

Ridgehaven Ln/Ridgedale Dr and Plymouth Rd Improvements

January 24, 2018 – Item 14A

Overview

- Introduction/Background
- Proposed Improvements
- Easements and Agreements
- Estimated Costs and Funding
- Public Input
- Next Steps

Project Location



Background

- August 17, 2015
 - Preliminary concept eliminating intersection of Cartway Ln/Ridgedale Dr intersection
 - Disconnects south access
 - Not strong support from businesses/residents
- October 19, 2015 (Study Session)
 - Revised concept for underpass design (preserves Cartway Ln/Ridgedale Dr intersection)
 - Maintains and improves south access
 - Strong support from business/residents
 - Proposed combining this project with previously planned CIP Plymouth Rd improvements

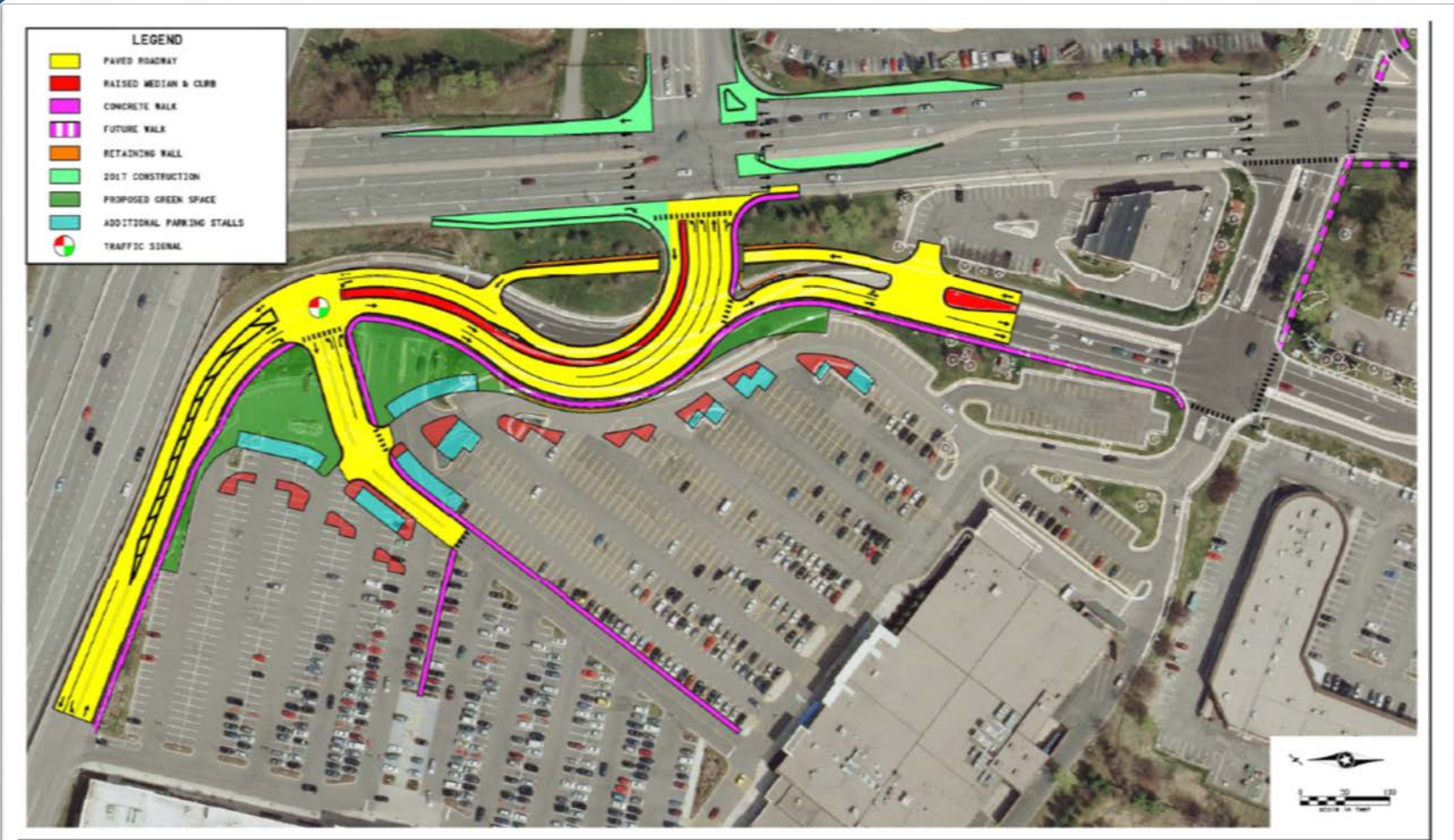
Background

- April 11, 2016
 - Council approved underpass concept layout, ordered the improvements, authorized plans and specifications, and authorized easement acquisition
- August 22, 2016
 - Council approved resolution for MnDOT design standards variance
- September 11, 2017
 - Council approves just compensation for easements to maintain project schedule
 - Staff continuing pursuit of donations

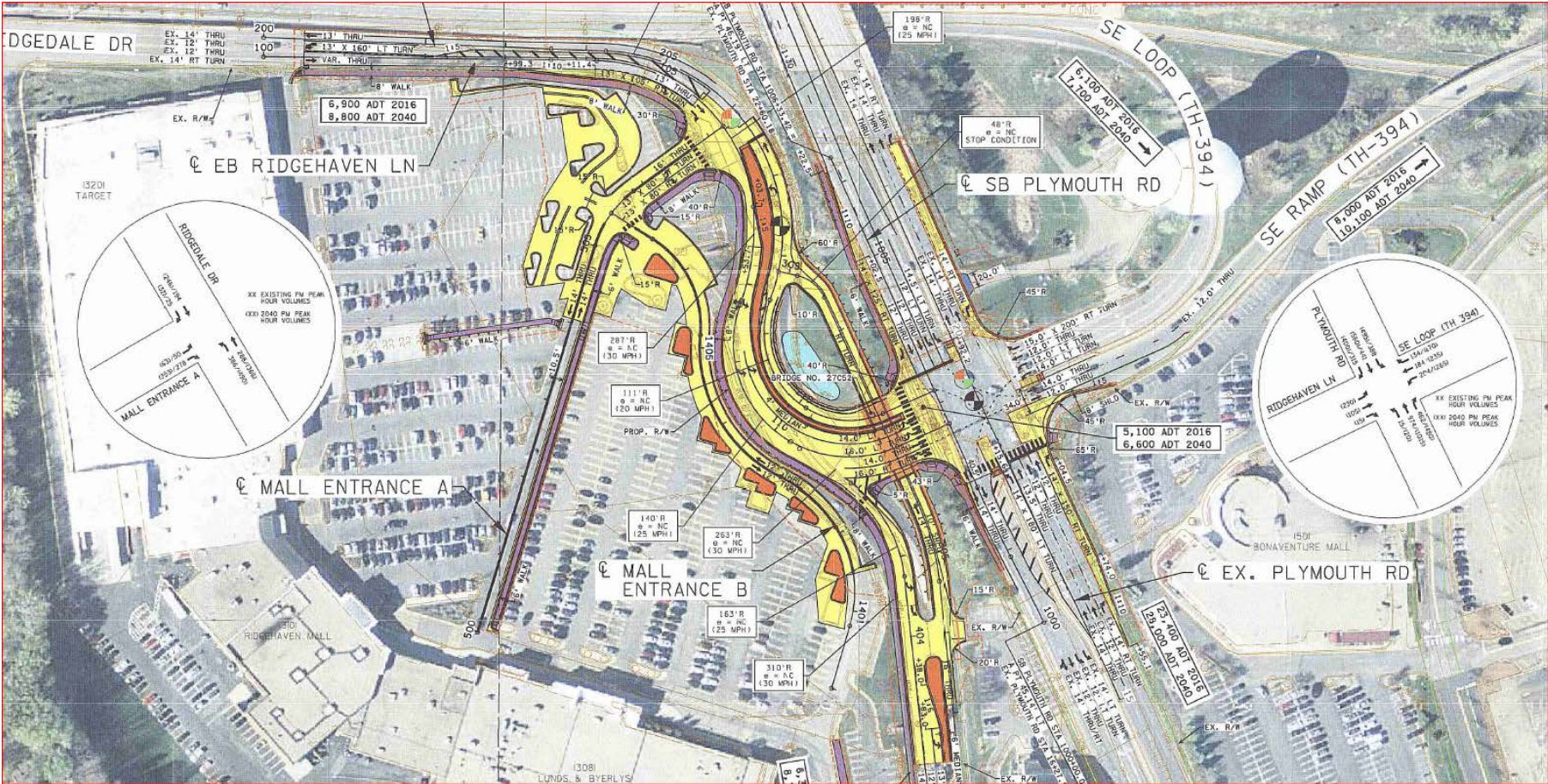
Background

- January 24, 2018 (tonight)
 - Consideration of:
 - Acceptance of plans and specifications and authorize advertisement for bids
 - No parking resolution for project area
 - Execution of Cooperative Construction agreement
 - Execution of Delegated Contract Process agreement

Proposed Improvements



Proposed Improvements



Proposed Improvements

- Full access intersection at Ridgehaven Ln/Plymouth Rd
 - Provides an underpass
 - Reduces traffic volumes at the intersections
 - Plymouth Rd - Capacity and safety improvements
- New sidewalks
- New street lighting and landscaping
- Overhead utility line burial

Plymouth Rd/Ridgehaven Ln - Existing West View



Streetscaping



Easements

- Public/Private partnership
- 3 out of 4 donated
 - Target
 - Invesco (Ridgehaven/Byerlys)
 - CSM Bonaventure
- Appraised value of 3 easement donations = \$782,500
- Appraised value of 4th easement - \$25,000



Agreements

- MnDOT Cooperative Construction
 - Establishes short and long-term ownership and maintenance responsibilities
- Federal Delegated Contract Process
 - Details city's requirements for contract administration of the project

Estimated Costs and Funding

○ Budget	
○ City Funding	\$7,500,000
○ Municipal State Aid, Street Improvement, Storm Water, Electric Franchise	
○ Federal Grant Funding Metropolitan Council	<u>\$4,500,000</u>
	\$12,000,000
○ Estimated Project Cost	\$11,960,000

Additions to Project

- Final design identified additional utility improvements
- Significantly lower costs versus completing as a standalone project.

- \$650,000 – Rehab of existing large diameter storm sewer
- \$450,000 - Adding watermain to Ridgedale Dr creates redundancy
- \$400,000 – Federal project increase
- \$350,000 - Landscaping and lighting
- \$860,000 - Contingency

Public Input

- April 30, 2015 - Initial informational meetings for Ridgedale area projects
- August 3, October 5, and December 1, 2015 - Series of three community meetings
 - Ridgehaven Ln/Ridgedale Dr roadway improvements
 - Ridgedale area streetscape and lighting design
 - Refined pedestrian and trail plan
 - Goal to develop master plans for decorative lighting and pedestrian facilities ensures cohesion for the entire Ridgedale area as development and infrastructure improvements occur.
- Staff contacted 100 area business owners and tenants via letter and phone calls to solicit feedback
- Individual property owner meetings
- October 16, 2017 – Ridgehaven Ln/Ridgedale Dr update
- Webpage updates

Next Steps

- If council moves forward with recommendations tonight
 - February – obtain bids
 - March – council consideration of bids
 - March (late) – begin construction
 - October – project completion

Recommendations

- 1) Adopt the attached resolution accepting plans and specifications and authorizing the advertisement for bids for the Ridgehaven Lane/Ridgedale Drive Project No. 16501.
- 2) Adopt the attached resolution authorizing a No Parking zone on Ridgehaven Lane and Ridgedale Drive.
- 3) Adopt the attached resolution authorizing execution of a Cooperative Construction Agreement.
- 4) Adopt the attached resolution authorizing execution of an agreement for the Delegated Contract Process.



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