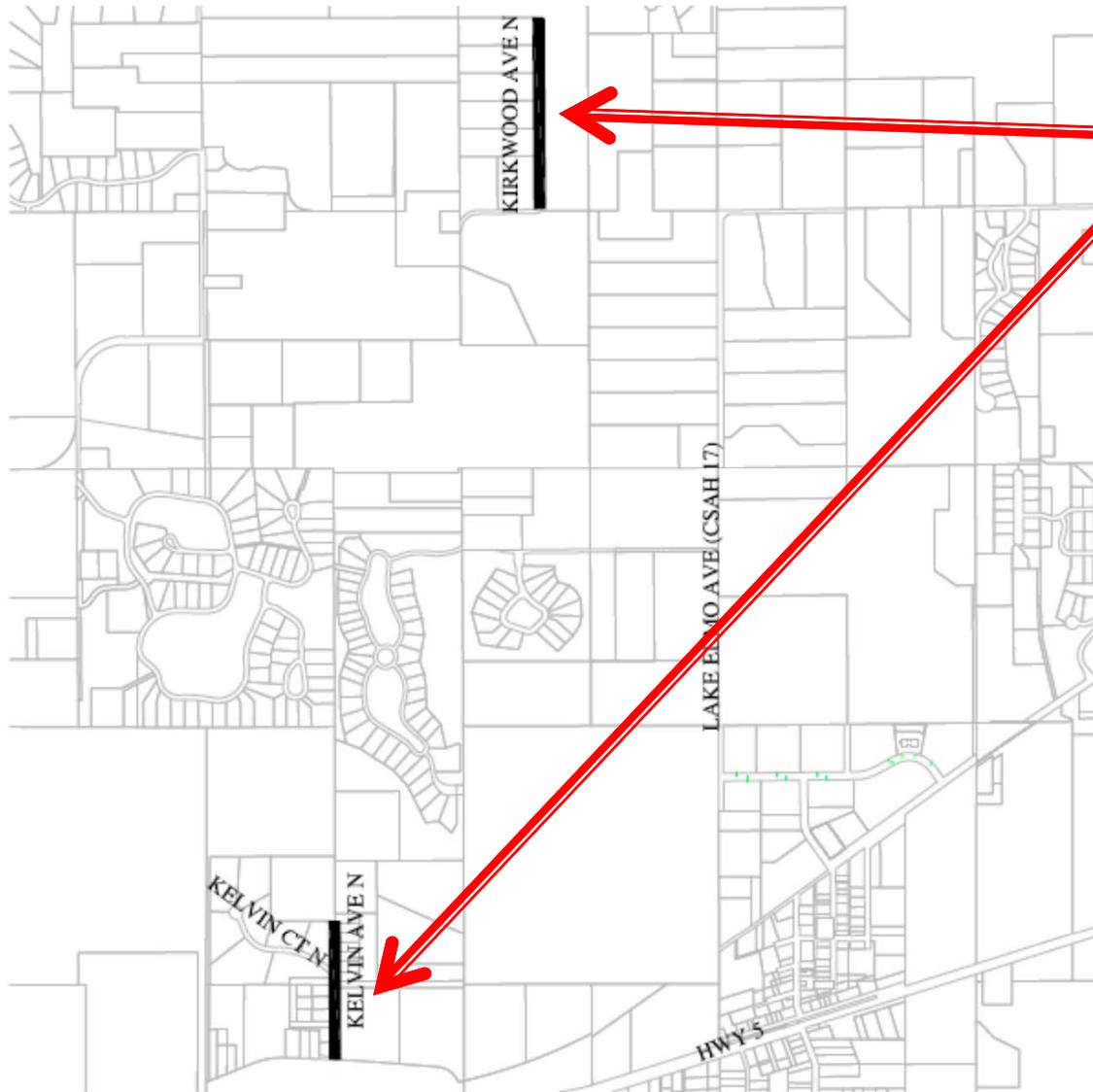




## **2016 STREET, DRAINAGE & UTILITY IMPROVEMENTS**

**RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING PUBLIC HEARING ON IMPROVEMENT  
FEASIBILITY REPORT WAS AUTHORIZED ON AUGUST 4, 2015**



# PROJECT LOCATIONS

## KIRKWOOD AVENUE N

- Street Improvements

## KELVIN AVENUE N:

- Street Improvements
- Trunk Watermains
- Lateral Watermains

**LEGEND**

 2016 STREET IMPROVEMENTS

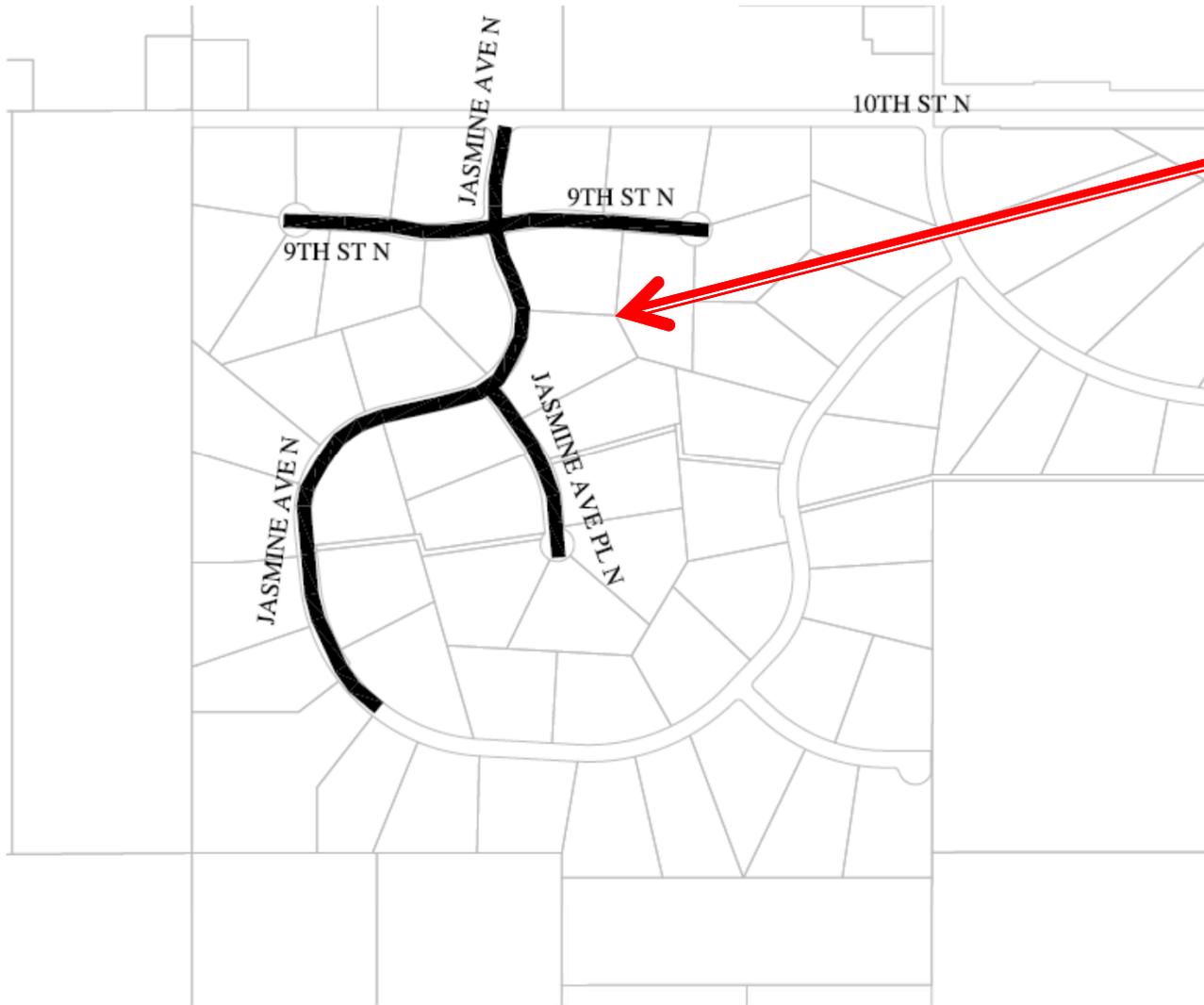


CITY OF LAKE ELMO



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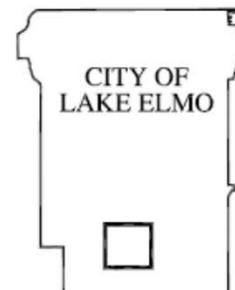
## PROJECT LOCATIONS

### STONEGATE 1<sup>ST</sup> ADDITION:

- Jasmine Ave N
- Jasmine Ave Place N
- 9<sup>th</sup> Street N
- Street & Storm Sewer Improvements

#### LEGEND

 2016 STREET IMPROVEMENTS



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# PROJECT SCHEDULE

August 4, 2015	Council authorizes Feasibility Report.
October 6, 2015	Presentation of Feasibility Report. Council accepts Report and calls Hearing.
November 3, 2015	Public Improvement Hearing. Council orders preparation of Plans and Specifications
February 16, 2016	Council approves Plans and Specifications and orders Advertisement for Bids.
March 17, 2016	Receive Contractor Bids.
April 5, 2016	Council accepts Bids and awards Contract.
May 2, 2016	Conduct Pre-Construction Meeting and issue Notice to Proceed.
August 12, 2016	Substantial Completion.
September 30, 2016	Final Completion.

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# Proposed Street & Drainage Improvements:

## KIRKWOOD AVENUE N



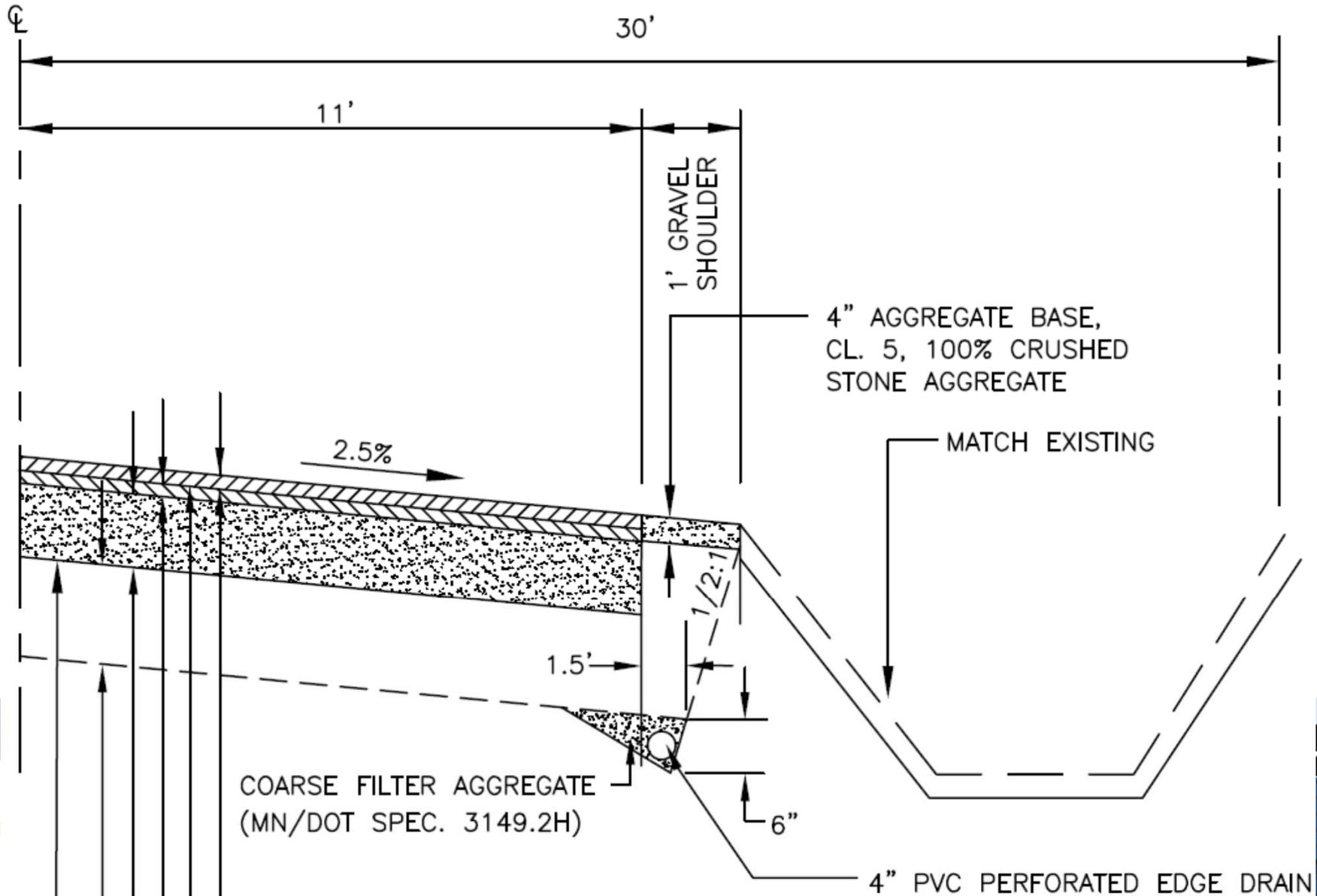
OCTOBER 6, 2015



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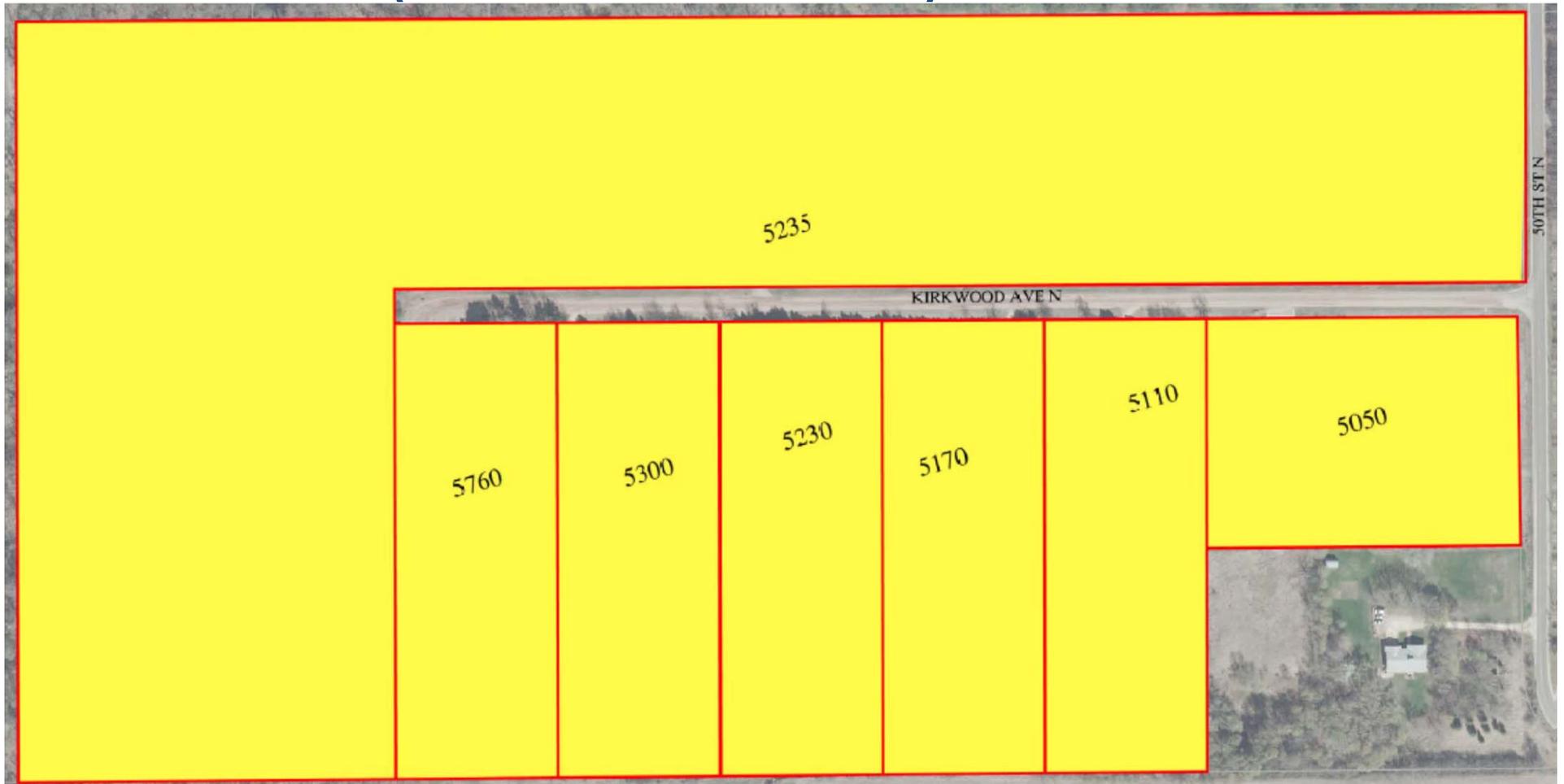
# Proposed Street & Drainage Improvements:

## KIRKWOOD AVENUE N

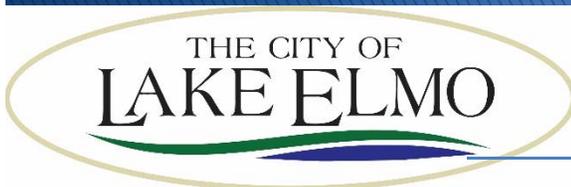


# KIRKWOOD AVENUE N Assessable Properties:

## 10 Total Units (5235 = 4 Buildable Units)



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# Kelvin Avenue N Location Map

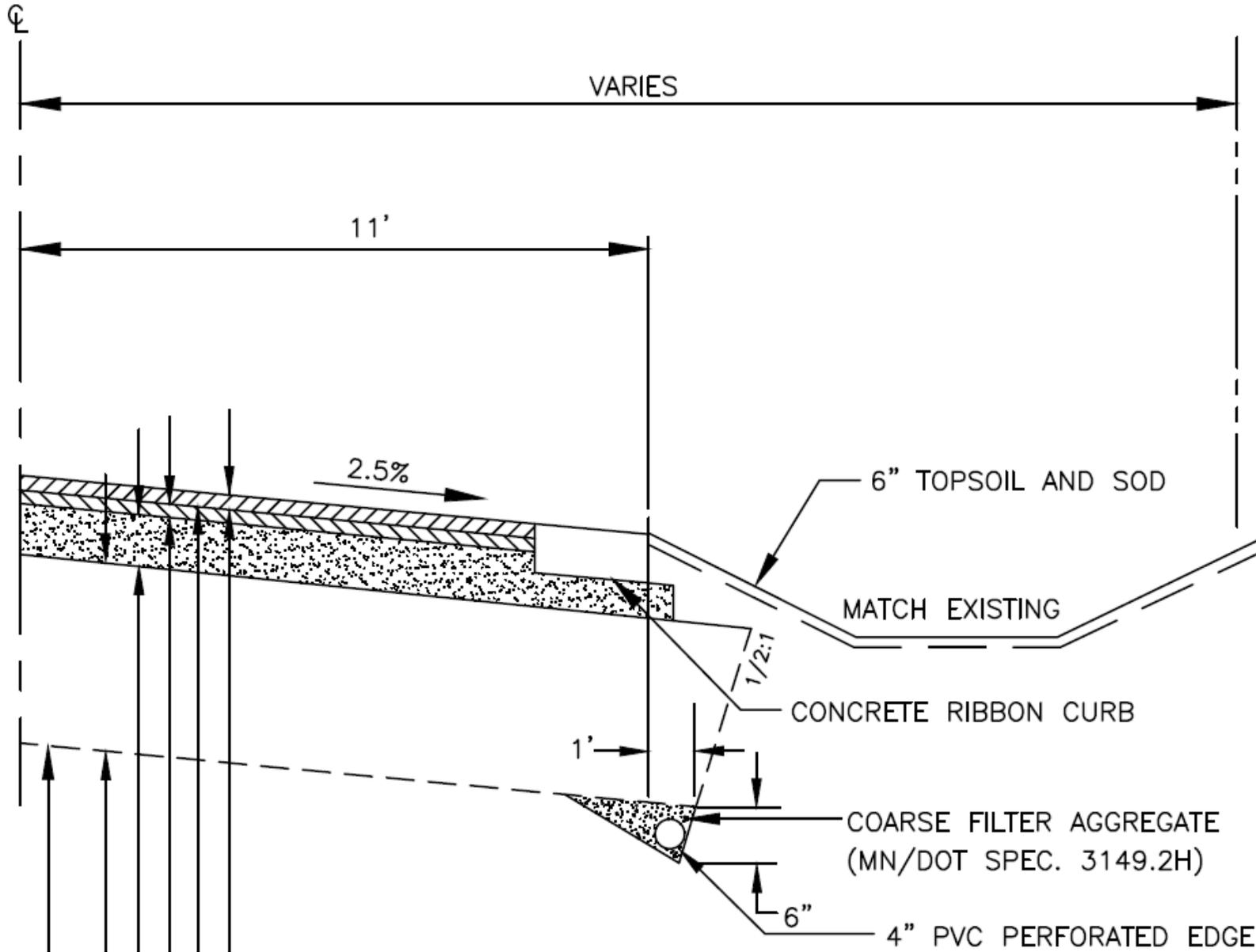
## STREET & TRUNK WATERMAIN IMPROVEMENTS





# Proposed Street & Drainage Improvements:

## KELVIN AVENUE N



TOBER 6, 2015

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## Severe Edge Cracking Along KELVIN AVENUE N



## Concrete Ribbon Curb Solution



OCTOBER 6, 2015



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# 2030 COMPREHENSIVE WATER SYSTEM PLAN



## EXISTING WATERMAIN

- 16"
- 12"
- 8"
- 6"; 6" DIP, HDPE
- 4"

## PROPOSED WATERMAIN

- ■ ■ 12"
- ■ ■ 16"
- ■ ■ POTENTIAL BACK-UP TRUNK

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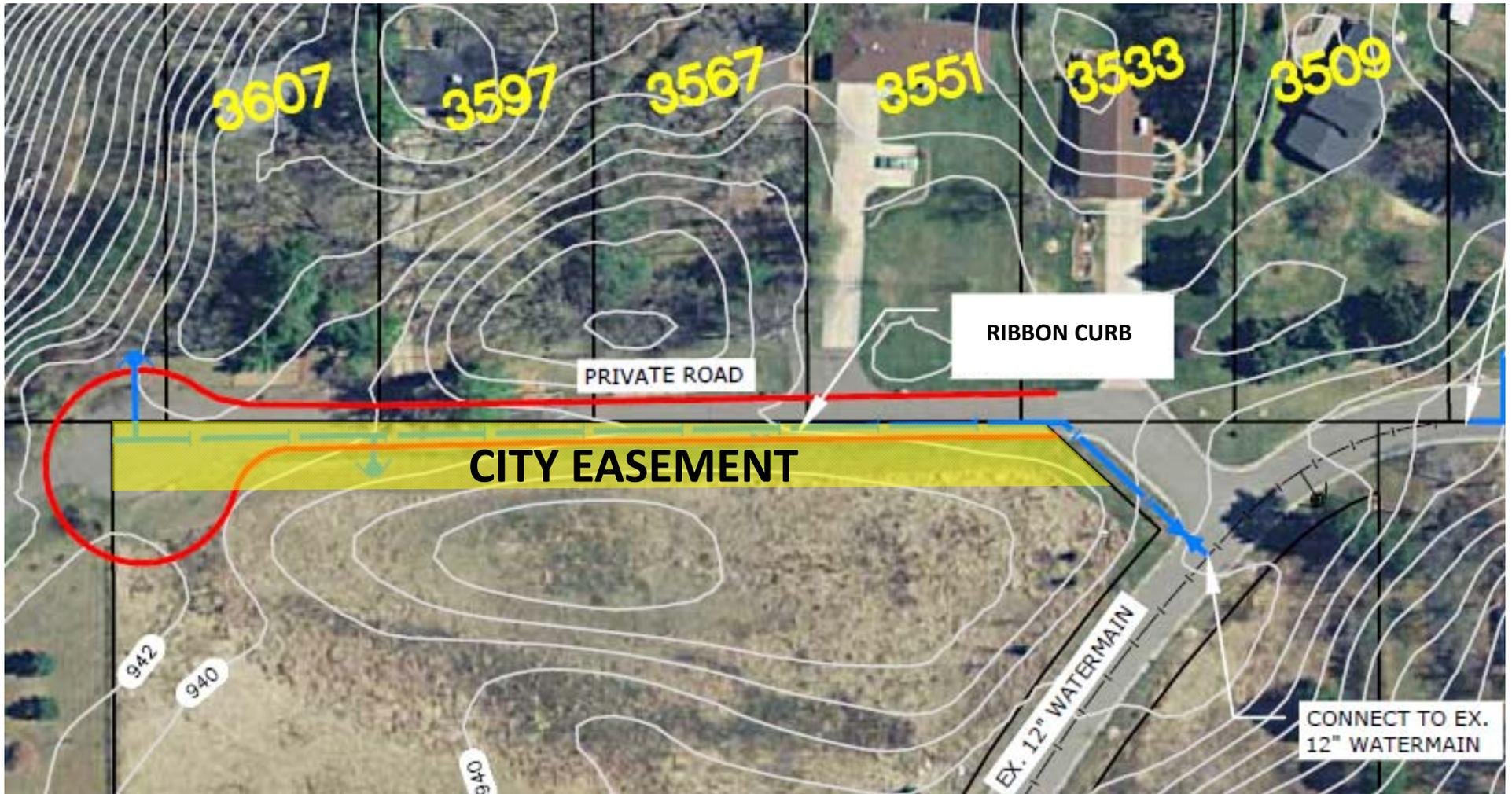
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# Kelvin Avenue N Location Map

## 8" LATERAL WATERMAIN IMPROVEMENTS

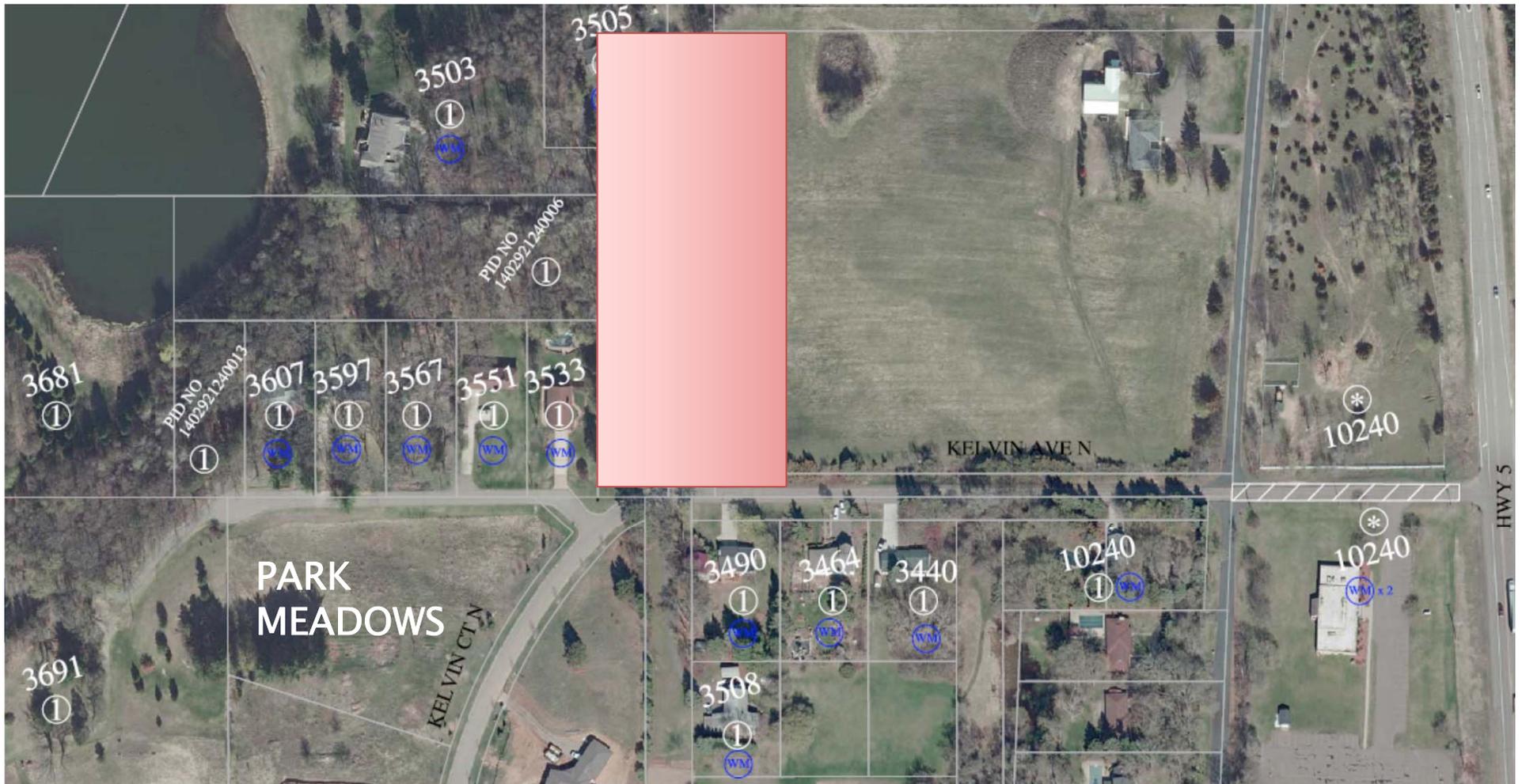


# Proposed Street, Drainage & 8" Lateral Watermain Improvements: KELVIN AVENUE N – Kelvin Court to Sac (Private)



# Kelvin Avenue N Location Map

## 6" LATERAL WATERMAIN IMPROVEMENTS



## Proposed 6" Lateral Watermain Improvements:

**EAST of Kelvin Avenue to  
Address No. 3505**  
Watermain Only  
No Street Improvements



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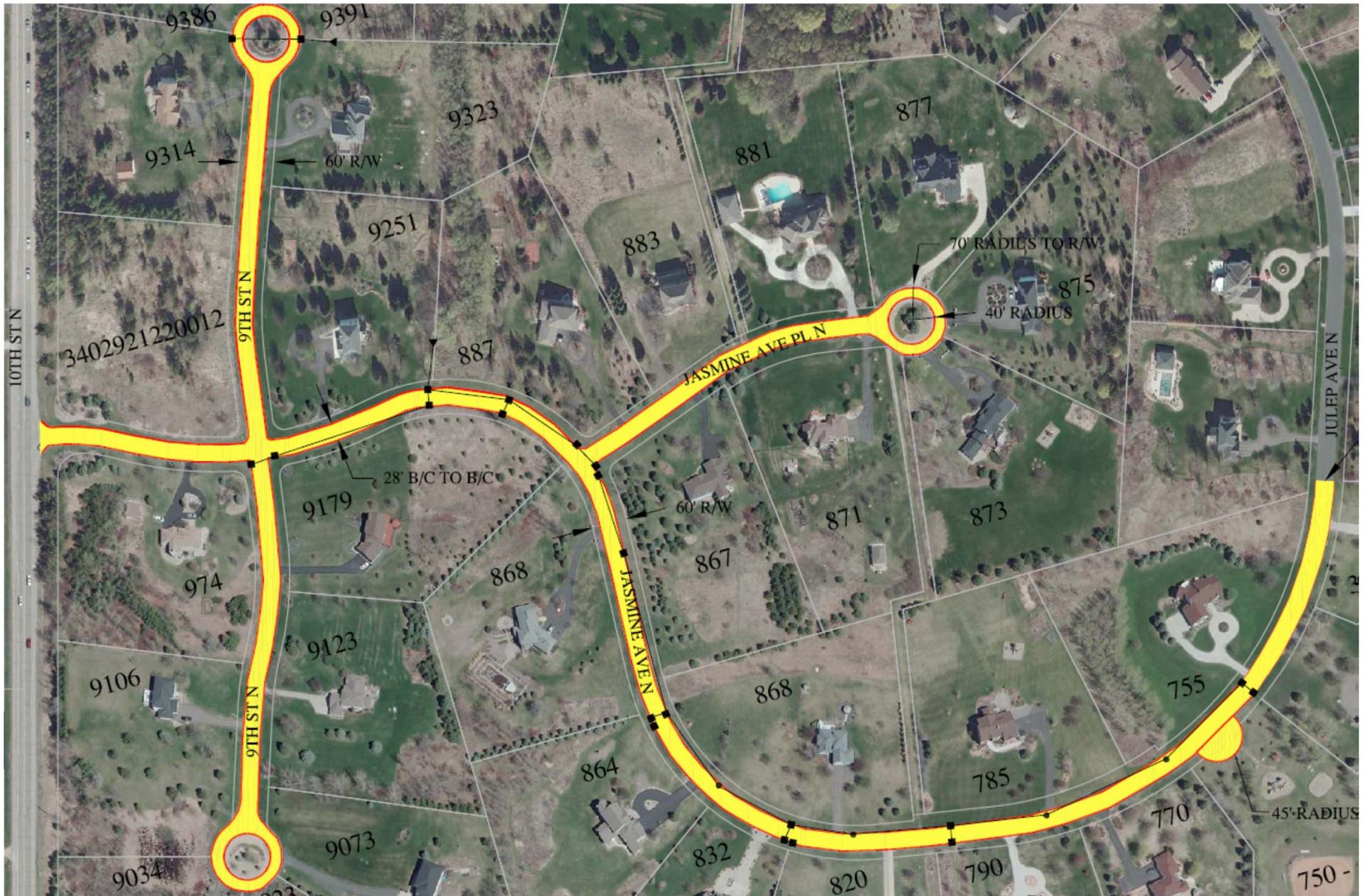
# Kelvin Avenue N Assessable Properties:

**STREET = 17 Units  
+ 1 Front Footage**

**WATER = 8 Lateral Benefit Charge + 5 Units  
+ 2 Units**

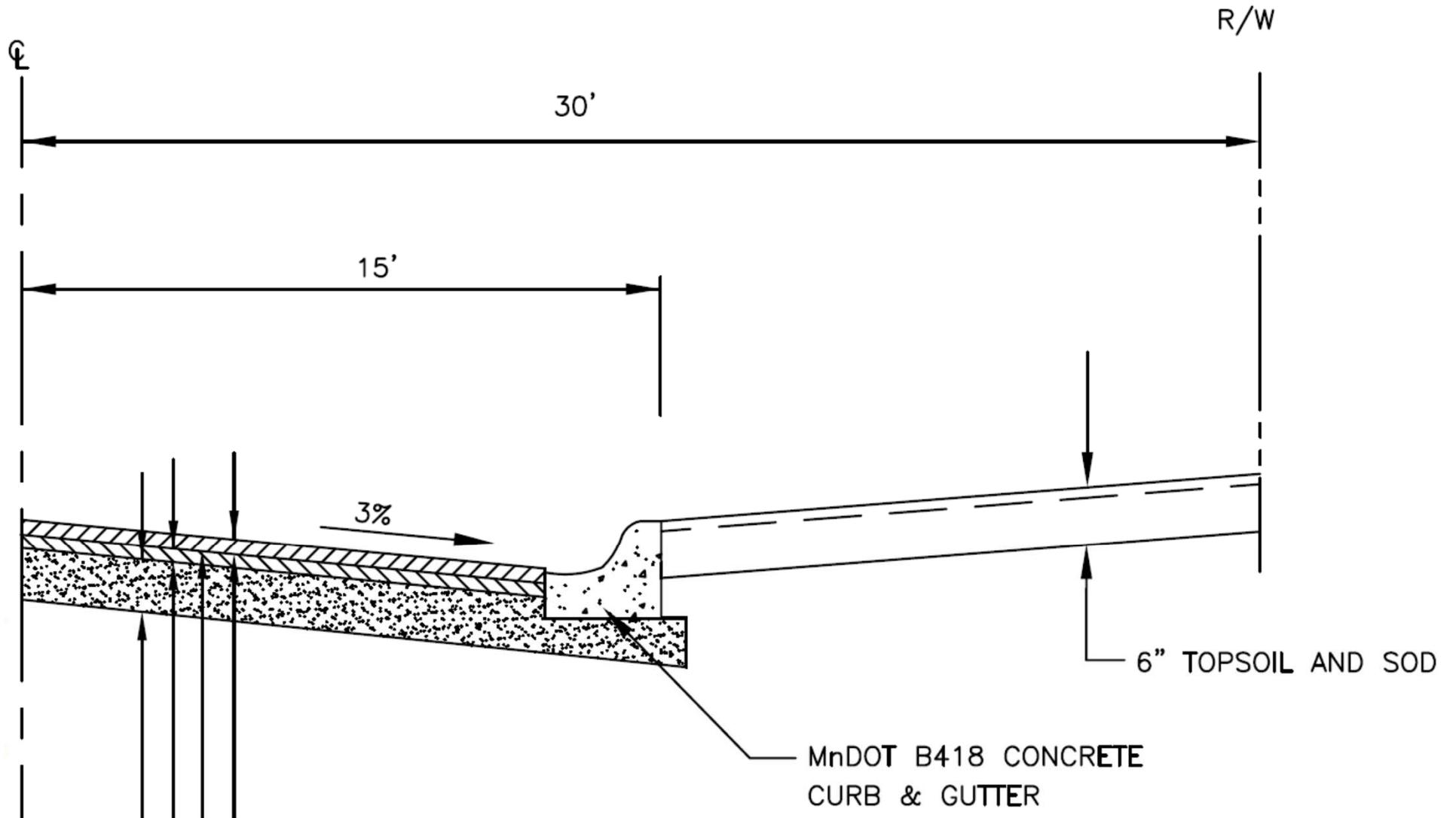


# Proposed Street & Drainage Improvements: STONEGATE 1<sup>ST</sup> ADDITION



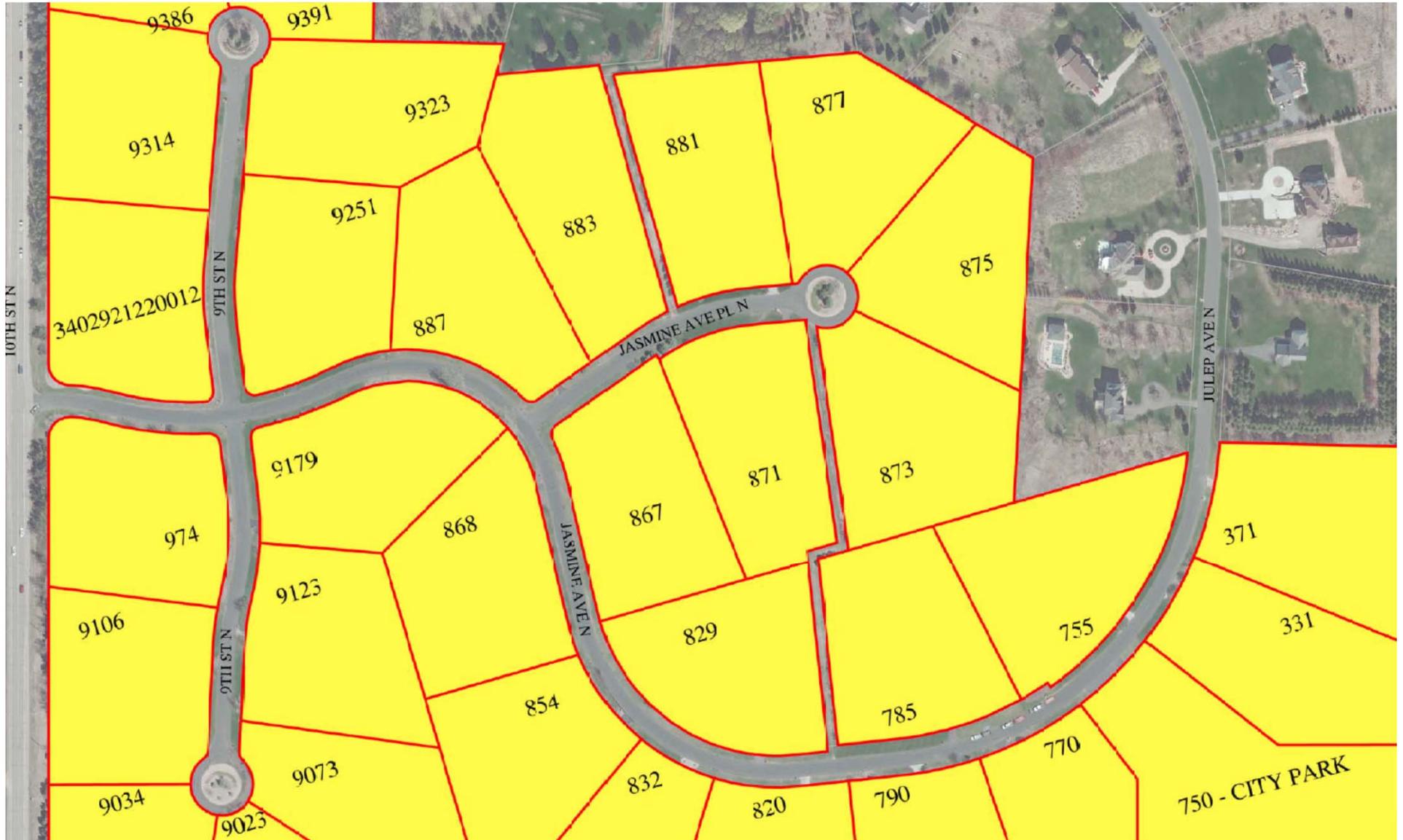
# Proposed Street & Drainage Improvements:

## STONERIDGE 1<sup>ST</sup> ADDITION



# STONEGATE 1<sup>ST</sup> ADDITION Assessable Properties:

33 Total Units (1 Unit is City Park)



# TOTAL ESTIMATED STREET & DRAINAGE COST = \$1,195,000

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Kirkwood Avenue Reconstruction	\$251,000	\$113,000	\$13,800
Kelvin Avenue Reconstruction	\$290,000	\$188,200	\$5,200
Stonegate 1 <sup>st</sup> Addition Reclamation	\$654,000	\$456,000	\$6,000

\*Front Foot assessment of \$13,400 to Common Grounds Church (non-residential property)

## TOTAL ESTIMATED WATERMAIN COST = \$214,000

Proposed Improvement	Total Estimated Project Costs	City Share of Project Cost	Total Lateral Benefit Charge (\$5,800 / Unit)	Estimated Per Unit Assessed Rate for 8" Lateral Extension	Estimated Per Unit Assessed Rate for 6" Lateral Extension
Kelvin Avenue Watermain	\$214,000	\$58,600	\$46,400	\$12,000	\$24,500

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## ADDITIONAL WATER SYSTEM CONNECTION COSTS

- THE COST TO HIRE A PLUMBER TO RUN A LINE FROM THEIR HOME TO THE SERVICE STUB
