

2021 Street & Utility Reconstruction

CIF-21-007

Public Hearing
February 16, 2021

Capital Improvement Program

- City Initiated Program
- Reconstruct Aging Public Streets
- 2021 Street & Utility Reconstruction CIF-21-007

Of Important Note:

- Local public improvements to the city's infrastructure based on Minnesota Statue 429

2021 thru 2025

Department: Capital Improvements Fund
Contact: Public Works Director

Capital Improvement Plan
City of Shakopee, Minnesota

Project # CIF-20-007
Project Name 2020 Street & Utility Reconstruction
Accounting Code 5809-6869
Fund Capital Improvement Fund

Description
Street, storm sewer and watermain reconstruction: Scott Street from Levee Drive to 2nd Avenue, Atwood Street from Levee Drive to 1st Avenue; Fuller Street from Levee Drive to 1st Avenue; Levee Drive, from Scott Street to Holmes Street. Also included is the vacation of unneeded alley right-of-way (south of Levee Drive between Scott and Atwood Streets).

Justification
This project continues with the rehabilitation of the City's infrastructure in the older sections of the Community. This project is being coordinated with the Riverfront Bluff Development project.

Total Project Cost: \$1,700,000
Status: Active
Priority: 1 Critical for Safety/Preservation

Prior	Expenditures	2021	2022	2023	2024	2025	Total
305,000	Improvements	1,295,000					1,295,000
Total	Engineering/Administration	100,000					100,000
	Total	1,395,000					1,395,000

Prior	Funding Sources	2021	2022	2023	2024	2025	Total
305,000	Capital Improvement Fund	865,000					865,000
Total	Cost Sharing, SPUC	110,000					110,000
	Sanitary Sewer Fund	10,000					10,000
	Special Assessments	255,000					255,000
	Storm Drainage Fund	165,000					165,000
	Total	1,395,000					1,395,000

Budget Impact/Other
Total 1,395,000

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure. Scope of improvements could change due to redevelopment of the Levee Drive and Scott Street area. The life expectancy of the infrastructure has been exceeded and will require more than normal maintenance without reconstruction.

PROJECT



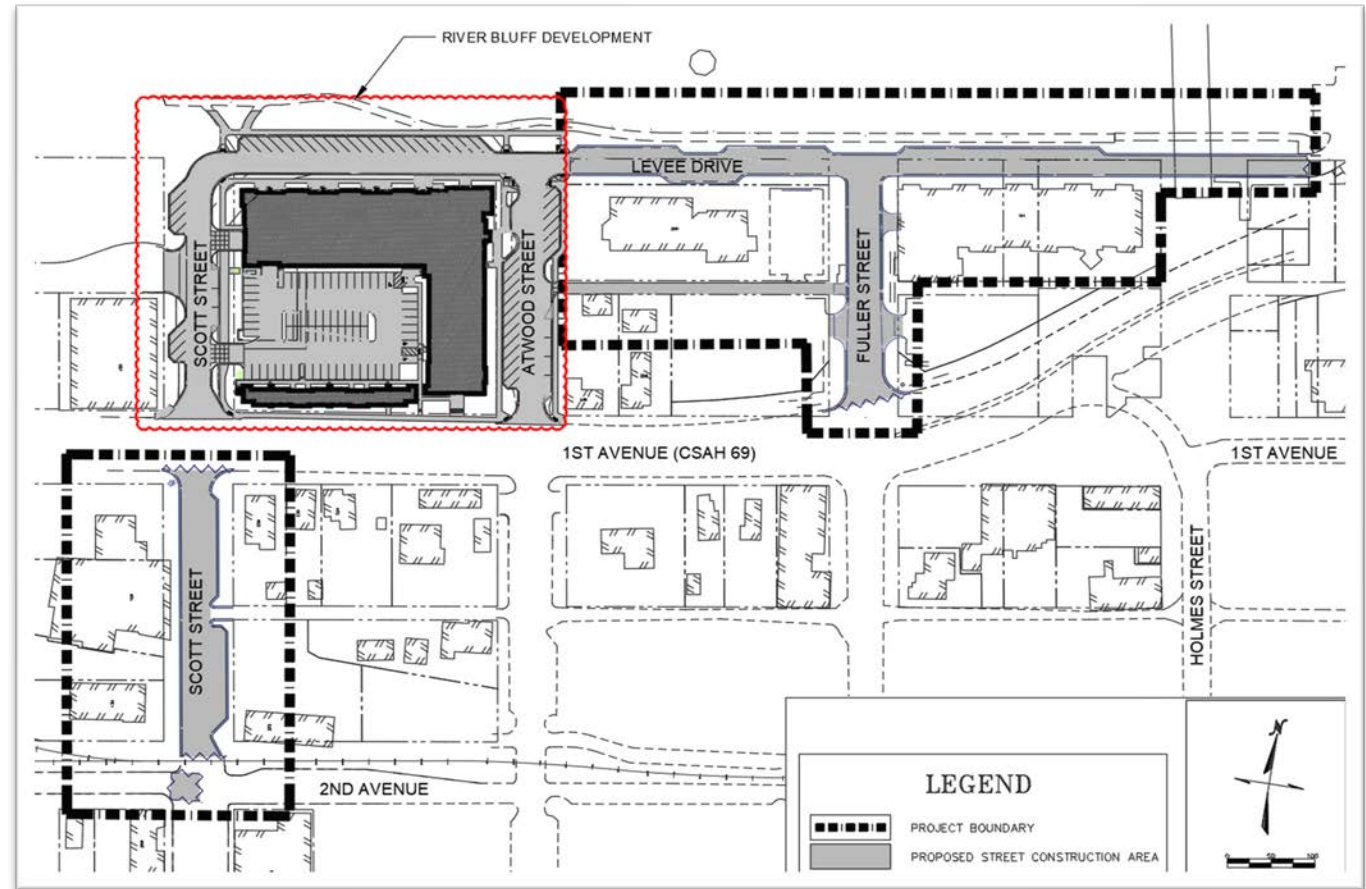
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Proposed Project Location

