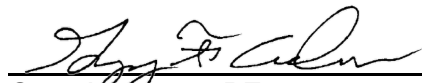


**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 21-07
PAVEMENT MANAGEMENT PROGRAM
132nd AVENUE/ HASTINGS STREET AREA**

**CITY OF BLAINE, MINNESOTA
December 18, 2020**

Water main gate valve replacement, spot storm sewer, spot concrete curb, asphalt pavement replacement, 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.



Greg Anderson, PE
Minn. Reg. No. 26859



CITY OF BLAINE
10801 Town Square Drive NE
Blaine, Minnesota 55449
(763) 784-6700
Prepared By: Dustin Cesafsky



Building a Better World
for All of Us®

FEASIBILITY REPORT

PROJECT NO. 21-07

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EXHIBITS

Exhibit 1	132 nd Ave. / Hastings St Area Rehabilitation
Exhibit 2	Typical Section
Exhibit 3	Parcel Assessment – 132nd Lane,132nd Avenue, Davenport Street, Eldorado Street, Hastings Street, 131st Lane, 130th Lane,130th Avenue, Chisholm Street, Goodhue Street
Exhibit 4	Proposed Assessment Roll – 132nd Lane,132nd Avenue, Davenport Street, Eldorado Street, Hastings Street, 131st Lane, 130th Lane,130th Avenue, Chisholm Street, Goodhue Street - Single Family Residential
Exhibit 5	Proposed Assessment Roll – 132nd Avenue- High Density/ Multi Family

FEASIBILITY REPORT

PROJECT NO. 21-07

EXECUTIVE SUMMARY

The proposed project will replace pavement on the street segments listed in section 2 below. The proposed improvements include spot concrete curb and gutter repair/replacement, minor storm drainage improvements, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant construction.

The estimated cost of improvements is **\$2,091,000** with **\$597,200** proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of **\$51,200**. The replacement of malfunctioning gate valves and the addition of gate valves at existing hydrants at an estimated cost of **\$78,100** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$1,364,500** 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.

FEASIBILITY REPORT

PROJECT NO. 21-07

1. **PROJECT HISTORY**

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on September 21, 2020, with Resolution No. 20-135.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2020 topographic survey.

2. **PROJECT AREA CHARACTERISTICS**

The project area includes the following streets:

- **132nd Lane from Davenport Street to Hastings Street**
- **132nd Avenue from Aberdeen Street to Hastings Street**
- **Davenport Street from 131st Avenue ending 1160' North**
- **Eldorado Street from 130th Avenue to 132nd Avenue**
- **Hastings Street from 130th Avenue to 132nd Lane**
- **131st Lane from Baltimore Street to Davenport Street**
- **130th Lane from Baltimore Street ending 460' East**
- **130th Avenue from Baltimore Street to Hasting Street**
- **Chisholm Street from 129th Avenue to 130th Avenue**
- **Goodhue Street from 130th Avenue to 131st Avenue**

132nd Avenue/Hastings Street Project area

The streets listed above were constructed in two separate phases from 1976-1977 with a roadway section consisting of 3.5 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide from back of curb to back of curb. All the streets are an urban section with surmountable concrete curb and gutter. In 1998 an overlay was done on all the project streets.

The pavement has reached the point of failure with transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.(See photo 1 below) In addition, a portion of the curb and gutter has reached the point of needing replacement with stress fractures and deteriorated joints.(See photo 2 below)

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Sartell sand.

The proposed project is 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.

FEASIBILITY REPORT

PROJECT NO. 21-07



Photo 1 (130th Avenue)



Photo 2 (Hastings Street)

FEASIBILITY REPORT

PROJECT NO. 21-07

3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include replacement of the existing street section, additional storm sewer, replacement of water main valves and sanitary and storm sewer manhole 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 have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing services or mains. The sanitary sewer lines throughout the project are polyvinyl chloride (PVC). 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 reviewed the water main installation dates and water main break data throughout the project area and concur that the existing ductile iron water main installed between 1976 & 1977 has no issues indicating the need for replacement or repair. The project will include gate valve repairs and replacement as identified by public works located within the roadway. 6-inch gate valves will be added per MN Department of Health requirements to existing hydrants that do not currently have shut off valves.

C Street Construction

132nd Avenue / Hastings Street area

All the project streets will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base. (see exhibit 2) There will be D418 spot curb replacement where curb has settled or if it shows sign of stress fractures or deteriorated joints. Curb and gutter will also be replaced in the areas where storm sewer improvements are made.

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

D Stormwater Drainage

Storm water runoff from the streets is captured and controlled with catch basins and a storm sewer pipe system. The existing storm sewer system was reviewed for just under a 2-year spread design to better manage our increasing rainfall events while minimizing the addition of storm sewer trunklines to keep costs down. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

FEASIBILITY REPORT

PROJECT NO. 21-07

Stormwater Permitting Requirements

The following entities and associated design requirements will be consulted and adhered to as part of this project, unless noted otherwise in this report.

