FEASIBILITY REPORT
AND COST ESTIMATE
FOR

IMPROVEMENT PROJECT NO. 16-15
PAVEMENT MANAGEMENT PROGRAM
DUNKIRK STREET

CITY OF BLAINE, MINNESOTA
JUNE 8, 2016

Bituminous pavement, storm sewer, concrete curb, class 5 aggregate base, 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

FEASIBILITY REPORT
PROJECT NO. 16-15

EXECUTIVE SUMMARY

The proposed project will construct an approximately 150 foot long gap in Dunkirk Street, north of 91st Avenue, that has no street section within the right of way and reconstruct some existing storm sewer. Proposed improvements include installing concrete curb and gutter, storm sewer improvements, aggregate base, asphalt surface, traffic control signage and appurtenant construction.

The estimated cost of improvements is $131,250 with $56,250 proposed to be assessed over a ten-year period. Replacement of existing storm sewer at an estimated cost of $75,000 is proposed to be paid for by City Public Utility 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 May 17, 2018, with Resolution No. 18-96.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2016 topographic survey.

2. PROJECT AREA CHARACTERISTICS

There is an approximately 150 foot long gap in Dunkirk Street, north of 91st Avenue, which has no street section within the existing right of way. Water main and storm sewer were installed last year to alleviate a street flooding issue.

This project will construct the remaining street section and reconstruct some existing storm sewer located in the existing street section on the south end of the project to upgrade storm sewer capacity.

The proposed street is fronted by two parcels that are proposed to be assessed for the entire cost of the street section. Stormwater Utility Funds are proposed to be used to fund the additional storm sewer work.

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Zimmerman fine sand, Lino loamy fine sand and Isanti fine sandy loam. Based on past projects in the area, the project will likely require dewatering operations to install some of the underground improvements.

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 construction of approximately 155 linear feet of new urban street section with concrete curb and gutter, reconstruction (upsizing) of approximately 150 linear feet of storm sewer and new curb and gutter and pavement for the existing street areas that will be disturbed by the storm sewer reconstruction. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. Street Construction

The proposed construction will begin approximately 135 feet north of 91st Avenue at the end of the existing street stub and terminate at approximately 290 feet north of 91st Avenue at the end of the existing street, Construction will consist of a new street with a typical section composed of 3-1/2 inches of bituminous on 4 inches of Class 5 gravel base over a compacted subgrade. The new street section will include D312 concrete curb and gutter along the entire length of the street.

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

D. **Storm Sewer**

The existing southern section of Dunkirk Street has 152 linear feet of 12" diameter storm sewer that drains to a trunk storm sewer line in 91st Avenue. Last year a project to alleviate short term localized flooding on the existing northern section of Dunkirk Street connected a new storm sewer to this 12" diameter storm sewer. This project will replace the existing 12" diameter storm sewer with an 18" diameter storm sewer that will better handle flows from large storm events.

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. 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: 16-15

Description: Dunkirk Street

Cost Item	Percent	Amount	
Construction Costs			
Street Construction		$ 45,000	
Storm Sewer		60,000	
Total Construction Costs			**$** 105,000
Administrative Costs			
Engineering	10%	$ 10,500	
Assessment	1%	1,050	
Legal	1%	1,050	
Administration	3%	3,150	
Capitalized Interest	8%	8,400	
Bonding	2%	2,100	
Total Administrative Costs			**$** 26,250
TOTAL ESTIMATED PROJECT COSTS			**$ 131,250**

Temporary Funding Source City Internal Funds

Permanent Funding Source Assessments and Public Utility Funds,

Funding

Total Paid from Public Utility Funds $ 75,000

Total Generation from Assessments $ 56,250

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 unit method for the residential properties. The entire cost of the new street is proposed to be assessed equally to the two properties that abut the new street.

Costs associated with the storm sewer upsizing work, including costs for removal and replacement of existing curb and gutter and street section, are not included in the assessed costs and will be paid for with City Stormwater Utility Funds.

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 city storm water 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 16-15 as prepared by the City of Blaine Engineering Department dated June 8, 2018, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the 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 $56,250 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed storm sewer utility improvements at an estimated cost of $75,000.

Joseph Huss

Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

June 21, 2018	Receive Feasibility Report Order Public Hearing
July 12, 2018	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
July 12, 2018	Approve Plans and Specifications Order Advertisement for Bids
August 14, 2018	Open Bids
August 23, 2018	Award Contract
September 2018	Construct Improvements
September 2019	Assess Project
2020	First assessment payment due with real estate taxes

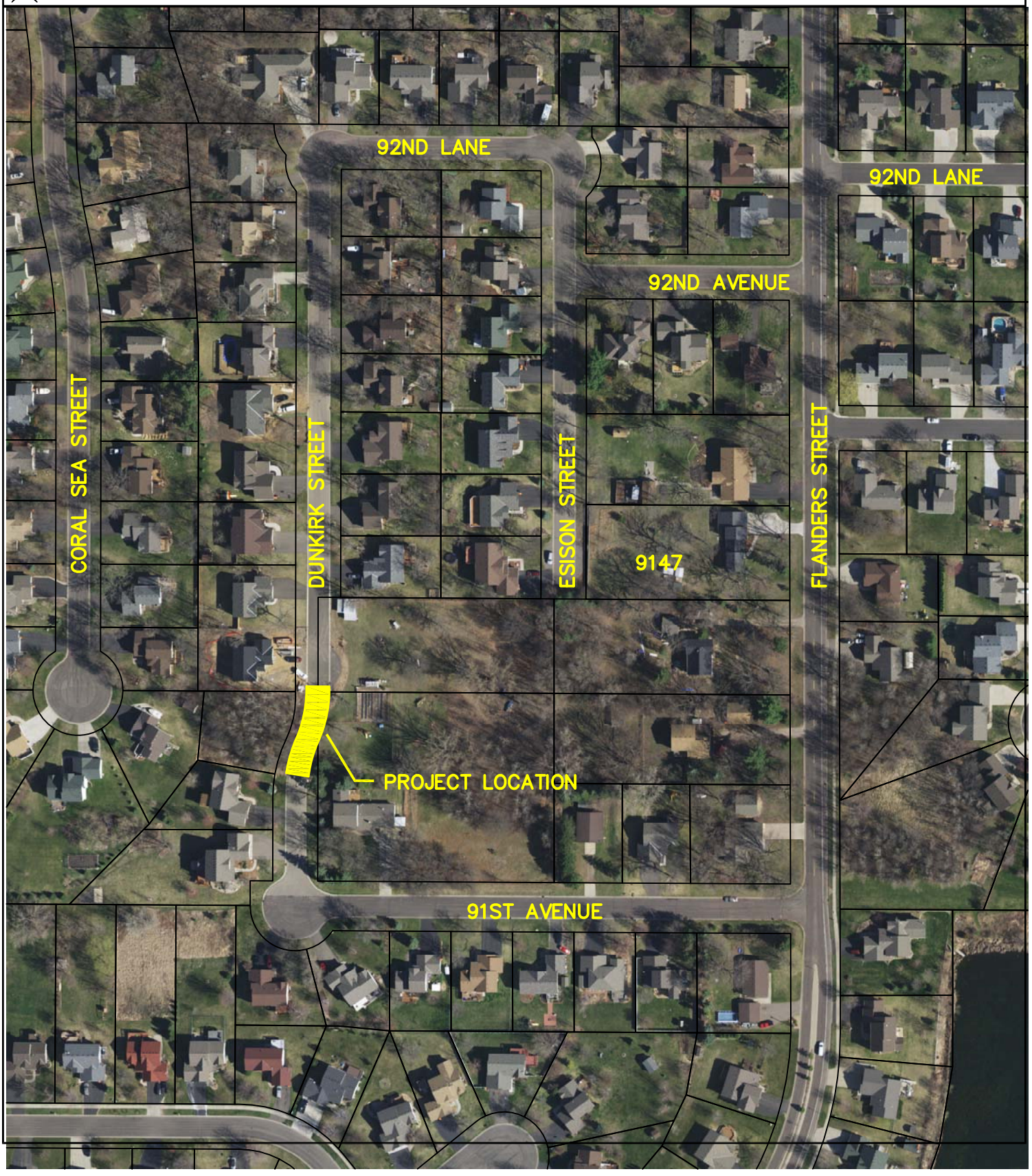
9. PROJECT FEASIBILITY AND RECOMMENDATION

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

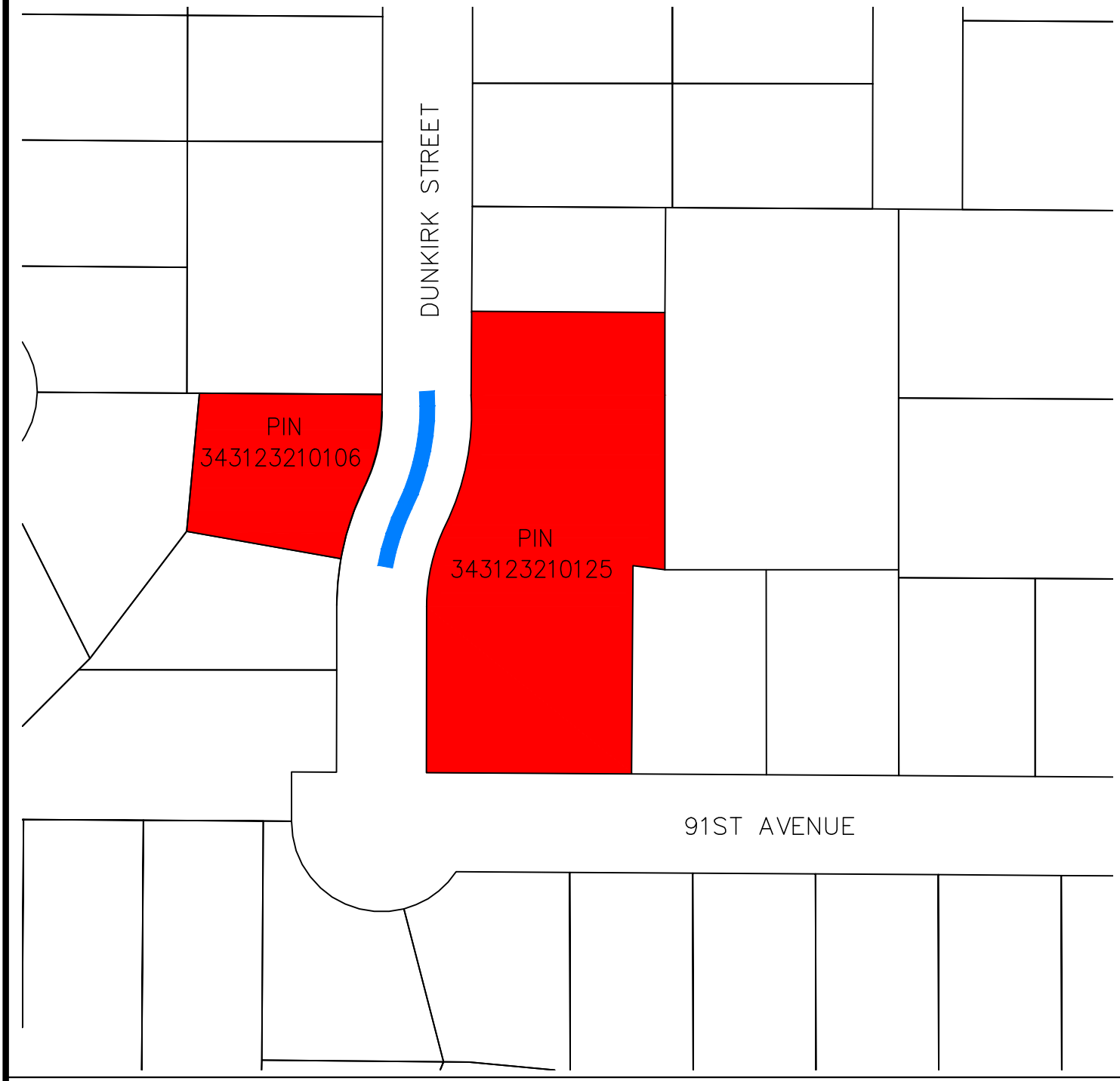
DUNKIRK STREET CONSTRUCTION



CITY OF BLAINE

EXHIBIT 2 - ASSESSMENT MAP

CONSTRUCTION OF DUNKIRK STREET
ASSESSABLE PARCELS



PROJECT 16-15

CONSTRUCTION OF DUNKIRK STREET

CITY OF BLAINE

EXHIBIT NO. 3 - PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS	$45,000.00				
ADMINISTRATIVE COSTS	$11,250.00				
TOTAL COST	$56,250.00				
			TOTAL UNITS		TOTAL COST PER UNIT
ASSESSABLE COST	**$56,250.00**	**/**	**2**	**=**	**$28,125.00**

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE UNITS	ASSESSMENT RATE PER UNIT		PROPOSED ASSESSMENT
343123210125	JOHNSTON, STEPHEN & CINDY	2959 91ST AVE NE	1	$28,125.00		$28,125.00
343123210106	MOJO JOHNSTON LLC	UNASSIGNED	1	$28,125.00		$28,125.00
		TOTALS:	**2.0**			**$56,250.00**