

2021 Alley Reconstruction

CIF-20-009

Public Hearing Meeting
March 2, 2021



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COMMUNITY PRIDE SINCE 1857

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

Proposed Project Location

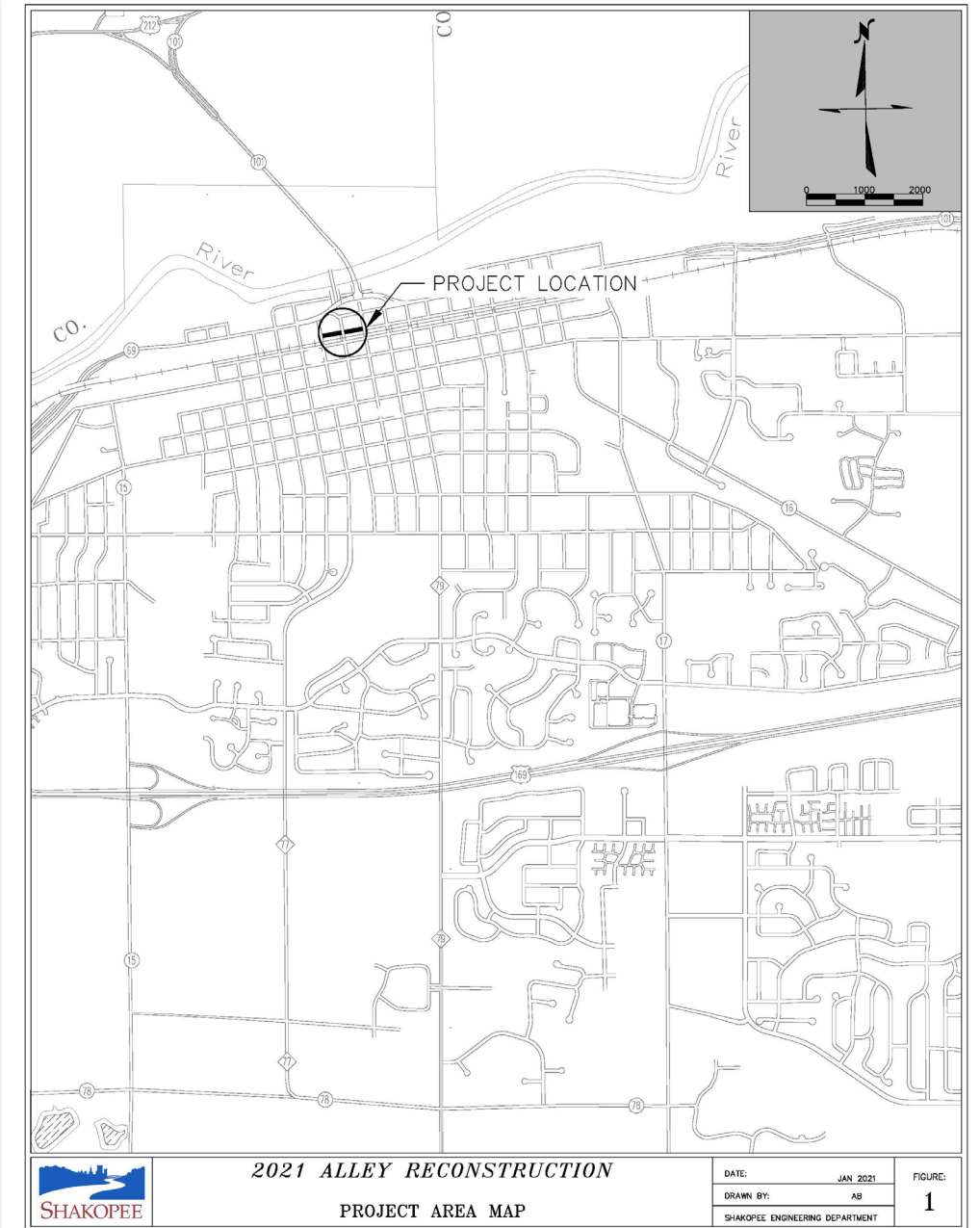
Alleys between Fuller Street and Lewis Street between
1st Avenue and 2nd Avenue



