



Real People. Real Solutions.

Informational Meeting 2019 Street Improvement Project

May 11, 2017

October 30, 2018



Pavement Ratings

- PASER Method
- 1-10 Scale – 10 New, 1 Failed
- Typical Treatments
 - 7-10 – Crack and Chip Seal
 - 4-6 – Mill and Overlay
 - 1-3 - Reconstruction



Pavement Ratings

- All pavements in the project area fall within the mill and overlay or reconstruction category



Existing Conditions – Streets



Alleghany Avenue



Augustin Avenue



Existing Conditions – Streets



River Drive S



9th Street E



Existing Conditions – Streets



12th Street E



Existing Conditions – Streets



Asphalt Curb



Existing Conditions – Streets



Concrete Curb



Existing Conditions – Storm Sewer

- Storm Sewer
 - Drainage system consists of mostly surface drainage along curb lines, flows to storm sewer or adjacent streets
 - Minimal storm sewer along Pierce Ave., 12th St. and River Dr.



Existing Conditions – Sanitary Sewer

- Sanitary sewer pipe
 - Vitrified clay pipe (VCP), 6-12 inch diameter
 - Age ranges from 30-100 years old
 - Infiltration issues, root intrusion, structural issues
 - Problem pipes in project area have been identified
 - Jefferson Ave at 10th Street
 - Alley west of Jefferson north of 8th Street



Existing Conditions – Water Main

- Water main
 - Cast iron pipe (possibly some ductile iron), 6-8 inch diameter
 - Age ranges from 60-100 years old
 - Outlived useful life
 - Few watermain break issues to date in project area



Existing Conditions – Utility Location Map

2019 STREET IMPROVEMENTS
CITY OF WABASHA, MINNESOTA

Figure 3 : EXISTING UTILITIES
SEPTEMBER 2018



Proposed Project

- Mill and Overlay
 - Mill and pave new 2-inch thick asphalt surface
- Reclaim and Pave
 - Reclaim and pave new 4-inch asphalt surface
 - Augustin Ave/Rustic Lane
 - 8th Street/Alleghany Ave (also grade raise)
- Other Work
 - Spot repairs, full depth patch
 - New bituminous curb (where it currently exists)
 - Spot repair of concrete curb (where it currently exists)



Proposed Project

- Expected Life
 - Mill and Overlay – 10-15 years, possibly 20-25 with proper maintenance and stable underlying base.
 - Reclaim and Pave – 20-25 years, possibly 30-35 with proper maintenance and stable underlying base.
 - Reflective cracking WILL OCCUR on mill and overlay sections. This is normal and should be expected within 1-2 years. Should be sealed as has been done in past practice.



Proposed Project

2019 STREET IMPROVEMENTS
CITY OF WABASHA

Figure 4: PROPOSED IMPROVEMENTS
SEPTEMBER 2018



Proposed Project

- Storm Drainage
 - Possible subdrain and sump services along Augustin Ave./Rustic Ln.
 - Possible storm sewer along 10th Street
 - To be further evaluated during final design
 - “Bird baths” can NOT be solved with a mill and overlay project, since grades are not being changes. Some improvements will be seen due to improved cross slope.



Proposed Project

- Sanitary Sewer
 - No sanitary sewer pipe improvements included in project.
 - New watertight castings will be installed
 - Problem pipes will be addressed through separate CIPP lining project, approved by Utilities Commission (no assessments)
 - Jefferson Ave at 10th Street
 - Alley west of Jefferson north of 8th Street
 - Also 6th Street W between Phelps and Gambia



Proposed Project

- Watermain
 - No watermain improvements included in project, aside from valve adjustments.
 - If watermain improvements were included, project would become a full reconstruct.
 - At end of expected pavement life, watermain will be approaching 80-125 years old. Future watermain repairs, involving cutting into pavement, should be expected during pavement life.



Estimated Project Cost

	Total Project Cost
Total Estimated Construction Cost	\$1,056,000
Design and Construction Engineering	\$190,000
Administration and Legal	\$53,000
Total Estimated Project Cost	\$1,299,000



Assessments

- City's Local Improvement Policy
- Project is a Class E improvement
- Street improvements assessed to benefitting properties on per unit basis
 - 20% of project costs
- Benefitting properties are those abutting the improvement
- Assessable units are calculated using Equivalent Residential Units (ERU)



Assessments

- Single Family Residential Lot = 1 ERU
- Multi-family and non-residential properties are adjusted based on a formula in the policy
- Preliminary estimates for ERU's – 187.5
- Estimated assessments:
 - $\$1,299,000 \times 20\% = \$259,800$ divided by 187.5
 - \$1,386 per ERU
 - Individual Assessment Range - \$693 - \$10,391
 - Average Assessment - \$1,502
 - Similar to past projects in 2014 and 2016



Assessments

- Parcels that were assessed as a part of the 2013 Street & Utility Improvement project will NOT be assessed for this project, per City policy.
- Final Assessments will be determined in March 2019 and will be based on bids received for the project.
- Assessments not pre-paid will go on 2020 taxes, amortized based on period and rate determined by Council.



Project Schedule

Steps Required	Date
Council Orders Preparation of Feasibility Report	8/7/18
Prepare Feasibility Report	9/1/18 – 10/1/18
Resolution Receiving Report and Calling for Hearing on Improvement	10/2/2018
Published Notice of Hearing on Improvement	10/24/18 and 10/31/18
Mailed Notice of Hearing on Improvement	10/24/18
Neighborhood Informational Meeting #1	10/30/18
Improvement Hearing	11/1/18
Resolution Ordering Improvement and Preparation of Plans and Specifications	11/1/18
Prepare Plans and Specifications	11/7/18 – 2/4/19
Neighborhood Informational Meeting #2	1/8/19
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	2/5/2019
Advertise for Bids	2/6/19
	2/13/19
	2/20/19
Open Bids	2/27/19
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	3/5/19
Resolution for Hearing on Proposed Assessment	3/5/19
Prepare Assessment Roll	3/6/19 – 4/1/19
Published Notice of Hearing on Proposed Assessment	3/13/19
Mailed Notice of Hearing on Proposed Assessment	3/13/19
Neighborhood Informational Meeting #3	3/26/19
Assessment Hearing	4/2/19
Resolution Adopting Assessment	4/2/19
Resolution Awarding Contract	4/2/19
Begin Construction	May 2019
End Construction	September 2019



Future Meetings

- Improvement Hearing – 11/1/18 Council Meeting
- Informational Meeting No. 2 – Tentatively set for 1/8/19 – More detail on final design, what will be built.
- Informational Meeting No. 3 – Tentatively set for 3/26/19 – After bids are taken. Will cover assessments and construction schedule/impacts.
- Assessment Hearing – Tentatively set for 4/2/19 Council Meeting





Informational Meeting

2019 Street Improvement Project

October 30, 2018

Questions?

