

SUMMARY OF ENGINEERING RECOMMENDATIONS
2014 Residential Street Vitality Projects

Report Prepared – 11-15-13
Assessment Rates REVISED – 12-2-13
Public Hearing – 1-15-14

PROGRAM

This project is to improve the areas referred to as the **Montana-Greenbrier (Area 24)** and **Fairview-Bohland (Area 84) Residential Street Vitality Program** projects. See the attached project area maps.

Improvements to be made as part of the projects include constructing new bituminous surfaced streets with concrete curb and gutter, concrete driveway aprons and outwalks, and boulevards landscaped with sod and trees. The existing wood pole lights will be replaced with new lantern style street lighting systems as part of the projects. In addition, appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of way will be replaced, and sanitary sewer service repairs will be made at the request of property owners.

In addition to the RSVP projects, 2 existing brick streets will be reconstructed under this program: Maiden Lane from Nina to Western, and Virginia Street from Marshall to Dayton. Maiden Lane is entirely within a designated historic district. Virginia is partially within a designated historic district, so will be treated as if it is entirely within the historic area.

Improvements to be made on Maiden Lane include a new street surface of historic brick. Brick in good condition from the existing street will be salvaged and reused for the new surface. Those brick will be supplemented with brick from the Public Works historic brick stockpile as needed. In addition, short lengths of storm sewer will be added on Maiden Lane to facilitate drainage. Because the street takes up the entire right of way, street lighting will not be included in the reconstruction.

Improvements to be made on Virginia Street include a new street surface of historic brick. Since so many of the brick on Virginia have been covered with asphalt patches, none of those brick will be salvaged. The entire new street surface will make use of brick from the Public Works historic brick stockpile. The project will also include resetting the existing granite curb, constructing new concrete driveway aprons and outwalks, and grading and landscaping boulevards with sod and trees. The existing wood pole lights will be replaced with new lantern style street lights as part of the project. In addition, appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of way will be replaced, and sanitary sewer service repairs will be made at the request of property owners.

Also being reconstructed as part of this program is 8th Street between Wacouta Street

and Wall Street. Improvements to be made on 8th Street include a new bituminous surfaced street with concrete curb and gutter, new concrete mainline sidewalk, and new concrete driveway aprons. Lantern style street lighting will be added to this block. In addition, appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of way will be replaced, and sanitary sewer service repairs will be made at the request of property owners.

As part of all these projects, special attention will be paid to bringing the existing pedestrian ramps up to current ADA standards, with 2 separate ramps in line with the sidewalks in both directions where possible, and with a truncated dome surface.

Public art will be included in each project, following the procedures developed for the RSVP projects. Funding for public art is 1% of eligible project funds, in this case Street Improvement Bonds, as determined by the Office of Financial Services per the City's Public Art Ordinance.

EXISTING CONDITIONS

Most of the residential streets in the RSVP project areas are oiled or older paved streets. The street widths vary, generally between 26' and 32'. Most of the streets in the project areas have wood pole street lighting.

The current average Pavement Condition Index (PCI) for the Montana-Greenbrier project area is 55, and for the Fairview-Bohland project area is 65.

Maiden Lane is 16' wide, taking up the entire right of way. Brick surfaced streets are not rated by the PCI system, but Maiden Lane is in very poor condition. The surface of the street is very rutted, with some large potholes. There is no lighting on Maiden Lane because the street covers the entire right of way.

Virginia Street is 32' wide and is also in very poor condition. The brick surface has been patched with asphalt in various spots and at numerous times. The overall surface is significantly rutted and rough. This block of Virginia Street has existing wood pole lighting.

8th Street is an older paved street, approximately 38' wide with curb and integral walk. There is not an existing green boulevard or existing lighting. The current PCI for 8th Street between Wacouta and Wall is 9. This block of 8th Street has existing wood pole lighting.

PROPOSED IMPROVEMENTS

It is proposed to improve the following RSVP streets with the construction of new bituminous surfaced streets with concrete curb and gutter, concrete driveway aprons and outwalks, and boulevards landscaped with sod and trees. In addition, appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of

way will be replaced, and sanitary sewer service repairs will be made at the request of property owners. The street lighting systems will be updated to the standard City of Saint Paul ornamental lanterns.

Montana-Greenbrier RSVP (Area 24)

CALIFORNIA AVENUE EAST – Edgerton Street West to cul de sac
IDAHO AVENUE EAST – Edgerton Street to Parkway Drive
IDAHO AVENUE EAST – Weide Street to Arcade Street
IOWA AVENUE EAST – Edgerton Street to Parkway Drive
IOWA AVENUE EAST – Walsh Street to Arcade Street
MONTANA AVENUE EAST – Parkway Drive to Arcade Street
NEBRASKA AVENUE EAST – Payne Avenue to Arcade Street
NEVADA AVENUE EAST – Greenbrier Street to Arcade Street
PAYNE AVENUE – Orange Avenue East to Larpenteur Avenue East
GREENBRIER STREET – Wheelock Parkway to Hoyt Avenue East
WALSH STREET – Wheelock Parkway to Hoyt Avenue East
WEIDE STREET – Wheelock Parkway to Idaho Avenue East

Fairview-Bohland RSVP (Area 84)

HILLCREST AVENUE – Howell Street west to cul de sac
HOWELL STREET – Hillcrest Avenue to Ford Parkway
BOHLAND AVENUE – Fairview Avenue to Snelling Avenue
BEECHWOOD AVENUE – Davern Street to 650' west
BEECHWOOD AVENUE – Macalester Street to Snelling Avenue
SAUNDERS AVENUE – Davern Street to 650' west
SAUNDERS AVENUE – Snelling Avenue to 575' west
ROME AVENUE – Davern Street to 700' west
ROME AVENUE – Snelling Avenue to 650' west

Decisions regarding the street widths will be made considering the right of way widths, existing street widths, any relevant neighborhood issues, and the impact on boulevard trees. No significant changes in the width of the roads are expected in either of the project areas. New curb may be hand formed to avoid damaging boulevard trees or their roots. Tree trimming may be necessary to facilitate construction.

As part of the project design process, attempts will be made to meet the stormwater management requirements of the appropriate watershed district by building infiltration features in each area. Any of the various features allow the stormwater to infiltrate instead of being directed into the stormwater sewer system.

It is proposed to improve the following two brick streets with the reconstruction of historic brick surfaces and the following features.

Maiden Lane, Nina to Western

New storm sewer mains and catch basins will be built in certain sections of Maiden Lane to improve the drainage where it has been a particular problem.

Virginia, Marshall to Dayton

In addition to the brick on Virginia Street, the project will reset the existing granite curb on this block. Concrete driveway aprons and outwalks will be replaced, and boulevards will be graded and landscaped with sod and trees where there is space. The standard City of Saint Paul lantern style street lighting will be constructed on this block to replace the wood pole lighting. In addition, appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of way will be replaced, and sanitary sewer service repairs will be made at the request of property owners.

8th Street, Wacouta to Wall

It is proposed to improve this existing older paved street with the construction of a new bituminous surfaced street with concrete curb and gutter. As part of the project the mainline sidewalk directly behind the curb will be replaced, along with concrete driveway aprons. Appropriate storm and sanitary sewer main repairs will be made, lead water services in the right of way will be replaced, and sanitary sewer service repairs will be made at the request of property owners. The standard City of Saint Paul ornamental lanterns will be added to this block.

The Maiden Lane, Virginia Street, and 8th Street projects do not meet the watershed threshold for required stormwater infiltration.

ALTERNATES

To do nothing would be inconsistent with the City's commitment to improve existing streets, whether they be oiled, older paved, or brick surfaced.

POSITIVE BENEFITS

General improvement of the public right of way will enhance and add quality to the neighborhoods. The newly rebuilt roadways will improve the durability and drivability of the streets, reduce maintenance issues, and continue the City's efforts to improve the transportation system in Saint Paul. Lantern style lighting will enhance neighborhood safety and esthetics.

Improvement of the brick streets will significantly improve their drivability and appearance. These will be major improvements to the historic nature of their neighborhoods.

ADVERSE EFFECTS

Normal problems associated with construction such as noise, dust, reduced access to the neighborhood, and general disruption will be present while the work is being done.

EFFECTS ON TREES

RSVP project area street widths will be selected to minimize the impact on trees. Ash trees will be removed as part of the Parks and Recreation Structured Removal program. New trees will be planted as part of the boulevard restoration, following the City's master tree planting plan.

TIME SCHEDULE

The projects will begin construction in the spring and summer of 2014 and be completed by the fall of 2014. There will be further restrictions on the amount of time work is done on individual segments of streets.

Montana-Greenbrier RSVP (Area 24) 14-P-8163

COST ESTIMATE

Construction	\$ 6,868,575
Engineering	\$ 1,339,372
Miscellaneous	\$ 425,000
TOTAL	\$ 8,632,947

ESTIMATED FINANCING

Street Improvement Bonds	\$ 7,656,424
Stormwater Quality Improvements	\$ 169,830
SPRWS	\$ 679,320
Major Sewer Repairs	\$ 127,373
TOTAL	\$ 8,632,947

Fairview-Bohland RSVP (Area 84) 14-P-8160

COST ESTIMATE

Construction	\$ 2,778,592
Engineering	\$ 541,825
Miscellaneous	\$ 175,000
TOTAL	\$ 3,495,417

ESTIMATED FINANCING

Street Improvement Bonds	\$ 3,102,462
Stormwater Quality Improvements	\$ 68,340
SPRWS	\$ 273,360
Major Sewer Repairs	\$ 51,255
TOTAL	\$ 3,495,417

Maiden Lane, Nina to Western, and Virginia, Marshall to Dayton 14-P-XXXX
COST ESTIMATE

Construction	\$ 908,806
Engineering	\$ 177,217
Miscellaneous	\$ 57,160
TOTAL	\$ 1,143,183

ESTIMATED FINANCING

Street Improvement Bonds	\$ 1,128,183
SPRWS	\$ 15,000
TOTAL	\$ 1,143,183

8th Street, Wacouta to Wall, 14-P-XXXX
COST ESTIMATE

Construction	\$ 227,900
Engineering	\$ 44,438
Miscellaneous	\$ 14,500
TOTAL	\$ 286,838

ESTIMATED FINANCING

Street Improvement Bonds	\$ 286,838
TOTAL	\$ 286,838

ALL PROJECTS COMBINED
COST ESTIMATE

Construction	\$ 10,783,873
Engineering	\$ 2,102,852
Miscellaneous	\$ 671,660

PROJECT TOTAL \$ 13,558,385

ESTIMATED FINANCING

Street Improvement Bonds	\$ 12,173,907
Stormwater Quality Improvements	\$ 238,170
SPRWS	\$ 967,680
Major Sewer Repairs	\$ 178,628

PROJECT TOTAL \$ 13,558,385

The 2014 RSVP assessment rate for residential asphalt street paving and lighting is expected to be \$82.94 total per ASSESSABLE FOOT.

The assessment rate for brick street paving without lighting on Maiden Lane is expected to be approximately \$100.00 per ASSESSABLE FOOT.

The assessment rate for brick street paving, resetting granite curb, and lighting on Virginia Street is expected to be approximately \$150.00 total per ASSESSABLE FOOT.

The assessment rate for street paving and lighting on 8th Street is expected to be \$82.94 total per ASSESSABLE FOOT.

SOURCE OF ADDITIONAL INFORMATION

For additional information, contact Project Engineer Lisa Falk-Thompson, 651-266-6117.

SUMMARY AND RECOMMENDATION

The Department of Public Works feels that this is a necessary and worthwhile project, and the Engineering Recommendation is for approval of the project and financing.

Respectfully submitted,

Lisa Falk-Thompson
Public Works