



City of Spring Lake Park Feasibility Report

2024 Street Improvements Project

**Sanburnol Drive NE,
Elm Drive NE,
and 83rd Avenue NE.**

August 2023

Stantec Project No. 193806347





Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402
Tel: (612) 712-2000

August 21, 2023

Honorable Mayor and City Council
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432-2116

Re: Feasibility Report
2024 Sanburnol Drive, Elm Drive, and 83rd Avenue Improvements Project
Stantec Project No.: 193806347

Dear Mayor and Council:

Submitted herewith is our Report on providing improvements Sanburnol Drive NE, Elm Drive NE, and 83rd Avenue NE. Sanburnol and Elm are located on the north edge of the city between University service Drive and Able Street. 83rd is located on the west side of town between University Service Drive and Terrace Road. The report was authorized by the City Council on June 5, 2023 and July 17, 2023.

The Report includes a discussion of the existing condition of the streets, as well as a description of the improvements recommended for inclusion in this project. The improvements primarily include street rehabilitation and select repairs to the existing public storm sewer system.

A planning-level cost estimate for the recommended improvements is also included in the Report, along with a possible method of cost allocation for division of cost between the City, properties that will benefit from the improvements.

We would be pleased to meet with the City Council and Staff at any mutually convenient time to discuss the findings of this Report.

Sincerely,
STANTEC

Phil Gravel, City Engineer

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

Phil Gravel, PE

Date: August 21, 2023 Registration No. 19864

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Executive Summary

Since the late 1990's, the City of Spring Lake Park has undertaken a comprehensive city-wide street maintenance program. Street Improvement Projects have occurred regularly since that time. Recent projects were completed in 2014-2015 and in 2022. This report presents information for completing improvements on the following streets:

- Sanburnol Drive NE (last paved in 1997),
- Elm Drive NE (last paved 1997 and 2004), and
- 83rd Avenue NE (last paved in 1994).

The proposed improvements presented herein are similar to the improvements that were completed in 2014, 2015, and 2022. It is proposed to complete the project in one construction season.

Since a portion of Sanburnol Drive is located within the City of Blaine, Blaine will pay for the proportional cost of the Sanburnol improvements. Also, all three roadways in the project are on the city's Municipal State Aid System (MSAS). MSAS funding will be used for a portion of the project costs.

The estimated total project cost is \$1,118,800. The estimated amount to be assessed is \$218,909.53. The estimated amount to be reimbursed by the City of Blaine is \$393,775. The net estimated City of Spring Lake Park share of the project to be financed is \$503,115.47 (total project cost less proposed assessments less City of Blaine Share). The estimated total project costs and cost share amounts will be updated when the project plans go through MnDOT State Aid review.

The proposed assessment rates presented herein are consistent with the city's assessment practice. The proposed assessment rates are similar to rates from previous projects when adjusted for inflation. If the Council wishes to proceed with the project, the next steps include preparation of a detailed financial analysis, sharing information with the public, and final preparation of plans and specifications.

Introduction and Existing Roadway Conditions

In June and July of 2023, the City Council authorized preparation of a Feasibility Report to complete a street improvements project on the streets in the project areas.

The streets in the project areas are existing urban, bituminous roadways with concrete curb and gutter. The streets are 32-feet wide (face of curb to face of curb). 83rd Avenue NE was last paved in 1994. Sanburnol and Elm were last paved in 1997. Pavement section information per the most recent construction plans is presented below along with other characteristics of the existing.

Sanburnol from University Service Drive to Monroe Street:

Street Width	32-feet (face of curb to face of curb)
Bituminous	4.6-inches average (4.0 – 6.25 range)
Aggregate Base	4 to 7 inches (reclaimed material)
Number of Driving Lanes	2 (one in each direction)
Parking	None
Sidewalk	None from Univ. Serv. Drive to Terrace. On south side (and spots on north) Terrace to Monroe.

Sanburnol and Elm from Monroe Street to Able Street:

Street Width	32-feet (face of curb to face of curb)
Bituminous	4.6-inches average (4.0 – 5.25 range)
Aggregate Base	4 to 6 inches (reclaimed material)
Number of Driving Lanes	2 (one in each direction)
Parking	None
Sidewalk	On south side between Monroe and Able

83rd Avenue NE from University Service Drive to Terrace Road:

Street Width	32-feet (face of curb to face of curb)
Bituminous	5.5-inches
Aggregate Base	6-inches (Class 5 with geotextile fabric)
Number of Driving Lanes	2 (one in each direction)
Parking	Allowed on south side between 5 th and Terrace
Sidewalk	North side (with one gap)

The existing curb and gutter along the roads is generally in fair condition. Minor cracks and settlements exist in spot locations.

In place storm sewer catch basin structures need repair or replacement throughout the project. The storm sewer piping which connects the catch basins to the main storm sewer lines is generally in fair shape.

Existing sidewalk is in adequate condition. MnDOT State Aid will review the mainline existing sidewalks during the design phase of the project and determine if any mainline sidewalk repairs are necessary to meet ADA standards.

Geotechnical Investigation

A limited geotechnical investigation was completed on Sanburnol/85th and Elm Drive. The results of the geotechnical investigations are presented in a separate report dated July 28, 2023 from American Engineering Testing.

The results of the geotechnical analysis provide information on the existing bituminous thickness and street section, soil conditions and types underneath the existing bituminous. The geotechnical information also provides data used in the design of the proposed pavement section for the roadway.

The geotechnical investigation did not include environmental monitoring and sampling in conjunction with the soil borings. On some street projects, environmental sampling is completed to check the sub-base of the existing road and the soil beneath for the presence of diesel-range organics (DROs), polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), and heavy (RCRA) metals. The presence of any of these materials, in sufficient concentration, could require modified construction methods, and unique requirements for handling and disposal of the soil. Based on discussions with City staff, we do not have reason to suspect that any of the road segments included in this report may contain questionable subgrade

Roadway Design Considerations

Street Section – Sanburnol and Elm

According to the recent geotechnical borings, the existing bituminous thickness on Sanburnol and Elm ranges from 4.0-inches to 6.25-inches. The existing bituminous was placed over 4.0-inches to 7.0-inches of granular material that appears to be aggregate base. The subgrade is silty sand.

The proposed construction will include reclamation of the existing bituminous. This process involves grinding the existing bituminous and existing aggregate to a depth of 8-inches. This process produces a granular/aggregate material that will be used as a base for new bituminous. The proposed design section will include 5.5-inches of new bituminous over 8-inches of Class 5 or reclaimed material.

Street Section – 83rd Avenue NE

According to available record documents, the existing bituminous section on 83rd Avenue NE in the project area is 5.5-inches of bituminous over 6.0-inches of Class 5 aggregate. The Class 5 aggregate was placed on a geotextile fabric.

The proposed construction will include removing the top 2.0-inches of bituminous by milling, patching any areas of distress, and placing a new 2-inch bituminous mat. Some small areas of the bituminous base will be patched after milling occurs. This process preserves the existing base and geotextile fabric.

CONCRETE CURB AND GUTTER

The streets included in this project have existing B618 (high back) concrete curb and gutter. Based on a field review and discussions with the Public Works Director, the majority of the curb appears to be in satisfactory condition. The City has indicated that they prefer to save the curb and gutter if possible. Therefore, it is proposed to limit the replacement of curb and gutter to spot areas. Proposed curb replacement segments include those sections currently showing damage or deterioration and at those locations where storm sewer repairs and pedestrian ramp replacements are proposed.

SIDEWALK

Concrete sidewalk currently exists in some portions of the project area. Based on a field review and discussions with the Public Works Director, the majority of the existing sidewalk appears to be in satisfactory condition. Since the existing sidewalk is in adequate condition, only spot repairs and pedestrian ramp work are proposed. MnDOT State Aid will review the mainline existing sidewalks during the design phase of the project and determine if any mainline sidewalk repairs are necessary to meet ADA standards.

On 83rd Avenue, there is a 200-foot gap of missing sidewalk on the north side of the road. It is proposed to construct new sidewalk in this area to fill in the missing sidewalk gap.

Storm Sewer

The existing storm sewer structures have been inspected by the Public Works Director to determine pipe conditions and identify necessary repairs. The majority of the catch basins and leads throughout the project are deemed to be in acceptable condition. Some catch basin structures will be removed and replaced with new structures. All storm sewer structures will receive new castings and concrete adjustment rings.

The spacing of the existing storm sewer inlets (catch basins) on Sanburnol/85th Avenue is insufficient to meet current design standards. It is proposed to add storm sewer inlets on Sanburnol/85th Avenue at approximately 300-feet east of Terrace Road and approximately 300-feet east of Monroe Street.

Water Main

The existing water distribution system in the project area is deemed to be in an acceptable condition based on the history of past repairs in the project area and discussions with the Public Works Director. No improvements or extensions will be made to the water distribution system as part of this project. Work on the system will be limited to adjustment of valve boxes or hydrants as part of the street improvements.

Sanitary Sewer

Sanitary sewer mains exist along the length of the streets in the project area. The existing sewer mains have all been lined as part of past sewer lining projects. No extensions or upgrades to the sanitary sewer system are proposed as part of this project.

MNDOT STATE AID REVIEW

Portions of Sanburnol/85th, all of Elm Drive, and all of 83rd Avenue NE are part of the city's Municipal State Aid System (MSAS). MSAS funds will be used for a portion of the project funding. The construction plans for the project will need to be approved by the Municipal State Aid office of MnDOT. These approvals will require that the improvements be designed and constructed in accordance with State Aid standards. MSAS project numbers that have been assigned for the project are:

SAP 106-129-002 on University Service Drive north of 85th/Sanburnol in the City of Blaine.
SAP 106-115-007 on 85th Ave (AKA Sanburnol) from Terrace Rd to Monroe St. in the City of Blaine.
SAP 183-103-001 on Sanburnol Dr (AKA 85th Ave) from Terrace to Monroe in Spring Lake Park.
SAP 183-104-001 on Elm Dr in Spring Lake Park. in Spring Lake Park.
SAP 183-107-002 on 83rd Avenue in Spring Lake Park.

Permits

To construct the proposed improvements discussed herein, it is anticipated the following permits will need to be obtained prior to the start of construction:

- Minnesota Pollution Control Agency: A NPDES General Storm Water Permit for Construction Activities will be required from the Minnesota Pollution Control Agency.
- MnDOT: The City will use Municipal State Aid System (MSAS) funds for a portion of the project. Approval of the construction plans from the State Aid Department of MnDOT will be required prior to accepting bids on the project.
- Coon Creek Watershed District (CCWD):
Per the current CCWD rules (Approved 10/10/22), an erosion and sediment control plan will be required, but a Rule 3 (Stormwater Management) permit should not be required because the method of construction proposed (milling and reclamation) does not meet the CCWD definition of Full Reconstruction.

CCWD Rule 3 - Stormwater Management

- **Fully Reconstructed Impervious Surface.** An area where impervious surface is removed down to the underlying native soil, and the underlying native soil (as distinguished from roadway subbase material) is disturbed. The following are among those actions that do not constitute impervious surface reconstruction: structure renovation; impervious surface mill, reclamation and overlay; paving of an existing gravel road that will remain rural-section road; hard surface removal and replacement associated with an isolated maintenance activity (as opposed to broader-scale replacement) such as repair of a catch basin or pipe section or replacement at the same hydraulic capacity; and pedestrian ramp installation.

Project Schedule

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

Authorize Feasibility Report (and Geotechnical)	June 5 & July 17, 2023
Accept Report and Call for Improvement Hearing	August 21, 2023
Authorize Preparation of Plans and Specifications	August 21, 2023
Public Improvement Hearing	October 2, 2023
City Council Approve Plans and Specifications	November 20, 2023
MnDOT State Aid Approval	December 2023
Open Bids	January 2024
Declare Costs and Order Final Assessment Roll	February 5, 2024
Receive Assessment Roll & Order Assessment Hearing	February 20, 2024
Public Assessment Hearing	March 18, 2024
Award Contract (Award Bids)	March 18, 2024
Begin Construction	May 2024

Opinion of Probable Project Costs

An opinion of Probable Project Costs has been prepared for the proposed improvements based on current information, including an allowance for engineering, administrative fees, financing. Costs are not included for capitalized interest that will accrue. It is anticipated that a separate financing analysis of the project will be prepared when funding and financing decisions are made. Note, the cost estimate herein does not include costs for University Service Drive north of Sanburnol (100% in the city of Blaine).

A detailed list of the estimated improvement costs is included in an attachment to this report. The total estimated project cost is \$1,115,800.

The frontage in Blaine for Sanburnol(85th Ave.)-Elm is about 3,200 feet out of a total approximate frontage of 7,720 feet. $3,200 \div 7,720 = 0.4145$. For this report we have assumed that Blaine will be responsible for about 41.45 percent of the Sanburnol(85th Ave.)-Elm project costs. 41.45% of \$950,000 is \$393,775.

Approximate Funding Sources include: City of Blaine (Sanburnol/85th Ave.) \$393,775; SLP Municipal State Aid \$445,800; SLP Street and Utility Funds \$57,316; and SLP Assessments \$218,909. The project cost estimate will be updated and refined as part of the design process and as part of the MnDOT Municipal State Aid plan approval process.

Cost Allocation and Assessments

The costs for the improvements will be recovered through a combination of assessment to the properties benefiting from this project and City funding.

CITY ASSESSMENT POLICY AND PRACTICE

The City Council adopted Resolution 98-48 on November 16, 1998 establishing a Pavement Management Policy. The City adopted an addendum to the policy in January 1999 to clarify construction issues. Resolution 98-48 established assessment policy to be applied to street improvement projects. This policy provides that commercial, industrial, school, and church properties shall pay 100 percent of the actual cost based on the front footage of the property adjacent to the streets being improved. For purposes of this report, public land (city property) is treated the same as school and church properties on previous projects.

For residential properties, the policy says that costs will be split, with approximately 45% being assigned to the residential properties, and approximately 55% being funded by the City. The assignment of costs to residential properties will be made on a per single family residential equivalent unit basis. For this method, a single-family lot is assigned a value of one unit. Multiple housing lots are counted as proportions of equivalent single-family lots. Duplex units are counted at a rate of 0.8 single-family lots per unit, town homes are counted at a rate of 0.6 single-family lots per unit, and apartments are counted as 0.4 single-family lots per unit. No differentiation is made between attached and detached town home units.

In accordance with the Pavement Management Policy, all costs of public utility improvements incurred on this project (sanitary sewer, water main, and storm sewer), will be completely funded by the City, with no portion assessed.

Residential corner lots that have recently been assessed for a previous street improvement projects are not proposed to be assessed. Three corner lots within the 2024 Street Improvements Project (#300 Sanburnol, #8490 Monroe, and #8497 Monroe) were previously assessed in 2014-2015 and are therefore not proposed to be assessed under this project.

ASSESSMENT RATE ASSUMPTIONS FOR THIS PROJECT

The 2024 Street Improvement work proposed for Sanburnol-Elm includes additional street section than a typical residential street due to anticipated truck, bus, and vehicle traffic higher than a typical residential street. To accommodate the additional traffic, the street section (bituminous thickness) is oversized more than a typical residential street. The proposed assessments herein for Sanburnol-Elm are based on a typical residential street with no oversizing of the street section included.

ASSESSMENT RATE CALCULATIONS

To determine the proposed assessment rates for this project, a cost estimate was determined for a pavement preservation on a typical residential street. A copy of the estimate for a Typical Street Mill and Overlay is attached to this report. This amount was used as the assessable project cost for determining assessments.

Costs for pavement (bituminous) beyond a typical residential street section were not included. Costs for storm sewer, sanitary sewer, and water main were also not included as assessable project costs. New mainline sidewalk is proposed to be assessed.

For residential properties, the City assessment practice calls for assessing 45% of the assessable project cost on a per parcel basis.

For non-residential properties, the City Assessment call for assessing on a front foot basis. The front footage assessment rate is based on 100% of the assessable project costs. The total front footage lengths were determined from Anoka County mapping. City-owned properties were included front footage values.

PROPOSED ASSESSMENT RATES

Based on the assumptions and methodology presented above, the resulting estimated assessment rates for a standard residential street are shown below. An analysis of financing and funding options should be prepared based on the information contained herein.

**Proposed Assessment Rates:
2024 Street Improvements Project**

Unit Assessment Rate	\$2,000.00 / parcel
Per Front Foot Rate	\$59.25 per front foot
Sidewalk for 359 83 rd Ave.	\$8,600 total

**Estimated Total Assessments:
2024 Street Improvements Project**

Sanburnol-Elm Assessments	\$132,924.90
83 rd Avenue Assessments	<u>\$85,984.63</u>
Total Estimated Assessments	\$218,909.53

**Assessment Rate Comparison
Past Projects in Spring Lake Park**

<u>Project</u>	<u>Unit Rate</u>	<u>Frontage Rate</u>
2022 Street Improvements Project	\$2,726.00	N / A
2014-2015 Street Imp. Project	\$3,079.55	\$68.22
Able Street/Terrace Road (actual 2011 rates)	\$2,992.93	\$67.92
CSAH 10 Frontage Roads (inflated from 2007)	N / A	\$72.08
81 st Avenue (inflated from 2005)	\$3,119.39	\$71.55
2004 Street Improvement Project (inflated)	\$3,055.77	\$70.50
2003 Street Improvement Project (inflated)	\$3,205.53	\$73.55

AREA TO BE ASSESSED

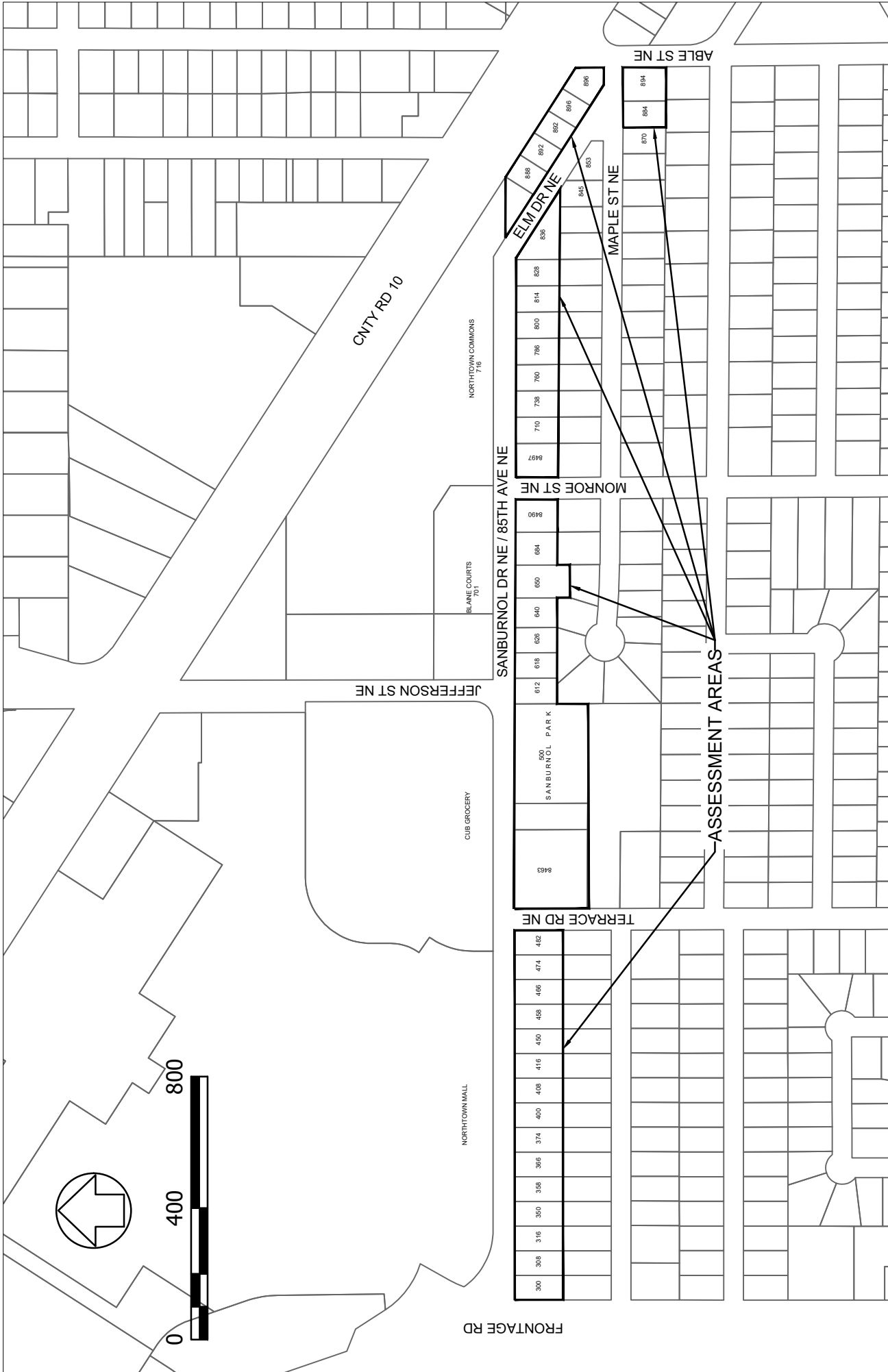
The area proposed to be assessed included the parcels adjacent to the improvements. The area to be assessed is shown on Figures 1 and 2 of this report. The parcels are listed in the Preliminary Assessment Roll.

Conclusions and Recommendations

This Feasibility Report was ordered by the City Council based on the age and condition of streets included in the project. It has been determined that a capital improvement project to reconstruct these streets should be undertaken. The project is necessary, cost effective and feasible.

A project schedule has been presented for completing the improvements in one construction season. The following recommendations are presented for consideration by the Spring Lake Park City Council:

- A financing analysis for the project should be prepared.
- The City should accept this Report and adopt it as a guide for completion of the proposed improvements.
- The City should consider assessing a portion of the cost of this project to abutting properties in accordance with approved City policy.
- The City could hold informal neighborhood open house meetings to present the available information to the property owners along the streets included in the project.
- The City should schedule a public improvement hearing to receive input on the proposed improvements.
- Upon completion of the public hearing, if the City wishes to proceed, the City Council should formally order the project.



LOCATION PLAN - SANBURNOL DR. ASSESSMENT AREA

SPRING LAKE PARK, MN
2023 STREET IMPROVEMENTS

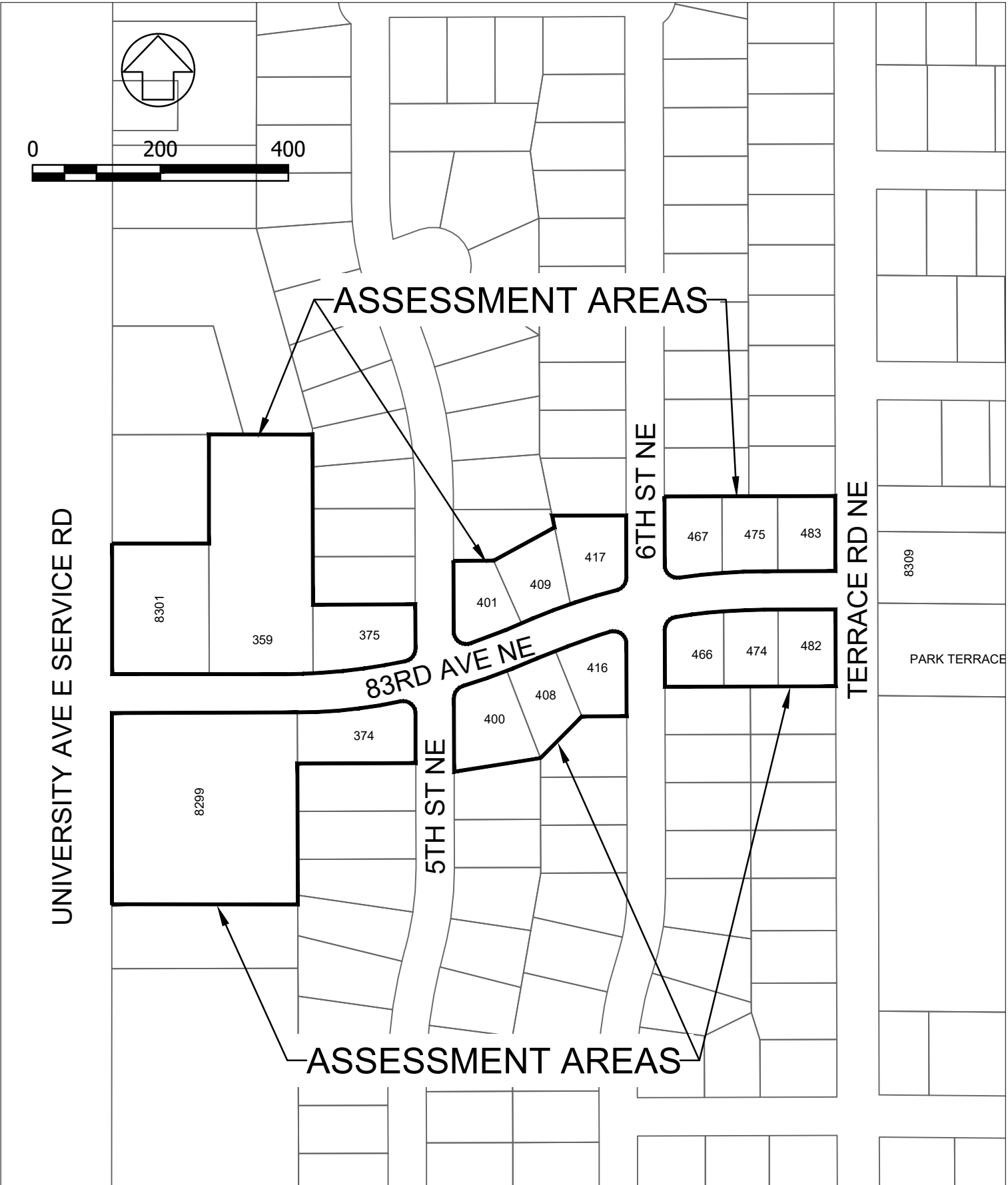
FIGURE 1



733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

PROJ. NO. 193806347

DATE 07-27-2023



LOCATION PLAN - 83RD AVE ASSESSMENT AREA

Appendix A
OPINION OF PROBABLE PROJECT COSTS
2024 STREET IMPROVEMENTS PROJECT
SPRING LAKE PARK, MINNESOTA
 August 2023
 PROJECT NO. 193806347

	Item	Units	Qty	Unit Price	Total
Sanburnol and Elm:					
1	MOBILIZATION	LS	1	\$40,000.00	\$40,000.00
2	TEMPORARY TRAFFIC CONTROL	LS	1	\$8,302.00	\$8,302.00
3	REMOVE CONCRETE CURB	LIN FT	1000	\$10.50	\$10,500.00
4	REMOVE CONCRETE WALK	SQ FT	700.0	\$5.25	\$3,675.00
5	FULL DEPTH RECLAMATION (FDR) (P)	SQ FT	116100	\$1.00	\$116,100.00
6	SUBGRADE PREPARATION	LS	1	\$2,310.00	\$2,310.00
7	ADJUST GATE VALVE	EACH	4	\$800.00	\$3,200.00
8	ADJUST EX MH FRAME & RING CASTING	EACH	11	\$800.00	\$8,800.00
9	NEW CB FRAME & RING CASTING	EACH	7	\$800.00	\$5,600.00
10	SUBGRADE EXCAVATION (CV)	CU YD	430	\$19.20	\$8,256.00
11	SELECT GRANULAR BORROW (CV)	CU YD	430	\$22.70	\$9,761.00
12	LOAM TOPSOIL BORROW, MODIFIED (LV)	CU YD	80	\$25.60	\$2,048.00
13	BITUMINOUS WEAR COURSE MIXTURE SP 9.5 (3,C) 1.5"	TON	1120	\$95.00	\$106,400.00
14	BITUMINOUS NON WEAR COURSE MIXTURE SP 12.5 (3,C)	TON	3000	\$90.00	\$270,000.00
15	TACK COAT	GAL	300	\$2.60	\$780.00
16	6" CONCRETE WALK	SQ FT	700	\$16.00	\$11,200.00
17	TRUNCATED DOMES	SQ FT	60	\$63.00	\$3,780.00
18	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	1000	\$20.00	\$20,000.00
19	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	775	\$71.00	\$55,025.00
20	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	32	\$79.00	\$2,528.00
21	CONSTRUCT DRAINAGE STRUCTURE 2X3 BOX	EACH	4	\$4,625.00	\$18,500.00
22	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EACH	5	\$4,625.00	\$23,125.00
23	ESC BLANKET, CATEGORY 2S	SQ YD	1000	\$6.00	\$6,000.00
24	SEED, FERTILIZER, & HYDROMULCH	SQ YD	1000	\$1.50	\$1,500.00
25	SILT FENCE, TYPE HAND INSTALLED	LIN FT	100	\$7.40	\$740.00
26	FILTER LOG TYPE WOOD FIBER BIOROLL	LIN FT	100	\$7.40	\$740.00
27	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	3	\$1,000.00	\$3,000.00
28	STORM DRAIN INLET PROTECTION	EACH	15	\$230.00	\$3,450.00
29	DOUBLE 4" SOLID LINE YELLOW-EPOXY	LIN FT	3600	\$1.30	\$4,680.00
TOTAL SANBURNOL-ELM CONSTRUCTION					<u>\$750,000.00</u>
Administration, Engineering, and Legal					<u>\$200,000.00</u>
TOTAL PROJECT COST - SANBURNOL/85th-ELM					<u>\$950,000.00</u>

	Item	Units	Qty	Unit Price	Total
83rd Avenue:					
1	MOBILIZATION	LS	1	\$7,000.00	\$7,000.00
2	TEMPORARY TRAFFIC CONTROL	LS	1	\$1,977.00	\$1,977.00
3	REMOVE CONCRETE CURB	LIN FT	250	\$10.00	\$2,500.00
4	REMOVE CONCRETE WALK	SQ FT	200	\$5.25	\$1,050.00
5	REMOVE BITUMINOUS STREET PAVEMENT FOR PATCH	SQ FT	7200	\$0.25	\$1,800.00

6	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ FT	500	\$0.25	\$125.00
7	MILL BITUMINOUS PAVEMENT (P)	SQ FT	36000	\$0.25	\$9,000.00
8	TYPE SP 12.5 NON WEAR 3 INCH STREET PATCH	SQ FT	7200	\$2.00	\$14,400.00
9	TYPE SP 12.5 NON WEAR 3 INCH DRIVEWAY PATCH	SQ FT	500	\$2.00	\$1,000.00
10	PREPARE BITUMINOUS PAVEMENT FOR OVERLAY	LS	1	\$2,310.00	\$2,310.00
11	ADJUST GATE VALVE	EACH	3	\$800.00	\$2,400.00
12	ADJUST EX MH FRAME & RING CASTING	EACH	7	\$800.00	\$5,600.00
13	NEW CB FRAME & RING CASTING	EACH	10	\$800.00	\$8,000.00
14	LOAM TOPSOIL BORROW, MODIFIED (LV)	CU YD	20	\$25.60	\$512.00
15	BITUMINOUS WEAR COURSE MIXTURE SP 9.5 (3,C) 2"	TON	480	\$95.00	\$45,600.00
16	BITIMINOUS WEAR COURSE MIXTURE (2,B) (DRWY)	TON	20	\$184.00	\$3,680.00
17	TACK COAT	GAL	200	\$2.60	\$520.00
18	4" CONCRETE WALK	SQ FT	1000	\$6.70	\$6,700.00
19	6" CONCRETE WALK	SQ FT	200	\$14.10	\$2,820.00
20	TRUNCATED DOMES	SQ FT	12	\$63.00	\$756.00
21	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	250	\$20.00	\$5,000.00
22	SEED, FERTILIZER, & HYDROMULCH	LS	1	\$1,000.00	\$1,000.00
23	FILTER LOG TYPE WOOD FIBER BIOROLL	LIN FT	50	\$7.40	\$370.00
24	STORM DRAIN INLET PROTECTION	EACH	10	\$230.00	\$2,300.00
25	DOUBLE 4" SOLID LINE YELLOW-EPOXY	LIN FT	1100	\$1.30	\$1,430.00
26	4" SOLID LINE WHITE-EPOXY	LIN FT	650	\$3.00	\$1,950.00
TOTAL 83RD AVENUE CONSTRUCTION					<u>\$129,800.00</u>
Administration, Engineering, and Legal					\$36,000.00
TOTAL PROJECT COST - 83rd Avenue					<u>\$165,800.00</u>

Opinion of Probable Construction Costs - Typical Street Mill and Overlay
 City of Spring Lake Park
 August 2023

Item	Item	Units	Quantity	Opinion of Probable Costs	
				Unit Price	Total
1	MOBILIZATION	LS	1	\$3,000.00	\$3,000.00
2	TRAFFIC CONTROL	LS	1	\$2,000.00	\$2,000.00
3	INLET PROTECTION	EACH	2	\$150.95	\$301.90
4	ADJUST EX VALVE BOX	EACH	2	\$365.00	\$730.00
5	ADJUST EX FRAME & RING CASTING	EACH	4	\$670.00	\$2,680.00
6	REMOVE BITUMINOUS PAVEMENT	SQ YD	175	\$5.00	\$875.00
7	REMOVE CONCRETE CURB AND GUTTER	LIN FT	100	\$8.50	\$850.00
8	CONCRETE CURB AND GUTTER	LIN FT	100	\$35.85	\$3,585.00
9	MILL BITUMINOUS PAVEMENT	SQ YD	1667	\$1.80	\$3,000.60
10	PREPARE BITUMINOUS PAVEMENT FOR OVERLAY	SQ YD	1667	\$0.50	\$833.50
11	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	250	\$90.00	\$22,500.00
12	BITUMINOUS TACK COAT	GAL	100	\$5.00	\$500.00
13	TYPE SP 12.5 NON WEAR 3 INCH STREET PATCH	SQ YD	175	\$18.00	\$3,150.00
14	5" LOAM TOPSOIL, SEED, FERTILIZER, & HYDROMULCH	SQ YD	30	\$18.00	\$540.00
15	4" DOUBLE LINE YELLOW-EPOXY	LIN FT	500	\$2.00	\$1,000.00
16	4" SOLID LINE WHITE-EPOXY	LIN FT	16	\$1.50	\$24.00
TOTAL ESTIMATED CONSTRUCTION					\$45,570.00
Administration					\$13,680.00
Total Estimated Project Cost					\$59,250.00

Assumed 500-foot long standard SLP street. 34-wide
 2.5-inch mill and overlay. 10% repair. 15% base patch.

Front foot assessment rate is total cost divided by 1000 front feet = **\$59.25** per front foot

Per parcel assessment rate for standard residential lot of assumed 75-foot
 frontage and city policy of assessing 45% of cost is 0.45 * front foot rate * 75 = \$1,999.69
 Say: **\$2,000.00** per parcel

PRELIMINARY ASSESSMENT ROLL
Sanburnol-Elm - 2024 STREET IMPROVEMENTS PROJECT

SPRING LAKE PARK, MINNESOTA

August 2023

Property ID	Property Address	Owner	Frontage	Proposed Assessment	Mail Address (if different)
PIN: 02-30-24-21-0017	300 SANBURNOL DR NE	LOTZ, RONALD LELAND		\$ -	
PIN: 02-30-24-21-0161	308 SANBURNOL DR NE	NORGAARD, DARLA JEAN		\$ 2,000.00	
PIN: 02-30-24-21-0015	316 SANBURNOL DR NE	WAHIDI, FEROZ & KAMELLA		\$ 2,000.00	
PIN: 02-30-24-21-0014	350 SANBURNOL DR NE	KORUS, UCHEENNA N		\$ 2,000.00	
PIN: 02-30-24-21-0013	358 SANBURNOL DR NE	NASH, ALICIA		\$ 2,000.00	
PIN: 02-30-24-21-0012	366 SANBURNOL DR NE	KOEGEL, ERIN M		\$ 2,000.00	
PIN: 02-30-24-21-0011	374 SANBURNOL DR NE	MACDONALD, STEPHEN		\$ 2,000.00	
PIN: 02-30-24-21-0010	400 SANBURNOL DR NE	NGUYEN, THAN V		\$ 2,000.00	
PIN: 02-30-24-21-0009	408 SANBURNOL DR NE	KELLAR, DORIS E		\$ 2,000.00	
PIN: 02-30-24-21-0008	416 SANBURNOL DR NE	BEDOYA, JOSE		\$ 2,000.00	
PIN: 02-30-24-21-0007	450 SANBURNOL DR NE	OLIVERIUS, JEANNETTE F		\$ 2,000.00	
PIN: 02-30-24-21-0006	458 SANBURNOL DR NE	KALEEL, BEBE R		\$ 2,000.00	
PIN: 02-30-24-21-0005	466 SANBURNOL DR NE	ERICKSON, TAMARA D		\$ 2,000.00	
PIN: 02-30-24-21-0004	474 SANBURNOL DR NE	FAUTSCH, AMBROSE J		\$ 2,000.00	
PIN: 02-30-24-21-0003	482 SANBURNOL DR NE	TINGELSTAD, STEWART M		\$ 2,000.00	
PIN: 02-30-24-12-0169	8463 TERRACE RD NE	city	240.0	\$ 14,220.00	
PIN: 02-30-24-12-0168	8463 TERRACE RD NE - part of	city	80.0	\$ 4,740.00	
PIN: 02-30-24-12-0004	8463 TERRACE RD NE - part of	city	304.0	\$ 18,012.00	
PIN: 02-30-24-12-0029	612 SANBURNOL DR NE	MECL TRUSTEE COLLEEN M		\$ 2,000.00	
PIN: 02-30-24-12-0030	618 SANBURNOL DR NE	KENOWSKI, JACOB		\$ 2,000.00	
PIN: 02-30-24-12-0031	626 SANBURNOL DR NE	SUBASIC, AHMET & HEDIJA		\$ 2,000.00	
PIN: 02-30-24-12-0001	640 SANBURNOL DR NE	HERING TRUSTEE, GENEAN M		\$ 2,000.00	
PIN: 02-30-24-12-0002	650 SANBURNOL DR NE	NEALY, JACQUELINE R		\$ 2,000.00	
PIN: 02-30-24-12-0119	684 SANBURNOL DR NE	BLESII, JAMES J		\$ 2,000.00	
PIN: 02-30-24-12-0118	8490 MONROE ST NE	MNSF T2 SPE LLC		\$ -	6836 MORRISON BLVD STE 320 (
PIN: 02-30-24-11-0091	8497 MONROE ST NE	STOMBAUGH TRUSTEE, DUANE M		\$ -	
PIN: 02-30-24-11-0090	710 SANBURNOL DR NE	QUITO, EFRAIN DARIO		\$ 2,000.00	3850 2 1/2 ST NE COLUMBIA HEI
PIN: 02-30-24-11-0089	738 SANBURNOL DR NE	KONETSKI, MICHAEL		\$ 2,000.00	
PIN: 02-30-24-11-0088	760 SANBURNOL DR NE	BURNS, DANIEL		\$ 2,000.00	
PIN: 02-30-24-11-0087	786 SANBURNOL DR NE	BELDEN RIVER REAL ESTATE LLC		\$ 2,000.00	3319 BELDEN DR ST ANTHONY I
PIN: 02-30-24-11-0086	800 SANBURNOL DR NE	GURUNG, RAJU		\$ 2,000.00	
PIN: 02-30-24-11-0085	814 SANBURNOL DR NE	JONES, DANIELLE		\$ 2,000.00	2835 RICE ST APT 926 ST PAUL I
PIN: 02-30-24-11-0084	828 SANBURNOL DR NE	RIERA, ESMERALDA ALVARADO		\$ 2,000.00	

PIN: 02-30-24-11-0083	836 ELM DR NE	KUEHN, DEBBRA L		\$	2,000.00
PIN: 02-30-24-11-0082	888 COUNTY ROAD 10 NE	SHARP, CURTIS D	156.6	\$	9,278.55
PIN: 02-30-24-11-0081	888 COUNTY ROAD 10 NE	SHARP, CURTIS D	80.0	\$	4,740.00
PIN: 02-30-24-11-0080	892 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.00	\$	4,740.00
PIN: 02-30-24-11-0079	892 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.0	\$	4,740.00
PIN: 02-30-24-11-0078	896 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.0	\$	4,740.00
PIN: 02-30-24-11-0077	896 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	130.2	\$	7,714.35
PIN: 02-30-24-11-0104	894 MAPLE ST NE	BROCK, TYLER		\$	2,000.00
PIN: 02-30-24-11-0105	884 MAPLE ST NE	OBBERG, HARLAN L		\$	2,000.00
					<u>Sanburnol-Elm total: \$ 132,924.90</u>

Property ID	Property Address	Owner	Frontage	Assessment	Mail Address (if different)
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PRELIMINARY ASSESSMENT ROLL
83rd Avenue - 2024 STREET IMPROVEMENTS PROJECT
 SPRING LAKE PARK, MINNESOTA

August 2023

Property ID	Property Address	Owner	Frontage	Proposed Assessment
PIN: 02-30-24-21-0098	8301 UNIVERSITY AVE NE	BOING US HOLDCO INC	152.0	\$ 9,006.00
PIN: 02-30-24-21-0099	359 83RD AVE NE	PETER GREENHECK	162.38	\$ 9,621.02
PIN: 02-30-24-21-0099	359 83RD AVE NE	PETER GREENHECK	162.38	\$ 8,600.00
PIN: 02-30-24-21-0093	375 83RD AVE NE	6939 BAIRD LLC		\$ 8,800.00
PIN: 02-30-24-21-0092	401 83RD AVE NE	KATHY L. ROOTHAM		\$ 2,000.00
PIN: 02-30-24-21-0091	409 83RD AVE NE	SHI JIAN		\$ 2,000.00
PIN: 02-30-24-21-0090	417 83RD AVE NE	TAISHA D. MIKELL		\$ 2,000.00
PIN: 02-30-24-21-0089	467 83RD AVE NE	DENNIS J. WADNIZAK		\$ 2,000.00
PIN: 02-30-24-21-0088	475 83RD AVE NE	PAUL E. & JILL K. KASPSZAK		\$ 2,000.00
PIN: 02-30-24-21-0087	483 83RD AVE NE	ANGELA LYNNE TAYLOR		\$ 2,000.00
PIN: 02-30-24-24-0088	8299 UNIVERSITY AVE NE	AFFORDABLE DAN HOLDINC	289.58	\$ 17,157.62
PIN: 02-30-24-24-0014	374 83RD AVE NE	6939 BAIRD LLC		\$ 8,800.00
PIN: 02-30-24-24-0016	400 83RD AVE NE	LYNN KLUGE		\$ 2,000.00
PIN: 02-30-24-24-0015	408 83RD AVE NE	YESENIA FARIAS		\$ 2,000.00
PIN: 02-30-24-21-0094	416 83RD AVE NE	MICHAEL T. & TAMMY M. HAY		\$ 2,000.00
PIN: 02-30-24-21-0097	466 83RD AVE NE	JESSICA M. SOLIE		\$ 2,000.00
PIN: 02-30-24-21-0096	474 83RD AVE NE	SCOTT CARLSON		\$ 2,000.00
PIN: 02-30-24-21-0095	482 83RD AVE NE	MAUREEN J. MCCARRON		\$ 2,000.00
			83rd Ave. total	\$ 85,984.63

Sidewalk