

# 2025 Street and Utility Improvements

55<sup>th</sup> St / 57<sup>th</sup> St / Julep Way Neighborhood

City of Lake Elmo  
March 12, 2025



**BOLTON  
& MENK**

Real People. Real Solutions.

**Submitted by:**

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# Certification

## Feasibility Report

For

2025 Street and Utility Improvements  
55<sup>th</sup> / 57<sup>th</sup> / Julep Way 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  
55<sup>TH</sup> ST / 57<sup>TH</sup> ST / JULEP WAY NEIGHBORHOOD  
CITY OF LAKE ELMO  
PROJECT NO. 137240**

**SUMMARY, FINDINGS, AND RECOMMENDATIONS**

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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 55<sup>th</sup> St / 57<sup>th</sup> St / Julep Way 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 – 55<sup>th</sup> St / 57<sup>th</sup> St / Julep Way Neighborhood  
**Project No:** 137240

**LOCATION:** Approximately 2,600 feet of roadway consisting of:

- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor)
- 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates).
- Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista).

**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, drintile 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 **\$757,000** 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:** 16 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 55<sup>th</sup> St / 57<sup>th</sup> St / Julep Way 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 benefitting 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 benefitting property’s proposed assessment amount is included in the Appendix and is summarized in the table below.

Prepared by: Bolton & Menk, Inc.

2025 Street and Utility Improvements – 55<sup>th</sup> St / 57<sup>th</sup> St / Julep Way Neighborhood | 137240

Table 1: Project Costs and Proposed Assessments

Neighborhood	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
55 <sup>th</sup> St / 57 <sup>th</sup> St / Julep Way	\$757,000	\$529,800	\$14,200 for 16 units	\$227,200

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.

**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

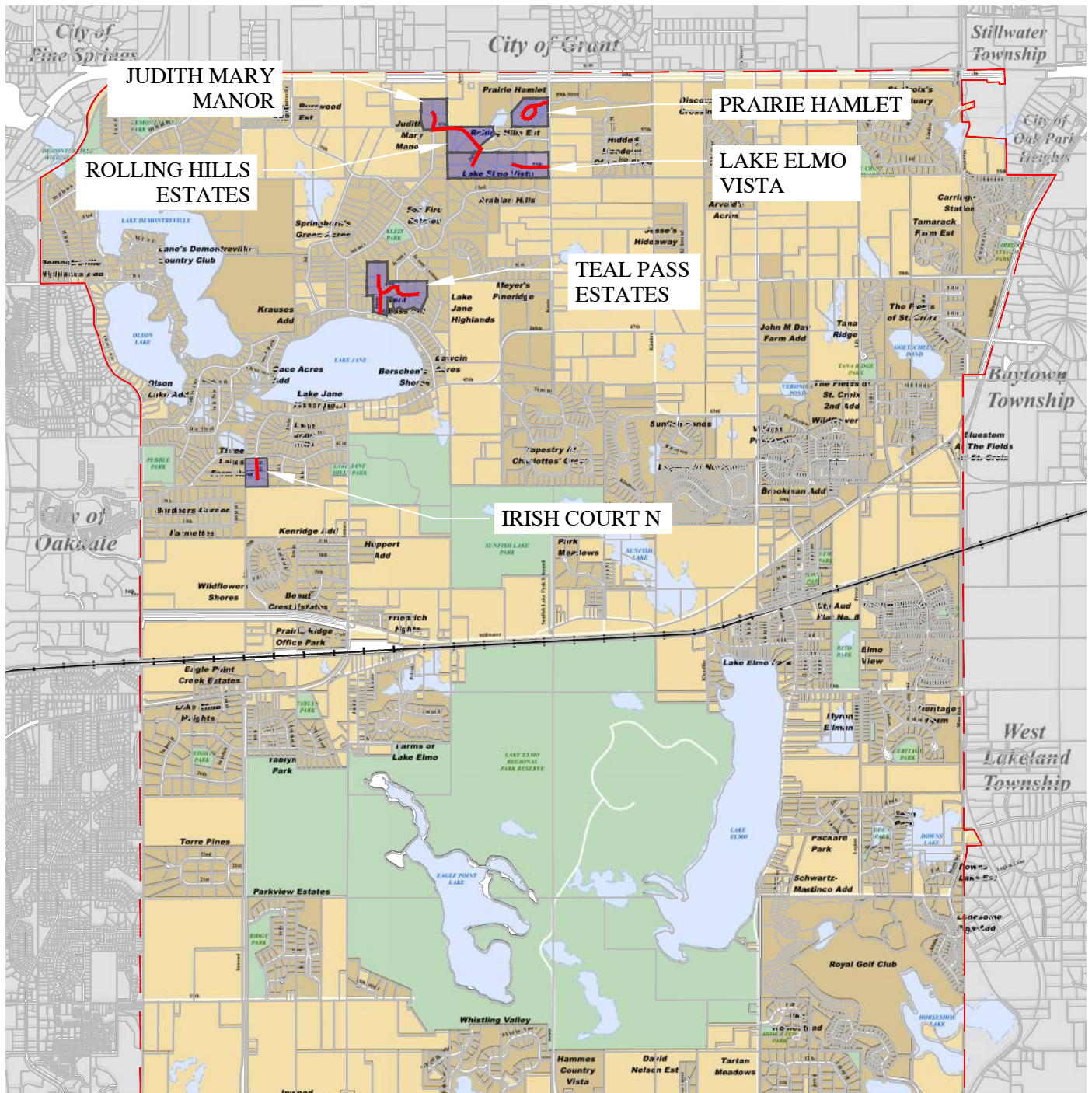


FIGURE NO. 1

## LOCATION MAP

2025 STREET & UTILITY  
IMPROVEMENTS  
PROJECT NO. 2024.114













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Lake Elmo, MN  
Project No.: 2024.114

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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"><li>SEPTEMBER 12, 2025 Substantial Completion.</li><li>OCTOBER 31, 2025 Final Completion.</li></ul>

*\*Final Assessment Hearing Schedule TDB*



**2025 STREET AND UTILITY IMPROVEMENTS**  
**55TH ST / 57TH ST / JULEP WAY 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	MOBILIZATION	1	LS	\$ 27,000.00	\$27,000
2	TRAFFIC CONTROL	1	LS	\$ 3,000.00	\$3,000
3	SILT FENCE, TYPE MACHINE SLICE	1,810	LF	\$ 3.00	\$5,430
4	CATCH BASIN INLET PROTECTION	10	EA	\$ 250.00	\$2,500
5	STREET SWEEPING (WITH PICKUP BROOM)	10	HR	\$ 160.00	\$1,600
6	SALVAGE AND REINSTALL MAILBOX	15	EA	\$ 150.00	\$2,250
7	TEMPORARY MAILBOX	15	EA	\$ 90.00	\$1,350
8	REMOVE SIGN AND POST	1	EA	\$ 60.00	\$60
9	SALVAGE AND REINSTALL SIGN AND POST	2	EA	\$ 350.00	\$700
10	STREET NAME BLADES WITH POST	1	EA	\$ 500.00	\$500
11	SIGN PANELS TYPE C	24	SF	\$ 100.00	\$2,400
12	TOPSOIL BORROW (LV)	750	CY	\$ 40.00	\$30,000
13	SEED MIXTURE 25-131 AND EROSION CONTROL BLANKET	1,400	SY	\$ 5.00	\$7,000
14	SOD	1,970	SY	\$ 10.00	\$19,700
15	SALVAGE AND REINSTALL CATCH BASIN CASTING W/ NEW RINGS	6	EA	\$ 850.00	\$5,100
16	REMOVE AND REPLACE CASTING AND RINGS (R-3067-VB)	2	EA	\$ 1,250.00	\$2,500
17	JET / CLEAN STORM PIPE	85	LF	\$ 15.00	\$1,275
18	PATCH DOGHOUSE/INVERT	1	EA	\$ 400.00	\$400
19	DITCH GRADING	25	LF	\$ 60.00	\$1,500
20	CORE DRILL CONNECTION TO EXISTING STRUCTURE	1	EA	\$ 4,500.00	\$4,500
21	2' X 3' CATCH BASIN PER DETAIL 404	1	EA	\$ 3,800.00	\$3,800
22	4' DIA CBMH WITH CASTING PER DETAIL 406	1	EA	\$ 5,200.00	\$5,200
23	18" RCP STORM SEWER, CLASS 5	310	LF	\$ 130.00	\$40,300
24	SAWCUT BITUMINOUS PAVEMENT	210	LF	\$ 3.00	\$630
25	SAWCUT CONCRETE PAVEMENT	60	LF	\$ 6.00	\$360
26	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	250	SY	\$ 5.00	\$1,250
27	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	70	SY	\$ 10.00	\$700
28	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	40	LF	\$ 10.00	\$400
29	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	8,940	SY	\$ 3.00	\$26,820
30	SALVAGE AND REINSTALL RECLAIM MATERIAL (CV)	50	CY	\$ 35.00	\$1,750
31	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	870	CY	\$ 30.00	\$26,100
32	CORE DRILL 4" DRAIN TILE CONNECTION INTO CATCH BASIN	6	EA	\$ 850.00	\$5,100
33	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	1,200	LF	\$ 30.00	\$36,000
34	DRAIN TILE CLEANOUT	12	EA	\$ 450.00	\$5,400
35	SUBGRADE CORRECTION (EV)	310	CY	\$ 20.00	\$6,200
36	SUBGRADE PREPARATION OF RECLAIMED SURFACE	9,010	SY	\$ 1.50	\$13,515
37	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	1	LS	\$ 4,000.00	\$4,000
38	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	700	TN	\$ 95.00	\$66,500
39	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	940	TN	\$ 90.00	\$84,600
40	BITUMINOUS MATERIAL FOR TACK COAT	570	GAL	\$ 2.00	\$1,140
41	PATCH BITUMINOUS DRIVEWAY	250	SY	\$ 45.00	\$11,250
42	B418 CONCRETE CURB AND GUTTER	4,930	LF	\$ 19.00	\$93,670
43	6" CONCRETE DRIVEWAY PAVEMENT	70	SY	\$ 100.00	\$7,000

**Estimated TOTAL Construction Cost:**

**\$560,500**

Contingencies at 10%	\$56,100
Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Preliminary Design / Feasibility Report:	\$21,900
Engineering Services: Final Design and Bidding Services:	\$35,200
Engineering Services: Construction Administration	\$21,300
Full-Time Construction Observation:	\$33,600
Geotechnical Engineering:	\$11,200
Legal, Fiscal and Administration:	\$16,800

**Total Estimated Project Cost:**

**\$757,000**

## PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												STREET AND				
												RESIDENTIAL	DRAINAGE			
												EQUIVALENT	ASSESSMENT			
NO.	NAME				ADDRESS				MAILING ADDRESS				PID	LOTS	AMOUNT	
1	KARL E BROGREN & SANDRA J BROGREN JT TRS				9696	55TH	ST N	9696	55TH	ST N	LAKE ELMO	MN	55042	0302921210004	1	\$14,200
2	CONBOY KIMBERLY P & THOMAS				9744	55TH	ST N	9744	55TH	ST N	LAKE ELMO	MN	55042	0302921210005	1	\$14,200
3	SANDBERG ROCHELLE M				9798	55TH	ST N	9798	55TH	ST N	LAKE ELMO	MN	55042	0302921210006	1	\$14,200
4	HUGHES ALEXANDER				9747	55TH	ST N	9747	55TH	ST N	LAKE ELMO	MN	55042	0302921210007	1	\$14,200
5	PAWLUK GARTH R & SUSAN M				9719	55TH	ST N	9719	55TH	ST N	LAKE ELMO	MN	55042	0302921210008	1	\$14,200
6	TAIPALE HARVEY J & GAYLE E				9275	57TH	ST N	9275	57TH	ST N	LAKE ELMO	MN	55042	0302921240006	1	\$14,200
7	BERGIE BRADLEY L TRS & MARCIA A BERGIE TRS				9481	57TH	ST N	9481	57TH	ST N	LAKE ELMO	MN	55042	0302921130006	1	\$14,200
8	MOUA REBA & XIONG				9543	57TH	ST N	9543	57TH	ST N	LAKE ELMO	MN	55042	0302921130007	1	\$14,200
9	JOSTES ERIK E & DENISE				9568	57TH	ST N	9568	57TH	ST N	LAKE ELMO	MN	55042	0302921130005	1	\$14,200
10	KENFIELD GREG & NATALIA CASCI				9605	57TH	ST N	9605	57TH	ST N	LAKE ELMO	MN	55042	0302921130008	1	\$14,200
11	LISA L BURBAN TRS				9612	57TH	ST N	9612	57TH	ST N	LAKE ELMO	MN	55042	0302921130004	1	\$14,200
12	VANG BLIA Y				5660	JULEP	WAY N	5660	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130014	1	\$14,200
13	WADE A FICK TRS				5638	JULEP	WAY N	5638	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130013	1	\$14,200
14	YOUNG JAMES & BREE				5611	JULEP	WAY N	5611	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130012	1	\$14,200
15	RICHARD K KAISER & RHONDA J KIMLER TRS				5629	JULEP	WAY N	5629	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130011	1	\$14,200
16	WARNSHOLZ REYNOLD A & LINDA M RAMSAY				5673	JULEP	WAY N	5673	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130010	1	\$14,200
TOTAL														\$227,200		