- Coon Creek Watershed District – a watershed district permit will be required, which will include a full project submittal to the District, as well as District staff conducting a plan review for the project. Coordination meetings are anticipated throughout the final design phase of the project, including one presentation meeting to the District Board as part of final approval.
- Minnesota Pollution Control Agency – a Storm Water Pollution Prevention Plan will need to be prepared and included in the project plans. This plan will be designed to meet MPCA requirements for stormwater management during and after project construction. A National Pollutant Discharge Elimination Program (NPDES) permit will need to be submitted, most likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

4. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create 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 and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.

FEASIBILITY REPORT

PROJECT NO. 21-07

5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING

Project: 21-07

Description: 132nd Avenue/ Hastings Street Area Rehabilitation

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 1,453,200
Water Main		57,800
Sanitary Sewer		38,000
Total Construction Costs		\$ 1,549,000
Administrative Costs		
Engineering	18%	\$ 279,000
Assessment	1%	15,000
Legal	2%	31,000
Administration	4%	62,000
Capitalized Interest	8%	124,000
Bonding	2%	31,000
Total Administrative Costs		\$ 542,000
 TOTAL ESTIMATED PROJECT COSTS		 \$ 2,091,000

Temporary Funding Source

City Internal Funds

Permanent Funding Source

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

Funding

Total Paid from Public Utility Funds	\$ 129,300
Total Generation from Assessments	\$ 597,200
Total Paid from PMP Funds	\$ 1,364,500

FEASIBILITY REPORT

PROJECT NO. 21-07

6. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for the single-family residential properties and by the front foot for high density residential properties. Proposed assessments are based on 35% of the entire cost of the improved street section for single family residential properties and 50% for high density residential do not include costs for water main or sanitary sewer work.

See Exhibit No. 3 for the parcels proposed to be assessed and Exhibits No. 4 and 5 for the proposed assessment rolls.

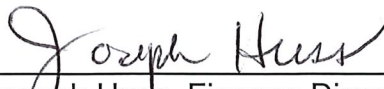
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the 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 21-07 as prepared by the City of Blaine Engineering Department dated December 18, 2020, 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 **\$597,200** 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 **\$129,300**.



Joseph Huss, Finance Director

FEASIBILITY REPORT

PROJECT NO. 21-07

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Joseph Huss, Finance Director

FEASIBILITY REPORT

PROJECT NO. 21-07

8. PROJECTED SCHEDULE

FAQ sheet sent to residents to explain project and proposed assessments.....	<u>Jan. 8, 2020</u>
Receive Feasibility Report	
Order Public Hearing	<u>Jan. 4, 2020</u>
Hold Public Hearing	
Order Improvements (Order Preparation of Plans and Specifications)	<u>Feb. 1, 2020</u>
Approve Plans and Specifications	
Order Advertisement for Bids	<u>March 15, 2021</u>
Open Bids.....	<u>April 19, 2021</u>
Award Contract.....	<u>May 3, 2021</u>
Construct Improvements	<u>May-September 2021</u>
Assess Project.....	<u>October 2021</u>
First assessment payment due with real estate taxes	<u>2022</u>

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.

List of Exhibits

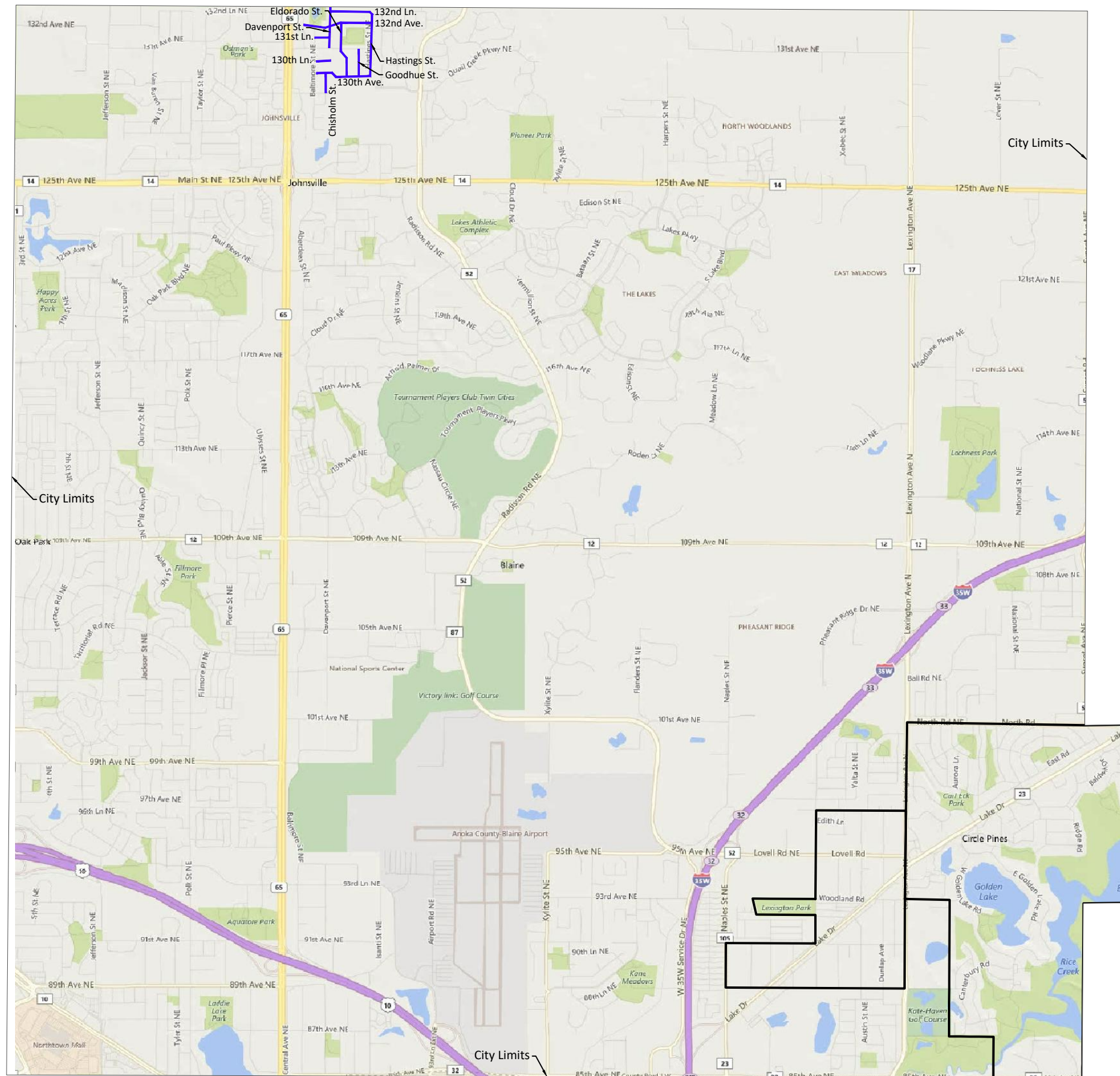
Exhibit 1 – 132nd Avenue/Hastings Area Rehabilitation

