

2023 Full-Depth Pavement Reconstruction

CIF-23-001

Improvement Public Hearing
February 21, 2023



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City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Capital Improvement Program

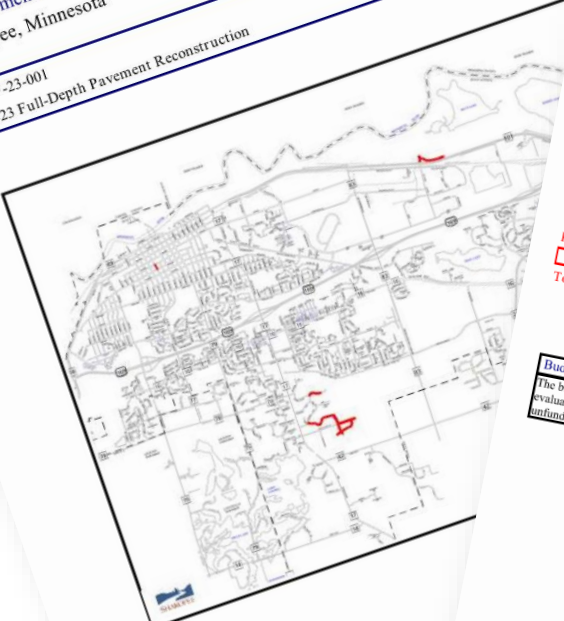
- City Initiated Program
- Reconstruct Aging Public Streets
- 2023 Full-Depth Pavement Reconstruction CIF-23-001

2023 thru 2027

Department Capital Improvements Fund
Contact Public Works Director

Capital Improvement Plan
City of Shakopee, Minnesota

Project # CIF-23-001
Project Name 2023 Full-Depth Pavement Reconstruction



2023 thru 2027

Department Capital Improvements Fund
Contact Public Works Director

Capital Improvement Plan
City of Shakopee, Minnesota

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Project Name 2023 Full-Depth Pavement Reconstruction

Accounting Code

Fund Capital Improvement Fund

Description
This project is for the full depth reconstruction of the bituminous roadway for Atwood Street from 5th Ave to 6th Ave, Park Drive, a portion of Dominon Ave, and the Maple Trail Estates neighborhood. Minor utility and needed curb and gutter repairs and improvements will be evaluated and included with this project.

Justification
This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure. The City must reconstruct pedestrian ramp facilities to comply with its ADA Transition plan adopted in 2018, increasing the cost of these projects compared to previous years' projects.

Total Project Cost: \$2,650,000

Prior 75,000
Total 75,000

Expenditures

	2023	2024	2025	2026	2027	Total
Construction/Maintenance	2,500,000					2,500,000
Engineering/Administration	75,000					75,000
Total	2,575,000					2,575,000

Prior 75,000
Total 75,000

Funding Sources

	2023	2024	2025	2026	2027	Total
Capital Improvement Fund						2,500,000
Cost Sharing, SPUC	1,545,000					1,545,000
Sanitary Sewer Fund	5,000					5,000
Special Assessments	5,000					5,000
Storm Drainage Fund	750,000					750,000
	270,000					270,000
Total	2,575,000					2,575,000

