

# Feasibility Report for 2021-2022 Robert Street Sidewalk Snow Removal

August 2021

## Background

For over 17 years, the City of West St. Paul has contracted with a snow removal company to clear the sidewalks on Robert Street between Mendota Road and Butler Avenue. This organized maintenance operation insures safer passage for pedestrians and transit riders along the corridor during the winter months. Benches were installed on Robert Street as part of the recent reconstruction project. Clearing of the snow on/around the benches was added to the maintenance contract in 2017. **Proposed Maintenance**

The sidewalk and benches that run on both sides of Robert Street between Mendota Road and Butler Avenue are proposed to be cleared of snow by a contractor, hired by the City of West St. Paul. The Public Works Department would coordinate the actual timing of each snow-clearing event performed by the contractor to maximize efficiency, as the Minnesota Department of Transportation plows tend to make multiple passes on Robert Street, hours apart.

## Estimate Costs & Financing

The cost of the snow removal is completely dependent on the number of snowfalls and amount of snow each event. The contractor is proposing a 4% increase from last winter for the upcoming 2021-2022 winter season which results in the following rates per snow event:

Plowing of sidewalk snow – up to 2” in depth	@ \$58.64 / 1000 L.F. / occurrence
Plowing of sidewalk snow – 2” to 6” in depth	@ \$95.68 / 1000 L.F. / occurrence
Plowing of sidewalk snow – 6” to 12” in depth	@ \$185.17 / 1000 L.F. / occurrence
Plowing of sidewalk snow – over 12” in depth	@ \$254.60 / 1000 L.F. / occurrence
Clearing snow around benches – up to 6” in depth	@ \$74.62 per bench / occurrence
Clearing snow around benches – over 6” in depth	@ \$149.24 per bench / occurrence

The actual cost of snow removal over the winter is assessed to the adjacent property owners on a per foot basis. Assessment hearings are typically held in July of the following year. Based on the average of the past three winters, the 2021-2022 winter is estimated at \$5.07 per front foot for this feasibility report. A preliminary assessment roll is shown below:

PARCEL ID #	SITE ADDRESS	OWNER	OWNER ADDRESS	FT ASSESSABLE	ASSESSED AMT
428381001022	1126 ROBERT ST S	VALVOLINE LLC	11050 HWY 55 STE 200, PLYMOUTH MN 55441	100	<b>\$507.00</b>
423390000305	1133 ROBERT ST S	CHRIS & MIKE LLC	1917 SOUTH ST, GENEVA IL 60134	160	<b>\$811.20</b>
428381001032	1134 ROBERT ST S	HOWARD L BUFFINGTON	2670 MINNEHAHA AVE E, ST PAUL MN 55119	68	<b>\$344.76</b>
423390000260	1137 ROBERT ST S	RPS LEGACY DESOTO LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	120	<b>\$608.40</b>

420170061032	1140 ROBERT ST S	WAKOTA LIFE-CARE CENTER INC	1140 ROBERT ST S, WEST ST PAUL MN 55118	50	<b>\$253.50</b>
420170061022	1148 ROBERT ST S	WOCHNICK PROPERTYLLC	1148 ROBERT ST S, WEST ST PAUL MN 55118	108	<b>\$547.56</b>
420170061012	1152 ROBERT ST S	TWINS VENTURE LLC	1152 ROBERT ST S, WEST ST PAUL MN 55118	50	<b>\$253.50</b>
423390000231	1155 ROBERT ST S	OREILLY AUTO ENTERPRISES LLC	PO BOX 9167, SPRINGFIELD MO 65801	160	<b>\$811.20</b>
420170060014	1166 ROBERT ST S	RIVERA CENTER LLC	7600 PARKLAWN AVE S STE 358, EDINA MN 55435	110	<b>\$557.70</b>
423390000130	1167 ROBERT ST S	HEALTHY SPACES 5 LLC	7028 KELLOGG AVE, EDINA MN 55435	80	<b>\$405.60</b>
423390000150	97 ORME ST E	ORME INVESTMENTS LLC	8649 SANDRO RD, BLOOMINGTON MN 55438	80	<b>\$405.60</b>
420170060016	1170 ROBERT ST S	BFS RETAIL & CMCRL OPS LLC	200 4TH AVE S STE 100, NASHVILLE TN 37214	145	<b>\$735.15</b>
428648001040	1191-1193 ROBERT ST S	RPS LEGACY DESOTO LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	112	<b>\$567.84</b>
428381006032	1200 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	125	<b>\$633.75</b>
428381006061	1200 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	160	<b>\$811.20</b>
428648001030	1201 ROBERT ST S	RPS LEGACY DESOTO LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	425	<b>\$2,154.75</b>
428381101010	1214 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	62	<b>\$314.34</b>
428381101020	1224 ROBERT ST S	SAMAN RE HOLDINGS LLC	12508 NORWAY CIR, BURNSVILLE MN 55337	98	<b>\$496.86</b>
428379000224	1228 ROBERT ST S	1230 BUILDING CO	4902 LINCOLN DR, EDINA MN 55436	120	<b>\$608.40</b>
423340002302	1244 ROBERT ST S	JIFFYROB LLC	620 HIDDEN CREEK TRL, MENDOTA HTS MN 55118	120	<b>\$608.40</b>
422190001012	1247 ROBERT ST S	PACE BUILDING LLC	1247 ROBERT ST S, WEST ST PAUL MN 55118	40	<b>\$202.80</b>
422190001020	1247 ROBERT ST S	PACE BUILDING LLC	1247 ROBERT ST S, WEST ST PAUL MN 55118	40	<b>\$202.80</b>
422190001030	1247 ROBERT ST S	PACE BUILDING LLC	1247 ROBERT ST S, WEST ST PAUL MN 55118	40	<b>\$202.80</b>
422190001050	1253 ROBERT ST S	DAVID & CELESTE JOHNSON TSTE	9532 YOSEMITE RD, BLOOMINGTON MN 55437	50	<b>\$253.50</b>
423340002272	1254 ROBERT ST S	WILLIAM E GOLDBERG	1254 ROBERT ST S, WEST ST PAUL MN 55118	50	<b>\$253.50</b>
422190001060	1257 ROBERT ST S	DAVID & CELESTE JOHNSON TSTE	9532 YOSEMITE RD, BLOOMINGTON MN 55437	40	<b>\$202.80</b>
423340002264	1260 ROBERT ST S	WILLIAM E GOLDBERG	1254 ROBERT ST S, WEST ST PAUL MN 55118	71	<b>\$359.97</b>
423340002242	1264 ROBERT ST S	SHELAN SALIH KALUR	1264 ROBERT ST S, WEST ST PAUL MN 55118	40	<b>\$202.80</b>
423340002232	1268 ROBERT ST S	WSTP HOLDINGS LLC	10 WHITE PINE RD, NORTH OAKS MN 55127	74	<b>\$375.18</b>
422190001100	1273 ROBERT ST S	MCDONALDS CORP 022 007	PO BOX 182571, COLUMBUS OH 43218	190	<b>\$963.30</b>
42334000222	1276 ROBERT ST S	JONATHAN H PATE	N10302 HALL RD, SPRINGBROOK WI 54875	86	<b>\$436.02</b>
423340002192	1276 ROBERT ST S	JONATHAN H PATE	N10302 HALL RD, SPRINGBROOK WI 54875	80	<b>\$405.60</b>
422190001152	1285 ROBERT ST S	REALTY INCOME PROPERTIES 3	11995 EL CAMINO REAL, SAN DIEGO CA 92130	200	<b>\$1,014.00</b>
423340002172	1288 ROBERT ST S	MICHAEL G UDOVICH	1288 ROBERT ST S	80	<b>\$405.60</b>

425140000012	1304 ROBERT ST S	DON PEDRO LLC	1304 S ROBERT ST	68	<b>\$344.76</b>
425140000021	1304 ROBERT ST S	DON PEDRO LLC	1304 S ROBERT ST	67	<b>\$339.69</b>
422190002010	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	38	<b>\$192.66</b>
422190002020	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	40	<b>\$202.80</b>
422190002030	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	40	<b>\$202.80</b>
425140000042	1318 ROBERT ST S	MANBIR LLC	13233 GLENHAVEN AVE, APPLE VALLEY MN 55124	100	<b>\$507.00</b>
425140000070	1332 ROBERT ST S	BENJAMIN & MARGARET LIAO	3645 FORESTVIEW LN, MINNEAPOLIS MN 55441	180	<b>\$912.60</b>
422190002120	1339 ROBERT ST S	IMPERIAL VALLEY INV LLC	PO BOX 14179, ST PAUL MN 55114	120	<b>\$608.40</b>
421405001042	1346 ROBERT ST S	STATE OF MN - DEPT OF ADM	20 12TH ST W, ST PAUL MN 55155-2002	180	<b>\$912.60</b>
422190002152	1349 ROBERT ST S	BISANZ INV CO #1	1349 ROBERT ST S, WEST ST PAUL MN 55118	118	<b>\$598.26</b>
427648001010	1365 ROBERT ST S	LINN INVESTMENT PROP LLC	7616 CURRELL BLVD #245, WOODBURY MN 55125	125	<b>\$633.75</b>
421405001030	1375 ROBERT ST S	STOCKMAN HOLDING LLC	1326 SHADOW CREEK CURVE, EAGAN MN 55123	100	<b>\$507.00</b>
421405001040	1385 ROBERT ST S	JOSEPH A & RITA A KHOURY	353 OAKDALE CT, WEST ST PAUL MN 55118	80	<b>\$405.60</b>
421405001042	1399 ROBERT ST S	MELEYCO PTRSHP NO2	189 LONGMEADOW DR, LOS GATOS CA 95032	90	<b>\$456.30</b>
420200027012	1400 ROBERT ST S	AUGUSTANA CHURCH	1400 ROBERT ST S, WEST ST PAUL MN 55118	533	<b>\$2,702.31</b>
421405001073	1407 ROBERT ST S	ROBERT STREET GROUP LLC	2943 RANDOLPH ST NE, MINNEAPOLIS MN 55418	212	<b>\$1,074.84</b>
420200027022	1422 ROBERT ST S	DANCO FOOD & ENT CO LP	850 DECATUR AVE N, MINNEAPOLIS MN 55427	167	<b>\$846.69</b>
420200027031	1422 ROBERT ST S	DANCO FOOD & ENT CO LP	850 DECATUR AVE N, MINNEAPOLIS MN 55427	60	<b>\$304.20</b>
421840001012	1434 ROBERT ST S	JOSE LUIS ESCOTO	55 SALEM CHURCH RD, ST PAUL MN 55118	125	<b>\$633.75</b>
424815001021	1445 ROBERT ST S	MENARD INC	4777 MENARD DR, EAU CLAIRE WI 54703	276	<b>\$1,399.32</b>
421840001024	1450 ROBERT ST S	ADAM STRANIK PROPERTIES LLC	520 UNIVERSITY AVE W, ST PAUL MN 55103	125	<b>\$633.75</b>
421840001031	1458 ROBERT ST S	SRST LLC	7525 MITCHELL RD #201, EDEN PRAIRIE MN 55344	125	<b>\$633.75</b>
424815001053	1471 ROBERT ST S	% CVS 3313-01 ACTG MC 2320	1 CVS DR, WOONSOCKET RI 02895	360	<b>\$1,825.20</b>
421840101010	1472 ROBERT ST S	DEMARCHI INVESTMENTS LLC	6502 BIRCHMONT DR NE, BEMIDJI MN 56601	136	<b>\$689.52</b>
420200038072	1493 ROBERT ST S	INVESTORS SAVINGSBANK FSB	PO BOX 460169, HOUSTON TX 77056	145	<b>\$735.15</b>
420200041042	110 THOMPSON AVE E	NATIONAL RETAIL PROPERTIES LP	PO BOX 4900, SCOTTSDALE AZ 85261	270	<b>\$1,368.90</b>
420200038050	1503 ROBERT ST S	TCF NATIONAL BANK	1405 XENIUM LN N	175	<b>\$887.25</b>
421780001011	1515 ROBERT ST S	MN COLLEGE STUDENT ASSN I	1515 ROBERT ST S	105	<b>\$532.35</b>

421156001021	1520 ROBERT ST S	HY-VEE	5820 WESTOWN PKY, WEST DES MOINES IA 50266	133	<b>\$674.31</b>
421156100010	1520 ROBERT ST S	HY-VEE	5820 WESTOWN PKY, WEST DES MOINES IA 50266	100	<b>\$507.00</b>
421156001022	1520 ROBERT ST S	HY-VEE	5820 WESTOWN PKY, WEST DES MOINES IA 50266	64	<b>\$324.48</b>
421780001020	1531 ROBERT ST S	GP PORTFOLIO #1 LLC	2999 WILDWOOD PKWY, ATLANTA GA 30339	145	<b>\$735.15</b>
420200043014	1540 ROBERT ST S	HALLE PROPERTIES LLC	20225 SCOTTSDALE RD N #1100, SCOTTSDALE AZ	148	<b>\$750.36</b>
420200043016	1560 ROBERT ST S	RONALD & PATRICIA PALMEN	PO BOX 2650, KLAMATH FALLS OR 97601	150	<b>\$760.50</b>
427100001020	1570 ROBERT ST S	LA PALMA PROPERTIES LLC	1570 ROBERT ST S, WEST ST PAUL MN 55118	122	<b>\$618.54</b>
426470001010	1571 ROBERT ST S	ROERS WSP APTS OWNER LL	110 CHESHIRE LN #120, MINNETONKA MN 55305	635	<b>\$3,219.45</b>
427100001011	1590 ROBERT ST S	TRIPLE S INVESTMENTS LLP	1916 LIVINGSTON AVE, WEST ST PAUL MN 55118	156	<b>\$790.92</b>
420200051032	1608 ROBERT ST S	R W PROPERTIES LLC	4 WEST BAY LN, NORTH OAKS MN 55127	160	<b>\$811.20</b>
428366001010	1611-1627 ROBERT ST S	AURORA INVESTMENTS LLC	5215 EDINA IND BLVD STE 100, EDINA MN 55439	305	<b>\$1,546.35</b>
420200051040	1630 ROBERT ST S	BFI REAL ESTATE HOLDINGS LLC	5425 BOONE AVE N, NEW HOPE MN 55428	201	<b>\$1,019.07</b>
420200067006	1633 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	75	<b>\$380.25</b>
420200067007	1635 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	46	<b>\$233.22</b>
420200067008	1641 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	60	<b>\$304.20</b>
420200067009	1643 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	46	<b>\$233.22</b>
424100001012	1644 ROBERT ST S	WAL MART REAL ESTBUS TRUST	PO BOX 8050, BENTONVILLE AR 72712	80	<b>\$405.60</b>
424100001022	1650 ROBERT ST S	BURGER KING CORP 3519	PO BOX 020783, MIAMI FL 33102-0783	186	<b>\$943.02</b>
421500001014	1657 ROBERT ST S	H & R PROP	3 GLENLAKE PKWY FL 5, ATLANTA GA 30328	148	<b>\$750.36</b>
424320401010	1660 ROBERT ST S	PEBB ST PAUL LLC	7900 GLADES RD #600, BOCA RATON FL 33434	290	<b>\$1,470.30</b>
424320301010	1675 ROBERT ST S	MAINIS AND MAINIS LLC	3732 TIFFANI CT, SANTA CRUZ CA 95065	229	<b>\$1,161.03</b>
424320401020	1690 ROBERT ST S	MITTANNI ROBERT LLC	3948 49 1/2 ST W #24523, EDINA MN 55424	160	<b>\$811.20</b>
426478001030	1695-1705 ROBERT ST S	BENCORE LLC	5101 MIRROR LAKES DR, EDINA MN 55436	188	<b>\$953.16</b>
426478101020	1709 ROBERT ST S	T WEST T LLC	150 5TH ST S #1400, MINNEAPOLIS MN 55402	106	<b>\$537.42</b>
420200052040	1710 ROBERT ST S	HOME FED SV	PO BOX 2609, CARLSBAD CA 92018	175	<b>\$887.25</b>
426478001010	1715 ROBERT ST S	TRILIGHT PROPERTIES LLC	1569 SOLANO AVE #347, BERKELEY CA 94707	174	<b>\$882.18</b>
421860401020	1731-1733 ROBERT ST S	APOLLO LLC	12517 22ND ST N, STILLWATER MN 55082	120	<b>\$608.40</b>
424160001022	1740 ROBERT ST S	RLW PROPERTIES LLC	4 BAY LN W, NORTH OAKS MN 55127	361	<b>\$1,830.27</b>
423750001010	1741 ROBERT ST S	J & J INC	900 AMERICAN BLVD E, BLOOMINGTON MN 55425	132	<b>\$669.24</b>

424160101010	1750 ROBERT ST S	TARGET CORP	PO BOX 9456, MINNEAPOLIS MN 55440-9456	207	<b>\$1,049.49</b>
425150001010	1753 ROBERT ST S	ROBERT STREET PROPERTIES LLC	6200 OAK TREE BLVD #250, INDEPENDENCE OH	200	<b>\$1,014.00</b>
424160101020	1770 ROBERT ST S	CHICK-FIL-A INC	5200 BUFFINGTON RD, ATLANTA GA 30349	443	<b>\$2,246.01</b>
424630001012	1795 ROBERT ST S	LOWES HOME CENTERS INC	1000 LOWES BLVD, MOORESVILLE NC 28117	689	<b>\$3,493.23</b>
420200062012	1820 ROBERT ST S	BSAW INVESTMENTS LLC	8100 FLYING CLOUD DR, EDEN PRAIRIE MN	200	<b>\$1,014.00</b>
421410000013	1845 ROBERT ST S	HOLIDAY STATION STORES INC	PO BOX 1224, MINNEAPOLIS MN 55440	150	<b>\$760.50</b>
421410000020	1845 ROBERT ST S	HOLIDAY STATION STORES INC	PO BOX 1224, MINNEAPOLIS MN 55440	40	<b>\$202.80</b>
426757001010	1907 ROBERT ST S	SASCO INVESTMENTSLLP	1916 LIVINGSTON AVE, WEST ST PAUL MN 55118	918	<b>\$4,654.26</b>
421877501012	1949 ROBERT ST S	DAHMO NO 61 LLC	10251 HAGUE RD, INDIANAPOLIS IN 46256	165	<b>\$836.55</b>
424919500012	1963 ROBERT ST S	DIVISION 25 LLC	706 2ND AVE S STE 100, MINNEAPOLIS MN 55402	108	<b>\$547.56</b>
424919500020	1973 ROBERT ST S	FCPT HOLDINGS LLC	591 REDWOOD HWY #3215, MILL VALLEY CA 94941	119	<b>\$603.33</b>
427110001012	1980 ROBERT ST S	ROBERT STREET HOLDINGS LLC	4900 HWY 169 #100, NEW HOPE MN 55428	343	<b>\$1,739.01</b>
427110001022	1994 ROBERT ST S	ROBERT STREET LLC	101 TRYON ST N #245, CHARLOTTE NC 28255	90	<b>\$456.30</b>
427109001010	2000 ROBERT ST S	FOSTER PROPERTIES LLC	2000 ROBERT ST S, WEST ST PAUL MN 55118	167	<b>\$846.69</b>
427109001020	2000 ROBERT ST S	2000 ROBERT LLC	706 2ND AVE S #100, MINNEAPOLIS MN 55402	280	<b>\$1,419.60</b>
426475001012	2001-2079 ROBERT ST S	ROBERT STREET 2008 LLC	129 HEDIN AVE, RED WING MN 55066	830	<b>\$4,208.10</b>
427110001024	2044 ROBERT ST S	TUXEDO DEVELOPMENT LLC	889 BARBARA CT, MENDOTA HTS MN 55118	89	<b>\$451.23</b>
426475001011	2045 ROBERT ST S	ROBERT ST 2009 LLC	129 HEDIN AVE, RED WING MN 55066	155	<b>\$785.85</b>
427110001030	2060 ROBERT ST S	ASSOCIATED BANK	433 MAIN ST, GREEN BAY WI 54301	250	<b>\$1,267.50</b>
420290025019	239 MENDOTA RD E	SOUTHVIEW COUNTRYCLUB	239 MENDOTA RD E, WEST ST PAUL MN 55118	194	<b>\$983.58</b>

## Conclusion

From a maintenance operations standpoint this snow removal maintenance activity is feasible, cost effective and necessary as proposed.