



South Street Reconstruction Project

Feasibility Report

South St. Paul, Minnesota

City Project No. 2025-07

October 6, 2025

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Certification Sheet

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Kelsey J. Gelhar

Date: October 6, 2025

Lic. No. 60639

I. Executive Summary

This Feasibility Report was prepared for the South Street Reconstruction Project, City Project No. 2025-07. This project is a joint project between the cities of South St. Paul and Inver Grove Heights. The proposed project includes the full reconstruction of two blocks of South Street W between 5th Avenue S and 7th Avenue S in South St. Paul and Inver Grove Heights and a full depth reclamation of Upper 55th Street in Inver Grove Heights from Blaine Avenue to 7th Street S/Cahill Avenue, as shown in Figure 1 of Appendix A. Per the Inver Grove Heights 2026 PMI North Feasibility Report prepared by SEH, the total estimated cost for the street rehabilitation and street reconstruction is \$3,904,129.00. That total cost did not include utility improvements in South St. Paul.

South St. Paul public utility improvements along the project corridor include upgrades to the watermain system and lining of the sanitary sewer pipes and manholes. Storm sewer will be replaced and upgraded as necessary to address drainage concerns and meet state aid design requirements.

The estimated cost for the South Street Reconstruction Project is approximately \$870,017.00 for the work in South St. Paul. The estimated costs for work within South St. Paul are detailed below and include a 5% contingency and 10% indirect costs.

South Street Reconstruction – Opinion of Probable Cost South St. Paul Portions Only	
Proposed Improvement	Total Estimated Cost
Roadway Improvements	\$372,200.00
Watermain Improvements	\$234,465.00
Sanitary Sewer Improvements	\$144,375.00
Storm Sewer Improvements	\$118,977.00
TOTAL	\$870,017.00

Funding for this project is proposed to come from Inver Grove Heights and the City’s Infrastructure Fund, Water Utility, Sanitary Sewer Utility, and Storm Sewer Utility funds, and Special Assessments to benefiting properties. Below is a summary of the South St. Paul funding sources.

South Street Reconstruction – Funding Summary South St. Paul Portions Only	
Proposed Funding	Total
Infrastructure Fund	\$360,437.00
Water Utility	\$234,465.00
Sanitary Sewer Utility	\$144,375.00
Storm Sewer Utility	\$118,977.00
Assessments	\$11,763.00
TOTAL	\$870,017.00

The South Street Reconstruction Project can be substantially completed, including the final lift of bituminous pavement and all restoration items, in 2026.

Below is the preliminary project schedule:

Neighborhood Open House / Public Informational Meeting*	April 24, 2025
Receive Feasibility Report, Schedule Improvement Hearing	October 6, 2025
Improvement Hearing, Order Project, Authorize Preparation of Plans & Specifications	November 3, 2025
Approve Plans and Specifications, Authorize Bidding/ Ad for Bid	January 2026
Bid Opening	February 2026
Council Receives Bids, Awards Project & Contract for Construction	March 2026
Begin Construction	Spring 2026
Substantial Completion of Construction	Fall 2026
Assessment Hearing	Fall 2026

**South St. Paul residents adjacent to the project were invited to the Inver Grove Heights 2026 PMI Feasibility Open House. No South St. Paul residents attended the open house.*

II. Introduction

South Street W/57th Street E is a shared street between the cities of South St. Paul and Inver Grove Heights. Both cities included the reconstruction of South Street W/ 57th Street E in their capital improvement plans for 2026. Inver Grove Heights included this project in the Inver Grove Heights [2026 PMI North Feasibility Report](#), prepared by SEH.

This project is proposed in the South St. Paul Capital Improvement Plan to be funded through the City's Infrastructure and Utility Funds. Special Assessments are also being utilized to help fund the reconstruction of South Street W in accordance with Minnesota Statute Chapter 429 and the City of South St. Paul's Assessment Policy.

This report will review the existing conditions in the project area and discuss the proposed improvements in detail. It will also provide preliminary cost estimates for the proposed improvements and funding sources.

