

2025 Street and Utility Improvements

Lake Elmo Vista (55th St) Neighborhood

City of Lake Elmo
March 12, 2025



Real People. Real Solutions.

Submitted by:

Bolton & Menk, Inc.
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Certification

Feasibility Report

For

2025 Street and Utility Improvements
Lake Elmo Vista (55th St) 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
LAKE ELMO VISTA (55TH ST) 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 Lake Elmo Vista (55th St) 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 – Lake Elmo Vista (55th St) Neighborhood
Project No: 137240

LOCATION: 55th Street North, from Keats Avenue to the west cul-de-sac (approximately 1,000 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 **\$408,000** 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: 6 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 Lake Elmo Vista (55th St) 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. Corner lots with direct access to two public streets are assessed 50% of the per unit basis when each street is improved which is the case for one lot in this project area.

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 – Lake Elmo Vista (55th St) 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
Lake Elmo Vista (55 th Street)	\$408,000	\$285,350	\$22,300 for 5 units \$11,150 for 1 unit	\$122,650

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 Lake Elmo Vista (55th St) Neighborhood are currently served by individual private wells. The City’s drinking water infrastructure is located at 55th Street 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

Lake Elmo Vista (55 th St)	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment
Street Improvements	\$821,000	\$574,600	\$44,800 for 5 units \$22,400 for 1 unit
Watermain Improvements	\$230,000	\$0	\$46,000 for 5 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

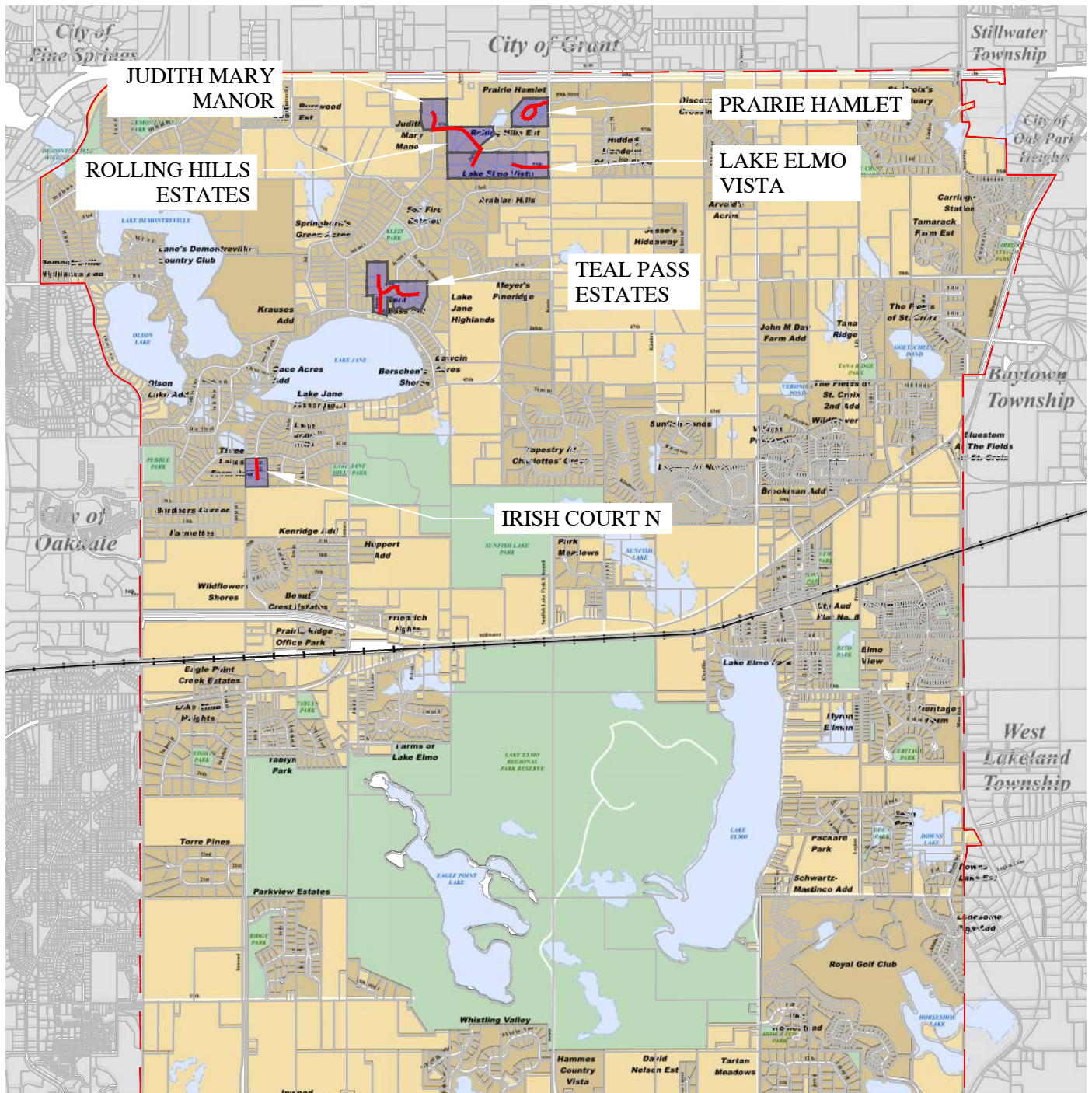
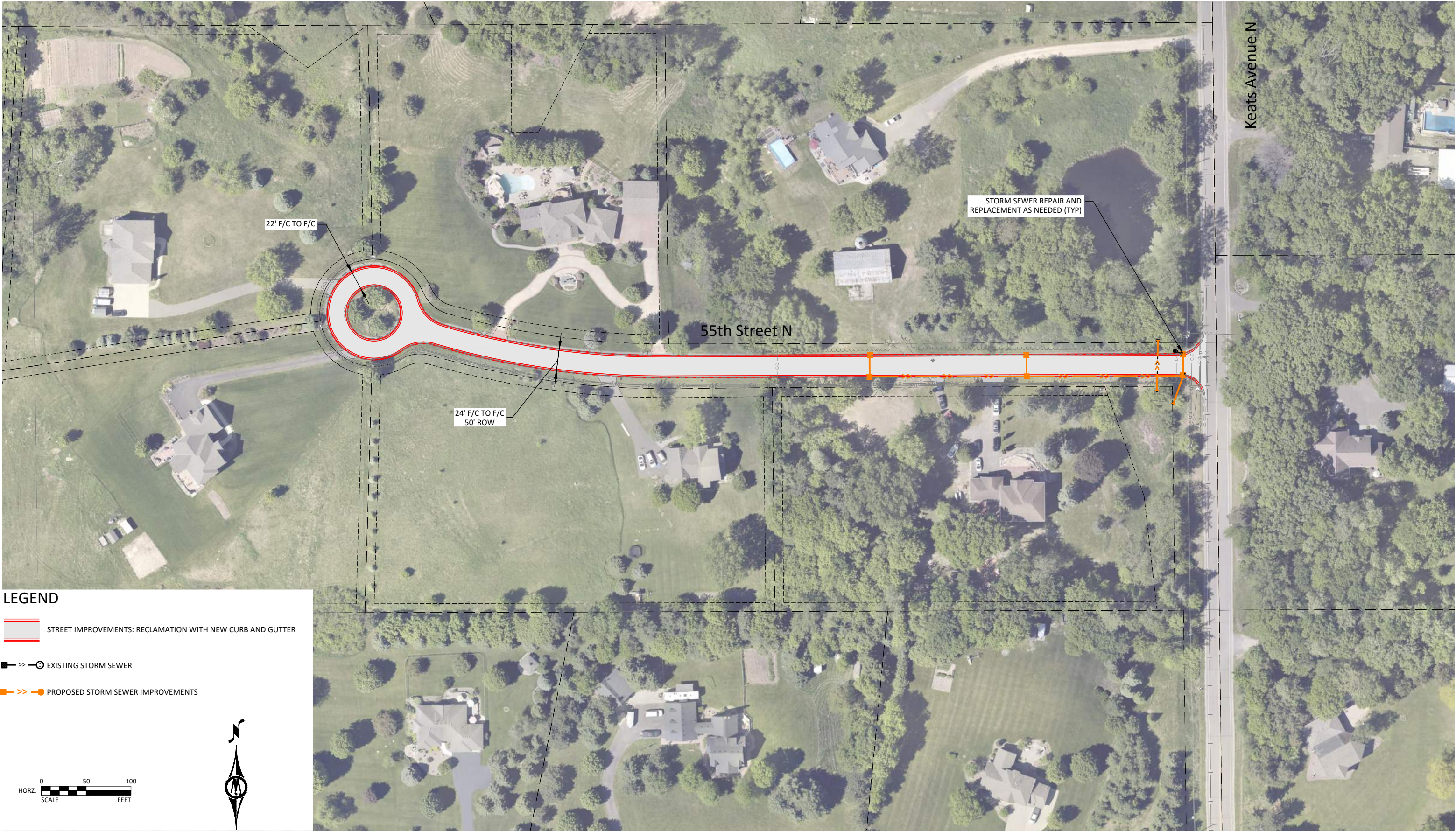
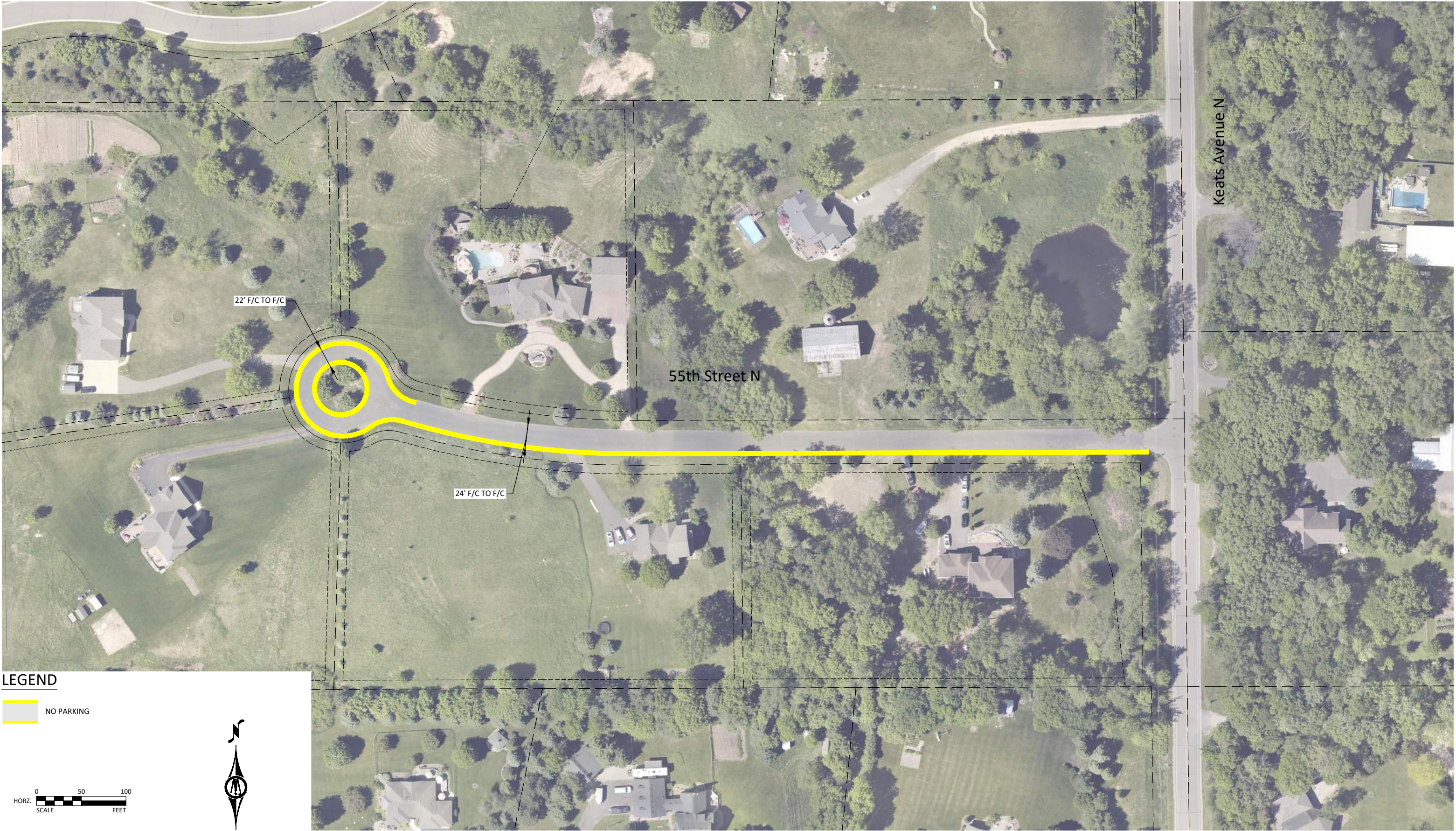


FIGURE NO. 1

LOCATION MAP

2025 STREET & UTILITY
IMPROVEMENTS
PROJECT NO. 2024.114







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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
55TH ST (LAKE ELMO VISTA) 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	730	LF	\$ 3.00	\$2,190
3	CATCH BASIN INLET PROTECTION	5	EA	\$ 250.00	\$1,250
4	STREET SWEEPING (WITH PICKUP BROOM)	10	HR	\$ 160.00	\$1,600
5	CLEARING	2	EA	\$ 650.00	\$1,300
6	GRUBBING	2	EA	\$ 350.00	\$700
7	SALVAGE AND REINSTALL MAILBOX	5	EA	\$ 150.00	\$750
8	TEMPORARY MAILBOX	5	EA	\$ 90.00	\$450
9	REMOVE SIGN AND POST	1	EA	\$ 60.00	\$60
10	SIGN PANELS TYPE C	20	SF	\$ 100.00	\$2,000
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	125	LF	\$ 10.00	\$1,250
15	2' X 3' CATCH BASIN PER DETAIL 404	3	EA	\$ 3,800.00	\$11,400
16	4' DIA CBMH WITH SUMP WITH CASTING PER DETAIL 405	1	EA	\$ 6,800.00	\$6,800
17	4' DIA CBMH WITH CASTING PER DETAIL 406	2	EA	\$ 5,200.00	\$10,400
18	15" RCP STORM SEWER, CLASS 5	470	LF	\$ 120.00	\$56,400
19	18" RCP STORM SEWER, CLASS 5	30	LF	\$ 130.00	\$3,900
20	15" RC FLARED END SECTION W/ TRASH GUARD	2	EA	\$ 2,700.00	\$5,400
21	18" RC FLARED END SECTION W/ TRASH GUARD	1	EA	\$ 3,100.00	\$3,100
22	RIPRAP W/ FABRIC, CLASS III	16	CY	\$ 200.00	\$3,200
23	SAWCUT BITUMINOUS PAVEMENT	100	LF	\$ 3.00	\$300
24	SAWCUT CONCRETE PAVEMENT	40	LF	\$ 6.00	\$240
25	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	120	SY	\$ 5.00	\$600
26	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	40	SY	\$ 10.00	\$400
27	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	60	LF	\$ 10.00	\$600
28	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	3,300	SY	\$ 3.00	\$9,900
29	SALVAGE AND REINSTALL RECLAIM MATERIAL (CV)	30	CY	\$ 20.00	\$600
30	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	320	CY	\$ 20.00	\$6,400
31	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	200	LF	\$ 30.00	\$6,000
32	DRAIN TILE CLEANOUT	2	EA	\$ 450.00	\$900
33	SUBGRADE CORRECTION (EV)	120	CY	\$ 25.00	\$3,000
34	SUBGRADE PREPARATION OF RECLAIMED SURFACE	3,480	SY	\$ 2.00	\$6,960
35	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	1	LS	\$ 5,000.00	\$5,000
36	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	260	TN	\$ 95.00	\$24,700
37	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	340	TN	\$ 90.00	\$30,600
38	BITUMINOUS MATERIAL FOR TACK COAT	210	GAL	\$ 2.00	\$420
39	PATCH BITUMINOUS DRIVEWAY	120	SY	\$ 45.00	\$5,400
40	B418 CONCRETE CURB AND GUTTER	2,060	LF	\$ 19.00	\$39,140
41	6" CONCRETE DRIVEWAY PAVEMENT	50	SY	\$ 100.00	\$5,000
42	TOPSOIL BORROW (LV)	310	CY	\$ 40.00	\$12,400
43	SEED MIXTURE 25-131 AND EROSION CONTROL BLANKET	500	CY	\$ 5.00	\$2,500
44	SOD	870	SY	\$ 10.00	\$8,700
45	ADJUST EXISTING VALVE BOX	1	EA	\$ 500.00	\$500

Estimated TOTAL Construction Cost:

\$302,500

Contingencies at 10%

\$30,300

Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Preliminary Design / Feasibility Report:	\$11,800
Engineering Services: Final Design and Bidding Services:	\$19,000
Engineering Services: Construction Administration	\$11,500
Full-Time Construction Observation:	\$18,200
Geotechnical Engineering:	\$6,100
Legal, Fiscal and Administration:	\$9,100

Total Estimated Project Cost:	\$408,000
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PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												STREET AND DRAINAGE	
NO.	NAME	ADDRESS				MAILING ADDRESS				PID	RESIDENTIAL	ASSESSMENT	
											EQUIVALENT LOTS	AMOUNT	
1	KATHERINE ANN TODD REV TRS	9961	55TH	ST N	9961	55TH	ST N	LAKE ELMO	MN	55042	0302921140009	1	\$22,300
2	ANTONELLO JOSEPH R & ANGELEEN M ANTONELLO	9873	55TH	ST N	9873	55TH	ST N	LAKE ELMO	MN	55042	0302921140010	1	\$22,300
3	GRANOVSKY MARK R & KAREN E	9855	55TH	ST N	9855	55TH	ST N	LAKE ELMO	MN	55042	0302921140011	1	\$22,300
4	VANG PHIA N & VUE YER	9830	55TH	ST N	9830	55TH	ST N	LAKE ELMO	MN	55042	0302921140013	1	\$22,300
5	JENNIFER L ANDERSON TRS	9800	55TH	ST N	9800	55TH	ST N	LAKE ELMO	MN	55042	0302921140012	1	\$22,300
6	BOETTCHER JEFFREY A & KARISSA	5630	KEATS	AVE N	5630	KEATS	AVE N	LAKE ELMO	MN	55042	0302921140008	0.5	\$11,150
TOTAL												\$122,650	

