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Feasibility Report for


Improvement Project No. 18-18
Pavement Management Program

Clover Leaf Parkway Area Street Reconstructions

Bolton & Menk, Inc. Project No. N12.117365

February 21, 2019

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.

By: 
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- Figure 4: Ulysses Street and Lincoln Street Assessment Map
- Exhibit 4A: Ulysses Street Proposed Assessment Roll

I. EXECUTIVE SUMMARY

The proposed project will reconstruct Clover Leaf Parkway from 99th Avenue to Trunk Highway 65, 93rd Avenue from Trunk Highway 65 to Isanti Street and Lincoln Street and Ulysses Street within Aquatore Park. Proposed improvements include repair/replacement of concrete curb and gutter and sidewalk, storm drainage improvements, asphalt surface replacement, traffic control signage, and appurtenant construction.

The total estimated project cost of the proposed improvements is **\$4,006,231**, of which **\$784,310** is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings at an estimated cost of **\$62,370** and construction of a new hydrant at an estimated cost of **\$11,138** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$3,148,413** is proposed to be paid from the City's Pavement Management Program Fund and City Municipal State Aid Funds.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

II. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on August 2, 2018, with Resolution No. 18-150.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2018 topographic survey.

III. PROJECT AREA CHARACTERISTICS

The project area includes the following streets:

- Clover Leaf Parkway, from 99th Avenue to Trunk Highway 65
- 93rd Lane, from Trunk Highway 65 to Isanti Street
- Ulysses and Lincoln Streets, from Clover Leaf Parkway to their terminus within Aquatore Park

A. CLOVER LEAF PARKWAY, FROM 99TH AVENUE TO TRUNK HIGHWAY 65

Clover Leaf Parkway was constructed in 1983 with a section consisting of 4 inches of bituminous pavement on 5 inches of aggregate base, surmountable concrete curb and gutter west of Polk Street, B618 concrete curb and gutter east of Polk Street, and 5-foot wide sidewalks. A mill and overlay was completed in 1999. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement and segments of the sidewalk have settled or cracked and need to be replaced. The storm sewer is in relatively good condition; however, some structures would be replaced with new sump structures.

B. 93RD LANE, FROM TRUNK HIGHWAY 65 TO ISANTI STREET

93rd Lane, from Baltimore Street to Isanti Street, was constructed in 1981 as a rural section consisting of 4 inches of bituminous pavement on 5 inches of aggregate base and 4-foot aggregate shoulders. A mill and overlay was completed in 1995. 93rd Lane from Trunk Highway 65 to Baltimore Street was constructed in 1992 with section consisting of 5 inches

of bituminous pavement on 8 inches of aggregate base and an urban section with concrete curb and gutter and median. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement. Finally, several of the ditches in the rural segment have filled with sediment and are currently trapping water.

C. ULYSSES STREET

Ulysses Street in Aquatore Park was constructed in 1995 as an urban section consisting of 3 inches of bituminous pavement on 6 inches of aggregate base, including B618 concrete curb and gutter and a concrete sidewalk on the west side. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement and segments of the sidewalk have settled or cracked and need to be replaced.

D. LINCOLN STREET

Lincoln Street in Aquatore Park was constructed in 1984 as an urban section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base, including surmountable concrete curb and gutter and a sidewalk on the west side. The pavement has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, some of the curb and gutter has reached the point of needing replacement. The majority of the sidewalk has settled significantly and needs to be replaced.

The proposed project is located in the Coon Creek Watershed District. Clover Leaf Parkway, Ulysses Street and Lincoln Street drain to County Ditch 17 through existing storm sewer systems, 93rd Lane drains to County Ditch 41 through existing ditches. No portion of the project will impact wetlands as identified on the City's wetland inventory map.

The location of the proposed projects within the City of Blaine is shown on attached Figure 1 in Appendix A.

IV. PROPOSED IMPROVEMENTS

The proposed improvements will include removal and replacement of the existing bituminous pavement street section, modifications and repairs to existing storm sewer, an additional hydrant, and replacement of all sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. It is not anticipated that additional right-of-way will be needed for the project. Each improvement is further described as follows:

A. SANITARY SEWER

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains. All sanitary sewer lines on the project are PVC. The project would 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 have reviewed the water main installation dates and water main break data along the project corridor and concur that the existing ductile iron water main installed in the early 1980s has no issues indicating the need for replacement or repair. The project would include adjusting existing gate valve boxes located within the street typical sections. A new hydrant would be added at the intersection of 95th Lane and Clover Leaf Parkway to improve coverage.

C. STREET CONSTRUCTION

- **CLOVER LEAF PARKWAY, FROM 99TH AVENUE TO TRUNK HIGHWAY 65:**

The proposed project would partially reconstruct the existing typical section by reclaiming the existing bituminous pavement and aggregate base. A portion of the resultant reclaimed material would be removed to allow room for 4 inches of new bituminous pavement. The segment of Clover Leaf Parkway from Trunk Highway 65 to Polk Street has been designated by the City as a State Aid route and, therefore, would be designed and reconstructed to meet current State Aid standards. The current street width of 36 feet (from back of curb to back of curb – surmountable curb) west of Polk Street and 37 feet (from back of curb to back of curb – B618 curb) east of Polk Street would remain the same.

Due to the significant amount of curb damage, it is proposed to remove and replace 100% of the existing concrete curb and gutter. Currently, B618 style curb and gutter exists east of Polk Street and surmountable (drive over) style exists west of Polk Street. All new concrete curb and gutter would be B418 style west of Polk Street and B618 east of Polk Street.

The concrete sidewalk is in relatively good condition. It is proposed to remove and replace only the damaged (i.e. cracked, settled, heaved, etc.) sidewalk panels. Several of the damaged panels are heaved and cracked due to roots from the adjacent boulevard trees. In the area east of Polk Street, near the existing wetland, the sidewalk has settled significantly. Based on soil borings taken in the general area, it is proposed to reconstruct this sidewalk with 3 feet of select granular borrow to minimize future settlements. In addition, all of the concrete pedestrian ramps would be removed and replaced to meet current ADA standards.

There are several locations where the turf boulevard between the curb and sidewalk is higher than the sidewalk. It is proposed to lower the boulevard in various locations to prevent storm water from being trapped on the sidewalk.

- **93RD LANE, FROM TRUNK HIGHWAY 65 TO ISANTI STREET:**

This segment of 93rd Lane has been designated by the City as a State Aid route and, therefore, would be designed and reconstructed to meet current State Aid standards. For the rural portion east of Baltimore Street, the proposed project would partially reconstruct the existing typical section by reclaiming the existing bituminous pavement and gravel base to a depth of approximately 9 inches. The resultant reclaimed aggregate base would be overlaid with 5 inches of bituminous pavement. The existing bituminous pavement is 24 feet wide with 4-foot wide gravel shoulders. It is proposed to reconstruct this segment of 93rd Lane to a paved width of 28 feet. The remaining 2-foot wide gravel shoulders would be reestablished using excess reclaimed gravel base material or additional gravel material as required.

For the urban section between TH 65 and Baltimore Street, it is also proposed to partially reconstruct the existing typical section by reclaiming the existing bituminous pavement and aggregate base. A portion of the resultant reclaimed material would be removed to allow room for 5 inches of new bituminous pavement. Due to the significant amount of curb damage, it is proposed to remove and replace 100% of the existing concrete curb and gutter, including median. In addition, it is recommended that the median be extended east all the way to Baltimore Street to reduce turning conflicts and improve the operation and safety of this segment of 93rd Lane.

- **ULYSSES STREET IN AQUATORE PARK, FROM CLOVER LEAF PKWY TO 500 FEET SOUTH:**

The proposed project would partially reconstruct the existing typical section by reclaiming the existing bituminous pavement and aggregate base. A portion of the resultant reclaimed material would be removed to allow room for 4 inches of new bituminous pavement. The current street width of 34 feet (from face of curb to face of curb – B618) would remain the same.

Due to the significant amount of curb damage, it is proposed to remove and replace 100% of the existing B618 concrete curb and gutter. The concrete sidewalk is in relatively good condition. It is proposed to remove and replace only the damaged (i.e. cracked, settled, heaved, etc.) sidewalk panels.

- **LINCOLN STREET IN AQUATORE PARK, FROM CLOVER LEAF PKWY TO 700 FEET SOUTH:**

The proposed project would partially reconstruct the existing typical section by reclaiming the existing bituminous pavement and aggregate base. A portion of the resultant reclaimed material would be removed to allow room for 4 inches of new bituminous pavement. The current street width of 29 feet (from face of curb to face of curb – surmountable) would remain the same.

Approximately 30% - 40% of the existing surmountable concrete curb and gutter is in poor condition and would need to be removed and replaced. The concrete sidewalk between Clover Leaf Parkway and the first parking lot entrance has settled significantly to the point of being difficult to walk on. This entire segment of sidewalk would be removed and replaced with 3 feet of select granular borrow subgrade. The remaining sidewalk is in good condition. Therefore, only spot repair of damaged panels is proposed.

D. STORM DRAINAGE

Storm water runoff from the streets with urban sections is currently captured and controlled with catch basins and a storm sewer pipe system. The existing storm sewer system has been analyzed. Based on our findings, an additional catch basin is proposed at the intersection of Clover Leaf Parkway and 96th Lane to aid in capturing runoff. Sump catch basin structures would be installed where appropriate to aid in the removal of sediments.

Storm water runoff from the rural section of 93rd Street would still be directed to the existing storm sewer or ditches and storm sewer culvert system. It is proposed to remove all damaged or undersized (12-inch diameter or less) corrugated metal driveway culverts and replace them with a minimum of 15-inch diameter culverts where feasible. Any corrugated metal roadway culverts would be replaced with concrete pipe culverts. All other undamaged driveway and roadway culverts would remain in place and be cleaned of sediments to restore full flow capacity. The

existing ditches would be cleaned and regraded where sedimentation over time has resulted in poor flows or standing water.

Coon Creek Watershed District (CCWD) will conduct a plan review of the project. CCWD will be considering all of the various street reconstruction projects being performed by the City in 2019 as one big project, which will trigger the need for additional stormwater infiltration practices. Because there is very little room for adding infiltration practices within this project corridor, it is anticipated that the other projects will accommodate this requirement.

V. 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.

VI. SUMMARY OF ESTIMATED PROJECTS COSTS

A breakdown of the estimated construction and administrative costs for each street is shown in the following table:

Estimated Project Costs						
Item		Clover Leaf Parkway	93rd Lane	Ulysses Street	Lincoln Street	TOTALS
Construction Costs						
Street Construction		\$1,971,598	\$662,285	\$119,195	\$160,049	\$2,913,128
Water Main		\$8,250	\$0	\$0	\$0	\$8,250
Sanitary Sewer		\$33,000	\$8,800	\$2,200	\$2,200	\$46,200
Total Estimated Construction Costs		\$2,012,848	\$671,085	\$121,395	\$162,249	\$2,967,578
Administrative Costs						
Engineering	18%	\$362,313	\$120,795	\$21,851	\$29,205	\$534,164
Assessment	1%	\$20,128	\$6,711	\$1,214	\$1,622	\$29,676
Legal	2%	\$40,257	\$13,422	\$2,428	\$3,245	\$59,352
Administration	4%	\$80,514	\$26,843	\$4,856	\$6,490	\$118,703
Capitalized Interest	8%	\$161,028	\$53,687	\$9,712	\$12,980	\$237,406
Bonding	2%	\$40,257	\$13,422	\$2,428	\$3,245	\$59,352
Total Estimated Administrative Costs		\$704,497	\$234,880	\$42,488	\$56,787	\$1,038,652
Total Estimated Project Costs		\$2,717,345	\$905,965	\$163,884	\$219,036	\$4,006,231

VII. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess each street separately using the linear foot method for the commercial/industrial/high density residential properties and unit method for the residential properties. Proposed assessments are based on 35% of the entire cost of the improved street section for residential properties and 50% of the entire cost of the improved street section for commercial/industrial/high density residential properties, and do not include costs for water main or sanitary sewer work.

Assessments for the single family residential and quad home properties are based on a standard residential street, which is 29 feet wide (back of curb to back of curb) with 3.5 inches of bituminous pavement. Clover Leaf Parkway is the only street with these types of properties. The estimated construction costs for Clover Leaf Parkway, based on a standard residential street, is **\$1,521,044**.

See Figures 2, 3 & 4 in Appendix A for the parcels proposed to be assessed and Exhibits 2A, 3A & 4A for the proposed assessment rolls. Lincoln Street is surrounded by City-owned property, and therefore will have no assessments.

VIII. FINANCING

Based on the previous Estimated Project Costs table, the total estimated project cost is **\$4,006,231**. The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program (PMP) Funds, Public Utility Funds, Municipal State Aid Street (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.

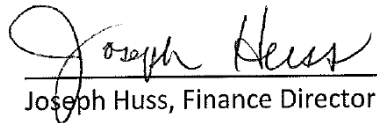
A breakdown of the costs assigned to each funding source to finance the estimated projects costs for each street is shown in the following table:

Financing Summary					
Item	Funding Source				
Temporary Funding Source	City Internal Funds				
Permanent Funding Source	PMP Funds, Public Utility Funds, MSAS Funds, and Assessments				
Financing	Clover Leaf Parkway	93rd Lane	Ulysses Street	Lincoln Street	TOTALS
Total Paid from PMP Funds	\$1,763,523	\$35,854	\$132,970	\$216,066	\$2,148,413
Total Paid from Public Utility Funds	\$55,688	\$11,880	\$2,970	\$2,970	\$73,508
Total Paid from MSAS Funds	\$500,000	\$500,000	\$0	\$0	\$1,000,000
Total Generation from Assessments	\$398,135	\$358,231	\$27,944	\$0	\$784,310
Total Financing	\$2,717,345	\$905,965	\$163,884	\$219,036	\$4,006,231

A. FINANCE DIRECTOR STATEMENT

With reference to this Feasibility Report for Improvement Project 18-18 as prepared by Bolton & Menk, Inc., dated February 21, 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 City's Municipal State Aid Street 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 **\$784,310** 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 **\$73,508**.


Joseph Huss, Finance Director

IX. SCHEDULE

The following schedule allows for construction to be completed during the 2019 construction season:

Proposed Project Schedule	
February 11, 2019	Public Information Meeting to discuss project and proposed assessments
February 21, 2019	Receive Feasibility Report, Order Public Hearing
March 7, 2019	Hold Public Hearing, Order Improvements, Order Preparation of Plans & Specifications
April 1, 2019	Approve Plans & Specifications, Order Advertisement for Bids
April 30, 2019	Open Bids
May 6, 2019	Award Contract
June - Sept 2019	Construct Improvements
October 2019	Hold Assessment Hearing
2020	First assessment payment due with real estate taxes

X. ASSESSMENT METHODOLOGY

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.

Appendix A: Figures & Exhibits

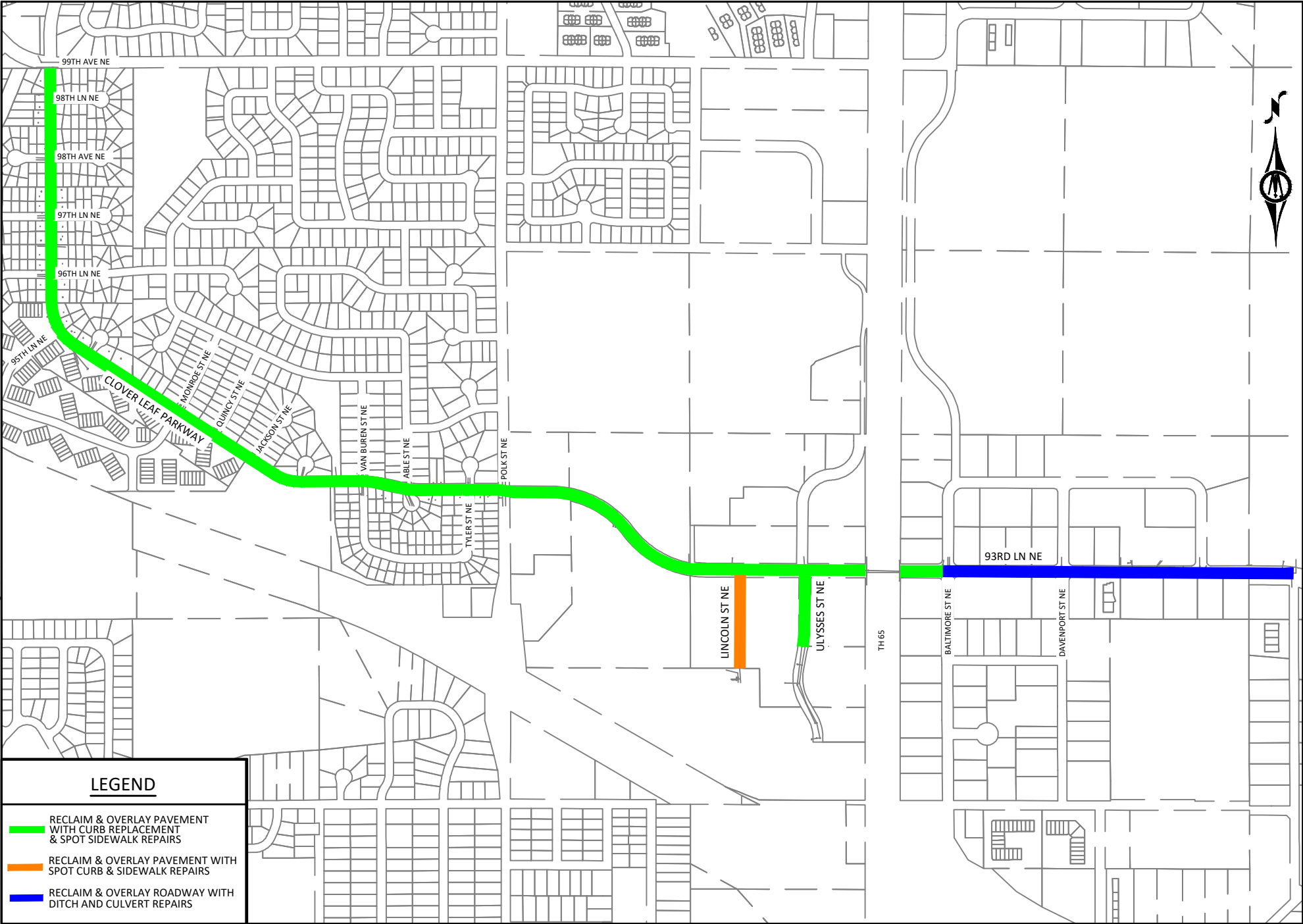
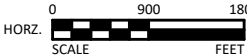
Clover Leaf Parkway Area Street Reconstructions, Proj. #18-18

Blaine, MN

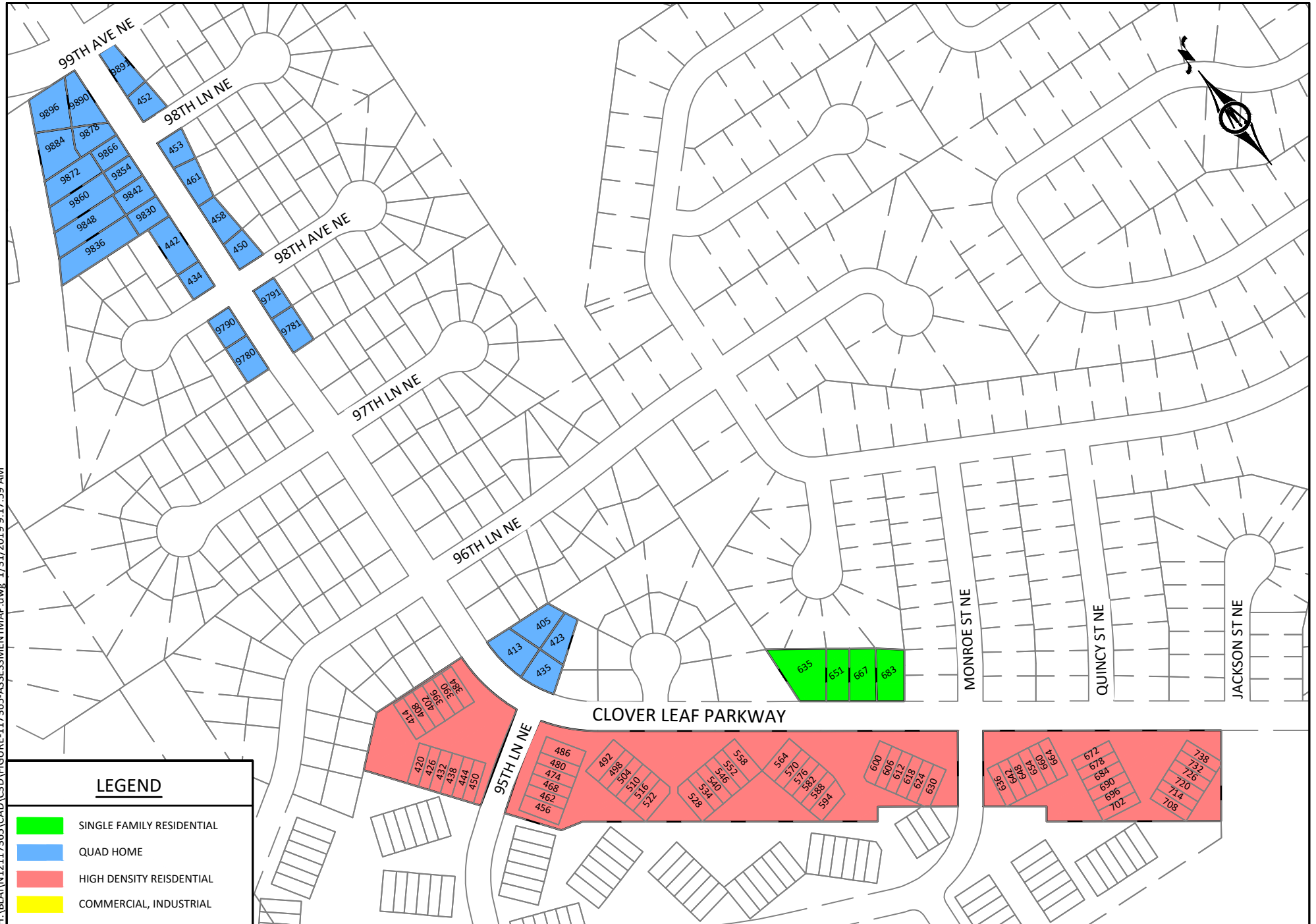
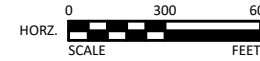
Figure #1 - Location Map

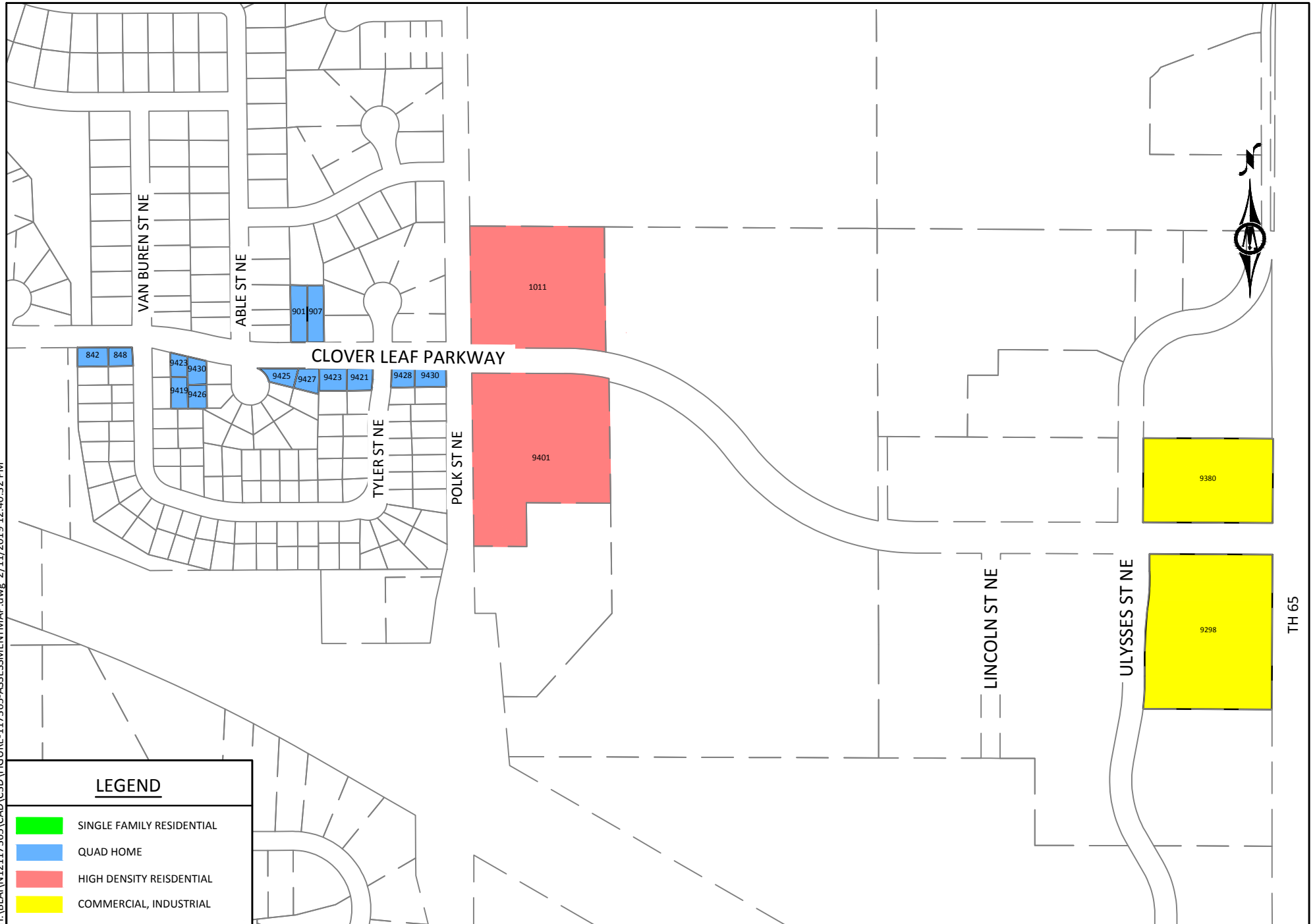
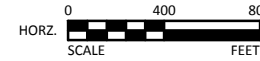


February, 2019



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PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS
CLOVERLEAF PARKWAY
CITY OF BLAINE

EXHIBIT NO. 2A - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$1,971,598	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	<u>\$690,059</u>					
TOTAL COST	\$2,661,657					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT		
ASSESSABLE COST	\$2,661,657	÷	14606.10	=	\$182.23	x
					50%	=
						\$91.11

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123330008	HIAWATHA LAKE PARTNERS I LLC	1011 CLOVER LEAF PKWY NE	276.0	*	\$91.11	\$25,146.36
293123330011	CLOVERLEAF PARK APTS LLC	9401 POLK ST NE	435.9		\$91.11	\$39,714.85
293123340004	BLAINE 21 LLC	9380 CENTRAL AVE NE	260.0	*	\$91.11	\$23,688.60
323123210015	N&D MANAGEMENT LLC	9298 CENTRAL AVE NE	388.5		\$91.11	\$35,396.24
			TOTALS:		1360.4	\$123,946.05

NOTES:
*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE

PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS

CLOVERLEAF PARKWAY

CITY OF BLAINE

EXHIBIT NO. 2B - HIGH DENSITY RESIDENTIAL TOWNHOMES

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,971,598	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$690,059			
TOTAL COST	\$2,661,657			
	<u>HIGH DENSITY RATE</u>	<u>x 50%</u>	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,330,829	÷	14606.1 LF	= \$91.11

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		HIGH DENSITY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL UNIT
\$91.11	X	1441.2 LF	=	\$131,307.73	÷	60	=	\$2,188.46

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL UNIT	PROPOSED ASSESSMENT
303123310091	414 CLOVER LEAF PKWY NE	COFFEY DAVID	1	\$2,188.46	\$2,188.46
303123310092	408 CLOVER LEAF PKWY NE	GAARD JERRY C	1	\$2,188.46	\$2,188.46
303123310093	402 CLOVER LEAF PKWY NE	HAVELAK SUSAN E	1	\$2,188.46	\$2,188.46
303123310094	396 CLOVER LEAF PKWY NE	ANDERSON JUDITH	1	\$2,188.46	\$2,188.46
303123310095	390 CLOVER LEAF PKWY NE	CARTER TANISHA	1	\$2,188.46	\$2,188.46
303123310096	384 CLOVER LEAF PKWY NE	PETERSON KATHLEEN M	1	\$2,188.46	\$2,188.46
303123310097	420 CLOVER LEAF PKWY NE	LINDMEYER R	1	\$2,188.46	\$2,188.46
303123310098	426 CLOVER LEAF PKWY NE	PETERS KRISTEL	1	\$2,188.46	\$2,188.46
303123310099	432 CLOVER LEAF PKWY NE	YOUNKER ROGER	1	\$2,188.46	\$2,188.46
303123310100	438 CLOVER LEAF PKWY NE	BELLEFEUILLE GLENN	1	\$2,188.46	\$2,188.46
303123310101	444 CLOVER LEAF PKWY NE	COTTER KATHRYN	1	\$2,188.46	\$2,188.46
303123310102	450 CLOVER LEAF PKWY NE	LANGSDORF-LLOYD JOYCE	1	\$2,188.46	\$2,188.46
303123310104	456 95TH LN NE	REITER PAMELA E	1	\$2,188.46	\$2,188.46
303123310105	462 95TH LN NE	GONZALEZ ADRIANA	1	\$2,188.46	\$2,188.46
303123310106	468 95TH LN NE	DALPIAZ RAYMOND P	1	\$2,188.46	\$2,188.46
303123310107	474 95TH LN NE	YOUNG CRISTINA	1	\$2,188.46	\$2,188.46
303123310108	480 95TH LN NE	PICOTTE BRIAN	1	\$2,188.46	\$2,188.46
303123310109	486 95TH LN NE	BERG JOYCE	1	\$2,188.46	\$2,188.46
303123310110	492 CLOVER LEAF PKWY NE	HEINS KRISTI	1	\$2,188.46	\$2,188.46
303123310111	498 CLOVER LEAF PKWY NE	TRASK LISA A	1	\$2,188.46	\$2,188.46
303123310112	504 CLOVER LEAF PKWY NE	MORRISON ANDREA	1	\$2,188.46	\$2,188.46

PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS

CLOVERLEAF PARKWAY

CITY OF BLAINE

EXHIBIT NO. 2B - HIGH DENSITY RESIDENTIAL TOWNHOMES
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,971,598	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$690,059			
TOTAL COST	\$2,661,657			
	<u>HIGH DENSITY RATE</u>	<u>x 50%</u>	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,330,829	÷	14606.1 LF	= \$91.11

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		HIGH DENSITY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL UNIT
\$91.11	X	1441.2 LF	=	\$131,307.73	÷	60	=	\$2,188.46

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL UNIT	PROPOSED ASSESSMENT
303123310113	510 CLOVER LEAF PKWY NE	PICOTT ANGELA	1	\$2,188.46	\$2,188.46
303123310114	516 CLOVER LEAF PKWY NE	SZYMANSKI JANE	1	\$2,188.46	\$2,188.46
303123310115	522 CLOVER LEAF PKWY NE	FOLBRECHT BRENT	1	\$2,188.46	\$2,188.46
303123310116	528 CLOVER LEAF PKWY NE	MAGORIS STEPHANIE	1	\$2,188.46	\$2,188.46
303123310117	534 CLOVER LEAF PKWY NE	MYLANDER STEPHEN B & VIVIAN	1	\$2,188.46	\$2,188.46
303123310118	540 CLOVER LEAF PKWY NE	MACKEY ABBY	1	\$2,188.46	\$2,188.46
303123310119	546 CLOVER LEAF PKWY NE	RIVARD TRUSTEE DAYNA	1	\$2,188.46	\$2,188.46
303123310120	552 CLOVER LEAF PKWY NE	LE DINH	1	\$2,188.46	\$2,188.46
303123310121	558 CLOVER LEAF PKWY NE	ENGBRETSON RICHARD	1	\$2,188.46	\$2,188.46
303123310122	564 CLOVER LEAF PKWY NE	PALMER HARRY	1	\$2,188.46	\$2,188.46
303123310123	570 CLOVER LEAF PKWY NE	PURNELL SABRINA	1	\$2,188.46	\$2,188.46
303123310124	576 CLOVER LEAF PKWY NE	MARUSKA ANGELA	1	\$2,188.46	\$2,188.46
303123310125	582 CLOVER LEAF PKWY NE	BIDDLE DAVID	1	\$2,188.46	\$2,188.46
303123310126	588 CLOVER LEAF PKWY NE	FUEHRER KEVIN	1	\$2,188.46	\$2,188.46
303123310127	594 CLOVER LEAF PKWY NE	ALBERTS FRED	1	\$2,188.46	\$2,188.46
303123420168	600 CLOVER LEAF PKWY NE	HUBERTY TRUSTEE YVONNE	1	\$2,188.46	\$2,188.46
303123420169	606 CLOVER LEAF PKWY NE	AL GAWWAM WUROOD & MOHAMMED SALIH	1	\$2,188.46	\$2,188.46
303123420170	612 CLOVER LEAF PKWY NE	JOHNSON LYDIA	1	\$2,188.46	\$2,188.46
303123420171	618 CLOVER LEAF PKWY NE	MADLAND JEANETTE M	1	\$2,188.46	\$2,188.46
303123420172	624 CLOVER LEAF PKWY NE	GACKE AMANDA	1	\$2,188.46	\$2,188.46
303123420173	630 CLOVER LEAF PKWY NE	BOEHRS BRUCE	1	\$2,188.46	\$2,188.46

PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS

CLOVERLEAF PARKWAY

CITY OF BLAINE

EXHIBIT NO. 2B - HIGH DENSITY RESIDENTIAL TOWNHOMES
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,971,598	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$690,059			
TOTAL COST	\$2,661,657			
	HIGH DENSITY RATE x 50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,330,829 ÷	14606.1 LF	=	\$91.11

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		HIGH DENSITY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL UNIT
\$91.11	X	1441.2 LF	=	\$131,307.73	÷	60	=	\$2,188.46

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL UNIT	PROPOSED ASSESSMENT
303123430028	636 CLOVER LEAF PKWY NE	JELMBERG JULIE	1	\$2,188.46	\$2,188.46
303123430029	642 CLOVER LEAF PKWY NE	TEOSYAN VADIM G	1	\$2,188.46	\$2,188.46
303123430030	648 CLOVER LEAF PKWY NE	WINDOM BRENDA	1	\$2,188.46	\$2,188.46
303123430031	654 CLOVER LEAF PKWY NE	STRONG NANCY A	1	\$2,188.46	\$2,188.46
303123430032	660 CLOVER LEAF PKWY NE	POSTERICK ROGER D & SHIRLEY	1	\$2,188.46	\$2,188.46
303123430033	664 CLOVER LEAF PKWY NE	JEGLOSKI DAVID	1	\$2,188.46	\$2,188.46
303123430034	702 CLOVER LEAF PKWY NE	MURPHY CYNTHIA	1	\$2,188.46	\$2,188.46
303123430035	696 CLOVER LEAF PKWY NE	BOTZET KAY	1	\$2,188.46	\$2,188.46
303123430036	690 CLOVER LEAF PKWY NE	BOECKERMANN MATTHEW	1	\$2,188.46	\$2,188.46
303123430037	684 CLOVER LEAF PKWY NE	HOECHERL CRAIG	1	\$2,188.46	\$2,188.46
303123430038	678 CLOVER LEAF PKWY NE	FORSBERG JOHN P & SHERRILL K	1	\$2,188.46	\$2,188.46
303123430039	672 CLOVER LEAF PKWY NE	BLISS BUFFY	1	\$2,188.46	\$2,188.46
303123430040	708 CLOVER LEAF PKWY NE	PUNJANI BRANDI	1	\$2,188.46	\$2,188.46
303123430041	714 CLOVER LEAF PKWY NE	BARTZ BRIAN	1	\$2,188.46	\$2,188.46
303123430042	720 CLOVER LEAF PKWY NE	HERR KAROL R & KAYLA S	1	\$2,188.46	\$2,188.46
303123430043	726 CLOVER LEAF PKWY NE	FRECHETTE CHERRY	1	\$2,188.46	\$2,188.46
303123430044	732 CLOVER LEAF PKWY NE	DIMASSI SHIRLEY	1	\$2,188.46	\$2,188.46
303123430045	738 CLOVER LEAF PKWY NE	JOHNSON TROY J	1	\$2,188.46	\$2,188.46

TOTALS:

60

\$131,307.60

PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS
CLOVERLEAF PARKWAY

CITY OF BLAINE
EXHIBIT NO. 2C - SINGLE FAMILY RESIDENTIAL AND QUADHOME PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,521,044	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD)		
ADMINISTRATIVE COSTS	<u>\$532,365</u>			
TOTAL COST	\$2,053,409			
	RESIDENTIAL RATE x 35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$718,693 ÷	14606.1 LF	=	\$49.21

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$49.21	X	2903.5 LF	=	\$142,881.24	÷	46	=	\$3,106.11

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123420126	683 CLOVER LEAF PKWY NE	BROWN SUSAN L	1	\$3,106.11	\$3,106.11
303123420127	667 CLOVER LEAF PKWY NE	TSEGIE ESHETU	1	\$3,106.11	\$3,106.11
303123420128	651 CLOVER LEAF PKWY NE	UMBREIT LUKE	1	\$3,106.11	\$3,106.11
303123420129	635 CLOVER LEAF PKWY NE	SUSICK DANIEL J & P M	1	\$3,106.11	\$3,106.11
303123240018	9890 CLOVER LEAF PKWY NE	WALLACE ROSEMARY	1	\$3,106.11	\$3,106.11
303123240019	9896 CLOVER LEAF PKWY NE	MARTIN JANET I	1	\$3,106.11	\$3,106.11
303123240020	9884 CLOVER LEAF PKWY NE	BRUBAKKEN BONNIE LEE	1	\$3,106.11	\$3,106.11
303123240021	9878 CLOVER LEAF PKWY NE	ALLORD BRENDA	1	\$3,106.11	\$3,106.11
303123240022	9866 CLOVER LEAF PKWY NE	DERR LISA	1	\$3,106.11	\$3,106.11
303123240023	9872 CLOVER LEAF PKWY NE	MAJESKE JOAN	1	\$3,106.11	\$3,106.11
303123240024	9860 CLOVER LEAF PKWY NE	ALLEN KEITH	1	\$3,106.11	\$3,106.11
303123240025	9854 CLOVER LEAF PKWY NE	GONZALEZ GABRIELA	1	\$3,106.11	\$3,106.11
303123240026	9842 CLOVER LEAF PKWY NE	PITTMAN GERALD J & MARY LOU	1	\$3,106.11	\$3,106.11
303123240027	9848 CLOVER LEAF PKWY NE	LULLOFF NATHANIEL	1	\$3,106.11	\$3,106.11
303123240028	9836 CLOVER LEAF PKWY NE	SASIK NANCY	1	\$3,106.11	\$3,106.11
303123240029	9830 CLOVER LEAF PKWY NE	ENSTAD TRACY	1	\$3,106.11	\$3,106.11
303123240030	442 98TH AVE NE	HILL AISHA	1	\$3,106.11	\$3,106.11
303123240031	434 98TH AVE NE	JAHN DUANE	1	\$3,106.11	\$3,106.11
303123240052	9790 CLOVER LEAF PKWY NE	PAQUETTE MELODY	1	\$3,106.11	\$3,106.11
303123240053	9780 CLOVER LEAF PKWY NE	SASSI JAMI	1	\$3,106.11	\$3,106.11
303123240054	9891 CLOVER LEAF PKWY NE	ANDERSON JENNIFER	1	\$3,106.11	\$3,106.11
303123240055	452 98TH LN NE	PRIVETTE MARK A	1	\$3,106.11	\$3,106.11
303123240088	453 98TH LN NE	PALERMO D J & L J	1	\$3,106.11	\$3,106.11
303123240089	461 98TH LN NE	FERISA LIDIA	1	\$3,106.11	\$3,106.11
303123240090	458 98TH AVE NE	ROBINSON JOEL	1	\$3,106.11	\$3,106.11
303123240091	450 98TH AVE NE	HENRICHS DEANNA R	1	\$3,106.11	\$3,106.11
303123240124	9791 CLOVER LEAF PKWY NE	HANOLD GARY & GWENDOLYN	1	\$3,106.11	\$3,106.11

PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS
CLOVERLEAF PARKWAY

CITY OF BLAINE
EXHIBIT NO. 2C - SINGLE FAMILY RESIDENTIAL AND QUADHOME PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,521,044	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD)			
ADMINISTRATIVE COSTS	<u>\$532,365</u>				
TOTAL COST	\$2,053,409				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$718,693	÷	14606.1 LF	=	\$49.21

303123240125	9781 CLOVER LEAF PKWY NE	PETRY BOBBY	1	\$3,106.11	\$3,106.11
303123310054	435 CLOVER LEAF PKWY NE	SPORLEIN CRAIG	1	\$3,106.11	\$3,106.11
303123310055	423 CLOVER LEAF PKWY NE	RYAN DANIEL F & KELLIE B	1	\$3,106.11	\$3,106.11
303123310056	405 CLOVER LEAF PKWY NE	LITMAN ANTHONY	1	\$3,106.11	\$3,106.11
303123310057	413 CLOVER LEAF PKWY NE	MUNNELLY ANGELICA	1	\$3,106.11	\$3,106.11
303123440031	9421 TYLER ST NE	YSKER MICHAEL A	1	\$3,106.11	\$3,106.11
303123440032	9423 TYLER ST NE	WANG JULIA	1	\$3,106.11	\$3,106.11
303123440065	9419 VAN BUREN ST NE	ERICKSON AMY	1	\$3,106.11	\$3,106.11
303123440066	9423 VAN BUREN ST NE	THORSON DANIEL	1	\$3,106.11	\$3,106.11
303123440067	9430 ABLE ST NE	SWANSON CASEY	1	\$3,106.11	\$3,106.11
303123440068	9426 ABLE ST NE	SMITH JOHN	1	\$3,106.11	\$3,106.11
303123440081	9427 ABLE ST NE	THORNE KATHLEEN M	1	\$3,106.11	\$3,106.11
303123440082	9425 ABLE ST NE	EVANS BRENDA	1	\$3,106.11	\$3,106.11
303123440083	9428 TYLER ST NE	LEIBFRIED JESSICA	1	\$3,106.11	\$3,106.11
303123440084	9430 TYLER ST NE	STRONG RYAN	1	\$3,106.11	\$3,106.11
303123440145	842 CLOVER LEAF PKWY NE	HANINE JAMEELAH	1	\$3,106.11	\$3,106.11
303123440146	848 CLOVER LEAF PKWY NE	OKSANA HAWRYLUK	1	\$3,106.11	\$3,106.11
303123440157	907 CLOVER LEAF PKWY NE	KULENKAMP THOMAS	1	\$3,106.11	\$3,106.11
303123440158	901 CLOVER LEAF PKWY NE	JUELICH WILLIAM & CHRISTINE	1	\$3,106.11	\$3,106.11
TOTALS:			46		\$142,881.06



PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS
93rd LANE

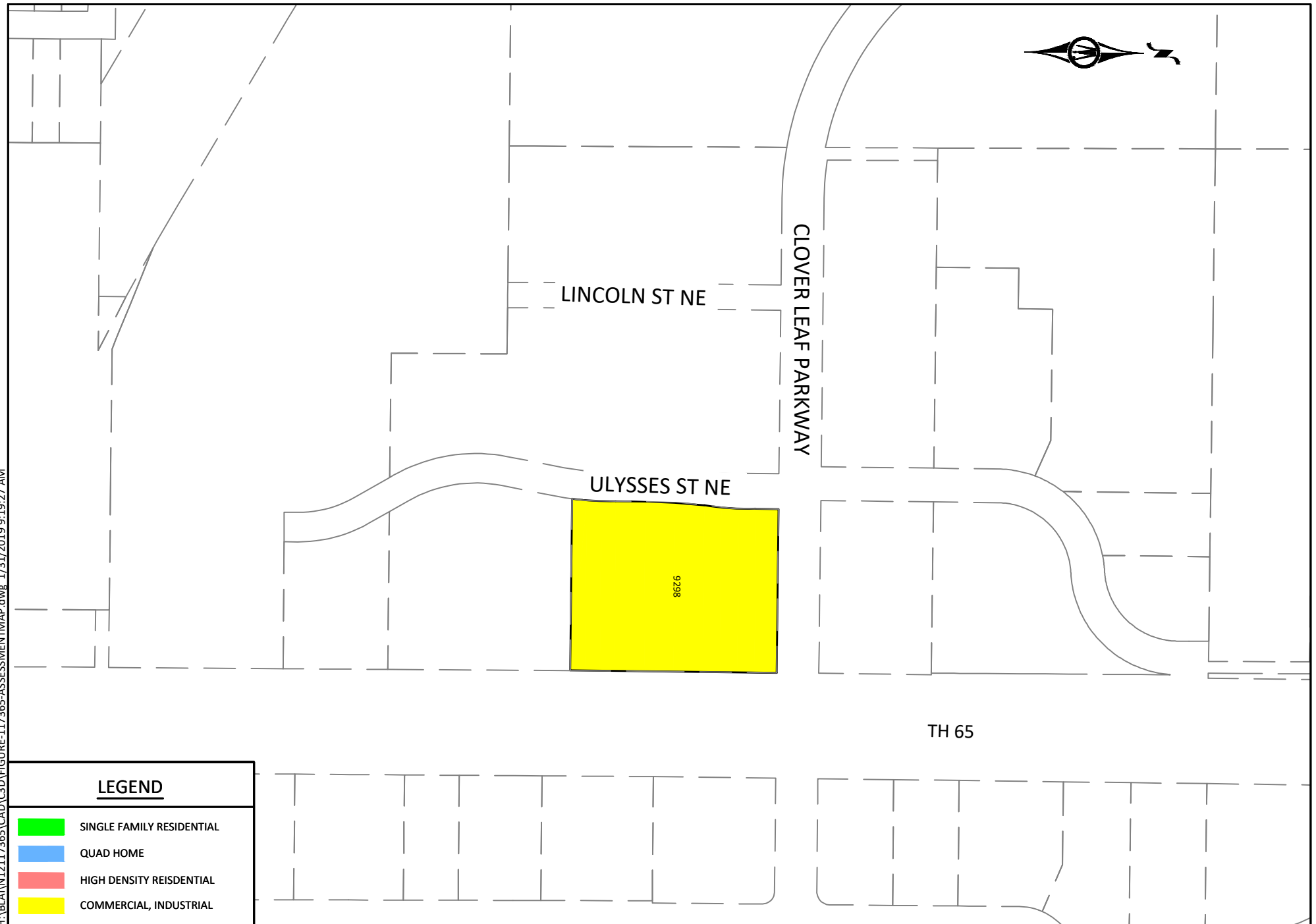
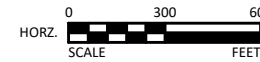
CITY OF BLAINE
EXHIBIT NO. 3A - COMMERCIAL/INDUSTRIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$662,285	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	\$231,800					
TOTAL COST	\$894,085					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT		
ASSESSABLE COST	\$894,085	÷	4497.90	=	\$198.78	X
					50%	=
						\$99.39

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123430001	KATH PROPERTIES LLC	9305 CENTRAL AVE NE	142.4	*	\$99.39	\$14,153.14
293123430012	ROBERTS COMMERCIAL PROPERTIES LLC	1551 93RD LN NE	178.6		\$99.39	\$17,751.05
293123430013	CAPITAL CITY COMMERCIAL LLC	1521 93RD LN NE	185.0		\$99.39	\$18,387.15
293123430014	U S POSTAL SERVICE	UNADDRESSED	185.0		\$99.39	\$18,387.15
293123430015	POSTMASTER	9301 BALTIMORE ST NE	178.6		\$99.39	\$17,751.05
293123430016	D&N MANAGEMENT LLC	1416 93RD LN NE	142.7	*	\$99.39	\$14,182.95
293123430020	WROLSTAD STEVEN D & DONNA L	1550 93RD LN NE	178.6		\$99.39	\$17,751.05
293123430028	COMMERCIAL INTERTECH CORP	1460 93RD LN NE	398.6	*	\$99.39	\$39,616.85
293123440010	MURPHY CAPITAL LLC	1611 93RD LN NE	180.0		\$99.39	\$17,890.20
293123440011	SNR HOLDINGS LLC	1581 93RD LN NE	174.6		\$99.39	\$17,353.49
293123440012	ROBERTS COMMERCIAL PROPERTIES LLC	1580 93RD LN NE	177.6		\$99.39	\$17,651.66
293123440017	DIVERSIFIED DYNAMICS CORP	1730 93RD LN NE	183.0		\$99.39	\$18,188.37
293123440018	DIVERSIFIED DYNAMICS CORP	1760 93RD LN NE	183.0		\$99.39	\$18,188.37
293123440021	P & C DEVELOPMENT CO LLC	1650 93RD LN NE	306.0		\$99.39	\$30,413.34
293123440022	NORTHERN ENGINEERING MN LLC	1700 93RD LN NE	243.0		\$99.39	\$24,151.77
293123440026	BLK PROPERTIES LLC	1622 93RD LN NE	61.0		\$99.39	\$6,062.79
293123440027	HUMAN LIFE ALLIANCE	1614 93RD LN NE	61.0		\$99.39	\$6,062.79
293123440028	LEGACY PROPERTY GROUP LLC	1610 93RD LN NE	61.0		\$99.39	\$6,062.79
293123440031	DEMOTTS PROPERTIES LLP	1671 93RD LN NE	384.6	*	\$99.39	\$38,225.39
TOTALS:			3604.3			\$358,231.35

NOTES:

*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE



PROJECT 18-18
CLOVERLEAF PARKWAY AREA STREET RECONSTRUCTIONS
ULYSSES STREET/CENTRAL AVENUE
CITY OF BLAINE
EXHIBIT NO. 4A - COMMERCIAL/INDUSTRIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$119,195	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	<u>\$41,718</u>					
TOTAL COST	\$160,913					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT		
ASSESSABLE COST	\$160,913	÷	980.90	=	\$164.05	x
					50%	=
						\$82.02

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123210015	N&D MANAGEMENT LLC	9298 CENTRAL AVE NE	340.7	x	\$82.02	\$27,944.21
			TOTALS:			
			<u>340.7</u>			<u>\$27,944.21</u>

NOTES:
*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE