

# Feasibility Report

## 2024-2025 Robert Street Sidewalk Snow Removal

July 22, 2024

I hereby certify that this 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.

*RAB*

Registration No. 42315

Ross A. Beckwith

## Background

For over 20 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 per event. 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 four winters, the 2024-2025 winter is estimated at \$104,568.24 or \$5.36 per front foot for this feasibility report. A preliminary assessment roll is shown below:

PARCEL ID #	SITE ADDRESS	OWNER	OWNER ADDRESS	FEET	EST ASSMT
428381001022	1126 ROBERT ST S	VALVOLINE LLC	100 VALVOLINE WAY, LEXINGTON KY 40509	100	\$536.00
423390000305	1133 ROBERT ST S	CHRIS & MIKE LLC	1917 SOUTH ST, GENEVA IL 60134	160	\$857.60
428381001032	1134 ROBERT ST S	GUIDING STAR WAKOTA	1140 ROBERT ST S, WEST ST PAUL MN 55118	68	\$364.48
423390000260	1137 ROBERT ST S	GHS DEVELOPMENT LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	120	\$643.20
428320001010	1140 ROBERT ST S	WAKOTA LIFE-CARE CENTER INC	1140 ROBERT ST S, WEST ST PAUL MN 55118	50	\$268.00
420170061022	1148 ROBERT ST S	WOCHNICK PROPERTYLLC	1148 ROBERT ST S, WEST ST PAUL MN 55118	108	\$578.88
420170061012	1152 ROBERT ST S	TWINS VENTURE LLC	1152 ROBERT ST S, WEST ST PAUL MN 55118	50	\$268.00
423390000231	1155 ROBERT ST S	OREILLY AUTO ENTERPRISES LLC	PO BOX 9167, SPRINGFIELD MO 65801	160	\$857.60
420170060014	1166 ROBERT ST S	RIVERA CENTER LLC	7600 PARKLAWN AVE S STE 358, EDINA MN 55435	110	\$589.60
423390000130	1167 ROBERT ST S	HEALTHY SPACES 5 LLC	7028 KELLOGG AVE, EDINA MN 55435	80	\$428.80
423390000150	97 ORME ST E	97 ORME PLACE LLC	1214 3RD ST NE, MINNEAPOLIS MN 55413	80	\$428.80
420170060016	1170 ROBERT ST S	BFS RETAIL & CMCRL OPS LLC	200 4TH AVE S STE 100, NASHVILLE TN 37214	145	\$777.20
428648001040	1191-1193 ROBERT ST S	SHSC23 LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	112	\$600.32
428381006032	1200 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	125	\$670.00
428381006061	1200 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	160	\$857.60
428648001030	1201 ROBERT ST S	SHSC23 LLC	2935 COUNTRY DR STE 100, ST PAUL MN 55117	425	\$2,278.00
428381101010	1214 ROBERT ST S	ROBERT ST CENTRE LLC	7725 MARTH CT, EDINA MN 55439	62	\$332.32
428381101020	1224 ROBERT ST S	SAMAN RE HOLDINGS LLC	1960 CLIFF LAKE RD STE 129-503, EAGAN MN 55122	98	\$525.28
428379000224	1228 ROBERT ST S	1230 BUILDING CO	4902 LINCOLN DR, EDINA MN 55436	120	\$643.20
423340002302	1244 ROBERT ST S	JIFFYROB LLC	620 HIDDEN CREEK TRL, MENDOTA HTS MN 55118	120	\$643.20
422190001012	1247 ROBERT ST S	PACE PROPERTIES LLC	2801 KENZIE TER, SAINT ANTHONY MN 55418	40	\$214.40
422190001020	1247 ROBERT ST S	PACE PROPERTIES LLC	2801 KENZIE TER, SAINT ANTHONY MN 55418	40	\$214.40
422190001030	1247 ROBERT ST S	PACE PROPERTIES LLC	2801 KENZIE TER, SAINT ANTHONY MN 55418	40	\$214.40
422190001050	1253 ROBERT ST S	MICHAEL D TSTE JACOBSON	1032 MAYOWOOD RD SW, ROCHESTER MN 55902	50	\$268.00
423340002272	1254 ROBERT ST S	WILLIAM E GOLDBERG	1254 ROBERT ST S, WEST ST PAUL MN 55118	50	\$268.00
422190001060	1257 ROBERT ST S	MICHAEL D TSTE JACOBSON	1032 MAYOWOOD RD SW, ROCHESTER MN 55902	40	\$214.40
423340002264	1260 ROBERT ST S	WILLIAM E GOLDBERG	1254 ROBERT ST S, WEST ST PAUL MN 55118	71	\$380.56
423340002242	1264 ROBERT ST S	AKRAN KALUR	1264 ROBERT ST S, WEST ST PAUL MN 55118	40	\$214.40
423340002232	1268 ROBERT ST S	WSTP HOLDINGS LLC	10 WHITE PINE RD, NORTH OAKS MN 55127	74	\$396.64

422190001100	1273 ROBERT ST S	FRANCHISE RLTY INT CORP 022 0007	1273 S ROBERT ST, WEST SAINT PAUL MN 55118	190	\$1,018.40
423340002222	1276 ROBERT ST S	JONATHAN H PATE	687 COTTAGE LANE, HUDSON WI 54016	86	\$460.96
423340002192	1276 ROBERT ST S	JONATHAN H PATE	688 COTTAGE LANE, HUDSON WI 54016	80	\$428.80
422190001152	1285 ROBERT ST S	REALTY INCOME PROPERTIES 3	11995 EL CAMINO REAL, SAN DIEGO CA 92130	200	\$1,072.00
423340002172	1288 ROBERT ST S	MICHAEL G UDOVICH	1288 ROBERT ST S	80	\$428.80
425140000012	1304 ROBERT ST S	DON PEDRO LLC	1304 S ROBERT ST	68	\$364.48
425140000021	1304 ROBERT ST S	DON PEDRO LLC	1304 S ROBERT ST	67	\$359.12
422190002010	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	38	\$203.68
422190002020	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	40	\$214.40
422190002030	1307 ROBERT ST S	ERIKSSON FAMILY PROP LLC	1225 ORONO OAKS DR, ORONO MN 55356	40	\$214.40
422190002050	1317 ROBERT ST S	MANBIR LLC	13233 GLENHAVEN AVE, APPLE VALLEY MN 55124	80	\$428.80
425140000042	1318 ROBERT ST S	MANBIR LLC	13233 GLENHAVEN AVE, APPLE VALLEY MN 55124	100	\$536.00
422190002060	1321 ROBERT ST S	MANBIR LLC	13234 GLENHAVEN AVE, APPLE VALLEY MN 55124	40	\$214.40
422190002070	1327 ROBERT ST S	MANBIR LLC	13235 GLENHAVEN AVE, APPLE VALLEY MN 55124	40	\$214.40
422190002080	1327 ROBERT ST S	MANBIR LLC	13235 GLENHAVEN AVE, APPLE VALLEY MN 55124	40	\$214.40
422190002090	1327 ROBERT ST S	MANBIR LLC	13236 GLENHAVEN AVE, APPLE VALLEY MN 55124	40	\$214.40
425140000070	1332 ROBERT ST S	BENJAMIN & MARGARET LIAO	3645 FORESTVIEW LN, MINNEAPOLIS MN 55441	180	\$964.80
422190002120	1339 ROBERT ST S	IMPERIAL VALLEY INV LLC	PO BOX 14179, ST PAUL MN 55114	120	\$643.20
425140000132	1346 ROBERT ST S	STATE OF MN - DEPT OF ADM	20 12TH ST W, ST PAUL MN 55155-2002	180	\$964.80
422190002152	1349 ROBERT ST S	BISANZ INV CO #1	1349 ROBERT ST S, WEST ST PAUL MN 55118	118	\$632.48
427648001010	1365 ROBERT ST S	LINN INVESTMENT PROP LLC	7616 CURRELL BLVD #245, WOODBURY MN 55125	125	\$670.00
421405001030	1375 ROBERT ST S	STOCKMAN HOLDING LLC	1326 SHADOW CREEK CURVE, EAGAN MN 55123	100	\$536.00
421405001041	BINGO PALACE	MENARD INC	4777 MENARD DR, EAU CLAIRE WI 54703	30	\$160.80
421405001040	1385 ROBERT ST S	JOSEPH A & RITA A KHOURY	1385 ROBERT ST S, WEST SAINT PAUL MN 55118	80	\$428.80
421405001042	1399 ROBERT ST S	PARK PLACE 2 MN LLC	2130 DRAPER AVE, ROSEVILLE MN 55113	90	\$482.40
420200027012	1400 ROBERT ST S	AUGUSTANA CHURCH	1400 ROBERT ST S, WEST ST PAUL MN 55118	533	\$2,856.88
421405001073	1407 ROBERT ST S	ROBERT STREET GROUP LLC	2045 ARGONNE DR NE, MINNEAPOLIS MN 55421	212	\$1,136.32
420200027022	1422 ROBERT ST S	DANCO FOOD & ENT CO LP	850 DECATUR AVE N, MINNEAPOLIS MN 55427	60	\$321.60
420200027031	1422 ROBERT ST S	DANCO FOOD & ENT CO LP	850 DECATUR AVE N, MINNEAPOLIS MN 55427	170	\$911.20
421840001012	1434 ROBERT ST S	JOSE LUIS ESCOTO	55 SALEM CHURCH RD, ST PAUL MN 55118	125	\$670.00
424815001021	1445 ROBERT ST S	MENARD INC	4777 MENARD DR, EAU CLAIRE WI 54703	271	\$1,452.56
421840001024	1450 ROBERT ST S	ADAM STRANIK PROPERTIES LLC	520 UNIVERSITY AVE W, ST PAUL MN 55103	125	\$670.00
421840001031	1458 ROBERT ST S	SRST LLC	7525 MITCHELL RD #201, EDEN PRAIRIE MN 55344	125	\$670.00
424815001053	1471 ROBERT ST S	MENARD INC	% ALTUS GROUP US INC, PO BOX 1610 , COCKEYSVILLE MD 21030	360	\$1,929.60
421840101010	1472 ROBERT ST S	DEMARCHI INVESTMENTS LLC	6502 BIRCHMONT DR NE, BEMIDJI MN 56601	130	\$696.80
420200038072	1493 ROBERT ST S	INVESTORS SAVINGSBANK FSB	PO BOX 460169, HOUSTON TX 77056	145	\$777.20
420200041042	110 THOMPSON AVE E	NATIONAL RETAIL PROPERTIES LP	PO BOX 4900, SCOTTSDALE AZ 85261	270	\$1,447.20
420200038050	1503 ROBERT ST S	TCF NATIONAL BANK	1405 XENIUM LN N, MINEAPOLIS MN 55441	175	\$938.00
421780001011	1515 ROBERT ST S	MN COLLEGE STUDENT ASSN I	1515 ROBERT ST S	105	\$562.80
421156001021	1520 ROBERT ST S	WEST ST PAUL ECONOMIC DEVELOPMENT	1616 HUMBOLT AVE	133	\$712.88
421156100010	1520 ROBERT ST S	WEST ST PAUL ECONOMIC DEVELOPMENT	1616 HUMBOLT AVE	100	\$536.00
421780001020	1531 ROBERT ST S	GP PORTFOLIO #1 LLC	2999 WILDWOOD PKWY, ATLANTA GA 30339	145	\$777.20
421780001031	1539 ROBERT ST S	COUNTY OF DAKOTA	14955 GALAXIE AVE, APPLE VALLEY MN 55124	70	\$375.20
420200043014	1540 ROBERT ST S	HALLE PROPERTIES LLC	20225 SCOTTSDALE RD N #1100, SCOTTSDALE AZ	148	\$793.28
420200043016	1560 ROBERT ST S	RONALD & PATRICIA PALMEN	2407 SKYLINE DR BLOOMINGTON MN 55425	150	\$804.00
427100001020	1570 ROBERT ST S	LA PALMA PROPERTIES LLC	1570 ROBERT ST S, WEST ST PAUL MN 55118	122	\$653.92
426470001010	1571 ROBERT ST S	ROERS WSP APTS OWNER LL	110 CHESHIRE LN #120, MINNETONKA MN 55305	565	\$3,028.40
427100001011	1590 ROBERT ST S	TUNDRA REAL ESTATE LLC	7525 MITCHELL RD STE 121, EDEN PRAIRIE MN 55344	156	\$836.16
420200051032	1608 ROBERT ST S	R W PROPERTIES LLC	4 WEST BAY LN, NORTH OAKS MN 55127	160	\$857.60
428366001010	1611-1627 ROBERT ST S	AURORA INVESTMENTS LLC	5215 EDINA IND BLVD STE 100, EDINA MN 55439	305	\$1,634.80
420200051040	1630 ROBERT ST S	BFI REAL ESTATE HOLDINGS LLC	5425 BOONE AVE N, NEW HOPE MN 55428	201	\$1,077.36

420200067006	1633 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	75	\$402.00
420200067007	1635 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	46	\$246.56
420200067008	1641 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	60	\$321.60
420200067009	1643 ROBERT ST S	1633 ROBERT STREET LLC	PO BOX 100, WATERTOWN MN 55388	46	\$246.56
424100001012	1644 ROBERT ST S	WAL MART REAL ESTBUS TRUST	PO BOX 8050, BENTONVILLE AR 72712	80	\$428.80
424100001022	1650 ROBERT ST S	BURGER KING CORP 3519	% PROPERTY TAX DEPARTMENT, 5707 BLUE LAGOON DR, MIAMI FL 33126	186	\$996.96
421500001014	1657 ROBERT ST S	H & R PROP	3 GLENLAKE PKWY FL 5, ATLANTA GA 30328	148	\$793.28
424320401010	1660 ROBERT ST S	MESA SHOPPING CENTER LLC	15 W 6TH ST STE 2400, TULSA OK 74119	290	\$1,554.40
424320301010	1675 ROBERT ST S	MAINIS AND MAINIS LLC	3732 TIFFANI CT, SANTA CRUZ CA 95065	229	\$1,227.44
424320401020	1690 ROBERT ST S	1690 SOUTH ROBERTSTREET LLC	5201 EDEN AVE STE 370, EDINA MN 55436	160	\$857.60
426478001030	1695 ROBERT ST S	BENCORE LLC	19720 LAKEVIEW AVE, DEEPHAVEN MN 55331	188	\$1,007.68
426478101020	1709 ROBERT ST S	T WEST T LLC	150 5TH ST S #1400, MINNEAPOLIS MN 55402	106	\$568.16
420200052040	1710 ROBERT ST S	HOME FED SV	PO BOX 2609, CARLSBAD CA 92018	175	\$938.00
426478001010	1715 ROBERT ST S	TRILIGHT PROPERTIES LLC	1569 SOLANO AVE #347, BERKELEY CA 94707	174	\$932.64
421860401020	1731-1733 ROBERT ST S	APOLLO LLC	12517 22ND ST N, STILLWATER MN 55082	120	\$643.20
424160001022	1740 ROBERT ST S	RLW PROPERTIES LLC	4 BAY LN W, NORTH OAKS MN 55127	361	\$1,934.96
423750001010	1741 ROBERT ST S	J & J INC	900 AMERICAN BLVD E, BLOOMINGTON MN 55425	132	\$707.52
424160101010	1750 ROBERT ST S	TARGET CORP	PO BOX 9456, MINNEAPOLIS MN 55440-9456	207	\$1,109.52
425150001010	1753 ROBERT ST S	ROBERT STREET PROPERTIES LLC	6200 OAK TREE BLVD #250, INDEPENDENCE OH	200	\$1,072.00
424160101020	1770 ROBERT ST S	CHICK-FIL-A INC	5200 BUFFINGTON RD, ATLANTA GA 30349	443	\$2,374.48
424630001012	1795 ROBERT ST S	LOWES HOME CENTERS INC	1000 LOWES BLVD, MOORESVILLE NC 28117	689	\$3,693.04
421447501010	1820 ROBERT ST S	BSAW INVESTMENTS LLC	8100 FLYING CLOUD DR, EDEN PRAIRIE MN	200	\$1,072.00
421410000013	1845 ROBERT ST S	HOLIDAY STATION STORES INC	PO BOX 1224, MINNEAPOLIS MN 55440	150	\$804.00
421410000020	1845 ROBERT ST S	HOLIDAY STATION STORES INC	PO BOX 1224, MINNEAPOLIS MN 55440	40	\$214.40
FRONTAGE RD	MARIE TO GOLF COURSE	CITY OF WEST ST. PAUL	1616 HUMBOLT AVE	1002	\$5,370.72
426757001010	1907 ROBERT ST S	SASCO INVESTMENTSLLP	1916 LIVINGSTON AVE, WEST ST PAUL MN 55118	918	\$4,920.48
421877501012	1949 ROBERT ST S	DAHM NO 61 LLC	11700 EXIT 5 PKWY, FISHERS IN 46037	165	\$884.40
424919500012	1963 ROBERT ST S	DIVISION 25 LLC	705 MARQUETTE AVE S STE 900, MINNEAPOLIS MN 55402	108	\$578.88
424919500020	1973 ROBERT ST S	FCPT HOLDINGS LLC	591 REDWOOD HWY #3215, MILL VALLEY CA 94941	119	\$637.84
427110001012	1980 ROBERT ST S	ROBERT STREET HOLDINGS LLC	1748 HICKORY HILL DR, EAGAN MN 55122	344	\$1,843.84
427110001022	1994 ROBERT ST S	ROBERT STREET LLC	101 TRYON ST N #245, CHARLOTTE NC 28255	146	\$782.56
427109001010	2000 ROBERT ST S	FOSTER PROPERTIES LLC	129 HEDIN AVE STE 101, RED WING MN 55066	167	\$895.12
427109001020	2000 ROBERT ST S	FOSTER PROPERTIES LLC	129 HEDIN AVE STE 101, RED WING MN 55066	280	\$1,500.80
426475001012	2001-2079 ROBERT ST S	ROBERT STREET 2008 LLC	129 HEDIN AVE, RED WING MN 55066	706	\$3,784.16
427110001024	2044 ROBERT ST S	TUXEDO DEVELOPMENT LLC	889 BARBARA CT, MENDOTA HTS MN 55118	90	\$482.40
426475001011	2045 ROBERT ST S	ROBERT ST 2008 LLC	129 HEDIN AVE, RED WING MN 55066	155	\$830.80
426475000010	EXEMPT	CITY OF WEST ST. PAUL	1616 HUMBOLT AVE	148	\$793.28
427110001030	2060 ROBERT ST S	ASSOCIATED BANK	433 MAIN ST, GREEN BAY WI 54301	250	\$1,340.00
420290025019	239 MENDOTA RD E	SOUTHVIEW COUNTRYCLUB	239 MENDOTA RD E, WEST ST PAUL MN 55118	195	\$1,045.20

## Conclusion

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