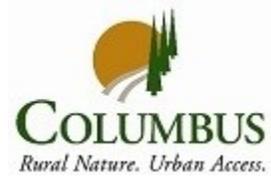


FEASIBILITY REPORT

Furman Street NE Improvements

In



BMI Project No. R16.120887

October 9, 2020



Real People. Real Solutions.

Feasibility Report

Furman Street NE Improvements

in

Columbus, Minnesota

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: 

Kevin Bittner, P.E.
License No. 21814

Date: October 9, 2020

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APPENDIX

FIGURE 1
PRELIMINARY COST ESTIMATE
PRELIMINARY ASSESSMENT ROLL

I. PROJECT BACKGROUND

This Feasibility Report has been authorized by the City Council via resolution on August 12, 2020. The improvement of Furman Street is also a requirement of the Development Agreement for the Thurnbeck Preserve 2nd Addition.

II. PROPOSED IMPROVEMENTS

The segment of Furman Street proposed for improvement commences approximately 1,580 feet south of Broadway Avenue, where the existing bituminous pavement ends, and proceeds south a distance of 2,347 feet to the southern property line of future Thurnbeck Preserve 3rd Addition. See Figure 1 in the Appendix for the project location.

The proposed project consists primarily of a “shape and pave” improvement, whereby the existing gravel base is graded, shaped and compacted to a 2-percent crown and paved with a 20 feet wide, 3.5” thick bituminous section. The bituminous section would consist of a 2” base course and 1.5” wear course.

If possible, the bid and construction of these improvements would be incorporated with the Hornsby Street Improvement project to achieve more favorable bids due to a larger overall project.

III. APPROVALS/PERMITS

Coordination with the Rice Creek Watershed District will begin immediately in final design and will include a description of the project and determination of project permitting. Since the project includes disturbance, in some form, of more than 10,000 square feet, an erosion and sediment control permit may be required. The project qualifies as a pavement improvement project with no new impervious area. Therefore, a stormwater management permit will not be required.

IV. OPINION OF PROJECT COST

The total project cost is estimated at \$135,000 and includes construction, contingencies, administrative and engineering costs. A detailed opinion of the project cost is provided in the Appendix. The unit prices used in the estimate are based on recent bid results on similar types of projects.

The Engineer has no control over the cost of labor, materials, competitive bidding, weather conditions or other factors affecting the cost of construction. Therefore, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of the

construction cost opinion is made. Financing for the project should be based on actual bid prices with reasonable contingencies.

V. FUNDING & ASSESSMENTS

The Development Agreement between the City and Buy Back Inc., the developer of Thurnbeck Preserve Second Addition, required an initial contribution from the developer in the amount of \$84,500 for the improvement of Furman Street, which has been paid. The remaining costs of the project will be assessed to benefitting properties on a per residential unit basis. The Development Agreement stipulated the allocation of direct (100%) and indirect (25%) benefits to lots in the Second Addition as well as the future Third Addition. On this basis, there are a total of 10.75 units in the Second and future Third Addition to be charged and prepaid by Buy Back Inc.

There are also benefitting properties on Furman Street that are not part of the Thurman Preserve development project. City Code requires a minimum frontage length of 225' for a residential lot. Using this formula, there are a total of 6 residential units outside of the development to be assessed, owned by three property owners, with one property owner owning four units and the other two with one unit each.

Below is a preliminary cost breakdown the estimated unit assessment based on a total estimated project cost of \$128,000. The final assessment will be based on final construction costs including all engineering and administrative costs and will vary from the estimate provided here.

TOTAL ESTIMATED PROJECT COST	\$135,000.00
FURMAN CONTRIBUTION	(\$84,500.00)
ESTIMATED COST TO BE ASSESSED	\$50,500.00
TOTAL UNITS TO BE ASSESSED	16.75
ESTIMATED ASSESSMENT PER UNIT	\$3,014.93

A preliminary assessment roll is included in the Appendix.

