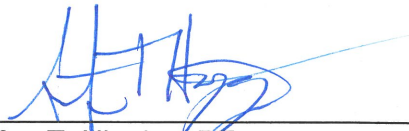


**FEASIBILITY REPORT AND  
COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 11-16  
93<sup>rd</sup> LANE INDUSTRIAL PARK AREA  
STREET IMPROVEMENTS, PHASE 1**

**CITY OF BLAINE, MINNESOTA  
February 16, 2012**

**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**  
10801 Town Square Drive NE  
Blaine, Minnesota 55449  
(763) 784-6700

Prepared By: Stefan Higgins, PE  
Assistant City Engineer

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## EXHIBITS

1. Project Location
2. Assessable Parcels
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# FEASIBILITY REPORT

## PROJECT NO. 11-16

### EXECUTIVE SUMMARY

The proposed project will be the first phase of a multi year project to partially reconstruct the streets and improve storm water runoff drainage in the industrial park area generally defined by 94<sup>th</sup> Lane on the north, Baltimore Street on the west, Radisson Road on the south and 93<sup>rd</sup> Lane Extension on the east. Phase 1 will partially reconstruct Davenport Street from 93<sup>rd</sup> Lane to 91<sup>st</sup> Avenue and Isanti Street from 93<sup>rd</sup> Lane to Radisson Road. The work includes asphalt pavement replacement, gravel shouldering, storm drainage improvements, culvert replacements and cleaning, traffic control signage, and appurtenant construction.

The estimated cost of improvements is \$631,500 with \$267,732 proposed to be assessed amongst benefitting properties over a ten-year period. The remaining portion of \$363,768 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 September 15, 2011, with Resolution No. 11-0118.

This report is based on field observations, record drawing information, 2010 aerial photography, and 2011 topographic survey.

## 2. PROJECT AREA CHARACTERISTICS

The project area includes Davenport Street NE, beginning at 91<sup>st</sup> Avenue NE and terminating at 93<sup>rd</sup> Lane NE and Isanti Street NE beginning at 93<sup>rd</sup> Lane NE and terminating at Radisson Road.

The existing segment of Davenport Street NE from 91<sup>st</sup> Avenue NE to 92<sup>nd</sup> Lane NE was constructed in 1972 as 24 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. The segment of Davenport Street NE from 92<sup>nd</sup> Lane NE to 93<sup>rd</sup> Lane NE was constructed in 1980 as a 24 foot wide paved rural section road with 6 foot shoulders, ditches, sanitary sewer, and water main.

The existing segment of Isanti Street NE from Radisson Road to 93<sup>rd</sup> Lane NE was constructed in 1985 as a 24 foot wide paved rural section road with 6 foot shoulders, ditches, sanitary sewer, and water main.

Both 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. 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. Many of the driveway culverts are partially full of sediment; some are damaged and some are undersized and susceptible to plugging.

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 rural street section, 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 Davenport Street NE and Isanti Street NE 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 Davenport Street NE and Isanti Street NE 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 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 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 15" diameter concrete culverts. 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:** 11-16

**Description:** 93<sup>rd</sup> Lane Industrial Park Area Street Improvements, Phase 1

Cost Item	Percent	Amount
<b>Construction Costs</b>		
Davenport Street Construction		\$ 210,460
Isanti Street Construction		257,320
<b>Total Construction Costs</b>		<b>\$ 467,780</b>
<b>Administrative Costs</b>		
Engineering	18%	\$ 84,200
Assessment	1%	4,678
Legal	2%	9,356
Administration	4%	18,710
Capitalized Interest	8%	37,420
Bonding	2%	9,356
<b>Total Administrative Costs</b>		<b>\$ 163,720</b>
 <b>TOTAL ESTIMATED PROJECT COSTS</b>		 <b>\$ 631,500</b>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

Assessments, Pavement Management Program Funds

**Funding**

Total Generation from Assessments \$ 267,732

Total Paid from Pavement Management Program Funds \$ 363,768

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

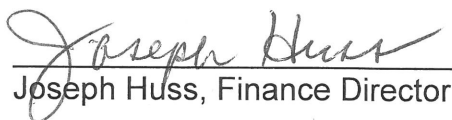
## 7. FINANCE

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 11-16 as prepared by the City of Blaine Engineering Department dated February 16, 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 \$267,732 will be assessed.

  
\_\_\_\_\_  
Joseph Huss, Finance Director



8. **PROJECTED SCHEDULE**

February 16, 2012	Receive Feasibility Report Order Public Hearing
February 28, 2012	Public/Business Information Meeting to discuss project and proposed assessments
March 15, 2012	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
April 5, 2012	Approve Plans and Specifications Order Advertisement for Bids
May 8, 2012	Open Bids
May 17, 2012	Award Contract
June – Oct 2012	Construct Improvements
November 2012	Assess Project
2013	First assessment payment due with real estate taxes

9. **PROJECT FEASIBILITY AND RECOMMENDATION**

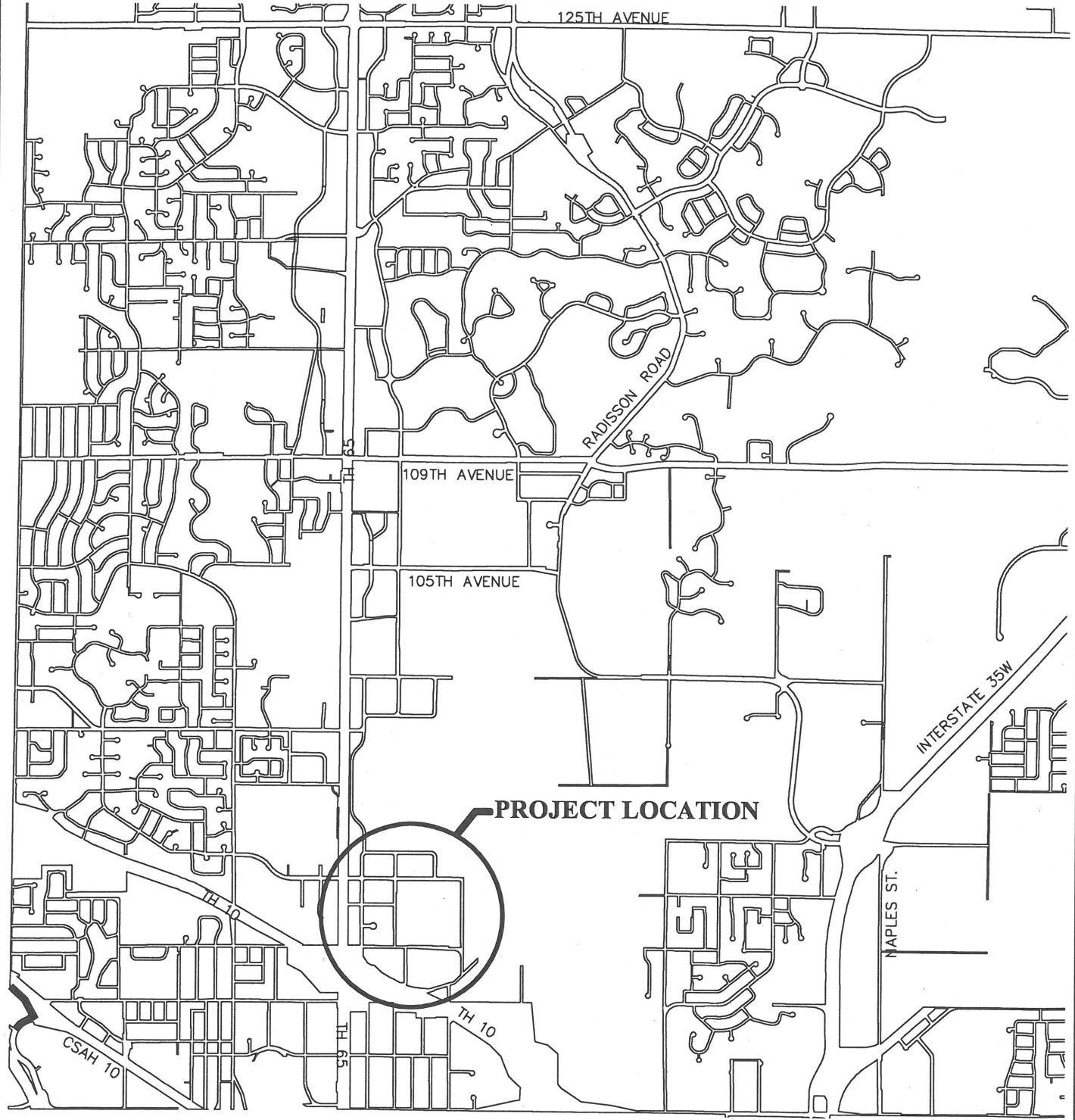
The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.