Budget Impact/Other

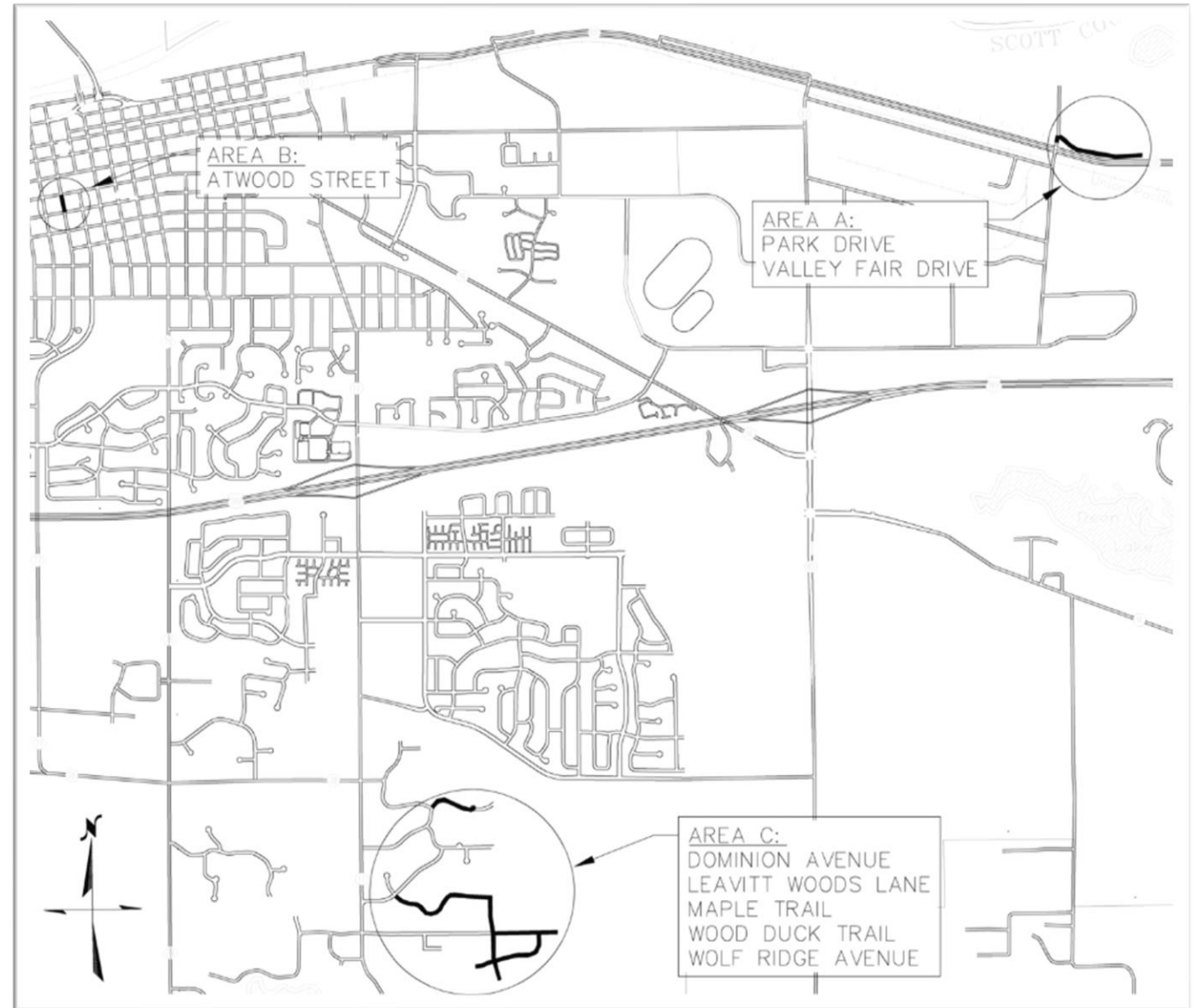
The bituminous pavements in the project area have significantly deteriorated and require more than usual maintenance and patching. Staff will evaluate concrete curb and gutter, storm sewer and other infrastructure to keep project costs low. Required ADA improvements are generally unfunded mandates to improve accessibility and to minimize liability.

Proposed Project Location

Area A – Park Drive, Valley Fair Drive

Area B – Atwood Street

Area C – Dominion Hills Area



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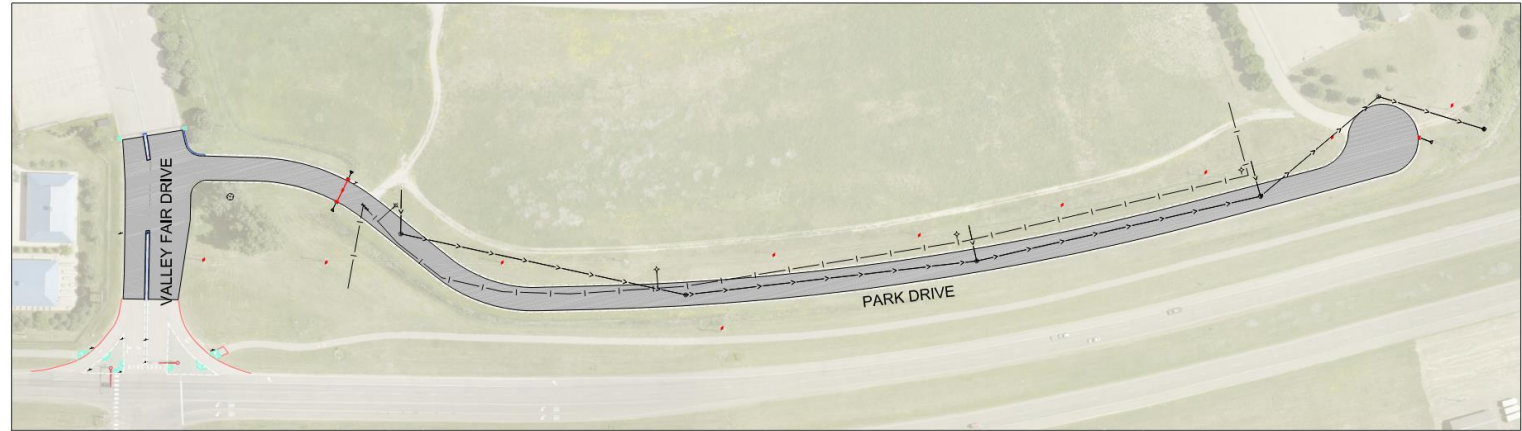
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Area A – Park Drive and Valley Fair Drive

Existing Conditions

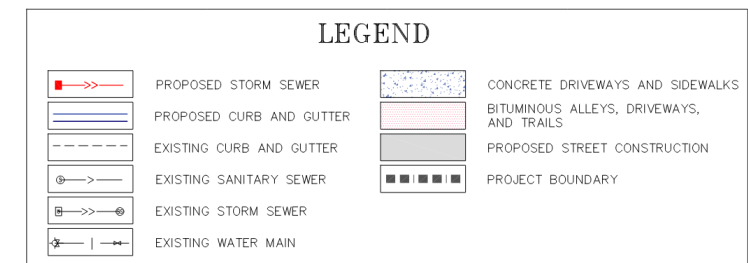
- 36-foot wide bituminous asphalt roadway with concrete curb and gutter, storm sewer pipe system for surface drainage.
- 12-inch ductile iron water main.
- 12-inch PVC sanitary sewer main.
- Constructed in 1986. The bituminous asphalt roadway has deteriorated significantly. There is a significant amount of cracked and settled curb and gutter, with some ponding water.



Proposed Conditions

- Reconstruct Park Drive roadway to a 4-inch asphalt bituminous surface, 8-inch reclaimed aggregate base and Valley Fair Drive to a 5-inch asphalt bituminous surface, 10-inch reclaimed aggregate base. Some subgrade excavation anticipated if poor subsoils are encountered.
- Replace storm sewer catch basins to improve inlet capacity and water treatment prior to discharge to Upper Valley Drainage Ditch.
- Spot curb and gutter repairs throughout the project area.

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



Area B – Atwood Street

Existing Conditions

- 45-foot wide bituminous asphalt roadway, generally flat, concrete curb and gutter, storm sewer pipe system for surface drainage
- 5-foot concrete sidewalk on east and west side of roadway
- 12-inch ductile iron water main
- No sanitary sewer or water main on Atwood Street, adjacent properties served via 5th Avenue or 6th Avenue
- Reconstructed in 1986. The bituminous asphalt roadway has deteriorated significantly. Concrete sidewalk and curb and gutter in poor condition.

Proposed Conditions

- Narrow roadway to city standard of 37-feet wide
- Reconstruct roadway to 4-inch bituminous asphalt surface and 8-inch reclaimed aggregate base.
- Reconstruct 5' sidewalks
- New curb and gutter
- Upgrade storm sewer as needed in the area

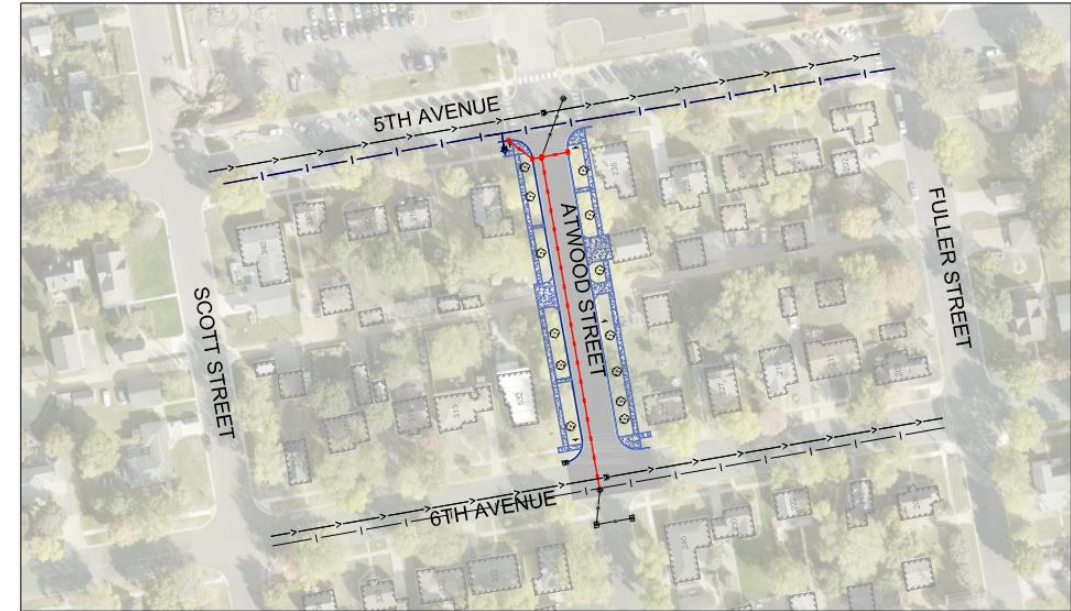
No sanitary sewer, watermain or street lighting improvements are proposed for this project area.



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LEGEND

	PROPOSED STORM SEWER		CONCRETE DRIVEWAYS AND SIDEWALKS
	PROPOSED CURB AND GUTTER		BITUMINOUS ALLEYS, DRIVEWAYS, AND TRAILS
	EXISTING CURB AND GUTTER		PROPOSED STREET CONSTRUCTION
	EXISTING SANITARY SEWER		PROJECT BOUNDARY
	EXISTING STORM SEWER		
	EXISTING WATER MAIN		

Area C – Dominion Hills/Maple Trail Estates Area

Existing Conditions

- 28-foot wide bituminous asphalt roadway, rolling hills and windy curves, 5-foot aggregate shoulders, drainage ditches on both sides of the road.
- Lateral sanitary sewer and water main systems have not been extended to area and residents are responsible for maintaining private septic and well systems.
- Constructed 2000. The bituminous asphalt roadway has deteriorated significantly with areas of subgrade pumping up into the asphalt surface.

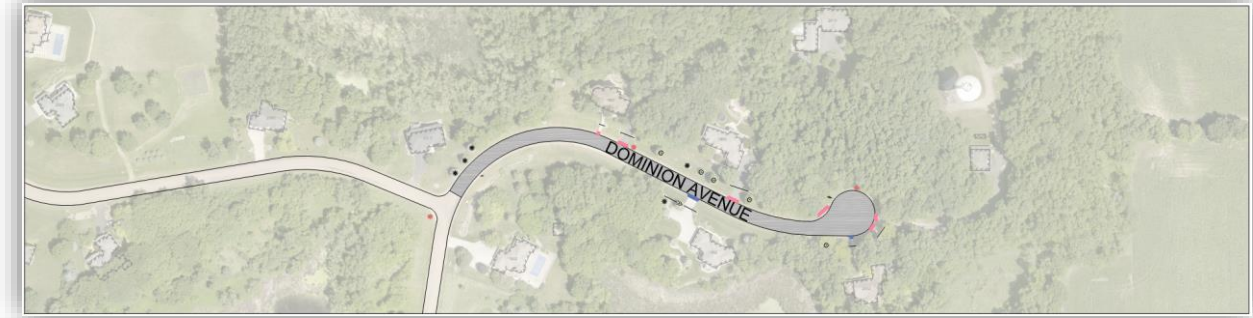
Proposed Conditions

- Reconstruct asphalt surface to 28-foot wide with 3-foot aggregate shoulders, to a 4-inch asphalt bituminous surface, 8-inch reclaimed aggregate base, a 1-foot sand section and geotextile fabric. Subsurface drain tile will be installed at key locations to drain the sand subgrade section.
- Additional subgrade excavation below 1-foot may be needed for portions where wet and unsuitable subsoil is encountered.

Sanitary sewer and water main could be extended to the area from the east once land is privately developed in the future. However, no sanitary sewer, water main or street lighting improvements are proposed for this project area.



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	EXISTING CURB AND GUTTER		PROPOSED STREET CONSTRUCTION
	EXISTING SANITARY SEWER		PROJECT BOUNDARY
	EXISTING STORM SEWER		
	EXISTING WATER MAIN		

Project Inconveniences



Restoration

- Ends of driveways that are disturbed due to the street construction will be replaced with similar materials
- Disturbed boulevard areas along Sarazin Dominion Hills/Maple Trail Estates will be restored with a compost-topsoil blend and sod.



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Proposed Cost Apportionment

Table 1 - Estimated Cost & Funding Source
2023 FULL-DEPTH PAVEMENT RECONSTRUCTION

	Streets	Street Lighting	Storm Sewer	Sanitary Sewer	Water Main	Estimated Total
Estimated Expenditures						
Estimated Construction Cost Street & Utility	\$2,010,600.00	\$10,500.00	\$231,000.00	\$6,100.00	\$1,800.00	\$2,260,000.00
Contingencies (~10%)	\$199,400.00	\$1,000.00	\$25,000.00	\$500.00	\$100.00	\$226,000.00
Administration, Engineering, Legal (~5%)	\$135,000.00	\$500.00	\$14,000.00	\$400.00	\$100.00	\$150,000.00
Total Estimated Project Costs (Feasibility)	\$2,345,000.00	\$12,000.00	\$270,000.00	\$7,000.00	\$2,000.00	\$2,636,000.00
Estimated Revenue						
Special Assessments	\$628,000.00					\$628,000.00
Capital Improvements Fund	\$1,717,000.00	\$12,000.00				\$1,729,000.00
Storm Sewer Fund			\$270,000.00			\$270,000.00
Sanitary Sewer Fund				\$7,000.00		\$7,000.00
Shakopee Public Utilities					\$2,000.00	\$2,000.00
Total Estimated Revenue (Feasibility)	\$2,345,000.00	\$12,000.00	\$270,000.00	\$7,000.00	\$2,000.00	\$2,636,000.00

Note: This is a council initiated project that requires 4/5ths vote to proceed



Special Assessment Method

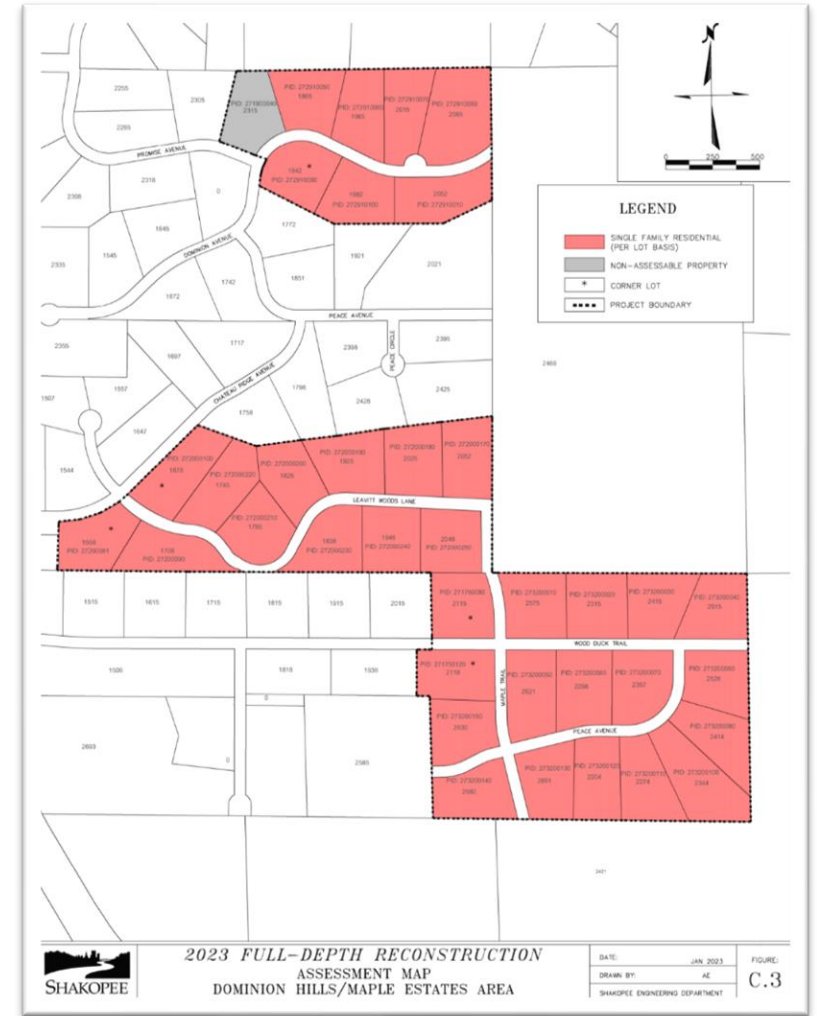
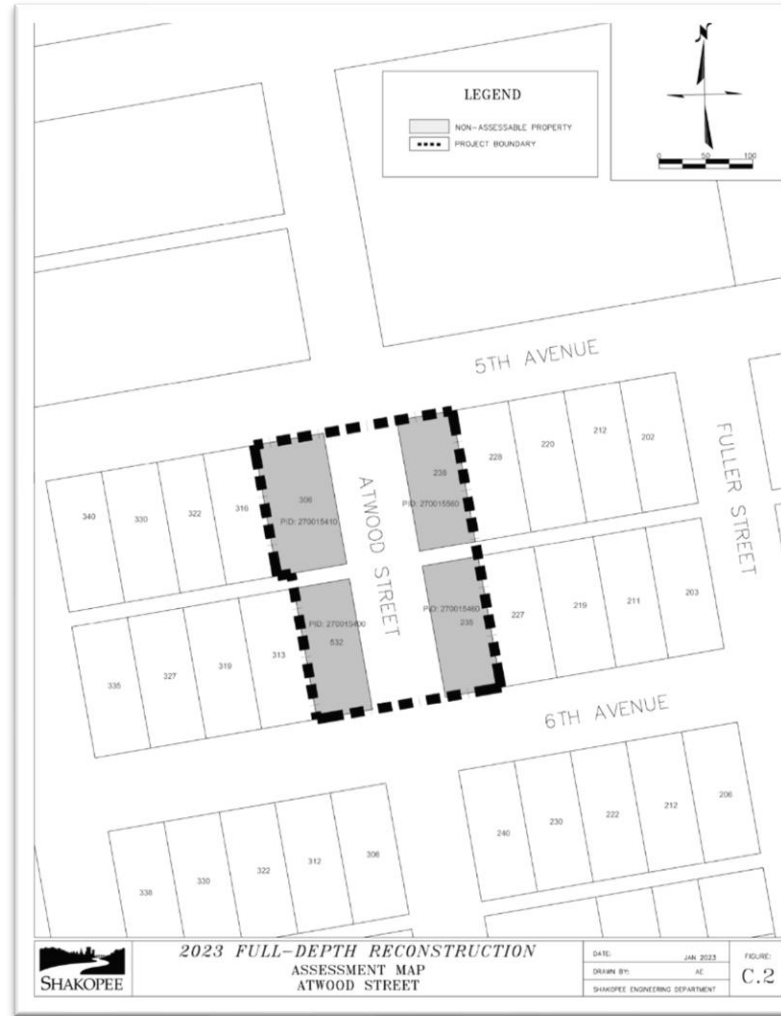
Determined per City of Shakopee Assessment Policy

- Each project area will be assessed based on the actual cost of the street improvements specific to each neighborhood.
- 30% of the assessable street improvements will be used to determine total assessable street improvements.
- Properties on Valley Fair Drive and Park Drive will be assessed 30% of the project areas costs. Because frontage roads are deemed to be of benefit to commercial or industrial properties, the entire costs of any improvements shall be assessable even if those properties are only on one side of the front road.
- Atwood Street properties were assessed for the 1998 Street Reconstruction project which included 5th Avenue and 6th Avenue adjacent to the properties. It is proposed to not assess properties on Atwood Street.
- For Dominion Hills/Maple Trail Estates, it is proposed to be assessed on a *cost per lot basis*. An assessment rate (cost per lot basis) is calculated by dividing 30 percent of the total cost of assessable street improvements by the total number of assessable lots benefitting from the improvement.
 - Corner lot adjustments made (half assessment per side of corner lot)

Preliminary Assessment Rate Table

Area A	Park Drive and Valley Fair Drive	\$ 854.84 per acre
Area B	Atwood Street	N/A
Area C	Dominion Hills/Maple Trail Estates	\$14,747 per lot

Assessment Maps



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Assessment Amortization

Assessment Amount			\$14,747.00	
Assessment Interest Rate			5.75%	
Assessment Term			10 Years	
Year	Annual Payment	Principle	Interest	Balance
1	\$2,463.98	\$1,474.70	\$989.28	\$13,272.30
2	\$2,237.86	\$1,474.70	\$763.16	\$11,797.60
3	\$2,153.06	\$1,474.70	\$678.36	\$10,322.90
4	\$2,068.27	\$1,474.70	\$593.57	\$8,848.20
5	\$1,983.47	\$1,474.70	\$508.77	\$7,373.50
6	\$1,898.68	\$1,474.70	\$423.98	\$5,898.80
7	\$1,813.88	\$1,474.70	\$339.18	\$4,424.10
8	\$1,729.09	\$1,474.70	\$254.39	\$2,949.40
9	\$1,644.29	\$1,474.70	\$169.59	\$1,474.70
10	\$1,559.50	\$1,474.70	\$84.80	\$0.00
Totals:	\$19,552.06	\$14,747.00	\$4,805.06	



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Preliminary Project Schedule

City Council Receives Feasibility Report, Calls for Public Hearing	January 17, 2023
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 21, 2023
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 7, 2023
City Receives and Opens Project Bids	April 4, 2023
City Council Considers Award of Contract	April 18, 2023
Start Project Construction	May 2023
Construction Substantially Complete	September 2023
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2023
Hold Assessment Public Hearing	November 2023



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