VI. PROPOSED SCHEDULE

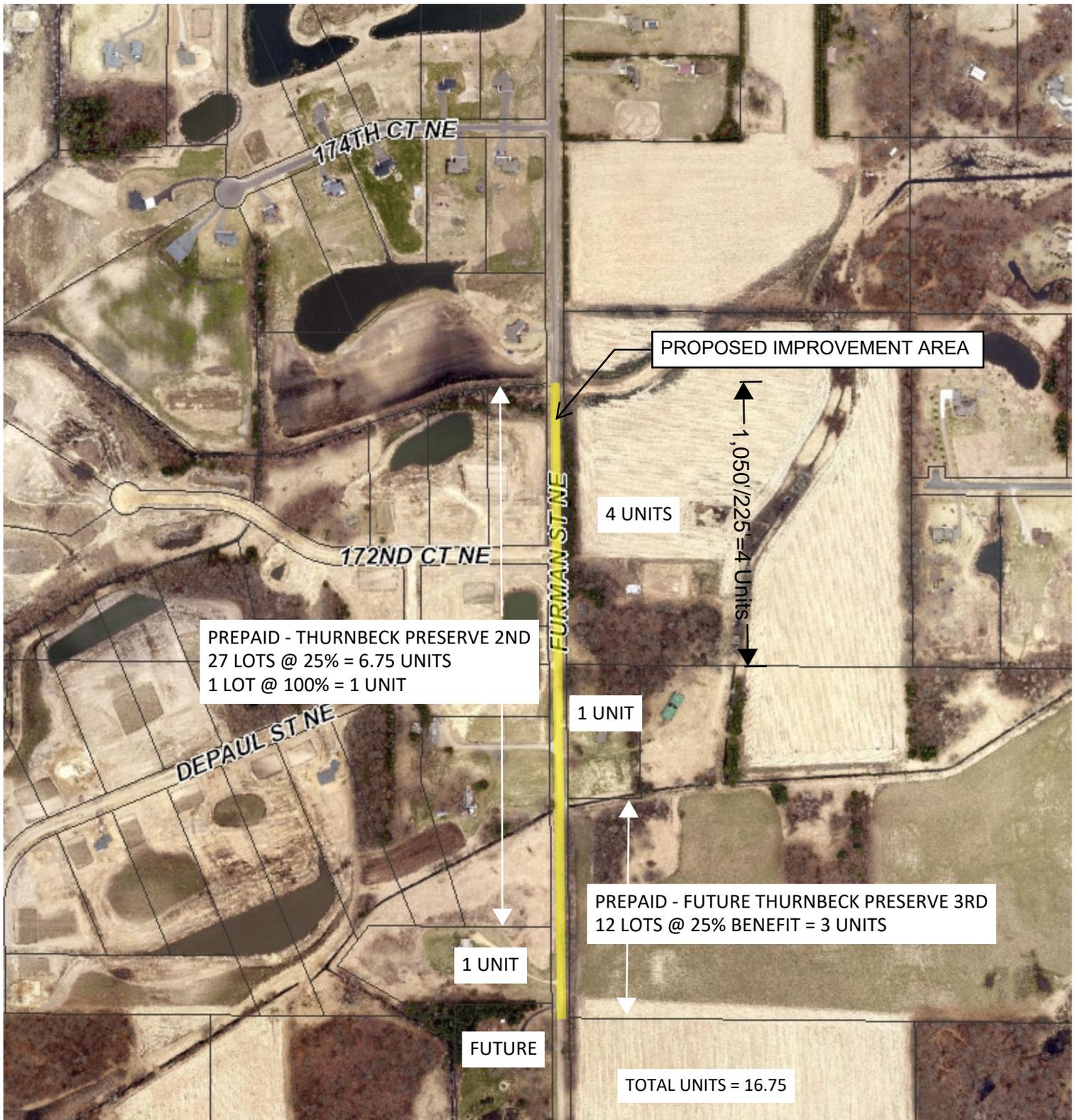
Following is the proposed schedule for the project for construction of the project in 2021:

- Receive Report and Call for Hearing October 12, 2020
- Conduct Improvement Hearing November 11, 2020
- Order Improvement & Preparation of Plans November 11, 2020
- Approve Plans & Order Advertisement for Bids December 9, 2020
- Open Bids January 20, 2021
- Award Bid January 27, 2021
- Approximate Construction Start June 1, 2021
- Substantial Completion June 18, 2021
- Assessment Hearing September 8, 2021

VII. RECOMMENDATION

Based on the findings presented in this report, the proposed improvements are cost effective, necessary, and feasible from an engineering perspective. I recommend the City Council accept this report and pass the resolution ordering the improvement hearing.

APPENDIX



0 500 Feet



BOLTON & MENK

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Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Columbus is not responsible for any inaccuracies herein contained.



