Feasibility Report

2025 Street Improvements
Nadeau Rd, Stoneridge Ct, and Maple Leaf Ct

City of Little Canada
November 13, 2024

Submitted by:
Bolton & Menk, Inc.
3507 High Point Drive
Bldg. 1 Suite E130
Oakdale, MN 55128

BOLTON & MENK
Real People. Real Solutions.

Certification

Feasibility Report

For

2025 Street Improvements

City of Little Canada, Minnesota
Project No. 24X.135772.000

November 13, 2024

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: _____

Typed or Printed Name: Eric Seaburg, P.E.

Date: 11-13-2024 License Number: 53712

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I. INTRODUCTION

The City of Little Canada is planning rehabilitation efforts on several streets during the 2025 construction season, in accordance with the 2024-2033 Capital Improvement Plan. The City's 2025 work plan includes proposed street and utility improvements to the following streets:

1. Nadeau Road (City Project 2025-PW41)
2. Stoneridge Court (City Project 2025-PW80)
3. Maple Leaf Court (City Project 2025-PW79)

Refer to Figure 1 in Appendix A for a depiction of the project locations.

See Figures 2, 3, and 4 in Appendix B for maps of the existing conditions on each street, respectively.

This report focuses on roadway improvements that include pavement rehabilitation, spot curb and gutter repair, minor watermain improvements, storm and sanitary sewer improvements, and other improvements in accordance with the City's Comprehensive Plan.

This report will review the existing conditions of each defined project area and discuss, in detail, the proposed improvements. The report will also provide preliminary cost estimates for the proposed improvements with financing for the projects coming from a combination of special assessments, the Infrastructure Capital Improvement Fund, and the Stormwater Utility Fund.

Informational meetings for each project area will be held with affected property owners. There, the proposed project scope, costs, and funding sources will be discussed with the opportunity for property owners to comment on the project and ask questions.

If the City elects to proceed with the proposed street and utility improvements described in this report, it is anticipated that construction would begin in 2025 as detailed in the project schedule found on Page 11.

II. NADEAU ROAD

A. Background

Nadeau Road is a local road that connects Country Drive to residential neighborhoods. Annual average daily traffic (AADT) data for this road is unavailable but assumed to be less than 1,000 vehicles per day classifying it as a low-volume road. Refer to Figure 2 in Appendix B for a depiction of the project location.

Over the years, Nadeau Road has received crack seal and sealcoat treatments to prolong the life of the pavement. Annual pavement patching has also occurred as needed. The utility infrastructure has been maintained on a routine basis since construction.

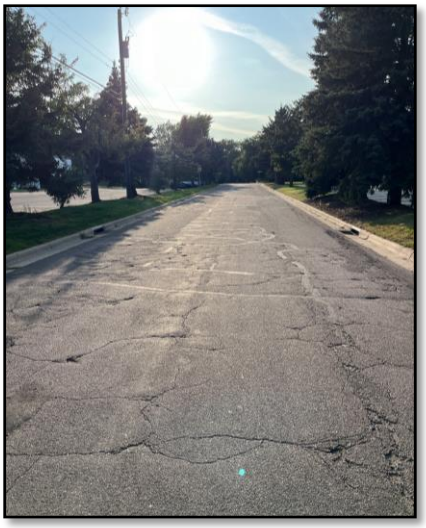


Exhibit 1 - Existing Nadeau Road

B. Existing Conditions

1. Streets

   Nadeau Road is a bituminous roadway that measures 26 feet face of curb to face of curb. Nadeau Road has B618 concrete curb and gutter on the north and south sides. It was last reconstructed in 1993 and therefore is 31 years old. The pavement shows signs of wear and distress, including cracking and potholes, which are typical for a pavement of this age. Refer to Figure 2 in Appendix A for a depiction of the existing utility infrastructure.

2. Watermain

   The existing watermain is a 6-inch diameter ductile iron pipe (DIP) that runs east and west from Country Drive to Condit Street. The water system has performed well, and there are no known deficiencies with the system. Based on the age, type, and positive performance of the watermain, the useful life of the system is expected to outlast the pavement improvements described in this report.

3. Sanitary Sewer

   There is no sanitary sewer within the portion of the Nadeau Road that has construction scheduled for this project.

4. Storm Sewer

   The existing storm sewer system is composed of reinforced concrete pipe (RCP) varying in size from 12-inch diameter to 15-inch diameter. Stormwater is conveyed to 4 catch basins along existing curb & gutter before traveling through the pipe network where it outlets into Gervais Creek.

   Bolton and Menk staff reviewed each of the storm sewer structures within the project area. The structures are precast and overall are in good condition but would need minor improvements to ensure they outlast the pavement improvements proposed in this report.

C. Proposed Improvements

1. Street Improvements

Based on the pavement age and current distresses, the proposed street improvement for Nadeau Road is a full depth reclamation (FDR).

Current pavement distress patterns indicate surface-level wear but no significant deterioration of the roadway base. Full depth reclamation is a cost-effective rehabilitation method that grinds the top 10-12 inches of existing bituminous pavement and aggregate base into a new aggregate that creates an improved foundation for 4 inches of new bituminous pavement.

In addition to pavement reclamation, curb and gutter that is cracked, weathered, or heaved will be removed and replaced with new curb and gutter. This improves stormwater conveyance to catch basins and prevents the intrusion of stormwater into the roadway base.

2. Watermain Improvements

The existing ductile iron watermain is in good condition and is proposed to be left in place. However, inspection and replacement of existing bolts at gate valves, hydrants, and mainline fittings is proposed. This work will be performed under a separate contract prior to the start of the project if approved. These features are typically the first to fail in the water system and proactive replacement of these bolts would limit the number of leaks and watermain breaks.

3. Storm Sewer Improvements

Overall, the existing storm sewer system is in good condition and proposed to be left in place. However, it is proposed that a few structures receive new castings and/or lids. Remaining catch basins will receive inflow and infiltration (I/I) barriers along with minor repairs to inverts and doghouses.

III. STONERIDGE COURT

A. Background

Stoneridge Court is an urban residential street. Annual average daily traffic (AADT) data for this road is unavailable but assumed to be less than 1,000 vehicles per day classifying it as a low-volume road. Refer to Figure 3 in Appendix B for a depiction of the project location.

Over the years, Stoneridge Court has received crack seal and sealcoat treatments to prolong the life of the pavement. Annual pavement patching has also occurred as needed. The utility infrastructure has been maintained on a routine basis since construction.

Exhibit 2 - Existing Stoneridge Court

B. Existing Conditions

1. Streets

   Stoneridge Court is a bituminous roadway with D412 mountable concrete curb and gutter that measures 26 feet from face of curb to face of curb. The roadway is original construction from 1996 and is therefore 28 years old. The pavement shows signs of wear and distress, including cracking and potholes, which are typical for a pavement of this age. Refer to Figure 3 in Appendix B for a depiction of the existing utility infrastructure.

2. Watermain

   The existing watermain is a 8-inch diameter ductile iron pipe which runs south from County Road D and then runs southeast to connect at Labore Road. The water system has performed well, and there are no known deficiencies with the system. Based on the age, type, and positive performance of the watermain, the useful life of the system is expected to outlast the pavement improvements detailed in this report.

3. Sanitary Sewer

   The existing sanitary system is an 8-inch diameter polyvinyl chloride pipe that runs west from the cul-de-sac and then north to connect into County Road D. City maintenance personnel have noted no known deficiencies within the existing sanitary system. Additionally, Bolton and Menk staff reviewed each sanitary sewer structure within the project area. The structures are precast and found to be in good condition. Based on age, material, and historical performance, the sanitary sewer system is anticipated to outlast the pavement improvements described in this report.

4. Storm Sewer

   The existing stormwater infrastructure in the project consists of 2 catch basins that outlet to a pond as well as a structure that sends water from Aspen Circle to a detention pond. The segments are composed of reinforced concrete pipe (RCP) varying in size from 12-inch diameter to 21-inch diameter.

   City maintenance personnel have noted that there are known deficiencies within the storm sewer system. Bolton and Menk evaluated each of the storm sewer structures

within the project area. The structures are a combination of precast and block structures. The structures are deteriorating and are scheduled to be replaced. Pond grading will also be scheduled with this project to remove all sediment and overgrowth. This will restore the storm system to its originally designed state.

C. **Proposed Improvements**

1. Street Improvements

Based upon the pavement age and distresses, the proposed street improvement for Stoneridge Court is a full depth reclamation (FDR).

Current pavement distress patterns indicate surface-level wear but no significant deterioration of the roadway base. Full depth reclamation is a cost-effective rehabilitation method that grinds the top 10-12 inches of existing bituminous pavement and aggregate base into a new aggregate that creates an improved foundation for 4 inches of new bituminous pavement.

In addition to pavement reclamation, curb and gutter that is cracked, weathered, or heaved will be removed and replaced with new curb and gutter. This improves stormwater conveyance to catch basins and prevents the intrusion of stormwater into the roadway base.

2. Watermain Improvements

The existing ductile iron watermain is in good condition and is proposed to be left in place. Similarly, existing water services are proposed to be left in place. However, pavement rehabilitation provides an advantageous opportunity to perform preventative maintenance on the system before the new pavement is constructed.

Bolted connections at gate valves, hydrants, and mainline fittings are typically the features that fail first within the water system. Inspection and replacement of bolts at these critical locations is a proactive way to limit leaks and breaks in the system beneath the new pavement. This work will be performed under a separate contract prior to the start of the project if approved.

3. Sanitary Sewer Improvements

The existing sanitary sewer network is in good condition and is proposed to be left in place. In conjunction with the pavement rehabilitation, each sanitary sewer structure within the pavement will receive a new casting and adjustment to the new pavement elevation. New castings will also be fitted with exterior chimney seals to prevent I/I. Any necessary mud repairs to benches and inverts will also be performed at this time.

4. Storm Sewer Improvements

Structures and pipe will be replaced or receive rehabilitation efforts to prolong their effectiveness. The ponds will be regraded to return the system to its original designed state.

5. Water Quality Improvements

Rehabilitation of Stoneridge Court will not trigger Ramsey-Washington Metro Watershed District (RWMWD) stormwater improvements. However, residents will be given the opportunity during final design to opt into the City's rain garden program. Any raingardens installed would be credited by the watershed towards other or future street improvement projects that trigger stormwater improvements.

IV. MAPLE LEAF COURT

A. Background

Maple Leaf Court is an urban residential street. Annual average daily traffic (AADT) data for this road is unavailable but assumed to be less than 1,000 vehicles per day classifying it as a low-volume road. Refer to Figure 4 in Appendix B for a depiction of the project location.

Historically, Maple Leaf Court has received crack seal and sealcoat treatments to prolong the useful life of the existing pavement. Annual pavement patching has also occurred as needed. The utility infrastructure has been maintained on a routine basis.

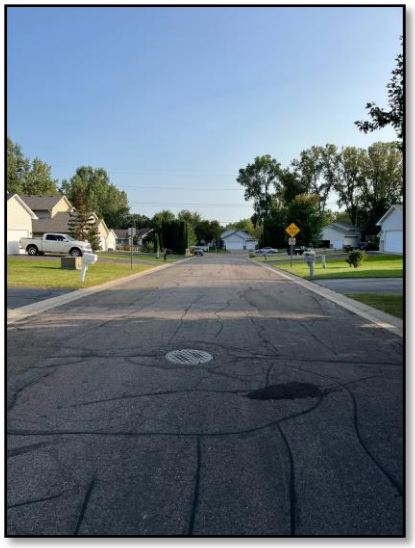


Exhibit 3 - Existing Maple Leaf Court

B. Existing Conditions

1. Streets

Maple Leaf Court is a bituminous roadway with mountable D412 concrete curb and gutter with an average width of 28 feet from face of curb to face of curb. The roadway is original construction from 1994 and is therefore 30 years old. The existing pavement within the project area shows signs of age-related distress including cracking and potholing.

2. Watermain

The existing watermain is a 8-inch diameter ductile iron pipe running south to the cul-de-sac where it then follows along the trail and connects into Labore Road.

3. Sanitary Sewer

The existing sanitary sewer is 8-inch diameter polyvinyl chloride pipe that drains south to north into a lift station south of County Road D and West of Maple Leaf Court. That lift station drains into the Labore Road sanitary system. Additionally, Bolton and Menk staff reviewed the single sanitary sewer structure within the project area. The structure is precast and found to be in fair to good condition. Based on the age, material, and historical performance, the sanitary sewer system is anticipated to outlast the pavement improvements described in this report.

4. Storm Sewer

There are storm sewer catchment areas in the southern project extents and a catch basin in the cul-de-sac that drains Maple Leaf into these basins. The existing pond is overgrown with volunteer vegetation and has started to sediment in. City staff is coordinating with Ramsey Washington Metro Watershed Staff to add this pond to the watersheds upcoming pond cleaning program. On the north end of maple leaf two culverts drain to the east side. The culvert under County Road D will be removed during the county project.

Bolton and Menk evaluated each of the storm sewer structures within the project area. The structures are precast and found to be in fair to good condition. Overall, the storm sewer system is expected to outlast the proposed pavement improvements.

C. Proposed Improvements

1. Street Improvements

   Based upon the pavement age and distresses, the proposed street improvement for Maple Leaf Court is a full depth reclamation (FDR).

   Current pavement distress patterns indicate surface-level wear but no significant deterioration of the roadway base. Full depth reclamation is a cost-effective rehabilitation method that grinds the top 10-12 inches of existing bituminous pavement and aggregate base into a new aggregate that creates an improved foundation for 4 inches of new bituminous pavement.

   In addition to pavement reclamation, curb and gutter that is cracked, weathered, or heaved will be removed and replaced with new curb and gutter. This improves stormwater conveyance to catch basins and prevents the intrusion of stormwater into the roadway base.

2. Watermain Improvements

   The existing ductile iron watermain is in good condition and is proposed to be left in place. Similarly, existing water services are proposed to be left in place.

   Bolted connections at gate valves, hydrants, and mainline fittings are typically the features that fail first within the water system. Inspection and replacement of bolts at these critical locations is a proactive way to limit leaks and breaks in the system beneath the new pavement. If this project is approved the watermain bolt replacement will be addressed under a separate contract before the project begins.

3. Sanitary Sewer Improvements

   The existing sanitary sewer network is in good condition and is proposed to be left in place.

4. Storm Sewer Improvements

   The existing storm sewer system is in good condition and proposed to be left in place.

5. Water Quality Improvements

   Rehabilitation of Spruce Street will not trigger Ramsey-Washington Metro Watershed District (RWMWD) stormwater improvements. However, residents will be given the opportunity during final design to opt into the City's rain garden program. Any raingardens installed would be credited by the watershed towards other or future street improvement projects that trigger stormwater improvements.

V. ESTIMATED COSTS

The estimated project cost to complete the improvements proposed herein are presented below. These costs include estimated construction costs, a 10% contingency, 18% engineering, and 5% allowances for geotechnical investigations.

These cost estimates are based upon public construction cost information. Since the consultant has no control over the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information of the client and no warranty or guarantee as to the accuracy of construction cost estimates is made. It is recommended that costs for project financing should be based upon actual, competitive bid prices with reasonable contingencies.

Table 1: Estimated Cost Summary

Item	Total Estimated Cost	Nadeau Road	Stoneridge Court	Maple Leaf Court
Streets	$438,514.74	$98,160.15	$179,445.01	$160,909.58
Sanitary Sewer	$14,927.00	$0.00	$11,033.00	$3,894.00
Water Main	$5,192.00	$2,076.80	$2,076.80	$1,038.40
Storm Sewer	$85,233.17	$7,463.50	$72,318.07	$5,451.60
Total	**$543,866.91**	**$107,700.45**	**$264,872.88**	**$171,293.58**

VI. FINANCING

Street: The City's Assessment Policy for rehabilitated urban streets outlines that 50% of street rehabilitation costs, including any cost associated with the repair of curb and gutter, shall be assessed to the benefited properties. The special assessment policy includes special provisions for corner lots, commercial properties, lots that have already been assessed, and minimum/maximum front footages; notes and adjustments for these parcels are listed in the Assessment Rolls in Appendix C. The remaining street costs will be funded using the City's Infrastructure Capital Improvement Fund.

Nadeau Road is recommended to be assessed on a *per front footage* basis due to the varying property sizes along the roadway. The total assessable cost is divided by the total front footage to determine the per front foot assessment rate. This rate is multiplied by the assessable front footage of each parcel to determine the proposed assessment.

