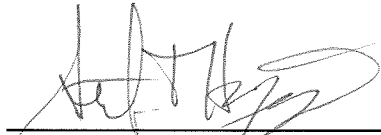


**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 13-24
93rd LANE INDUSTRIAL PARK AREA
STREET IMPROVEMENTS, PHASE 3**

**CITY OF BLAINE, MINNESOTA
April 17, 2013**

**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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FEASIBILITY REPORT PROJECT NO. 13-24

EXECUTIVE SUMMARY

The proposed project will be the third phase of a multi-year project to reconstruct the streets and improve storm water runoff drainage in the industrial park area generally defined by 94th Lane on the north, Baltimore Street on the west, Radisson Road on the south and 93rd Lane Extension on the east. Phase 3 will reconstruct Baltimore Street from 91st Avenue to Eldorado Street, Radisson Road from Eldorado Street to 93rd Lane Extension, Eldorado Street from 91st Avenue to Radisson Road and Hastings Street from Radisson Road to the cul de sac. The work includes asphalt pavement replacement, gravel shouldering, storm drainage improvements, culvert replacements and cleaning, ditch cleaning and regrading, traffic control signage, and appurtenant construction.

The estimated cost of improvements is \$823,900 with \$269,378.85 proposed to be assessed amongst benefitting properties over a ten-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$10,250 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$544,271.15 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 November 7, 2013, with Resolution No. 13-182.

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

2. **PROJECT AREA CHARACTERISTICS**

The project area includes Baltimore Street from 91st Avenue to Eldorado Street, Radisson Road from Eldorado Street to 93rd Lane Extension, Eldorado Street from Radisson Road to 91st Avenue and Hastings Street from Radisson Road to the cul-de-sac.

The existing segment of Baltimore Street from 91st Avenue to Eldorado Street was constructed in 1993 as a 32 foot wide road. The northern 770 feet of road have curb and gutter on the north side of the road and a rural section on the south side. The remainder of the road to Eldorado Street has curb and gutter on both the north and south sides. Storm sewer is present in this section of road and discharges to the MnDOT right of way south of the road. Baltimore Street last received a sealcoat in 2004.

The existing segment of Radisson Road from Eldorado Street to approximately 370 feet west of Hastings Street was constructed in 1993 as a 32 foot wide road with curb and gutter on the north side of the road and shoulders and a rural section on the south side. Storm sewer is present in this section of road and discharges to the MnDOT right of way south of the road. The existing segment of Radisson Road from approximately 370 feet west of Hastings Street to 93rd Lane Extension was constructed in 1972 as a 24 to 26 foot wide paved rural section road with 4 foot shoulders and ditches. The older section of Radisson Road received an overlay in 1999 and the entire road received a sealcoat in 2004.

The existing segment of Eldorado Street from 91st Avenue to Radisson Road was constructed in 1979 as a 28 foot wide paved rural section road with 4 foot shoulders and ditches. Eldorado Street last received an overlay in 1999 and a sealcoat in 2004.

The existing segment of Hastings Street from 91st Avenue to the cul-de-sac was constructed in 1972 as a 20 foot wide paved rural section road with 4 foot shoulders and ditches. Hastings Street last received an overlay in 1999 and a sealcoat in 2004.

All of the project roads have water main and sanitary sewer installed. All of the above 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 except where storm sewer is present. 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 urban and rural street sections, 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 proposed street reconstruction 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 proposed street reconstruction 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 4-1/2 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 storm sewer or 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 culverts where feasible. 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: 13-24

Description: 93rd Lane Industrial Park Area Street Improvements, Phase 3

Cost Item	Percent	Amount
Construction Costs		
Baltimore Street Construction		\$ 151,100
Radisson Road Construction		271,000
Eldorado Street Construction		122,000
Hastings Street Construction		66,200
Total Construction Costs		\$ 610,300
Administrative Costs		
Engineering	18%	\$ 109,900
Assessment	1%	6,100
Legal	2%	12,200
Administration	4%	24,400
Capitalized Interest	8%	48,800
Bonding	2%	12,200
Total Administrative Costs		\$ 213,600
 TOTAL ESTIMATED PROJECT COSTS		 \$ 823,900

Temporary Funding Source	City Internal Funds
Permanent Funding Source	Assessments and Pavement Management Program (PMP) Funds

Funding	
Total Generation from Assessments	\$ 269,378.85
Total Paid from Public Utility Funds	\$10,250
Total Paid from Pavement Management Program Funds	\$ 544,271.15

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 Nos. 2-5 for the parcels proposed to be assessed and Exhibit Nos. 2A-5A for the proposed assessment roll.

