

**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 13-18
JEFFERSON STREET NE
FROM 125TH LANE NE
TO CITY LIMITS**

**CITY OF BLAINE, MINNESOTA
March 6, 2014**

**Storm drainage improvements, storm water quality management,
class 5 aggregate base, spot concrete curb and gutter replacement,
concrete sidewalk improvements, asphalt pavement replacement,
signage and striping, 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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Assistant City Engineer
Minn. Reg. No. 26771



CITY OF BLAINE
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Assistant City Engineer

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FEASIBILITY REPORT

PROJECT NO. 13-18

EXECUTIVE SUMMARY

The proposed project will partially reconstruct Jefferson Street NE from 125th Lane NE to northern city limits. Proposed improvements include spot concrete curb and gutter replacement, new concrete sidewalk, storm sewer structures, asphalt surface, traffic control signage, striping, and appurtenant construction.

The estimated cost of improvements is \$938,150 with \$58,335 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$810 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$879,005 is proposed to be paid from the City's Municipal State Aid Street Fund and 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. 13-171.

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 Jefferson Street NE, beginning at 125th Lane NE and terminating at the northern city limits.

The existing segment of Jefferson Street from 125th Lane NE to northern city limits was constructed in 1977 as 33 foot wide paved urban section with storm sewer. There is an existing 10 foot wide bituminous trail on the west side of Jefferson Street NE from 125th Avenue NE extending north to Blaine High School access drive (Bengal Drive). The street segment has received pavement preservation treatments of a bituminous overlay in 1995 and a seal coat in 2000.

There is currently no parking allowed on the south bound (west side) of the street for the entire length of the corridor.

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 will require dewatering operations to install underground improvements.

The proposed project is located in the Coon Creek Watershed District. Jefferson Street NE drains to County Ditch 60 which is part of the Federal Emergency Management Agency designated flood area. As the project is not proposing to change the elevation of these roadways there will be no issue with the flood plain mitigation. 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 street section, modifying the existing storm drainage system 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 staffs have reviewed the existing sanitary sewer along the Jefferson Street NE corridor 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.

See Exhibit No. 2 for the sanitary sewer location map.

B. **Water Main**

Public Works and Engineering staffs have also reviewed the water main installation dates and water main break data adjacent to the Jefferson Street NE 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.

See Exhibit No. 3 for the water main location map.

C. **Street Construction**

The proposed construction will begin at the intersection of 125th Lane NE and continue northerly over the existing Jefferson Street NE alignment terminating at the northern city limits. The proposed project will partially reconstruct the existing typical section. The street typical section will be reconstructed with a section composed of 5-inches bituminous on 6-inches of reclaimed gravel base over a compacted subgrade. A field survey of the existing curb shows that approximately 25% needs to be replaced.

The project proposes to install a segment of sidewalk on the east side of Jefferson Street from 125th Lane NE north to 132nd Avenue NE.

The preliminary survey by E.G. Rud and Sons indicates dedicated right-of-way at 66 feet on Jefferson Street NE. As such, additional Right-of-Way will not be required.

See Exhibit No. 4 for the proposed street and storm sewer location map.

D. **Storm Drainage**

Storm water runoff from the streets will be captured and controlled with the existing catch basins and storm sewer pipe system. The project is proposing to replace all existing storm sewer structures with precast structures and convert several to sump structures to aid in the removal of sediments. The project will include the removal of the existing castings and rings and installation of new castings and rings on all storm sewer structures. It is anticipated that several infiltration practices will need to be

incorporated to the existing storm sewer system to meet the watershed requirements.

Coon Creek Watershed District will conduct a plan review for the project.

See Exhibit No. 4 for the proposed street and storm sewer location map.