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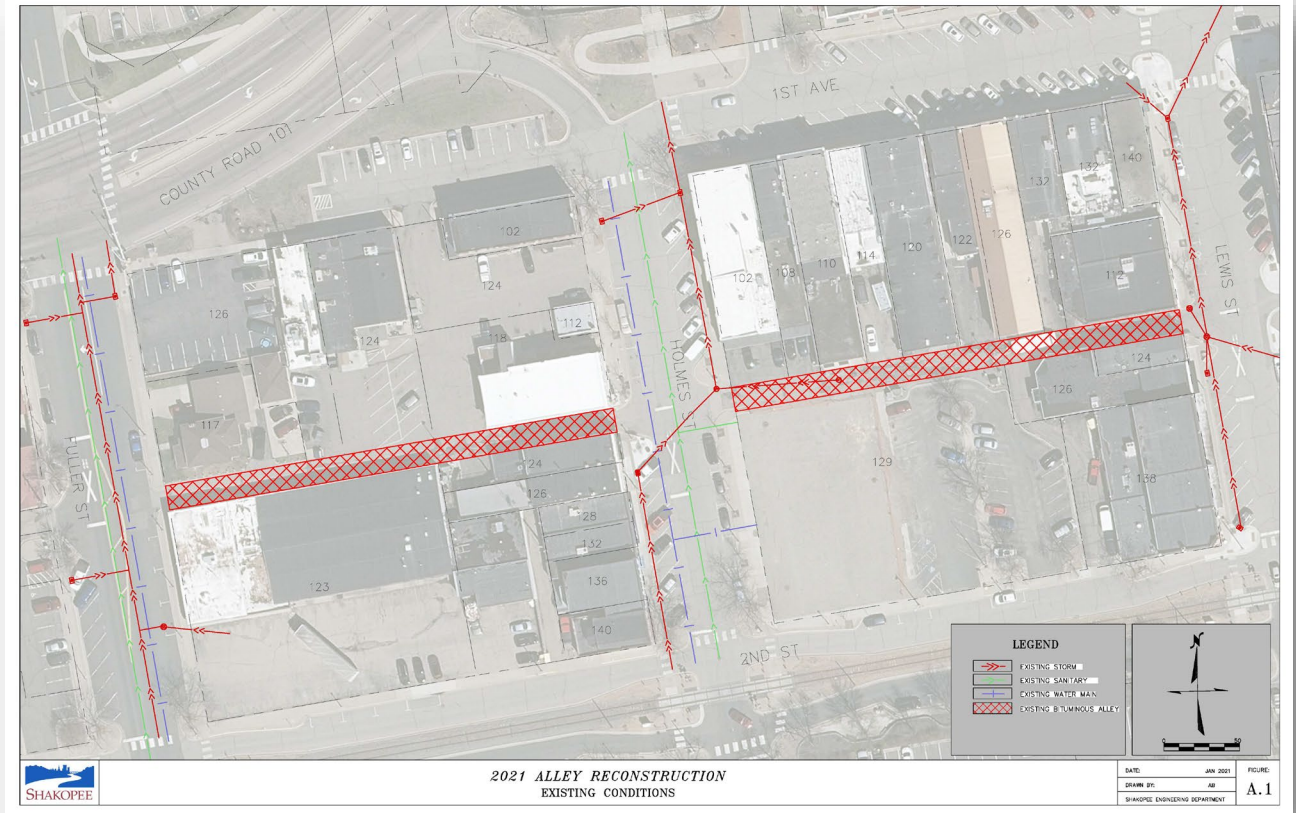
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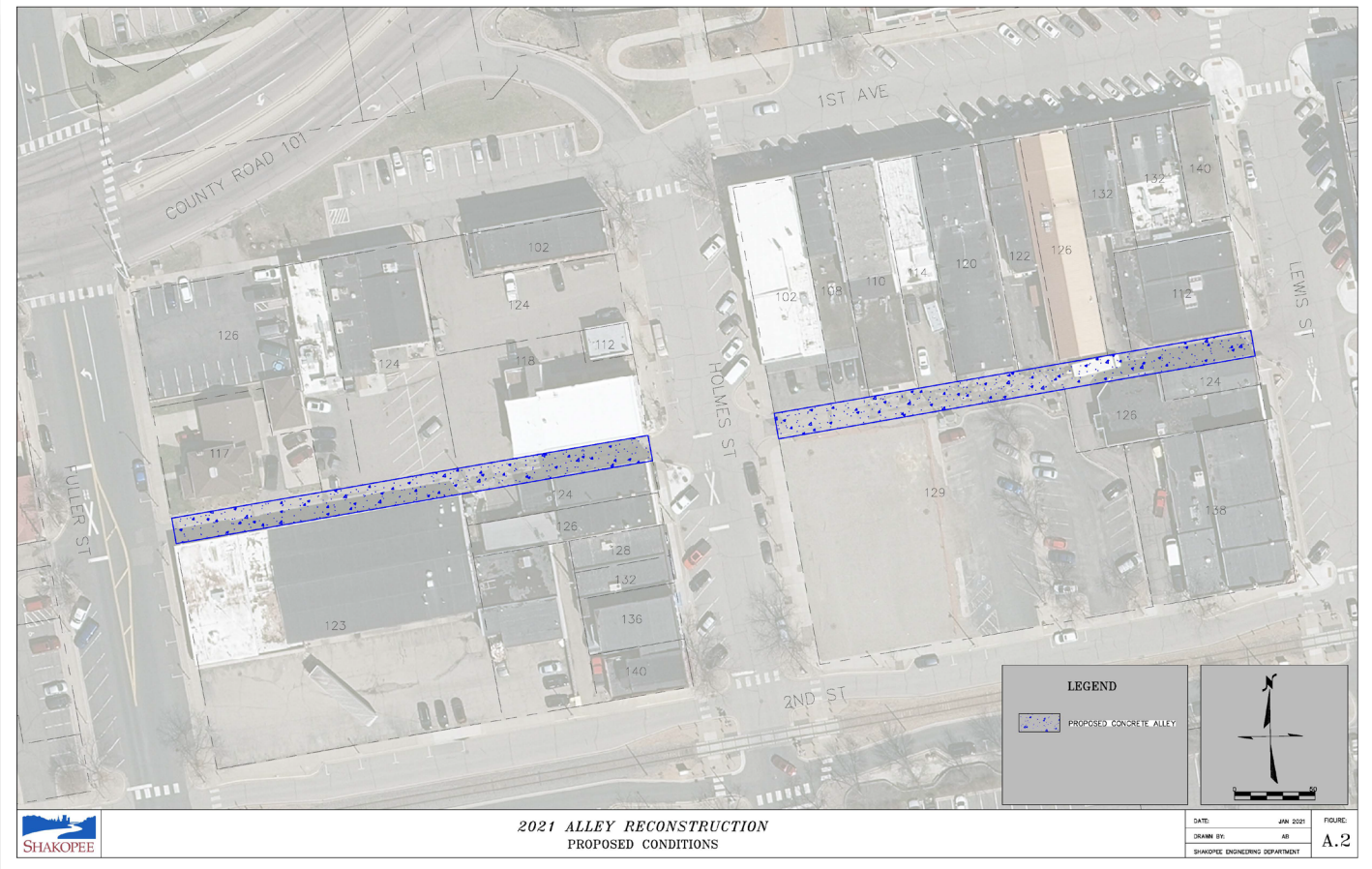
Existing Conditions

- 10-12-foot-wide bituminous asphalt alleys, generally flat, with no concrete curb and gutter and minimal storm sewer.
- Various small utilities under alleys.
- No sanitary sewer or watermain under alleys.
- Constructed in 1994. The bituminous asphalt alleys have deteriorated significantly. There are excessive areas of patching and transverse and longitudinal cracking.



Proposed Conditions

- Reconstruct alleys to 6-inch concrete surface and 6-inch aggregate base.
- Replace existing streetlight in alley between Fuller St and Holmes St.
- No sanitary sewer, watermain or storm sewer improvements are proposed in the project area.



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Proposed Cost Apportionment

Table 1 - Estimated Cost & Funding Source
2021 Alley Reconstruction Project CIF20-009

	CIP Estimate	Feasibility Estimate
Estimated Expenditures		
Estimated Construction Cost Street & Utility	\$299,000.00	\$142,000.00
Contingencies (10%)	\$29,000.00	\$14,000.00
Administration, Engineering, Legal (12%)	\$43,000.00	\$19,000.00
Total Estimated Project Costs (Feasibility)	\$371,000.00	\$175,000.00
Estimated Revenue		
Special Assessments	\$127,000.00	\$52,500.00
Storm Drainage Fund	\$244,000.00	\$122,500.00
Total Estimated Revenue (Feasibility)	\$371,000.00	\$175,000.00

Note: A sizeable portion of the project was completed with the construction of the Deco apartments. This has reduced the project scope and cost.



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Special Assessment Method

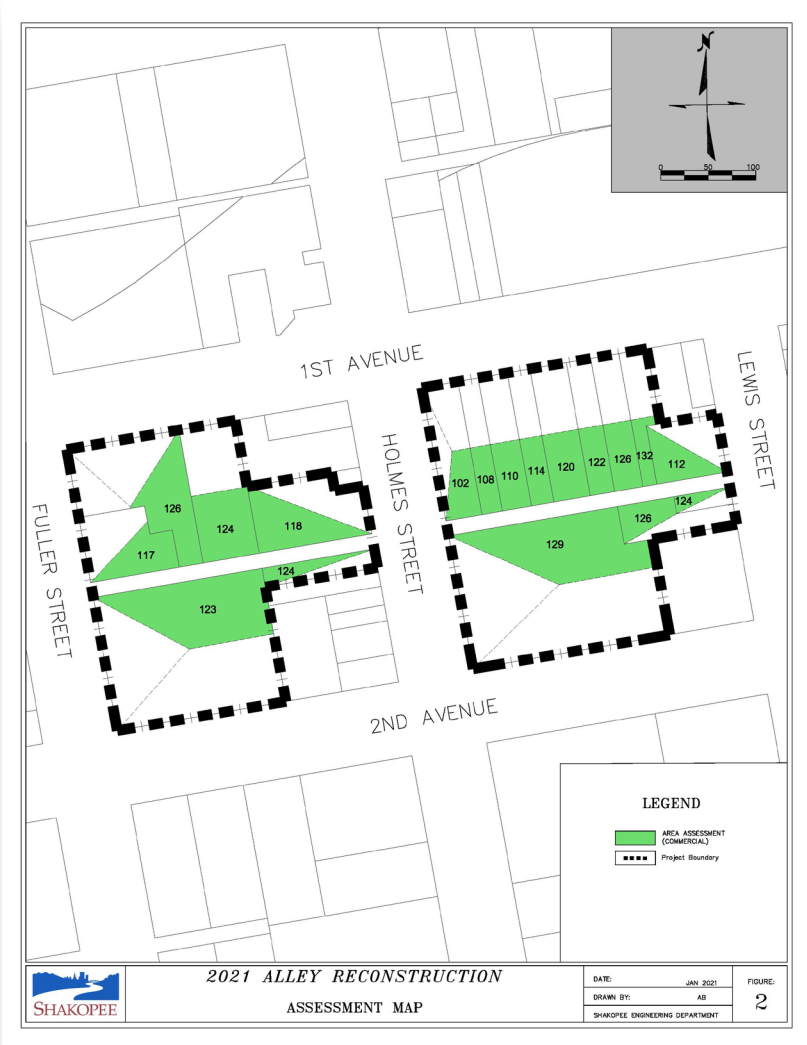
Determined per City of Shakopee Assessment Policy

- The project will be assessed based on the actual cost of the street improvements.
- 30% of the assessable street improvements will be used to determine total assessable street improvements.
- The project is proposed to be assessed on an area basis. An assessment rate (cost per acre) is calculated by dividing 30 percent of the total cost of assessable street improvements by the total number of acres benefitting from the improvement.
 - Corner lot adjustments will be made.

Preliminary Assessment Rate Table

Total Assessment (30% of Project Cost)	\$ 52,500
Assessment/Acre	\$ 40,322.58

Assessment Map & Preliminary Roll



PRELIMINARY-ASSESSMENT ROLL				
2021 Alley Reconstruction				
PID	PROPERTY ADDRESS	LEGAL DESCRIPTION	COMMERCIAL ACERAGE	STREET ASSESSMENT
270011440	123 2ND AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 022 SubdivisionCd 27001	0.217	\$ 8,750.00
270011480	124 HOLMES ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 005 Block 022 SubdivisionCd 27001	0.028	\$ 1,129.03
270011520	118 HOLMES ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 007 Block 022 SubdivisionCd 27001	0.098	\$ 3,951.61
270011550	124 1ST AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 008 Block 022 SubdivisionCd 27001	0.098	\$ 3,951.61
270011560	126 1ST AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 009 Block 022 SubdivisionCd 27001	0.112	\$ 4,516.13
270011570	117 FULLER ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 010 Block 022 SubdivisionCd 27001	0.065	\$ 2,620.97
270011580	129 HOLMES ST S SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 023 SubdivisionCd 27001	0.225	\$ 9,072.58
270011620	126 LEWIS ST S SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 004 Block 023 SubdivisionCd 27001	0.04	\$ 1,612.90
270011630	124 LEWIS ST S SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 005 Block 023 SubdivisionCd 27001	0.012	\$ 483.87
270011650	112 LEWIS ST S SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 006 Block 023 SubdivisionCd 27001	0.053	\$ 2,137.10
270011670	132 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 007 Block 023 SubdivisionCd 27001	0.028	\$ 1,129.03
270011680	126 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 007 Block 023 SubdivisionCd 27001	0.049	\$ 1,975.81
270011690	122 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 008 Block 023 SubdivisionCd 27001	0.042	\$ 1,693.55
270011700	120 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 008 Block 023 SubdivisionCd 27001	0.063	\$ 2,540.32
270011710	114 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 009 Block 023 SubdivisionCd 27001	0.039	\$ 1,572.58
270011720	110 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 009 Block 023 SubdivisionCd 27001	0.051	\$ 2,056.45
270011740	108 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 010 Block 023 SubdivisionCd 27001	0.035	\$ 1,411.29
270011730	102 1ST AVE E SHAKOPEE MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 010 Block 023 SubdivisionCd 27001	0.047	\$ 1,895.16
TOTAL ASSESSMENTS			\$	52,500.00



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Preliminary Project Schedule

City Council Receives Feasibility Report, Calls for Public Hearing	February 16, 2021
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	March 2, 2021
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 16, 2021
City Receives and Opens Project Bids	April 8, 2021
City Council Considers Award of Contract	April 20, 2021
Start Project Construction	May 2021
Construction Substantially Complete	July 2021
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2021
Hold Assessment Public Hearing	November 2021



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