Preliminary Engineering Report for
2015 Street Improvements
Scenic Heights Paving
City of Medford, MN

February 2015

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4177
F: 507-625-4177
Project Number M15.107805
CERTIFICATION

Preliminary Engineering Report

for

2015 Street Improvements
Scenic Heights Paving

City of Medford
A place to call home since 1853

Project No. M15.107805

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: D. Joseph Duncan II, P.E.
License No. 26100

Date: 2/14/2015
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BACKGROUND AND EXISTING CONDITIONS

Scenic Heights Subdivision was originally platted in 2006. At that time, the subdivision consisted of 20 single family lots. The initial phase of construction included grading, municipal utilities, concrete curb and gutter, aggregate surfacing and partial paving. The area as it exists more recently, along with existing municipal utilities, is shown in Figure 1.

At the time of platting, an agreement between the developer and the City of Medford allowed for the completion of the paving process at a later date. Both the developer and the City agree to move forward with the completion of the paving components in 2015.

Properties within the subdivision benefitting from the completion of this project are to be assessed under the provisions of Minnesota Statutes, Chapter 429.

PROPOSED IMPROVEMENTS - STREET

The original construction plans for this subdivision indicate 60’ wide rights-of-way for streets and a 24’ wide alley, designed for a residential neighborhood traffic. The proposed street typical section depicted in those original plans indicated drive-over style curb and gutter and the following pavement design:

- 1.5” Bituminous Wear Course
- 2.0” Bituminous Base Course
- 9” Aggregate Base, Class 5
- 8oz Woven Geotextile
- Compacted Subgrade

The proposed project includes shaping and removal of excess existing aggregate base as necessary, placing a 2” bituminous base course where aggregate surface currently exists and finally paving 1.5” bituminous wear course throughout the entire subdivision. Paving limits are shown on Figure 2.

PROPOSED IMPROVEMENTS - MUNICIPAL UTILITY

The municipal utilities, including watermain, sanitary sewer, storm sewer and stormwater management, were previously constructed in the first phase of the development of this subdivision. Existing structures will need to be adjusted, but no additional municipal utilities are currently being proposed.

OPINION OF PROBABLE PROJECT COST

Exhibit 1 is the Opinion of Probable Project Cost and contains typical items of work associated with the current scope of project as described in the preceding paragraphs. Note these costs are based upon average current municipal bidding prices and are subject to variance due to such factors as construction timing, overall scope of work, and inflation. Actual costs would be determined through the public bidding process. A 5% contingency factor has been included to account for items of work unforeseen at his time and for variances in unit prices. Estimated engineering and administration costs have also been included.
ASSESSMENTS

Since this project represents the completion of the subdivision, all of the project costs associated with completing the paving are proposed to be assessed to the benefitting properties. The City’s assessment policy simply states that all new construction is 100% assessed. A per lot basis of assessment was prepared for each major work item, as this method is consistent with the manner in which a developer attributes costs in a new subdivision. Exhibit 2 is the Preliminary Assessment Roll.

POTENTIAL SCHEDULE

   • Council to Accept Report & Call for Improvement Hearing.
2. Publish Notice of Hearing – March 5 & 12, 2015
3. Mail Notice of Hearing to Affected Property Owners - March 12, 2015
   • Resolution - Order Improvement and Authorize Preparation of Plans and Specifications.
5. Approve Plans and Specifications and Authorize Bid Advertisement – April 27, 2015
6. Advertisement for Bids – May 2015
7. Receive and Open Sealed Bids - May 22, 2015
8. Consider Resolution to Award Construction Contract – May 25, 2015
10. Assessment Hearing – September 28, 2015

RECOMMENDATIONS

Based on the findings presented in this report, the proposed improvements are feasible from the perspective of accepted engineering principles and construction procedures. The proposed projects are cost effective and necessary to maintain the City’s infrastructure.

Bolton & Menk, Inc. recommends that, if these improvements are determined to be financially feasible, the City Council formally receive this report and call for a hearing on the improvements. Upon completing the improvement hearing, and if the City Council is in favor of proceeding with the proposed improvements, the Council should pass a resolution ordering the preparation of the plans and specifications.
APPENDIX

Figures
Exhibits
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Medford is not responsible for any inaccuracies herein contained.
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## OPINION OF PRELIMINARY COST

*2015 STREET IMPROVEMENTS*

Scenic Heights Paving  
City of Medford, Minnesota  
BMI Project No.: M15.107805  

February 16, 2015

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**SUBTOTAL** $67,325.00  
**CONTINGENCIES (5%)** $3,400.00  

**TOTAL** $70,725.00  

**ENGINEERING & ADMIN** $10,600.00  

**TOTAL ESTIMATED PROJECT COST** $81,325.00
## PRELIMINARY ASSESSMENT ROLL

**2015 STREET IMPROVEMENTS**

Scenic Heights Paving  
City of Medford, Minnesota  
BMI Project No.: M15.107805

February 16, 2015

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<th>ASSESSABLE LOTS</th>
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<th>AGG. &amp; BIT. BASE</th>
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**20.00**  $12,200.26  $6,578.78  $32,179.70  $30,366.27  **$81,325.00**