

# 2025 Street and Utility Improvements

Irish Court Neighborhood

City of Lake Elmo  
March 12, 2025



Real People. Real Solutions.

**Submitted by:**

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# Certification

Feasibility Report

For

2025 Street and Utility Improvements  
Irish Court 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**  
**IRISH COURT 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 Irish Court 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 – Irish Court Neighborhood  
**Project No:** 137240

**LOCATION:** Irish Court North, from Lake Jane Trail to south end cul-de-sac (approximately 550-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 **\$248,000** 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:** 7 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 Irish Court 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.

Table 1: Project Costs and Proposed Assessments

Neighborhood	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
Irish Court	\$248,000	\$173,100	\$10,700 for 7 units	\$74,900

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 Irish Court Neighborhood are currently served by individual private wells. The City’s drinking water infrastructure is located at Irish Court and 42<sup>nd</sup> Street, 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 29, 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 received limited 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

Irish Court North	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment
Street Improvements	\$585,000	\$409,300	\$25,100 for 7 units
Watermain Improvements	\$144,200	\$0	\$20,600 for 7 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

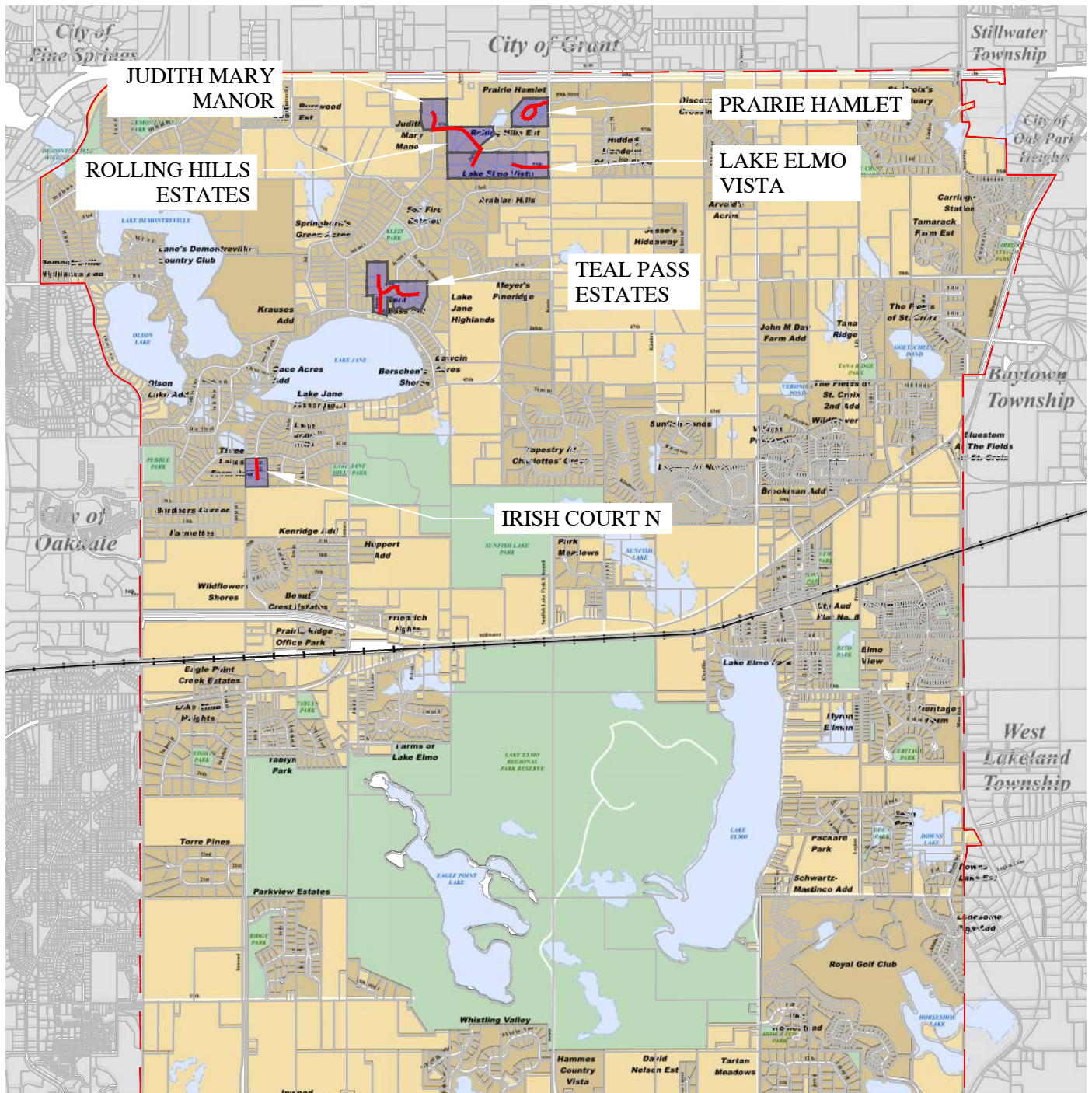


FIGURE NO. 1

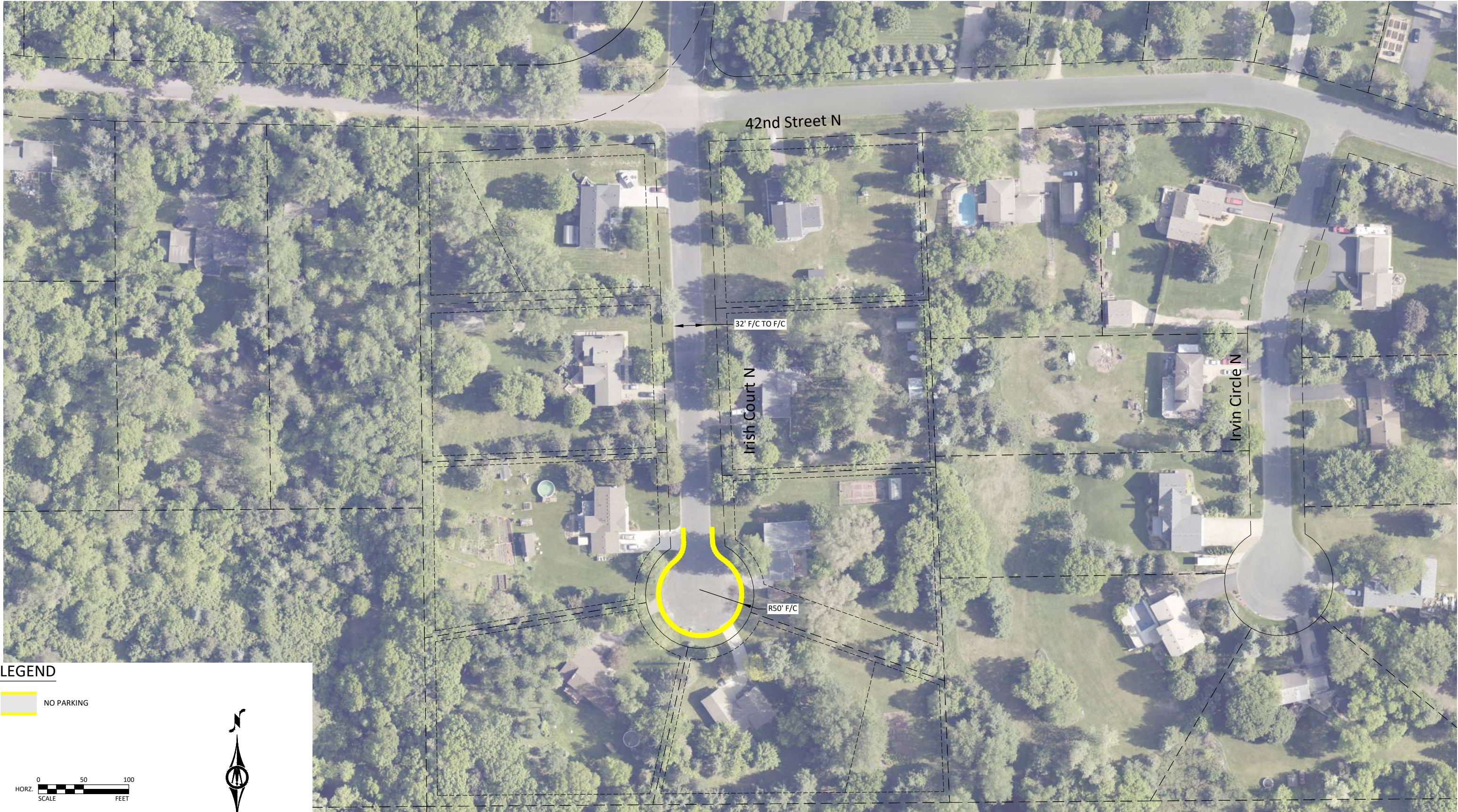
## LOCATION MAP

2025 STREET & UTILITY  
IMPROVEMENTS  
PROJECT NO. 2024.114









**LEGEND**

 NO PARKING







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Bolton-Menk.com

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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**  
**IRISH COURT 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	CATCH BASIN INLET PROTECTION	3	EA	\$ 250.00	\$750
3	STREET SWEEPING (WITH PICKUP BROOM)	10	HR	\$ 160.00	\$1,600
4	CLEARING	1	EA	\$ 650.00	\$650
5	GRUBBING	1	EA	\$ 350.00	\$350
6	SALVAGE AND REINSTALL MAILBOX	8	EA	\$ 150.00	\$1,200
7	TEMPORARY MAILBOX	8	EA	\$ 90.00	\$720
8	SALVAGE AND REINSTALL SIGN AND POST	1	EA	\$ 350.00	\$350
9	SIGN PANELS TYPE C	6	SF	\$ 100.00	\$600
10	MOBILIZATION	1	LS	\$ 9,000.00	\$9,000
11	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	43	LF	\$ 10.00	\$430
12	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	3	EA	\$ 500.00	\$1,500
13	SALVAGE AND REINSTALL MANHOLE CASTING W/ NEW RINGS	3	EA	\$ 1,200.00	\$3,600
14	2' X 3' CATCH BASIN PER DETAIL 404	3	EA	\$ 3,800.00	\$11,400
15	15" RCP STORM SEWER, CLASS 5	8	LF	\$ 120.00	\$960
16	18" RCP STORM SEWER, CLASS 5	35	LF	\$ 130.00	\$4,550
17	SAWCUT BITUMINOUS PAVEMENT	90	LF	\$ 3.00	\$270
18	SAWCUT CONCRETE PAVEMENT	90	LF	\$ 6.00	\$540
19	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	860	SY	\$ 5.00	\$4,300
20	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	70	SY	\$ 10.00	\$700
21	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	10	LF	\$ 10.00	\$100
22	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	2,710	SY	\$ 3.00	\$8,130
23	SALVAGE AND REINSTALL RECLAIM MATERIAL (CV)	30	CY	\$ 20.00	\$600
24	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	260	CY	\$ 20.00	\$5,200
25	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	400	LF	\$ 30.00	\$12,000
26	DRAIN TILE CLEANOUT	4	EA	\$ 450.00	\$1,800
27	SUBGRADE CORRECTION (EV)	100	CY	\$ 25.00	\$2,500
28	SUBGRADE PREPARATION OF RECLAIMED SURFACE	2,770	SY	\$ 2.00	\$5,540
29	SALVAGE, STOCKPILE, AND RESPREAD RECLAIMED MATERIAL (UTILITY TRENCHES)	1	LS	\$ 1,000.00	\$1,000
30	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	220	TN	\$ 95.00	\$20,900
31	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	300	TN	\$ 90.00	\$27,000
32	BITUMINOUS MATERIAL FOR TACK COAT	190	GAL	\$ 2.00	\$380
33	PATCH BITUMINOUS DRIVEWAY	100	SY	\$ 45.00	\$4,500
34	B418 CONCRETE CURB AND GUTTER	1,240	LF	\$ 19.00	\$23,560
35	6" CONCRETE DRIVEWAY PAVEMENT	80	SY	\$ 100.00	\$8,000
36	TOPSOIL BORROW (LV)	180	CY	\$ 40.00	\$7,200
37	SOD	800	SY	\$ 10.00	\$8,000
38	ADJUST EXISTING VALVE BOX	1	EA	\$ 500.00	\$500

**Estimated TOTAL Construction Cost:**

**\$183,400**

Contingencies at 10%	\$18,300
Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Preliminary Design / Feasibility Report:	\$7,200
Engineering Services: Final Design and Bidding Services:	\$11,500
Engineering Services: Construction Administration	\$7,000
Full-Time Construction Observation:	\$11,000
Geotechnical Engineering:	\$3,700
Legal, Fiscal and Administration:	\$5,500

**Total Estimated Project Cost:**

**\$248,000**

## PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												RESIDENTIAL EQUIVALENT	STREET AND DRAINAGE ASSESSMENT
NO.	NAME	ADDRESS				MAILING ADDRESS					PID	LOTS	AMOUNT
1	GILBERT CYNTHIA D	4190	IRISH	CT N	4190	IRISH	CT N	LAKE ELMO	MN	55042	0902921430017	1	\$10,700
2	LEROL MARVIN J JR & KAREN J	4150	IRISH	CT N	4150	IRISH	CT N	LAKE ELMO	MN	55042	0902921430018	1	\$10,700
3	STUCCI GARY M & MARIE D	4110	IRISH	CT N	4110	IRISH	CT N	LAKE ELMO	MN	55042	0902921430019	1	\$10,700
4	BOTTOLFSO N KEVIN & JEAN	4070	IRISH	CT N	4070	IRISH	CT N	LAKE ELMO	MN	55042	0902921430020	1	\$10,700
5	MILLER CRAIG A & CHERYL M	4071	IRISH	CT N	4071	IRISH	CT N	LAKE ELMO	MN	55042	0902921430021	1	\$10,700
6	FALCO KATHLEEN M & MICHAEL J	4101	IRISH	CT N	4101	IRISH	CT N	LAKE ELMO	MN	55042	0902921430022	1	\$10,700
7	HILL ERIC C & EILEEN M	4141	IRISH	CT N	4141	IRISH	CT N	LAKE ELMO	MN	55042	0902921430023	1	\$10,700
TOTAL													\$74,900



