

**Chairman**

Tom Bailer

**Commissioners**

David Reggiani

John Greenwood

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

**City Planner**

Samantha Greenwood

**Assistant Planner**

Leif Stavig

**PLANNING COMMISSION WORK SESSION**

**SEPTEMBER 24, 2014 AT 6:30 PM**

**LIBRARY MEETING ROOM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt

**3. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

- a. Audience comments regarding agenda items (3 minutes per speaker)

**4. WORK SESSION TOPIC**

- a. 2015 Roads Priority List ..... Page 2-13
- i. Staff Memo ..... Page 2-5
- ii. Paving Prioritization/Price Estimation List ..... Page 6
- iii. Maps.....Page 7-13

**5. AUDIENCE PARTICIPATION**

**6. COMMISSION COMMENTS**

**7. ADJOURNMENT**

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 9/20/14  
**Re:** 2015 Roads Priority List

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Below is a list of Public Works priority Street projects for 2015. Following this memo is a spreadsheet detailing the estimated costs for each project and maps for each project. The Planning Estimates below show roughly how some of the estimates and calculations were made. The Project Details section highlights and provides details on drainage, sidewalks and issues that are specific to a street. The Public works Staff will be present at the meeting to provide additional information. It is staff's recommendation that all paving/drainage and road work be contracted. The highlighted numbers are referenced on the maps and in the spreadsheet.

A priority list for the chip seal roads will be presented at the meeting.

## Planning Estimates

### **Demo of Existing Surface:**

Chip Seal = \$12/LF;

Asphalt = \$18/LF Will recycle in Infra-Red Machine

Planning price includes

- Loader/grader man hours/dump trucks

### **Drainage:**

HDPE Pipe Placed = \$100/Linear Foot

New catchment = \$3000;

Invert of existing catchment = \$1000

Planning price includes

- Materials and Placement

### **Base Course Prep:**

#### **Road**

\$24,400/1000 LF (4 in. D1);

Planning price includes

- Placement of D1 4"X 30 feet X1000 feet
- Expansion of 10%

### **Parking Area**

\$1.60/sq. ft.

Planning price includes

- Removal of current fill
- Placement of D1 4"X 30 feet X1000 feet
- Expansion of 10%

### **Sidewalks**

\$125.00/LF—

Planning price includes

- 5 foot Curb and 2 foot gutter

### **Engineering/Surveying**

Planning price 12% of total project

## **Project Details**

### **Harbor Loop Road 1400 Feet - Total Cost of Project \$361,715**

#### **Harbor Loop Road 1a**

- Drainage
  - o 2 new Catchments
  - o 12 invert of Existing Catchments
- Sidewalks 1b
  - o Curb 5 feet and Gutter 2 feet Sidewalk would begin East at Baja Taco lot (connecting to proposed sidewalk coming off of Railroad Ave) and end at West end of City Parking Lot. Entrances to City owned lots will be asphalt sidewalks to avoid additional maintenance cost and caused by trucks and heavy equipment accessing lots.

### **Nicholoff Way Total price of Project \$228,975**

#### **Nicholoff Road from Yield Sign to end of Napa Lot 400 Feet 2a –**

Drainage

- o Invert 3 Existing Catchments

#### **North Side Nicholoff - Parking Area on Harbor Side 22,800 SF 2b–**

Drainage

- o Invert 3 Existing Catchments
- o 300 Feet of Piping

#### **South Side Nicholoff - Parking Area 5,590 SF 2c –Cost**

- Drainage
  - o Invert 1 Existing Catchments
  - o 50 Feet of Piping

### **Railroad Avenue 1100 Feet (Highway to 100 feet past Water Street) Total price of Project \$321,798**

#### **–Drainage 3a**

- o 6 New Catchments
- o 3 Invert of Existing Catchments
- o 400 Feet of Pipe
- Railroad Sidewalks 3b
  - o 5 Foot curb and 2 foot gutter sidewalks from Railroad to Nicholoff
  - o Re-alignment of lower road to accommodate private property
  - o Move Fire Hydrant
- Area at behind boat haul out 3c
  - o Remove and improve walking area along fence at Baja Taco
  - o Build and Install Cover Stairs to connect Railroad and Harbor Loop

- Asphalt Sidewalks/Walkways Intersection of water Street to Council **3d**  
Remove and improve current shoulder

**Second Street 1000 Feet (Council to Adams) \$381,360**

- Drainage **4a**
  - o 12 New Catchments
  - o 2 Invert to Existing Catchments
  - o 1200 Feet of Pipe
- 2<sup>nd</sup> Street Parking Council to Browning 8000 square feet **4b**
  - o Drainage addressed above
- 2<sup>nd</sup> Street Sidewalks
  - o 300 feet of repair – council to Browning **4d**
  - o New sidewalks in front of Elementary to driveway **4c**

**Adams Avenue 970 Feet (Main Street to Fifth Street) \$196,560**

- Drainage **5a**
  - o 5 New Catchments
  - o 2 invert of Existing Catchments
  - o 270 Feet of Pipe
- Asphalt Sidewalk/walkway from intersection of Adams and Second to alley behind Library 5b
- Parking Area North side of Adams from corner of Second to end of Grade school 5c

**Chase Avenue 800 Feet (Ingress to LeFever) \$145,790**

- Drainage **6a**
  - o 2 New Catchments
  - o 1 invert of existing Catchments
  - o 100 Feet of pipe
- Sidewalk **6b**
  - o Repair 250 feet from intersection of Lefevre and Chase
- 

**Breakwater 1100 Feet \$174,317**

- Drainage **7a**
  - o 4 New Catchments
  - o 11 invert of existing Catchments
  - o 300 Feet of pipe
  - o Exclude sparking and does not repair sluffing area

**Breakwater 150 Feet Rip Rap Replacement \$224,000**

- Drainage **7b**

- Replace Rip rap and stabilize bank extending 100PWSSC dock (see Map) where road is sluffing into Harbor.

### **Breakwater Realignment 1100 Feet \$260,736**

- Drainage – 7c
  - 8 New Catchments
  - 11 invert of existing Catchments
  - 400 Feet of pipe
- Realignment f Road to the North approximately 5 to 10 feet
  - Currently ROW is used as parking for business and Harbor
  - Include additional 150,000 for fill on corner of Railroad and Breakwater
  - 30,000 for moving Harbor restrooms
  - Does not include fixing sluffing area

Below is a list of roads that are currently paved and are in order of priority.

Remaining 700 feet of Nicholoff  
 Railroad avenue from approximately Water street to Breakwater  
 Council Railroad to third street  
 Browning – Main street to Second Street  
 Second Street Adams to Copper River Highway  
 Mt Eccles parking area above snow dump

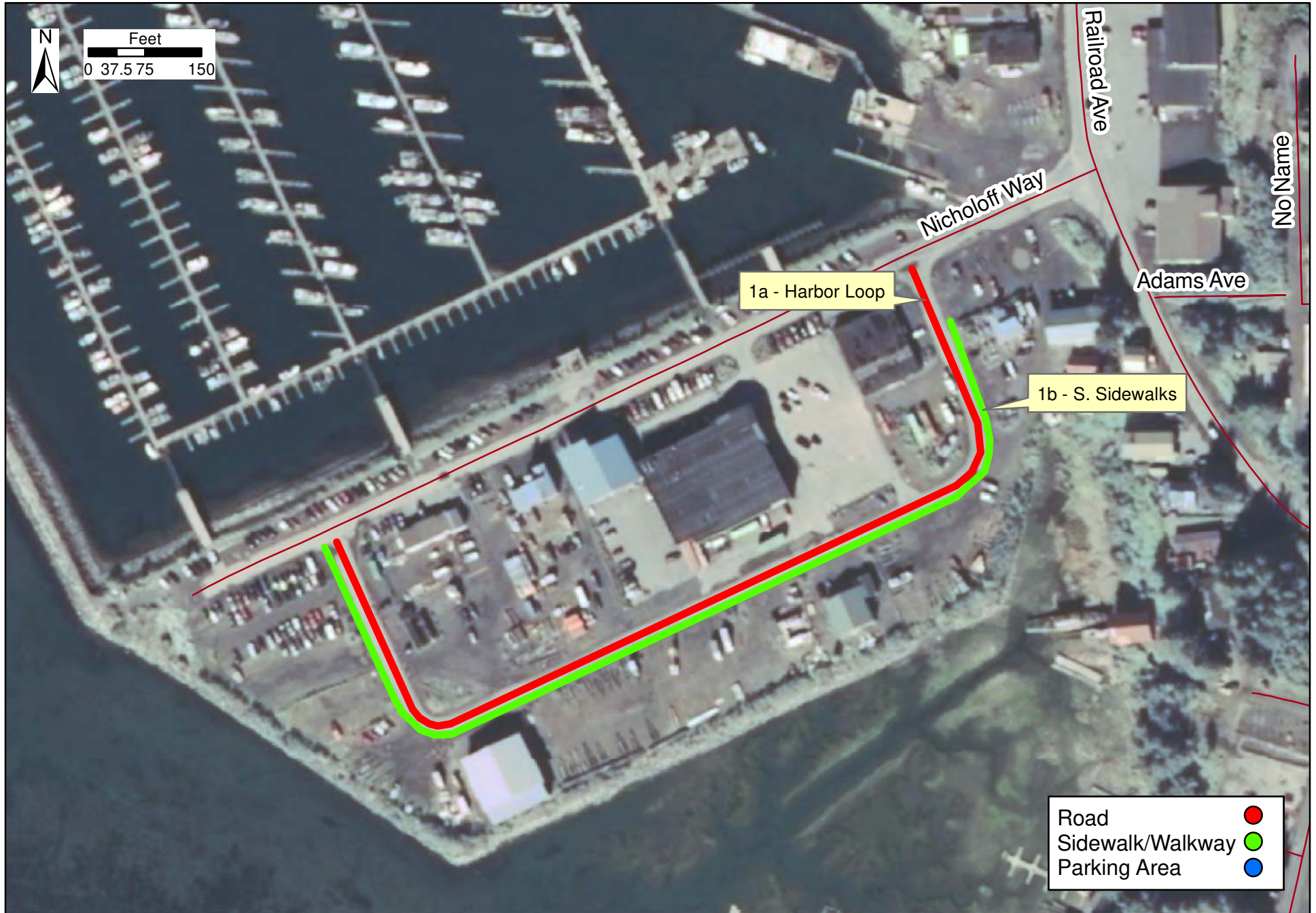
Subdivision projects drainage and chip seal:

Forest Heights  
 Lake View  
 Whiskey Ridge  
 Saddle Point

2015 Priority	Street/Parking Area	Linear Feet (LF)	Square Feet (SF)	Demo Existing Surface	Drainage	Base Course Prep	Sidewalk w/Curb Gutter	Pavement	Engineering/ Surveying	Total Cost	Cumulative Cost	Price per Project
1a	Harbor Loop	1400		\$ 16,800	\$ 38,000	\$ 34,160		\$ 84,000	\$ 20,755	\$ 193,715	\$ 193,715	
1b	Harbor Loop - S. Sidewalks	1200					\$ 150,000		\$ 18,000	\$ 168,000	\$ 361,715	\$ 361,715
2a	Nicholoff Way - From Railroad Ave. Intersection	400		\$ 4,800	\$ 10,000	\$ 9,760		\$ 24,000	\$ 5,827	\$ 54,387	\$ 416,102	
2b	Nicholoff Way - Parking North		22800		\$ 39,000	\$ 36,480		\$ 50,160	\$ 15,077	\$ 140,717	\$ 556,819	
2c	Nicholoff Way - Parking South		5590		\$ 9,000	\$ 8,944		\$ 12,298	\$ 3,629	\$ 33,871	\$ 590,690	\$ 228,975
3a	Railroad Ave. - Hwy to 100' N of Water St.	1100		\$ 19,800	\$ 61,000	\$ 40,260		\$ 66,000	\$ 22,447	\$ 209,507	\$ 800,197	
3b	Railroad Ave - Sidewalks West Hwy to Nicholoff	600					\$ 75,000		\$ 9,000	\$ 84,000	\$ 884,197	
3c	Railroad Ave. - Covered Stairs & Walkway to Harbor Loop	250						\$ 15,000	\$ 1,800	\$ 16,800	\$ 900,997	
3d	Railroad Ave. - Walkway East City Hall N. to Council Ave.		2700			\$ 4,320		\$ 5,940	\$ 1,231	\$ 11,491	\$ 912,489	\$ 321,798
4a	Second St. - Council to Adams	1000		\$ 18,000	\$ 158,000	\$ 24,400		\$ 60,000	\$ 31,248	\$ 291,648	\$ 1,204,137	
4b	Second St. - Council to Browning Angled Parking		8000					\$ 17,600	\$ 2,112	\$ 19,712	\$ 1,223,849	
4c	Second St. - Sidewalks East to Elem. School	200					\$ 25,000		\$ 3,000	\$ 28,000	\$ 1,251,849	
4d	Second St. - Sidewalks East Repair N. of Browning	300					\$ 37,500		\$ 4,500	\$ 42,000	\$ 1,293,849	\$ 381,360
5a	Adams Ave. - Main St. to Fifth St.	1000		\$ 18,000	\$ 50,000	\$ 24,400		\$ 60,000	\$ 18,288	\$ 170,688	\$ 1,464,537	
5b	Adams Ave. - Alley to Second St. Walkway		4500					\$ 9,900	\$ 1,188	\$ 11,088	\$ 1,475,625	
5c	Adams Ave. - N. Parking		6000					\$ 13,200	\$ 1,584	\$ 14,784	\$ 1,490,409	\$ 196,560
6a	Chase Ave. - Ingress St. Intersection to Lefever Ave.	800		\$ 14,400	\$ 17,000	\$ 19,520		\$ 48,000	\$ 11,870	\$ 110,790	\$ 1,601,199	
6b	Chase Ave. - Sidewalks N. Repair	250					\$ 31,250		\$ 3,750	\$ 35,000	\$ 1,636,199	\$ 145,790
7a	Breakwater Ave.	1100		\$ 19,800	\$ 43,000	\$ 26,840		\$ 66,000	\$ 18,677	\$ 174,317	\$ 1,810,516	
7b	Breakwater Ave. - Rip Rap	150				\$ 200,000			\$ 24,000	\$ 224,000	\$ 2,034,516	
7c	Breakwater Ave. - Realignment	1100			\$ 19,800	\$ 180,000		\$ 33,000	\$ 27,936	\$ 260,736	\$ 2,295,252	\$ 659,053
<b>Total:</b>		<b>10850</b>	<b>49590</b>	<b>\$ 111,600</b>	<b>\$ 444,800</b>	<b>\$ 609,084</b>	<b>\$ 318,750</b>	<b>\$ 565,098</b>	<b>\$ 245,920</b>	<b>\$ 2,295,252</b>		
	1. Drainage cost estimates are specific to each road.											
	2. Sidewalk w/Curb Gutter = \$125/LF											
	3. Pavement (2 in. Asphalt, 30 ft wide) = \$60/LF; \$2.20/SF											
	4. Demo Existing Surface = \$12/LF for Chip Seal; \$18/LF for pavement											
	5. Base Course Prep = \$24.40/LF; \$1.60/SF											
	6. Engineering/Surveying = 12% of total.											

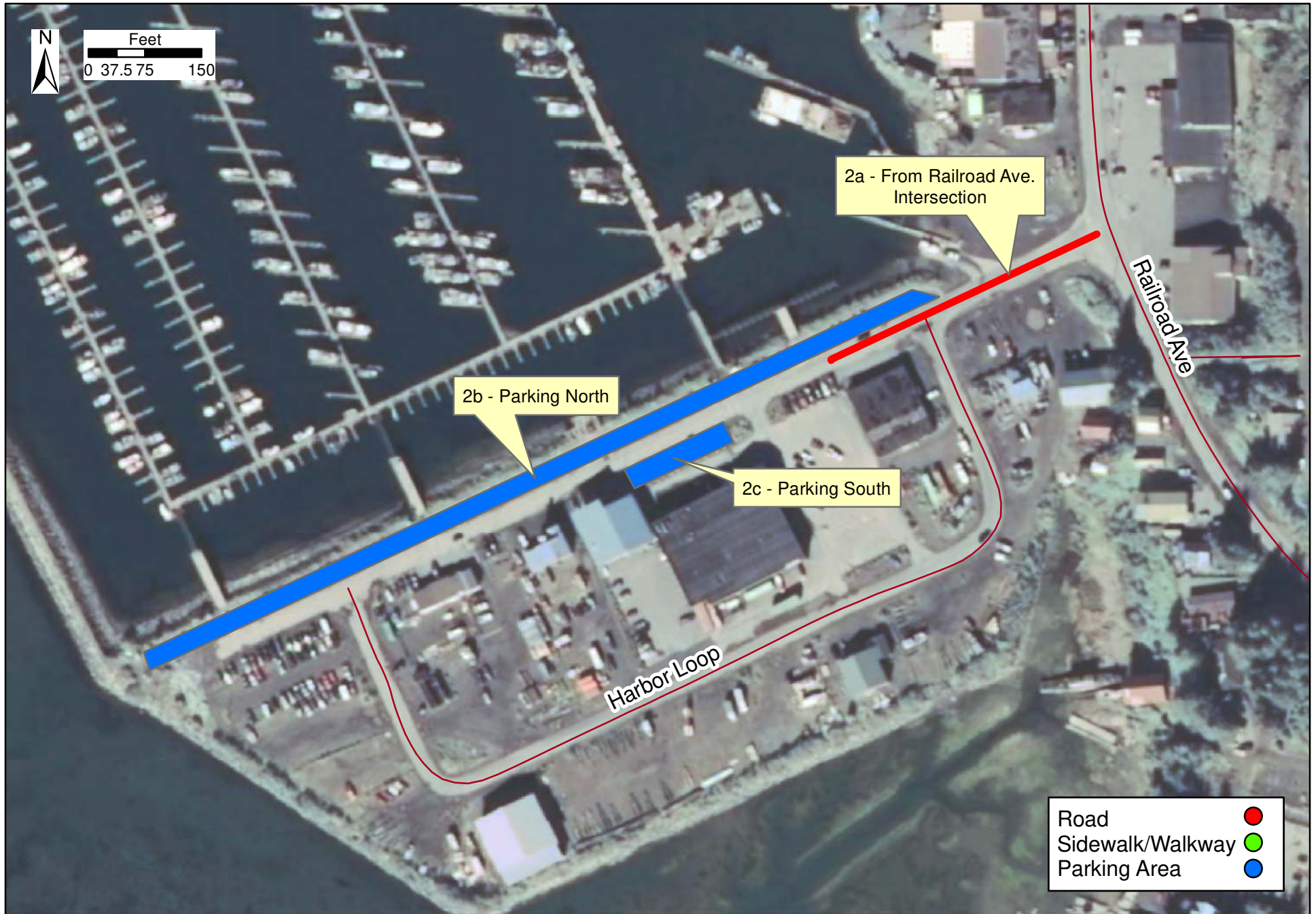


# Priority 1 - Harbor Loop



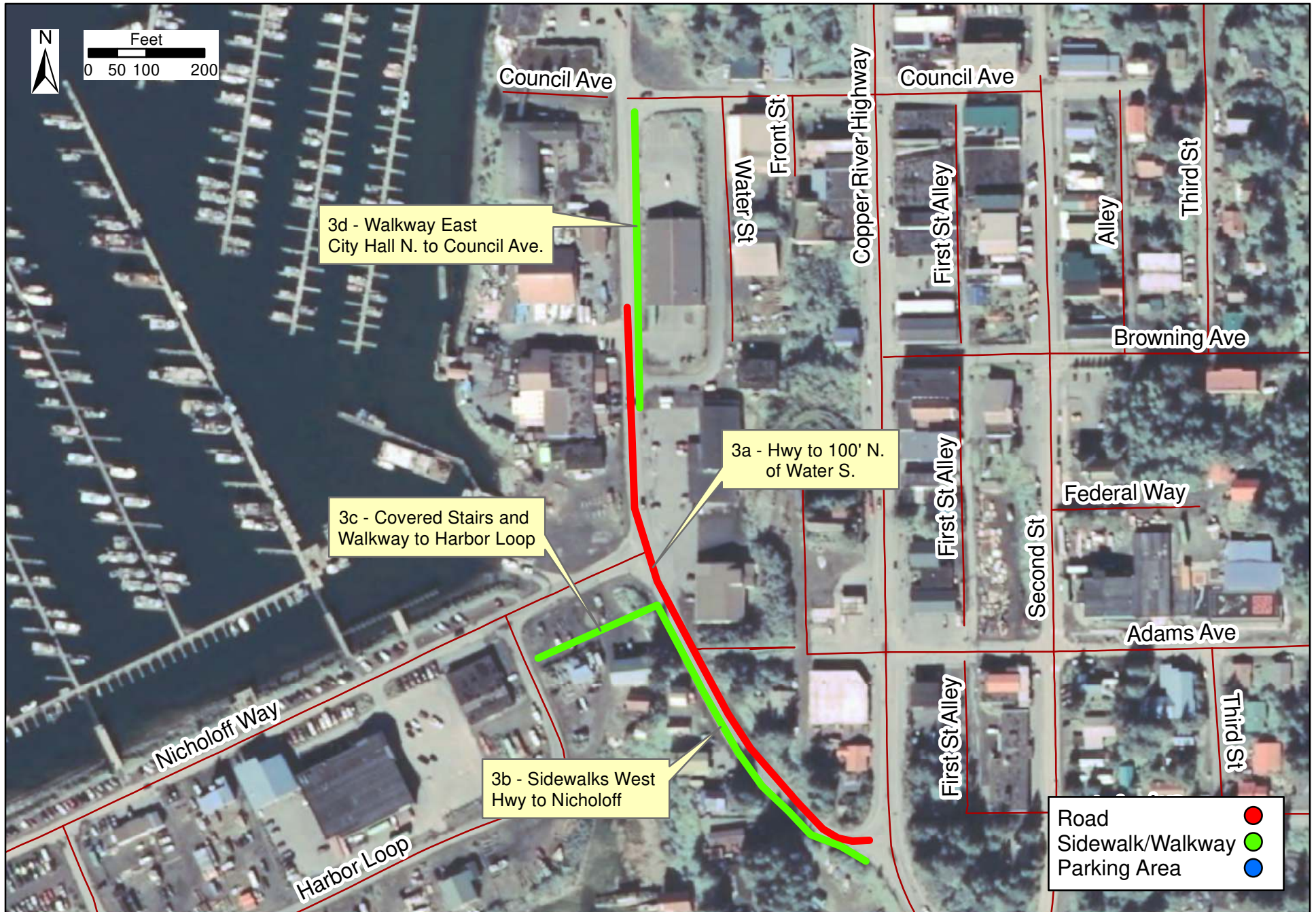


## Priority 2 - Nicholoff Way



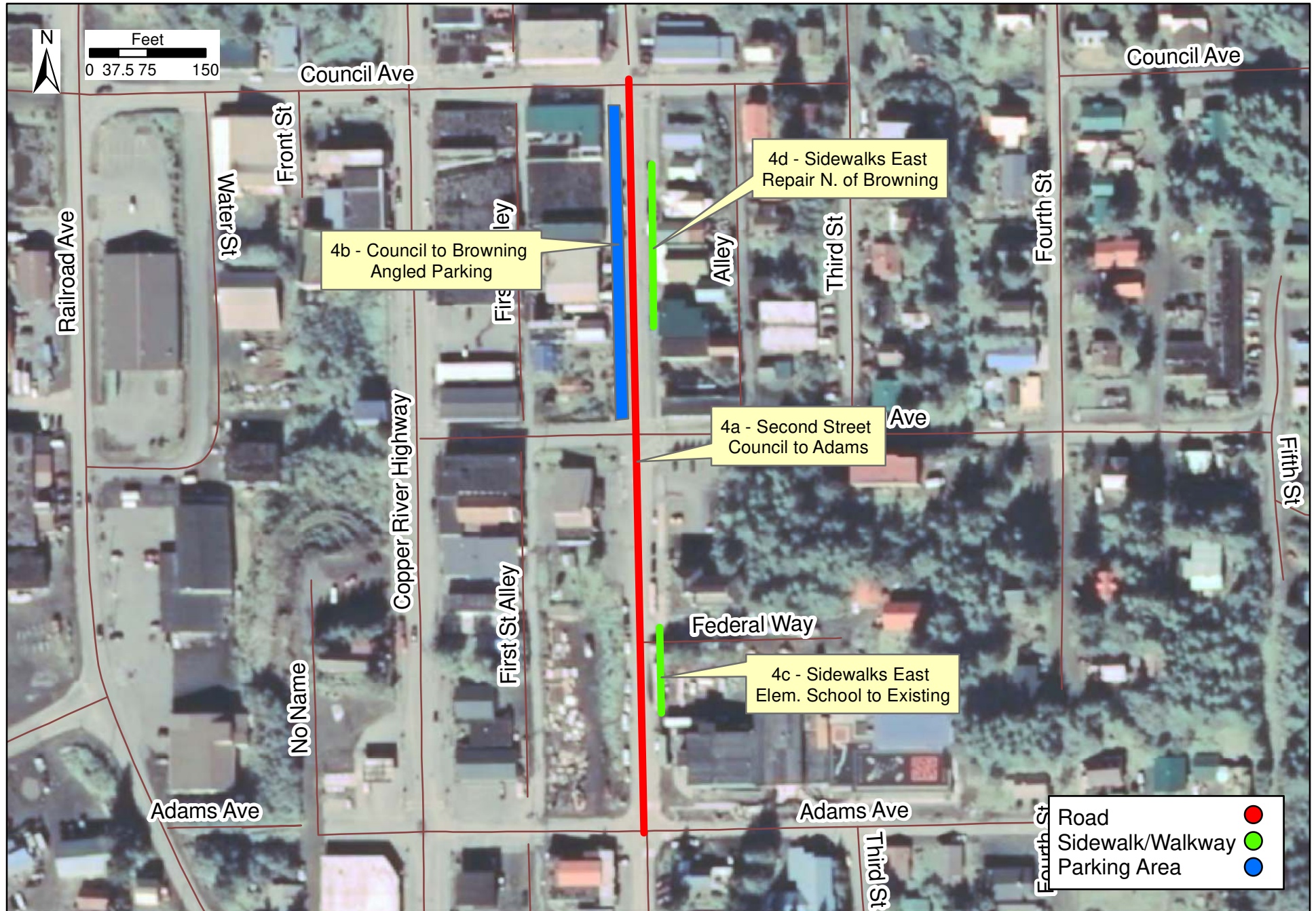


## Priority 3 - Railroad Ave.



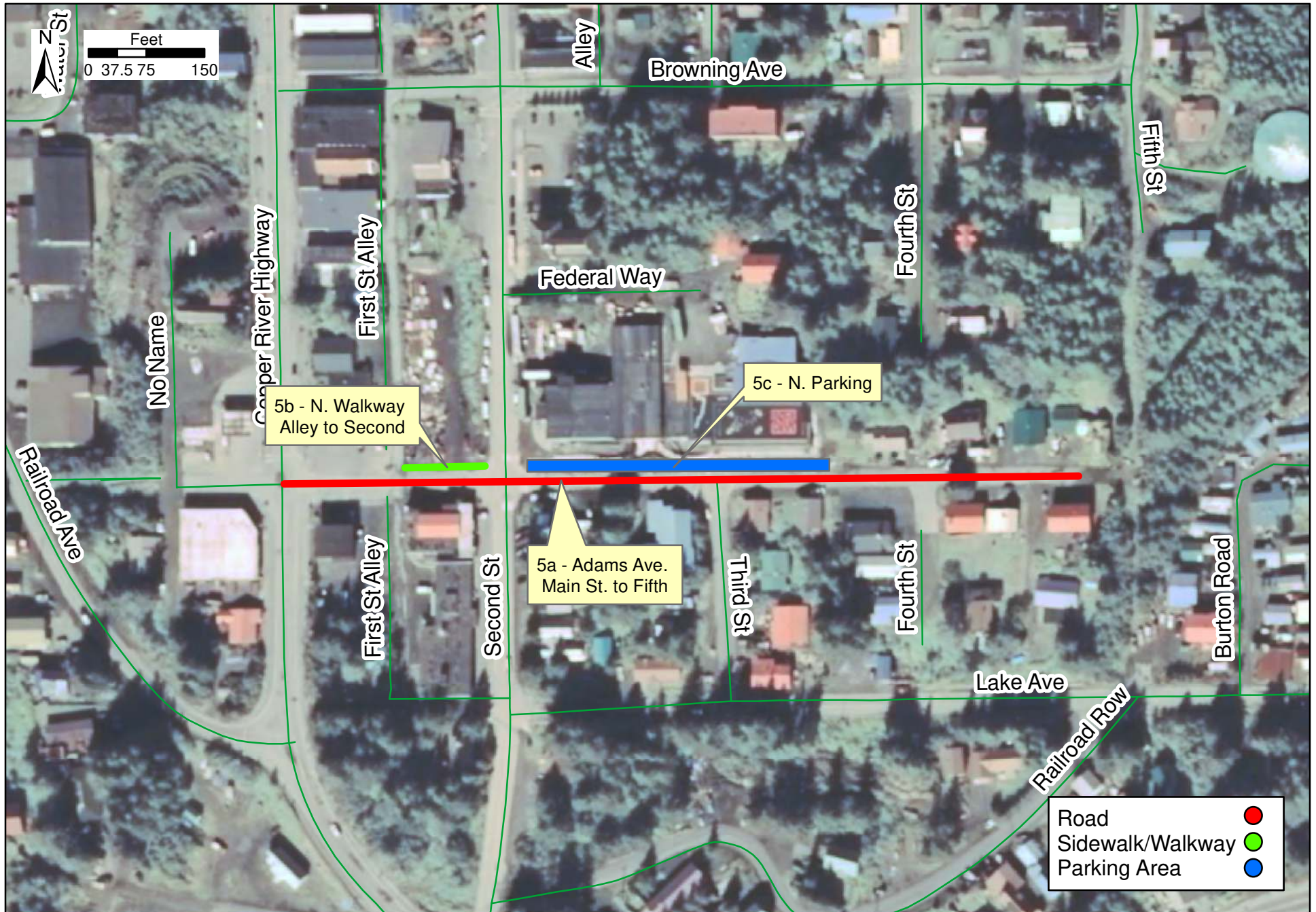


# Priority 4 - Second Street



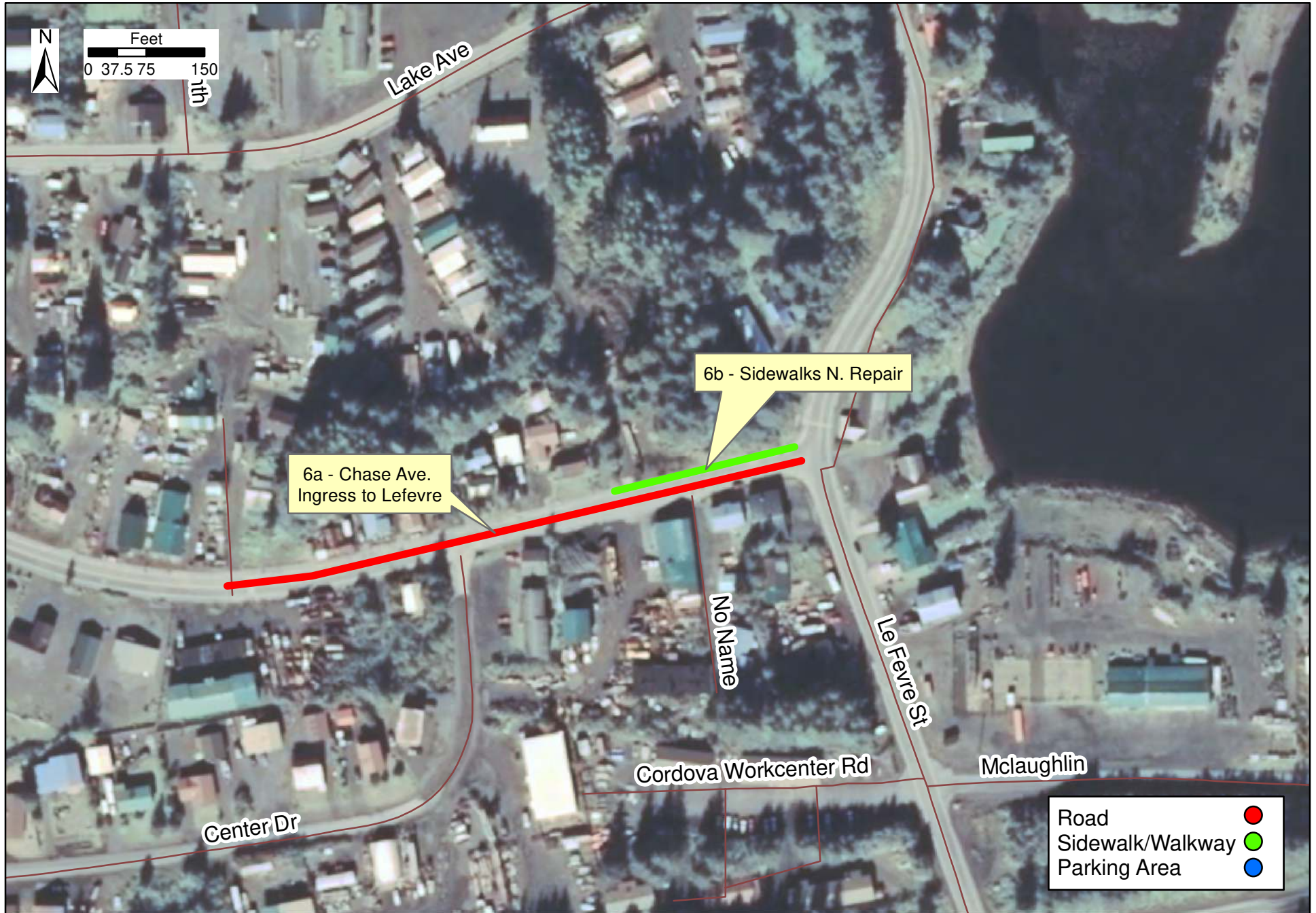


## Priority 5 - Adams Ave.





## Priority 6 - Chase Ave.





## Priority 7 - Breakwater Ave.

