2020 Roadway Rehabilitation Project Overview

Background:
The majority of residential streets in the 2020 Roadway Rehabilitation area were constructed in the mid to late 1990s and are 30 to 32 feet wide with concrete curb and gutter. The existing pavement condition is declining and the area is anticipated to require significant ongoing pavement maintenance.

General Project Scope:
- Pavement - combination of full depth pavement removal/replacement and mill & overlay. All roadways within the project area will receive a new pavement surface.
- Concrete Curb/Gutter - combination of 100% removal/replacements and spot removal/replacements.
- Minor storm sewer, sanitary sewer and watermain system repairs.
- Trail replacement along Woodbury Crossing, Prairie Oak Trail, Timberwood Road, Oakridge Trail, and Savanna Oaks Lane.
- Trail construction along Magnolia Drive and Woodbury Crossing.
- Topsoil, seed and hydro-mulch turf restoration.
- Information regarding the project can be found on the city's website at www.woodburymn.gov/roadrehab2020

Stop Sign Removals:
- Timberwood Road Island stop signs
- Magnolia Drive at Savanna Oaks Lane
- Savanna Oaks Bay at Savanna Oaks Lane
- Oak Ridge Trail at Savanna Oaks Lane
- Prairie Oak Trail at Woodbury Crossing

Estimated Project Costs and Funding:
- Estimated total project cost for the 2020 Roadway Rehabilitation project: **$3,145,860.**
- The city's finance policy requires adjacent residential properties with direct access or access to connecting private streets to pay a portion of the project costs by special assessment. See the Feasibility Report on the city's website for calculation methods.
- City pays 100% of non-assessable parcels or city-owned property frontage and remaining non-assessed costs.
- Half of the assessment is based on a "per unit" approach; the other half is based on the amount of street frontage of each housing type. See Feasibility Report on the city's website for calculation methods.
- A representative benefit appraisal has been performed for each housing type to ensure the assessment amount does not exceed the actual benefit received from rehabilitating the streets.
- The costs for storm water quality improvements, sanitary sewer, and watermain maintenance are not assessed as they are considered utility maintenance items.

Assessment Summary – 2020 Roadway Rehabilitation Area:

Residential		
Single Family (238 Units)		$2,689.00
Detached Townhome (102 Units)		$2,280.00
Multi-Family (136 Units)		$1,344.00
Commercial Properties		
16-028-21-13-0085	Woodbury Crossing Offices LLP	$13,775.00
16-028-21-24-0091	Robert Engstrom Companies	$14,162.72
16-028-21-24-0092	Pioneer Radio Property LLC	$4,337.87
16-028-21-24-0095	MSA Building Co	$13,124.12

- Contact Deb Score in the City's Finance Department at 651-714-3537 regarding assessment questions and payment options.
- Final assessments have not been determined. Actual assessment amounts will be available prior to the assessment hearing.
- Assessment Hearing is scheduled for the March 18, 2020 City Council meeting.
- Interest free payment deadline is 30 days after the assessment hearing.
- Unpaid assessments are payable over 15 years and collected with property taxes.
- Contact Mike Hejna in the City's Engineering Department at 651-714-3593 regarding construction questions.

Anticipated Project Schedule:

Neighborhood Meeting No. 1	August 1, 2019
Neighborhood Meeting No. 2	October 29, 2019
Public Improvement Hearing, Order Project, Approve Preliminary Reports, Authorize Preparation of Plans & Specifications	November 6, 2019
Approve Plans & Specifications, Set Bid Date	December 11, 2019
Open Bids	January 30, 2020
Neighborhood Meeting No. 3	March 5, 2020
Assessment Hearing, Award Construction Contract	March 18, 2020
Neighborhood Meeting No. 4	April 2020
Begin Construction	May 2020
Complete Construction	October 2020