

# **BRIDGEVIEW SHORES STREET IMPROVEMENTS**

NEIGHBORHOOD INFORMATIONAL MEETING  
MENDOTA HEIGHTS CITY HALL  
JANUARY 11, 2024  
6:30 PM



City of Mendota Heights  
Engineering Department  
651-452-1850

This packet contains important information for the upcoming 2024 street improvement project on the following streets:

- Arbor Court
- Mendota Heights Circle
- Monet Lane
- Pondhaven Lane
- Westview Terrace
- Bridgeview Court
- Monet Court
- Pondhaven Circle
- Westview Circle



This and other project documents can be found on the City's website at <https://mendotaheightsmn.gov>. From the main page click on Departments & Services → Engineering → Projects → Street Projects. (<https://mendotaheightsmn.gov/394/Projects>)

## PROPOSED RECONSTRUCTION IMPROVEMENTS:

The rehabilitation of all streets identified includes reclamation of the existing bituminous roadways and resurfacing of the roadways with a 2.5" bituminous base course and 1.5" bituminous wear course, select curb and gutter replacement, select sidewalk replacement, storm sewer improvements to provide additional water quality control such as sump manholes and curb cut rain gardens, as well as minor water main maintenance on behalf of Saint Paul Regional Water Services (SPRWS). Typical street sections can be found on page 7 of this packet.

## ESTIMATED PROJECT COSTS AND FUNDING:

Project costs for construction and indirect costs are based on preliminary estimates.

### Project Cost:

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Rehabilitation	\$1,845,023.50	\$461,255.88	\$2,306,279.38
Sidewalk Improvements	\$124,000.00	\$31,000.00	\$155,000.00
Storm Sewer	\$165,000.00	\$41,250.00	\$206,250.00
Water Main (SPRWS)	\$76,850.00	\$19,212.50	\$96,062.50
<b>Totals</b>	<b>\$2,210,873.50</b>	<b>\$552,718.38</b>	<b>\$2,763,591.88</b>

\* Includes 25% indirect costs for legal, engineering, administration, and finance.

## PROPOSED ASSESSMENTS:

The roadway improvement cost can be assessed on a unit basis or front footage basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City Council on June 16, 1992. All single unit homes, duplex, townhomes, commercial properties and business with a driveway (or private road) located within the project limits will be assessed as a street rehabilitation per the Street Rehabilitation and Reconstruction Policy for that type of residence. The generalized Minnesota Statutes Chapter 429 process can be found on page 5 of this packet.

Preliminary assessments are based on preliminary cost estimates and design. The estimated assessment for this project was calculated by determining the number of assessable lots dividing them into the assessable project costs. Assessable project costs are only the street costs for this project. Assessment amount may be up to 50% of the street costs per the City Assessment Policy.

### Assessment Calculation:

Total Project Costs	\$2,763,591.88
Total Assessable Costs	\$2,306,279.38
Assessment	\$1,153,139.69
Assessable Units	94
Estimated Unit Assessment per City Policy	\$12,267.44
<b>Proposed Unit Assessment</b>	<b>\$7,500.00</b>

The estimated unit assessments for the street rehabilitation are higher than the rates that staff anticipates for future rehabilitation projects with pavement reclamation due to the anticipated sub-grade correction. Staff proposes to assess the benefiting properties **\$7,500 / unit** in order to bring the rate closer to anticipated rehabilitation projects costs. Preliminary assessment maps can be found on page 6.

## ESTIMATED ASSESSMENT AMORTIZATION SCHEDULE:

Below are the estimated assessment amortization schedules based on estimated costs:

Proposed Unit Assessment: \$7,500.00  
Proposed Interest Rate: 6.00%

Year	Principal	Interest	Annual
1	\$750.00	\$566.66	\$1,316.66
2	\$750.00	\$405.00	\$1,155.00
3	\$750.00	\$360.00	\$1,110.00
4	\$750.00	\$315.00	\$1,065.00
5	\$750.00	\$270.00	\$1,020.00
6	\$750.00	\$225.00	\$975.00
7	\$750.00	\$180.00	\$930.00
8	\$750.00	\$135.00	\$885.00
9	\$750.00	\$90.00	\$840.00
10	\$750.00	\$45.00	\$795.00
	<b>\$7,500.00</b>	<b>\$2,591.66</b>	<b>\$10,091.66</b>

