

**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 13-23
MILL AND OVERLAY OF
NAPLES STREET
FROM 95TH AVENUE
TO 103RD STREET ALIGNMENT**

CITY OF BLAINE, MINNESOTA

March 6, 2014

Bituminous Asphalt Overlay, full width mill, 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.



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CITY OF BLAINE

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FEASIBILITY REPORT

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1. Project Location
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FEASIBILITY REPORT

PROJECT NO. 13-23

EXECUTIVE SUMMARY

The proposed project is part of the 2014 Pavement Management Program. The project will place a bituminous overlay on Naples Street from 95th Avenue to the 103rd Street alignment. Proposed improvements include a 4 inch bituminous overlay, 3.5 inch full width mill, and appurtenant construction.

The estimated cost of improvements is \$562,250 with \$125,710 proposed to be assessed over a five-year period. The remaining portion of \$436,540 is proposed to be paid from the City's Municipal State Aid Funds and Pavement Management Program Funds.

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 November 7, 2013, Resolution No. 13-181.

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

2. **PROJECT AREA CHARACTERISTICS**

The project area includes Naples Street from 95th Avenue to approximately the 103rd Street alignment. This portion of street has been rated and identified as needing an overlay due to the severe rutting. This will aid in the maintenance of the street allowing plowing operations to be more efficient and allow for proper drainage across the street section. The street was constructed under three separate construction projects in 2000 to 2002. The street is Industrial park area and has concrete curb and gutter.

See Exhibit No. 1 for the project location map.

3. **PROPOSED STREET IMPROVEMENTS**

The proposed improvement will include a bituminous overlay to Naples Street as described in the Project Area Characteristics section and shown in the attached exhibits. The improvement is necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. **Street Construction**

The industrial street will receive a 3.5 inch full width mill from curb and gutter edge to curb and gutter edge. Then a 4inch bituminous overlay will be placed over the existing bituminous street surface.

The project will also include the adjustment of existing manhole castings and gate valve boxes located within the street typical section to accommodate the bituminous overlay.

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 will occur. Efforts to minimize these impacts include the restriction of work hours and dust control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored.

5. **CONSTRUCTION SCHEDULE**

The project specifications will indicate that the construction cannot start before July 1st. This will provide enough time for the Blaine Public Works staff to complete any catch basin rehabilitations in the project area prior to overlay construction.

6. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**Project:** 13-23**Description:** Mill and Overlay – Naples Street from 95th Avenue to 103rd Street Alignment

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 449,800
Total Construction Costs		\$ 449,800
Administrative Costs		
Engineering	12%	\$ 53,976
Assessment	1%	4,498
Legal	2%	8,996
Administration	2%	8,996
Capitalized Interest	6%	26,988
Bonding	2%	8,996
Total Administrative Costs		\$ 112,450

TOTAL ESTIMATED PROJECT COSTS	\$ 562,250
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Temporary Funding Source

City Internal Funds

Permanent Funding SourceMSAS Funds, Assessments, Pavement
Management Program Funds (PMP
Funds)

(ENR Construction Index for November 2014 is 10870.4)

FundingTotal Paid from MSAS and PMP Funds **\$436,540.00**Total Generation from Assessments **\$125,710.00**

7. ASSESSMENT METHODOLOGY

It is proposed that the Naples Street Mill and Overlay Project be assessed over 5 years using a rate of \$20.51 per front foot for parcels zoned commercial/industrial. This method is consistent with the City of Blaine Special Assessment Policy.

See Exhibit Nos. 2 for the parcels proposed to be assessed and Exhibit No. 3 for the proposed assessment roll.

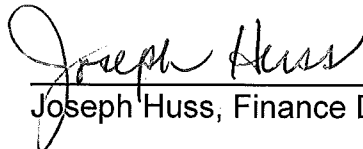
8. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by Pavement Management Program Funds, MSAS 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 13-23 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 securing of MSAS funds, Pavement Management Program 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 \$125,710 will be assessed.



Joseph Huss, Finance Director

9. PROJECTED SCHEDULE

March 6, 2014	Receive Feasibility Report Order Public Hearing
March 19, 2014	Public 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
July – Sept 2014	Construct Improvements
October 2014	Assess Project
2015	First assessment payment due with real estate taxes

10. 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.

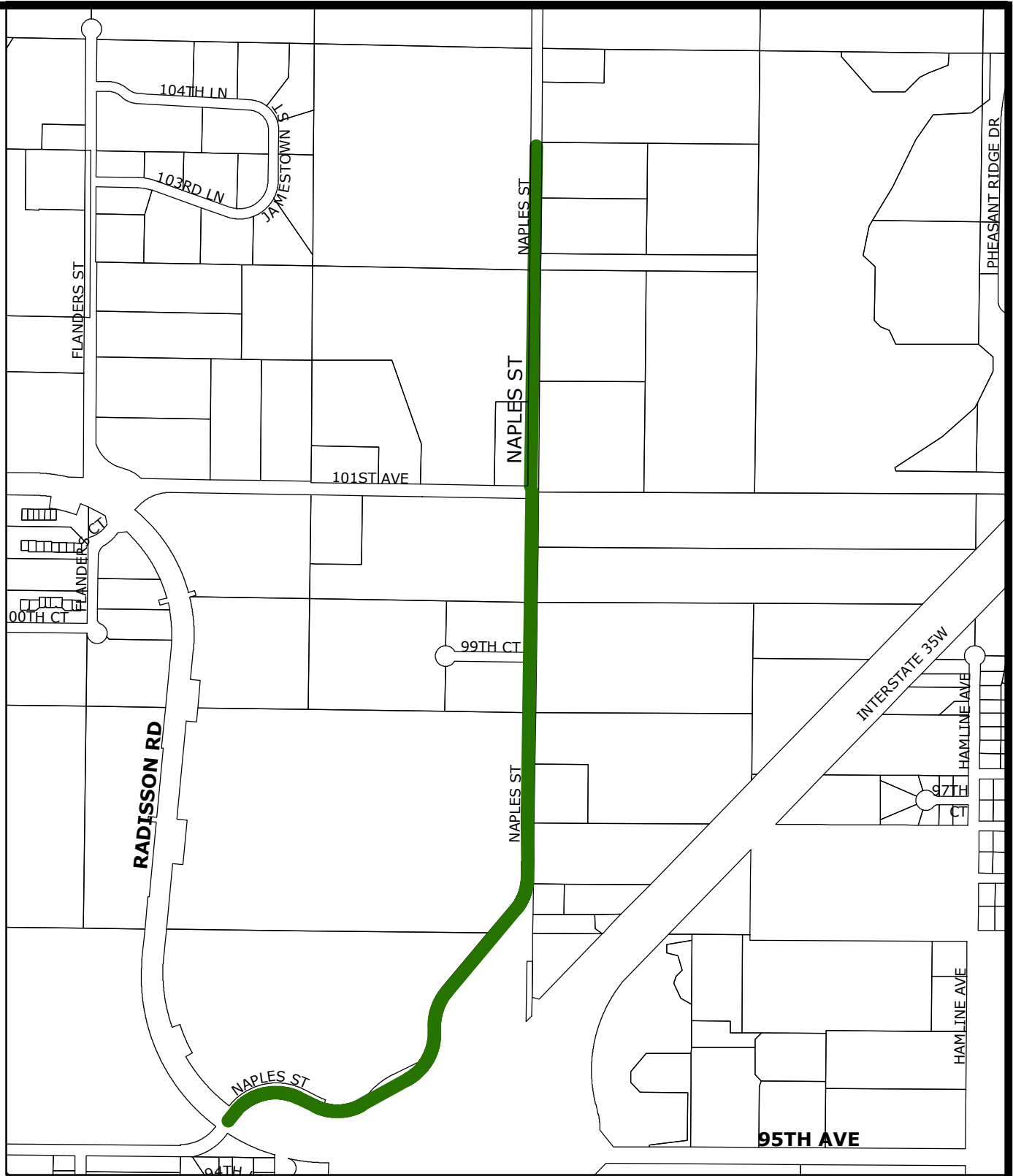


Exhibit 1
Project Location Map
Project 13-23



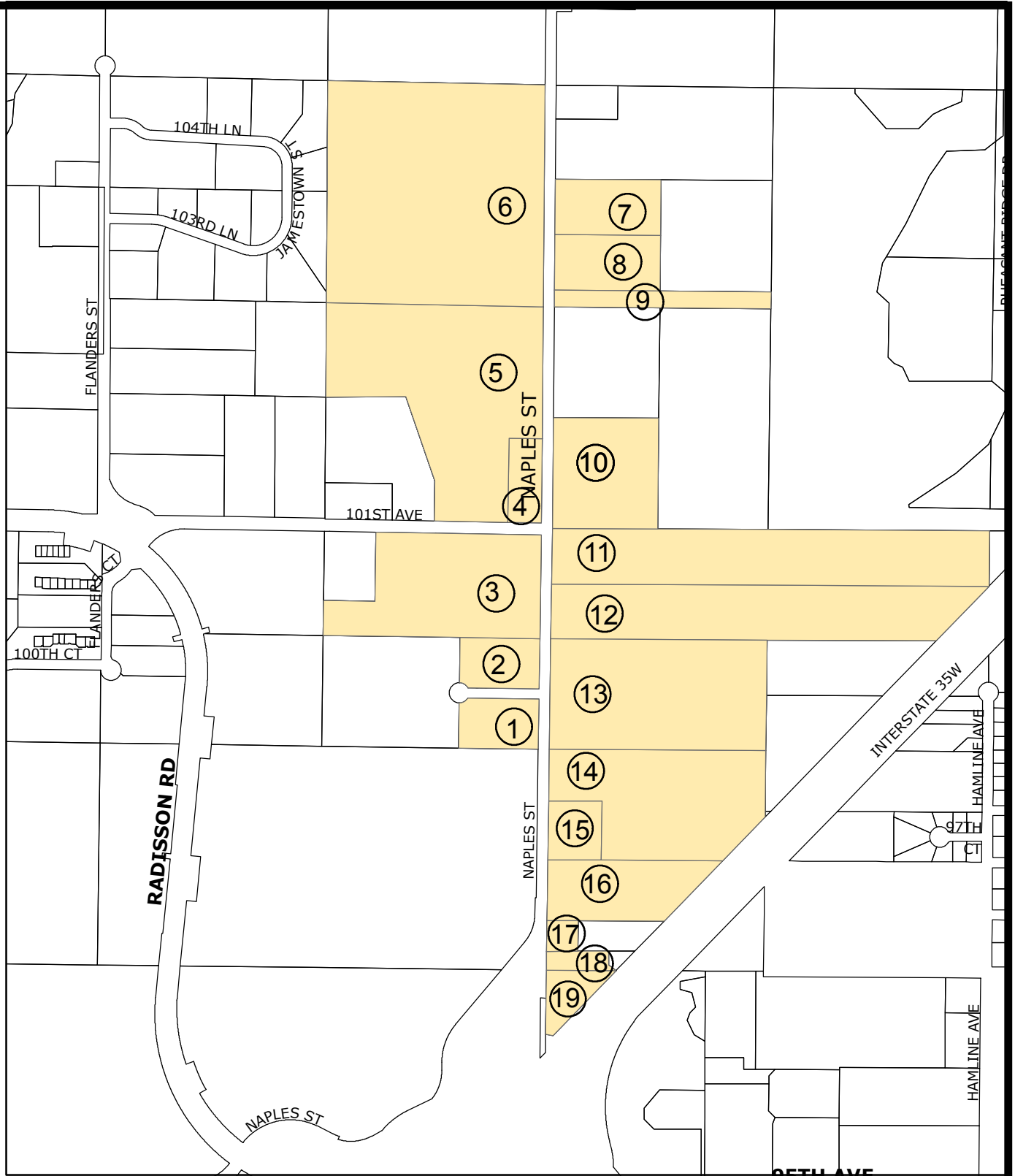


Exhibit 2 Assessment Map Project 13-23



**Naples Street
Project Number 12-23**

EXHIBIT NO. 3

Proposed Assessment Roll

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	27 31 23 11 0012	RENDOVA PARTNERSHIP	3360 99th Ct	298.07			\$20.51	\$6,113.42
2	27 31 23 11 0010	TSW PROPERTIES, LLC	3371 99th Ct	298.07			\$20.51	\$6,113.42
3	27 31 23 11 0015	W/ASTENAMAGNET OF MN, INC	10050 Naples St	616.92			\$20.51	\$12,653.03
4	22 31 23 44 0006	GERHARD, LARSON		150			\$20.51	\$3,076.50
5	22 31 23 44 0004	TILLER CORPORATION	10280 Naples St	500			\$20.51	\$10,256.00
6	22 31 23 41 0001	F&W BLAINE CAMPUS, LLC	10320 Naples St	630			\$20.51	\$12,921.30
7	23 31 23 32 0003	OPHEIM, RONALD	10351 Naples St	330.00			\$20.51	\$6,768.30
8	23 31 23 32 0005	MONTOMERY FAMILY PARTNERSHIP, LLP	10291 Naples St	99.00			\$20.51	\$2,050.49
9	23 31 23 32 0006	BLAINE EDA		80.00			\$20.51	\$1,640.80
10	23 31 23 33 0001	HAMILTON, CHRISTOPHER	10121 Naples St	330.00			\$20.51	\$6,768.30
11	26 31 23 21 0002	PALME, DONALD & CAROLE	9949 Naples St	660.00			\$20.51	\$13,536.60
12	26 31 23 21 0001	JBRC LLC		310.00			\$20.51	\$6,358.10
13	26 31 23 22 0001	MA MORTENSON CO	9879 Naples St	180.00			\$20.51	\$3,691.80
14	26 31 23 23 0002	MA MORTENSON CO	9641 Naples St	200.00			\$20.51	\$4,102.00
15	26 31 23 23 0001	MET COUNCIL	9641 Naples St	183.71			\$20.51	\$3,767.89
16	26 31 23 23 0009	MET COUNCIL	9551 Naples St	492.00			\$20.51	\$10,090.92
17	26 31 23 23 0013	MET COUNCIL						
18	26 31 23 23 0010	MET COUNCIL						
19	26 31 23 32 0003	MET COUNCIL						
				6129.23	Total			\$125,710.51

Estimated Residential Assessment Rate
Estimated Commercial/Industrial Assessment Rate

\$/Unit or \$/Front Foot
\$20.51/Front Foot