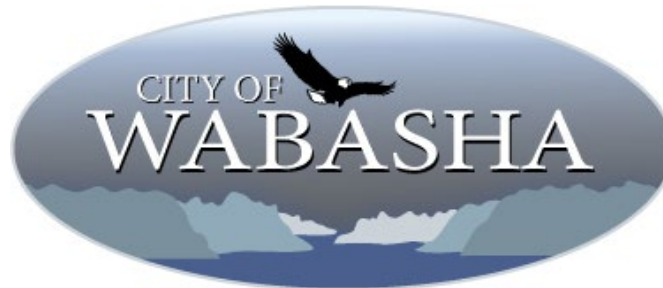




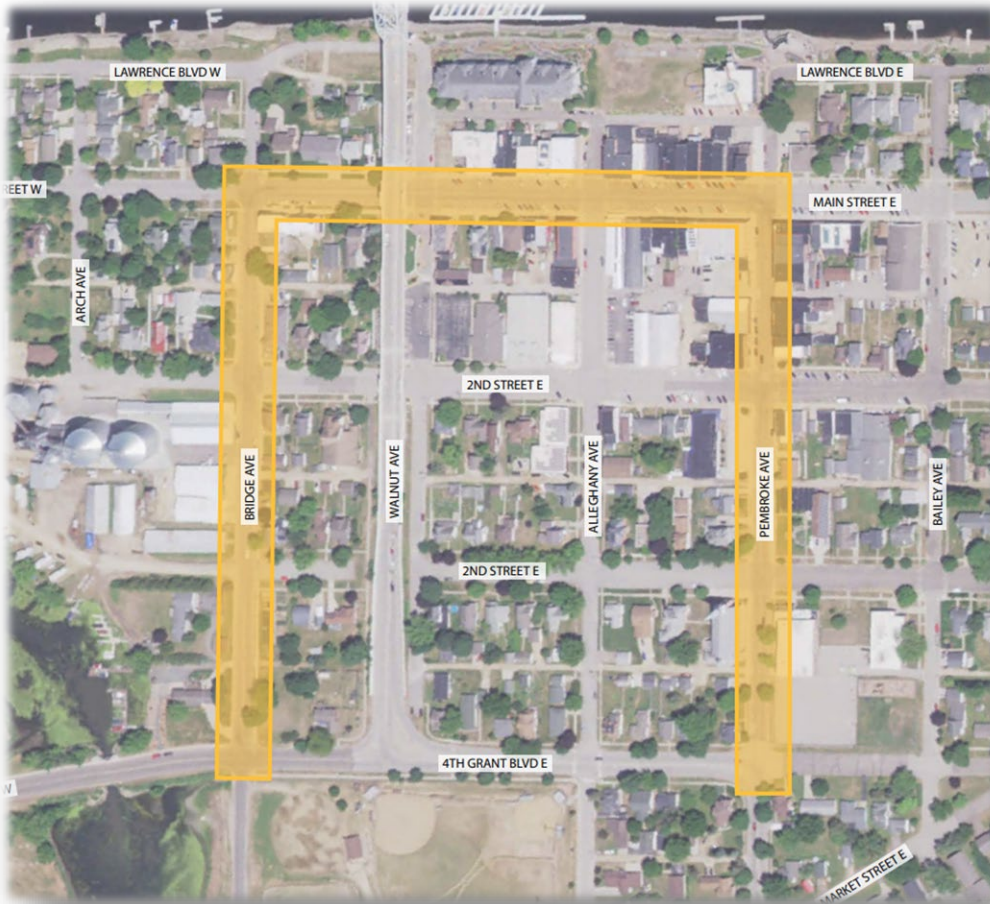
Real People. Real Solutions.

# Preliminary Engineering Report 2023 Street and Utility Improvement Project

July 21, 2022



# Project Area



## **Bridge Avenue**

4<sup>th</sup> Grant Blvd W to Main St W

## **Main Street W**

Bridge Ave to Pembroke Ave

## **Pembroke Avenue**

Main St W to 4<sup>th</sup> Grant Blvd W



# Feasibility Study Purpose

- Whether the proposed improvement is necessary, cost-effective, and feasible
- Whether it should best be made as proposed or in connection with some other improvement.
- Include the estimated cost of the improvement as recommended.
- A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels, must be available at the Improvement hearing.



