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June 16, 2026

City of Maple Plain
Attn: Jacob Schillander, City Administrator
5050 Independence Street
PO Box 97
Maple Plain, MN 55359

RE: 2026 Downtown Reconstruction – Power and Lighting Update

Dear Jacob:

We have been coordinating with Xcel Energy for undergrounding portions of the overhead power lines and addition/conversion of lighting for the downtown reconstruction project. The initial total in the feasibility study for both was \$462,500 for the total cost to underground power on the redevelopment block only, and add supplemental lighting along the rest of the corridor. Updated estimates from Xcel, were favorable to the City, so we considered an updated option to also underground power on Delano, and Main Street from Maple to Marsh; referred to below as “Base”. Costs fall in a range as Xcel needs to finalize the design. Xcel will replace residential services, but commercial services are the responsibility of the City/property owner. With that cost, I have also reached out to an electrician, JDP Electric, that the City will need to directly hire to replace private meters and run the entirety of commercial services. They are reviewing and should be getting ballpark costs over in the next few days and I can present an updated version of costs below at the workshop.

With the advancing of new City Hall/Library options, we were asked to investigate undergrounding all the power in the reconstruction project. This would be everything in the project area, excluding Marsh Avenue and Spring Avenue, because they are only slated for overlay work. This is considered in an “Extended” option below. The impetus that one of the poles on Pioneer would be in the way of a new City Hall parking/driveway entrance and then we’d be left with some “orphaned” overhead power.

One of the concerns of this option is the three-phase power that crosses the railroad tracks. This serves approximately 400 customers and Xcel would require some redundancy to their system, in this case, by upgrading an alternate route. This increases the cost versus the direct footage of undergrounding the line for this section itself but would be at the cost of the city because of the decision to underground this line. The redundancy is based on the size of the customer base and the ability to provide reliable service. Underground lines, if faulty, are more extensive to repair and take longer to determine where the repair is needed.

Some additional considerations include railroad permitting and power conversions. Permitting to cross the tracks may take six months for approval to bore the underground lines if that is needed. They feel permitting for the alternate redundant line can likely go faster by using existing poles on Halgren Road. The fire station also will require a power supply conversion because it currently is served by an older style power (120/240 volt) versus the more reliable 120/208 volt service Xcel now provides. The other public works buildings also need to be reviewed for how they are served.

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Summary of items included with each option are broken out below.

Base:

- Main Street from Budd Avenue to Marsh Avenue
- Maple Avenue
- Delano Avenue
- Lighting will be provided the entire route, but some lights will remain power pole mounted style

Extended:

- All of the Base locations
- Main Street from Marsh Avenue to Pioneer Avenue
- Pioneer Avenue
- Lighting provide for entire route, and all lights converted to 15-ft pedestal style lights

Table 1: Cost Summary

Option	Power	Lighting	Services (est.)	Total
Base	\$160,000-\$190,000	*\$152,100	\$30,000-\$50,000	\$342,100-\$372,100
Extended	\$159,000-\$215,000	*\$43,400	\$30,000-\$50,000	\$232,400-\$308,400
Total	\$319,000-\$405,000	\$195,500	\$60,000-\$100,000	\$574,500-\$680,500

*Updated from Xcel estimate based on average cost per light and assumed light counts needed.

Light poles have long lead times, so they are only likely to have bases set this year and the poles themselves go up next year. If orders occur soon, they could be ready to install in November. Power poles also have some private utilities, like communications lines, that also need to be coordinated to be buried and can delay pole removal.

Costs for the Base option are within the feasibility study budget for this work, but the Extended option could be up to \$220,000 higher than budgeted. The overall project estimate based on the bid results for the street work to be completed by Kuechle and excluding the power work is now \$4,940,000, or approximately \$496,000 less than the feasibility study estimated costs.

We are looking to discuss the options and receive direction from the council on moving forward with Xcel to get options firmed up, signed agreements in place and not to hold up some of the related construction items of the street work.

Sincerely,

Bolton & Menk, Inc.



Matthew S. Bauman, P.E.

Project Manager

Attachments: Overview Map
Streetview Images

Streetview Images

Figure 1



Figure 2



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Figure 3



Figure 4



