

TO: MAYOR AND CITY COUNCIL

FROM: NEIL JENSEN, City Administrator

SUBJECT: SEMMCHRA Property Sandstone Ridge Development

MEETING DATE: July 20, 2021

BACKGROUND

A portion of Sandstone Ridge Development was secured by SEMMCHRA in the forfeiture / foreclosure of the Sandstone Ridge Development. The rest of the development (15 lots) was purchased by individuals from Goodhue County in forfeiture for \$6,000-\$7,500 per lot. SEMMCHRA was given their property for \$1.00.

SEMMCHRA did a study (attached) on the costs to redevelop the property and have decided that the costs were too high to pursue the project.

They have offered to turn over the property to the City of Cannon Falls for \$1.00 so the City can attempt to redevelop it into taxable market value or public purpose. It seems prudent to secure the property so the City can move forward with options to get more property developed in the area. This could be within the development or around it to the south (Endres property behind Sandstone).

STAFF RECOMMENDATION

If the City Council is in consensus with securing that portion of the Sandstone Development from SEMMCHRA, I would recommend passing a motion to start working on the paperwork to secure the SEMMCHRA property with the City Attorney to bring back for approval.

REQUESTED COUNCIL ACTION

Please make a motion to prepare the paperwork to secure the SEMMCHRA property for \$1.00 and bring back for approval.

36 UNIT MULTI-FAMILY REDEVELOPMENT

	UNIT	QUANT	UNIT PRICE	PROJECT TOTAL		
PART 1 - SANITARY SEWER:						
1	ADJUST SANITARY SEWER MANHOLE	EA	2	\$450.00	\$900.00	\$0.00
2	CLEAN AND TELEWISE EXISTING SANITARY MAINS TO BE UTILIZED	LF	1231	\$2.00	\$2,462.00	\$2,462.00
3	PRESSURE TEST AND MANDREL EXISTING SANITARY MAINS TO BE UTILIZED	LS	1	\$4,500.00	\$4,500.00	\$4,500.00
4	SANITARY REPAIR ALLOWANCE	LS	1	\$20,000.00	\$20,000.00	\$20,000.00
5	8" PVC SDR 35 SANITARY SEWER PIPING	LF	355	\$38.00	\$13,490.00	\$0.00
6	4' DIAM. SANITARY STRUCTURE W/ CASTING	EA	3	\$3,800.00	\$11,400.00	\$0.00
7	8X6 WYE CONNECTION	EA	3	\$325.00	\$975.00	\$0.00
8	SANITARY SEWER TV INSPECTION	LF	355	\$2.00	\$710.00	\$0.00
9	GRANULAR SANITARY TRENCH BACKFILL (NEW PIPE) (CV)	CY	1075	\$20.00	\$21,500.00	\$21,500.00
10	SPECIAL TRENCH EXCAVATION (EV)	CY	900	\$14.00	\$12,600.00	\$12,600.00
11	GRANULAR SANITARY TRENCH BACKFILL (EXISTING PIPE) (CV)	CY	900	\$20.00	\$18,000.00	\$18,000.00
SUBTOTAL PART 1 - SANITARY SEWER					\$106,537.00	\$79,062.00
20% CONTINGENCY					\$21,307.40	\$15,812.40
20% ENGINEERING & CONST. SERVICES					\$25,568.88	\$18,974.88
TOTAL ESTIMATED PART 1 PROJECT COST					\$153,413.28	\$113,849.28

SANITARY SEWER ASSUMPTIONS:

- ~ ASSUME SANITARY SEWER TRUNK MAIN ARE FOUND TO BE IN SERVICABLE CONDITION.
- ~ INSPECT AND TEST ALL MAINS WITHIN REDEVELOPED AREA INCLUDING TRUNK TO EXISTING MAIN ALONG 25.
- ~ REPLACE ALL EXCAVATED TRENCH MATERIAL WITH GRANULAR BORROW.
- ~ EXCAVATE AND REPLACE ALL TRENCH MATERIAL ABOVE EXISTING PIPE WITH GRANULAR BORROW.

PART 2 - WATER MAIN:

12	PRESSURE AND BACTERIA TEST ALL MAINS TO BE UTILIZED	LS	1	\$7,500.00	\$7,500.00	\$7,500.00
13	ADJUST GATE VALVE AND BOX	EA	1	\$450.00	\$450.00	\$0.00
14	WATER MAIN REPAIR ALLOWANCE	LS	1	\$20,000.00	\$20,000.00	\$20,000.00
15	6" DIP WATER MAIN, CL 52 W. POLY ENCASEMENT	LF	235	\$48.00	\$11,280.00	\$0.00
16	6" GATE VALVE AND BOX	EA	1	\$1,600.00	\$1,600.00	\$0.00
17	DUCTILE IRON FITTINGS	LB	350	\$6.00	\$2,100.00	\$0.00
18	WATER MAIN CUT-IN	LS	1	\$3,500.00	\$3,500.00	\$0.00
19	GRANULAR WATER TRENCH BACKFILL (NEW PIPE) (CV)	CY	425	\$20.00	\$8,500.00	\$8,500.00
20	SPECIAL TRENCH EXCAVATION (EV)	CY	1190	\$14.00	\$16,660.00	\$16,660.00
21	GRANULAR WATER TRENCH BACKFILL (EXISTING PIPE) (CV)	CY	1190	\$20.00	\$23,800.00	\$23,800.00
SUBTOTAL PART 2 - WATER MAIN					\$95,390.00	\$76,460.00
20% CONTINGENCY					\$19,078.00	\$15,292.00
20% ENGINEERING & CONST. SERVICES					\$22,893.60	\$18,350.40
TOTAL ESTIMATED PART 2 PROJECT COST					\$137,361.60	\$110,102.40

WATER MAIN ASSUMPTIONS:

- ~ ASSUME ALL TRUNK WATER MAIN IS FOUND TO BE IN SERVICABLE CONDITION.
- ~ INSPECT AND TEST ALL MAINS WITHIN REDEVELOPED AREA INCLUDING TRUNK TO EXISTING MAIN ALONG 25.
- ~ REPLACE ALL EXCAVATED TRENCH MATERIAL WITH GRANULAR BORROW.
- ~ EXCAVATE AND REPLACE ALL TRENCH MATERIAL ABOVE EXISTING PIPE WITH GRANULAR BORROW.

PART 3 - SERVICES:

22	IMPROVED PIPE FOUNDATION	LF	1672	\$2.50	\$4,180.00	\$0.00
23	6" DIP WATER SERVICE, CL 52 W/ POLY ENCASEMENT	EA	3	\$5,000.00	\$15,000.00	\$0.00
24	6" PVC SANITARY SEWER SERVICE	EA	3	\$3,500.00	\$10,500.00	\$0.00
25	GRANULAR SERVICE TRENCH BACKFILL (NEW PIPE) (CV)	CY	200	\$20.00	\$4,000.00	\$4,000.00
26	SPECIAL TRENCH EXCAVATION (EV)	CY	250	\$14.00	\$3,500.00	\$3,500.00
27	GRANULAR SERVICE TRENCH BACKFILL (EXISTING PIPE) (CV)	CY	250	\$20.00	\$5,000.00	\$5,000.00
SUBTOTAL PART 3 - SERVICES					\$42,180.00	\$12,500.00
20% CONTINGENCY					\$8,436.00	\$2,500.00
20% ENGINEERING & CONST. SERVICES					\$10,123.20	\$3,000.00
TOTAL ESTIMATED PART 3 PROJECT COST					\$60,739.20	\$18,000.00

SEWER AND WATER SERVICE ASSUMPTIONS:

- ~ ASSUME ALL SERVICES TO BE FOUND IN SERVICABLE CONDITION.
- ~ REPLACE ALL EXCAVATED TRENCH MATERIAL WITH GRANULAR BORROW.
- ~ EXCAVATE AND REPLACE ALL TRENCH MATERIAL ABOVE EXISTING PIPE WITH GRANULAR BORROW.

PART 4 - STORM SEWER:

28	CLEAN AND TELEVIEW ALL STORM SEWER PIPING TO BE UTILIZED TO OUTLET	LF	1320	\$5.00	\$6,600.00	\$6,600.00
29	SALVAGE EXISTING CB OR MH	EA	5	\$500.00	\$2,500.00	\$0.00
30	INSTALL SALVAGED CB OR MH	EA	5	\$500.00	\$2,500.00	\$0.00
31	2X3 CATCH BASIN	EA	2	\$1,650.00	\$3,300.00	\$0.00
32	12" RCP STORM SEWER PIPING	LF	54	\$42.00	\$2,268.00	\$0.00
33	STORM SEWER REPAIR ALLOWANCE	LS	1	\$20,000.00	\$20,000.00	\$20,000.00
34	GRANULAR STORM TRENCH BACKFILL (NEW PIPE) (CV)	CY	100	\$20.00	\$2,000.00	\$2,000.00
35	SPECIAL TRENCH EXCAVATION (EV)	CY	270	\$14.00	\$3,780.00	\$3,780.00
36	GRANULAR STORM TRENCH BACKFILL (EXISTING PIPE) (CV)	CY	270	\$20.00	\$5,400.00	\$5,400.00
	SUBTOTAL PART 4 - STORM SEWER				\$48,348.00	\$37,780.00
	20% CONTINGENCY				\$9,669.60	\$7,556.00
	20% ENGINEERING & CONST. SERVICES				\$11,603.52	\$9,067.20
	TOTAL ESTIMATED PART 4 PROJECT COST				\$69,621.12	\$54,403.20

STORM SEWER ASSUMPTIONS:

- ~ ASSUME ALL PIPING AND STRUCTURES WITHIN THE REDEVELOPED COORIDOR ARE IN SERVICABLE CONDITION.
- ~ ASSUME ALL PIPING DOWNSTREAM OF THE REDEVELOPMENT ARE IN SERVICEABLE CONDITION.
- ~ REPLACE ALL EXCAVATED TRENCH MATERIAL WITH GRANULAR BORROW.
- ~ EXCAVATE AND REPLACE ALL TRENCH MATERIAL ABOVE EXISTING PIPE WITH GRANULAR BORROW.

PART 5 - STREET IMPROVEMENTS:

37	MOBILIZATION	LS	1	\$30,000.00	\$30,000.00	\$0.00
38	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$0.00
39	REMOVE CONCRETE CURB AND GUTTER	LF	3200	\$3.50	\$11,200.00	\$0.00
40	RECLAIM BITUMINOUS PAVEMENT	SY	4600	\$0.85	\$3,910.00	\$0.00
41	SALVAGE RECLAIM MATERIAL (8" THICK)	CY	1100	\$12.00	\$13,200.00	\$0.00
42	INSTALL SALVAGED RECLAIM MATERIAL (CV)	CY	1100	\$5.00	\$5,500.00	\$0.00
43	AGGREGATE BASE, CLASS 5 (CV)	CY	1600	\$24.50	\$39,200.00	\$0.00
44	SUBGRADE CORRECTION (NON UTILITY)	CY	1620	\$30.00	\$48,600.00	\$48,600.00
45	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) (2" THICK)	SY	5400	\$8.86	\$47,844.00	\$0.00
46	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) (1.5" THICK)	SY	5400	\$6.64	\$35,856.00	\$0.00
47	BITUMINOUS MATERIAL FOR TACK COAT	GAL	270	\$2.10	\$567.00	\$0.00
48	PREPARATION OF BITUMINOUS NON WEAR FOR WEAR COURSE PAVING	LS	1	\$7,500.00	\$7,500.00	\$0.00
49	B618 CONCRETE CURB AND GUTTER	LF	3760	\$16.00	\$60,160.00	\$0.00
50	SITE TURF RESTORATION	LS	1	\$15,000.00	\$15,000.00	\$0.00
51	SILT FENCE, TYPE MACHINE SLICED	LF	2000	\$1.75	\$3,500.00	\$0.00
52	CB INLET PROTECTION	LS	1	\$2,500.00	\$2,500.00	\$0.00
	SUBTOTAL PART 5 - STREET IMPROVEMENTS				\$329,537.00	\$48,600.00
	20% CONTINGENCY				\$65,907.40	\$9,720.00
	20% ENGINEERING & CONST. SERVICES				\$79,088.88	\$11,664.00
	TOTAL ESTIMATED PART 5 PROJECT COST				\$474,533.28	\$69,984.00

STREET IMPROVEMENT ASSUMPTIONS:

- ~ ASSUME EXISTING ROADWAY AGGREGATE IS SALVAGABLE TO A DEPTH OF 8-INCHES.

PART 6 - BUILDING PAD IMPROVEMENTS:

53	BLOCK 1; LOT 1	CY	2013	\$24.00	\$48,312.00	\$48,312.00
54	BLOCK 1; LOT 2	CY	2013	\$24.00	\$48,312.00	\$48,312.00
55	2ND ADDITION - BLOCK 1; LOT 1	CY	3510	\$24.00	\$84,240.00	\$84,240.00
56	2ND ADDITION - BLOCK 1; LOT 2	CY	2569	\$24.00	\$61,656.00	\$61,656.00
57	2ND ADDITION - BLOCK 1; LOT 4	CY	2797	\$24.00	\$67,128.00	\$67,128.00
58	2ND ADDITION - BLOCK 1; LOT 5	CY	1912	\$24.00	\$45,888.00	\$45,888.00
	SUBTOTAL PART 6 - BUILDING PAD IMPROVEMENTS				\$355,536.00	\$355,536.00
	5% CONTINGENCY				\$17,776.80	\$17,776.80
	5% ENGINEERING & CONST. SERVICES				\$18,665.64	\$18,665.64
	TOTAL ESTIMATED PART 6 PROJECT COST				\$391,978.44	\$391,978.44

STREET IMPROVEMENT ASSUMPTIONS:

- ~ REMOVE AND REPLACE THE CLAY SHALE TO ALLOW A 3" MAX SWELL PER DR. FREDLUNDS RECOMMENDATION

PARTS 1-6: 36 UNIT MULTI-FAMILY REDEVELOPMENT

TOTAL PART 1 - SANITARY SEWER	\$153,413.28
TOTAL PART 2 - WATER MAIN	\$137,361.60
TOTAL PART 3 - SERVICES	\$60,739.20
TOTAL PART 4 - STORM SEWER	\$69,621.12
TOTAL PART 5 - STREET IMPROVEMENTS	\$474,533.28
TOTAL PART 6 - BUILDING PAD IMPROVEMENTS	\$391,978.44
36 UNIT MULTI-FAMILY REDEVELOPMENT - TOTAL ESTIMATED PROJECT COSTS	\$1,287,646.92

\$113,849.28
\$110,102.40
\$18,000.00
\$54,403.20
\$69,984.00
\$391,978.44
\$758,317.32

PART 7 - SECONDARY ACCESS REHABILITATION:

53	MOBILIZATION	LS	1	\$15,000.00	\$15,000.00
54	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00
55	REMOVE CONCRETE CURB AND GUTTER	LF	3700	\$3.50	\$12,950.00
56	RECLAIM BITUMINOUS PAVEMENT	SY	6080	\$0.85	\$5,168.00
57	GRADE EXISTING AGGREGATE BASE/ SURFACE	SY	6080	\$3.00	\$18,240.00
58	SITE TURF RESTORATION	LS	1	\$7,500.00	\$7,500.00
59	SILT FENCE, TYPE MACHINE SLICED	LF	2000	\$1.75	\$3,500.00
60	CB INLET PROTECTION	LS	1	\$3,500.00	\$3,500.00
61	ADJUST EXISTING STRUCTURES	EA	23	\$450.00	\$10,350.00
62	DITCH GRADING/ DRAINAGE IMPROVEMENTS	LS	1	\$15,000.00	\$15,000.00
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SUBTOTAL PART 7 - SECONDARY ACCESS REHABILITATION					\$96,208.00
20% CONTINGENCY					\$19,241.60
20% ENGINEERING & CONST. SERVICES					\$23,089.92
TOTAL ESTIMATED PART 7 PROJECT COST					<hr/> \$138,539.52

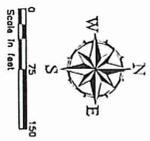
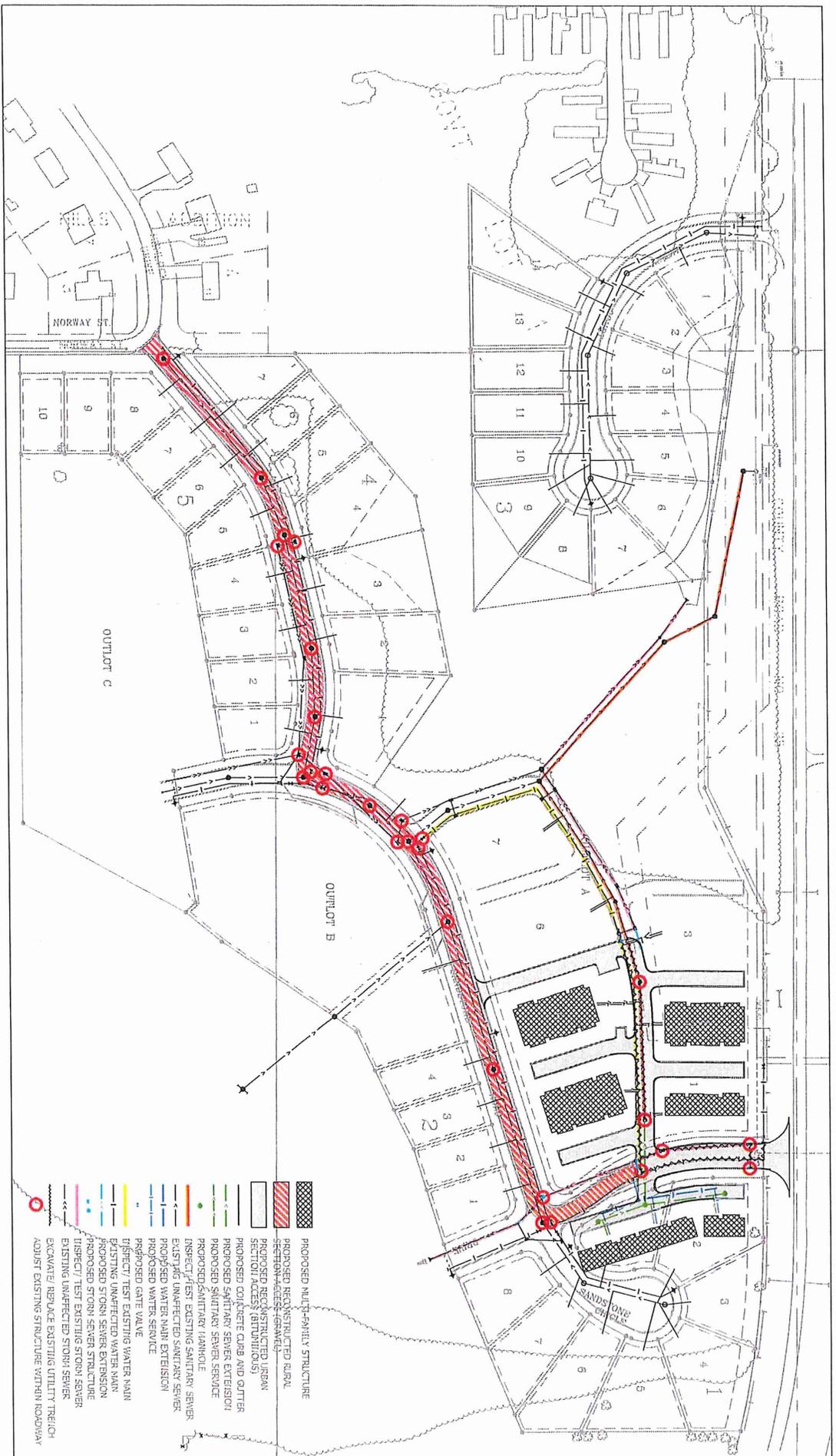
STREET IMPROVEMENT ASSUMPTIONS:

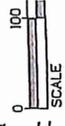
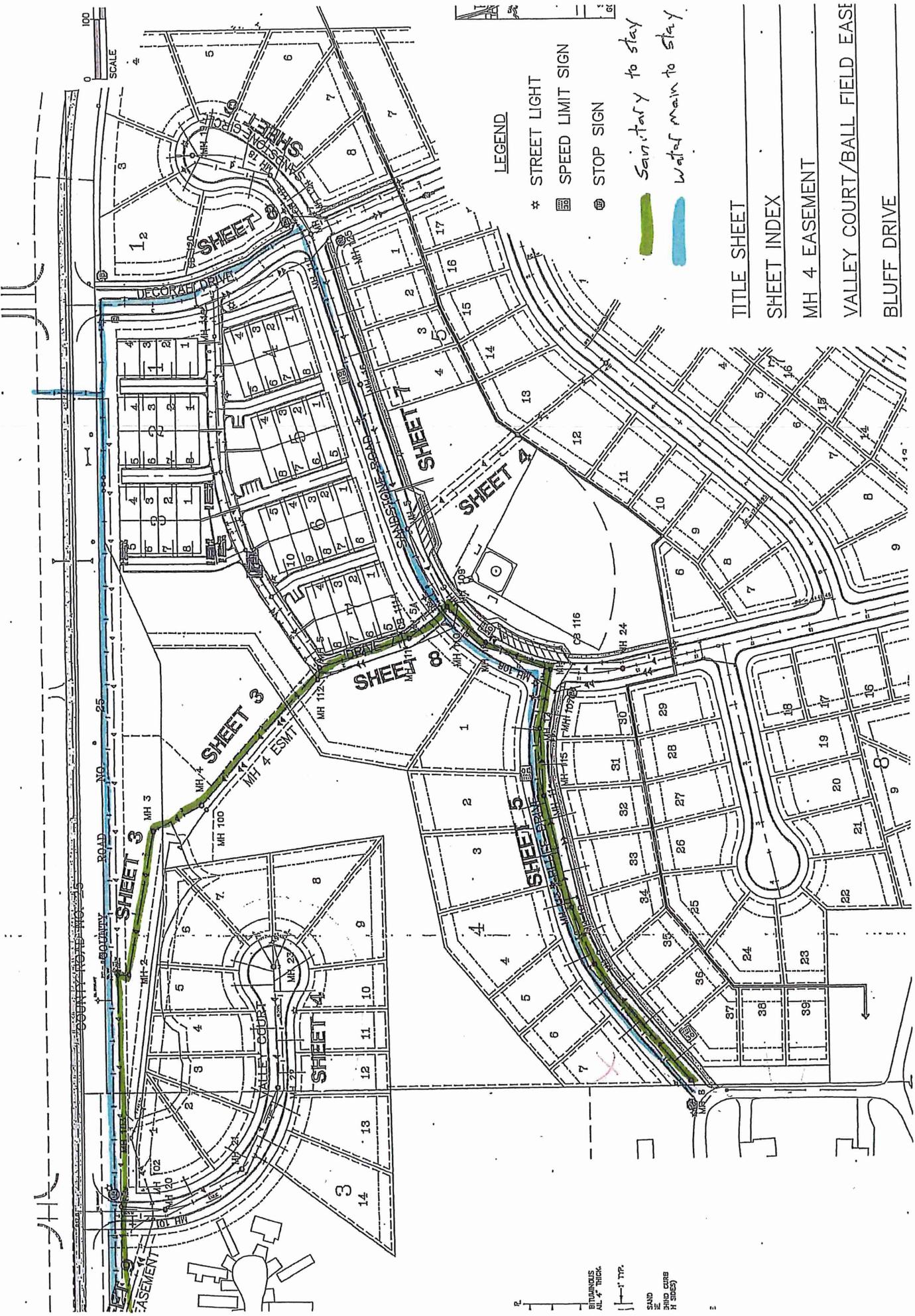
~ ASSUME FINAL ROADWAY WILL BE 24' WIDE GRAVEL ROAD.

PART 7: SECONDARY ACCESS REHABILITATION	
TOTAL PART 7 - SECONDARY ACCESS REHABILITATION	\$138,539.52
SECONDARY ACCESS REHABILITATION - TOTAL ESTIMATED PROJECT COSTS	\$138,539.52

PROPOSED MULTI-FAMILY REDEVELOPMENT

FIGURE 1





LEGEND

- * STREET LIGHT
- ☐ SPEED LIMIT SIGN
- ⊙ STOP SIGN
- █ Sanitary to stay
- █ Water main to stay

TITLE SHEET
 SHEET INDEX
 MH 4 EASEMENT
 VALLEY COURT/BALL FIELD EASE
 BLUFF DRIVE

BOUNDARIES
 ALL 4" THICK
 1" = 1' TYP.
 SAND
 OR
 FINE CORN
 FILL