

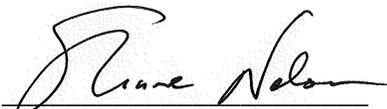
FEASIBILITY REPORT
FOR
PROPOSED ROAD IMPROVEMENT PROJECT
OF
CENTURY COURT
&
KANE AVENUE
CREDIT RIVER TOWNSHIP, MINNESOTA

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.


Shane M. Nelson, PE

43381
License No.

January 30, 2015
Date

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- EXHIBIT A. Century Ct & Kane Ave Project Area- Benefiting Properties
- EXHIBIT B. Residential Overlay - Preliminary Cost Estimate

I. INTRODUCTION

The purpose of this feasibility report is to present the Township of Credit River with a preliminary examination of road improvements for Century Court and Kane Avenue.

The report discusses the scope of constructing a bituminous overlay on Kane Avenue from 217th Street E (CR 8) E to the eastern termini and Century Court from Kane Avenue for 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

Century Court and Kane Avenue are located in Section 31, Township 114 North, Range 21 West in Credit River Township, Scott County, Minnesota. There are currently 11 existing properties located in the project area. The residential properties are large rural type lots with an average lot size ranging from 2.5 acres to 5 acres. The project area and roadway locations are depicted on Exhibit A in the Appendix of this report.

III. ROADWAY IMPROVEMENT PROJECT

A. Existing Conditions

Century Court and Kane Avenue were initially paved in 1999. The roads have required extensive patching and pavement repairs to the 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 24 feet to 24.5 feet wide consisting of two 12 foot wide drive lanes with approximately 1 to 2 foot gravel shoulders and in some areas the grass has grown up to the edge of the bituminous. The total length of the project is approximately 0.4 miles (2100 feet).

B. Proposed Improvements

This project consists of improving Kane Avenue from 217th St E for 710' to the end and Century Court from Kane Avenue for 1390' 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 2015 construction costs have been estimated for the proposed Century Court and Kane Avenue 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 \$70,400. 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 B.

D. Financing and Assessments

The Township costs for improving Century Court and Kane Avenue 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 11 units that receive direct access from and will receive benefit from these improvements.

It is proposed that all parcels with direct access to Century Court and Kane Avenue will be assessed one assessment unit.

Fifty percent assessment of the estimated cost to the benefitting properties of this project on a per unit basis would yield an assessment of approximately \$3,200 per unit. The per unit assessment for this project is proportionate to the large lot sizes (2.5 to 5 acres). The total estimated cost to be assessed to the benefitting properties is \$35,200. The total estimated cost to be paid by the Township is \$35,200.

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 2015 construction season. Assuming the Town Board orders plans and specifications by March 2, 2015, we anticipate the following schedule:

February 2, 2015	Town Board approves Feasibility Report and calls for a Public Improvement Hearing.
February 9, 2015	Clerk Mails Public Improvement Hearing Notices to Property Owners and publishes notice in official newspaper.
February 25, 2015	Public Improvement Hearing. Town Board Orders Improvements.
March 2, 2015	Town Board orders Plans and Specifications.
March 23, 2015	Town Board approves Plans and Specifications, authorizes Advertisement for Bids and calls for an Assessment Hearing.
March 30, 2015	Clerk Mails Assessment Hearing Notices to Property Owners and publishes notice in official newspaper.
April 4 & 11, 2015	Advertise in Prior Lake American and Finance and Commerce
April 28, 2015	Open bids
April 29, 2015	Assessment Hearing
May 4, 2015	Town Board approves Bids and Awards Contract.
July or August, 2015	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

Legend

-  Benefiting Parcel
-  11 Direct Access
-  Project Location

CENTURY CT & KANE AV 2015 OVERLAY PROJECT BENEFITING PROPERTIES EXHIBIT A

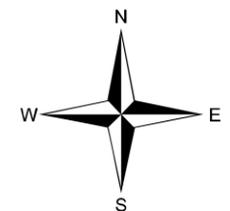


EXHIBIT B
CENTURY COURT AND KANE AVENUE OVERLAY PROJECT
ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
CREDIT RIVER TOWNSHIP

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LS	\$ 2,400.00	\$ 2,400.00
3	WEED SPRAYING	22	RD STA	\$ 15.00	\$ 330.00
2	REMOVE TOPSOIL SHOULDER	22	RD STA	\$ 250.00	\$ 5,500.00
4	AGGREGATE SHOULDERING CLASS 2 (LIMESTONE)	130	TON	\$ 36.00	\$ 4,680.00
5	MILL BITUMINOUS SURFACE (1.5")	220	SY	\$ 7.00	\$ 1,540.00
6	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	580	TON	\$ 62.00	\$ 35,960.00
7	BITUMINOUS MATERIAL FOR TACK COAT	340	GAL	\$ 3.50	\$ 1,190.00
8	RELOCATE MAILBOX	11	EACH	\$ 150.00	\$ 1,650.00
9	RELOCATE E911 SIGNS	11	EACH	\$ 50.00	\$ 550.00
10	TRAFFIC CONTROL	1	LS	\$ 2,500.00	\$ 2,500.00

ESTIMATED CONSTRUCTION COST \$ 56,300.00
ENGINEERING, LEGAL, AND ADMINISTRATIVE \$ 11,800.00
FINANCING \$ 2,300.00
TOTAL ESTIMATED PROJECT COST \$ 70,400.00