FEASIBILITY REPORT
FOR THE
2025 STREET RECONSTRUCTION PROJECT

CITY OF ST. FRANCIS, MINNESOTA

January 15, 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.

Craig J. Jochum, P.E.	23461	1/15/2025
	Lic. No.	Date

Hakanson Anderson

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45 YEARS

January 15, 2025

Kate Thunstrom, City Administrator
City of St. Francis
3750 Bridge Street NW
St. Francis, MN 55070

RE: Feasibility Report
2025 Street Reconstruction Project

Dear Mrs. Thunstrom:

Enclosed please find the Feasibility Report for the 2025 Street Reconstruction Project for the reconstruction of streets and watermains on Woodbine Street and 229th Lane, the construction of a new parking lot on the east side of Woodbine Street across from the new City Hall, and the mill and overlays of 233rd Avenue and 229th Avenue from Trunk Highway 47 to Ambassador Boulevard. Attached Exhibit A shows the locations of the projects being proposed.

The proposed improvements are technically feasible and will benefit the area served. The total estimated project cost is $1,546,000 The project cost includes 18 percent for construction contingency, engineering, legal, and administrative expenses.

We would welcome the opportunity to present and discuss the contents of this report with you, your staff, the City Council, the benefiting property owners and other interested parties. If you have any questions or need additional information, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson

Craig J. Jochum, P.E.
City Engineer

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2025 STREET RECONSTRUCTION PROJECT
CITY OF ST. FRANCIS, MINNESOTA

I. INTRODUCTION

This feasibility report and exhibits summarize the overall project with three separate project areas. Each area has different reasons for improvements, which are described below.

Project Area 1: Project Area 1 includes the reconstruction of Woodbine Street from Bridge Street and Rum River Boulevard and 229th Lane from Ambassador Boulevard to Rum River Boulevard. Woodbine Street and 229th Lane are being reconstructed due to poor street and storm sewer conditions as well as the outdated watermain. These streets are on the City's Municipal State Aid system.

Project Area 2: Project Area 2 will include the construction of a new city owned parking lot off Woodbine Street. The new parking lot will be across from the new City Hall. The purpose of the new lot includes additional parking for the area, additional parking for larger public meetings at city hall, as well as an opportunity for neighboring properties to lease parking spaces if needed.

Project Area 3: Project Area 3 will consist of street surface improvements on 233rd Avenue from Highway 47 to Ambassador Boulevard and 229th Avenue from Highway 47 to Ambassador Boulevard. These streets are also on the City's Municipal State Aid system.

II. PROPOSED IMPROVEMENTS

The existing streets included in the 2025 Street Reconstruction Project were selected primarily based on street surface deterioration, utility age, available funding, and overall program staging. The project will replace some old and undersized watermains and corresponding water services and provide an adequate stormwater collection system. This project will also replace deteriorated concrete curbing and bituminous surfacing. These infrastructure systems have served beyond their expected useful life. There are three project areas. The proposed street and utility improvement limits are shown on Exhibit A.

Project Area 1A – Woodbine Street (See Exhibit B) – This project will include:

- Reconstruct the streets including the replacement of the bituminous surface and installation of concrete curb and gutter;
- Remove and replace existing driveways and driveway aprons within the street right-of-way;
- Construct new concrete sidewalks;
- Replace the sanitary sewer castings and rings;
- Replace all the 1973 6-inch thin wall PVC watermain with new 8-inch C-900 PVC and replace the individual water services, on the 1973 watermain, from the lateral mains to the street right-of-way; and

- Construct new storm drainage structures and storm sewer piping to provide a complete functioning drainage system.

Project Area 1B – 229th Lane (See Exhibit B) – This project will include:

- Reconstruct the streets including the replacement of the bituminous surface and installation of concrete curb and gutter;
- Remove and replace existing driveways and driveway aprons within the street right-of-way;
- Construct new concrete sidewalks;
- Replace the sanitary sewer castings and rings; and
- Construct new storm drainage structures and storm sewer piping to provide a complete functioning drainage system.

Project Area 2 – Woodbine Street Parking Lot (See Exhibits C & E) – This project will include:

- Construction of a new 37 stall parking lot including new bituminous pavement, concrete curb and gutter, and pavement striping.
- Construct new storm drainage structures and storm sewer piping.

Project Area 3 – 233rd Avenue and 229th Avenue Mill and Overlays (See Exhibit D) – This project will include:

- Milling the existing bituminous surface and paving a new bituminous wearing surface;
- ADA sidewalk improvements; and
- Gate vale replacements where necessary.

A. STREET RECONSTRUCTION

Total street reconstruction is proposed for Woodbine Street and 229th Lane. The design section recommended to meet the City's Street Standards, based on the anticipated soils, is as follows:

- 8 inches of Class 5 Aggregate Base
- 2 ½ inches of Bituminous Non-Wearing Course
- 1 ½ inches of Bituminous Wearing Course

The pavement widths proposed on this project include a 32-foot width on all of 229th Lane and on most of Woodbine Street. The northern block of Woodbine Street will be 36 feet wide to match its current width.

Woodbine Street and 229th Lane are on the City's Municipal State Aid system. All Municipal State Aid streets will be designed and constructed to meet Mn/DOT State Aid Standards.

The construction of the new streets and water facilities will require the removal of mature trees. Trees will only be removed as necessary for construction. Tree removal will be reviewed with the final design with the intent of minimizing the extent of removal. A removal plan will be prepared and included in the final plans to show the trees being removed. Some tree removal may be necessary where trees have grown over water services that plan to be removed. Additional tree removal may be necessary adjacent to trench excavation as required for worker safety. Most tree removal will be identified during the design phase, however to ensure worker safety, several additional trees may be identified for removal during construction.

Project specifications will require the contractor to reclaim the existing bituminous pavement and re-use that material within the subgrade of the new streets. This salvaged material will be used in part to maintain a reasonable driving surface during construction with any excess recycled pavement used in the work as aggregate base. This pavement recycling is directed at minimizing the project costs and at reuse of these desirable resources. Additional aggregate base may need to be imported onto the site to get adequate base thickness if the reclamation material is not enough.

The proposed street grades and elevations on both Woodbine Street and 229th Lane will be modified to ensure proper drainage is directed and collected at the low points. It will also be necessary to obtain adequate driveway drainage and overland drainage along the street right-of-way.

