



Real People. Real Solutions.

# 2023 Street and Utility Improvement Informational Meeting #3

**June 27, 2023**



# Introductions

## Bolton and Menk

Katy Gehler, P.E.  
Project Manager  
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Russ Morsching  
Construction Representative  
Cell: 507-323-5192

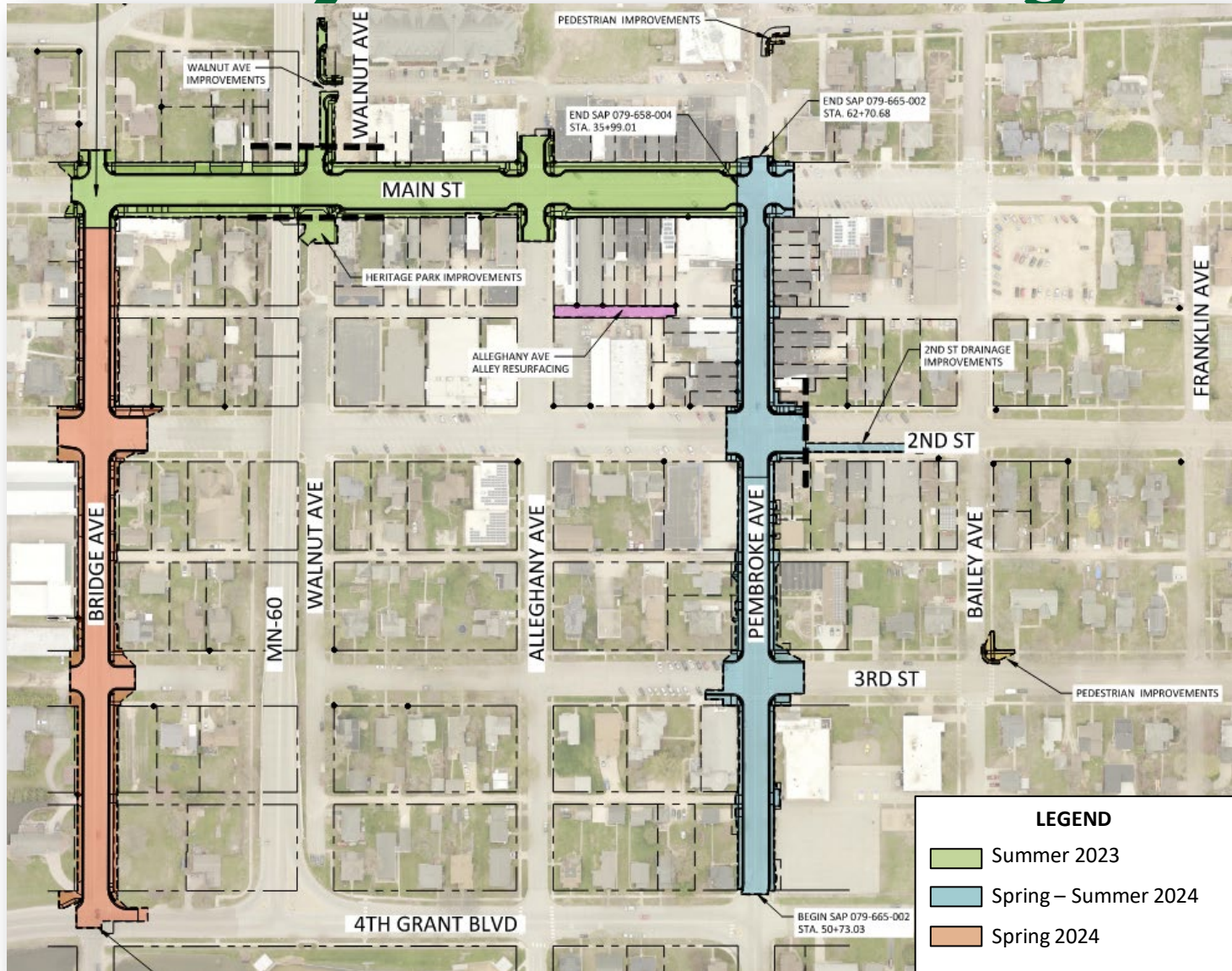
[russell.morsching@bolton-menk.com](mailto:russell.morsching@bolton-menk.com)

## Pember Companies

Ryan Pember  
Project Manager



# Project Area & Phasing



# Sanitary Sewer Improvements

- Existing sewer is old and susceptible to cracking
- Significant groundwater infiltration
- Replace with new PVC pipes and concrete manhole structures
- New sewer services to the ROW line



# Watermain Improvements

- Existing watermains are over 100 years old
- Susceptible to watermain breaks
- Replace with new PVC pipe, valves and hydrants
- New water services to the ROW line

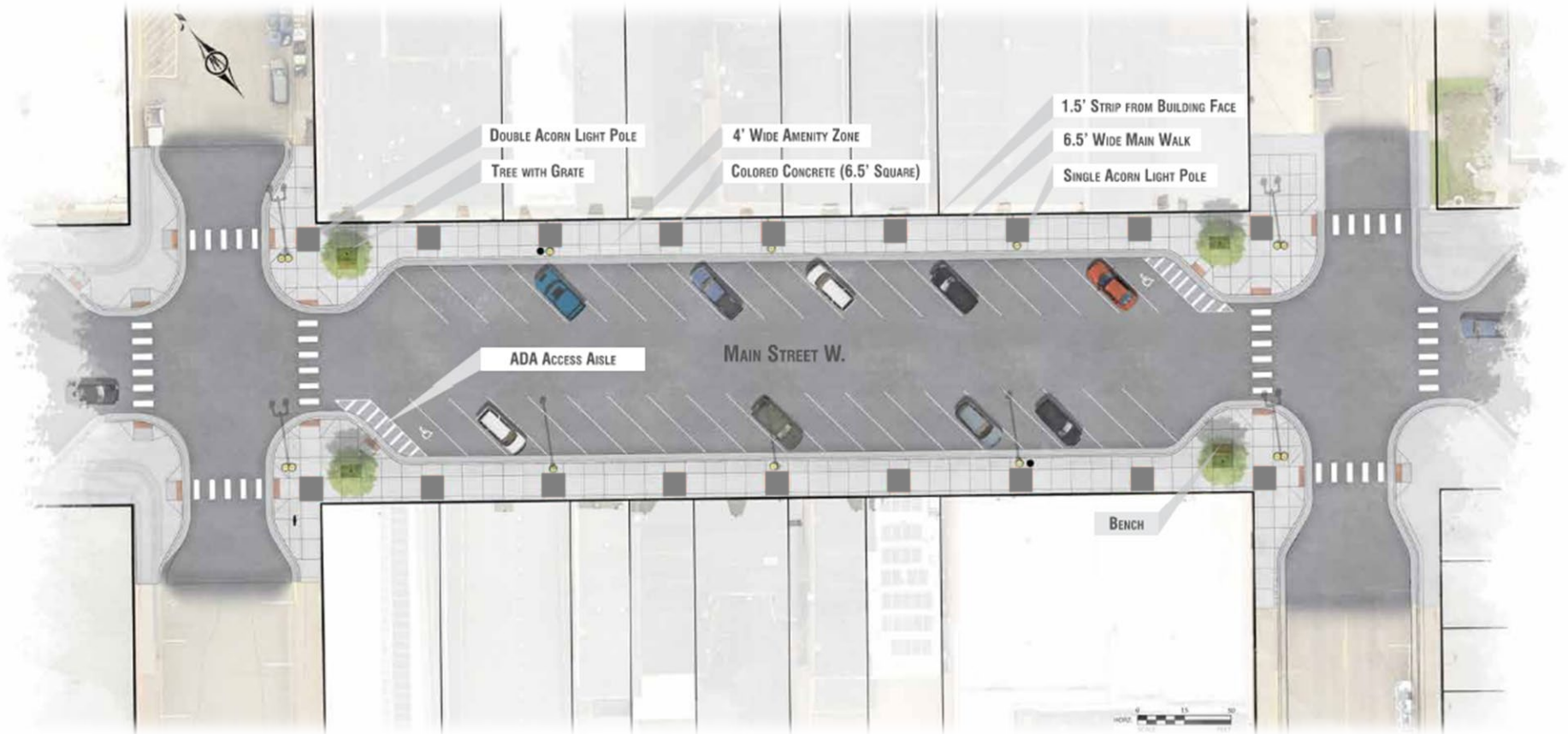


# Street and Sidewalk

- Cooperative agreement with Wabasha County
- Reconstruction of Street, curb and gutter, storm sewer and sidewalks within current width
- Bring sidewalks into ADA Compliance
- Bump-outs are proposed on Main Street and at 3<sup>rd</sup> Street and Pembroke
- Private driveway aprons will be replaced within the construction limits.
- Lighting and streetscaping elements



# Typical Block Plan



# Furnishings



- Benches
- Tree Grates
- Waste Receptacles





# Lighting: Proposed Pole Configuration

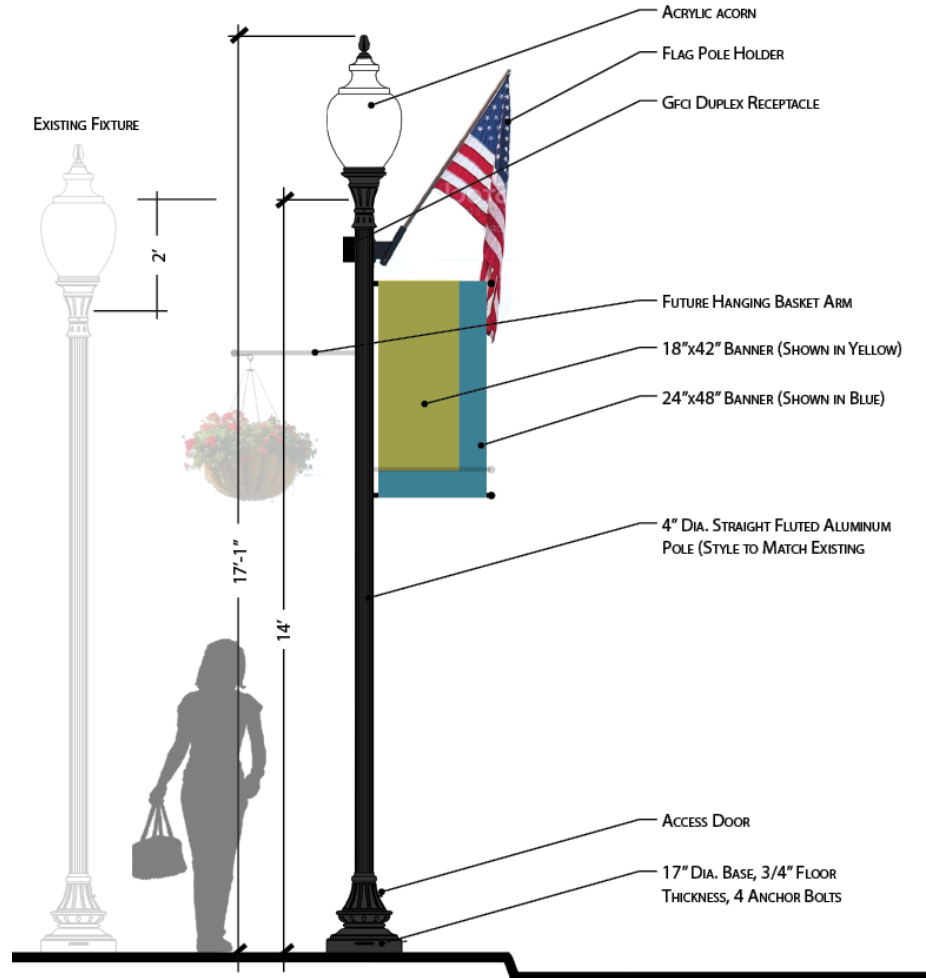
## Pole To Accommodate:

