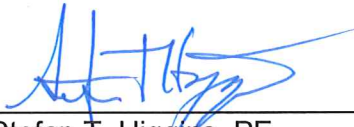


**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 10-13
RECONSTRUCTION OF HAMLINE AVENUE NE
FROM EDGEWOOD ROAD NE TO PATRIOT LANE NE**

**CITY OF BLAINE, MINNESOTA
May 17, 2012**

**Roadway reconstruction including storm sewer, aggregate base,
curb and gutter, bituminous pavement replacement, ditch cleaning and regrading
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

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EXHIBITS

1. Location Map
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FEASIBILITY REPORT

PROJECT NO. 10-13

EXECUTIVE SUMMARY

The proposed joint project between the City of Lexington and the City of Blaine will reconstruct Hamline Avenue from Edgewood Road to Patriot Lane. The work will consist of a full street reconstruction, converting Hamline Avenue from a rural section roadway into an urban section roadway with curb and gutter and storm sewer. Work will include storm sewer, aggregate base, curb and gutter, bituminous pavement replacement, ditch cleaning and regrading and appurtenant construction.

The estimated cost of the improvements is \$586,640. The estimated cost split is \$251,640 for the City of Blaine and \$335,000 for the City of Lexington. The City of Blaine costs are proposed to be funded by approximately \$110,694 assessed to benefitting properties over a ten-year period, which includes \$10,086 to be paid by the City Water Utility Fund for assessments to the water tower property. The remainder of \$140,946 is proposed to be paid from the City's Pavement Management 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 August 19, 2010, with Resolution No. 10-103. A Joint Powers Agreement with the City of Lexington was signed on September 15, 2011 with Resolution No. 11-0119 for the reconstruction of Hamline Avenue from Edgewood Road to Patriot Lane.

This report is based on field observations, record drawing information, 2010 aerial photography, and a 2012 topographic survey.

2. **PROJECT AREA CHARACTERISTICS**

The project area includes Hamline Avenue, beginning at Patriot Lane on the south end and ending at Edgewood Road on the north end. The centerline of Hamline Avenue serves as the border between the cities of Blaine and Lexington. A portion of the project area, from Patriot Lane to Woodland Road, lies entirely within the City of Lexington. The remainder of the project area is split equally between the City of Lexington and the City of Blaine.

The existing segment of Hamline Avenue was constructed in the early 1980s as a 24-foot wide paved rural section road with ditches. The road is in poor condition with clear evidence of pavement structure failure and subsurface distress.

Storm water runoff is handled by a system of ditches and culverts along the west side of the road. This street has experienced issues with standing water in the ditches and poor drainage, including localized ponding of water on the edges of the road. This further contributes to the deterioration and distress of the existing pavement. 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.

Utilities within the road corridor consist of a trunk water main owned by the City of Blaine and a sanitary sewer line and water main owned by the City of Lexington.

The proposed project is located in the Rice 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 a full reconstruction of the existing rural street section into a urban street section with curb and gutter, installation of storm sewer, cleaning and regrading of the existing road ditches, storm water treatment and related appurtenances. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. **Sanitary Sewer**

Blaine does not have sanitary sewer located within this section of Hamline Avenue.

B. **Water Main**

Public Works and Engineering staff has reviewed the water main installation dates and water main break data along the Hamline Avenue 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 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 reconstruct the existing street. The street typical section is proposed to be reconstructed with a Blaine standard residential street section composed of 3-1/2 inches of bituminous pavement on 6 inches of gravel base over a compacted subgrade. B618 curb and gutter will be installed along the street.

The street is proposed to be constructed to a width of 24 feet (face of curb to face of curb). Because this proposed width is narrower than the Blaine standard 29-foot wide public street, the west side of the street is proposed to be posted no parking to provide adequate width for two way traffic and access by emergency vehicles when cars are parked along the east side of the street. Staff has verified that this is acceptable to the police and fire departments and will not hamper emergency response.

Minor changes in grade and elevation will be necessary to improve storm drainage and utilize storm sewer but these changes will be minimized in order to reduce impacts to existing driveways on the Lexington side of the street.

Anoka County Highway Department will conduct a plan review for the project.

D. **Storm Drainage**

Storm water runoff from the streets will be directed to a combination of conventional storm sewer and infiltration basins discharging to ditches along the west side of the road. The storm water runoff will then flow into the storm water treatment system along 95th Avenue.

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 other than the occasional cleaning of ditches, sump manholes 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: 10-13
Description: Hamline Avenue Reconstruction

Cost Item	Percent	Amount
Construction Costs		
Hamline Ave Street Construction		\$ 413,000
Hamline Ave Storm Sewer Construction		\$ 34,000
Total Construction Costs		\$ 447,000
City of Lexington Cost Share Portion	58.3%	\$ 260,600
City of Blaine Cost Share Portion	41.7%	\$ 186,400
Blaine Administrative Costs		
Engineering	18%	\$ 33,550
Assessment	1%	1,860
Legal	2%	3,730
Administration	4%	7,460
Capitalized Interest	8%	14,910
Bonding	2%	3,730
Blaine Total Administrative Costs		\$ 65,240
BLAINE TOTAL ESTIMATED PROJECT COSTS		\$ 251,640

Temporary Funding Source City Internal Funds
Permanent Funding Source Assessments, Water Utility Funds,
Pavement Management Program Funds

Funding

Total Generation from Assessments* \$ 110,694*
Total Paid from Pavement Management Program Funds \$ 140,946

* \$10,086 to be paid by Water Utility Fund

6. COST SHARING AND ASSESSMENT METHODOLOGY

Project costs are proposed to be divided between the two cities based on the frontage each city has along the project corridor. The City of Lexington has approximately 3,677 feet of frontage while the City of Blaine has approximately 2,629 feet. Thus the construction cost sharing for the project is proposed to be distributed 41.7% to the City of Blaine and 58.3% to the City of Lexington.

It is proposed that the project be assessed over 10 years in accordance with the City's Special 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.

The City of Blaine water tower parcel at 9318 Hamline Avenue is proposed to be assessed \$10,086 to be paid for by the City of Blaine Water Utility Fund in accordance with the City of Blaine Special Assessment Policy

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

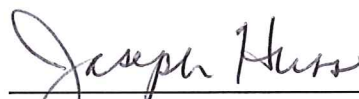
7. FINANCE

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 10-13 as prepared by the City of Blaine Engineering Department dated May 17, 2012, 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 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 \$110,694 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed assessments for the assessments for the City of Blaine water tower parcel at 9318 Hamline Avenue at an estimated cost of \$10,086



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

May 17, 2012	Receive Feasibility Report Order Public Hearing
June 7, 2012	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
June 7, 2012	Approve Plans and Specifications Order Advertisement for Bids
July 3, 2012	Open Bids
July 12, 2012	Award Contract
July – Oct 2012	Construct Improvements
November 2012	Assess Project
2013	First assessment payment due with real estate taxes

9. PROJECT FEASIBILITY AND RECOMMENDATION

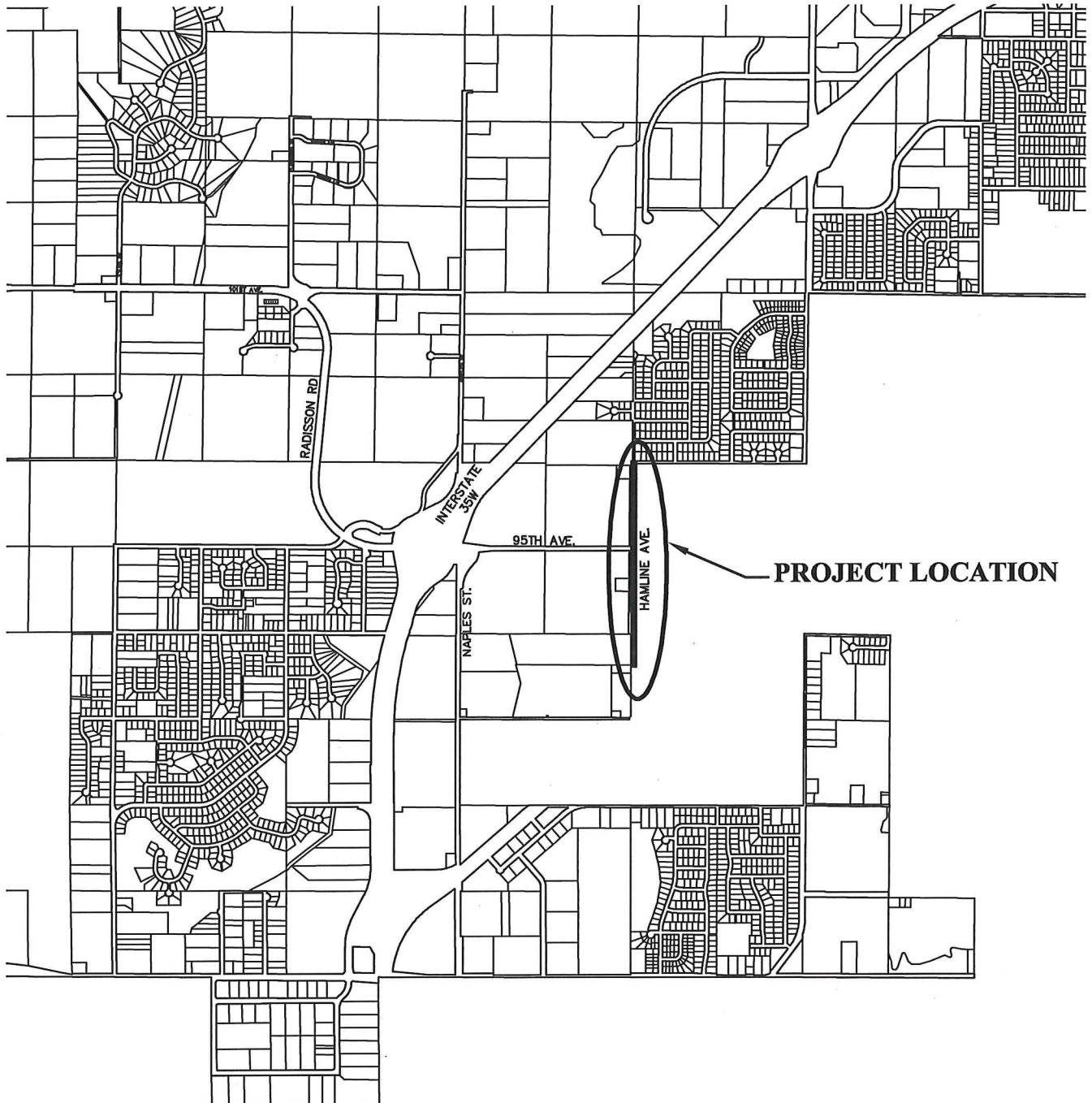
The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed in accordance with Minnesota Statute 429. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.



CITY OF BLAINE

LOCATION MAP

PROJECT NO. 10-13 RECONSTRUCTION OF HAMLINE AVENUE FROM EDGEWOOD ROAD TO PATRIOT LANE

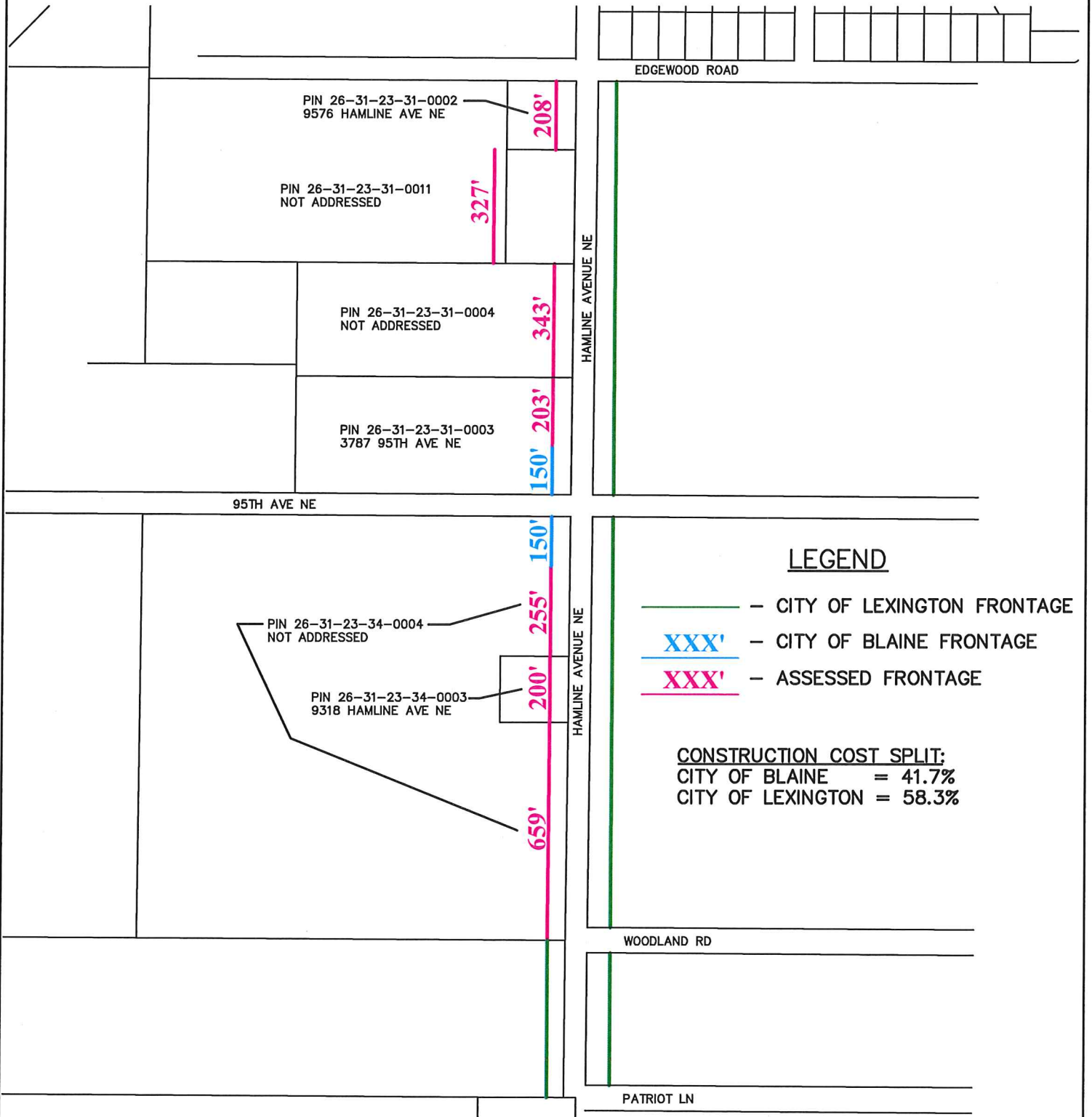




CITY OF BLAINE

ASSESSMENT MAP

PROJECT NO. 10-13 RECONSTRUCTION OF HAMLINE AVENUE FROM EDGEWOOD ROAD TO PATRIOT LANE



LEGEND

- CITY OF LEXINGTON FRONTAGE
- CITY OF BLAINE FRONTAGE
- ASSESSED FRONTAGE

CONSTRUCTION COST SPLIT:
 CITY OF BLAINE = 41.7%
 CITY OF LEXINGTON = 58.3%

EXHIBIT NO. 3

**PRELIMINARY ASSESSMENT ROLL - HAMLINE AVENUE FROM EDGEWOOD ROAD TO PATRIOT LANE
PROJECT 10-13**

CITY OF BLAINE

ASSESSMENT RATE BREAKDOWN			
CITY OF BLAINE SHARE OF CONSTRUCTION COSTS	\$186,400.00		
ADMINISTRATIVE COSTS (35%)	\$65,240.00		
TOTAL ASSESSABLE COST	\$251,640.00		
		TOTAL FRONT FOOTAGE**	2495
			=
		TOTAL COST PER FRONT FOOT	\$100.86
			*
		ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	50%
			=
		ASSESSMENT RATE PER ASSESSABLE FRONT FOOT	\$50.43

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
263123310002	9576 Hamline Avenue NE	Norther Natural Gas Company	208	\$50.43	\$10,489.44
263123310011	Not Addressed	Blaine Ponds Joint Venture LLC	327	\$50.43	\$16,490.61
263123310004	Not Addressed	Blaine Ponds Joint Venture LLC	343	\$50.43	\$17,297.49
263123310003	3787 95th Avenue NE	Blaine Preserve Phase I LLC	203*	\$50.43	\$10,237.29
263123340004	Not Addressed	Blaine Ponds Joint Venture LLC	914*	\$50.43	\$46,093.02
263123340003	9318 Hamline Avenue NE	City of Blaine	200	\$50.43	\$10,086.00
			TOTALS:	2195	\$110,693.85

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (GROSS STREET ROW AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR

ENR INDEX NOVEMBER 2011 = 10271.36