Stoneridge Court and Maple Leaf Court are recommended to be assessed on a *per unit* basis due to the similar size and use of the properties being assessed along each roadway. As such, parcels are assigned a unit count and, in some cases, adjusted in accordance with the special provisions described above. The total assessable cost is then divided among the total assessable units to determine a total assessable cost per unit.

Water, Sewer, and Storm: This project includes only minor water, sanitary, and storm sewer repairs. As such, in accordance with the City's Special Assessment Policy, water, sanitary, and storm sewer improvements will not be assessed. Instead, Water and sanitary sewer improvements will be funded by the City's Infrastructure Capital Improvement Fund and storm sewer improvements will be funded by the City's Stormwater Utility Fund.

A. Special Assessment – Street Costs Assessed

The unit assessments discussed below are estimates. At the conclusion of construction, City staff will tabulate actual/final project costs and use those costs as the basis for the levied assessments. An Assessment Hearing will be held by the City Council to share these costs with the residents.

1. Nadeau Road

A per front foot assessment method is being utilized for Nadeau Road due to the varying property sizes.

The estimated per policy assessments for street improvements are:

- Unit Assessment Rate *$71.03/ Front Foot*

Appendix C identifies the Assessment Roll and benefiting properties.

2. Stoneridge Court

A per unit assessment method is being utilized for Stoneridge Court due to the consistency of adjacent property sizes and uses.

The estimated per policy assessments for street improvements are:

- Unit Assessment Rate $8,972.25

Appendix C identifies the Assessment Roll and benefiting properties.

3. Maple Leaf Court

A per unit assessment method is being utilized for Maple Leaf Court due to the consistency of adjacent property sizes and uses.

The estimated per policy assessments for street improvements are:

- Unit Assessment Rate *$7,314.07*

Appendix C identifies the Assessment Roll and benefiting properties.

B. Financing Summary

The financing summaries shown below are based on the City's Special Assessment Policy as described in the previous sections.

Table 2: Financing Summary

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Storm Sewer Fund	Assessments
Maple Leaf Court				
Street Improvements	$160,909.58	$80,454.79		$80,454.79
Sanitary Sewer Improvements	$3,894.00	$3,894.00		
Water Main Improvements	$1,038.40	$1,038.40		
Storm Sewer Improvements	$5,451.60		$5,451.60	
Subtotal	*$171,293.58*	*$85,387.19*	*$5,451.60*	*$80,454.79*
Stoneridge Court				
Street Improvements	$179,445.01	$89,722.50		$89,722.50
Sanitary Sewer Improvements	$11,033.00	$11,033.00		
Water Main Improvements	$2,076.80	$2,076.80		
Storm Sewer Improvements	$72,318.07		$72,318.07	
Subtotal	*$264,872.88*	*$102,832.30*	*$72,318.07*	*$89,722.50*
Nadeau Road				
Street Improvements	$98,160.15	$49,080.08		$49,080.08
Sanitary Sewer Improvements	$0.00	$0.00		
Water Main Improvements	$2,076.80	$2,076.80		
Storm Sewer Improvements	$7,463.50		$7,463.50	
Subtotal	*$107,700.45*	*$51,156.88*	*$7,463.50*	*$49,080.08*
Grand Totals:	**$543,866.91**	**$239,376.37**	**$85,233.17**	**$219,257.37**

VII. PROJECT SCHEDULE

The proposed project schedule is shown below:

Neighborhood Open House	October 29, 2024
Receive Feasibility Report, Call for Improvement Hearing*	November 13, 2024
Mail Improvement Hearing Notice	November 14, 2024
Advertise Improvement Hearing in Pioneer Press Newspaper	November 20 & 27, 2024
Improvement Hearing, Order Project*	December 18, 2024
Approve Plans and Specifications, Authorize Bidding*	February 12, 2025
Bid Opening	March 13, 2025
Receive Bids and Award Project *	March 26, 2025
Begin Construction	June 2025
Final Completion	August 2025
Advertise Assessment Hearing in Pioneer Press Newspaper	September 11, 2025
Mail Assessment Hearing Notice	September 11, 2025
Assessment Hearing*	October 6, 2025

* Denotes Council action items

VIII. EASEMENTS AND PERMITS

It is expected that all the proposed improvements will be limited to the existing City right-of-way and easements. No additional right-of-way, easements, or permits would be required for construction of these improvements.

IX. CONCLUSION

From an engineering standpoint, this project as proposed is feasible, cost effective, and necessary. It can best be accomplished by letting competitive bids for the work under one contract in order to complete the work in an orderly and efficient manner. The City will have to determine the economic feasibility of the proposed improvements.

Appendix A: Preliminary Cost Estimate

CITY OF LITTLE CANADA

NADEAU ROAD

CITY PROJECT NUMBER: 2025-PW41
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 1: STREETS						
1	MOBILIZATION		LS	$8,000.00	1	$8,000
2	TRAFFIC CONTROL		LS	$2,000.00	1	$2,000
3	CLEAR AND GRUB TREE		LS	$5,000.00	1	$5,000
4	REMOVE CURB AND GUTTER & GUTTER (SPOT REPAIR)		LF	$12.00	150	$1,800
5	SAWCUT BITUMINOUS PAVEMENT		LF	$3.00	120	$360
6	FULL DEPTH RECLAIMATION		SY	$4.75	1000	$4,750
7	SUBGRADE EXCAVATION (SPOT CORRECTION)	(EV)	CY	$40.00	70	$2,800
8	SUBGRADE CORRECTION	(CV)	CY	$40.00	70	$2,800
9	FINISH GRADING		SY	$3.00	990	$2,970
10	STREET SWEEPER (WITH PICKUP BROOM)		HR	$160.00	10	$1,600
11	WATER		MGAL	$50.00	20	$1,000
12	EDGE MILL BITUMINOUS SURFACE		SY	$4.00	25	$100
13	JOINT ADHESIVE (MASTIC)		LF	$1.00	760	$760
14	BITUMINOUS MATERIAL FOR TACK COAT		GAL	$3.00	70	$210
15	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)		TON	$105.00	130	$13,650
16	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)		TON	$105.00	130	$13,650
17	CONCRETE CURB AND GUTTER B618 (HAND POUR)		LF	$35.00	150	$5,250
18	EROSION CONTROL SUPERVISOR		LS	$1,500.00	1	$1,500
19	STORM DRAIN INLET PROTECTION		EA	$250.00	5	$1,250
20	SILT FENCE, TYPE HI		LF	$10.00	40	$400
21	COMMON TOPSOIL BORROW	(LV)	CY	$60.00	20	$1,200
22	SODDING TYPE LAWN		SY	$75.00	20	$1,500
				PART 1: STREETS - CONSTRUCTION SUBTOTAL =		$72,550
				10% CONTINGENCY =		$7,255
				PART 1: STREETS - CONSTRUCTION TOTAL =		$79,805
				18% ENGINEERING =		$14,365
				5% GEOTECHNICAL=		$3,990
				PART 1: STREETS - PROJECT TOTAL =		**$98,160**
PART 2: SANITARY SEWER						
				PART 2: SANITARY SEWER - CONSTRUCTION SUBTOTAL =		
				10% CONTINGENCY =		
				PART 2: SANITARY SEWER - CONSTRUCTION TOTAL =		
				18% ENGINEERING =		
				PART 2: SANITARY SEWER - PROJECT TOTAL =		

CITY OF LITTLE CANADA

NADEAU ROAD

CITY PROJECT NUMBER: 2025-PW41
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 3: WATERMAIN						
23	ADJUST VALVE BOX		EA	$400.00	4	$1,600
					PART 3: WATERMAIN - CONSTRUCTION SUBTOTAL =	$1,600
					10% CONTINGENCY =	$160
					PART 3: WATERMAIN - CONSTRUCTION TOTAL =	$1,760
					18% ENGINEERING =	$317
					PART 3: WATERMAIN - PROJECT TOTAL =	**$2,077**
PART 4: STORM SEWER						
24	RECONSTRUCT INVERT		EA	$1,750.00	1	$1,750
25	ADJUST CASTING (STORM)		EA	$1,000.00	3	$3,000
26	PATCH DOGHOUSE		EA	$500.00	2	$1,000
					PART 4: STORM SEWER - CONSTRUCTION SUBTOTAL =	$5,750
					10% CONTINGENCY =	$575
					PART 4: STORM SEWER - CONSTRUCTION TOTAL =	$6,325
					18% ENGINEERING =	$1,139
					PART 4: STORM SEWER - PROJECT TOTAL =	**$7,464**

PROJECT SUBTOTALS (CONSTRUCTION ONLY)	
PART "1" - STREETS	$79,805
PART "2" - SANITARY SEWER	
PART "3" - WATERMAIN	$1,760
PART "4" - STORM SEWER	$6,325
CONSTRUCTION TOTAL =	**$87,890**
ENGINEERING =	$15,820
GEOTECHNICAL =	$3,990
PROJECT TOTAL =	**$107,700**

CITY OF LITTLE CANADA

STONERIDGE COURT

CITY PROJECT NUMBER: 2025-PW80
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 1: STREETS						
1	MOBILIZATION		LS	$14,000.00	1	$14,000
2	TRAFFIC CONTROL		LS	$2,000.00	1	$2,000
3	CLEAR AND GRUB TREE		LS	$3,000.00	1	$3,000
4	REMOVE CURB AND GUTTER & GUTTER (SPOT REPAIR)		LF	$12.00	280	$3,360
5	SAWCUT CONCRETE PAVEMENT		LF	$5.00	20	$100
6	SAWCUT BITUMINOUS PAVEMENT		LF	$3.00	170	$510
7	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		SY	$15.00	30	$450
8	REMOVE BITUMINOUS TRAIL		SY	$8.00	30	$240
9	REMOVE CONCRETE DRIVEWAY PAVEMENT		SY	$18.00	15	$270
10	FULL DEPTH RECLAIMATION		SY	$4.75	1930	$9,168
11	SUBGRADE EXCAVATION (SPOT CORRECTION)	(EV)	CY	$40.00	130	$5,200
12	SUBGRADE CORRECTION	(CV)	CY	$40.00	130	$5,200
13	FINISH GRADING		SY	$3.00	1930	$5,790
14	STREET SWEEPER (WITH PICKUP BROOM)		HR	$160.00	10	$1,600
15	WATER		MGAL	$50.00	30	$1,500
16	EDGE MILL BITUMINOUS SURFACE		SY	$4.00	25	$100
17	JOINT ADHESIVE (MASTIC)		LF	$1.00	1120	$1,120
18	BITUMINOUS MATERIAL FOR TACK COAT		GAL	$3.00	140	$420
19	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)		TON	$105.00	250	$26,250
20	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) DRIVEWAY		TON	$210.00	10	$2,100
21	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) TRAIL		TON	$200.00	10	$2,000
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)		TON	$105.00	250	$26,250
23	CONCRETE CURB AND GUTTER D412 (HAND POUR)		LF	$35.00	280	$9,800
24	6" CONCRETE PEDESTRIAN RAMP		SF	$15.00	270	$4,050
25	TRUNCATED DOMES		SF	$50.00	20	$1,000
26	6" CONCRETE DRIVEWAY PAVEMENT		SY	$80.00	15	$1,200
27	EROSION CONTROL SUPERVISOR		LS	$1,500.00	1	$1,500
28	STORM DRAIN INLET PROTECTION		EA	$250.00	4	$1,000
29	COMMON TOPSOIL BORROW	(LV)	CY	$60.00	20	$1,200
30	SODDING TYPE LAWN		SY	$75.00	30	$2,250
				PART 1: STREETS - CONSTRUCTION SUBTOTAL =		$132,628
				10% CONTINGENCY =		$13,263
				PART 1: STREETS - CONSTRUCTION TOTAL =		$145,890
				18% ENGINEERING =		$26,260
				5% GEOTECHNICAL=		$7,295
				PART 1: STREETS - PROJECT TOTAL =		**$179,445**

CITY OF LITTLE CANADA

STONERIDGE COURT

CITY PROJECT NUMBER: 2025-PW80
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 2: SANITARY SEWER						
31	REMOVE FRAME AND RING CASTING (SANITARY)		EA	$300.00	3	$900
32	NEW RINGS AND CASTING (SANITARY)		EA	$1,000.00	3	$3,000
33	CHIMNEY SEAL (INFI-SHIELD)		EA	$200.00	3	$600
34	RECONSTUCT INVERT		EA	$2,000.00	1	$2,000
35	PATCH DOGHOUSE (SANITARY)		EA	$500.00	4	$2,000
				PART 2: SANITARY SEWER - CONSTRUCTION SUBTOTAL =		$8,500
				10% CONTINGENCY =		$850
				PART 2: SANITARY SEWER - CONSTRUCTION TOTAL =		$9,350
				18% ENGINEERING =		$1,683
				PART 2: SANITARY SEWER - PROJECT TOTAL =		**$11,033**
PART 3: WATERMAIN						
36	ADJUST VALVE BOX		EA	$400.00	4	$1,600
				PART 3: WATERMAIN - CONSTRUCTION SUBTOTAL =		$1,600
				10% CONTINGENCY =		$160
				PART 3: WATERMAIN - CONSTRUCTION TOTAL =		$1,760
				18% ENGINEERING =		$317
				PART 3: WATERMAIN - PROJECT TOTAL =		**$2,077**
PART 4: STORM SEWER						
37	REMOVE DRAINAGE STRUCTURE		EA	$600.00	2	$1,200
38	REMOVE STORM SEWER PIPE		LF	$15.00	43	$645
39	RANDOM RIPRAP CLASS III		CY	$150.00	20	$3,000
40	SILT FENCE, TYPE HI		LF	$10.00	600	$6,000
41	CONNECT TO EXISTING STORM SEWER PIPE		EA	$2,000.00	2	$4,000
42	18" RC PIPE SEWER CL V		LF	$90.00	43	$3,870
43	5' DIA STORM SEWER CBMH		EA	$6,000.00	2	$12,000
44	STORM WATER POND		LS	$25,000.00	1	$25,000
				PART 4: STORM SEWER - CONSTRUCTION SUBTOTAL =		$55,715
				10% CONTINGENCY =		$5,572
				PART 4: STORM SEWER - CONSTRUCTION TOTAL =		$61,287
				18% ENGINEERING =		$11,032
				PART 4: STORM SEWER - PROJECT TOTAL =		**$72,318**

PROJECT SUBTOTALS (CONSTRUCTION ONLY)	
PART "1" - STREETS	$145,890
PART "2" - SANITARY SEWER	$9,350
PART "3" - WATERMAIN	$1,760
PART "4" - STORM SEWER	$61,287
CONSTRUCTION TOTAL =	**$218,287**
ENGINEERING =	$39,292
GEOTECHNICAL =	$7,295
PROJECT TOTAL =	**$264,873**

CITY OF LITTLE CANADA

MAPLE LEAF COURT

CITY PROJECT NUMBER: 2025-PW79
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 1: STREETS						
1	MOBILIZATION		LS	$12,000.00	1	$12,000
2	TRAFFIC CONTROL		LS	$2,000.00	1	$2,000
3	REMOVE CURB AND GUTTER & GUTTER (SPOT REPAIR)		LF	$12.00	200	$2,400
4	SAWCUT CONCRETE PAVEMENT		LF	$5.00	40	$200
5	SAWCUT BITUMINOUS PAVEMENT		LF	$3.00	60	$180
6	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		SY	$15.00	35	$525
7	REMOVE BITUMINOUS TRAIL		SY	$8.00	20	$160
8	REMOVE CONCRETE DRIVEWAY PAVEMENT		SY	$18.00	30	$540
9	FULL DEPTH RECLAIMATION		SY	$4.75	1540	$7,315
10	SUBGRADE EXCAVATION (SPOT CORRECTION)	(EV)	CY	$40.00	110	$4,400
11	SUBGRADE CORRECTION	(CV)	CY	$40.00	110	$4,400
12	FINISH GRADING		SY	$3.00	1540	$4,620
13	STREET SWEEPER (WITH PICKUP BROOM)		HR	$160.00	10	$1,600
14	WATER		MGAL	$50.00	20	$1,000
15	EDGE MILL BITUMINOUS SURFACE		SY	$4.00	25	$100
16	JOINT ADHESIVE (MASTIC)		LF	$1.00	13358	$13,358
17	BITUMINOUS MATERIAL FOR TACK COAT		GAL	$3.00	110	$330
18	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)		TON	$105.00	200	$21,000
19	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) DRIVEWAY		TON	$210.00	10	$2,100
20	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) TRAIL		TON	$200.00	5	$1,000
21	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)		TON	$105.00	200	$21,000
22	CONCRETE CURB AND GUTTER D412 (HAND POUR)		LF	$35.00	200	$7,000
23	6" CONCRETE PEDESTRIAN RAMP		SF	$15.00	180	$2,700
24	TRUNCATED DOMES		SF	$50.00	20	$1,000
25	6" CONCRETE DRIVEWAY PAVEMENT		SY	$80.00	30	$2,400
26	EROSION CONTROL SUPERVISOR		LS	$1,500.00	1	$1,500
27	STORM DRAIN INLET PROTECTION		EA	$250.00	4	$1,000
28	SILT FENCE, TYPE HI		LF	$10.00	40	$400
29	COMMON TOPSOIL BORROW	(LV)	CY	$60.00	20	$1,200
30	SODDING TYPE LAWN		SY	$75.00	20	$1,500
					PART 1: STREETS - CONSTRUCTION SUBTOTAL =	$118,928
					10% CONTINGENCY =	$11,893
					PART 1: STREETS - CONSTRUCTION TOTAL =	$130,821
					18% ENGINEERING =	$23,548
					5% GEOTECHNICAL=	$6,541
					PART 1: STREETS - PROJECT TOTAL =	**$160,910**