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: 13-18
Description: Jefferson Street NE Improvements

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 639,200
Storm Sewer		55,150
Sanitary Sewer		600
Total Construction Costs		\$ 694,950
Administrative Costs		
Engineering	18%	\$ 125,050
Assessment	1%	6,950
Legal	2%	13,900
Administration	4%	27,800
Capitalized Interest	8%	55,600
Bonding	2%	13,900
Total Administrative Costs		\$ 243,200
TOTAL ESTIMATED PROJECT COSTS		\$ 938,150

Temporary Funding Source

City Internal Funds

Permanent Funding Source

MSAS Funds, 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	\$ 810
Total Generation from Assessments	\$ 58,335
Total Paid from MSAS Fund/PMP Funds	\$ 879,005

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. This method was chosen over the linear foot method due to the equal benefit per lot along the project corridor. The unit method helps to more equitably spread the costs of the project between small lots to larger lots, with neither receiving more benefit from the project. Multi-family zoned parcels are proposed to be assessed per front foot. Proposed unit and front foot assessments are based on 25% of the typical residential street as determined by the City Engineer.

See Exhibit No. 5 for the parcels proposed to be assessed and Exhibit No. 6 for the proposed assessment roll.

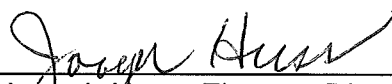
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the MSAS account, MSAS Street Maintenance account, 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 13-18 as prepared by the City of Blaine Engineering Department dated March 6, 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 Municipal State Aid Street Funds, MSAS Street Maintenance 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 \$58,335 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 \$810.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

March 6, 2014	Receive Feasibility Report Order Public Hearing
March 19, 2014	Public/Business Information Meeting to discuss project and proposed assessments
April 3, 2014	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
May 1, 2014	Approve Plans and Specifications Order Advertisement for Bids
June 3, 2014	Open Bids
June 19, 2014	Award Contract
June – 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.

