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2024 Street Reconstruction Project

City of Maple Plain, MN

November 27, 2023

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Introduction

- **On August 28, 2023, the City Council authorized the preparation of a feasibility study to analyze improvements to the following streets:**
 - Reconstruction
 - Independence Street – between Budd Ave. and Howard Ave.
 - Bryant Street
 - Wyman Avenue
 - Mill and Overlay
 - Howard Avenue Cul-De-Sac
 - Paving of the Rainbow Park south parking lot
- **All existing infrastructure elements within the project area were evaluated as part of the report, which provides descriptions of the proposed improvements, itemized cost estimates, cost apportionments, and preliminary assessment roll.**

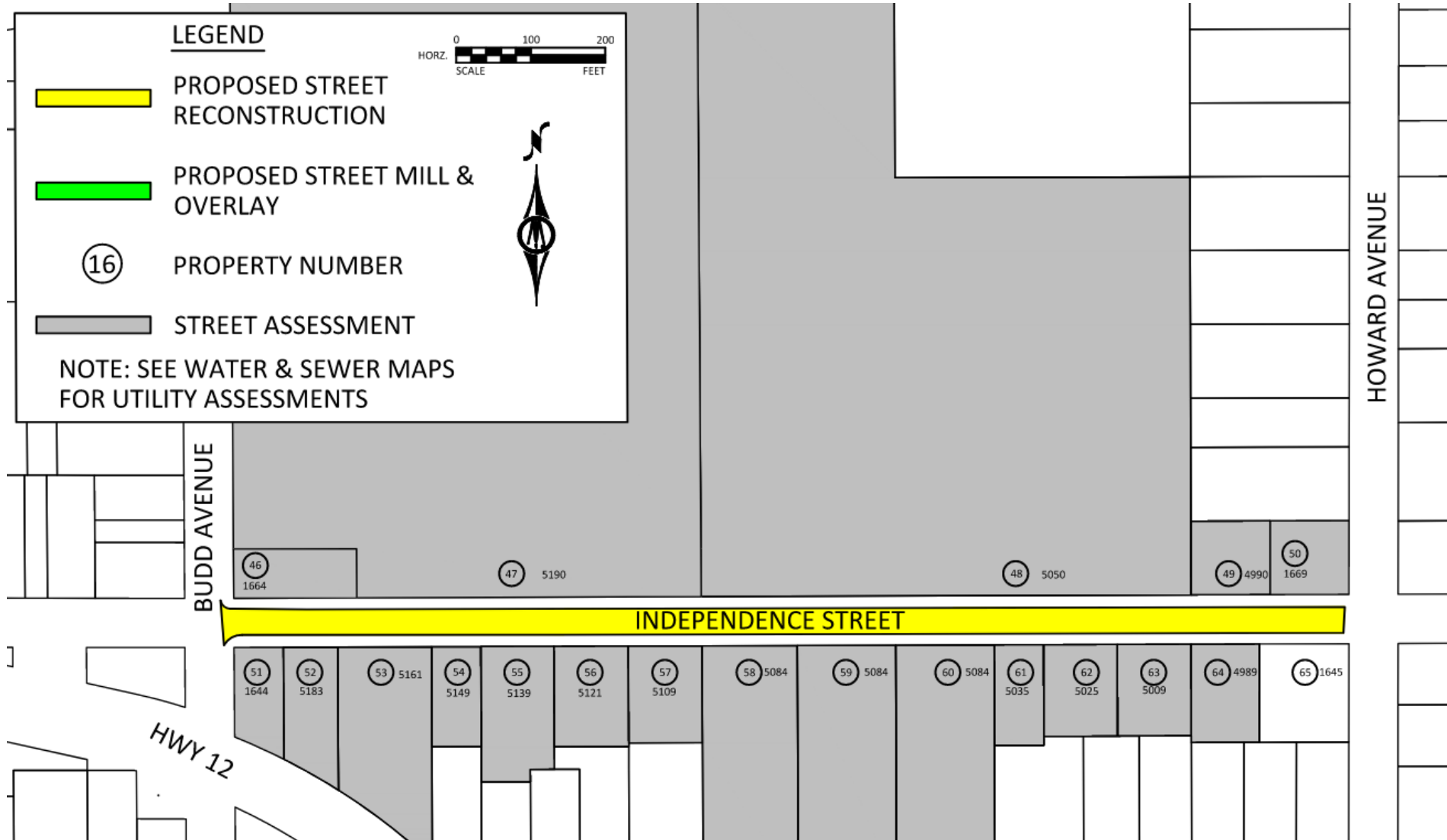
Need for Improvements

- **Based on limited as-built information, it appears most of the improvements were originally constructed in the 1970's or earlier.**
- **The existing pavements in most of the project areas have deteriorated to a point where traditional maintenance activities are no longer effective.**
- **Due to corrosive soils, the watermain pipes in the project area have deteriorated to a point that they are fragile and subject to breaks.**
- **The watermain in Independence Street is undersized to feed the eastern portion of the city.**
- **Sanitary sewer within the project area consists of mostly clay pipes and has some block-built structures that are susceptible to infiltration.**
- **Wyman Avenue is not built to standard width and does not have curb and gutter.**

