

FEASIBILITY REPORT
FOR
PROPOSED ROAD IMPROVEMENT PROJECT
OF
CEDAR LANE, CEDAR COURT, ELM COURT, LYNN DRIVE, FRONTIER
LANE, CRIMSON COURT, STONERIDGE COURT AND
HAMPSHIRE COURT
(2014 RESIDENTIAL OVERLAY PROJECT)
CREDIT RIVER TOWNSHIP, MINNESOTA

Prepared by:



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I hereby certify that this Plan, Specification, or Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under State of Minnesota Statutes 326.02 to 326.16.

A handwritten signature in blue ink, appearing to read 'Shane Nelson', is written over a horizontal line.

Shane M. Nelson, PE

43381

License No.

January 2, 2014

Date

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Benefiting Properties

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and Stoneridge Ct)
Benefiting Properties

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I. INTRODUCTION

The purpose of this feasibility report is to present the Township of Credit River with a preliminary examination of road improvements for Cedar Court, Cedar Lane, Elm Court, Lynn Drive, Hampshire Court, Crimson Court, Frontier Lane and Stoneridge Court.

The report discusses the scope of constructing a bituminous overlay on Lynn Drive from County Road 68 to Cedar Lane, Cedar Lane from Lynn Drive to 195th Street, Elm Court from Frontier Lane to the cul-de-sac, Cedar Court from 195th Street to the cul-de-sac, Hampshire Court from County Road 68 to the cul-de-sac, Frontier Lane from France Boulevard to the East end of the existing Frontier Lane, Crimson Court from Frontier Lane to the cul-de-sac and Stoneridge Court from Frontier Lane to the cul-de-sac. The report was initiated by the Credit River Town Board after a board meeting, and has been prepared in compliance with Minnesota State Statutes 429 for projects resulting in special assessments.

II. PROJECT LOCATIONS

Frontier Lane, Crimson Court and Stoneridge Court are located in Section 34, Township 114 North, Range 21 West in Credit River Township, Scott County, Minnesota. Lynn Drive, Cedar Lane, Elm Court and Cedar Court are located in Section 22, Township 114 North, Range 21 West in Credit River Township, Scott County, Minnesota. Hampshire Court is located in Section 20, Township 114 North, Range 21 West in Credit River Township, Scott County, Minnesota. There are currently 33 existing properties located in the project area. The residential properties within Frontier Estates and Cedarwood Estates are large rural type lots with an average lot size ranging from 2.5 acres to 5 acres. The residential properties with direct access to Hampshire Court range from 10 to 26 acres. The project area and roadway locations are depicted on Exhibits A, B and C in the Appendix of this report.

III. ROADWAY IMPROVEMENT PROJECT

A. Existing Conditions

Frontier Lane, Crimson Court and Stoneridge Court were initially paved in the 1990's. These roads have shown extensive pavement failures in recent years. Lynn Drive, Cedar Lane, Elm Court and Cedar Court were initially paved in 2000. These roads have shown extensive pavement failures in recent years. Hampshire Court was initially paved in the 1990's. Hampshire Court has required extensive patching and pavement repairs to correct pavement failures in recent years. The roads have required extensive patching and pavement repairs to correct pavement failures in recent years. Additional patching will be completed prior to constructing the bituminous overlay to ensure the pavement is structurally sound. If additional strength is not added soon the pavement will continue to deteriorate at a rapid pace.

The existing roadways are rural in nature. The width of the roadways vary slightly, but generally is 22 feet to 25 feet wide consisting of two 11-12 foot wide drive lanes with

approximately 1 to 2 foot gravel shoulders. The total length of the project is approximately 1.5 miles (8,015 feet).

B. Proposed Improvements

This project consists of improving Lynn Drive from County Road 68 to Cedar Lane, Cedar Lane from Lynn Drive to 195th Street, Elm Court from Cedar Lane to the cul-de-sac, Cedar Court from 195th Street to the cul-de-sac, Hampshire Court from County Road 68 to the cul-de-sac, Frontier Lane from France Boulevard to the East end of the existing Frontier Lane, Crimson Court from Frontier Lane to the cul-de-sac and Stoneridge Court from Frontier Lane to the cul-de-sac by constructing a bituminous overlay to a constructed thickness of 1 ½". We propose that the existing bituminous surface be thoroughly cleaned and tack coat applied prior to the construction of the 1 ½" bituminous overlay. Any necessary patching will be completed by the Town prior to the bituminous overlay under a separate contract. Gravel shouldering material will be placed on each side of the road to reestablish the shoulder. The finished grade of the new streets will be approximately the same elevation, or slightly higher (1 ½"), as the current roads. Driveways will be matched into the new bituminous surface.