# Project Schedule Summary

<i>Order Preparation of Feasibility Study</i>	<i>May 3, 2022</i>
<i>Informational Open House</i>	<i>May 26, 2022</i>
<i>Draft Feasibility Report</i>	<i>Jun-Jul 2022</i>
<i>Review Feasibility Report</i>	<i>July 5, 2022</i>
<b>Open House #2</b>	<b>July 21, 2022</b>
Receive Feasibility Report/Call for Hearing	Aug 2, 2022
Improvement Hearing/Order Plans & Specifications	Sept. 2022
Prepare Plans & Specifications	Sept 2022 – Dec 2022
Bid Advertisement/Opening	Jan 2023
Prepare Assessment Roll	Feb 2023
Open House #3	Feb 2023
Assessment Hearing	March 2023
Begin Construction	Spring 2023





# Downtown Streetscape Plan





# Sanitary Sewer

## Existing Conditions

- Vitrified Clay Pipe (VCP), 8-12 inch diameter
- Most installed in the 1930s
- VCP susceptible to cracking and root intrusion
- Significant Groundwater Infiltration

## Proposed Improvements

- Replace with new PVC mains and concrete manhole structures
- Manholes will be spaced to modern standards
- Sanitary sewer service lines will be replaced



# Water Main

## Existing Conditions

- Cast iron pipe, 6-12 inch diameter
- Constructed in 1913
- Susceptible to watermain breaks
- Replacement of watermain identified as Water Loss Reduction strategy.

## Proposed Improvements

- Replacement of watermain with new 8" diameter mains
- New hydrants and valves
- Water services will be replaced