Exhibit 2 – Typical Section

Exhibit 3 – Parcel Assessment – 132nd Avenue/Hastings Area Rehabilitation

Exhibits 4 – Proposed Assessment Roll – 132nd Avenue/Hastings Area - Single Family
Residential

Exhibits 5 – Proposed Assessment Roll – 132nd Avenue/Hastings Area – High Density/
Multi Family Residential



City of Blaine, Minnesota

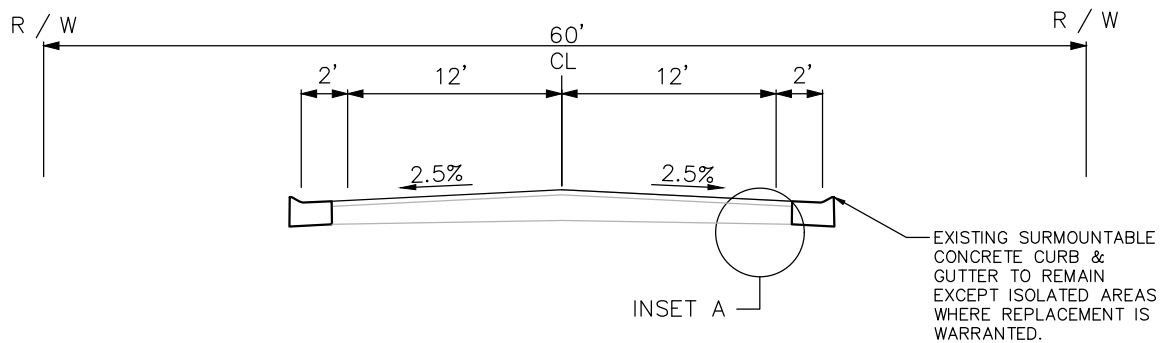


132nd Avenue/Hastings Street Area Rehabilitation

PROPOSED STREET IMPROVEMENTS

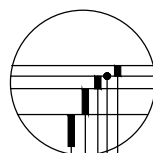
 BITUMINOUS REPLACEMENT W/ SPOT CURB AND GUTTER REPLACEMENT





BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

132nd Lane	131st Lane
132nd Avenue	130th Lane
Davenport Street	130th Avenue
Eldorado Street	Chisholm Street
Hastings Street	Goodhue Street



INSET A

- 1.5" WEARING COURSE SPWEA330C
- BITUMINOUS TACK COAT
- 2.0" NON WEARING COURSE SPWEB330C
- 4" AGGREGATE BASE CLASS 5
- EXISTING SUBGRADE



