



MEMORANDUM

DATE: March 15, 2021

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: David Swearingen, Interim Public Works Director

SUBJECT: Feasibility Report for Arden Oaks Street Improvements

Budgeted Amount:	Actual Amount:	Funding Source:
\$827,000	\$542,340 (anticipated)	PIR, Surface Water, Sanitary, Water, Special Assessments

Council Should Consider

City staff is preparing a resolution ordering a feasibility study for the Arden Oaks Street Improvements for consideration by the City Council on March 22, 2021. Staff is requesting an opportunity to review the anticipated project scope, budget and schedule with the City Council prior to ordering the Request for Proposal of the feasibility study to engineering consultants.

Background

The 2021-2025 Capital Improvement Program (CIP) identifies proposed street and utility improvements within the Arden Oaks area for 2022, this can be seen in Attachment A. The value shown in the above budgeted amount included Eide Circle, Indian Circle and Indian Place. Those streets were rehabilitated in 2020 as part of the Public Works In-house paving project so they have been removed. The proposed area now consists of Arden Oaks Drive and Arden Oaks Court which includes approximately 40 single family homes and is generally referred to as the Arden Oaks Neighborhood. A map depicting the project area is provided in Attachment B.

Residential development of Arden Oaks began in 1982, with the earliest homes shown to be built in 1983. Along with the development, public utilities were constructed for sanitary sewer and water main, the condition of this infrastructure is described in the Preliminary Scope of Work section. Through City pavement management records, the latest structural project type for the street was a mill & overlay constructed in 1996. Non-structural projects were seal coating in 2000, another seal coat in 2012, and routine pot hole and patching maintenance to present. The typical life cycle of a road since a structural type project is 20-25 years, which puts this area in the category for pavement rehabilitation.

Staff is preparing a resolution ordering a feasibility study for the Arden Oaks Street Improvements for consideration by the City Council at the March 22, 2021 Regular City Council Meeting. The purpose of this memorandum is to provide a general description of the preliminary scope, budget and schedule for the project and seek any direction the Council may wish to provide as staff prepares the feasibility report and recommended special assessment roll.

Preliminary Scope of Work

Existing infrastructure conditions within the proposed project area are as follows:

- Streets
 - Current pavement condition rating is 31 out of a possible score of 100. The surface of the streets is in poor condition covered in an extensive amount of cracking. These streets have seen an increase in needs for pothole filling and patching, therefore increasing the cost to maintain.
 - Core samples from the Pavement Forensic Report (Attachment C) resulted in varied conditions from good to poor but ultimately a majority of the cores were showing signs of deterioration.
- Sanitary
 - Sewer was installed in 1982 as part of the residential development. 8-inch PVC material was used, and through televising reports, it is in good condition.
 - Manhole castings and concrete rings are deteriorating and need repair.
- Water
 - Water main was installed in 1982 as part of the residential development. 6-inch ductile iron pipe was used and this area shows no history of main breaks.
- Storm Drainage
 - Storm catch basin structures are deteriorating and need repair.
 - Storm sewer pipe needs to be televised to report condition.
 - Curb and gutter is generally in good condition but spot replacement is needed in some areas.
 - The southern curb line along Arden Oaks Drive off Snelling Ave to the cul-de-sac has a noticeable sag, indicating poor subsurface drainage or in need of soil correction.

Additional research regarding the age and condition of existing infrastructure will be evaluated during preparation of the feasibility report. Based on the previous information stated, staff anticipates the project will include the following elements:

- Arden Oaks Drive (From Snelling east 400 feet including cul-de-sac): Full depth reconstruction of streets with installation of curb, gutter and storm sewer, producing a street width of 32 feet. Existing ductile iron water main and PVC sanitary sewer to remain in-place.

- Arden Oaks Drive (Remainder): Spot repair of damaged curb sections, repair or replace storm structures, full-depth reclaim of existing pavement, and placement of new 4-inch bituminous pavement mat. Existing ductile iron water main and PVC sanitary sewer to remain in-place.
- Arden Oaks Circle: Spot repair of damaged curb sections, repair or replace storm structures, full-depth reclaim of existing pavement, and placement of new 4-inch bituminous pavement mat. Existing ductile iron water main and PVC sanitary sewer to remain in-place.

Preliminary Project Budget

A preliminary project cost estimate for proposed improvements within the Arden Oaks project area described above is provided in Attachment D. The cost estimate was derived from the above anticipated project elements listed. The initial cost estimate is summarized in the following table and will be revised as part of the feasibility report. This estimate includes the anticipated costs for engineering design, surveying, and construction administration as a 20% contingency.

Category	Estimated Cost	CIP Budget
Streets	\$452,978	\$700,000
Storm Drainage	\$72,802	\$60,000
Sanitary Sewer	\$14,400	\$42,000
Water Utility	\$2,160	\$25,000
TOTAL	\$542,340	\$827,000

* Initial estimate subject to revisions during the feasibility study

The City’s Special Assessment Policy will be used to prepare a preliminary assessment roll as part of the feasibility report. The policy states that the City will assess fifty percent of the total cost for street reconstruction and fifty percent of the cost of bituminous overlay for a typical residential street section on a unit basis. The feasibility report will include a review of special assessment rates applied to past projects in the City of Arden Hills. Staff will review anticipated special assessments with the City Council prior to completing the feasibility report.

Preliminary Project Schedule

This project is proposed to be designed separately from the Snelling Ave Improvements but would go out to bid during the same 2022 season to strategically bring in competitive bids. The following is a preliminary project delivery schedule for the 2022 PMP project. A refined project schedule will be provided within the feasibility report.

Resolution Ordering a Feasibility Report	March 22, 2021
Issue RFP for Feasibility Report	March 23, 2021
Approve Professional Services for Feasibility	April 12, 2021
Informational Meeting/Online Open House #1	May 6, 2021
Accept Feasibility Report, Call for Hearing	May 24, 2021
Improvement Hearing, Order Plans & Specs	June 14, 2021
Issue RFP for Engineering Design	June 15, 2021
Approve Engineering Design Agreement	July 12, 2021
Informational Meeting/Online Open House #2	October 14, 2021
Approve Plans, Advertisement for Bids	December 27, 2021
Call for Assessment Hearing	January 10, 2022
Assessment Hearing	February 14, 2022
Accept Bids and Award Construction Contract	February 14, 2022
Start Construction	April 20, 2022
Construction Final Completion	November 2, 2022

Financial Impact

The preliminary project cost estimate as provided above is approximately \$300,000 less than the current project budget provided in the 2021-2025 Capital Improvement Plan. The CIP identifies project funding sources consisting of the PIR fund, other (assessments), sanitary sewer utility, water utility, and surface water utility. As previously stated, the total project cost estimate and proposed project funding sources will be further refined during preparation of the feasibility report.

Attachments

- Attachment A – CIP Project Area Map
- Attachment B – Arden Oaks Street Improvement Map
- Attachment C – Arden Oaks Forensic Report
- Attachment D – Preliminary Cost Estimate