III. Existing Conditions

A. Roadway

South Street W from 5th Avenue S and 7th Avenue S is a local roadway and part of the City's Municipal State Aid system. Typical Annual Average Daily Traffic (AADT) counts for this segment are approximately 7,800 vehicles a day (2019 counts).

The existing roadway right-of-way is owned by South St. Paul and Inver Grove Heights. South St. Paul's right-of-way is 30 feet wide throughout the project corridor per plat documents. The existing roadway width varies between 57 feet to 64 feet from curb face to curb face.

The pavement along South Street W is experiencing varying severity of distresses, including cracking and rutting. Per the Inver Grove Heights 2026 PMI North Feasibility Report, the existing pavement and aggregate depth of South St W is 9.5 inches of bituminous over 4 inches of aggregate base.

B. Municipal Utilities

B.1 Watermain

The watermain infrastructure in this area is mainly comprised of 6-inch diameter cast iron pipes. Watermain in the intersection of 7th Avenue S and South Street W was replaced in 2024 during the 7th Avenue S Reconstruction Project. The age of the watermain between 5th Avenue S and 8th Avenue S varies, with some segments being as old as 69 years old. The original design life of cast iron watermain is 50 to 100 years of service.

B.2 Sanitary Sewer

The existing sanitary sewer infrastructure in the project area is 10-inch and 12-inch diameter vitrified clay pipe (VCP) sewers. The sanitary sewer was televised in 2025. Televising records

indicate some minor cracking in the VCP sewers, root intrusions, and mineral deposits along the pipes. There is a broken pipe segment between 8th Avenue S and 7th Avenue S.

B.3 Storm Sewer & Drainage

The existing South St. Paul owned storm sewer infrastructure along South Street W generally consists of intersection-based collection with a larger conveyance line running through the northern boulevard of South Street W. The existing storm sewer system consists of 12-inch to 21-inch diameter reinforced concrete pipe. Storm sewer in the intersection of 7th Avenue S and South Street W was replaced in 2024 during the 7th Avenue S Reconstruction Project. Runoff from South Street W is collected and conveyed to an existing trunk storm sewer along 3rd Avenue S. All runoff from South Street W ultimately discharges to the Mississippi River. The storm sewer was televised in 2025. Televising records indicate that the existing storm pipes are in fair to good condition.

IV. Proposed Improvements

A. Roadway

The roadway has aged and deteriorated to the point where full reconstruction is warranted. South Street W is part of the Municipal State Aid system, and the roadway will be constructed according to MnDOT design standards. The street is proposed to maintain the existing width of approximately 57 feet between curb faces. Lane configurations will be determined during the design phase.

Street grades are proposed to closely match existing grades to minimize construction impacts on adjacent properties. The proposed roadway section includes 4 inches of asphalt pavement and 6 inches of aggregate base over an acceptable and compacted subgrade. Per the 2026 PMI North Feasibility Study prepared by SEH for Inver Grove Heights, a 24-inch select granular subgrade is also proposed.

B. Municipal Utilities

B.1 Watermain

Replacement of the watermain between 5th Avenue S and 8th Avenue S is proposed as part of this project due to the age of the watermain system. All fittings, valves, and hydrants are proposed to be replaced with materials consistent with current City standards.

B.2 Sanitary Sewer

Due to the age and condition of the existing VCP sanitary sewer, spot repairs and rehabilitation in the form of cured-in-place piping (CIPP) is proposed. This is a cost-effective form of trenchless rehabilitation that utilizes the existing piping as a host pipe and extends the life of the sanitary sewer another 50 to 100 years. The CIPP method will help to reduce and eliminate inflow and infiltration issues associated with cracked pipes. Manhole lining and casting replacements are also proposed to address inflow and infiltration.

B.3 Storm Sewer & Drainage

The proposed improvements will generally maintain the existing drainage patterns and discharge points. The proposed storm sewer improvements include removing and replacing the existing storm sewer system where needed to meet current drainage design standards.

The project will disturb over one acre of land and require stormwater treatment to meet MS4 and state aid requirements. This area is fully developed, and due to existing utilities, site topography, and the project's proximity to regional stormwater facilities, treatment options are limited.

C. Permits

In order to complete the proposed improvements, permits will be required from the following agencies:

- Minnesota Department of Health Watermain Plan Review.
- Minnesota Pollution Control Agency NPDES permit for land disturbance greater than 1 acre.

It is assumed that all proposed survey and utility improvements will be limited to the existing right-of-way of South St. Paul and Inver Grove Heights and any easements. Right-of-entry agreements may be required for minor work outside the right-of-way to blend new improvements to existing yards or connect to existing utilities and services.

D. Public Involvement

A neighborhood meeting was held on April 24th, 2025, in conjunction with the Inver Grove Heights Pavement Management Initiative meeting. Both South St. Paul and Inver Grove Heights staff were present. No South St. Paul residents attended the meeting.

V. Financing

A. Opinion of Probable Cost

Appendix B of this report includes a detailed opinion of probable cost for the work within South St. Paul. The opinion of probable cost is based on the projected construction costs for 2026 and includes a 5% contingency and 10% indirect costs for legal and administrative costs. The project costs are summarized in the following table:

South Street Reconstruction – Opinion of Probable Cost South St. Paul Portions Only	
Proposed Improvement	Total Estimated Cost
Roadway Improvements	\$372,200.00
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Per the Inver Grove Heights 2026 PMI North Feasibility Report prepared by SEH, the total estimated cost for the street rehabilitation and street reconstruction is \$3,904,129.00. However, that total cost did not include utility improvements in South St. Paul.

B. Funding

Funding for this project is proposed to come from the City’s Infrastructure Fund, Water Utility, Sanitary Sewer Utility, Storm Sewer Utility, and Special Assessments. The table below provides a summary of the South St. Paul funding sources.

South Street Reconstruction – Funding Summary South St. Paul Portions Only	
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Portions of the project within Inver Grove Heights will be funded by the various Inver Grove Heights funding sources.

C. Preliminary Assessment Roll

The City’s Special Assessment Policy for road reconstruction projects outlines that a portion of street costs shall be assessed to the benefitting properties. For street reconstruction projects, all abutting properties shall contribute at a rate of \$94.84 per linear foot of frontage, with the following exceptions:

- 75-foot maximum assessable front footage for residential properties
- Residential corner lots with the narrow side fronting the project are to be assessed
- Assessments are capped at 5% of the estimated market value

A preliminary assessment roll is included in Appendix C of this report.

VI. Project Schedule

Below is the preliminary project schedule:

Neighborhood Open House / Public Informational Meeting*	April 24, 2025
Receive Feasibility Report, Schedule Improvement Hearing	October 6, 2025
Improvement Hearing, Order Project, Authorize Preparation of Plans & Specifications	November 3, 2025
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**South St. Paul residents adjacent to the project were invited to the Inver Grove Heights 2026 PMI Feasibility Open House. No South St. Paul residents attended the open house.*

VII. Conclusion

The estimated cost for the South Street W Reconstruction Project is approximately \$870,017.00 for the street and utility work in South St. Paul. Due to the poor condition of the roadway, the improvements herein are recommended for construction in 2026.

From an engineering perspective, the project as proposed can be considered necessary, cost-effective, and feasible. The city council will determine its economic feasibility.

APPENDIX A
FIGURES



	City Boundary
	Reconstruction Area South St. Paul & Inver Grove Heights Project
	Full Depth Reclamation Area Inver Grove Heights Project

APPENDIX B
OPINION OF PROBABLE COST

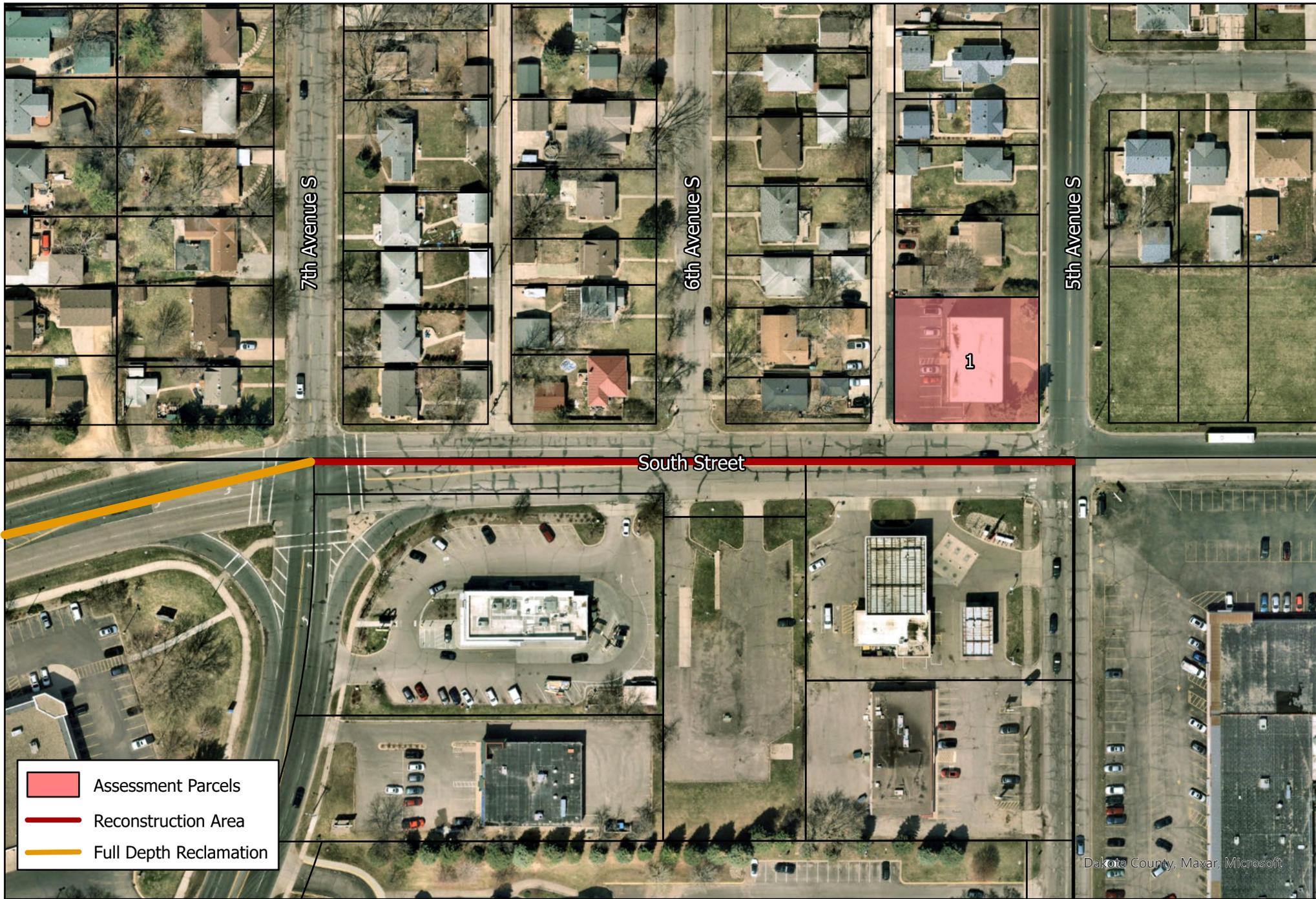
OPINION OF ESTIMATED COST

PROJECT: SOUTH STREET RECONSTRUCTION PROJECT (5TH AVE S TO 7TH AVE S)
 DATE: 10/6/2025

ITEM NO.	MNDOT SPEC. NO.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	UNIT PRICE	TOTAL ESTIMATED AMOUNT
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$15,345.00	\$15,345.00
2	2101.502	CLEARING	EACH	12	\$500.00	\$6,000.00
3	2101.502	GRUBBING	EACH	12	\$600.00	\$7,200.00
4	2104.502	REMOVE SIGN	EACH	8	\$100.00	\$800.00
5	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	50	\$7.50	\$375.00
6	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	250	\$5.50	\$1,375.00
7	2104.503	REMOVE CURB AND GUTTER	LIN FT	800	\$5.00	\$4,000.00
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	80	\$15.00	\$1,200.00
9	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	50	\$8.00	\$400.00
10	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	2000	\$4.00	\$8,000.00
11	2104.518	REMOVE BITUMINOUS WALK	SQ YD	50	\$4.00	\$200.00
12	2104.518	REMOVE CONCRETE WALK	SQ FT	100	\$4.00	\$400.00
13	2106.507	EXCAVATION - COMMON	CU YD	750	\$26.00	\$19,500.00
14	2106.507	EXCAVATION - SUBGRADE	CU YD	750	\$26.00	\$19,500.00
15	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	750	\$26.00	\$19,500.00
16	2106.507	COMMON EMBANKMENT (CV)	CU YD	25	\$28.00	\$700.00
17	2106.601	DEWATERING	LUMP SUM	1	\$7,500.00	\$7,500.00
18	2111.519	TEST ROLLING	ROAD ST	8	\$200.00	\$1,600.00
19	2112.519	SUBGRADE PREPARATION	ROAD ST	8	\$500.00	\$4,000.00
20	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	\$200.00	\$4,000.00
21	2123.610	1.5 CU YD BACKHOE	HOUR	10	\$350.00	\$3,500.00
22	2130.523	WATER	MGAL	15	\$75.00	\$1,125.00
23	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	525	\$47.00	\$24,675.00
24	2331.603	JOINT ADHESIVE	LIN FT	800	\$2.00	\$1,600.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	200	\$88.00	\$17,600.00
26	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	534	\$84.00	\$44,856.00
27	2521.518	4" CONCRETE WALK	SQ FT	50	\$8.00	\$400.00
28	2521.518	6" CONCRETE WALK	SQ FT	500	\$17.00	\$8,500.00
29	2521.518	3" BITUMINOUS WALK	SQ FT	300	\$12.00	\$3,600.00
30	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	800	\$22.00	\$17,600.00
31	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	80	\$90.00	\$7,200.00
32	2531.618	TRUNCATED DOMES	SQ FT	120	\$65.00	\$7,800.00
33	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$25,000.00	\$25,000.00
34	2564.502	INSTALL SIGN TYPE C	EACH	8	\$150.00	\$1,200.00
35	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$1,500.00	\$1,500.00
36	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$5,000.00	\$5,000.00
37	2573.501	STORM DRAIN INLET PROTECTION	EACH	15	\$150.00	\$2,250.00
38	2573.503	SILT FENCE, TYPE MS	LIN FT	450	\$3.00	\$1,350.00
39	2574.507	COMMON TOPSOIL BORROW	CU YD	200	\$45.00	\$9,000.00
40	2575.504	SODDING TYPE LAWN	SQ YD	1250	\$10.00	\$12,500.00
41	2582.503	4" SOLID LINE MULTI COMP	LIN FT	350	\$2.00	\$700.00
42	2582.503	4" BROKEN LINE MULTI COMP	LIN FT	250	\$2.00	\$500.00
43	2582.503	4" DBLE SOLID LINE MULTI COMP	LIN FT	100	\$2.00	\$200.00
44	2582.518	CROSSWALK PREF TAPE GR IN (WR)	SQ FT	300	\$10.00	\$3,000.00
CONSTRUCTION TOTAL						\$322,251.00
INDIRECT (10%)						\$32,225.00
SUBTOTAL						\$354,476.00
CONTINGENCY (5%)						\$17,724.00
TOTAL						\$372,200.00
B. SANITARY SEWER IMPROVEMENTS						
45	2104.502	REMOVE CASTING	EACH	3	\$150.00	\$450.00
46	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	80	\$15.00	\$1,200.00
47	2503.503	12" PVC PIPE SEWER	LIN FT	80	\$150.00	\$12,000.00
48	2503.601	SANITARY SEWER BYPASS PUMPING	LUMP SUM	1	\$15,000.00	\$15,000.00
49	2503.602	TRIM PROTRUDING TAP	EACH	2	\$850.00	\$1,700.00
50	2503.603	LINING SANITARY SEWER PIPE 10" VCP	LIN FT	330	\$75.00	\$24,750.00
51	2503.603	LINING SANITARY SEWER PIPE 12" VCP	LIN FT	660	\$75.00	\$49,500.00
52	2503.603	LINING SANITARY SEWER MANHOLE - 4' DIA.	LIN FT	30	\$530.00	\$15,900.00

53	2506.502	CASTING ASSEMBLY (SANITARY)	EACH	3	\$1,500.00	\$4,500.00
					CONSTRUCTION TOTAL	\$125,000.00
					INDIRECT (10%)	\$12,500.00
					SUBTOTAL	\$137,500.00
					CONTINGENCY (5%)	\$6,875.00
					TOTAL	\$144,375.00
C. WATER MAIN IMPROVEMENTS						
54	2104.502	REMOVE GATE VALVE & BOX	EACH	2	\$350.00	\$700.00
55	2104.502	REMOVE HYDRANT	EACH	2	\$600.00	\$1,200.00
56	2104.503	REMOVE WATER MAIN	LIN FT	1000	\$10.00	\$10,000.00
57	2502.604	4" INSULATION	SQ YD	50	\$30.00	\$1,500.00
58	2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1	\$15,000.00	\$15,000.00
59	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	6	\$2,000.00	\$12,000.00
60	2504.602	HYDRANT	EACH	2	\$7,000.00	\$14,000.00
61	2504.602	ADJUST GATE VALVE & BOX	EACH	1	\$350.00	\$350.00
62	2504.602	6" GATE VALVE & BOX	EACH	5	\$3,600.00	\$18,000.00
63	2504.602	8" GATE VALVE & BOX	EACH	2	\$4,500.00	\$9,000.00
64	2504.603	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	50	\$85.00	\$4,250.00
65	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	1000	\$102.00	\$102,000.00
66	2504.608	DUCTILE IRON FITTINGS	POUND	750	\$20.00	\$15,000.00
					CONSTRUCTION TOTAL	\$203,000.00
					INDIRECT (10%)	\$20,300.00
					SUBTOTAL	\$223,300.00
					CONTINGENCY (5%)	\$11,165.00
					TOTAL	\$234,465.00
D. DRAINAGE IMPROVEMENTS						
67	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	10	\$450.00	\$4,500.00
68	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	500	\$16.00	\$8,000.00
69	2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	160	\$72.00	\$11,520.00
70	2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	230	\$88.00	\$20,240.00
71	2503.503	21" RC PIPE SEWER DES 3006 CL III	LIN FT	100	\$105.00	\$10,500.00
72	2503.503	27" RC PIPE SEWER DES 3006 CL III	LIN FT	50	\$210.00	\$10,500.00
73	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	2	\$1,500.00	\$3,000.00
74	2506.502	CASTING ASSEMBLY	EACH	3	\$1,500.00	\$4,500.00
75	2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	LIN FT	15	\$950.00	\$14,250.00
76	2506.602	CONST DRAINAGE STRUCTURE DESIGN SPEC 1	EACH	5	\$3,200.00	\$16,000.00
					CONSTRUCTION TOTAL	\$103,010.00
					INDIRECT (10%)	\$10,301.00
					SUBTOTAL	\$113,311.00
					CONTINGENCY (5%)	\$5,666.00
					TOTAL	\$118,977.00
					CONSTRUCTION TOTAL:	\$753,261.00
					CONSTRUCTION + INDIRECT + CONTINGENCY:	\$870,017.00

APPENDIX C
PRELIMINARY ASSESSMENT ROLL



South Street Reconstruction Project - Preliminary Assessment Roll

Reconstruction Assessment Rate (\$/LF): \$94.84

No.	Parcel ID	Address	Assessable Front Footage	Assessment Amount
1	363210016150	1450 5TH AVE S	124.03	\$11,763.01

TOTAL: \$11,763.01