Blaine City Limits

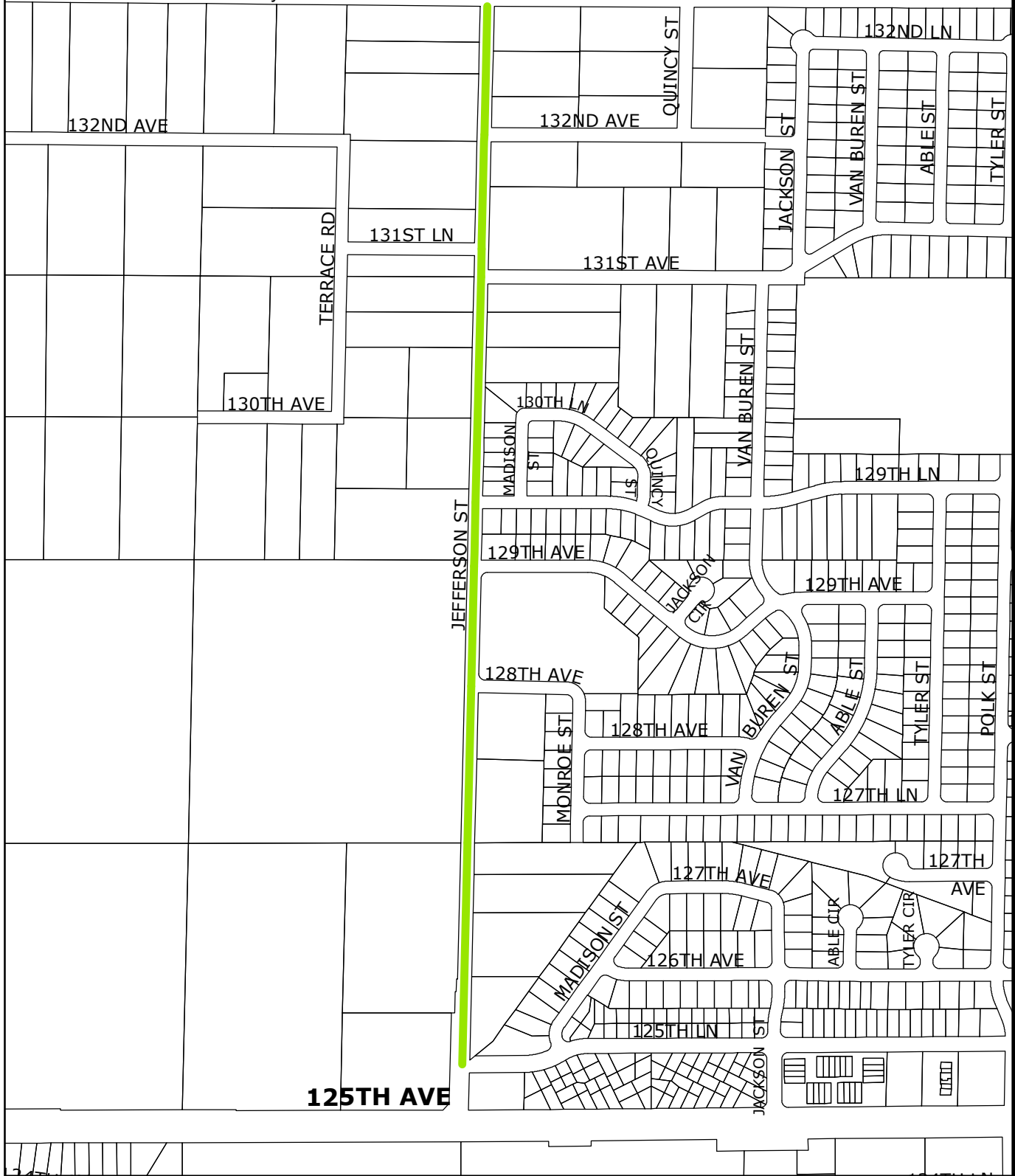


Exhibit 1 Project