



**2020-2026 PAVEMENT MANAGEMENT PLAN
CITY OF BIG LAKE, MN**

JANUARY 11, 2018

Note: This document shall be periodically updated.

Revised January 2020

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INTRODUCTION

This report provides a preliminary analysis of cost of likely street construction projects that are needed to keep city streets in good condition. Streets in higher condition are safer because they have higher skid resistance and typically do not pool water on the pavement. They also decay at a slower rate, so it can be more economical to maintain at a higher condition.

All street segment were rated in 2017 with the PASER rating system. Streets were divided into segments by intersection or when there is a change in width, right of way, curbing or condition. Each segment was rated between 1 (worst) and 10 (new).

This report considers two different options for street rehabilitation when the PASER rating is 5 or less, full depth reclamation or bituminous mill and overlay will be considered. Bituminous mill and overlay includes replacing approximately 1.5” - 2” of asphalt, repairing curb and base, working on utilities and upgrading pedestrian ramps to meet ADA standards. Full depth reclamation includes replacing asphalt and improving aggregate. Storm sewer and streetlights will also be added if necessary (if there looks to be more than 350’ between streetlights), utility work will be done, and a sidewalk will be constructed on one side. Reconstruction will likely include reclamation, curbing, pavement and utility upgrades.

There is assumed to be 5% per year increase of construction costs, considered from 2018.

2020 – 2026 FINANCES

FUNDING SUMMARY			
Project Year	Total Construction Cost	Special Assessments	Local Funds (Balance)
2020	\$3,149,563.63	\$787,390.91	\$2,362,172.73
2022	\$3,457,572.27	\$864,393.07	\$2,593,179.21
2024	\$2,714,137.64	\$678,534.41	\$2,035,603.23
2026	\$1,999,942.21	\$499,985.55	\$1,499,956.66
TOTALS	\$11,321,215.75	\$2,830,303.94	\$8,490,911.82

*Special Assessments are 25% of total project costs, and Local Funds are the balance of Total Construction Cost, after assessments have been subtracted.

Existing Conditions

Edgewater Pl. - Lakeshore Dr. to End of Street

Edgewater Place is a 20' wide residential dead end. The segment in this project is 148' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 4 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Euclid Ave. - Lakeshore Dr. to Highway 10

Euclid Avenue is a 19'-36' wide street. The segment in this project is 2152' long. Most of the street does not have curbs. This is a MSAS route. It has no storm sewer. It has a 50-66' right of way. It is rated with a 3-4 on the PASER, so it is at a poor to fair condition. It does not fulfill the requirements for streetlights. For the middle section, the last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Euclid Cir. - Euclid Ave. to Cul-de-Sac

Euclid Circle is a 32' wide residential dead end. The segment in this project is 348' long. It has storm sewer and curb. It has a 66' right of way. There is a 102' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It does not fulfill the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Hennepin Ave. - Lakeshore Dr. to End of Street

Hennepin Avenue is a 20' wide residential dead end. The segment in this project is 453' long. It has no storm sewer or curb. It has a 50' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 2 on the PASER, so it is at a very poor condition. It fulfills the requirements for streetlights. This could be transferred to the 2024 project to save costs.

Highland Ave. - Lakeshore Dr. to End of Street

Highland Avenue is a 31' wide residential dead end. The segment in this project is 479' long. It has no storm sewer or curb. It has a 60' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 4 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Lake Ave. - Lakeshore Dr. to End of Street

Lake Avenue is a 21' wide residential dead end. The segment in this project is 528' long. It has no storm sewer or curb. It has a 50' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Leighton Cir. - Leighton Dr. to Cul-de-Sac

Leighton Circle is a 41' wide residential dead end. The segment in this project is 1647' long. It has curb but no storm sewer. It has a 66' right of way. There is a 100' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Leighton Dr. - Leighton Cir. to End of Street, Unnamed street stub on Leighton Dr.

Leighton Drive is a 36' wide residential street. The segment in this project is 1647' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate. There is a start of an unnamed street or park entrance that is not used on this street.

Maple Ln. - Lakeshore Dr. to End of Street

Maple Lane is a 36' wide residential street. The segment in this project is 1056' long. It has curb and storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It does not fulfill the requirements for streetlights.

Nicollet Ave. - Lakeshore Dr. to End of Street

Nicollet Avenue is a 20' wide residential dead end. The segment in this project is 1492' long. It has no storm sewer or curb. It has a 50' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 2 on the PASER, so it is at a very poor condition. It fulfills the requirements for streetlights. This could be transferred to the 2024 project to save costs.

Norwood Dr. - Lake St. to Cul-de-Sac

Norwood Drive is a 32' wide residential dead end. The segment in this project is 1664' long. It has storm sewer and curb. It has a 66' right of way. There is a Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It partly fulfills the requirements for streetlights. This could be transferred to the 2026 project to save costs.

Oak Ave. - Lakeshore Dr. to Oak St.

Oak Avenue is a 22' wide residential street. The segment in this project is 272' long. It has no storm sewer or curb. It has a 50' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Oak Cir. - Leighton Dr. to Cul-de-Sac

Oak Circle is a 32' wide residential dead end. The segment in this project is 238' long. It has curb but no storm sewer. It has a 66' right of way. There is a 100' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Oak St. - Oak Ave. to End of Street

Oak Street is a 22' wide residential dead end. The segment in this project is 175' long. It has no storm sewer or curb. It has a 50' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Red Oak Dr. - Lakeshore Dr. to End of Street

Red Oak Drive is a 20' wide residential dead end. The segment in this project is 528' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Shady Ln. - 380' on Street, from Lakeshore Dr.

Shady Lane is a 20' wide residential street. The segment in this project is 380' long. It has no storm sewer or curb. It has a 40' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights. The project end where it does on this street because the rest of the street is rated with a PASER of 6, so it is in good condition.

Sherburne Ave. - Lakeshore Dr. to Euclid Ave.

Sherburne Ave is a 22 wide residential street. The segment in this project is 1056' long. This is a MSAS route. It does not have curb or storm sewer. It has a 66' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It partly fulfills the requirements for streetlights.

