	\$386.90
	<b>\$3,650.00</b>	<b>\$1,261.27</b>	<b>\$4,911.27</b>

# Crown Point & Overlook Neighborhood Rehabilitation

August 2, 2012



## Legend

### Assessments

Crown Point Rehabilitation Assessment

Overlook Rehabilitation Assessment

### Improvement Type

Crown Point Street Rehabilitation

Overlook Street Rehabilitation

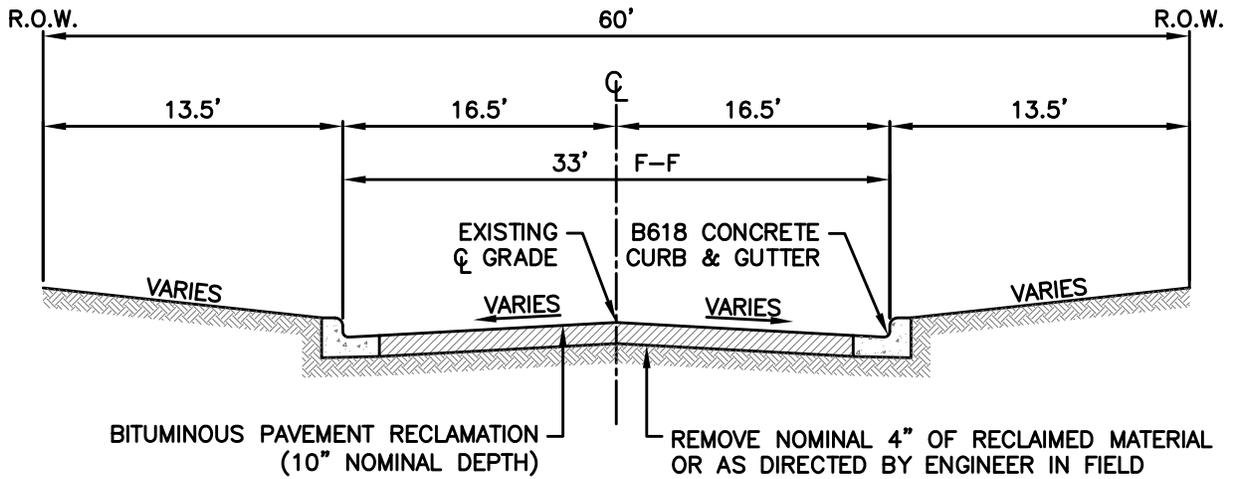
Crack Sealing/Seal Coating

# CROWN POINT & OVERLOOK RECLAMATION TYPICAL SECTION

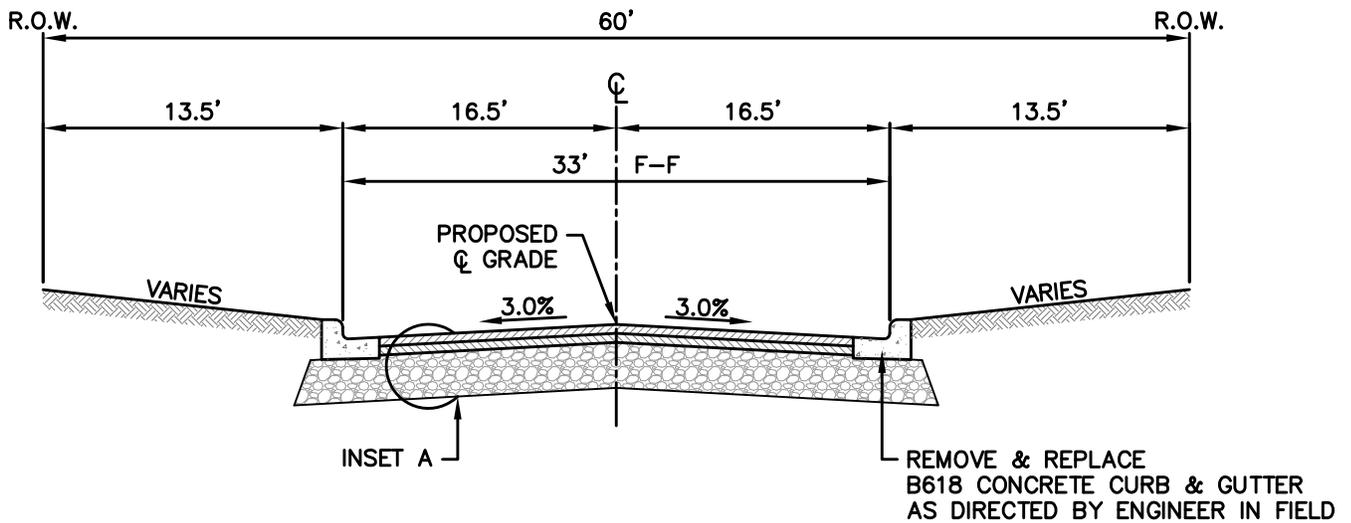
AUGUST 2, 2012



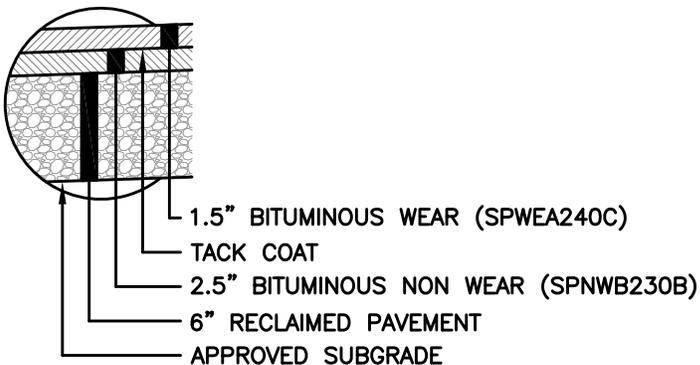
## EXISTING TYPICAL SECTION



## PROPOSED TYPICAL SECTION



### INSET A



- STREETS:**
- CROWN POINT DRIVE
  - CROWN CIRCLE
  - CROWN COURT
  - LILAC ROAD
  - OVERLOOK LANE
  - OVERLOOK ROAD
  - SUMMIT LANE