



**BOLTON
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Feasibility Report For

2026 Industrial Street Improvement Project City of Maple Plain

December 2025

Submitted by:

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Certification

Feasibility Report

For

2026 Industrial Street Improvement Project

City of Maple Plain
Maple Plain, MN
25X.141264

December 2025

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:



Matthew S. Bauman, P.E.
License No. 51323

Date: December 8, 2025

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I. EXECUTIVE SUMMARY

A. Introduction

The impetus for this project is a request by the City of Maple Plain to evaluate infrastructure improvements in the project area. From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.

B. Proposed Improvements

The proposed improvements consist of, patching, spot curb repairs and milling and overlaying Industrial Street. Watermain and services will be replaced west of Poplar Avenue.

C. Assessment Summary

35% of watermain project costs are proposed to be assessed on a front footage basis for properties receiving new utility services. Per city policy, milling and overlaying roads are not to be assessed.

The estimated assessment rate for the proposed watermain improvements is \$66.71 per front foot.

D. Funding Summary

The project costs are proposed to be apportioned as follows:

| | |
|----------------------------|---------------------|
| Assessments ⁽¹⁾ | \$100,465.26 |
| Capital Improvement Fund | \$145,312.50 |
| Water Fund | \$186,597.24 |
| Total Project Cost | \$432,375.00 |

⁽¹⁾ City cover cost of non-serviced front footage cost of \$48,564.88

II. INTRODUCTION

On October 27, 2025, the City Council authorized the preparation of a preliminary engineering report to analyze the mill and overlay of Industrial Street

A. Scope

This report will determine the feasibility of milling and overlaying Industrial Street and replacing the existing watermain and water services west of Poplar Avenue.

The report will provide a description of the proposed improvements, an itemized cost estimate, a cost apportionment and a preliminary assessment roll.

B. Background

Industrial Street was originally constructed in 1965 and reconstructed with concrete curb and gutter in 1989. The watermain west of Poplar Avenue was installed in 1965 and extended to the east in 1989.

III. EXISTING CONDITIONS

The existing conditions are identified in Figure No. 1 in the Appendix.

Industrial Street is approximately 33-feet wide from back of curb to back of curb and 25-feet wide edge of bituminous to edge of bituminous with a 47-foot radius cul-de-sac. The roadway is 35 years old and showing signs of transverse cracking with minor longitudinal cracking. The watermain west of Poplar Avenue is 6-inch cast iron pipe (CIP) and east of Poplar Avenue is 8-inch ductile iron pipe (DIP).

IV. PROPOSED IMPROVEMENTS

The proposed project area is identified in Figure No. 1 in the Appendix.

The proposed improvements are as follows:

A. Street

A 1.5-inch mill and overlay will be completed along Industrial Street to renew the pavement surface.

The estimated costs for the street improvements is \$145,312.50.

B. Watermain

The proposed watermain improvements are identified in Figure No. 2 in the Appendix.

The proposed watermain improvements consist of replacing the existing watermain and water services to the curb stop west of Poplar Avenue. The proposed watermain will be 8-inch PVC pipe.

The total estimated project cost for the proposed watermain improvements is \$287,062.50.

V. Special Assessments

35% of watermain project costs are proposed to be assessed on a front footage basis. The street mill and overlay will not be assessed per City policy. Properties receiving new utility services will be assessed for utilities.

The estimated assessment rate for the proposed watermain improvements is \$66.71 per front foot.

Properties proposed to be assessed are shown in Figure No. 2 in the Appendix. A preliminary assessment roll is included in the Appendix. Actual assessments will be based on the final project costs and special benefit analysis. Some numbers in this report have been rounded.

VI. FUNDING

The project costs are proposed to be financed through the sale of Chapter 429 Improvement Bonds. The assessed portions of the project costs are proposed to be funded through the levying of special assessments to the benefiting properties.

The total estimated project costs for the proposed improvements are \$432,375.00, which includes an estimated 25 percent for soft costs. Itemized cost estimates have been included in the Appendix.

VII. ESTIMATED COSTS

A summary of the estimated funding apportionment for the proposed improvements is as follows:

| | |
|----------------------------|---------------------|
| Assessments ⁽¹⁾ | \$100,465.26 |
| Capital Improvement Fund | \$145,312.50 |
| Water Fund | \$186,597.24 |
| Total Project Cost | \$432,375.00 |

⁽¹⁾ City to cover cost of non-serviced front footage cost of \$48,564.88 for watermain.