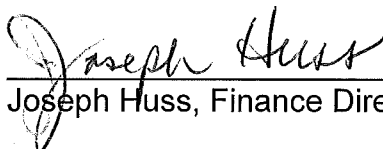
7. FINANCE

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 13-24 as prepared by the City of Blaine Engineering Department dated April 3, 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 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 \$269,378.85 will be assessed.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

April 17, 2014	Receive Feasibility Report Order Public Hearing
April 29, 2013	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
July – Sept 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.

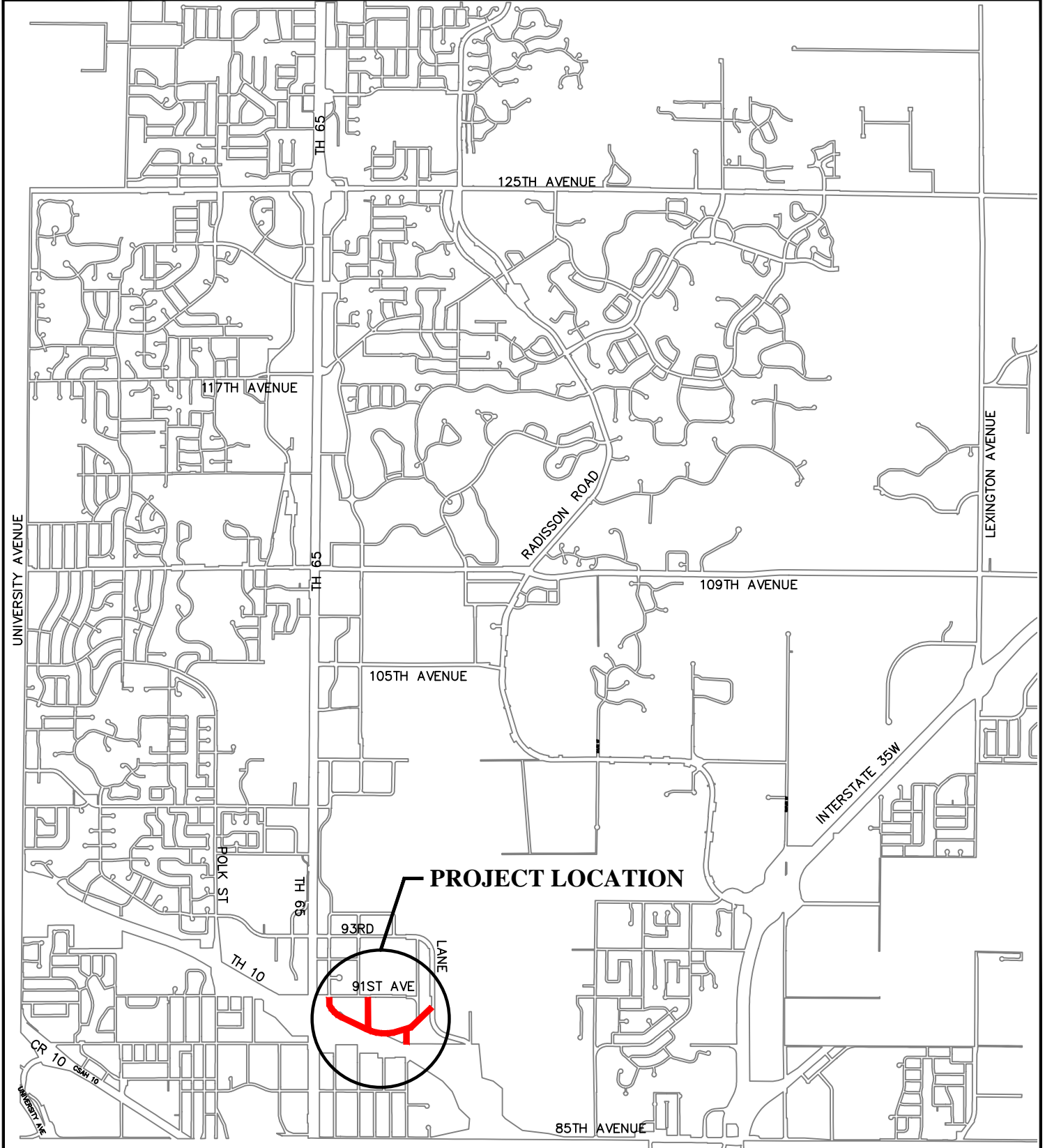
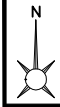


CITY OF BLAINE

LOCATION MAP

EXHIBIT 1

93rd Lane Industrial Park Area Street Improvements Phase 3



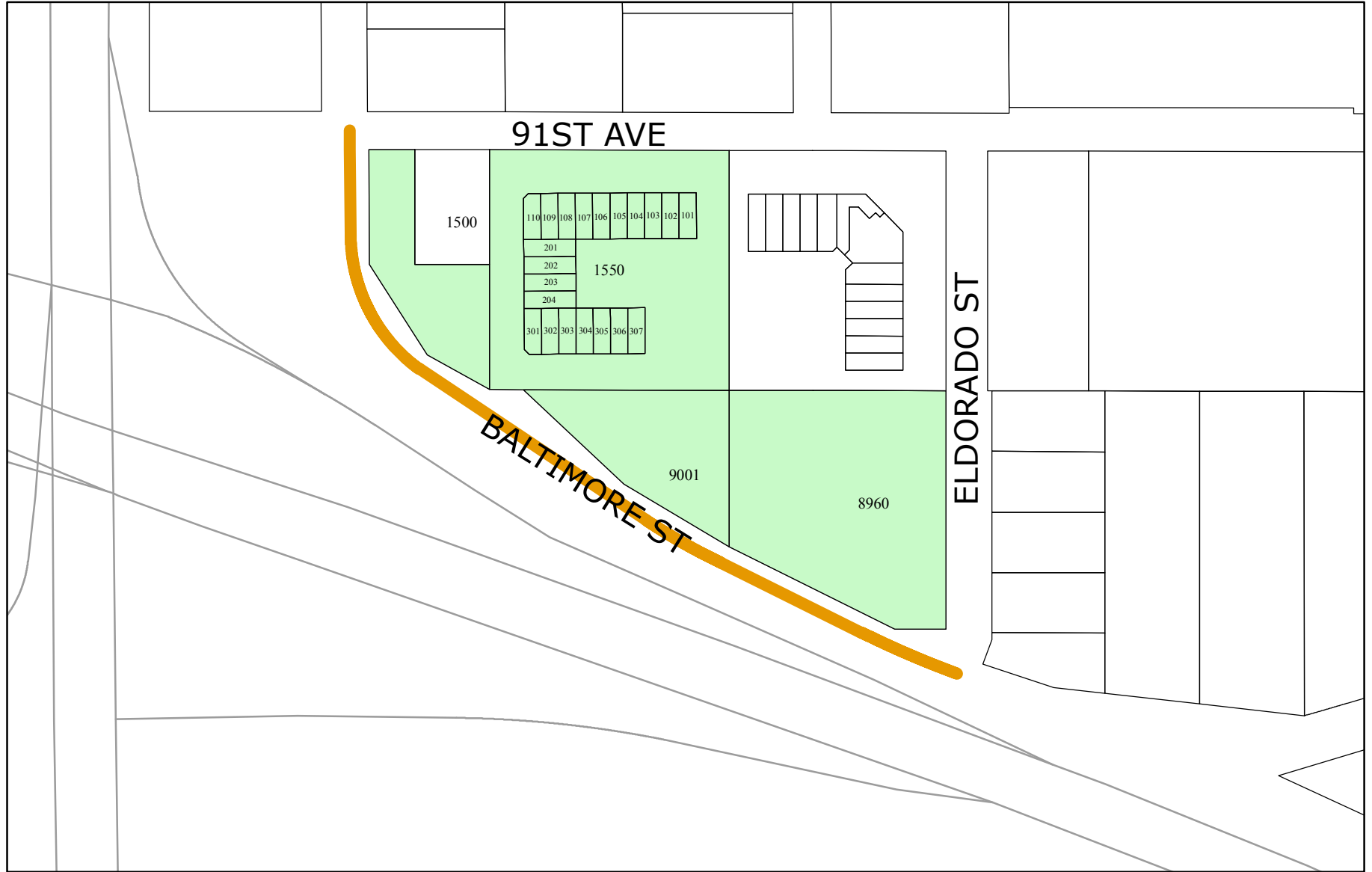


Exhibit 2
Assessment Map
Project 13-24



City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6172



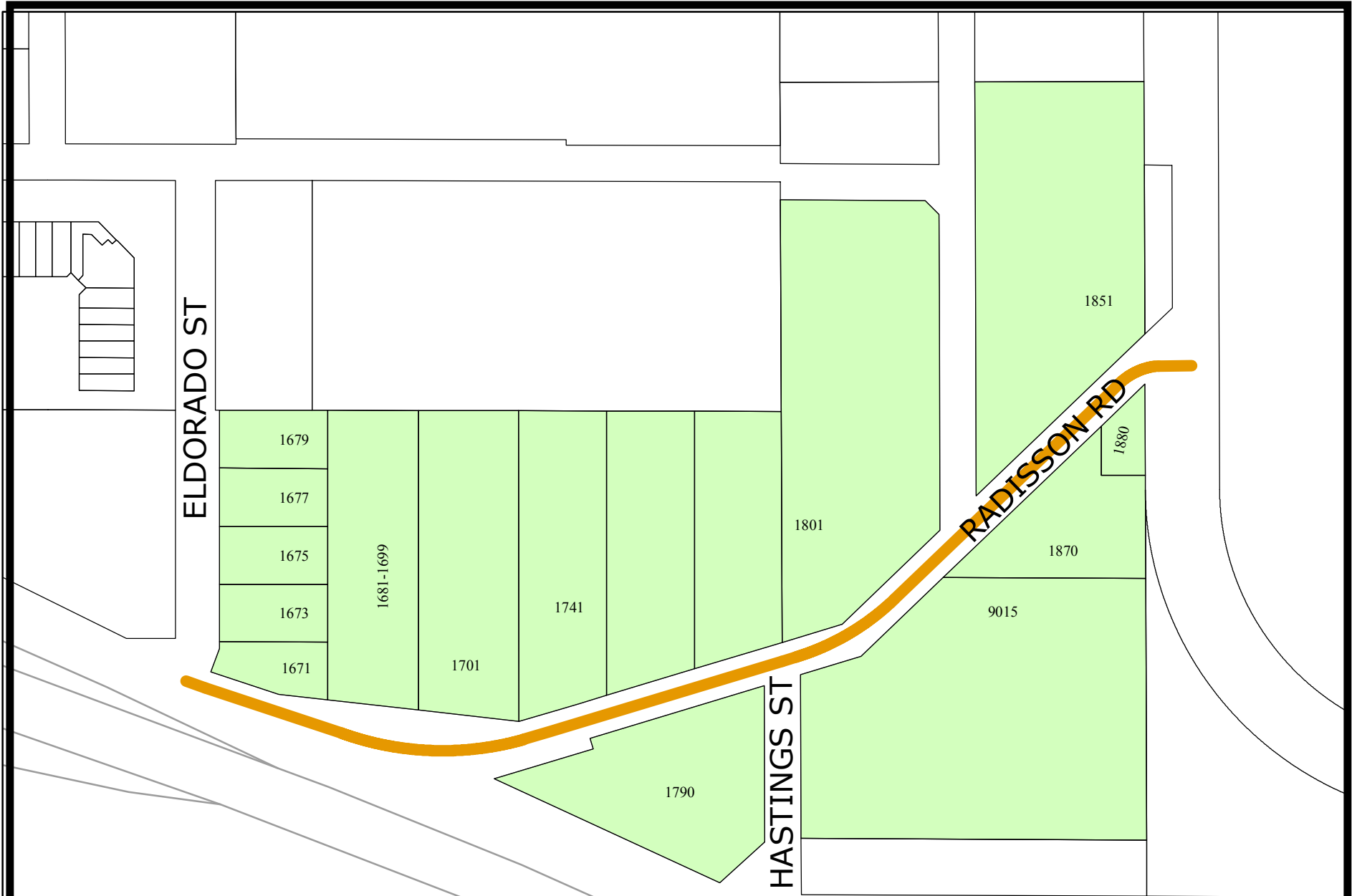


Exhibit 3
Assessment Map
Project 13-24



City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6172





**Exhibit 4
Assessment Map
Project 13-24**



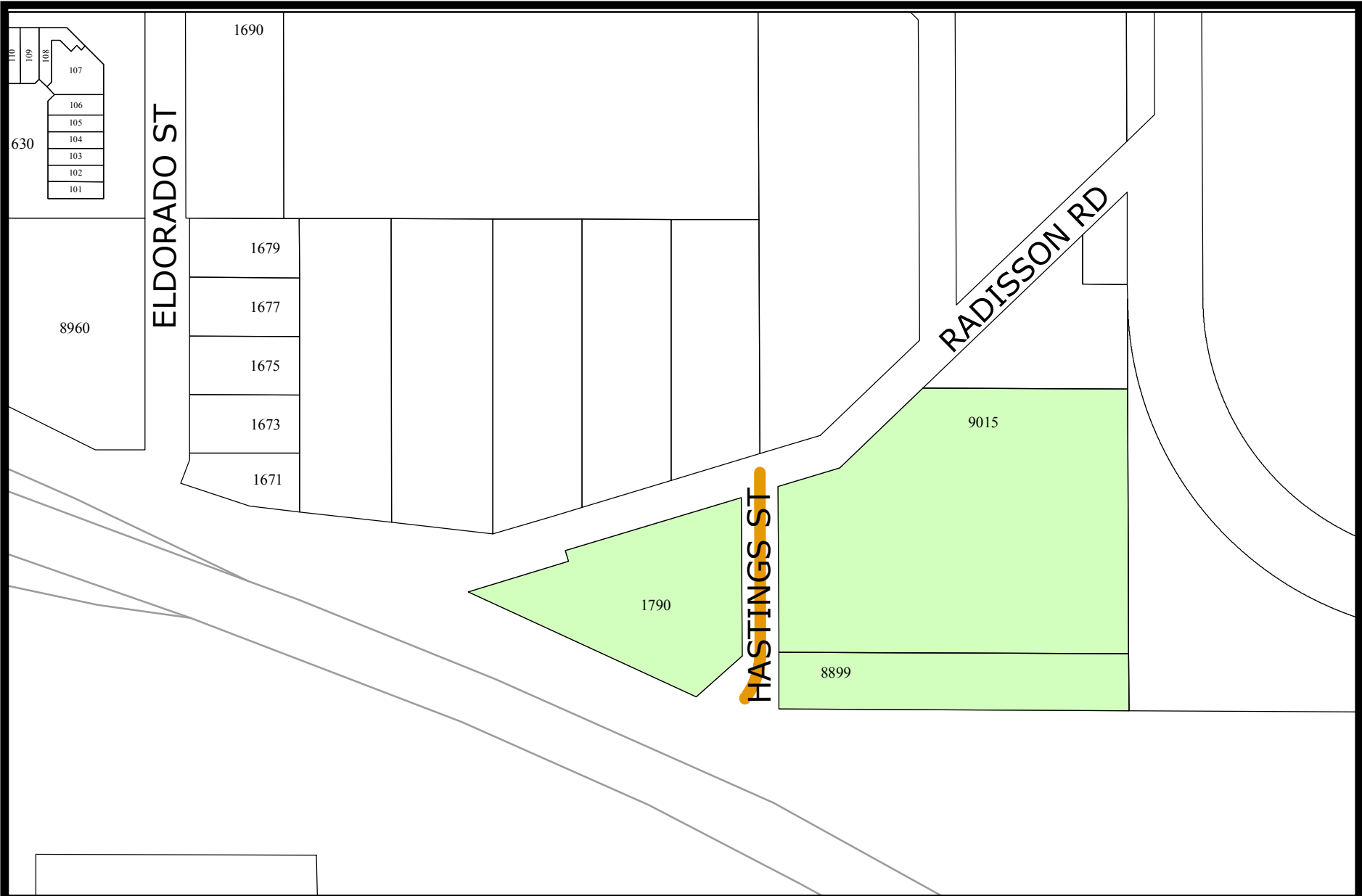


Exhibit 5 Assessment Map Project 13-24



PROJECT 13-24
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 3
 CITY OF BLAINE
 EXHIBIT NO. 2A
 PRELIMINARY ASSESSMENT ROLL - BALTIMORE STREET FROM 91st AVENUE TO ELDORADO STREET