### Street Side:

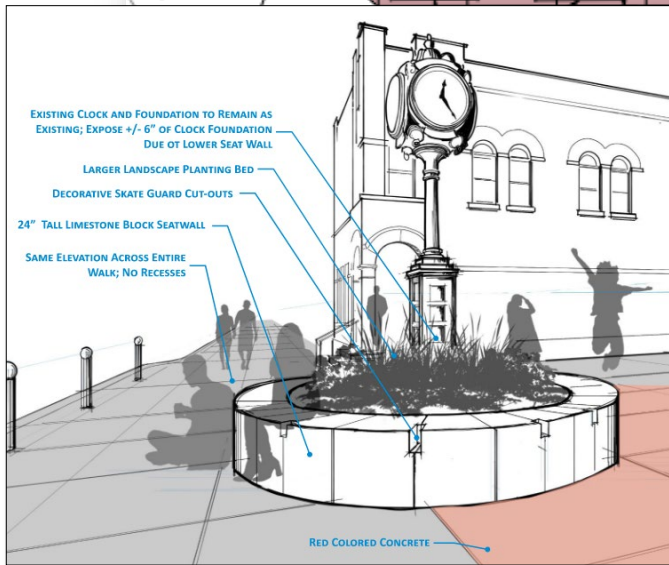
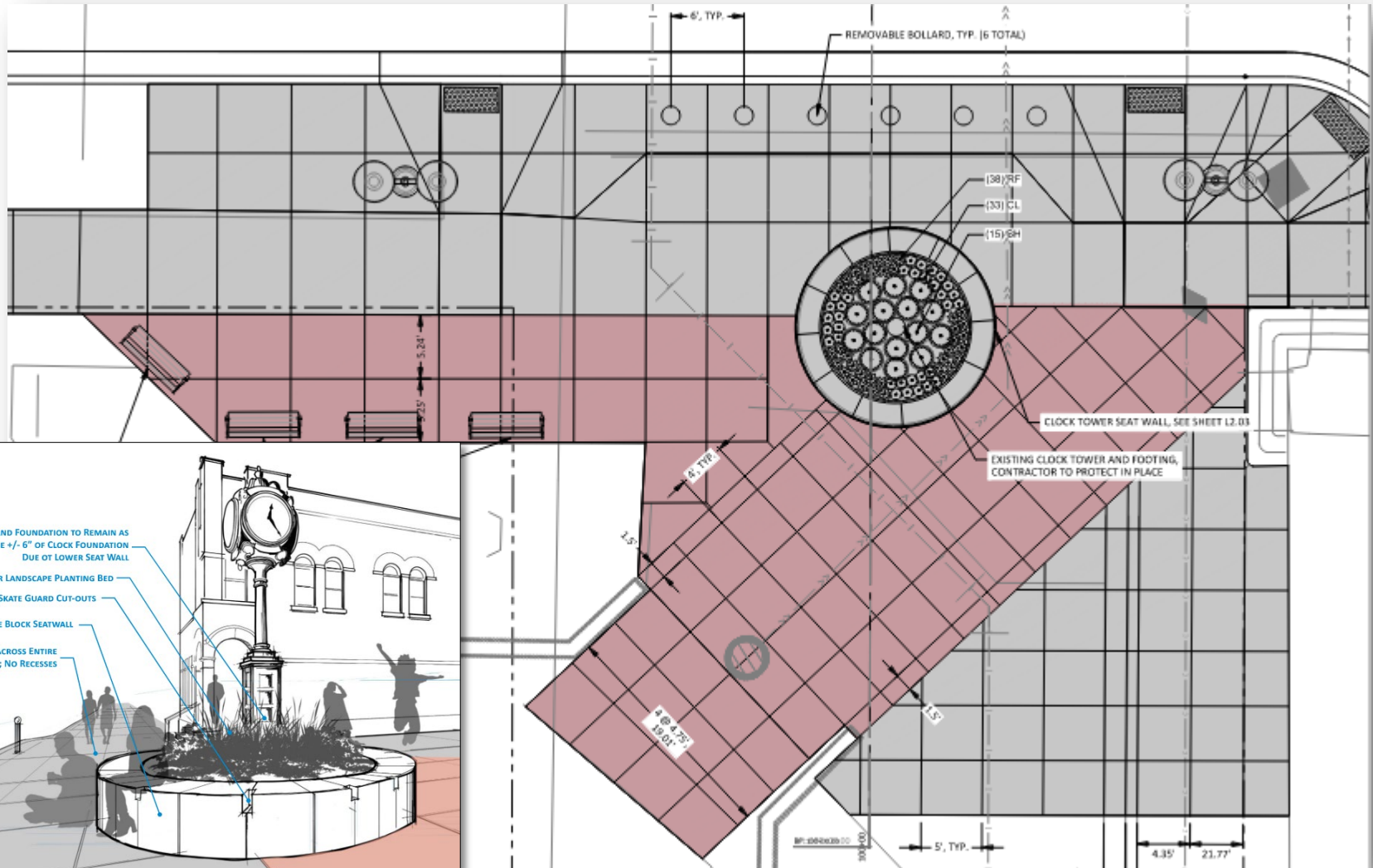
- 24"x48" Banners
- 18"x42" Banners
- Flag Pole

### Sidewalk Side:

- GFCI Receptacles
- Future Hanging Baskets



# Heritage Park



# As-Bid Project Cost

SURFACE IMPROVEMENTS	\$ 2,684,220
SANITARY SEWER IMPROVEMENTS	\$ 693,252
WATER SYSTEM IMPROVEMENTS	\$ 962,222
STORM SEWER IMPROVEMENTS	\$ 594,175
STREETSCAPING, LIGHTING AND OTHER	\$ 1,078,920
CONSTRUCTION SUBTOTAL:	\$ 6,012,788
CONSTRUCTION CONTINGENCIES (5%):	\$ 300,639
<b>CONSTRUCTION COST</b>	<b>\$ 6,313,427</b>
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$ 1,703,000
<b>ESTIMATED PROJECT TOTAL:</b>	<b>\$ 8,016,427</b>



# Project Funding

## Outside Funding:

- MnDOT Local Road Improvement Program (LRIP) Funding - \$1.25 million
- Wabasha County Contribution - \$450,000

## City Funding

- PFA Low Interest Loan
- Improvement Bond
- Funded by tax revenues, utility revenues and special assessments



# Assessments

- Follow State Statute 429 and City's Local Improvement Policy
- Street, water and sewer component to the assessment
- Assessment based on 20% of adjusted cost
- Streetscaping, lighting and other adjacent work not included in assessments
- Assessments vary from property to property and based on Equivalent Residential Unit or connections

Assessment Type	Assessment Range
Street and Storm	\$ 572 - \$5,719
Water	\$ 375 – \$3,001
Sewer	\$ 601 – \$2,166
<b>Total</b>	<b>\$1,218 - \$10,892</b>

**\*Typical Assessment for 1 ERU is \$9,748**



# Assessment Process

- Order preparation of Assessment Roll and Set Date of Assessment Hearing – July 12, 2023
- Prepare Assessment Roll based on as-bid costs
- Assessment Hearing - August 1, 2023
- Assessment Adoption – August 1, 2023
- Assessments will not accrue interest until 2025
- Assessment payment options:
  - Certify to county and paid over 10-years with interest
  - Payment in full before it's certified to the county
- First installment will be due 2025



# What to Expect During Construction

## CONSTRUCTION SCHEDULE

- Project Phasing
- Phase 1 mid-July to Oct.31, 2023  
Final Pavement Lift in 2024
- General Working Hours  
Monday – Friday, 7 a.m. to 7 p.m.  
Saturday 8 a.m. to 5 p.m. – As needed  
No Work on Sunday
- Staging within each phase is determined by the Contractor
- Weekly construction updates



# What to expect during construction

## CONSTRUCTION ACCESS

- Sidewalks will remain in place as long as practical
- Project staged to maintain access across intersections as much as practical
- If you have deliveries, please let us know!





# What to Expect During Construction

## UTILITY SERVICE

- Temporary Water Service
  - Plastic pipe running yard to yard
  - Service through hose spigot
- Short term outages may occur during connection to the newly constructed utility
- There are no planned long-term interruptions
- Other utilities (electric, fiber, etc.)