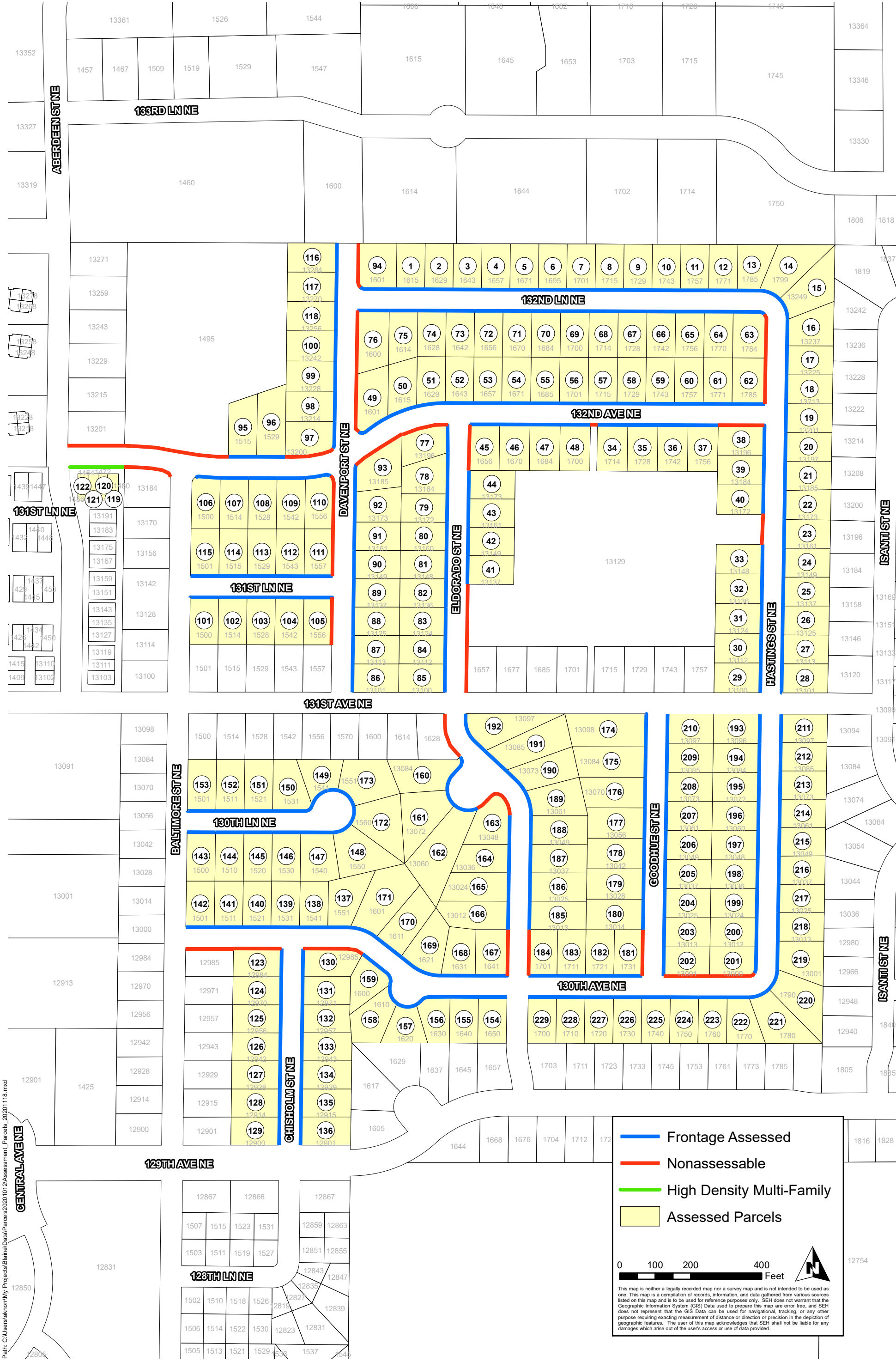
PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110-5196
www.sehinc.com

FILE NO.
BLAIN148566

DATE
09.21.2020

TYPICAL SECTION
132ND AVE. / HASTINGS ST. AREA
RECONSTRUCTION BLAINE, MINNESOTA

EXHIBIT
NO. 2



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PROJECT 21-07
132ND AVENUE / HASTINGS STREET AREA REHABILITATION
CITY OF BLAINE
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	<u>\$508,600.00</u>				
TOTAL COST	\$1,961,900.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$686,665.00	/	21291.0 LF	=	\$32.25

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.25	X	18295.0 LF	=	\$590,013.75	/	225	=	\$2,622.28

