



Real People. Real Solutions.

Feasibility Report 2021 Street & Utility Improvements



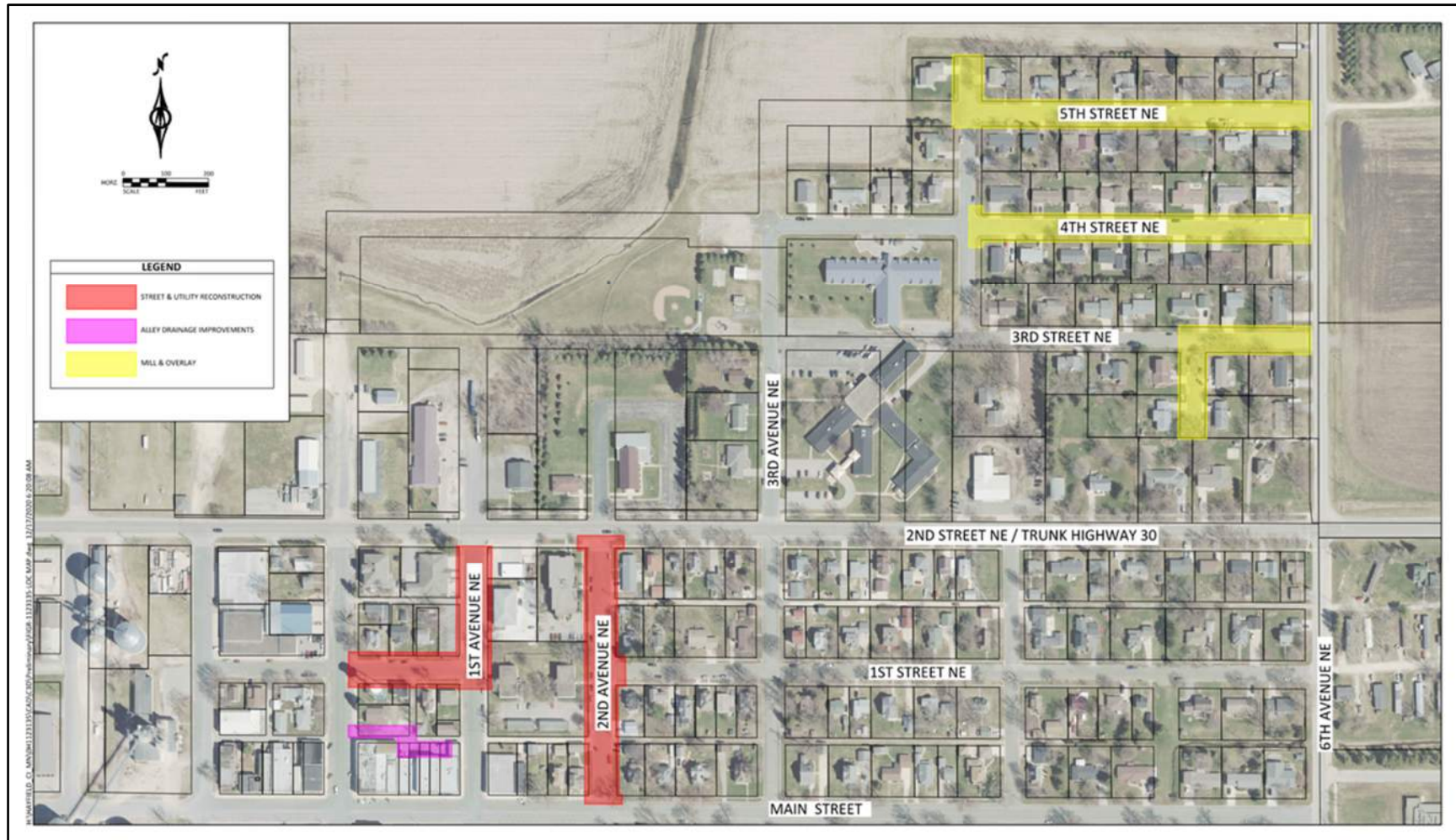
December 21, 2020

Feasibility Report

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Assessments
- Schedule & Next Steps



Project Area



Existing Conditions: Streets Reconstruction Area

Table 2 – Existing Street and Sidewalk Conditions

Street	Street Width (1) (feet)	Pavement Rating (1-10)	Concrete Curb & Gutter	Public Sidewalks
1 st Street NE	40	2 -very poor	x	x
1 st Avenue NE	50	3 - poor	x	x
2 nd Avenue NE	48-42	3 - poor	x	

Notes: (1) Width measured from face of curb to face of curb.



Existing Conditions: Streets Reconstruction Area



Exhibit 1 – Street Condition, 1st Street NE



Exhibit 2 – Street Condition, 2nd Avenue NE



Existing Conditions: Streets Alley Improvements



Exhibit 3 – Street Condition, Alley (Block 10)



Existing Conditions: Sanitary Sewer & Watermain



- Sanitary Sewer:
 - 8" Clay Pipe (1958)
 - Susceptible to root intrusion and infiltration
- Watermain:
 - 4" & 6" Cast Iron
 - Brittle/Corroded Pipe is Common
 - Combined/"Snaked" Services



Proposed Conditions: Streets

Table 3 – Proposed Street and Sidewalk Conditions

Street	Street Width (1) (feet)	Concrete Curb & Gutter	Public Sidewalks	Pedestrian Ramp Replacement
1 st Street NE	36	X	X	X
1 st Avenue NE	50	X	X	X (2)
2 nd Avenue NE	40	X	X (3)	X

Notes:

(1) Width measured from face of curb to face of curb.

(2) Pedestrian ramps at intersection 1st Avenue NE & 2nd Street NE (TH 30) meet ADA Standards

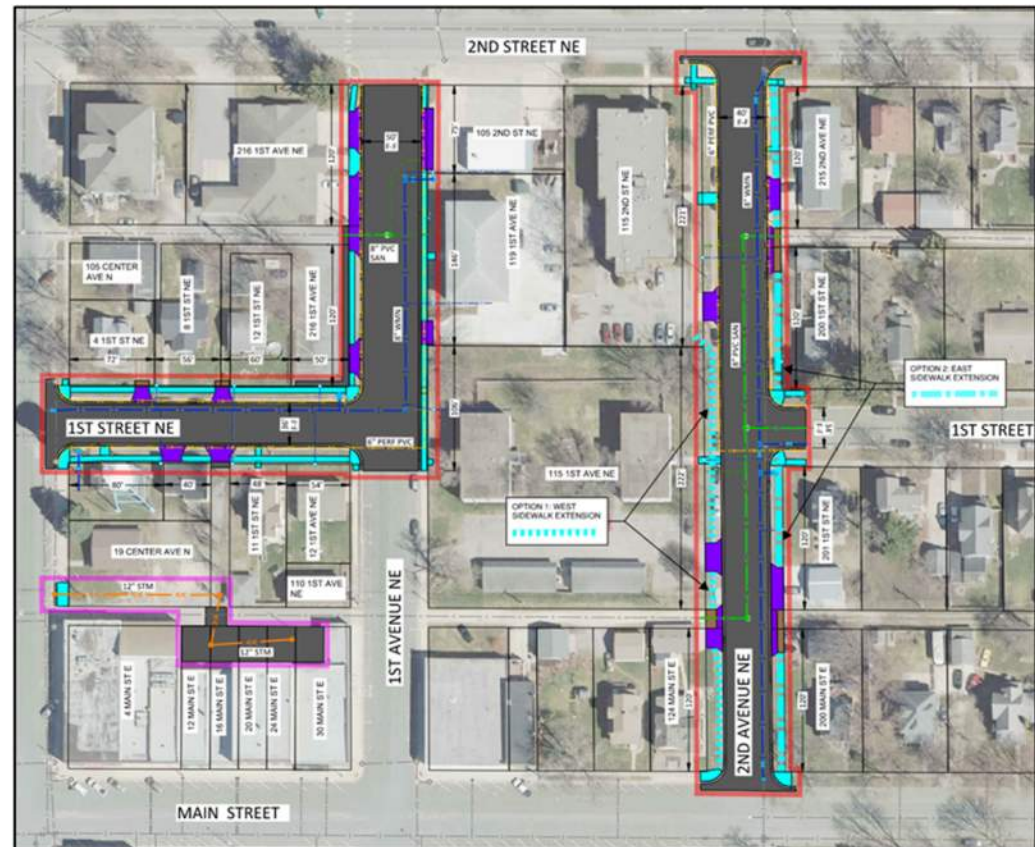
(3) The extension of sidewalk on both sides of 2nd Avenue NE is included as project options.

- Subsurface drain piping:
 - 6” perforated PVC
 - Reduce subgrade moisture

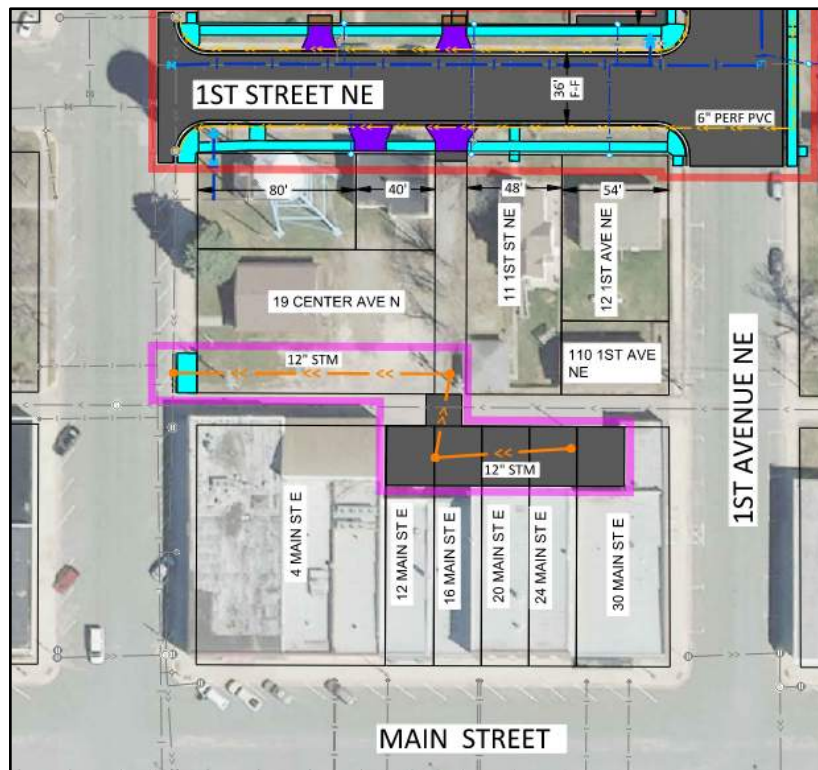


Proposed Conditions: Sidewalks

- Remove and replace existing public sidewalks and outwalks
- ADA Compliance
- 2nd Avenue NE Sidewalk Extensions
 - Option 1 (West)
 - Option 2 (East)



Proposed Conditions: Storm Sewer Alley Improvements



- Connect to Existing Storm Sewer
 - Center Ave
- Install 12" Storm Sewer pipe with Inlets
- Regrade and pave parking area to promote drainage



Proposed Conditions: Sanitary Sewer & Services

- 8" Diameter PVC Pipe
- Concrete Manholes
- 4" & 6" Services to Property Line
- Watertight System



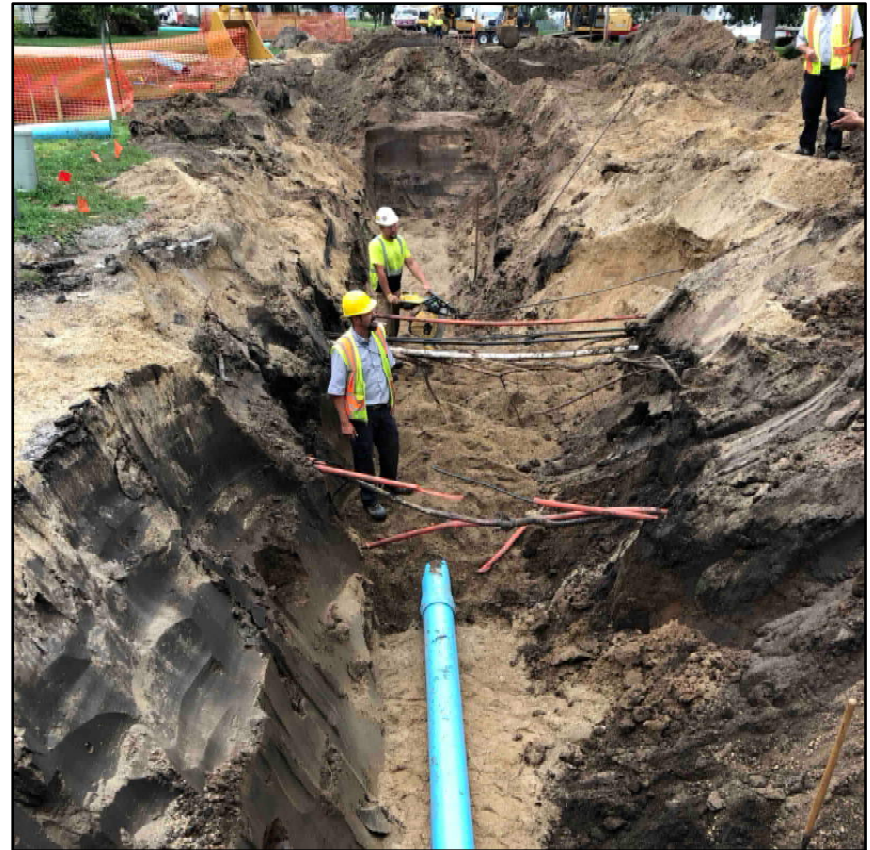
Proposed Conditions: Watermain & Services

- 8" Diameter
 - 1st Ave NE Extension
- 1", 2" & 6" Services to Property Line (w/ Curb Stop or Valve)
- New Hydrants
- New Valves



Other Utilities

- Communications (internet, phone cable)
- Natural Gas
- Electric
- Design to be coordinated with these systems



Existing Conditions: Mill & Overlay

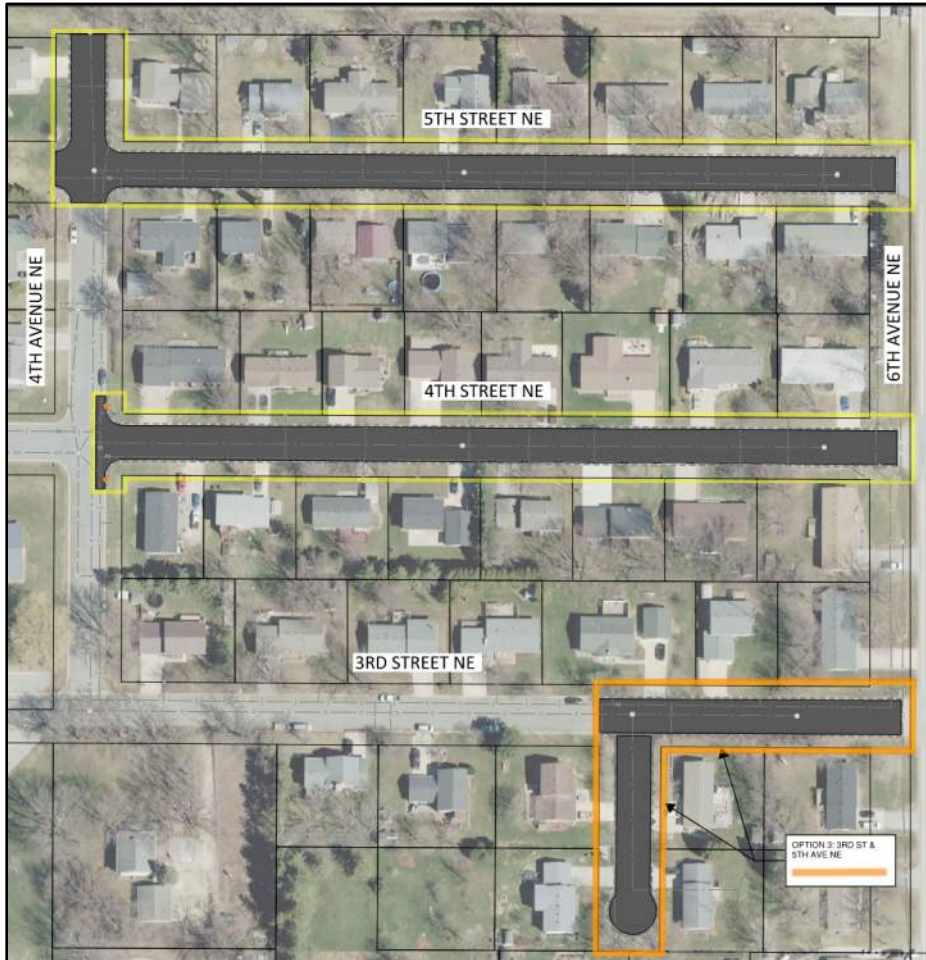


Exhibit 4 – Street Condition, 5th Street NE

- 4th & 5th Street NE
- Option 3: 3rd Street & 5th Avenue NE
- 36' Face to Face
- Pavement Rating:
 - 5 to 6 (Fair to Good)
 - Some heavy local areas in poor cond'n
- Curb & Gutter:
 - Localized settlement



Proposed Conditions: Mill & Overlay



- 4th & 5th Street NE
- Option 3: 3rd Street & 5th Avenue NE
- 2" Mill & Overlay
- Base course repairs
- Concrete repairs
- Structure repairs & casting adjustments



Cost Estimate

Table 4 – Preliminary Cost Estimate

Project Component	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
Street & Utility Reconstruction: 1 st Street NE, 1 st Avenue NE and 2 nd Avenue NE	\$ 943,656	\$ 236,000	\$ 1,179,656
Alley Drainage Improvements: Block 10	\$ 50,060	\$ 12,600	\$ 62,660
Mill & Overlay (Base): 4 th & 5 th Street NE and 4 th Avenue NE	\$ 202,820	\$ 50,800	\$ 253,620
Total without Options:	\$ 1,196,536	\$ 299,400	\$ 1,495,936
Option 1: Add Sidewalk to West Side of 2 nd Ave NE	\$ 16,660	\$ 4,200	\$ 20,680
Option 2: Add Sidewalk to East Side of 2 nd Ave NE	\$ 28,610	\$ 7,200	\$ 35,810
Option 3: Mill & Overlay 3 rd St NE & 5 th Ave NE	\$ 54,525	\$ 13,700	\$ 68,225
Total Including Options 1-3	\$ 1,296,331	\$ 324,500	\$ 1,620,831



Financing

- Project funded through bond sale, repaid through
 - Utility/Enterprise Funds
 - Tax Levy
 - Other Cash Reserves (possibly)
 - Special Assessments (Reconstruction Only, Not Overlay)



Special Assessments

- Reconstruction & Alley Drainage Improvements Only
- Mill & Overlay Not Assessed
- Following Chapter 429 of the Minnesota State Statutes
- Assessment Policy Under Development
 - 20% Reconstruction Costs (subject to change)
 - Sidewalk & Street
 - “Frontage” Basis – 50% deduction for side/rear
 - Sanitary Sewer, Water & Alley Drainage Improvements
 - “Per Lot” Basis
 - Assessment estimates are subject to change



Special Assessments

Table 5 – Proposed Assessment Summary (Revised 12/21/20)

Project Component	Estimated Project Cost	Assessable Rate	Total Assessable Cost	Assessable Cost Per Lot (2)	Assessable Cost Per Foot (3)
Street & Site (1)(4)	\$ 796,861.91	20%	\$ 159,372.38	N/A	\$ 77.02
Sidewalk	\$ 165,720.10	20%	\$ 33,144.02	N/A	\$ 23.66
San Sewer & Service	\$ 74,171.81	20%	\$ 14,834.36	\$ 2,472.39	N/A
Watermain & 1" Serv.	\$ 130,911.03	20%	\$ 26,182.21	\$ 1,870.16	N/A
Watermain & Oversized Serv.	\$ 68,661.15	20%	\$ 13,732.23	\$ 3,433.06	N/A
Alley Improvements	\$ 62,660.00	20%	\$ 12,532.00	\$ 2,088.67	N/A
Mill & Overlay (Base)	\$ 253,620.00	0%	\$ 0.00	N/A	N/A
Mill & Overlay (Opt 3)	\$ 68,225.00	0%	\$ 0.00	N/A	N/A

- Notes:
- (1) Minor storm sewer & drainage costs included in street & site totals
 - (2) Includes main and service costs
 - (3) A 50% reduction of assessable frontage will be made to side and rear lot frontage
 - (4) Includes option 1 and 2 sidewalk extensions within 2nd Ave NE

- Revised from report in packet
- Will Discuss revisions after presentation



Tentative Project Schedule Summary

Table 6 - Project Schedule (Revised 12/21/20)	
Council Authorize Feasibility Report	11/19/2020
Prepare Feasibility Report	11/19/2020 – 12/20/2020
Resolution Receiving Report and Calling for Hearing on Improvement	12/21/2020
Published Notice of Hearing on Improvement	1/7/2021
	1/14/2021
Mailed Notice of Hearing on Improvement	1/7/2021
Improvement Hearing	1/18/2021
Resolution Ordering Improvement and Preparation of Plans and Specifications	1/18/2021
Prepare Plans and Specifications	1/19/2021 – 3/29/2021
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	4/5/2021
Advertise for Bids	4/8/2021
	4/15/2021
	4/22/2021
Open Bids	4/30/2021
Accept Bids & Call for Assessment Hearing	5/3/2021
Published Notice for Assessment Hearing	5/6/2021
Mailed Notice for Assessment Hearing	5/6/2021
Assessment Hearing	5/17/2021
Resolution Approving Final Assessment Roll, Awarding Contract	
Begin Construction	June 2021
Substantial Completion of Construction	Fall 2021
Final Completion of Construction	Spring 2022



Conclusions/Recommendations

- Proposed improvements are necessary, cost effective, and feasible
- Need direction on following items
 - Base Project Area and Options 1-3
 - Assessment Policy/Rates (See Draft Policy)
- Recommend City Council accept this report & Call for a hearing on the proposed improvements



