

HUNTER AND ORCHARD NEIGHBORHOOD IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING
MENDOTA HEIGHTS CITY HALL
SEPTEMBER 17, 2012
6:30 PM



City of Mendota Heights
Engineering Department
651-452-1850

PROPOSED RECONSTRUCTION IMPROVEMENTS: **Hunter Lane, Orchard Place, and Culligan Lane (East)**

- PROJECT AREA
 - Hunter Lane
 - Orchard Place
 - Culligan Lane (East) - existing rural section

- STREETS
 - Street Width Varies: 25-36 feet wide from face of curb to face of curb
 - See Page 12 in this packet for street width locations
 - New B618 Curb and Gutter
 - New Pavement: 7-Ton Design Standard

- SANITARY SEWER IMPROVEMENTS
 - Rehabilitation of the Veronica Lane Lift to ensure continued reliability and code compliance.

- STORM SEWER SYSTEM
 - Catch Basins
 - Storm Sewer Pipe

- WATER MAIN IMPROVEMENTS
 - Remove Existing 6" Cast Iron Pipe
 - New 8" Ductile Iron Pipe
 - Replace Hydrants

- RESTORATION
 - Driveway Restoration: Match Existing Bituminous & Concrete
 - Turf Restoration: Sod

PROPOSED REHABILITATION IMPROVEMENTS **(PAVEMENT REPLACEMENT)**

Culligan Lane (West), Glenhill Road, and Veronica Lane

- PROJECT AREA
 - Culligan Lane (West) - existing urban section
 - Glenhill Road
 - Veronica Lane

- 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 **(MILL AND OVERLAY)**

Orchard Circle

- PROJECT AREA
 - Orchard Circle

- STREETS
 - Remove and Replace Curb and Gutter Where Needed
 - 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

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction	\$822,446.25	\$205,611.57	\$1,028,057.82
Street Rehabilitation	\$238,767.50	\$59,691.88	\$298,459.38
Mill and Overlay	\$41,115.50	\$10,278.88	\$51,394.38
Curb Replacement	\$34,525.00	\$8,631.25	\$43,156.25
Storm Sewer	\$199,370.00	\$49,842.50	\$249,212.50
Water Main	\$383,132.50	\$95,783.13	\$478,915.63
Sanitary Sewer	\$200,000.00	\$50,000.00	\$250,000.00
Totals	\$1,919,356.75	\$479,839.21	\$2,399,195.96

* 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 Hunter Lane, Orchard Place, and Culligan Lane (East) will be assessed as a street reconstruction per the Street Rehabilitation and Reconstruction Policy.
 - All units with a driveway located on Culligan Lane (West), Glenhill Road, and Veronica Lane will be assessed as a street rehabilitation with pavement replacement per the Street Rehabilitation and Reconstruction Policy.
 - All units with a driveway located on Orchard Circle will be assessed as a street rehabilitation with mill and overlay per the Street Rehabilitation and Reconstruction Policy.

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	UTILITY FUNDS
Street Reconstruction	\$1,028,057.82	\$407,100.00	\$620,957.82	
Street Rehabilitation	\$298,459.38	\$109,500.00	\$188,959.38	
Mill and Overlay	\$51,394.38	\$20,625.00	\$30,769.38	
Curb Replacement	\$43,156.25		\$43,156.25	
Storm Sewer	\$249,212.50			\$249,212.50
Water Main	\$478,915.63			\$478,915.63
Sanitary Sewer	\$250,000.00			\$250,000.00
Totals	\$2,399,195.96	\$537,225.00	\$883,842.83	\$978,128.13

PROPOSED ASSESSMENTS

The estimated unit assessment for this project was determined by calculating the number of lots and dividing them into assessable project costs. The following tables show the estimated unit assessment based on the City policy and proposed unit assessment that is being recommended by staff.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION HUNTER LANE, ORCHARD PLACE, AND CULLIGAN LANE (EAST)

Assessable Costs	\$1,028,057.82		
Assessment	\$514,028.91		
Assessable Units	46		
Estimated Unit Assessment per City Policy	\$11,174.54	\$514,028.84	50%
Proposed Unit Assessment	\$8,850.00	\$407,100.00	40%

The estimated unit assessments for this street reconstruction project are higher than a typical street reconstruction project due to the large lot sizes. Staff proposes to assess the benefiting properties \$8,850/unit in order to bring the assessment rate closer to previous and future reconstruction project costs.