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$150,075.00				
ADMINISTRATIVE COSTS (35%)	\$52,526.25	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
TOTAL ASSESSABLE COST	\$202,601.25	2951.1	= \$68.65	* 50%	= \$34.33

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123130001	9001 BALTIMORE ST	BOISVERT YVONNE & JEFFREY	457.0	\$34.33	\$15,688.81
323123130003	UNADDRESSED	91ST AVENUE LLC	362.7*	\$34.33	\$12,451.49
323123130013	1550 91ST AVE NE UNIT 101	DP & BH LLC	2.7	\$34.33	\$92.69
323123130014	1550 91ST AVE NE UNIT 102	DP & BH LLC	2.7	\$34.33	\$92.69
323123130015	1550 91ST AVE NE UNIT 103	DP & BH LLC	2.7	\$34.33	\$92.69
323123130016	1550 91ST AVE NE UNIT 104	SAMON LAND COMPANY LLC	2.7	\$34.33	\$92.69
323123130017	1550 91ST AVE NE UNIT 105	KEENAN CHARLES	2.7	\$34.33	\$92.69
323123130018	1550 91ST AVE NE UNIT 106	HFC INVESTMENTS LLC	2.7	\$34.33	\$92.69
323123130019	1550 91ST AVE NE UNIT 107	RUBY HOLDINGS LLC	2.7	\$34.33	\$92.69
323123130020	1550 91ST AVE NE UNIT 108	RUBY HOLDINGS LLC	2.7	\$34.33	\$92.69
323123130021	1550 91ST AVE NE UNIT 109	1550 91ST LLC	2.7	\$34.33	\$92.69
323123130022	1550 91ST AVE NE UNIT 110	ALERUS FINIANCIAL N A	2.7	\$34.33	\$92.69
323123130023	1550 91ST AVE NE UNIT 201	SK MAC LLC	2.7	\$34.33	\$92.69
323123130024	1550 91ST AVE NE UNIT 202	ADN PROPERTIES LLC	2.7	\$34.33	\$92.69
323123130025	1550 91ST AVE NE UNIT 203	ADN PROPERTIES LLC	2.7	\$34.33	\$92.69
323123130026	1550 91ST AVE NE UNIT 204	HOKCO INVESTMENTS LLC	2.7	\$34.33	\$92.69
323123130027	1550 91ST AVE NE UNIT 301	PETERSON JOHN	2.7	\$34.33	\$92.69
323123130028	1550 91ST AVE NE UNIT 302	HOKCO INVESTMENTS LLC	2.7	\$34.33	\$92.69
323123130029	1550 91ST AVE NE UNIT 303	DUMALA MELENA	2.7	\$34.33	\$92.69
323123130030	1550 91ST AVE NE UNIT 304	KOLCO LLC	2.7	\$34.33	\$92.69
323123130031	1550 91ST AVE NE UNIT 305	FRANCIS EDWARD	2.7	\$34.33	\$92.69
323123130032	1550 91ST AVE NE UNIT 306	FRANCIS EDWARD	2.7	\$34.33	\$92.69
323123130033	1550 91ST AVE NE UNIT 307	STRANG MELVIN	2.7	\$34.33	\$92.69
323123140024	8950 ELDORADO ST	TEC PROPERTIES LLC	402.7	\$34.33	\$13,824.69
TOTALS:			1279.1		\$43,911.50

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

PROJECT 13-24
93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 3
CITY OF BLAINE
EXHIBIT NO. 3A
PRELIMINARY ASSESSMENT ROLL - RADISSON ROAD FROM ELDORADO STREET TO 93RD LANE EXT.

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$266,900.00				
ADMINISTRATIVE COSTS (35%)	\$93,415.00	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
TOTAL ASSESSABLE COST	\$360,315.00	3767.1	= \$95.65	* 50%	= \$47.83

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123140004	1790 RADISSON RD	BUSINESS PROPERTIES LLC	368.5*	\$47.83	\$17,625.36
323123140006	1671 RADISSON RD	NORTHPOINT IND LLC	44.9	\$47.83	\$2,147.57
323123140007	1673 RADISSON RD	NORTHPOINT IND LLC	44.9	\$47.83	\$2,147.57
323123140008	1675 RADISSON RD	NORTHPOINT IND LLC	44.9	\$47.83	\$2,147.57
323123140009	1677 RADISSON RD	NORTHPOINT IND LLC	44.9	\$47.83	\$2,147.57
323123140010	1679 RADISSON RD	NORTHPOINT IND LLC	44.9	\$47.83	\$2,147.57
323123140011	1681 RADISSON RD	NORTHPOINT IND LLC	166.1	\$47.83	\$7,944.56
323123140012	1701 RADISSON RD	NORTHPOINT IND LLC	183.0	\$47.83	\$8,752.89
323123140013	1741 RADISSON RD	LARSON PROPERTIES LLC	166.9	\$47.83	\$7,982.83
323123140014	UNADDRESSED	LARSON PROPERTIES LLC	167.1	\$47.83	\$7,992.39
323123140015	UNADDRESSED	LARSON PROPERTIES LLC	166.0	\$47.83	\$7,939.78
333123230001	1801 RADISSON RD	LARSON PROPERTIES LLC	360.2	\$47.83	\$17,228.37
333123230006	1880 RADISSON RD	LINDQUIST ARLEN	110.5	\$47.83	\$5,285.22
333123230007	1870 RADISSON RD	AR-MAR SERVICES INC	397.6	\$47.83	\$19,017.21
333123230008	1851 RADISSON RD	MASTER HALCO INC	384.7	\$47.83	\$18,400.20
333123230009	9015 RADISSON RD	STOWER DRIVE LLC	172.0*	\$47.83	\$8,226.76
TOTALS:			2867.1		\$137,133.39

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

PROJECT 13-24
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 3
 CITY OF BLAINE
 EXHIBIT NO. 5A
 PRELIMINARY ASSESSMENT ROLL - HASTINGS STREET FROM RADISSON ROAD TO CUL DE SAC

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$64,150.00				
ADMINISTRATIVE COSTS (35%)	\$22,452.50	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
TOTAL ASSESSABLE COST	\$86,602.50	969.1	= \$89.36	* 50%	= \$44.68

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123140004	1790 RADISSON RD	BUSINESS PROPERTIES LLC	394.5	\$44.68	\$17,626.26
333123230009	9015 RADISSON RD	STOWER DRIVE LLC	297.6	\$44.68	\$13,296.77
333123230010	8899 HASTINGS ST	ODEGARD ERIC L & DAWN M	102.0	\$44.68	\$4,557.36
TOTALS:			794.1		\$35,480.39

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