



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

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# **Feasibility Report**

**For:**

**Sylvan Bay Phase 2**  
**(8<sup>th</sup> Av SW, 9<sup>th</sup> Av SW, 10<sup>th</sup> Av SW and 2<sup>nd</sup> St SW)**

**City Project 2024-1**

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**January 13<sup>th</sup>, 2025**

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## EXECUTIVE SUMMARY

City Project 2024-1, Sylvan Bay Phase 2 Project, involves the reconstruction of 0.69 miles of roadway, storm sewer, sanitary sewer, water main and associated appurtenances. The improvements are generally located on 8<sup>th</sup> Avenue SW, 9<sup>th</sup> Avenue SW and 10<sup>th</sup> Avenue SW, from 4<sup>th</sup> Street SW to 1<sup>st</sup> Street SW. *The locations and detail associated with the proposed improvements are represented on the figures within the body of this report.*

The Engineering Departments opinion of cost for City Project 2024-1 is as follows:

### **Opinion of Cost**

Construction Cost	\$4,115,294
10% Contingency	\$411,529
Engineering	\$823,059
Legal/Publishing/Easement	\$5,000
Administration	\$82,306
Cost of Issuance	\$164,612
Arts and Culture	\$61,729
<b>Total Project Cost</b>	<b>\$5,663,529</b>

This project will be financed as follows:

### **Proposed Financing**

GRPU - Sanitary	\$ 1,758,743
GRPU - Water	\$ 1,810,453
G.O. Bonding	\$ 2,094,333
<b>Total</b>	<b>\$ 5,663,529</b>

This project is feasible. It will complete necessary pavement rehabilitation as well as replace aging utilities.

Regards,



Matt Wegwerth, PE  
Public Works Director / City Engineer

Cc: Tom Pagel, City Administrator  
Laura Pfeifer, Interim Finance Director  
Julie Kennedy, GRPU General Manager  
Steve Mattson, GRPU Water and Sewer Department Manager

## PROJECT BACKGROUND AND SCOPE

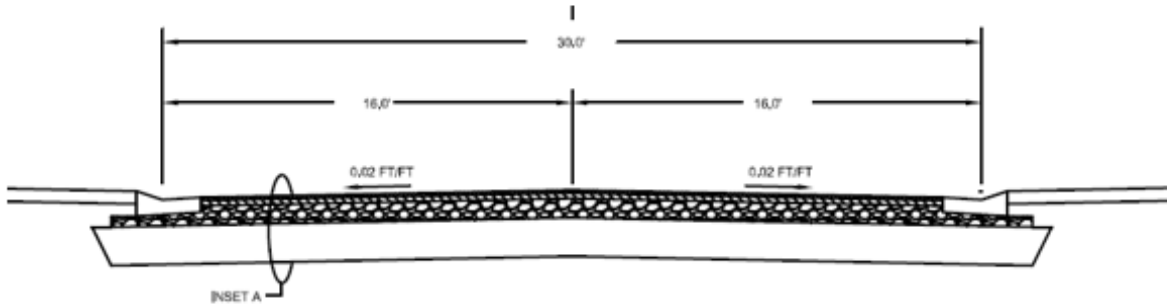
The project involves the full reconstruction of 8<sup>th</sup> Avenue SW, 9<sup>th</sup> Avenue SW, 10<sup>th</sup> Avenue SW and 2<sup>nd</sup> Street SW generally from 4<sup>th</sup> Street SW to 1<sup>st</sup> Street SW. The project will include the improvements of roadway, storm sewer, sanitary sewer, water main and associated appurtenances. See figure below for general location and extent of work.



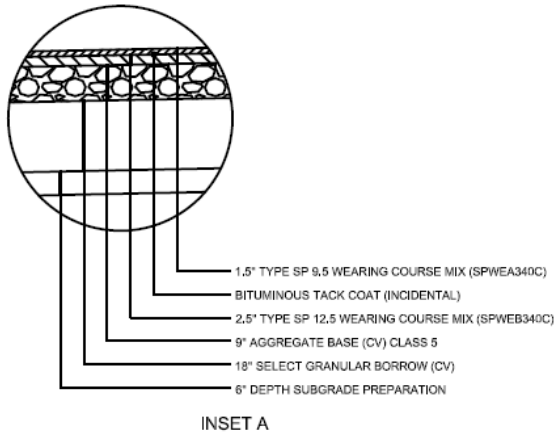
# PROJECT DESCRIPTION

## ROADWAY

The road section on all streets will be removed and replaced. 8th Avenue SW, 9<sup>th</sup> Avenue SW and 10<sup>th</sup> Avenue SW will be built to 32' face to face and 2<sup>nd</sup> Street SW will be constructed to a width of 28' face to face.