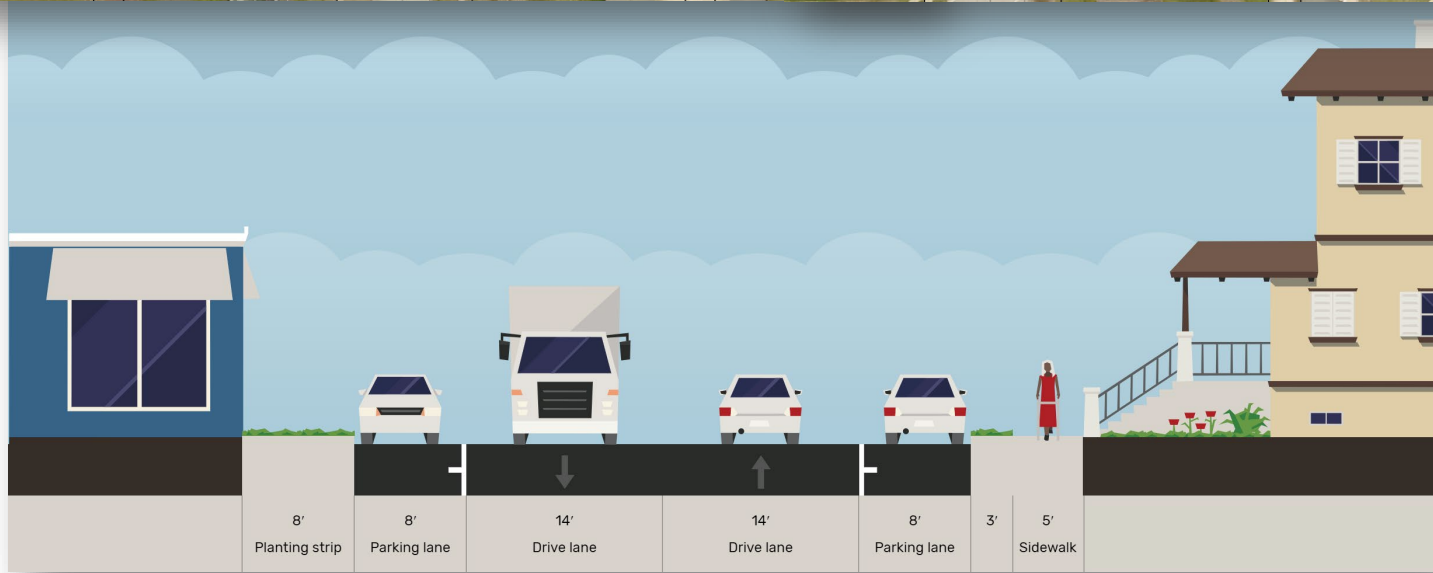


# Street and Sidewalk

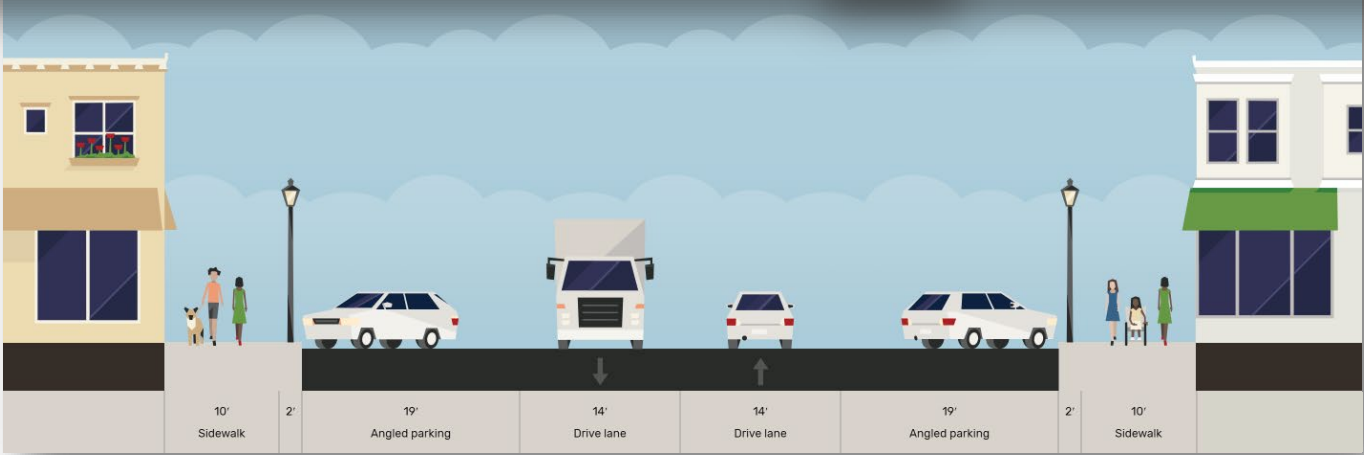
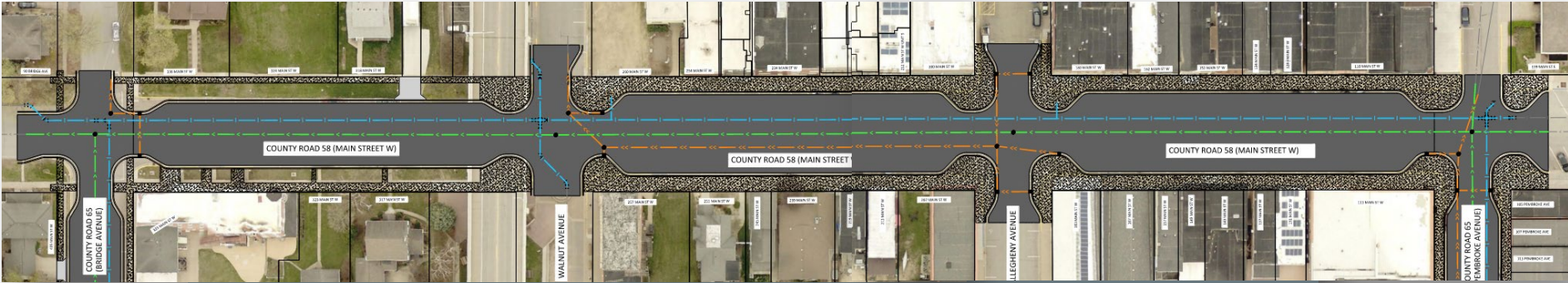
- Cooperative agreement with Wabasha County
- Reconstruction of Street, curb and gutter, storm sewer and sidewalks within current width
- Pavement will be designed to a 10-ton standard
- Bring sidewalks into ADA Compliance
- Bump-outs are proposed on Main Street and Pembroke
- Private driveway aprons will be replaced within the construction limits.
- Lighting and streetscaping elements



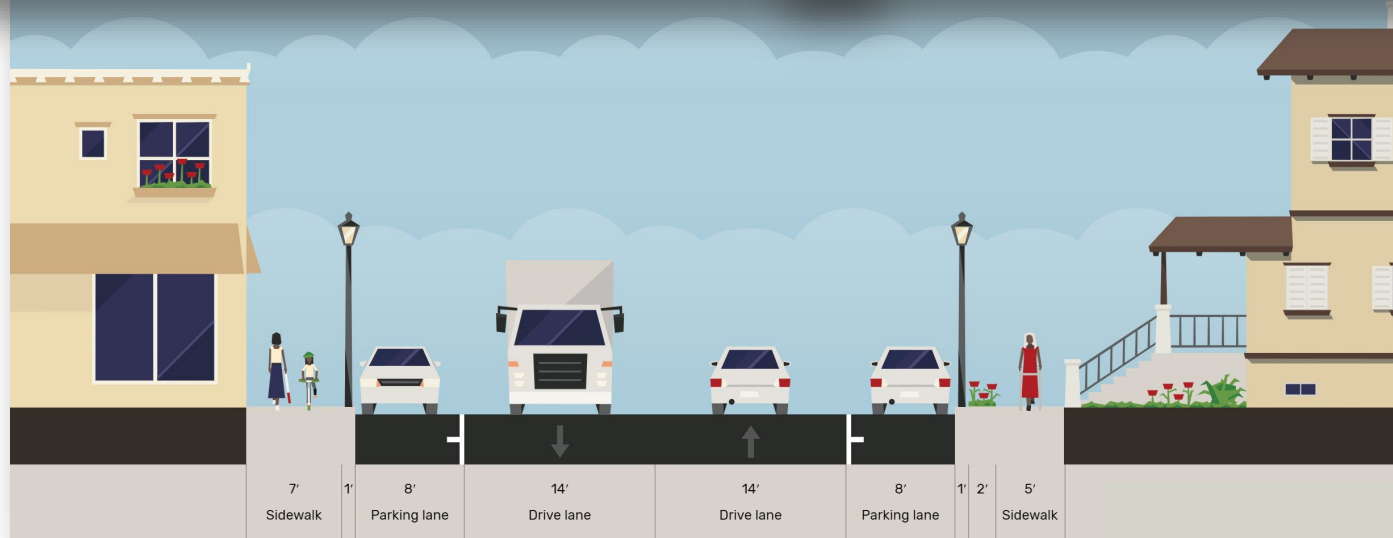
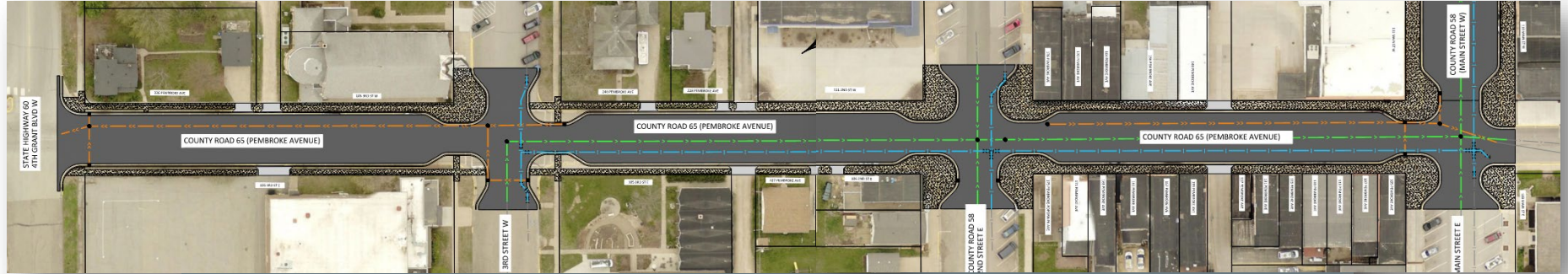
# Bridge Avenue Proposed Improvements