- \$3,000 WATER AVAILABILITY CHARGE (WAC)
- \$1,000 WATER CONNECTION CHARGE
- \$300 METER FEE
- \$65 PLUMBING PERMIT FEE

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## RECOMMENDATIONS

- Pavements are in poor condition and past their useful life; street improvements are recommended in 2016 based on pavement management best practices.
- Kirkwood Ave soil borings indicated a low cost shape and pave was not feasible, conclusion is a full reconstruction required to support the new pavement.
- Trunk watermain is recommended to be completed at the time Kelvin Ave is being improved. Lateral watermains are only recommended with the support of the neighborhoods that petitioned for them.
- It is recommended that an Assessment be levied to each of the benefiting properties, payable over 10 years for street and drainage improvements and 15 years for watermain improvements at the Bond Rate + 2%.

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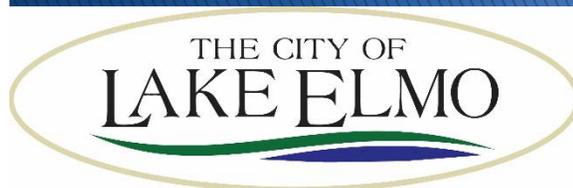


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## REQUESTED COUNCIL ACTION

- Council is asked to consider Resolution No. 2015-79 Receiving the Feasibility Report and Calling Hearing for 2016 Street, Drainage & Watermain Improvements
- Questions for Staff

OCTOBER 6, 2015



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