Westwood Dr. - Lakeshore Dr. to End of Street

Westwood is a 20' wide residential dead end. The segment in this project is 528' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Project

Full Reconstruction

- Edgewater Pl. - Lakeshore Dr. to End of Street
- Euclid Ave. - Lakeshore Dr. to Highway 10
- Euclid Cir. - Euclid Ave. to Cul-de-Sac
- Hennepin Ave. - Lakeshore Dr. to End of Street
- Highland Ave. - Lakeshore Dr. to End of Street
- Lake Ave. - Lakeshore Dr. to End of Street
- Leighton Dr. - Euclid Ave to Leighton Cir.
- Nicollet Ave. - Lakeshore Dr. to End of Street
- Norwood Dr. - Lake St. to Cul-de-Sac
- Oak Ave. - Lakeshore Dr. to Oak St.
- Oak St. - Oak Ave. to End of Street
- Red Oak Dr. - Lakeshore Dr. to End of Street
- Shady Ln. - 380' on Street, from Lakeshore Dr.
- Sherburne Ave. - Lakeshore Dr. to Euclid Ave.
- Unnamed street stub on Leighton Dr.
- Westwood Dr. - Lakeshore Dr. to End of Street

Bituminous Mill and Overlay

- Leighton Cir. - Leighton Dr. to Cul-de-Sac
- Leighton Dr. - Euclid Ave to End of Street (West End)
- Maple Ln. - Lakeshore Dr. to End of Street
- Oak Cir. - Leighton Dr. to Cul-de-Sac

2020 STREET SUMMARY

Street	Location	Bituminous Mill and Overlay	Full Reconstruction	Curbing	Storm Sewer	Streetslights Needed	Poor Condition (PASEF less than 4)	MSAS
Edgewater Pl.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	0%	0%
Euclid Ave.	Lakeshore Dr. to Highway 10	0%	100%	32%	0%	1	42%	100%
Euclid Cir.	Euclid Ave. to Cul-de-Sac	0%	100%	100%	29%	1	100%	0%
Hennepin Ave.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	100%	0%
Highland Ave.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	0%	0%
Lake Ave.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	100%	0%
Leighton Cir.	Leighton Dr. to Cul-de-Sac	100%	0%	100%	0%	0	0%	0%
Leighton Dr.	Leighton Cir. to End of Street	52%	48%	100%	0%	0	7%	0%
Maple Ln.	Lakeshore Dr. to End of Street	100%	0%	100%	100%	2	0%	0%
Nicollet Ave.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	100%	0%
Norwood Dr.	Lake St. to Cul-de-Sac	0%	100%	0%	0%	1	100%	0%
Oak Ave.	Lakeshore Dr. to Oak St.	0%	100%	0%	0%	0	100%	0%
Oak Cir.	Leighton Dr. to Cul-de-Sac	100%	0%	100%	0%	0	0%	0%
Oak St.	Oak Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
Red Oak Dr.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	100%	0%
Shady Ln.	380' on Street, from Lakeshore Dr.	0%	100%	0%	0%	0	100%	0%
Sherburne Ave.	Lakeshore Dr. to Euclid Ave.	0%	100%	0%	0%	2	100%	100%
Unnamed street stub	On Leighton Dr.	0%	100%	100%	0%	0	0%	0%
Westwood Dr.	Lakeshore Dr. to End of Street	0%	100%	0%	0%	0	100%	0%
TOTALS		19%	81%	34%	9%	7	60%	26%

2020 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR RECONSTRUCTION

Street	Location	Length (LF)	Curbing (LF)	Reclamation (SY)	New Pavement (TN)	Aggregate Base (TN)	Storm Sewer (LF)	Streetslights (EA)
Edgewater Pl.	Lakeshore Dr. to End of Street	148	296	329	94	239	296	0
Euclid Ave.	Lakeshore Dr. to Highway 10	2,152	4,304	6,426	1,361	3,472	4,304	1
Euclid Cir.	Euclid Ave. to Cul-de-Sac	348	696	2,069	220	561	492	1
Hennepin Ave.	Lakeshore Dr. to End of Street	453	906	1,007	287	731	906	0
Highland Ave.	Lakeshore Dr. to End of Street	479	958	1,650	303	773	958	0
Lake Ave.	Lakeshore Dr. to End of Street	528	1,056	1,232	334	852	1,056	0
Leighton Dr.	Euclid Ave to Leighton Cir.	794	1,588	3,264	502	1,281	1,588	0
Maple Ln.	Lakeshore Dr. to End of Street	492	984	1,093	311	794	984	0
Norwood Dr.	Lake St. to Cul-de-Sac	1,664	3,328	4,935	1,052	2,685	3,328	1
Oak Ave.	Lakeshore Dr. to Oak St.	272	544	665	172	439	544	0
Oak Cir.	Oak Ave. to End of Street	175	350	428	111	282	350	0
Red Oak Dr.	Lakeshore Dr. to End of Street	528	1,056	1,173	334	852	1,056	0
Shady Ln.	380' on Shady Ln., from Lakeshore Dr.	380	760	844	240	613	760	0
Sherburne Ave.	Lakeshore Dr. to Euclid Ave.	1,056	2,112	2,581	668	1,704	2,112	2
Unnamed street stub	On Leighton Dr.	40	80	164	25	65	80	0
Westwood Dr.	Lakeshore Dr. to End of Street	528	1,056	1,173	334	852	1,056	0
TOTAL AMOUNT		10,037	20,074	29,035	6,348	16,193	19,870	5

2020 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR MILL AND OVERLAY

Street	Location	Length (LF)	Milling (SY)	Curb Repair (LF)	Base Repair (SY)	ADA Upgrade (EA)	Boulevard Restoration (LF)	Pavement (TN)
Leighton Cir.	Leighton Dr. to Cul-de-Sac	202	1,508	40	75	0	404	191
Leighton Dr.	Euclid Ave to End of Street (West End)	853	3,128	171	156	0	1,706	396
Maple Ln.	Lakeshore Dr. to End of Street	1,056	3,872	211	194	0	2,112	490
Oak Cir.	Leighton Dr. to Cul-de-Sac	238	1,522	48	76	0	476	193
TOTAL AMOUNT		2,349	10,031	470	502	0	4,698	1,269

2020 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIE'S COSTS FOR RECONSTRUCTION

Item	Amount	Unit Cost	Unit	Cost
Reclamation	29,035	\$3.31	SY	\$96,033.63
New Pavement	6,348	\$77.18	TN	\$489,937.96
Curbing	20,074	\$19.85	LF	\$398,368.53
Utility	10,037	\$11.03	LF	\$110,657.93
Aggregate Base	16,193	\$16.54	TN	\$267,792.18
Boulevard Restoration	20,074	\$11.03	LF	\$221,315.85
Driveway Restoration	20,074	\$22.05	LF	\$442,631.70
Sidewalk	10,037	\$27.56	LF	\$276,644.81
Miscellaneous	10,037	\$5.51	LF	\$55,328.96
Engineering	10,037	\$11.03	LF	\$110,657.93
Storm Sewer	19,870	\$22.05	LF	\$438,133.50
Streetlight	5	\$5,512.50	EA	\$27,562.50
TOTAL COST				\$2,935,065.48

2020 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIE'S COSTS FOR MILL AND OVERLAY

Item	Amount	Unit Cost	Unit	Cost
Mill Pavement Surface	10,031	\$2.76	SY	\$27,646.72
Curb Repair	470	\$27.56	LF	\$12,948.86
Base Repair	502	\$27.56	SY	\$13,823.36
ADA Upgrade	0	\$4,410.00	EA	\$0.00
Utility Work	2,349	\$5.51	LF	\$12,948.86
Boulevard Restoration	4,698	\$2.21	LF	\$10,359.09
New Pavement	1,269	\$77.18	TN	\$97,924.68
Miscellaneous	2,349	\$11.03	LF	\$25,897.73
Engineering	2,349	\$5.51	LF	\$12,948.86
TOTAL COST				\$214,498.16