# Main Street Proposed Improvements

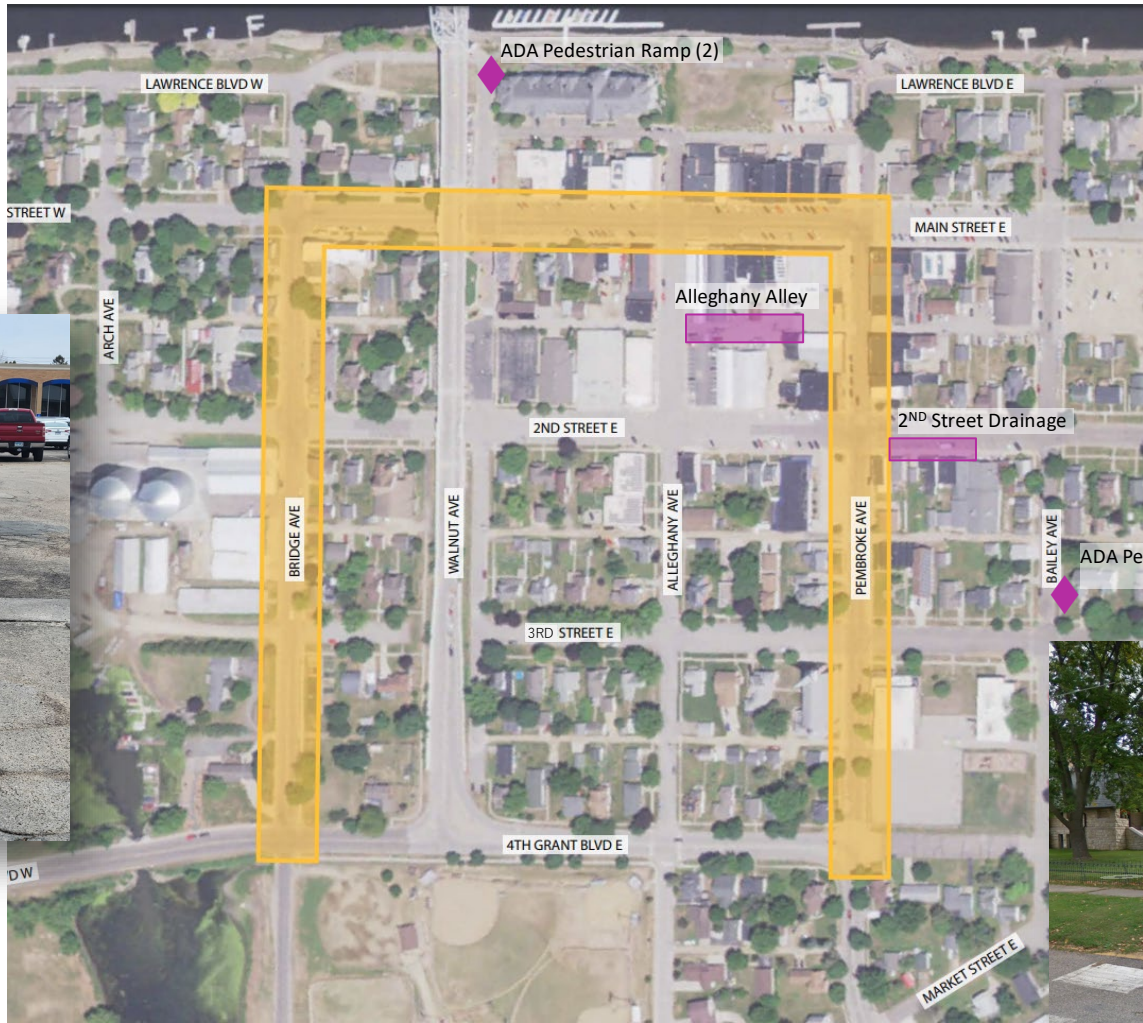


# Pembroke Proposed Improvements





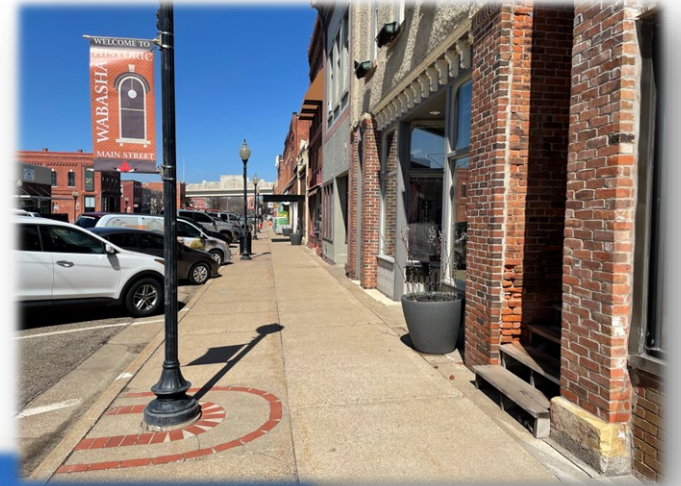
# Additional Project Elements





# Final Design Considerations

- Streetscape Enhancements
- Water and Sewer Connections
- ADA Compliance
- Special/Unique Features of Property
- Project Phasing
- Deliveries and Access During Construction
- Parking



# Estimated Project Cost

SURFACE IMPROVEMENTS	\$ 2,702,434
SANITARY SEWER IMPROVEMENTS	\$ 645,344
WATER SYSTEM IMPROVEMENTS	\$ 612,879
STORM SEWER IMPROVEMENTS	\$ 639,822
LIGHTING IMPROVEMENTS	\$ 802,600
STREETSCAPING IMPROVEMENTS	\$ 401,500
ADA PEDESTRIAN RAMP UPDATES	\$ 18,691
2ND STREET STORM IMPROVEMENTS	\$ 38,874
ALLEGHANY ALLEY IMPROVEMENTS	\$ 22,348
CONSTRUCTION SUBTOTAL:	\$ 5,884,491
CONSTRUCTION CONTINGENCIES (10%):	\$ 588,449
<b>CONSTRUCTION COST</b>	<b>\$ 6,472,940</b>
ESTIMATED ENGINEERING, ADMIN & LEGAL (25%):	\$ 1,618,235
<b>ESTIMATED PROJECT TOTAL:</b>	<b>\$ 8,091,174</b>



# Assessments

- City's Local Improvement Policy
- Project is a Class D improvement
- Street, water and sewer improvements assessed to benefitting properties on per unit basis
- Street and storm based on 20% of Assessable Cost
- Assessable cost based on non-collector, non-arterial street
- Water and sewer based on a rate set by council



# Street Assessment

- Assessable units are calculated using Equivalent Residential Units (ERU)
- Single Family Residential Lot = 1 ERU
