

FEASIBILITY REPORT FOR IMPROVEMENT OF CHERRYWOOD LANE

INTRODUCTION

The purpose of this report is to determine the feasibility of improving the following described street by necessary grading and base, and by bituminous surfacing:

Cherrywood Lane - the entire length within the plat of Cherrywood Addition.

The improvement was petitioned for by owners of more than 35% of the property abutting the improvement, therefore allowing the project to be considered as petition initiated. This report has been prepared pursuant to Council resolution of February 22, 2021. See Map A.

PROJECT NEED

The street petitioned to be improved is a residential street being installed by the developer in Cherrywood Addition pursuant to the requirement of Chapter 154 of the City Code. These requirements pertain to the installation of public improvements in new subdivisions. The requirements provide that all newly platted streets, other than those required to be collector or arterial streets in residential subdivisions, are to have grading, base construction, and curb and gutter installation completed by the developer. Final surfacing of these streets is allowed to be completed as a public improvement upon petition by the benefitted property owner(s). The specific street improvements petitioned for are those to surface the existing aggregate drainable stable base (DSB) base residential street. The improvements also include any grading and supplemental aggregate base placement necessary as preparation for bituminous surfacing.

It is projected that the street will be subject to only typical residential traffic and are being constructed to meet residential street standards. A 2.5" thick bituminous surface should be placed on the existing 9" aggregate DSB. The existing drainable stable base may require blading and shaping as preparation for placement of the bituminous surfacing.

CONSTRUCTION PHASING

Typically it is recommended that the bituminous surfacing within new subdivisions not be placed for one to two years after the sanitary sewer, water, and storm sewer mains/services have been installed within the subdivision to allow for trench stabilization to occur. All subsurface work and placement of the aggregate base was completed in 2020, concrete curb and gutter will be completed in 2021. The full 2.5" of surfacing should be able to be placed on this street at anytime during the 2021 construction season. The subsurface infrastructure under Cherrywood Lane was completed in 2011 water main and 2020 sanitary sewer and storm sewer along with aggregate base work. The placement of the concrete curb and gutter is to be completed in early summer 2021. Provided that there is no evidence of significant trench movement, the full 2.5" of surfacing may be placed on

Cherrywood Lane following completion of the curb and gutter construction. The existing aggregate base may require blading and shaping as preparation for placement of the bituminous surfacing.

PROJECT COST AND FINANCE

The total project cost, including engineering and contingencies, for the surfacing improvement as previously described is estimated as follows:

Cherrywood Lane	\$66,525
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It is proposed that the 2021 street improvement project be initially financed by PIR bonding. Temporary use of 401 Construction Fund reserves may be needed until bond proceeds are received. Revenues from special assessments levied as a result of the project would be utilized for bond repayment. Distribution of assessable costs is proposed as outlined in the city assessment ordinance.

Summary

The following provides the estimated costs, city share, assessments receivable, and assessment rates for the improvement project:

Cherrywood Lane

City Share for non-assessable costs ¹	\$	0.00	
City Share of assessable costs	\$	<u>0.00</u>	
Total City Share	\$	0.00	(0.0%)
Assessments Receivable	\$	<u>66,525.00</u>	(100.0%)
TOTAL PROJECT COST	\$	66,525.00	

