



Preliminary Report / Feasibility Study

Lindau Lane from 24th to approximately 28th Avenue

City Project Number 2013-301

I. Scope of Work

The South Loop District Plan includes as a Signature Element an extension of Lindau Lane connecting 24th Avenue (Mall of America) and 30th Avenue (Bloomington Central Station). In most places, this will be a brand new roadway, except at E. 81st Street between 26th and 28th Avenue, where Lindau Lane will follow the E. 81st Street alignment, which will be reconstructed to the new Lindau Lane street section. In preparation for this project, the Alpha Business Center Buildings 1-5 were purchased by the City and buildings 1-4 were demolished in 2012.

On July 20, 2011, a state bonding bill was passed by the legislature and signed by the governor which included \$15.45 million in funding for the Lindau Corridor projects, of which the Lindau Lane extension project is a part. This project is broken up into smaller segments with the first segment to be constructed from 24th Avenue to just west of 28th Avenue and consists of constructing a new complete street, associated utilities, and streetscape elements.

The street section construction will begin by removing pavement, curb and gutter and utilities in the area of E. 81st Street. New utilities will be installed, including a new 16" ductile iron watermain and 15" reinforced concrete storm sewer pipe. The roadbed will be graded and compacted to prepare for the new street, which will be constructed to a 10-ton standard (6-inches of class 5 rock and 3 layers of 2-inch thick bituminous pavement) and will include B618 concrete curb and gutter, ribbon curb, and a median. New concrete sidewalks will be constructed on both sides of the new street. The signal system at 24th Avenue and Lindau Lane will need to be revised to accommodate the new leg at the intersection. Lane modifications on 24th Avenue (CSAH 1) will also occur with this project to develop the associated right and left turn lanes needed to accommodate the new roadway. The Lindau Lane streetscape will follow the concepts that are presented in the South Loop Streetscape Masterplan.

II. Project Cost Estimate

The estimated project costs are summarized in the table below:

Street Construction	\$1,060,000
Streetscape Construction	\$1,180,000
12% Contingency	\$270,000
25% Design and Project Administration	\$630,000
Total	\$3,140,000

III. Project Funding

The project is being funded by a mix of state and local funds with the following breakdown:

DEED grant (state)	\$1,000,000
Fund 435 (Liquor & Lodging)	\$2,140,000
Total	\$3,140,000

IV. Special Assessments

There are no special assessments for this project.

V. Design and Construction Schedule

Plans have been designed by the City of Bloomington Engineering Division. It is proposed that construction will begin in the summer of 2013 and be completed in the fall of 2014.