



Morningside B Neighborhood Roadway Improvements BA-406

Public Improvement Hearing

December 10, 2013



Project Details – Morningside B Neighborhood

- 133 Properties
- 1.1 miles of roads
- 15,100 square yards of street pavement
- 10 fire hydrants
- 17 sanitary manholes
- Existing sidewalks
- Golden Years Montessori
- Weber Field Park
- Calvin Christian School





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

- **Streets**
 - Streets were originally constructed in the early 1970's
 - Thin bituminous pavement & poor sub soils
 - Street pavement is in poor overall condition, PCI 16
- **Sidewalks**
 - Existing sidewalks in neighborhood
 - Comp Plan identifies sidewalk needs





- **Utility Issues**
- Water supplied by City of Mpls
 - Hard water deposits / colored water
- Old fire hydrants
- Gate valves nearing end of useful life
- Spot locations of sanitary sewer trunk pipe issues
- Localized surface drainage, parts in FEMA 100-yr flood plain





Proposed Roadway Improvements

- Spot concrete curb and gutter repairs (storm sewer)
- Recycle existing pavement section and construct new street
- No changes to the existing street lighting





Proposed Utility Improvements

- Watermain Concrete Lining
 - Contract with Mpls in conjunction w/ City contractor
 - Temporary water will be needed
- Replace all gate valves and fire hydrants



