

BRODERICK BOULEVARD IMPROVEMENTS

CITY PROJECT 2015-09D

COUNCIL WORK SESSION
FEBRUARY 2015

PROJECT OVERVIEW

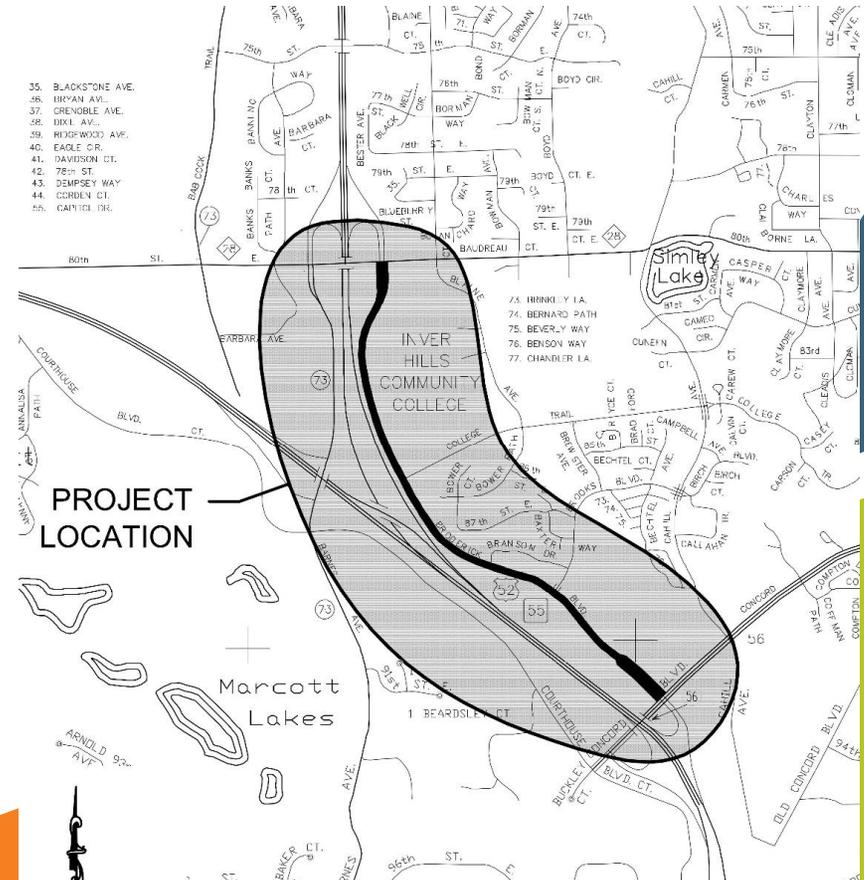
- **Broderick Boulevard Improvements**
80th Street to Concord Boulevard

- **North Segment**
80th Street to College Trail

- Full-depth mill and re-pave
- 10-foot bituminous trail
- 80th Street intersection improvements

- **South Segment**
College Trail to Concord Blvd

- Access modification and lane configurations
- Bike/pedestrian improvements
- Pavement rehab/reconstruction options

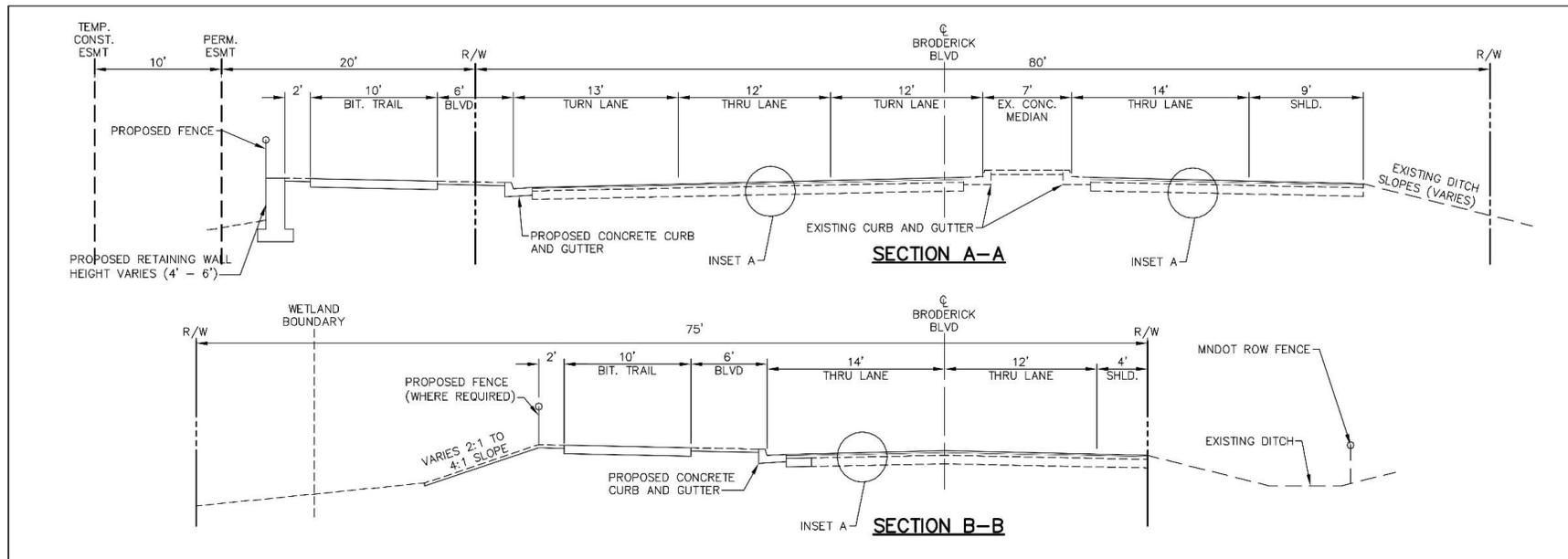


BRODERICK BOULEVARD - NORTH SEGMENT



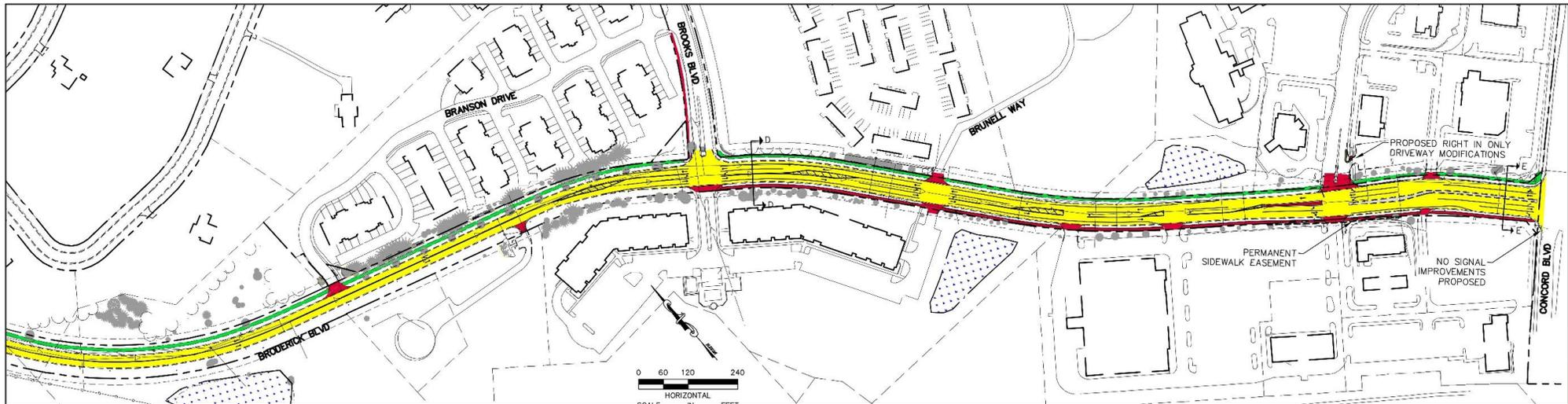
- Full-depth mill and re-pave
- 10-foot bituminous trail
- 80th Street intersection improvements

NORTH SEGMENT BITUMINOUS TRAIL IMPROVEMENTS



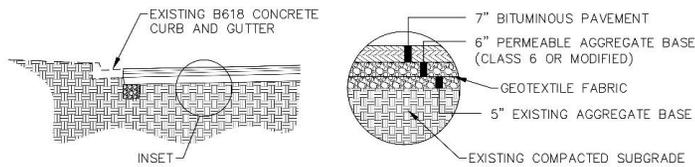
- Requires curb and gutter on east side of roadway
- Requires retaining wall to avoid wetland impacts

BRODERICK BOULEVARD - SOUTH SEGMENT



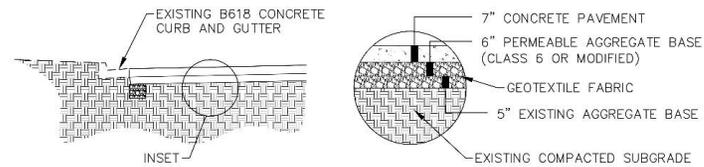
- Access modification and lane configurations
- Bike/pedestrian improvements
- Pavement rehab/reconstruction options

SOUTH SEGMENT PAVEMENT REHAB/RECONSTRUCTION OPTIONS



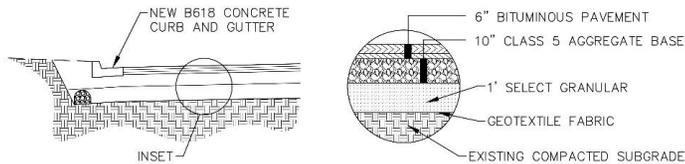
OPTION 1 (20 YEAR DESIGN LIFE)

REMOVE AND REPLACE AGGREGATE BASE
PROJECT COST = \$2.45 MILLION
LIFE CYCLE COST = \$125,000 - \$135,000/YR



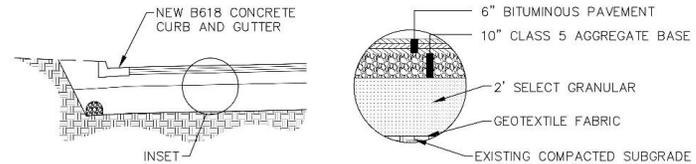
OPTION 2 (50 YEAR DESIGN LIFE)

REMOVE AND REPLACE AGGREGATE BASE,
CONCRETE PAVEMENT
PROJECT COST = \$3.25 MILLION
LIFE CYCLE COST = \$100,000 - \$110,000/YR



OPTION 3 (35 YEAR DESIGN LIFE)

FULL RECONSTRUCTION WITH 1' SAND SUBBASE
PROJECT COST = \$3.05 MILLION
LIFE CYCLE COST = \$105,000 - \$115,000/YR



OPTION 4 (50 YEAR DESIGN LIFE)

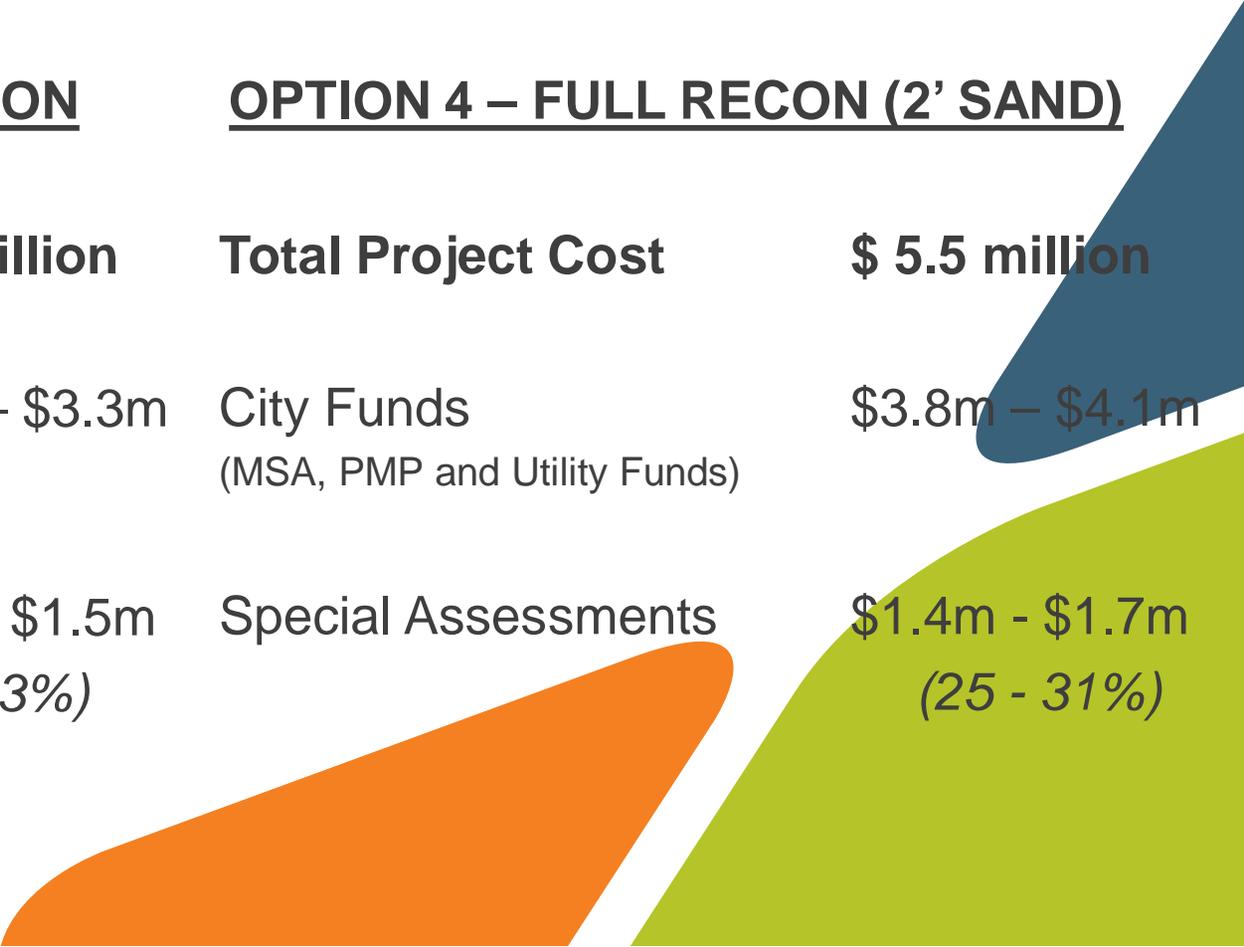
FULL RECONSTRUCTION WITH 2' SAND
SUBBASE
PROJECT COST = \$3.35 MILLION
LIFE CYCLE COST = \$90,000 - \$100,000/YR

PROJECT COSTS AND FUNDING

OPTION 1 – PARTIAL RECON

OPTION 4 – FULL RECON (2' SAND)

Total Project Cost	\$ 4.6 million	Total Project Cost	\$ 5.5 million
City Funds (MSA, PMP and Utility Funds)	\$3.1m – \$3.3m	City Funds (MSA, PMP and Utility Funds)	\$3.8m – \$4.1m
Special Assessments	\$1.3m - \$1.5m (28 – 33%)	Special Assessments	\$1.4m - \$1.7m (25 - 31%)



PRELIMINARY ASSESSMENTS



City Project No. 2015-09D
Broderick Boulevard Reconstruction
City of Inver Grove Heights, MN



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1/29/15

ASSESSMENT SUMMARY

- Total Assessments = \$1.3 Million - \$1.7 Million
- City Standard Front Footage Assessment Policy
 - Approx. 50% is non-assessable MnDOT Frontage
 - Inver Hills Community College, multi-family residential, commercial, and 1 single family property
- Estimated Assessment Cap Amounts
 - Up to \$0.75/sq ft – Commercial
 - \$2,000/unit – Multi-family
 - Full benefit appraisals are recommended prior to finalizing preliminary assessment roll

ARBOR POINTE COMMERCIAL DEVELOPMENT

- Total assessments to Arbor Pointe Commercial Development \$400,000 - \$500,000
 - Total assessments to 4 vacant parcels \$175,000 - \$225,000
 - City completed Arbor Pointe Retail Analysis in 2014
 - High priority area for City
 - Current market indicates Arbor Pointe retail will continue to be challenging environment
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SCHEDULE/NEXT STEPS

Receive input from City Council

- *Pavement rehab/reconstruction options*
- *Arbor Pointe assessment approach*

February 2nd, 2015

Neighborhood meetings and
Arbor Pointe property meetings

February/March 2015

Council receive feasibility report

April 2015

Final Design

Summer/Fall 2015

Potential Construction Start

TBD



QUESTIONS?

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