CITY OF LITTLE CANADA

MAPLE LEAF COURT

CITY PROJECT NUMBER: 2025-PW79
BMI PROJECT NUMBER: 24X135772000
DATE: 2024/10/15

ITEM NUMBER	ITEM DESCRIPTION	NOTES	UNIT	UNIT PRICE	MAPLE LEAF COURT	
					QUANTITY	AMOUNT
PART 2: SANITARY SEWER						
31	REMOVE FRAME AND RING CASTING (SANITARY)		EA	$300.00	2	$600
32	NEW RINGS AND CASTING (SANITARY)		EA	$1,000.00	2	$2,000
33	CHIMNEY SEAL (INFI-SHIELD)		EA	$200.00	2	$400
				PART 2: SANITARY SEWER - CONSTRUCTION SUBTOTAL =		$3,000
				10% CONTINGENCY =		$300
				PART 2: SANITARY SEWER - CONSTRUCTION TOTAL =		$3,300
				18% ENGINEERING =		$594
				PART 2: SANITARY SEWER - PROJECT TOTAL =		**$3,894**
PART 3: WATERMAIN						
34	ADJUST VALVE BOX		EA	$400.00	2	$800
				PART 3: WATERMAIN - CONSTRUCTION SUBTOTAL =		$800
				10% CONTINGENCY =		$80
				PART 3: WATERMAIN - CONSTRUCTION TOTAL =		$880
				18% ENGINEERING =		$158
				PART 3: WATERMAIN - PROJECT TOTAL =		**$1,038**
PART 4: STORM SEWER						
35	SALVAGE AND INSTALL RIP RAP		EA	$200.00	1	$200
36	RANDOM RIP RAP CLASS III		CY	$150.00	12	$1,800
37	REMOVE AND REPLACE CASTING AND RINGS (R-3067-VB)		1	$1,200.00	1	$1,200
38	PATCH DOGHOUSE (STORM)		EA	$500.00	2	$1,000
				PART 4: STORM SEWER - CONSTRUCTION SUBTOTAL =		$4,200
				10% CONTINGENCY =		$420
				PART 4: STORM SEWER - CONSTRUCTION TOTAL =		$4,620
				18% ENGINEERING =		$832
				PART 4: STORM SEWER - PROJECT TOTAL =		**$5,452**

PROJECT SUBTOTALS (CONSTRUCTION ONLY)	
PART "1" - STREETS	$130,821
PART "2" - SANITARY SEWER	$3,300
PART "3" - WATERMAIN	$880
PART "4" - STORM SEWER	$4,620
CONSTRUCTION TOTAL =	**$139,621**
ENGINEERING =	$25,132
GEOTECHNICAL =	$6,541
PROJECT TOTAL =	**$171,294**

Appendix B: Figures

City of Little Canada

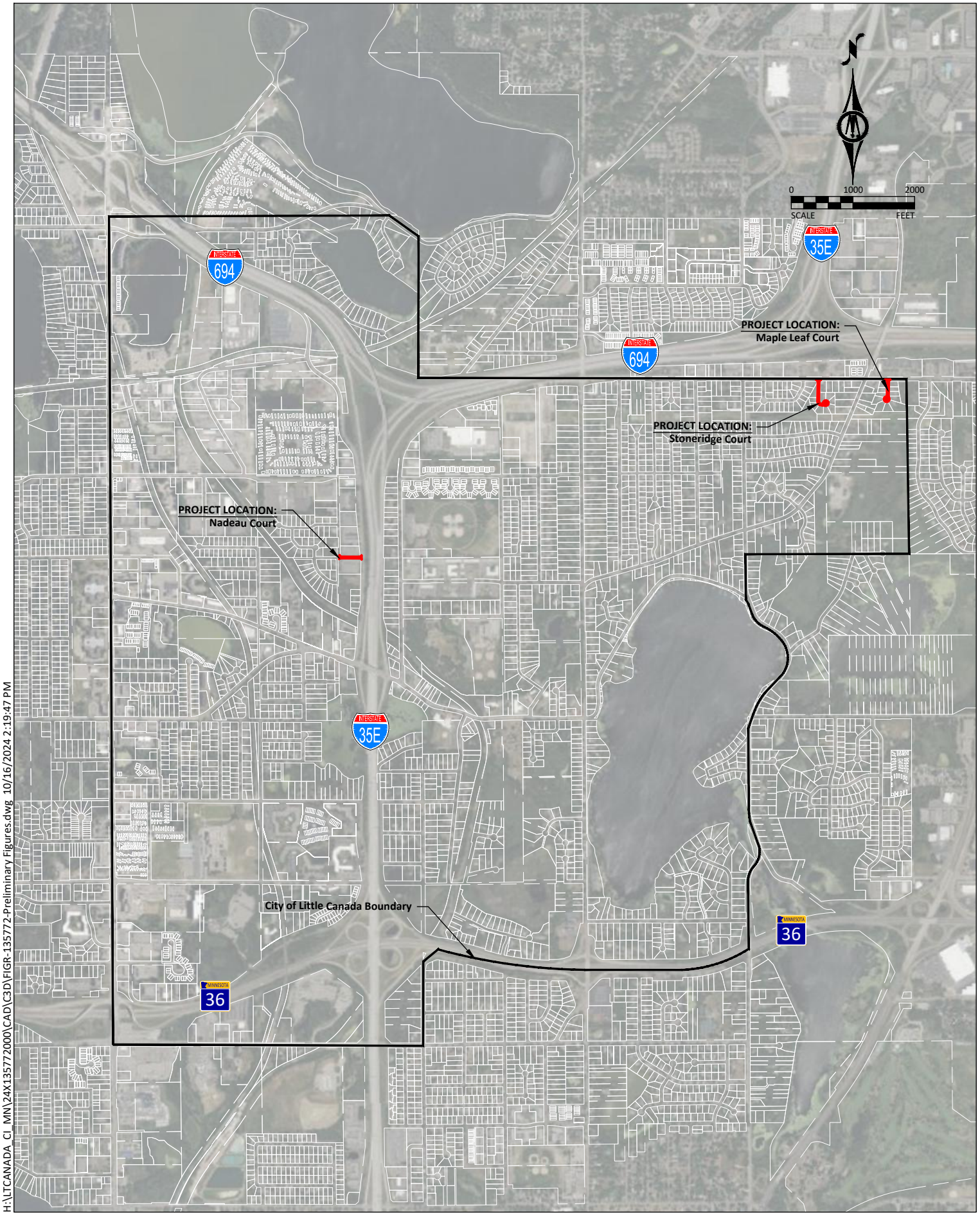
2025 Street Improvements

City of Little Canada

Figure 1: Project Locations

September 2024

BOLTON & MENK



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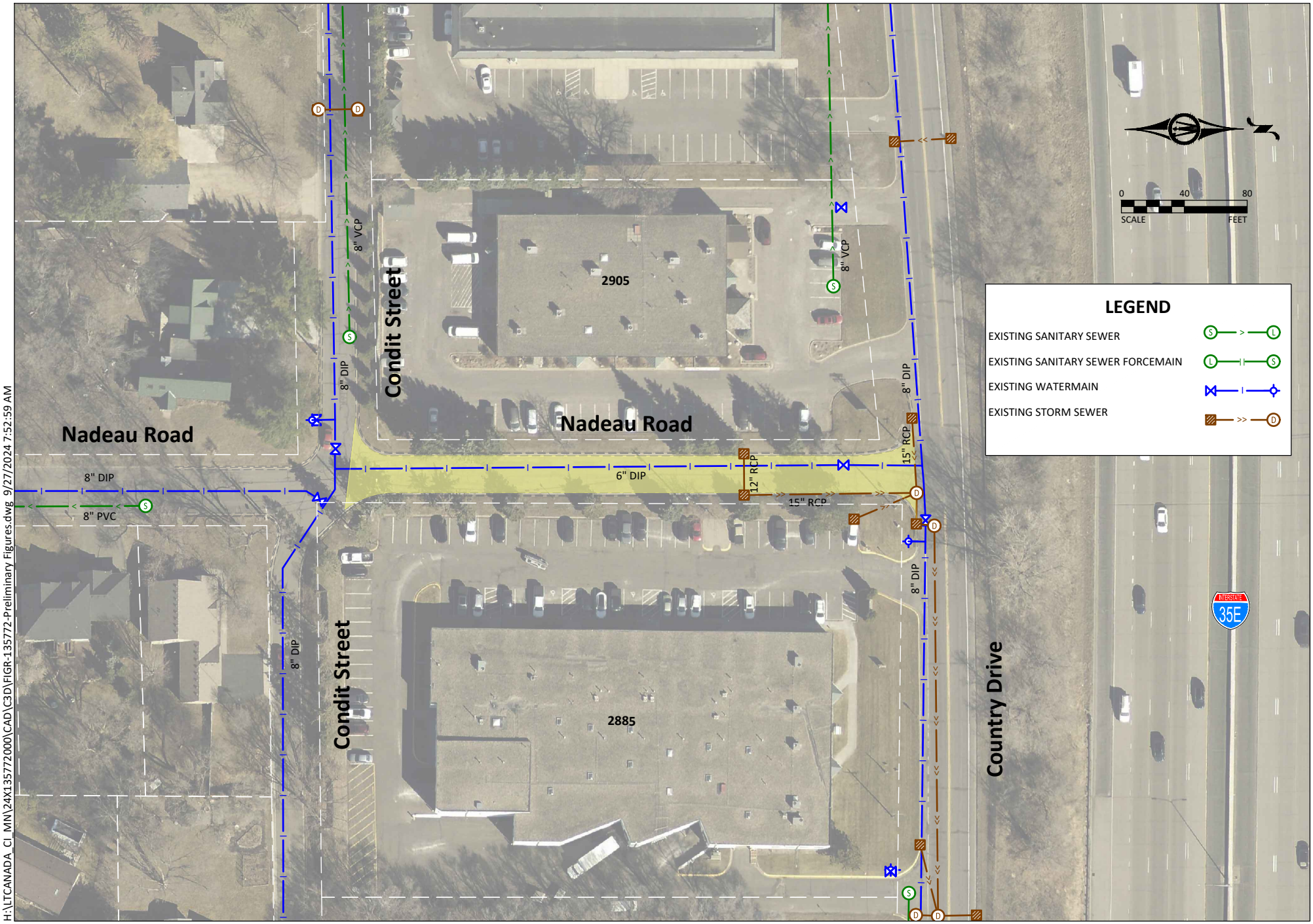

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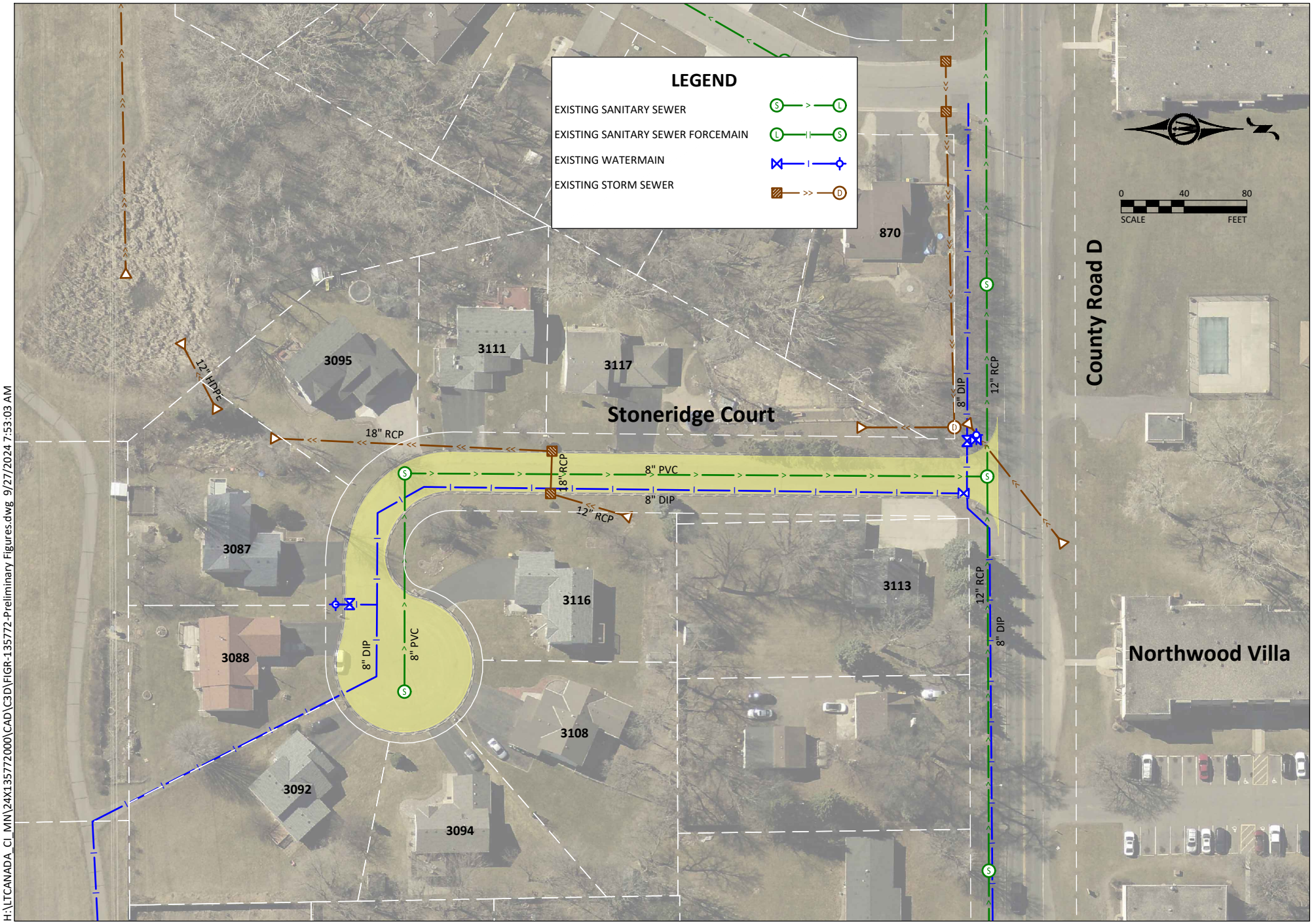
2025 Street Improvements

City of Little Canada

Figure 3: Stoneridge Court Existing Conditions

September 2024



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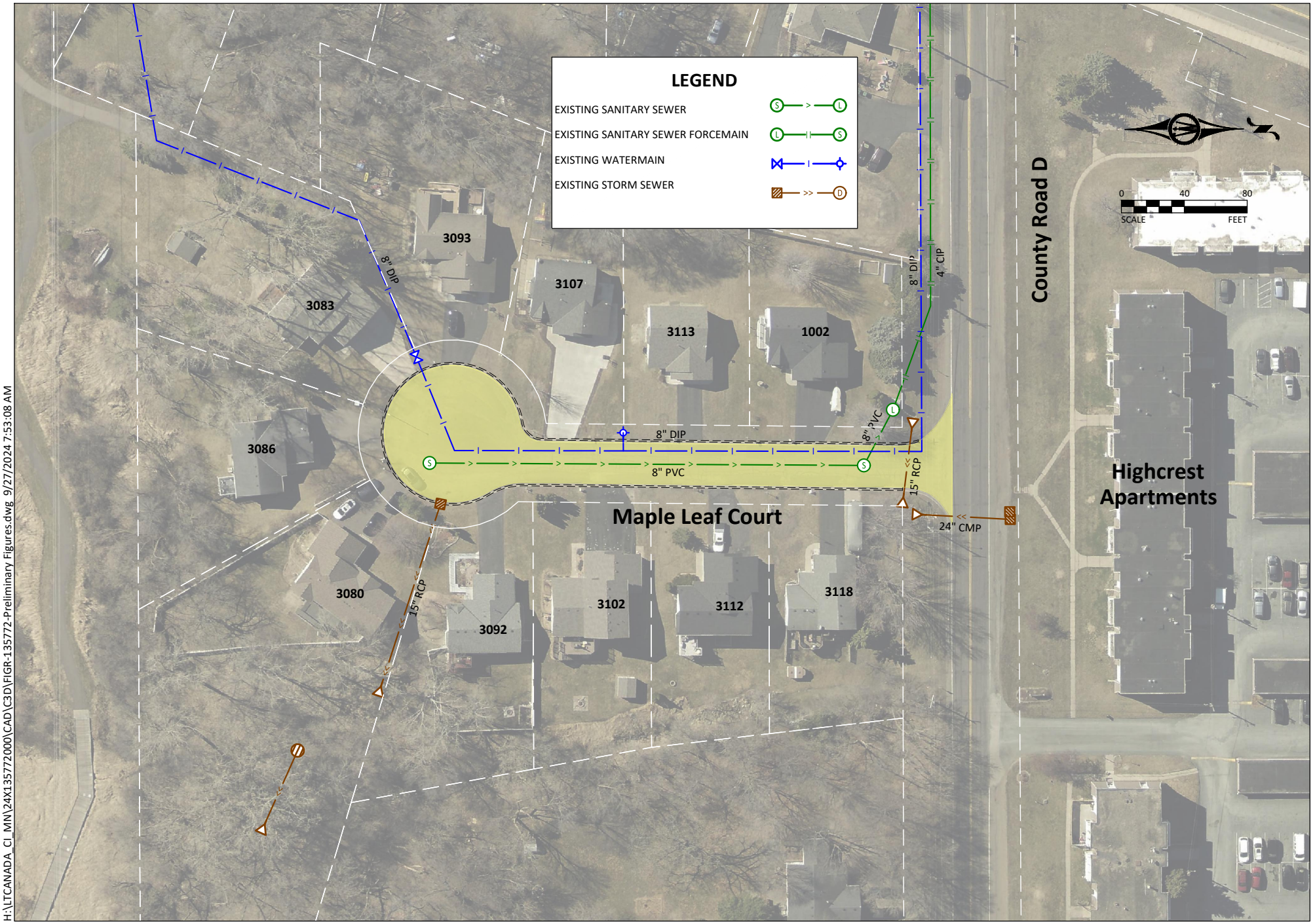
2025 Street Improvements

City of Little Canada

Figure 4: Maple Leaf Court Existing Conditions

September 2024



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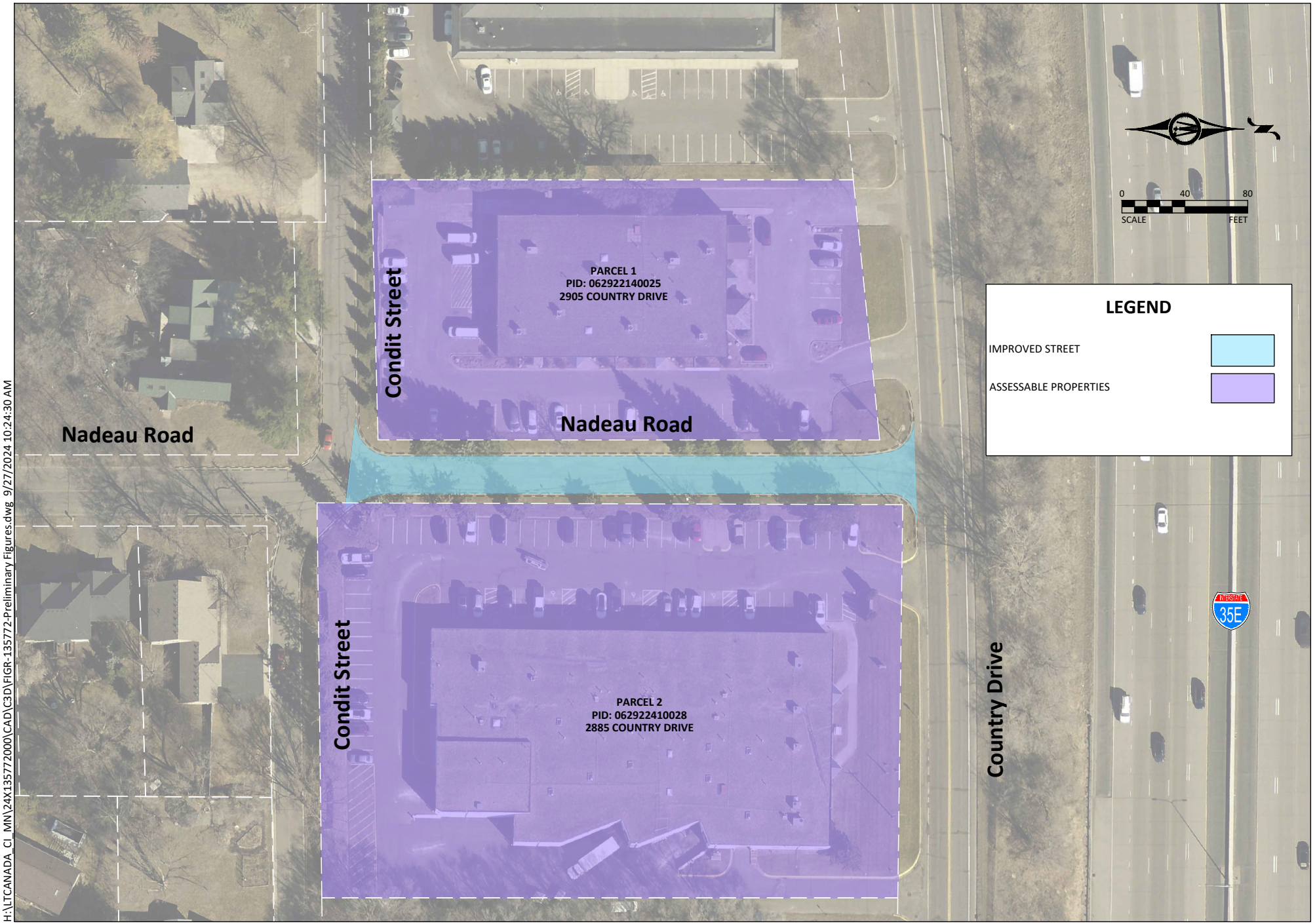
Appendix C: Preliminary Assessment Roll



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PRELIMINARY ASSESSMENT ROLL

NADEAU ROAD

Total Streets Cost	Assessable Street Cost (50%)	Assessment Rate Per LF
$98,160	$49,080	$71.03

Parcel #	Parcel ID	Site Address	Owner	Front Footage	Assessable Front Footage	Proposed Assessment	Note
1	062922140025	2905 COUNTRY DRIVE	CYH INC	319	$319.00	$22,657.81	
2	062922410028	2885 COUNTRY DRIVE	2885 COUNTRY DRIVE LLC	372	$372.00	$26,422.27	
			TOTAL	**691**	**691**	**$49,080**	

City of Little Canada

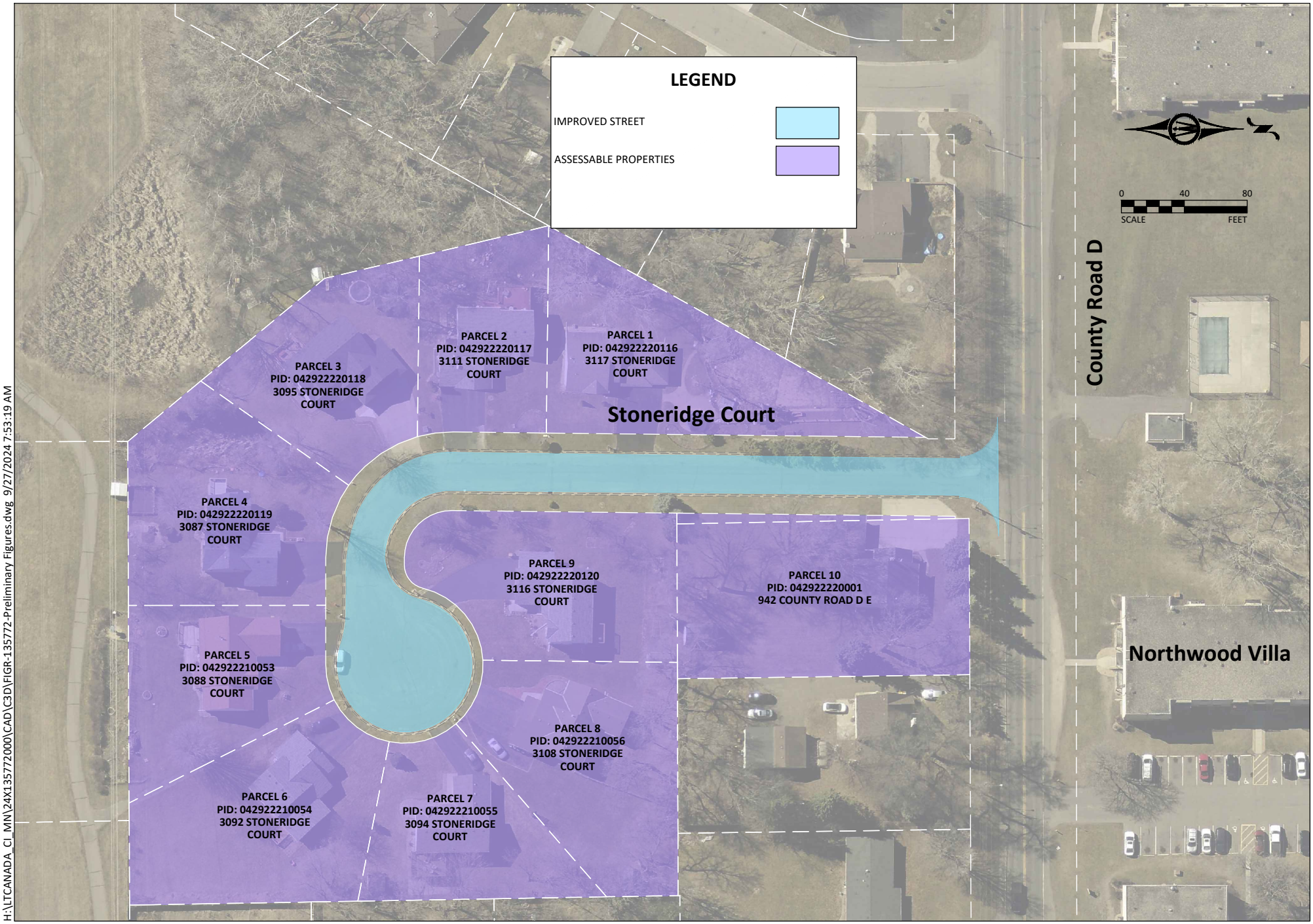
2025 Street Improvements

City of Little Canada

Figure 6: Stoneridge Court Assessable Properties

September 2024

BOLTON & MENK



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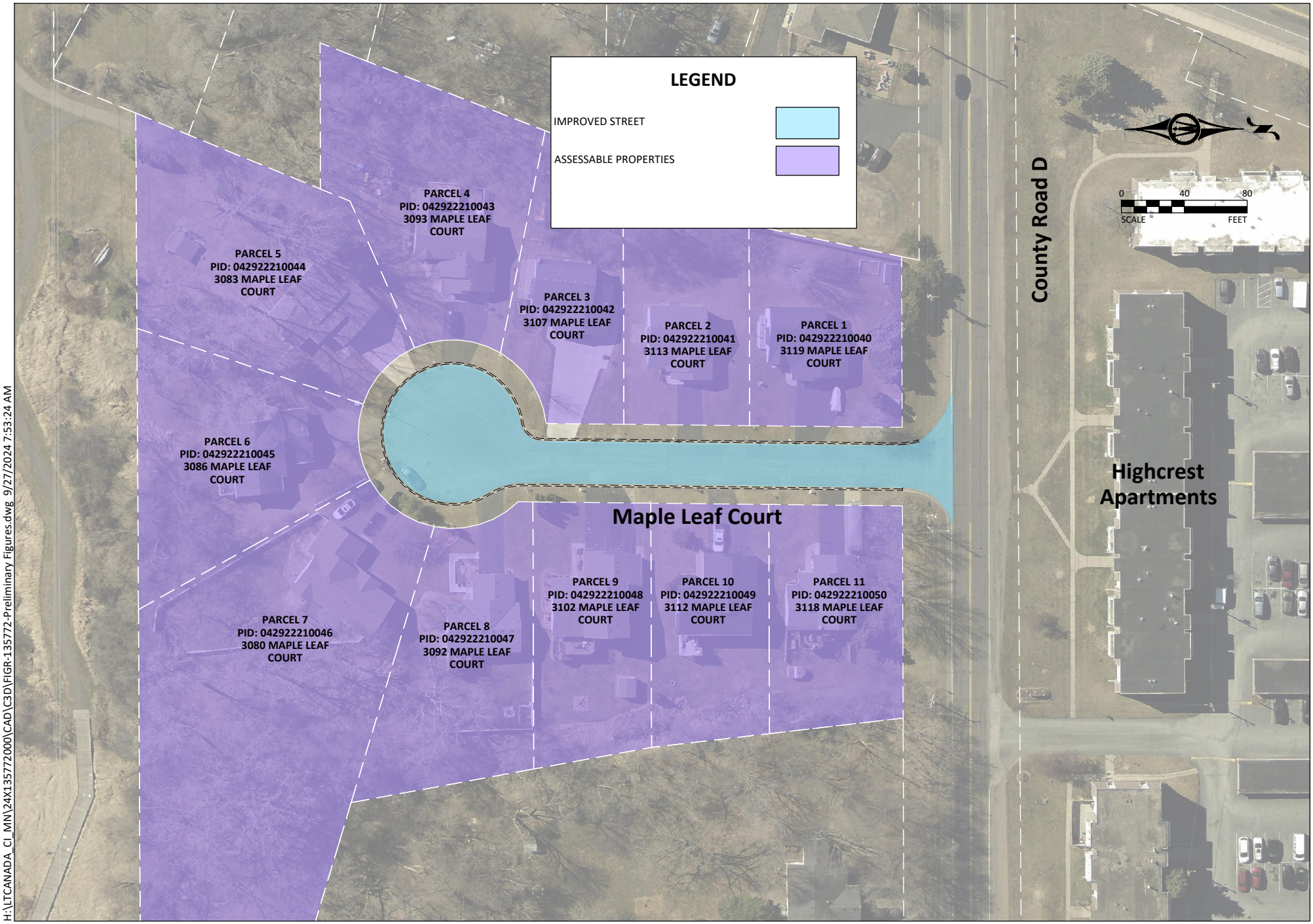
PRELIMINARY ASSESSMENT ROLL

STONERIDGE COURT

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
$179,445	$89,723	10.0	$8,972.25

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	042922220116	3117 STONERIDGE COURT	1	$8,972.25	$8,972.25	
2	042922220117	3111 STONERIDGE COURT	1	$8,972.25	$8,972.25	
3	042922220118	3095 STONERIDGE COURT	1	$8,972.25	$8,972.25	
4	042922220119	3087 STONERIDGE COURT	1	$8,972.25	$8,972.25	
5	042922210053	3088 STONERIDGE COURT	1	$8,972.25	$8,972.25	
6	042922210054	3092 STONERIDGE COURT	1	$8,972.25	$8,972.25	
7	042922210055	3094 STONERIDGE COURT	1	$8,972.25	$8,972.25	
8	042922210056	3108 STONERIDGE COURT	1	$8,972.25	$8,972.25	
9	042922220120	3116 STONERIDGE COURT	1	$8,972.25	$8,972.25	
10	042922220001	942 COUNTY ROAD D E	1	$8,972.25	$8,972.25	
					$89,723	



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PRELIMINARY ASSESSMENT ROLL

MAPLE LEAF COURT

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
$160,910	$80,455	11.0	$7,314.07

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	042922210040	3119 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
2	042922210041	3113 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
3	042922210042	3107 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
4	042922210043	3093 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
5	042922210044	3083 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
6	042922210045	3086 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
7	042922210046	3080 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
8	042922210047	3092 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
9	042922210048	3102 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
10	042922210049	3112 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
11	042922210050	3118 MAPLE LEAF COURT	1	$7,314.07	$7,314.07	
					$80,455	