This project proposes to confine the improvements to the existing roadway widths. No easements or right of way are proposed to be acquired.

C. Estimated Costs

The 2014 construction costs have been estimated for the proposed Cedar Court, Cedar Lane, Elm Court, Lynn Drive, Hampshire Court, Crimson Court, Frontier Lane and Stoneridge Court Improvement project. The estimated costs are estimates only and are not guaranteed prices. The costs shown are estimates based on actual bid prices from projects of similar scope and adjusted for inflation. Final contracts will be awarded on a unit price basis and the contractor will only be paid for work completed.

The total estimated cost for this project is \$211,030. It is the Township's policy to assess fifty percent of the cost for a standard 1½" thick overlay to the benefitting properties.

An estimate of the cost of the improvements is shown in Exhibit E.

D. Financing and Assessments

The Township costs for improving Cedar Court, Cedar Lane, Elm Court, Lynn Drive, Crimson Court, Frontier Lane, Stoneridge Court and Hampshire Court are proposed to be partially assessed to the benefitting properties. For this project, the recommended assessment method is to assess the benefitting properties on a per unit basis. We have identified 33 units that receive direct access from these improvements.

Fifty percent assessment of the estimated standard overlay cost to the benefitting properties of the Frontier Estates and the Cedarwood Estates developments on a per unit basis would yield an assessment of approximately \$2,960 per unit. The per unit

assessment for this portion of the project is proportionate to the large lot sizes (2.5 to 5 acres).

Fifty percent assessment of the estimated standard overlay cost for Hampshire Court to the benefiting properties on a per unit basis would yield an assessment of approximately \$3,920 per unit. However, the benefiting property on the east side of Hampshire Court owns fifty percent of the frontage onto the proposed road to be improved and has two accesses. Therefore, it is proposed that this property pay double a standard assessment amount, or \$7,840. The per unit assessment for this portion of the project is proportionate to the large parcel sizes (10 to 26 acres).

The total estimated cost to be assessed to the benefiting properties is \$105,515. The total estimated cost to be paid by the Township is \$105,515.

The assessments may be paid in full up front or amortized over a period of time, typically 5 to 10 years, with an interest rate as determined by the Town Board. Generally, interest rates on assessments are on the order of 5 percent.

IV. PROJECT SCHEDULE

It is anticipated that this project will be constructed during the 2014 construction season. Assuming the Town Board orders plans and specifications by January 6, 2014, we anticipate the following schedule:

January 6, 2014	Town Board approves Feasibility Report and calls for a Public Improvement Hearing. Town Board Orders Plans and Specifications.
January 14, 2014	Clerk Mails Public Improvement Hearing Notices to Property Owners (at least 10 day prior to Hearing) and publishes notice in official newspaper (published twice, they must be a week apart, and the hearing must be at least three days after the second publication).
February 3, 2014	Public Improvement Hearing. Town Board Orders Improvements.
March 3, 2014	Town Board approves Plans and Specifications, authorizes Advertisement for Bids (published at least once with first advertisement minimum of three weeks prior to bid opening), and calls for an Assessment Hearing
March 11, 2014	Clerk Mails Assessment Hearing Notices to Property Owners and publishes notice in official newspaper (published at least once and mailed a minimum of two weeks prior to meeting)
March 2014	Advertise in Prior Lake American and Finance and Commerce
April 2014	Open bids

April 2014	Assessment Hearing, Town Board approves Bids and Awards Contract
May 2014	Execute Contract Documents
June & July 2014	Construction

V. CONCLUSIONS AND RECOMMENDATIONS

We find that this project is necessary, cost effective and feasible from a technical and engineering standpoint, and benefits the properties proposed to be assessed. This project should be made as proposed and it is not necessary to combine it with any other project. We would recommend that the Town Board accept this report.

