

Item 7b.

Sunfish Lake Engineer's Report for August 29, 2013

By: *Don Sterna, PE, City Engineer*

Date: *August 29, 2013*

1. Engineering Activities Undertaken in the Month of August

The following engineer's report reflects the activities undertaken this past month along with the anticipated engineering activity for the month of September.

2014 Street Reconstruction Project – In June, a draft copy of the 2014 Street Reconstruction Feasibility report was distributed to the City Council for review. In July, the City Council approved Mr. Danich to provide benefiting property assessments, and his results indicated that the properties could sustain up to \$8,500 per property and \$17,000 for the Church's assessments. Attached to the Engineer's Report you will find the revised Section 5 Financing and Draft Assessment Roll from the Feasibility Report along with an abbreviated copy of Mr. Danich's report for your information. At the Council meeting I will be reviewing the Feasibility Report along with the finds from Mr. Danich's benefit appraisal report and a draft of the preliminary assessment roll.

The main issue relating to this project will be how the improvements will be financed between assessments and bonding. The City's assessment policy provides guidance on how assessment values are established; however, the final established assessment value cannot exceed the value that the improvement will bring to the property. One item I would like to discuss is the current roadway classification of Angell Road and Windy Hill Road. The assessment policy indicates that they are neighborhood collects. However, I think since they are dead-end roadways, they should be reclassified as local streets. The information provided by the benefit appraisals will help establish the level of assessments that the City should consider. The draft report addresses the following:

- The Report identifies:
 - options available to rehabilitate these roadways,
 - identifies the anticipated construction work,
 - estimated project costs per each roadway segment,
 - assessment area, and
 - available financing options.
- A public meeting to discuss the findings and potential assessments should be scheduled in late September that will allow a chance for public input into the

proposed improvements before the City Council approves the Feasibility Report and assessments. The following is a brief project schedule to meet an early 2014 bid opening:

- Late September open house
- October 1, 2013, review draft assessments
- November 1, 2013, public hearing/approve Feasibility Report
- November 1, 2013, order final plans and specifications
- January 7, 2014, approve plans and authorize bids
- March 4, 2014, award contract

TH 110 Proposed Access Modifications – I provided a response to MnDOT regarding the concerns the Council expressed at the August 6 Council meeting regarding the proposed two (2) median closures on TH 110 at Sunfish Lane. MnDOT is reviewing the option of closing the easterly median opening and providing a 3/4 intersection at Sunfish Lane. It will take a few months before I hear from MnDOT relating to the City's request.

2. Public Works' Activities Undertaken in the Month of August.

2013 City Seal Coat Project – The seal coating work was completed in August; however, I received one concern on Acorn Drive relating to the workmanship. I will try to resolve the concern in early September. Attached is the current payment for the work for your information. There might be slight bump in final quantity to resolve the concern relating to an area the City uses to turn snow plow trucks around which should be seal coated. The actual costs worked out to be \$40,136 which is slightly above the value we requested from the Council of \$40,000. This additional work will increase the cost slightly; however, it should be less than \$500. Final payment will be presented at the October Council meeting.

Roadway Striping Quotes – Salem Church Road, along with the speed hump on Angell Road, needs to be re-striped after the seal coating was completed. The work involved will be a double solid yellow centerline along with shoulder strip on the outer edges on Salem Church Road. The work on Angell Road involves only re-striping the speed hump. Three quotes were requested, and only two quotes were received. The lowest quote was \$5,862.90 from AAA Striping Services Co. which is \$1,800 more than I was expecting. I have looked into a few options; however, neither the City of Inver Grove Heights nor Dakota County showed interest to stripe City streets. I will bring the results to the City Council for action at the September Council Meeting.

3. Anticipated Engineering and Public Work Activities for the Month of September

2013-2014 Snow Plow Quotes – In the month of September, I plan to solicit three quotes from snow plow contractors for the City Council to consider at the October 1, 2013, Council meeting for the upcoming winter snow season.

2014 Street Improvement Project – Hold a public open house to discuss the project, schedule, and anticipated assessments. Once the public open house is completed, the next step will be to hold a public hearing, approve the Feasibility Report and order Final Plans and Specifications.

At this time, there are no other planned City engineering activities for the month of September.

The above constitutes the Engineering Report for the City of Sunfish Lake for August 29, 2013.

Respectfully submitted,

WSB & Associates, Inc.

A handwritten signature in black ink, appearing to read "Donald W. Sterna", with a long horizontal flourish extending to the right.

Donald W. Sterna, PE
City Engineer

5. FINANCING

5.1 Opinion of Probable Cost

Appendix B includes a Preliminary Opinion of Cost for the proposed bituminous reclaiming and overlay, culvert improvements, driveway reconstruction, and restoration. The opinion of probable cost includes a 10 percent construction contingency and a 20 percent overhead multiplier for indirect project costs. Indirect project cost includes administrative, engineering, legal, bonding cost, capitalized interest, geotechnical, and other miscellaneous project costs.

