



City of Mapleton
Public Info Meeting
Thursday, August 3rd, 7:00 pm

**Original Townsite
and Maplewood
Improvements**



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1

Introductions

- ❖ Dylan Ensruide, PE
❖ Project Engineer
- ❖ Tom Pederson
❖ Public Works Director
- ❖ Randy Theis
❖ Contractor's Project Superintendent



2


Presentation Overview

- Project Overview
- Construction Schedule
- Construction Process
- Resident Access During Construction
- Project Website
- Project Funding
- Engineer's Statement of Cost
- Project Cost Breakdown
- Next Steps



3

Project Overview



Legend

- Gate Valve Replacement
- Curb Stop Replacement
- Hydrant Replacement
- Water Service Replacement
- Water Main Replacement
- Sanitary Sewer Spot Repair
- Manhole Replacement
- Gravity Main Replacement
- Service Replacement
- Street Reconstruction
- New Drain Tile
- Curb Replacement
- Proposed Lift Station Replacement
- New Inlet
- New Manhole
- Proposed Storm Sewer
- Street Reconstruction
- Proposed Curb
- New Sidewalk
- Conceptual City Hall Pavement Improvements
- Conceptual Alley Paving Improvements
- Sidewalk Replacement

**PROPOSED IMPROVEMENTS
IMPROVEMENT DIST. NO. 2023-1 & 2023-2
MAPLETON, NORTH DAKOTA**

0 100 200 400 Feet
1 in. = 200 feet

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4

Construction Schedule



- 2nd Week of August – Anticipated start date for construction
- General Schedule
 - 2nd Street between County Road 11 & 6th Avenue
 - Remainder of 2nd Street (6th Avenue to Maple Drive)
 - 6th Avenue
 - Main Street
 - Alley between 5th and 6th Avenue
 - Maple Drive
- Goal to get as much work done in 2023 as possible
- Project Completion Date: October 15, 2024

5

Construction Process



- Removals
 - Existing asphalt pavement, driveways, curbs and gutters, other surfacing
- Underground Utility Replacements
 - Water main, gate valves, hydrants, curb stops, sanitary sewer repairs, storm sewer
- Replacement of 2nd Street lift station
- Roadbed preparation
 - Scarify and recompact subsoils, reinforcement fabric, drain tile, aggregate base
- Paving
 - Asphalt streets, concrete in alley, driveways
- Vegetative restoration
 - Grading, seeding and hydro-mulching of all disturbed grass areas

6

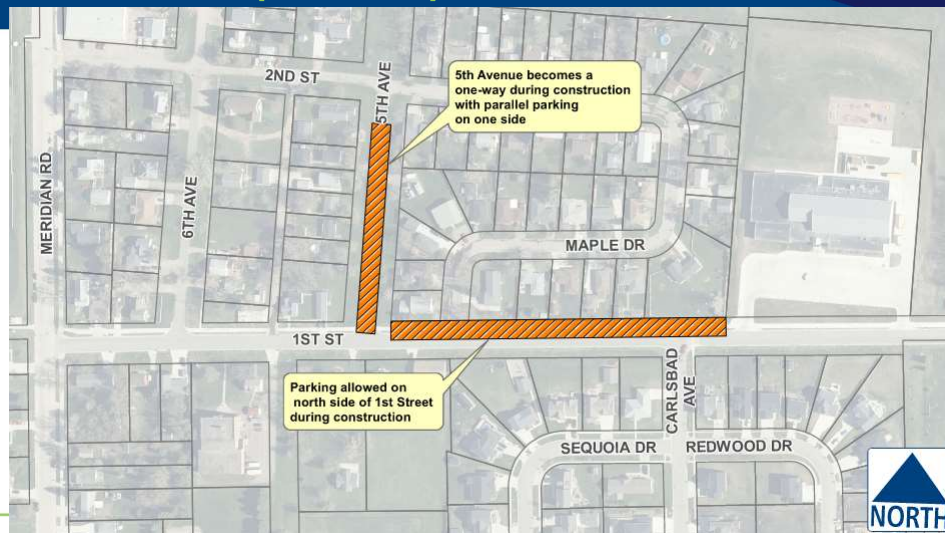
Resident Access During Construction



- Residents will be notified 3 days in advance of construction activities
 - Notice placed on front door
- Asphalt pavement will be reclaimed (ground into small pieces) and laid back down
 - This will serve as temporary surfacing during construction similar to gravel
- Reclaimed pavement will be spread into driveway areas after curb and driveways are removed.
- Underground utility replacements will restrict vehicle access temporarily
- All excavations will be filled back in at the end of the day
- Alternative parking options provided on 5th Avenue and 1st Street

7

Resident Access During Construction (Cont'd)



8

Resident Access During Construction (Cont'd)



- A transportation service will be provided during construction during contractor's work hours (7am-7pm)
 - For residents that cannot access their homes during the day, they can park outside the work area (1st St or 5th Ave) and call Randy at 701-630-2171 to be picked up.
- Driveway access will be unavailable for approximately 1 week when new curb and gutter is installed and driveways are replaced.
- Street parking will be allowed outside contractor's work hours (7am-7pm) during this time
 - Vehicles must be removed from street by 7am, or they will need to be towed to a designated location in town if you cannot be contacted.
- Residents in the alley will not have garage or alley access for approximately 2 weeks when concrete is poured.
 - Alley residents may park in the Church parking lot, except for Sunday mornings.
- Asphalt pavement may be driven on after it has cooled (~4 hours)
 - Vehicles can leave tire impressions and scars from turning if still hot.

9

Project Website



- A project website is being built to include:
 - Project Purpose/Project Overview
 - Contact information for Key personnel
 - Project Status (1-2 week construction outlook)
 - Regular construction updates (weekly/biweekly depending on progress)
 - Overall Project Schedule
 - Project Financials
 - Total Project Cost
 - Grants Awarded
 - Special Assessment Estimates
 - Frequently Asked Questions (FAQs)
 - Email sign-up to receive notice when updates are pushed


10



Project Funding

- Bank of North Dakota Infrastructure Revolving Loan
 - 2% Loan, up to 20 year term
 - For street improvements
- Department of Water Resources Cost Share Program
 - Received \$441,500 in grant for water system improvements
- North Dakota State Revolving Fund (SRF) loan
 - 2% Loan, up to 30 year term
 - For eligible sanitary sewer, storm sewer, and water items
- Cass County Flood Sales Tax
 - 50% cost-share
 - Submitting request for \$580,000 in grant for lift station improvements

11



Engineer's Statement of Cost

<p>Original Townsite</p> <ul style="list-style-type: none"> ▪ Sanitary Sewer <ul style="list-style-type: none"> ▪ Study: \$160,000 After Bid: \$31,770 ▪ Water <ul style="list-style-type: none"> ▪ Study: \$420,000 After Bid: \$531,218 ▪ Streets <ul style="list-style-type: none"> ▪ Study: \$810,000 After Bid: \$692,497 ▪ Alley Paving <ul style="list-style-type: none"> ▪ Study: \$340,000 After Bid: \$206,829 ▪ Storm Sewer Connection to 1st St <ul style="list-style-type: none"> ▪ Study: \$160,000 After Bid: \$144,718 	<p>Maplewood</p> <ul style="list-style-type: none"> ▪ Sanitary Sewer <ul style="list-style-type: none"> ▪ Study: \$270,000 After Bid: 367,010 ▪ Water <ul style="list-style-type: none"> ▪ Study: \$260,000 After Bid: \$452,796 ▪ Maple Drive Water Looping <ul style="list-style-type: none"> ▪ Study: \$70,000 After Bid: \$77,552 ▪ Storm Sewer Connection to 1st St <ul style="list-style-type: none"> ▪ Study: \$160,000 After Bid: \$144,718 ▪ Streets <ul style="list-style-type: none"> ▪ Study: \$1,260,000 After Bid: \$1,091,553 	<p>Citywide</p> <ul style="list-style-type: none"> ▪ 2nd Street Lift Station <ul style="list-style-type: none"> ▪ Study: \$750,000 After Bid: \$1,169,134 ▪ City Hall Site <ul style="list-style-type: none"> ▪ Study: \$280,000 After Bid: 319,923
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Total Project Cost

- Study Phase: \$4,780,000
- After Bid: \$5,085,000

12

Project Cost Breakdown

Original Townsite

- Sanitary Sewer Alt 1A - \$11(\$2)/month
- Water Alt 3 - \$28(\$42)/month
- Street Alt 2 - \$200(\$170)/month
- 2nd St Lift Replacement - \$2(\$10)/month
- 1st St Storm - \$11(\$10)/month
- 5th St Alley Paving - \$67(\$41)/month
- City Hall Area Imp - \$3(\$3)/month

Total: \$322(\$278)/month

Maplewood

- Sanitary Sewer Alt 2 - \$32(\$43)/month
- Water Alt 2 - \$15(\$31)/month
- Street Alt 3 - \$200(\$172)/month
- 2nd St Lift Replacement - \$2(\$10)/month
- 2nd St Water Loop - \$4(\$5)/month
- 1st St Storm - \$11(\$10)/month
- City Hall Area Imp - \$3(\$3)/month


Total: \$266(\$274)/month

13

Project Cost Breakdown

Alternative	Study Phase			After Bid			Change			% Change
	Local Share	Cost per User	Cost per Month	Local Share	Cost per User	Cost per Month	Local Share	Cost per User	Cost per Month	
Original Townsite Sewer	\$160,000	\$2,424	\$11	\$31,770	\$481	\$2	(\$128,230)	(\$1,943)	(\$9)	-80%
Original Townsite Water	\$210,000	\$6,364	\$28	\$310,287	\$9,403	\$42	\$100,287	\$3,039	\$14	48%
Original Townsite Streets	\$810,000	\$34,078	\$200	\$692,497	\$28,975	\$170	(\$117,503)	(\$5,104)	(\$30)	-15%
Maplewood Sewer	\$270,000	\$7,105	\$32	\$367,010	\$9,658	\$43	\$97,010	\$2,553	\$11	36%
Maplewood Water	\$130,000	\$3,421	\$15	\$264,481	\$6,960	\$31	\$134,481	\$3,539	\$16	103%
Maplewood Streets	\$1,260,000	\$34,071	\$200	\$1,091,553	\$29,399	\$172	(\$168,447)	(\$4,672)	(\$28)	-13%
2nd Street Lift Station Replacement	\$187,500	\$347	\$2	\$1,169,134	\$2,165	\$10	\$981,634	\$1,818	\$8	524%
2nd Street Water Looping	\$35,000	\$795	\$4	\$45,298	\$1,030	\$5	\$10,298	\$235	\$1	29%
5th Ave Alley Storm Sewer	\$160,000	\$2,514	\$11	\$144,718	\$2,274	\$10	(\$15,282)	(\$240)	(\$1)	-10%
5th Ave Alley Paving	\$340,000	\$11,381	\$67	\$206,829	\$6,923	\$41	(\$133,171)	(\$4,458)	(\$26)	-39%
City Hall Site Improvements	\$280,000	\$519	\$3	\$319,923	\$592	\$3	\$39,923	\$73	\$0	14%

Neighborhood	Study Phase	After Bid	Change
Maplewood	\$266	\$274	\$8
Original Townsite	\$322	\$278	(\$44)
Lots fronting 5th Avenue	\$325	\$283	(\$42)
Maple Pointe	\$11	\$15	\$4
All Other Users	\$5	\$13	\$8



14

Next Steps



- Fall 2023 - Fall 2024 – Construction of the project
- Summer-Fall 2024 – Special assessment process
- November 2024 – Special Assessments certified to Cass County
- 1st Quarter 2025 – First payment is due
 - First payment would appear on 2024 tax statement which is paid in 2025.

15



16



Thank you for your time.



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