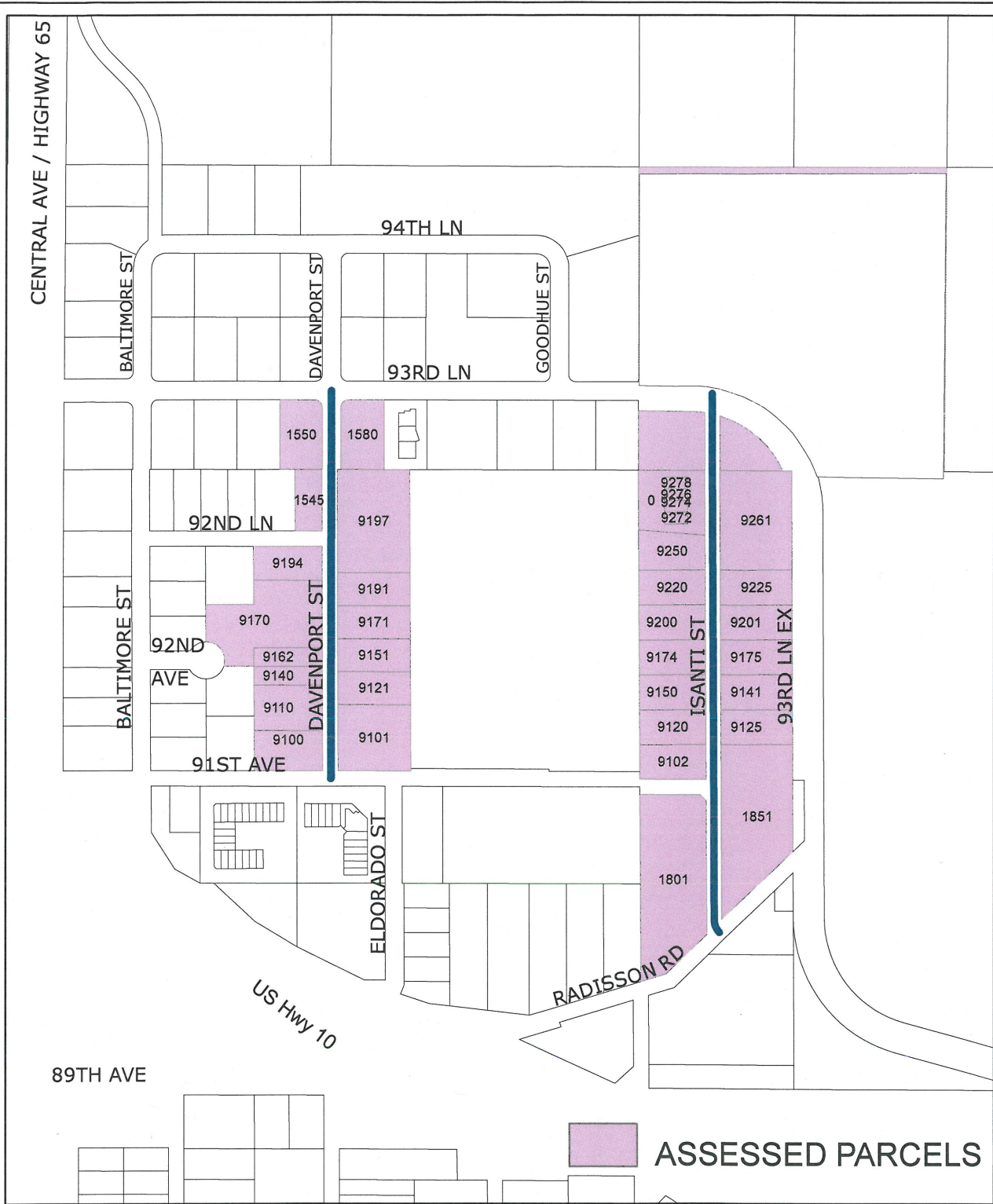
# CITY OF BLAINE

## LOCATION MAP

PROJECT NO. 11-16  
93rd LANE INDUSTRIAL PARK AREA  
STREET IMPROVEMENTS, PHASE 1



**EXHIBIT 1**



**Exhibit 2**  
**Assessment Map**  
**Project 11-16**  
**93rd Lane Industrial Park**  
**Area Street Improvements, Phase 1**



PROJECT 11-16  
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 1  
 CITY OF BLAINE  
 EXHIBIT NO. 3

PRELIMINARY ASSESSMENT ROLL - ISANTI STREET FROM 93rd LANE TO RADISSON ROAD

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)
\$257,320.00	4619	\$75.21	50%
ADMINISTRATIVE COSTS (35%)			
\$90,060.00			
<b>TOTAL ASSESSABLE COST</b>	<b>4619</b>	<b>\$75.21</b>	<b>50%</b>
			<b>=</b>
			<b>\$37.61</b>

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESABLE FRONT FOOTAGE	ASSESABLE RATE PER FRONT FOOT	PROPOSED ASSESSMENT
283123330001	0	MPLS-ST PAUL METRO ARPT	488.0	\$37.61	\$18,353.68
333123220003	9250 ISANTI ST NE	SPRINT INVESTMENTS	150.0	\$37.61	\$5,641.50
333123220004	9220-9228 ISANTI ST NE	SPRINT INVESTMENTS	150.0	\$37.61	\$5,641.50
333123220005	9200-9212 ISANTI ST NE	SPRINT INVESTMENTS	150.0	\$37.61	\$5,641.50
333123220006	9174 ISANTI ST NE	ROOFERS LOCAL NO 96 TRUSTEE	150.0	\$37.61	\$5,641.50
333123220007	9150-9154 ISANTI ST NE	KOZITZA TRUSTEE	150.0	\$37.61	\$5,641.50
333123220008	9120-9130 ISANTI ST NE	ENTRYWAY LLC DBA MATCRAFTERS	150.0	\$37.61	\$5,641.50
333123220009	9102 ISANTI ST NE	J B R ENTERPRISES LLP	150.0	\$37.61	\$5,641.50
333123220012	9225 ISANTI ST NE	SCHEID KEVIN K & BECKY S	150.0	\$37.61	\$5,641.50
333123220013	9201 ISANTI ST NE	SHABA COMMERCIAL PROPERTIES LLC	150.0	\$37.61	\$5,641.50
333123220014	9175 ISANTI ST NE	KOZITZA TRUSTEE	150.0	\$37.61	\$5,641.50
333123220015	9141-9159 ISANTI ST NE	ANDERSON JOHN T & NATALIE J	150.0	\$37.61	\$5,641.50
333123220016	9125-9135 ISANTI ST NE	MERKEL RONALD E	150.0	\$37.61	\$5,641.50
333123220018	9261 ISANTI ST NE	SAFETY KLEEN CORP	428.8	\$37.61	\$16,127.47
333123220019	9272 ISANTI ST NE	EDINGER FAMILY LIMITED PARTNERSHIP	69.7	\$37.61	\$2,621.42
333123220020	9274 ISANTI ST NE	HOKANSON FAMILY PARTNERS LLP	69.7	\$37.61	\$2,621.42
333123220021	9276 ISANTI ST NE	HOKANSON FAMILY PARTNERS LLP	69.7	\$37.61	\$2,621.42
333123220022	9278 ISANTI ST NE	W J INVESTMENTS LLC	69.7	\$37.61	\$2,621.42
333123230001	1801 RADISSON RD NE	LARSON PROPERTIES LLC	449.0*	\$37.61	\$16,886.89
333123230008	1851 RADISSON RD NE	MASTER HALCO INC	602.0*	\$37.61	\$22,641.22
<b>TOTALS:</b>			<b>4046.6</b>		<b>\$152,192.63</b>

NOTES:

\* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

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

PROJECT 11-16  
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 1  
 CITY OF BLAINE  
 EXHIBIT NO. 3  
 PRELIMINARY ASSESSMENT ROLL - DAVENPORT STREET FROM 93rd LANE TO 91st AVENUE

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)
\$210,460.00	3288	\$86.41	50%
ADMINISTRATIVE COSTS (35%)			
\$73,660.00			
<b>TOTAL ASSESSABLE COST</b>		<b>= \$86.41</b>	<b>=</b>
			<b>\$43.21</b>

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123430020	1550 93RD LN NE	WROLSTAD STEVEN D & DONNA L	150.0*	\$43.21	\$6,481.50
293123440012	1580-1584 93RD LN NE	ROBERTS COMMERCIAL PROPERTIES LLC	150.0*	\$43.21	\$6,481.50
323123110002	9197-9261 DAVENPORT ST NE	KVETON DONALD W	443.7	\$43.21	\$19,172.28
323123110003	9191-9195 DAVENPORT ST NE	ZAPPA III ANTHONY	142.0	\$43.21	\$6,135.82
323123110004	9171-9177 DAVENPORT ST NE	ZAPPA III ANTHONY	142.0	\$43.21	\$6,135.82
323123110005	9153-9157 DAVENPORT ST NE	ZAPPA III ANTHONY	142.0	\$43.21	\$6,135.82
323123110009	9121-9133 DAVENPORT ST NE	WAHLQUIST ERIC R & MARLA R	142.0	\$43.21	\$6,135.82
323123110012	9101-9115 DAVENPORT ST NE	MIDWESTERN ENTERPRISES	283.8	\$43.21	\$12,263.00
323123120010	1543-1549 92ND LN NE	TENDRIL INVESTMENTS LLC	114.0*	\$43.21	\$4,925.94
323123120011	9162 DAVENPORT ST NE	KABLOOE LLC	80.5	\$43.21	\$3,478.41
323123120012	9140-9142 DAVENPORT ST NE	HOLLISTER PROPERTIES LLLC	80.5	\$43.21	\$3,478.41
323123120033	9194 DAVENPORT ST NE/1512 92ND LN NE	MEH REALTY LLC	145.6	\$43.21	\$6,291.38
323123120035	9110-9118 DAVENPORT ST NE	KVETON DONALD	195.0	\$43.21	\$8,425.95
323123120036	9100 DAVENPORT ST NE	MIDWEST PETROQUIP INC	172.8	\$43.21	\$7,466.69
323123120037	9170-9190 DAVENPORT ST	A & C METALS SAWING INC	290.0	\$43.21	\$12,530.90
<b>TOTALS:</b>			<b>2673.9</b>		<b>\$115,539.22</b>

**NOTES:**

\* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

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