


**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 13-19
ABLE STREET NE
FROM COUNTY ROAD 10
TO 89TH AVENUE NE**

**CITY OF BLAINE, MINNESOTA
March 6, 2014**

**Storm drainage improvements, storm water quality management,
class 5 aggregate base, concrete curb and gutter,
spot concrete sidewalk improvements, asphalt pavement replacement,
signage and striping, 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.



Daniel S. Schluender, PE
Assistant City Engineer
Minn. Reg. No. 26771



CITY OF BLAINE
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Blaine, Minnesota 55449
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Prepared By: Daniel Schluender, PE
Assistant City Engineer

FEASIBILITY REPORT

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FEASIBILITY REPORT

PROJECT NO. 13-19

EXECUTIVE SUMMARY

The proposed project will reconstruct Able Street NE from County State Aid Highway 10 to 89th Avenue NE. Proposed improvements include concrete curb and gutter, spot concrete sidewalk replacement, storm sewer improvements, asphalt surface, traffic control signage, striping, and appurtenant construction.

The estimated cost of improvements is \$773,140 with \$93,860 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer castings/rings and replacement of existing hydrants and gate valves at an estimated cost of \$27,270 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$652,010 is proposed to be paid from the City's Municipal State Aid Street Fund and the City's Pavement Management Program Fund.

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 October 3, 2013, with Resolution No. 13-172.

This report is based on field observations, record drawing information, 2011 aerial photography, and 2013 topographic survey.

2. PROJECT AREA CHARACTERISTICS

The project area includes Able Street NE, beginning at County State Aid Highway 10 and terminating at 89th Avenue NE.

The existing segment of Able Street, approximately 2700 feet, from County State Aid Highway 10 to 89th Avenue was originally constructed in 1966 as a 33 foot wide paved urban section with bituminous curb and storm sewer. The bituminous curb has been worn away over time and is only present in a few areas. There is an existing 5 foot wide concrete sidewalk on the east side of Able Street NE from County State Aid Highway 10 extending north to 89th Avenue NE. The street segment has received a pavement preservation treatment of a seal coat in 2004.

There is currently no parking allowed on the south bound (west side) of the street for the entire length of the project.

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Lacustrine sand with silt. Based on past projects in the area, the project will require dewatering operations to install underground improvements.

The proposed project is located in the Coon Creek Watershed District. Able Street NE drains to County Ditch 17 through existing storm sewer on 87th Lane to Jefferson Street. 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 reconstruction of the existing street section, modifying the existing storm drainage system 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 staffs have reviewed the existing sanitary sewer along the Able Street NE corridor and concur that there are no issues with the existing mains. The entire sewer main was recently lined in 2010 sanitary sewer lining project. The project will include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

See Exhibit No. 2 for the sanitary sewer location map.

B. Water Main

Public Works and Engineering staffs have also reviewed the water main installation dates and water main break data along the Able Street NE corridor 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 adjacent to the corridor. The project will include removal of existing hydrants and replacement with new hydrants along with hydrant gate valves and adjusting existing gate valve boxes located within the street typical sections.

See Exhibit No. 3 for the water main location map.

C. Street Construction

The proposed construction will begin at the intersection of County State Aid Highway 10 and continue northerly over the existing Able Street alignment terminating at the intersection of 89th Avenue NE. The proposed project will reconstruct the entire typical section. The street will be reconstructed with a typical section composed of 4-inches of bituminous on 8-inches of Class V gravel base over a compacted subgrade. The new section will include B618 concrete curb and gutter.

The project proposes to replace any broken segments of sidewalk on the east side of Able Street from County State Aid Highway 10 north to 89th Avenue NE. All pedestrian ramps and crossings will be removed and updated to current ADA standards.

The preliminary survey by E.G. Rud and Sons indicates dedicated right-of-way at 66 feet on Able Street NE. There is no anticipated additional right-of-way needed for the project.

See Exhibit No. 4 for the proposed street and storm sewer location map.

D. Storm Drainage

Storm water runoff from the streets will be captured and controlled with the existing catch basins and storm sewer pipe system. The project is proposing to replace all existing storm sewer structures with precast structures and convert several to sump structures to aid in the removal of sediments. The project will also include a new extension of storm sewer north of 87th Lane. With the addition of concrete curb and gutter it is

anticipated that several infiltration practices will need to be incorporated to the existing storm sewer system to meet the watershed requirements. There is a portion of 87th Avenue right of way that exists without improvements. The project proposes to utilize this right of way to install the required storm sewer infiltration practices.

Coon Creek Watershed District will conduct a plan review for the project. See Exhibit No. 4 for the proposed street and storm sewer location map.

4. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create any new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. 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:** 13-19**Description:** Able Street NE Improvements

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 434,950
Storm Sewer		117,650
Sanitary Sewer		5,400
Watermain		14,800
Total Construction Costs		\$ 572,800
Administrative Costs		
Engineering	18%	\$ 103,100
Assessment	1%	5,720
Legal	2%	11,440
Administration	4%	22,880
Capitalized Interest	8%	45,760
Bonding	2%	11,440
Total Administrative Costs		\$ 200,340
TOTAL ESTIMATED PROJECT COSTS		\$ 773,140

Temporary Funding Source

City Internal Funds

Permanent Funding Source

MSAS Funds, Assessments, Pavement Management Program Funds (PMP Funds), and Public Utility Funds,

(ENR Construction Index for November 2014 is 10870.4)

Funding

Total Paid from Public Utility Funds	\$ 27,270
Total Generation from Assessments	\$ 93,860
Total Paid from MSAS Fund/PMP Funds	\$ 652,010

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 this project using the unit method for the residential properties. This method was chosen over the linear foot method due to the equal benefit per lot along the project corridor. The unit method helps to more equitably spread the costs of the project between small lots to larger lots, with neither receiving more benefit from the project. Multi-family zoned parcels are proposed to be assessed per front foot. Proposed unit and front foot assessments are based on 25% of the typical residential street as determined by the City Engineer.

See Exhibit No. 5 for the parcels proposed to be assessed and Exhibit No. 6 for the proposed assessment roll.

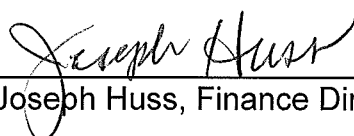
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the MSAS account, MSAS Street Maintenance account, Pavement Management Program Funds, city water and sewer 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 13-19 as prepared by the City of Blaine Engineering Department dated March 6, 2014, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the City's Municipal State Aid Street Funds, MSAS Street Maintenance Funds, Pavement Management Program Funds, 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 \$93,860 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 \$27,270.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

March 6, 2014	Receive Feasibility Report Order Public Hearing
March 18, 2014	Public/Business Information Meeting to discuss project and proposed assessments
April 3, 2014	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
May 1, 2014	Approve Plans and Specifications Order Advertisement for Bids
June 3, 2014	Open Bids
June 19, 2014	Award Contract
June – Oct 2014	Construct Improvements
November 2014	Assess Project
2015	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.



Exhibit 1
Project Location Map
Project 13-19



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Exhibit 2 Sanitary Sewer Map Project 13-19



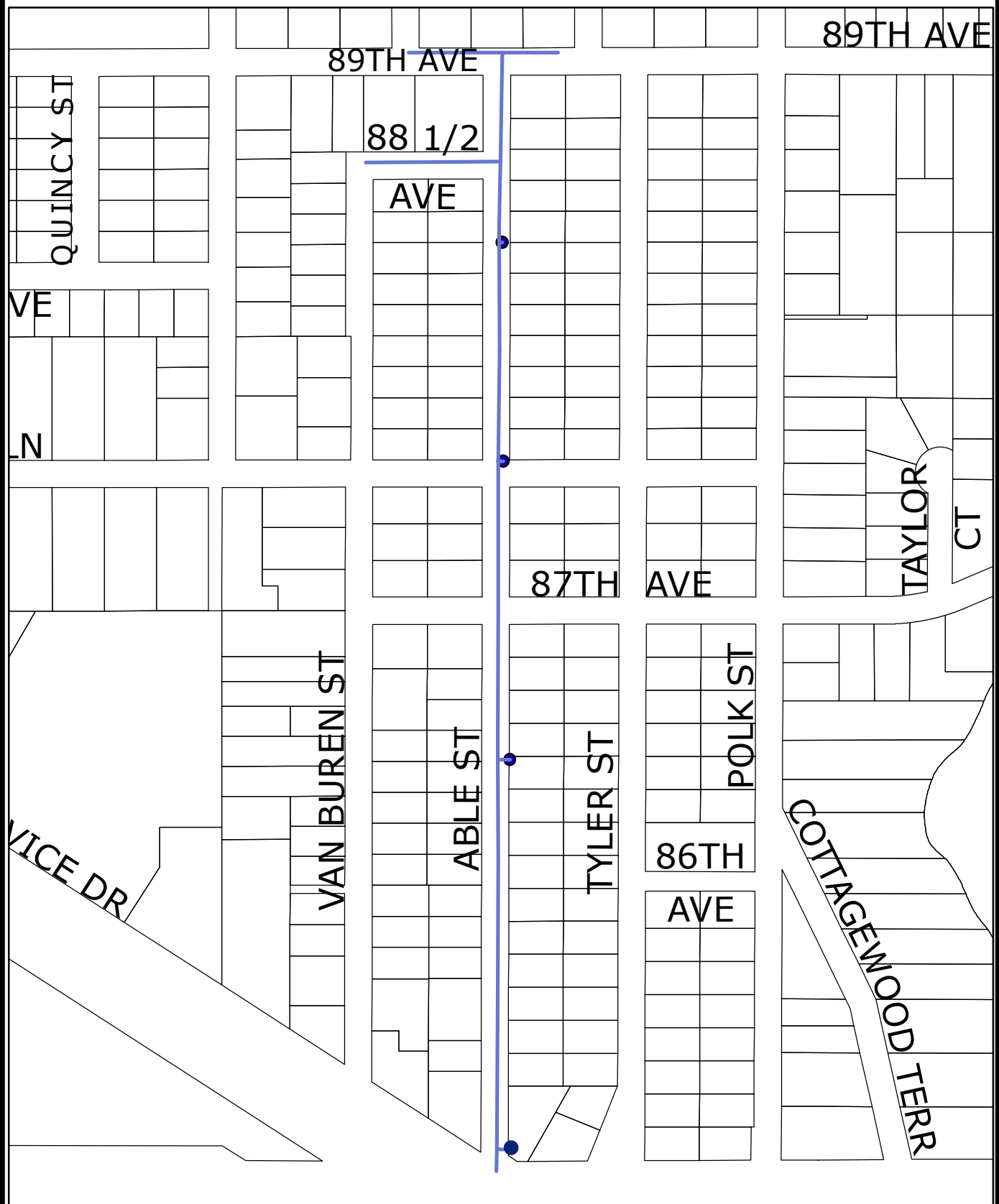


Exhibit 3 Watermain Location Map Project 13-19



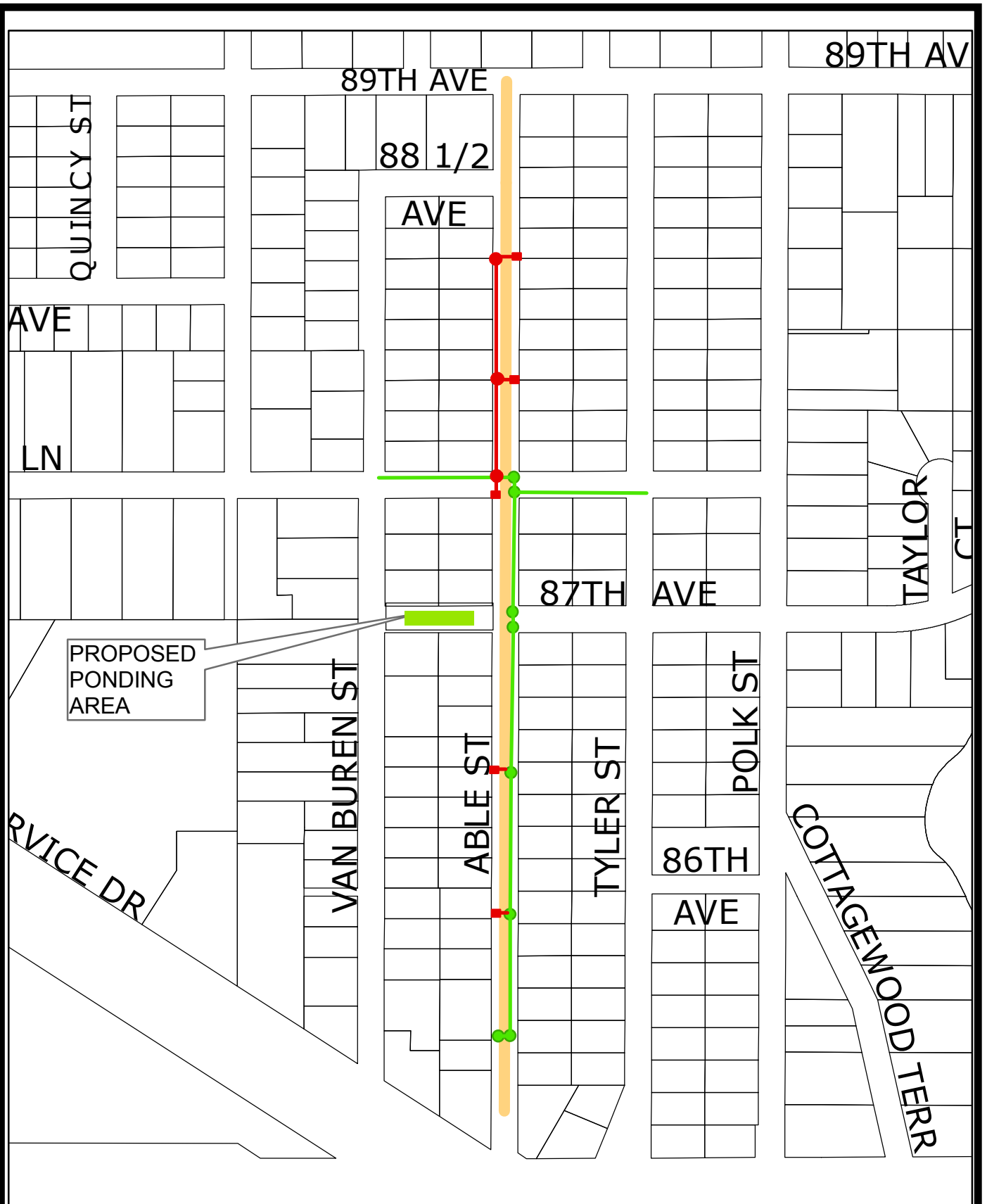


Exhibit 4 **Street and Storm Sewer Location Map** **Project 13-19**

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Existing
Proposed



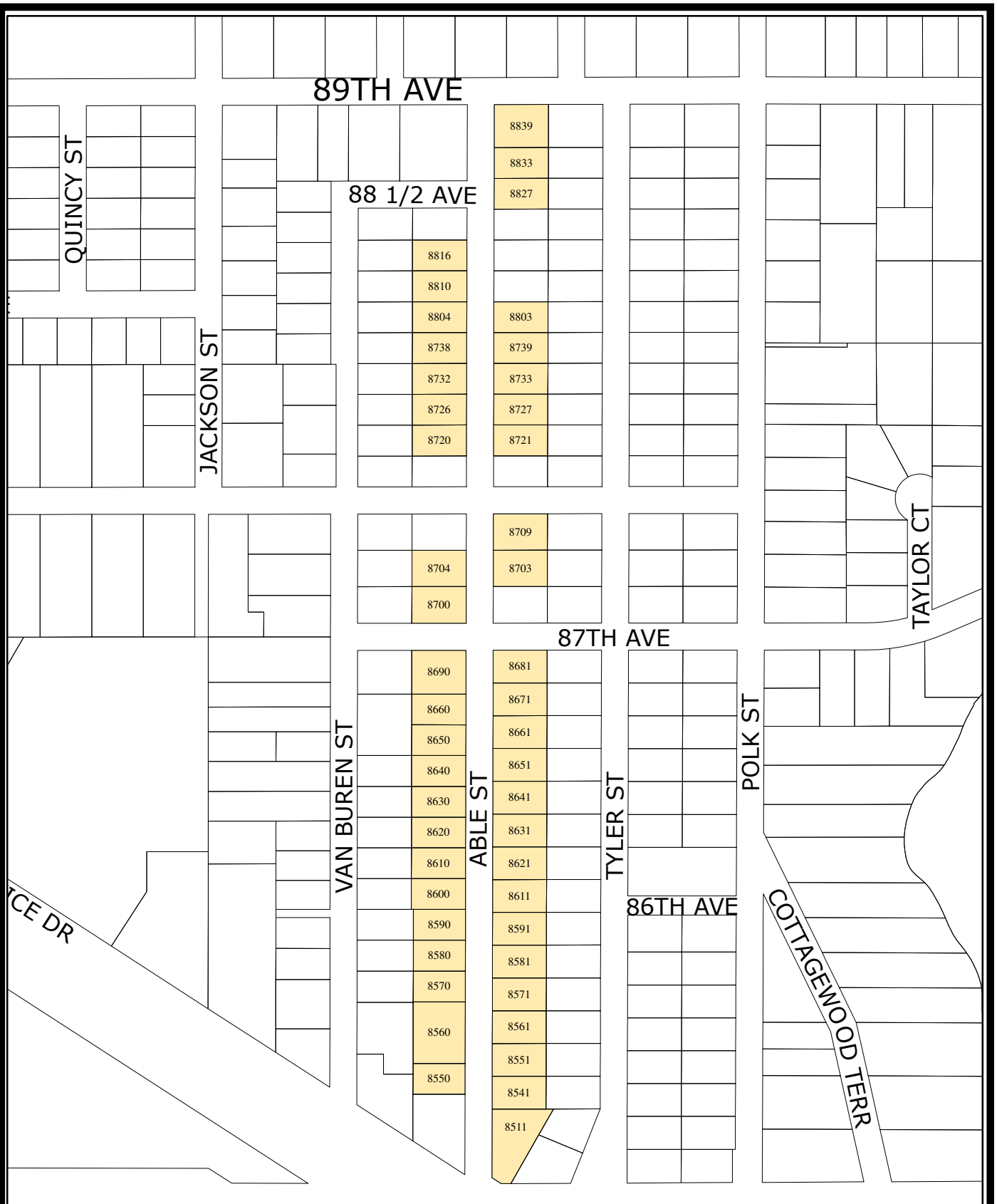


Exhibit 5 Assessment Map Project 13-19



PARCEL NUMBER	PIN	OWNER	ADDRESS	Total Front Footage (LF)	Residential Unit	Residential Street Unit Assessment Rate (25%)	Commercial Street Front Foot Assessment Rate (50%)	Total Street Assessment
1	313123410083	Hendricks, Kenneth	8839 Able Street		1	\$1,952.54		\$1,952.54
2	313123410082	Becklund, Violet	8833 Able Street		1	\$1,952.54		\$1,952.54
3	313123410081	Amdahl, Wayne	8827 Able Street		1	\$1,952.54		\$1,952.54
4	313123410077	Miller, Paul & Mary	8803 Able Street		1	\$1,952.54		\$1,952.54
5	313123410076	Grochowski, Angela	8739 Able Street		1	\$1,952.54		\$1,952.54
6	313123410075	Swan, Jerry & Melissa	8733 Able Street		1	\$1,952.54		\$1,952.54
7	313123410074	Ohmann, Carl	8727 Able Street		1	\$1,952.54		\$1,952.54
8	313123410073	Lahr, Timothy & Brenda	8721 Able Street		1	\$1,952.54		\$1,952.54
9	313123410030	Smith, Bernard & L	8709 Able Street		1	\$1,952.54		\$1,952.54
10	313123410029	Simmonds, Alice	8703 Able Street		1	\$1,952.54		\$1,952.54
11	313123440072	Mullen, Michael & Pamela	8681 Able Street		1	\$1,952.54		\$1,952.54
12	313123440071	Ahlfs, Peter	8671 Able Street		1	\$1,952.54		\$1,952.54
13	313123440070	Breitbach, Diane	8661 Able Street		1	\$1,952.54		\$1,952.54
14	313123440069	Boettcher, Douglas & Lavonda	8651 Able Street		1	\$1,952.54		\$1,952.54
15	313123440068	Daniel, David & Janice	8641 Able Street		1	\$1,952.54		\$1,952.54
16	313123440067	Swymeler, Sarah	8631 Able Street		1	\$1,952.54		\$1,952.54
17	313123440066	Gosselin, Kim	8621 Able Street		1	\$1,952.54		\$1,952.54
18	313123440065	Dahline, Kimberly	8611 Able Street		1	\$1,952.54		\$1,952.54
19	313123440064	Clemons, Sarah	8591 Able Street		1	\$1,952.54		\$1,952.54
20	313123440063	Alsaadon, Muna	8581 Able Street		1	\$1,952.54		\$1,952.54
21	313123440062	Hanson, David & Gertrude	8571 Able Street		1	\$1,952.54		\$1,952.54
22	313123440061	Canela, Jose	8561 Able Street		1	\$1,952.54		\$1,952.54
23	313123440060	Fogerty, Patricia	8551 Able Street		1	\$1,952.54		\$1,952.54
24	313123440059	Troje, Nicholas	8541 Able Street		1	\$1,952.54		\$1,952.54
25	313123440058	1284 Norton, LLC	8511 Able Street	166.97		\$24.20		\$4,040.67
26	313123410085	Juneau, Jill	8816 Able Street		1	\$1,952.54		\$1,952.54
27	313123410086	Peterson, Mitchell	8810 Able Street		1	\$1,952.54		\$1,952.54
28	313123410087	Giddings, Elizabeth	8804 Able Street		1	\$1,952.54		\$1,952.54
29	313123410088	Lindquist, Richard & I	8738 Able Street		1	\$1,952.54		\$1,952.54
30	313123410089	Brown, Tara	8732 Able Street		1	\$1,952.54		\$1,952.54
31	313123410090	Becker, Erin	8726 Able Street		1	\$1,952.54		\$1,952.54
32	313123410091	De La Forest, Luke	8720 Able Street		1	\$1,952.54		\$1,952.54
33	313123410032	Johnson, Betty	8704 Able Street		1	\$1,952.54		\$1,952.54
34	313123410033	White, Cynthia	8700 Able Street		1	\$1,952.54		\$1,952.54
35	313123440089	Merkle, Jennifer	8690 Able Street		1	\$1,952.54		\$1,952.54
36	313123440090	Kenow, Lucille	8660 Able Street		1	\$1,952.54		\$1,952.54
37	313123440091	Domogalla, Kraig	8650 Able Street		1	\$1,952.54		\$1,952.54
38	313123440092	Erickson, Robert & Ellyn	8640 Able Street		1	\$1,952.54		\$1,952.54
39	313123440093	Reynolds, Susan	8630 Able Street		1	\$1,952.54		\$1,952.54
40	313123440094	Krueger, Ann	8620 Able Street		1	\$1,952.54		\$1,952.54
41	313123440095	Anderson, Wayne	8610 Able Street		1	\$1,952.54		\$1,952.54
42	313123440096	Newstrom, Jonathan	8600 Able Street		1	\$1,952.54		\$1,952.54
43	313123440009	Brown, Gerald & C	8590 Able Street		1	\$1,952.54		\$1,952.54
44	313123440010	Hamilton, Steven & Araceli	8580 Able Street		1	\$1,952.54		\$1,952.54
45	313123440011							

\$96.83/Front Foot or \$7810.16/unit