

2025 Street and Utility Improvements

Teal Pass Estates 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
Teal Pass Estates 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
TEAL PASS ESTATES 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 Teal Pass Estates 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 – Teal Pass Estates Neighborhood
Project No: 137240

LOCATION: Approximately 2,150 feet of roadway consisting of:

- Jasper Avenue North, from Jane Road to the north cul-de-sac.
- 49th Street North, from Jasper Avenue to Jerome Avenue.
- Jerome Avenue North, from 49th Street to the east cul-de-sac.

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 **\$759,000** 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: 13 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 Teal Pass Estates 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.

Prepared by: Bolton & Menk, Inc.

2025 Street and Utility Improvements – Teal Pass Estates 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
Teal Pass Estates	\$759,000	\$531,500	\$17,500 for 13 units	\$227,500

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

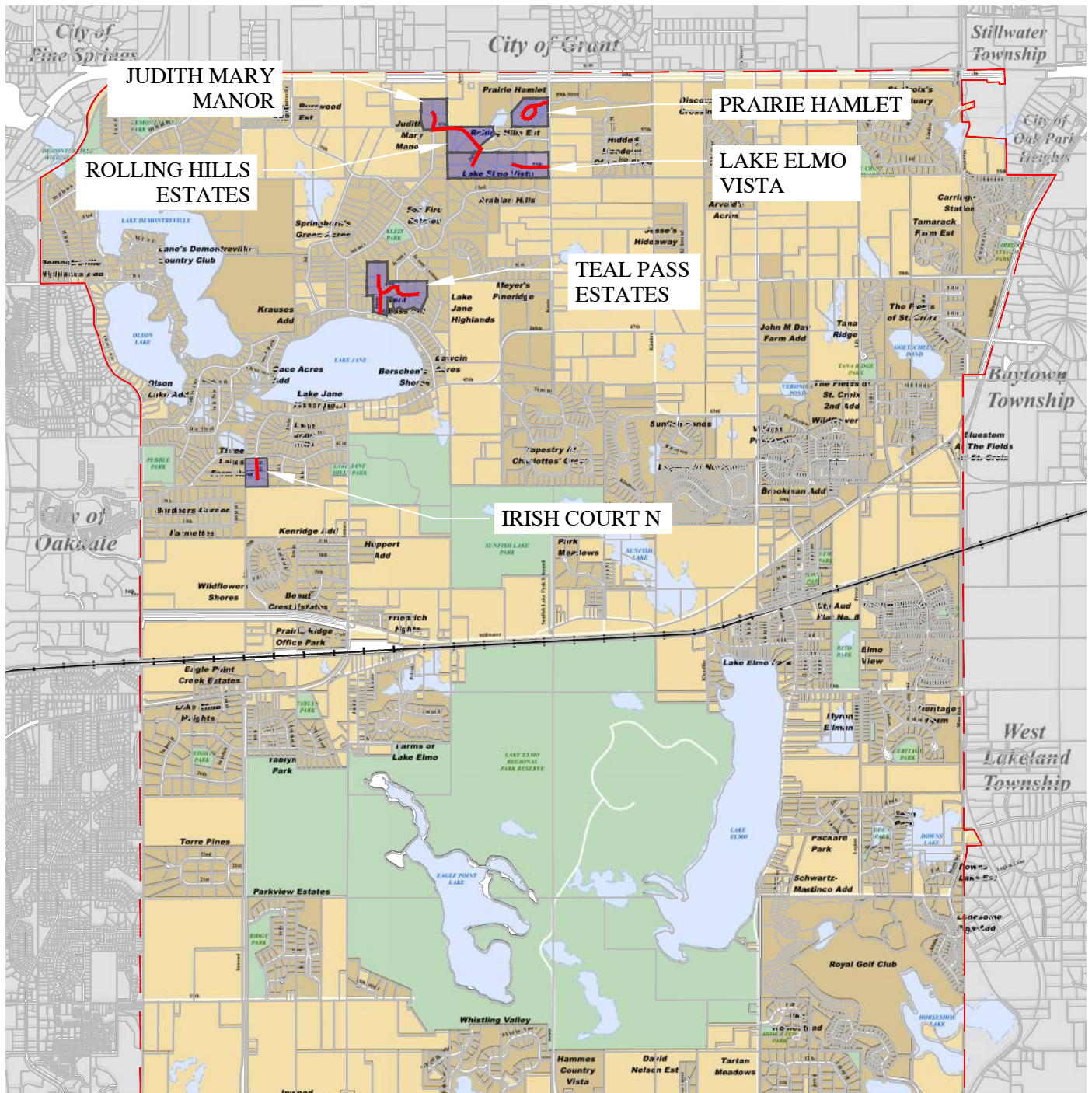


FIGURE NO. 1

LOCATION MAP

2025 STREET & UTILITY
IMPROVEMENTS
PROJECT NO. 2024.114



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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
TEAL PASS ESTATES 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	\$ 5,000.00	\$5,000
3	SILT FENCE, TYPE MACHINE SLICE	900	LF	\$ 3.00	\$2,700
4	CATCH BASIN INLET PROTECTION	6	EA	\$ 250.00	\$1,500
5	STREET SWEEPING (WITH PICKUP BROOM)	40	HR	\$ 160.00	\$6,400
6	CLEARING	7	EA	\$ 650.00	\$4,550
7	GRUBBING	7	EA	\$ 350.00	\$2,450
8	SALVAGE AND REINSTALL MAILBOX	14	EA	\$ 150.00	\$2,100
9	TEMPORARY MAILBOX	14	EA	\$ 90.00	\$1,260
10	REMOVE SIGN AND POST	5	EA	\$ 60.00	\$300
11	SIGN PANELS TYPE C	31	SF	\$ 100.00	\$3,100
12	STREET NAME BLADE	12	EA	\$ 130.00	\$1,560
13	TOPSOIL BORROW (LV)	660	CY	\$ 40.00	\$26,400
14	SEED MIXTURE 25-131 AND EROSION CONTROL BLANKET	900	SY	\$ 5.00	\$4,500
15	SOD	2,160	SY	\$ 10.00	\$21,600
16	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	7	EA	\$ 500.00	\$3,500
17	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	195	LF	\$ 10.00	\$1,950
18	DITCH GRADING	200	LF	\$ 60.00	\$12,000
19	CONNECT EXISTING STORM PIPE TO NEW STRUCTURE	1	EA	\$ 1,100.00	\$1,100
20	2' X 3' CATCH BASIN PER DETAIL 404	3	EA	\$ 3,800.00	\$11,400
21	4' DIA CBMH WITH SUMP WITH CASTING PER DETAIL 405	2	EA	\$ 6,800.00	\$13,600
22	4' DIA CBMH WITH CASTING PER DETAIL 406	1	EA	\$ 5,200.00	\$5,200
23	12" CS PIPE CULVERT	25	LF	\$ 60.00	\$1,500
24	12" RCP STORM SEWER, CLASS 5	40	LF	\$ 80.00	\$3,200
25	15" RCP STORM SEWER, CLASS 5	40	LF	\$ 120.00	\$4,800
26	18" RCP STORM SEWER, CLASS 5	110	LF	\$ 130.00	\$14,300
27	12" RC FLARED END SECTION W/ TRASH GUARD	1	EA	\$ 2,200.00	\$2,200
28	18" RC FLARED END SECTION W/ TRASH GUARD	1	EA	\$ 3,100.00	\$3,100
29	REPAIR TRASH GUARD	1	EA	\$ 300.00	\$300
30	RIPRAP W/ FABRIC, CLASS III	25	CY	\$ 200.00	\$5,000
31	SAWCUT BITUMINOUS PAVEMENT	180	LF	\$ 3.00	\$540
32	SAWCUT CONCRETE PAVEMENT	90	LF	\$ 6.00	\$540
33	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	140	SY	\$ 5.00	\$700
34	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	100	SY	\$ 10.00	\$1,000
35	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	60	LF	\$ 10.00	\$600
36	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	8,910	SY	\$ 3.00	\$26,730
37	SALVAGE AND REINSTALL RECLAIM MATERIAL (CV)	40	CY	\$ 35.00	\$1,400
38	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	870	CY	\$ 30.00	\$26,100
39	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	700	LF	\$ 30.00	\$21,000
40	DRAIN TILE CLEANOUT	8	EA	\$ 450.00	\$3,600
41	SUBGRADE CORRECTION (EV)	320	CY	\$ 20.00	\$6,400
42	SUBGRADE PREPARATION OF RECLAIMED SURFACE	9,490	SY	\$ 1.50	\$14,235
43	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	1	LS	\$ 2,000.00	\$2,000
44	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	760	TN	\$ 95.00	\$72,200
45	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	1,010	TN	\$ 90.00	\$90,900
46	BITUMINOUS MATERIAL FOR TACK COAT	620	GAL	\$ 2.00	\$1,240
47	PATCH BITUMINOUS DRIVEWAY	130	SY	\$ 45.00	\$5,850
48	B418 CONCRETE CURB AND GUTTER	4,330	LF	\$ 19.00	\$82,270
49	6" CONCRETE DRIVEWAY PAVEMENT	110	SY	\$ 100.00	\$11,000

Estimated TOTAL Construction Cost:**\$561,900**

Contingencies at 10%	\$56,200
Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Preliminary Design / Feasibility Report:	\$22,000
Engineering Services: Final Design and Bidding Services:	\$35,300
Engineering Services: Construction Administration	\$21,300
Full-Time Construction Observation:	\$33,700
Geotechnical Engineering:	\$11,200
Legal, Fiscal and Administration:	\$16,900

Total Estimated Project Cost:**\$759,000**

PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL											STREET AND DRAINAGE ASSESSMENT
											RESIDENTIAL EQUIVALENT
NO.	NAME	ADDRESS	MAILING ADDRESS				PID	LOTS	AMOUNT		
1	BACHO BASSAM & KARA PETTIGREW	9160 JANE RD N	9160 JANE RD N	LAKE ELMO MN	55042	1002921220013	1	\$17,500			
2	HAWKINS RICHARD CARMON & ANN M	4850 JASPER AVE N	4850 JASPER AVE N	LAKE ELMO MN	55042	1002921220018	1	\$17,500			
3	JOHNSON THOMAS R JR & NANCY T JOHNSON	4960 JASPER AVE N	4960 JASPER AVE N	LAKE ELMO MN	55042	1002921220020	1	\$17,500			
4	JOHNSON DAVID J & MARY B	4980 JASPER AVE N	4980 JASPER AVE N	LAKE ELMO MN	55042	1002921220021	1	\$17,500			
5	PORCHER HELMUT S K & JOAN P A	4990 JASPER AVE N	4990 JASPER AVE N	LAKE ELMO MN	55042	0302921330017	1	\$17,500			
6	EDWIN A RANEY LIVING TRS	4989 JASPER AVE N	4989 JASPER AVE N	LAKE ELMO MN	55042	0302921330018	1	\$17,500			
7	LARSON ERIC G & SARAH J	9191 49TH ST N	9191 49TH ST N	LAKE ELMO MN	55042	1002921220022	1	\$17,500			
8	TORGRIMSON TYLER & KARA JOHNSON	4880 JEROME AVE N	4880 JEROME AVE N	LAKE ELMO MN	55042	1002921220023	1	\$17,500			
9	DUERR BROOK F & BARBARA KEMP DUERR	4870 JEROME AVE N	4870 JEROME AVE N	LAKE ELMO MN	55042	1002921210018	1	\$17,500			
10	ZENO MICHAEL R & ELIZABETH R	4860 JEROME AVE N	4860 JEROME AVE N	LAKE ELMO MN	55042	1002921210019	1	\$17,500			
11	TREVIS CHRISTINE M	4850 JEROME AVE N	4850 JEROME AVE N	LAKE ELMO MN	55042	1002921210020	1	\$17,500			
12	MOBERG MARK A & RACHAEL K	4855 JEROME AVE N	4855 JEROME AVE N	LAKE ELMO MN	55042	1002921210021	1	\$17,500			
13	MARKIE DENNIS E & BARBARA E	4865 JEROME AVE N	4865 JEROME AVE N	LAKE ELMO MN	55042	1002921210022	1	\$17,500			
TOTAL											\$227,500