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
053123110001	1615 132ND LN NE	ROGERS JASON	1	\$2,622.28	\$2,622.28
053123110002	1629 132ND LN NE	BROWN DARLENE	1	\$2,622.28	\$2,622.28
053123110003	1643 132ND LN NE	GUSTAFSON KIM B & MARLENE A	1	\$2,622.28	\$2,622.28
053123110004	1657 132ND LN NE	WOLFE CODY	1	\$2,622.28	\$2,622.28
053123110005	1671 132ND LN NE	JOHNSON GERALD & JUDITH TRUSTEE	1	\$2,622.28	\$2,622.28
053123110006	1695 132ND LN NE	REDHEAD TIMOTHY J & JOYCE M	1	\$2,622.28	\$2,622.28
053123110007	1701 132ND LN NE	PREGLER MARYA & MIKKIE	1	\$2,622.28	\$2,622.28
053123110008	1715 132ND LN NE	HERDER GREGORY & SUSAN	1	\$2,622.28	\$2,622.28
053123110009	1729 132ND LN NE	TAKKUNEN ROBERT L & HARJU AMY	1	\$2,622.28	\$2,622.28
053123110010	1743 132ND LN NE	RUFF MICHAEL A & SUSAN L	1	\$2,622.28	\$2,622.28
053123110011	1757 132ND LN NE	KUTSCHEID DAVID B & BARBARA	1	\$2,622.28	\$2,622.28
053123110012	1771 132ND LN NE	BENDER SHIRLEY	1	\$2,622.28	\$2,622.28
053123110013	1785 132ND LN NE	PAGE CHRISTOPHER & JESSICA	1	\$2,622.28	\$2,622.28
053123110014	1799 132ND LN NE	TELLO MICHAEL F	1	\$2,622.28	\$2,622.28
053123110015	13249 HASTINGS ST NE	HPA BORROWER 2017-1 LLC	1	\$2,622.28	\$2,622.28
053123110016	13237 HASTINGS ST NE	LOMICKY JOSEPH	1	\$2,622.28	\$2,622.28
053123110017	13225 HASTINGS ST NE	STUBBS TROY	1	\$2,622.28	\$2,622.28
053123110018	13213 HASTINGS ST NE	ZAMBRANO BYRON	1	\$2,622.28	\$2,622.28
053123110019	13201 HASTINGS ST NE	MEYER RODNEY & KIMBERLY	1	\$2,622.28	\$2,622.28
053123110020	13197 HASTINGS ST NE	MAHONEY TIMOTHY	1	\$2,622.28	\$2,622.28
053123110021	13185 HASTINGS ST NE	GROSSHAUSER STEVEN	1	\$2,622.28	\$2,622.28
053123110022	13173 HASTINGS ST NE	JACOBS KENNETH A & DEBORAH A	1	\$2,622.28	\$2,622.28
053123110023	13161 HASTINGS ST NE	WALDOCK CORY & NICOLE	1	\$2,622.28	\$2,622.28
053123110024	13149 HASTINGS ST NE	SWANSON JANET	1	\$2,622.28	\$2,622.28
053123110025	13137 HASTINGS ST NE	OLLESTAD BECKI JEAN & GEORGE	1	\$2,622.28	\$2,622.28
053123110026	13125 HASTINGS ST NE	MARTIN SARAH	1	\$2,622.28	\$2,622.28
053123110027	13113 HASTINGS ST NE	FREDRICKSON ROY & FRANCINE	1	\$2,622.28	\$2,622.28
053123110028	13101 HASTINGS ST NE	EPP PARKER & SARA	1	\$2,622.28	\$2,622.28
053123110033	13100 HASTINGS ST NE	HENTGES LAURENCE	1	\$2,622.28	\$2,622.28
053123110034	13112 HASTINGS ST NE	BODIN MARY & RODGER TRUSTEE	1	\$2,622.28	\$2,622.28
053123110035	13124 HASTINGS ST NE	FREUNDSCHUH TIMOTHY J & TRACY	1	\$2,622.28	\$2,622.28

PROJECT 21-07
132ND AVENUE / HASTINGS STREET AREA REHABILITATION
CITY OF BLAINE
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$508,600.00				
TOTAL COST	\$1,961,900.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$686,665.00	/	21291.0 LF	=	\$32.25

053123110036	13136 HASTINGS ST NE	LARSON EMILY & SYDNEY TRUSTEE	1	\$2,622.28	\$2,622.28
053123110037	13148 HASTINGS ST NE	MORRIS EMMA	1	\$2,622.28	\$2,622.28
053123110042	1714 132ND AVE NE	CHAREST DAVID & TERI L	1	\$2,622.28	\$2,622.28
053123110043	1728 132ND AVE NE	OVIK GREGORY P & DIANE L	1	\$2,622.28	\$2,622.28
053123110044	1742 132ND AVE NE	LARSON DAVID M & CYNTHIA	1	\$2,622.28	\$2,622.28
053123110045	1756 132ND AVE NE	STANEK JAMES A & CONNIE J	1	\$2,622.28	\$2,622.28
053123110046	13196 HASTINGS ST NE	PAINTER STEPHANIE & DEBORAH SNOW	1	\$2,622.28	\$2,622.28
053123110047	13184 HASTINGS ST NE	KAMBEITZ KATHRYN	1	\$2,622.28	\$2,622.28
053123110048	13172 HASTINGS ST NE	ALBATTAT MOHAMMED	1	\$2,622.28	\$2,622.28
053123110049	13137 ELDORADO ST NE	GAZICH STEPHEN & STEFANIE A	1	\$2,622.28	\$2,622.28
053123110050	13149 ELDORADO ST NE	SANCHEZ PLIEGO MARCOS & SANCHEZ-SOLORZANO JANNIEL	1	\$2,622.28	\$2,622.28
053123110051	13161 ELDORADO ST NE	FOLEY DAVID & DIANE	1	\$2,622.28	\$2,622.28
053123110052	13173 ELDORADO ST NE	HRUSKA SCOTT	1	\$2,622.28	\$2,622.28
053123110053	1656 132ND AVE NE	NELSON JONATHAN	1	\$2,622.28	\$2,622.28
053123110054	1670 132ND AVE NE	HIME DAVID M & PATRICIA M	1	\$2,622.28	\$2,622.28
053123110055	1684 132ND AVE NE	PEPIN ALEXANDER & LYNDIA	1	\$2,622.28	\$2,622.28
053123110056	1700 132ND AVE NE	BREKKESTRAN JEFFERY A & RHONDA	1	\$2,622.28	\$2,622.28
053123110057	1601 132ND AVE NE	DIDUR LEYA & SHANE	1	\$2,622.28	\$2,622.28
053123110058	1615 132ND AVE NE	RICKS JOHN F & JUDY T	1	\$2,622.28	\$2,622.28
053123110059	1629 132ND AVE NE	SCHICHEL BLAKE & BRIE	1	\$2,622.28	\$2,622.28
053123110060	1643 132ND AVE NE	TUOMINEN BRETT & KELSEY	1	\$2,622.28	\$2,622.28
053123110061	1657 132ND AVE NE	HELMER MERLE	1	\$2,622.28	\$2,622.28
053123110062	1671 132ND AVE NE	MARKUSON BRITTANY & DANIEL ROWE	1	\$2,622.28	\$2,622.28
053123110063	1685 132ND AVE NE	WOYTASEK MICHAEL	1	\$2,622.28	\$2,622.28
053123110064	1701 132ND AVE NE	LIBBY CHARLES W & ELAINE L	1	\$2,622.28	\$2,622.28
053123110065	1715 132ND AVE NE	NIEVES PATRICIA	1	\$2,622.28	\$2,622.28
053123110066	1729 132ND AVE NE	GRAVES PAMELA	1	\$2,622.28	\$2,622.28
053123110067	1743 132ND AVE NE	NELSON JOHN & RACHEL	1	\$2,622.28	\$2,622.28
053123110068	1757 132ND AVE NE	HEIDEN LISA	1	\$2,622.28	\$2,622.28
053123110069	1771 132ND AVE NE	BUNDY COLE M & LYNDIA M	1	\$2,622.28	\$2,622.28
053123110070	1785 132ND AVE NE	HAMMERSTROM MICHAEL C	1	\$2,622.28	\$2,622.28
053123110071	1784 132ND LN NE	SCHEFF RONALD J & KIMBERLY L	1	\$2,622.28	\$2,622.28
053123110072	1770 132ND LN NE	KOEHLER DONALD F & LOIS A	1	\$2,622.28	\$2,622.28
053123110073	1756 132ND LN NE	BEAUDUY LEE C & LAURA J	1	\$2,622.28	\$2,622.28
053123110074	1742 132ND LN NE	RAYMOND TIMOTHY P & D A	1	\$2,622.28	\$2,622.28
053123110075	1728 132ND LN NE	OLSON BENJAMIN & DANIELLE	1	\$2,622.28	\$2,622.28
053123110076	1714 132ND LN NE	AHMED TAMANNA	1	\$2,622.28	\$2,622.28
053123110077	1700 132ND LN NE	JOHNSON DAMON K & TERRI L	1	\$2,622.28	\$2,622.28
053123110078	1684 132ND LN NE	GRUSSING KIMBERLY	1	\$2,622.28	\$2,622.28
053123110079	1670 132ND LN NE	CUMES-ORTEGA HENRY	1	\$2,622.28	\$2,622.28
053123110080	1656 132ND LN NE	VUE CHENGXENG	1	\$2,622.28	\$2,622.28
053123110081	1642 132ND LN NE	SNYDER RICHARD J & DENISE M	1	\$2,622.28	\$2,622.28
053123110082	1628 132ND LN NE	PEKA DAVID E & JEAN E	1	\$2,622.28	\$2,622.28

PROJECT 21-07
132ND AVENUE / HASTINGS STREET AREA REHABILITATION
CITY OF BLAINE
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$508,600.00				
TOTAL COST	\$1,961,900.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$686,665.00	/	21291.0 LF	=	\$32.25

053123110083	1614 132ND LN NE	CONELLY JOHN D & THERESA M	1	\$2,622.28	\$2,622.28
053123110084	1600 132ND LN NE	CONBOY MARK & LINDA	1	\$2,622.28	\$2,622.28
053123110085	13196 ELDORADO ST NE	KURAK MICHELE	1	\$2,622.28	\$2,622.28
053123110086	13184 ELDORADO ST NE	CARPENTER ALEXANDRA & DANIEL	1	\$2,622.28	\$2,622.28
053123110087	13172 ELDORADO ST NE	FISCHER MARIA & DAN JOHNSON	1	\$2,622.28	\$2,622.28
053123110088	13160 ELDORADO ST NE	MAHTO BEVERLY & WAYNE	1	\$2,622.28	\$2,622.28
053123110089	13148 ELDORADO ST NE	WILLIAMS DAVID A & PAMELA M	1	\$2,622.28	\$2,622.28
053123110090	13136 ELDORADO ST NE	JOHNSON STEVEN R & ANN M	1	\$2,622.28	\$2,622.28
053123110091	13124 ELDORADO ST NE	GUIDER MICHELE	1	\$2,622.28	\$2,622.28
053123110092	13112 ELDORADO ST NE	WAY CHRISTIAN & SARAH	1	\$2,622.28	\$2,622.28
053123110093	13100 ELDORADO ST NE	PIEKARSKI DENNIS L & KAREN	1	\$2,622.28	\$2,622.28
053123110094	13101 DAVENPORT ST NE	DARBY HEATHER	1	\$2,622.28	\$2,622.28
053123110095	13113 DAVENPORT ST NE	LAM HUNG & MELISSA	1	\$2,622.28	\$2,622.28
053123110096	13125 DAVENPORT ST NE	JEVNAGER BRUCE D & JANET L	1	\$2,622.28	\$2,622.28
053123110097	13137 DAVENPORT ST NE	FORREST SANDRA & THOMAS TRUSTEE	1	\$2,622.28	\$2,622.28
053123110098	13149 DAVENPORT ST NE	MEYER MICHAEL F & NITA A	1	\$2,622.28	\$2,622.28
053123110099	13161 DAVENPORT ST NE	ADAM ADAM & MOHAMED NASRO	1	\$2,622.28	\$2,622.28
053123110100	13173 DAVENPORT ST NE	HERRICK CARA & KIRILL MALOYLO	1	\$2,622.28	\$2,622.28
053123110101	13185 DAVENPORT ST NE	CHRISTENSON JAMES & SONJA	1	\$2,622.28	\$2,622.28
053123110103	1601 132ND LN NE	ARNESON DALE G & S L	1	\$2,622.28	\$2,622.28
053123120001	1515 132ND AVE NE	HOLMQUIST BETH A	1	\$2,622.28	\$2,622.28
053123120002	1529 132ND AVE NE	LATTIMER JACQUELINE	1	\$2,622.28	\$2,622.28
053123120003	13200 DAVENPORT ST NE	COFFIN TIMOTHY	1	\$2,622.28	\$2,622.28
053123120004	13214 DAVENPORT ST NE	KLITZKE K E & HENDRICKSON L A	1	\$2,622.28	\$2,622.28
053123120005	13228 DAVENPORT ST NE	JOHNSON BRIAN	1	\$2,622.28	\$2,622.28
053123120006	13242 DAVENPORT ST NE	RAFOS KEITH A	1	\$2,622.28	\$2,622.28
053123120007	1500 131ST LN NE	SATTER CLIFFORD	1	\$2,622.28	\$2,622.28
053123120008	1514 131ST LN NE	LIESCH CHRISTOPHER P & GRACE M	1	\$2,622.28	\$2,622.28
053123120009	1528 131ST LN NE	SANDERSON CHRISTOPHER	1	\$2,622.28	\$2,622.28
053123120010	1542 131ST LN NE	JOHNSON DELONNA J	1	\$2,622.28	\$2,622.28
053123120011	1556 131ST LN NE	LAPORTE AARON & ANGELA	1	\$2,622.28	\$2,622.28
053123120017	1500 132ND AVE NE	WEST STEVEN M & CINDY RENE	1	\$2,622.28	\$2,622.28
053123120018	1514 132ND AVE NE	HARMON JEFFREY	1	\$2,622.28	\$2,622.28
053123120019	1528 132ND AVE NE	HORNING NICKOLAS & REBECCA	1	\$2,622.28	\$2,622.28
053123120020	1542 132ND AVE NE	BARTHOLOMEW DANIELLE & CHRISTOPHER CROOKS	1	\$2,622.28	\$2,622.28
053123120021	1556 132ND AVE NE	SCHMUCKER ALAN & ANNALESSA	1	\$2,622.28	\$2,622.28
053123120022	1557 131ST LN NE	STACHOWSKI CYNTHIA J & JAMES R	1	\$2,622.28	\$2,622.28
053123120023	1543 131ST LN NE	TUCKER DIANNA & GARRISON	1	\$2,622.28	\$2,622.28
053123120024	1529 131ST LN NE	L&B PARTNERS LLC	1	\$2,622.28	\$2,622.28
053123120025	1515 131ST LN NE	VANG JOHN	1	\$2,622.28	\$2,622.28
053123120026	1501 131ST LN NE	KRIESEL STEVEN A	1	\$2,622.28	\$2,622.28
053123120044	13284 DAVENPORT ST NE	OLSON DONALD K & BONNIE M	1	\$2,622.28	\$2,622.28
053123120045	13270 DAVENPORT ST NE	WRAZIDLO BENJAMIN, DDEBRA, FRITZ	1	\$2,622.28	\$2,622.28

PROJECT 21-07
132ND AVENUE / HASTINGS STREET AREA REHABILITATION
CITY OF BLAINE
EXHIBIT NO.4 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$508,600.00				
TOTAL COST	\$1,961,900.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$686,665.00	/	21291.0 LF	=	\$32.25