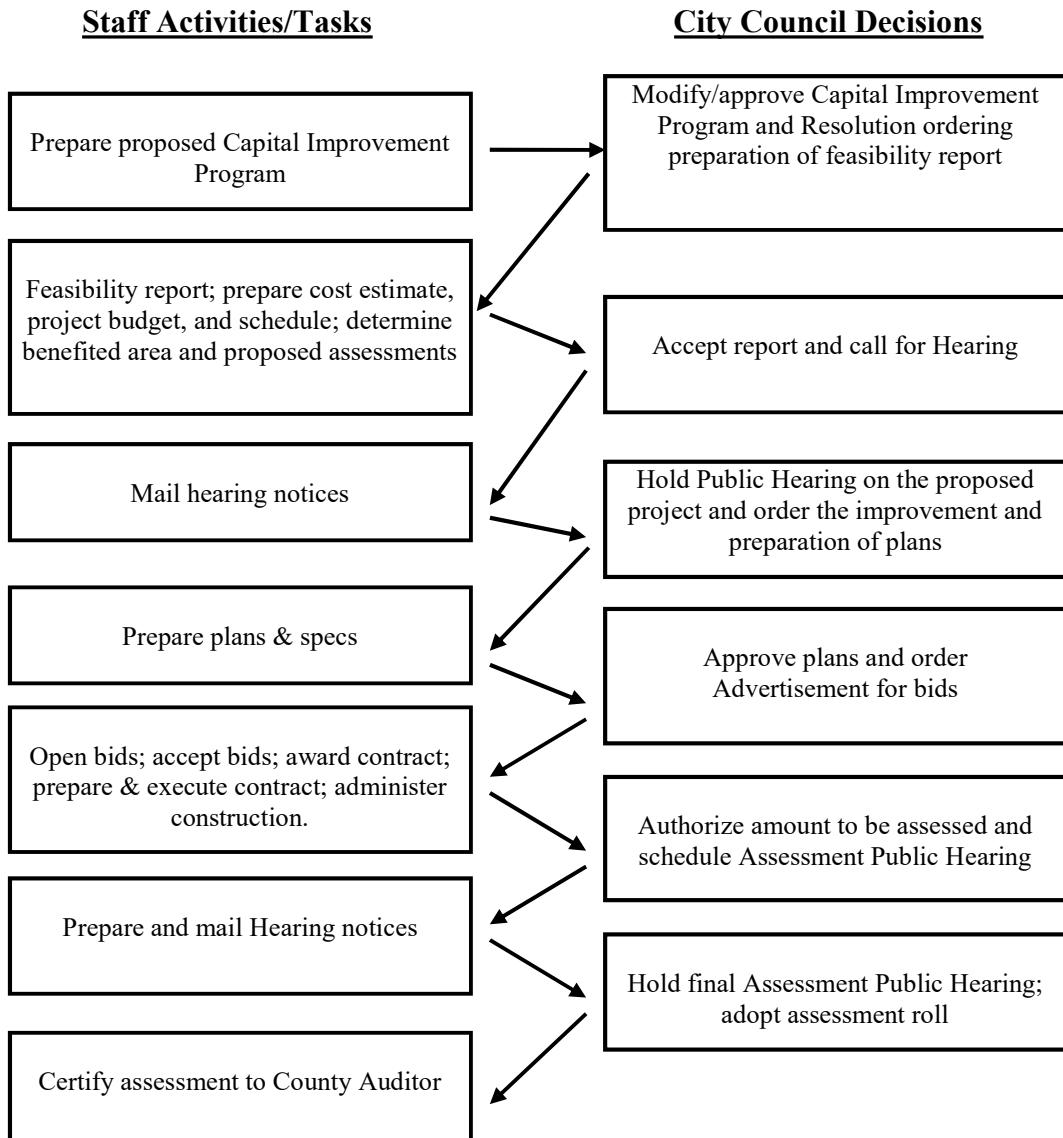
Proposed Assessment Hearing Date: October 2024

## ESTIMATED PROJECT SCHEDULE:

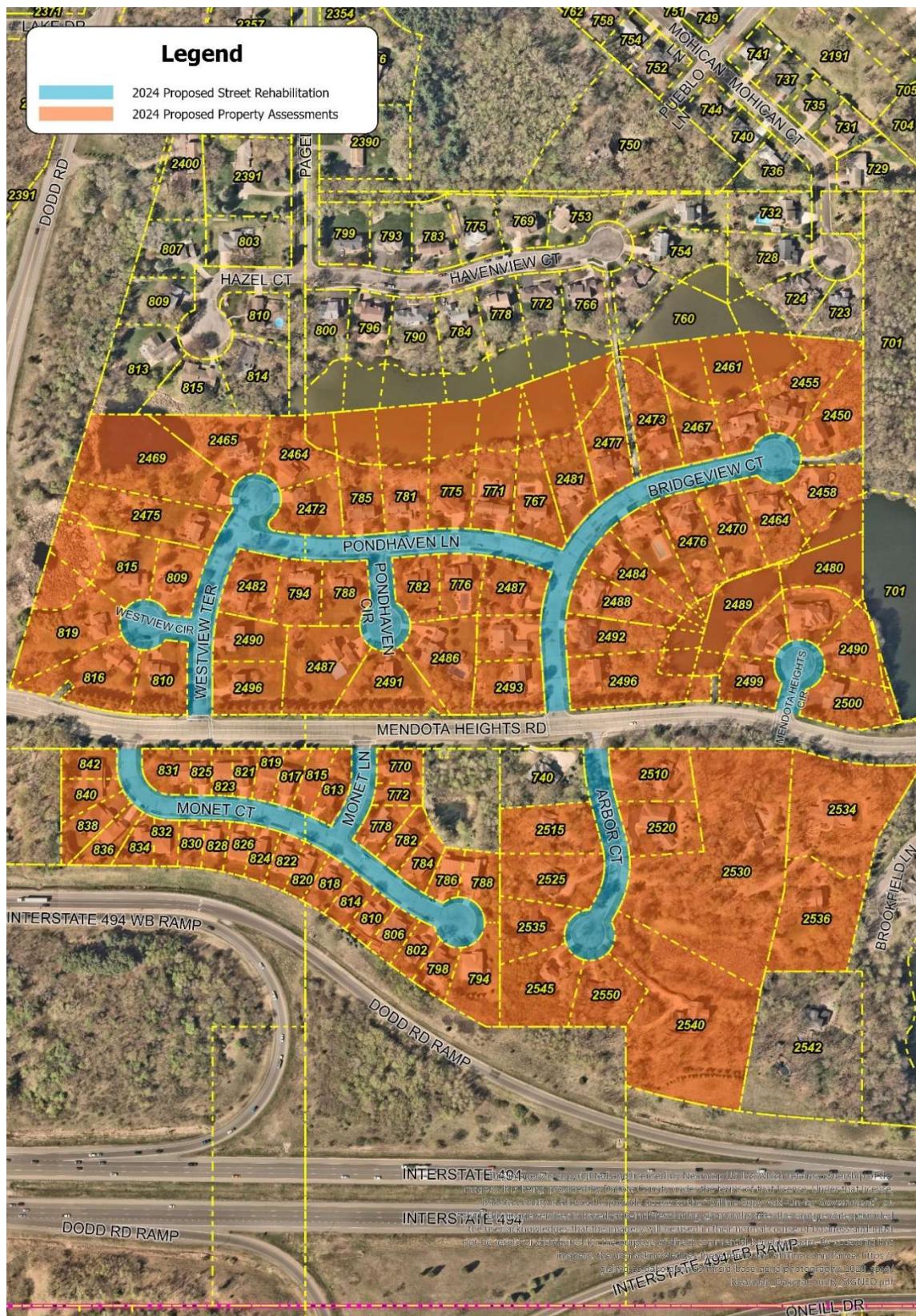
ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	December 19, 2023
Hold Informational Meeting	January 11, 2024
Conduct Public Hearing/Accept Project/Order Plans and Specifications	January 23, 2024
Hold Second Informational Meeting (if necessary)	March, 2024
Approve Plans and Specifications/Order Advertisements for Bids	March, 2024
Open Bids	April, 2024
Accept Bids/Award Contract	May, 2024
Begin Construction	May/June 2024
Complete Base Course & Wear Course of Bituminous Pavement	Fall 2024
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2024

# PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



## Assessment Map:



# Existing and Proposed Typical Sections

