


# 2021 Reclamation and Overlay Project

**ACCEPT FEASIBILITY REPORT  
AND CALL FOR PUBLIC HEARING**

**09/01/2020**



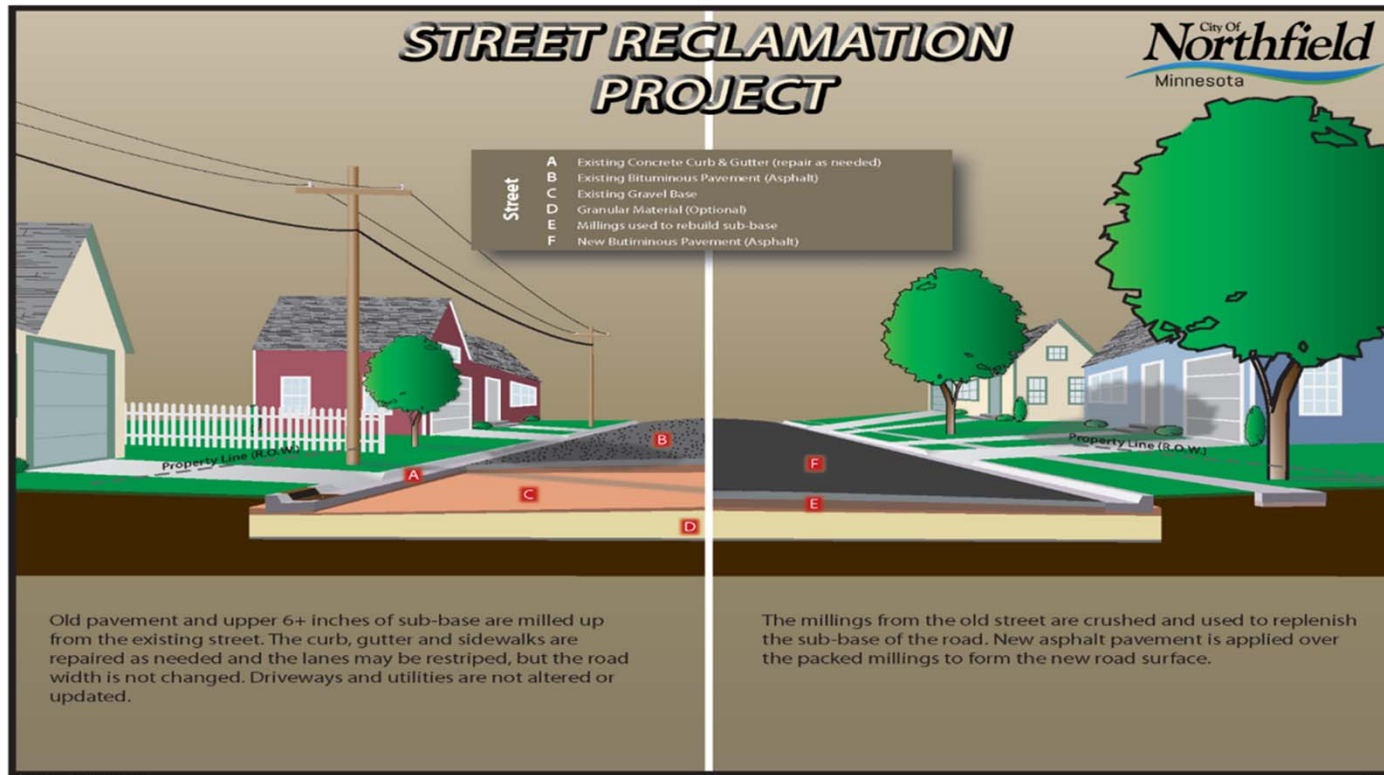
# Presentation Outline

- Project Scope
  - What is a Modified Pavement Reclamation?
  - What is a Mill & Overlay?
  - Project Location
  - Existing Pavement Conditions
  - Proposed Street Improvements
  - Proposed Trail Connections
    - Babcock Park
    - Rodeo Grounds
    - Honeylocust Drive
  - Proposed Utility Improvements
  - Project Costs/Funding/Assessments
  - Project Process
  - Questions/Comments
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# 2021 Project Scope

- Modified Pavement Reclamation
  - Mill and Overlay
  - Concrete Curb and Gutter Spot Repairs
  - Sidewalk Spot Repairs/New Sidewalk Installations/New trail connections/Trail reconstruction
  - ADA Upgrades to Existing Pedestrian Ramps
  - Storm Sewer, Sanitary Sewer, & Watermain Adjustments
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# What is a Modified Pavement Reclamation?



- Modified Pavement Reclamation
  - 12” Sub cut
  - 12” Select Granular Section installation
  - Underdrain installation

## What is a Mill and Overlay Project?

- A Mill & Overlay project is a street rehabilitation method where the top layer of pavement (~2”) is removed and a new layer of bituminous pavement is re-installed
- This is not a reconstruction project which is much more intrusive and much more expensive
- Impacts to business access is minor
- Pavement condition and traffic volumes show the streets in the project area will benefit from a mill & overlay and the rehabilitation will extend the street’s pavement life
- Extends the service life of the road by 15 years – 20 years

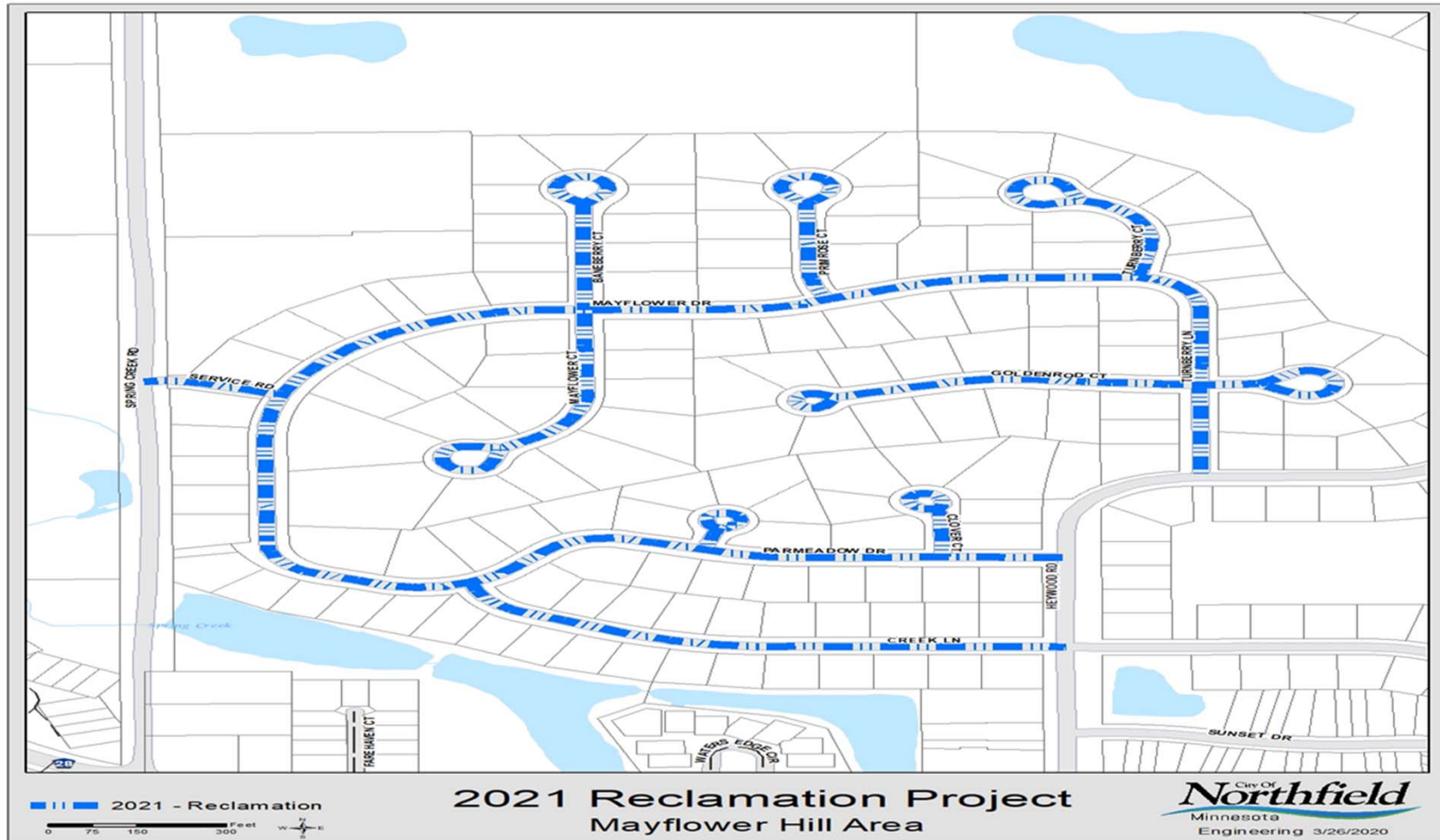


# What is a Mill and Overlay Project?



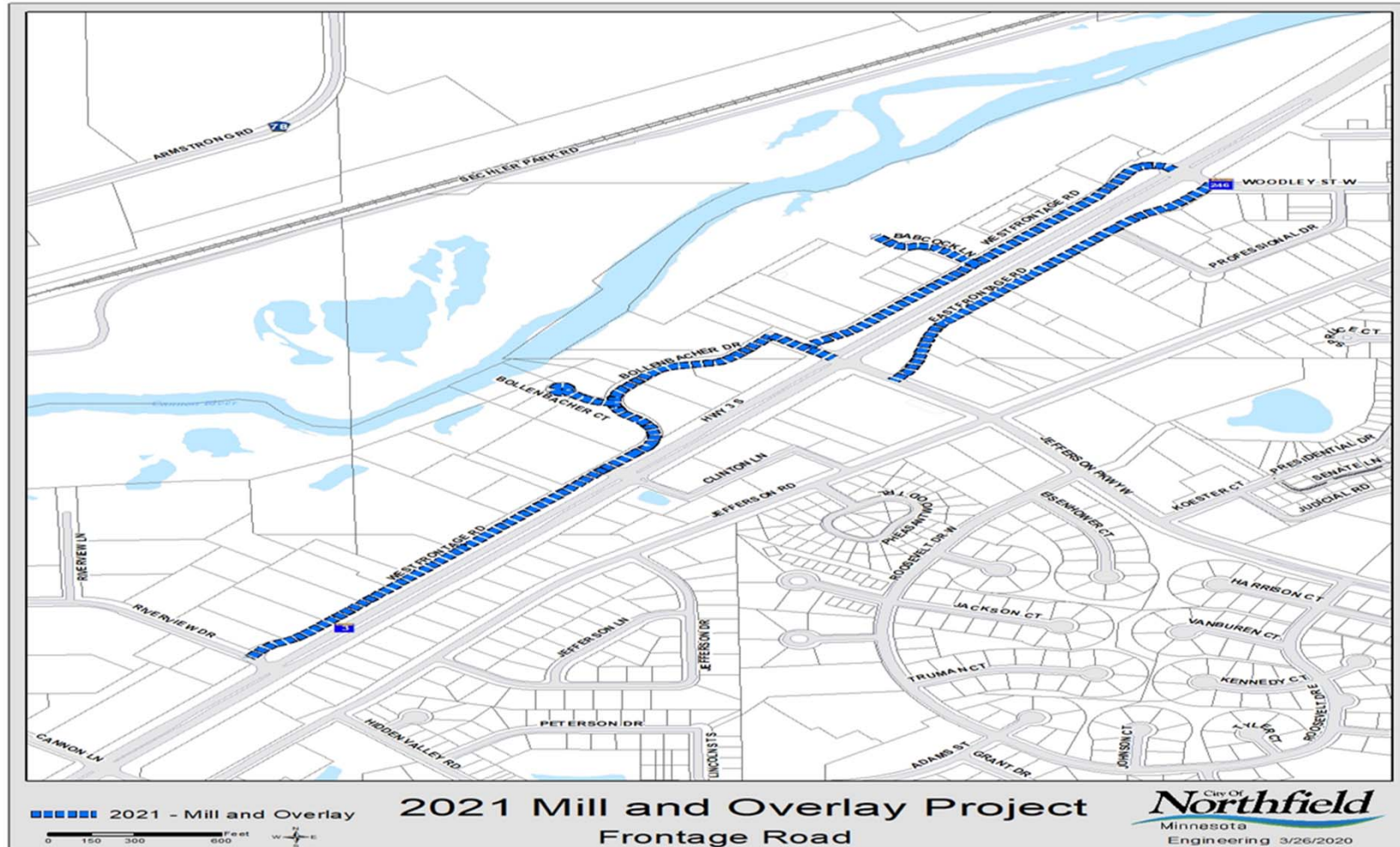
# Project Location

## Mayflower Hill Area



# Project Location

## TH 3 Frontage Road Area





# Project Location

## ECRT Trail Connection



# Existing Pavement/Curb/Sidewalk Condition

- Transverse Cracking
- Longitudinal Cracking
- Alligator Cracking
- Potholes
- Rutting




# Proposed Street Improvements

- Full Depth Modified Pavement Reclamation – Mayflower Hill Area
  - 12” Select Granular sand section
  - Underdrain installation
- Mill ~2” of Existing Pavement – TH 3 Frontage Road Area
- Full-Depth Bit Patches as Identified in the Field
- Subgrade Correction



# Proposed Street Improvements

- Install 2” or 4” of New Bituminous Pavement
  - ADA Pedestrian Ramp Upgrades
  - New Sidewalk Installations ( TH 3 Frontage Road Area)
  - East Cannon River Trail Connections
    - Babcock Park
    - Rodeo Grounds – including existing trail replacement
    - Honey Locust Drive
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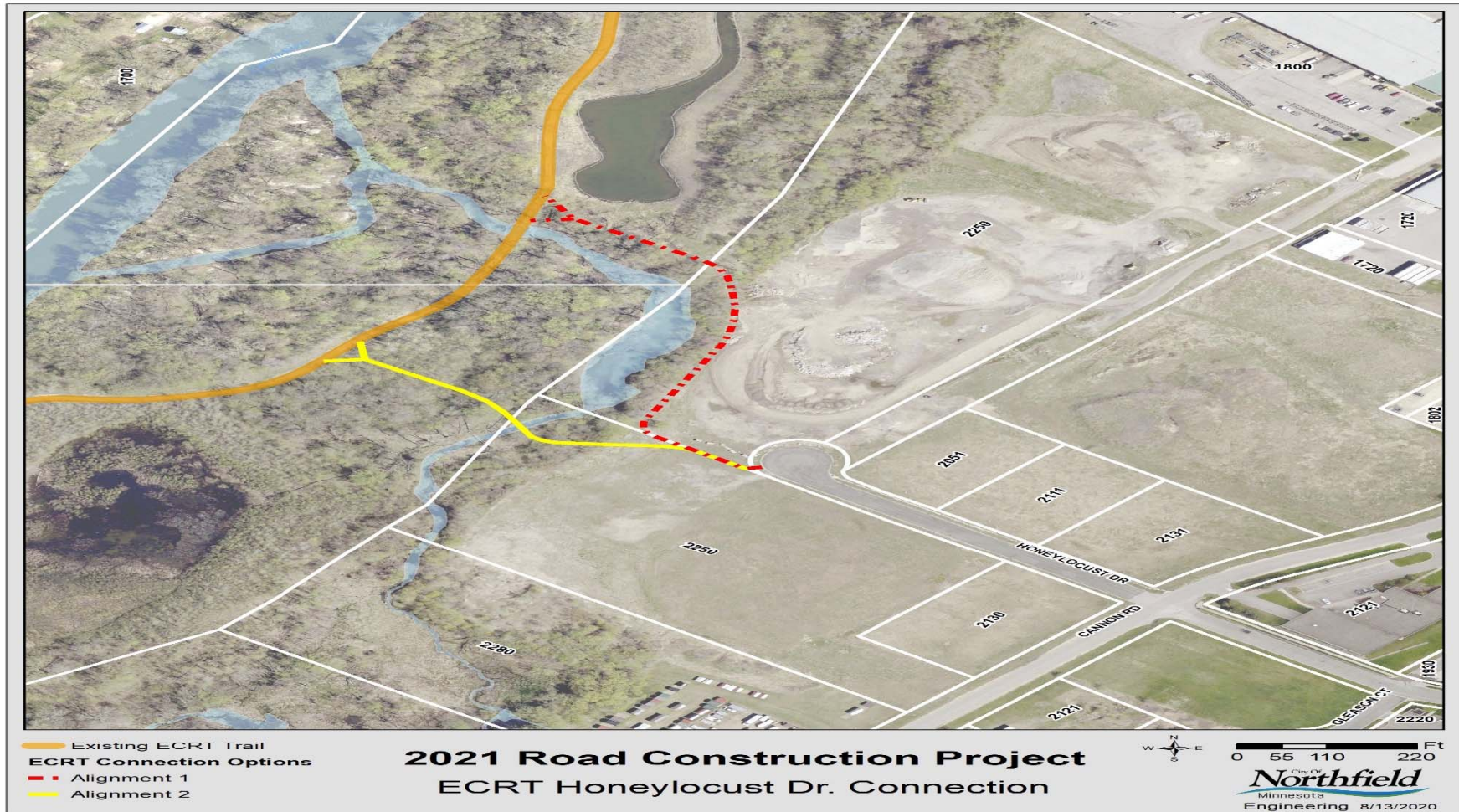
# Trail Connections/Improvements Babcock Park



# Trail Connections/Improvements Rodeo Grounds



# Trail Connections/Improvements Honeylocust Drive



# Honeylocust Drive Trail Connection Alignment #1

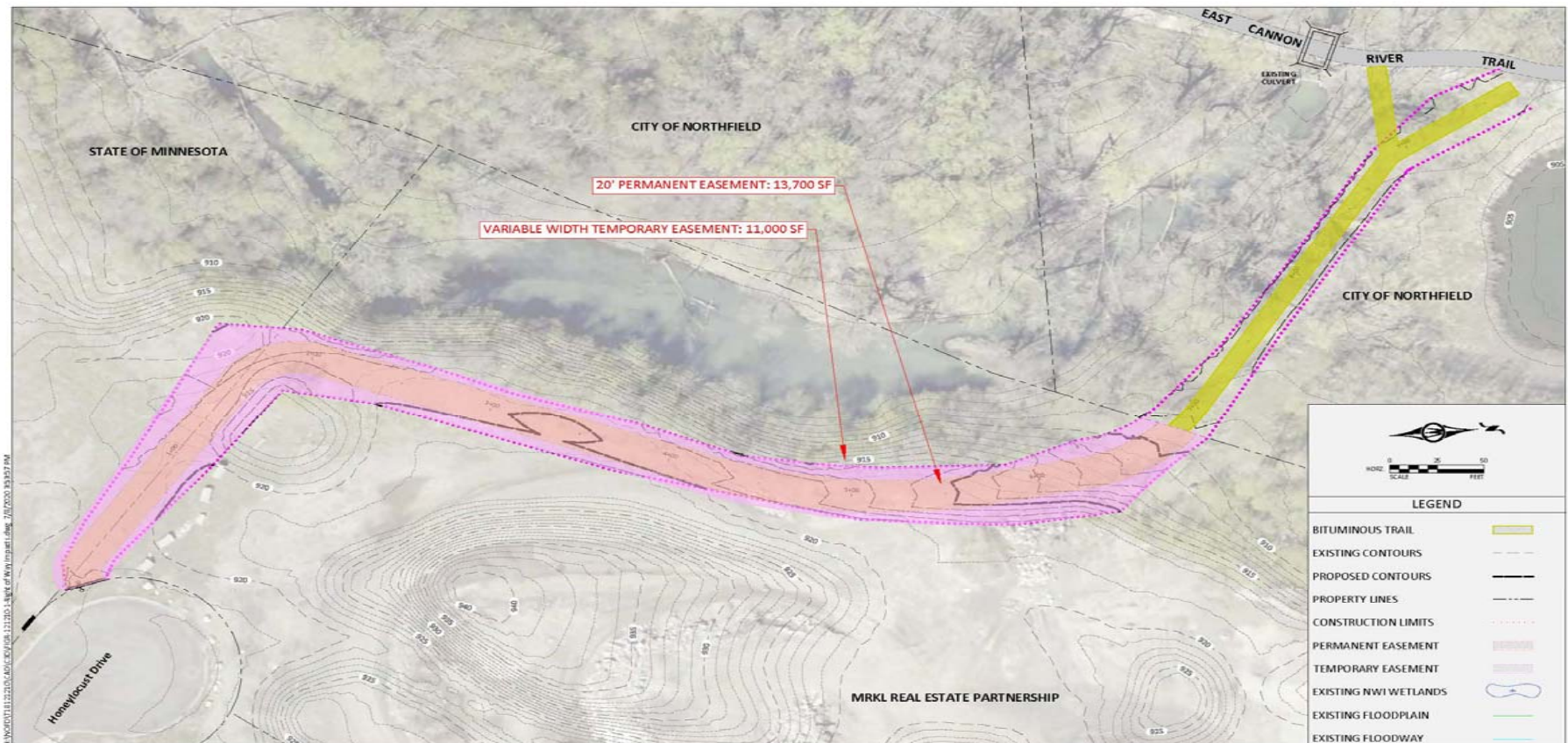
## Alignment #1 – Staff Recommendation

- Permanent Easement Acquisition
  - 0.31 Acres
- Temporary Easement Acquisition
  - 0.42 Acres
- Wetland Mitigation
  - \$9,900





# Honeylocust Drive Trail Connection Alignment #1



# Honeylocust Drive Trail Connection

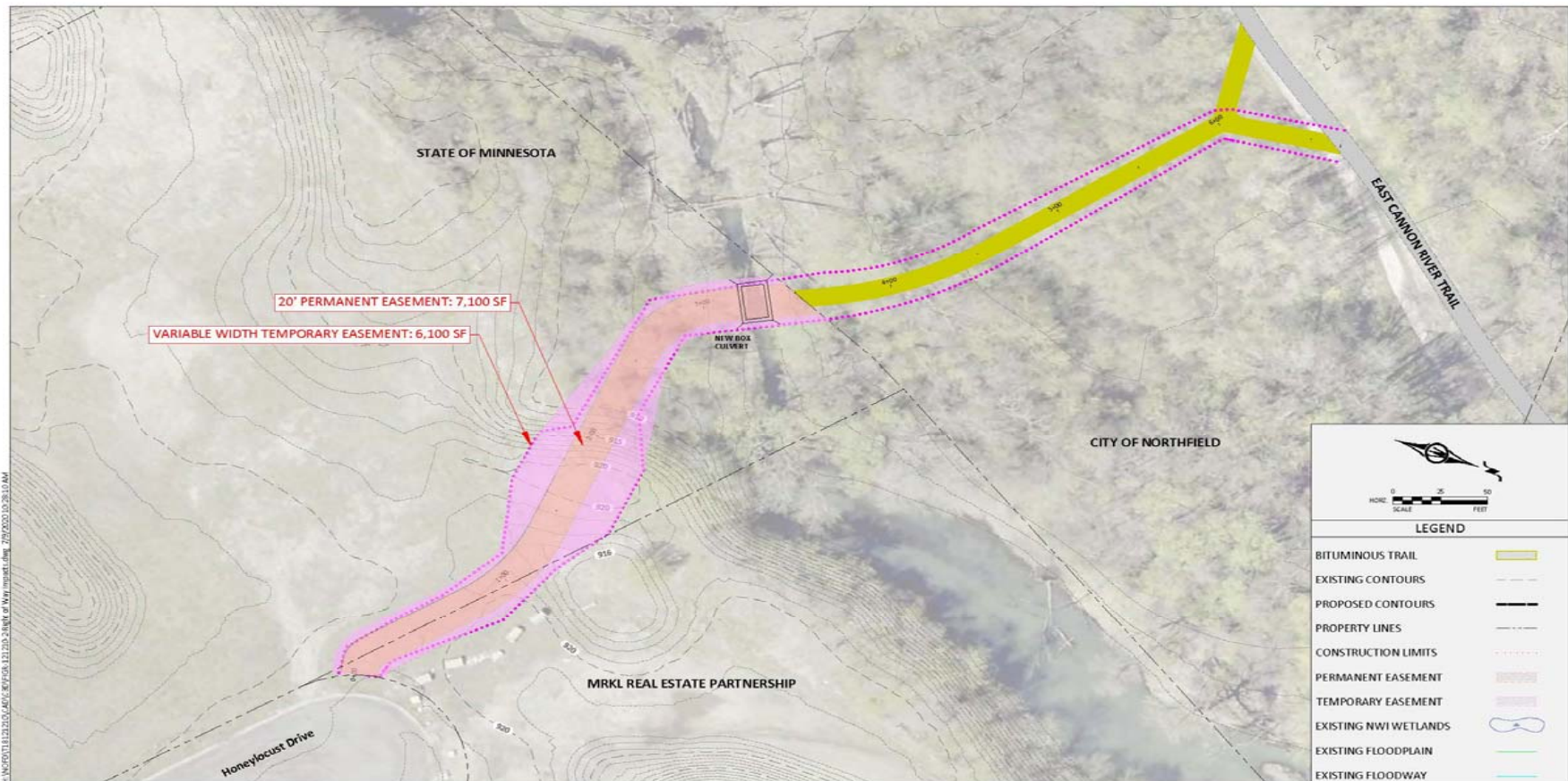
## Alignment #2

### Alignment #2

- Permanent Easement Acquisition
  - 0.16 Acres
- Temporary Easement Acquisition
  - 0.14 Acres
- Wetland Mitigation
  - \$12,600
- Box Culvert Installation



# Honeylocust Drive Trail Connection Alignment #2



# Honeylocust Drive Trail Connection Wetland Mitigation

## Option #1 (No Floodway Increase) – Staff Recommended Option

- Construct trail at an elevation at or below the existing grade to ensure flood elevations are not increased.
  - Wetland Delineation
  - Wetland Permitting and Mitigation Approval
    - Alternate #1 - \$9,900
    - Alternate #2 - \$12,600
  - Construction could occur in the summer of 2021



# Proposed Utility Improvements

- Adjusting Storm Sewer & Sanitary Sewer Castings
- Rehab Storm Sewer Catch Basins & Manholes, As Necessary
- Drain Tile Installation
- Gate Valve Box Adjustments/Repair



# Project Costs

## ECRT Alignment #1

ESTIMATED PROJECT COSTS				
ECRT ALIGNMENT #1				
	Mayflower Hill Area	TH 3 Frontage Road Area	East Cannon River Trail Alignment 1	TOTAL
Street	\$1,534,569	\$851,928	\$118,749	\$2,505,246
Storm Sewer	\$221,241	\$35,488	\$8,200	\$264,929
Sanitary Sewer	\$31,876	\$9,128	\$0	\$41,004
Watermain	\$26,325	\$13,075	\$0	\$39,400
<b>Construction Subtotal</b>	<b>\$1,814,011</b>	<b>\$909,619</b>	<b>\$126,949</b>	<b>\$2,850,579</b>
Construction Contingency (10%)	\$181,401	\$90,962	\$0	\$272,363
Construction Contingency (15 %)	\$0	\$0	\$19,042	\$19,042
<b>Total Construction</b>	<b>\$1,995,412</b>	<b>\$1,000,581</b>	<b>\$145,991</b>	<b>\$3,141,984</b>
Permanent Easement	\$0	\$0	\$41,100	\$41,100
Temporary Easement	\$0	\$0	\$8,250	\$8,250
Wetland Mitigation	\$0	\$0	\$9,900	\$9,900
<b>Project Subtotal</b>	<b>\$1,995,412</b>	<b>\$1,000,581</b>	<b>\$205,241</b>	<b>\$3,201,234</b>
Overhead (50%)	\$0	\$0	\$102,621	\$102,621
Overhead (20%)	\$399,082	\$200,116	\$0	\$0
<b>Total Project Costs</b>	<b>\$2,394,495</b>	<b>\$1,200,697</b>	<b>\$307,862</b>	<b>\$3,903,054</b>

# Project Costs

## ECRT Alignment #2

ESTIMATED PROJECT COSTS				
ECRT ALIGNMENT #2				
	Mayflower Hill Area	TH 3 Frontage Road Area	East Cannon River Trail Alignment 2	TOTAL
Street	\$1,534,569	\$851,928	\$93,961	\$2,480,458
Storm Sewer	\$221,241	\$35,488	\$109,100	\$365,829
Sanitary Sewer	\$31,876	\$9,128	\$0	\$41,004
Watermain	\$26,325	\$13,075	\$0	\$39,400
<b>Construction Subtotal</b>	<b>\$1,814,011</b>	<b>\$909,619</b>	<b>\$203,061</b>	<b>\$2,926,691</b>
Construction Contingency (10%)	\$181,401	\$90,962	\$0	\$272,363
Construction Contingency (15 %)	\$0	\$0	\$30,459	\$30,459
<b>Total Construction</b>	<b>\$1,995,412</b>	<b>\$1,000,581</b>	<b>\$233,520</b>	<b>\$3,229,513</b>
Permanent Easement	\$0	\$0	\$21,300	\$21,300
Temporary Easement	\$0	\$0	\$4,575	\$4,575
Wetland Mitigation	\$0	\$0	\$12,600	\$12,600
<b>Project Subtotal</b>	<b>\$1,995,412</b>	<b>\$1,000,581</b>	<b>\$271,995</b>	<b>\$3,267,988</b>
Overhead (50%)	\$0	\$0	\$135,998	\$135,998
Overhead (20%)	\$399,082	\$200,116	\$0	\$0
<b>Total Project Costs</b>	<b>\$2,394,495</b>	<b>\$1,200,697</b>	<b>\$407,993</b>	<b>\$4,003,184</b>

# Project Funding

Project will be funded through a combination of the following sources:

- Bonding (Street Improvement Bonds and Abatement Bonds)
- Assessments (Benefit Appraisal forthcoming)
- Storm Sewer Fund
- Sanitary Fund
- Water Fund





# Assessments

The proposed street improvements are eligible for assessments according to Minnesota State Statute Chapter 429, City of Northfield Ordinance and the City of Northfield's Assessment Policy. As of this time, a benefit appraisal has not been performed for this project. Staff will utilize rates from the 2019 Street Reclamation Project, and the 2020 Mill and Overlay Project for assessment rates, and will be updated once new rates are calculated. The rates proposed for the project are shown in the table below:

PROPOSED ASSESSMENT RATES	
Property Type	Assessment Rate
Reclaim-Residential	\$58
Mill & Overlay-Commercial	\$31
Mill & Overlay-Residential	\$46
Mill & Overlay-Multifamily	\$59



# Project Funding

## ECRT Alignment #1

ESTIMATED TOTAL PROJECT FUNDING				
ECRT ALIGNMENT #1				
	Mayflower Hill Area	TH 3 Frontage Road Area	East Cannon River Trail Alignment 1	TOTAL
Bonding	\$1,059,238	\$933,604	\$287,976	\$2,280,818
Assessments	\$966,393	\$190,941	\$0	\$1,157,334
Storm Fund	\$292,038	\$46,844	\$19,886	\$358,768
Sanitary Fund	\$42,076	\$12,049	\$0	\$54,125
Watermain Fund	\$34,749	\$17,259	\$0	\$52,008
<b>Total Project Costs</b>	<b>\$2,394,495</b>	<b>\$1,200,697</b>	<b>\$307,862</b>	<b>\$3,903,054</b>



# Project Funding

## ECRT Alignment #2

ESTIMATED TOTAL PROJECT FUNDING				
ECRT ALIGNMENT #2				
	Mayflower Hill Area	TH 3 Frontage Road Area	East Cannon River Trail Alignment 2	TOTAL
Bonding	\$1,059,238	\$933,604	\$188,788	\$2,181,630
Assessments	\$966,393	\$190,941	\$0	\$1,157,334
Storm Fund	\$292,038	\$46,844	\$219,205	\$558,087
Sanitary Fund	\$42,076	\$12,049	\$0	\$54,125
Watermain Fund	\$34,749	\$17,259	\$0	\$52,008
<b>Total Project Costs</b>	<b>\$2,394,495</b>	<b>\$1,200,697</b>	<b>\$407,993</b>	<b>\$4,003,184</b>



# Project Process

- *April 7, 2020* - *Order Preparation of Feasibility Report*
- *Aug 26, 2020* - *Neighborhood Meeting #1*
- **Sept 1, 2020** - **Accept Feasibility Report & Call for Improvement Hearing**
- *Oct 6, 2020* - *Public Improvement Hearing*
- *October 6, 2020* - *& Order Improvements and Preparation of Plans and Specifications*
- *Jan 6, 2021* - *Neighborhood Meeting #2*
- *Feb 2, 2021* - *Approve Final Plans/Specs & Order Advertisements for Bids*
- *Mar 2, 2021* - *Bid Opening*
- *Mar 16, 2021* - *Accept Bids & Award Contract*
- *Apr 6, 2021* - *Declare Amount to be Assessed/Call for Assessment Hearing*
- *May 2021* - *Property Owner Meetings*
- *May 4, 2021* - *Assessment Hearing/Adopt Assessment Roll*
- *June to Oct 2021* - *Construction*
- *June 2022* - *Accept Improvements & Authorize Final Payment*

## **Project Website:**

<https://www.ci.northfield.mn.us/1350/2021-Reclamation-and-Overlay-Project>

## **Questions?**