2020 STREET REHABILITATION PROJECT: TOTAL ESTIMATED PROJECT COSTS

Street	Location	Estimated Street Cost	Estimated Streetlight Cost
Edgewater Pl.	Lakeshore Dr. to End of Street	\$42,610.49	\$0.00
Euclid Ave.	Lakeshore Dr. to Highway 10	\$625,016.66	\$5,512.50
Euclid Cir.	Euclid Ave. to Cul-de-Sac	\$99,980.54	\$5,512.50
Hennepin Ave.	Lakeshore Dr. to End of Street	\$130,422.64	\$0.00
Highland Ave.	Lakeshore Dr. to End of Street	\$139,844.62	\$0.00
Lake Ave.	Lakeshore Dr. to End of Street	\$152,209.83	\$0.00
Leighton Cir.	Leighton Dr. to Cul-de-Sac	\$27,421.32	\$0.00
Leighton Dr.	Leighton Cir. to End of Street	\$304,297.78	\$0.00
Maple Ln.	Lakeshore Dr. to End of Street	\$87,572.19	\$0.00
Nicollet Ave.	Lakeshore Dr. to End of Street	\$141,651.07	\$0.00
Norwood Dr.	Lake St. to Cul-de-Sac	\$483,172.54	\$5,512.50
Oak Ave.	Lakeshore Dr. to Oak St.	\$78,511.08	\$0.00
Oak Cir.	Leighton Dr. to Cul-de-Sac	\$28,766.88	\$0.00
Oak St.	Oak Ave. to End of Street	\$50,512.65	\$0.00
Red Oak Dr.	Lakeshore Dr. to End of Street	\$152,015.79	\$0.00
Shady Ln.	380' on Street, from Lakeshore Dr.	\$109,405.30	\$0.00
Sherburne Ave.	Lakeshore Dr. to Euclid Ave.	\$304,807.73	\$11,025.00
Unnamed street stub	On Leighton Dr.	\$11,766.25	\$0.00
Westwood Dr.	Lakeshore Dr. to End of Street	\$152,015.79	\$0.00
TOTAL COST		\$3,122,001.13	\$27,562.50

FUNDING SUMMARY

Street	Location	Total Construction Cost	Special Assessments	Local Funds (Balance)
Edgewater Pl.	Lakeshore Dr. to End of Street	\$42,610.49	\$10,652.62	\$31,957.86

Euclid Ave.	Lakeshore Dr. to Highway 10	\$630,529.16	\$157,632.29	\$472,896.87
Euclid Cir.	Euclid Ave. to Cul-de-Sac	\$105,493.04	\$26,373.26	\$79,119.78
Hennepin Ave.	Lakeshore Dr. to End of Street	\$130,422.64	\$32,605.66	\$97,816.98
Highland Ave.	Lakeshore Dr. to End of Street	\$139,844.62	\$34,961.15	\$104,883.46
Lake Ave.	Lakeshore Dr. to End of Street	\$152,209.83	\$38,052.46	\$114,157.37
Leighton Cir.	Leighton Dr. to Cul-de-Sac	\$27,421.32	\$6,855.33	\$20,565.99
Leighton Dr.	Leighton Cir. to End of Street	\$304,297.78	\$76,074.44	\$228,223.33
Maple Ln.	Lakeshore Dr. to End of Street	\$87,572.19	\$21,893.05	\$65,679.14
Nicollet Ave.	Lakeshore Dr. to End of Street	\$141,651.07	\$35,412.77	\$106,238.31
Norwood Dr.	Lake St. to Cul-de-Sac	\$488,685.04	\$122,171.26	\$366,513.78
Oak Ave.	Lakeshore Dr. to Oak St.	\$78,511.08	\$19,627.77	\$58,883.31
Oak Cir.	Leighton Dr. to Cul-de-Sac	\$28,766.88	\$7,191.72	\$21,575.16
Oak St.	Oak Ave. to End of Street	\$50,512.65	\$12,628.16	\$37,884.48
Red Oak Dr.	Lakeshore Dr. to End of Street	\$152,015.79	\$38,003.95	\$114,011.84
Shady Ln.	380' on Street, from Lakeshore Dr.	\$109,405.30	\$27,351.33	\$82,053.98
Sherburne Ave.	Lakeshore Dr. to Euclid Ave.	\$315,832.73	\$78,958.18	\$236,874.55
Unnamed street stub	On Leighton Dr.	\$11,766.25	\$2,941.56	\$8,824.69
Westwood Dr.	Lakeshore Dr. to End of Street	\$152,015.79	\$38,003.95	\$114,011.84
TOTALS		\$3,149,563.63	\$787,390.91	\$2,362,172.73

*Special Assessments are 25% of total project costs, and Local Funds are the balance of Total Construction Cost, after assessments have been subtracted.

Powell Cir. North

Powell Cir. North is a 28' wide residential dead end. The segment in this project is 247' long. It has no storm sewer or curb. It has a 66' right of way. There is an 80' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It does not fulfill the requirements for streetlights.

Powell Cir. West

Powell Cir. West is a 24' wide residential dead end. The segment in this project is 280' long. It has no storm sewer or curb. It has a 66' right of way. There is an 80' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 4 on the PASER, so it is at a fair condition. It does not fulfill the requirements for streetlights.

Powell St. N

Powell St. N is a 25'-26' wide residential street. The segment in this project is 2988' long. This is a MSAS route. It has no storm sewer or curb. It has a 66' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It partly fulfills the requirements for streetlights.

Vernon St.

Vernon St is a 28' wide residential dead end. The segment in this project is 528' long. It has no storm sewer or curb. It has a 66' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 4 on the PASER, so it is at a poor condition. It partly fulfills the requirements for streetlights.

Wall St.

Wall St. is a 32' wide residential street. The segment in this project is 528' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Will St.

Will St. is a 25' wide residential street. The segment in this project is 1056' long. It has no storm sewer or curb. It has a 66' right of way. It is rated with a 3 on the PASER, so it is at a poor condition. It partly fulfills the requirements for streetlights.

Project

Full Reconstruction

- Birch Ave. - Glenwood Ave. to Park Ave.
- Park Ave. - County Rd. 43 to Lake St.
- Powell Cir. East - Powell St. to Cul-de-Sac
- Powell Cir. North - Powell St. to Cul-de-Sac
- Powell Cir. West - Powell St. to Cul-de-Sac
- Powell St. N - Glenwood Ave. to Hiawatha Ave.
- Vernon St. - Park Ave. to End of Street
- Wall St. - Glenwood Ave. to Park Ave.
- Will St. - Powell St. to Hill St.

2022 STREET SUMMARY

Street	Location	Bituminous Mill and Overlay	Full Reconstruction	Curbing	Storm Sewer	Streetlights Needed	Poor Condition (PASER less than 4)	MSAS
Birch Ave.	Glenwood Ave. to Park Ave.	0%	100%	0%	0%	0	100%	100%
Park Ave.	County Rd. 43 to Lake St.	0%	100%	17%	9%	0	79%	59%
Powell Cir. East	Powell St. to Cul-de-Sac	0%	100%	0%	0%	0	0%	0%
Powell Cir.	Powell St. to Cul-de-Sac	0%	100%	0%	0%	1/3	100%	0%
Powell Cir.	Powell St. to Cul-de-Sac	0%	100%	0%	0%	1	0%	0%
Powell St. N.	Glenwood Ave. to Hiawatha Ave.	0%	100%	0%	0%	2/3	100%	100%
Vernon St.	Park Ave. to End of Street	0%	100%	0%	0%	1	0%	0%
Wall St.	Glenwood Ave. to Park Ave.	0%	100%	100%	100%	0	0%	0%
Will St.	Powell St. to Hill St.	0%	100%	0%	0%	1	100%	0%
TOTALS		0%	100%	12%	9%	4	77%	57%

2022 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR RECONSTRUCTION

Street	Location	Length (LF)	Curbing (LF)	Reclamation (SY)	New Pavement (TN)	Aggregate Base (TN)	Storm Sewer (LF)	Streetlights (EA)
Birch Ave.	Glenwood Ave. to Park Ave.	528	1,056	1,525	334	852	1,056	0
Park Ave.	County Rd. 43 to Lake St.	4,470	8,940	13,163	2,827	7,212	8,140	0
Powell Cir. East	Powell St. to Cul-de-Sac	231	462	1,114	146	373	462	0
Powell Cir.	Powell St. to Cul-de-Sac	247	494	1,231	156	398	494	1/3
Powell Cir.	Powell St. to Cul-de-Sac	280	560	1,244	177	452	560	1
Powell St. N.	Glenwood Ave. to Hiawatha Ave.	2,988	5,976	8,359	1,890	4,821	5,976	2/3
Vernon St.	Park Ave. to End of Street	528	1,056	1,525	334	852	1,056	1
Wall St.	Glenwood Ave. to Park Ave.	528	1,056	1,936	334	852	0	0
Will St.	Powell St. to Hill St.	1,056	2,112	2,933	668	1,704	2,112	1
TOTAL AMOUNT		10,856	21,712	33,031	6,866	17,514	19,856	4

2022 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIES COSTS FOR RECONSTRUCTION

Item	Amount	Unit Cost	Unit	Cost
Reclamation	33,031	\$3.65	SY	\$120,447.76
New Pavement	6,866	\$85.09	TN	\$584,232.35
Curbing	21,712	\$21.88	LF	\$475,039.29
Utility	10,856	\$12.16	LF	\$131,955.36
Aggregate Base	17,514	\$18.23	TN	\$319,331.97
Boulevard Restoration	21,712	\$12.16	LF	\$263,910.72
Driveway Restoration	21,712	\$24.31	LF	\$527,821.43
Sidewalk	10,856	\$30.39	LF	\$329,888.40
Miscellaneous	10,856	\$6.08	LF	\$65,977.68
Engineering	10,856	\$12.16	LF	\$131,955.36
Storm Sewer	19,856	\$24.31	LF	\$482,701.84
Streetlight	4	\$6,077.53	EA	\$24,310.13
TOTAL COST				\$3,457,572.27

2022 STREET REHABILITATION PROJECT: TOTAL ESTIMATED PROJECT COSTS

Street	Location	Estimated Street Cost	Estimated Streetlight Cost
Birch Ave.	Glenwood Ave. to Park Ave.	\$168,880.98	\$0.00
Park Ave.	County Rd. 43 to Lake St.	\$1,411,194.55	\$0.00
Powell Cir. East	Powell St. to Cul-de-Sac	\$75,513.40	\$0.00
Powell Cir.	Powell St. to Cul-de-Sac	\$80,888.69	\$2,025.84
Powell Cir.	Powell St. to Cul-de-Sac	\$91,146.36	\$6,077.53
Powell St. N.	Glenwood Ave. to Hiawatha Ave.	\$954,716.10	\$4,051.69
Vernon St.	Park Ave. to End of Street	\$168,880.98	\$6,077.53
Wall St.	Glenwood Ave. to Park Ave.	\$144,706.99	\$0.00
Will St.	Powell St. to Hill St.	\$337,334.10	\$6,077.53
TOTAL COST		\$3,433,262.15	\$24,310.13

FUNDING SUMMARY				
Street	Location	Total Construction Cost	Special Assessments	Local Funds (Balance)
Birch Ave.	Glenwood Ave. to Park Ave.	\$168,880.98	\$42,220.24	\$126,660.73
Park Ave.	County Rd. 43 to Lake St.	\$1,411,194.55	\$352,798.64	\$1,058,395.91
Powell Cir. East	Powell St. to Cul-de-Sac	\$75,513.40	\$18,878.35	\$56,635.05
Powell Cir.	Powell St. to Cul-de-Sac	\$82,914.53	\$20,728.63	\$62,185.90
Powell Cir.	Powell St. to Cul-de-Sac	\$97,223.89	\$24,305.97	\$72,917.92
Powell St. N.	Glenwood Ave. to Hiawatha Ave.	\$958,767.79	\$239,691.95	\$719,075.84
Vernon St.	Park Ave. to End of Street	\$174,958.51	\$43,739.63	\$131,218.88
Wall St.	Glenwood Ave. to Park Ave.	\$144,706.99	\$36,176.75	\$108,530.24
Will St.	Powell St. to Hill St.	\$343,411.63	\$85,852.91	\$257,558.72
TOTALS		\$3,457,572.27	\$864,393.07	\$2,593,179.21

*Special Assessments are 25% of total project costs, and Local Funds are the balance of Total Construction Cost, after assessments have been subtracted.

Kenabec St. - Hiawatha Ave. to End of Street

Kenabec St. is a 20' wide residential dead end. The segment in this project is 472' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Lake Ridge Dr. - County Rd. 73 to St. Andrews Ln.

Lake Ridge Dr. is a 45' wide residential street. The segment in this project is 2053' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1993/1997, and it has 3" of asphalt and 5" of aggregate.

Lake View Cir. - Lake View Ln. to Cul-de-Sac

Lake View Cir. is a 31' wide residential dead end. The segment in this project is 219' long. It has storm sewer and curb. It has a 66' right of way. There is an 88' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1993, and it has 3" of asphalt and 5" of aggregate.

Lake View Ln. - Lake Ridge Dr. to Lake Ridge Dr.

Lake View Ln. is a 45' wide residential street. The segment in this project is 1764' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1993, and it has 3" of asphalt and 5" of aggregate.

Pintail St. - Lake Ridge Dr. to Pond View Dr.

Pintail St. is a 31' wide residential street. The segment in this project is 1584' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1994, and it has 3" of asphalt and 5" of aggregate.

Pond View Cir. - East turnaround to Eastern Pond View Dr. Intersection

Pond View Cir. is a 31' wide residential street. The segment in this project is 616' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. There is an 88' turnaround, with a 120' right of way on the street. It fulfills the requirements for streetlights. The last work was done at 1994, and it has 3" of asphalt and 5" of aggregate.

Pond View Dr. - Canvasback St to County Rd. 73

Pond View Dr. is a 35' wide residential street. The segment in this project is 1128' long. It has storm sewer and curb. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1994, and it has 3" of asphalt and 5" of aggregate.

Waseca St. - Hiawatha Ave. to End of Street

Waseca St. is a 20' wide residential dead end. The segment in this project is 426' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Winnebago St. - Hiawatha Ave. to End of Street

Winnebago St. is a 22' wide residential dead end. The segment in this project is 476' long. It has no storm sewer or curb. It has a 40' right of way. There is no Cul-de-Sac on the end of this road. It is rated with a 3 on the PASER, so it is at a poor condition. It fulfills the requirements for streetlights.

Project

*This project could expand into the Shores of St. Michaels 1st, 2nd, 3rd, and 5th editions, McDowall Oaks 3rd edition, and Lake Ridge 3rd, and 4th editions, if they deteriorate to the point where they could use a mill and overlay, as many streets in these areas have a PASER of 6, and so are in good condition, but one step above a fair condition.

Full Reconstruction

- Chippewa St. - Hiawatha Ave. to End of Street
- Golf St. - Hiawatha Ave. to Lake View Ln.
- Isanti St. - Hiawatha Ave. to Lake Ridge Dr.
- Kasota St. - Hiawatha Ave. to End of Street
- Kenabec St. - Hiawatha Ave. to End of Street
- Lake Ridge Dr. - County Rd. 73 to Lake View Ln.
- Lake View Cir. - Lake View Ln. to Cul-de-Sac
- Lake View Ln. - Lake Ridge Dr. to Lake Ridge Dr.
- Pond View Dr. - Eastern entrance to Pond View Cir. to County Rd. 73
- Waseca St. - Hiawatha Ave. to End of Street
- Winnebago St. - Hiawatha Ave. to End of Street

Bituminous Mill and Overlay

- Lake Ridge Dr. - Lake View Ln. to St. Andrews Ln.
- Pintail St. - Lake Ridge Dr. to Pond View Dr.
- Pond View Cir. - East turnaround to Eastern Pond View Dr. Intersection
- Pond View Dr. - Canvasback St to Eastern entrance to Pond View Cir.

2024 STREET SUMMARY

Street	Location	Bituminous Mill and Overlay	Full Reconstruction	Curbing	Storm Sewer	Streetlights Needed	Poor Condition (PASER less than 4)	MSAS
Chippewa St.	Hiawatha Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
Golf St.	Hiawatha Ave. to Lake View Ln.	0%	100%	0%	0%	0	0%	0%
Isanti St.	Hiawatha Ave. to Lake Ridge Dr.	0%	100%	30%	0%	0	100%	0%
Kasota St.	Hiawatha Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
Kenabec St.	Hiawatha Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
Lake Ridge Dr.	County Rd. 73 to St. Andrews Ln.	37%	63%	100%	100%	0	0%	0%
Lake View Cir.	Lake View Ln. to Cul-de-Sac	0%	100%	100%	100%	0	0%	0%
Lake View Ln.	Lake Ridge Dr. to Lake Ridge Dr.	0%	100%	100%	100%	0	40%	0%
Pintail St.	Lake Ridge Dr. to Pond View Dr.	100%	0%	100%	100%	0	0%	0%
Pond View Cir.	East turnaround to Eastern Pond View Dr. Intersection	100%	0%	100%	100%	0	0%	0%
Pond View Dr.	Canvasback St to County Rd. 73	32%	68%	100%	100%	0	0%	0%
Waseca St.	Hiawatha Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
Winnebago St.	Hiawatha Ave. to End of Street	0%	100%	0%	0%	0	100%	0%
TOTALS		31%	69%	71%	69%	0	33%	0%

2024 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR RECONSTRUCTION

Street	Location	Length (LF)	Curbing (LF)	Reclamation (SY)	New Pavement (TN)	Aggregate Base (TN)	Storm Sewer (LF)	Streetlights
Chippewa St.	Hiawatha Ave. to End of Street	371	742	824	235	599	742	0
Golf St.	Hiawatha Ave. to Lake View Ln.	528	1,056	1,349	334	852	1,056	0
Isanti St.	Hiawatha Ave. to Lake Ridge Dr.	666	1,332	1,502	421	1,074	1,332	0
Kasota St.	Hiawatha Ave. to End of Street	387	774	860	245	624	774	0
Kenabec St.	Hiawatha Ave. to End of Street	472	944	1,049	299	761	944	0
Lake Ridge Dr.	County Rd. 73 to Lake View Ln.	1,299	2,598	5,196	822	2,096	0	0
Lake View Cir.	Lake View Ln. to Cul-de-Sac	219	438	1,336	139	353	0	0
Lake View Ln.	Lake Ridge Dr. to Lake Ridge Dr.	1,764	3,528	6,829	1,116	2,846	0	0
Pond View Dr.	Eastern entrance to Pond View Cir. to County Rd. 73	764	1,528	3,056	483	1,233	0	0
Waseca St.	Hiawatha Ave. to End of Street	423	846	940	268	682	846	0
Winnebago St.	Hiawatha Ave. to End of Street	476	952	1,164	301	768	952	0
TOTAL AMOUNT		7,369	14,738	24,106	4,661	11,889	6,646	0

2024 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR MILL AND OVERLAY

Street	Location	Length (LF)	Milling (SY)	Curb Repair (LF)	Base Repair (SY)	ADA Upgrade (EA)	Boulevard Restoration (LF)	Pavement (TN)
Lake Ridge Dr.	Lake View Ln. to St. Andrews Ln.	754	2,681	151	134	0	1,508	339
Pintail St.	Lake Ridge Dr. to Pond View Dr.	1,584	4,928	317	246	0	3,168	623
Pond View Cir.	East turnaround to Eastern Pond View Dr. Intersection	616	2,474	123	124	0	1,232	313
Pond View Dr.	Canvasback St to Eastern entrance to Pond View Cir.	364	1,294	73	65	0	728	164
TOTAL AMOUNT		3,318	11,377	664	569	0	6,636	1,439

2024 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIES COSTS FOR RECONSTRUCTION

Item	Amount	Unit Cost	Unit	Cost
Reclamation	24,106	\$4.02	SY	\$96,912.14
New Pavement	4,661	\$93.81	TN	\$437,222.92
Curbing	14,738	\$24.12	LF	\$355,505.93
Utility	7,369	\$13.40	LF	\$98,751.65
Aggregate Base	11,889	\$20.10	TN	\$238,978.99
Boulevard Restoration	14,738	\$13.40	LF	\$197,503.30
Driveway Restoration	14,738	\$26.80	LF	\$395,006.59
Sidewalk	7,369	\$33.50	LF	\$246,879.12
Miscellaneous	7,369	\$6.70	LF	\$49,375.82
Engineering	7,369	\$13.40	LF	\$98,751.65
Storm Sewer	6,646	\$26.80	LF	\$178,125.51
Streetlight	0	\$6,700.48	EA	\$0.00
TOTAL COST				\$2,393,013.62

2024 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIE'S COSTS FOR MILL AND OVERLAY

Item	Amount	Unit Cost	Unit	Cost
Mill Pavement Surface	11,377	\$3.35	SY	\$38,115.30
Curb Repair	664	\$33.50	LF	\$22,232.19
Base Repair	569	\$33.50	SY	\$19,057.65
ADA Upgrade	0	\$5,360.38	EA	\$0.00
Utility Work	3,318	\$6.70	LF	\$22,232.19
Boulevard Restoration	6,636	\$2.68	LF	\$17,785.75
New Pavement	1,439	\$93.81	TN	\$135,004.39
Miscellaneous	3,318	\$13.40	LF	\$44,464.37
Engineering	3,318	\$6.70	LF	\$22,232.19
TOTAL COST				\$321,124.02

2024 STREET REHABILITATION PROJECT: TOTAL ESTIMATED PROJECT COSTS

Street	Location	Estimated Street Cost
Chippewa St.	Hiawatha Ave. to End of Street	\$129,833.23
Golf St.	Hiawatha Ave. to Lake View Ln.	\$185,483.71
Isanti St.	Hiawatha Ave. to Lake Ridge Dr.	\$233,159.24
Kasota St.	Hiawatha Ave. to End of Street	\$135,432.51
Kenabec St.	Hiawatha Ave. to End of Street	\$165,178.67
Lake Ridge Dr.	County Rd. 73 to St. Andrews Ln.	\$468,831.96
Lake View Cir.	Lake View Ln. to Cul-de-Sac	\$68,315.43
Lake View Ln.	Lake Ridge Dr. to Lake Ridge Dr.	\$534,459.49
Pintail St.	Lake Ridge Dr. to Pond View Dr.	\$144,801.94
Pond View Cir.	East turnaround to Eastern Pond View Dr. Intersection	\$65,726.29
Pond View Dr.	Canvasback St to County Rd. 73	\$267,880.52
Waseca St.	Hiawatha Ave. to End of Street	\$148,030.88
Winnebago St.	Hiawatha Ave. to End of Street	\$167,003.75
TOTAL COST		\$2,714,137.64

FUNDING SUMMARY				
Street	Location	Total Construction Cost	Special Assessments	Local Funds (Balance)
Chippewa St.	Hiawatha Ave. to End of Street	\$129,833.23	\$32,458.31	\$97,374.93
Golf St.	Hiawatha Ave. to Lake View Ln.	\$185,483.71	\$46,370.93	\$139,112.78
Isanti St.	Hiawatha Ave. to Lake Ridge Dr.	\$233,159.24	\$58,289.81	\$174,869.43
Kasota St.	Hiawatha Ave. to End of Street	\$135,432.51	\$33,858.13	\$101,574.38
Kenabec St.	Hiawatha Ave. to End of Street	\$165,178.67	\$41,294.67	\$123,884.00
Lake Ridge Dr.	County Rd. 73 to St. Andrews Ln.	\$468,831.96	\$117,207.99	\$351,623.97
Lake View Cir.	Lake View Ln. to Cul-de-Sac	\$68,315.43	\$17,078.86	\$51,236.57
Lake View Ln.	Lake Ridge Dr. to Lake Ridge Dr.	\$534,459.49	\$133,614.87	\$400,844.62
Pintail St.	Lake Ridge Dr. to Pond View Dr.	\$144,801.94	\$36,200.49	\$108,601.46
Pond View Cir.	East turnaround to Eastern Pond View Dr. Intersection	\$65,726.29	\$16,431.57	\$49,294.72
Pond View Dr.	Canvasback St to County Rd. 73	\$267,880.52	\$66,970.13	\$200,910.39
Waseca St.	Hiawatha Ave. to End of Street	\$148,030.88	\$37,007.72	\$111,023.16
Winnebago St.	Hiawatha Ave. to End of Street	\$167,003.75	\$41,750.94	\$125,252.81
TOTALS		\$2,714,137.64	\$678,534.41	\$2,035,603.23

*Special Assessments are 25% of total project costs, and Local Funds are the balance of Total Construction Cost, after assessments have been subtracted.

D. 2026 STREET REHABILITATION PROJECT



Broom Ln. - Justice Pl. to Tarry Town Rd.

Broom Ln. is a 33' wide residential street. The segment in this project is 1056' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Burlwood Cir. - Fair Meadows Dr. to Cul-de-Sac

Burlwood Cir. is a 31' wide residential dead end. The segment in this project is 327' long. It has storm sewer and curb. It has a 60' right of way. There is a 94' Cul-de-Sac with a 120' right of way on the end of this road. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Drake Cir. - turnaround on Drake Cir.

Drake Cir. is a residential street. It has storm sewer and curb. The segment in this project is 60' long. It is rated with a 5 on the PASER, so it is at a fair condition. The turnaround is 88' wide, with a 120' right of way. It fulfills the requirements for streetlights. The last work was done at 1997, and it has 3" of asphalt and 5" of aggregate. Could be done in the 2024 Project.

Fair Meadows Dr. - 200' E of Burlwood Cir. to Driftwood Cir.

Fair Meadows Dr. is a 35' wide residential street. The segment in this project is 727' long. It has curb and storm sewer. It has an 80' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986/2000, and it has 2²/₃" of asphalt and 5⁵/₆" of aggregate.

Foley Ave. - Powell St. to Eagle Lake Rd.

Foley Ave. is a 24' wide residential street. The segment in this project is 240' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 4 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Forest Rd. - Ormsbee St. to Eagle Lake Rd.

Forest Rd. is a 25' wide residential street. The segment in this project is 1056' long. It has no curb or storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Highline Dr. - Tartan Ln. to Highland Tr.

Highline Dr. is a 41' wide street. The segment in this project is 1056' long. It has curb and storm sewer. It has a 100' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It partly fulfills the requirements for streetlights. The last work was done at 2001, and it has 4" of asphalt and 8" of aggregate. Could be done in the 2024 Project.

Karen Ln. - Muriel Dr. to Marcia Dr.

Karen Ln Dr. is a 32' wide residential street. The segment in this project is 2056' long. It has curb and storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Katrina Ln. - Justice Pl. to Tarry Town Rd.

Katrina Ln. is a 33' wide residential street. The segment in this project is 1056' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1986, and it has 2" of asphalt and 5" of aggregate.

Kilbirnie Rd. - Sterling Dr. to Sterling Dr.

Kilbirnie Rd. is a 31' wide residential street. The segment in this project is 2073' long. It has curb and storm sewer. It has a 60' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 1999/1998, and it has 3" of asphalt and 5" of aggregate. Could be done in the 2024 Project.

Lake St. North - Jefferson Blvd.

Lake St. North is a 35' wide residential street. The segment in this project is 528' long. It has curb and storm sewer. It has a 66' right of way. It is rated with a 5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights. The last work was done at 2003.

Oak Ln. - Corrine Dr. to Cul-de-Sac

Oak Ln. is a 24' wide residential street. The segment in this project is 275' long. It has no curb or storm sewer. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Pleasant Ave. - Lake St to Eagle Lake Rd.

Pleasant Ave. is a 24' wide residential street. The segment in this project is 1056' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 3-5 on the PASER, so it is at a poor to fair condition. It fulfills the requirements for streetlights.

Pond View Cir. - West turnaround on Pond View Cir.

Pond View Cir. is a residential street. The segment in this project is 60' long. It has storm sewer and curb. It is rated with a 5 on the PASER, so it is at a fair condition. The turnaround is 60' wide, with a 120' right of way. It fulfills the requirements for streetlights. The last work was done at 1995, and it has 2.5" of asphalt and 5" of aggregate. Could be done in the 2024 Project.

Powell St. S - Pleasant Ave. to End of Street

Powell St. S is a 23' wide residential street. The segment in this project is 483' long. It has curb but no storm sewer. It has a 66' right of way. It is rated with a 4-5 on the PASER, so it is at a fair condition. It fulfills the requirements for streetlights.

Sandbar Ln. - North Cul-De-Sac

Sandbar Ln. is a residential dead end. The segment in this project is 100' long. It no storm sewer or curb. It is rated with a 4 on the PASER, so it is at a fair condition. The Cul-De-Sac is 100' wide. It fulfills the requirements for streetlights.

Project

*This project could expand into Habitat 1st edition, Sleepy Hollow North, and Harrison's Cove, if they deteriorate to the point where they could use a mill and overlay, as many streets in these areas have a PASER of 6, and so are in good condition, but one step above a fair condition.

Full Reconstruction

- Foley Ave. - Powell St. to Eagle Lake Rd.
- Forest Rd. - Ormsbee St. to Eagle Lake Rd.
- Oak Ln. - Corrine Dr. to Cul-de-Sac
- Pleasant Ave. - Powell St. to Eagle Lake Rd.
- Powell St. S - Foley Ave. to End of Street.
- Sandbar Ln. - North Cul-De-Sac

Bituminous Mill and Overlay

- Aspen Cir. - Fair Meadows Dr. to Cul-de-Sac
- Broom Ln. - Justice Pl. to Tarry Town Rd.
- Burlwood Cir. - Fair Meadows Dr. to Cul-de-Sac
- Drake Cir. - turnaround on Drake Cir.
- Fair Meadows Dr. - 200' E of Burlwood Cir. to Driftwood Cir.
- Highline Dr. - Tartan Ln. to Highland Tr.
- Karen Ln. - Muriel Dr. to Marcia Dr.
- Katrina Ln. - Justice Pl. to Tarry Town Rd.
- Kilbirnie Rd. - Sterling Dr. to Sterling Dr.
- Lake St. North - Jefferson Blvd.
- Pleasant Ave. - Lake St to Powell St.
- Pond View Cir. - West turnaround on Pond View Cir.
- Powell St. S - Pleasant Ave. to Foley Ave.

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2026 STREET SUMMARY

Street	Location	Bituminous Mill and Overlay	Full Reconstruction	Curbing	Storm Sewer	Streetslights Needed	Poor Condition (PASER less than 4)	MSAS
Aspen Cir.	Fair Meadows Dr. to Cul-de-Sac	100%	0%	100%	100%	0	0%	0%
Broom Ln.	Justice Pl. to Tarry Town Rd.	100%	0%	100%	0%	0	0%	0%
Burlwood Cir.	Fair Meadows Dr. to Cul-de-Sac	100%	0%	100%	100%	0	0%	0%
Drake Cir.	Turnaround on Drake Cir.	100%	0%	100%	100%	0	0%	0%
Fair Meadows Dr.	200' E of Burlwood Cir. to Driftwood Cir.	100%	0%	100%	100%	0	0%	0%
Foley Ave.	Powell St. to Eagle Lake Rd.	0%	100%	100%	0%	0	0%	0%
Forest Rd.	Ormsbee St. to Eagle Lake Rd.	0%	100%	0%	0%	0	0%	0%
Highline Dr.	Tartan Ln. to Highland Tr.	100%	0%	100%	100%	1	0%	100%
Karen Ln.	Karen Ln.: Muriel Dr. to Marcia Dr.	100%	0%	100%	100%	0	0%	0%
Katrina Ln.	Justice Pl. to Tarry Town Rd.	100%	0%	100%	0%	0	0%	0%
Kilbirnie Rd.	Sterling Dr. to Sterling Dr.	100%	0%	100%	100%	0	0%	0%
Lake St. North	Jefferson Blvd to Martin Ave	100%	0%	100%	100%	0	0%	100%
Oak Ln.	Corrine Dr. to Cul-de-Sac	0%	100%	0%	0%	0	0%	0%
Pleasant Ave.	Lake St to Eagle Lake Rd.	50%	50%	100%	0%	0	50%	0%
Pond View Cir.	West turnaround on Pond View Cir.	100%	0%	100%	100%	0	0%	0%
Powell St. S	Pleasant Ave. to End of Street	75%	25%	100%	0%	0	0%	0%
Sandbar Ln.	North Cul-De-Sac	0%	100%	0%	0%	0	0%	0%
TOTALS		81%	19%	88%	57%	1	4%	13%

2026 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR RECONSTRUCTION

Street	Location	Length (LF)	Curbing (LF)	Reclamation (SY)	New Pavement (TN)	Aggregate Base (TN)	Storm Sewer (LF)	Streetlights (EA)
Foley Ave.	Powell St. to Eagle Lake Rd.	240	480	667	152	387	480	0
Forest Rd.	Ormsbee St. to Eagle Lake Rd.	1,056	2,112	2,875	668	1,704	2,112	0
Oak Ln.	Corrine Dr. to Cul-de-Sac	275	550	733	174	444	550	0
Pleasant Ave.	Powell St. to Eagle Lake Rd.	528	1,056	1,467	334	852	1,056	0
Powell St. S	Foley Ave. to End of Street.	122	244	325	77	197	244	0
Sandbar Ln.	North Cul-De-Sac	100	200	1,111	63	161	0	0
TOTAL AMOUNT		2,321	4,642	7,178	1,468	3,745	4,442	0

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2026 STREET REHABILITATION PROJECT: TOTAL ESTIMATED QUANTITIES FOR MILL AND OVERLAY

Street	Location	Length (LF)	Milling (SY)	Curb Repair (LF)	Base Repair (SY)	ADA Upgrade (EA)	Boulevard Restoration (LF)	Pavement (TN)
Aspen Cir.	Fair Meadows Dr. to Cul-de-Sac	192	1,255	38	63	0	384	159
Broom Ln.	Justice Pl. to Tarry Town Rd.	1,056	3,520	211	176	0	2,112	445
Burlwood Cir.	Fair Meadows Dr. to Cul-de-Sac	327	1,675	65	84	0	654	212
Drake Cir.	Turnaround on Drake Cir.	60	380	12	19	0	120	48
Fair Meadows Dr.	200' E of Burlwood Cir. to Driftwood Cir.	1,056	4,459	211	223	0	2,112	564
Highline Dr.	Tartan Ln. to Highland Tr.	2,056	6,625	411	331	0	4,112	838
Karen Ln.	Muriel Dr. to Marcia Dr.	1,056	3,520	211	176	0.75	2,112	445
Katrina Ln.	Justice Pl. to Tarry Town Rd.	2,073	6,449	415	322	0	4,146	816
Kilbirnie Rd.	Sterling Dr. to Sterling Dr.	528	1,877	106	94	0.25	1,056	237
Lake St. North	Jefferson Blvd.	1,056	4,459	211	223	0.75	2,112	564
Pleasant Ave.	Lake St to Powell St.	528	1,232	106	62	0	1,056	156
Pond View Cir.	West turnaround on Pond View Cir.	60	380	12	19	0	120	48
Powell St. S	Pleasant Ave. to Foley Ave.	361	802	72	40	0	722	101
TOTAL AMOUNT		10,080	34,760	2,016	1,738	1.75	20,160	4,397

2026 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIE'S COSTS FOR RECONSTRUCTION

Item	Amount	Unit Cost	Unit	Cost
Reclamation	7,178	\$4.43	SY	\$31,814.54
New Pavement	1,468	\$103.42	TN	\$151,826.68
Curbing	4,642	\$26.59	LF	\$123,450.27
Utility	2,321	\$14.77	LF	\$34,291.74
Aggregate Base	3,745	\$22.16	TN	\$82,986.01
Boulevard Restoration	4,642	\$14.77	LF	\$68,583.48
Driveway Restoration	4,642	\$29.55	LF	\$137,166.96
Sidewalk	2,321	\$36.94	LF	\$85,729.35
Miscellaneous	2,321	\$7.39	LF	\$17,145.87
Engineering	2,321	\$14.77	LF	\$34,291.74
Storm Sewer	4,642	\$29.55	LF	\$137,166.96
Streetlight	0	\$7,387.28	EA	\$0.00
TOTAL COST				\$904,453.62

2026 STREET REHABILITATION PROJECT: ESTIMATED QUANTITIE'S COSTS FOR MILL AND OVERLAY

Item	Amount	Unit Cost	Unit	Cost
Mill Pavement Surface	34,760	\$3.69	SY	\$128,390.88
Curb Repair	2,016	\$36.94	LF	\$74,463.75
Base Repair	1,738	\$36.94	SY	\$64,195.44
ADA Upgrade	1.75	\$5,909.82	EA	\$10,342.19
Utility Work	10,080	\$7.39	LF	\$74,463.75
Boulevard Restoration	20,160	\$2.95	LF	\$59,571.00
New Pavement	4,397	\$103.42	TN	\$454,760.49
Miscellaneous	10,080	\$14.77	LF	\$148,927.51
Engineering	10,080	\$7.39	LF	\$74,463.75
TOTAL COST				\$1,089,578.77

2026 STREET REHABILITATION PROJECT: TOTAL ESTIMATED PROJECT COSTS

Street	Location	Estimated Street Cost
Aspen Cir.	Fair Meadows Dr. to Cul-de-Sac	\$31,604.95
Broom Ln.	Justice Pl. to Tarry Town Rd.	\$110,799.70
Burlwood Cir.	Fair Meadows Dr. to Cul-de-Sac	\$45,210.99
Drake Cir.	Turnaround on Drake Cir.	\$9,647.64
Fair Meadows Dr.	200' E of Burlwood Cir. to Driftwood Cir.	\$79,288.42
Foley Ave.	Powell St. to Eagle Lake Rd.	\$93,189.02
Forest Rd.	Ormsbee St. to Eagle Lake Rd.	\$409,771.68
Highline Dr.	Tartan Ln. to Highland Tr.	\$128,280.80
Karen Ln.	Karen Ln.: Muriel Dr. to Marcia Dr.	\$215,901.63
Katrina Ln.	Justice Pl. to Tarry Town Rd.	\$110,799.70
Kilbirnie Rd.	Sterling Dr. to Sterling Dr.	\$210,405.68
Lake St. North	Jefferson Blvd to Martin Ave	\$62,017.35
Oak Ln.	Corrine Dr. to Cul-de-Sac	\$106,643.66
Pleasant Ave.	Lake St to Eagle Lake Rd.	\$250,582.59
Pond View Cir.	West turnaround on Pond View Cir.	\$9,647.64
Powell St. S	Pleasant Ave. to End of Street	\$77,718.53
Sandbar Ln.	North Cul-De-Sac	\$42,522.40
TOTAL COST		\$1,994,032.39

FUNDING SUMMARY				
Street	Location	Total Construction Cost	Special Assessments	Local Funds (Balance)
Aspen Cir.	Fair Meadows Dr. to Cul-de-Sac	\$31,604.95	\$7,901.24	\$23,703.72
Broom Ln.	Justice Pl. to Tarry Town Rd.	\$110,799.70	\$27,699.93	\$83,099.78
Burlwood Cir.	Fair Meadows Dr. to Cul-de-Sac	\$45,210.99	\$11,302.75	\$33,908.24
Drake Cir.	Turnaround on Drake Cir.	\$9,647.64	\$2,411.91	\$7,235.73
Fair Meadows Dr.	200' E of Burlwood Cir. to Driftwood Cir.	\$79,288.42	\$19,822.11	\$59,466.32
Foley Ave.	Powell St. to Eagle Lake Rd.	\$93,189.02	\$23,297.26	\$69,891.77
Forest Rd.	Ormsbee St. to Eagle Lake Rd.	\$409,771.68	\$102,442.92	\$307,328.76
Highline Dr.	Tartan Ln. to Highland Tr.	\$128,280.80	\$32,070.20	\$96,210.60
Karen Ln.	Karen Ln.: Muriel Dr. to Marcia Dr.	\$215,901.63	\$53,975.41	\$161,926.23
Katrina Ln.	Justice Pl. to Tarry Town Rd.	\$110,799.70	\$27,699.93	\$83,099.78
Kilbirnie Rd.	Sterling Dr. to Sterling Dr.	\$210,405.68	\$52,601.42	\$157,804.26
Lake St. North	Jefferson Blvd to Martin Ave	\$62,017.35	\$15,504.34	\$46,513.02
Oak Ln.	Corrine Dr. to Cul-de-Sac	\$106,643.66	\$26,660.91	\$79,982.74
Pleasant Ave.	Lake St to Eagle Lake Rd.	\$250,582.59	\$62,645.65	\$187,936.94
Pond View Cir.	West turnaround on Pond View Cir.	\$9,647.64	\$2,411.91	\$7,235.73
Powell St. S	Pleasant Ave. to End of Street	\$77,718.53	\$19,429.63	\$58,288.90
Sandbar Ln.	North Cul-De-Sac	\$42,522.40	\$10,630.60	\$31,891.80
TOTALS		\$11,315,305.93	\$2,828,826.48	\$8,486,479.45

*Special Assessments are 25% of total project costs, and Local Funds are the balance of Total Construction Cost, after assessments have been subtracted.