

2025 COMMERCIAL FDR IMPROVEMENTS PROJECT

FEASIBILITY REPORT

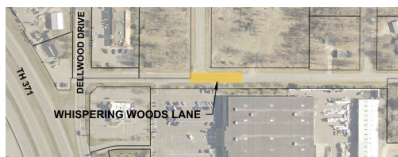
7:00 P.M.
October 15, 2024

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■ PROJECT AREA



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LEGEND
COMMERCIAL FULL DEPTH RECLAMATION

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■ COMMERCIAL FULL DEPTH RECLAMATION

Proposed Improvements

- Reclaim to a depth approx. 8.5.”
- Subcut and remove excess material to compact a 6” reclaimed base.
- 6” of bituminous will be constructed in three separate lifts.
- Replace existing driveways to the Right-of-Way line.
- Install new sanitary sewer manhole lids, castings and rings, catch basins, pavement markings and mailbox supports.

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Audubon Way
 - Last improved in 2004 as part of the “Audubon Way Street and Utility Improvements” project and chip sealed in 2017.
 - Existing Conditions: 36’ wide roadway consists of 3.5” of bituminous and 6” of Class 5 base.
 - 2022 PASER Rating of 6 and 7.
 - Concrete median will be replaced on the north end of Audubon Way.
 - Sanitary sewer joint separation & Storm corrections
- Edgewood Drive (North of Novotny Road)
 - Last improved in 2003 as part of the “Edgewood Drive North utility and Roadway Extension” project and chip sealed in 2017.
 - Existing Conditions: 36’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base.
 - 2022 PASER Rating of 6 and 7.
 - Sanitary sewer and storm sewer corrections required.



Audubon Way, May 2024



Edgewood Drive, May 2024

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Lake Forest Road
 - Last improved in 2004 as part of the “Lodge at Brainerd Lakes and Lake Forest Road” and 2006 “Commerce Region of Baxter” project.
 - Existing Conditions: 44-48’ wide roadway consists of 3.5” of bituminous and 6” of Class 5 base.
 - 2022 PASER Rating of 6 and 7.

- Whispering Woods Lane
 - Last improved in 2002 as part of the “MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements.”
 - Existing Conditions: 32’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base.
 - 2022 PASER Rating of 7.



Lake Forest Road, May 2024



Whispering Woods Lane, May 2024

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■ COSTS

- Full Depth Reclamation (Commercial):
 - Total Estimated Project Costs: **\$3,160,898**
 - City Roadway: **\$44,827**
 - City Sanitary Sewer: **\$163,066**
 - Total Remaining Assessable Cost: **\$2,953,005**
 - Total Square Footage: **5,124,798**
 - Estimated Cost Per Square Foot: **\$0.5762**
 - **Benefitting Assessable Project Costs: \$2,249,268 – 71%**
 - City Cost Summary
 - City Roadway: **\$44,827**
 - City Sanitary Sewer: **\$163,066**
 - City Assessment: **\$703,737**
 - **Total Estimated City Cost: \$911,630 – 29%**

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■ Costs associated with the residential portion will be moved to the 2026 project.

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■ PROJECT SCHEDULE

- Staff Review – March 2024
- Review and Recommendation to Approve Feasibility Report – Utility Commission Meeting – August 8, 2024
- Review and Resolution Receiving Feasibility Report and Calling for Improvement Hearing – City Council Meeting – October 2, 2024
- **Review and Resolution Receiving Feasibility Report and Calling for Improvement Hearing – City Council Meeting – October 15, 2024**
- Improvement Hearing – November 7, 2024
- Start Plans and Specifications Preparation - November – December 2024
- Review Plans and Specifications – Utility Commission Meeting – January 8, 2025

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■ Questions?

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