



BOLTON & MENK, INC.[®]

Consulting Engineers & Surveyors

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MEMORANDUM

Date: April 11, 2016
To: Mayor and City Council
From: Brian Malm, P.E., City Engineer
Subject: 2016 Street & Utility Improvements
City of Rushford
Project No.: H19.110554

As you know, the Neighborhood Informational meeting for this project was held on Thursday, April 7th at 6pm. Approximately 26 people were in attendance, along with City Clerk Zacher, Council members Benson and O'Donnell, and engineering staff. An attendance list is attached.

Following is a list of some of the concerns raised by those in attendance at the meetings. This list is not meant to be all-inclusive, but is intended to capture the more common issues raised.

- Only the pavement needs to be fixed, not the underground utilities.
- Burr Oak Street should not be widened (proposal is to widen from 34-ft to 36-ft)¹.
- Extension of storm sewer along Hillcrest Drive is not necessary.
- A better solution for drainage at the end of Burr Oak Street is needed.
- Concern about access during construction.
- The cost and assessments are too high.

As discussed at previous Council meetings and in the Preliminary Engineering Report, based on the age and condition of the sewer and watermain pipes, these utilities have outlived their useful life and are in need of replacement. We would not recommend constructing new roadway pavement over the top of these utilities. The condition of the pavement is such that a mill and overlay would likely fail within 2-3 years, and a more substantial pavement replacement would involve make a significant investment in new pavement over the top of utilities that are due for failure. In terms discussed at previous meetings, you would be “frosting a rotten cake”.

¹ Report references existing width of Burr Oak Street as 32-ft, that is the pavement width, not the gutter to gutter width. The existing gutter to gutter width is 34-feet. The proposed width of 36-ft is gutter to gutter.

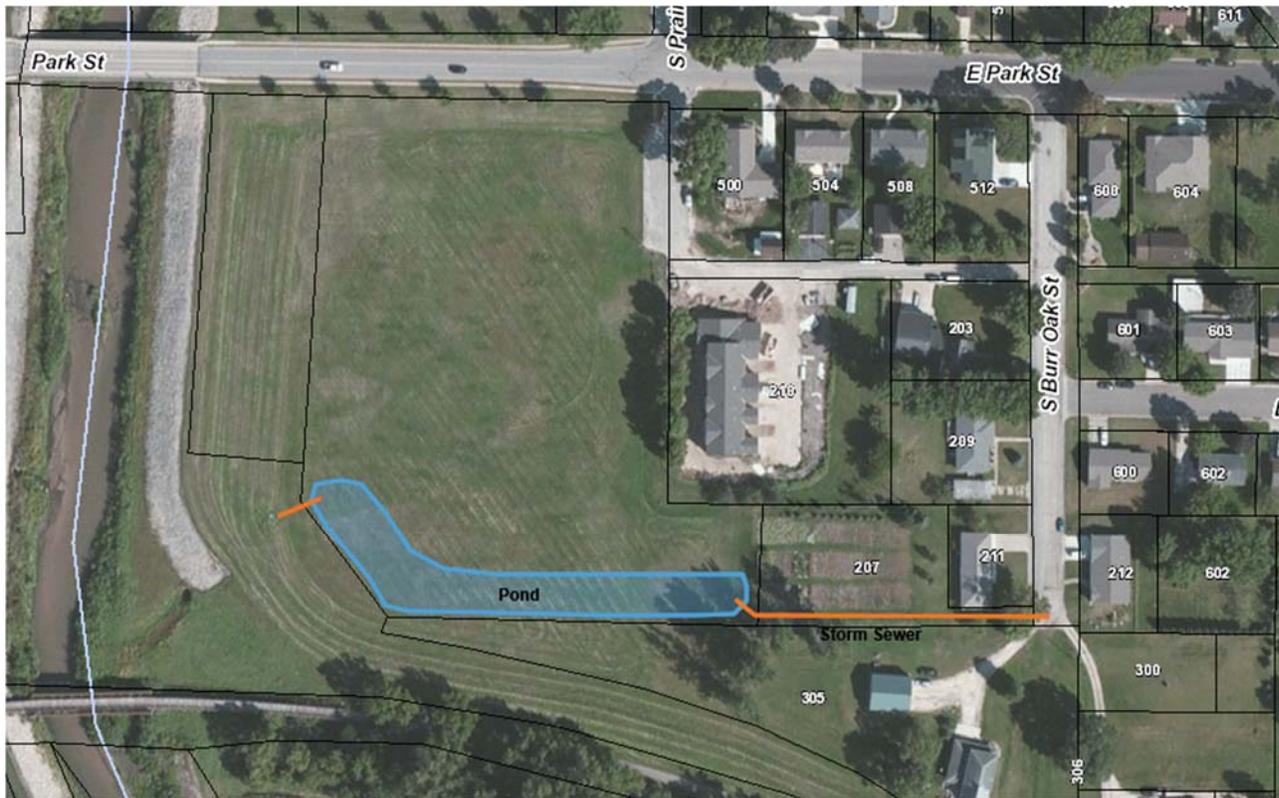


Regarding the change in width along Burr Oak Street, while a 36-ft wide street, as proposed, is the recommended street width for two way traffic and parking on both sides, it would not be unreasonable to reconstruct the street at its current 34-ft width. The cost savings for this change is approximately \$10,250.

With respect to the extension of storm sewer along Hillcrest Drive, while this is recommended to meet current storm sewer design standards, the reconstruction could be completed without such an extension. Larger rainstorm events would continue to bypass the catch basins at the intersection of Watt Street and flow east to catch basins near the swimming pool. The cost savings for eliminating the storm sewer extension is approximately \$55,650.

In addition, when reviewing the preliminary cost estimate, we noticed that we had inadvertently included sidewalk costs in the estimate for Burr Oak Street. Removing this from the estimate lowers the estimated costs by approximately \$58,700.

As discussed at the March 14th Council Meeting, and presented at the Neighborhood Meeting last week, there is an alternative solution to the drainage issues at the end of Burr Oak Street. As shown in the figure below, a stormwater pond could be constructed to the west with a larger storm sewer outlet from the end of Burr Oak Street.





The existing levee drainage system outlet at the corner of the levee is low enough to allow for a pond to be constructed and for a 30-inch diameter storm sewer pipe to be extended to Burr Oak Street. The 30-inch storm sewer would accommodate approximately a 10-year storm event (4.5 inches of rain in 24 hours). The pond is needed, not for storage or water quality purposes, but to extend the low elevation closer to Burr Oak Street. While this could be a “dry”, flat swale, we would recommend an open water pond, with a water depth of 3-feet. This will provide some water quality benefit, but mostly help prevent a “dry” swale from becoming a maintenance issue, as they tend to be difficult to mow because they are constantly wet and tend to grow up in weeds. Easements would be required for the storm sewer pipe, but it is understood that the City actually owns the property where the pond is proposed. As with the drain tile system proposed in the Preliminary Engineering Report, Corps of Engineers approval may be required for this option, depending on the connection to the levee drainage system. The estimated cost to change from the proposed drain tile system to the pond and storm sewer is approximately \$115,000.

To summarize, if the Council were to choose to keep Burr Oak Street at its current 34-ft width, and to eliminate the storm sewer extension along Hillcrest Drive, the total project cost would be reduced by approximately \$124,595. The total project cost summary would be as follows:

Item	Estimated Construction Cost	Estimated Engineering, Administration and Financing Cost	Total Estimated Project Cost
Assessable Costs			
Removals, Street & Surface, Misc.	\$468,904.00	\$107,847.92	\$576,751.92
Sanitary Sewer	\$200,487.50	\$46,112.13	\$246,599.63
Watermain	\$231,894.00	\$53,335.62	\$285,229.62
Total Assessable Costs	\$901,285.50	\$207,295.67	\$1,108,581.17
Non-Assessable Costs			
Storm Sewer	\$32,844.50	\$7,554.24	\$40,398.74
Lift Station	\$125,200.00	\$28,796.00	\$153,996.00
Total Non-Assessable Costs	\$158,044.50	\$36,350.24	\$194,394.74
Total Estimated Project Costs	\$1,059,330.00	\$243,645.90	\$1,302,975.90



If the Council were to choose the pond and storm sewer option for Burr Oak Street, in addition to the reductions mentioned above, the total project cost would be reduced by \$9,684. The total project cost summary would be as follows:

Item	Estimated Construction Cost	Estimated Engineering, Administration and Financing Cost	Total Estimated Project Cost
Assessable Costs			
Removals, Street & Surface, Misc.	\$468,904.00	\$107,847.92	\$576,751.92
Sanitary Sewer	\$200,487.50	\$46,112.13	\$246,599.63
Watermain	\$231,894.00	\$53,335.62	\$285,229.62
Total Assessable Costs	\$901,285.50	\$207,295.67	\$1,108,581.17
Non-Assessable Costs			
Storm Sewer	\$126,268.50	\$29,041.76	\$155,310.26
Lift Station	\$125,200.00	\$28,796.00	\$153,996.00
Total Non-Assessable Costs	\$251,468.50	\$57,837.76	\$309,306.26
Total Estimated Project Costs	\$1,152,754.00	\$265,133.42	\$1,417,887.42

Under either of these scenarios, the total assessable costs are the same, reduced from \$1,177,527 to \$1,108,581. Using City Policy of 30% assessed, the estimated assessment rates would be:

- Street - \$68.36/ft
- Sewer and Water - \$6,937/each
- Estimated 100-ft lot assessment - \$13,773

If the Council chose to reduce the assessments to 25%, the estimated assessment rates would be:

- Street - \$56.97/ft
- Sewer and Water - \$5,781/each
- Estimated 100-ft lot assessment - \$11,478

If the Council chose to reduce the assessments to 20%, the estimated assessment rates would be:

- Street - \$45.58/ft
- Sewer and Water - \$4,625/each
- Estimated 100-ft lot assessment - \$9,183



Note that if the entire project is financed with an improvement bond, a minimum of 20% of the total project costs must be assessed. It is estimated that approximately 25% of the assessable costs must be assessed to keep the total amount assessed at 20%. So, depending on financing, it may not be possible to reduce assessments to as low as 20% of the assessable costs.



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Topic of Presentation: **2016 Street & Utility Improvement Informational Meeting**
Presentation Date: 04/07/16
Time & Place of Presentation: 6pm, Rushford, MN
Presenter/Organization: Bolton & Menk, Inc.

ATTENDEES

PRINT NAME	ADDRESS	EMAIL
Darlene & Gordon Paulson	913 Hillcrest Drive	507-864-7198
Dennis Paulson	913 Hillcrest Drive	507-864-7198
Roger & Deb Holm	922 Hillcrest Drive	320-248-1296 holmrun@midco.net
John & Bonnie Peterson	915 Hillcrest Drive	507-864-2789 johnp@acegroup.cc
Paul & Kristina Mart	901 Hillcrest Drive	507-536-3908 paulandkristina@yahoo.com
Amy Schmidt	906 Hillcrest Drive	
Bert Boyum	914 Hillcrest Drive, PO Box 482	
Ardell Lee	920 Hillcrest Drive	
Robert Gahnz/Lowell Tvedt	107 2 nd Avenue NE, Kasson for 926 Hillcrest Drive	
Steve & Lisa Johnson	928 Hillcrest Drive	
Paul Eide	919 Hillcrest Drive	
Larry Hundorf	306 S Burr Oak, PO Box 574	
Wayne Exe	203 S Burr Oak	
Cindy Ecklund (daughter)	5588 Orchard Cove, Minnetrista for 209 S Burr Oak	
Kenny Highum	305 S Burr Oak Street	
Bruce & Sherryl Brunner	300 S Burr Oak Street	
Mark Rasmussen	33180 Rush Creek Roe Rd, Rushford for 304 Burr Oak Street	
Jason Colbenson	105 E North Street	
Richard Hundorf	117 State Hwy 76, Houston for 600 E Jessie Street	
Corey Hundorf	600 E Jessie St	