# What to Expect During Construction



## MAIL

- Temporary mailboxes will be installed if necessary

## Garbage & Recycling

- Service will be on the normal schedule
- Residents must roll bins to the curb, as usual
- Contractor will work with the hauler to collect bins

## Landscaping & Irrigation

- City right-of-way (ROW) extends to the building face or ~18' from the curb on Main Street
- Items used to beautify the downtown (i.e., planters, benches, etc.) must be moved during construction.
- Any landscaping, invisible fences, irrigation lines within the ROW may be removed as part of construction



# Construction Communication: RPR

- Bolton & Menk will have a Resident Project Representative on site every day construction is taking place.
- Questions, concerns or coordination should be directed to the RPR.
- Limit questions to the contractor, staff isn't always completely in the loop on what is happening, RPR is.



# Communication

## General Project Updates

- Posted on project website
- Mailed notices

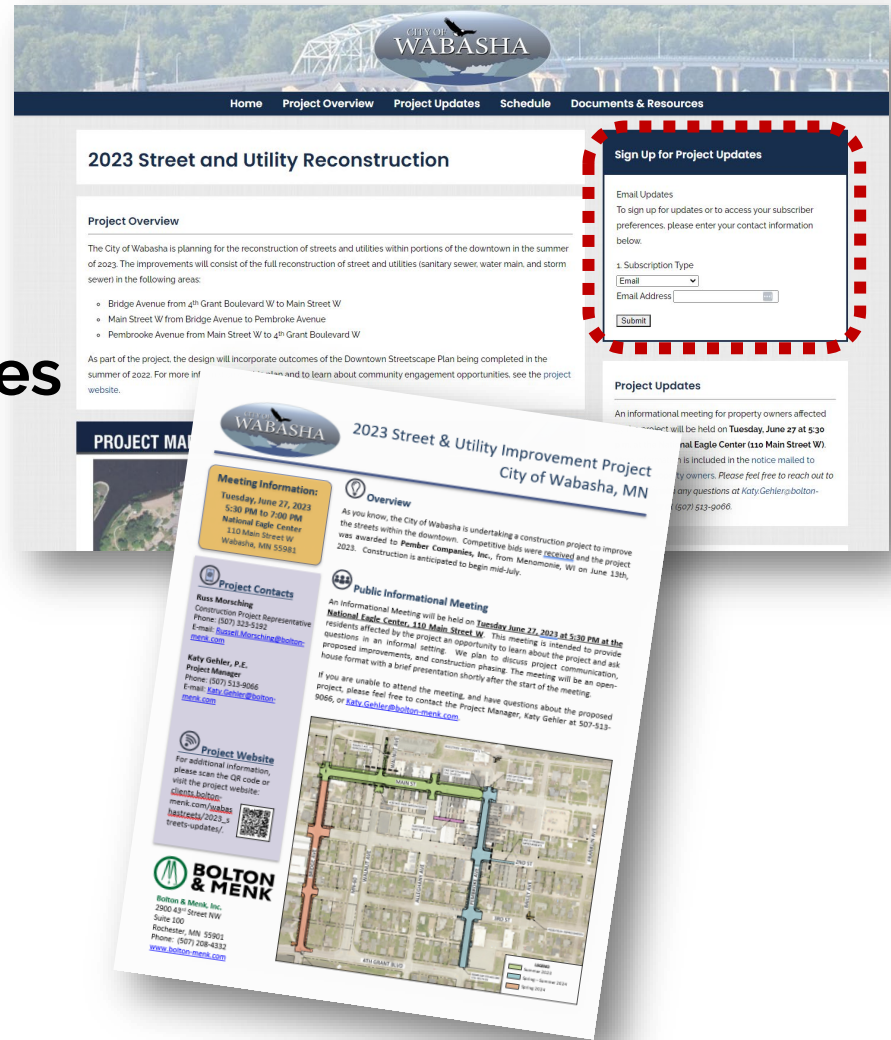
## Weekly Construction Updates

- Email and Text Messages

## Neighborhood Meetings

- 2023 Construction Kick-off
- 2024 Construction Kick-off

**Contact us!**



# General Schedule

- Main Street Construction start - July 22nd
- Main Street Substantial completion – Oct 31, 2023
- Main Street Final lift of Asphalt- Spring 2024
- Bridge Street Construction Start – Spring 2024
- Pembroke Street Construction – Summer 2024
- Bridge and Pembroke Final lift of Asphalt -Spring 2025





Questions?