VIII. CONCLUSION

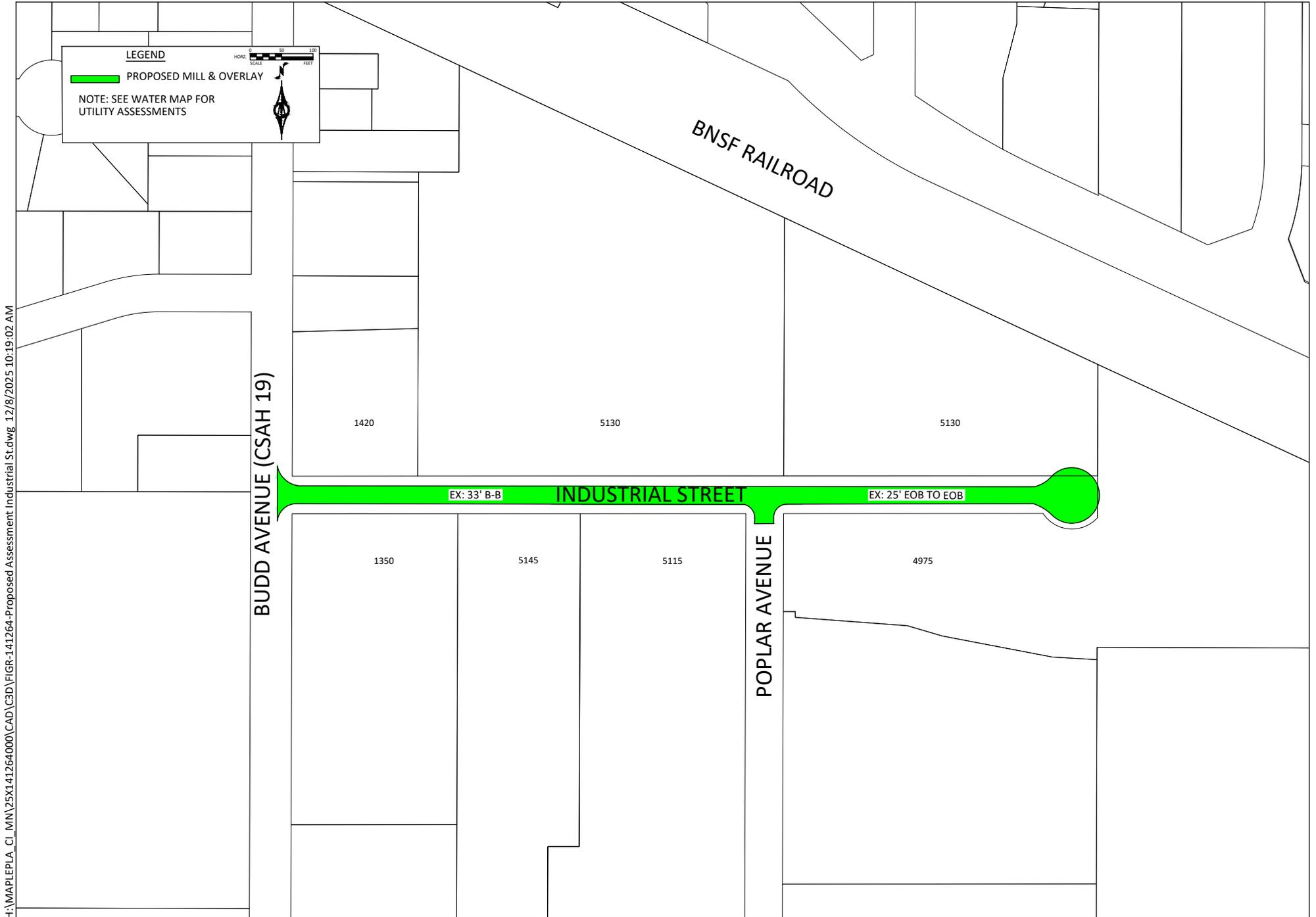
From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.

Appendix

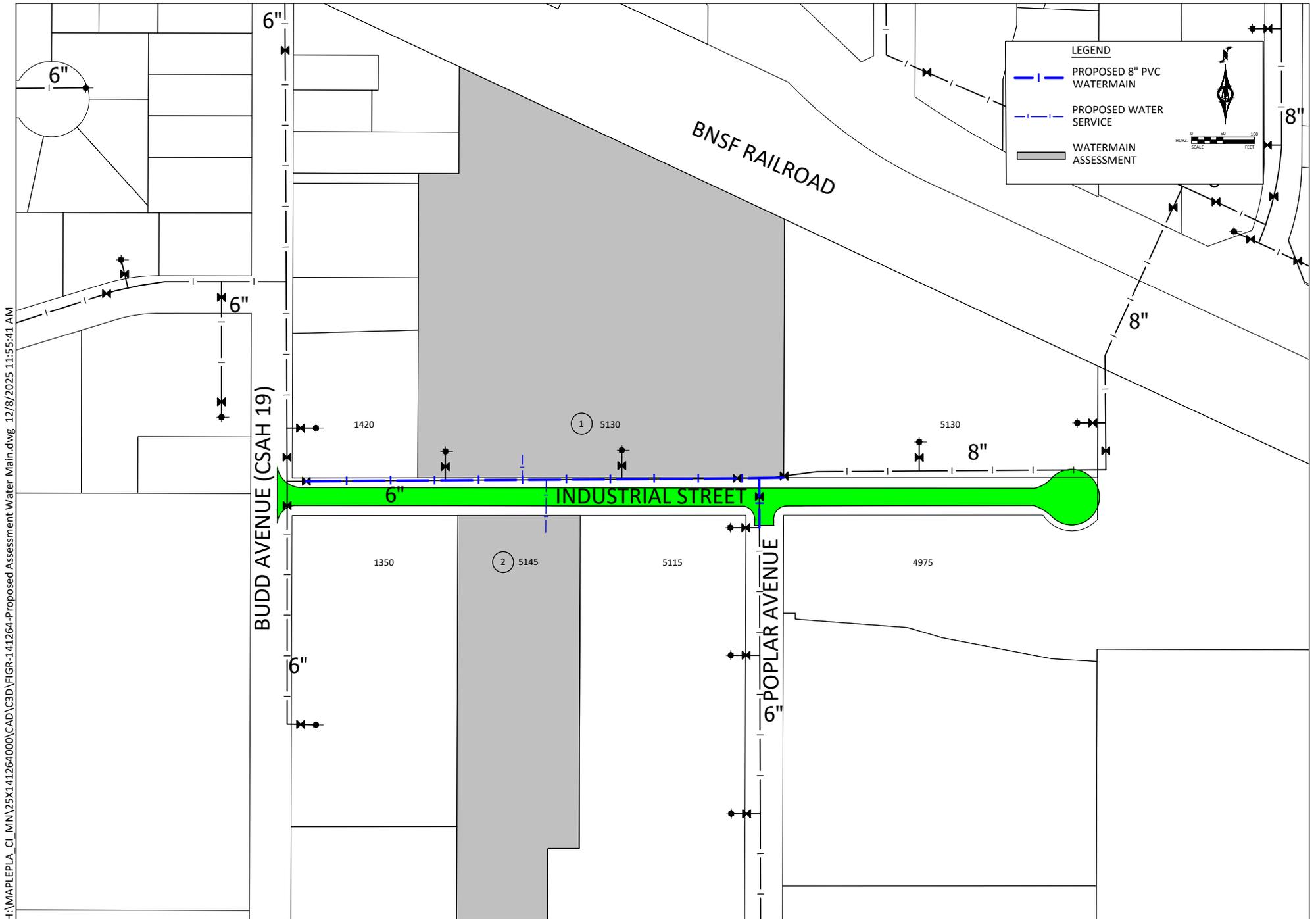
Figures

Preliminary Cost Estimates

Preliminary Assessment Rolls



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PRELIMINARY COST ESTIMATE

INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
BMI PROJECT NO. 25X.141264

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|----------|--|----------|----------|------------|---------------------|
| 1 | MOBILIZATION | 1 | LUMP SUM | \$6,000.00 | \$6,000.00 |
| 2 | TRAFFIC CONTROL | 1 | LUMP SUM | \$5,000.00 | \$5,000.00 |
| 3 | MILL BITUMINOUS | 4,800 | SQ YD | \$2.50 | \$12,000.00 |
| 4 | PATCHING | 1 | LUMP SUM | \$5,000.00 | \$5,000.00 |
| 5 | REMOVE CONCRETE CURB (ANY TYPE) | 300 | LIN FT | \$7.00 | \$2,100.00 |
| 6 | TYPE SP 9.5 WEAR COURSE MIX (2,B) | 500 | TON | \$105.00 | \$52,500.00 |
| 7 | CONCRETE CURB & GUTTER | 300 | LIN FT | \$40.00 | \$12,000.00 |
| 8 | ADJUST GATE VALVE | 2 | EACH | \$550.00 | \$1,100.00 |
| 9 | ADJUST FRAME & RING CASTING | 4 | EACH | \$1,200.00 | \$4,800.00 |
| 10 | SEED AND TOPSOIL | 150 | SQ YD | \$25.00 | \$3,750.00 |
| 11 | STORM DRAIN INLET PROTECTION | 5 | EACH | \$200.00 | \$1,000.00 |
| 12 | EROSION CONTROL | 1 | LUMP SUM | \$5,000.00 | \$5,000.00 |
| | ESTIMATED CONSTRUCTION COST | | | | <u>\$110,250.00</u> |
| | CONTINGENCY (5%) | | | | <u>\$6,000.00</u> |
| | TOTAL ESTIMATED CONSTRUCTION COST | | | | \$116,250.00 |
| | PROJECT COSTS (25%) | | | | <u>\$29,062.50</u> |
| | TOTAL ESTIMATED STREET PROJECT COST | | | | \$145,312.50 |

WATERMAIN IMPROVEMENTS

| | | | | | |
|----|-----------------------------------|-----|----------|-------------|---------------------|
| 1 | MOBILIZATION | 1 | LUMP SUM | \$11,000.00 | \$11,000.00 |
| 2 | PATCHING | 1 | LUMP SUM | \$15,000.00 | \$15,000.00 |
| 3 | 8" C900 WATERMAIN (PIPE BURST) | 800 | LIN FT | \$130.00 | \$104,000.00 |
| 4 | 6" DIP CL 52 WATERMAIN | 75 | LIN FT | \$90.00 | \$6,750.00 |
| 5 | 1" WATER SERVICE | 60 | LIN FT | \$50.00 | \$3,000.00 |
| 6 | 1" CURB STOP & BOX | 2 | EACH | \$750.00 | \$1,500.00 |
| 7 | 1" CORPORATION | 2 | EACH | \$900.00 | \$1,800.00 |
| 8 | 6" GATE VALVE | 4 | EACH | \$2,675.00 | \$10,700.00 |
| 9 | 8" GATE VALVE | 4 | EACH | \$3,550.00 | \$14,200.00 |
| 10 | HYDRANT | 2 | EACH | \$7,800.00 | \$15,600.00 |
| 11 | DIP FITTINGS | 300 | POUNDS | \$20.00 | \$6,000.00 |
| 12 | CONNECT TO EXISTING WATERMAIN | 5 | EACH | \$2,500.00 | \$12,500.00 |
| 13 | CONNECT TO EXISTING WATER SERVICE | 2 | EACH | \$800.00 | \$1,600.00 |
| 14 | TEMPORARY WATER | 1 | LUMP SUM | \$15,000.00 | \$15,000.00 |
| | ESTIMATED CONSTRUCTION COST | | | | <u>\$218,650.00</u> |

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|----------|---|----------|------|------------|---------------------|
| | CONTINGENCY (5%) | | | | \$11,000.00 |
| | TOTAL ESTIMATED CONSTRUCTION COST | | | | \$229,650.00 |
| | PROJECT COSTS (25%) | | | | \$57,412.50 |
| | TOTAL ESTIMATED WATERMAIN PROJECT COST | | | | \$287,062.50 |
| | | | | | |
| | TOTAL ESTIMATED PROJECT COST | | | | \$432,375.00 |

PRELIMINARY ASSESSMENT ROLL - FRONT FOOT - CONNECTED
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
12/8/2025

| PROP. NO. | OWNER | OWNER ADDRESS | PROPERTY ADDRESS | P.I.D. | NOTES | FF (FOOT) | WATERMAIN (FF) | TOTAL ASSESSMENT |
|-----------|----------------------------|---------------------------------|--------------------|---------------|-------|-----------|----------------|------------------|
| 1 | SRRT MAPLE PLAIN LLC ET AL | 901 N 3RD ST SUITE 100 MINNEAPO | 5130 Industrial St | 2511824120062 | | 583 | \$38,891.93 | \$38,891.93 |
| 2 | 5145 LLC | 5145 INDUSTRIAL ST | 5145 Industrial St | 2511824130013 | | 195 | \$13,008.45 | \$13,008.45 |
| | OTHERS - CITY COST | | | | (a) | 728 | \$48,564.88 | \$48,564.88 |
| | | | | Total | | 1506 | \$100,465.26 | \$100,465.26 |

Notes

(a) City cover cost of abutting frontage of properties without connections

Total Parcel Frontage 1506

| Industrial Street Cost Summary | Estimated Cost | Ass'l (35%) |
|--------------------------------|----------------|--------------|
| Mill & Overlay | \$145,312.50 | |
| Watermain | \$287,062.50 | \$100,471.88 |
| Total | \$432,375.00 | |

| Cost/FF |
|---------|
| \$66.71 |