Location Map Project 13-18



Blaine City Limits

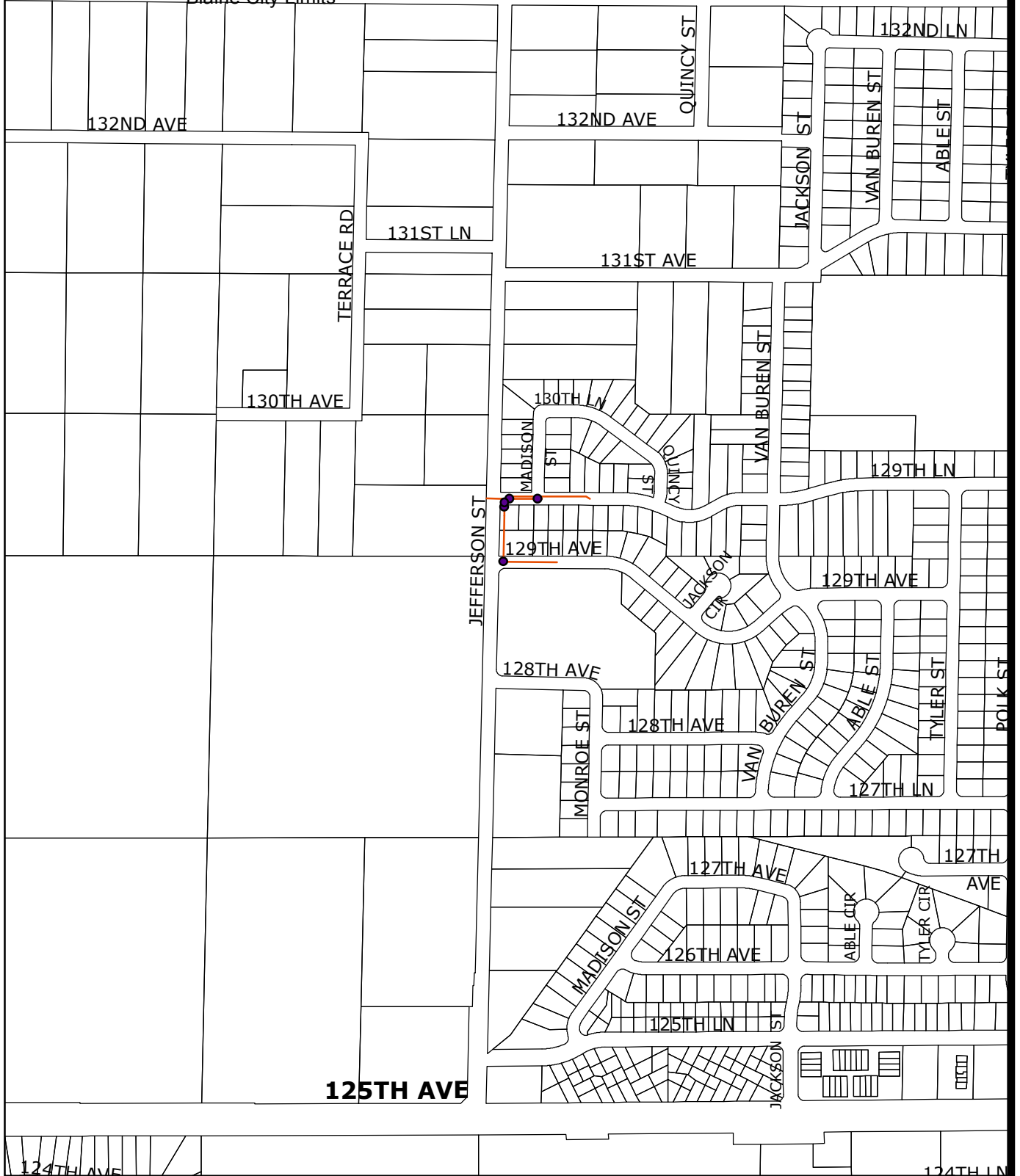


