

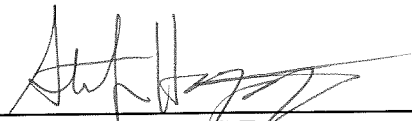
**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 16-07
PAVEMENT MANAGEMENT PROGRAM
2016 STREET RECONSTRUCTIONS
VARIOUS CITY STREETS**

CITY OF BLAINE, MINNESOTA

March 17, 2016

**spot concrete curb and gutter replacement, concrete curb, asphalt pavement replacement,
class 5 aggregate base, and related appurtenant construction.**

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.



Stefan T. Higgins, PE
Assistant City Engineer
Minn. Reg. No. 41290



CITY OF BLAINE
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Blaine, Minnesota 55449
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Prepared By: Stefan Higgins, PE
Assistant City Engineer

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EXHIBITS

1. Project Location Map
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3. 97th Avenue Assessment Map
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5. Xylite Street Assessment Map
- 5A. Xylite Street Proposed Assessment Roll
6. Ulysses Street Assessment Map
- 6A. Ulysses Street Proposed Assessment Roll

FEASIBILITY REPORT PROJECT NO. 16-07

EXECUTIVE SUMMARY

The proposed project will partially reconstruct Baltimore Street from 109th Avenue to 111th Avenue, 97th Avenue from Polk Street to Trunk Highway 65, Xylite Street from Radisson Road to the cul-de-sac, West I35W Service Road from 95th Avenue to the 97th Avenue alignment, and Ulysses Street from approximately 325 feet north of 129th Avenue to approximately 470 feet south of 129th Avenue. Proposed improvements include reclaiming existing bituminous pavement, concrete ribbon curb (Baltimore Street and 97th Avenue), aggregate base, new bituminous pavement and appurtenant construction. In addition, the final wear course and concrete sidewalk and curb and gutter punch list items will be completed on 131st Court.

The estimated cost of improvements is \$1,334,205.00 with \$324,510.17 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer structure castings/rings, at an estimated cost of \$10,010.00, is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$999,684.83 is proposed to be paid from the City's Pavement Management Program Funds and Developer Escrows.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

1. **PROJECT HISTORY**

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on December 17, 2015, with Resolution No. 15-207.

This report is based on field observations, topographic surveys, record drawing information and 2014 aerial photography.

2. **PROJECT AREA CHARACTERISTICS**

The project area includes the following streets:

- Baltimore Street from 109th Avenue to 111th Avenue
- 97th Avenue from Polk Street to Trunk Highway 65
- Xylite Street from Radisson Road to the cul-de-sac
- West I35W Service Road from 95th Avenue to the 87th Avenue alignment
- Ulysses Street from approximately 325 feet north of 129th Avenue to approximately 470 feet south of 129th Avenue
- 131st Court from Lincoln Street to the cul de sac

Baltimore Street was constructed in 1980 with a section consisting of 3 inches of bituminous pavement on 5 inches of aggregate base. The road is a rural section with ditches and no curb and gutter. Previous pavement preservation treatments on this street consisted of a sealcoat done in 1981. The street has not received an overlay. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.

97th Avenue was constructed in 1970 with a section consisting of 4 inches of bituminous pavement on 5 inches of aggregate base. The road is a rural section with ditches and no curb and gutter. Previous pavement preservation treatments on this road consisted of an overlay done in 1995 and a sealcoat done in 2000. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.

Xylite Street was originally constructed as a County Road and the City does not have record of the construction date or maintenance history. The road is a rural section with ditches and no curb and gutter. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.

The West I35W Service Road was constructed in in 1994 with a section consisting of 1-1/2 inches of bituminous pavement on 4 inches of aggregate base. The road is a rural section with ditches and no curb and gutter. No pavement preservation treatments or overlays have been done on this road. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.

Ulysses Street was constructed in 1998 with a section consisting of 3 inches of bituminous pavement on 6 inches of aggregate base. The road is an urban section with concrete curb and gutter and storm sewer. Previous pavement preservation treatments on this road include a sealcoat in 2000. The pavement has reached the point of failure with significant transverse and longitudinal cracking, raveling and failure along the curb line and has failed to a point where an overlay is not feasible. In addition, there are significant areas of curb and gutter that have deteriorated to a point where replacement is necessary to ensure the longevity of the new pavement surface.

131st Court was constructed in 2006 but the developer never completed the wear course and there are some sections of concrete curb and gutter and sidewalk that require removal and replacement. Because this is such a small job, it would be cost prohibitive for it to stand on its own and thus is being included with this project to capture the economy of scale. The work on 131st Court will not be assessed to residents; it will be paid for by developer escrows and some pavement management program funds.

The proposed project is located in the Coon Creek and Rice Creek Watershed Districts. No portion of the project will impact wetlands as identified on the City's wetland inventory map.

See Exhibit No. 1 for the project location.

3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include partial reconstruction of the existing urban and rural street sections, cleaning and regrading of the existing road ditches where required, replacement of damaged driveway and road culverts in the public right of way, cleaning of existing culverts and replacement of sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. **Sanitary Sewer**

Public Works and Engineering staff has reviewed the existing sanitary sewer along the proposed street reconstruction corridors and concur that there are no issues with the existing mains. The project will include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

B. **Water Main**

Public Works and Engineering staff has also reviewed the water main installation dates and water main break data along the proposed street reconstruction corridors and concur that there are no issues with the existing main. Therefore, the scope of the project will not include any replacement of existing water main along the corridor. The project will include adjusting existing gate valve boxes located within the street typical sections.

C. Street Construction

The proposed project will partially reconstruct the existing typical section. The street typical section will be reconstructed with a section composed of 3-1/2 inches of bituminous pavement on 4 to 6 inches of reclaimed gravel base over a compacted subgrade. In addition, the following specific items pertain to the listed streets:

- **Baltimore Street and 97th Avenue** – Baltimore Street is located in a commercial area and 97th Avenue is located in a residential area so reconstructing the streets as urban sectioned streets with concrete curb and gutter and storm sewer was investigated. It was determined that the existing ditches along both streets serve to drain the adjacent properties and that the significant additional expense and complexity to eliminate the ditches and convert the roads to a standard urban section is not feasible.

As an alternative, it is proposed to construct the two roads as a hybrid rural/urban section by installing concrete ribbon curb along each street instead of gravel shoulders while retaining the existing ditches. The ribbon curb will help to maintain the pavement edge while allowing stormwater runoff from the road to drain to the ditches.

- **Xylite Street and West I35W Service Road** – These streets are located in industrial areas and as a result it is proposed to leave the roads as a rural section with gravel shoulders.
- **Ulysses Street** – Ulysses Street is an urban section road with concrete curb and gutter and storm sewer. It is proposed to replace all damaged curb and gutter in addition to the reconstruction of the bituminous pavement section. The existing catch basins will be reconstructed.
- **131st Court** – 131st Court is an urban section road with concrete curb and gutter. It is proposed to pave the final wear course and replace damaged curb and gutter and sidewalk.

D. Storm Drainage

Storm water runoff from the streets will still be directed to the existing storm sewer or ditches and storm sewer culvert system with no changes to existing drainage patterns. The project is proposing to remove and replace all damaged driveway culverts in the public right of way. All other undamaged driveway and roadway culverts will remain in place and be cleaned of sediments to restore full flow capacity. The existing ditches will

be cleaned and regraded where sedimentation over time has resulted in poor flows or standing water.

Both Coon Creek Watershed District and Rice Creek Watershed District will conduct a plan review for the project.

4. **IMPACT OF PROPOSED IMPROVEMENTS**

The proposed street improvements will not create any new maintenance issues for the Public Works staff. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards, sprinkler systems, and driveways will be restored.

5. **SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**

Project: 16-07
Description: 2016 Street Reconstructions

Cost Item	Percent	Amount
Construction Costs		
Baltimore Street Construction		\$ 68,700
97 th Avenue Construction		285,500
Xylite Street		141,600
West I35W Service Road		351,500
Ulysses Street		116,000
131 st Court		25,000
Total Construction Costs		\$ 988,300
Administrative Costs (rounded to nearest \$5)		
Engineering	18%	\$ 177,895
Assessment	1%	9,880
Legal	2%	19,765
Administration	4%	39,535
Capitalized Interest	8%	79,065
Bonding	2%	19,765
Total Administrative Costs		\$ 345,905
 TOTAL ESTIMATED PROJECT COSTS		 \$ 1,334,205

Temporary Funding Source	City Internal Funds
Permanent Funding Source	Assessments, Pavement Management Program Funds (PMP Funds), Developer Escrows and Public Utility Funds

Funding

Total Paid from Public Utility Funds	\$ 10,010.00
Total Generation from Assessments	\$ 324,510.17
Total Paid from PMP Funds*	\$ 999,684.83

*Developer escrow funds for 131st Court are included in this number.

6. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 10 years in accordance with the City's Assessment Policy. It is proposed to assess Baltimore Street, 97th Avenue, Xylite Street, West I35W Service Road and Ulysses Street using the linear foot method for commercial/industrial/high density residential zoned properties based on 50% of the entire cost of the improved street section. The assessment methods are per the city special assessment policy.

See Exhibit Nos. 2 thru 6 for the parcels proposed to be assessed and Exhibit Nos. 2A thru 6A for the proposed assessment rolls.

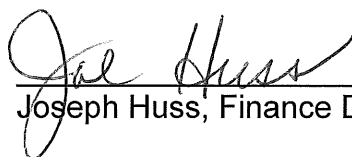
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, public utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

A. Finance Director Statement

With reference to this Feasibility Report for Improvement Project 16-07 as prepared by the City of Blaine Engineering Department dated March 17, 2016, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the Pavement Management Program Funds, Developer Escrows, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that \$324,510.17 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of \$10,010.00.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

March 17, 2016	Receive Feasibility Report Order Public Hearing
March 22, 2016	Public Information Meeting to discuss project and proposed assessments
April 21, 2016	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
April 21, 2016	Approve Plans and Specifications Order Advertisement for Bids
May 17, 2016	Open Bids
June 2, 2016	Award Contract
June-Sept 2016	Construct Improvements
Sept 2016	Assess Project
2017	First assessment payment due with real estate taxes

9. PROJECT FEASIBILITY AND RECOMMENDATION

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.

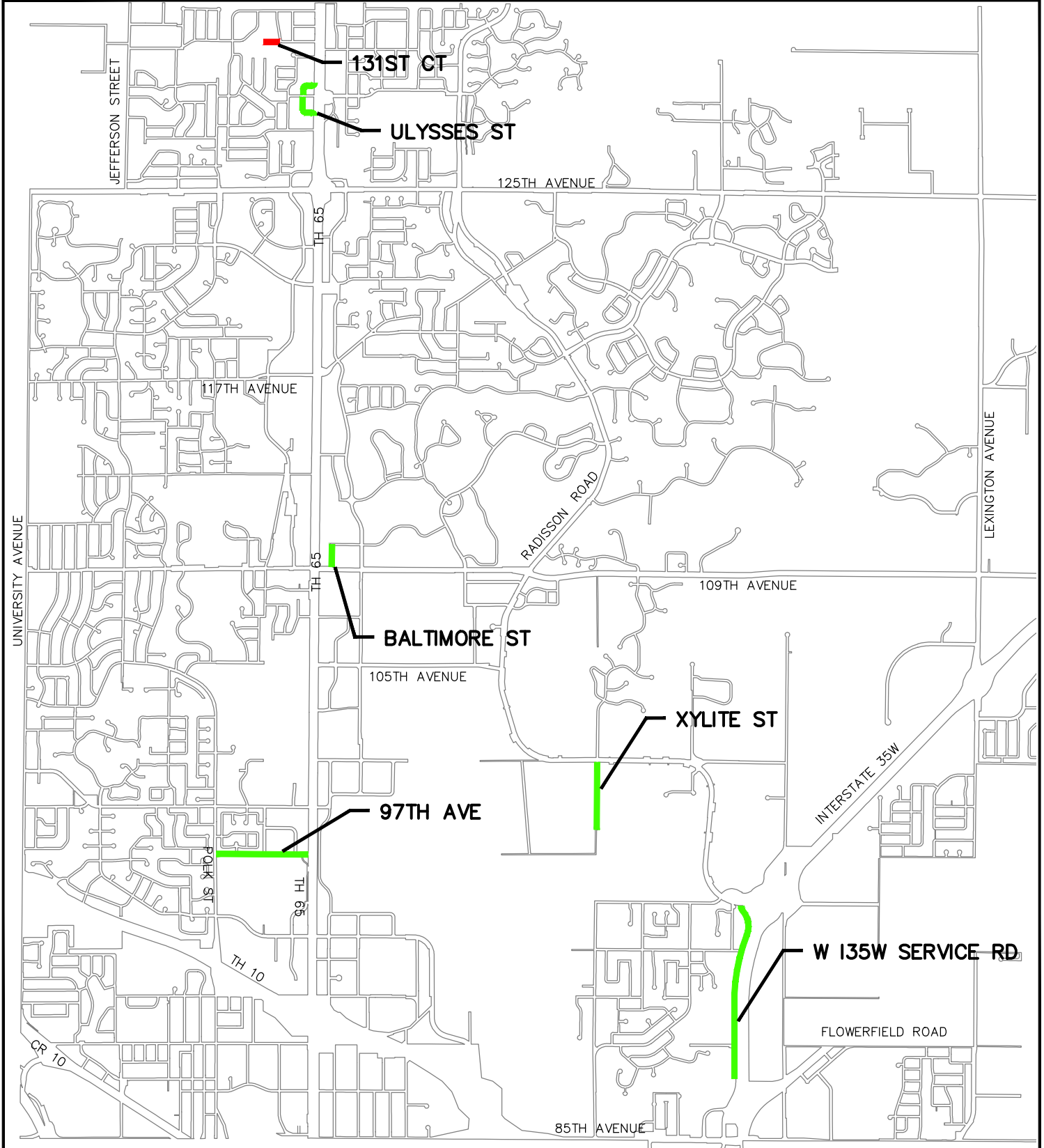


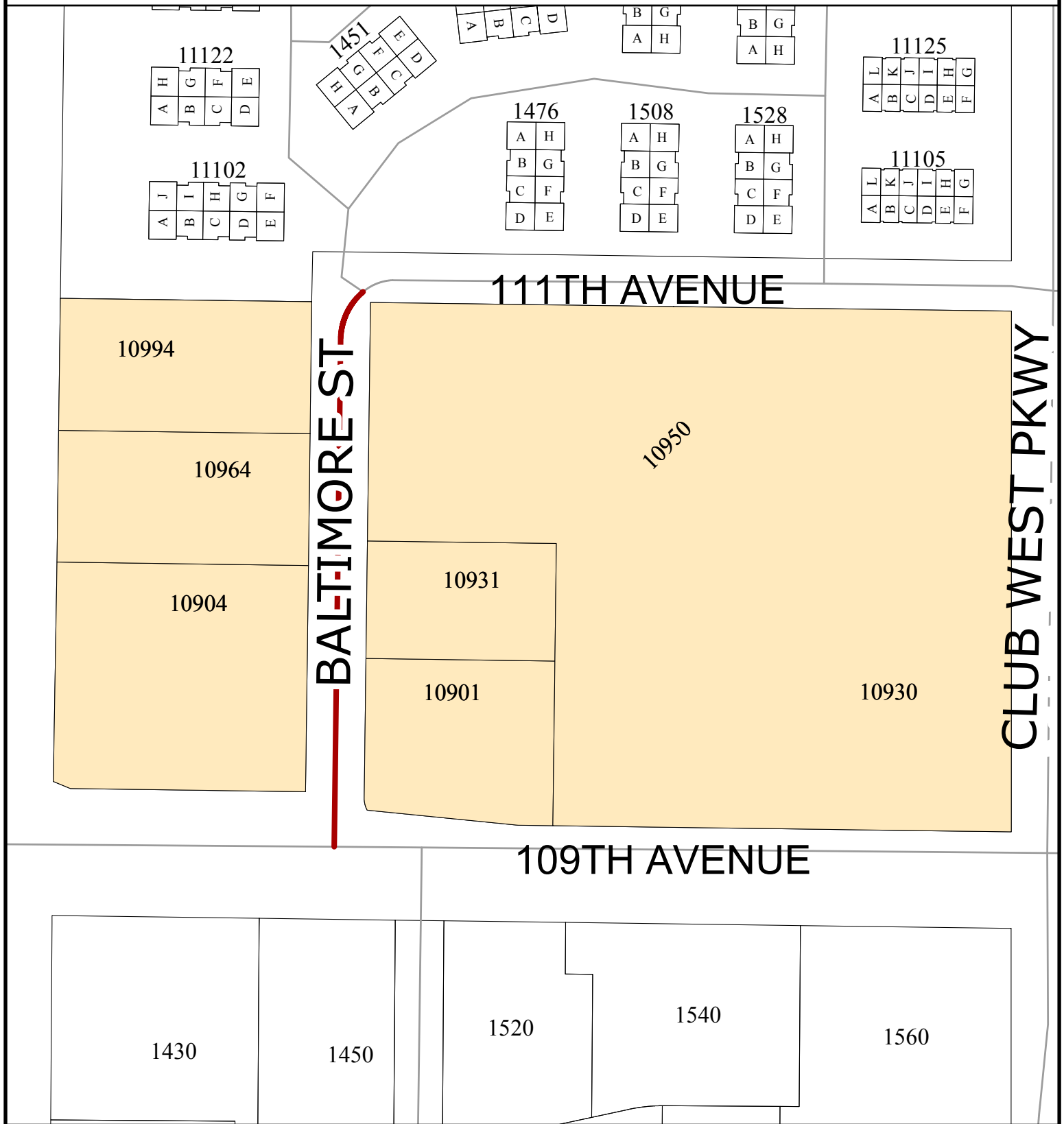
CITY OF BLAINE

EXHIBIT 1 - LOCATION MAP


2016 STREET RECONSTRUCTION PROJECT, PROJ. # 16-07

— FINAL WEAR COURSE — RECONSTRUCT



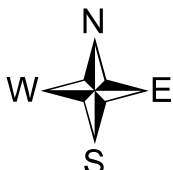


Reconstruction of Baltimore Street

 Assessable Parcels



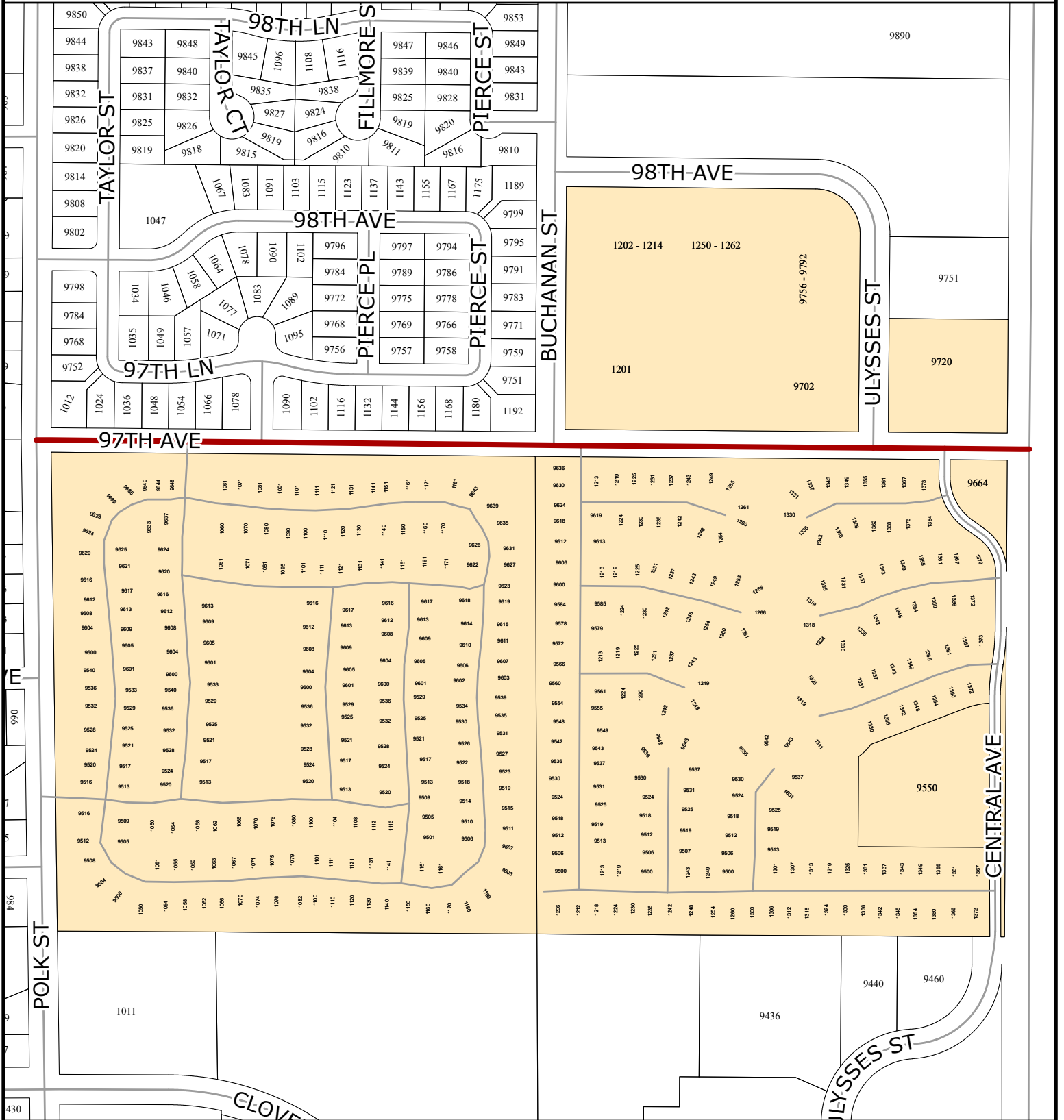
Assessment Map Project 16-07



PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 2A - BALTIMORE STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$68,700.00				
ADMINISTRATIVE COSTS	\$24,045.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$91,835.00			ASSESSMENT RATE PER FRONT FOOT	
	<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE	=	
ASSESSABLE COST	\$45,917.50 /		1101.9 LF		\$41.67

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430003	10994 BALTIMORE ST	HALVERSON GEORGE E & ANN L	121.2	\$41.67	\$5,050.40
173123430004	10964 BALTIMORE ST	BOHLMAN ALAN	157.0	\$41.67	\$6,542.19
173123430005	10904 BALTIMORE ST	BIG RIVER ROSELAND LLC	269.5	\$41.67	\$11,230.07
173123430008	10931 BALTIMORE ST	LARSON DAVID C & STICKLER R	140.0	\$41.67	\$5,833.80
173123430009	10901 BALTIMORE ST	BRIX PROPERTIES LLC	166.2	\$41.67	\$6,925.55
173123430028	10950 CLUB WEST PKWY	CLUB WEST PLAZA LLC	248.0	\$41.67	\$10,334.16
TOTALS:			1101.9		\$45,916.17



Reconstruction of 97th Ave

Assessable Parcels



Assessment Map
Project 16-07

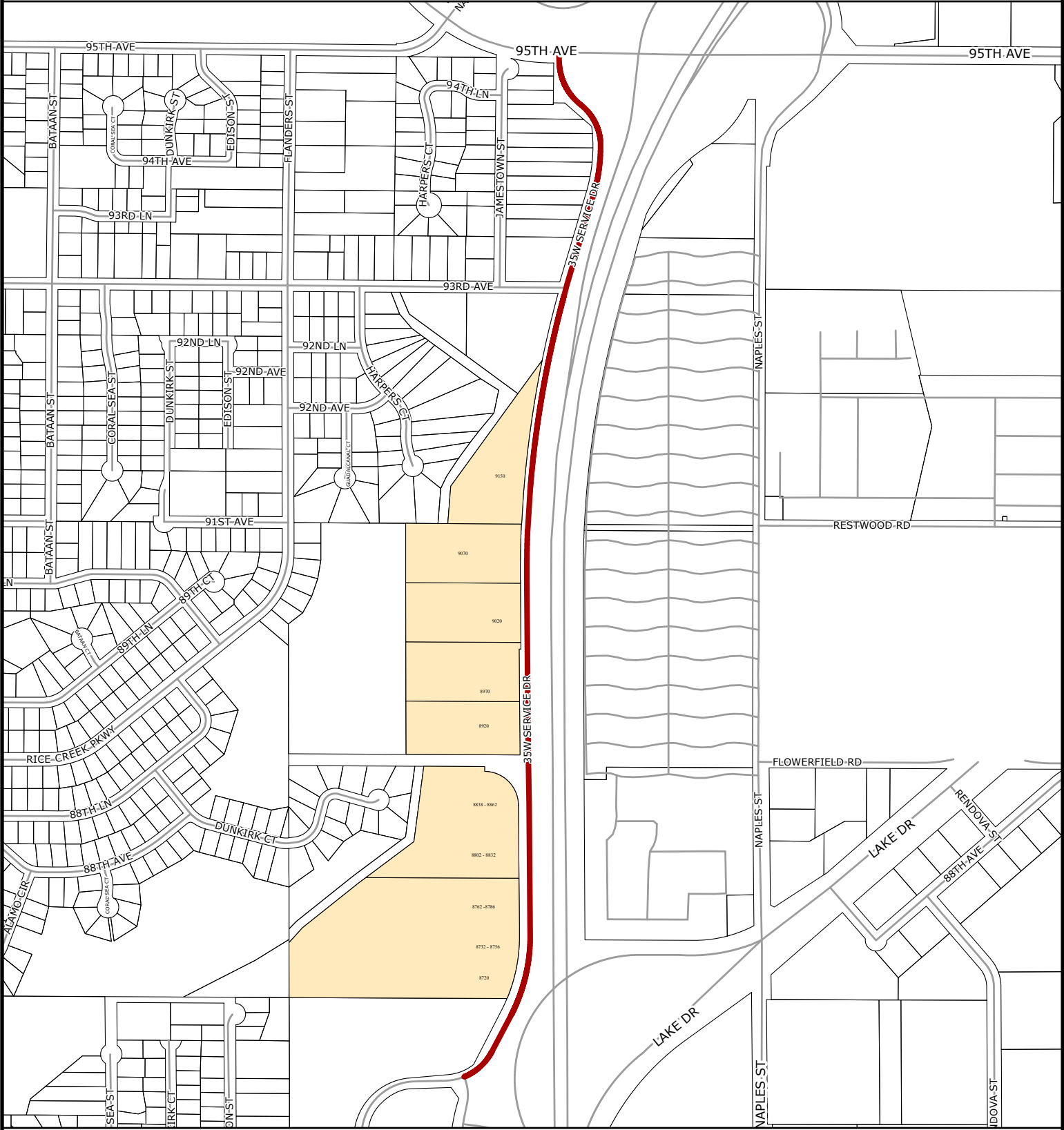


PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 3A - 97TH AVENUE
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$285,500.00				
ADMINISTRATIVE COSTS	\$99,925.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$384,515.00			ASSESSMENT RATE PER FRONT FOOT	
	<u>COMMERCIAL RATE</u>	<u>x50%</u>	TOTAL FRONT FOOTAGE		
ASSESSABLE COST	\$192,257.50 /		4869.8 LF	=	\$39.48

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123320001	0	PENTAVENTURE PROPERTIES LLLP	1150.0*	\$39.48	\$45,402.00
293123240004	9702 ULYSSES ST	RANAVBOB LLC	638.1*	\$39.48	\$25,192.19
293123240006	9720 CENTRAL AVE NE	STATE ST BANK & TR CO OF CONN	304.1	\$39.48	\$12,005.87
293123310001	0	PENTAVENTURE PROPERTIES LLLP	1084.5	\$39.48	\$42,816.06
293123310003	9664 CENTRAL AVE NE	SINGH PASRAM	153.1	\$39.48	\$6,044.39
TOTALS:			<u>3329.8</u>		<u>\$131,460.50</u>

* FRONTAGE TOTAL INCLUDES 150' CORNER LOT CREDIT



Reconstruction of W I35W Service Rd

 Assessable Parcels



**Assessment Map
Project 16-07**



PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 4A - W I35W SERVICE ROAD
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$351,500.00				
ADMINISTRATIVE COSTS	\$123,025.00				
SAN SEWER FUND COSTS	(\$6,370.00)				
TOTAL COST	\$468,155.00			ASSESSMENT RATE PER FRONT FOOT	
COMMERCIAL RATE	x50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$234,077.50 /	10764.0 LF	=	\$21.75	

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
343123120055	9150 W 35W SERVICE DR NE	COMMERS JOHN G & PATRICIA A	155.00	\$21.75	\$3,371.25
343123130002	9070 W 35W SERVICE DR NE	HOULE GARY & LUANA	200.00	\$21.75	\$4,350.00
343123130003	9020 W 35W SERVICE DR NE	9020 INVESTMENTS LLC	331.00	\$21.75	\$7,199.25
343123130004	8970 W 35W SERVICE DR NE	BOSS ENTERPRISES LLC	330.90	\$21.75	\$7,197.08
343123130005	8920 W 35W SERVICE DR NE	BOIE ROGER W	298.00	\$21.75	\$6,481.50
343123420027	8720 W 35W SERVICE DR NE	HUBA BLAINE PARTNERSHIP	681.90	\$21.75	\$14,831.33
343123420028	8802 W 35W SERVICE DR NE	HUBA BLAINE PARTNERSHIP	623.90	\$21.75	\$13,569.83
TOTALS:			<u>2620.7</u>		<u>\$57,000.23</u>

101ST AVE

10075

9925

9905

9901

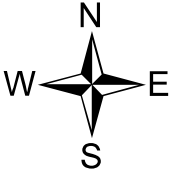
XYLITE ST

Reconstruction of Xylite St

Assessable Parcels



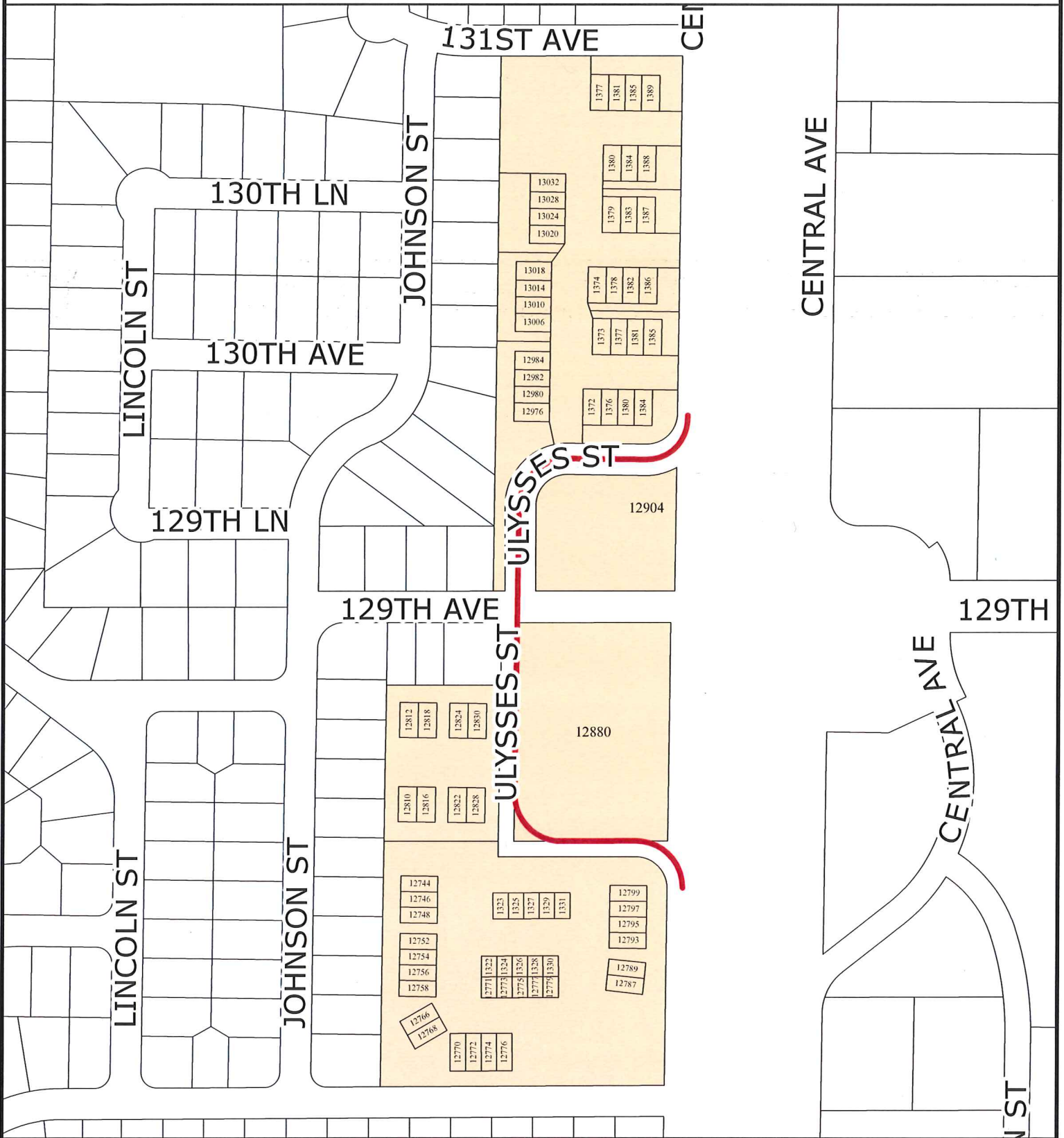
Assessment Map
Project 16-07



PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 5A - XYLITE STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$141,600.00				
ADMINISTRATIVE COSTS	\$49,560.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$190,250.00			ASSESSMENT RATE PER FRONT FOOT	
	<u>COMMERCIAL RATE</u>	<u>x50%</u>	TOTAL FRONT FOOTAGE		
ASSESSABLE COST	\$95,125.00 /		3756.0 LF	=	\$25.33

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
273123220002	9901 XYLITE ST NE	NORHOG PROPERTIES LLC	331.4	\$25.33	\$8,394.36
273123220003	9905 XYLITE ST NE	XYLITE PROPERTY LLC	165.7	\$25.33	\$4,197.18
273123220004	10075 XYLITE ST NE	FISCHER GORDON C & JOYCE M	340.9	\$25.33	\$8,635.00
273123220006	10011 XYLITE ST NE	DOUBLE D PROPERTIES LLC	586.5	\$25.33	\$14,856.05
TOTALS:			1424.5		\$36,082.59



Reconstruction of Ulysses St

Assessable Parcels



Assessment Map

Project 16-07



PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS	\$116,000.00			
ADMINISTRATIVE COSTS	\$40,600.00			
SAN SEWER FUND COSTS	(\$910.00)			
TOTAL COST	\$155,690.00			
<u>COMMERCIAL RATE</u>	<u>x50%</u>	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$77,845.00 /	2847.9 LF	=	\$27.33

COMMERCIAL/INDUSTRIAL PROPERTY

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
53123240069	12904 CENTRAL AVE NE	BIRD OF PREY FOUR LLC ETAL	324.30	\$27.33	\$8,863.12
53123310002	12880 CENTRAL AVE NE	VICTORIA PROPERTIES GROUP LLC	559.4*	\$27.33	\$15,288.40
TOTALS:			<u>883.7</u>		<u>\$24,151.52</u>

* FRONTAGE TOTAL INCLUDES 150' CORNER LOT CREDIT

PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$116,000.00				
ADMINISTRATIVE COSTS	\$40,600.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$155,690.00				
	<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$77,845.00 /		2847.9 LF	= \$27.33	

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$27.33	X	1094.0 LF	=	\$29,899.02	/	76	=	\$393.41

SANDLER PLACE

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123240114	1377 130TH LN NE	STRAUSS TRUSTEE MICHAEL &	1	\$393.41	\$393.41
53123240115	1381 130TH LN NE	FURAN ALAN	1	\$393.41	\$393.41
53123240116	1385 130TH LN NE	WOMACK CHERYL	1	\$393.41	\$393.41
53123240117	1389 130TH LN NE	CLOCHIE SCOTT	1	\$393.41	\$393.41
53123240120	1380 130TH LN NE	MICKELSON SANDRA	1	\$393.41	\$393.41
53123240121	1384 130TH LA NE	OLSBO ROBERT A & MARGIE E	1	\$393.41	\$393.41
53123240122	1388 130TH LN NE	EDGREN KENNETH D & JOYCE M	1	\$393.41	\$393.41
53123240124	1379 130TH AVE NE	DUEMKE KATHERINE	1	\$393.41	\$393.41
53123240125	1383 130TH AVE NE	RIOLA MARTHA	1	\$393.41	\$393.41
53123240126	1387 130TH AVE NE	PEARSON DEBRA	1	\$393.41	\$393.41
53123240128	1374 130TH AVE NE	BULAR CATHERINE	1	\$393.41	\$393.41
53123240129	1378 130TH AVE NE	FREDRICK TRUSTEE KARIN	1	\$393.41	\$393.41
53123240130	1382 130TH AVE NE	HOFFMAN BONNIE	1	\$393.41	\$393.41
53123240131	1386 130TH AVE NE	SKLUSTAD KRISTIN	1	\$393.41	\$393.41
53123240133	13020 ULYSSES ST NE	TIMMONS SHEILA	1	\$393.41	\$393.41
53123240134	13024 ULYSSES ST NE	JONASON LAUREN	1	\$393.41	\$393.41
53123240135	13028 ULYSSES ST NE	BREITKREUTZ MARJORIE	1	\$393.41	\$393.41
53123240136	13032 ULYSSES ST NE	BICKLE JEFFREY L & DIANNA L	1	\$393.41	\$393.41
53123240138	1373 129TH LN NE	LACHINSKI DARLENE E	1	\$393.41	\$393.41
53123240139	1377 129TH LN NE	POLUCHA JANET L	1	\$393.41	\$393.41
53123240140	1381 129TH LN NE	PRUDHON MARY K	1	\$393.41	\$393.41
53123240141	1385 129TH LN NE	HOPSON KURT	1	\$393.41	\$393.41
53123240143	13006 ULYSSES ST NE	SCHOMMER LYNN	1	\$393.41	\$393.41
53123240144	13010 ULYSSES ST NE	SCHUMACHER LYNNAE A	1	\$393.41	\$393.41
53123240145	13014 ULYSSES ST NE	HORNE RITA	1	\$393.41	\$393.41
53123240146	13018 ULYSSES ST NE	MADHAVEN VELMURUGAN	1	\$393.41	\$393.41

PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS	\$116,000.00			
ADMINISTRATIVE COSTS	\$40,600.00			
SAN SEWER FUND COSTS	(\$910.00)			
TOTAL COST	\$155,690.00			
	<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$77,845.00 /		2847.9 LF	= \$27.33

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$27.33	X	1094.0 LF	=	\$29,899.02	/	76	=	\$393.41
53123240148		1372 129TH LN NE		BURANEN ANITA L		1		\$393.41
53123240149		1376 129TH LN NE		KULP ROBERT		1		\$393.41
53123240150		1380 129TH LN NE		KUTINA DEBORAH A		1		\$393.41
53123240151		1384 129TH LN NE		JOHNSON CHARLES		1		\$393.41
53123240153		12976 ULYSSES ST NE		WALSH JOHN R & PATTI M		1		\$393.41
53123240154		12980 ULYSSES ST NE		STATHES MARY J		1		\$393.41
53123240155		12982 ULYSSES ST NE		HASTAY MARLENE		1		\$393.41
53123240156		12984 ULYSSES ST		BURKE ROBERT A & MARY M		1		\$393.41
TOTALS:						34		\$13,375.94

PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$116,000.00				
ADMINISTRATIVE COSTS	\$40,600.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$155,690.00				
	<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$77,845.00 /		2847.9 LF	=	\$27.33

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$27.33	X	1094.0 LF	=	\$29,899.02	/	76	=	\$393.41

HOMESTEAD ACRES

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123310115	12799 ULYSSES CIR NE	WALVATNE MICHAEL	1	\$393.41	\$393.41
53123310116	12797 ULYSSES CIR NE	HANSON RANEE	1	\$393.41	\$393.41
53123310117	12795 ULYSSES CIR NE	BURNS KATHLEEN	1	\$393.41	\$393.41
53123310118	12793 NE ULYSSES CIR	FEDDEMA JANET R M	1	\$393.41	\$393.41
53123310119	12789 ULYSSES CIR NE	RYCHTARCYK JANINA	1	\$393.41	\$393.41
53123310120	12787 ULYSSES CIR NE	KARAS CHARLOTTE	1	\$393.41	\$393.41
53123310121	12776 ULYSSES CIR NE	SCHLEICHER CLARENCE W & MARY L	1	\$393.41	\$393.41
53123310122	12774 ULYSSES CIR NE	ELMORE JAMES	1	\$393.41	\$393.41
53123310123	12772 ULYSSES CIR NE	SAUVAGEAU-SLOTSVE RENEE	1	\$393.41	\$393.41
53123310124	12770 ULYSSES CIR NE	RAJALA PATRICIA	1	\$393.41	\$393.41
53123310125	12768 ULYSSES CIR NE	BEZAK NICHOLAS R & PATRICIA M	1	\$393.41	\$393.41
53123310126	12766 ULYSSES CIR NE	GUST CHAD L & THEIGE KARLA A	1	\$393.41	\$393.41
53123310127	12758 ULYSSES CIR NE	WEGLEITNER SHERRIE	1	\$393.41	\$393.41
53123310128	12756 ULYSSES CIR NE	SCHIERENBECK PAUL A & PENNY L	1	\$393.41	\$393.41
53123310129	12754 ULYSSES CIR NE	ABAWARI LEYLA	1	\$393.41	\$393.41
53123310130	12752 ULYSSES CIR NE	SWANSON SHELLEY J	1	\$393.41	\$393.41
53123310131	12748 ULYSSES CIR NE	DUCE JEFFREY	1	\$393.41	\$393.41
53123310132	12746 ULYSSES CIR NE	BOATMAN PAUL	1	\$393.41	\$393.41
53123310133	12744 ULYSSES CIR NE	LEVERKUHN HELEN	1	\$393.41	\$393.41
53123310134	1323 128TH AVE NE	PERLINGER JULIE	1	\$393.41	\$393.41
53123310135	1325 128TH AVE NE	LANGHAM MARTHA	1	\$393.41	\$393.41
53123310136	1327 128TH AVE NE	EMMANS GERI	1	\$393.41	\$393.41
53123310137	1329 128TH AVE NE	MESSERLI SARA	1	\$393.41	\$393.41
53123310138	1331 128TH AVE NE	KHAN ASHFAQ	1	\$393.41	\$393.41

PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS	\$116,000.00			
ADMINISTRATIVE COSTS	\$40,600.00			
SAN SEWER FUND COSTS	(\$910.00)			
TOTAL COST	\$155,690.00			
	<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$77,845.00 /		2847.9 LF	= \$27.33

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$27.33	X	1094.0 LF	=	\$29,899.02	/	76	=	\$393.41
53123310139		1330 128TH AVE NE		SCHUCK ARONA		1		\$393.41
53123310140		1328 128TH AVE NE		JOHNSON J T & PEDERSON M A		1		\$393.41
53123310141		1326 128TH AVE NE		PEKULA MICHAEL J		1		\$393.41
53123310142		1324 128TH AVE NE		DICK JENNIFER		1		\$393.41
53123310143		1322 128TH AVE NE		DEHN NICOLE		1		\$393.41
53123310144		12771 ULYSSES CIR NE		PIRA NORMAN A		1		\$393.41
53123310145		12773 ULYSSES CIR NE		SMITH JAVIN-THOMAS		1		\$393.41
53123310146		12775 ULYSSES CIR NE		HARSTE JOSHUA		1		\$393.41
53123310147		12777 ULYSSES CIR NE		NGUYEN TRISH		1		\$393.41
53123310148		12779 ULYSSES ST NE		ABEL MICHAEL D & JESSICA M		1		\$393.41
TOTALS:						34		\$13,375.94

PROJECT 16-07
 2016 STREET RECONSTRUCTIONS
 CITY OF BLAINE
 EXHIBIT NO. 6A - ULYSSES STREET
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$116,000.00				
ADMINISTRATIVE COSTS	\$40,600.00				
SAN SEWER FUND COSTS	(\$910.00)				
TOTAL COST	\$155,690.00			ASSESSMENT RATE PER FRONT FOOT	
<u>COMMERCIAL RATE</u>	x50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$77,845.00 /	2847.9 LF	=	\$27.33	

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$27.33	X	1094.0 LF	=	\$29,899.02	/	76	=	\$393.41

FAIR OAKS

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123310160	12812 ULYSSES ST NE	STULAC ALICE	1	\$393.41	\$393.41
53123310161	12818 ULYSSES ST NE	MIKELSON NANCY L & LLOYD A	1	\$393.41	\$393.41
53123310162	12824 ULYSSES ST NE	THACKERAY LINDA	1	\$393.41	\$393.41
53123310163	12830 ULYSSES ST NE	MIKISH ERVIN	1	\$393.41	\$393.41
53123310164	12810 ULYSSES ST NE	TRUEHART SANDRA	1	\$393.41	\$393.41
53123310165	12816 ULYSSES ST NE	SCHUMACHER ALEX	1	\$393.41	\$393.41
53123310166	12822 ULYSSES ST NE	NEIS CLARA	1	\$393.41	\$393.41
53123310167	12828 ULYSSES ST NE	HEGENBARTH AUDREY	1	\$393.41	\$393.41
TOTALS:			8		\$3,147.28