

CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Feasibility Report

For:

Sylvan Bay Overlays and Utilities

(1st Street SW, 12th Avenue SW, 11th Avenue SW and 10th Avenue SW)

City Project 2015-1

January 9, 2023

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EXECUTIVE SUMMARY

City Project 2015-1, Sylvan Bay Overlays and Utilities Project, involves the reconstruction of 0.90 miles of roadway, storm sewer, sanitary sewer, water main and associated appurtenances. The improvements are located in the Sylvan Bay area of southwest Grand Rapids. *The locations and detail associated with the proposed improvements are represented on the figures within the body of this report.*

The Engineering Departments opinion of cost for City Project 2015-1 is as follows:

Opinion of Cost

Construction Cost	\$3,233,634
10% Contingency	\$323,363
Engineering	\$646,727
Legal/Publishing/Easement	\$5,000
Administration	\$64,673
Cost of Issuance	\$129,345
Arts and Culture	\$48,505
Total Project Cost	\$4,451,246

This project will be financed as follows:

Proposed Financing

GRPU – Sanitary	\$814,878
GRPU – Water	\$1,004,455
GRPU - Street	\$684,081
G.O. Bonding	\$1,947,833
Total	\$4,451,246

This project is feasible. It will complete necessary pavement rehabilitation as well as replace aging utilities.

Regards,

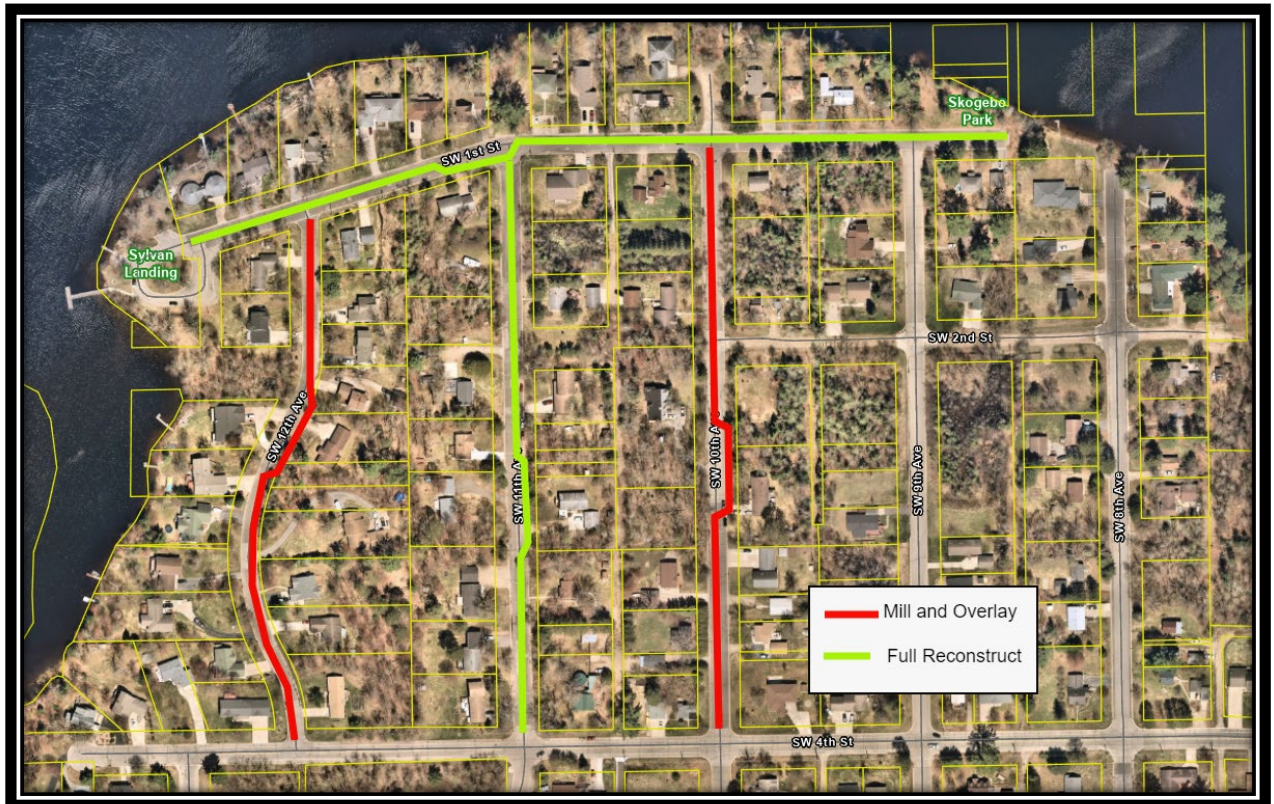


Matt Wegwerth, PE
Public Works Director / City Engineer

Cc: Tom Pagel, City Administrator
Barb Baird, Finance Director
Julie Kennedy, GRPU General Manager
Steve Mattson, GRPU Water and Sewer Department Manager

PROJECT BACKGROUND AND SCOPE

The project involves pavement rehabilitation of 12th Avenue SW, 10th Avenue SW and the full reconstruction of 11th Avenue SW and 1st Street SW. The project will include the improvements of roadway, storm sewer, sanitary sewer, water main, street lights, sidewalks, and associated appurtenances. See figure below for general location and extent of work.

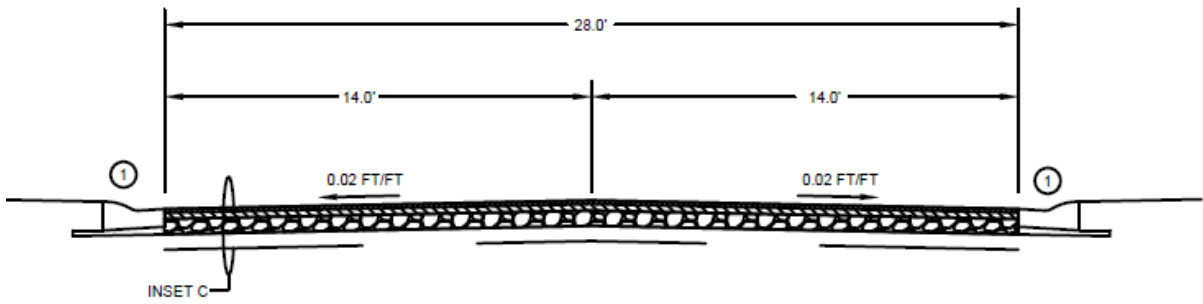


PROJECT DESCRIPTION

ROADWAY

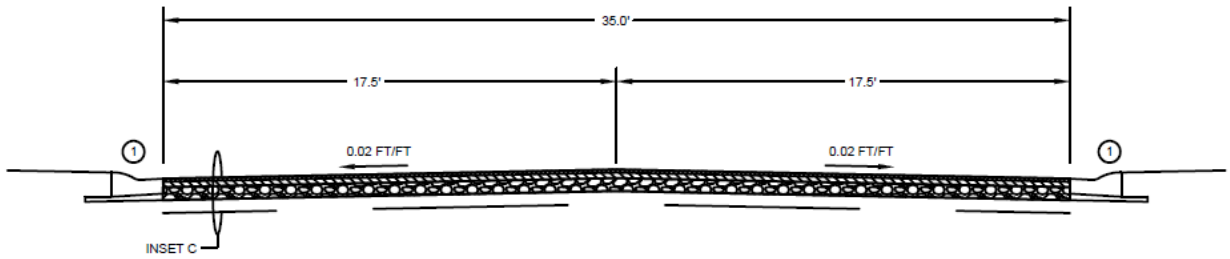
12th Avenue SW and 10th Avenue SW, The pavement on both streets will be milled/reclaimed, new aggregate base and bituminous pavement placed. 12th Avenue SW will remain 30' face to face and 10th Avenue SW will remain 37' face to face. Spot repairs to the subgrade and curb and gutter will be made as needed along with storm sewer replacement.





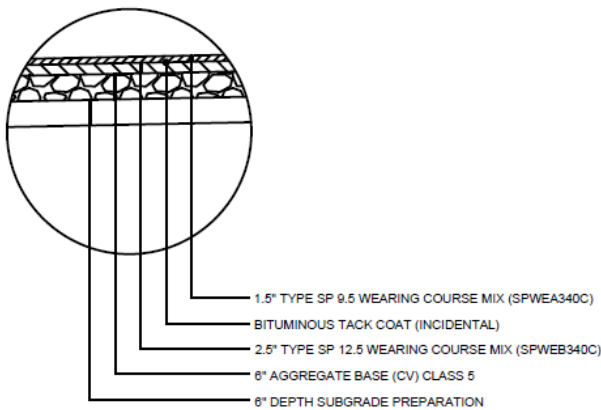
① SPOT CURB REPLACEMENT

PROPOSED PARTIAL RECONSTRUCT
(BITUMINOUS PAVEMENT AND AGGREGATE BASE)
12TH AVENUE SW



① SPOT CURB REPLACEMENT

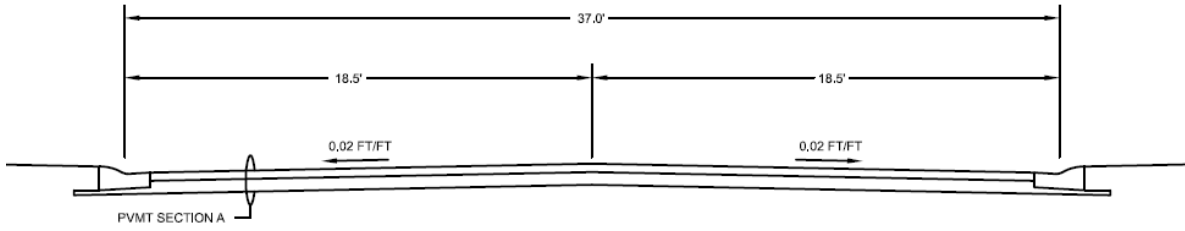
PROPOSED PARTIAL RECONSTRUCT
(BITUMINOUS AND AGGREGATE BASE)
10TH AVENUE SW



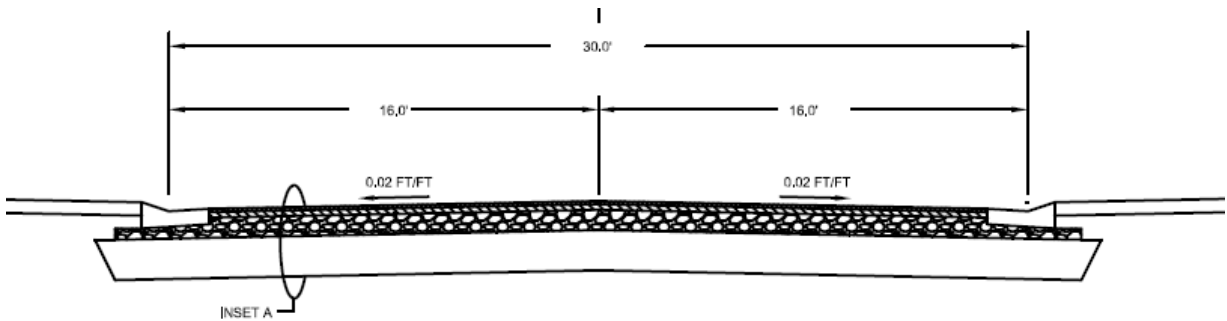
INSET C

1st Street SW and 11th Avenue SW, The pavement on both streets will be fully reconstructed after utilities are replaced. Streets will be narrowed from 37' face to face to 32' face to face to meet current standards.

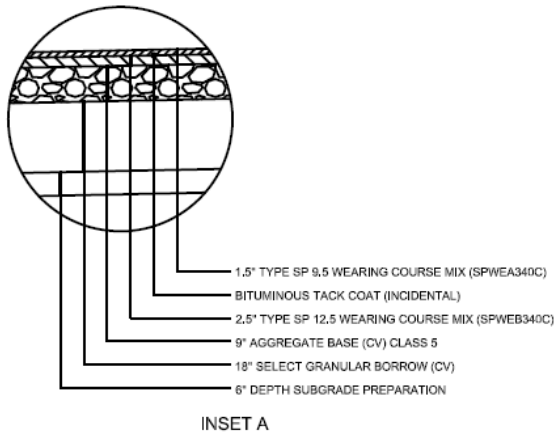




EXISTING TYPICAL SECTION
1ST STREET SW, 11TH AVENUE SW & 10TH AVENUE SW

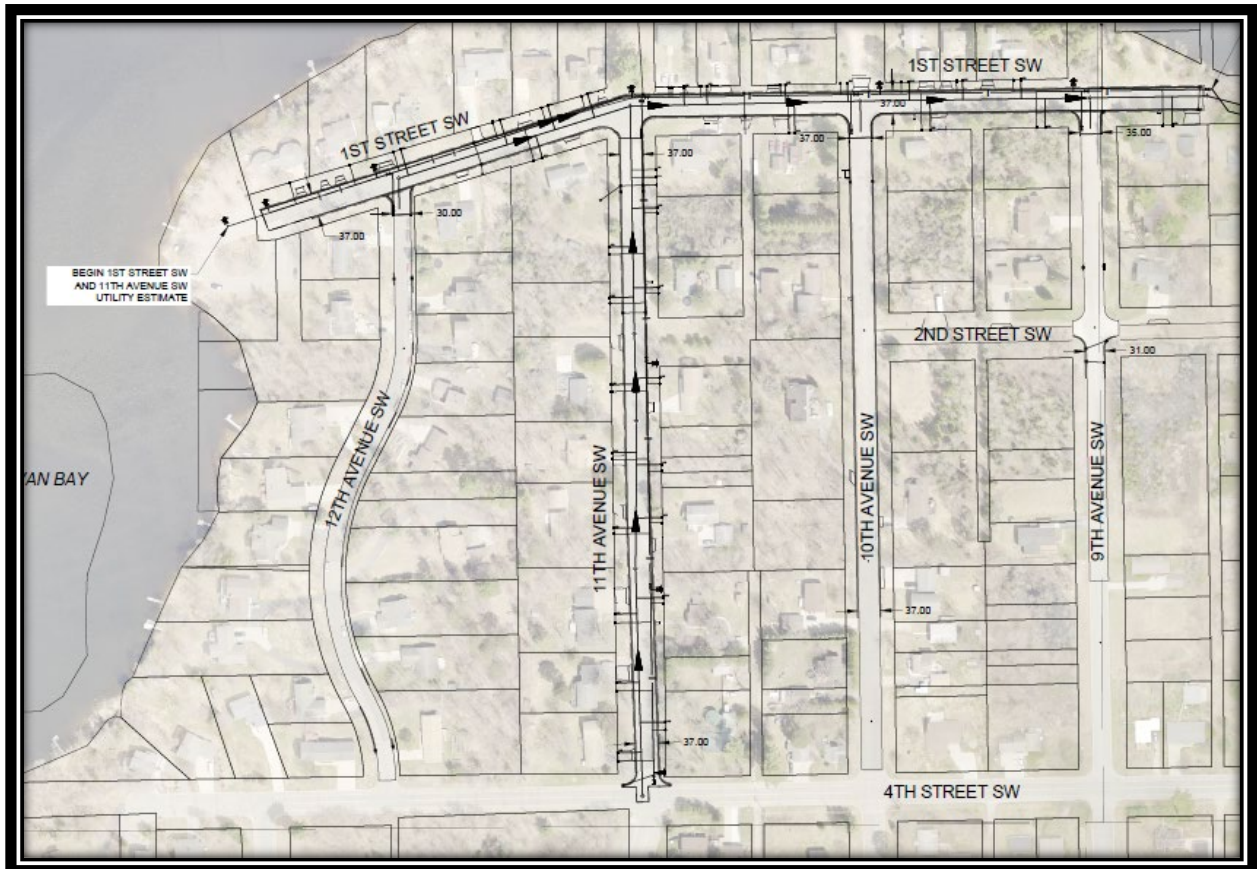


PROPOSED TYPICAL SECTION
1ST STREET SW & 11TH AVENUE SW



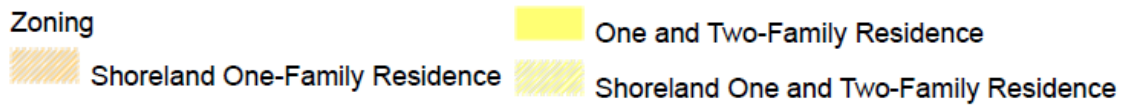
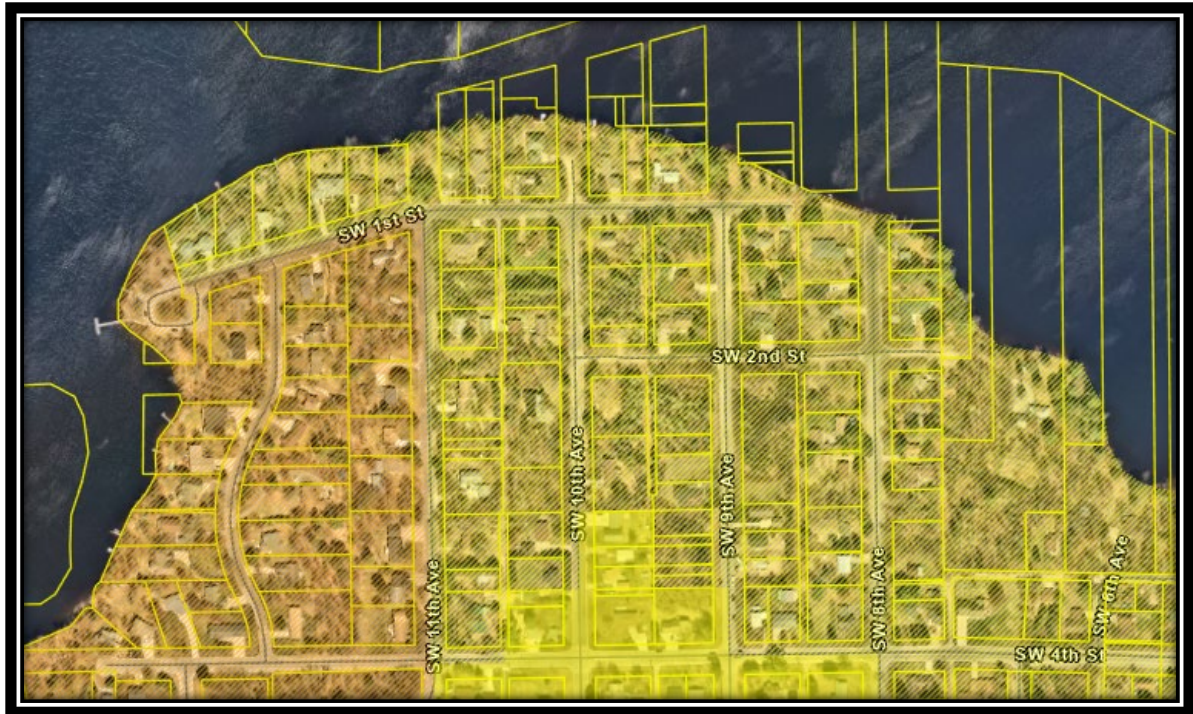
WATER MAIN AND SANITARY SEWER

Water main and sanitary sewer will be replaced on 11th Avenue SW, from 4th Street SW to 1st Street SW, and on 1st Street SW from the Sylvan Landing to 9th Avenue SW. See below for proposed locations.



ZONING

The zoning within the project area is a mix of Shoreland One-Family Residence, One and Two-Family Residence and Shoreland One and Two-Family Residence, See zoning maps below.



PUBLIC MEETINGS

A neighborhood meeting has not been held for this project. During the design phase, a public meeting will be coordinated to gather input.

PROJECT SCHEDULE

The project is tentatively scheduled to advance as follows:

Feasibility Report to council	January 9, 2023
Order Plans & Specifications	January 9, 2023
Approve Plans and Advertise for Bids	February 2023
Open Bids	March 2023
Award Contract	April 2023
Construction Begins	May 2023
Substantial Completion	August 2023

PROJECT COST AND FINANCING

The project will be funded by the City of Grand Rapids and the Grand Rapids Public Utilities. The City no longer specially assesses for reconstruction projects.

The Engineering Departments opinion of cost for City Project 2015-1 is as follows:

Opinion of Cost

Construction Cost	\$3,233,634
10% Contingency	\$323,363
Engineering	\$646,727
Legal/Publishing/Easement	\$5,000
Administration	\$64,673
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Total Project Cost	\$4,451,246

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GRPU - Street	\$684,081
G.O. Bonding	\$1,947,833
Total	\$4,451,246

PROJECT NEED

The roadways and utilities have reached the point of needing to be replaced. The Engineering Department supports the improvements as described in this report.

COST EFFECTIVENESS

The materials and methods that will be employed to construct these improvements have been proven to be a cost effective means by which to provide adequate pavements and utility mains.

APPENDIX A -Detailed Project Costs

Project Cost			
Construction Cost	\$3,233,634	Street Lighting	
10% Contingency	\$323,363	Construction Cost	\$70,300
Engineering	\$646,727	Non- Construction	\$26,471
Legal/Publishing/Easement	\$5,000	Total Storm Sewer	\$96,771
Administraion	\$64,673		
Cost of Issuance	\$129,345	Sanitary Sewer Main	
Arts and Culture	\$48,505	Construction Cost	\$591,973
Total Project Cost	\$4,451,246	Non- Construction	\$222,905
% Non-Construction	37.65%	Total Sanitary - GRPU	\$814,878
Streets		Water Main	
Construction Cost	\$1,028,749.50	Construction Cost	\$729,692
Non- Construction	\$387,372	Non- Construction	\$274,763
Total Streets	\$1,416,121	Total Water Main	\$1,004,455
Storm Sewer		GRPU Streets	
Construction Cost	\$315,965	Construction Cost	\$496,954
Non- Construction	\$118,975	Non- Construction	\$187,126
Total Storm Sewer	\$434,940	Total Water Main	\$684,081