Both Woodbine Street and 229th Lane are proposed to have standup type curb therefore concrete aprons will be constructed at each driveway. Concrete driveway aprons that access residential property will be 6 inches thick and 8 inches thick for commercial properties. The aprons will be extended a minimum of 2 feet behind the curb.

Any driveway matching or replacement beyond the concrete aprons or surmountable curb will include material equivalent to the existing surface including bituminous or concrete. If the existing driveway is gravel, it will be paved with bituminous to the right of way.

B. NEW PARKING LOT CONSTRUCTION

The Woodbine Street parking lot includes the construction of a new bituminous surface. The Woodbine Street parking lot will be designed per the City of St. Francis parking dimension standards and will include concrete curb and gutter.

C. STORM SEWER IMPROVEMENTS

A new storm water drainage system will be added to Woodbine Street, 229th Lane, the and the Woodbine Street parking lot. This will include the construction of new drainage structures along the curb to catch stormwater runoff from the streets, parking lot, and yards. Concrete storm sewer pipes will connect the drainage structures to convey the water to an existing storm sewer network near the project areas. Special grading may be needed between the back of the curbs and the right of way to allow adequate storm water drainage.

D. SANITARY SEWER IMPROVEMENTS

For Woodbine Street, 229th Lane, 233rd Avenue, and 229th Avenue, other than the adjustment of structures and replacement of the existing manhole castings and rings, no sanitary sewer work is proposed. It is anticipated that some sewer manholes may need to be adjusted to match the new street profiles if there are not adequate existing ring adjustments. The existing sanitary sewer main and services will need to be protected during construction.

E. WATERMAIN IMPROVEMENTS

As previously discussed, all the 1973 wall PVC watermain will be replaced on Woodbine Street. New fire hydrants will be installed and all the water services on this segment of watermain will also be replaced from the main to the right of way line. The new services will include 1-inch polyethylene water service lines to the residential properties and 6-inch PVC water services for multi-family and commercial properties. There may be some additional tree removal required during service line installation where trees have grown over the original service. The extent of such removals is not certain. Removal of trees shall only be necessary for safe construction and connection of the service.

F. BITUMINOUS SURFACE IMPROVEMENTS

233rd Avenue and 229th Avenue will only be receiving bituminous surface improvements. This includes and 1.5-inch milling of the bituminous edge and a new 1.5-inch bituminous wearing course overlay. The sidewalks and trails will also receive new concrete pedestrian ramps. The concrete will be 6-inch thick and will be constructed per the latest MnDOT ADA Standards. Both 233rd Avenue and 229th Avenue are on the City's Municipal State Aid system. All Municipal State Aid streets will be designed and constructed to meet Mn/DOT State Aid Standards.

G. OTHER UTILITIES

The owners of the gas, electric, telephone and communication cable utilities will be involved throughout the design and construction process of this project. Coordination of relocating or upgrading of these private utilities will need to be coordinated.

III. ESTIMATED COSTS

The total estimated cost for this project is $1,546,000. This estimated project cost includes an 18 percent contingency for construction, engineering, and construction administration expenses. The assumed overhead is broken down as follows:

• Plans and Specifications, Assessments, Wetland Permitting, Construction Administration, Construction Inspection, and Permit Fees	$231,900.00	15.0%
• Construction Contingency	$46,380.00	3.0%
Total Estimated Overhead	**$278,280.00**	**18.0%**

Table 1 provides a summary of the project costs based on the project area.

TABLE 1 - SUMMARY OF OVERALL COSTS

		WOODBINE STREET	229TH LANE	229TH AVENUE	233RD AVENUE	Woodbine Street Parking Lot
Estimated Construction Costs	Street Construction	$295,269	$241,837	$108,554	$127,555	$111,465
	Storm Sewer	$107,515	$57,815	$1,200	$1,200	$22,285
	Sanitary Sewer	$2,800	$2,800	$1,400	$1,400	
	Watermain	$158,095		$66,000	$3,000	
	Total Estimated Construction Cost	**$563,679**	**$302,452**	**$177,154**	**$133,155**	**$133,750**
Estimated Project Costs	Street Construction	$348,417	$285,368	$128,094	$150,515	$131,529
	Storm Sewer	$126,868	$68,222	$1,416	$1,416	$26,296
	Sanitary Sewer	$3,304	$3,304	$1,652	$1,652	
	Watermain	$186,552		$77,880	$3,540	
	Total Estimated Project Cost	**$665,141**	**$356,894**	**$209,042**	**$157,123**	**$157,825**
Estimated Project Costs (Rounded)	Street Construction	$348,000	$285,000	$128,000	$151,000	$132,000
	Storm Sewer	$127,000	$68,000	$1,000	$1,000	$26,000
	Sanitary Sewer	$3,000	$3,000	$2,000	$2,000	
	Watermain	$187,000		$78,000	$4,000	
	Total Estimated Project Cost	**$665,000**	**$356,000**	**$209,000**	**$158,000**	**$158,000**

IV. PROPOSED ASSESSMENTS

The public improvement and property assessment process shall be carried out in accordance with Minnesota Statutes Chapter 429. The assessments shall be calculated in accordance with the current City assessment policy. The assessment includes the following components:

1. Water service assessments shall be 100% Property Owner
2. Watermains shall be 40% Property Owner and 60% City
3. Storm Sewer shall be 40% Property Owner and 60% City

In accordance with the City's Assessment Policy, residential corner lots that have frontage on two City streets will be assessed for the entire frontage of the property, less a 150-foot credit. Corner lots shall only be assessed when improvements are completed on the addressed side of the lot. For all other properties, including, but not limited to, multi-family, commercial, and industrial properties (hereinafter referred to as "commercial rate" or "commercial property"), the total frontage on all improved streets will be assessed.

Replacement of public watermains that are being constructed in conjunction with this project will be paid for from Assessment Funds and City Water Funds. The individual service lines that extend from the water systems to individual lots are facilities that serve only one property and are of special benefit only to that property. The costs of the water service lines will be assessed 100% against each property. For this report, it was estimated that water services for residential and commercial will be $2,478 and $4,956, respectively. A preliminary assessment roll is included in Appendix A of this report. Any assessment not paid in full when initially due will be certified to Anoka County for collection over a fifteen (15) year period. Interest on the amount assessed will be determined and set by the City Council at the assessment hearing.

V. PROJECT FUNDING

The proposed project assessments are as follows:

	Total Assessment	Watermain and Water Service Assessment	Storm Sewer Assessment
Woodbine Street and 229th Lane	$111,930	$75,570	$36,360

This project will be financed through the Municipal State Aid (MSA) Construction Fund, Stormwater Fund, Water and Funds, Assessments, and the Street Capital Fund. The funding is summarized below:

Fund	Funding Source Amount
MSA Construction	$763,082
MSA Maintenance	$10,988
Water Fund	$269,000
Sewer Fund	$10,000
Stormwater Fund	$223,000
Assessment Funds	$111,930
Street Capital Fund	$158,000
Totals	**$1,546,000**

VI. CONCLUSIONS

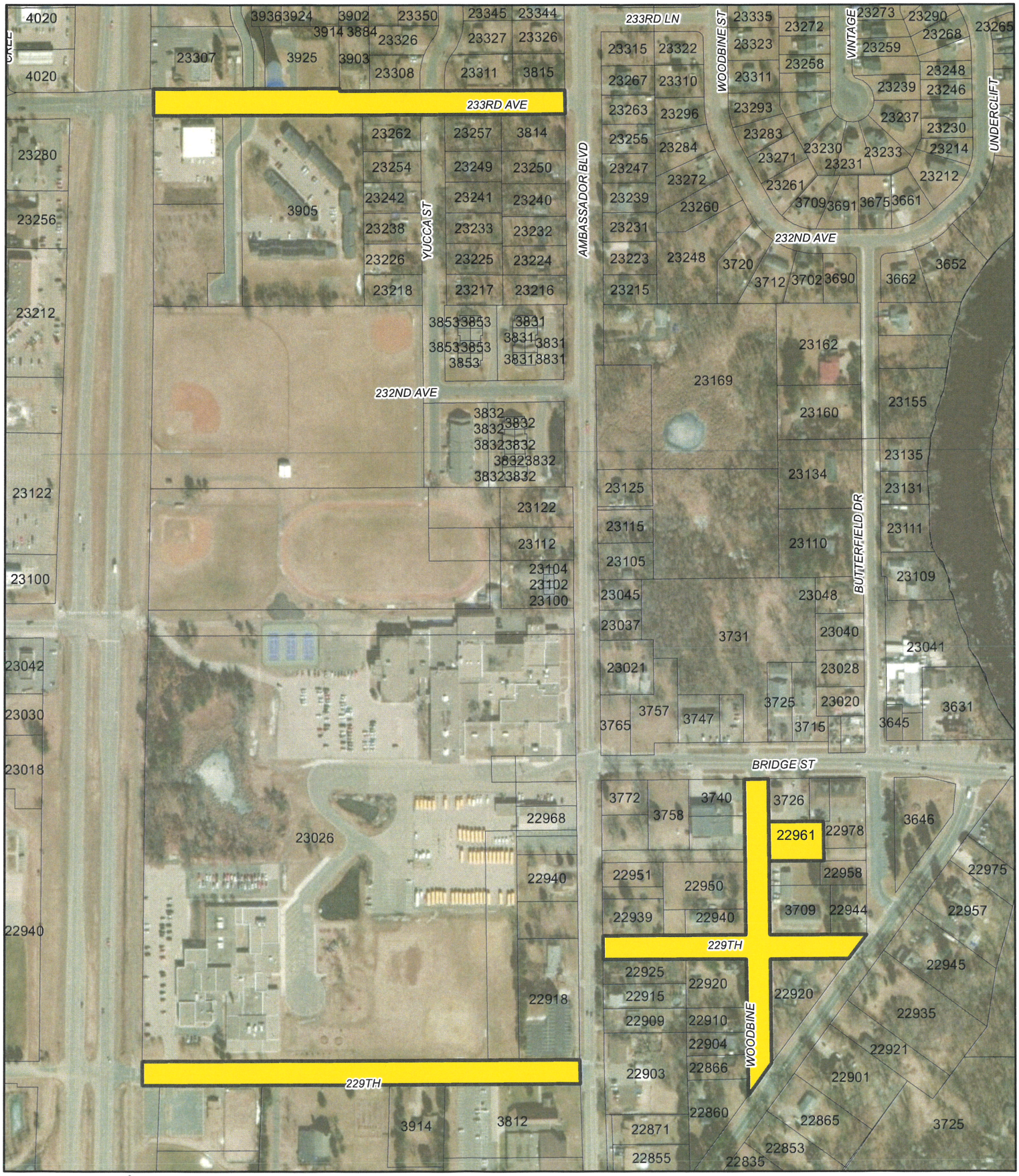
The proposed improvements are necessary, cost-effective and feasible and will benefit the properties listed in Appendix A of this report. In our opinion, this improvement should be made as proposed and no other improvements are necessary. The City, its financial consultant and the persons assessed should review the project for benefit to determine the economic feasibility of the proposed improvements. It is recommended that the City Council accept this Feasibility Report at their December xx, 2024 meeting.

VII. PROJECT SCHEDULE

The proposed schedule for the 2025 Street Reconstruction Project is as follows:

Tuesday	January 21st	City Council Approves Feasibility Report, Sets the Public Improvement Hearing, and Authorizes Plans and Specifications
Wednesday	January 29th	Neighborhood Meeting
Tuesday	February 18th	City Council Holds Public Improvement Hearing, Approves Plans and Specifications, and Authorizes Advertisement for bids
Tuesday	March 18th	Open Bids
Monday	April 7th	City Council Approves Bids and Awards Construction Contract
Monday	May 12th	Start Construction
Friday	September 12th	Construction Substantial Completion
Friday	September 26th	Construction Final Completion
Monday	October 6th	City Council Holds Assessment Hearing and Adopts the Assessment Roll

