

2018 Roadway Rehabilitation Project

City Centre Drive Overview

Background:

City Centre Drive was originally constructed in 1988 as a 48-foot wide, two-lane commercial roadway with an 8-foot wide trail along the northwest side. The 2018 Roadway Rehabilitation project proposes to narrow the street six feet to a 42-foot wide, three-lane commercial roadway with a continuous center left-turn lane. The existing 8-foot wide trail will be replaced and widened to 10-feet. Minor utility work to the existing sanitary sewer, watermain and storm sewer will also be completed with the rehabilitation project. All proposed work is located within the public right-of-way.

In addition to the street rehabilitation project, a new traffic signal will be installed at the intersection of Valley Creek Road and City Centre Drive. Construction of this new signal will be coordinated with Washington County and is anticipated to be completed in 2018.

General Project Scope:

- Full depth pavement removal and replacement.
- 100% curb and gutter replacement.
- New concrete driveway aprons (where necessary).
- Minor storm water, sanitary sewer and watermain system repairs.
- Topsoil, seed and hydro-mulch turf restoration.
- Information regarding the project can be found on the city's website at woodburymn.gov/RoadRehab2018

Estimated Project Costs and Funding:

- Total estimated project cost for City Centre Drive, based on the low bid including the new traffic signal is: **\$1,196,825.**
- The city's finance policy requires adjacent commercial properties with direct access or that have direct private driveway/parking lot access pay 100% of the street and storm sewer project costs by special assessment.
- City pays 100% of storm water quality, sanitary sewer and watermain improvements.
- A representative benefit appraisal has been prepared for each lot to ensure the assessment amount does not exceed the actual benefit received from rehabilitating the streets. If it is exceeded, the assessment amount is adjusted accordingly.
- Traffic Signal = 25% of the estimated project cost assessed to benefitted properties along City Centre Drive.

Assessment Summary – City Centre Drive:

PID:	Owner:	Estimated Assessment Amount:
09-028-21-34-0007	Bellwood LLC	\$55,670.00
09-028-21-34-0008	City Centre Properties LLC	\$46,550.00
09-028-21-34-0009	Miller Family Trs	\$48,119.74
09-028-21-34-0010	Convenience Store Inv	\$47,690.00
09-028-21-34-0014	Bellwood LLC	\$75,050.00
09-028-21-34-0018	Sherman Irving J Trs	\$84,121.99
09-028-21-34-0021	First Federal Bank Eau Claire	\$29,508.76
09-028-21-34-0023	Suh Shin Jae Trs & Jai M Suh T	\$22,902.32
09-028-21-34-0024	Bellwood LLC	\$34,133.27
09-028-21-34-0025	Bellwood LLC	\$24,443.83
09-028-21-34-0026	Bellwood LLC	\$25,104.47
09-028-21-34-0027	Bellwood LLC	\$100,917.79

- Contact Deb Score in the City’s Finance Department at 651-714-3537 regarding assessment questions and payment options.
- Assessment / Public hearing scheduled for the April 25th City Council meeting.
- 2018 Interest Rate = 4.25 %
- Interest free payment deadline is May 25, 2018.
- Assessments are payable over 15 years and collected with property taxes.

Anticipated Project Schedule:

Neighborhood Meeting	Aug. 22, 2017
Order Plans and Specifications	Nov. 29, 2017
Neighborhood Meeting	Jan. 25, 2018
Public Improvement Hearing, Approve Feasibility Reports, Order Project	Feb. 14, 2018
Approve Plans & Specifications, Set Bid Date	Feb. 28, 2018
Open Bids	March 30, 2018
Neighborhood Meeting – Assessment Information	April 12, 2018
Assessment Hearing, Award Construction Contract	April 25, 2018
Neighborhood Meeting – Construction Information	May 8, 2018
Begin Construction	Early May 2018
Complete Construction	Oct. 2018