Assessment Methodology

- **35% of all project costs proposed to be assessed on a unit basis.**
 - Only properties served by utilities within the project area assessed for those utilities.
 - Properties previously assessed for street and storm sewer on adjacent projects omitted.
 - Properties to be assessed for street and storm sewer on future adjacent projects omitted.
- **City to pay for additional street width of Independence Street.**
- **City to pay for non-assessable frontage and project elements.**
 - Howard Ave. Mill and Overlay
 - Rainbow Park Parking Lot
 - Non-assessable street, storm water, water and sanitary sewer frontage

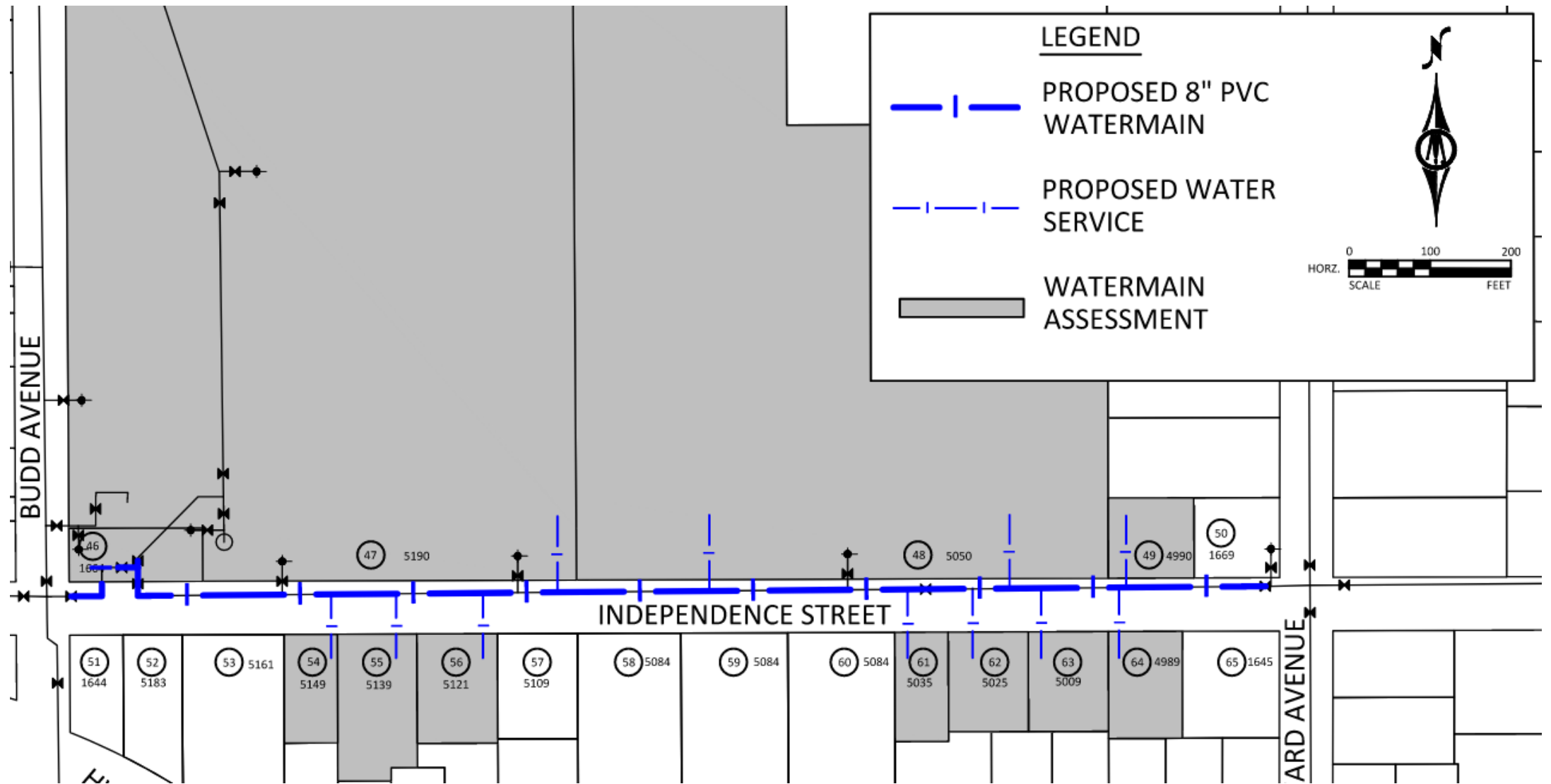
Project Area – Independence St



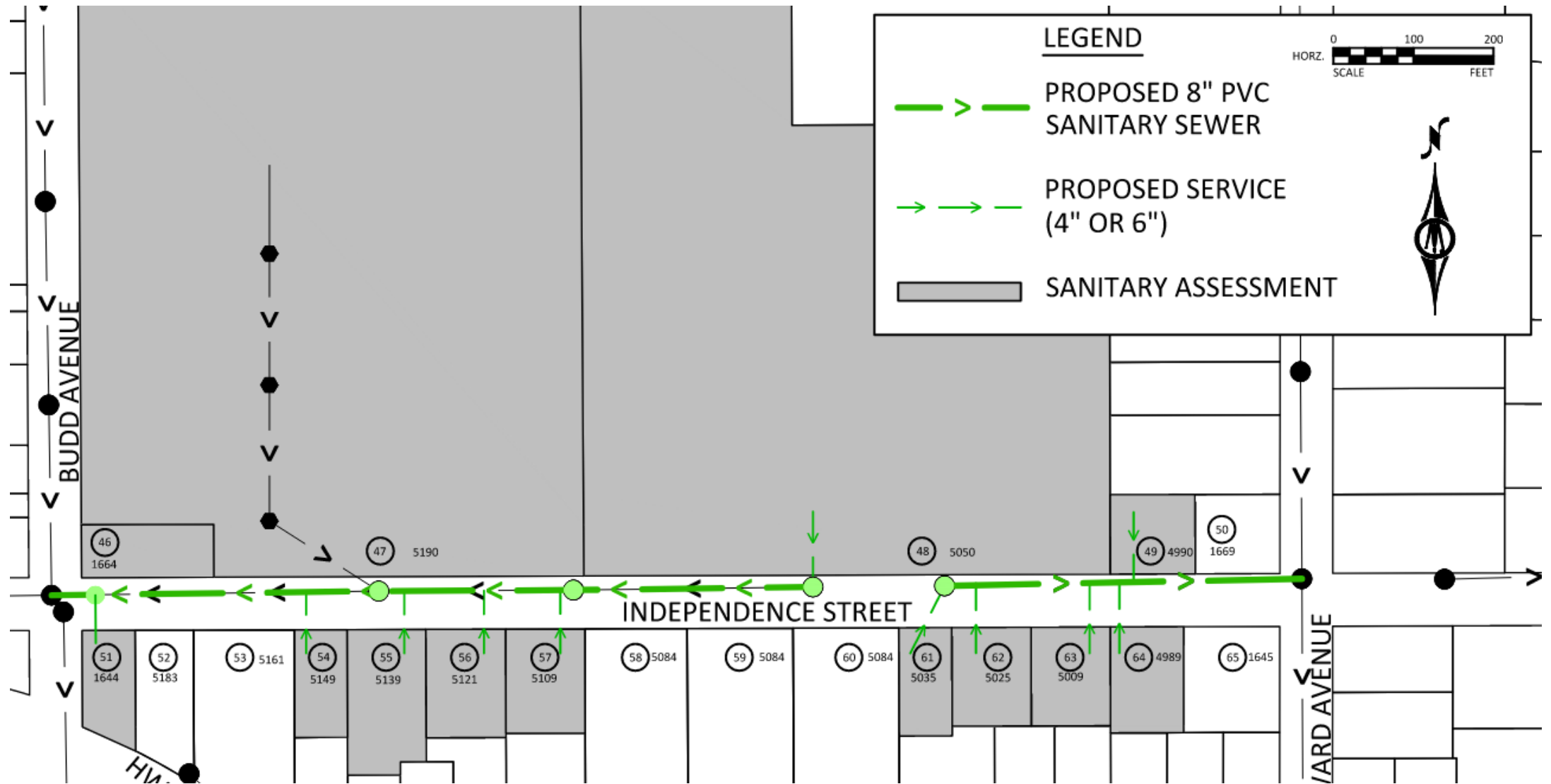
Proposed Improvements – Independence St

- **Full reconstruction**
- **Watermain and services will be replaced in the R/W**
- **Sanitary Sewer main and services will be replaced in the R/W**
- **Replace storm sewer**
- **Addition of water quality treatment**
- **Replace concrete curb and gutter**
- **New bituminous pavement (city cost associated with additional width)**