EXHIBITS



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Hakanson Anderson

Legend

Project Locations

EXHIBIT A

PROJECT LOCATIONS

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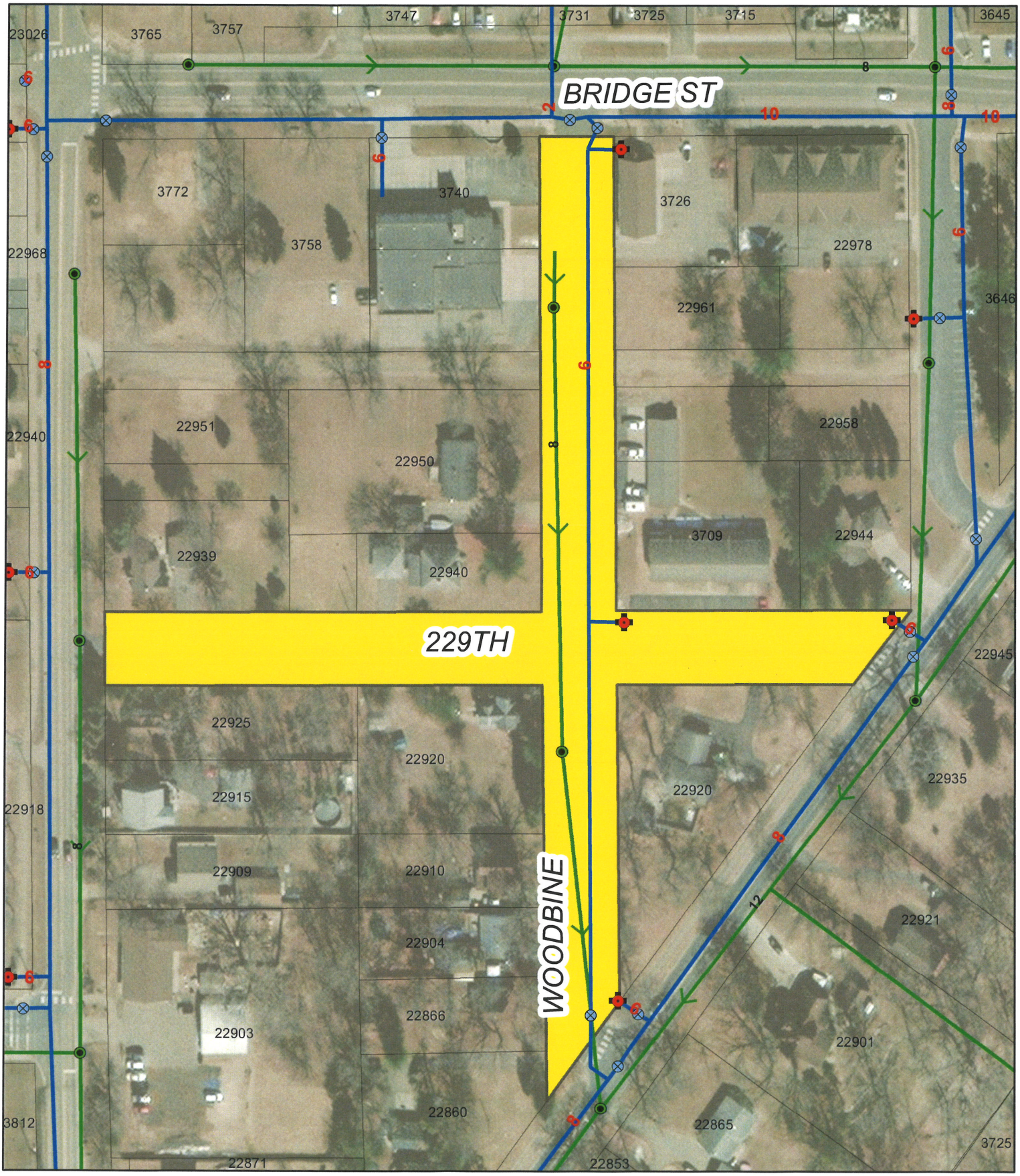

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Legend

- City Sewer
- City Watermain
- Sanitary Manhole
- Water Valve
- Hydrant
- Project Location

EXHIBIT B

PROJECT AREA 1

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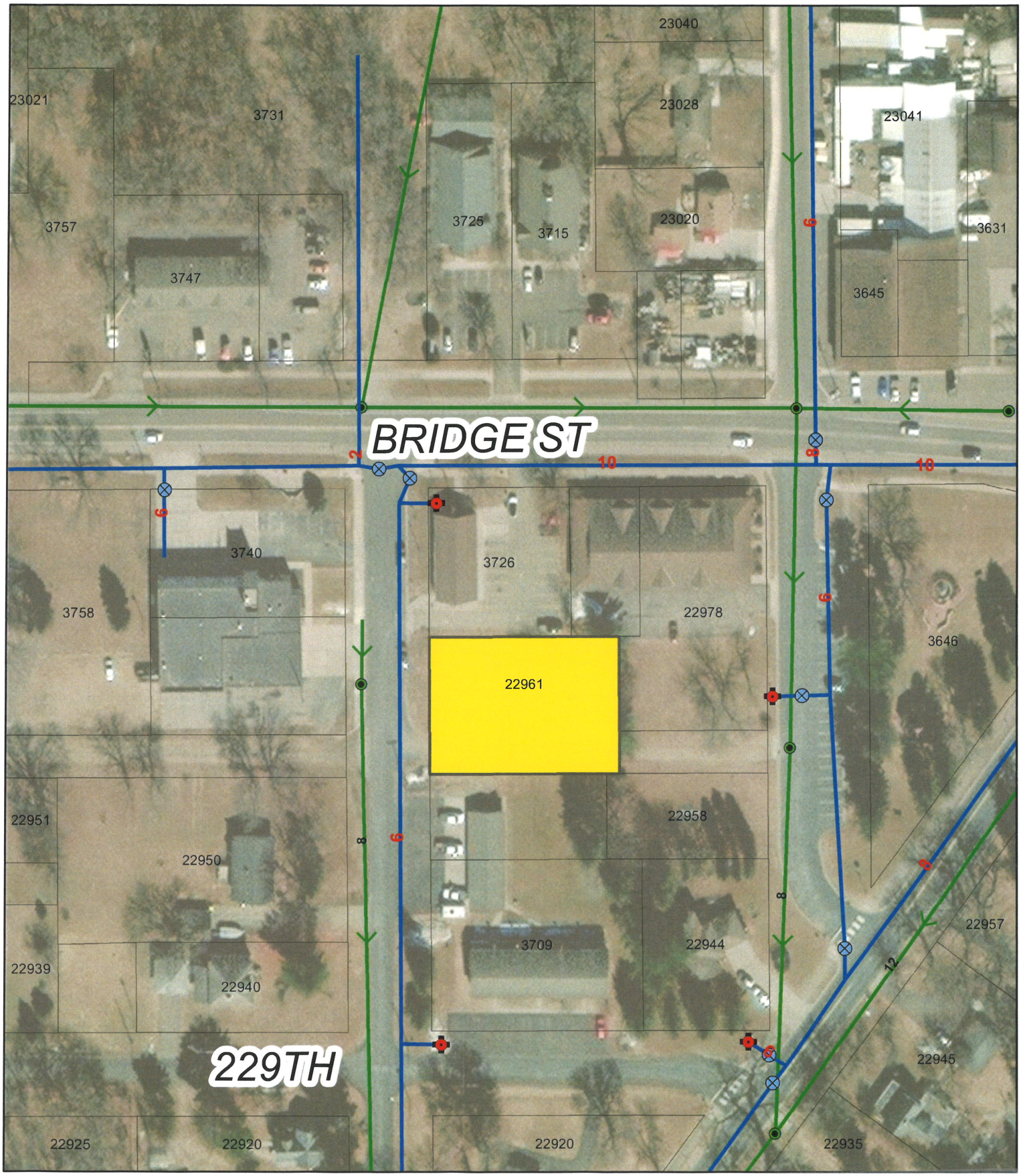

