



## STAFF REPORT

DATE: November 10, 2020  
**DISCUSSION**

**AGENDA ITEM:** 55<sup>th</sup> St N Vacated Street

**SUBMITTED BY:** Kristina Handt, City Administrator

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### **BACKGROUND:**

At June work session council the council began discussions about getting back the portion of 55<sup>th</sup> St N that was previously vacated. Information from the city attorney about the current ownership, Carriage Station (Lots 1-9, Block 4 and Outlot A), and some of the lots deeded land to the properties to the north as required during the vacation was discussed at that meeting as well as the anticipated costs to get the right of way deeded back to the city (high level estimate was \$40,000 per property). If the City wishes to re-establish this right-of-way, since all of the vacated right-of-way property is owned in fee by the adjacent property owners, the City will need to acquire easements from these property owners. If the property owners do not wish to give the City an easement, the City may condemn for these purposes.

### **ISSUE BEFORE COUNCIL:**

Should the city pursue re-establishing 55<sup>th</sup> St to connect the Sanctuary neighborhood? If so, which road alignment should staff focus on?

### **PROPOSAL DETAILS/ANALYSIS:**

Following the June work session staff was asked to look further into what would be needed to re-establish 55<sup>th</sup> St N. The city engineer did a high level estimate of a couple options.

The first would be to acquire the land back and place the road in the same location it previously was. This would have it centered over the existing trail. The estimated construction costs (does not include land acquisition) would be \$580,000. This would require the acquisition of land from 11 property owners.

The second option would be to shift the road to the north once past the intersection with Marquess Trail. The construction costs for this option is \$200,000 more or \$780,000. This would require the acquisition of land from 2 property owners.

### **FISCAL IMPACT:**

Option 1: High level estimate is \$1,020,000

Option 2: High level estimate is \$860,000

### **ATTACHMENT:**

- City Engineer emailed info
- Option 1 Construction Cost Estimate from City Engineer
- Option 2 Construction Cost Estimate from City Engineer

**From:** [Jack Griffin](#)  
**To:** [Kristina Handt](#)  
**Cc:** [Marty Powers](#); [Chad Isakson](#)  
**Subject:** 55th Street Extension - EOC  
**Date:** Tuesday, August 18, 2020 3:03:46 PM  
**Attachments:** [55th Street Improvements EOC-Ex Alignment.pdf](#)  
[55th Street Improvements EOC-Shift North.pdf](#)

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**Caution:** This email originated outside our organization; please use caution.

Attached are my estimate of costs for the extension of 55th Street along the north side of Carriage Station. The first EOC is for the extension, roughly 1,200 feet of roadway (26 feet in width to match the segment abutting CSAH 14) with the alignment centered over the existing public trail. Amount is \$580,000.

The second estimate is for the extension, roughly 1,200 feet of roadway (26 feet in width to match the segment abutting CSAH 14) with the alignment shifting to the north, once past the intersection with Marquess Trail. Amount is \$780,000 or plus another \$200K.

- Both estimates are conservative and assume extensive tree clearing and grubbing, and both assume significant soil correction and subgrade preparation being required before the road can be constructed. However, the latter estimate involves grading and soil correction work over a much larger area.
- No R/W acquisition has been included for either option.
- The second estimate has the added benefit of allowing the existing trail to remain with the roadway construction to the north of the trail. Perhaps the roadway can be made more narrow with the trail being in place.
- Both estimates are preliminary and should not be used beyond high level planning.

Thanks ~Jack

John (Jack) W. Griffin, P.E.  
Principal / Sr. Municipal Engineer

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**55TH STREET NORTH FROM MARQUESS TRAIL TO WELL NO. 2  
STREET AND STROM SEWER IMPROVEMENTS  
CITY OF LAKE ELMO, MINNESOTA**



**ENGINEER'S OPINION OF PROBABLE COST**

**55TH STREET NORTH EXTENSION - FOLLOWING EXISTING TRAIL ALIGNMENT**

**DATE: AUGUST 2020**

Item	Description	Quantity	Unit	Unit price	Total Cost
1	MOBILIZATION	1.00	LS	\$19,400.00	\$19,400
2	TRAFFIC CONTROL	1.00	LS	\$9,700.00	\$9,700
3	SILT FENCE	1,800.00	LF	\$3.00	\$5,400
4	CLEAR AND GRUB	1.00	LS	\$20,000.00	\$20,000
5	SAWCUT PAVEMENT (ALL TYPES)	52.00	LF	\$3.00	\$156
6	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT	3,682.42	SY	\$3.00	\$11,047
7	FULL DEPTH RECLAIM	615.75	SY	\$2.00	\$1,232
8	COMMON EXCAVATION (CV) (P)	4,254.17	CY	\$13.00	\$55,304
9	SUBGRADE CORRECTION	255.56	CY	\$26.00	\$6,644
10	GEOTEXTILE FABRIC TYPE S	3,466.67	SY	\$5.00	\$17,333
11	SUBGRADE PREPARATION	12.90	RS	\$200.00	\$2,580
12	SELECT GRANULAR BORROW (CV), SPEC 3149.2B	3,002.95	CY	\$16.00	\$48,047
13	CLASS 6, AGGREGATE BASE, 100% CRUSHED LIMESTONE	1,579.98	TN	\$15.00	\$23,700
14	TYPE SP 12.5 BITUMINOUS NON-WEARING COURSE (SPNWB230C)	422.93	TN	\$70.00	\$29,605
15	TYPE SP 9.5 BITUMINOUS WEARING COURSE (SPWEA230C)	422.93	TN	\$65.00	\$27,491
16	BITUMINOUS MATERIAL FOR TACK COAT	248.44	GAL	\$3.00	\$745
17	CLASS 6 AGGREGATE SHOULDERING - 100% CRUSHED LIMESTONE	137.45	TN	\$20.00	\$2,749
18	CONCRETE CURB AND GUTTER	2,682.74	LF	\$13.00	\$34,876
19	4" PVC PERF EDGE DRAIN W/BACKFILL & WRAP	1,082.74	LF	\$18.00	\$19,489
20	2 X 3 CATCH BASIN W/CASTING	3.00	EA	\$2,000.00	\$6,000
21	STORM SEWER MANHOLE	3.00	EA	\$3,500.00	\$10,500
22	STORM SEWER MANHOLE W/ SUMP	1.00	EA	\$4,000.00	\$4,000
23	12" RCP STORM SEWER PIPE	78.00	LF	\$38.00	\$2,964
24	15" RCP STORM SEWER PIPE	350.00	LF	\$40.00	\$14,000
25	18" RCP STORM SEWER PIPE	600.00	LF	\$45.00	\$27,000
26	18" FLARED END SECTION	1.00	EA	\$1,200.00	\$1,200
27	CLASS 3 RIP RAP W/GEOTEXTILE FABRIC	6.00	CY	\$100.00	\$600
28	IMPORT AND PLACE TOPSOIL BORROW	401.17	CY	\$20.00	\$8,023
29	SEEDING, FERTILIZER AND WOOD FIBER BLANKET	2,407.00	SY	\$2.50	\$6,018

Estimated TOTAL Construction Cost \$415,804

Contingencies at 10%	\$42,000
Easement Acquisition (Legal and Land Survey Services)	\$0
Engineering Services: Feasibility Report:	\$12,000
Engineering Services: Design and Construction Administration:	\$60,000
Full-Time Construction Observation:	\$26,000
Geotechnical Engineering:	\$15,000
Legal, Fiscal and Administration:	\$9,000

**Total Estimated Project Cost: \$580,000**

**55TH STREET NORTH FROM MARQUESS TRAIL TO WELL NO. 2  
STREET AND STROM SEWER IMPROVEMENTS  
CITY OF LAKE ELMO, MINNESOTA**



**ENGINEER'S OPINION OF PROBABLE COST**

**55TH STREET NORTH EXTENSION - SHIFTING ALIGNMENT TO THE NORTH**

**DATE: AUGUST 2020**

Item	Description	Quantity	Unit	Unit price	Total Cost
1	MOBILIZATION	1.00	LS	\$19,400.00	\$19,400
2	TRAFFIC CONTROL	1.00	LS	\$9,700.00	\$9,700
3	SILT FENCE	1,800.00	LF	\$3.00	\$5,400
4	CLEAR AND GRUB	1.00	LS	\$20,000.00	\$20,000
5	SAWCUT PAVEMENT (ALL TYPES)	52.00	LF	\$3.00	\$156
6	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT	3,682.42	SY	\$3.00	\$11,047
7	FULL DEPTH RECLAIM	615.75	SY	\$2.00	\$1,232
8	COMMON EXCAVATION (CV) (P)	4,254.17	CY	\$13.00	\$55,304
9	SUBGRADE CORRECTION	255.56	CY	\$26.00	\$6,644
10	GEOTEXTILE FABRIC TYPE S	3,466.67	SY	\$5.00	\$17,333
11	SUBGRADE PREPARATION	12.90	RS	\$200.00	\$2,580
12	SELECT GRANULAR BORROW (CV), SPEC 3149.2B	3,002.95	CY	\$16.00	\$48,047
13	CLASS 6, AGGREGATE BASE, 100% CRUSHED LIMESTONE	1,579.98	TN	\$15.00	\$23,700
14	TYPE SP 12.5 BITUMINOUS NON-WEARING COURSE (SPNWB230C)	422.93	TN	\$70.00	\$29,605
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17	CLASS 6 AGGREGATE SHOULDERING - 100% CRUSHED LIMESTONE	137.45	TN	\$20.00	\$2,749
18	CONCRETE CURB AND GUTTER	2,682.74	LF	\$13.00	\$34,876
19	4" PVC PERF EDGE DRAIN W/BACKFILL & WRAP	1,082.74	LF	\$18.00	\$19,489
20	2 X 3 CATCH BASIN W/CASTING	3.00	EA	\$2,000.00	\$6,000
21	STORM SEWER MANHOLE	3.00	EA	\$3,500.00	\$10,500
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26	18" FLARED END SECTION	1.00	EA	\$1,200.00	\$1,200
27	CLASS 3 RIP RAP W/GEOTEXTILE FABRIC	6.00	CY	\$100.00	\$600
28	IMPORT AND PLACE TOPSOIL BORROW	401.17	CY	\$20.00	\$8,023
29	SEEDING, FERTILIZER AND WOOD FIBER BLANKET	2,407.00	SY	\$2.50	\$6,018
30	ADDITIONAL CLEARING, GRADING, SUBGRADE CORRECTION FOR REALIGNMENT	1.00	LS	\$154,000	\$154,000
Estimated TOTAL Construction Cost					\$569,804
Contingencies at 10%				\$57,000	
Easement Acquisition (Legal and Land Survey Services)				\$0	
Engineering Services: Feasibility Report:				\$15,000	
Engineering Services: Design and Construction Administration:				\$75,000	
Full-Time Construction Observation:				\$34,000	
Geotechnical Engineering:				\$18,000	
Legal, Fiscal and Administration:				\$11,000	
<b>Total Estimated Project Cost:</b>					<b>\$780,000</b>