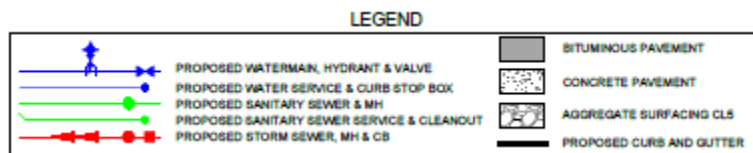
PROPOSED TYPICAL SECTION





## STORM SEWER, WATER MAIN AND SANITARY SEWER

Storm sewer, water main and sanitary sewer will be replaced on 8<sup>th</sup> Avenue SW, 9<sup>th</sup> Avenue SW and 10<sup>th</sup> Avenue SW. See below for proposed locations.








## ZONING

The zoning within the project area is a mix of Shoreland One-Family Residence, One and Two-Family Residence and Shoreland One and Two-Family Residence, See zoning maps below.



Zoning

	Shoreland One-Family Residence		One and Two-Family Residence		Shoreland One and Two-Family Residence
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## PUBLIC MEETINGS

A neighborhood meeting has not been held for this project. During the design phase, a public meeting will be coordinated to gather input.

## PROJECT SCHEDULE

The project is tentatively scheduled to advance as follows:

Feasibility Report to council	January 13, 2025
Order Plans & Specifications	January 13, 2025
Approve Plans and Advertise for Bids	February 2025
Open Bids	March 2025
Award Contract	April 2025
Construction Begins	May 2025
Substantial Completion	August 2025

## PROJECT COST AND FINANCING

The project will be funded by the City of Grand Rapids and the Grand Rapids Public Utilities. The City no longer specially assesses for reconstruction projects.

The Engineering Departments opinion of cost for City Project 2024-1 is as follows:

### **Opinion of Cost**

Construction Cost	\$4,115,294
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Engineering	\$823,059
Legal/Publishing/Easement	\$5,000
Administration	\$82,306
Cost of Issuance	\$164,612
Arts and Culture	\$61,729
<b>Total Project Cost</b>	<b>\$5,663,529</b>



This project will be financed as follows:

**Proposed Financing**

GRPU - Sanitary	\$ 1,758,743
GRPU - Water	\$ 1,810,453
G.O. Bonding	\$ 2,094,333
<b>Total</b>	<b>\$ 5,663,529</b>

**PROJECT NEED**

The roadways and utilities have reached the point of needing to be replaced. The Engineering Department supports the improvements as described in this report.

**COST EFFECTIVENESS**

The materials and methods that will be employed to construct these improvements have been proven to be a cost effective means by which to provide adequate pavements and utility mains.

APPENDIX A -Detailed Project Costs

<b>City Project 2024-1</b>			
<b>Sylvan Bay Phase 2</b>			
<b>Construction Cost &amp; Funding Summary</b>			
<b>Project Cost</b>			
<b>Construction Cost</b>	<b>\$4,115,294</b>	<b><u>Street Lighting</u></b>	
<b>10% Contingency</b>	<b>\$411,529</b>	<b>Construction Cost</b>	<b>\$0</b>
<b>Engineering</b>	<b>\$823,059</b>	<b>Non- Construction</b>	<b>\$0</b>
<b>Legal/Publishing/Easement</b>	<b>\$5,000</b>	<b>Total Storm Sewer</b>	<b>\$0</b>
<b>Administraion</b>	<b>\$82,306</b>		
<b>Cost of Issuance</b>	<b>\$164,612</b>	<b><u>Sanitary Sewer Main</u></b>	
<b>Arts and Culture</b>	<b>\$61,729</b>	<b>Construction Cost</b>	<b>\$807,291</b>
<b>Total Project Cost</b>	<b>\$5,663,529</b>	<b>Street Cost</b>	<b>\$470,666</b>
<b>% Non-Construction</b>	<b>37.62%</b>	<b>Non- Construction</b>	<b>\$480,786</b>
		<b>Total Sanitary - GRPU</b>	<b>\$1,758,743</b>
<b><u>Streets</u></b>			
<b>Construction Cost</b>	<b>\$878,336</b>	<b><u>Water Main</u></b>	
<b>Non- Construction</b>	<b>\$330,443</b>	<b>Construction Cost</b>	<b>\$844,865</b>
<b>Total Streets</b>	<b>\$1,208,780</b>	<b>Street Cost</b>	<b>\$470,666</b>
		<b>Non- Construction</b>	<b>\$494,922</b>
<b><u>Storm Sewer</u></b>			
<b>Construction Cost</b>	<b>\$643,470</b>	<b>Total Water Main</b>	<b>\$1,810,453</b>
<b>Non- Construction</b>	<b>\$242,083</b>		
<b>Total Storm Sewer</b>	<b>\$885,553</b>		

<b><u>Funding</u></b>	
<b>GRPU - Sanitary</b>	<b>\$ 1,758,743</b>
<b>GRPU - Water</b>	<b>\$ 1,810,453</b>
<b>Local</b>	<b>\$ 2,094,333</b>
<b>Total</b>	<b>\$5,663,529</b>