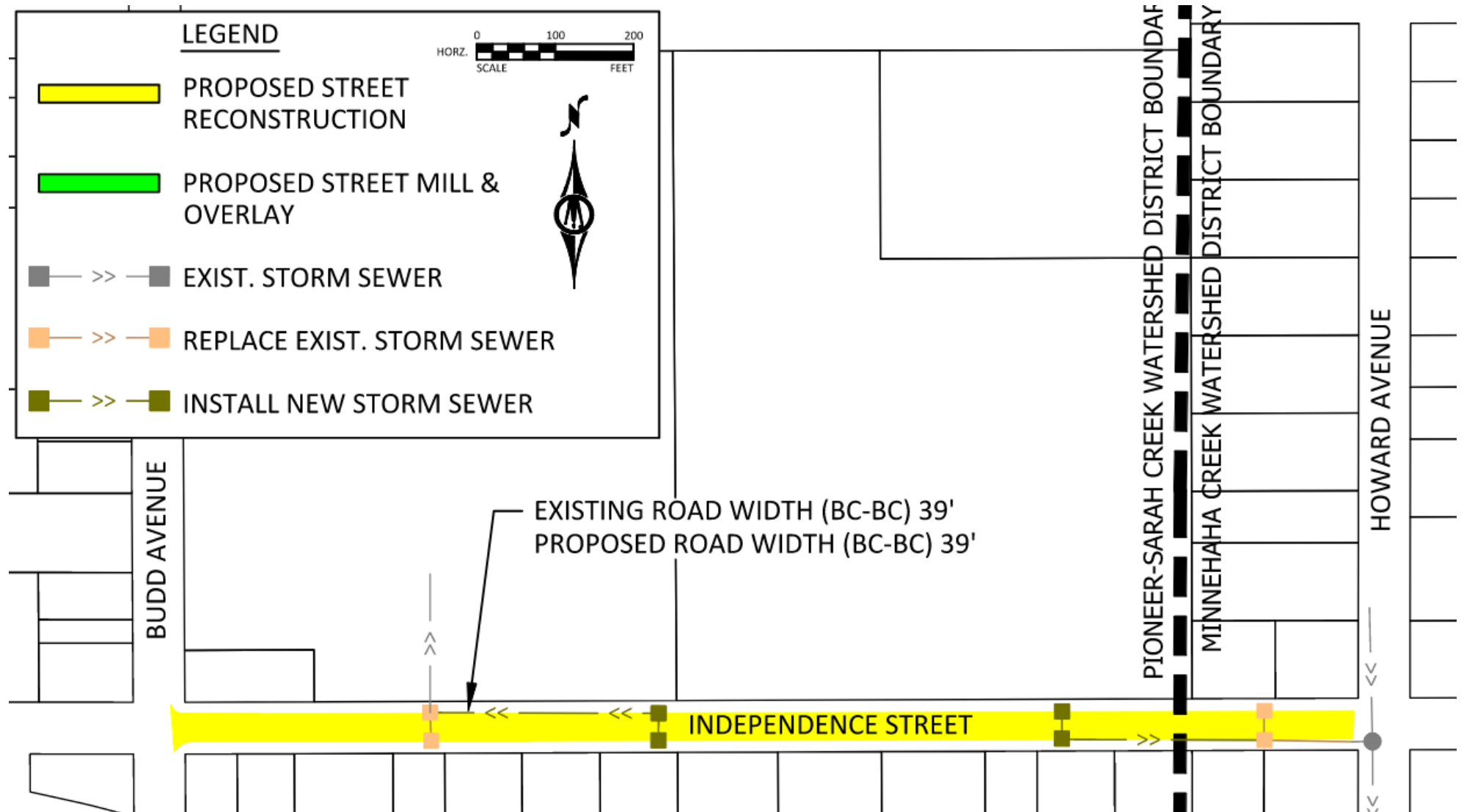
Water – Independence St



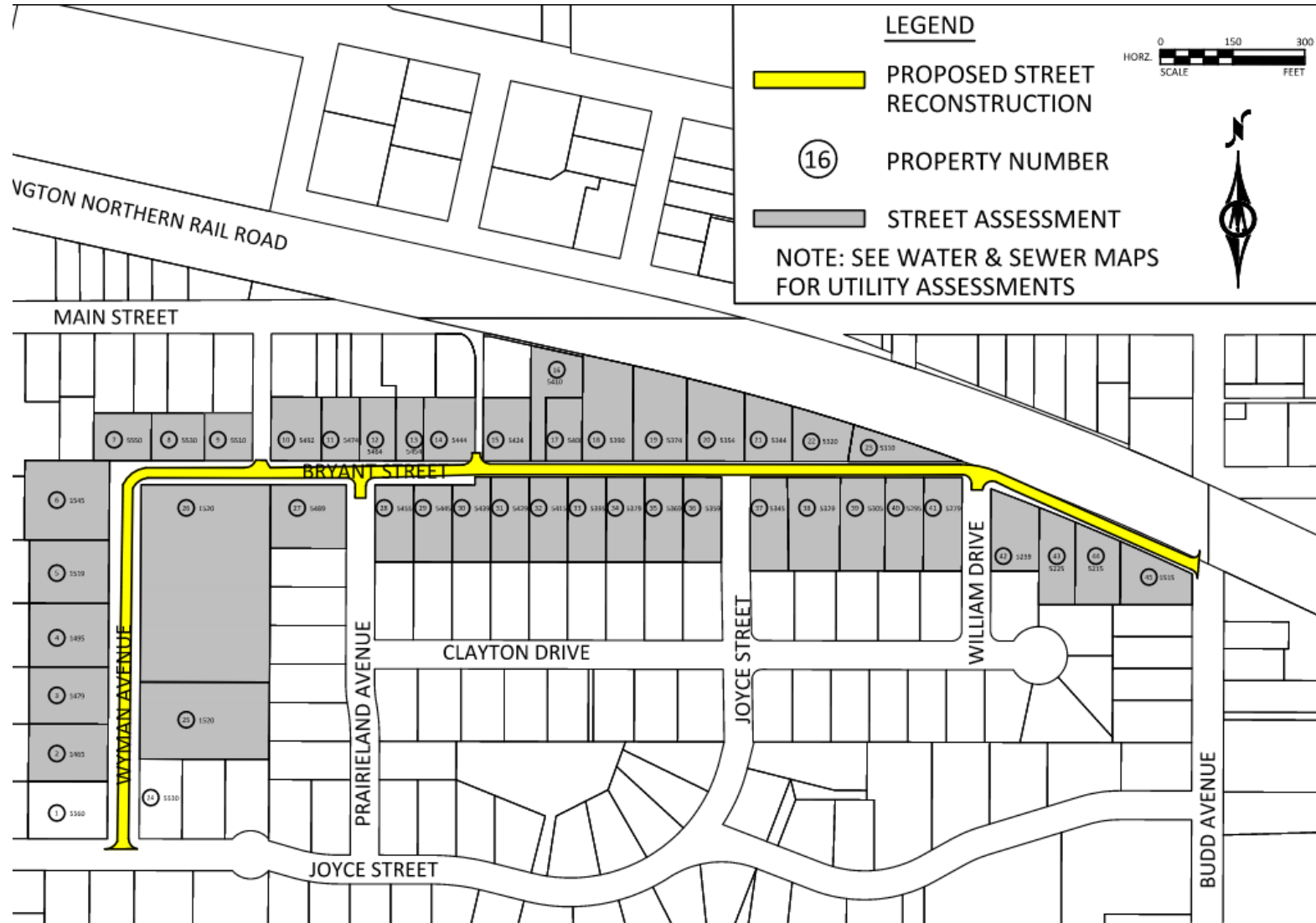
Sanitary Sewer – Independence St



Storm Sewer – Independence St



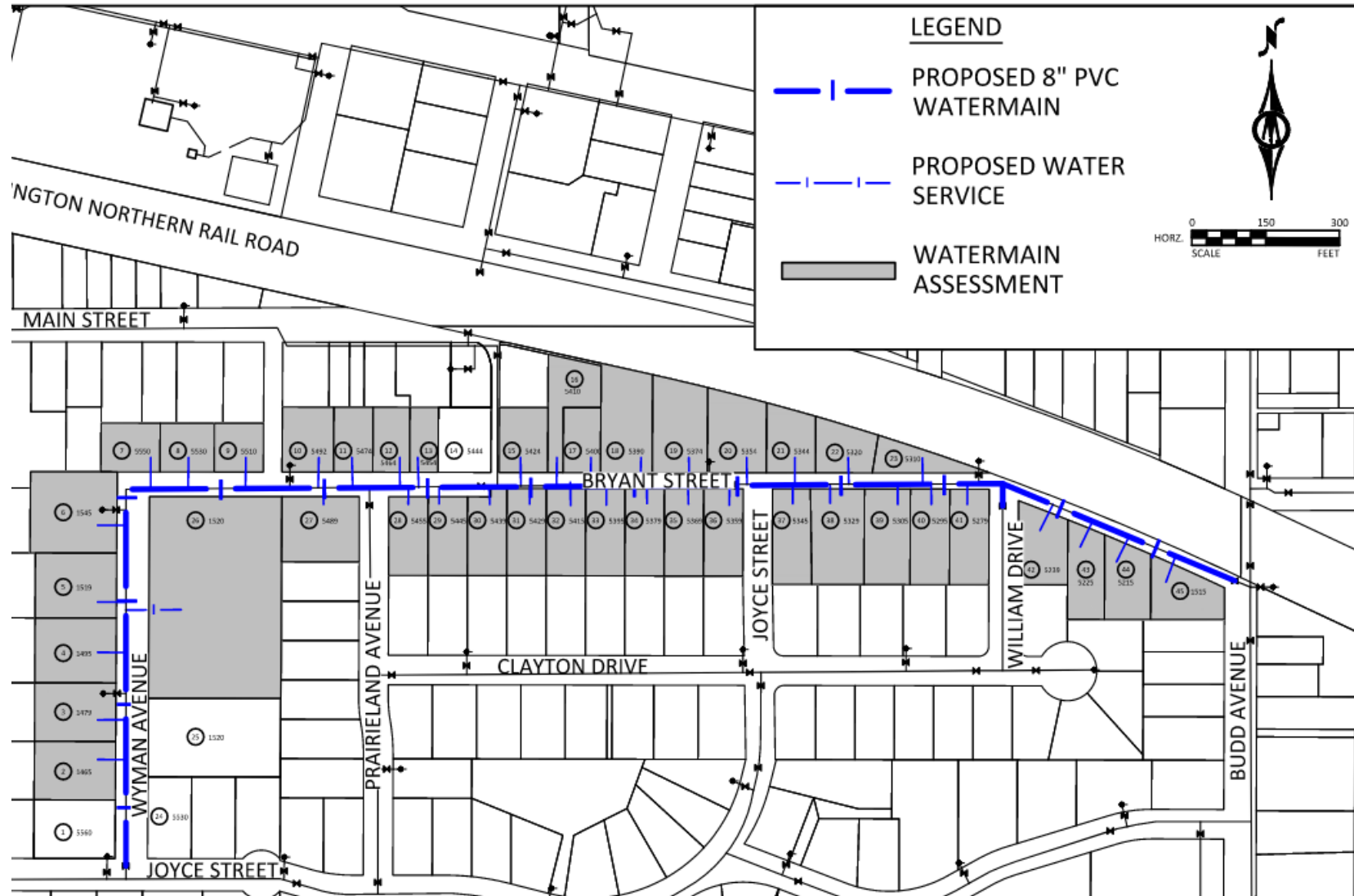
Project Area – Bryant St and Wyman Ave



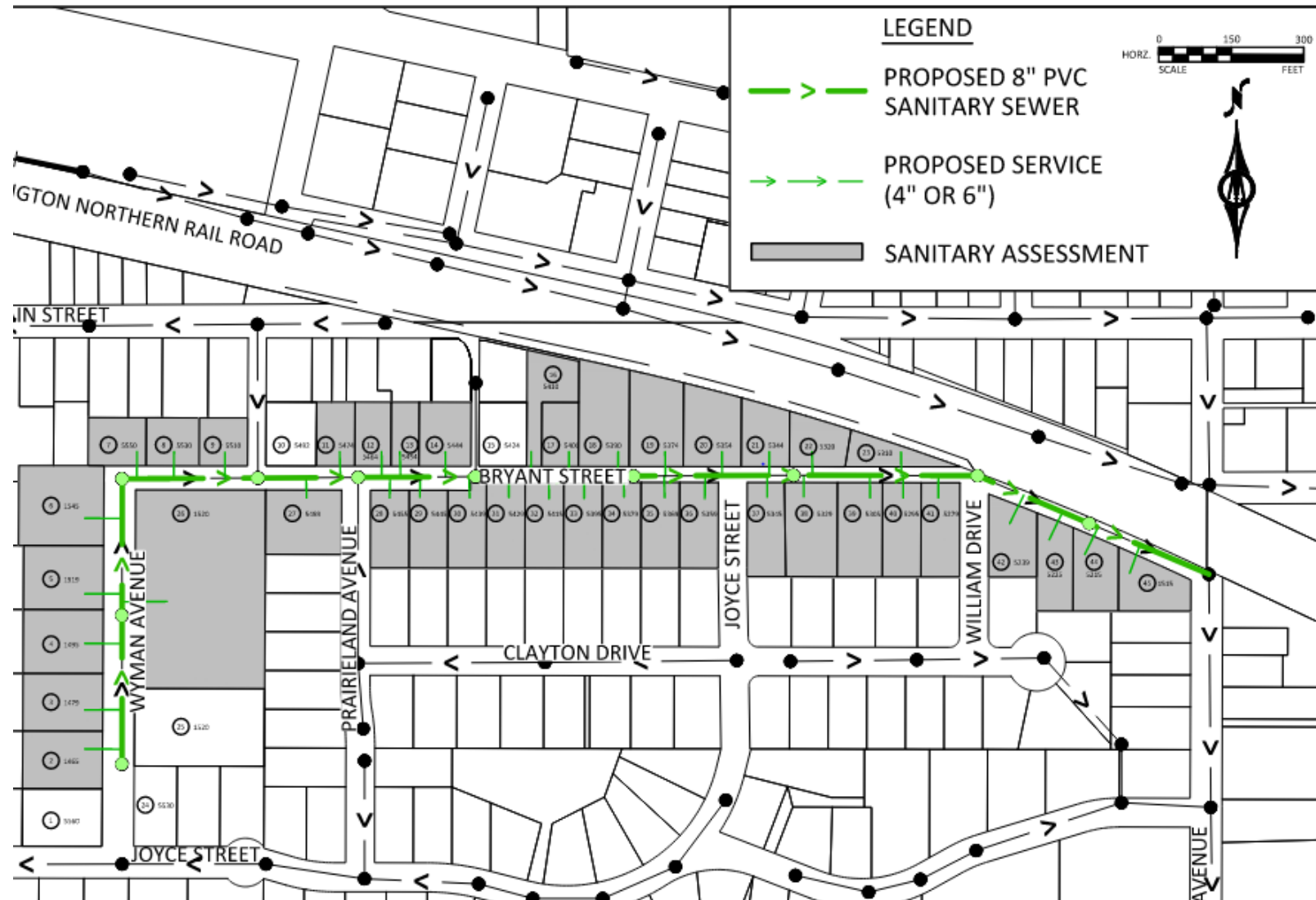
Proposed Improvements – Bryant St and Wyman Ave

- **Full reconstruction**
- **Widening of Wyman Ave to match Bryant St width**
- **Watermain and services will be replaced in the R/W**
- **Sanitary Sewer main and services will be replaced in the R/W**
- **Replace storm sewer on Bryant St**
- **Expand storm sewer on Wyman Ave**
- **Addition of water quality treatment**
- **Replace concrete curb and gutter on Bryant St**
- **Construct new curb and gutter on Wyman Ave**
- **New bituminous pavement**

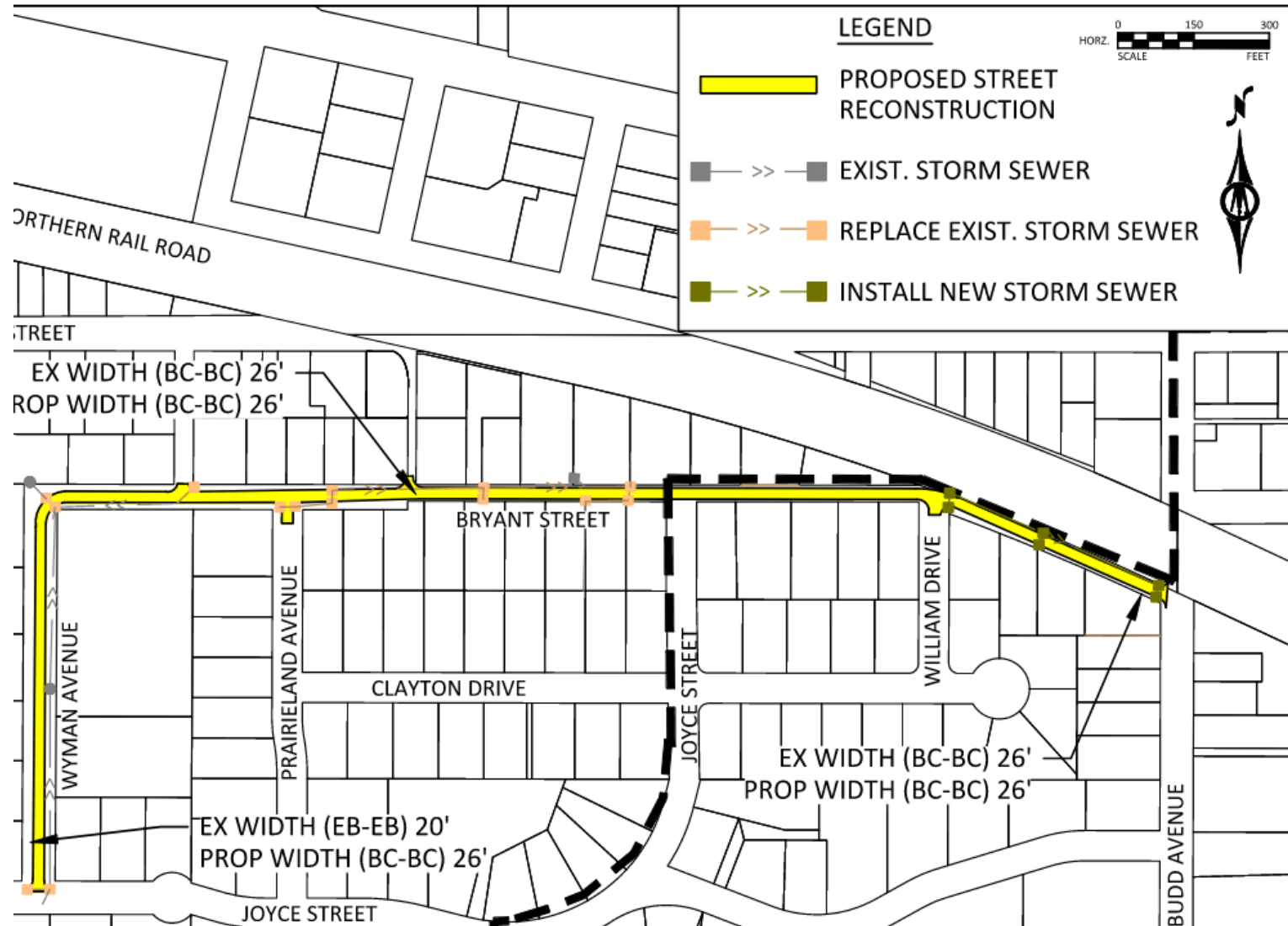
Water – Bryant St and Wyman Ave



Sanitary Sewer – Bryant St and Wyman Ave



Storm Sewer – Bryant St and Wyman Ave



Cost Apportionment Summary

Assessments - \$1,910,767 (Includes City Costs of \$384,640)

Streets - \$1,859,962

Storm Sewer - \$500,000

Water - \$828,824

Sanitary Sewer - \$628,369

Total Cost - \$5,727,922

City Cost Summary

City Assessable Share - \$384,640

Streets – \$1,746,498

Non-Assessable Project Costs - \$113,464

Storm Sewer - \$500,000

Water - \$828,824

Sanitary Sewer - \$628,369

Assessment Summary

Street and Storm Sewer - \$12,321/Unit

Sanitary Sewer - \$3,702/Unit

Water - \$4,883/Unit

Assessment Type

City - \$384,640 (14.1 ERUs)

Residential \$1,081,093 (54 Units)

School - \$133,795 (6.4 ERUs)

Church - \$48,051 (3.9 ERUs)

Haven Homes / Elim Homes - \$263,187 (13 ERUs)

Non-Assessable Project Costs

Howard Ave. Cul-De-Sac - \$25,459

Rainbow Park Parking Lot - \$88,005

Conclusion

- **From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.**
 - The condition of the infrastructure within the project area is typical given its age, material type, and environment.
 - Scope of work, costs and proposed assessments are consistent with previous projects.
 - Infrastructure maintenance is reactionary and no longer cost effective.
 - Improvements can be made using traditional construction methods.

Next Steps

- **Schedule**

- Week of December 25th – City mails notices for Improvements Hearing.
- Week of January 1st and January 8th – Notice of Improvements Hearing advertised in the newspaper.
- January 10th - Open House Meeting.
- January 22nd – Improvements Hearing, Council Orders Improvements
- March 2024 – Open Bids.
- April 2024 – Award Project.
- Fall 2024 – Final Assessment Hearing.

Questions?