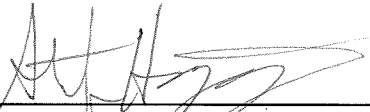


**FEASIBILITY REPORT AND  
COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 13-20  
EAST CENTRAL AVENUE SERVICE ROAD  
RECONSTRUCTION PROJECT**

**CITY OF BLAINE, MINNESOTA  
April 17, 2014**

**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.



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Stefan T. Higgins, PE  
Assistant City Engineer  
Minn. Reg. No. 41290



**CITY OF BLAINE**  
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Blaine, Minnesota 55449  
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Prepared By: Stefan Higgins, PE  
Assistant City Engineer

# FEASIBILITY REPORT 13-20 - TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	FR-1
1. PROJECT HISTORY .....	FR-2
2. PROJECT AREA CHARACTERISTICS .....	FR-2
3. PROPOSED IMPROVEMENTS .....	FR-2
A. Sanitary Sewer .....	FR-2
B. Water Main .....	FR-3
C. Street Construction .....	FR-3
D. Storm Drainage .....	FR-3
4. IMPACT OF PROPOSED IMPROVEMENTS .....	FR-4
5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING .....	FR-5
6. ASSESSMENT METHODOLOGY .....	FR-6
7. FINANCE .....	FR-6
A. Finance Director Statement .....	FR-6
8. PROJECTED SCHEDULE .....	FR-7
9. PROJECT FEASIBILITY AND RECOMMENDATION .....	FR-7

## EXHIBITS

1. Project Location
2. Assessable Parcels
3. Proposed Assessment Roll

# FEASIBILITY REPORT PROJECT NO. 13-20

## EXECUTIVE SUMMARY

The proposed project will reconstruct the East Central Avenue Service Road from 87<sup>th</sup> Avenue to 89<sup>th</sup> Avenue. Proposed improvements include concrete curb and gutter, storm sewer, asphalt surface, traffic control signage, striping, and appurtenant construction.

The estimated cost of improvements is \$367,740 with \$56,808 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer castings/rings and replacement of existing hydrants and gate valves at an estimated cost of \$17,000 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$293,932 is proposed to be paid from the City's Pavement Management Program 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 October 3, 2013, with Resolution No. 13-173.

This report is based on field observations, record drawing information, 2011 aerial photography, and 2013 topographic survey.

**2. PROJECT AREA CHARACTERISTICS**

The project area includes the East Central Avenue Service Road beginning at 87<sup>th</sup> Avenue and terminating at 89<sup>th</sup> Avenue. The project lies within the MnDOT Highway 65 right of way.

The existing segment of the East Central Avenue Service Road, approximately 1,350 feet long, from 87<sup>th</sup> Avenue to 89<sup>th</sup> Avenue was originally constructed in 1966 as a 30 foot wide paved rural section with no curb and gutter or storm sewer. The street segment has received an overlay in 1996.

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

The proposed project is located in the Coon Creek Watershed District. The East Central Avenue Service Road currently sheet drains to the MnDOT ditch along the east side of Highway 65. The storm water runoff then travels through the ditch to the south where it enters a flared end section connected to trunk storm sewer at the intersection with 87<sup>th</sup> Lane. This trunk storm sewer runs to the west, under Highway 65, and discharges into Laddie Lake. 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, installing curb and gutter, installing storm sewer and replacement of hydrants and 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 staffs have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains. The entire sewer main was recently lined in 2011 sanitary sewer lining project. 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 staffs have also reviewed the water main installation dates and water main break data along the project 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 adjacent to the corridor. The project will include removal of existing hydrants and replacement with new hydrants along with hydrant gate valves and adjusting existing gate valve boxes located within the street typical sections.

**C. Street Construction**

The proposed construction will begin at the intersection of 87<sup>th</sup> Avenue and continue northerly over the existing road alignment terminating at the intersection of 89<sup>th</sup> Avenue. The proposed project will reconstruct the entire typical section. The street will be reconstructed with a typical section composed of 3-1/2 inches of bituminous on 4-inches of Class V gravel base over a compacted subgrade. The new section will be reconstructed as an urban section and include B618 concrete curb and gutter.

There is no anticipated additional right-of-way needed for the project.

**D. Storm Drainage**

Storm water runoff from the street is proposed to be captured and controlled with catch basins and a storm sewer pipe system. Sump structures will be installed where needed to aid in the removal of sediments. The proposed storm sewer will run to south, under the west side of the road, and connect into the trunk storm sewer located at the intersection with 87<sup>th</sup> Avenue.

With the addition of curb and gutter and storm sewer on this road, a Coon Creek Watershed (CCWD) permit will be required. Due to the limitations of the project corridor lying within MnDOT Highway 65 right of way and the narrow space between the edge of road and eastern right of way line, meeting watershed infiltration requirements may not be feasible. A meeting with CCWD will be held to determine what specific storm water treatment requirements will be imposed. No additional impervious area will be added as a part of this project.

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 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.

**5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**

**Project:** 13-20

**Description:** East Central Avenue Service Road Reconstruction

Cost Item	Percent	Amount
<b>Construction Costs</b>		
Street Construction		\$ 219,100
Storm Sewer		36,300
Sanitary Sewer		2,700
Watermain		14,300
<b>Total Construction Costs</b>		<b>\$ 272,400</b>
<b>Administrative Costs</b>		
Engineering	18%	\$ 49,020
Assessment	1%	2,720
Legal	2%	5,450
Administration	4%	10,900
Capitalized Interest	8%	21,800
Bonding	2%	5,450
<b>Total Administrative Costs</b>		<b>\$ 95,340</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$ 367,740</b>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

Assessments, Pavement Management Program Funds (PMP Funds), and Public Utility Funds,

(ENR Construction Index for November 2014 is 10870.4)

**Funding**

Total Paid from Public Utility Funds	\$ 17,000
Total Generation from Assessments	\$ 56,808
Total Paid from PMP Funds	\$ 293,932

## 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 front foot method for commercial properties. All properties on the project corridor are zoned commercial. Proposed front foot assessments are based on 50% of the project cost as determined by the City Engineer.

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

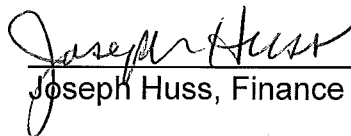
## 7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by Pavement Management Program Funds, 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 13-20 as prepared by the City of Blaine Engineering Department dated April 17, 2014, 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, 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 \$56,808 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 \$17,000.



Joseph Huss, Finance Director



**8. PROJECTED SCHEDULE**

April 17, 2014	Receive Feasibility Report Order Public Hearing
April 29, 2014	Public/Business Information Meeting to discuss project and proposed assessments
May 15, 2014	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
May 15, 2014	Approve Plans and Specifications Order Advertisement for Bids
June 9, 2014	Open Bids
June 19, 2014	Award Contract
June – Oct 2014	Construct Improvements
November 2014	Assess Project
2015	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.



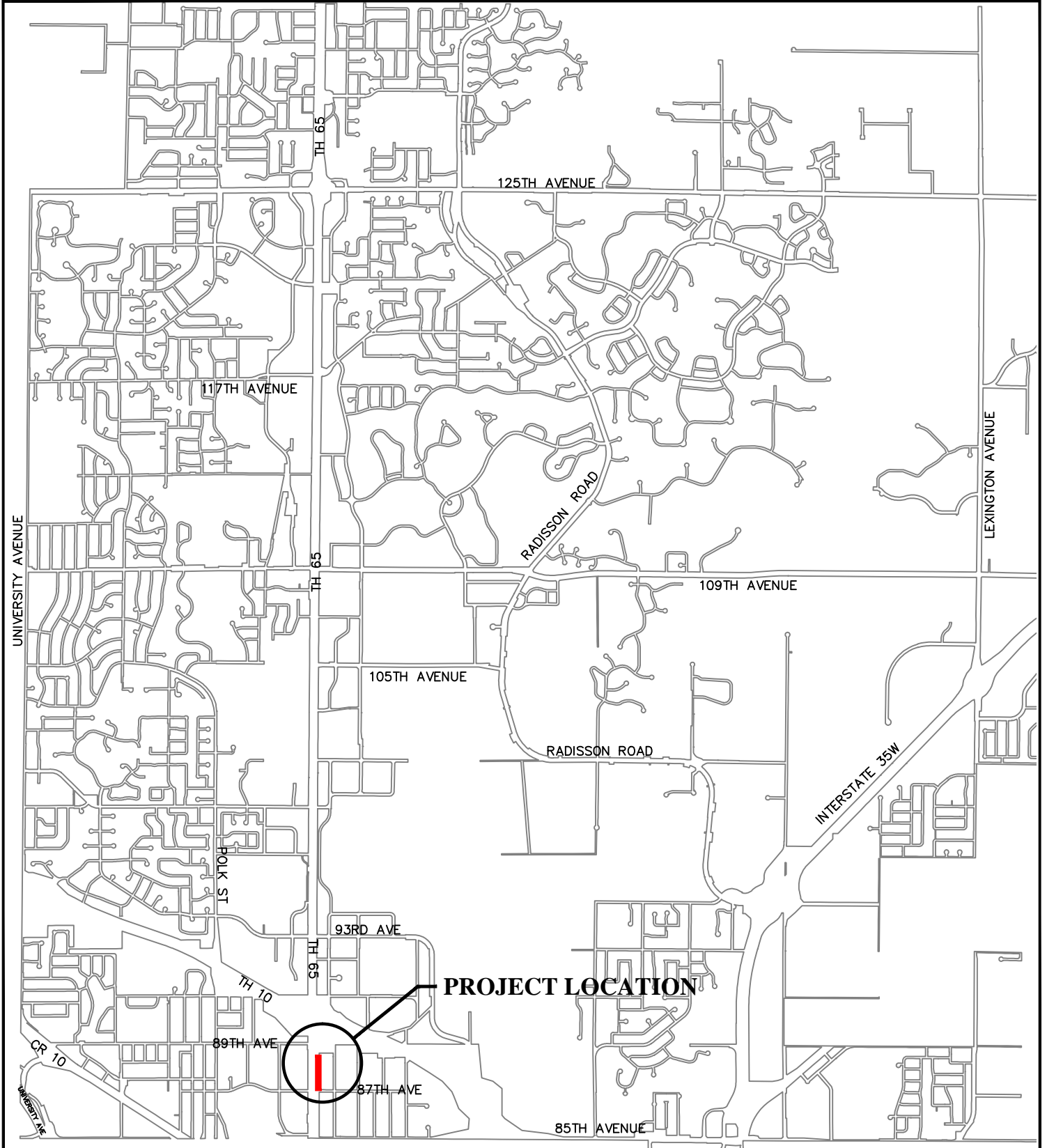
# CITY OF BLAINE

LOCATION MAP

EXHIBIT 1



## EAST CENTRAL AVENUE SERVICE ROAD RECONSTRUCTION



89TH AVE

CENTRAL AVE

87TH AVE

87TH

8839	
8833	
8825	
8817	
8809	
8801	
8741	
8735	
8729	
8717	
8701	



ASSESSABLE PARCELS



# Project 13-20 EXHIBIT 2



PROJECT 13-20  
 EAST CENTRAL AVENUE SERVICE ROAD RECONSTRUCTION PROJECT  
 CITY OF BLAINE  
 EXHIBIT NO. 3  
 PRELIMINARY ASSESSMENT ROLL - EAST CENTRAL AVE SERVICE ROAD FROM 89TH AVE TO 87TH AVE

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$255,400.00				
ADMINISTRATIVE COSTS (35%)	\$89,390.00	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
<b>TOTAL ASSESSABLE COST</b>	<b>\$344,790.00</b>	<b>2731.2</b>	<b>= \$126.24</b>	<b>* 50%</b>	<b>= \$63.12</b>

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123420031	8839 CENTRAL AVE NE	LESNAU TRUSTEE VIRGIL	100.0	\$63.12	\$6,312.00
323123420033	8833 CENTRAL AVE NE	NANDAN CENTRAL HOLDINGS LLC	100.0	\$63.12	\$6,312.00
323123420036	8825 CENTRAL AVE NE	BLAINE ECONOMIC DEVELOPMENT	100.0	\$63.12	\$6,312.00
323123420037	8817 CENTRAL AVE NE	BLAINE ECONOMIC DEVELOPMENT	100.0	\$63.12	\$6,312.00
323123420039	8809 CENTRAL AVE NE	BLAINE ECONOMIC DEVELOPMENT	60.0	\$63.12	\$3,787.20
323123420041	8801 CENTRAL AVE NE	BLAINE ECONOMIC DEVELOPMENT	50.0	\$63.12	\$3,156.00
323123420042	8741 CENTRAL AVE NE	BLAKE LEE INVESTMENTS INC	90.0	\$63.12	\$5,680.80
323123420044	8735 CENTRAL AVE NE	PETERSON MARLENE	100.0	\$63.12	\$6,312.00
323123420046	8729 CENTRAL AVE NE	CHAU TAM	100.0	\$63.12	\$6,312.00
323123420048	8717 CENTRAL AVE NE	BLAINE ECONOMIC DEVELOPMENT	100.0	\$63.12	\$6,312.00
323123420050	8701 CENTRAL AVE NE	MILINARCİK PROPERTIES LLC	0.0*	\$63.12	\$0.00
<b>TOTALS:</b>			<b>900.0</b>		<b>\$56,808.00</b>

**NOTES:**

\* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

\*\* TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY, IF PRESENT, AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR