



**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 19-22
RECONSTRUCTION OF UNIVERSITY AVENUE
FROM 125TH LANE TO BENGAL DRIVE**

CITY OF BLAINE, MINNESOTA

February 3, 2020

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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Assistant City Engineer
Minn. Reg. No. 41290

CITY OF BLAINE
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Assistant City Engineer

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FEASIBILITY REPORT

PROJECT NO. 19-22

EXECUTIVE SUMMARY

The proposed joint project between the City of Blaine and the City of Coon Rapids will reconstruct University Avenue from 125th Lane, approximately 340 feet north of 125th Avenue, to Bengal Drive. The work will consist of reclaiming the existing bituminous pavement, removal of all existing concrete curb and gutter, minor storm sewer improvements, aggregate base, installation of new concrete curb and gutter and bituminous pavement and appurtenant construction.

The estimated cost of improvements is \$447,400. The estimated cost split is 43.3% of the costs to the City of Blaine and 56.7% of the costs to the City of Coon Rapids. The estimated City of Blaine portion of the cost of improvements is \$193,750 with \$67,812.50 proposed to be assessed over a fifteen-year period. The remaining portion of \$125,937.50 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 November 18, 2019, with Resolution No. 19-179.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2019 topographic survey.

2. PROJECT AREA CHARACTERISTICS

The project area on University Avenue begins at 125th Lane, approximately 340 feet north of 125th Avenue, and terminates at Bengal Drive.

The existing segment University Avenue from 125th Avenue to 125th Lane was reconstructed by Anoka County as a part of the CSAH 14 reconstruction in 2011 and will not be part of the proposed project. The remaining approximately 952 feet of University Avenue that is proposed to be reconstructed is an urban section with concrete curb and gutter and is approximately 45 feet wide.

Storm sewer, consisting of three storm sewer catch basins and associated piping at the north end is present. The northern approximately 600 feet of University Avenue drains to these structures. The remaining southern approximately 350 feet drains to the south onto the previously reconstructed portion of University Avenue.

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Zimmerman fine sand. Based on past projects in the area, the project may require dewatering operations to install some of the underground improvements.

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 reconstruction of the existing street section including replacing all curb and gutter, replacement of storm sewer structures and piping and replacement of hydrants and water main valves. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. Sanitary Sewer

The City of Blaine does not have any sanitary sewer located within the project corridor.

B. Water Main

The City of Blaine does not have any water main located within the project corridor.

The City of Coon Rapids Public Works and Engineering staff has reviewed the Coon Rapids water main within the project corridor and has determined that there are three hydrants and two 6-inch water main gate valves which require replacement as a part of the project.

C. Street Construction

The proposed construction will begin at 125th Lane and continue north terminating at Bengal Drive. The proposed project will reconstruct the entire road, reclaiming the existing pavement into recycled gravel and removing all existing concrete curb and gutter. The new road will be reconstructed with a typical section composed of 3-1/2 inches of bituminous on four to six inches of recycled Class 5 gravel base over a compacted subgrade and new B618 style concrete curb and gutter.

It is not anticipated that additional right-of-way will be needed for the project.

D. Storm Drainage

Minor revisions to the road centerline profile will be done at the north end of the road which will allow moving the existing low point from the mid radius of the curve into Bengal Drive approximately 25 feet south to the end radius. The three existing catch basin structures and associated piping will be removed. Double catch basins will be installed on each side of the street at the revised low point and a sump catch basin structure with baffle will be installed to connect the piping from the four new catch basins to the existing storm pipe that discharges to the north.

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 annual cleaning of the sump manhole. 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: 19-22

Description: University Avenue Reconstruction

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 282,500
Coon Rapids Water Main		48,900
Total Construction Costs		\$ 331,400
City of Blaine Construction Costs		\$ 143,500
City of Coon Rapids Construction Costs		\$ 187,900
Administrative Costs (rounded to nearest \$50)		
Engineering	18%	\$ 59,650
Assessment	1%	3,300
Legal	2%	6,650
Administration	4%	13,250
Capitalized Interest	8%	26,500
Bonding	2%	6,650
Total Administrative Costs		\$ 116,000
City of Blaine Administrative Costs		\$ 50,250
City of Coon Rapids Administrative Costs		\$ 65,750
Total Estimated Project Costs		\$ 447,400
City of Blaine Total Estimated Costs		\$ 193,750
City of Coon Rapids Total Estimated Costs		\$ 253,650
Temporary Funding Source	City Internal Funds	
Permanent Funding Source	Assessments, Pavement Management Program Funds (PMP Funds)	
Funding		
Total Generation from Assessments		\$ 67,812.50
Total Paid from PMP Funds		\$ 125,937.50

6. ASSESSMENT METHODOLOGY

Consistent with the Joint Powers Agreement with Coon Rapids that the City Council approved with Resolution No. 19-179, project costs are proposed to be divided equally between the two cities with the exceptions that each city will pay for the costs associated with driveways and sidewalks in their respective city and any city owned utility replacement or repair. All engineering design, construction inspection and administrative costs will be shared by the cities proportionately based on the total of all other costs attributed to each city.

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the linear foot method for the single family residential zoned properties. Proposed linear foot assessments are based on 35% of the entire cost of the improved street section.

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

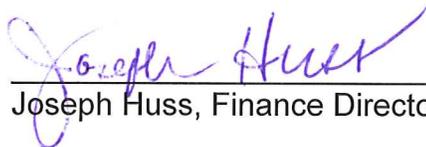
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, 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 19-22 as prepared by the City of Blaine Engineering Department dated February 3, 2019, 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 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 \$67,812.50 will be assessed.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

February 3, 2020	Receive Feasibility Report Order Public Hearing
February 19, 2020	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
April 6, 2020	Approve Plans and Specifications Order Advertisement for Bids
May 5, 2020	Open Bids
May 18, 2020	Award Contract
June – Sept 2020	Construct Improvements
October 2020	Assess Project
2021	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.

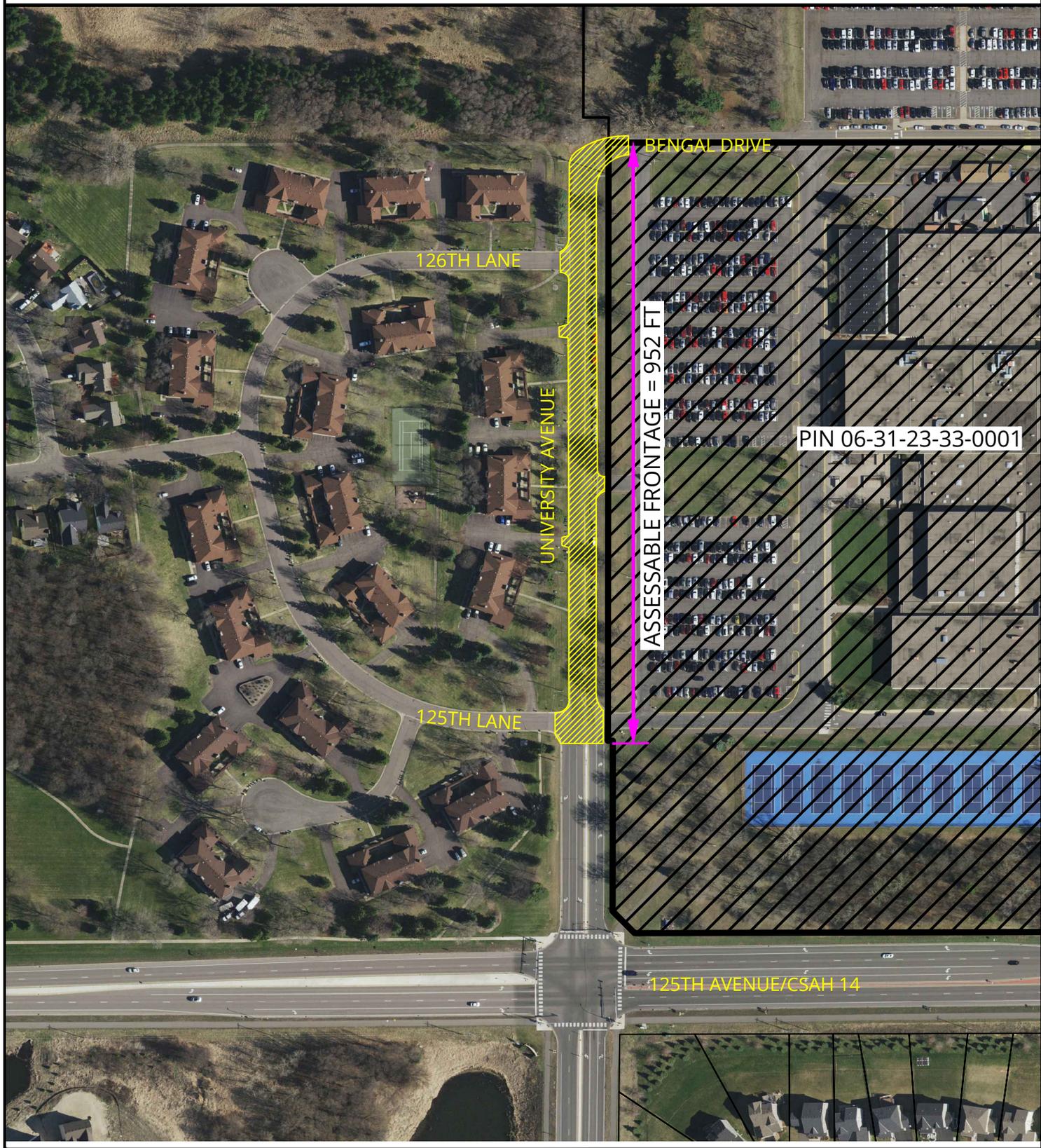
Reconstruction of University Avenue, Proj. No. 19-22

EXHIBIT 1 - LOCATION MAP



Reconstruction of University Avenue, Proj. No. 19-22

EXHIBIT 2 - ASSESSMENT MAP



PROJECT 19-22
 UNIVERSITY AVENUE RECONSTRUCTION
 CITY OF BLAINE
 EXHIBIT NO. 3
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS	\$143,500.00			
ADMINISTRATIVE COSTS	\$50,250.00			
TOTAL COST	\$193,750.00			
	x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$67,812.50 /	952.0 LF	=	\$71.23

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
063123330001	12555 UNIVERSITY AVE NE	ANOKA HENNEPIN IND SCHOOL D 11	952.00	\$71.23	\$67,812.50
TOTALS:			<u>952</u>		<u>\$67,812.50</u>