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Hakanson Anderson

Legend

- City Sewer
- City Watermain
- Sanitary Manhole
- Water Valve
- Hydrant
- Project Location

EXHIBIT D

PROJECT AREA 3

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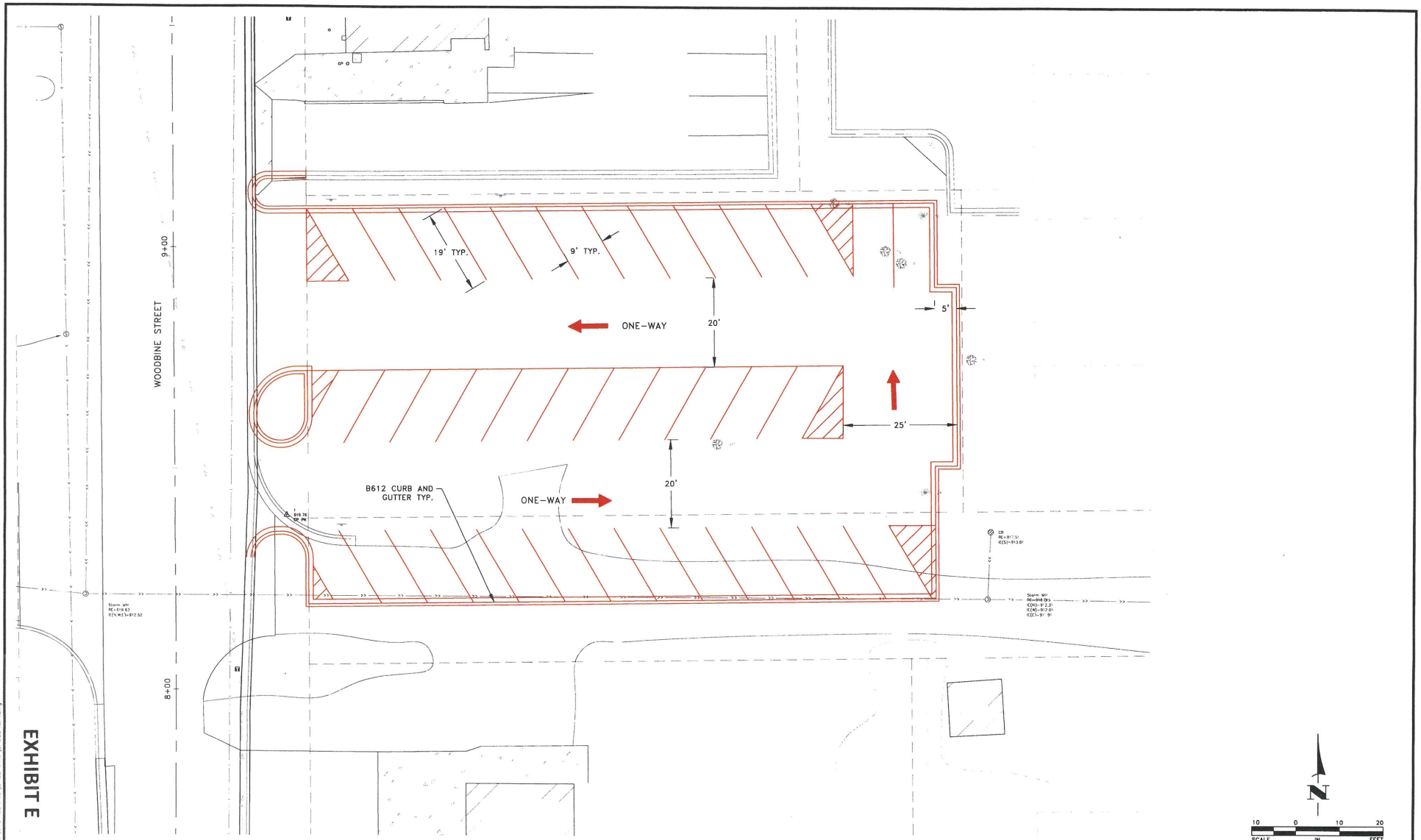

EXHIBIT E

Nov 13, 2024 - 3:49pm
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2025 STREET RECONSTRUCTION PROJECT

WOODBINE STREET PARKING LOT LAYOUT

CITY OF ST. FRANCIS, MINNESOTA

SHEET 1 OF 1 SHEETS

SF326

APPENDIX A

Property List and Assessment Summary

Property List and Assessment Summary
2025 Street Reconstruction Project

Residential Water Service Assessment	$2,478.00 Each
Multi-Family/Commercial Water Service Assessment	$4,956.00 Each
Watermain Lateral Assessment	$107.42 per foot
Storm Sewer Assessment	$70.63 per foot

M MUNICIPAL
C COMMERCIAL
R RESIDENTIAL

PID	PROPERTY ADDRESS	OWNER/TAXPAYER	OWNER ADDRESS	FRONT FOOTAGE ON WOODBINE STREET	FRONT FOOTAGE ON 229TH LANE	TOTAL FRONT FOOTAGE	ASSESSED FRONTAGE (FEET)	PROPERTY TYPE	WATERMAIN LATERAL ASSESSMENT		WATER SERVICE ASSESSMENT	STORM SEWER ASSESSMENT		TOTAL OWNER ASSESSMENT	TOTAL CITY COST
									OWNER (40%)	CITY (60%)		OWNER (40%)	CITY (60%)		
WOODBINE STREET: RUM RIVER BLVD TO BRIDGE STREET															
32-34-24-34-0074	3750 BRIDGE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	225	0	225	225	M	$9,668	$14,502		$6,357	$9,535	$16,025	$24,037
32-34-24-34-0018	22950 WOODBINE ST NW	PETER YOVETICH	22950 WOODBINE ST NW ST FRANCIS, MN 55070	128	0	128	128	R	$5,500	$8,250	$2,478	$3,616	$5,424	$11,594	$13,674
32-34-24-34-0017	22940 WOODBINE ST NW	PAUL PIERCE & MARY PIERCE IN CARE OF: PIERCE HOTEL, MOTEL AND APARTMENTS	1500 S FERRY RD ANOKA, MN 55303	70	165	235	85	R	$3,008	$4,512	$2,478	$2,401	$3,602	$7,887	$8,114
32-34-24-34-0004	22920 WOODBINE ST NW	RAYMOND E & DAWN C STEINKE	BOX 635 ST FRANCIS, MN 55070	132	165	297	147	R	$5,672	$8,508	$2,478	$4,153	$6,230	$12,303	$14,738
32-34-24-34-0005	22910 WOODBINE ST NW	BRETT JAMES CAREY ELISE KINSEY CAREY	22910 WOODBINE ST NW ST FRANCIS, MN 55070	66	0	66	66	R	$2,836	$4,254	$2,478	$1,865	$2,797	$7,179	$7,051
32-34-24-34-0006	22904 WOODBINE ST NW	IMMO SPID USA LLC IN CARE OF: MICHIGAN ENTITY SERVICES	2836 W. JEFFERSON STE 110 TRENTON, MI 48183	66	0	66	66	R	$2,836	$4,254	$2,478	$1,865	$2,797	$7,179	$7,051
05-33-24-21-0004	22866 WOODBINE ST NW	JENNIFER HAGERMAN	22866 WOODBINE ST NW PO BOX 674 ST FRANCIS, MN 55070	72	0	72	72	R	$3,094	$4,641	$2,478	$2,034	$3,051	$7,606	$7,692
05-33-24-21-0005	22860 RUM RIVER BLVD NW	JASON G SOMDAHL	22860 RUM RIVER BLVD NW ST FRANCIS, MN 55070	42	0	42	42	R	$0	$0				$0	$0
32-34-24-34-0057	22920 RUM RIVER BLVD NW	DAVID I NUTTER SUE A NUTTER	22920 RUM RIVER BLVD NW PO BOX 668 ST FRANCIS, MN 55070	282	212	494	0	R	$0	$0		$0	$0	$0	$0
32-34-24-34-0025	22961 WOODBINE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	106	0	106	106	M	$4,555	$6,832		$2,995	$4,492	$7,550	$11,324
32-34-24-34-0070	3726 BRIDGE ST NW	ST FRANCIS PROPERTIES LLC	3726 BRIDGE ST NW PO BOX 457 ST FRANCIS, MN 55070	116	0	116	116	C	$4,984	$7,476	$4,956	$3,277	$4,916	$13,217	$12,392
229TH LANE NW: AMBASSADOR BLVD NW TO RUM RIVER BLVD NW															
32-34-24-34-0008	22939 AMBASSADOR BLVD NW	CLAIRE ANDERSON	22939 AMBASSADOR BLVD NW ST FRANCIS, MN 55070	0	165	165	0	R						$0	$0
32-34-24-34-0019	UNASSIGNED	PAUL & MARY PIERCE	1500 S FERRY RD ANOKA, MN 55303	0	60	60	60	R				$1,695	$2,543	$1,695	$2,543
32-34-24-34-0072	3709 229TH AVE NW	ABILITY INVESTMENTS I LLC	14018 PIERCE ST NE HAM LAKE, MN 55304	201	165	366	216	R	$8,637	$12,955	$4,956	$6,102	$9,154	$19,695	$22,109
32-34-24-34-0023	22944 BUTTERFIELD DRIVE NW	JULIE A MITCHELL	22944 BUTTER FIELD DRIVE NW ST FRANCIS, MN 55070	0	99	99	99	R						$0	$0
32-34-24-34-0003	22925 AMBASSADOR BLVD NW	DONALD VASEN	22925 AMBASSADOR BLVD NW PO BOX 723 ST FRANCIS, MN 55070	0	225	225	0	R						$0	$0
				1,506.00	**1,256.00**	**2,762.00**	**1,428.00**		**$50,790**	**$76,184**	**$24,780**	**$36,360**	**$54,541**	**$111,930**	**$130,725**

APPENDIX B

Estimated Quantities and Project Costs

Estimated Quantities and Project Costs
2025 Street Reconstruction Project

Item No.	Description	Unit	Unit Price	State Aid Funding								Local Funding							
				Project Area 1A - Woodbine Street		Project Area 1B - 229th Lane		Project Area 3A - 229th Avenue		Project Area 3B - 233rd Avenue		Project Area 1A - Woodbine Street		Project Area 2 - Woodbine Street Parking Lot		Project Area 3A - 229th Avenue		Project Area 3B - 233rd Avenue	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
1	MOBILIZATION	LUMP SUM	$35,000.00	0.34	$11,900	0.17	$5,950	0.12	$4,200	0.11	$3,850			0.07	$2,450				
2	CLEARING	EACH	$450.00	12	$5,400	8	$3,600							6	$2,700				
3	GRUBBING	EACH	$300.00	12	$3,600	8	$2,400							6	$1,800				
4	REMOVE SIGN	EACH	$30.00	5	$150	3	$90												
5	REMOVE CURB	LIN FT	$12.00	372	$4,464	103	$1,236	460	$5,520	500	$6,000			25	$300				
6	REMOVE CONCRETE PAVEMENT - WALK AND DRIVEWAY	SQ FT	$1.00	681	$681	618	$618	411	$411	800	$800			75	$75				
7	REMOVE BITUMINOUS PAVEMENT - STREET	SQ YD	$7.00							49	$343			9	$63				
8	REMOVE BITUMINOUS PAVEMENT - DRIVEWAY/TRAIL	SQ YD	$5.00	556	$2,780	441	$2,205	78	$390	83	$415								
9	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	$4.00	23	$92	20	$80	26	$104	62	$248			4	$16				
10	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	$3.50	375	$1,313	320	$1,120	47	$165	220	$770			31	$109				
11	EXCAVATION - COMMON	CU YD	$30.00	850	$25,500	720	$21,600	20	$600	30	$900			840	$25,200				
12	LOAM TOPSOIL BORROW (LV)	CU YD	$40.00	220	$8,800	217	$8,680	20	$800	45	$1,800			105	$4,200				
13	HAUL AND STOCKPILE EXCESS MATERIAL (CV)	CU YD	$5.00	420	$2,100	263	$1,315												
14	SUBGRADE PREPARATION	ROAD STATION	$250.00	8.6	$2,150	7.3	$1,825							3.3	$825				
15	STREET SWEEPER	HOURS	$180.00	5	$900	5	$900	5	$900	5	$900			3	$540				
16	WATER	1000 GAL	$75.00	12	$900	12	$900	4	$300	4	$300			4	$300				
17	AGGREGATE BASE CLASS 5	TON	$25.00	1,056	$26,400	1,133	$28,325	30	$750	66	$1,650			825	$20,625				
18	FULL DEPTH RECLAMATION	SQ YD	$1.75	2,529	$4,426	1,580	$2,765												
19	MILL BITUMINOUS SURFACE	SQ YD	$4.00	17	$68	14	$56	1,708	$6,832	1,615	$6,460								
20	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	$4.00	190	$760	130	$520	390	$1,560	400	$1,600			95	$380				
21	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	$84.00	299	$25,116	206	$17,304	463	$38,892	476	$39,984			150	$12,600				
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	TON	$78.00	399	$31,122	274	$21,372	10	$780	10	$780			200	$15,600				
23	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK	SQ YD	$35.00	313	$10,955	402	$14,070												
24	CONCRETE CURB & GUTTER DESIGN B612	LIN FT	$30.00											486	$14,580				
25	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	$23.00	1,447	$33,281	1,366	$31,418	460	$10,580	500	$11,500			25	$575				
26	4" CONCRETE WALK	SQ FT	$9.00	3,717	$33,453	2,360	$21,240												
27	6" CONCRETE WALK	SQ FT	$15.00	1,008	$15,120	1,380	$20,700	1,120	$16,800	1,550	$23,250								
28	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	$95.00	8	$760	37	$3,515												
29	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	$100.00	42	$4,200														
30	TRUNCATED DOMES	SQ FT	$65.00	88	$5,720	48	$3,120	80	$5,200	120	$7,800								
31	TRAFFIC CONTROL	LUMP SUM	$8,000.00	0.34	$2,720	0.17	$1,360	0.12	$960	0.11	$880			0.07	$560				
32	CONIFEROUS TREE 6' HT B&B	TREE	$575.00	6	$3,450	4	$2,300												
33	DECIDUOUS TREE 2.5" CAL B&B	TREE	$575.00	6	$3,450	4	$2,300							3	$1,725				
34	SIGN PANELS TYPE C	EACH	$175.00	30	$5,250	30	$5,250							3	$525				
35	STORM DRAIN INLET PROTECTION	EACH	$265.00	8	$2,120	6	$1,590	7	$1,855	10	$2,650			5	$1,325				
36	STABILIZED CONSTRUCTION EXIT	LUMP SUM	$2,000.00	0.34	$680	0.17	$340	0.12	$240	0.11	$220			0.07	$140				
37	SITE RESTORATION	SQ YD	$10.00					150.00	$1,500	285.00	$2,850								
38	SEEDING	ACRE	$3,000.00	0.40	$1,200	0.40	$1,200							0.20	$600				
39	SEED SANDY INSLOPE	POUNDS	$4.00	26	$104	26	$104							13	$52				
40	FERTILIZER TYPE 1	POUNDS	$1.10	140	$154	140	$154							70	$77				
41	HYDRALIC FIBER BONDED MATRIX	POUNDS	$3.00	1,200	$3,600	1,200	$3,600							600	$1,800				
42	EROSION CONTROL SUPERVISOR	LUMP SUM	$2,500.00	0.34	$850	0.17	$425	0.12	$300	0.11	$275			0.07	$175				
43	4" SOLID LINE MULTI-COMPONENT	LIN FT	$1.00											900.00	$900				
44	6" SOLID LINE MULTI-COMPONENT	LIN FT	$1.50	1720.00	$2,580	1,460.00	$2,190	2,510.00	$3,765	2,420.00	$3,630								
45	4" DOUBLE SOLID LINE MULTI COMPONENT	LIN FT	$2.00	860.00	$1,720	730.00	$1,460	1,255.00	$2,510	1,210.00	$2,420								
46	PAVEMENT MESSAGE	SQ FT	$13.50											48.00	$648				
47	CROSSWALK MULTI-COMPONENT	SQ FT	$11.00	480	$5,280	240	$2,640	240	$2,640	480	$5,280								
	Estimated Construction Cost - Bid Schedule "A" - Street Construction				**$295,269**		**$241,837**		**$108,554**		**$127,555**				**$111,465**				
	Estimated Project Cost (Includes 18% for Overhead and Contingency)				**$348,417**		**$285,368**		**$128,094**		**$150,515**				**$131,528.70**				

Bid Schedule "B" - Storm Sewer

Item No.	Description	Unit	Unit Price	State Aid Funding								Local Funding							
				Project Area 1A - Woodbine Street		Project Area 1A - 229th Lane		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue		Project Area 1A - Woodbine Street		Project Area 3 - Woodbine Street Parking Lot		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
48	REMOVE SEWER PIPE (STORM)	LIN FT	$15.00	21	$315	113	$1,695							15	$225.00				
49	REMOVE MANHOLE OR CATCH BASIN	EACH	$400.00	2	$800									1	$400.00				
50	12" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	$70.00											36	$2,520.00				
51	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	$80.00	148	$11,840	494	$39,520							53	$4,240.00				
52	18" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	$90.00	304	$27,360														
53	21" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	$100.00	69	$6,900														
54	15" PIPE APRON	EACH	$1,200.00			2	$2,400												
55	CONNECT TO EXISTING STORM SEWER	EACH	$1,400.00	3	$4,200									1	$1,400.00				
56	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	$1,500.00	3	$4,500	2	$3,000							1	$1,500.00				
57	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	$800.00	31.5	$25,200	8	$6,400							3	$2,400.00				
58	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	$1,200.00	10.0	$12,000									5	$6,000.00				
59	CASTING ASSEMBLY	EACH	$1,200.00	12	$14,400	4	$4,800	1	$1,200	1	$1,200			3	$3,600.00				
	Estimated Construction Cost - Bid Schedule "B" - Storm Sewer				**$107,515**		**$57,815**		**$1,200**		**$1,200**				**$22,285**				

Estimated Quantities and Project Costs
2025 Street Reconstruction Project

Bid Schedule "C" - Sanitary Sewer

Item No.	Description	Unit	Unit Price	State Aid Funding								Local Funding							
				Project Area 1A - Woodbine Street		Project Area 1A - 229th Lane		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue		Project Area 1A - Woodbine Street		Project Area 3 - Woodbine Street Parking Lot		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
60	REMOVE CASTING	EACH	$200.00	2	$400	2	$400	1	$200	1	$200								
61	CASTING ASSEMBLY	EACH	$1,200.00	2	$2,400	2	$2,400	1	$1,200	1	$1,200								
	Estimated Construction Cost - Bid Schedule "C" - Sanitary Sewer				**$2,800**		**$2,800**		**$1,400**		**$1,400**								
	Estimated Project Cost (Includes 18% for Overhead and Contingency)				**$3,304**		**$3,304**		**$1,652**		**$1,652**								

Bid Schedule "D" - Watermain

Item No.	Description	Unit	Unit Price	State Aid Funding								Local Funding							
				Project Area 1A - Woodbine Street		Project Area 1A - 229th Lane		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue		Project Area 1A - Woodbine Street		Project Area 3 - Woodbine Street Parking Lot		Project Area 4A - 229th Avenue		Project Area 4B - 233rd Avenue	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
62	REMOVE WATERMAIN	LIN FT	$6.50									880	$5,720						
63	REMOVE HYDRANT	EACH	$400.00									2	$800						
64	DUCTILE IRON FITTINGS	POUND	$15.00									625	$9,375						
65	VALVE BOX	EACH	$3,200.00													6	$19,200.00		
66	VALVE BOX REPAIR	EACH	$1,100.00													6	$6,600.00		
67	VALVE BOX EXTENSION	EACH	$1,300.00													6	$7,800.00		
68	ADJUST VALVE BOX	EACH	$300.00															10	$3,000.00
69	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	$60.00									80	$4,800						
70	8" WATERMAIN PVC C900	LIN FT	$70.00									880	$61,600						
71	TEMPORARY WATER SERVICE	EACH	$800.00									8	$6,400						
72	TEMPORARY WATERMAIN	LUMP SUM	$10,000.00									1	$10,000						
73	6" GATE VALVE AND BOX	EACH	$3,000.00									4	$12,000						
74	8" GATE VALVE AND BOX	EACH	$3,800.00									3	$11,400			6	$22,800.00		
75	CONNECT TO EXISTING WATERMAIN	EACH	$1,600.00									2	$3,200			6	$9,600.00		
76	1" CORPORATION STOP	EACH	$500.00									6	$3,000						
77	1" CURB STOP & BOX	EACH	$700.00									6	$4,200						
78	RECONNECT WATER SERVICE	EACH	$400.00									8	$3,200						
79	HYDRANT	EACH	$7,500.00									2	$15,000						
80	HYDRANT RISER	LIN FT	$1,000.00									2	$2,000						
81	1" POLYETHELYNE WATER SERVICE PIPE	LIN FT	$20.00									270	$5,400						
	Estimated Construction Cost - Bid Schedule "D" - Watermain											**$158,095**				**$66,000.00**		**$3,000.00**	
	Estimated Project Cost (Includes 18% for Overhead and Contingency)											**$186,552**				**$77,880.00**		**$3,540.00**	

SUMMARY OF OVERALL COSTS

		WOODBINE STREET	229TH LANE	229TH AVENUE	233RD AVENUE	Woodbine Street Parking Lot	
Estimated Construction Costs	Street Construction	$295,269	$241,837	$108,554	$127,555	$111,465	
	Storm Sewer	$107,515	$57,815	$1,200	$1,200	$22,285	
	Sanitary Sewer	$2,800	$2,800	$1,400	$1,400		
	Watermain	$158,095		$66,000	$3,000		
	Total Estimated Construction Cost	**$563,679**	**$302,452**	**$177,154**	**$133,155**	**$133,750**	
Estimated Project Costs	Street Construction	$348,417	$285,368	$128,094	$150,515	$131,529	
	Storm Sewer	$126,868	$68,222	$1,416	$1,416	$26,296	
	Sanitary Sewer	$3,304	$3,304	$1,652	$1,652		
	Watermain	$186,552		$77,880	$3,540		
	Total Estimated Project Cost	**$665,141**	**$356,894**	**$209,042**	**$157,123**	**$157,825**	
							PROJECT TOTALS
Estimated Project Costs (Rounded)	Street Construction	$348,000	$285,000	$128,000	$151,000	$132,000	$1,044,000
	Storm Sewer	$127,000	$68,000	$1,000	$1,000	$26,000	$223,000
	Sanitary Sewer	$3,000	$3,000	$2,000	$2,000		$10,000
	Watermain	$187,000		$78,000	$4,000		$269,000
	Total Estimated Project Cost	**$665,000**	**$356,000**	**$209,000**	**$158,000**	**$158,000**	**$1,546,000**