

2025 Street and Utility Improvements

Prairie Hamlet Neighborhood

City of Lake Elmo
March 12, 2025



**BOLTON
& MENK**

Real People. Real Solutions.

Submitted by:

Bolton & Menk, Inc.
3507 High Point Drive North
Bldg. 1 - Suite E130
Oakdale, MN 55128
P: (651) 704-9970

Certification

Feasibility Report

For

2025 Street and Utility Improvements
Prairie Hamlet Neighborhood

City of Lake Elmo
Lake Elmo, MN
137240

March 12, 2025

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: Chad Isakson

Typed or Printed Name: Chad Isakson

Date: March 12, 2025 License Number: 49028

**2025 STREET AND UTILITY IMPROVEMENTS
PRAIRIE HAMLET NEIGHBORHOOD
CITY OF LAKE ELMO
PROJECT NO. 137240**

SUMMARY, FINDINGS, AND RECOMMENDATIONS

This Feasibility Report has been prepared to address street and drainage improvements programmed for construction in 2025. The overall proposed street improvement project consists of 5 geographically separate areas. This report is specific to the Prairie Hamlet Neighborhood and represents 1 of 5 reports created for the overall project. The Report advises on the scope of recommended improvements; provides an estimate of total project costs; identifies easement and right-of-way needed to implement the improvements; and advises if the improvements are necessary, cost effective, and feasible. The report also provides a preliminary assessment roll for each of the benefitting properties based upon the City's Special Assessment Policy for Local Improvements.

Project Name: 2025 Street and Utility Improvements – Prairie Hamlet Neighborhood
Project No: 137240

LOCATION: 59th Street Court North, from Keats Avenue to the west loop (approximately 1,500 feet).

INITIATION: The Project was initiated by the City Council as a part of its Pavement Management Plan and Capital Improvement Plan. The preparation of the Feasibility Report was authorized by Resolution on September 17, 2024.

IMPROVEMENTS: The proposed improvements include a full depth reclamation (FDR) of the street pavement section, replacement of the existing bituminous curb with the installation of new barrier style concrete curb and gutter, and paving a new bituminous surface over the reclaimed aggregate base. Storm sewer maintenance items are included in the scope including cleanup of outlet pipes, ditch grading, daintile installation, extension of storm sewer pipe, and replacement of catch basins as recommended in the design documents. No street widening or geometric changes are proposed. Restoration work will include new boulevard sod along maintained properties and seed where the vegetation is not actively maintained. Maintaining the existing grading and drainage conditions, with minimal change, is important to controlling overall project costs. The proposed project will attempt to keep the reconstructed street at or very near the existing centerline and pavement widths to minimize the construction grading and drainage impacts to adjacent properties. It is recommended that "No Parking" signage be installed in

accordance with the City's Parking Restriction Guidance Policy as depicted in the exhibit included in the Appendix.

RIGHT-OF-WAY: The Project will be constructed within the existing City right-of-way, roadway easements and prescriptive right-of-way.

COMPLETION: Fall of 2025. A full project schedule is included in the Appendix.

PROJECT COSTS: The total estimated project cost is **\$437,000** for street and drainage improvements. Included in the Appendix is the detailed estimate of total project costs. The estimates include construction costs, engineering, geotechnical investigations, legal, and administration costs directly associated with project implementation. A 10% contingency is included to address changing market conditions until contractor bids can be received. These cost estimates are based on recent construction projects of similar character and assume that the proposed improvements would begin in 2025. The actual project costs will be determined through a competitive bidding process and will vary with market conditions at the time of the bid.

BENEFITING PROPERTIES: 17 residential parcels.

SPECIAL ASSESSMENTS: Special assessments will be levied in accordance with Minnesota Statutes Chapter 429 and the City of Lake Elmo Special Assessment Policies and Procedures for Public Improvements. The City may use fund reserves or bonds to pay the up-front project costs and to cover City cost participation. Special assessments would be levied against the benefiting properties with payment terms structured so that the City receives funds to meet debt obligations

The assessable project costs related to the street and drainage improvements in the Prairie Hamlet Neighborhood will be assessed at a rate of 30% for residential properties using a unit method. Residential properties are considered to provide an equal demand on street use and are therefore assessed on a per unit basis including "flag" lots located on private streets. Residential properties with direct access to a public street, vacant lots, and lots with direct access from a private street are included as benefiting properties. Each property is assessed one unit unless the property can be subdivided using the current underlying land use and zoning regulations.

The preliminary assessment roll detailing each benefiting property's proposed assessment amount is included in the Appendix and is summarized in the table below.

Table 1: Project Costs and Proposed Assessments

Neighborhood	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
Prairie Hamlet	\$437,000	\$305,250	\$7,750 for 17 units	\$131,750

The street and storm sewer improvements will be levied over a 15-year period. Assessments will be charged an interest rate of 1% over the bond rate for the project or as set by the City Council.

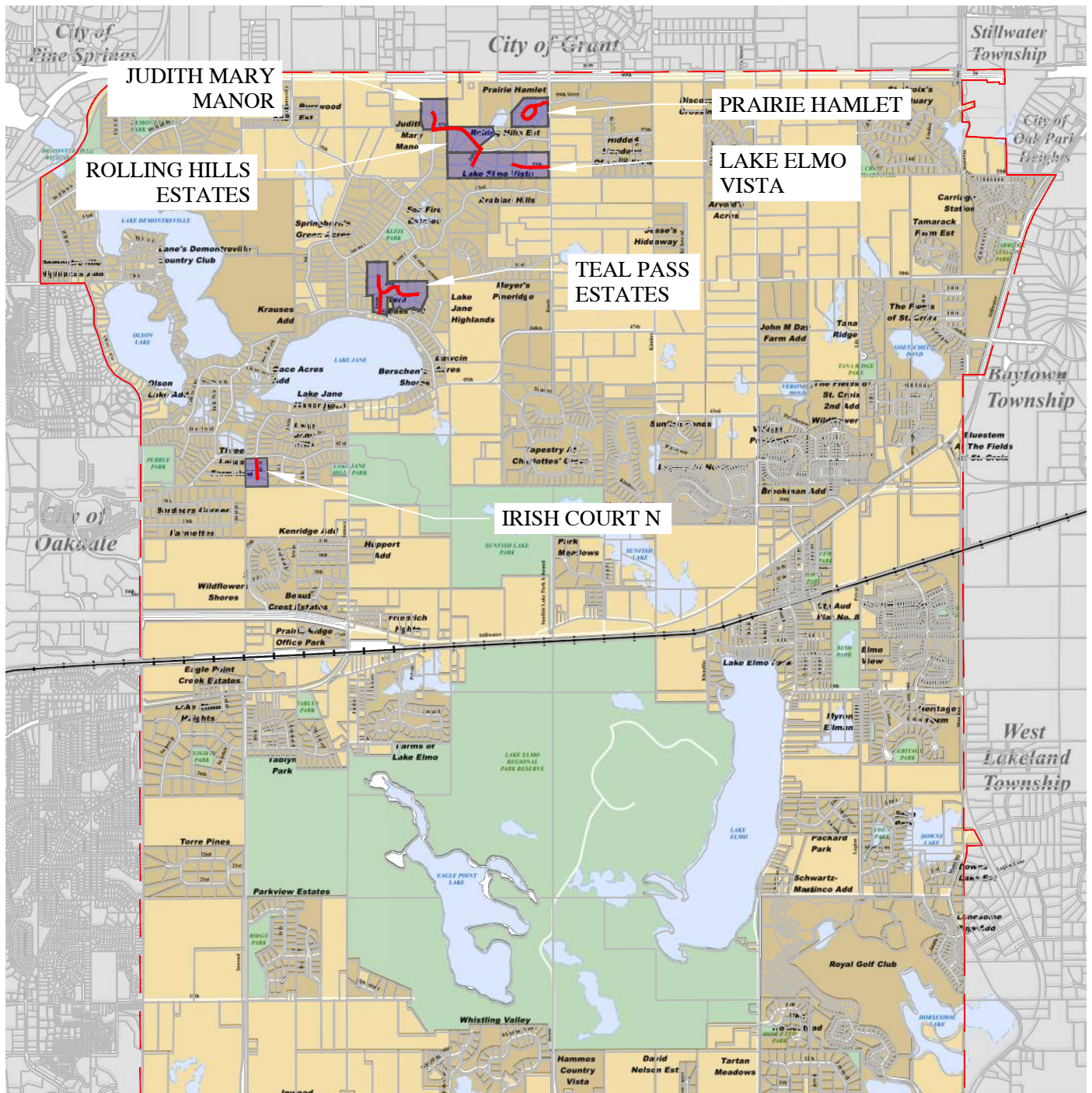
CITY DRINKING WATER CONSIDERATION: Property owners in the Prairie Hamlet Neighborhood are currently served by individual private wells. The City’s drinking water infrastructure is located at 59th Street Court North and Keats Avenue, immediately adjacent to the proposed street improvements. A preliminary design and cost estimate was prepared to extend city water as part of this improvement, and this information was presented to the property owners and City Council for consideration. A property owner meeting was held on January 28, 2025, and the preliminary design recommendations were presented at the February 18, 2025 City Council meeting. The Council directed staff to proceed with the FDR street improvements without the extension of city water. The watermain extension improvements did not receive property owner support. The table below documents the preliminary cost estimates presented for consideration.

Table 2: Project Costs and Proposed Assessments for Extension of Watermain

Prairie Hamlet	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment
Street Improvements	\$958,000	\$670,700	\$16,900 for 17 units
Watermain Improvements	\$340,000	\$0	\$21,250 for 17 units

FEASIBILITY: The Project is feasible as proposed in this Report, is consistent with the City’s Comprehensive Plan and Capital Improvement Plan, is necessary, cost effective, and will benefit the properties that are proposed to be assessed.

APPENDIX



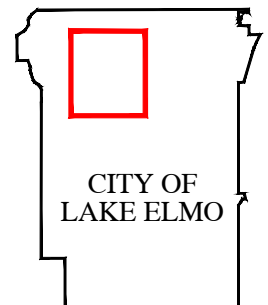
LEGEND



PROJECT NEIGHBORHOOD



PROJECT STREETS



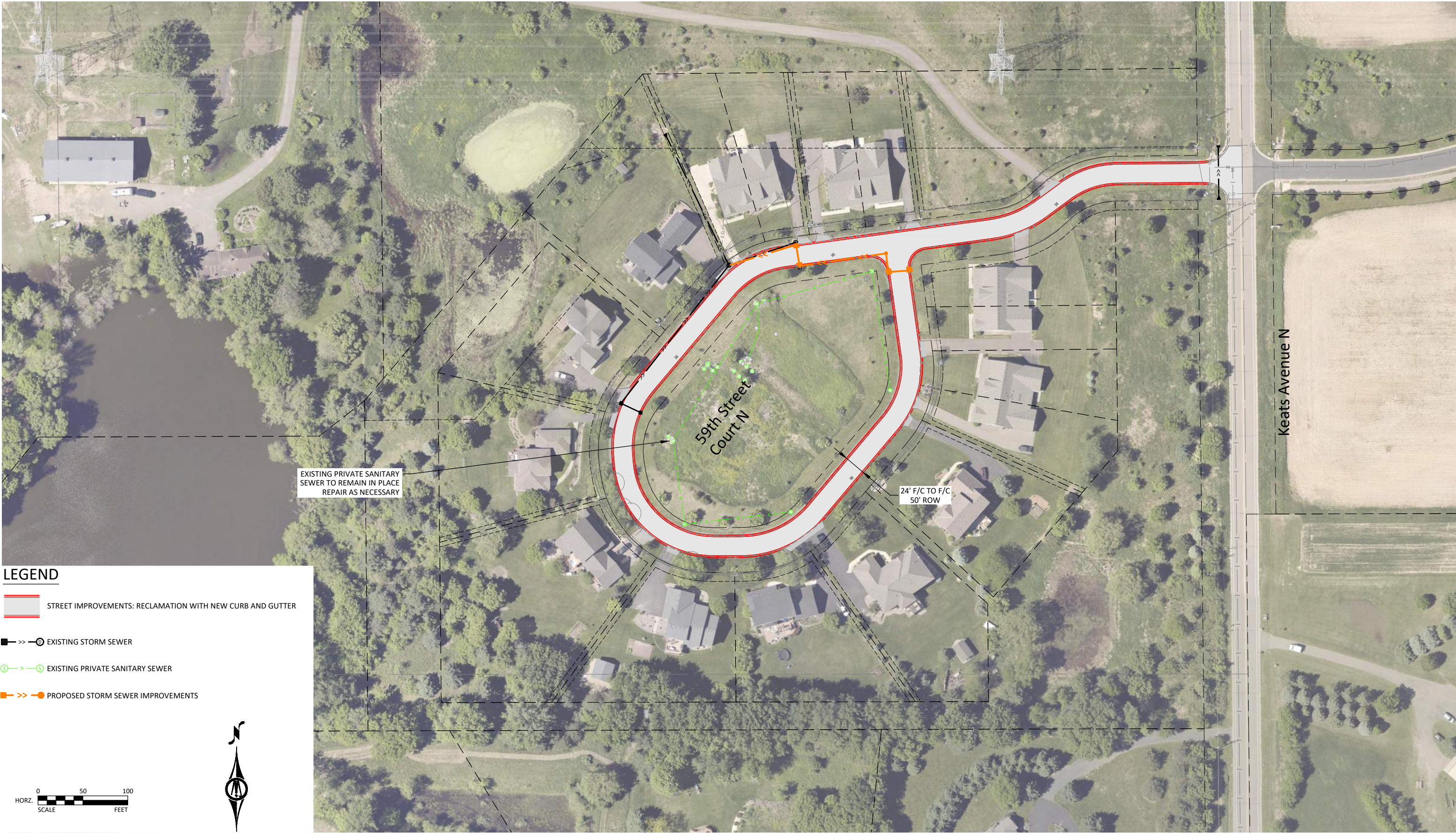
CITY OF
LAKE ELMO

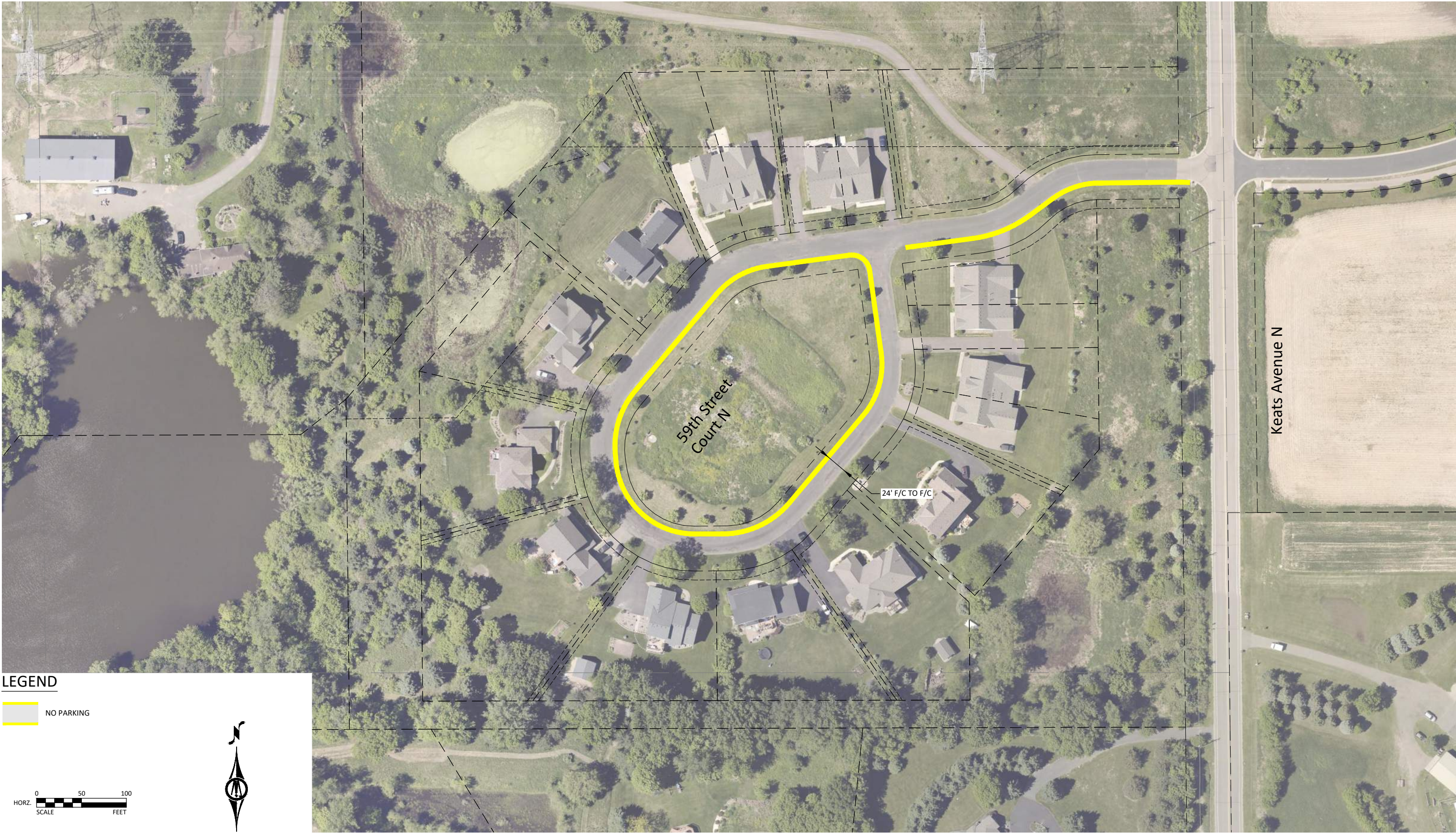
FIGURE NO. 1

LOCATION MAP

FOCUS
ENGINEERING, inc.

2025 STREET & UTILITY
IMPROVEMENTS
PROJECT NO. 2024.114







Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 – Suite E130
Oakdale, MN 55128

Phone: (651) 704-9970
Bolton-Menk.com

2025 Street and Utility Improvements
Lake Elmo, MN
Project No.: 2024.114

SEPTEMBER 17, 2024	Council authorizes preparation of Preliminary Design, Geotechnical Services and Feasibility Report.
JANUARY 28 and 29, 2025	Neighborhood informational meeting(s) on scope of improvements.
FEBRUARY 18, 2025	Presentation of Preliminary Design Findings and Recommendations. Authorize preparation of Plans and Specifications.
MARCH 18, 2025	Council accepts the Feasibility Report and Calls for Public Hearing. Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 22, 2025	Project Bid Date: Receive contractor bids.
APRIL 24, 2025	Neighborhood informational meeting(s) on Preliminary Assessments.
MAY 6, 2025	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Council accepts Bids and awards Contract.
MAY, 2025	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">SEPTEMBER 12, 2025 Substantial Completion.OCTOBER 31, 2025 Final Completion.

**Final Assessment Hearing Schedule TDB*

2025 STREET AND UTILITY IMPROVEMENTS
PRAIRIE HAMLET NEIGHBORHOOD
PROJECT NO. 137240
CITY OF LAKE ELMO, MINNESOTA

ENGINEER'S OPINION OF PROBABLE COST

DATE: MARCH 2025

STREET AND STORM SEWER IMPROVEMENTS

Item	Description	Quantity	Unit	Unit price	Total Cost
1	TRAFFIC CONTROL	1	LS	\$ 3,000.00	\$3,000
2	SILT FENCE, TYPE MACHINE SLICE	530	LF	\$ 3.00	\$1,590
3	CATCH BASIN INLET PROTECTION	5	EA	\$ 250.00	\$1,250
4	STREET SWEEPING (WITH PICKUP BROOM)	20	HR	\$ 160.00	\$3,200
5	CLEARING	6	EA	\$ 650.00	\$3,900
6	GRUBBING	6	EA	\$ 350.00	\$2,100
7	SALVAGE AND REINSTALL MAILBOX	16	EA	\$ 150.00	\$2,400
8	TEMPORARY MAILBOX	16	EA	\$ 90.00	\$1,440
9	REMOVE SIGN AND POST	2	EA	\$ 60.00	\$120
10	SIGN PANELS TYPE C	23	SF	\$ 100.00	\$2,300
11	STREET NAME BLADE	4	EA	\$ 130.00	\$520
12	MOBILIZATION	1	LS	\$ 15,000.00	\$15,000
13	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	3	EA	\$ 500.00	\$1,500
14	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	116	LF	\$ 10.00	\$1,160
15	JET / CLEAN STORM PIPE	60	LF	\$ 15.00	\$900
16	DITCH GRADING	75	LF	\$ 60.00	\$4,500
17	CONNECT STORM PIPE TO EXISTING STRUCTURE	1	EA	\$ 1,000.00	\$1,000
18	2' X 3' CATCH BASIN PER DETAIL 404	2	EA	\$ 3,800.00	\$7,600
19	4' DIA CBMH WITH SUMP WITH CASTING PER DETAIL 405	1	EA	\$ 6,800.00	\$6,800
20	4' DIA CBMH WITH CASTING PER DETAIL 406	2	EA	\$ 5,200.00	\$10,400
21	15" RCP STORM SEWER, CLASS 5	120	LF	\$ 120.00	\$14,400
22	REMOVE AND REPLACE RIPRAP (CL III WITH FABRIC)	10	CY	\$ 200.00	\$1,920
23	SAWCUT BITUMINOUS PAVEMENT	270	LF	\$ 3.00	\$810
24	SAWCUT CONCRETE PAVEMENT	10	LF	\$ 6.00	\$60
25	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	330	SY	\$ 5.00	\$1,650
26	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (SIDEWALK)	4	SY	\$ 19.00	\$76
27	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	120	SY	\$ 19.00	\$2,280
28	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	30	LF	\$ 10.00	\$300
29	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	3,980	SY	\$ 3.00	\$11,940
30	SALVAGE AND REINSTALL RECLAIM MATERIAL (CV)	60	CY	\$ 20.00	\$1,200
31	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	390	CY	\$ 20.00	\$7,800
32	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	600	LF	\$ 30.00	\$18,000
33	DRAIN TILE CLEANOUT	6	EA	\$ 450.00	\$2,700
34	SUBGRADE CORRECTION (EV)	150	CY	\$ 25.00	\$3,750
35	SUBGRADE PREPARATION OF RECLAIMED SURFACE	4,260	SY	\$ 2.00	\$8,520
36	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	1	LS	\$ 3,000.00	\$3,000
37	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	330	TN	\$ 95.00	\$31,350
38	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	440	TN	\$ 90.00	\$39,600
39	BITUMINOUS MATERIAL FOR TACK COAT	280	GAL	\$ 2.00	\$560
40	PATCH BITUMINOUS DRIVEWAY	330	SY	\$ 45.00	\$14,850
41	B418 CONCRETE CURB AND GUTTER	2,760	LF	\$ 19.00	\$52,440
42	5" CONCRETE SIDEWALK	20	SF	\$ 10.00	\$200
43	6" CONCRETE DRIVEWAY PAVEMENT	20	SY	\$ 100.00	\$2,000
44	TOPSOIL BORROW (LV)	400	CY	\$ 40.00	\$16,000
45	SEED MIXTURE 25-131 AND EROSION CONTROL BLANKET	300	CY	\$ 5.00	\$1,500
46	SOD	1,540	SY	\$ 10.00	\$15,400
47	ADJUST EXISTING VALVE BOX	2	EA	\$ 500.00	\$1,000

Estimated TOTAL Construction Cost:	\$324,000
Contingencies at 10%	\$32,400
Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Preliminary Design / Feasibility Report:	\$12,700
Engineering Services: Final Design and Bidding Services:	\$20,400
Engineering Services: Construction Administration	\$12,300
Full-Time Construction Observation:	\$19,400
Geotechnical Engineering:	\$6,500
Legal, Fiscal and Administration:	\$9,700
<hr/>	
Total Estimated Project Cost:	\$437,000

PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	RESIDENTIAL EQUIVALENT LOTS	STREET AND DRAINAGE ASSESSMENT AMOUNT
1	KOSLOWSKI LINDA A	9917 59TH STREET CT N	9917 59TH STREET CT N LAKE ELMO MN 55042	0302921110023	1	\$7,750
2	CALIGIURI PHILIP A & GAIL A	9913 59TH STREET CT N	9913 59TH STREET CT N LAKE ELMO MN 55042	0302921110024	1	\$7,750
3	SANDRA L DEUTSCH REV TRS	9905 59TH STREET CT N	9905 59TH STREET CT N LAKE ELMO MN 55042	0302921110025	1	\$7,750
4	SULLIVAN JUDITH J & TERRY A	9901 59TH STREET CT N	9901 59TH STREET CT N LAKE ELMO MN 55042	0302921110026	1	\$7,750
5	HER LUE & KITA	9885 59TH STREET CT N	9885 59TH STREET CT N LAKE ELMO MN 55042	0302921110016	1	\$7,750
6	LYNSKEY MICHAEL J JR	9867 59TH STREET CT N	PO BOX 36 STILLWATER MN 55082	0302921110015	1	\$7,750
7	ZABEL ELIZABETH & ADAM SLINGER	9849 59TH STREET CT N	9849 59TH STREET CT N LAKE ELMO MN 55042	0302921110014	1	\$7,750
8	ANDRUS DOUGLAS E & PATRICIA A	9831 59TH STREET CT N	9831 59TH STREET CT N LAKE ELMO MN 55042	0302921110013	1	\$7,750
9	HILGERS MICHAEL E & KIM MARIE	9818 59TH STREET CT N	9818 59TH STREET CT N LAKE ELMO MN 55042	0302921110012	1	\$7,750
10	FAUST DAVID J & DENISE M	9836 59TH STREET CT N	9836 59TH STREET CT N LAKE ELMO MN 55042	0302921110011	1	\$7,750
11	BENNING CARLA	9858 59TH STREET CT N	9858 59TH STREET CT N LAKE ELMO MN 55042	0302921110010	1	\$7,750
12	DELGRECO PETER & JONNILEE	9880 59TH STREET CT N	9880 59TH STREET CT N LAKE ELMO MN 55042	0302921110009	1	\$7,750
13	ELLIS RICHARD P & MARY E	9902 59TH STREET CT N	9902 59TH STREET CT N LAKE ELMO MN 55042	0302921110019	1	\$7,750
14	ANN MARIE WIELAND TRS	9910 59TH STREET CT N	9910 59TH STREET CT N LAKE ELMO MN 55042	0302921110020	1	\$7,750
15	HENDRICKSON BOB C & MARY L	9918 59TH STREET CT N	9918 59TH STREET CT N LAKE ELMO MN 55042	0302921110021	1	\$7,750
16	ALT ROBERT A & VALERIE J	9924 59TH STREET CT N	9924 59TH STREET CT N LAKE ELMO MN 55042	0302921110022	1	\$7,750
17	DOUGLAS & MEREDITH LOVETT JT REV TRS	9940 59TH STREET CT N	9940 59TH STREET CT N LAKE ELMO MN 55042	0302921120005	1	\$7,750
TOTAL						\$131,750

H:\L\ELM\24X136215000\CAD\C3D\FEASIBILITY REPORT FIGURES\FGR-136215-Assessable Properties.dwg 3/11/2025 11:21:17 AM