	Angell Road	Windy Hill Road	Windy Hill Court	55th Street West	Total Project
Street Improvements Cost	\$67,961.00	\$123,276.00	\$91,836.00	\$102,138.50	\$385,211.50
Drainage Improvement Cost	\$21,293.50	\$8,554.00	\$3,562.00	\$0.00	\$33,409.50
Total Project Cost	\$89,254.50	\$131,830.00	\$95,398.00	\$102,138.50	\$418,620.00

5.2 Funding

Below are proposed assessment scenarios based on the City's current assessment policy. The assessment policy is contained on the City's website for further viewing. The proposed funding for the improvements will be a combination of funding from City funds, assessment to benefiting properties, and ad-valorem taxes. Following are three funding scenarios:

5.2.1 80-20 Assessment (Local Street)

The City has identified an 80-20 split between assessment to benefiting properties and City funds for rehabilitation improvements to local private driveways. Angell Road western section, Windy Hill Court, and 55th Street West are classified as local streets as part of the 2014 Street Improvement Project. The proposed improvements provide the following public access:

Angell Road

The total estimated project cost is \$89,254.50.

Utilizing an 80-20 Split for Assessment the Assessable cost is:

$$\$89,254.50 \times 80\% = \$71,403.60$$

The assessment amount per unit is then:

$$\$71,403.60 / 8 \text{ units} = \$8,925.45/\text{unit}$$

The City's share would be estimated to be \$35,701.80, that includes two assessed lots owned by the City.

Windy Hill Road

The total estimated project cost is \$131,830.00.

Utilizing a 80-20 Split for Assessment the Assessable cost is:

$$\$131,830.00 \times 80\% = \$105,464.00$$

The assessment amount per unit is then:

$$\$105,460.00/19 \text{ units} = \$5,550.74/\text{unit}$$

The City's share would is estimated to be \$23.366.00.

Windy Hill Court

The total estimated project cost is \$95,398.00.

Utilizing an 80-20 Split for Assessment the Assessable cost is:

$$\$95,398.00 \times 80\% = \$76,318.40$$

The assessment amount per unit is then:

$$\$76,318.40/9 \text{ units} = \$8,479.82/\text{unit}$$

The City's share would is estimated to be \$19,079.20.

55th Street West

The total estimated project cost is \$102,138.50.

Utilizing an 80-20 Split for Assessment the Assessable cost is:

$$\$102,138.50 \times 80\% = \$81,710.80$$

The assessment amount per unit is then:

$$\$81,710.80/4 \text{ units} = \$20,427.70/\text{unit}$$

The City's share would is estimated to be \$20,427.70.

Preliminary Assessment Roll

WSB Project: Sunfish Lake 2014 Street Improvements
Project Location: City Of Sunfish Lake
City Project No.: 2013-02
WSB Project No.: 02182-03

Design By:
Checked By:

Date: 7/29/2013

Assessment/Funding Source				Total Buildable Lot Units	Roadway Assessment per Buildable Lot Unit	Drainage Assessment per Buildable Lot Unit	80% Total Assessment	20% City Cost	Maximum Assessable	City Costs
No.	Property Identification No.	Property Owner	Property Owner Address							
ANGELL ROAD										
1	PID: 037-380300082022	ARCEDO PERICO JR & MIGUELA	2600 ANGELL RD SAINT PAUL MN 55118-4702	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
2	PID: 037-387325000010	CITY OF SUNFISH LAKE	7378 JORDAN AVE S COTTAGE GROVE MN 55016-3645	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	N/A	\$11,156.81
3	PID: 037-387325000020	CITY OF SUNFISH LAKE	7378 JORDAN AVE S COTTAGE GROVE MN 55016-3645	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	N/A	\$11,156.81
4	PID: 037-387325000030	DECOURCY CATHERINE L	2330 ANGELL RD SAINT PAUL MN 55118-4702	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
5	PID: 037-387325000040	FLYNN LINDA L	2324 ANGELL RD SUNFISH LAKE MN 55118	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
6	PID: 037-387325000140	MOLINARO DEBORAH M TSTE	2511 ANGELL RD SAINT PAUL MN 55118	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
7	PID: 037-387325000130	BRAUN RICHARD H	2471 ANGELL RD SAINT PAUL MN 55118-4703	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
8	PID: 037-387325000120	JOHNSON THOMAS R	2431 ANGELL RD SAINT PAUL MN 55118-4703	1.00	\$6,796.10	\$2,129.35	\$8,925.45	\$2,231.36	\$8,500.00	\$2,656.81
9	PID: 037-387325000110	FARIS WAYNE & PRISCILLA	2335 ANGELL RD SAINT PAUL MN 55118-4703	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL					\$54,368.80	\$17,034.80	\$71,403.60	\$17,850.90	\$51,000.00	\$38,254.50
WINDY HILL ROAD										
19	PID: 037-388432501020	ABRAMOWICZ DAVID M	2 WINDY HILL RD SUNFISH LAKE MN 55077-1423	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
20	PID: 037-388432501010	OLEARY DANIEL B	10 WINDY HILL RD SUNFISH LAKE MN 55077	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
21	PID: 037-387320201010	TKKL SYSTEMS INC	1873 BUERKLE RD WHITE BEAR LAKE MN 55110	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
22	PID: 037-387320201020	OHAGAN JAMES H & ANN H	35 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1424	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
23	PID: 037-387320201030	OHAGAN JAMES H & ANN H	35 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1424	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
24	PID: 037-387320201040	SPAULDING ALAN J & MELISSA S	45 WINDY HILL RD SUNFISH LAKE MN 55077	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
25	PID: 037-388430001010	LAMEY JOHN D JR & FRANCES	55 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1424	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
26	PID: 037-380310003012	RILEY JAMES R & JANET C	75 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1424	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
27	PID: 037-388430001020	BANCROFT RICHARD H JR	100 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1425	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
28	PID: 037-380380006011	BANCROFT RICHARD H JR	100 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1425	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
29	PID: 037-380310006013	BANCROFT RICHARD H JR & D B	100 WINDY HILL RD INVER GROVE HEIGHTS MN 55077-1425	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
30	PID: 037-380310005010	BANCROFT RICHARD H JR	100 WINDY HILL RD SUNFISH LAKE MN 55077	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
31	PID: 037-380380013010	DEVEE LLC	2111 DELAWARE AVE MENDOTA HEIGHTS MN 55118	1.00	\$7,586.22	\$526.40	\$8,112.62	\$2,028.15	\$8,112.62	\$2,028.15
SUBTOTAL					\$98,620.80	\$6,843.20	\$105,464.00	\$26,366.00	\$105,464.00	\$26,366.00
WINDY HILL COURT										
10	PID: 037-388368001090	WARD JEFFREY ALAN TSTE	1 WINDY HILL CT SUNFISH LAKE MN 55077-1438	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
11	PID: 037-388368001080	KEENAN HEDDI E	3 WINDY HILL COURT SUNFISH LAKE MN 55077-1438	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
12	PID: 037-388368001070	SEIDEL JOHN P & MICHELE S	5 WINDY HILL CT INVER GROVE HEIGHTS MN 55077-1438	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
13	PID: 037-388368001060	HANSEN PAUL R & SHARI E	7 WINDY HILL CT SUNFISH LAKE MN 55077	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
14	PID: 037-388368001050	NELSON JAMES C & MARIE P	9 WINDY HILL CT SUNFISH LAKE MN 55077-1438	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
15	PID: 037-388368001040	ROSENBLUM KENNETH S	1418 MOUNT CURVE AVE MINNEAPOLIS MN 55403	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
16	PID: 037-388368001030	PABST HENRY J & ANNE T	6 WINDY HILL CT SUNFISH LAKE MN 55077-1437	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
17	PID: 037-388368001020	ARNEY JOEL W & JOYCE A	4 WINDY HILL CT SUNFISH LAKE MN 55077-1437	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
18	PID: 037-388368001010	RICHARDSON BRUCE W & LAURA E	2 WINDY HILL CT INVER GROVE HEIGHTS MN 55077-1437	1.00	\$8,163.20	\$316.62	\$8,479.82	\$2,119.96	\$8,479.82	\$2,119.96
SUBTOTAL					\$73,468.80	\$2,849.60	\$76,318.40	\$19,079.60	\$76,318.40	\$19,079.60
55TH STREET WEST										
32	PID: 037-380320026011	FIRST CALVARY BAPTIST CHURCH	5495 S ROBERT TRL INVER GROVE HEIGHTS MN 55077-1407	1.00	\$27,236.93	\$0.00	\$27,236.93	\$6,809.23	\$17,000.00	\$17,046.17
33	PID: 037-380320052014	KEENAN HEDDI E	3 WINDY HILL CT SUNFISH LAKE MN 55077	1.00	\$27,236.93	\$0.00	\$27,236.93	\$6,809.23	\$8,500.00	\$25,546.17
34	PID: 037-380320052020	SOUTHSIDE BAPTIST TEMPLE	5613 SOUTH ROBERT TRL SUNFISH LAKE MN 55118	1.00	\$27,236.93	\$0.00	\$27,236.93	\$6,809.23	N/A	\$34,046.17
SUBTOTAL					\$81,710.80	\$0.00	\$81,710.80	\$20,427.70	\$25,500.00	\$76,638.50
TOTAL					\$308,169.20	\$26,727.60	\$334,896.80	\$83,724.20	\$258,282.40	\$160,338.60

APPRAISAL REPORT



Benefit Analysis Appraisal Report

On

**2014 Street Improvement Project
WSB Project No. 2182-03**

For

**Donald W. Sterna PE.
City Engineer
Sunfish Lake, Minnesota 55077**

Thomas F. Metzen
Cert. Gen. Real Prop. Appr.
Minnesota I.D. # 4000158



Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 400869

METZEN APPRAISALS

July 10, 2013

Donald W. Sterna PE.
City Engineer
Sunfish Lake, MN 55077



RE: 2014 Street Improvement Project
WSB Project No. 2182-03

Dear Mr. Sterna,

As per your request, we have completed Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

We have reviewed the Feasibility Study prepared for the City of Sunfish Lake as well as the area affected by this project.

The project affects several different types of properties and consists of some street reconstruction, milling and overlay.

Properties affected are single family homes, institutional and vacant land.

These various types of properties and uses will be addressed separately through out this report.



**METZEN
APPRAISALS**

Based on our field inspection, research and additional information contained in this report, it is our opinion that the properties affected by the Street Improvement Project receive benefit as follows:

40 single Family Sites: \$8,500.00 Per Site

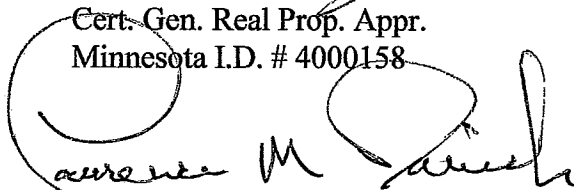
First Calvary Baptist Church: \$17,000.00

South Baptist Church (Deferred): \$17,000.00

Sincerely,



Thomas F. Metzen
Cert. Gen. Real Prop. Appr.
Minnesota I.D. # 4000158



Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #4000869

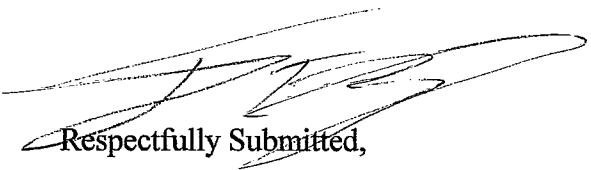
Table of Contents

<u>Category</u>	<u>Page Number</u>
Certification.....	1
Qualifications.....	2-5
Property Rights Reviewed.....	6
Date of Inspection.....	6
The Project.....	6
Location & Site Map.....	7-11
Photos.....	12-33
Effects of the Project.....	34
Single Family Homes Affected by the Project.....	35-37
Inver Grove Heights Report.....	38-51
Single Family Homes Conclusion.....	52
Churches.....	53-58
Conclusion.....	59

Certification

I, the undersigned, hereby certify that, except as otherwise noted in this appraisal report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
3. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this appraisal report, upon which analysis, opinions and conclusions expressed herein are based, are true and correct.
6. This appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this appraisal report.



Respectfully Submitted,

Qualification
Of Thomas F. Metzen
412 Southview Boulevard
South St. Paul, MN 55075
(651)-455-2214

General Background

- Life-Long resident of Dakota County
- 1958-Present, President, Metzen Realty, Inc.
- Specializing in appraisal of real estate for estates, insurance companies, trusts, urban renewal, banks, mortgage companies, site acquisitions and eminent domain
- Appointed by District Court Commissioners in many eminent domain proceedings
- Former member of Inver Grove Heights City Council
- Condemnation Commissioner-Dakota County
- State of Minnesota Appraisal License Number 4000158
- Qualified as an expert witness for court in Dakota, Ramsey, Washington, Hennepin, Scott and Goodhue Counties

Appraisal Experience and Education

- Numerous real estate and appraisal seminars
- Over 200 hours of continuing education
 - Partial list of courses
 - Standards of Professional Appraisal Practice
 - Real Estate Appraisal Methods G3
 - Principals of Capitalization G4
 - Real Estate Appraisal Applications G5
 - Appraisal Agency Law 1,2,3, and 4
- **Partial Client List:**

Government Agencies

School Districts 6, 191, 199	Cities: Burnsville
Univ. Of Minnesota Bd. Of Regents	Apple Valley
Probate Court Dakota County	Inver Grove Heights
Federal Bankruptcy Court	South St. Paul
Metro council Housing Advisory Council	Rosemont

Government Agencies

Minnesota Highway Department	Cities: West St. Paul
Minnesota Zoological Board	Mendota Heights
Dakota County HRA	Eagan
Farmington HRA	Lakeville
South St. Paul HRA	Hastings

Corporations

Chrysler Corporation	Cray Research	Oskay Brothers Petro
McKee Corporation	Koch Refining	Koehring Company
Great Northern Oil	Economics Laboratory	Dx sun Ray Oil
15 Banks	Fina Oil	Northern State Power (Excel)
Great Lakes Pipes Line Company	Schanno Transportation	Quickie Transport Company
Williams Bros. Pipe Line Company	United Properties	Amoco Oil
Wisconsin Life ins. Company	St. Paul Companies	Wayne Transportation
Mpls., Northfield & Southern RR	Denny's Restaurants	Ford Motor Company
Hillcrest Development Company	Lenertz Trucking	Clutch & U Joint Corporation
Donovan Const. Company of MN.	Conserve Corporation	Callahan Steel Company
Knights of Columbus	PDQ Stores	Metram Properties
Cooperative Power Association		

Memberships

- Dakota County Board of Realtors (President of Board in 1962)
- Minnesota Association of Realtors
- National Association Real Estate Boards
- National Association Real estate Appraisers
- Board of Directors Dakota County Multiple Listing Service

Qualification of Laurence M. Danich

- Licensed with the State of Minnesota
- Registered Appraiser Number 4000869

Education:

- AA Degree from Mankato State University
- Completed courses and received designation from Realtor Graduate Institute
- Over 200 hours of continuing education

Experience:

- Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota.
- Instructor in Real Estate Financing for South st. Paul Adult Education
- Qualified as an expert witness on real estate values in District Court of Dakota County

Memberships:

- National Association of Real Estate Appraisers, # 28404
- Dakota County and Minnesota Board of Realtors
- Charter Commission: City of South St. Paul
- Certified Real Estate Appraiser, CREA Member

Appraisal Assignments:

Lending Institutions

Southview Bank
The Phalen Bank
Meridian Bank

Dakota County State Bank
Thorpe Loan and Finance
Lenders Service, Inc.

Corporations

Twin City Barge, Inc.
Schanno Transportation
Northern Furniture Companies
Berryland Farms

Joe Miller Homes
St. Paul Companies
Angel Industries

Law Firms

Grannis, Grannis

Thuet

Briguet & Associates

Severson, Sheldon, Dougherty & Molenda, P.A.

Farrell & Knutson

Lynch & Pugh

Murane, Conlin White & Brandt

Rosene and Haugrud

Cities

Inver Grove Heights

Eagan

Apple Valley

South St. Paul

West St. Paul

Savage

Properties Rights Reviewed

The real estate interest reviewed is that of fee simple.

Date Of Inspection

The area reviewed was inspected on July 8th, 2013 and subsequent times after.

The Project

The project consists of reconstruction of a portion of Windy Hill Road and 55th Street West, along with milling and overlay of Windy Hill Court, Windy Hill Road, 55th Street West and the western section of Angell Road.

According to the 2014-2018 CIP, Windy Hill Road, 55th Street West, and Angell Road were constructed in 1989, and Windy Hill Court was constructed in 1992. To extend the life of these roads and maintain the infrastructure, it was determined that a mill and overlay with small sections of reconstruction was necessary.

The project cost is proposed to be recovered by an assessment to the benefitting parcels, City financing and ad-valorem.



Owner: City of Sunfish Lake
15 Sunnyside Lane
Sunfish Lake, MN 55118

Date: 8/30/2013

For Period: 6/17/2013 to 8/30/2013

Request No.: 1 & FINAL

Contractor: Astech Corp.
PO Box 1025
St. Cloud, MN 56302

Pay Voucher

SFLK - 2013 Seal Coat Project

Client Contract No.:

Project No.: 02182-00

Client Project No.:

Project Summary

1	Original Contract Amount		\$37,238.00
2	Contract Changes - Addition	\$0.00	
3	Contract Changes - Deduction	\$0.00	
4	Revised Contract Amount		\$37,238.00
5	Value Completed to Date		\$40,136.00
6	Material on Hand		\$0.00
7	Amount Earned		\$40,136.00
8	Less Retainage		\$0.00
9	Subtotal		\$40,136.00
10	Less Amount Paid Previously		\$0.00
11	Liquidated Damages		\$0.00
12	AMOUNT DUE THIS PAY VOUCHER NO. 1 & FINAL		\$40,136.00

HEREBY CERTIFY THAT A FINAL EXAMINATION HAS BEEN MADE OF THE ABOVE NOTED CONTRACT, THAT THE CONTRACT HAS BEEN COMPLETED, THAT THE ENTIRE AMOUNT OF WORK SHOWN IN THE FINAL VOUCHER HAS BEEN PERFORMED AND THE TOTAL VALUE OF THE WORK PERFORMED IN ACCORDANCE WITH, AND PURSUANT TO, THE TERMS OF THE CONTRACT IS AS SHOWN IN THIS FINAL VOUCHER.

Recommended for Approval by:

WSB & Associates, Inc.

Construction Observer:

Approved by Contractor:

Astech Corp.

Approved by Owner:

City of Sunfish Lake

Specified Contract Completion Date:

Date:

Comment:

Project Material Status

Item No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity to Date	Current Quantity	Amount to Date
BASE BID								
1	2331.603	ROUT & SEAL BITUMINOUS PAVEMENT CRACKS	LIN FT	\$1.20	1500	3915	3915	\$4,698.00
2	2356.505	BITUMINOUS MATERIAL FOR SEAL COAT (CRS-2)	SQ YD	\$1.30	27260	27260	27260	\$35,438.00
Totals For BASE BID:								\$40,136.00
Project Totals:								\$40,136.00

Project Payment Status
 Owner: City of Sunfish Lake
 Client Project No.:
 Client Contract No.:
 Project No.: 02182-00
 Contractor: Astech Corp.

Contract Changes

No.	Type	Date	Description	Amount
Change Order Totals:				\$0.00

Payment Summary

No.	From Date	To Date	Payment	Total Payment	Retainage Per Payment	Total Retainage	Total Payment + Retainage	Work Certified Per Payment	Total Work Certified
1 & FINAL	6/17/2013	8/30/2013	\$40,136.00	\$40,136.00	\$0.00	\$0.00	\$40,136.00	\$40,136.00	\$40,136.00
Payment Totals:				\$40,136.00		\$0.00	\$40,136.00		\$40,136.00

Project Summary

Material On Hand:	\$0.00		
Total Payment to Date:	\$40,136.00	Original Contract:	\$37,238.00
Total Retainage:	\$0.00	Contract Changes:	\$0.00
Total Amount Earned:	\$40,136.00	Revised Contract:	\$37,238.00



August 6, 2013

Honorable Mayor and City Council
City of Sunfish Lake
1 Acorn Drive
Sunfish Lake, MN 55077

Re: 2013 Striping Quote
WSB Project No. 1011-99

Dear Mayor and Council Members:

The City received two quotes to complete striping on City streets. Quotes were requested from three companies. The quotes received were as follows:

AAA Striping Service Co.	\$ 5,862.90
Century Fence Company.....	\$ 5,863.80

The 2013 budget contained \$500 for striping maintenance; however, the 2013 budget also contained \$5,000 for culvert maintenance which is not planned to be utilized this year.

AAA Striping Service Co., has completed this type of work in past years and did an acceptable job.

Based on past performance, I am recommending Council approve a motion awarding the striping contract to AAA Striping Service Co. in the amount of \$5,862.90.

Sincerely,

WSB & Associates, Inc.

Don Sterna, PE
City Engineer

Enclosures



"Fifty Years Same Old Line"

AAA Stripping Service Co.

12220 43rd St NE, St Michael MN 55376

(763) 428-4322
Fax (763) 428-8557

July 29, 2013

To whom it may concern:

We are quoting the following project

Project	Epoxy Striping
	Salem Church Rd & Angell Rd Speed Bump
Location	Sunfish Lake

Epoxy striping per email.	\$5,862.90
---------------------------	-------------------

Prices do NOT include layout, incidental markings or removal.

Prices based on 1 mobilization, additional mob. charge \$1,200.00

Prices based on 50 degree air & pavement temperatures at the time of marking application.

Prices firm for 30 days.

Tax and bond included in quote

Sincerely,

Dean E Erickson
Estimator

CENTURY FENCE COMPANY

14839 Lake Drive
Post Office Box 277
Forest Lake, MN 55025

Pavement Marking Division ISO 9001:2000 Certified
Equal Opportunity Employer
Phone: 651-464-7373
Fax: 651-464-7377

Project: Salem Church Road & Angell Road
WSB & Associates - Sharon Montague
Sunfish Lake, Minnesota

Letting: July 29, 2013

Proposal 0

Line Number	Item Description	Unit	Estimated Quantity	Unit Bid Price	Bid Amount
1	2021.501 Mobilization	LS	1.0	500.000	500.00
2	2582.501 Pavement Message - Symbol Epoxy	SET	1.0	475.000	475.00
3	2582.502 Solid Line White - 4" Epoxy	LFT	6,790.0	0.360	2,444.40
4	2582.502 Double Solid Line Yellow - 4" Epoxy	LFT	3,395.0	0.720	2,444.40

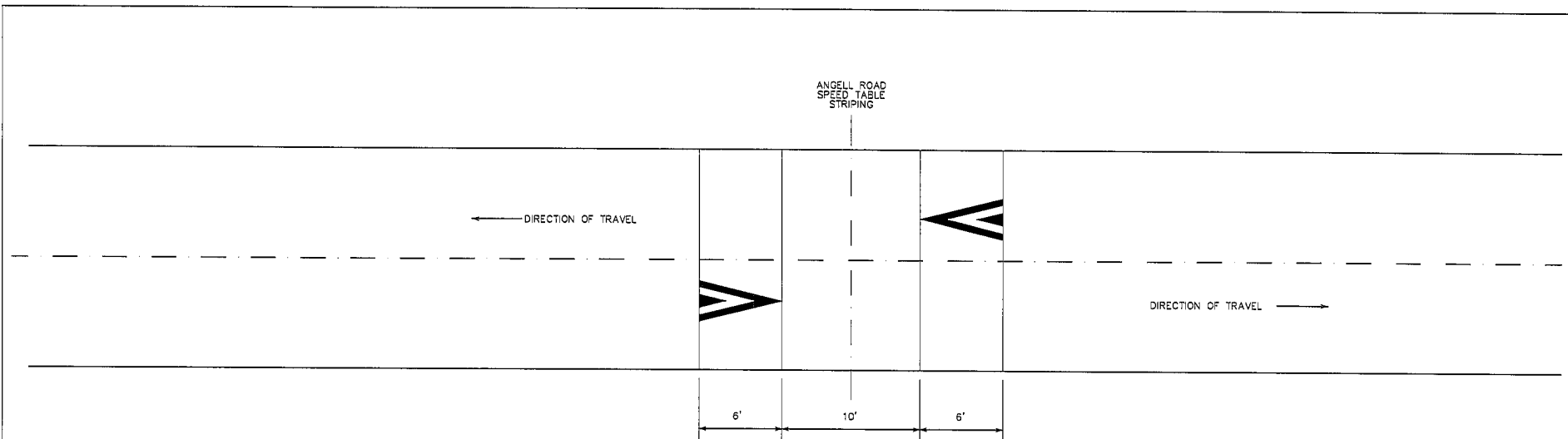
Notes: Quote Based on One Mobilization
Ability to Complete Pavement Marking Dependant on Acceptable Weather
Low Quotes Must Be Acknowledged Within 10 Days
If Successful, This Quote Shall Become Part of Our Subcontract
No Removal Included Without Specific Bid Item

Special Note: F.O.B., SITE, INSTALLED. TAX & BOND INCLUDED
Century Fence Company

Total 5,863.80

Per: *Tim McChesney*
Tim McChesney, Minnesota Highway Manager
Office (651) 464-7373
Cell (715) 207-2100
timcchesney@centuryfence.com

Date: July 29, 2013



GENERAL REQUIREMENTS

THE ENGINEERS INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD SPOTTING, LOCATION AND INSPECTION. THE ENGINEER WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING AND TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. BROKEN LINE INTERVALS WILL NOT BE MARKED. LONGITUDINAL JOINTS, PAVEMENT EDGES, AND EXISTING MARKINGS SHALL SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.

EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.

A TOLERANCE OF 1/2" OVER OR UNDER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. BROKEN LINE SEGMENTS MAY VARY UP TO 6" FROM THE SPECIFIED LENGTHS PROVIDED THE OVER AND UNDER VARIATIONS ARE REASONABLY COMPENSATORY. ALIGNMENT DEVIATIONS FROM THE CONTROL GUIDE SHALL NOT EXCEED 2". MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINT. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICABLE WITH THE PLANNED DIMENSIONS.

IF OVERLAY APPLICATION IS SPECIFIED OR AUTHORIZED BY THE ENGINEER

1. TEMPERATURE REQUIREMENTS
 - MINIMUM AIR TEMPERATURE 60°F (16°C) AND RISING
 - MINIMUM PAVEMENT TEMPERATURE 70°F (21°C) AND RISING
 - MINIMUM OVERNIGHT TEMPERATURE 60°F (16°C) AND RISING
2. SURFACE PREPARATION
 - A. ASPHALT—LESS THAN 11 DAYS OLD
 1. ALL — SWEEP OR BLOW CLEAN
 2. 0 — 3 DAYS OLD — NO PRIMER
 3. 4 — 10 DAYS OLD — STAMARK™ SP44 ONLY
 4. 11+ DAYS — STAMARK™ E44 OR SP44 DEPENDING ON APPLICATION. SEE MANUFACTURERS SPECIFICATION
3. OLD MARKINGS
 - A. DO NOT APPLY OVER PAINT, EPOXY, OR THERMOPLASTIC UNLESS VERY WELL WORN AND WELL ADHERED TO THE ROAD. OLD MARKINGS MUST BE AT LEAST 75%-80% WORN AWAY
 - B. SWEEP OR BLOW SURFACE CLEAN.
 - C. APPLY REQUIRED PRIMER

EPOXY

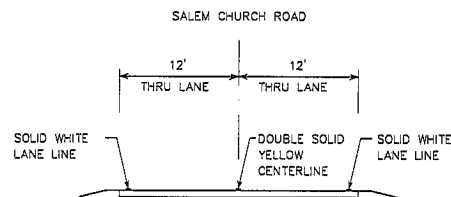
THE ROAD SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER JUST PRIOR TO APPLICATION. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON-METALLIC), OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER. NEW PORTLAND CEMENT CONCRETE SURFACES SHALL BE SANDBLAST CLEANED TO REMOVE ANY SURFACE TREATMENTS AND/OR LAITANCE. ON LOW SPEED (SPEED LIMIT 35 MPH OR LESS) URBAN PORTLAND CEMENT CONCRETE ROADWAYS, SANDBLAST CLEANING SHALL BE USED FOR ALL EPOXY PAVEMENT MARKINGS.

THE EPOXY MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING. GLASS BEADS SHALL BE APPLIED IMMEDIATELY AFTER APPLICATION OF THE EPOXY RESIN LINE TO PROVIDE AN IMMEDIATE NO-TRACK SYSTEM.

AN EPOXY RESIN LINE 4 INCHES WIDE AND 15 MIL THICKNESS (WET), REQUIRES AN APPLICATION RATE OF (1) GAL OF COMPONENTS FOR 320 FT OF LINE. GLASS BEADS SHALL BE APPLIED AT A POUND PER GALLON RATE SUFFICIENT TO ACHIEVE AN ACCEPTABLE NO-TRACK SYSTEM.

OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50°F OR GREATER.

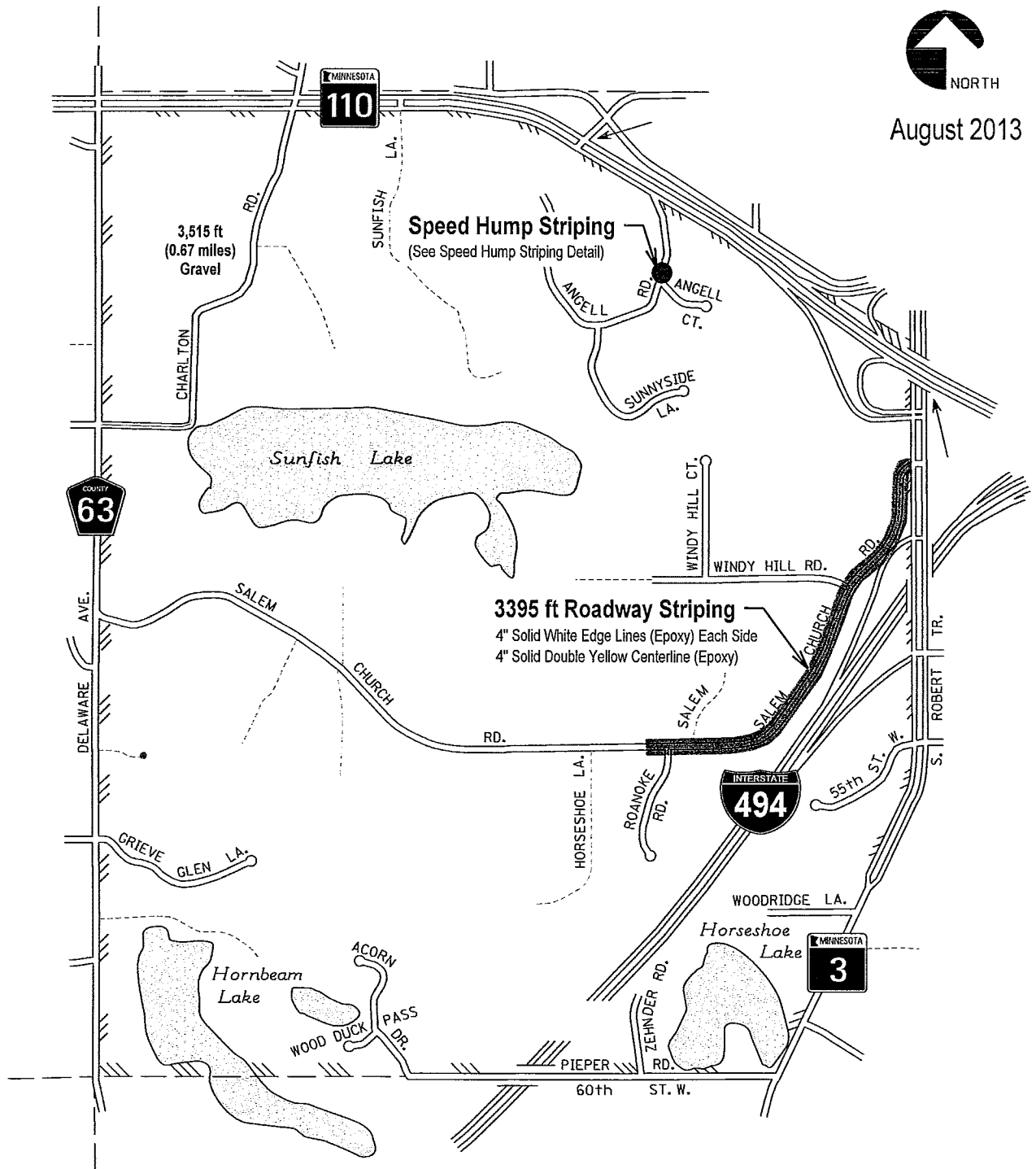
PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY MARKINGS.



TYPICAL STRIPING DETAIL



August 2013



2013 IMPROVEMENTS



Roadway Striping



Speed Hump Striping

Striping Plan

