



Mendelssohn A Neighborhood Roadway Improvements BA-393

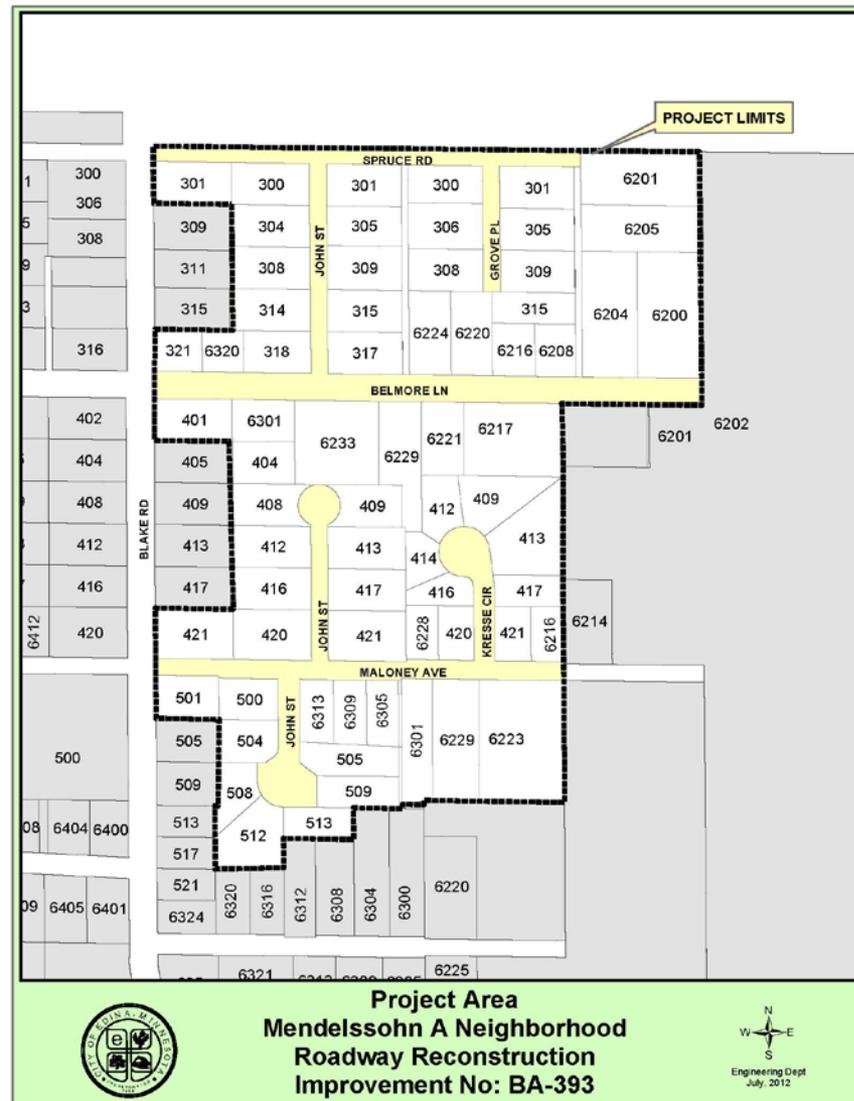
Public Improvement Hearing

December 11, 2012



Project Details – Mendelssohn Neighborhood

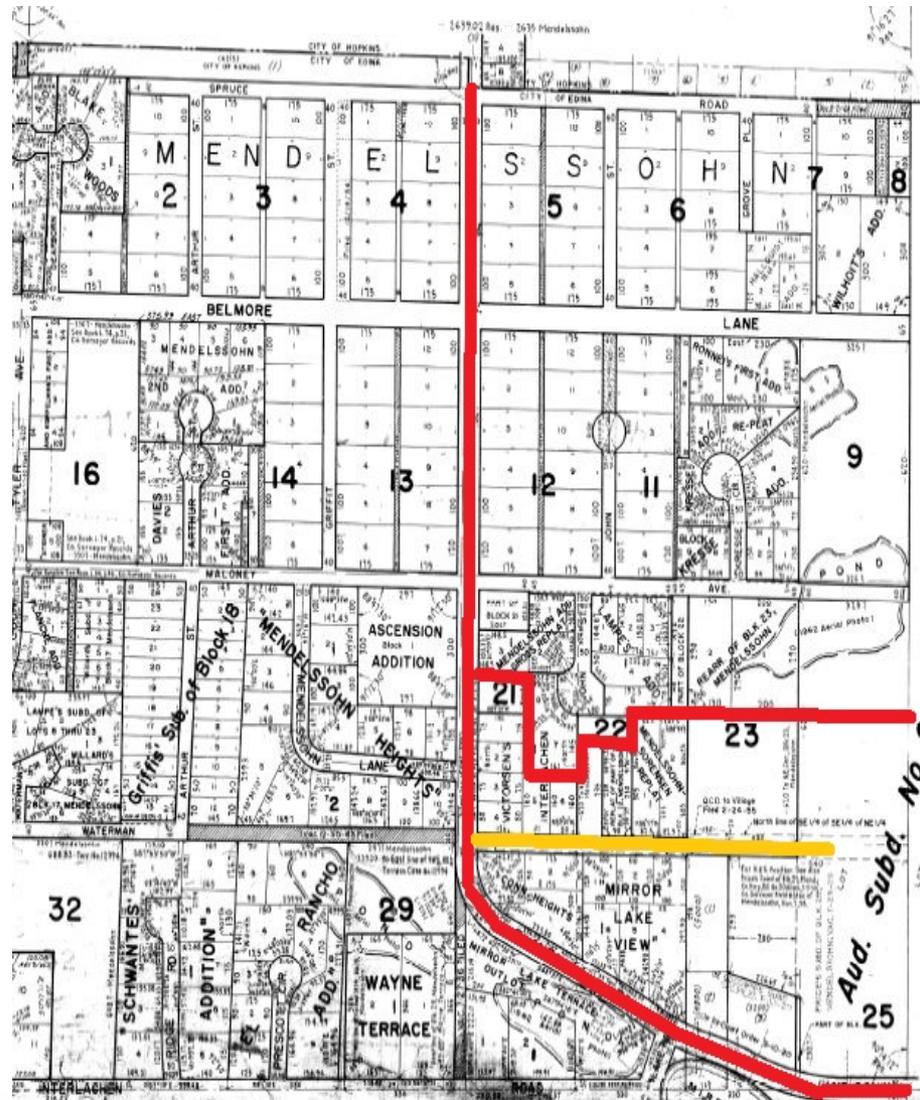
- 68 Properties
- 1.1 miles of roads
- 16,500 square yards of street pavement
- 9 fire hydrants
- 25 sanitary manholes





Project Details – Mendelssohn Neighborhood

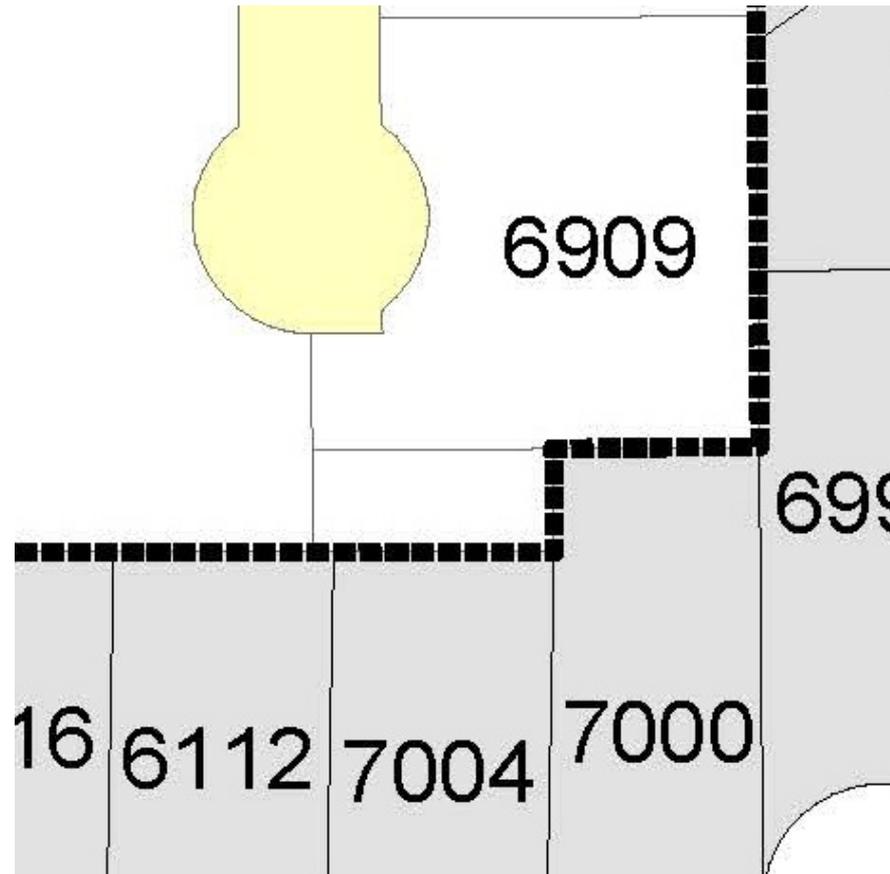
- Boundaries by Plat
- Major roadways separate areas
- Similar lot sizes
- Waterman Ave - 2008





Project Details – Mendelssohn Neighborhood

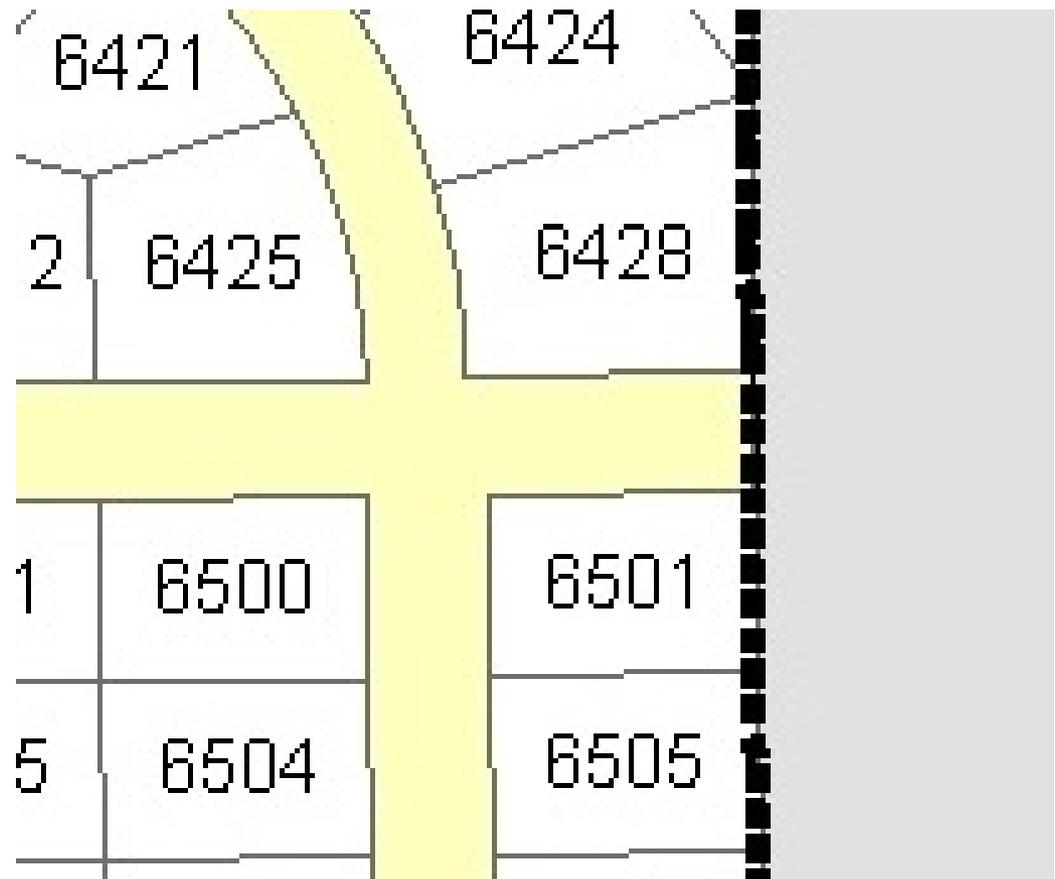
- Why is Interlachen Country Club not assessed?
- Assessments are assigned to adjacent properties that stand to benefit.
- Benefit – access





Project Details – Mendelssohn Neighborhood

- Why is Interlachen Country Club not assessed?
- Assessments are assigned to adjacent properties that stand to benefit.





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

- **Streets**

- Streets were originally constructed in the early 1960'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



Existing Roadway Details

- Majority of streets have curb and gutter
- Existing width varies from 14 to 31-feet
- Poor pavement condition
- Wet silty sand soils





Existing Roadway Details

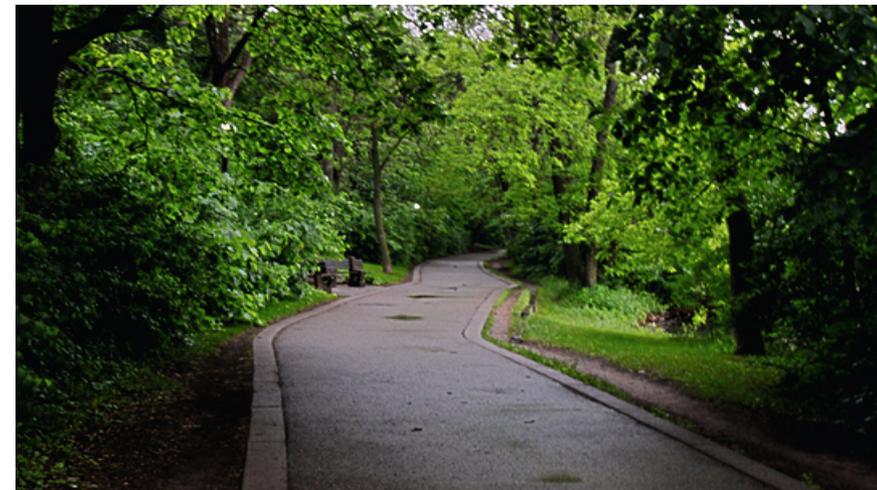
- North/South segment of Spruce Road
- Existing width is 14-feet





Proposed Roadway Improvements

- Spot concrete curb and gutter repairs
- Recycle existing pavement section and construct new street
- Add ribbon curb to north/south segment of Spruce Rd
- No changes to the existing street lighting
- No new sidewalks





Proposed Utility Improvements

- Spot sanitary sewer trunk pipe repairs
 - open cut and cured-in-place
- 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



Project Cost

Item	Estimated Cost ²	
	City	Residents
Sanitary Sewer	\$234,000	
Watermain	\$135,000	
Storm Sewer ³	\$411,000	
Street Improvements ¹		\$1,044,259
Sub-total	\$780,000	\$1,044,259
Total	\$1,824,259	

1 Cost to be assessed to residents

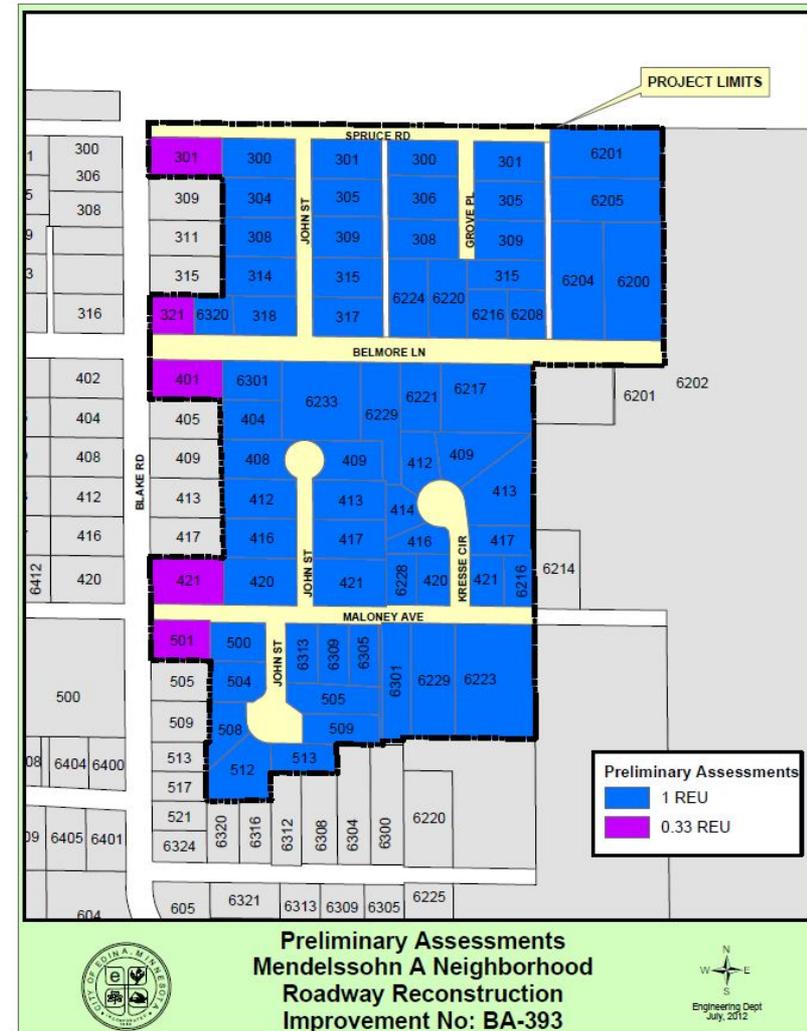
2 Costs are given in estimated 2013 dollars

3 Includes curb and gutter costs



Proposed Assessments

- Based on residential equivalent unit (REU)
- Estimated assessment per:
 - 1 REU = \$16,150
 - 1/3 REU = \$5,384
- Final assessments are calculated after final construction costs are determined.





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 Mendelssohn A Neighborhood.

Authorize:

Mendelssohn A Neighborhood Roadway Improvements
BA-393



Questions?

Comments?