053123120046	13256 DAVENPORT ST NE	BELL MEROSIL & WILLIAM	1	\$2,622.28	\$2,622.28
053123130016	12984 CHISHOLM ST NE	HEULE PETER A & CANDACE A	1	\$2,622.28	\$2,622.28
053123130017	12970 CHISHOLM ST NE	SARAZIN SCOTT	1	\$2,622.28	\$2,622.28
053123130018	12956 CHISHOLM ST NE	BILADEAU PAMELA	1	\$2,622.28	\$2,622.28
053123130019	12942 CHISHOLM ST NE	LENTSCH CATHERINE & EHREN	1	\$2,622.28	\$2,622.28
053123130020	12928 CHISHOLM ST NE	WEEGMAN LARRY ETAL	1	\$2,622.28	\$2,622.28
053123130021	12914 CHISHOLM ST NE	DIETSCH MICHAEL & PATRICE TRUSTEE	1	\$2,622.28	\$2,622.28
053123130022	12900 CHISHOLM ST NE	FROEMING ANGELA & ERIC	1	\$2,622.28	\$2,622.28
053123130030	12985 CHISHOLM ST NE	VOLLMAR MICHAEL & SONYA	1	\$2,622.28	\$2,622.28
053123130031	12971 CHISHOLM ST NE	ANDERSON KIMBERLY & BRENT REID	1	\$2,622.28	\$2,622.28
053123130032	12957 CHISHOLM ST NE	KIRBY JOHN & LAURA	1	\$2,622.28	\$2,622.28
053123130033	12943 CHISHOLM ST NE	SIEGFRIED JEFFREY V & JILL M	1	\$2,622.28	\$2,622.28
053123130034	12929 CHISHOLM ST NE	SATTERLUND LEAH	1	\$2,622.28	\$2,622.28
053123130035	12915 CHISHOLM ST NE	WILLIAMS MELISSA	1	\$2,622.28	\$2,622.28
053123130036	12901 CHISHOLM ST NE	BRYNTESON ROBERT J & MARY K	1	\$2,622.28	\$2,622.28
053123130043	1551 130TH AVE NE	OSELL LEANNE A	1	\$2,622.28	\$2,622.28
053123130044	1541 130TH AVE NE	KENOW AMY & WILLIAM	1	\$2,622.28	\$2,622.28
053123130045	1531 130TH AVE NE	KIRKEEIDE KIM J	1	\$2,622.28	\$2,622.28
053123130046	1521 130TH AVE NE	NGUYEN SANG VAN & DUyen THI MY	1	\$2,622.28	\$2,622.28
053123130047	1511 130TH AVE NE	SHELLEY JEFFERY W & SUSAN J	1	\$2,622.28	\$2,622.28
053123130048	1501 130TH AVE NE	ONSTAD RICHARD JR	1	\$2,622.28	\$2,622.28
053123130049	1500 130TH LN NE	LANE SHERI	1	\$2,622.28	\$2,622.28
053123130050	1510 130TH LN NE	CLARK RANDY E	1	\$2,622.28	\$2,622.28
053123130051	1520 130TH LN NE	ABDURAHMAN NAOMY	1	\$2,622.28	\$2,622.28
053123130052	1530 130TH LN NE	LATUFF AMANDA & DIANE	1	\$2,622.28	\$2,622.28
053123130053	1540 130TH LN NE	NOYES DORIS TRUSTEE	1	\$2,622.28	\$2,622.28
053123130054	1550 130TH LN NE	WEST RYAN M & LEANNE K	1	\$2,622.28	\$2,622.28
053123130055	1541 130TH LN NE	NELSON DONNA R	1	\$2,622.28	\$2,622.28
053123130056	1531 130TH LN NE	OLSON BLAKE	1	\$2,622.28	\$2,622.28
053123130057	1521 130TH LN NE	SNYDER JAMES J & JULIE A	1	\$2,622.28	\$2,622.28
053123130058	1511 130TH LN NE	STEVENS CHERI A	1	\$2,622.28	\$2,622.28
053123130059	1501 130TH LN NE	SHYPULSKI GERALD S & ANN K	1	\$2,622.28	\$2,622.28
053123140002	1650 130TH AVE NE	BLENKER BERNARD & JENELL	1	\$2,622.28	\$2,622.28
053123140003	1640 130TH AVE NE	GAPP REMY	1	\$2,622.28	\$2,622.28
053123140004	1630 130TH AVE NE	ASFAW KIROS & ZIGETA ATSE	1	\$2,622.28	\$2,622.28
053123140005	1620 130TH AVE NE	LANDAU KATIE & STEVEN	1	\$2,622.28	\$2,622.28
053123140006	1610 130TH AVE NE	BUDNICK DANIEL & DIANE	1	\$2,622.28	\$2,622.28
053123140007	1600 130TH AVE NE	RUBLE JAMES M	1	\$2,622.28	\$2,622.28

PROJECT 21-07
132ND AVENUE / HASTINGS STREET AREA REHABILITATION
132nd Avenue NE

CITY OF BLAINE
EXHIBIT NO.5 - HIGH DENSITY/ MULTI FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS	\$1,453,300.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	<u>\$508,600.00</u>					
TOTAL COST	\$1,961,900.00					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	HIGH DENSITY / MULTI FAMILY RESIDENTIAL ASSESSMENT PERCENTAGE	HIGH DENSITY / MULTI FAMILY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,961,900.00	/	21291.00	=	\$92.15	*
					50%	=
						\$46.08

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
053123120195	TOURVILLE LISA	1480 132ND AVE NE	39.0		\$46.08	\$1,797.12
053123120196	MARSHALL KRISTIN & LEWIS	1472 132ND AVE NE	39.0		\$46.08	\$1,797.12
053123120197	PETERSON DONNA	1464 132ND AVE NE	39.0		\$46.08	\$1,797.12
053123120198	WELMAN GREG & LOIS	1456 132ND AVE NE	39.0		\$46.08	\$1,797.12

TOTALS: 156.0 \$7,188.48