

## City of New Prague, Minnesota

### MSA TEAM:

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### DATE:

July 31<sup>st</sup>, 2024

## NEW PRAGUE SMALL AREA PLAN UPDATE

### Cost Estimates

Based on the approved site plan from the July 15<sup>th</sup> City Council Meeting, MSA's engineers have provided a planning level cost estimate utilizing the concept, best practices in stormwater and site design, and existing site conditions (topography, utilities, etc). As requested by the City Council the estimate is broken out into two phases.

Phase 1 - Site work for the outdoor performance stage area.

Phase 2a - Sitework for the storm pond area

Phase 2b - Infrastructure and constructing the storm pond.

These are planning level cost estimates based on considerations from 2024 numbers planning for construction in 2025. These numbers should be taken as an estimate for assisting the city in budgeting and prioritizing infrastructure projects for the next year. The estimates are provided in our presentation broken out by phase with visual representation of the area for the work performed, and summarized by phase and task.

### Project Next Steps

- Incorporate feedback from the City Council, City Engineer and City Staff
- Prepare Site and Grading Plan
- Provide the Small Area Plan Document to City Staff for Review
- Incorporate Small Area Plan Document into the Comprehensive Plan and resume final draft review with the Planning Commission and Final Adoption with City Council.



# New Prague Small Area Plan Infrastructure Cost Estimates

City of New Prague, Minnesota





## Site Features: City Block



Multi-family residential

Playground

Community room

Multi-use plaza (farmers mkt, food trucks, parking, etc.)

Outdoor performance stage

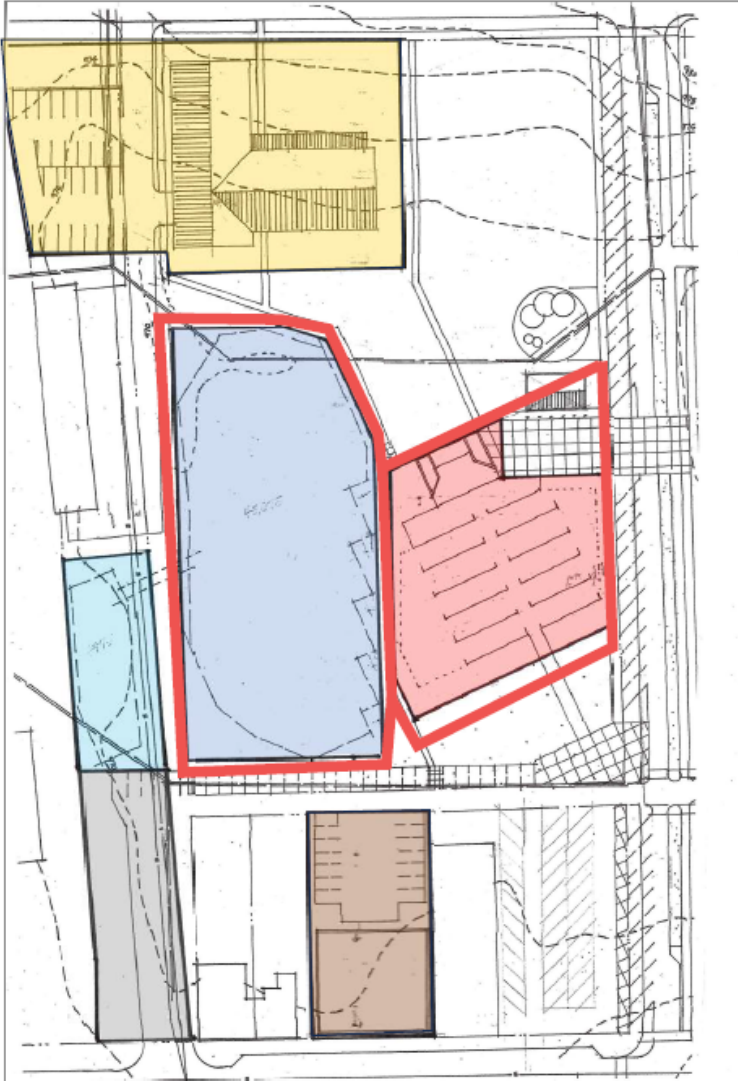
Stormwater treatment (area TBD)

"Skinny" street w/planted median & parking

Entry plaza

Overflow parking (if needed)

Commercial infill building (per market demand)



## Site Quantities

City Block = ~ 4.4 acres



Residential = 1.2 ac



Stormwater area = 0.8 ac **Stage 2**



Outdoor stage = .6 ac **Stage 1**



Park/open space = 1.5 ac



Potential stormwater overflow = 10,725 SF



Potential overflow parking = 13,650 SF



Commercial/retail lot = 14,450 sf



### Stage Area Phase 1

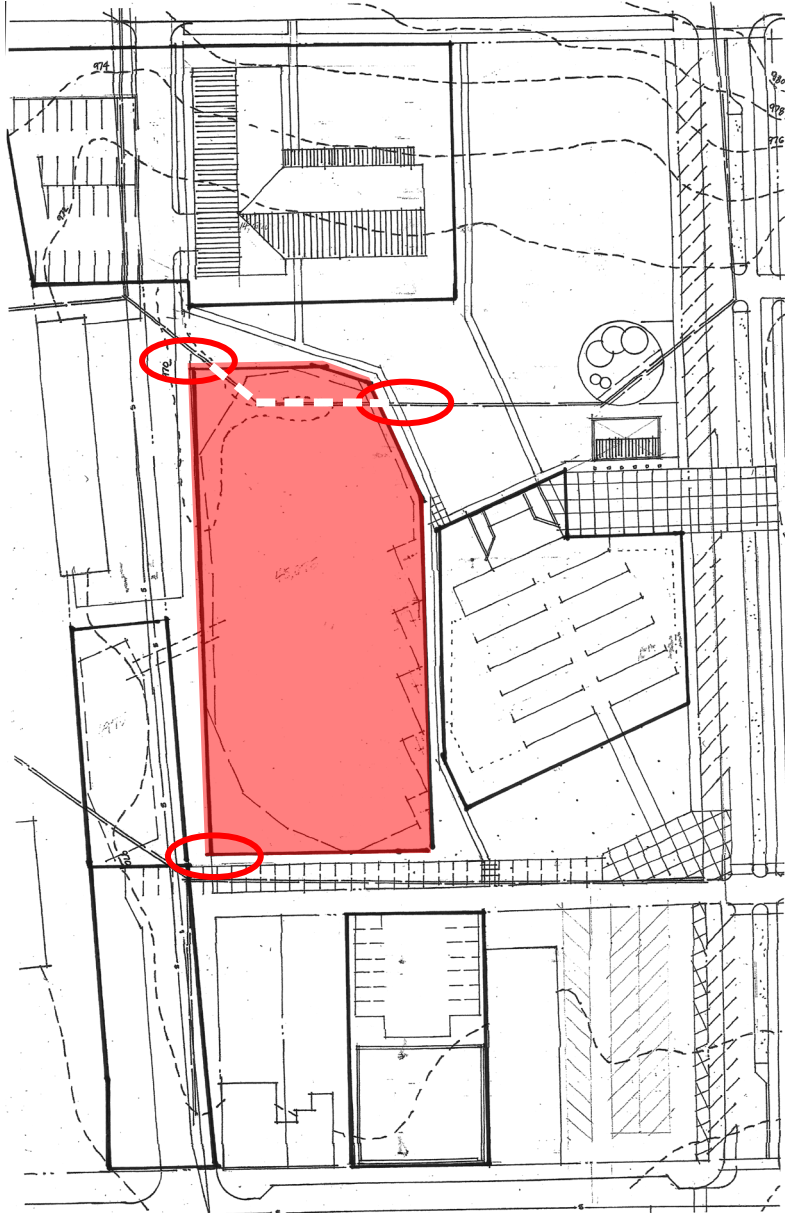
- 0.6 Acres
- Remove/Replace Topsoil, haul in 0.5' of topsoil borrow
- Added 1' of embankment in area (could do from pond excavation if done jointly)
- Hydroseed
- **Estimated Cost is \$80,048.30**



## Stormwater Treatment & Pond Area (Grading & Dirtwork) Phase 2a

- .8 Acres
- Excavation
- Embankment
- Topsoil Borrow
- Clay Borrow
- Erosion Control
- Hydroseeding
- **Estimated cost is \$252,934.24**





### Stormwater Treatment & Pond Area (Infrastructure) Phase 2b

- .8 Acres
- Removal of Existing Storm Pipe (White Dash Line)
- Reconnect to Existing Storm Sewer (3 connection points - red circles)
- Construct Drainage Structure within Pond
- **Estimated cost is \$121,887.37**

TOTAL COST ESTIMATE FOR EACH PHASE

Phase 1 Site Grading for Outdoor Stage Area	Estimated Cost
Site Grading – Outdoor Stage Area (Phase 1)	\$64,764.00
Inflation (3%)	\$1,942.92
Engineering and Contingency (20%)	\$13,341.38
Total Estimated Project Cost	\$90,054.34

Phase 2 Site Grading for Pond Area and Storm Pond Construction	Estimated Cost
Site Grading – Pond Area (Phase 2a)	\$202,934.24
Storm Pond Infrastructure (Phase 2b)	\$72,280.00
Engineering Design	\$67,867.66
Contingency	\$37,347.07
Inflation	\$8,256.43
Total Estimated Project Cost	\$382,685.40



FULL COST ESTIMATE WITH UNITS: STAGE AREA SITE GRADING

OUTDOOR STAGE AREA CONCEPT PLAN						
APPROXIMATE SITE (CITY BLOCK) 4.4 ACRES						
NEW PRAGUE, MINNESOTA						
DATE: 7/31/2024			ESTIMATE YEAR:		2024	
MSA PROJECT #: 8783099			CONSTRUCTION YEAR:		2025	
ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE	TOTAL PRICE	
SCHEDULE 1.0 - SITE GRADING - OUTDOOR STAGE AREAS ONLY						
1	MOBILIZATION	1	LS	\$ 514.00	\$	514.00
2	EXCAVATION COMMON (EV)	2,200	CY	\$ 5.00	\$	11,000.00
3	COMMON EMBANKMENT (CV)	2,200	CY	\$ 5.00	\$	11,000.00
4	COMMON TOPSOIL BORROW (LV)	500	CY	\$ 40.00	\$	20,000.00
5	SOIL BED PREPARATION	1.4	AC	\$ 250.00	\$	350.00
6	HYDROSEEDING	6800	SY	\$ 3.00	\$	20,400.00
7	EROSION & SEDIMENT CONTROL	1	LS	\$ 1,500.00	\$	1,500.00
SCHEDULE 1.0 - SITE GRADING - OUTDOOR STAGE AREAS ONLY TOTAL					\$	64,764.00
ESTIMATED CONSTRUCTION SUBTOTAL					\$	64,764.00
Inflation 3%				per year	\$	1,942.92
ESTIMATED CONSTRUCTION COST					( 2025	\$ 66,706.92
Engineering & Contingency				20%	\$	13,341.38
TOTAL ESTIMATED PROJECT COST:					\$	80,048.30

FULL COST ESTIMATE WITH UNITS: POND + OUTDOOR STAGE GRADING, STORM POND INFRASTRUCTURE

NEW PRAGUE, MINNESOTA						
DATE: 7/31/2024			ESTIMATE YEAR:		2024	
MSA PROJECT #: 8783099			CONSTRUCTION YEAR:		2025	
ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE		TOTAL PRICE
SCHEDULE 1.0 - SITE GRADING - POND AREAS ONLY						
1	MOBILIZATION	1	LS	\$	2,184.24	\$ 2,184.24
2	TREE REMOVAL	1	TREE	\$	750.00	\$ 750.00
3	EXCAVATION COMMON (EV)	7,150	CY	\$	15.00	\$ 107,250.00
4	COMMON EMBANKMENT (CV)	650	CY	\$	5.00	\$ 3,250.00
5	CLAY BORROW (POND LINER)	1,300	CY	\$	60.00	\$ 78,000.00
6	EROSION CONTROL BLANKET CATEGORY 2	2000	SY	\$	5.00	\$ 10,000.00
7	EROSION & SEDIMENT CONTROL	1	LS	\$	1,500.00	\$ 1,500.00
SCHEDULE 1.0 - SITE GRADING - POND AREAS ONLY TOTAL					\$	202,934.24
SCHEDULE 2.0 - STORM						
8	REMOVE SEWER PIPE (STORM)	140	LF	\$	25.00	\$ 3,500.00
9	REMOVE MANHOLE	1	EA	\$	800.00	\$ 800.00
10	CONNECT TO EXISTING STORM SEWER	3	EA	\$	4,000.00	\$ 12,000.00
11	15" RC PIPE SEWER DES 3006 CL III	32	LF	\$	65.00	\$ 2,080.00
12	48" RC PIPE SEWER DES 3006 CL III	80	LF	\$	170.00	\$ 13,600.00
13	15" RC PIPE APRON W/TRASH GUARD	1	EA	\$	1,800.00	\$ 1,800.00
14	48" RC PIPE APRON W/TRASH GUARD	2	EA	\$	4,500.00	\$ 9,000.00
15	CONST DRAINAGE STRUCTURE DESIGN 60-4020	1	EA	\$	7,500.00	\$ 7,500.00
16	CONST DRAINAGE STRUCTURE DESIGN 96-4020	2	EA	\$	10,000.00	\$ 20,000.00
17	RANDOM RIPRAP CLASS III	20	CY	\$	100.00	\$ 2,000.00
SCHEDULE 2.0 - STORM TOTAL					\$	72,280.00
ESTIMATED CONSTRUCTION SUBTOTAL					\$	275,214.24
Inflation 3%				per year	\$	8,256.43
ESTIMATED CONSTRUCTION COST				( 2025	\$	283,470.67
Engineering & Contingency				35%	\$	99,214.73
TOTAL ESTIMATED PROJECT COST:					\$	382,685.40

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Questions?