- Scott Street
2nd Ave to 1st Ave
- Levee Drive
Atwood St to Holmes St
- Fuller Street
1st Ave to Levee Dr
- Alley
Between Atwood St and Fuller St



Scott Street

Existing Conditions

- 45-feet wide bituminous roadway
- Curb and gutter & storm sewer system (north half)
- 4-inch ductile iron water main
- 8-inch PVC sanitary sewer main
- Constructed in 1967
- Roadway has deteriorated significantly



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Scott Street

Proposed Conditions

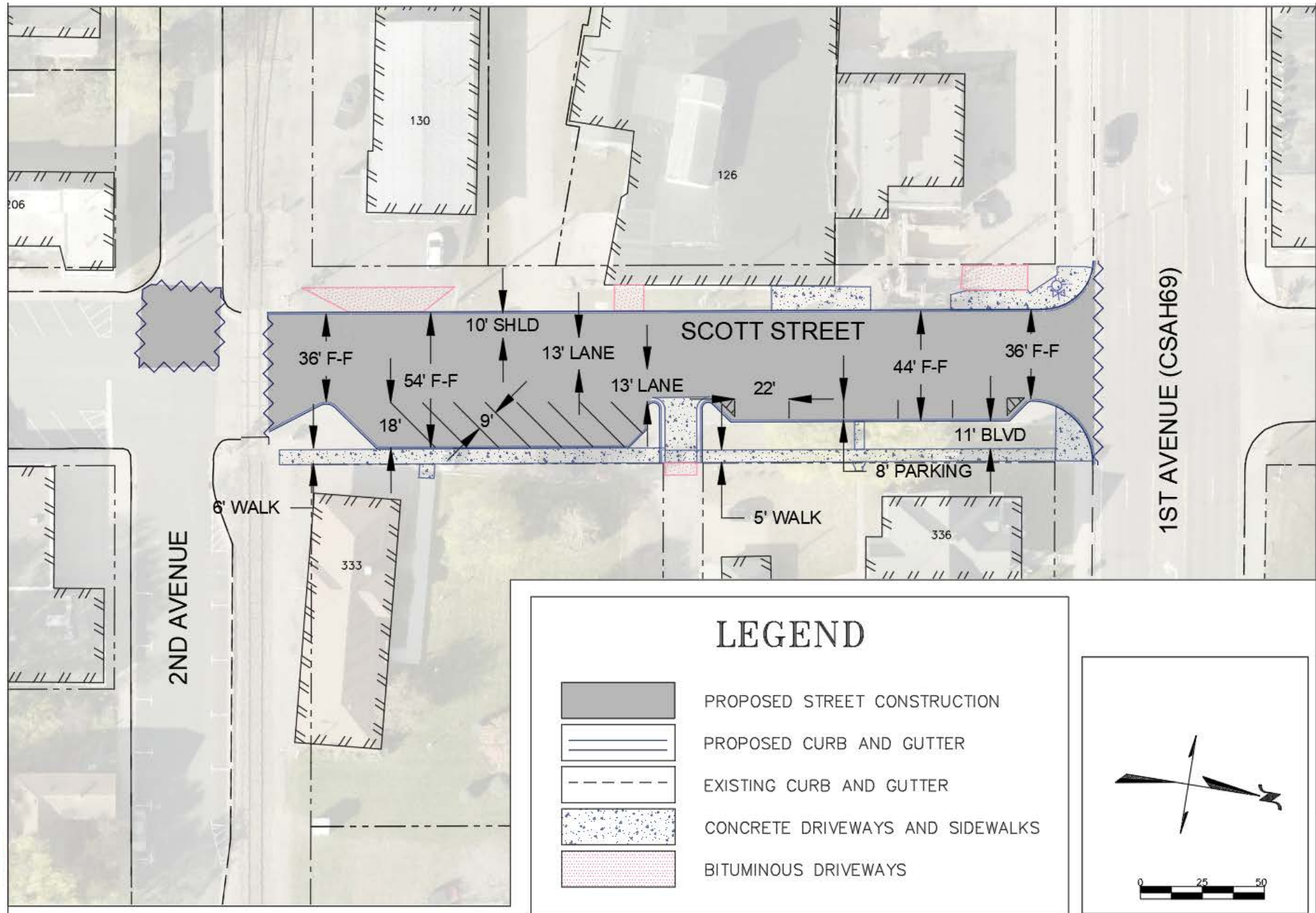
- Reconstruct bit surface (9-ton) & curb and gutter
- Add parallel and diagonal parking
- Extend curb and gutter & sidewalk south to the railroad
- Upgrade to 8-inch ductile iron water main
- No sanitary sewer main or street lighting improvements are proposed



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Levee Drive

Existing Conditions

- 27-feet wide bituminous roadway
- Concrete curb and gutter & storm sewer system
- 8-foot bituminous DNR trail
- 8-inch ductile iron water main
- No sanitary sewer main
- Constructed in 1967
- Roadway has deteriorated significantly
- Areas of settled curb and ponding in roadway



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Levee Drive

Proposed Conditions

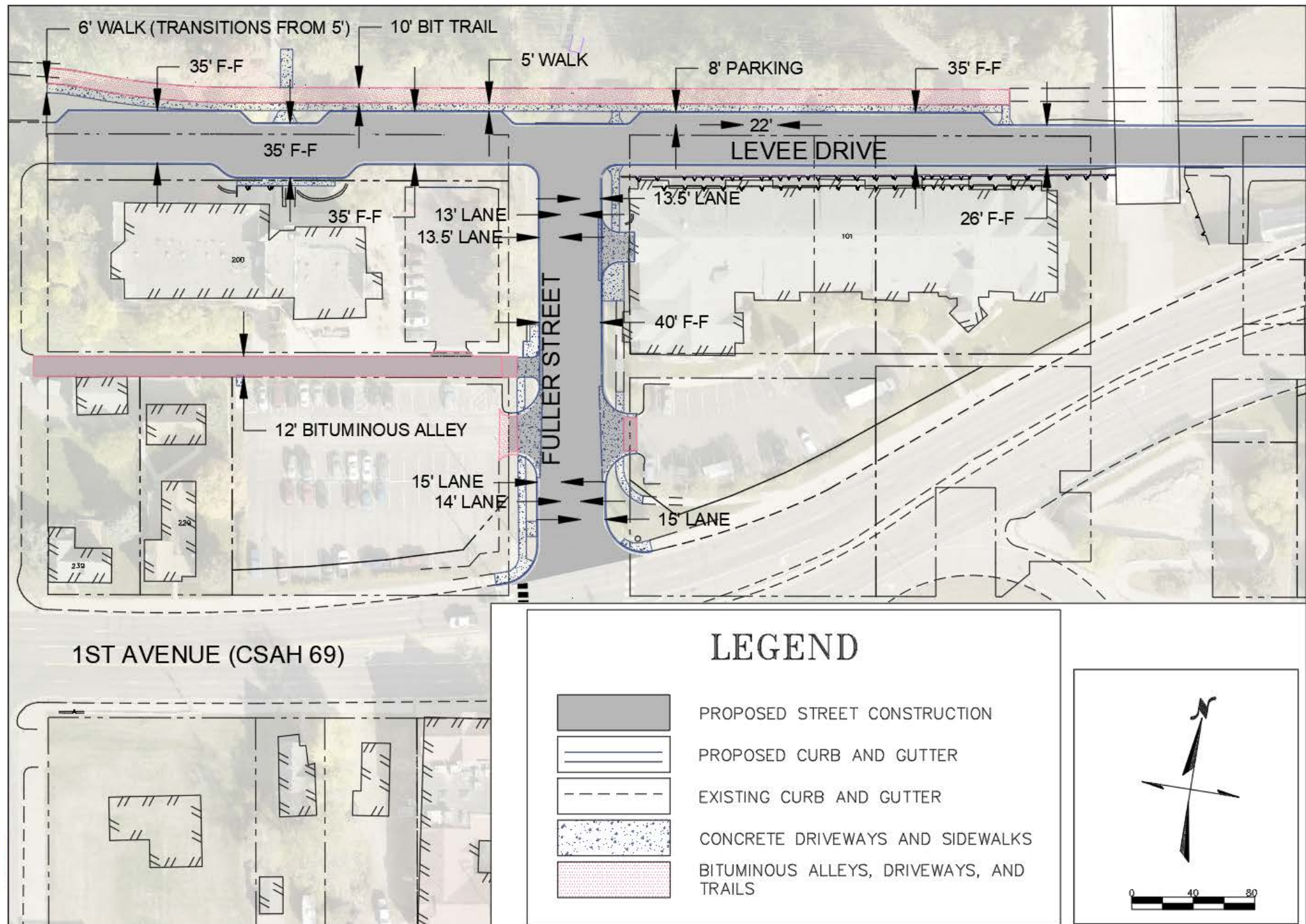
- Reconstruct bit surface (9-ton) & curb and gutter
- Add parallel parking on north side
- Install concrete sidewalk along parking
- Reconstruct trail where impacted
- Install additional storm sewer catch basins
- Reconstruct sanitary sewer services under Levee Dr
- ADA compliant sidewalk & ped ramps
- Add street lights for parking along Levee Dr
- No sanitary sewer main or water main improvements are proposed



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Fuller Street

Existing Conditions

- 45-foot wide bituminous roadway
- concrete curb and gutter & storm sewer pipe system
- Sidewalk on entire length of east side
- Sidewalk on the west side from 1st Avenue to the alley
- 8-inch ductile iron water main (1980)
No sanitary sewer main
- Constructed in portions 1967, 1994, 2004



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Fuller Street

Proposed Conditions

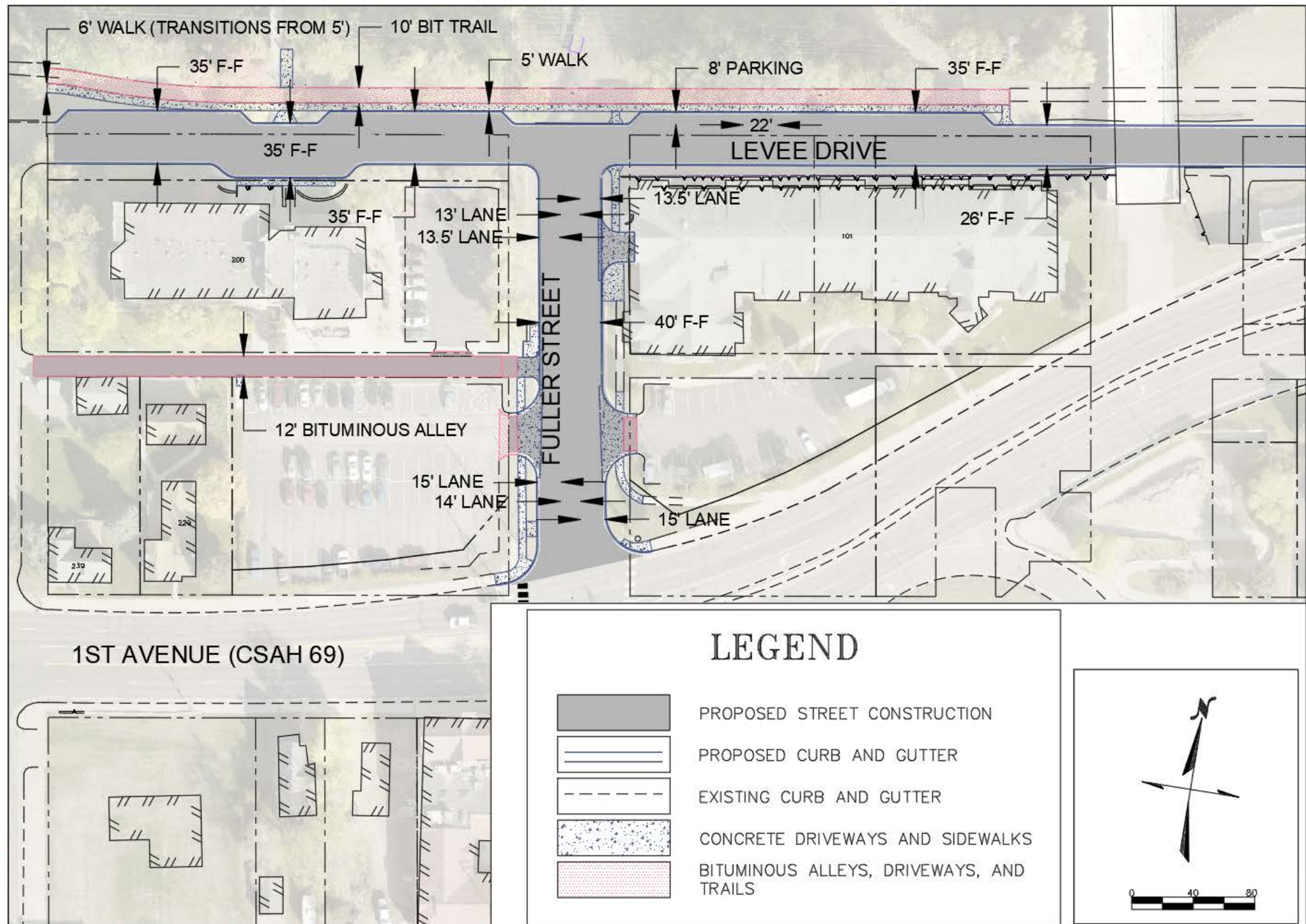
- Reconstruct bit surface (9-ton) & curb and gutter
- Upgrade storm sewer manholes
- ADA compliant sidewalk & ped ramps
- No sanitary sewer main, water main, or street lighting improvements proposed



