

**2014-008 A - O**  
**Oak Park Street Projects**  
**General Overview**

The Oak Park project area consists of 15 separate street segments. Of the 15 segments, one (Gilbert Lane) was reconstructed in 1995; the remainder were rehabilitated with a full depth asphalt replacement in 1988. In this project, Gilbert Lane is proposed to receive a 1.5" mill and overlay. The remaining 14 segments are proposed to receive a modified bituminous removal and replacement (includes geotextile fabric, 4" of class 5, and 4" of asphalt). Due to the number of street segments and proposed utility work, the project is proposed to be completed in 3 phases. The proposed phasing is shown below.

<u>Phase 1 (2014)</u>	<u>Phase 2 (2015)</u>	<u>Phase 3 (2016)</u>
Marie Avenue	Dessa Lane*	Caroline Lane (west half)
Florance Lane	Liberty Place	Jewell Lane*
Gilbert Lane	Hansen Lane	Burma Lane*
Victory Place	Caroline Lane (east half)	Acorn Lane
Earl Lane	Isalona Lane*	
Myrtle Place*		
Waterloo Avenue		
* Segment is scheduled for watermain replacement/ installation		

Since each of the 3 phases includes watermain replacement or installation (Myrtle Place, Dessa Lane, Isalona Lane, Jewell Lane and Burma Lane), staff felt this work should be phased to accommodate the yearly watermain budget. Phase 1 contains the least amount of watermain work. Staff is planning for Phase 1 work to begin in 2014. The table below shows the estimated costs for each of the 3 phases.

<b>Project costs (includes 25% engineering/overhead)</b>						
<b>Phase</b>	<b>Watermain</b>	<b>Sanitary Sewer</b>	<b>Storm Sewer</b>	<b>Street</b>	<b>Assessment</b>	<b>Total</b>
<b>1</b>	\$122,900	\$59,900	\$111,500	\$533,000	\$257,100	\$827,300
<b>2</b>	\$180,100	\$33,200	\$27,100	\$448,200	\$292,500	\$688,600
<b>3</b>	\$257,300	\$44,500	\$55,700	\$538,000	\$249,800	\$895,500
<b>TOTAL</b>	<b>\$560,300</b>	<b>\$137,600</b>	<b>\$194,300</b>	<b>\$1,519,200</b>	<b>\$799,400</b>	<b>\$2,411,400</b>

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**Project Issues:**

The Oak Park Project is a complex project due to its size, necessary utility upgrades and configuration. Upon further examination, three main issues have been found. Those issues are listed below.

1. Determination of Assessment method
2. Intersection Modifications
3. Watermain Replacements
4. Sanitary Sewer & Storm Sewer Improvements

1. Assessments

The Oak Park area is unique in that the properties do not have an alley, as is typical in many other parts of South St. Paul. All properties are accessed from one of the affected streets.

The properties in the Oak Park Area are proposed to be assessed on a per lot basis of \$4500/lot. This was determined based on an approximate 50% cost share between the City and the adjacent property owners. The exception is Gilbert Lane which is proposed to receive a 1.5" Mill and Overlay. This segment will be assessed at a uniform rate of \$1237.50 per lot. This is based on an average lot size and the City 2014 rate for mill & overlay of \$16.50/FF. The assessment would be proposed to be spread out over 10 years, except for Gilbert Lane which would be over 5 years.

2. Intersection Modifications

Due to the configuration of the Oak Park area, some of the intersections were constructed wider than a typical intersection and large sweeping turns. Staff has examined all of the intersections and determined that the area and City would benefit from modifying five of these intersections. Those benefits include:

- Not allowing cars to maneuver intersections at higher rates of speed
- More defined intersections improve traffic flow
- Less asphalt to construct, maintain and plow
- More green space for snow storage

Those five intersections are listed below:

#	Intersection
1	Jewell Lane/ Burma Lane/ Caroline Lane
2	Wentworth Avenue/ Jewell Lane
3	Victory Place/ Gilbert Lane/ Florance Lane
4	Victory Place/ Earl Lane
5	Marie Avenue/ Florance Avenue

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3. Watermain Replacements

Each of the 3 proposed phases will include watermain replacements, which the staff feels may warrant further explanation to the neighborhood. Due to Minnesota Department of Health requirements (10 feet separation from any sewer line), the location of the watermain on all five of the watermain replacement/installation segments is directly below or near the curb line on one side of the street. The location of the watermain greatly impacts the street restoration that would be required on that side of the street. The restoration on the side of the street with watermain replacement will likely receive new curb, driveways and sod, while the opposite side of the street from the watermain will not have the curbing replaced. Per standards set forth for the mill & overlay and bituminous removal & replacement projects, the curb is not replaced unless it does not drain or is completely deteriorated away. If the curb is structurally sound and drains, it is left in place. The majority of the curb in the Oak Park area is in good shape and does not warrant replacement. If the Council were to consider replacing the curbs on both sides of the street, the costs of the project would be significantly increased. Also the streets without watermain replacement would then be improved differently than those that need a new watermain. In addition to the watermain segments listed for replacement, The City staff is still investigating the possibility of looping the watermain in Isalona Lane with either Hansen Lane or Jewell Lane. Those costs are not included in this report.

4. Sanitary Sewer & Storm Sewer Improvements

The sewer lines have been inspected and only minor manhole repairs and casting replacements are necessary. On certain streets (detailed in the individual street segment sheets) some minor storm sewer work is needed to address drainage concerns in some areas.

**Hearings and Meetings**

The staff is suggesting one official formal public hearing for the entire project before the City Council on June 16, 2016. The City Council resolution ordering the project can be set in 3 separate phases over a specified time period such as 3 years. However, in order to allow the resident the opportunity to address the City staff in an informal setting, a neighborhood meeting is proposed for June 4, 2014 on the 2<sup>nd</sup> floor of City Hall at 6:00 PM.

**Project Timing**

Present Project to City Council for discussion	May 12, 2014
City Council receives feasibility report and calls Hearing	May 19, 2014
Informal neighborhood meeting	June 4, 2014
Formal Public Hearing before City Council	June 16, 2014
Staff completes plans and Specs and calls for bids (Phase 1)	July 2014
Contract for construction is awarded and work begins (Phase 1)	August 2014
Staff completes plans and Specs and calls for bids (Phase 2)	March 2015
Contract for construction is awarded and work begins (Phase 2)	May 2015
Staff completes plans and Specs and calls for bids (Phase 3)	March 2016
Contract for construction is awarded and work begins (Phase 3)	May 2016



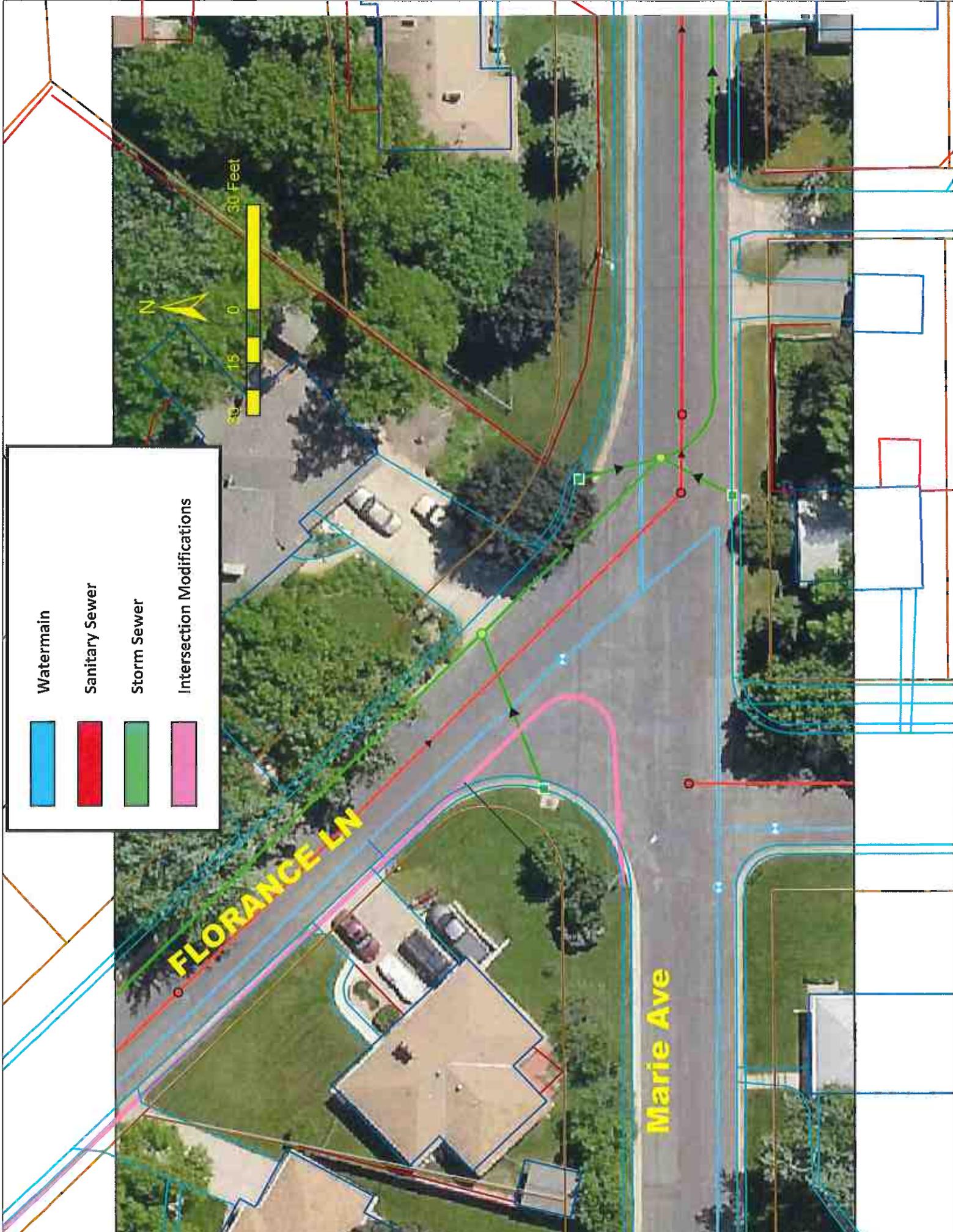
WENTWORTH AVE

	2014
	2015
	2016

NORTH ST  
EAST ST

15th Avenue

EAST AVE



Watermain

Sanitary Sewer

Storm Sewer

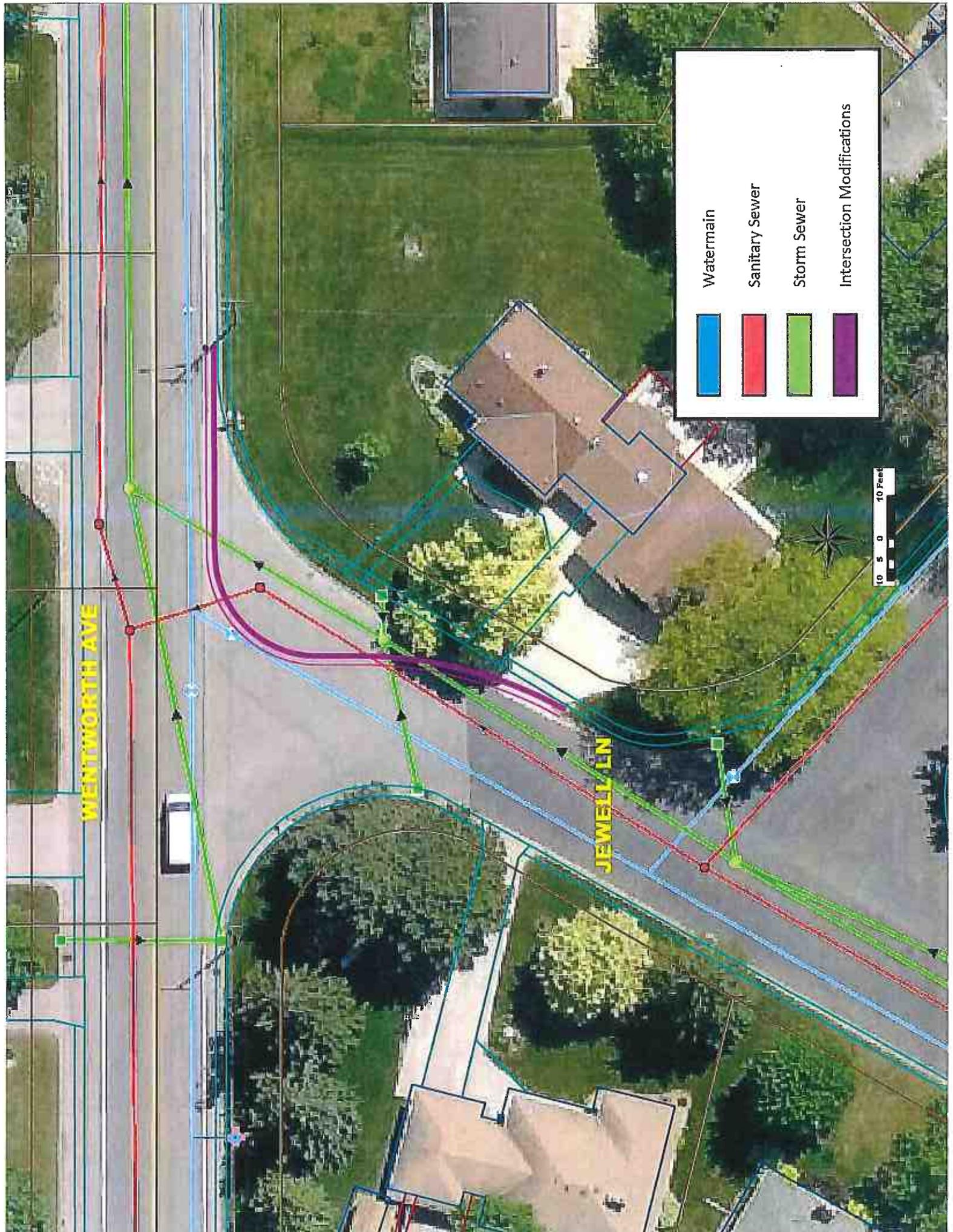
Intersection Modifications

**FLORANCE LN**

**Marie Ave**

0 15 30 Feet



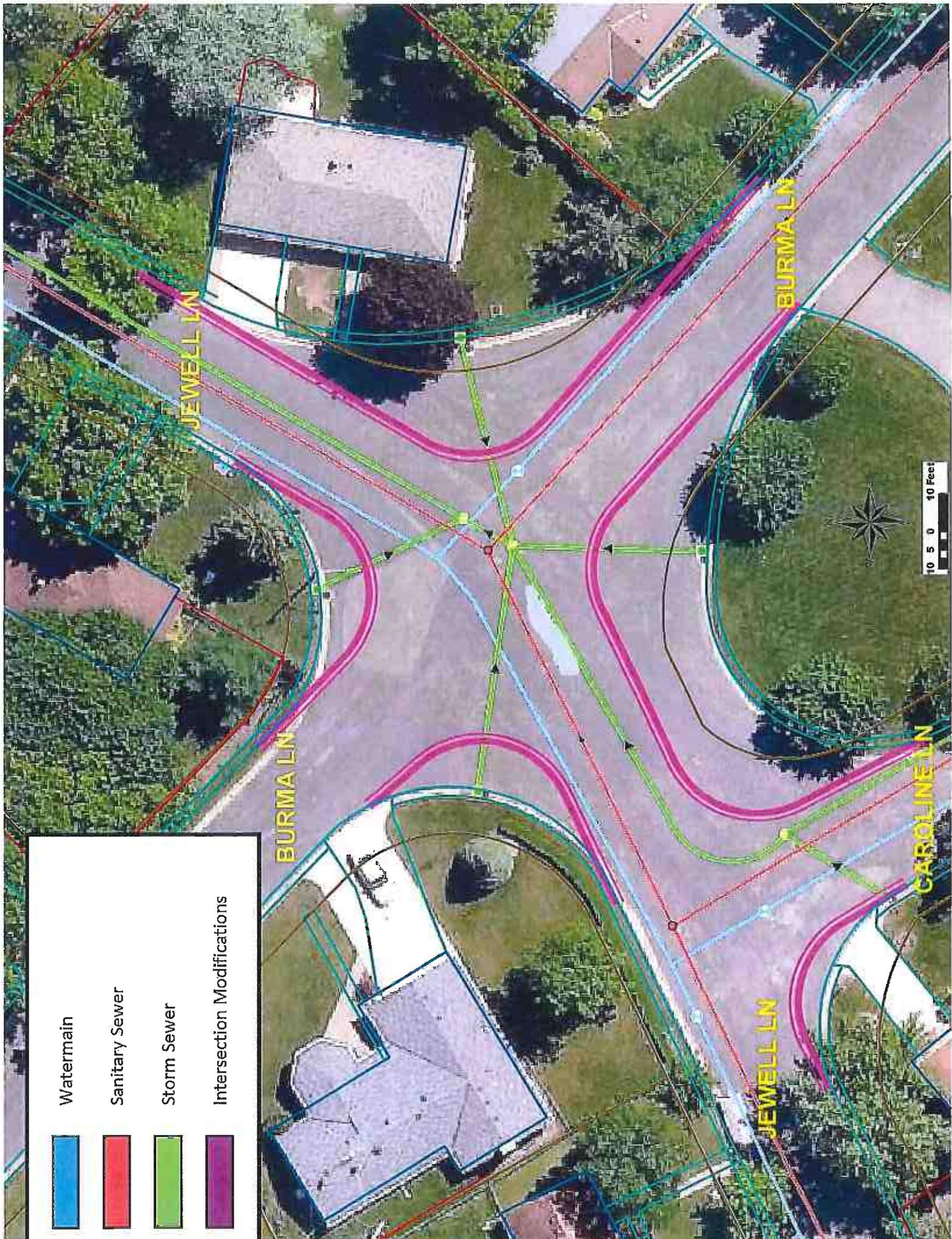


WENTWORTH AVE

JEWELL LN

	Watermain
	Sanitary Sewer
	Storm Sewer
	Intersection Modifications





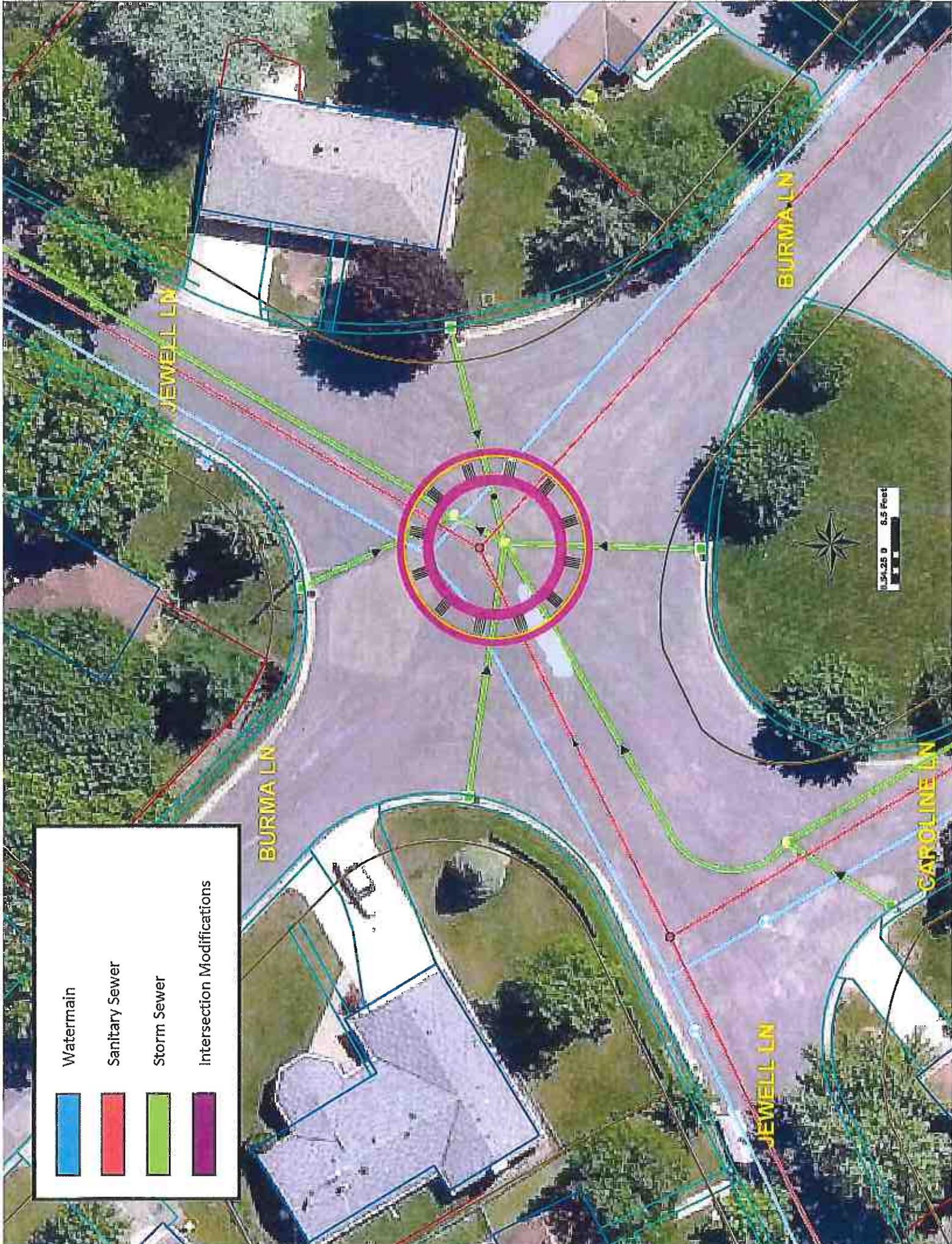
Watermain

Sanitary Sewer

Storm Sewer

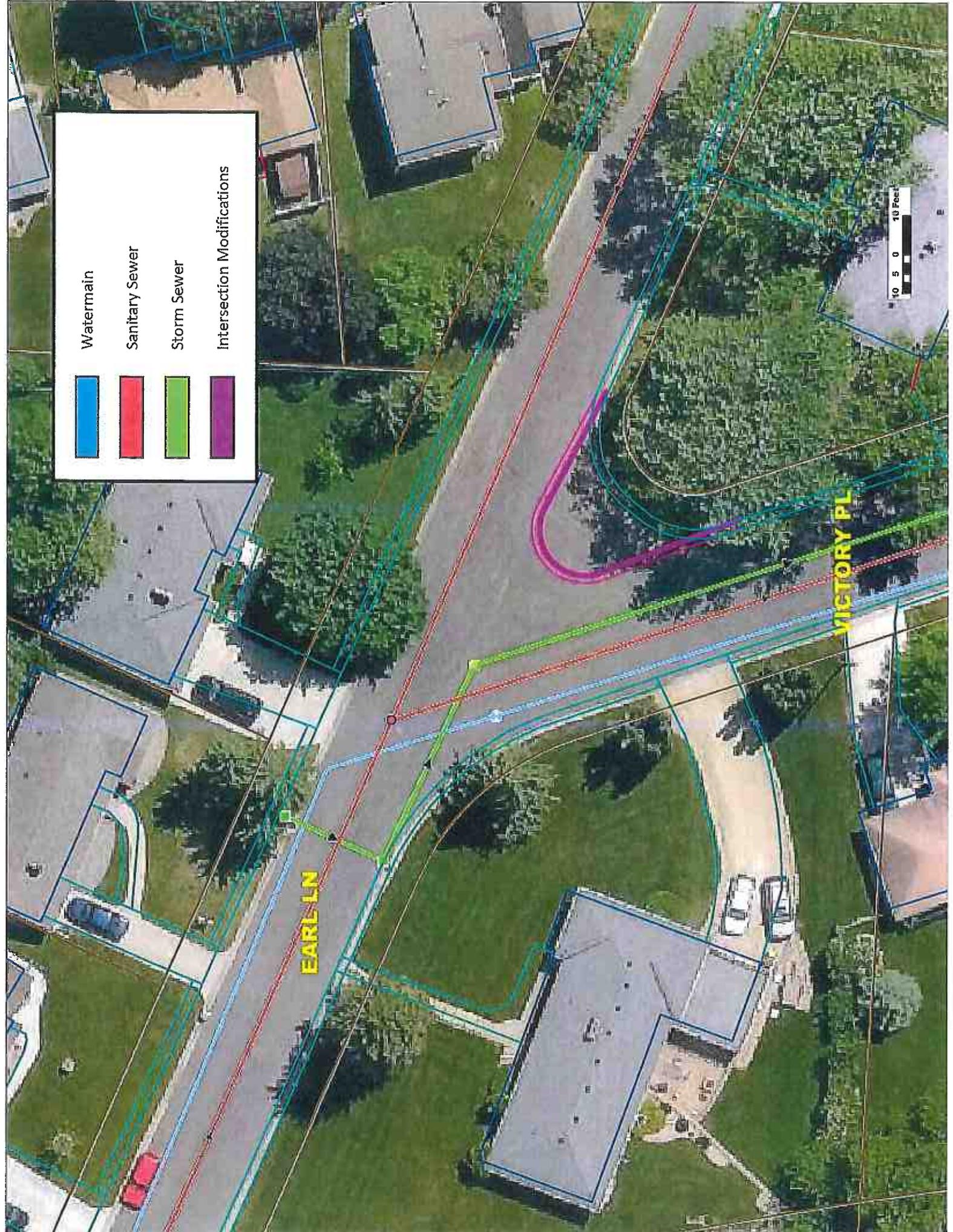
Intersection Modifications

10 5 0 10 Feet



	Watermain
	Sanitary Sewer
	Storm Sewer
	Intersection Modifications

0 8.5 Feet  
1:54,250



Watermain

Sanitary Sewer

Storm Sewer

Intersection Modifications



EARLE LN

VICTORY PL



Watermain

Sanitary Sewer

Storm Sewer

Intersection Modifications



10 5 0 10 Feet



VICTORY PL

FLORANCE LN

GILBERT LN

