

2018 Roadway Rehabilitation Project

Wedgewood Area Overview

Background:

The majority of residential streets in the Wedgewood area were constructed between the mid 1980s and late 1990s and are 32 feet wide with concrete curb and gutter. These streets have experienced high levels of stripping under chip seal failures. The existing pavement condition is declining and the area is anticipated to require significant ongoing pavement maintenance.

The 2018 RRP does not include new trails or sidewalks in the Wedgewood area.

General Project Scope:

- Pavement - combination of full depth pavement removal/replacement and edge mill/overlay. All roadways within the project area will receive a new pavement surface.
- Concrete Curb/Gutter - combination of 100% removal/replacements and spot removal/replacements.
- Minor storm water, sanitary sewer and watermain system repairs.
- Topsoil, seed and hydro-mulch turf restoration.
- Storm water pond quality improvements – See below.
- Final construction plans are being prepared with specific details for construction on each street.
- Stop sign removals are being proposed with the project at the following intersections:
 - Heritage Way at Springwood Drive
 - Fairway Drive at Heritage Way
 - Heritage Way at Crestmoor Drive
 - Wellington Lane at Wellington Lane – 2-way stop
- Information regarding the project can be found on the city’s website at woodburymn.gov/RoadRehab2018

Estimated Project Costs and Funding:

- Estimated total project cost for the Wedgewood area is: **\$6,955,721.**
- The city’s finance policy requires adjacent residential properties with direct access or access to connecting private streets to pay a portion of the project costs by special assessment. See the Feasibility Report on the project website for calculation methods.
- City pays 100% of non-assessable parcels or city-owned property frontage.
- Half of the assessment is based on a “per unit” approach; the other half is based on the amount of street frontage of each housing type. See Feasibility Report for calculation methods.
- A representative benefit appraisal has been performed for each housing type to ensure the assessment amount does not exceed the actual benefit received from rehabilitating the streets. If it is exceeded, the assessment amounts will be adjusted accordingly.
- The costs for storm water quality improvements, storm sewer maintenance, watermain and sanitary sewer improvements are not assessed, per City policy.

Assessment Summary - Wedgewood Area:

Property Type:	Estimated Assessment Amount:
Single-Family: (550 units)	\$2,650.46 per unit
Multi-Family: (108 units) <ul style="list-style-type: none">• Wedgewood Estates• Wedgewood Heights	\$2,195.08 per unit
Multi-Family: (43 units) <ul style="list-style-type: none">• Wedgewood Village	\$1,710.00 per unit
Commercial/Prestwick	\$48,830.00
ISD #833	\$97,663.51

- 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
Neighborhood Meeting	Oct. 4, 2017
Order Plans & Specifications	Nov. 29, 2017
Public Improvement Hearing, Approve Preliminary Reports, Order Project	Feb. 14, 2018
Approve Plans & Specifications, Set Bid Date	Feb. 28, 2018
Open Bids	March 29, 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

Storm Water Quality Improvements:

Several storm water quality improvements will be completed concurrently with the rehab project (see map below).

- Pond 384: Remove sediment delta at inlets, remove trees/brush, riprap inlets.
- Pond 389/393: Full pond dredging, remove trees/brush, riprap inlets.
- Pond 408: Dredge northeast half of pond, remove trees/brush, riprap inlets.
- Pond 416/444: Full pond dredging/sediment at inlet removal, remove trees/brush, riprap inlets.
- Pond 421: Full pond dredging, remove trees/brush, riprap inlet.
- Pond 405: Construct emergency overflow (EOF) swale.

