

2022 Full Depth Pavement Reconstruction Project

CIF-22-001

Public Hearing
January 18, 2022



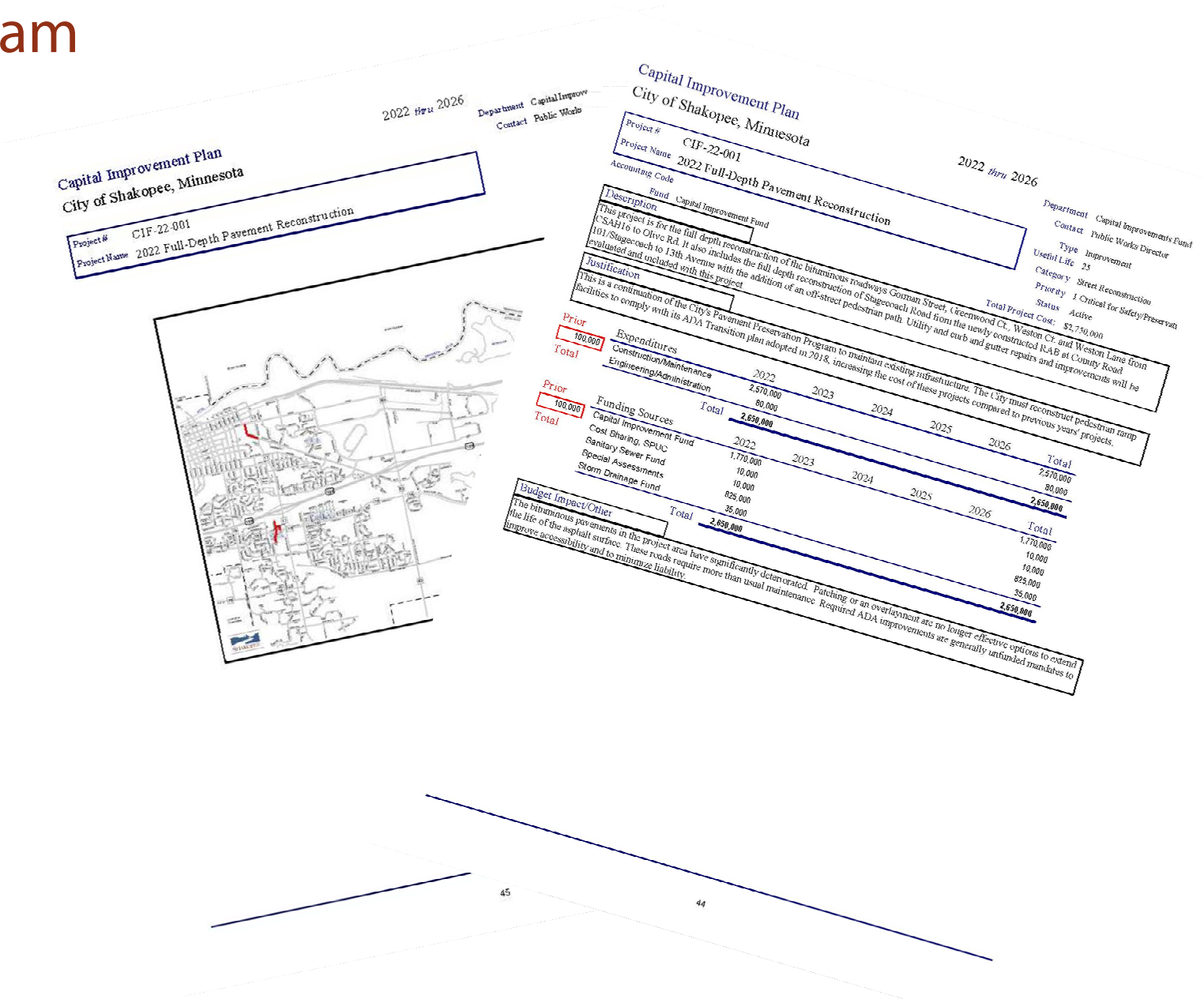
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Capital Improvement Program

- City Initiated Program
- Reconstruct Aging Public Streets
- 2022 Full Depth Pavement Reconstruction CIF-22-001



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Proposed Project Location

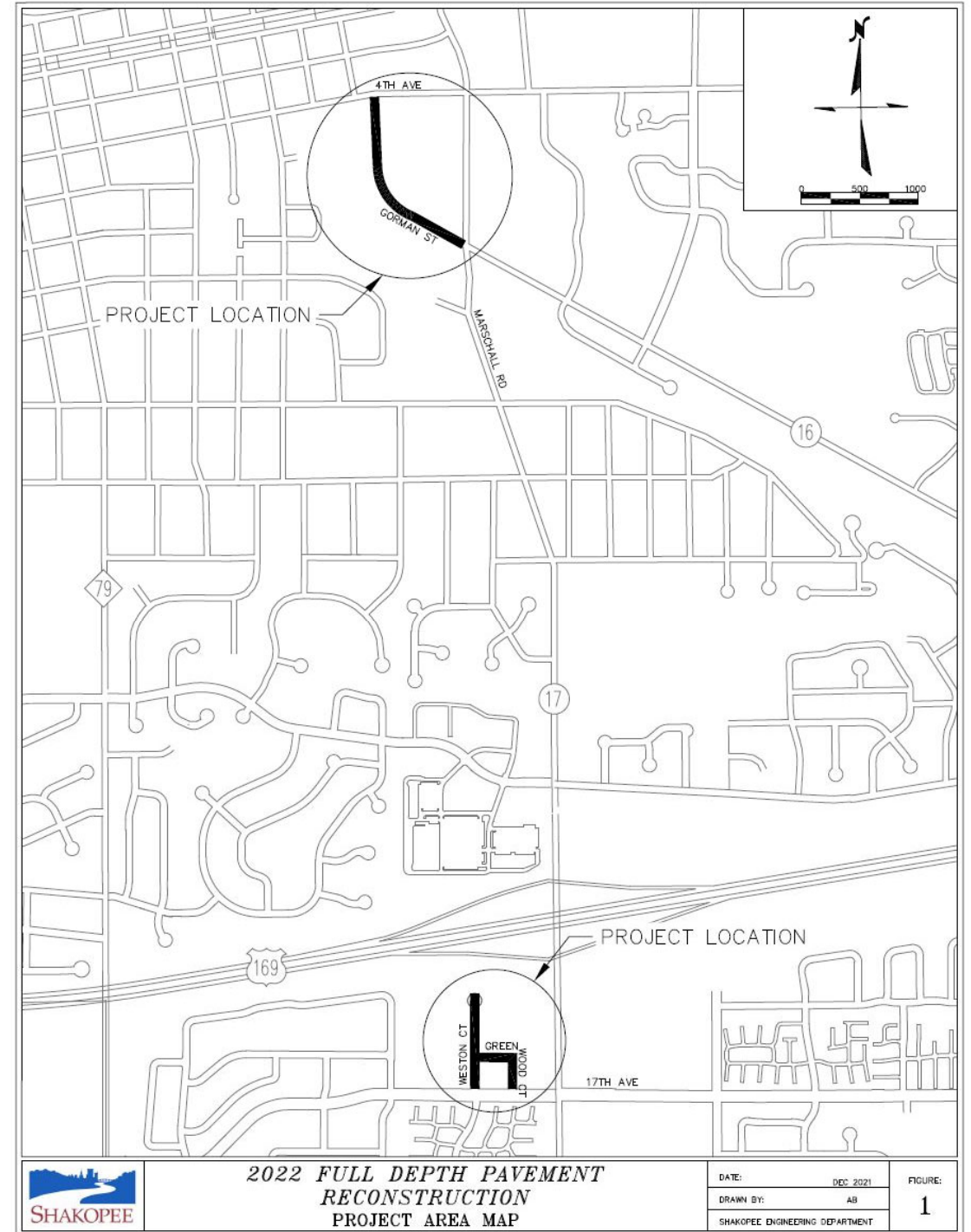
- Gorman Street – From 4th Avenue to Marschall Road (CR17)
- Weston Court – From 17th Avenue (CR16) to cul-de-sac
- Greenwood Court – From 17th Avenue (CR16) to Weston Court



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Gorman Street

Existing Conditions

- 36-foot to 43-foot-wide bituminous asphalt roadway, relatively flat, with concrete curb and gutter and storm sewer system for surface drainage.
- 5-foot-wide concrete sidewalk on south and west side of street and 8-foot-wide bituminous trail on north and east side of street.
- 12-inch diameter ductile iron water main in boulevard.
- 8-inch diameter PVC sanitary sewer main in boulevard.
- Wood light poles with cobra-head type fixtures and LED lights.
- Constructed in 2000. The bituminous asphalt roadway has deteriorated significantly.



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Gorman Street

Proposed Conditions

- Reclaim roadway to a 5-inch asphalt bituminous surface, 10-inch reclaimed class 5 aggregate base.
- Upgrade pedestrian curb ramps to meet current ADA standards.
- Spot sidewalk and curb and gutter replacement.
- Replacement of broken concrete driveway aprons.
- Reclaim existing trail on the north and east side of Gorman Street.
- Upgrade the existing wood light poles to aluminum poles with cobra-head fixtures and LED lights.

No sanitary sewer, storm sewer or watermain improvements are proposed for this project area.

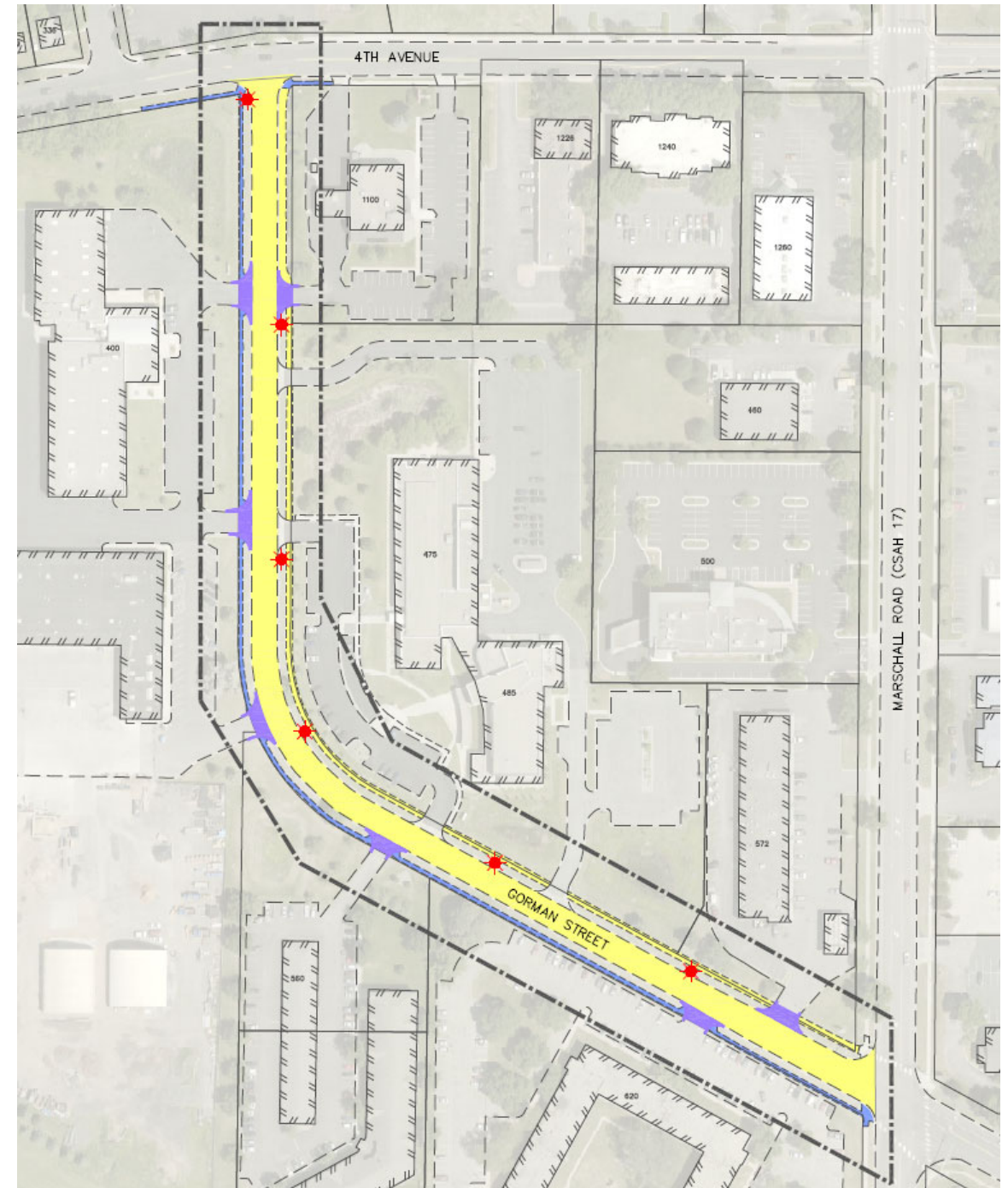


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LEGEND	
	EXISTING SIDEWALKS & TRAILS
	EXISTING CURB AND GUTTER
	PROPOSED CONCRETE DRIVEWAYS & SIDEWALK
	PROPOSED STREET & TRAIL FULL DEPTH RECLAMATION
	PROPOSED STREETLIGHT
	PROJECT BOUNDARY



Weston Court & Greenwood Court

Existing Conditions

- 36-foot to 46-foot-wide bituminous asphalt roadway, generally flat, with concrete curb and gutter and storm sewer system for surface drainage.
- 5-foot-wide concrete sidewalk on east side of Weston Court.
- 8-inch diameter ductile iron water main under roadway.
- 8-inch diameter PVC sanitary sewer main under roadway.
- Aluminum light poles with cobra-head type fixtures and LED lights on Weston Court and fiberglass light pole with lantern type fixture and LED light.
- Constructed in 2000. The bituminous asphalt roadway has deteriorated significantly.



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Weston Court & Greenwood Court

Proposed Conditions

- Reclaim roadway to 5-inch bituminous asphalt surface and 10-inch reclaimed class 5 aggregate base.
- Upgrade pedestrian curb ramps to meet current ADA standards.
- Spot sidewalk and curb and gutter replacement.
- Extend 5-foot-wide concrete sidewalk on Weston Court north toward cul-de-sac.
- New 5-foot-wide concrete sidewalk on the north and east side of Greenwood Court.
- Install two new streetlights.

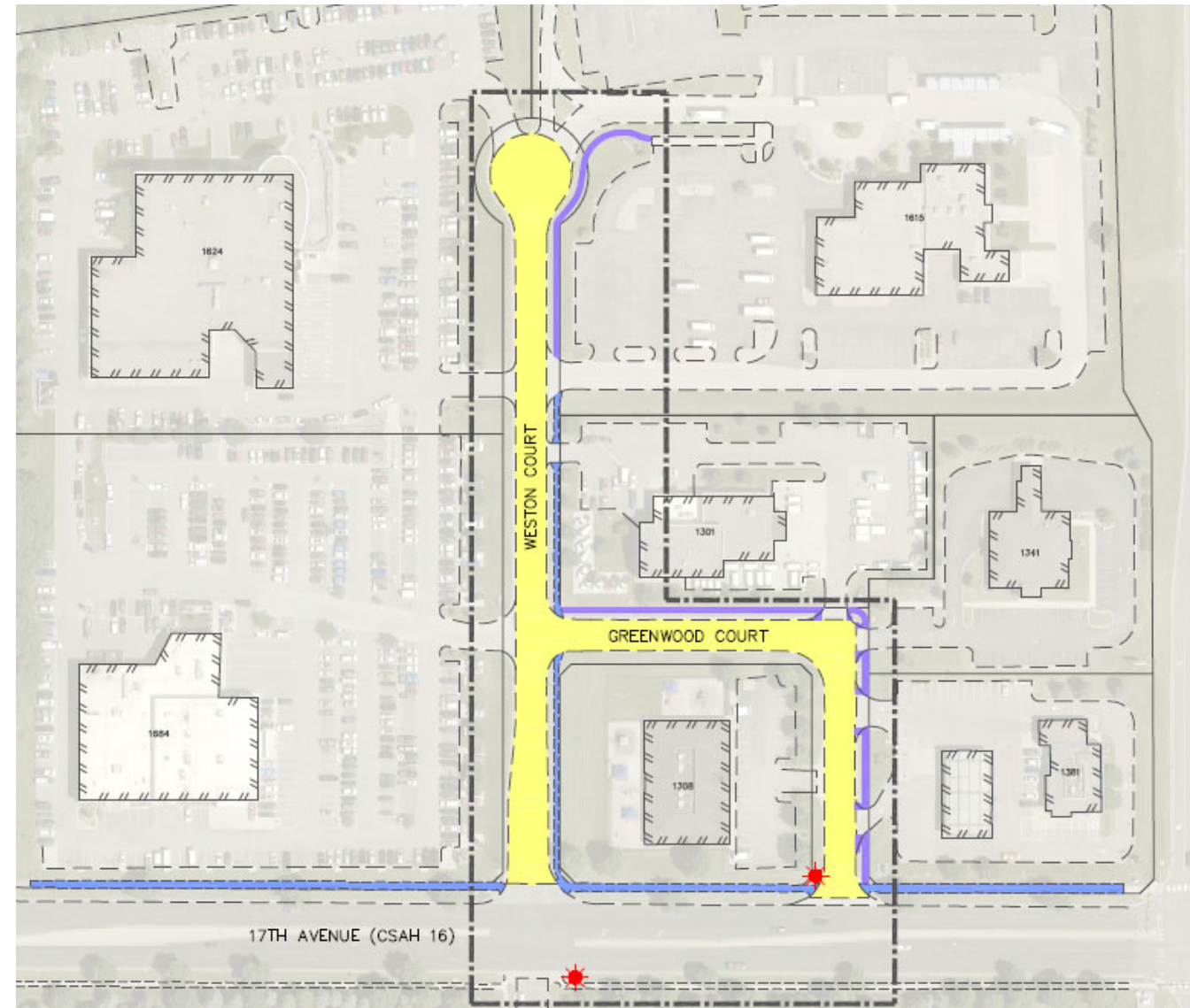
No sanitary sewer, storm sewer or watermain improvements are proposed for this project area.



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LEGEND

	EXISTING SIDEWALKS & TRAILS
	EXISTING CURB AND GUTTER
	PROPOSED CONCRETE DRIVEWAYS & SIDEWALK
	PROPOSED STREET & TRAIL FULL DEPTH RECLAMATION
	PROPOSED STREETLIGHT
	PROJECT BOUNDARY

Restoration

- Ends of driveways that are disturbed due to the street construction will be replaced with similar materials.
- Disturbed boulevard areas from sidewalk, driveway apron and curb and gutter replacements will be restored with a compost-topsoil blend and sod.



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Project Inconveniences



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Proposed Cost Apportionment

Table 1 - Estimated Cost & Funding Source
2022 Full-Depth Pavement Reconstruction Project CIF-22-001

	Streets (inc. street lighting)	Storm Sewer	Sanitary Sewer	Water Main	Estimated Total
Estimated Expenditures					
Estimated Construction Cost Street & Utility	\$893,600	\$20,000	\$10,000	\$5,000	\$928,600
Contingencies (~7%)	\$60,000	\$1,400	\$700	\$400	\$62,500
Administration, Engineering, Legal (~9%)	\$80,000	\$1,800	\$900	\$500	\$83,200
Total Estimated Project Costs (Feasibility)	\$1,033,600	\$23,200	\$11,600	\$5,900	\$1,074,300
Estimated Revenue					
Special Assessments	\$243,975				\$243,975
Capital Improvements Fund	\$789,625				\$789,625
Storm Sewer Fund		\$23,200			\$23,200
Sanitary Sewer Fund			\$11,600		\$11,600
Shakopee Public Utilities				\$5,900	\$5,900
Total Estimated Revenue (Feasibility)	\$1,033,600	\$23,200	\$11,600	\$5,900	\$1,074,300

Special Assessments

Determined per City of Shakopee Assessment Policy

- 30% of the assessable street improvements will be used to determine total assessable street improvements.
- All lots in the project area are proposed to be assessed on an area basis.
 - The two city owned lots on Gorman Street (400 and 485 Gorman Street) will not be assessed. These lots will be paid entirely by the Capital Improvement Fund and will not be included in the total assessable street cost.
 - Corner lot adjustments will be made for the property located at 1100 4th Avenue.
 - The bituminous trail on Gorman Street will not be assessed.
 - The new 5-foot-wide concrete sidewalk on Greenwood Court and Weston Court will be 100% assessable.

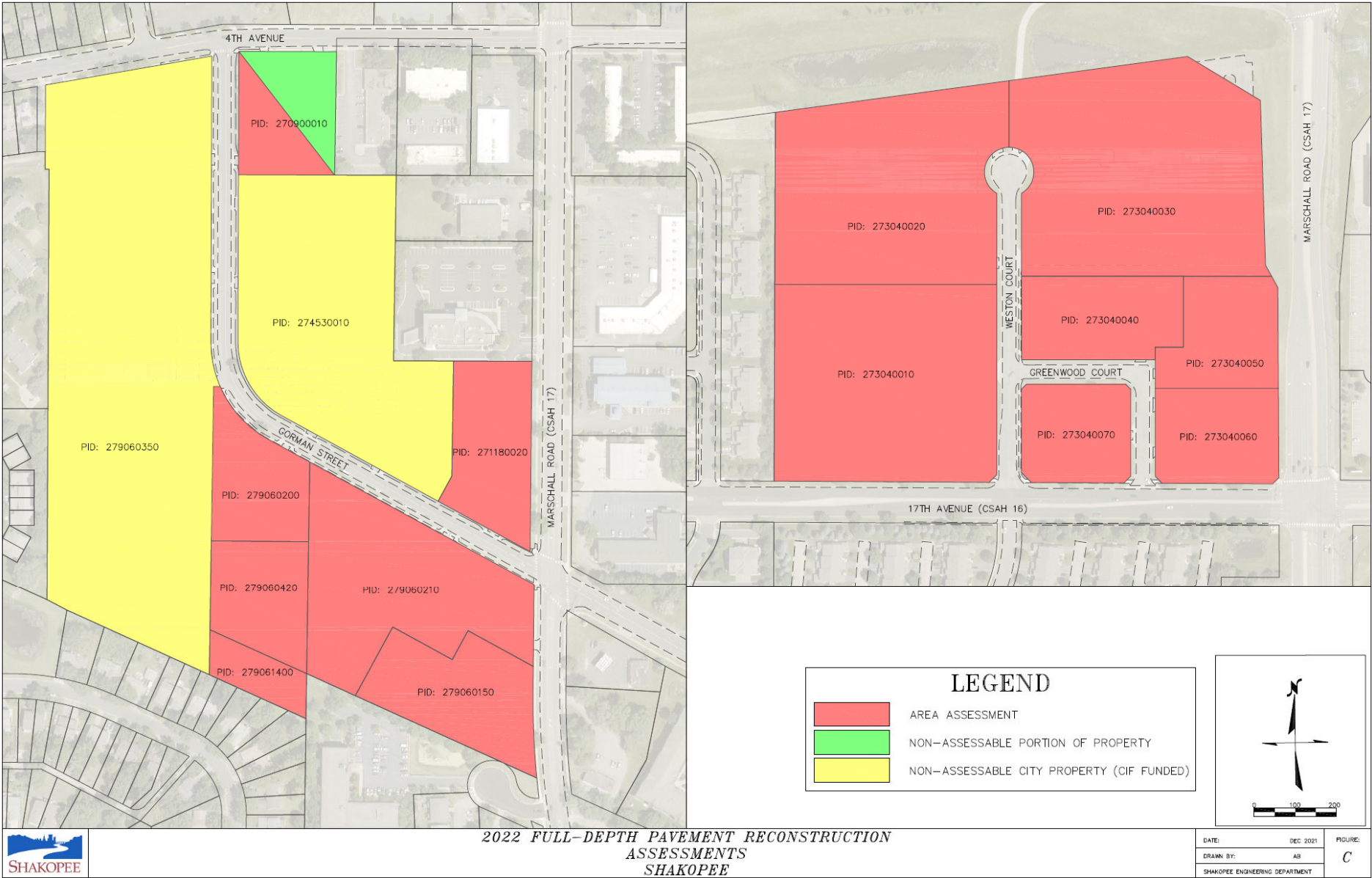
Preliminary Street Assessment Rate Table
Gorman Street

Total Assessable Street Improvements	\$ 68,950
Assessment / Acre	\$ 5,554.78

Preliminary Street Assessment Rate Table
Weston Court & Greenwood Court

Total Assessable Street Improvements	\$ 175,040
Total Assessable Sidewalk Improvements	\$ 63,500
Assessment / Acre	\$ 7,038.20

Assessment Map



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Assessment Amortization

Assessment Amount			\$12,600.00	
Assessment Interest Rate			4.5%	
Assessment Term			10	Years
Year	Annual Payment	Principle	Interest	Balance
1	\$1,827.00	\$1,260.00	\$567.00	\$11,340.00
2	\$1,770.30	\$1,260.00	\$510.30	\$10,080.00
3	\$1,713.60	\$1,260.00	\$453.60	\$8,820.00
4	\$1,656.90	\$1,260.00	\$396.90	\$7,560.00
5	\$1,600.20	\$1,260.00	\$340.20	\$6,300.00
6	\$1,543.50	\$1,260.00	\$283.50	\$5,040.00
7	\$1,486.80	\$1,260.00	\$226.80	\$3,780.00
8	\$1,430.10	\$1,260.00	\$170.10	\$2,520.00
9	\$1,373.40	\$1,260.00	\$113.40	\$1,260.00
10	\$1,316.70	\$1,260.00	\$56.70	\$0.00
Totals:	\$ 15,718.50	\$12,600.00	\$3,118.50	



Preliminary Project Schedule

City Council Receives Feasibility Report, Calls for Public Hearing	January 4, 2022
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	January 18, 2022
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	February 1, 2022
City Receives and Opens Project Bids	March 1, 2022
City Council Considers Award of Contract	March 15, 2022
Start Project Construction	May 2022
Construction Substantially Complete	September 2022
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2022
Hold Assessment Public Hearing	November 2022



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