

# **CITY OF COLERAINE**

## **CAPITAL IMPROVEMENT PLAN**

**City of Coleraine**  
**Coleraine, MN**

SEH No. COLER 154140

February 1, 2021



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists

February 1, 2021

RE: Coleraine's Capital Improvement  
Planning Report  
City of Coleraine  
SEH No. COLER 154140

Dear Mayor and Council Members:

Enclosed is the City's Capital Improvement Planning (CIP) Report for the City of Coleraine. The report summarizes future proposed projects within the city. There are Rural and Urban projects.

The report includes a description of the proposed improvements, an Engineer's Opinion of Probable Cost, the city's priority ranking, exhibit if available and a summary list of potential funding sources. Projects include city revitalization, utility improvements, road improvements, stormwater cleaning, park improvements, bituminous overlays, and several additional unique projects. There are a total of 37 projects selected by the City to include in the CIP. This list of projects was generated through work sessions facilitated by SEH and CEDA (Community and Economic Development Associates).

If you require further information or have any questions, please do not hesitate to call.

Sincerely,  
SHORT ELLIOTT HENDRICKSON

Bob Beaver, P.E. (MN)  
Appointed City Engineer

# Table of Contents

Title Page  
Cover Letter  
Table of Contents

	Page
<b>1.0 Background.....</b>	<b>4</b>
<b>2.0 Capital Improvement Plan Financing.....</b>	<b>4</b>
<b>3.0 Capital Improvement Plan Schedule.....</b>	<b>4</b>
<b>4.0 Project Ranking .....</b>	<b>4</b>
<b>5.0 High Priority Projects .....</b>	<b>5</b>
<b>5.0 Medium Priority Projects .....</b>	<b>9</b>
<b>6.0 Low Priority Projects.....</b>	<b>15</b>

## List of Appendices

### **Appendix A**

High, Medium, Low Priority List Summaries

### **Appendix B**

CIP Exhibits

### **Appendix C**

Detailed Project Costs

### **Appendix D**

City of Coleraine - Funding Sources



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists

February 1, 2021

# **Coleraine Capital Improvement Plan For the City of Coleraine, Minnesota**

## **1.0 Background**

In 2019 & 2020 the City and its residents worked with Community & Economic Development Associates (CEDA) and Short Elliot and Hendrickson (SEH) to select, rank, classify, and estimate various projects within the city limits to be constructed, improved, or implemented. It is not expected that the city will complete these projects in one year but over many years and possibly decades. This document is intended to be a road map for the city to plan their financial budgets and prioritize their spending on community needs. This is a living document that can be updated by the city with current construction costs or with amendments of new prioritizations.

## **2.0 Capital Improvement Plan Financing**

It is proposed to finance the various projects through a combination of general fund monies, grant funding, and special assessments. When the combined finances are adequate to fund the individual projects, the city will solicit for quotes while working with the appropriate project manager or engineer.

Various funding sources can be found listed in Appendix D.

## **3.0 Capital Improvement Plan Schedule**

There is no exact schedule made for the selected projects. The city will evaluate their upcoming project choices and select based on need, priority, and funds available. The city may use the estimated construction costs to set a budget and then further define the scope and the cost of the project through the preliminary and final design stages of the project.

## **4.0 Project Ranking**

The city first divided the proposed projects into the three priority categories: High, Medium, and Low. A high priority project indicates that the city is looking at the project soon. A low priority indicates that the city will consider the project when extra funds are available. The city council

then individually ranked each project and averaged the results for a final ranking. A ranking of 1 indicates that the City desires this project to be completed prior to the others.

## 5.0 High Priority Projects

### 1) Mitchell Alley

Ranked #1 – High Priority Project List

The project is located along Mitchell Alley from Dudley Ave to Curly Ave. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves new sanitary sewer, storm sewer, and pavement reconstruction. There is a known issue of a poor sanitary line that needs replacement.

