2014 Street and Utility Improvement Project

City of Circle Pines

Feasibility Report

January 28, 2014

Public Informational Meeting

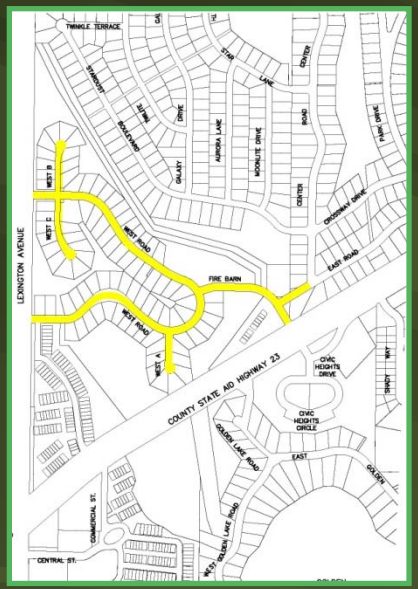
- 22 residents from 17 properties signed in
- Questions about construction (FAQs)
- Eyebrow cul-de-sac “The Banana”
  - Strong support for keeping this feature

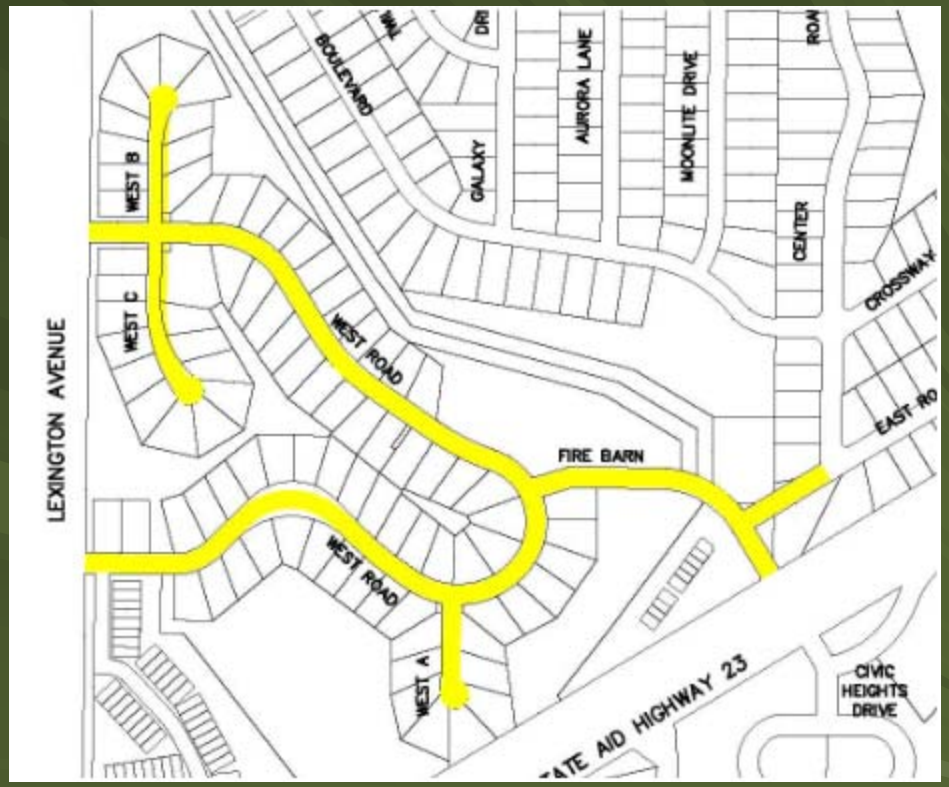
- Sidewalk (Lake Drive to Lexington Avenue)
  - Identified in the Pedestrian Facility Plan
  - Residents had varying opinions
    - Construct the full sidewalk connection
    - No sidewalk is needed
    - Sidewalk only from Lake Drive to Carl Eck Park

Presentation Summary

- Project Location
- Existing Conditions
- Proposed Improvements
- Project Costs
- Assessments / Funding
- Schedule
- Questions and Comments

Project Location





Existing Conditions

- **Street**
  - 1.1 miles of residential streets constructed in 1968
  - Prevalent cracking in pavement (alligator, transverse, longitudinal, and edge)
  - Condition index rated as “Poor” according to 2011 Pavement Management Program

Fire Barn Road

East Road

Existing Conditions

- **Sanitary Sewer**
  - Root intrusion in mainline and service lines, cracked segments, and mineral deposits at joints
  - Fire Barn Road– sanitary sewer has significant sags
  - Infiltration
- **Water Main**
  - Existing main line is cast iron pipe
  - Occasional breaks
  - Hydrants adjacent to driveway
- **Storm Sewer**
  - Existing storm sewer pipes are sized for current design standards
  - Storm sewer directly discharges to ditch
  - Surface flow can cause surface deterioration of the pavement

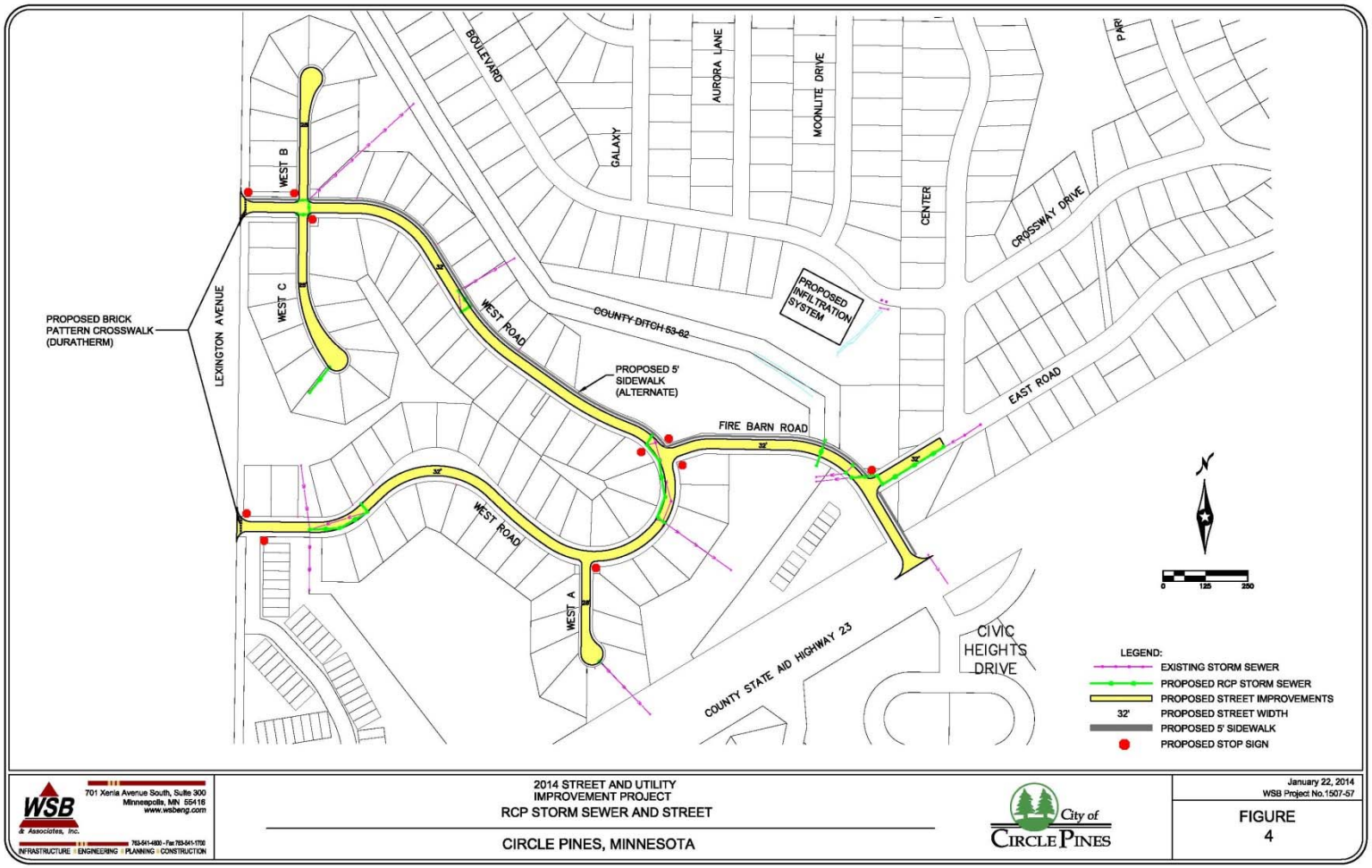
Proposed Improvements

- **Street Reconstruction**
  - Existing Widths
    - 32 – 33 foot street widths
  - Complete reconstruction including curb and gutter, bituminous pavement, and subgrade preparation
  - Proposed Widths
    - West Road, Fire Barn Road, and East Road to be 32 feet wide
      - 32 foot width allows for parking on one side
    - West Road A, B, and C cul-de-sacs to be 28 feet wide

Proposed Improvements

- **Storm Sewer**
  - Drainage Improvements
    - Resident noted drainage concerns:
      - Corner of West Road and West Road A
      - West Road B cul-de-sac
  - Utilize segments of existing storm sewer outlet pipe between West Road / Fire Barn Road and County Ditch 53-62
  - Storm Water Treatment
    - Discussed several options with RCWD to permit for 2014 project, 2012 project debit, and credits for future projects
    - Proposed Infiltration Basin at Stardust Boulevard

Proposed Improvements



Proposed Improvements

- **Pedestrian Facilities**
  - 5-foot concrete sidewalk
    - Pedestrian Facility Plan - Connection between Lake Drive and Lexington Avenue
    - Sidewalk Options
      - Lake Drive to Lexington Avenue
      - Lake Drive to Carl Eck Park
      - No Sidewalk
  - Brick pattern crosswalk (Duratherm)
    - Lexington Avenue intersections