CREDIT RIVER TOWNSHIP

**2014 RESIDENTIAL
OVERLAY PROJECT -
HAMPSHIRE COURT**

Legend

- ① Benefiting Property
-  Benefiting Property
-  Property Line
-  Project Location

** Benefiting property #4 has 50% of the frontage, therefore double the standard assessment amount is proposed.*

EXHIBIT A

**BENEFITING PROPERTIES
(4 DIRECT ACCESS)**



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CREDIT RIVER TOWNSHIP

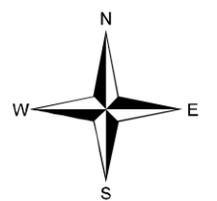
**2014 RESIDENTIAL
OVERLAY PROJECT -
CEDARWOOD ESTATES
(CEDAR CT, CEDAR LN,
ELM CT & LYNN DR)**

Legend

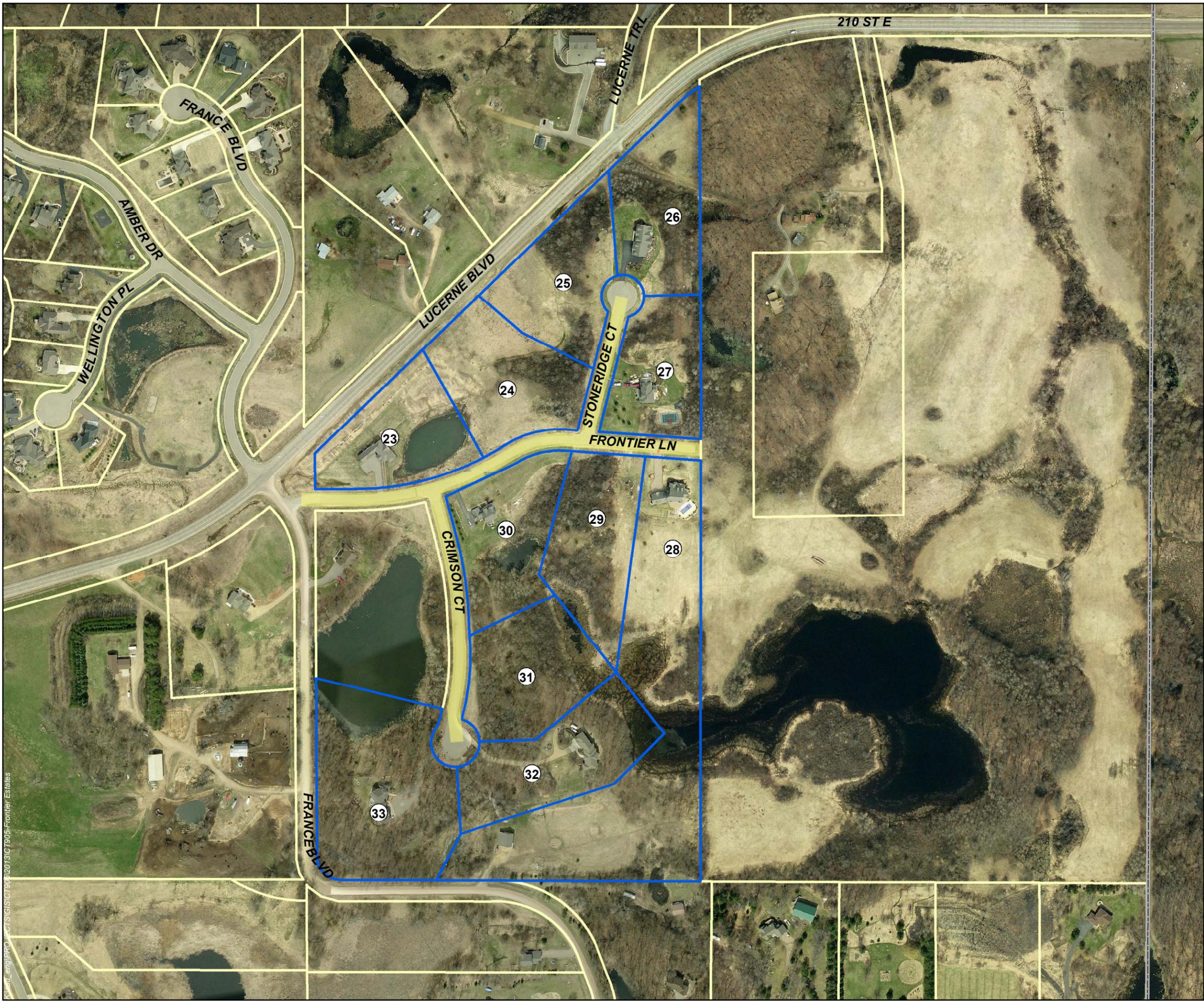
- ① Benefiting Property
- ▭ Benefiting Property
- ▭ Property Line
- ▬ Project Location