#### Engineer's Opinion of Probable Cost

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$189,000
Engineering & Admin	\$17,000
<b>TOTAL</b>	<b>\$206,000</b>

### 2) Roosevelt Street

Ranked #2 – High Priority Project List

The project is located along Roosevelt Street from HWY 169 to Morrison Ave. The side streets to the North would be included for utility connection points. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves new sanitary sewer, storm sewer, and pavement reconstruction. There is a known issue of a poor sanitary line.

#### Engineer's Opinion of Probable Cost

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$3,037,000
Engineering & Admin	\$276,000
<b>TOTAL</b>	<b>\$3,313,000</b>

3) School Watermain Replacement  
Ranked #3 – High Priority Project List

The project is located underneath the Greenway Highschool from Kerr Ave to Clemson Ave. An exhibit with the proposed improvements is attached in Appendix B.

The proposed project involves replacing the existing watermain underneath the building and adding flow control and each side. The pipe could either be upsized with pipe bursting methods or abandoned in place and a new pipe directionally drilled. The connection points within the building are unknown now. More research is required to better define the scope of work.

**Engineer’s Opinion of Probable Cost**

No cost estimate has been made for the project. Better work scope, existing conditions, and methodology research is required.

4) City Wide Stormwater Improvement Project  
Ranked #4 – High Priority Project List

The project is in various locations in the urban center of Coleraine including the Hockey Arena, Longyear Park, and Roosevelt Ave. An exhibit with proposed improvements is attached in Appendix B. This project is being coordinated by Cavour Johnson.

The proposed project involves removing phosphorus and sediment loading from the existing stormwater system that can pollute Trout Lake. This can be accomplished with retention ponds, rain gardens, and filtration systems. The City Arena is proposed to have an underground storage system and rain gardens. Longyear park is proposed to have rain gardens and shoreline buffer zone. Roosevelt Street is proposed to be a “Green Street” with rain infiltration designs.

**Engineer’s Opinion of Probable Cost**

A detailed cost breakdown was created by others (Itasca SWCD) and used for the budget. A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$351,000
<u>Engineering &amp; Admin</u>	
<b>TOTAL</b>	<b>\$351,000</b>

The project is grant eligible and the city can pursue grants such as the Legacy Grant.

5) Pear Lake Road Improvements  
Ranked #5 – High Priority Project List

The project is located on Pear Lake Road near the wetland/pond low point. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves replacing the stormwater culverts and raising the road to better accommodate the seasonal flooding in the area. In other parts of Pear Lake Road, the street will be crack sealed to protect against freeze thaw effects.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$140,000
<u>Engineering &amp; Admin</u>	<u>\$13,000</u>
<b>TOTAL</b>	<b>\$153,000</b>

6) Water meter Replacement Project  
Ranked #6 – High Priority Project List

The project is located citywide where City water is available. The goal is to transition all accounts to a metered system as recommended by the City's Water Supply Plan. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves installing a water meter at all city water connection fee areas. The city will also buy a meter reading/collection system to expedite and ease the collection of water quantity at each meter. This will improve accuracy of consumption rates, billing fairness, and leaking watermain locations.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$211,000
<u>Engineering &amp; Admin</u>	<u>incl.</u>
<b>TOTAL</b>	<b>\$211,000</b>

7) ADA Evaluations Project  
Ranked #7 – High Priority Project List

The project is located mainly in the downtown area and all public buildings.

The proposed project involves evaluating and documenting existing conditions for ADA compliance. The city will then create a Right of Way Transition Plan to meet compliance. The city will evaluate cost effective solutions to making the city more ADA friendly. It will assist the city in prioritizing upgrades, mitigating law suites, and provide better access to area businesses and public buildings.

The League of Minnesota Cities has a template to use and recommends the city first do a self-assessment with available resources such as seasonal employees, volunteers, a safety committee, consultant, or advocacy group.

The city should have an ADA coordinator who understands the need to comply and implement the federal requirements for ADA compliance.

### **Engineer's Opinion of Probable Cost**

The probable cost is for the evaluation only and not any construction projects. A probable cost has been generated for the project and is presented as follows:

Total Admin Cost	\$3,500
<b>TOTAL</b>	<b>\$3,500</b>

#### **8) Longyear Park Parking Lot Project** Ranked #8 – High Priority Project List

The project is located at Long Year Park near Trout Lake. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves improving the park's ADA compliance, existing bituminous pavement in the parking lot, and parking expansion for the boat landing area.

### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C. A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$114,000
<u>Engineering &amp; Admin</u>	<u>\$10,000</u>
<b>TOTAL</b>	<b>\$124,000</b>

#### **9) Signage Program** Ranked #9 – High Priority Project List

The project is located city wide. An exhibit with proposed improvements is attached in Appendix B.



The proposed project involves the City creating and installing wayfinding signs for bike, vehicle, and pedestrians to better locate public destinations and area businesses. Destinations will be included but not be limited to City Parks, Trout Lake, Recreational sites, local businesses, and beaches. The city also proposes to install stop signs at various alleyway intersections to better protect the traveling public. This budget would also try to accommodate an improved Welcome to Coleraine sign.

### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$24,000
<u>Engineering &amp; Admin</u>	<u>\$2,000</u>
<b>TOTAL</b>	<b>\$26,000</b>

#### **10) Railroad Crossing on Gun Road** **Ranked #10 – High Priority Project List**

The project is located on the recently annexed Gunn Road at the railroad track intersection.

The proposed project involves new bituminous approach, concrete crossing panels, and train warning system. This is a safety concern noted by the City.

### **Engineer's Opinion of Probable Cost**

MnDOT has a funding program that may absorb 90% of the costs with the city responsible for 10% of the costs. This project is on MnDOTs 2024 funding year project list.

## **5.0 Medium Priority Projects**

#### **1) Roosevelt North Alley** **Ranked #1 – Medium Priority Project List**

The project is located along the alley ½ block north of Roosevelt Avenue starting at HWY 169/Powell and extending to Elizabeth Ave. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves new sanitary sewer, storm sewer, water, and pavement reconstruction. The individual water and sewer services would be replaced along with the

main trunks. There is a known issue of a collapsed watermain, the utilities are reaching the end of their design life, and the pavement is in poor condition.

### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$1,051,000
<u>Engineering &amp; Admin</u>	<u>\$143,000</u>
<b>TOTAL</b>	<b>\$1,194,000</b>

#### 2) Mitchel Avenue Ranked #2 – Medium Priority Project List

The project is located along Mitchell Ave from Davidson Ave to Curly Ave. Two side streets would have partial road reconstruction for the water and sewer lateral connections (West Ave and Harding Ave) An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves new 8" watermain, sewer, and new services to the edge of right of way. Water hydrants will be installed. The street would be reconstructed with bituminous surfacing. A 6' wide concrete walk is proposed on each side of the street. Stormwater should be directed to a filtration system.

### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$1,278,000
<u>Engineering &amp; Admin</u>	<u>\$209,000</u>
<b>TOTAL</b>	<b>\$1,487,000</b>

#### 3) West Wyss Road Ranked #3 – Medium Priority Project List

The project is located along West Wyss Road starting near the intersection of Pear Lake road and terminating at CO RD 440. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves a full depth reclamation of the bituminous surface. The road elevation would be raised approximately 3" with additional class V base material and repaved. A culvert crossing near Pear Lake Road would be replaced with a larger size

culvert. Ditching is proposed from 1000 ft east of Pear Lake Road to the replaced culvert. The road would finally be striped with a center and fog line.

#### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$461,000
<u>Engineering &amp; Admin</u>	<u>\$75,000</u>
<b>TOTAL</b>	<b>\$536,000</b>

#### 4) Jess Harry Road Ranked #4 – Medium Priority Project List

The project is located along the entire length of Jess Harry Road.

The proposed project involves an undetermined scope of work. The road is found to be in a deteriorated condition.

#### **Engineer's Opinion of Probable Cost**

No cost estimate has been generated for this project.

#### 5) Gravel Street Grading Ranked #5– Medium Priority Project List

The project is in various locations around the city limits of Coleraine. The existing gravel roads are: Kessler Drive, Nix Road, Prairie River Trail, East Rangeline Road, Jess Harry Road, and Madson Drive. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves adding an additional 3" of Class V along the entire width and length of the existing gravel roads. Minor clearing and grubbing of the ROW are included.

#### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$212,000
<u>Engineering &amp; Admin</u>	<u>\$19,000</u>
<b>TOTAL</b>	<b>\$231,000</b>

6) Nick and Susana Lane  
Ranked #6 – Medium Priority Project List

The project is located along the entire existing bituminous limits of Susanna Lane and Nick Lane including the existing cul-de-sac. The scope also includes the north gravel portion of Nick Lane. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves minor ditching and culvert crossing replacement near the street's intersection. A 2" bituminous overlay is proposed for the existing bituminous surface. North Nick Lane would receive a 2" lift of bituminous and have a cul-de-sac enlargement completed for improved turn around capabilities.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$104,000
<u>Engineering &amp; Admin</u>	<u>\$17,000</u>
<b>TOTAL</b>	<b>\$121,000</b>

7) Utility Investigations of Birch Lane, Bay Rd, Spruce Street, and Pine Street.  
Ranked #7 – Medium Priority Project List

The project is located along North Birch Lane, South Birch Lane, Bay Road, Pine Tree Lane, and White Spruce Lane. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves an investigation of existing utilities and street conditions. A field verification and survey of the water distribution system and sanitary collection system is required. Road cores would be collected to verify existing depth of bituminous. Digital records would be completed for final reference.

A follow up project would ensure that all discovered valve keys function as some may need resetting.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Project Cost	\$12,000
<u>Engineering &amp; Admin</u>	
<b>TOTAL</b>	<b>\$12,000</b>

8) Arena Event Parking Lot  
Ranked #8 – Medium Priority Project List

The project is located at the Hodgins-Berardo Arena parking lot. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves claiming the grass field area for overflow event parking. It would have a bituminous surface, parking lot lights, and a stormwater collection system. Coordination should occur with a large proposed underground stormwater collection and retention system (not included in this estimate). The lot would have all the stalls striped. Final stall count will affect the number of ADA stalls required for the event center.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$255,000
<u>Engineering &amp; Admin</u>	<u>\$42,000</u>
<b>TOTAL</b>	<b>\$297,000</b>

9) Ski Hill Parking Lot  
Ranked #9 – Medium Priority Project List

The project is located at the Mount Itasca Winter Sports Center. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves a gravel parking lot expansion. It is proposed to grade a 120-stall gravel lot to the west and an overflow lot of approximately 60 stalls to the east with 6" depth of Class V Aggregate. Several ADA stalls would be installed near the ski lodge with concrete pavement and striping.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$148,000
<u>Engineering &amp; Admin</u>	<u>\$24,000</u>
<b>TOTAL</b>	<b>\$172,000</b>

10) Football Field Event Parking Lot  
Ranked #10 – Medium Priority Project List

The project is located north of the existing Greenway High School Football Field. There is a brownfield site located there with ample space for event parking. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves grading and installing 6” of class V aggregate base followed by a 2” bituminous lift for approximately 140 stalls and 4 ADA stalls. A concrete walk would connect the lot to the event’s entrance and ticket area. Street Lighting is proposed in the parking lot and along Gayley Avenue.

This project could be coordinated with the proposed multi use trail connector to Gayley Avenue. The new parking lot could be the new trailhead lot.

**Engineer’s Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$229,000
<u>Engineering &amp; Admin</u>	<u>\$38,000</u>
<b>TOTAL</b>	<b>\$267,000</b>

11) Eagle Ridge Trail Connector  
Ranked #11 – Medium Priority Project List

The project is located within the Eagle Ridge Golf Course starting at Birch Lane & Pine Tree Lane. An exhibit with proposed improvements is attached in Appendix B.

The proposed project involves connecting Birch and Pine Tree to Greenway Drive via a 10’ wide bituminous multi-use trail. This route is considered the safest route for school aged children to take to town. The alternative is along HWY 169 with higher speeds. The city should consider pursuing Safe Routes to School Funding.

**Engineer’s Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$81,000
<u>Engineering &amp; Admin</u>	<u>\$13,000</u>
<b>TOTAL</b>	<b>\$94,000</b>

## 7.0 Low Priority Projects

- 1) Bituminous Street Overlays – Gunn Road, Hoopman Dr, Kessler Dr, Brock Lane, Hakala Ln, Woodland Pond Rd, Jessie Mine Rd, and Pear Lake Rd.  
Ranked #1 – Low Priority Project List

The project is located throughout the city limits of Coleraine. Exhibits with proposed improvements are attached in Appendix B.

The proposed project involves a simple 2” overlay of the existing bituminous street with aggregate shouldering added. Culvert replacements and subcut sections could be considered case by case as required.

### Engineer’s Opinion of Probable Cost

A detailed cost breakdown is attached in Appendix C for each road. For simplicity all overlays’ cost estimates were combined.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$1,084,000
<u>Engineering &amp; Admin</u>	<u>\$99,000</u>
<b>TOTAL</b>	<b>\$1,183,000</b>

- 2) Hollywood Drive  
Ranked #2 – Low Priority Project List

The project is located along the entire limits of Hollywood Drive starting and ending at Roosevelt Street. Exhibits with proposed improvements are attached in Appendix B.

The proposed project involves a road reconstruction to an increased width of 22 ft. The surface would be bituminous pavement. One crossing culvert would be replaced along with improved ditches. A drainage outlet is required into Trout Lake. Since water and sewer already exists the system shall be tested for quality assurance and considered for replacement with the project if conditions are poor. The utility replacement is not considered in the estimate of cost.

### Engineer's Opinion of Probable Cost

A detailed cost breakdown is attached in Appendix C for each road. For simplicity all overlays' cost estimates were combined.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$228,000
<u>Engineering &amp; Admin</u>	<u>\$21,000</u>
<b>TOTAL</b>	<b>\$249,000</b>

#### 3) Lakeview Boulevard Ranked #3 – Low Priority Project List

The project is located along the entire length of Lakeview Boulevard. Exhibits with proposed improvements are attached in Appendix B.

The proposed project involves coring the existing pavement and pumping a flowable fill concrete underneath to fill voids in the aggregate base layer.

### Engineer's Opinion of Probable Cost

A detailed cost breakdown is attached in Appendix C for each road. For simplicity all overlays' cost estimates were combined.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$400,000
<u>Engineering &amp; Admin</u>	<u>\$28,000</u>
<b>TOTAL</b>	<b>\$428,000</b>

#### 4) Longyear Park Improvements Ranked #4 – Low Priority Project List

The project is located throughout Longyear Park. Exhibits with proposed improvements are attached in Appendix B.

The proposed project involves a sidewalk replacement to better accommodate ADA compliance near the pavilion and park. The existing bituminous trail would receive a 1.5" overlay while the existing parking lot would receive 3" of bit. The shoreline would be rehabilitated with a vegetative buffer 50 ft wide. Class V aggregate would be graded on the existing gravel parking lot near the boat access. The pavilion is budgeted for structural repairs. The playground would be upgraded to comply with ADA requirements.



The storm pond would be tested for contaminants with accumulated sediment removed and disposed of.

Other considerations not included in the estimate are a 1.5” overlay of the existing hockey rink, a stormwater improvement per Itasca SWCD’s Stormwater Retrofit assessment, and ballfield improvements.

### **Engineer’s Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C for each road. For simplicity all overlays’ cost estimates were combined.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$225,000
<u>Engineering &amp; Admin</u>	<u>\$37,000</u>
<b>TOTAL</b>	<b>\$262,000</b>

#### **5) White Spruce and Pine Street Overlay Ranked #5 – Low Priority Project List**

The project is located along the entire limits of White Spruce and Pine Street. Exhibits with proposed improvements are attached in Appendix B.

The proposed project involves a simple 1.5” overlay of the existing bituminous street with aggregate shouldering added. Gate valves to be evaluated prior to overlay project to be considered for re-setting.

### **Engineer’s Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$91,000
<u>Engineering &amp; Admin</u>	<u>\$8,000</u>
<b>TOTAL</b>	<b>\$99,000</b>

#### **6) Roosevelt Parking Lot Ranked #6 – Low Priority Project List**

The project is located along Roosevelt Ave and Kerr Ave. An exhibit with the proposed improvements is attached in Appendix B.

The proposed project involves expanding the bituminous surfacing to the entire lot area. New street parking would be included along Kerr Ave. The 10' wide concrete walk would be extended to Kerr Ave and include an ADA compliant curb ramp. Boulevard trees and landscaping are included. Some minor utility abandonment is included in the alley. The entire lot would be re-stripped and include additional ADA parking stalls.

#### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$120,000
<u>Engineering &amp; Admin</u>	<u>\$16,000</u>
<b>TOTAL</b>	<b>\$136,000</b>

#### **7) Sebenius and North Alley Water Improvements Ranked #7 – Low Priority Project List**

The project is located on Sebenius Ave and an adjacent grass alley. An exhibit with the proposed improvements is attached in Appendix B.

The proposed project includes a complete utility replacement of sewer, storm, and water including services up to the ROW. The street would be fully reconstructed with curb and gutter. The final storm outlet to the alley should be considered for a new infiltration trench.

#### **Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.  
A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$512,000
<u>Engineering &amp; Admin</u>	<u>\$84,000</u>
<b>TOTAL</b>	<b>\$596,000</b>

8) Gayley Ave Crossing  
Ranked #8 – Low Priority Project List

The project is located on Gayley Ave, Greenway High School Football Property, and the Mesabi Biking Trail. An exhibit with the proposed improvements is attached in Appendix B.

The proposed project includes 10' wide bituminous multi-use trail that would connect the Mesabi Trail to Gayley Ave just north of the HWY 169 Bridge crossing. The existing fence on the field would be removed and replaced to accommodate the trail. Additional signage would notify vehicles of pedestrians as well as wayfinding to downtown.

This project could be coordinated with the North parking lot at the field.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown is attached in Appendix C.

A probable cost has been generated for the project and is presented as follows:

Total Construction Cost	\$51,000
<u>Engineering &amp; Admin</u>	<u>\$8,000</u>
<b>TOTAL</b>	<b>\$59,000</b>

9) Bike Trail Enhancements  
Ranked #9 – Low Priority Project List

The project is located on the Mesabi Bike Trail and throughout the city. An exhibit with the proposed improvements is attached in Appendix B.

The proposed project would connect desirable destinations to the existing trail system with new maps, street signing, and improved striping (bike lanes). Repair stations at a designated trail head would be ideal. Some destinations to connect could include parks, Trout Lake, the beach, food vendors, and popular tourist spots.

**Engineer's Opinion of Probable Cost**

A detailed cost breakdown has not been generated for this project.

## 8.0 Conclusion

This CIP document is a planning tool that will change on a yearly basis. Projects will be completed, new projects will be identified and prioritizations will be revised. It is important that the document is updated regularly to stay current. This can be

accomplished with a discussion at a City Council work session and then revisions and edits made to the document.

The Appendices include the detailed information that is available for each project. Some projects have a lot of information (exhibits, detailed cost estimates, multiple options that have been reviewed) and others have little information. The Appendices include the following:

**Appendix A - High, Medium, Low Priority List Summaries**

**Appendix B - CIP Exhibits**

**Appendix C - Detailed Project Costs**

**Appendix D - City of Coleraine - Funding Sources**



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists