



**Braemar Hills B, St. Patricks Lane, &
Gleason Circle Neighborhoods
Roadway Improvements
BA-395, BA-396, & BA-397**

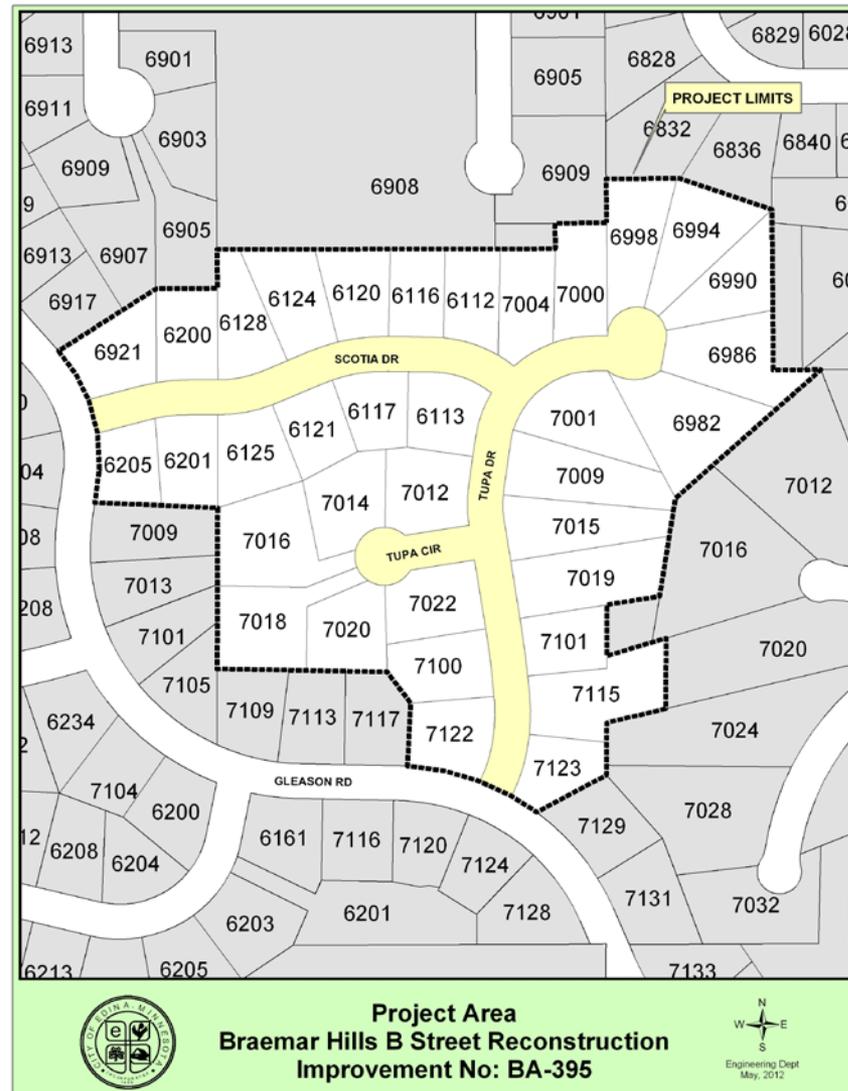
Public Improvement Hearing

December 11, 2012



Project Details – Braemar Hills B Neighborhood

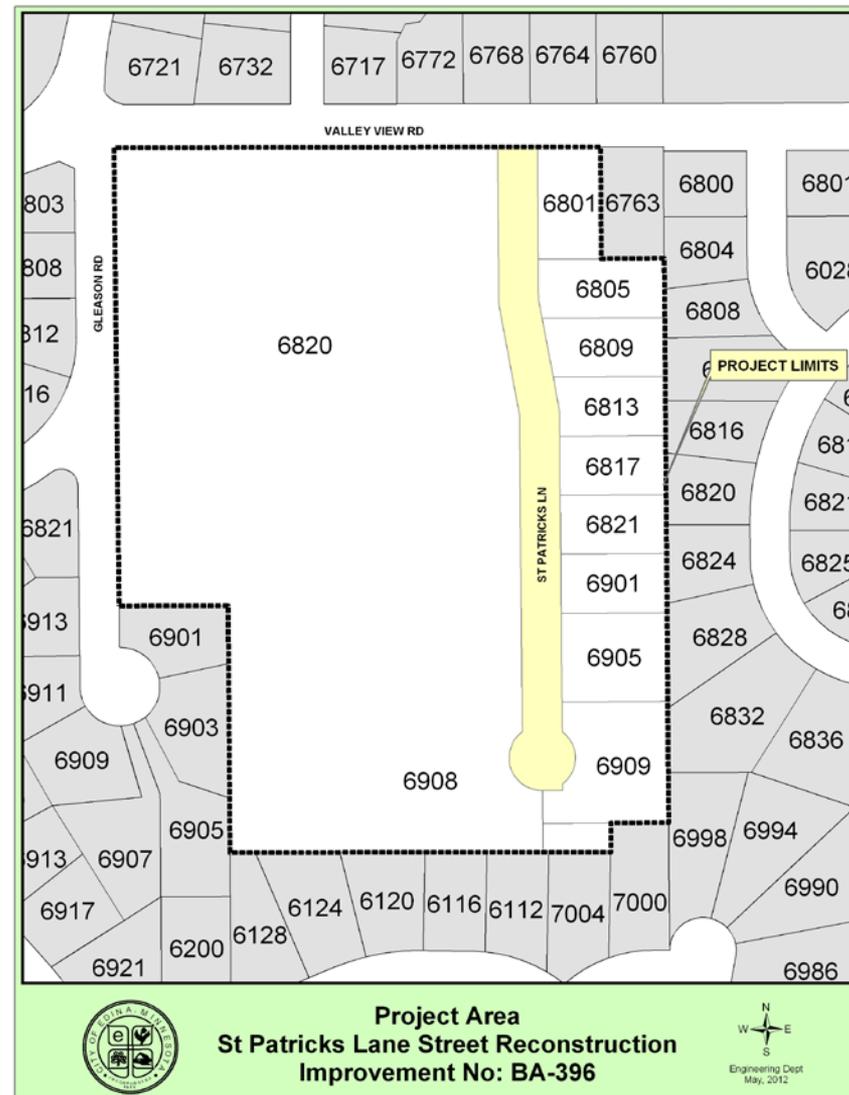
- 35 Properties