EXHIBIT B

**BENEFITING PROPERTIES
(18 DIRECT ACCESS)**



K:\cad_eng\PROJECTS\GIS\CT805\10\31C1915-Cedarwood Estates



CREDIT RIVER TOWNSHIP

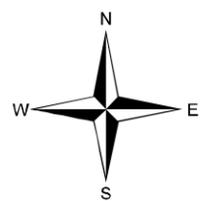
**2014 RESIDENTIAL
OVERLAY PROJECT -
FRONTIER ESTATES
(CRIMSON CT, FRONTIER
CT & STONERIDGE CT)**

Legend

- ① Benefiting Property
- ▭ Benefiting Property
- ▭ Property Line
- ▬ Project Location

EXHIBIT C

**BENEFITING PROPERTIES
(11 DIRECT ACCESS)**



_d_eng\PROJ\CT\SIGS\CT89\120731C1905\Frontier Estates

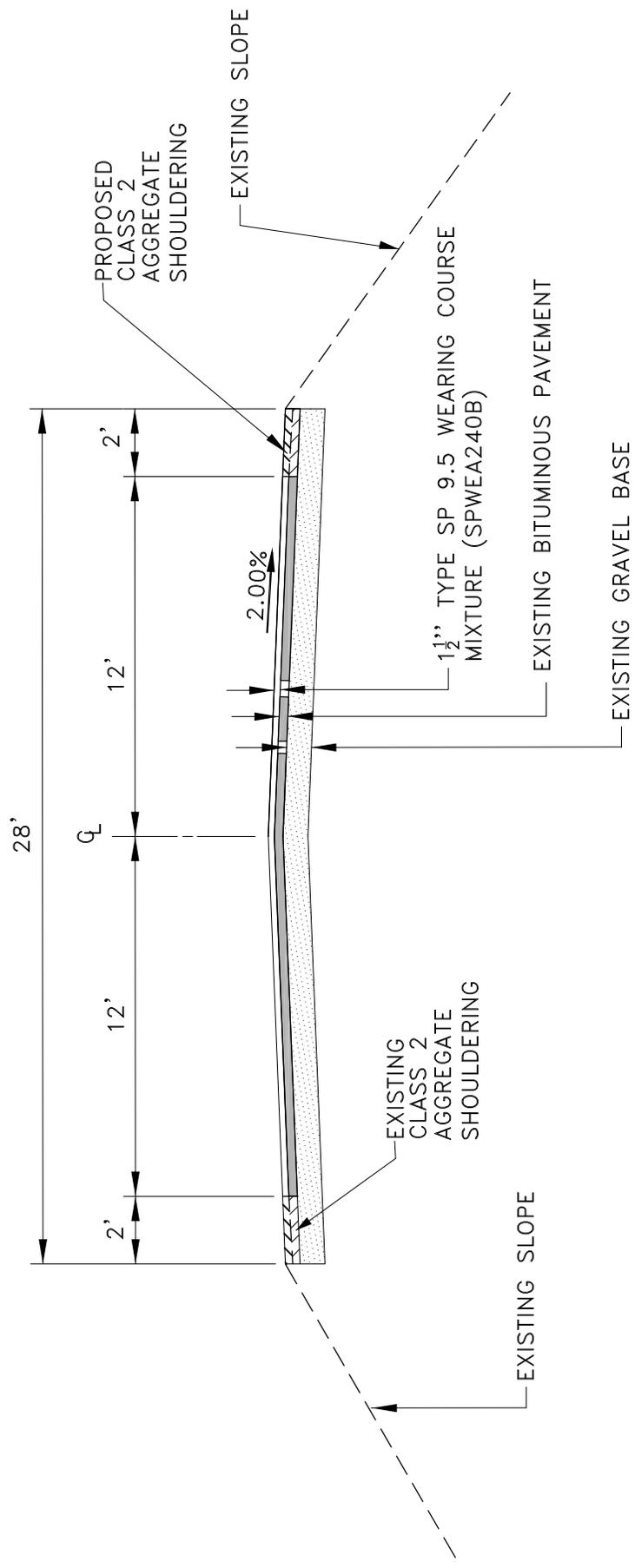


EXHIBIT D
 CEDAR LANE, CEDAR COURT, ELM
 COURT, LYNN DRIVE, HAMPSHIRE
 COURT, FRONTIER LANE, CRIMSON
 COURT AND STONERIDGE COURT
 CREDIT RIVER TOWNSHIP
 BITUMINOUS SURFACING
 TYPICAL SECTION

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**2014 RESIDENTIAL OVERLAY PROJECT
PRELIMINARY ESTIMATE
CREDIT RIVER TOWNSHIP**

SCHEDULE A - CEDAR LANE, LYNN DRIVE, ELM COURT AND CEDAR COURT

ITEM NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT COST	TOTAL ESTIMATED COST
1	MOBILIZATION	LUMP SUM	0.42	\$8,100.00	\$3,400
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	240	\$4.00	\$960
3	REMOVE TOPSOIL SHOULDER	RD STA	14	\$100.00	\$1,400
4	WEED SPRAYING	RD STA	23	\$10.00	\$230
5	AGGREGATE SHOULDERING	TON	195	\$25.00	\$4,875
6	MILL BITUMINOUS SURFACE (1 1/2")	SQ YD	345	\$7.00	\$2,415
7	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	910	\$62.00	\$56,420
8	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	780	\$3.50	\$2,730
9	RELOCATE MAILBOX	EACH	12	\$150.00	\$1,800
10	RELOCATE E911 SIGNS	EACH	12	\$75.00	\$900
11	TRAFFIC CONTROL	LUMP SUM	0.4	\$2,500.00	\$1,000

ESTIMATED "BASE BID" CONSTRUCTION COST = \$76,130
CONSTRUCTION CONTINGENCY (5%) \$3,800
ENGINEERING, LEGAL, FINANCING, AND ADMINISTRATIVE \$17,000
TOTAL ESTIMATED PROJECT COST \$96,930

SCHEDULE B - FRONTIER LANE, CRIMSON COURT, AND STONERIDGE COURT

ITEM NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT COST	TOTAL ESTIMATED COST
1	MOBILIZATION	LUMP SUM	0.32	\$8,100.00	\$2,600
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	95	\$4.00	\$380
3	REMOVE TOPSOIL SHOULDER	RD STA	8	\$100.00	\$800
4	WEED SPRAYING	RD STA	21	\$10.00	\$210
5	AGGREGATE BASE CLASS 5 (CRUSHED LIMESTONE)	TON	10	\$30.00	\$300
6	AGGREGATE SHOULDERING	TON	155	\$25.00	\$3,875
7	MILL BITUMINOUS SURFACE (1 1/2")	SQ YD	60	\$7.00	\$420
8	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	720	\$62.00	\$44,640
9	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	640	\$3.50	\$2,240
10	RELOCATE MAILBOX	EACH	7	\$150.00	\$1,050
11	RELOCATE E911 SIGNS	EACH	7	\$75.00	\$525
12	TRAFFIC CONTROL	LUMP SUM	0.4	\$2,500.00	\$1,000

ESTIMATED "BASE BID" CONSTRUCTION COST = \$58,040
CONSTRUCTION CONTINGENCY (5%) \$2,900
ENGINEERING, LEGAL, FINANCING, AND ADMINISTRATIVE \$14,000
TOTAL ESTIMATED PROJECT COST \$74,940

SCHEDULE C - HAMPSHIRE COURT

ITEM NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT COST	TOTAL ESTIMATED COST
1	MOBILIZATION	LUMP SUM	0.26	\$8,100.00	\$2,100
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	85	\$4.00	\$340
3	WEED SPRAYING	RD STA	15	\$10.00	\$150
4	AGGREGATE BASE CLASS 5 (CRUSHED LIMESTONE)	TON	20	\$30.00	\$600
5	AGGREGATE SHOULDERING	TON	80	\$25.00	\$2,000
6	MILL BITUMINOUS SURFACE (1 1/2")	SQ YD	30	\$7.00	\$210
7	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	370	\$62.00	\$22,940
8	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	320	\$3.50	\$1,120
9	RELOCATE MAILBOX	EACH	4	\$150.00	\$600
10	RELOCATE E911 SIGNS	EACH	4	\$75.00	\$300
11	TRAFFIC CONTROL	LUMP SUM	0.2	\$2,500.00	\$500

ESTIMATED "BASE BID" CONSTRUCTION COST = \$30,860
CONSTRUCTION CONTINGENCY (5%) \$1,500
ENGINEERING, LEGAL, FINANCING, AND ADMINISTRATIVE \$6,800
TOTAL ESTIMATED PROJECT COST \$39,160