ASSESSMENT CALCULATIONS - STREET REHABILITATION CULLIGAN LANE (WEST), GLENHILL ROAD, AND VERONICA LANE

Assessable Costs	\$298,459.38		
Assessment	\$149,229.69		
Assessable Units	30		
Estimated Unit Assessment per City Policy	\$4,974.32	\$149,229.60	50%
Proposed Unit Assessment	\$3,650.00	\$109,500.00	37%

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.

ASSESSMENT CALCULATIONS – MILL AND OVERLAY ORCHARD CIRCLE

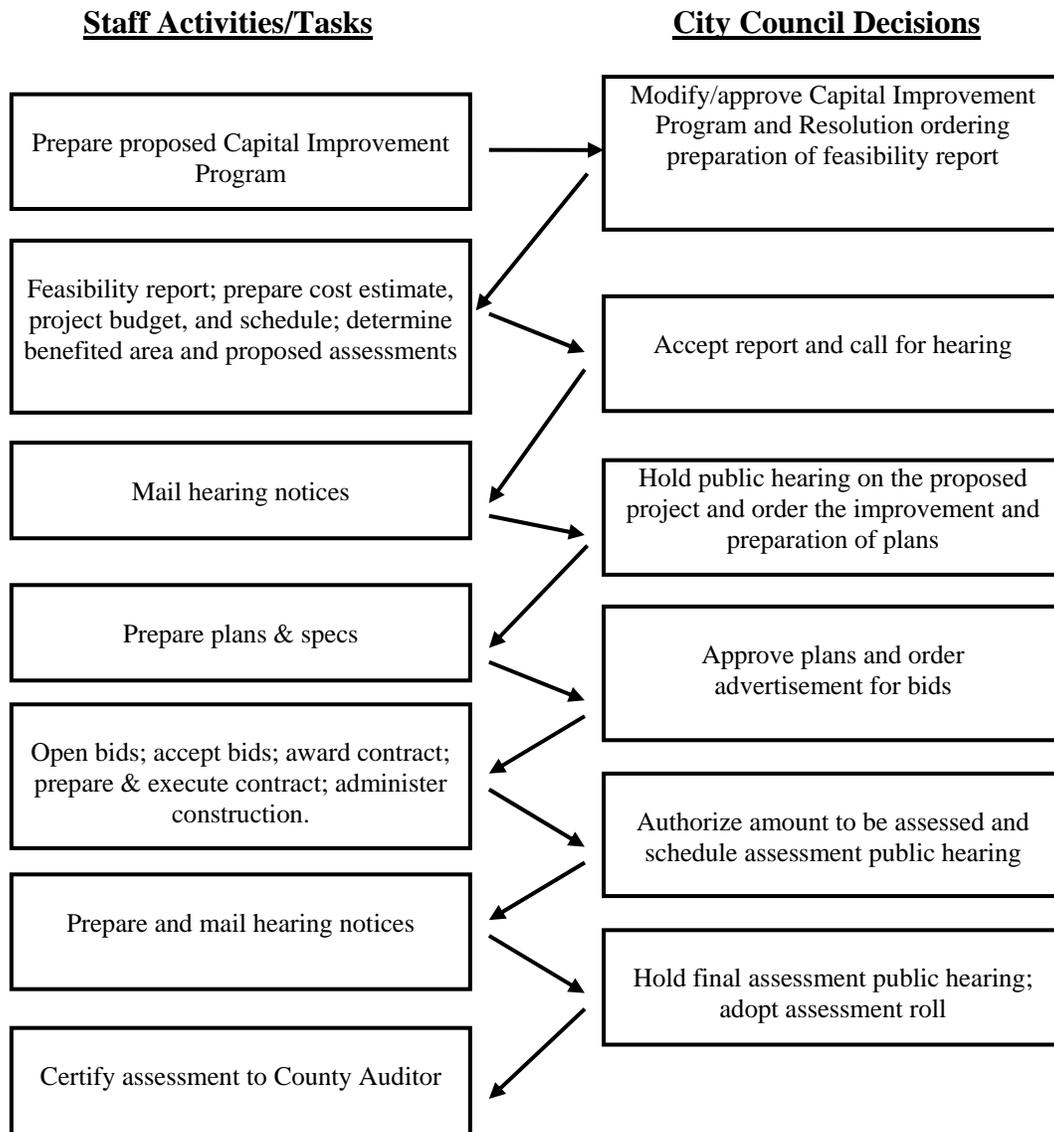
Assessable Costs	\$51,394.38		
Assessment	\$25,697.19		
Assessable Units	11		
Estimated Unit Assessment per City Policy	\$2,336.10	\$25,697.10	50%
Proposed Unit Assessment	\$1,875.00	\$20,625.00	40%

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 21, 2012
Hold Informational Meeting	September 17, 2012
Conduct Public Hearing/Accept Project/Order Plans and Specifications	October 2, 2012
Hold Second Informational Meeting (if necessary)	February 2013
Approve Plans and Specifications/Order Advertisements for Bids	April 2013
Open Bids	May/June 2013
Accept Bids/Award Contract	June 2013
Begin Construction	June/July 2013
Complete Base Course of Bituminous Pavement	Fall 2013
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2013
Conduct Assessment Hearing/Adopt Assessment Roll	October 2013
Complete Final Wear Course of Bituminous Pavement	Summer 2014

PUBLIC IMPROVEMENT PROCESS **FOR SPECIAL ASSESSMENT PROJECTS** (Minnesota Statutes Chapter 429)



ESTIMATED ASSESSMENT PAYMENT

Proposed Assessment Hearing Date: October 2013

STREET RECONSTRUCTION ASSESSMENT:

HUNTER LANE, ORCHARD PLACE, AND CULLIGAN LANE (EAST)

Proposed Unit Assessment: \$8,850.00

Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$465.79	\$668.66	\$1,134.45
2	\$465.79	\$503.05	\$968.84
3	\$465.79	\$475.11	\$940.90
4	\$465.79	\$447.16	\$912.95
5	\$465.79	\$419.21	\$885.00
6	\$465.79	\$391.26	\$857.05
7	\$465.79	\$363.32	\$829.11
8	\$465.79	\$335.37	\$801.16
9	\$465.79	\$307.42	\$773.21
10	\$465.79	\$279.47	\$745.26
11	\$465.79	\$251.53	\$717.32
12	\$465.79	\$223.58	\$689.37
13	\$465.79	\$195.63	\$661.42
14	\$465.79	\$167.68	\$633.47
15	\$465.79	\$139.74	\$605.53
16	\$465.79	\$111.79	\$577.58
17	\$465.79	\$83.84	\$549.63
18	\$465.79	\$55.89	\$521.68
19	\$465.78	\$27.95	\$493.73
	\$8,850.00	\$5,447.65	\$14,297.65

STREET REHABILITATION ASSESSMENT (PAVEMENT REPLACEMENT):

CULLIGAN LANE (WEST), GLENHILL ROAD, AND VERONICA LANE

Proposed Unit Assessment: \$3,650.00

Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
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
	\$3,650.00	\$1,261.27	\$4,911.27

**STREET REHABILITATION ASSESSMENT (MILL AND OVERLAY):
ORCHARD CIRCLE**

Proposed Unit Assessment: \$1,875.00
Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$187.50	\$141.66	\$329.16
2	\$187.50	\$101.25	\$288.75
3	\$187.50	\$90.00	\$277.50
4	\$187.50	\$78.75	\$266.25
5	\$187.50	\$67.50	\$255.00
6	\$187.50	\$56.25	\$243.75
7	\$187.50	\$45.00	\$232.50
8	\$187.50	\$33.75	\$221.25
9	\$187.50	\$22.50	\$210.00
10	\$187.50	\$11.25	\$198.75
	\$1,875.00	\$647.91	\$2,522.91

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Hunter and Orchard Neighborhood Improvements Project Area