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Alley (Between Atwood Street and Fuller Street)

Existing Conditions

- 13-feet wide bituminous alley (1980)
- No concrete curb and gutter, storm sewer catch basins at the ends of the alley
- 8-inch ductile iron water main (1980)
- No sanitary sewer main
- The bituminous alley has deteriorated significantly



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Alley (Between Atwood Street and Fuller Street)

Proposed Conditions

- Full-depth reclamation and reconstruction of the bituminous alley to 12'wide

No sanitary sewer, water main, or street lighting improvements proposed



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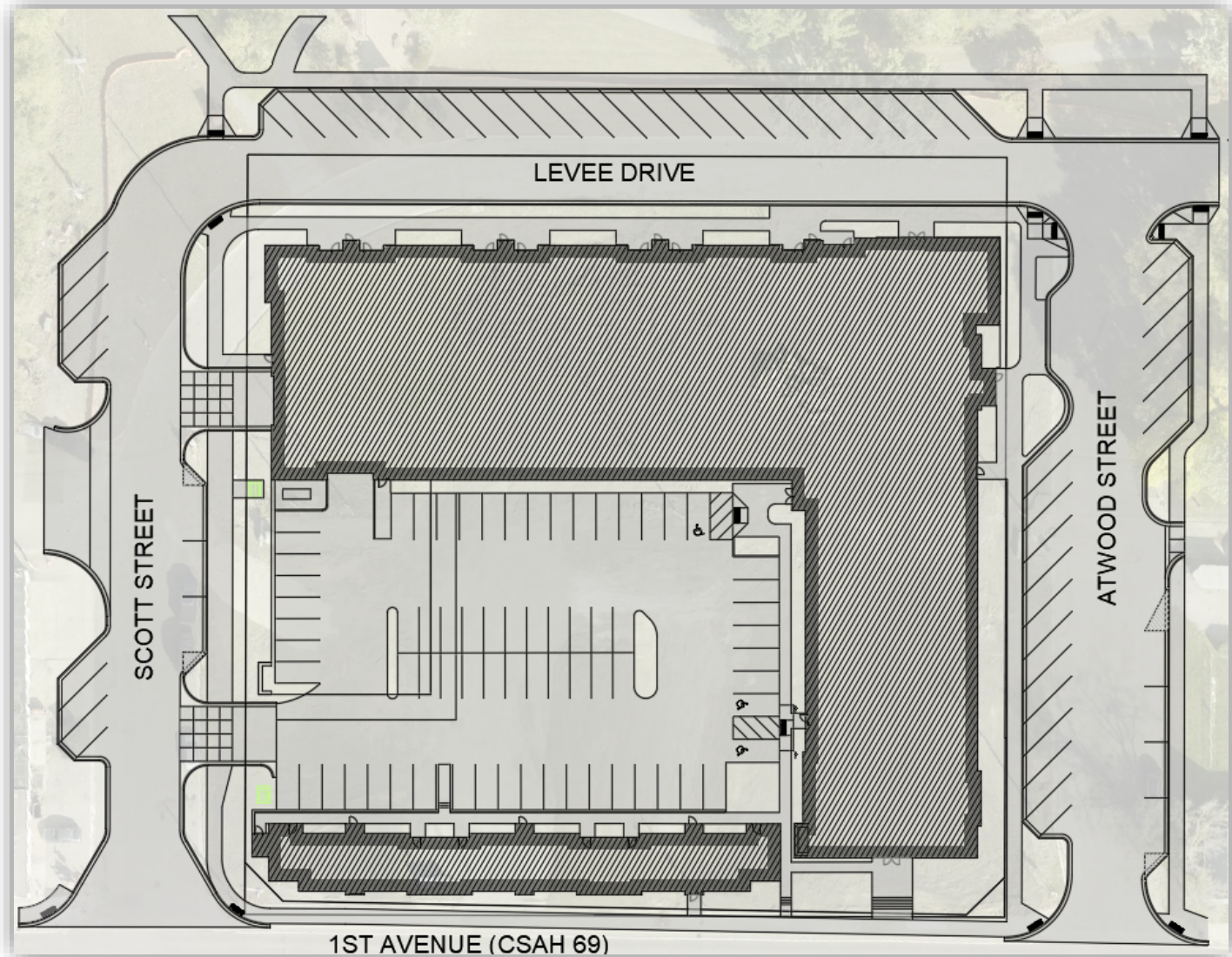
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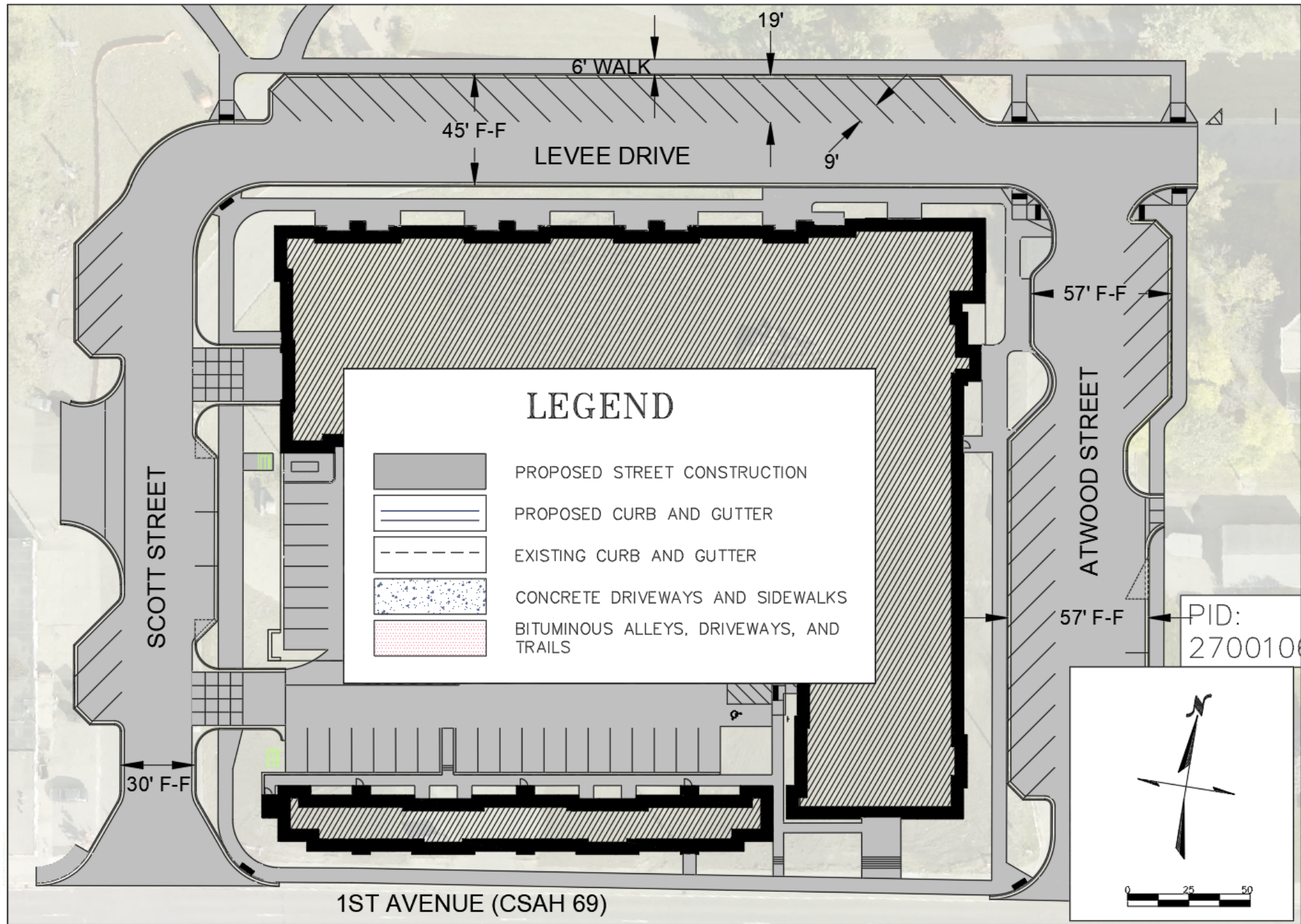
River Bluff Development



Shakopee Flats Apartments
& Restaurant



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Restoration

- Driveways that are disturbed will be replaced with similar materials
- Disturbed yards and boulevards will be restored with a compost-topsoil blend and sod
- Restore to same or better condition



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Project Inconveniences



Proposed Cost Apportionment

Table 1 - Estimated Cost & Funding Source
2021 Street & Utility Reconstruction Project CIF-20-007

	Streets (inc. street lighting)	Storm Sewer	Sanitary Sewer	Water Main	Estimated Total
Estimated Expenditures					
Estimated Construction Cost Street & Utility	\$634,000	\$94,000	\$8,000	\$100,000	\$836,000
Contingencies (~8%)	\$49,000	\$7,000	\$1,000	\$8,000	\$65,000
Administration, Engineering, Legal	\$53,000	\$7,000	\$1,000	\$9,000	\$70,000
Total Estimated Project Costs (Feasibility)	\$736,000	\$108,000	\$10,000	\$117,000	\$971,000
Estimated Revenue					
Special Assessments	\$142,040				\$142,040
Capital Improvements Fund	\$593,960				\$593,960
Storm Sewer Fund		\$108,000			\$108,000
Sanitary Sewer Fund			\$10,000		\$10,000
Shakopee Public Utilities				\$117,000	\$117,000
Total Estimated Revenue (Feasibility)	\$736,000	\$108,000	\$10,000	\$117,000	\$971,000



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Special Assessment (Street Assessment)

Determined per City of Shakopee Assessment Policy

- 30% of the assessable street improvements used to determine total assessable street improvements
- All lots are proposed to be assessed on a front footage basis
 - North half of Levee Drive will not be assessed.
 - Half of Fuller Street adjacent to city parking lot will not be assessed
 - The bit trail and street oversizing over 37-feet will not be assessed
 - Single family residential property at 336 1st Ave W proposed to be assessed a 60-ft lot equivalent

Preliminary Street Assessment Rate Table

Total Assessment (30% of Assessable Street Costs)	\$	137,000
Assessment / Front Foot	\$	103.32

Special Assessment (Alley Assessment)

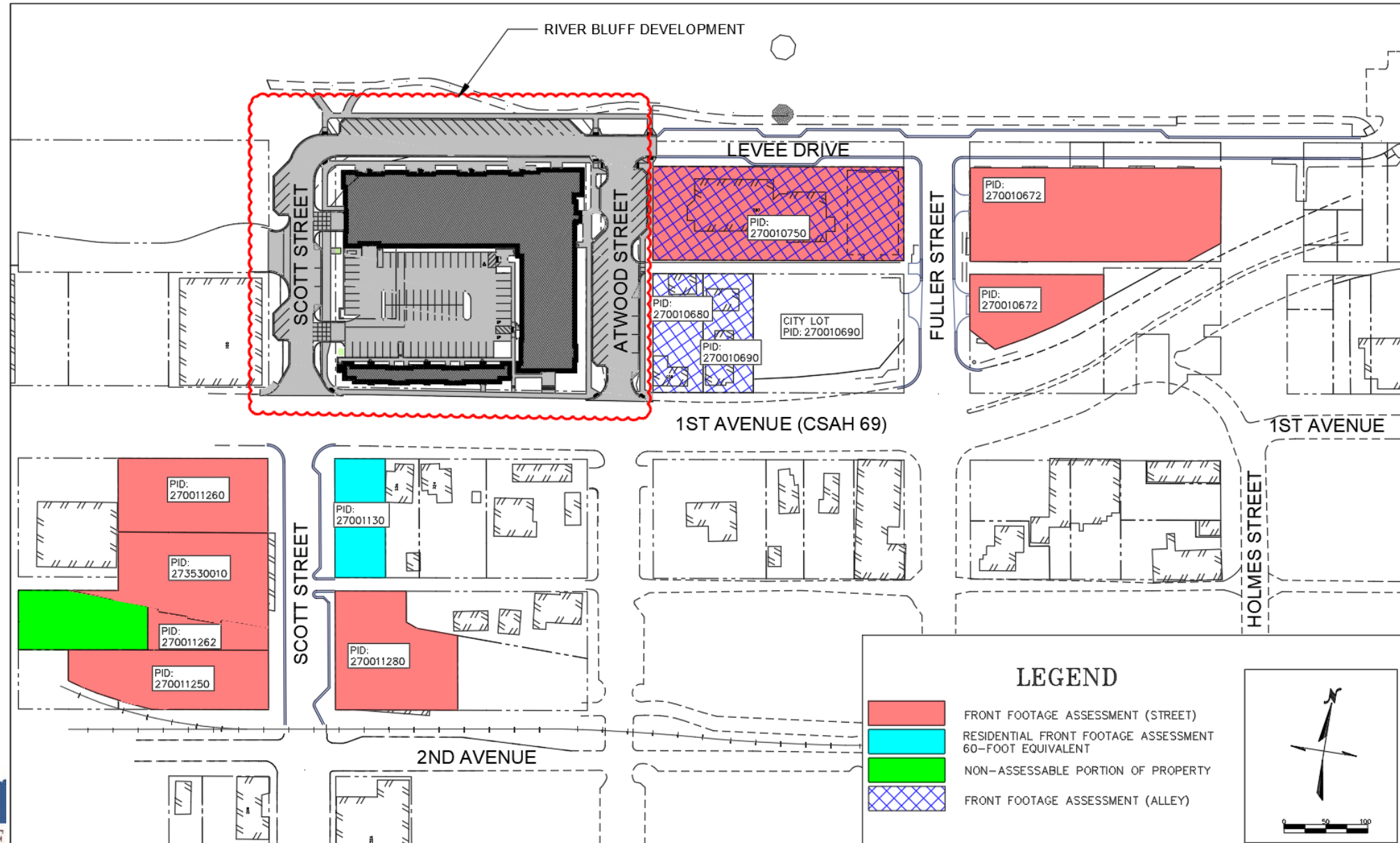
Determined per City of Shakopee Assessment Policy

- 30% of the assessable street improvements used to determine total assessable street improvements
- All lots are proposed to be assessed on a front footage basis
 - Half of alley adjacent to city parking lot will not be assessed

Preliminary Alley Assessment Rate Table

Total Assessment (30% of Assessable Street Costs)	\$	5,040
Assessment / Front Foot	\$	12.00

Assessment Map



Assessment Amortization

Assessment Amount			\$6,199.00	
Assessment Interest Rate			4.5%	
Assessment Term			10 Years	
Year	Annual Payment	Principle	Interest	Balance
1	\$945.35	\$619.90	\$325.45	\$5,579.10
2	\$870.96	\$619.90	\$251.06	\$4,959.20
3	\$843.06	\$619.90	\$223.16	\$4,339.30
4	\$815.17	\$619.90	\$195.27	\$3,719.40
5	\$787.27	\$619.90	\$167.37	\$3,099.50
6	\$759.38	\$619.90	\$139.48	\$2,479.60
7	\$731.48	\$619.90	\$111.58	\$1,859.70
8	\$703.59	\$619.90	\$83.69	\$1,239.80
9	\$675.69	\$619.90	\$55.79	\$619.90
10	\$647.80	\$619.90	\$27.90	\$0.00
Totals:	\$7,779.75	\$6,199.00	\$1,580.75	



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Preliminary Project Schedule

City Council Receives Feasibility Report, Calls for Public Hearing	February 2, 2021
Resident Information Meeting Held	February 4, 2021
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 16, 2021
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 2, 2021
City Receives and Opens Project Bids	March 30, 2021
City Council Considers Award of Contract	April 20, 2021
Start Project Construction	May 2021
Construction Substantially Complete	September 2021
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2021
Hold Assessment Public Hearing	November 2021



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