Exhibit 2 Sanitary Sewer Map Project 13-18



Blaine City Limits

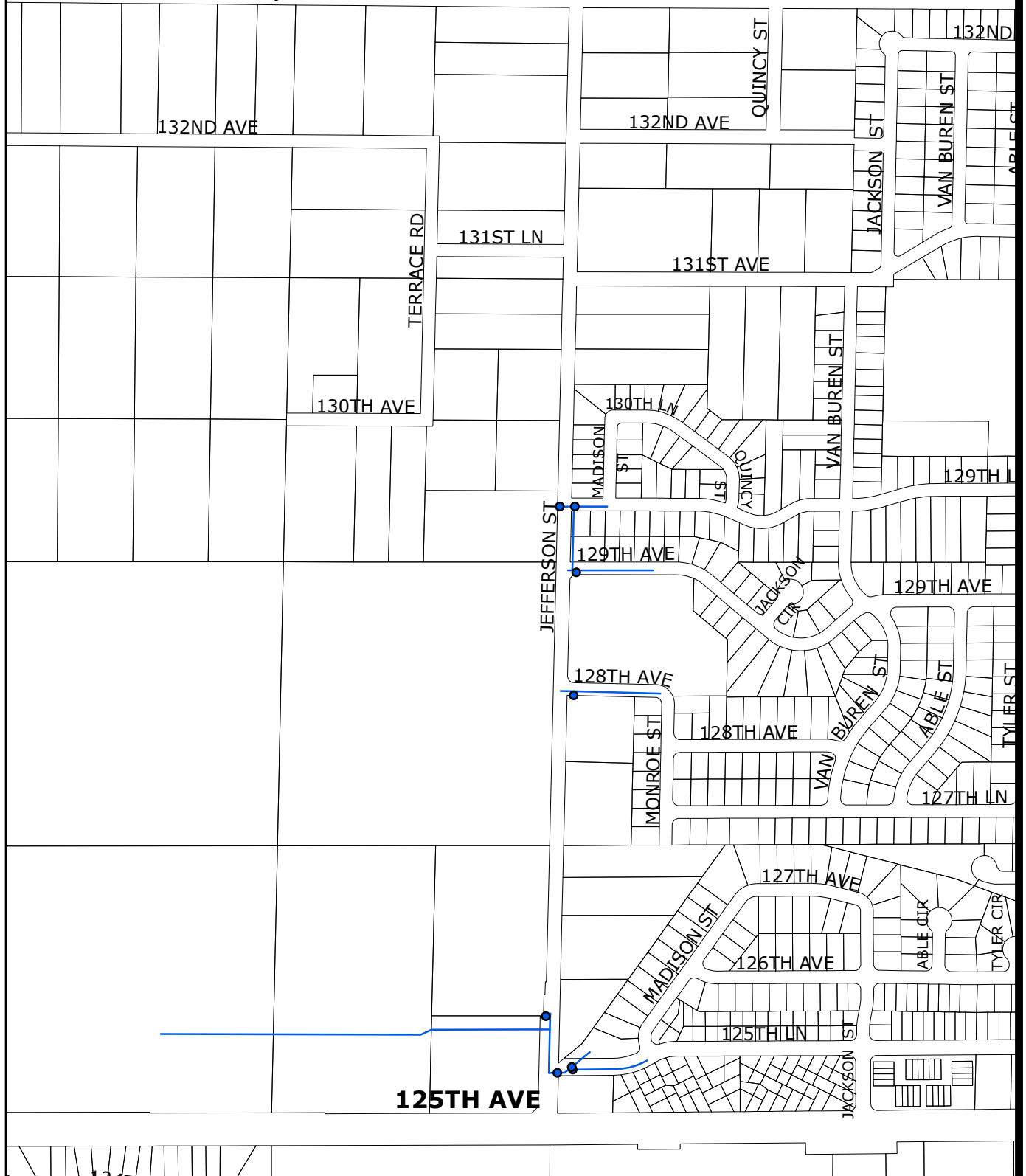
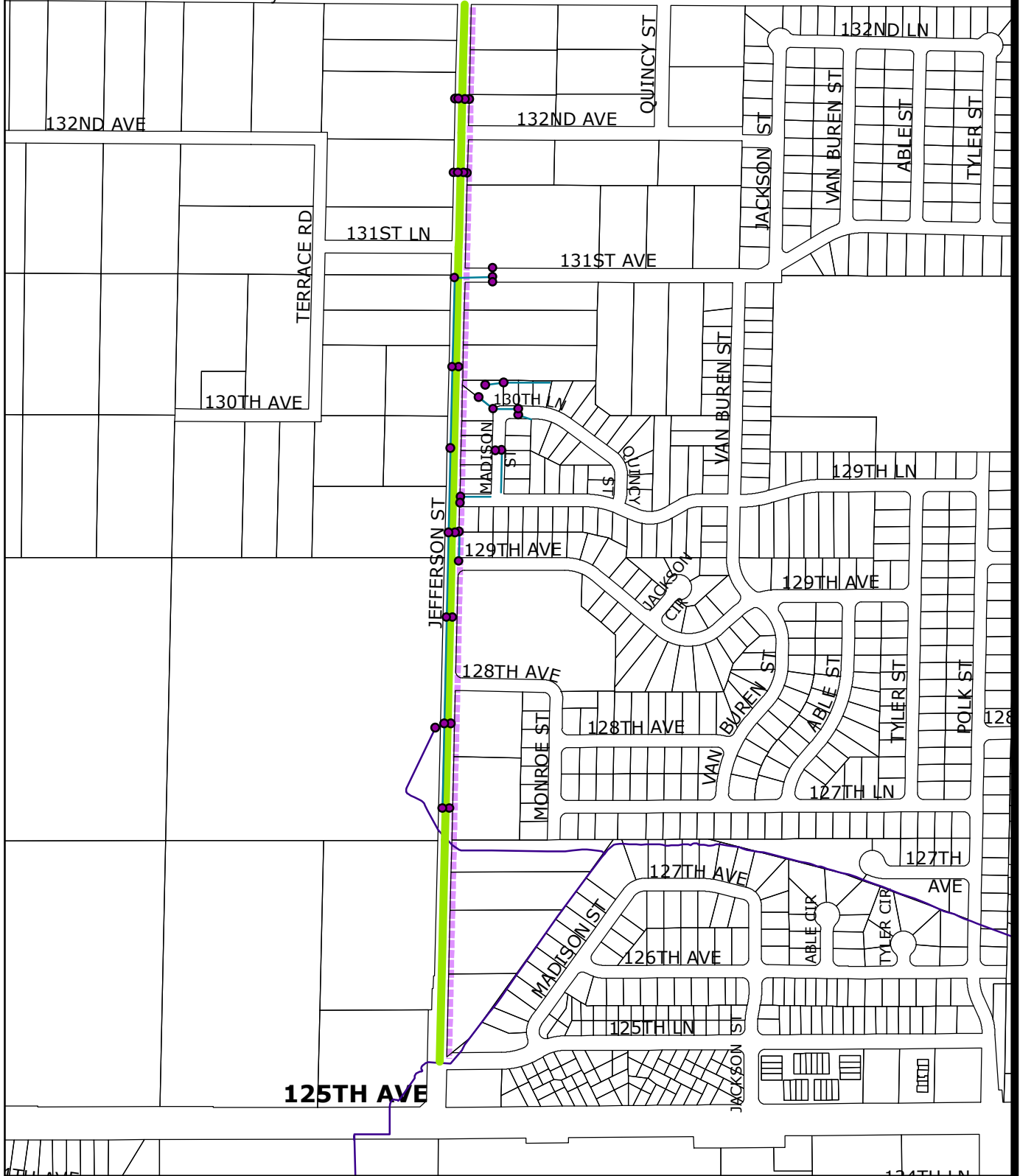


Exhibit 3 Watermain Location Map Project 13-18



Blaine City Limits



----- PROPOSED SIDEWALK



Exhibit 4 Street and Storm Sewer Location Map Project 13-18



Blaine City Limits

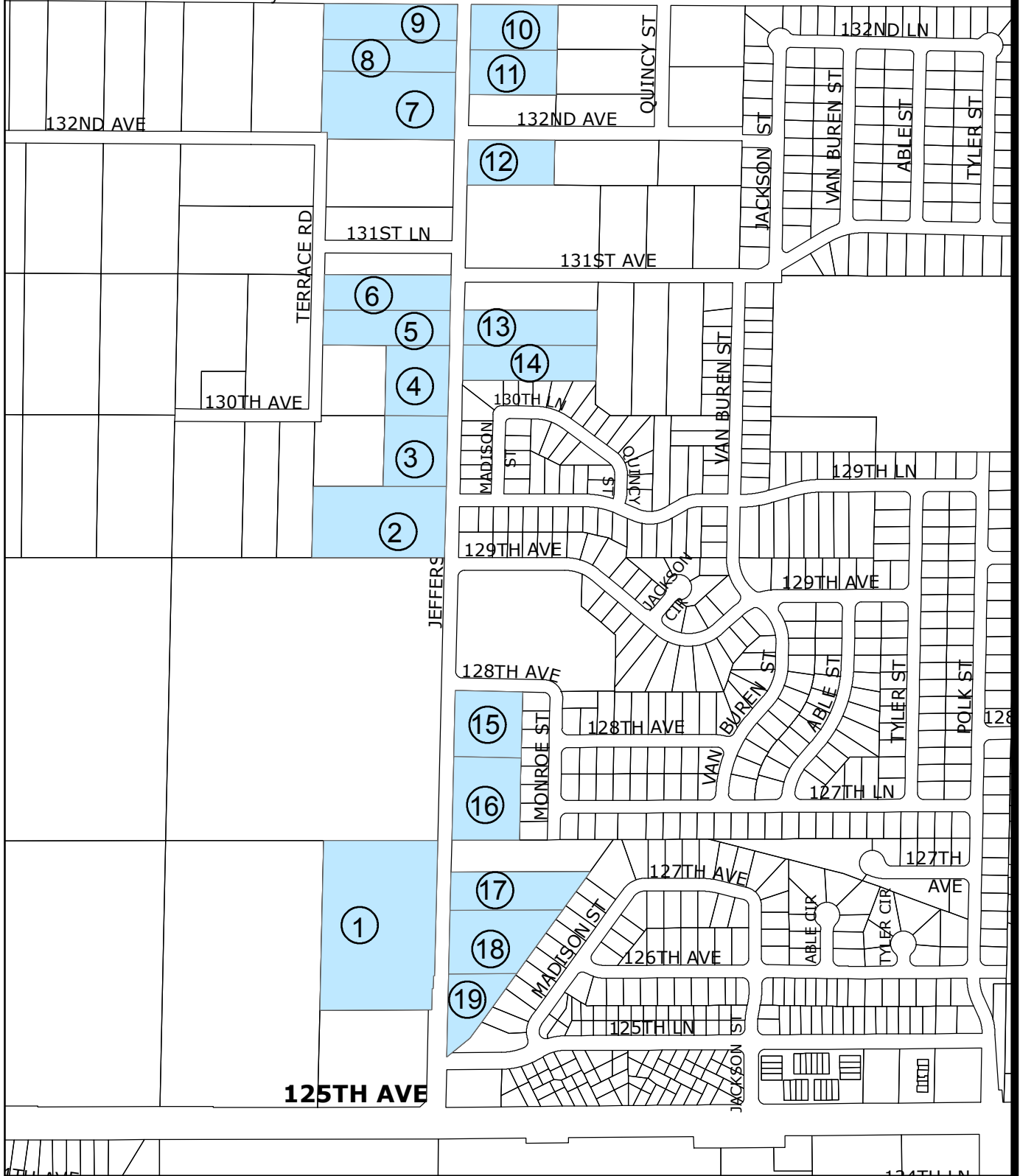


Exhibit 5 Assessment Map Project 13-18



Jefferson Street NE
Project Number 13-18

Proposed Assessment Roll

PARCEL NUMBER	PIN	OWNER	ADDRESS	Total Front Footage (LF)	Residential Unit	Residential Street Unit Assessment Rate (25%)	Commercial Street Front Foot Assessment Rate (50%)	Total Street Assessment
1	06 31 23 34 0002	Good Shepherd Evan Cov Church	12610 Jefferson St	800		\$10.99		\$8,792.00
2	06 31 23 24 0013	Foley, Jerome & June	12928 Jefferson St	332.7	1	\$2,752.40		\$2,752.40
3	06 31 23 24 0011	Lennas, Billie	12988 Jefferson St	332.7	1	\$2,752.40		\$2,752.40
4	06 31 23 24 0004	Bennett, David & Janet	13010 Jefferson St	332.7	1	\$2,752.40		\$2,752.40
5	06 31 23 24 0001	Hiang, Robert & Jacqueline	13040 Jefferson St	165.5	1	\$2,752.40		\$2,752.40
6	06 31 23 24 0002	Foner, Claire	13060 Jefferson St	167	1	\$2,752.40		\$2,752.40
7	06 31 23 21 0003	Sorenson, Paul & Marlene	13169 Terrace Rd	318.7	1	\$2,752.40		\$2,752.40
8	06 31 23 21 0001	Poisasant, Joseph & Linda	13240 Jefferson St	150	1	\$2,752.40		\$2,752.40
9	06 31 23 21 0002	Palider, Florian Jr. & M	13256 Jefferson St	168.7	1	\$2,752.40		\$2,752.40
10	06 31 23 12 0008	Meyers, William & Constance	13247 Jefferson St	209.49	1	\$2,752.40		\$2,752.40
11	06 31 23 12 0009	Kauk, Maynard	13237 Jefferson St	209.43	1	\$2,752.40		\$2,752.40
12	06 31 23 12 0011	Frollard, Robert & SE	13131 Jefferson St	211.88	1	\$2,752.40		\$2,752.40
13	06 31 23 13 0006	Zelbol, Robert & Lois	13041 Jefferson St	165	1	\$2,752.40		\$2,752.40
14	06 31 23 13 0008	Munoz, Juan	13025 Jefferson St	165	1	\$2,752.40		\$2,752.40
15	06 31 23 42 0002	Lambert, Jill & Mark	12741 Jefferson St	311.74	1	\$2,752.40		\$2,752.40
16	06 31 23 42 0001	Jechorek KR & Townsland RA	12725 Jefferson St	396.1	1	\$2,752.40		\$2,752.40
17	06 31 23 43 0002	Gaasvig, Robert	12641 Jefferson St	180	1	\$2,752.40		\$2,752.40
18	06 31 23 43 0001	Thompson, Craig & Patricia	12613 Jefferson St	300	1	\$2,752.40		\$2,752.40
19	06 31 23 43 0003	Comeau, Robert & Joan	12565 Jefferson St	392	1	\$2,752.40		\$2,752.40

5308.04

Total

\$58,335.20

Estimated Residential Assessment Rate

\$43.95/Front Foot
\$11,070/Unit