

**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 14-13
93rd LANE INDUSTRIAL PARK AREA
STREET IMPROVEMENTS, PHASE 4**

**CITY OF BLAINE, MINNESOTA
February 19, 2015**

**Storm drainage improvements, ditch cleaning and regrading, culvert replacement
and cleaning, class 5 aggregate base, asphalt pavement replacement,
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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Assistant City Engineer

FEASIBILITY REPORT 14-13 - TABLE OF CONTENTS

	EXECUTIVE SUMMARY	FR-1
1.	PROJECT HISTORY	FR-2
2.	PROJECT AREA CHARACTERISTICS	FR-2
3.	PROPOSED IMPROVEMENTS	FR-2
	A. Sanitary Sewer.....	FR-3
	B. Water Main.....	FR-3
	C. Street Construction	FR-3
	D. Storm Drainage.....	FR-3
4.	IMPACT OF PROPOSED IMPROVEMENTS.....	FR-4
5.	SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING	FR-5
6.	ASSESSMENT METHODOLOGY.....	FR-6
7.	FINANCE.....	FR-6
	A. Finance Director Statement.....	FR-6
8.	PROJECTED SCHEDULE	FR-7
9.	PROJECT FEASIBILITY AND RECOMMENDATION	FR-7

EXHIBITS

1. Project Location
- 2-4. Assessable Parcels
- 2A-4A. Preliminary Assessment Rolls
5. Preliminary Assessment Roll - Summary for All Properties on Project

FEASIBILITY REPORT

PROJECT NO. 14-13

EXECUTIVE SUMMARY

The proposed project will be the fourth phase of a multi-year project to reconstruct the streets and improve storm water runoff drainage in the industrial park area generally defined by 94th Lane on the north, Baltimore Street on the west, Radisson Road on the south and 93rd Lane Extension on the east. Phase 4 will reconstruct Davenport Street from 93rd Lane to 94th Lane, Goodhue Street from 93rd Lane to 94th Lane and 94th Lane from Baltimore Street to Goodhue Street. The work includes asphalt pavement replacement, gravel shouldering, storm drainage improvements, culvert replacements and cleaning, ditch cleaning and regrading, traffic control signage, and appurtenant construction.

The estimated cost of improvements is \$437,600.00 with \$159,633.06 proposed to be assessed amongst benefitting properties over a ten-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$6,150.00 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$271,816.94 is proposed to be paid from the City's 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 February 19, 2015, with Resolution No. 15-025.

This report is based on field observations, record drawing information, 2014 aerial photography, and a 2011 topographic survey.

2. **PROJECT AREA CHARACTERISTICS**

The project area includes Davenport Street from 93rd Lane to 94th Lane, Goodhue Street from 93rd Lane to 94th Lane and 94th Lane from Baltimore Street to Goodhue Street.

The existing roads were constructed in 1981 as 24 foot wide rural section roads with gravel shoulders and ditches. The roads received an overlay in 1999 and a sealcoat in 2004.

All of the project roads have water main and sanitary sewer installed. All of the above roads are in poor condition with clear evidence of pavement structure failure. No obvious signs of subgrade failure are visible. If the roads are left to further deteriorate, the gravel base and subgrade are susceptible to damage which could require additional expense to repair.

Storm water runoff is handled by a system of ditches and culverts along each side of the road except where storm sewer is present. These streets have experienced issues with standing water in the ditches and poor drainage through the ditches and culverts. The existing ditch grades along the roads are generally quite flat and are susceptible to sedimentation and poor flow conditions due to lack of sufficient grade across the entire area. Some of the driveway culverts are partially full of sediment and some may be damaged.

The proposed project is located in the Coon Creek Watershed District. 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 4-1/2 inches of bituminous pavement on 6 inches of reclaimed gravel base over a compacted subgrade. Shoulders will be reestablished using excess reclaimed gravel base material or additional gravel material as required.

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. The project is proposing to remove all damaged or undersized (12" diameter or less) corrugated metal driveway culverts and replace them with a minimum of 15" diameter culverts where feasible. Any corrugated metal roadway culverts will be replaced with concrete pipe culverts. 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.

In ditches where flat grades cannot be corrected due to elevation constraints, additional infiltration practices will be investigated for feasibility and cost effectiveness in an effort to reduce standing water after storm events.

While this project (and future project phases) will not be able to eliminate all drainage issues in this industrial park area, the proposed methods outlined above will result in conditions much more favorable than currently exist at a reasonable cost to the taxpayers and property owners.

Coon 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 other than the occasional cleaning of ditches and culverts. 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: 14-13

Description: 93rd Lane Industrial Park Area Street Improvements, Phase 4

Cost Item	Percent	Amount
Construction Costs		
Davenport Street Construction		\$ 68,000
Goodhue Street Construction		74,100
94 th Lane Construction		182,100
Total Construction Costs		\$ 324,200
Administrative Costs (rounded to nearest \$100)		
Engineering	18%	\$ 58,300
Assessment	1%	3,200
Legal	2%	6,500
Administration	4%	13,000
Capitalized Interest	8%	25,900
Bonding	2%	6,500
Total Administrative Costs		\$ 113,400
 TOTAL ESTIMATED PROJECT COSTS		 \$ 437,600

Temporary Funding Source

City Internal Funds

Permanent Funding Source

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

Funding

Total Generation from Assessments	\$ 159,633.06
Total Paid from Public Utility Funds	\$ 6,150.00
Total Paid from Pavement Management Program Funds	\$ 271,816.94

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 linear footage method for commercial/industrial zoned parcels. The front foot assessments are based on 50% of the entire cost of the improved street section per the City of Blaine Special Assessment Policy.

See Exhibit Nos. 2-4 for the parcels proposed to be assessed and Exhibit Nos. 2A-4A for the proposed assessment rolls.

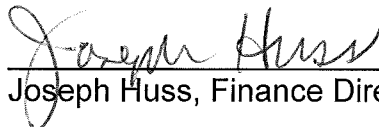
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by Pavement Management Program 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 14-13 as prepared by the City of Blaine Engineering Department dated February 19, 2015, 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 Pavement Management Program Funds, 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 \$159,633.06 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 \$6,150.00.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

February 19, 2015	Receive Feasibility Report Order Public Hearing
March 3, 2015	Public/Business Information Meeting to discuss project and proposed assessments
March 19, 2015	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
March 19, 2015	Approve Plans and Specifications Order Advertisement for Bids
April 21, 2015	Open Bids
May 7, 2015	Award Contract
June – Sept 2015	Construct Improvements
September 2015	Assess Project
2016	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.

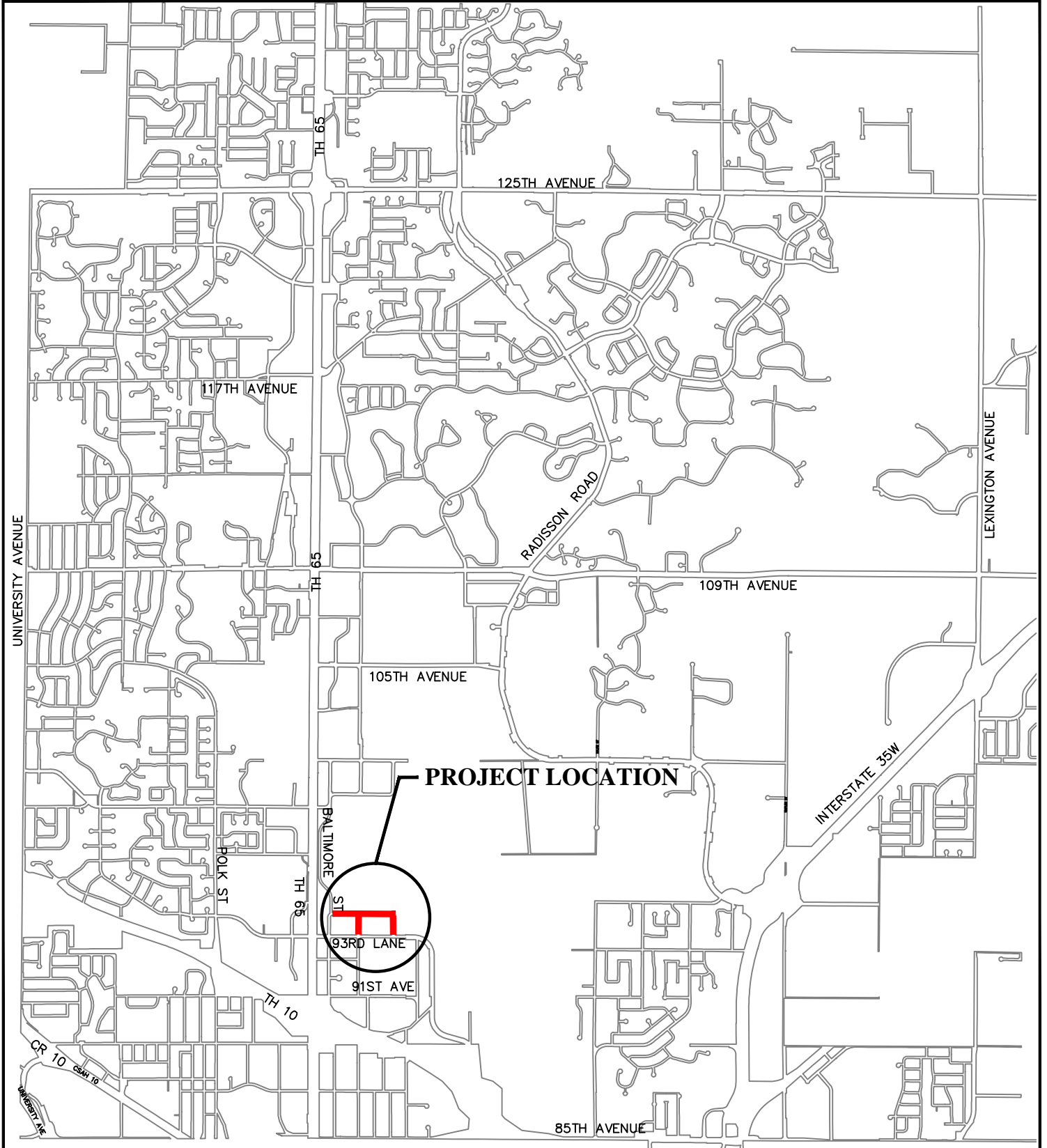
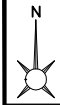


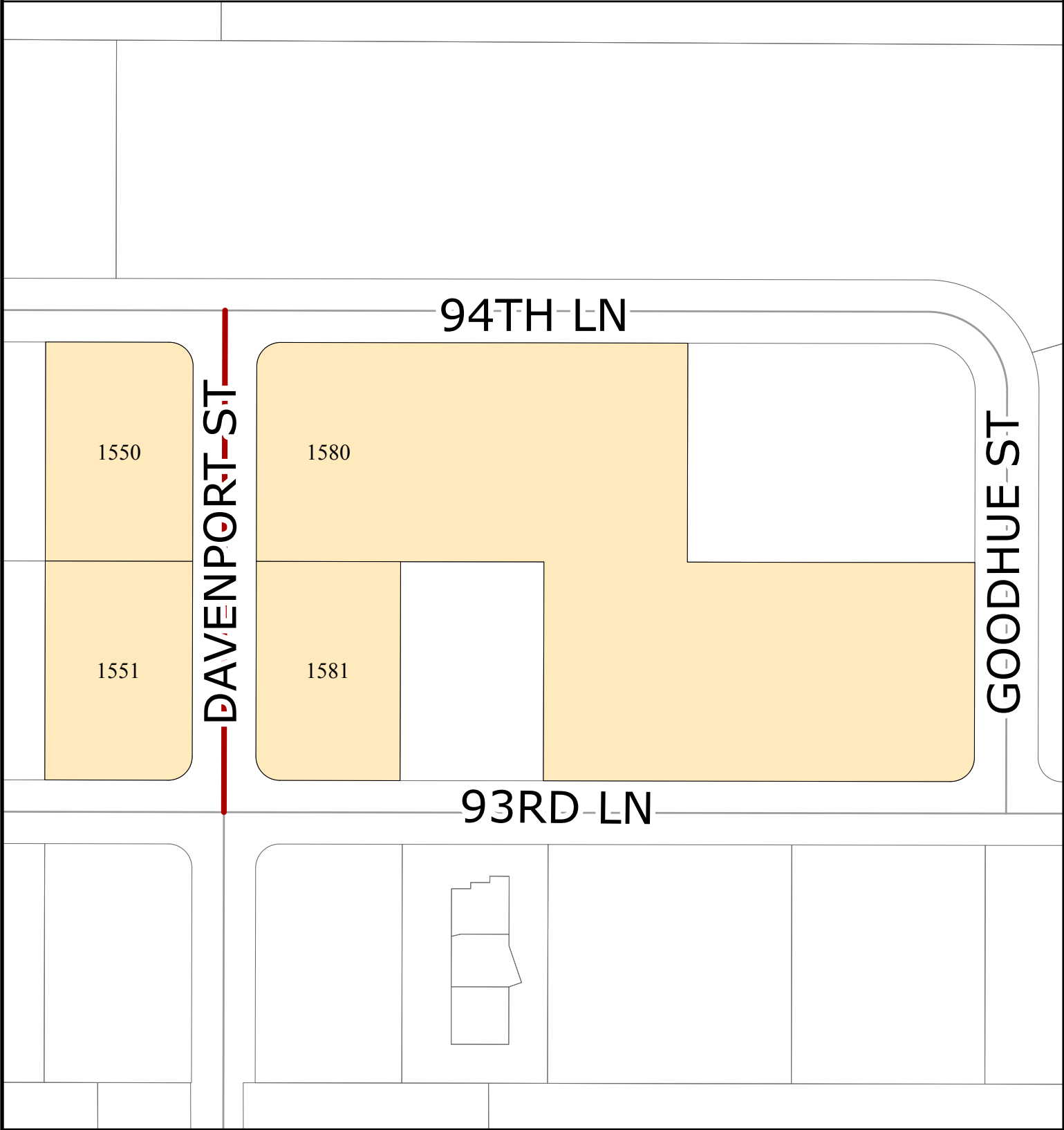
CITY OF BLAINE

LOCATION MAP

EXHIBIT 1

93rd Lane Industrial Park Area Street Improvements Phase 4



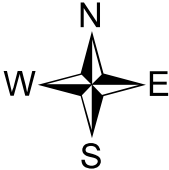


Assessable Parcels



Assessment Map

Project 14-13



PROJECT 14-13
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 4
 CITY OF BLAINE
 EXHIBIT NO. 2A
 PRELIMINARY ASSESSMENT ROLL - DAVENPORT STREET FROM 93rd LANE TO 94th LANE

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$68,000.00				
ADMINISTRATIVE COSTS (35%)	\$23,800.00	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
TOTAL ASSESSABLE COST	\$91,800.00	1100	= \$83.45	* 50%	= \$41.73

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123430011	1550 94TH LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	125.0*	\$41.73	\$5,216.25
293123430012	1551 93RD LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	125.0*	\$41.73	\$5,216.25
293123440011	1581 93RD LN NE	SNR HOLDINGS LLC	125.0*	\$41.73	\$5,216.25
293123440031	1671 93RD LN NE	DEMOTTS PROPERTIES LLP	275.0	\$41.73	\$11,475.75
TOTALS:			650.0		\$27,124.50

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

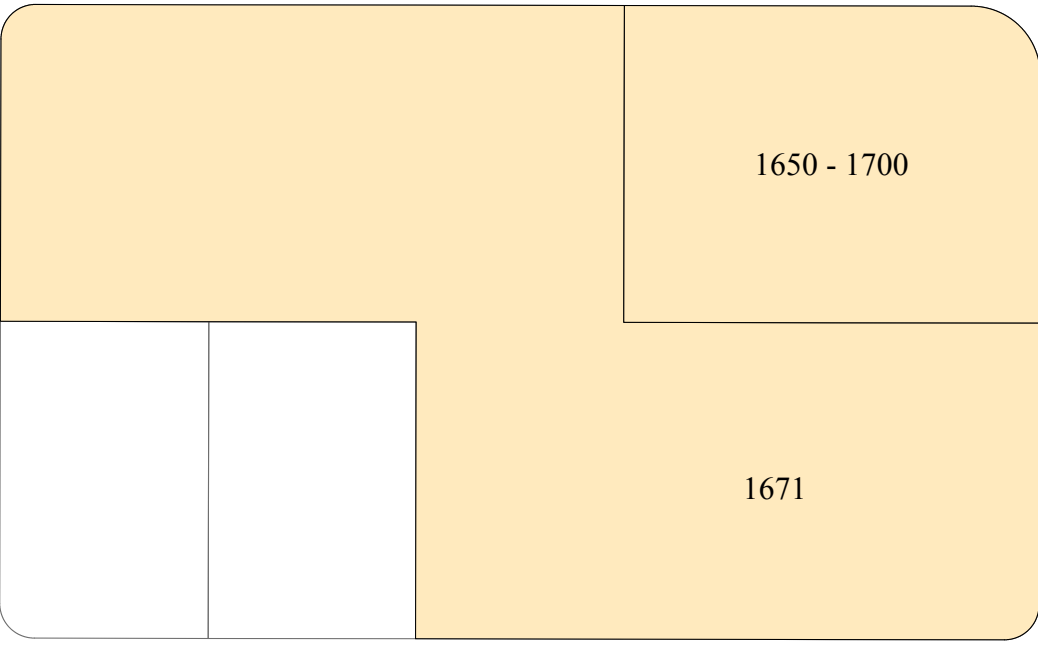
** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY, IF PRESENT, AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR

DAVENPORT ST

94TH LN


GOODHUE ST

93RD LN



Assessment Map

Project 14-13

 Assessable Parcels



PROJECT 14-13
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 4
 CITY OF BLAINE
 EXHIBIT NO. 3A
 PRELIMINARY ASSESSMENT ROLL - GOODHUE STREET FROM 93rd LANE TO 94th LANE

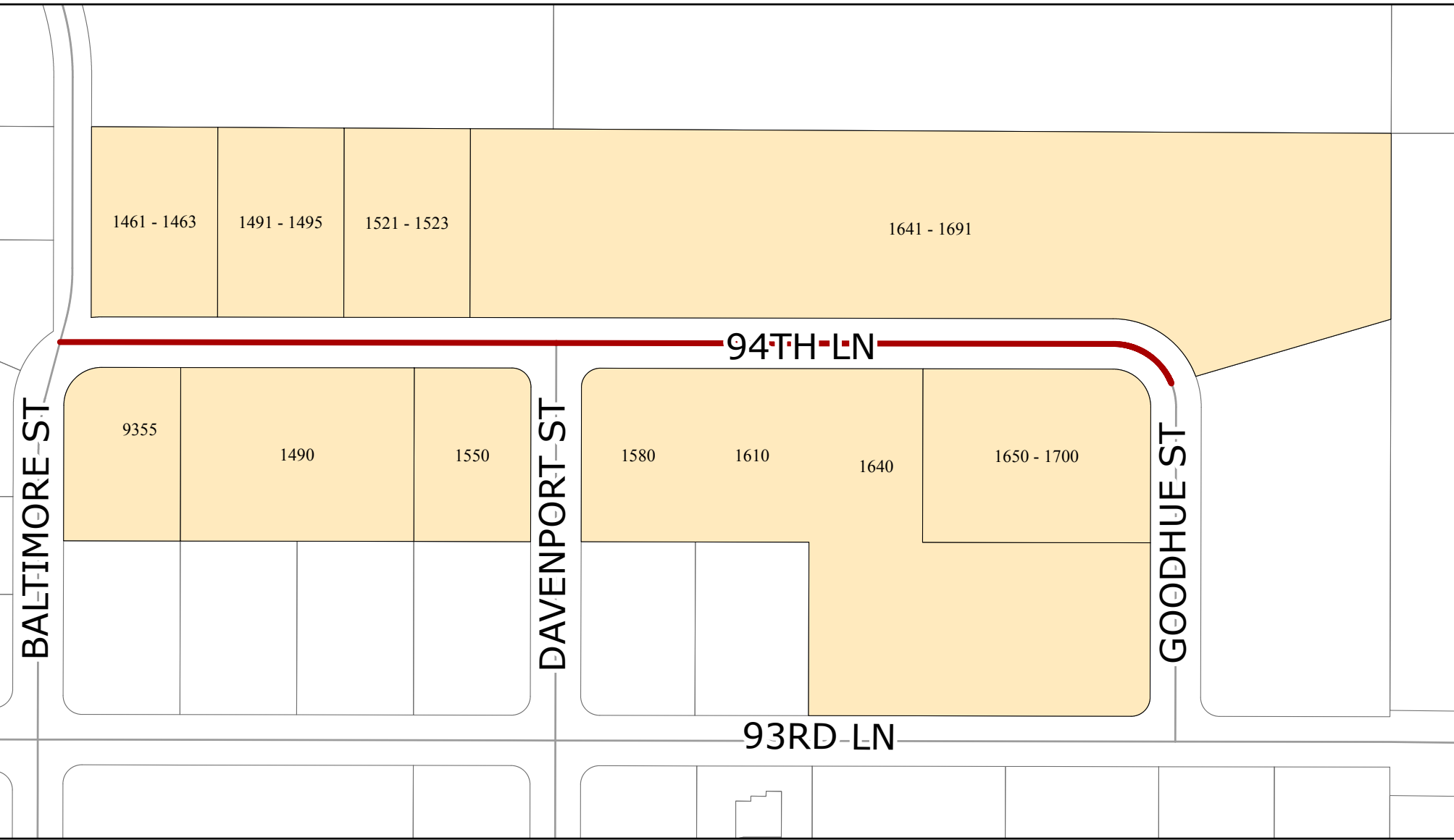
ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$74,100.00				
ADMINISTRATIVE COSTS (35%)	\$25,900.00	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
TOTAL ASSESSABLE COST	\$100,000.00	/	1174.9	=	\$85.11
				*	50%
				=	<u>\$42.56</u>

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123440024	1670 94TH LN NE	KRIG GARY & MARGARET	275.0	\$42.56	\$11,704.00
293123440031	1671 93RD LN NE	DEMOTTS PROPERTIES LLP	275.0	\$42.56	\$11,704.00
TOTALS:			<u>550.0</u>		<u>\$23,408.00</u>

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY, IF PRESENT, AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR



Assessable Parcels



Assessment Map

Project 14-13



PROJECT 14-13
93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 3
CITY OF BLAINE
EXHIBIT NO. 4A
PRELIMINARY ASSESSMENT ROLL - 94th LANE FROM BALTIMORE STREET TO GOODHUE STREET

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$182,100.00			ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	
ADMINISTRATIVE COSTS (35%)	\$63,700.00		TOTAL COST PER FRONT FOOT		ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
SANITARY SEWER FUND COSTS	(\$6,150.00)	TOTAL FRONT FOOTAGE**			
TOTAL ASSESSABLE COST	\$239,650.00	3345.8	= \$71.63	* 50%	= <u>\$35.82</u>

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123430005	1463 94TH LN NE	IA PROPERTIES LLC	200.0	\$35.82	\$7,164.00
293123430006	1491 94TH LN NE	AJJA PROPERTIES LLC	200.0	\$35.82	\$7,164.00
293123430007	1521 94TH LN NE	TURNKEY BUSINESS SOLUTIONS INC	200.0	\$35.82	\$7,164.00
293123430008	9355 BALTIMORE ST NE	IA PROPERTIES LLC	185.0	\$35.82	\$6,626.70
293123430011	1550 94TH LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	185.0	\$35.82	\$6,626.70
293123430022	1490 94TH LN NE	PRODUCT DEVELOPMENT SOLUTIONS LLC	370.0	\$35.82	\$13,253.40
293123440001	1641 94TH LN NE	DIVERSIFIED DYNAMICS CORP	1103.8	\$35.82	\$39,538.12
293123440024	1670 94TH LN NE	KRIG GARY & MARGARET	211.0*	\$35.82	\$7,558.02
293123440031	1671 93RD LN NE	DEMOTTS PROPERTIES LLP	391.0*	\$35.82	\$14,005.62
TOTALS:			3045.8		\$109,100.56

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY, IF PRESENT, AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR

PROJECT 14-13
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 3
 CITY OF BLAINE
 EXHIBIT NO. 5

PRELIMINARY ASSESSMENT ROLL - SUMMARY FOR ALL PROPERTIES ON PROJECT

PROPERTY ASSESSMENTS						
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSMENTS FOR DAVENPORT STREET	ASSESSMENTS FOR GOODHUE STREET	ASSESSMENTS FOR 94TH LANE	TOTAL ASSESSMENTS
293123430005	1463 94TH LN NE	IA PROPERTIES LLC			\$7,164.00	\$7,164.00
293123430006	1491 94TH LN NE	AJJA PROPERTIES LLC			\$7,164.00	\$7,164.00
293123430007	1521 94TH LN NE	TURNKEY BUSINESS SOLUTIONS INC			\$7,164.00	\$7,164.00
293123430008	9355 BALTIMORE ST NE	IA PROPERTIES LLC			\$6,626.70	\$6,626.70
293123430011	1550 94TH LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	\$5,216.25		\$6,626.70	\$11,842.95
293123430012	1551 93RD LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	\$5,216.25			\$5,216.25
293123430022	1490 94TH LN NE	PRODUCT DEVELOPMENT SOLUTIONS LLC			\$13,253.40	\$13,253.40
293123440001	1641 94TH LN NE	DIVERSIFIED DYNAMICS CORP			\$39,538.12	\$39,538.12
293123440011	1581 93RD LN NE	SNR HOLDINGS LLC	\$5,216.25			\$5,216.25
293123440024	1670 94TH LN NE	KRIG GARY & MARGARET		\$11,704.00	\$7,558.02	\$19,262.02
293123440031	1671 93RD LN NE	DEMOTTS PROPERTIES LLP	\$11,475.75	\$11,704.00	\$14,005.62	\$37,185.37
TOTALS:			\$27,124.50	\$23,408.00	\$109,100.56	\$159,633.06