

Greenbush City Council- Public Hearing
Monday, December 17, 2018, at 5:00 pm
Library Conference Room
Agenda

The purpose of this meeting is to consider and hear public comment on the construction of the following improvements: Watermain replacement on Old Hwy 11 and associated street reconstruction.

The area proposed to be assessed for such improvements is as follows:

Area's Proposed to be Assessed

Pederson's 1st Addition:
Block 1, Lots 9-10

West Greenbush Addition:
Block 1, Lots 1-11

Auditors Plat of Outlots:
Section 10 T160N R43W

Unplatted Properties:
Section 10 T160N R43W

- 2019 Watermain Project
[2019 Watermain Report of Feasibility](#)

Upcoming Meetings:




- Regular Council Meetings: at 5:30 pm, Tuesday, January 22nd, Tuesday, February 19th and March 18th



November 16, 2018

East Grand Forks
1600 Central Avenue NE
East Grand Forks, MN 56721-1570

Honorable Mayor and City Council
City of Greenbush
PO Box 98
Greenbush, MN 56726

218.773.1185 
218.773.3348 
EastGrandForks@wsn.us.com 

WidsethSmithNotling.com

RE: Report of Feasibility
Estimate of Cost and
Area Proposed to be Assessed
Greenbush, MN

Dear Mayor and Members of the Council:

We have, as directed by the City Council, made an investigation as to the feasibility of replacing the existing cast iron watermains along Old Highway 11 (1st Street) as shown on the attached map.

On reconstruction or replacement type of projects the City of Greenbush's Assessment Policy is to assess 40% of the total project cost. Therefore, the proposed assessment rates are assuming the City of Greenbush is paying 60% of the total project cost with the benefitted properties paying 40% of the total project costs

We have identified the project needs as follows:

Watermain Construction

The proposed project involves replacing existing cast iron watermains with new PVC watermains and adding watermain looping to the existing water system. The location of the proposed watermain replacement is along Old Highway 11 and 1st Street from Minnesota Ave. to the Water Treatment Plant. The proposed watermain looping connects the current dead end on Johnson Ave. to the watermain that is located on Old Highway 11.

In total, approximately 3040 Linear Feet of cast iron watermains will be replaced with approximately 380 Linear Feet of watermain looping added. Also included in the project is replacing existing fire hydrants, gate valves and individual service leads up to and including the curb stop and box. To install the new watermains, bituminous pavement (approximately 10 feet wide) would need to be removed and replaced. This cost has been included as part of the cost estimate.

The estimated project costs for the watermain and all associated work is \$685,495.30. It is assumed that the watermain costs associated with the additional looping and the water main replacement that is northeast of Roseau County Highway 4 would be 100% funded by the City and therefore not assessed. That equates to a total project cost of \$562,975.70 that is not 100% city funded. Assuming the remaining 40% of the total project costs will be assessed the total amount to be assessed is \$225,190.28.



PROJECT COST SUMMARY	
Total Project Cost	\$685,495.30
100% City Funded Project Cost	\$122,519.60
Total Project Cost not 100% City Funded	\$562,975.70
Total Assessible Project Cost	\$225,190.28

The lots on the Southeast side of Old Highway 11 from Minnesota Ave. to Roseau County Highway 4 are unique because the depth of the lots is small compared to the length of the lots parallel to Old Highway 11. Because of this unique situation, two options are proposed for the front footage of these properties. Option one (1) uses the longer dimension of the lots (dimension that is parallel to Old Highway 11) for the front footage. Option two (2) uses the smaller dimension of the lot (dimension that is perpendicular to Old Highway 11) for the front footage. The results for these two options are shown below.

Option 1

Total Footage to be Assessed: 4094 Lineal Feet
 Assessment Rate: \$55.00 / Front Foot

Option 2

Total Footage to be Assessed: 2365 Lineal Feet
 Assessment Rate: \$95.22 / Front Foot

Area's Proposed to be Assessed

Pederson's 1st Addition:
 Block 1, Lots 9-10

West Greenbush Addition:
 Block 1, Lots 1-11

Auditors Plat of Outlots:
 Section 10 T160N R43W

Unplatted Properties:
 Section 10 T160N R43W



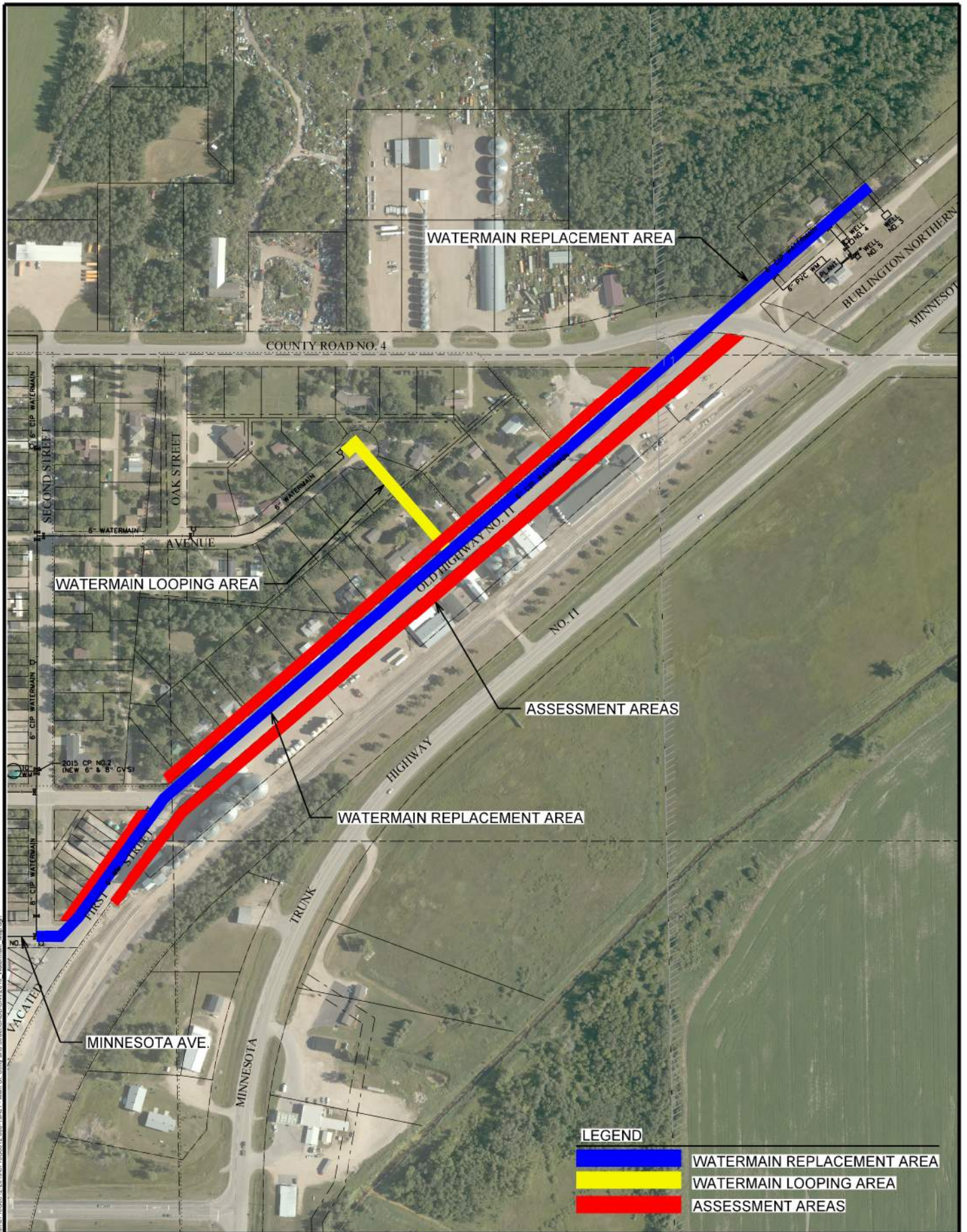
The proposed project will replace old cast iron water mains that are at the end of their life and will provide looping of the water system. The project as described will provide the residents with a reliable water system that will be less susceptible to breaks and in turn shall provide better quality water with the addition of looping. The proposed project shall further improve fire flows and pressures within the water distribution system and in turn shall increase the overall property value of the benefitted properties. Therefore, we feel this project as described to be feasible.


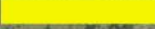
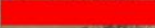
If you have any questions or need further information, please contact our office.

Respectfully yours,
Wideth Smith Nolting & Associates, Inc.

A handwritten signature in blue ink that reads "Dustin Fanfulik". The signature is written in a cursive style with a horizontal line underneath the name.

Dustin Fanfulik, P.E.



LEGEND	
	WATERMAIN REPLACEMENT AREA
	WATERMAIN LOOPING AREA
	ASSESSMENT AREAS

11/15/2018 10:10:03 City of Greenbush\OT1000012-2018071000012-005-19A11 - Main St, Utility and Street\CAD\DWG\2018 - Watermain - Map.dwg



WIDETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

DATE: 11/15/2018
SCALE: NONE
DRAWN BY: RAB
CHECKED BY: DRF
JOB NUMBER: 0710G0012.000

CITY
OF
GREENBUSH, MINNESOTA
WATERMAIN IMPROVEMENTS

SHEET NO.
1.0
SHEET
OF

**Watermain Replacement / Looping
Greenbush, MN
2019**

11/15/2018

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
011000	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
015526	Traffic Control	1	LS	\$ 4,000.00	\$ 4,000.00
015713	Silt Fence	2500	LF	\$ 3.00	\$ 7,500.00
015713	Storm Drain Inlet Protection	4	EA	\$ 125.00	\$ 500.00
024100	Remove Bituminous Pavement	2755	SY	\$ 4.00	\$ 11,020.00
024100	Salvage / Replace Aggregate Base	615	CY	\$ 3.00	\$ 1,845.00
024100	Salvage / Replace Aggregate Surface	150	CY	\$ 3.00	\$ 450.00
024100	Remove Concrete Curb & Gutter, B624	20	LF	\$ 4.00	\$ 80.00
024100	Remove CIP Watermain	50	LF	\$ 2.00	\$ 100.00
024100	Remove Gate Valve & Box	8	EA	\$ 300.00	\$ 2,400.00
024100	Remove Fire Hydrant	6	EA	\$ 300.00	\$ 1,800.00
321600	4" Bituminous Pavement	670	TONS	\$ 95.00	\$ 63,650.00
321600	Concrete Curb & Gutter, Design B624	20	LF	\$ 40.00	\$ 800.00
321600	Aggregate Surface	20	CY	\$ 20.00	\$ 400.00
329219	Turf Establishment	5900	SY	\$ 3.00	\$ 17,700.00
329219	Topsoil Borrow	655	CY	\$ 17.00	\$ 11,135.00
331000	6" PVC Watermain	475	LF	\$ 45.00	\$ 21,375.00
331000	8" PVC Watermain	3040	LF	\$ 55.00	\$ 167,200.00
331000	6" Fire Hydrant (8.5' Bury)	6	EA	\$ 4,500.00	\$ 27,000.00
331000	6" Gate Valve & Box	7	EA	\$ 2,300.00	\$ 16,100.00
331000	8" Gate Valve & Box	5	EA	\$ 2,800.00	\$ 14,000.00
331000	Ductile Iron Fittings	1425	LBS	\$ 15.00	\$ 21,375.00
331000	6" Transition Coupling	2	EA	\$ 1,250.00	\$ 2,500.00
331000	6" x1.0" Saddle with corporation	14	EA	\$ 620.00	\$ 8,680.00
331000	1.0" Polyethylene Service	420	LF	\$ 35.00	\$ 14,700.00
331000	1.0" Curb Stop & Box	14	EA	\$ 900.00	\$ 12,600.00
331000	Aggregate Pipe Foundation	150	CY	\$ 20.00	\$ 3,000.00
331000	Dewatering	1	LS	\$ 15,000.00	\$ 15,000.00
331000	Temporary Water	1	LS	\$ 15,000.00	\$ 15,000.00
331000	Compaction Tests	10	EA	\$ 350.00	\$ 3,500.00
ESTIMATED CONSTRUCTION PROJECT TOTAL					\$ 515,410.00
PLANS / SPECIFICATIONS (9%)					\$ 46,386.90

STAKING / INSPECTION (6%)	\$ 30,924.60
CONTINGENCIES (15%)	\$ 77,311.50
ADMINISTRATION / LEGAL (3%)	\$ 15,462.30
ESTIMATED TOTAL PROJECT COST	\$ 685,495.30

CITY COSTS

024100	Salvage / Replace Aggregate Surface	150	CY	\$ 3.00	\$ 450.00
024100	Remove Gate Valve & Box	3	EA	\$ 300.00	\$ 900.00
024100	Remove Fire Hydrant	1	EA	\$ 300.00	\$ 300.00
321600	Aggregate Surface	20	CY	\$ 20.00	\$ 400.00
329219	Turf Establishment	1565	SY	\$ 3.00	\$ 4,695.00
329219	Topsoil Borrow	175	CY	\$ 17.00	\$ 2,975.00
331000	6" PVC Watermain	445	LF	\$ 45.00	\$ 20,025.00
331000	8" PVC Watermain	715	LF	\$ 55.00	\$ 39,325.00
331000	6" Fire Hydrant (8.5' Bury)	1	EA	\$ 4,500.00	\$ 4,500.00
331000	6" Gate Valve & Box	3	EA	\$ 2,300.00	\$ 6,900.00
331000	8" Gate Valve & Box	2	EA	\$ 2,800.00	\$ 5,600.00
331000	Ductile Iron Fittings	250	LBS	\$ 15.00	\$ 3,750.00
331000	6" Transition Coupling	1	EA	\$ 1,250.00	\$ 1,250.00
331000	Compaction Tests	3	EA	\$ 350.00	\$ 1,050.00
ESTIMATED CONSTRUCTION PROJECT TOTAL (CITY COST)					\$ 92,120.00
PLANS / SPECIFICATIONS (9%)					\$ 8,290.80
STAKING / INSPECTION (6%)					\$ 5,527.20
CONTINGENCIES (15%)					\$ 13,818.00
ADMINISTRATION / LEGAL (3%)					\$ 2,763.60
ESTIMATED TOTAL PROJECT COST					\$ 122,519.60
TOTAL PROJECT COSTS TO BE ASSESSED					\$ 562,975.70