August 16, 2012



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SCALE IN FEET



Legend

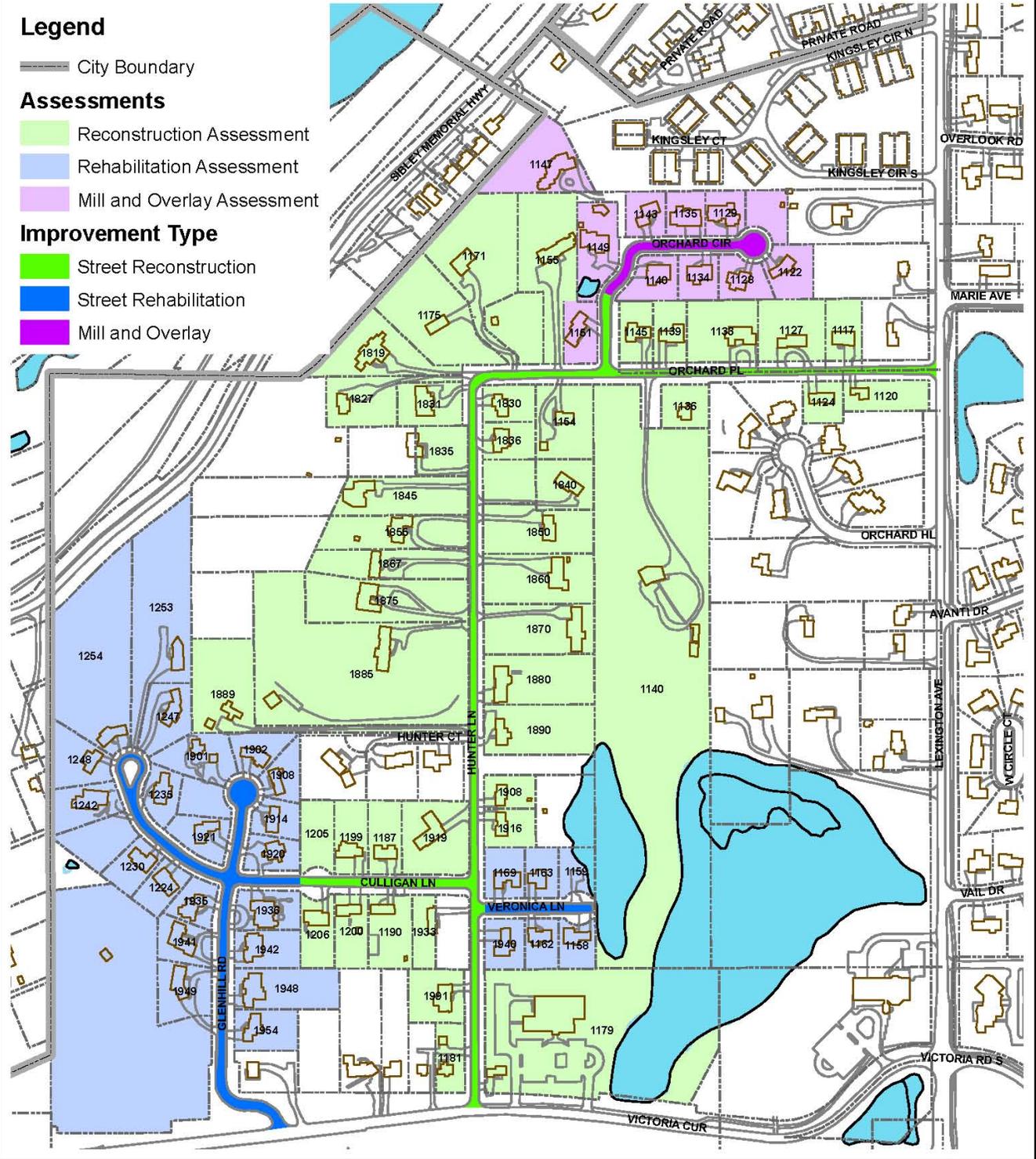
City Boundary

Assessments

- Reconstruction Assessment
- Rehabilitation Assessment
- Mill and Overlay Assessment

Improvement Type

- Street Reconstruction
- Street Rehabilitation
- Mill and Overlay



Hunter and Orchard Neighborhood Improvements Site Plan

August 16, 2012



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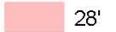
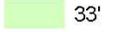


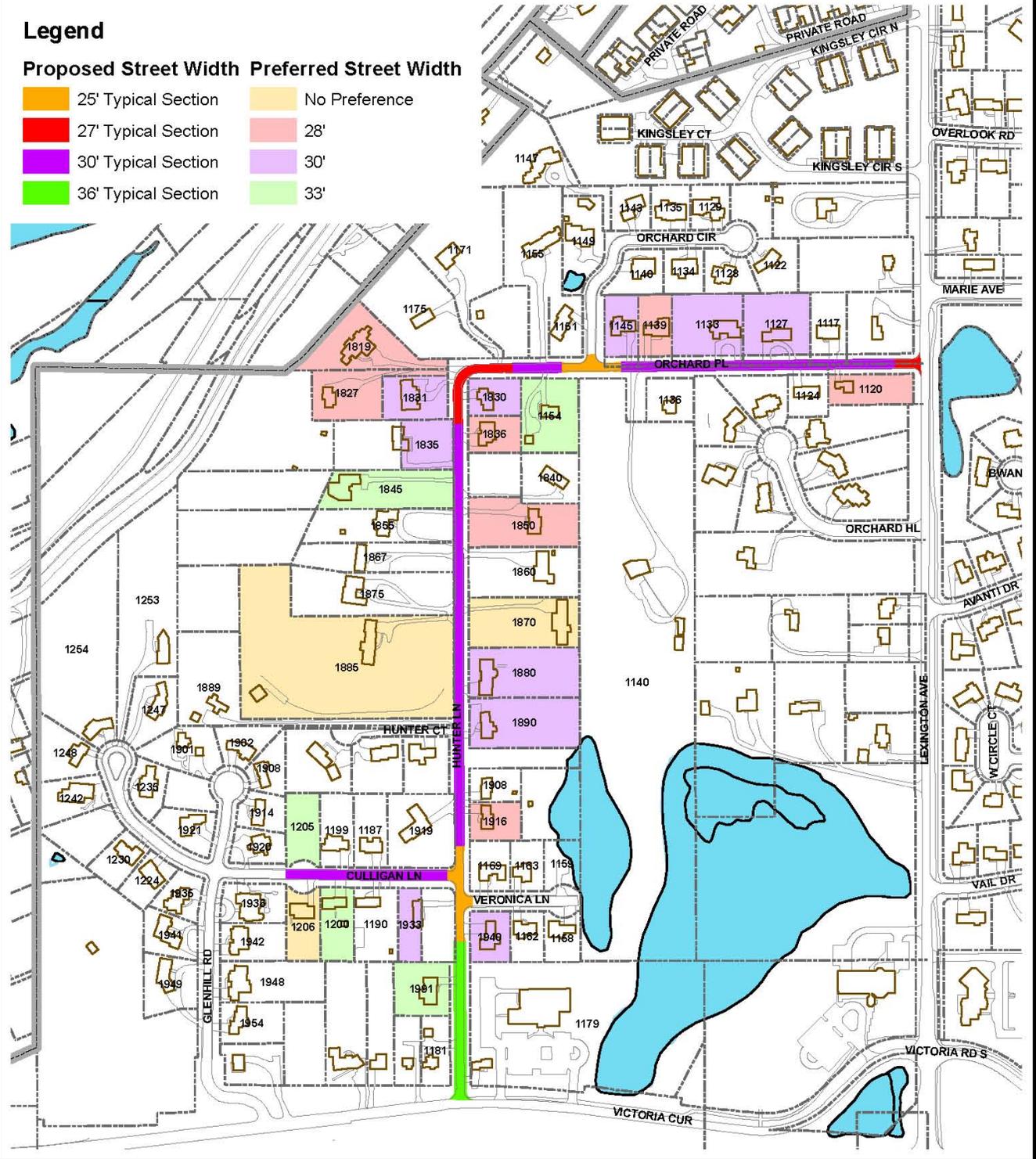
SCALE IN FEET



Legend

Proposed Street Width Preferred Street Width

	25' Typical Section		No Preference
	27' Typical Section		28'
	30' Typical Section		30'
	36' Typical Section		33'

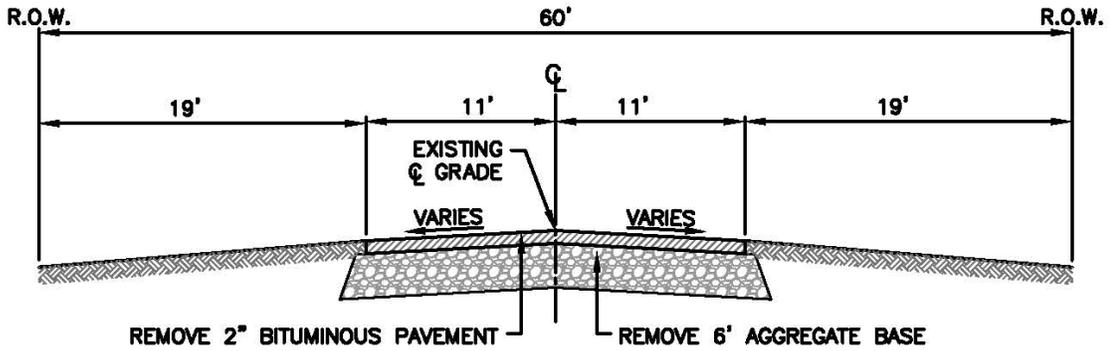


**HUNTER AND ORCHARD
NEIGHBORHOOD IMPROVEMENTS
RECONSTRUCTION TYPICAL SECTION**

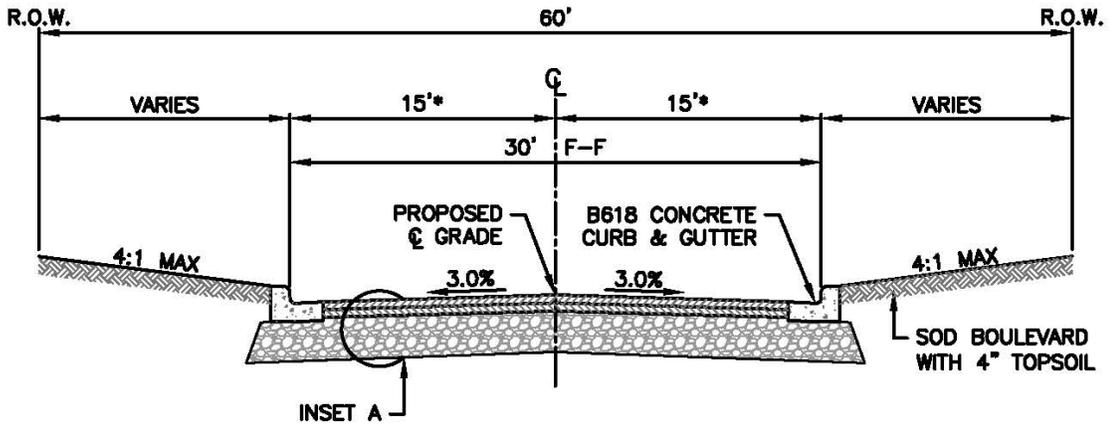


AUGUST 16, 2012

EXISTING TYPICAL SECTION

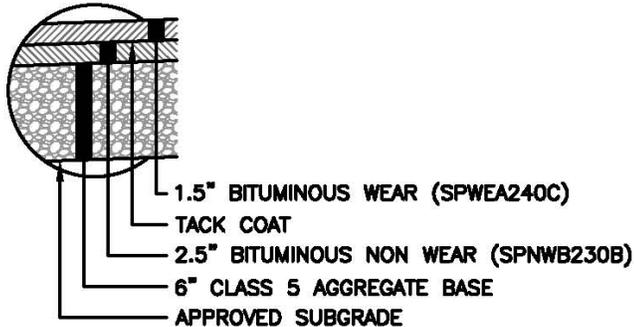


PROPOSED TYPICAL SECTION



* STREET WIDTH VARIES FROM 25' TO 36'.
SEE SITE PLAN FOR LOCATIONS.

INSET A



STREETS:

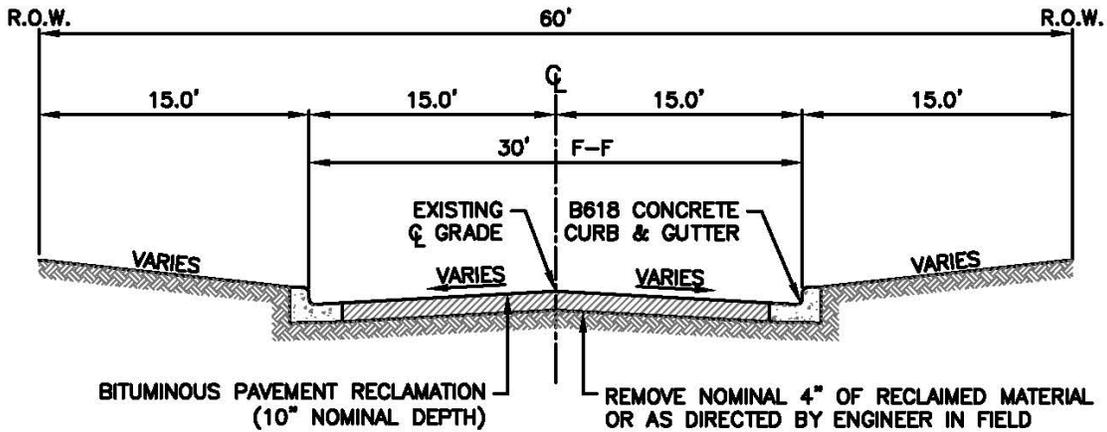
- CULLIGAN LANE (EAST)
- HUNTER LANE
- ORCHARD PLACE

**HUNTER AND ORCHARD
NEIGHBORHOOD IMPROVEMENTS
REHABILITATION TYPICAL SECTION**

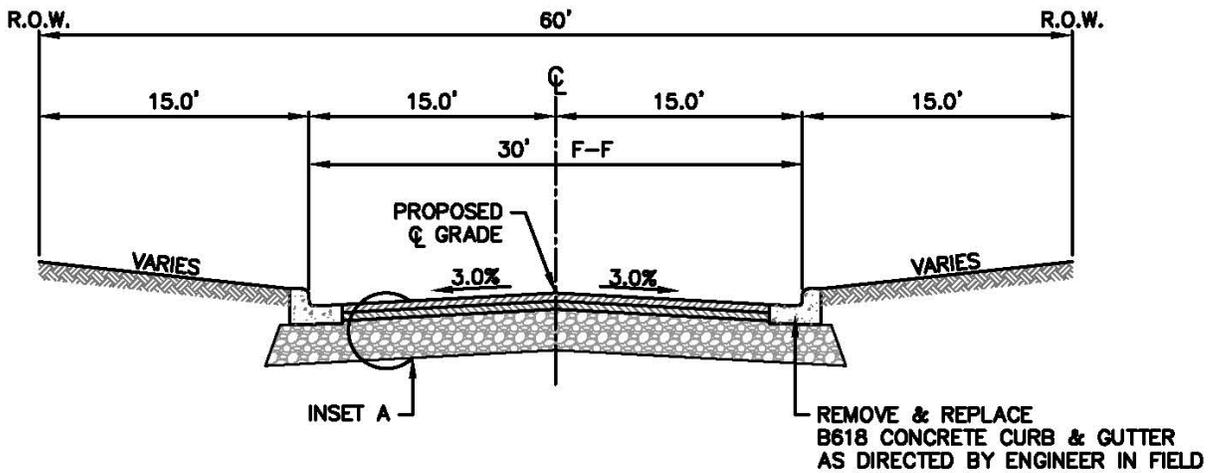


AUGUST 16, 2012

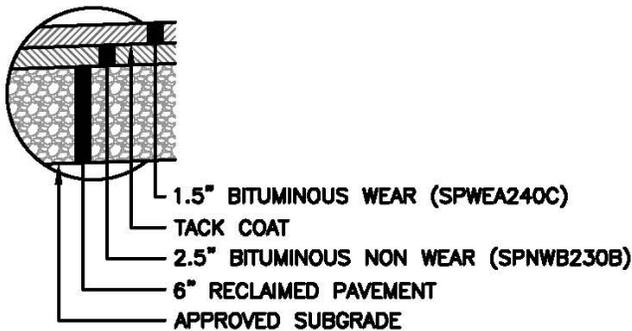
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



INSET A

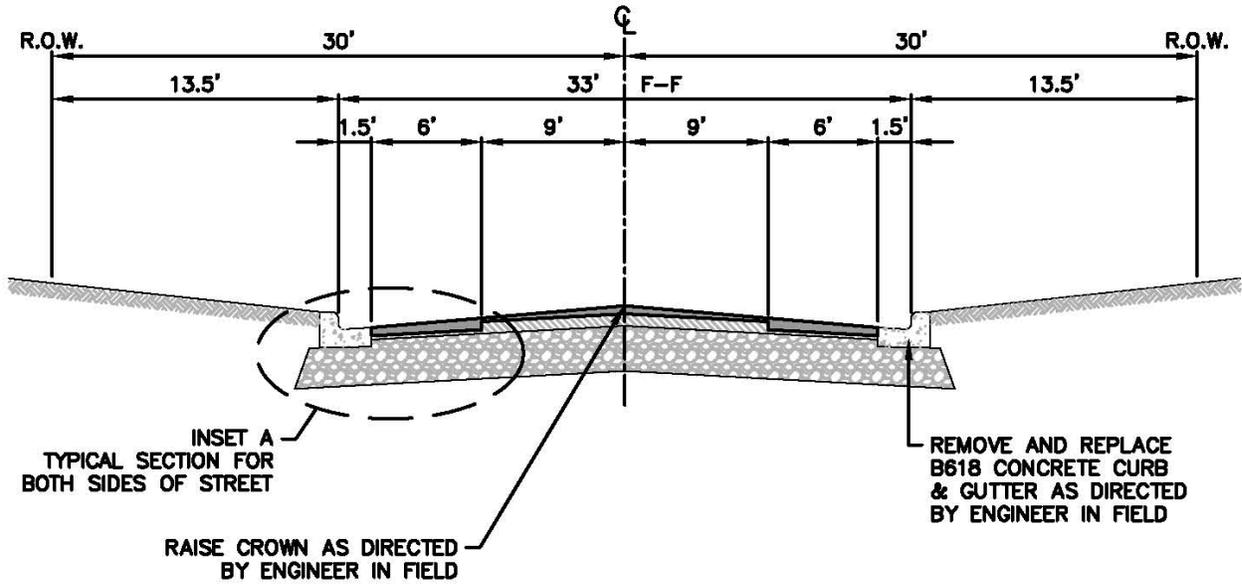


STREETS:
CULLIGAN LANE (WEST)
GLENHILL ROAD
VERONICA LANE

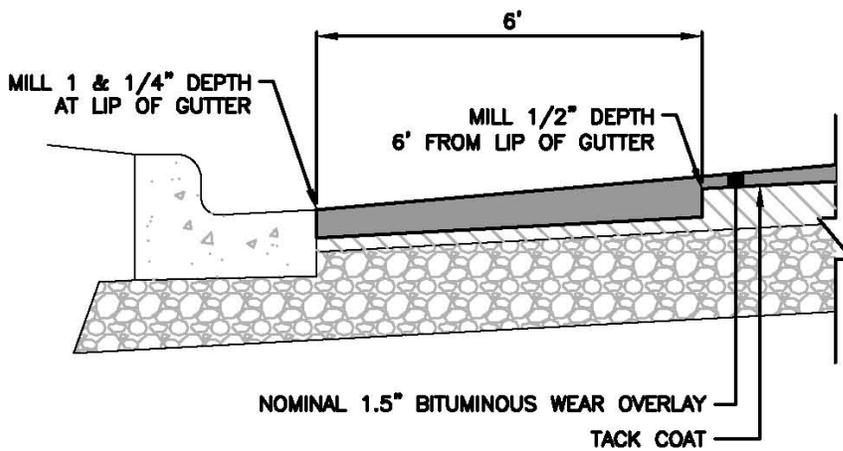
**HUNTER AND ORCHARD
NEIGHBORHOOD IMPROVEMENTS
MILL & OVERLAY TYPICAL SECTION**



AUGUST 16, 2012



INSET A



STREETS:
CULLIGAN LANE (WEST)
GLENHILL ROAD
VERONICA

Hunter and Orchard Neighborhood Improvements Water Main Replacement

August 16, 2012



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SCALE IN FEET



City of
Mendota
Heights

Legend

-  Proposed Watermain Replacement
-  Existing Watermain
-  City Boundary

