



MEMORANDUM

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**DATE:** March 22, 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: \$827,000	Actual Amount: \$542,340 (anticipated)	Funding Source: PIR, Surface Water, Sanitary, Water, Special Assessments
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**Council Should Consider**

Motions to approve, table, or deny the following:

- Authorizing Request for Proposals for the preparation of a feasibility report of the Arden Oaks Street Improvements project.

*All items need a simple majority for action unless otherwise noted.*

**Background**

The 2021-2025 Capital Improvement Program (CIP) identifies proposed street and utility improvements within the Arden Oaks area for 2022. 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 A.

The City Council work session on March 15, 2021 included discussion of the anticipated scope of work, schedule and an initial estimate of costs for potential improvements within the project area. Based on this discussion, the feasibility study will include an evaluation of potential improvements to streets and storm sewers. The study will review alternatives for street and drainage designs to determine the extent that the cost of street improvements, and the associated special assessments, can be reduced based on existing soil conditions and drainage needs within the residential neighborhood.

## 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 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 are 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): Full-depth reclamation of existing pavement, and placement of new 4-inch bituminous pavement mat, spot repair of damaged curb sections, repair or replace storm structures. Existing ductile iron water main and PVC sanitary sewer to remain in-place.
- Arden Oaks Circle: Full-depth reclamation of existing pavement, and placement of new 4-inch bituminous pavement mat, spot repair of damaged curb sections, repair or replace storm structures. Existing ductile iron water main and PVC sanitary sewer to remain in-place.

## Preliminary Project Budget

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. The cost for the feasibility report itself is estimated to be between \$20,000 and \$30,000.

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

\* 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 Arden Oaks Street Improvements project. A refined project schedule will be provided within the feasibility report.

Authorize RFP for Feasibility Report	March 22, 2021
Issue RFP for Feasibility Report	March 23, 2021
Approve Professional Services and Resolution	April 26, 2021
Ordering a Feasibility Study	
Informational Meeting/Online Open House #1	May 20, 2021
Accept Feasibility Report, Call for Hearing	June 14, 2021
Improvement Hearing, Order Plans & Specs	June 28, 2021
Issue RFP for Engineering Design	June 29, 2021
Approve Engineering Design Agreement	July 26, 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 \$250,000 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. The feasibility study will provide updated project cost estimates and an alternatives analysis to consider options for minimizing project costs. The full CIP can be found on the City's website, information relating specifically to this project can be found in Attachment B. These numbers are based on what Council approved in 2020, and do not show updated numbers based on the 2020 audit as those numbers are forthcoming. It is worth noting the feasibility report does not commit the City to expending the funds in 2022, but will provide a better idea of the project cost and scope for planning purposes. The feasibility report can also be "shelved" for later use should the Council decide not to move forward with the project in 2022.

## **Attachments**

Attachment A – Arden Oaks Street Improvement Map  
Attachment B – CIP Information for Arden Oaks Project  
Attachment C - PowerPoint