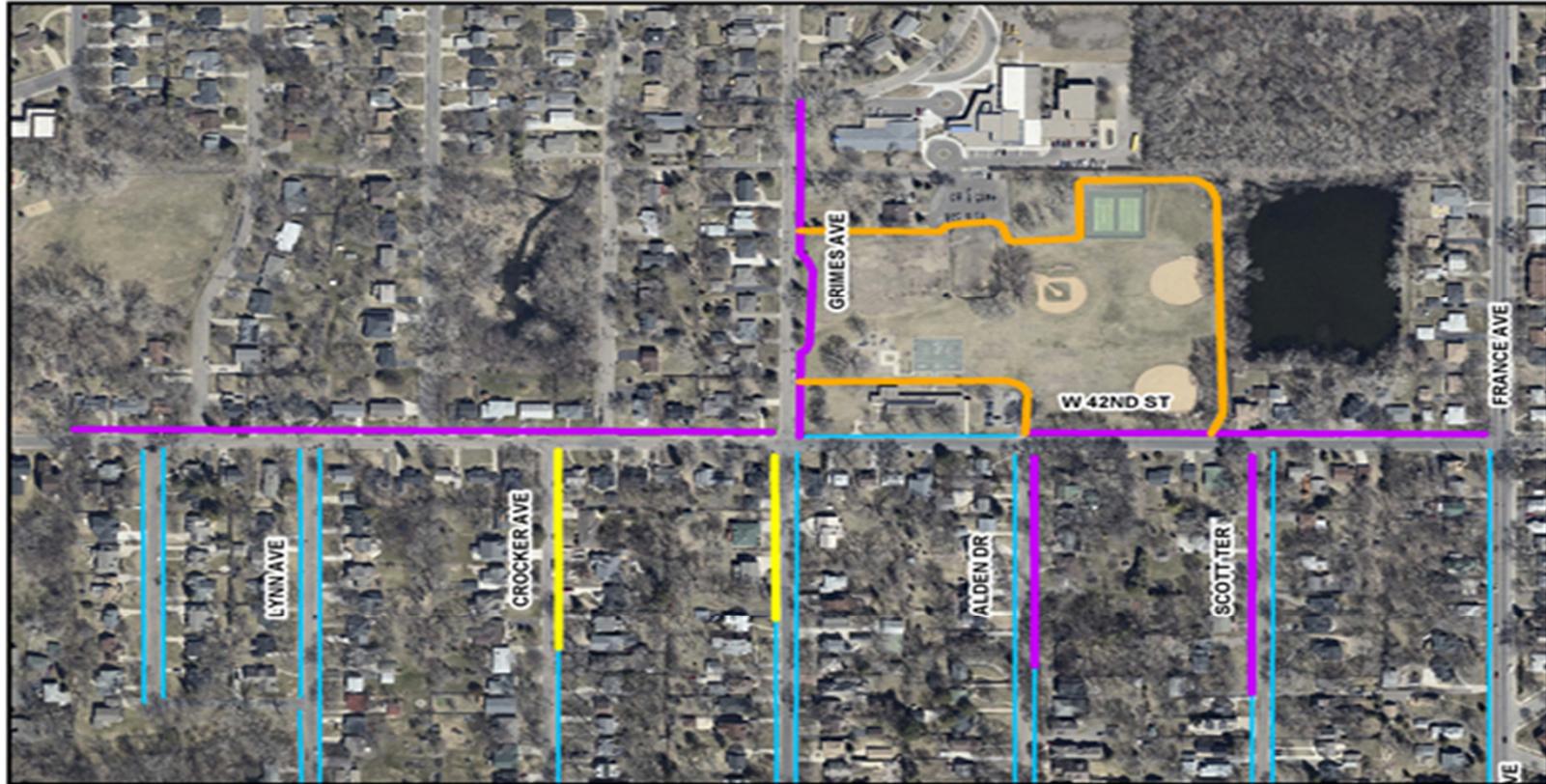


Proposed Utility Improvements

- Sanitary sewer trunk pipe spot repairs
- Storm sewer
 - Spot modifications to improve existing drainage issues
 - Part of the flood protection and clean water project
 - Install sump drain pipe where feasible



Proposed Sidewalks



**Proposed Sidewalk
Morningside B
Improvement No: BA 406**



- Existing Concrete Sidewalk
- Proposed Sidewalk
- Potential Park Pathway
- Potential Future Sidewalk



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November, 2013



Proposed Sidewalks

- 42nd Street Sidewalk
 - ROW – 6-ft south side vs 12-ft north side
 - more impacts on south side
 - Quality of life to 4201 Oakdale Ave



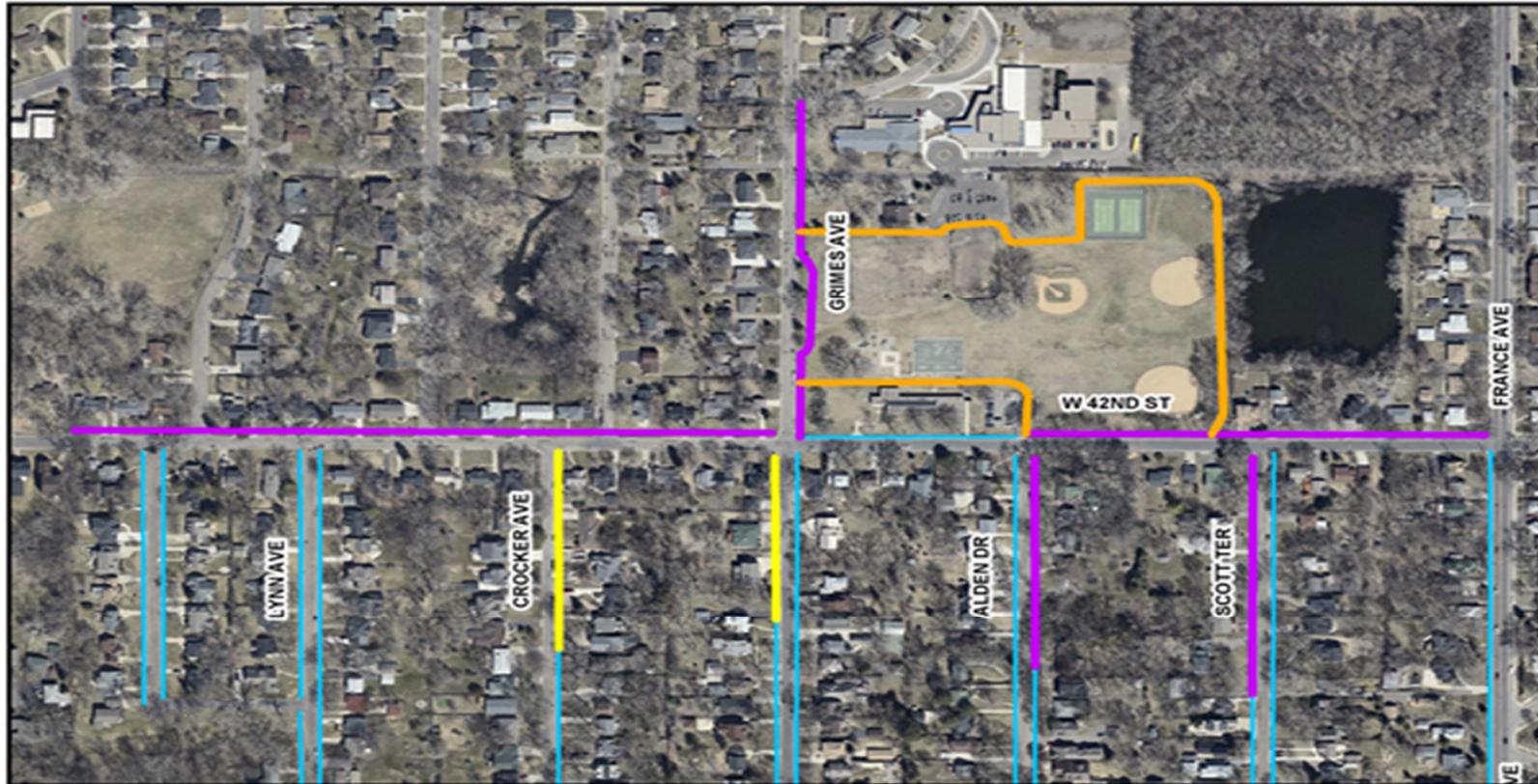


Proposed Sidewalks

- Staff recommendations
 - 4-ft sidewalks on missing N-S segments, Alden & Scott
 - 5-ft sidewalks w/ 5-ft boulevards
 - North side of 42nd from France to City limits, tie into existing sidewalk at Golden Years Montessori School
 - East side of Grimes from 42nd Street to Inglewood Ave
 - Maintenance – Public Works
 - 42nd St from France to Grimes
 - Grimes from 42nd to Inglewood



Proposed Sidewalks



**Proposed Sidewalk
Morningside B
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Existing Concrete Sidewalk Proposed Sidewalk Potential Park Pathway Potential Future Sidewalk



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Project Cost

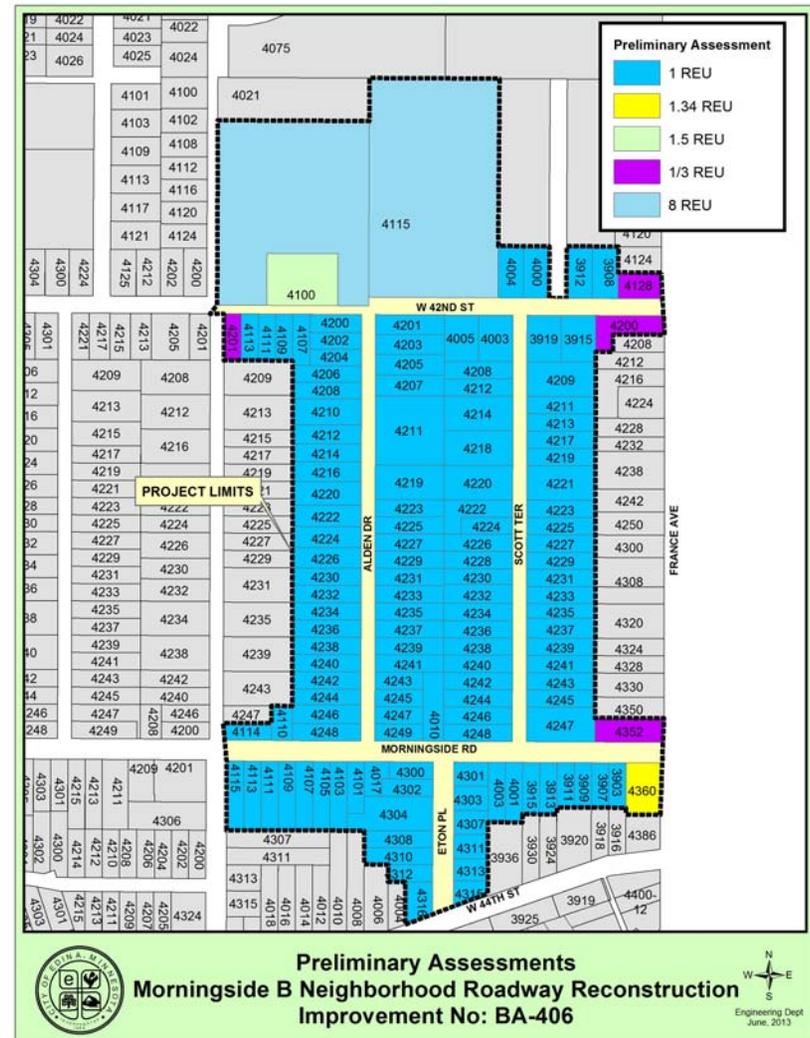
Item	Amount	Total Costs
Roadway (1):	\$1,036,125	
Roadway Total:		\$1,036,125
Utilities:		
Storm Sewer (3)	\$442,000	
Watermain	\$870,000	
Sanitary Sewer	\$303,000	
Utilities Total:		\$1,615,000
Sidewalk:		
Within Project Limits	\$185,000	
42 nd St - Grimes to City Limits	\$150,000	
Grimes Ave	\$60,000	
Sidewalk Total:		\$395,000
Total Project:		\$3,046,125

- 1 Cost to be assessed to residents
- 2 Costs are given in estimated 2014 dollars
- 3 Includes curb and gutter costs



Proposed Assessments

- Based on residential equivalent unit (REU)
- Estimated assessment per:
 - 1 REU = \$7,500
- Final assessments are calculated after final construction costs are determined.





Feasibility:

Staff believes the project is necessary, cost effective and feasible to improve the public infrastructure in the Morningside B Neighborhood.

Authorize:

Morningside B Neighborhood Roadway Improvements,
BA-406