



Real People. Real Solutions.

# 2023 Street and Utility Improvement Informational Meeting #4

March 25, 2024



# Introductions

## Engineer - Bolton and Menk

Brian Malm, P.E.  
Project Manager  
Cell: 507-381-7511

[brian.malm@bolton-menk.com](mailto:brian.malm@bolton-menk.com)

Russ Morsching  
Construction Representative  
Cell: 507-323-5192

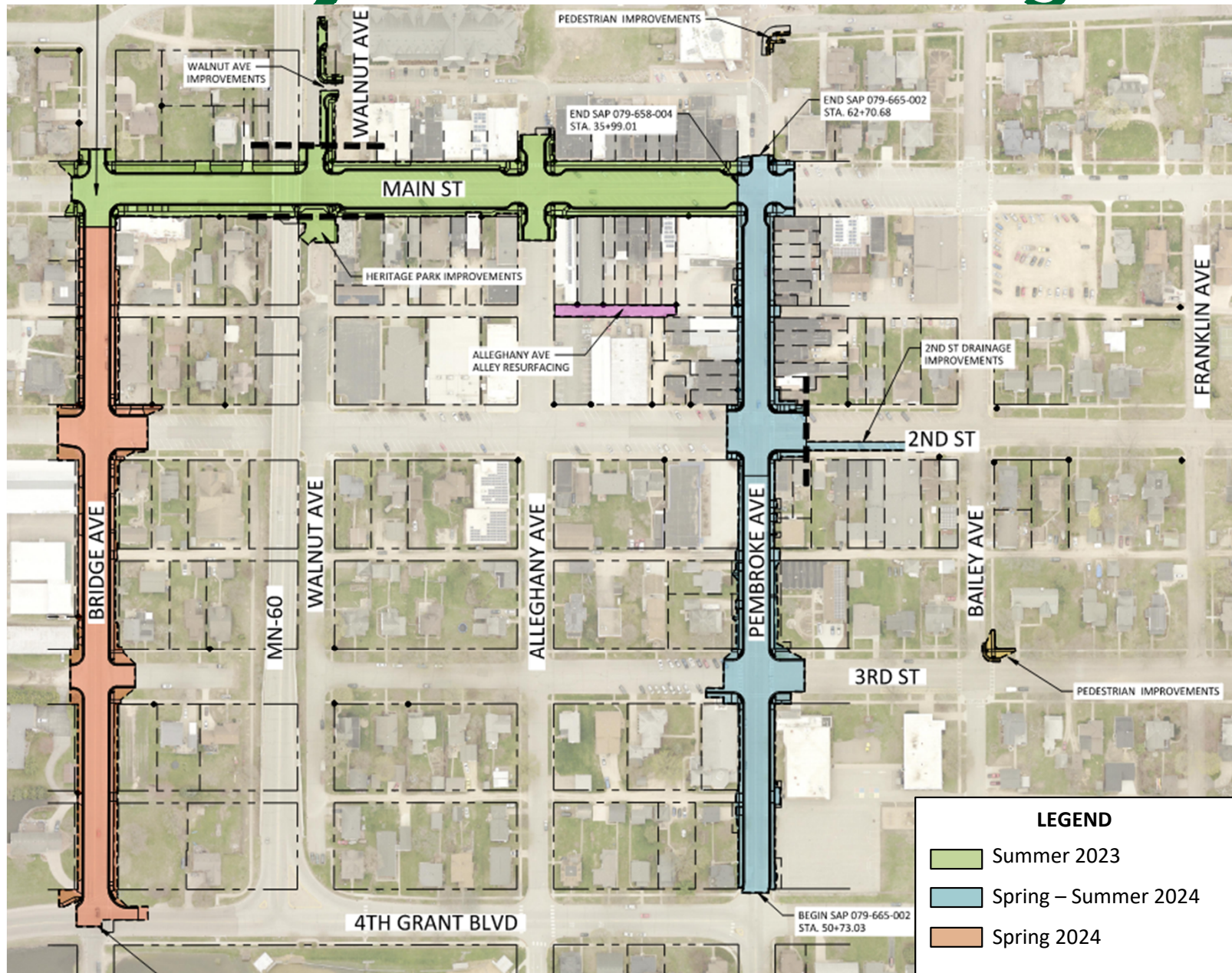
[russell.morsching@bolton-menk.com](mailto:russell.morsching@bolton-menk.com)

## Contractor - 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

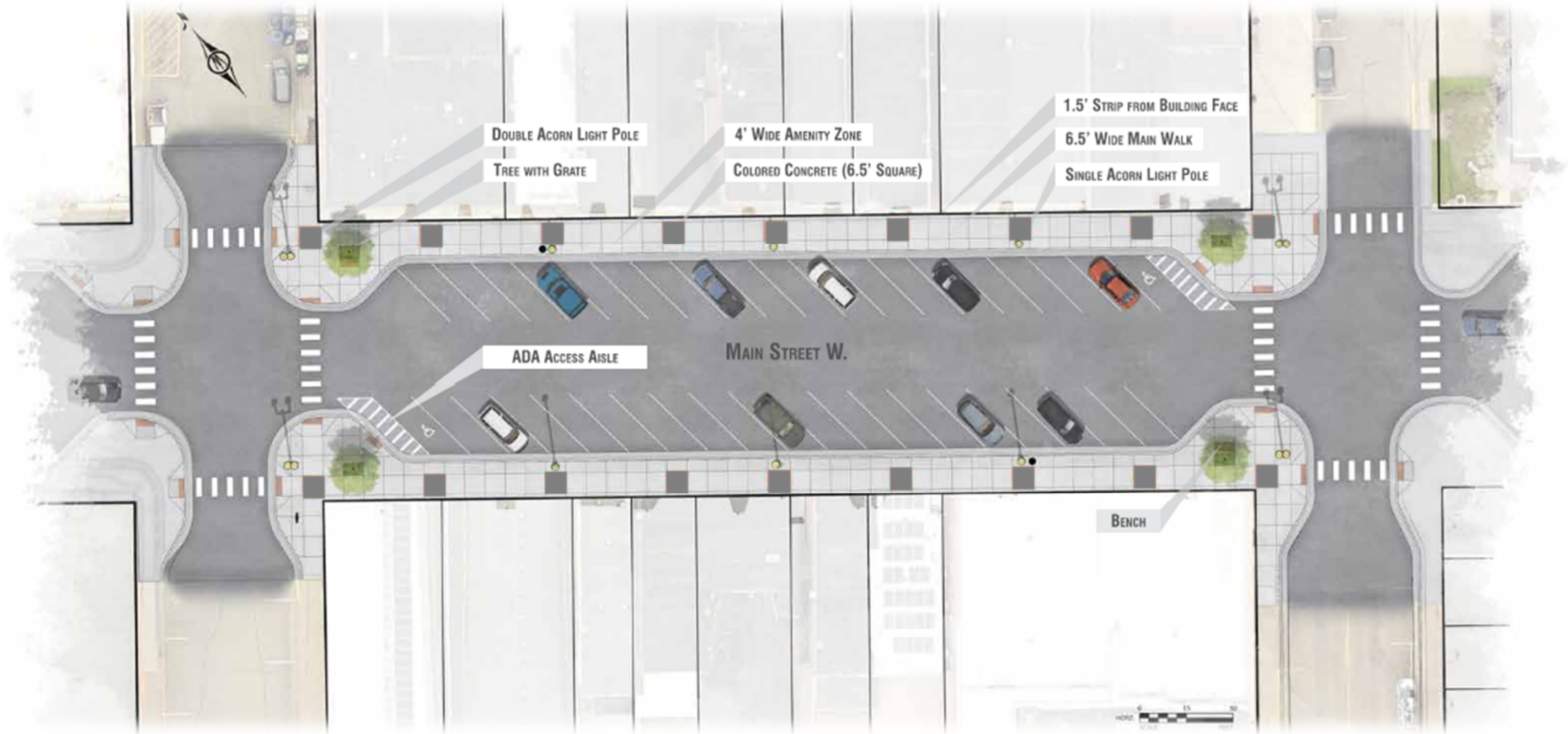


# Street and Sidewalk

- 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
  - Bridge Ave – Overhead intersection lighting only
  - Pembroke Ave - Decorative lighting to alley between 2<sup>nd</sup> and 3<sup>rd</sup> Street, Overhead lighting to 4<sup>th</sup> Grant Blvd



# Typical Block Plan



# Furnishings



- Benches
- Tree Grates
- Waste Receptacles





# Lighting: Proposed Pole Configuration

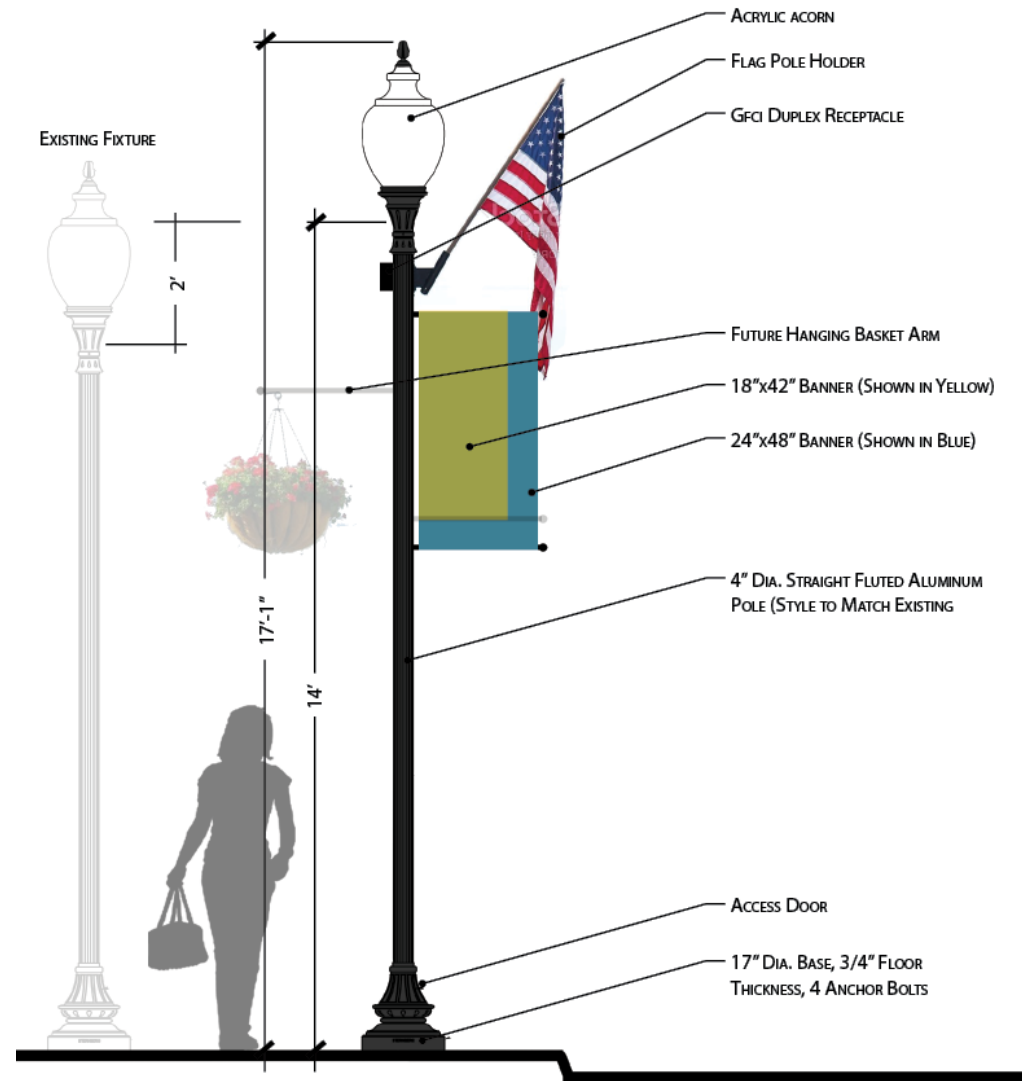
## Pole To Accommodate:

### Street Side:

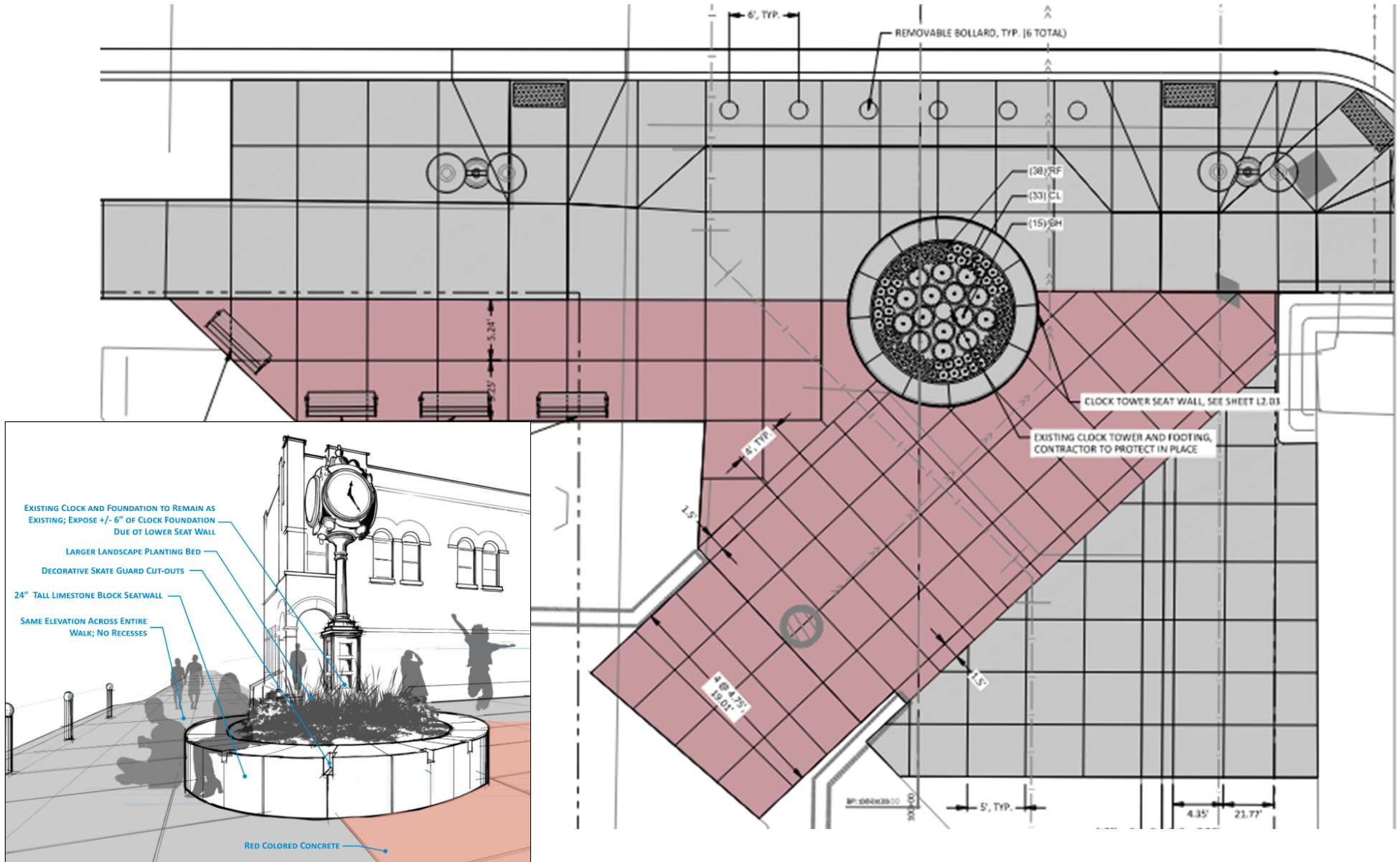
- 24"x48" Banners
- 18"x42" Banners
- Flag Pole

### Sidewalk Side:

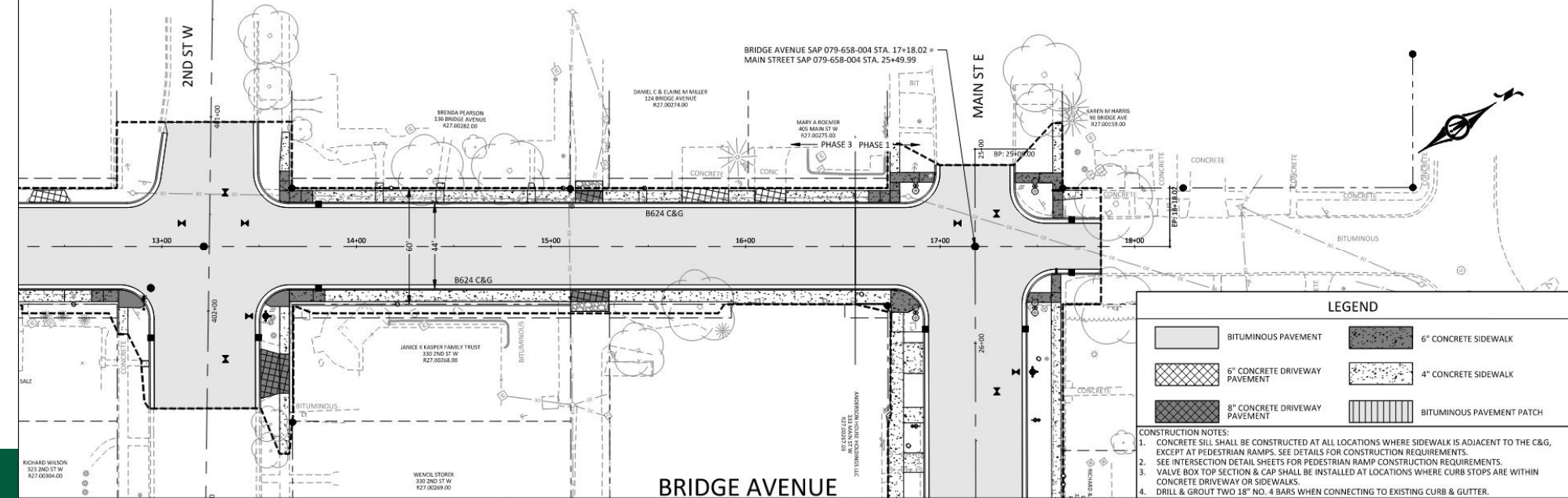
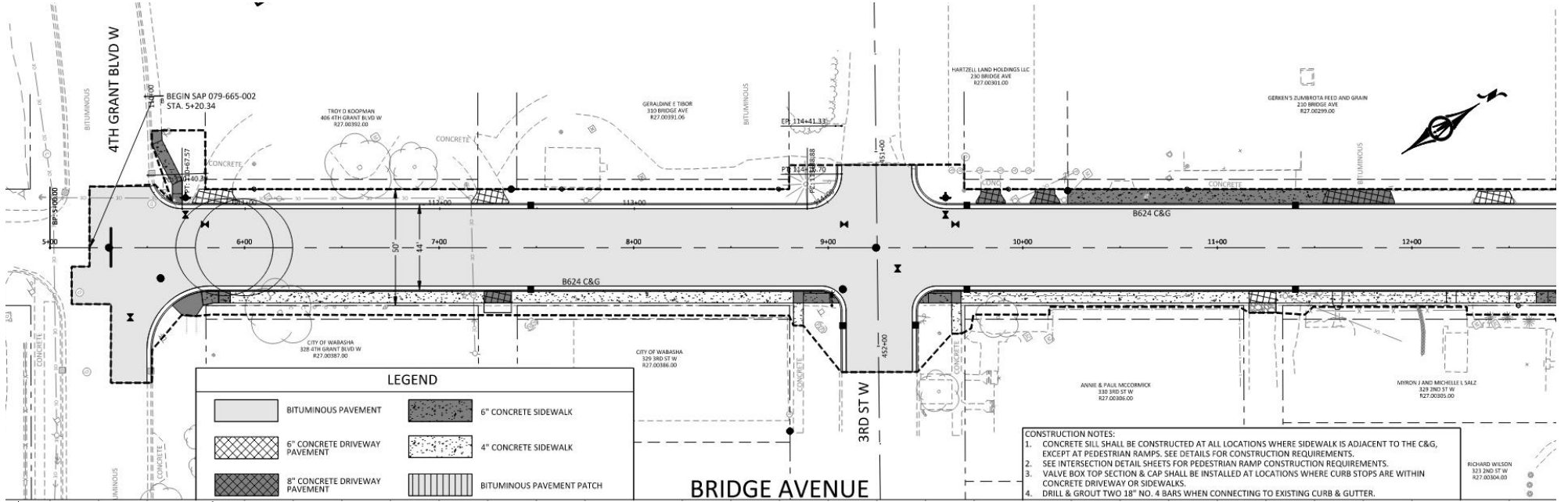
- GFCI Receptacles
- Future Hanging Baskets



# Heritage Park

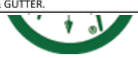


# Bridge Ave

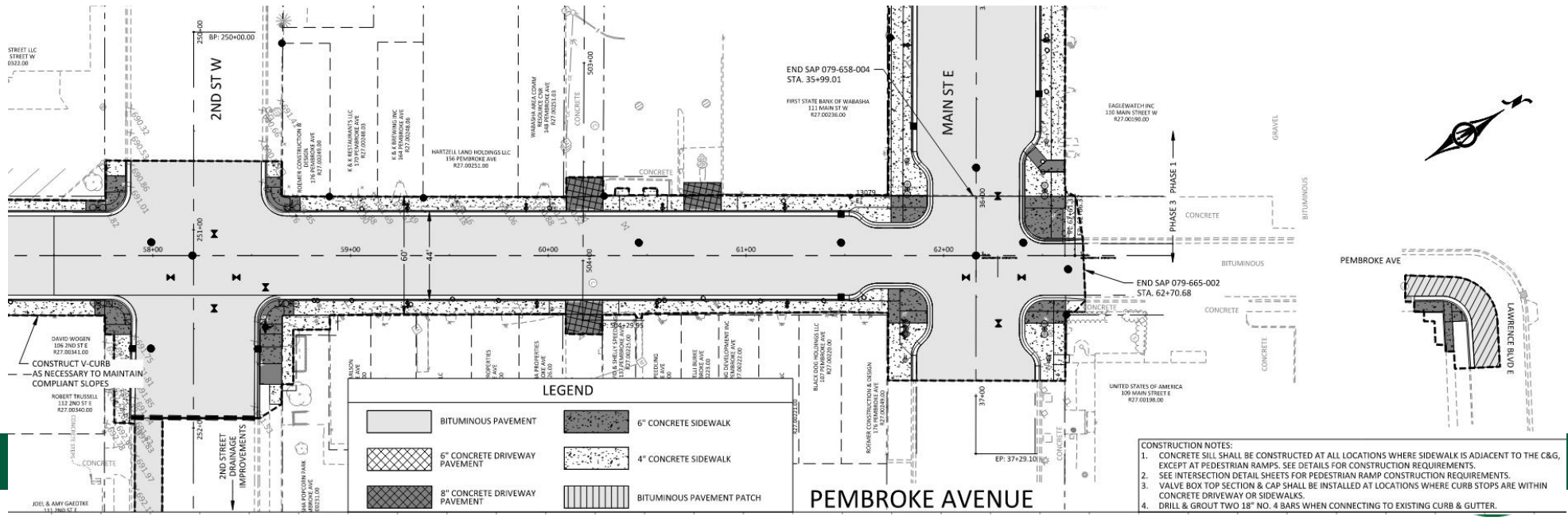
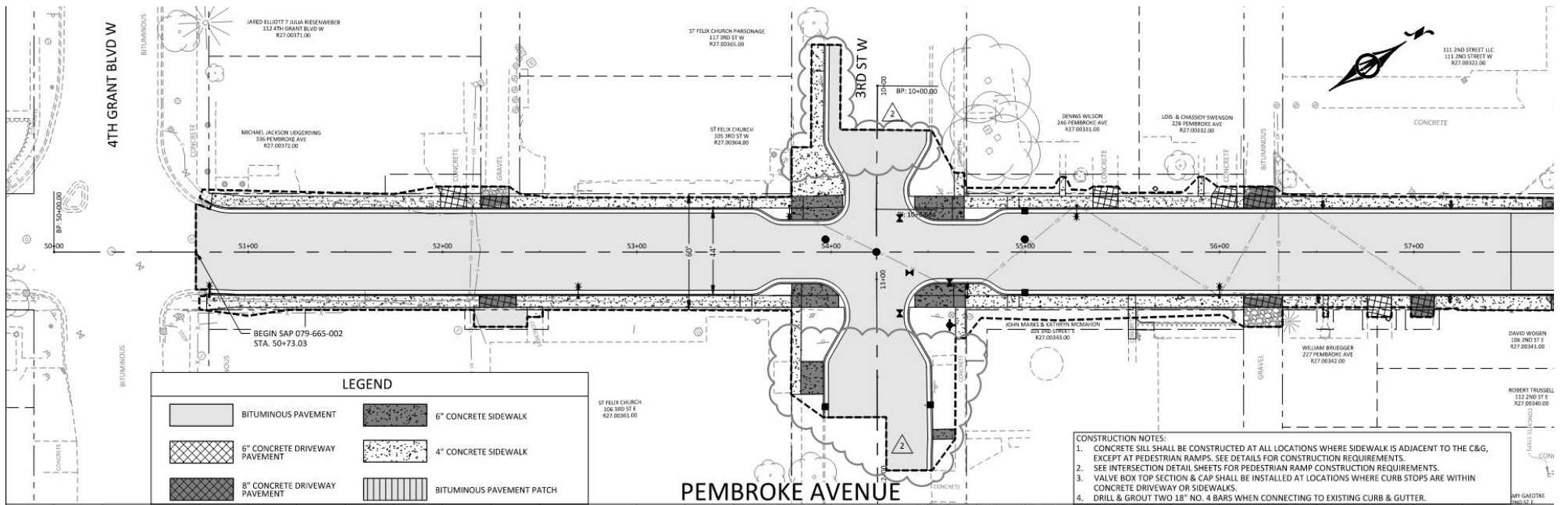


- CONSTRUCTION NOTES:**
1. CONCRETE SILL SHALL BE CONSTRUCTED AT ALL LOCATIONS WHERE SIDEWALK IS ADJACENT TO THE C&G, EXCEPT AT PEDESTRIAN RAMPS. SEE DETAILS FOR CONSTRUCTION REQUIREMENTS.
  2. SEE INTERSECTION DETAIL SHEETS FOR PEDESTRIAN RAMP CONSTRUCTION REQUIREMENTS.
  3. VALVE BOX TOP SECTION & CAP SHALL BE INSTALLED AT LOCATIONS WHERE CURB STOPS ARE WITHIN CONCRETE DRIVEWAY OR SIDEWALKS.
  4. DRILL & GROUT TWO 18" NO. 4 BARS WHEN CONNECTING TO EXISTING CURB & GUTTER.

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# Pembroke Ave



# 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

- MN Public Facilities Authority (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

- Assessments were adopted in August 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 (Main Street)
  - Almost complete
  - Walnut Ave, Heritage Park stone, signing, striping, furnishings, final pavement lift
- Phase 2 (Bridge Ave)
  - Late March to July 2024
  - Final Pavement Lift in 2025
- Phase 3 (Pembroke Ave)
  - June 2024 (Possibly earlier) to October 2024
  - Final Pavement Lift in 2025



# What to Expect During Construction

## CONSTRUCTION SCHEDULE

- 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 ~7-8' from the curb on Bridge Ave. & Pembroke Ave
- 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!**

The screenshot displays the City of Wabasha website for the 2023 Street and Utility Reconstruction project. The main navigation bar includes Home, Project Overview, Project Updates, Schedule, and Documents & Resources. The page title is "2023 Street and Utility Reconstruction".

**Project Overview**

The City of Wabasha is planning for the reconstruction of streets and utilities within portions of the downtown in the summer of 2023. The improvements will consist of the full reconstruction of street and utilities (sanitary sewer, water main, and storm sewer) in the following areas:

- Bridge Avenue from 4<sup>th</sup> Grant Boulevard W to Main Street W
- Main Street W from Bridge Avenue to Pembroke Avenue
- Pembroke Avenue from Main Street W to 4<sup>th</sup> Grant Boulevard W

As part of the project, the design will incorporate outcomes of the Downtown Streetscape Plan being completed in the summer of 2022. For more information, visit the project website and to learn about community engagement opportunities, see the project website.

**Sign Up for Project Updates**

Email Updates  
To sign up for updates or to access your subscriber preferences, please enter your contact information below.

1. Subscription Type  
Email  
Email Address  
Submit

**Project Updates**

An informational meeting for property owners affected by the project will be held on **Tuesday, June 27 at 5:30 PM** at the **National Eagle Center (110 Main Street W)**. This meeting is included in the notice mailed to property owners. Please feel free to reach out to the Project Manager, Katy Gehler at [kathy.gehler@bolton-menk.com](mailto:kathy.gehler@bolton-menk.com) or call (507) 513-9066.

**Meeting Information:**  
Tuesday, June 27, 2023  
5:30 PM to 7:00 PM  
National Eagle Center  
110 Main Street W  
Wabasha, MN 55981

**Project Contacts**

Russ Morsching  
Construction Project Representative  
Phone: (507) 323-5192  
Email: [Russell.Morsching@bolton-menk.com](mailto:Russell.Morsching@bolton-menk.com)

Katy Gehler, P.E.  
Project Manager  
Phone: (507) 513-9066  
E-mail: [Katy.Gehler@bolton-menk.com](mailto:Katy.Gehler@bolton-menk.com)

**Project Website**

For additional information, please scan the QR code or visit the project website:  
[clients.bolton-menk.com/wabasha/streets/2023\\_streets-updates/](https://clients.bolton-menk.com/wabasha/streets/2023_streets-updates/)

**Public Informational Meeting**

An Informational Meeting will be held on **Tuesday, June 27, 2023 at 5:30 PM** at the **National Eagle Center, 110 Main Street W**. This meeting is intended to provide residents affected by the project an opportunity to learn about the project and ask questions in an informal setting. We plan to discuss project communication, proposed improvements, and construction phasing. The meeting will be an open house format with a brief presentation shortly after the start of the meeting. If you are unable to attend the meeting, and have questions about the proposed project, please feel free to contact the Project Manager, Katy Gehler at 507-513-9066, or [kathy.gehler@bolton-menk.com](mailto:kathy.gehler@bolton-menk.com).

**BOLTON & MENK**

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The bottom right of the screenshot shows a map of the project area with a legend indicating "Utility" (Sanitary Sewer, Water, Storm Sewer) and "Setting & Grading 2023" (Proposed, Existing).

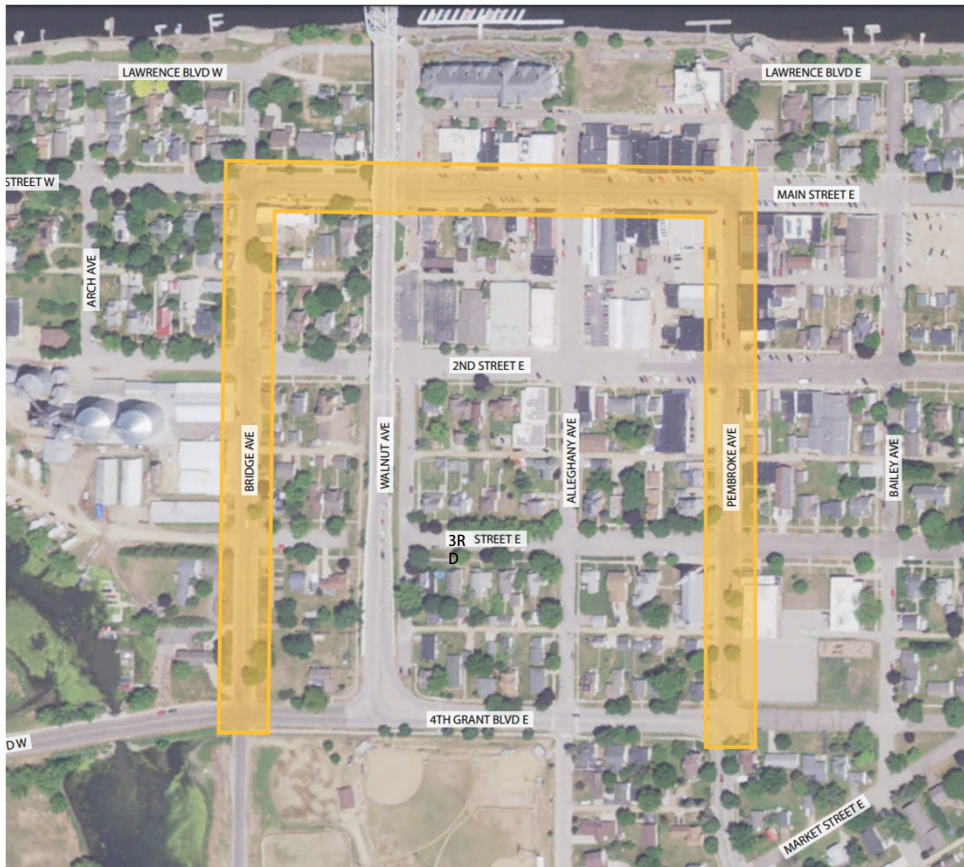


# General Schedule

- ~~• 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 – March 2024
- Pembroke Street Construction – June 2024 (possibly earlier)
- Bridge and Pembroke Final lift of Asphalt -Spring 2025







Questions?