- Multi-family and non-residential properties are adjusted based on a formula in the policy
- Preliminary estimates for ERU's – 75 units
- Estimated assessments:
  - $\$1,668,618 \times 20\% = \$333,724$  divided by 75
  - \$4,450 per ERU
  - Individual Assessment Range - \$556 - \$5,563



# Utility Assessments

- Cost of the improvements assessed on a per unit basis as determined by the City Council
- Assessment determined based on connection to the utilities being replaced.
- Preliminary estimates for ERU's – 66 units
  - Sewer  $\$887,348 \times 20\% = \$177,470$  divided by 66
  - Sewer  $\$2,689$  per ERU Connection
  - Water  $\$842,709 \times 20\% = \$168,542$  divided by 66
  - Water  $\$2,554$  per ERU Connection
  - Individual Assessment Range -  $\$655 - \$5,243$





# Total Assessments

Assessment Type	Project ERUs	Preliminary Assessment Range
Street and Storm	75-82	\$ 4,095 - \$4,450
Water	66-71	\$ 2,374 – \$2,554
Sewer	66-71	\$ 2,500 – \$2,689
<b>Total</b>		<b>\$ \$8,968 - \$9,692</b>

- Individual Assessment Range - \$1,212 - \$10,806
- Single ERU property - \$9,692
- Total assessment rate is comparable to full reconstruction assessment rates in other similar communities.



# Conclusion and Recommendation

- Proposed improvements are necessary, cost-effective, and feasible
- Project Information Meeting #2 in July 2022
- Present the Feasibility Study Aug. 2, 2022
- Hold Improvement Hearing Sept. 6, 2022
- Order Preparation of Plans and Specifications Sept. 6, 2022





Questions?