Estimated assessment rate: \$55.833/ft

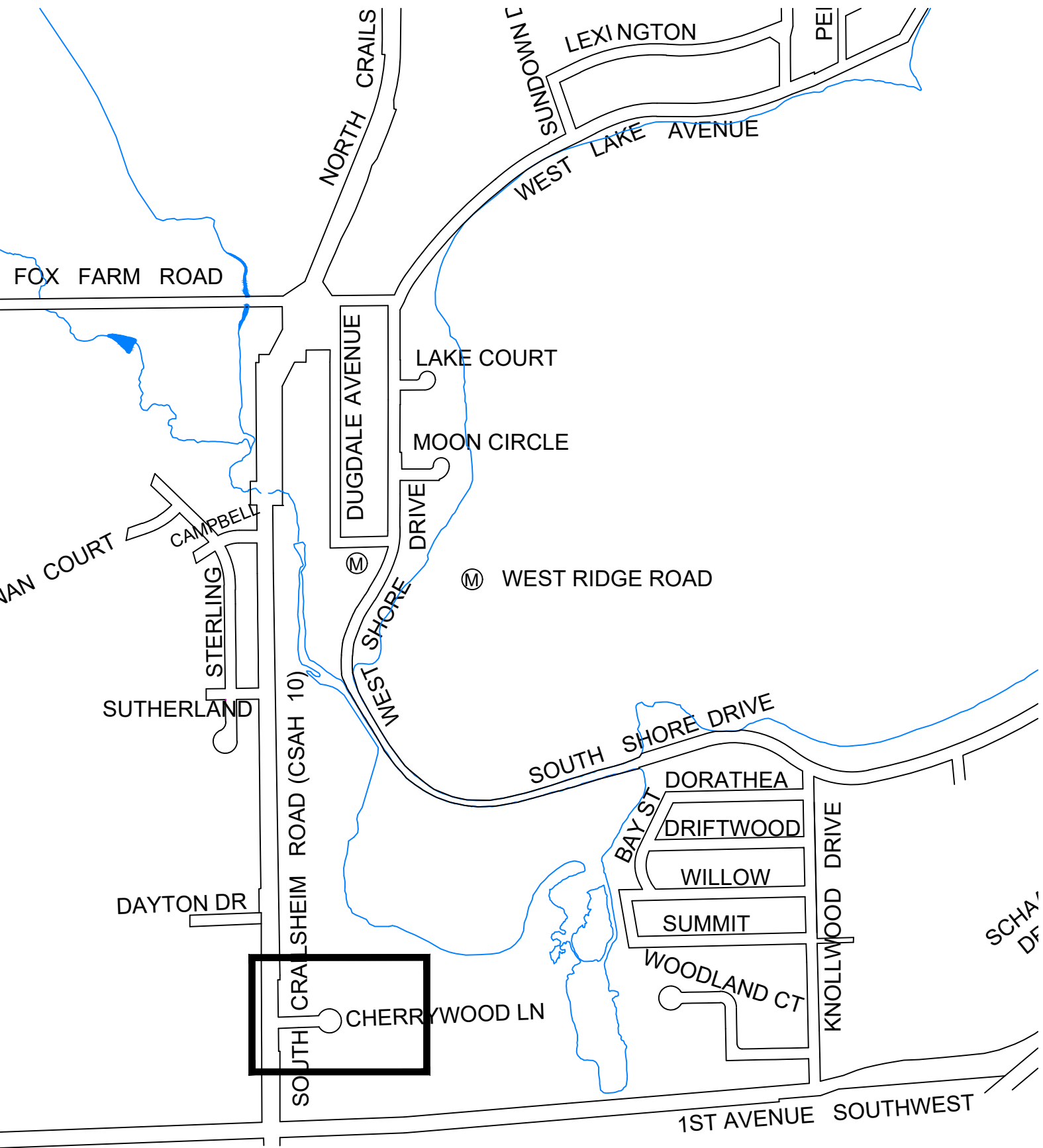
¹Includes side yard allowances and/or rounding.

CONTRACT COMBINATION WITH OTHER IMPROVEMENTS

The surfacing should be combined with other bituminous street surfacing (Sterling Avenue) improvement projects to be undertaken in 2021 as a single improvement project. The improvement should also be combined with any other similar bituminous work approved to be undertaken in 2021 for bidding purposes only.

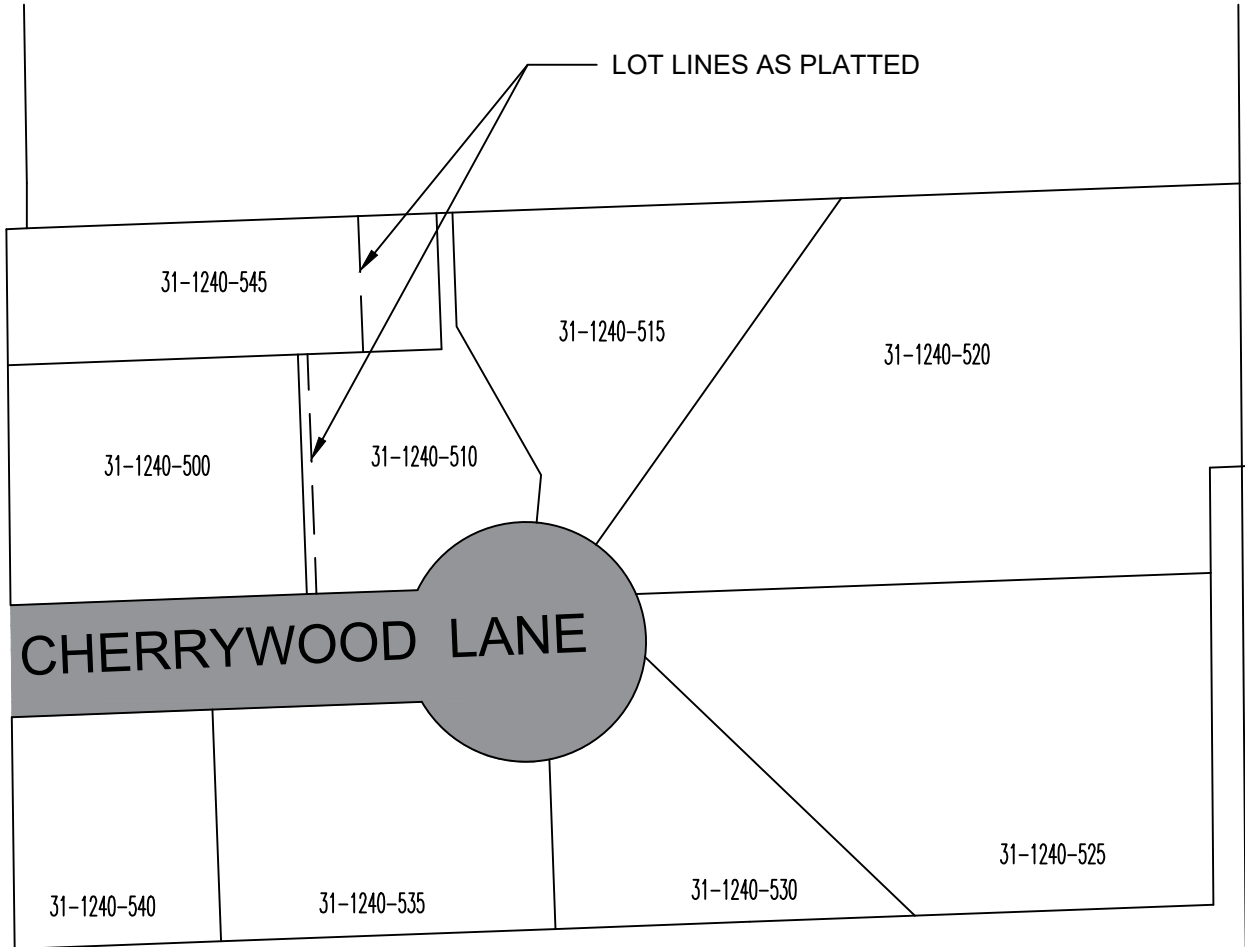
CONCLUSION

The proposed project is a feasible way to provide the surfacing of Cherrywood Lane.



LOCATION MAP

CRAILSHEIM ROAD (CSAH 10)



■ PROPOSED IMPROVEMENT

MAP A