



October 29, 2025

Mr. Dan Buchholtz, Administrator
City of Spring Lake Park
1301 Eighty-First Avenue NE
Spring Lake Park, MN 55432-2188

Reference: 2026 Street Improvements Project
Authorize Preparation of Feasibility Report and Preliminary Engineering

Dear Dan:

The Public Works Director and I have identified possible streets to consider a mill and overlay project for 2026 focusing on the streets in the northeast area of the city.

In reviewing the streets in the northeast area of the City, we suggest that Plaza Blvd., Theorin Terrace, Center Drive, and Sunset Drive need a mill and overlay. The Highway 10 Service Road could also be considered. Westwood Dr. and 83rd Ave. NE would not be part of the mill and overlay project.

An initial estimate of the project costs at this time is \$441,480 to 521,900. Using the costs from the 2025 project with a slight increase, we can assume costs of \$85.00 per foot for a 2-inch overlay and \$72.00 per foot for a 1.5-inch overlay. Initial estimates for the streets are shown below.

Street	Length	2-inch	1.5-inch
Plaza Blvd.	450	\$ 38,250.00	\$ 32,400.00
Theorin Terrace NE	310	\$ 26,350.00	\$ 22,320.00
Center Drive	1740	\$ 147,900.00	\$ 125,280.00
Sunset Road	1990	\$ 169,150.00	\$ 143,280.00
		\$ 381,650.00	\$ 323,280.00
Co Rd 10 Service Dr.	1650	\$ 140,250.00	\$ 118,800.00

The city intends to assess a portion of the project costs to the adjacent property owners. The west half of Plaza Boulevard and the south half of the County Road 10 Service Drive do not have property frontage so those portions would likely be city costs.

To keep the project on schedule, we recommend working on the preliminary matters soon. **We request that the Council order preparation of a Feasibility Report for the 2026 Street Improvements Project.**

The following schedule outlines the major project tasks necessary to complete the project.

Review Draft Feasibility Report	November 2025
Accept Report and Call for Improvement Hearing	December 2025
Public Improvement Hearing	January 2026
City Council Approve Plans and Specifications	February 2026
Open Bids	March 2026
Declare Costs and Order Final Assessment Roll	March 2026
Receive Assessment Roll & Order Assessment Hearing	April 2025
Public Assessment Hearing & Award Bids	May 2026
Begin Construction	June 2026



Authorize Preparation of Feasibility Report
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Please feel free to contact us if you have any questions or require any additional information.

Sincerely,
Stantec

Phil Gravel