FURMAN STREET IMPROVEMENTS

PRELIMINARY OPINION OF PROJECT COST

2021 - FURMAN STREET IMPROVEMENTS
CITY OF COLUMBUS, MN
CITY PROJECT 20-003



Real People. Real Solutions.
Date: 10/8/2020

Item No.	MnDOT Spec No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Total Amount
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BASE BID

1	2021.501	MOBILIZATION		1	LS	\$10,000.00	\$10,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		20	LF	\$10.00	\$200.00
3	2104.505	REMOVE BITUMINOUS PAVEMENT		20	SY	\$20.00	\$400.00
4	2105.603	BASE GRADING		23.5	RS	\$250.00	\$5,875.00
5	2221.507	SHOULDER GRADING		23.5	RS	\$125.00	\$2,937.50
6	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE 1.5" THICK		450	TON	\$78.00	\$35,100.00
7	2360.509	TYPE SP 12.5 NON WEAR COURSE MIXTURE 2" THICK		600	TON	\$76.00	\$45,600.00
8	2563.601	TRAFFIC CONTROL		1	LS	\$2,000.00	\$2,000.00

SUB-TOTAL CONSTRUCTION	\$102,112.50
CONTINGENCIES (10%)	\$10,211.25
TOTAL ESTIMATED CONSTRUCTION	\$112,323.75
ENGINEERING AND ADMINISTRATION (25%)	\$22,464.75
TOTAL ESTIMATED PROJECT COST	\$134,788.50

2021 Furman Street NE Improvements
Preliminary Assessment Roll
City Project 20-003
10/8/2020

No.	PID	Legal Address	Property Owner/Developer	Site Address	Units	Est. Assessment Per Unit	Estimated Assessment	Comments
1	11-32-22-22-0001	(metes & bounds)	Treff Friedman	17123 Furman St NE	4.00	\$3,015	\$12,060	
2	11-32-22-23-0005	(metes & bounds)	Catherine Skoglund	17041 Furman St NE	1.00	\$3,015	\$3,015	
3	10-32-22-14-0003	(metes & bounds)	Susan Radden	16928 Furman St NE	1.00	\$3,015	\$3,015	
4	10-32-22-11-0004	Lot 1, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
5	10-32-22-11-0005	Lot 2, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
6	10-32-22-11-0006	Lot 3, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
7	10-32-22-11-0007	Lot 4, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
8	10-32-22-12-0004	Lot 5, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
9	10-32-22-12-0005	Lot 6, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
10	10-32-22-12-0006	Lot 7, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
11	10-32-22-13-0003	Lot 8, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
12	10-32-22-13-0004	Lot 9, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
13	10-32-22-13-0005	Lot 10, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
14	10-32-22-13-0006	Lot 11, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
15	10-32-22-13-0007	Lot 12, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
16	10-32-22-14-0005	Lot 13, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
17	10-32-22-14-0006 & 10-32-22-11-0009	Lot 14, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
18	10-32-22-11-0010	Lot 15, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
19	10-32-22-11-0011	Lot 1, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
20	10-32-22-11-0012 & 10-32-22-14-0007	Lot 2, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
21	10-32-22-14-0008	Lot 3, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	1.00	\$3,015	\$3,015	To Be Prepaid
22	10-32-22-14-0009	Lot 4, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
23	10-32-22-14-0010	Lot 5, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
24	10-32-22-14-0011	Lot 6, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
25	10-32-22-14-0012	Lot 7, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
26	10-32-22-13-0008	Lot 8, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
27	10-32-22-13-0009	Lot 9, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
28	10-32-22-13-0010	Lot 10, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
29	10-32-22-13-0011	Lot 11, Block 2, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
30	10-32-22-13-0012	Lot 1, Block 3, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
31	10-32-22-13-0013	Lot 2, Block 3, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
32	11-32-22-23-0003	Lot 1, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid
33	11-32-22-23-0003	Lot 2, Block 1, Thurnbeck Preserve 2nd	Buy Back Inc.	Thurnbeck Preserve 2nd	0.25	\$3,015	\$754	To Be Prepaid

No.	PID	Legal Address	Property Owner/Developer	Site Address	Units	Est. Assessment Per Unit	Estimated Assessment	Comments
34	11-32-22-23-0003	Future Lot 3, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
35	11-32-22-23-0003	Future Lot 4, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
36	11-32-22-23-0003	Future Lot 5, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
37	11-32-22-23-0003	Future Lot 6, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
38	11-32-22-23-0003	Future Lot 7, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
39	11-32-22-23-0003	Future Lot 8, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
40	11-32-22-23-0003	Future Lot 9, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
41	11-32-22-23-0003	Future Lot 10, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
42	11-32-22-23-0003	Future Lot 11, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
43	11-32-22-23-0003	Future Lot 12, Block 1, Thurnbeck Preserve 3rd	Buy Back Inc.	Thurnbeck Preserve 3rd	0.25	\$3,015	\$754	To Be Prepaid
					Total Units	16.75	Total	\$50,500
							Total Prepaid	\$32,410