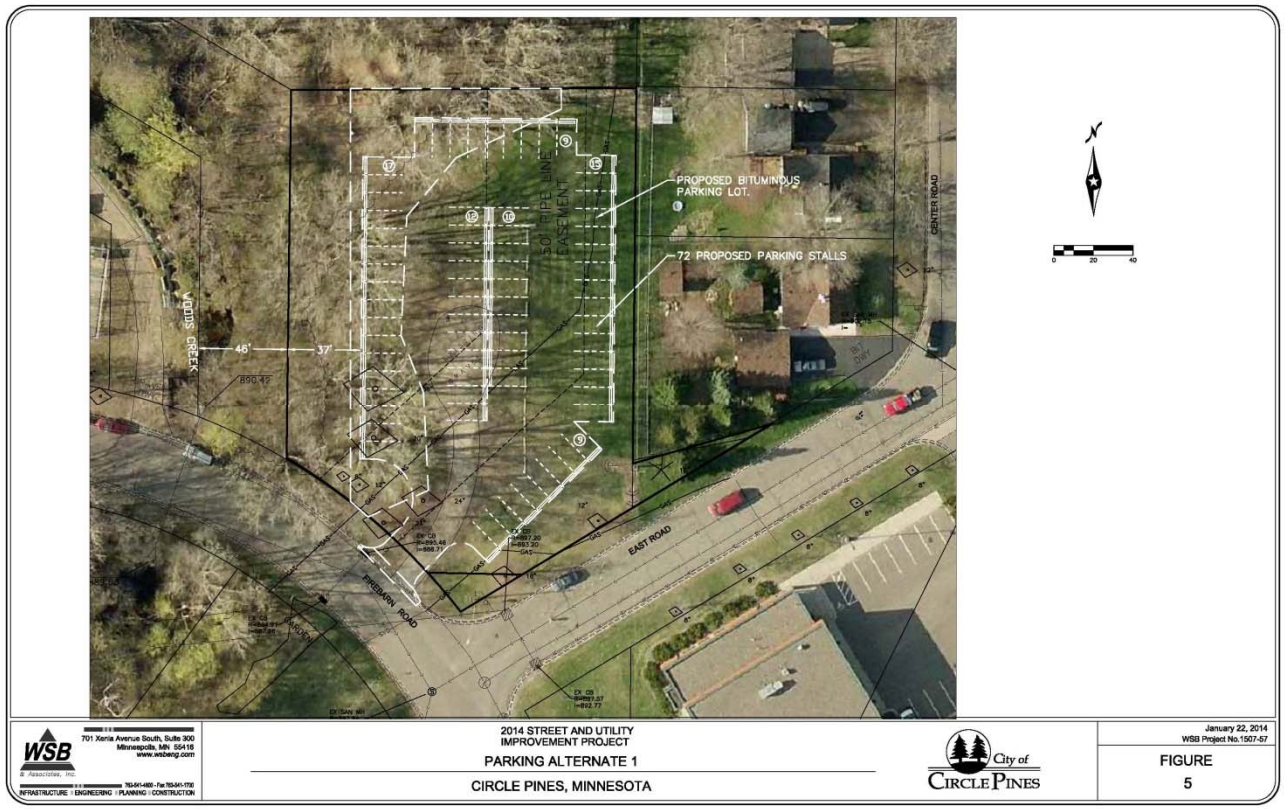
Proposed Improvements

- **Eyebrow Cul-de-sac "Banana"**
  - Propose to eliminate - maintenance issue

Carl Eck Park

Alternative Parking Options

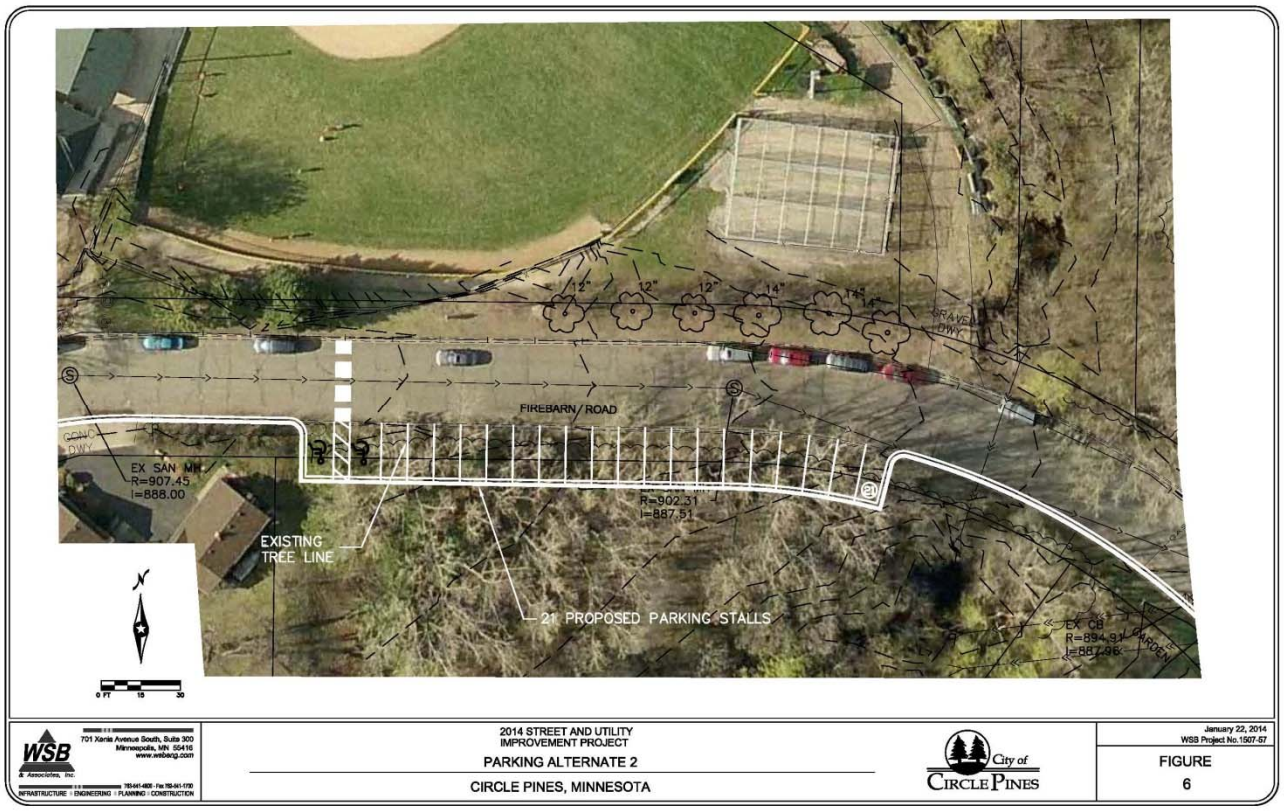
- Pave gravel/grass lot
- Delineate parking spaces



Carl Eck Park

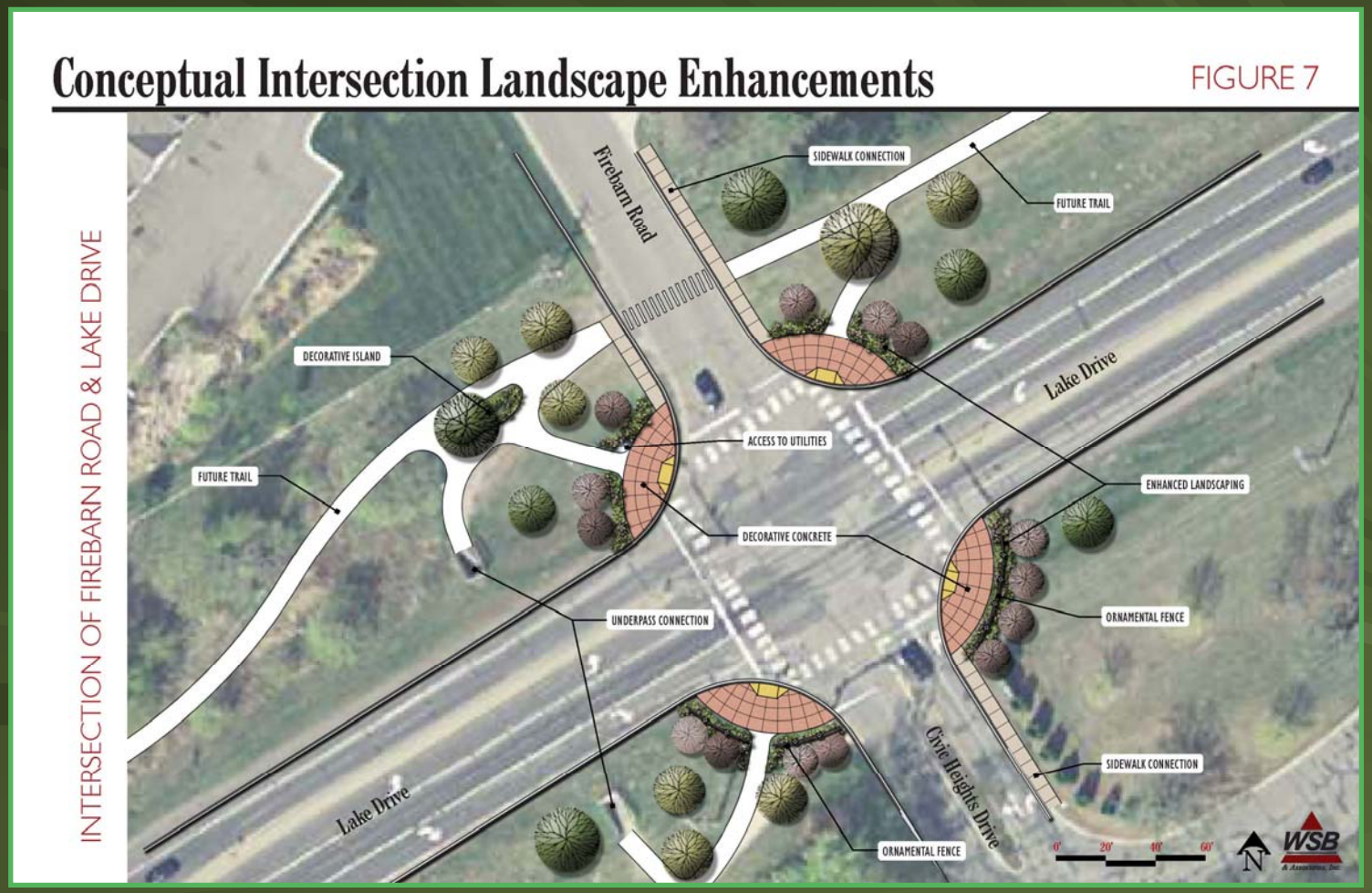
Alternative Parking Options

- Fire Barn Road bump out parking
- Crosswalk to ball fields



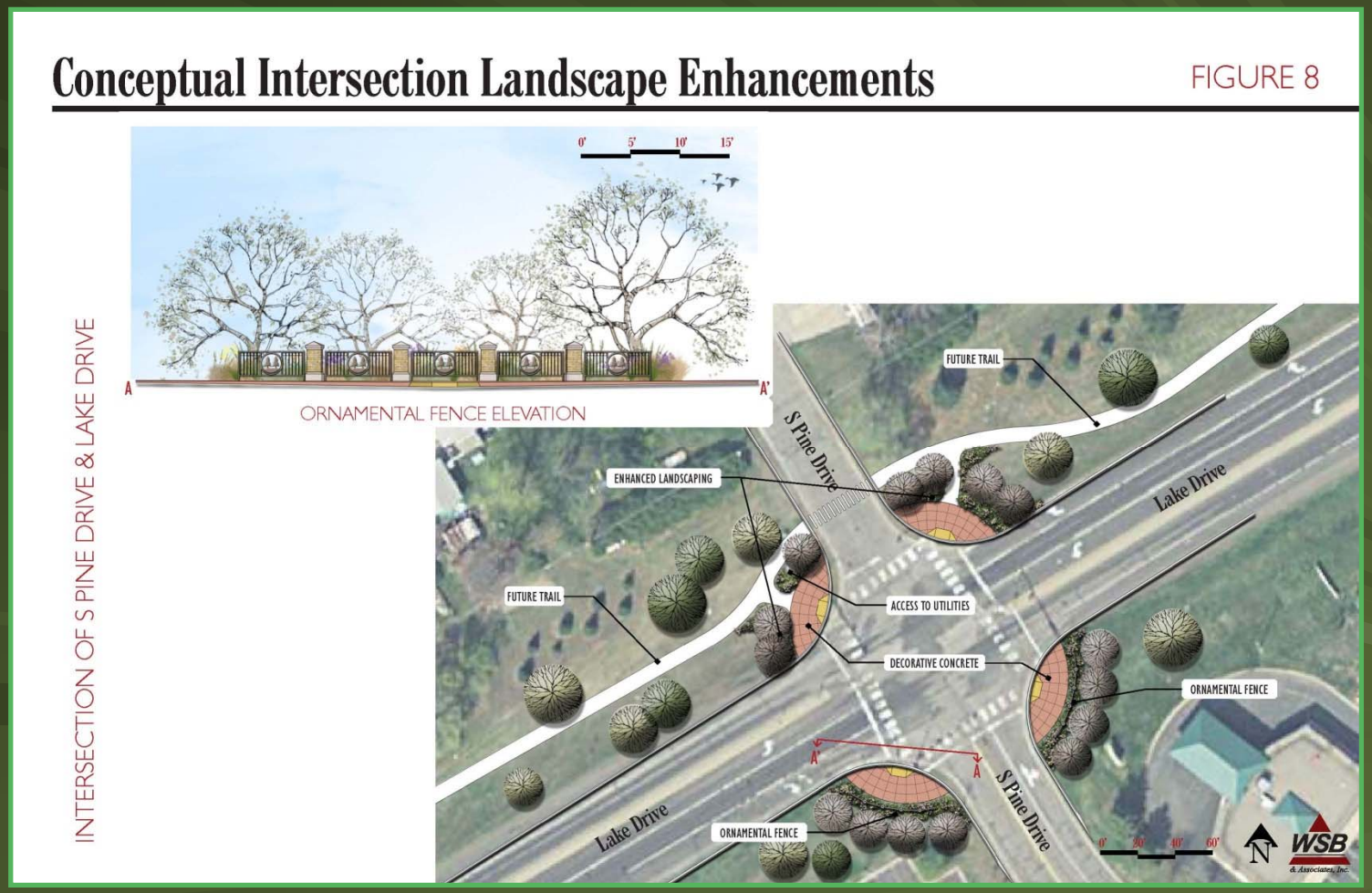
Intersection Improvements

- Fire Barn Road / Lake Drive / Civic Heights Drive



Intersection Improvements

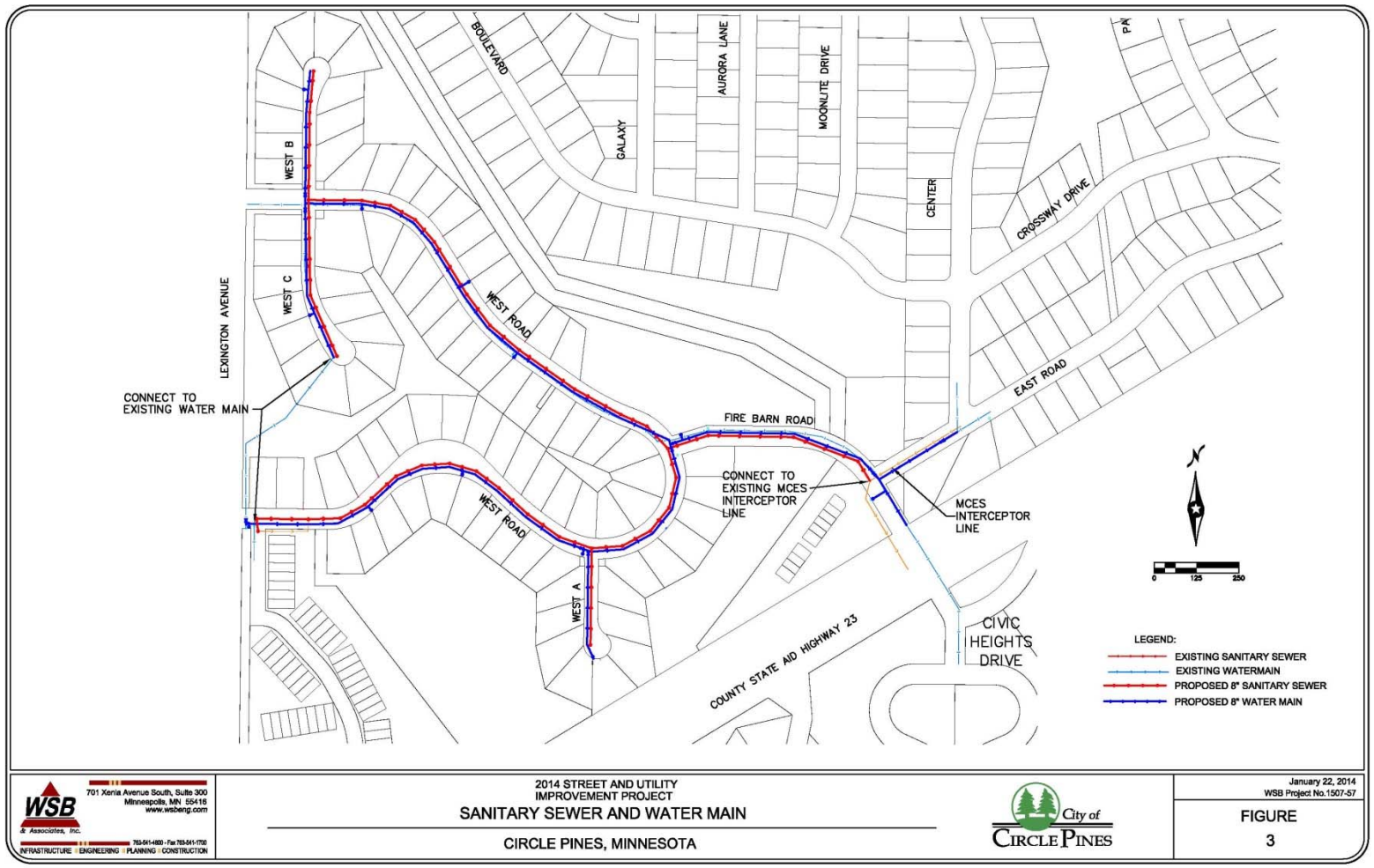
- Pine Drive / Lake Drive



Proposed Improvements

- **Gas Main Replacement (by Centennial Utilities)**
  - Dual 2” plastic gas main (1 main on each side of street)
  - Gas service replacement from the main to the home meter
  - Completed prior to construction
- **Water Main Replacement**
  - 8” and 12” PVC water main
  - 1” HDPE water services replaced to the Right-of-Way
  - New hydrants and gate valves
- **Sanitary Sewer Replacement**
  - 8” and 12” PVC sanitary sewer main
  - 4” PVC sanitary sewer services replaced to the Right-of-Way

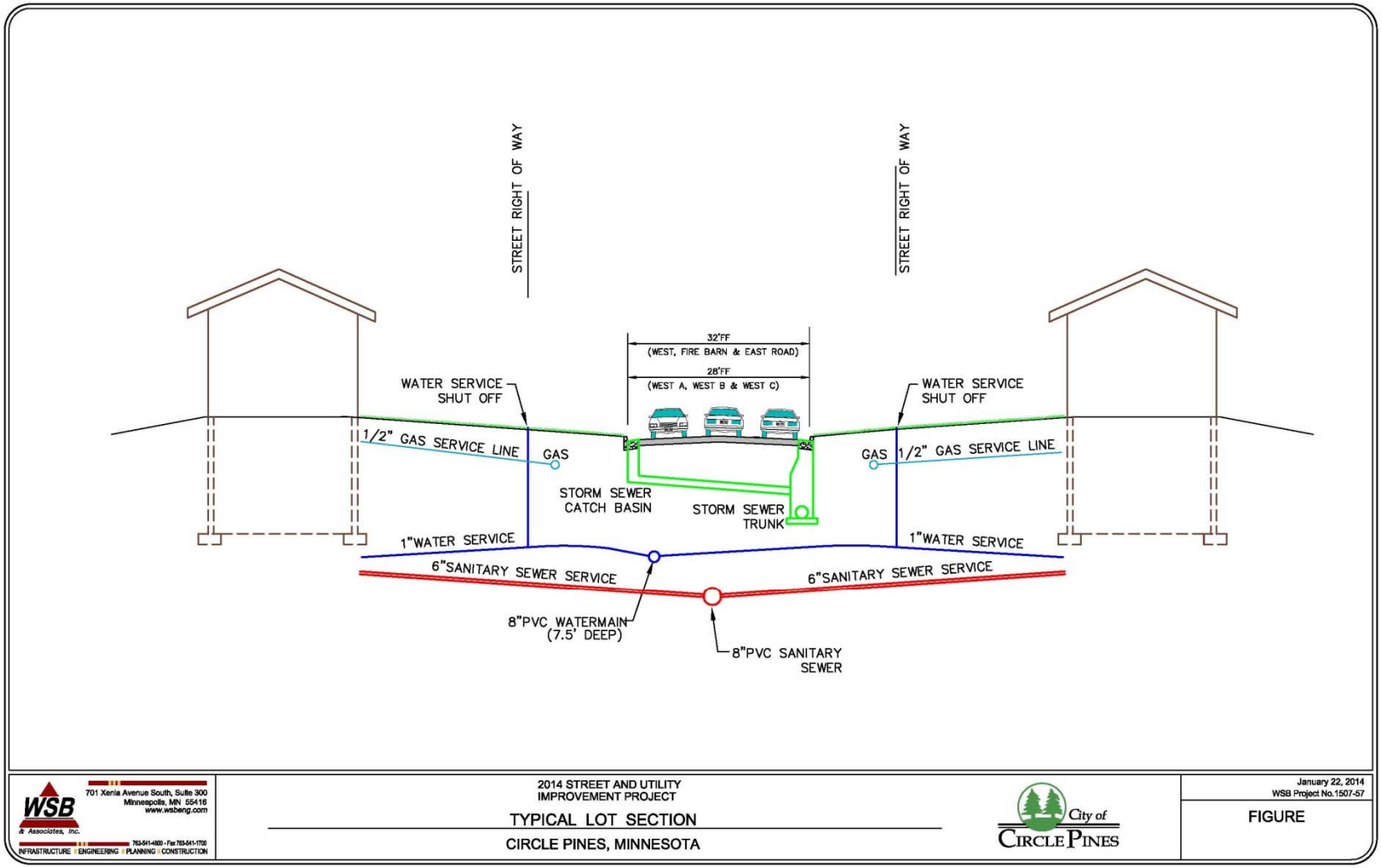
Proposed Improvements



Proposed Improvements

- **Environmental Investigation**
  - Pipeline spill in 1982 at Fire Barn Road
  - Magellan worked with MPCA to clean up
  - Geotechnical sub-consultant noted strong fumes in 2013
  - Environmental Investigation Required
  - Utility impacts

Proposed Improvements



Project Costs

Summary of Cost	
	Total
Street Improvements	$1,517,600
Sanitary Sewer Improvements	$662,400
Water Main Improvements	$599,600
Storm Sewer Improvements	$462,900
Aesthetic Intersection Improvements	$92,400
Total	**$3,334,900**
Alternate 1 – Sidewalk Improvements	**$99,200**
Alternate 2 – Parking Option 1 (Carl Eck Parking Lot)	**$82,000**
Alternate 3 – Parking Option 2 (Fire Barn Road Bump Out)	**$32,900**
Total Alternates	**$214,100**
Project Total (with Alt)	**$3,549,000**

Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
  - Proposed Street Assessment: $3,950 per unit
    - 90 single family residential units
  - Townhomes are treated as one unit (10 Total Units)
  - City owned parcels at West Rd C cul-de-sac (3 Total Units)
  - Carl Eck Park area and Fire Station assessed one unit per 75-feet of front footage (same method as Inner Park)
    - 17 Total Units
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements
- City Funds Aesthetic Intersection Improvements

Project Assessment

Total Street Improvement Cost	$1,517,600
Total Assessable Units	117*
Assessment Rate	$3,950
Total Assessment	$462,150

*Includes three City-owned lots and 17 residential equivalent units for Carl Eck Park, the Carl Eck Park parking lot, and Centennial Fire Station totaling $79,000

** Assessment equates to $505/yr for 10 years at 5% (estimated- contingent on bond sale) interest rate*

Assessable Units

Funding Scenario

Proposed Funding	
Special Assessments	$462,150
Street Reconstruction Fund	$1,101,650 – $1,317,750
Sanitary Sewer Fund	$662,400
Water Main Fund	$599,600
Storm Water Fund	$462,900
General Fund	$46,200
Total Funding	**$3,334,900 – $3,549,000**

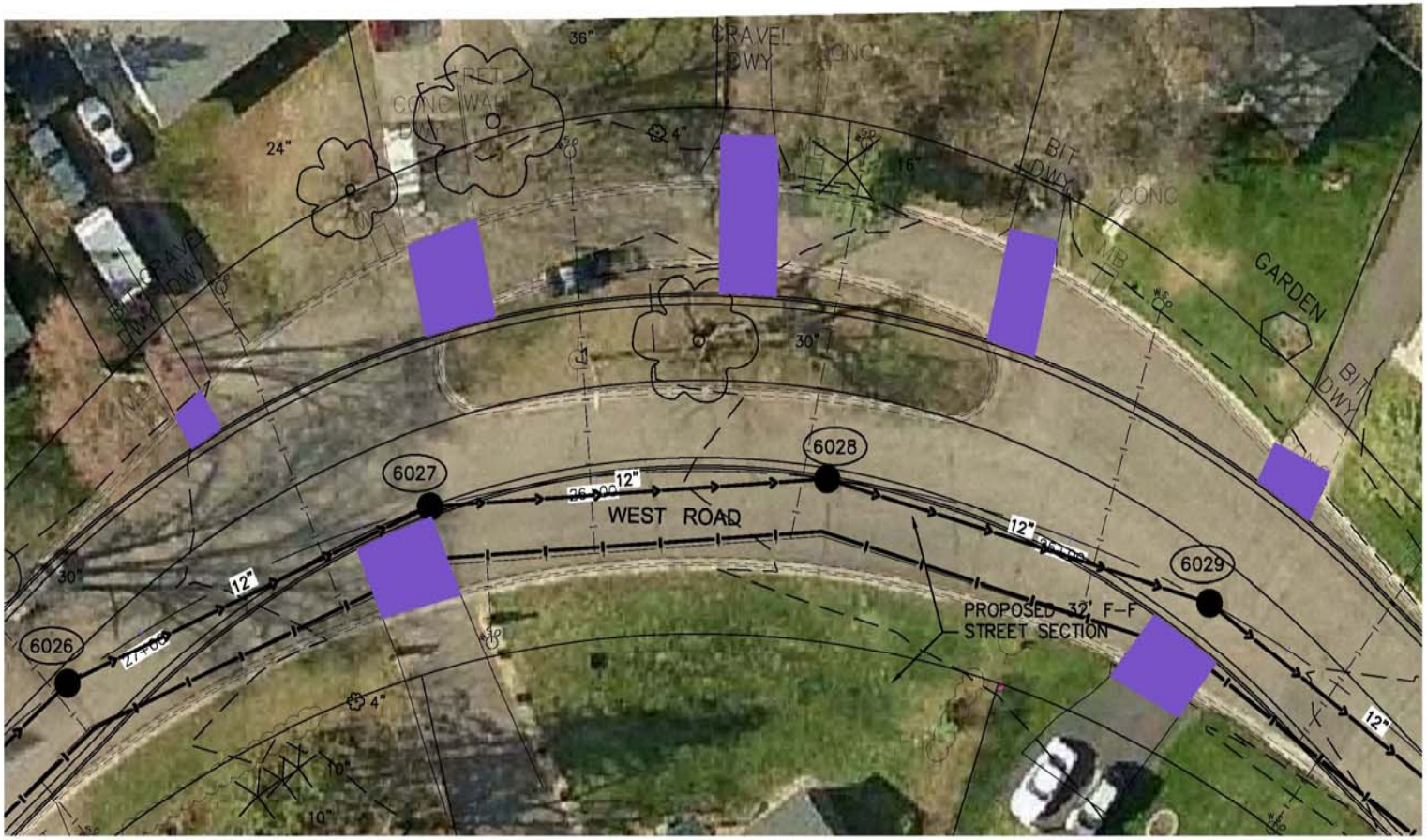
Proposed Schedule

Public Informational Meeting	January 22, 2014
City Accepts Feasibility Study	January 28, 2014
Public Hearing/ Authorize Plans	February 18, 2014
Submit RCWD Permit	February 28, 2014
City Approves Final Plans	April 8, 2014
Receive Bids	May 7, 2014
Award Contract	May 13, 2014
Begin Construction	June 2014
Substantial Completion	October 2014
Assessment Hearing	October 2014
Final Completion	Spring 2015

Discussion Items

- Eyebrow Island
- Parking Alternatives
  - Carl Eck Parking Lot
  - Fire Barn Road bump out parking
- Sidewalk
  - Sidewalk from Lake Drive to Lexington Avenue
  - Sidewalk from Lake Drive to Carl Eck Park
  - No Sidewalk
- Proposed Assessment Rate
  - Current Rate is $3,500 per unit
  - Proposed Rate is $3,950 per unit

Questions and Comments?



WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com
763-541-4800 • Fax 763-541-1700
INFRASTRUCTURE | ENGINEERING | PLANNING | CONSTRUCTION

2014 STREET AND UTILITY
IMPROVEMENT PROJECT

CIRCLE PINES, MINNESOTA

City of CIRCLE PINES

January 28, 2014
WSB Project No.1507-57

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