- 0.4 mile of roads
- 5,600 square yards of street pavement
- 3 fire hydrants
- 13 sanitary manholes





Project Details – St. Patrick's Lane

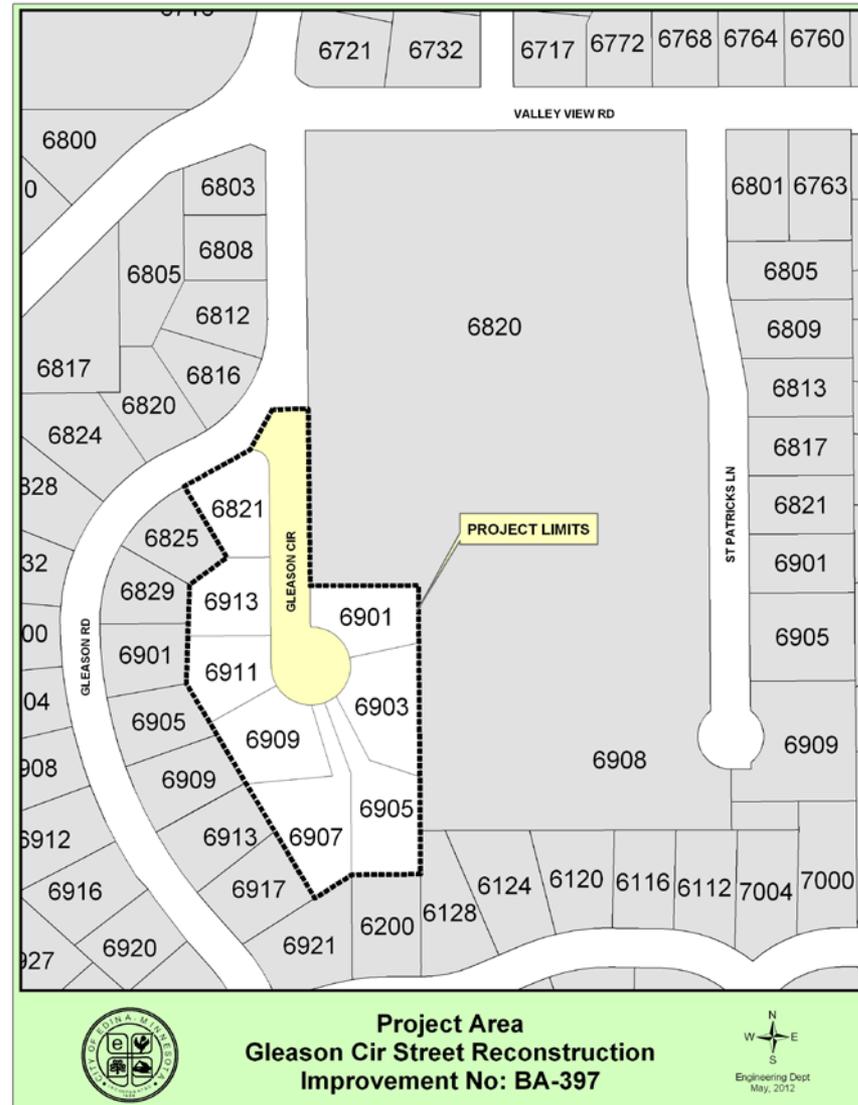
- 10 Properties
- 0.2 mile of roads
- 2,900 square yards of street pavement
- 3 fire hydrants
- 4 sanitary manholes





Project Details – Gleason Circle

- 8 Properties
- 0.1 mile of roads
- 1,400 square yards of street pavement
- 2 fire hydrants
- 4 sanitary manholes





Project initiated as part of the City's Street Reconstruction Program

- **Streets**

- Streets were originally constructed in the 1960's and early 1970's
- Normal maintenance performed on streets
- Street pavement is in poor overall condition

- **Utility Issues**

- Spot locations of sanitary sewer trunk pipe issues
- Localized surface drainage and inlet capacity issues
- Old fire hydrants
- Gate valves nearing end of useful life
- Spot locations of 1 ½" copper watermain



Existing Roadway Details

- Majority of streets have curb and gutter
- Existing width varies from 26 to 31-feet
- Poor pavement condition
- Poorly graded sand soils





Proposed Roadway Improvements

- Spot concrete curb and gutter repairs
- Recycle existing pavement section and construct new street
- Upgrade existing street lighting in Braemar Hills B Neighborhood
- No new sidewalks





Proposed Utility Improvements

- Spot sanitary sewer trunk pipe repairs
 - open cut and cured-in-place-pipe (CIPP)
- Watermain
 - Replace 1 ½” copper pipes with 6” ductile iron pipe
 - Replace all gate valves and upgrade fire hydrants to City standard
- Storm sewer
 - Spot curb and gutter repairs
 - Spot modifications to improve existing drainage issues
 - Install sump drain pipe where feasible



Braemar Hills B Neighborhood Project Cost

| Item | Estimated Cost ² | |
|----------------------------------|-----------------------------|------------------|
| | City | Residents |
| Sanitary Sewer | \$33,500 | |
| Watermain | \$91,000 | |
| Storm Sewer ³ | \$186,000 | |
| Lighting | \$74,000 | |
| Street Improvements ¹ | | \$319,612 |
| Sub-total | \$384,500 | \$319,612 |
| Total | \$704,112 | |

1 Cost to be assessed to residents

2 Costs are given in estimated 2013 dollars

3 Includes curb and gutter costs



St. Patricks Lane Project Cost

| Item | Estimated Cost ² | |
|----------------------------------|-----------------------------|------------------|
| | City | Residents |
| Sanitary Sewer | \$65,500 | |
| Watermain | \$36,900 | |
| Storm Sewer ³ | \$69,100 | |
| Street Improvements ¹ | | \$155,940 |
| Sub-total | \$171,500 | \$155,940 |
| Total | \$327,440 | |

1 Cost to be assessed to residents

2 Costs are given in estimated 2013 dollars

3 Includes curb and gutter costs



Gleason Circle Project Cost

| Item | Estimated Cost ² | |
|----------------------------------|-----------------------------|-----------------|
| | City | Residents |
| Sanitary Sewer | \$42,800 | |
| Watermain | \$27,500 | |
| Storm Sewer ³ | \$33,700 | |
| Street Improvements ¹ | | \$85,028 |
| Sub-total | \$104,000 | \$85,028 |
| Total | \$189,028 | |

1 Cost to be assessed to residents

2 Costs are given in estimated 2013 dollars

3 Includes curb and gutter costs



Proposed Assessments

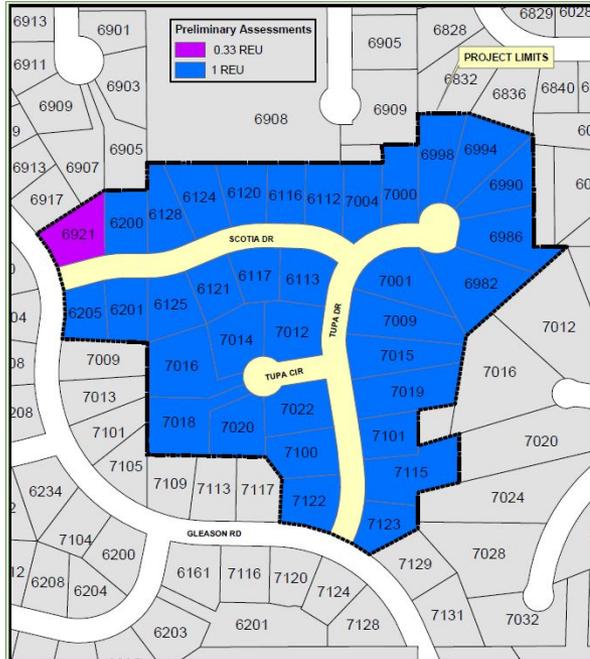
- Based on residential equivalent unit (REU)
- Final assessments are calculated after final construction costs are determined.

| | Braemar Hills | St. Patricks Lane | Gleason Circle |
|---------|---------------|-------------------|----------------|
| 1 REU | \$9,310 | \$11,300 | \$11,600 |
| 1/3 REU | \$3,104 | NA* | \$3,866 |

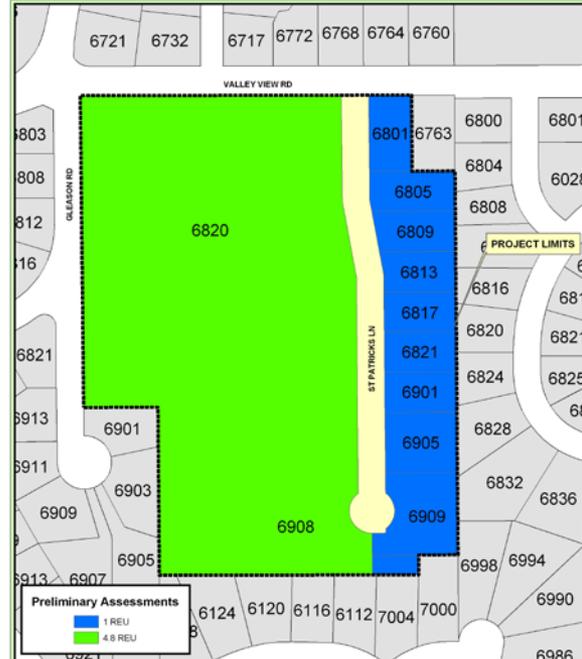
* Church of St. Patricks = 4.8 REU's x \$11,300 = \$54,240



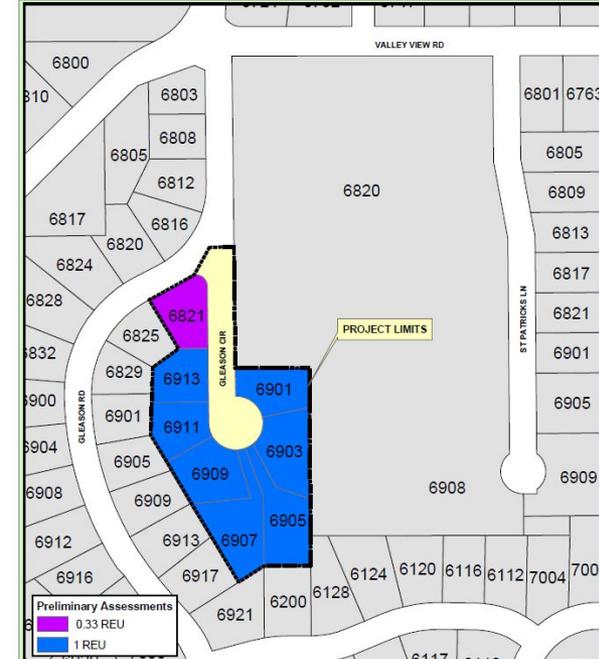
Proposed Assessments



**Preliminary Assessments
Braemar Hills B Neighborhood
Roadway Reconstruction
Improvement No: BA-395**



**Preliminary Assessments
St Patricks Lane Neighborhood
Roadway Reconstruction
Improvement No: BA-396**



**Project Area
Gleason Circle Neighborhood
Roadway Reconstruction
Improvement No: BA-397**





Project Schedule

| | |
|--|---------------------------|
| Project Open House 2011 | September 22, 2011 |
| Neighborhood Informational Meeting | August 8, 2012 |
| Transportation Commission Review | October 25, 2012 |
| Receive Feasibility Report and Public Hearing | December 11, 2012 |
| Bid Opening | March 2013 |
| Award Contract | March / April 2013 |
| Begin Construction | May 2013 |
| Complete Construction | Fall 2013 |
| Final Assessment Hearing | Fall 2014 |



Feasibility:

Staff believes the project is necessary, cost effective and feasible to improve the public infrastructure in the Braemar Hills B, St. Patricks Lane, & Gleason Circle Neighborhoods.

Authorize:

Braemar Hills B (BA-395), St. Patricks Lane (BA-396), Gleason Circle (BA-397) Neighborhood Roadway Improvements



Questions?

Comments?