



City of Blaine

# FEASIBILITY REPORT

## 2021 STREET RECONSTRUCTIONS

CITY OF BLAINE | ANOKA COUNTY, MINNESOTA

January 18, 2021

Prepared for:  
City of Blaine  
10801 Town Square Drive NE  
Blaine, MN 55449

CITY PROJECT NO. 21-06  
WSB PROJECT NO. 016987-000

# FEASIBILITY REPORT

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## 2021 STREET RECONSTRUCTIONS

CITY PROJECT NO. 21-06

FOR THE CITY OF BLAINE, MINNESOTA

January 18, 2021

Prepared By:



# CERTIFICATION

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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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Nicholas E. Hentges, PE

Date: January 18, 2021

Lic. No. 44620

Quality Control Review By:



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Eric Eckman, PE

Date: January 18, 2021

Lic. No. 49954

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Pavement Design Report

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### **EXECUTIVE SUMMARY**

The proposed project includes four separate street segments within the City of Blaine. The descriptions and scope of construction for each of these segments are described below.

The total estimated cost of improvements is \$5,519,260 with \$1,017,348 proposed to be assessed over a fifteen-year period. The remaining project cost is proposed to be funded with \$1,000,000 from City State Aid funding, \$3,329,259 from City Pavement Management Plan funds, and \$172,654 from City Public Utility funds.

The project is necessary, cost-effective and feasible and will result in a benefit to the properties proposed to be assessed.

#### **Club West Parkway NE**

This proposed segment will reconstruct Club West Parkway NE (MSAS 130) from 109<sup>th</sup> Avenue NE (CSAH 12) to Cloud Drive NE. Proposed improvements include bituminous pavement replacement with spot curb replacement, renovation to the existing roundabout located at 113<sup>th</sup> Avenue NE to include a raised truck apron, reconstruction of the west leg at 111<sup>th</sup> Avenue NE to reduce the grade break, street sign replacement, and appurtenant construction. The scope of storm sewer improvements includes construction of additional catch basins in order to meet state aid spread requirements and adjustment of surface features. Additional catch basins are primarily proposed at the existing low points however an extension of the storm sewer near the northern limits of the project is proposed to meet spread requirements. Minimal water and sanitary sewer improvements are defined as part of this project, including water gate valve and sanitary sewer manhole replacement.

The estimated cost of improvements is \$2,604,616 with \$549,089 proposed to be assessed over a fifteen-year period. \$500,000 is proposed to be paid with City State-Aid funding and \$1,497,761 is proposed to be funded by City Pavement Management Program Funds. \$57,766 is proposed to be paid with City Public Utility funds.

#### **93<sup>rd</sup> Lane Extension**

This proposed segment will reconstruct 93<sup>rd</sup> Lane Extension (MSAS 125) from approximately 350-feet east of Anoka County Airport Gate A to 85<sup>th</sup> Avenue NE (Anoka County CSAH 32, Ramsey County CSAH 1). Proposed improvements include bituminous pavement replacement with spot curb replacement. The scope of storm sewer improvements is limited to the adjustment of inlet castings and manholes. Minimal water and sanitary sewer improvements are defined as part of this project—improvements are limited to adjustments of surface features.

The estimated cost of improvements is \$1,637,190. \$500,000 is proposed to be paid with City State-Aid funds and \$1,137,190 with City Pavement Management funds.

#### **100<sup>th</sup> Court NE and Flanders Court NE**

This proposed segment will reconstruct Flanders Court NE from Radisson Road NE (CSAH 52) to 100<sup>th</sup> Court NE and 100<sup>th</sup> Court NE from Flanders Court NE to the cul-de-sac. Proposed improvements include bituminous pavement replacement with spot curb replacement. The scope of storm sewer improvements is limited to the adjustment of inlet castings and manholes. Water improvements include replacement of hydrants and adjustment of other surface features. Sanitary sewer improvements are limited to replacement of manhole castings.

The estimated cost of improvements is \$480,233 with \$229,121 proposed to be assessed over a fifteen-year period. \$16,721 is proposed to be paid from the City Public Utility Fund. The remaining portion of \$234,391 is proposed to be paid from the City's Pavement Management Program Fund.

#### **105<sup>th</sup> Lane NE**

This proposed segment will reconstruct 105<sup>th</sup> Lane NE from National Street NE to Sunset Avenue (County Road 53). Proposed improvements include reconstructing the existing bituminous pavement and addition

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of concrete curb and gutter. The scope of storm sewer improvements include extension of the existing storm sewer further west; adding additional catch basins at the low point to supplement the existing catch basins; and adjustment of surface features. Minimal water and sanitary sewer improvements are defined as part of this project—improvements are limited to adjustments of surface features and replacement of hydrants.

The estimated cost of improvements is \$797,220 with \$239,137 proposed to be assessed over a fifteen-year period. \$98,166 is proposed to be paid from the City Public Utility Fund. The remaining portion of \$459,917 is proposed to be paid from the City's Pavement Management Program Fund.

### 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. 20-134.

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

### 2. PROJECT AREA CHARACTERISTICS

The project area includes the following streets:

- **Club West Parkway NE** from 109th Avenue NE to Cloud Drive NE
- **93rd Lane Extension** from to approximately 350-feet east of Anoka County - Blaine Airport Gate A to 85th Avenue NE
- **100th Court NE** from Flanders Court NE to cul-de-sac
- **Flanders Court NE** from Radisson Road NE to 100th Court NE
- **105th Lane NE** from National Street NE to Sunset Avenue

Club West Parkway NE was constructed in 2001 with a section consisting of approximately 5 inches of bituminous pavement over 8 inches of aggregate base with concrete curb and gutter and medians. No pavement rehabilitation has been done on Club West Parkway NE to date.

93<sup>rd</sup> Lane Extension north of Highway 10 was constructed in 1994 with a section consisting of approximately 5 inches of bituminous pavement over 6 inches of aggregate base as a rural section with no curb and gutter. 93<sup>rd</sup> Lane Extension south of Highway 10 was constructed in 2006 with a section consisting of approximately 6-1/2 inches of bituminous pavement over 12 inches of aggregate base as a rural section with no curb and gutter. No pavement rehabilitation has been done on 93<sup>rd</sup> Lane Extension to date.

100th Court NE was constructed in 2000 with a section consisting of approximately 3 inches of bituminous pavement over 4 inches of aggregate base with concrete curb and gutter. No pavement rehabilitation has been done on 100<sup>th</sup> Court NE to date.

Flanders Court NE was constructed in 1994 with a section consisting of approximately 3 inches of bituminous pavement over 4 inches of aggregate base with concrete curb and gutter. No pavement rehabilitation has been done on Flanders Court NE to date.

105<sup>th</sup> Lane NE from Packard Street NE to Sunset Avenue was constructed in 1968 and from National Street NE to Packard Street NE in 1971 with a section consisting of approximately 3-1/2 inches of bituminous over 4 inches of aggregate base with no curb and gutter. No records of pavement rehabilitation activities were found for this road.

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Club West Parkway NE, Flanders Court NE, and 100<sup>th</sup> Court NE urban sections with existing curb and gutter. 93<sup>rd</sup> Lane Extension is a rural section on the outside edges of the roadway and contains a raised median for the length of the rehabilitation. 105<sup>th</sup> Lane NE is a rural residential section with bituminous curbs present at the existing catch basins. The pavement on all of the roadways has reached the point of failure with significant block, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible.

The Anoka County Soil Survey indicates the predominant soil types in the project areas to be Hydrologic Soil Group (HSG) A or A/D. The project is not anticipating groundwater to be present in the excavations at the assumed depths of the proposed storm sewer. If ground water is encountered during construction, it is our opinion that it can be drawn down with sumps dug alongside the trench. Deeper excavations below the groundwater table, in sand soils, will likely require a sand point dewatering system.

Club West Parkway NE is located in the Coon Creek Watershed District. 93<sup>rd</sup> Lane Extension is located in both the Coon Creek and Rice Creek Watershed Districts. The other roadways included in this report are located in the Rice 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 project locations.

See below for existing condition photos.

# FEASIBILITY REPORT

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Club West Parkway NE - Existing Conditions at 111<sup>th</sup> Avenue NE



Club West Parkway NE – Existing Conditions at 117<sup>th</sup> Avenue NE



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93<sup>rd</sup> Lane Extension – Existing Conditions near Anoka County – Blaine Airport Gate A



93<sup>rd</sup> Lane Extension – Existing Conditions near 85<sup>th</sup> Avenue NE



# FEASIBILITY REPORT

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Flanders Court NE – Existing Conditions near Radisson Road NE



100<sup>th</sup> Court NE – Existing Conditions



## FEASIBILITY REPORT

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105<sup>th</sup> Lane NE – Existing Conditions near Sunset Ave



105<sup>th</sup> Lane NE – Existing Conditions



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## FEASIBILITY REPORT

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### 3. PROPOSED IMPROVEMENTS

The proposed improvements will include pavement replacement, spot curb and gutter replacement, sidewalk and pedestrian ramp improvements to make them ADA compliant, and adjustments of gate valves, manholes, and catch basins. 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 project corridor. The extents of sanitary sewer scope on this project will include the replacement of the existing manhole castings/rings on all sanitary manholes.

#### B. Water Main

Public Works and Engineering staff have reviewed the water main installation dates and water main break data along the project corridor and concur that the existing ductile iron water main installed when the roadways were first constructed have no issues indicating the need for replacement or repair.

All existing hydrants located adjacent to 105<sup>th</sup> Lane will be removed and replaced within the project limits, these hydrants were originally constructed in the 1960's and due for replacement. All existing gate valve boxes will be adjusted that are located within the street typical sections. Gate valve boxes located on Club West Parkway have been identified as in need of replacement. Curb stop condition will be assessed and all necessary replacements will be performed. No further water main improvements have been defined at this time.

#### C. Street Construction

The following streets will be reconstructed with 3-1/2 inches of bituminous pavement on existing aggregate base: **100<sup>th</sup> Court NE, Flanders Court NE, 105<sup>th</sup> Lane NE**. The following streets will be reconstructed with pavement sections complying with State Aid standards: **Club West Parkway NE** will be reconstructed with 5-inches of bituminous pavement on existing aggregate base north of 113<sup>th</sup> Avenue NE and 6-inches of bituminous pavement on 7-inches of the existing 8-inches aggregate base south of 113<sup>th</sup> Avenue NE; and **93<sup>rd</sup> Lane Extension** will be reconstructed with 6.5-inches of bituminous pavement on the existing 12-inch aggregate base south of Trunk Highway 10 and 8-inches of bituminous pavement on 6-inches of new aggregate base north of Trunk Highway 10. In addition, the following specific items pertain to the listed street:

- **Club West Parkway NE** – Revision of traffic control signal located at 109<sup>th</sup> Avenue NE (CSAH 12). Reconstruction of 113<sup>th</sup> Avenue NE roundabout to include a raised concrete truck apron.
- **93<sup>rd</sup> Lane Extension** – Revision of traffic control signals located at the Trunk Highway 10 Eastbound Ramp and 85<sup>th</sup> Avenue NE (CSAH 32).
- **Flanders Court NE** – Revision of traffic control signal located at Radisson Road NE (CSAH 52)
- **105<sup>th</sup> Lane NE** – Existing rural road sections and will be reconstructed to the City Standard urban section street with type "B" concrete curb and gutter.

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

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### D. Storm Drainage

Storm improvements are proposed for Club West Parkway NE and 105<sup>th</sup> Lane NE. Storm improvements proposed for Flanders Court NE, 93<sup>rd</sup> Lane Extension, and 100<sup>th</sup> Court NE are limited to adjustment of existing surface features.

Storm improvements along 105<sup>th</sup> Lane NE include extension of the existing storm sewer further west and adding additional catch basins at the low point to supplement the existing catch basins.

Additional storm sewer will be added to Club West Parkway NE in order to meet state aid spread requirements. Additional catch basins are primarily proposed at the existing low points however an extension of the storm sewer near the northern limits of the project is proposed to meet spread requirements.

Portions of the project are located in both Rice Creek Watershed District and Coon Creek Watershed District. Permit applications will be required for both watershed districts.

## 4. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create any new maintenance issues for the Public Works staff. City will work with affected property owners and the Contractor to resolve any situation that may arise during construction.

Club West Parkway will be open to one lane of traffic in each direction from 109th Avenue NE to 111th Avenue NE for the duration of the project. Between 111th Avenue NE and Cloud Drive NE Club West Pkwy will be limited to one direction of travel at a time. When northbound traffic is open, southbound traffic will be closed and vice versa. For 93rd Lane Extension NE one lane of traffic will be open in each direction between the TH 10 south ramps and 85th Avenue NE at all times. Only NB traffic will be allowed during construction as SB will be closed. Detours will be provided for the directional closures on Club West Pkwy and 93rd Lane Extension NE.

All other streets will remain open to local traffic during construction with short term traffic delays expected. On all streets, 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.

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

**Project No.:** 21-06  
**Description:** 2021 Street Reconstruction Project

<b>Cost Item</b>	<b>Percent</b>	<b>Amount</b>
<b>Construction Costs</b>		
Street Construction		\$3,847,707
Watermain Construction		\$104,528
Sanitary Sewer Construction		\$23,364
Storm Sewer Construction		\$112,742
<b>Total Construction Costs</b>		<b>\$4,088,341</b>
<b>Administrative Costs</b>		
Engineering	18%	\$735,901
Assessment	1%	\$40,883
Legal	2%	\$81,767
Administration	4%	\$163,534
Capitalized Interest	8%	\$327,067
Bonding	2%	\$81,767
<b>Total Administrative Costs</b>		<b>\$1,430,919</b>
<b>Total Estimated Project Costs</b>		<b><u>\$5,519,260</u></b>

**Temporary Funding Source:** City Internal Funds

**Permanent Funding Source:** Assessments, State Aid Funds,  
Pavement Management Program  
(PMP) Funds, Public Utility Funds

**Funding**

Total Generation from Assessments:	\$1,017,348
Total Paid from Public Sanitary Sewer Funds:	\$31,541
Total Paid from Public Water Utility Funds:	\$141,112
Total Paid from State Aid Funds:	\$1,000,000
Total Paid from PMP Funds:	\$3,329,259

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### 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 linear foot method for the commercial/industrial/high density residential properties located along Club West Parkway; the acreage method for the commercial/industrial/high density residential properties located along Flanders Court and 100<sup>th</sup> Court; and the unit method for the residential properties along 105<sup>th</sup> Lane. Proposed assessments are based on 35% of the entire cost of the improved street section for residential properties and 50% of the entire cost of the improved street section for commercial/industrial/high density residential properties, and do not include costs for water main or sanitary sewer work.

City staff made the determination that assessment of Flanders Court and 100<sup>th</sup> Court is not practical using the standard linear foot method. Rather the linear foot methodology was applied on an acreage basis.

See Exhibit No. 1 in Appendix C for the parcels proposed to be assessed and Exhibit Nos. 2 and 3 in Appendix C for the proposed assessment rolls.

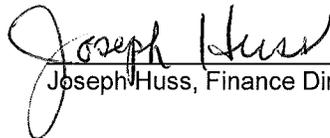
### 7. FINANCE

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, Municipal State Aid 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 21-06 as prepared by WSB dated February 1, 2021 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 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 \$1,017,348 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 \$172,654.
4. Sufficient moneys are currently available from the City's Pavement Management Program Fund to pay for proposed utility improvements for street reconstruction at an estimated cost of \$3,329,259.
5. Sufficient moneys are currently available from the City's State Aid Funds to pay for proposed eligible improvements for street reconstruction at an estimated cost of \$1,000,000.

  
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Joseph Huss, Finance Director

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### 8. PROJECTED SCHEDULE

January 14, 2021	Public Information Meeting to discuss project and proposed assessments
February 1, 2021	Receive Feasibility Report Order Public Hearing
February 15, 2021	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
April 19, 2021	Approve Plans and Specifications Order Advertisement for Bids
May 18, 2021	Open Bids
June 7, 2021	Award Contract
June - October 2021	Construct Improvements
October 2021	Assess Project
2022	First assessment payment due with real estate taxes

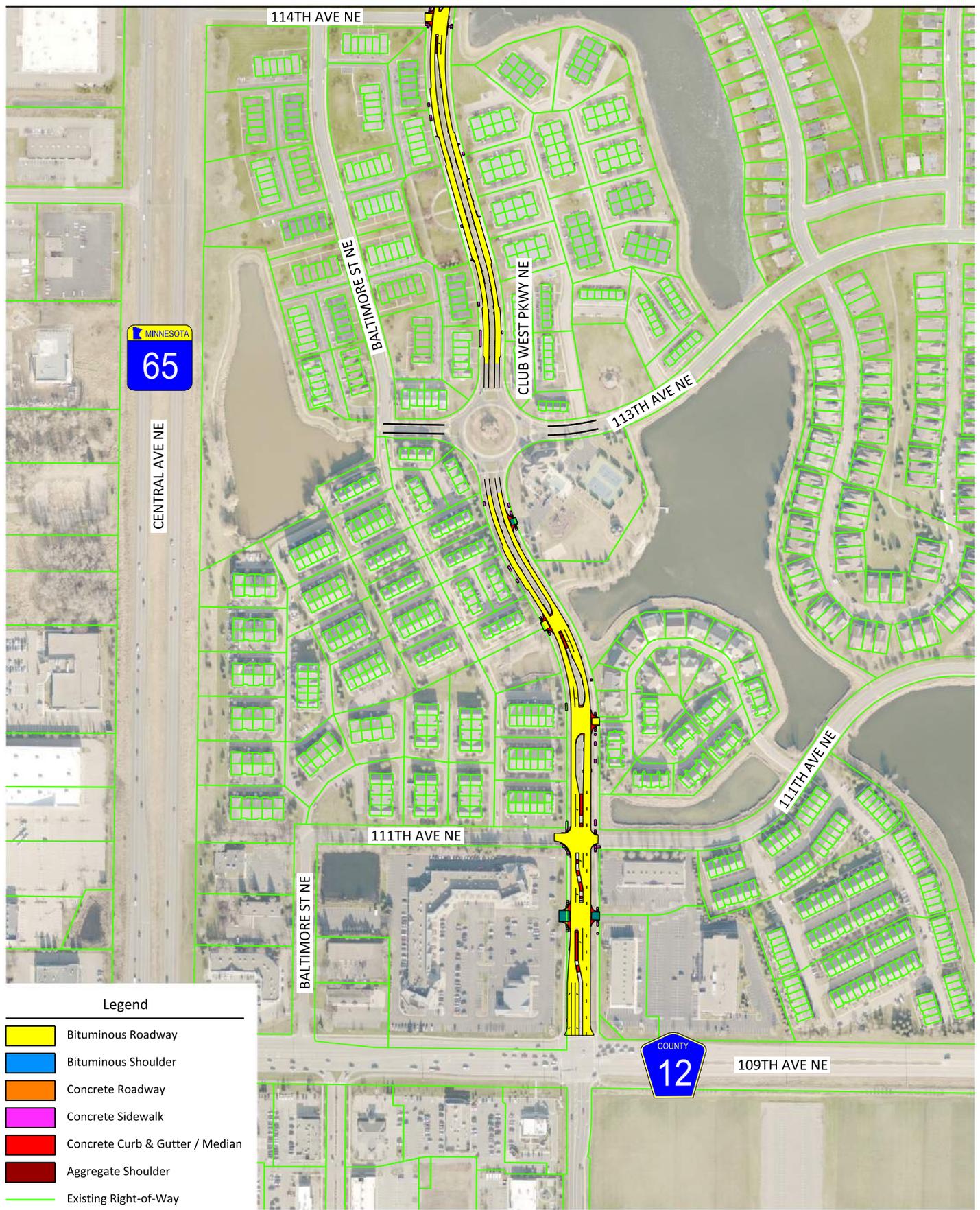
### 9. PROJECT FEASIBILITY AND RECOMMENDATION

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.

**APPENDIX A**

**Exhibit 1: Project Location Maps  
Exhibit 2: Roadway Typical Sections  
Storm Sewer Design**

Matchline "A"

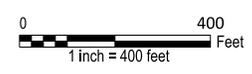


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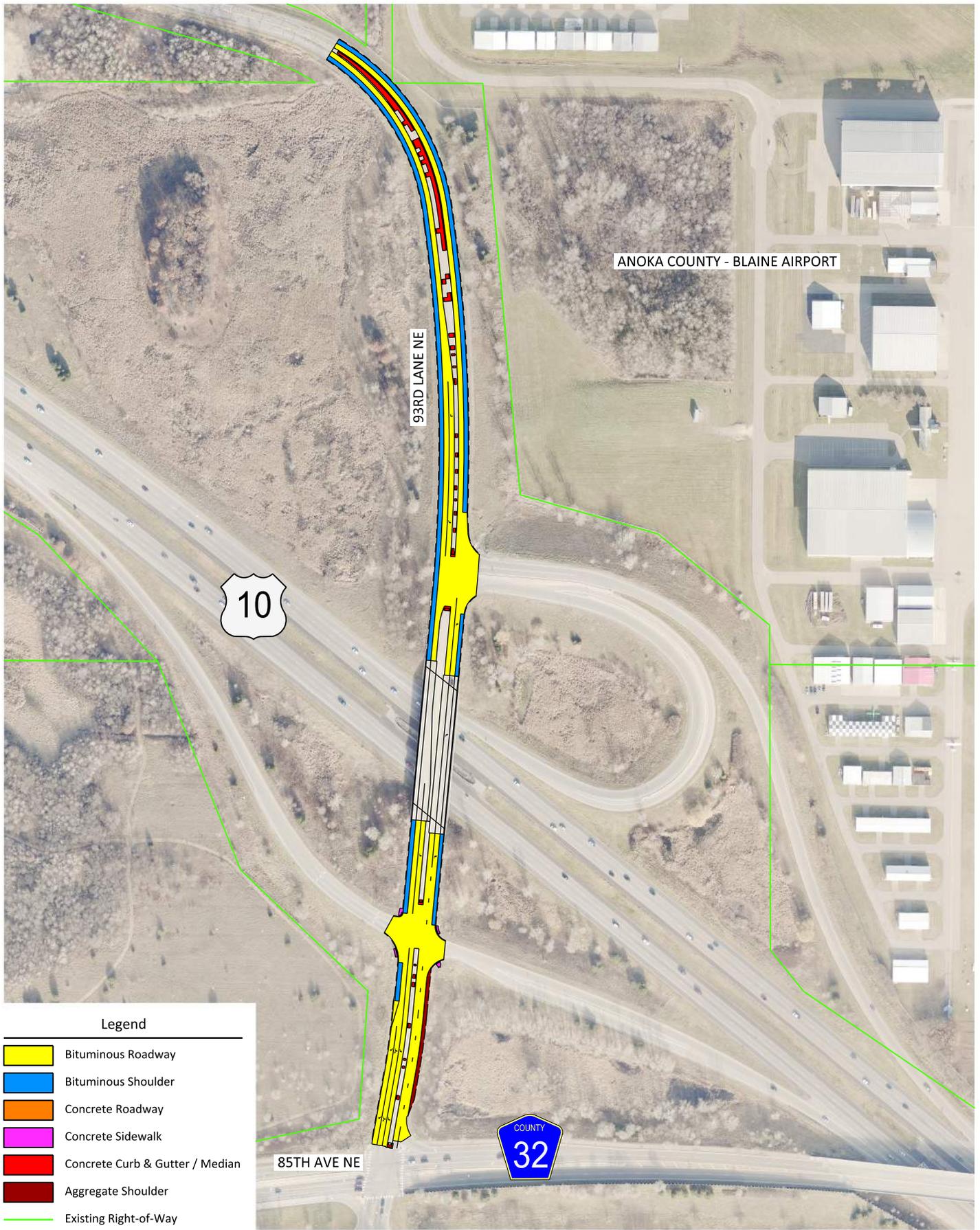
- Bituminous Roadway
- Bituminous Shoulder
- Concrete Roadway
- Concrete Sidewalk
- Concrete Curb & Gutter / Median
- Aggregate Shoulder
- Existing Right-of-Way



**Exhibit 1A: Club West Parkway Project Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine





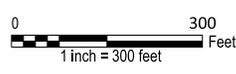


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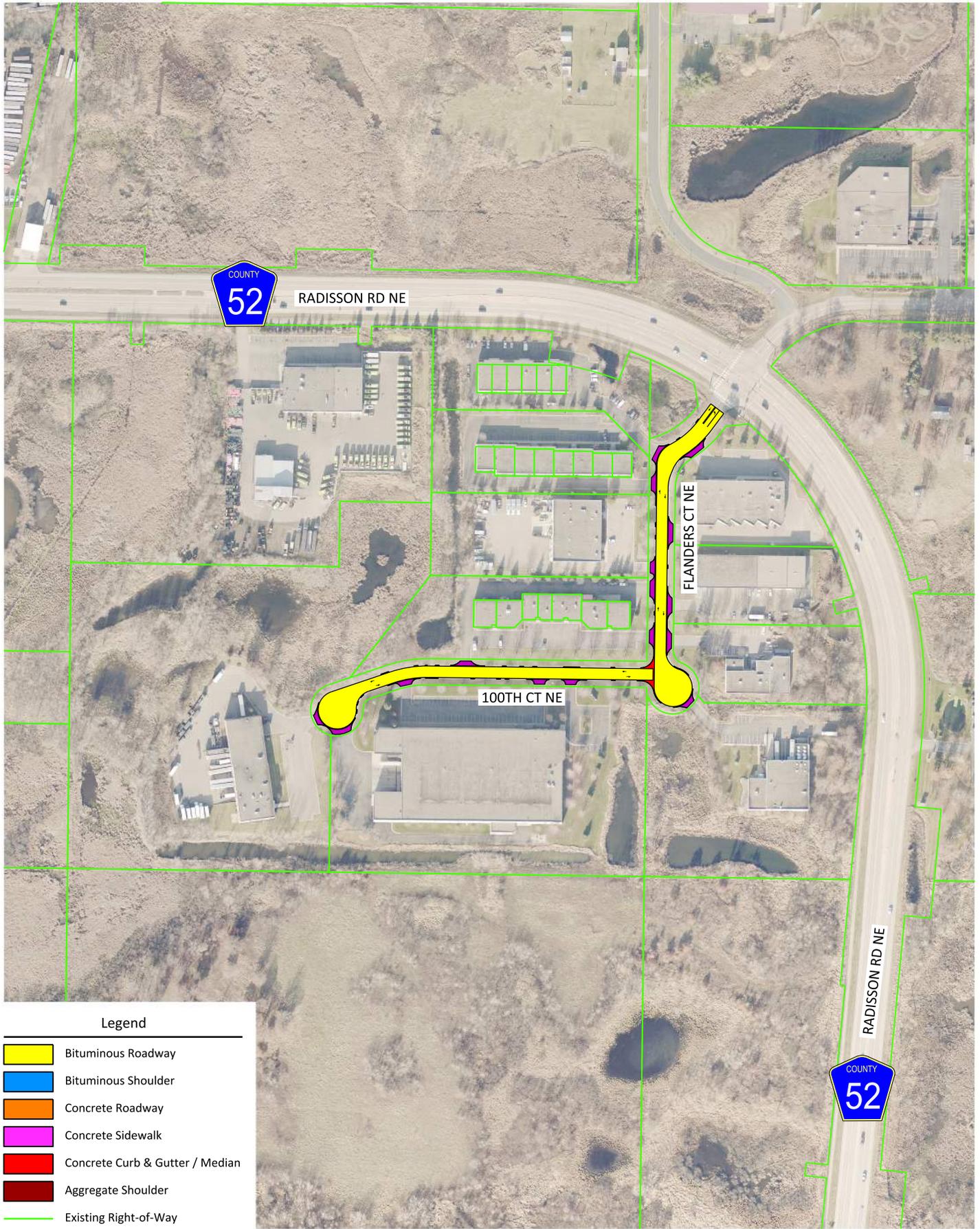
- Bituminous Roadway
- Bituminous Shoulder
- Concrete Roadway
- Concrete Sidewalk
- Concrete Curb & Gutter / Median
- Aggregate Shoulder
- Existing Right-of-Way



Exhibit 1B: 93rd Lane Project Map  
2021 Street Reconstructions  
Feasibility Assessment Report  
City of Blaine



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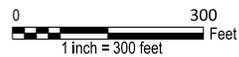


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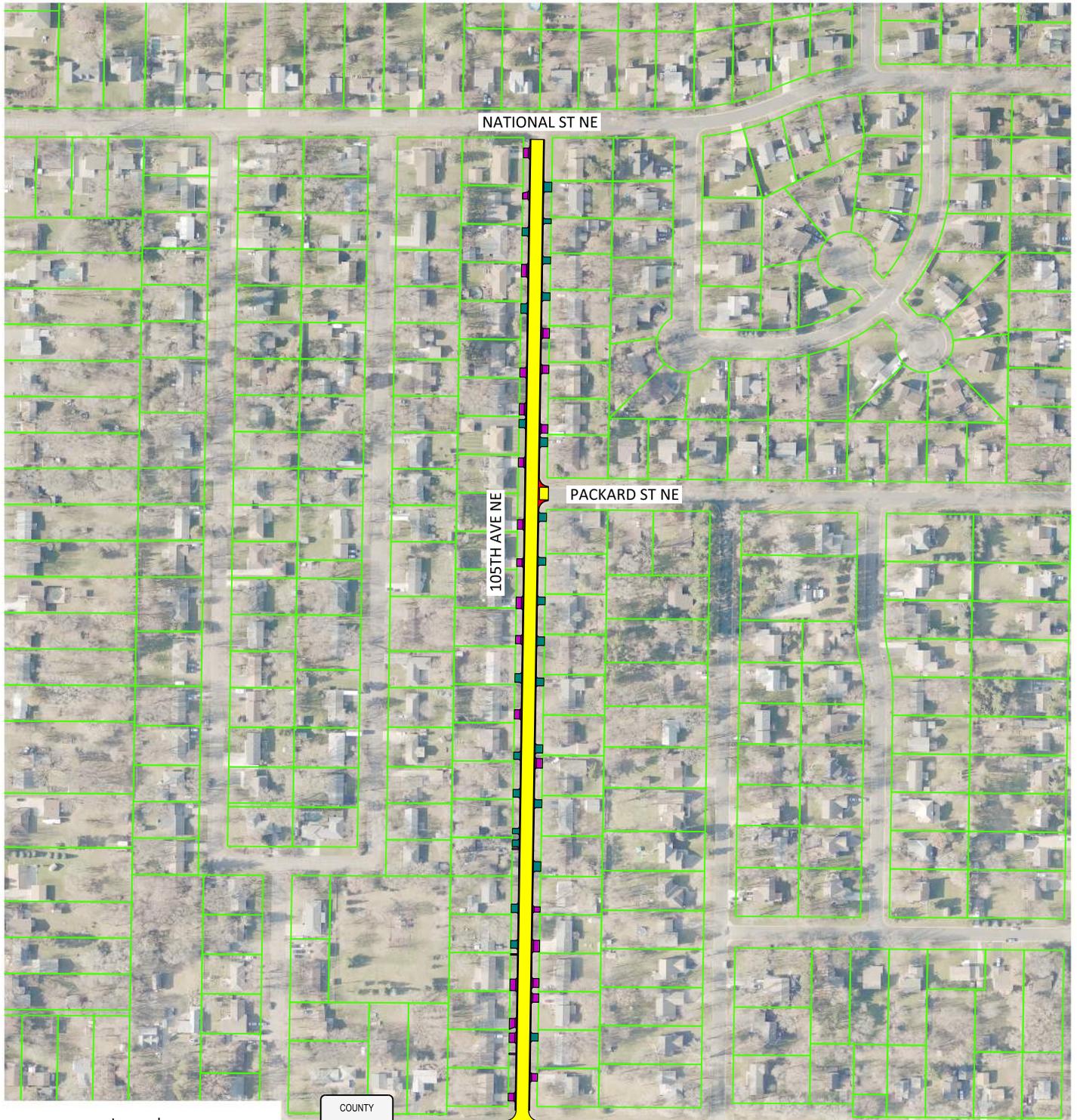
- Bituminous Roadway
- Bituminous Shoulder
- Concrete Roadway
- Concrete Sidewalk
- Concrete Curb & Gutter / Median
- Aggregate Shoulder
- Existing Right-of-Way

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**Exhibit 1C: 100th Court & Flanders Court**  
**Project Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine



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Legend

- Bituminous Roadway
- Bituminous Shoulder
- Concrete Roadway
- Concrete Sidewalk
- Concrete Curb & Gutter / Median
- Aggregate Shoulder
- Existing Right-of-Way

COUNTY  
**53**

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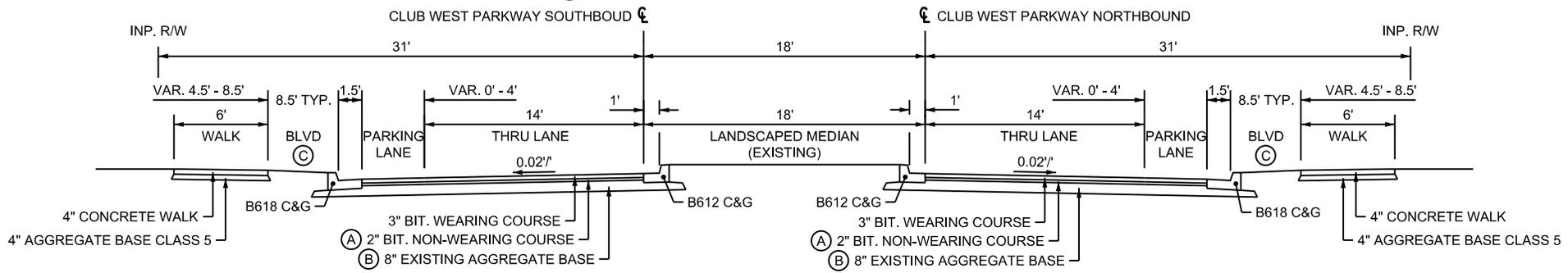
**Exhibit 1D: 105th Lane Project Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine



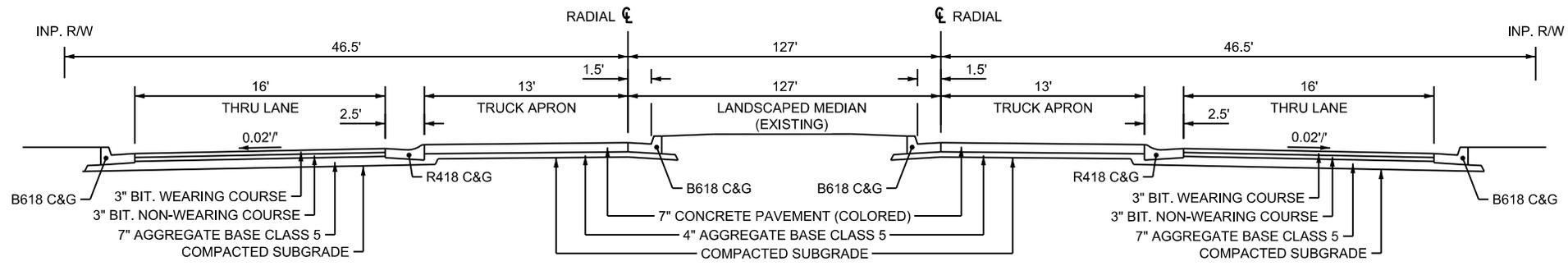
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### CLUB WEST PARKWAY NE

- (A) 3" BIT. NON-WEARING COURSE SOUTH OF 113TH AVENUE.
- (B) 7" EXISTING AGGREGATE BASE SOUTH OF 113TH AVENUE.
- (C) CONCRETE BOULEVARD WHEN PARKING LANE PRESENT



### CLUB WEST PARKWAY NE - ROUNDABOUT



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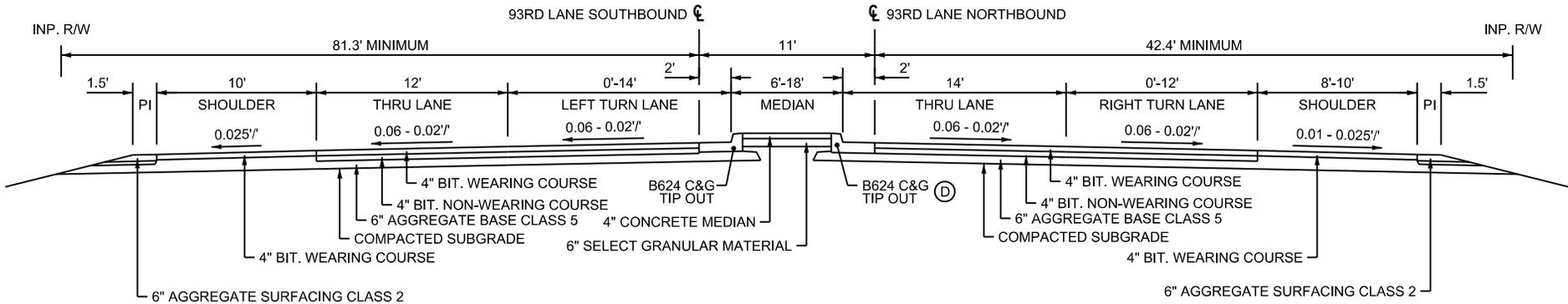


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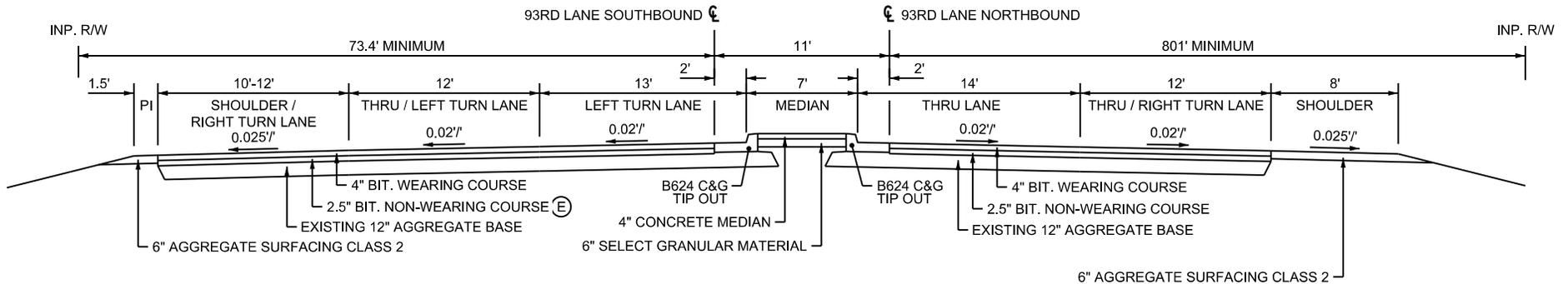
### 93RD LANE EXTENSION - NORTH OF TH 10

Ⓧ GUTTER TIP IN ONCE SUPERELEVATION TRANSITION BEGINS.



### 93RD LANE EXTENSION - SOUTH OF TH 10

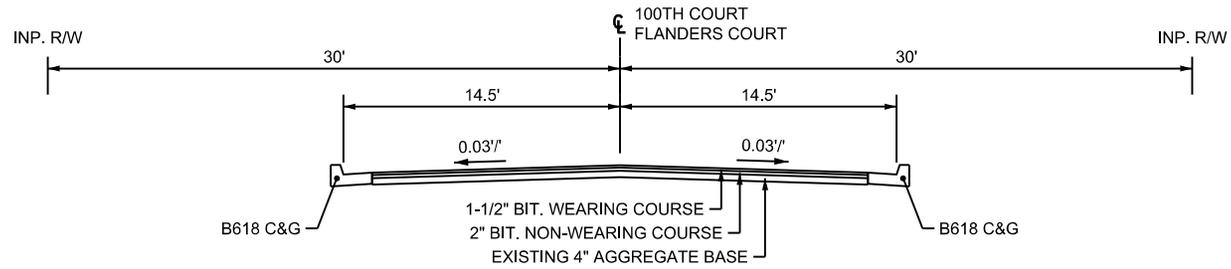
Ⓧ 4" BIT. WEARING COURSE OVER 6" AGGREGATE BASE CLASS 5 AT SHOULDER LOCATION.



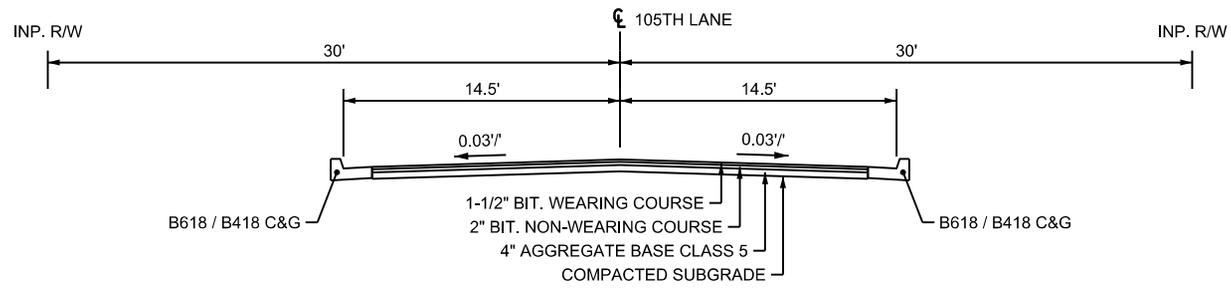
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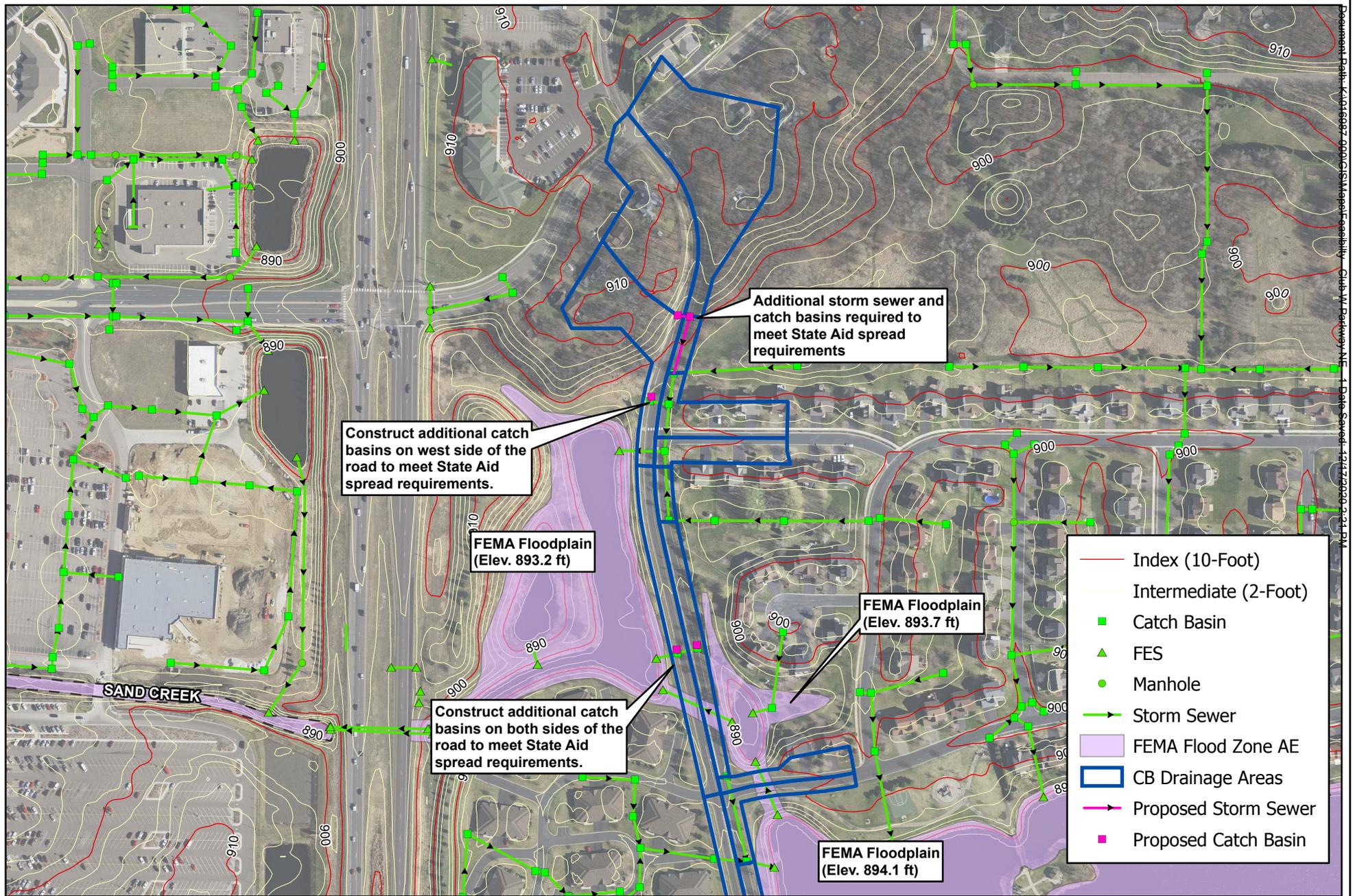
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### 100TH COURT NE & FLANDERS COURT NE



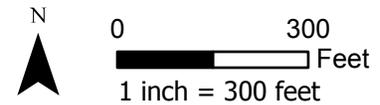
### 105TH LANE NE

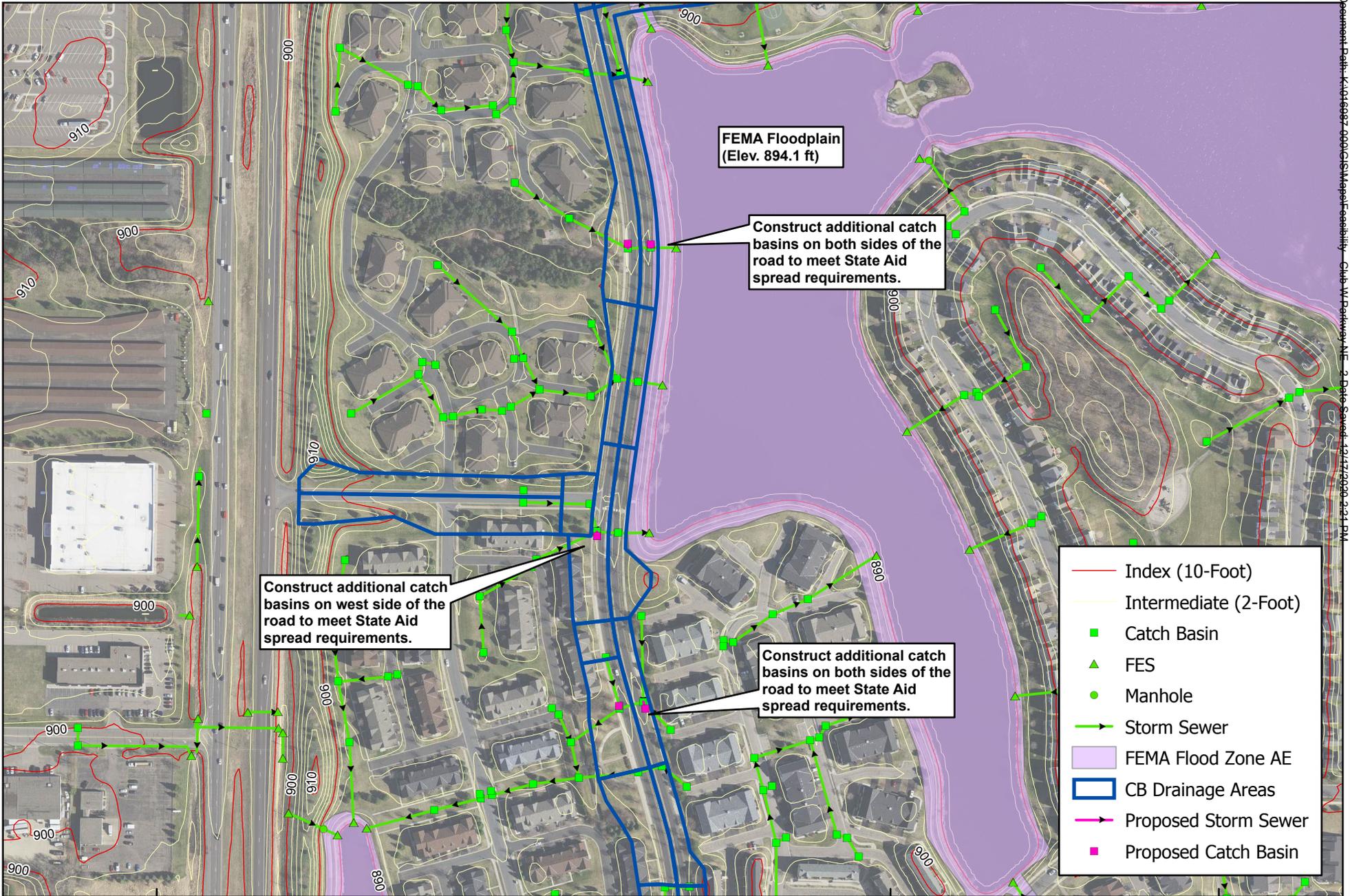




### Club W Parkway NE - Figure 1

Blaine 2021 Reconstruction Project  
Coon Creek Watershed District





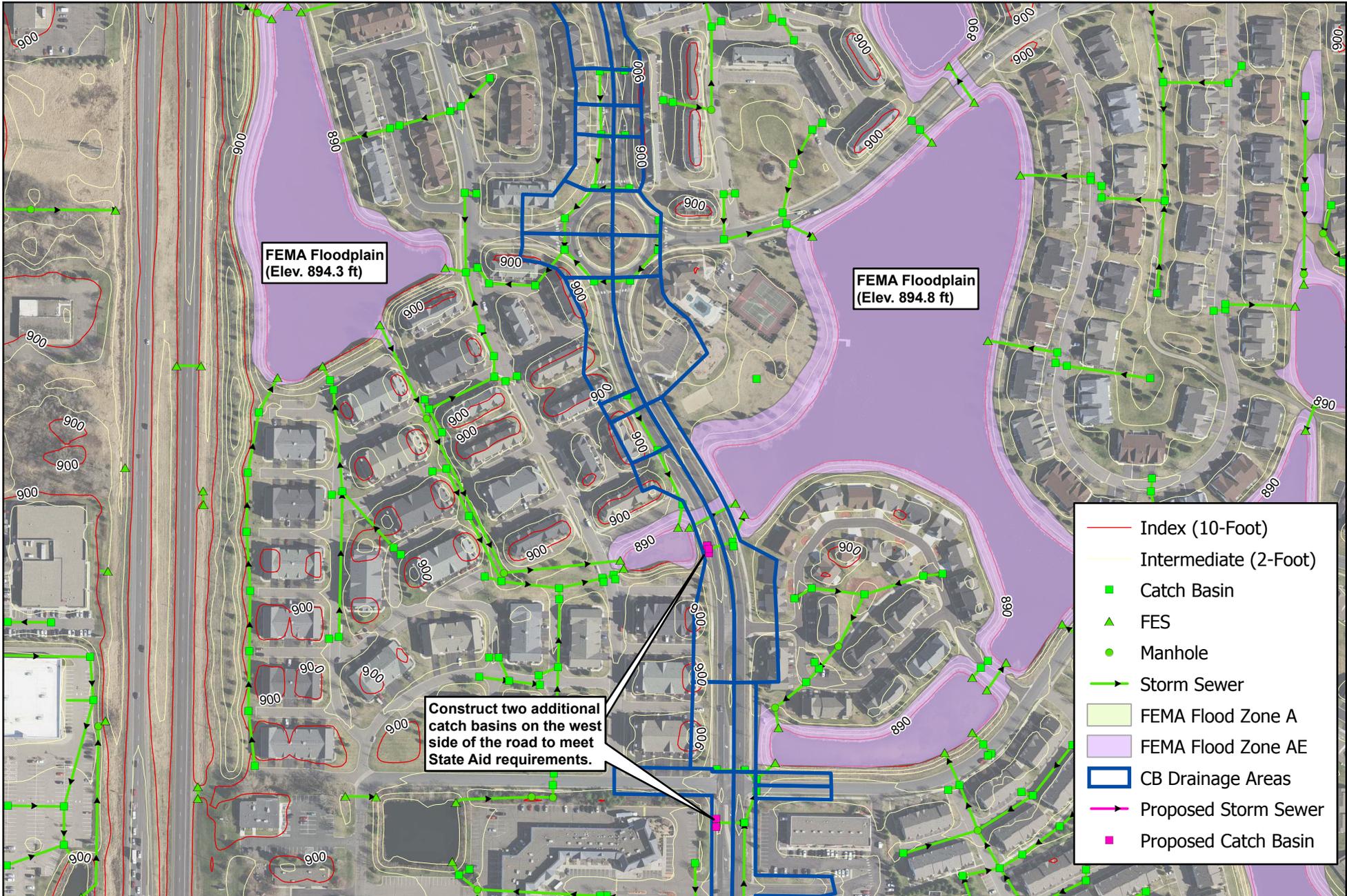
## Club W Parkway NE - Figure 2

Blaine 2021 Reconstruction Project  
Coon Creek Watershed District



0 300  
Feet  
1 inch = 300 feet

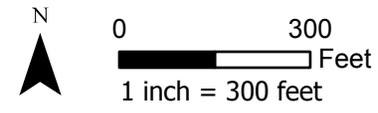


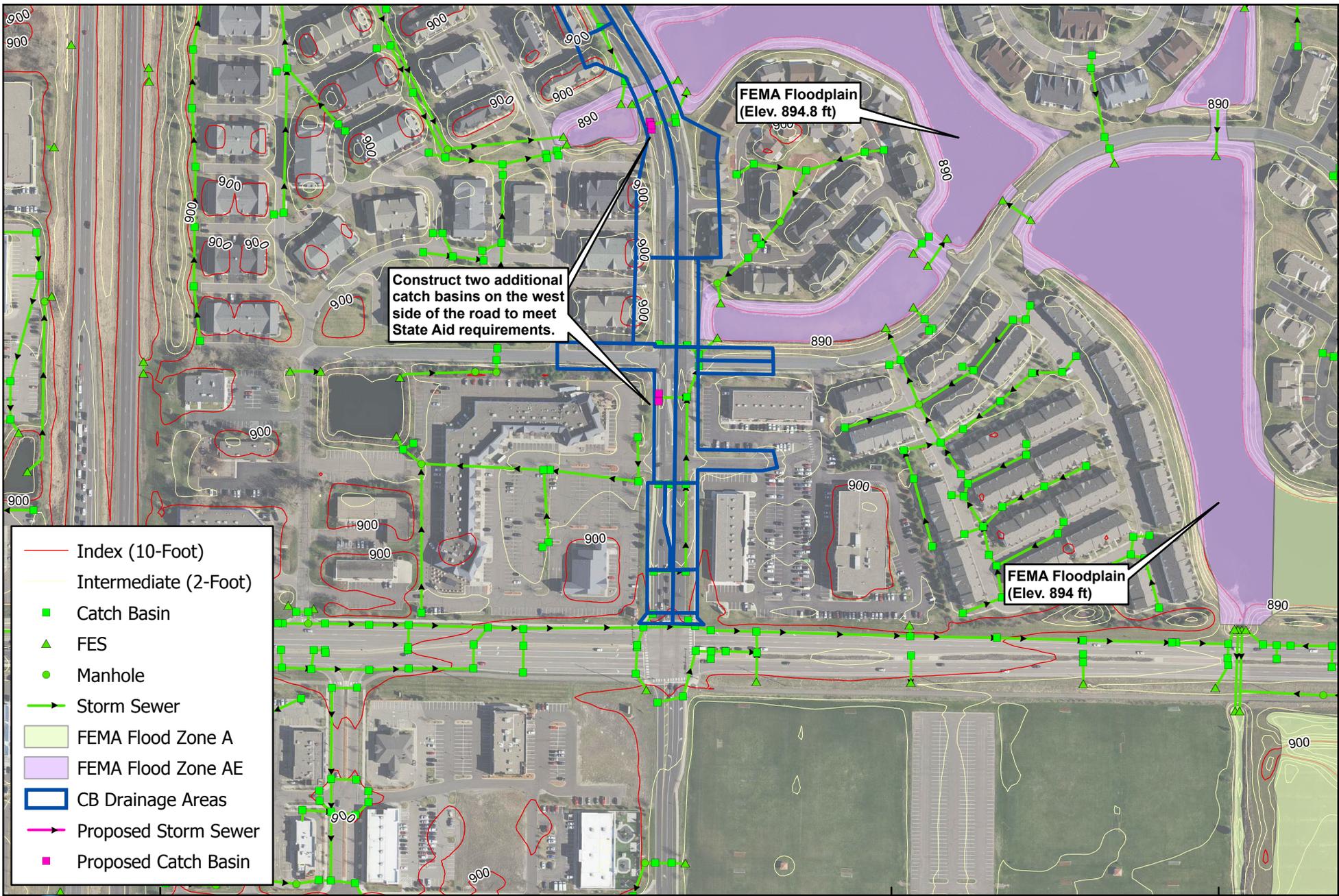


- Index (10-Foot)
- Intermediate (2-Foot)
- Catch Basin
- ▲ FES
- Manhole
- Storm Sewer
- FEMA Flood Zone A
- FEMA Flood Zone AE
- CB Drainage Areas
- Proposed Storm Sewer
- Proposed Catch Basin



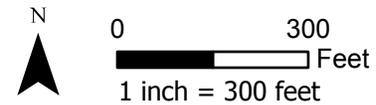
**Club W Parkway NE - Figure 3**  
 Blaine 2021 Reconstruction Project  
 Coon Creek Watershed District

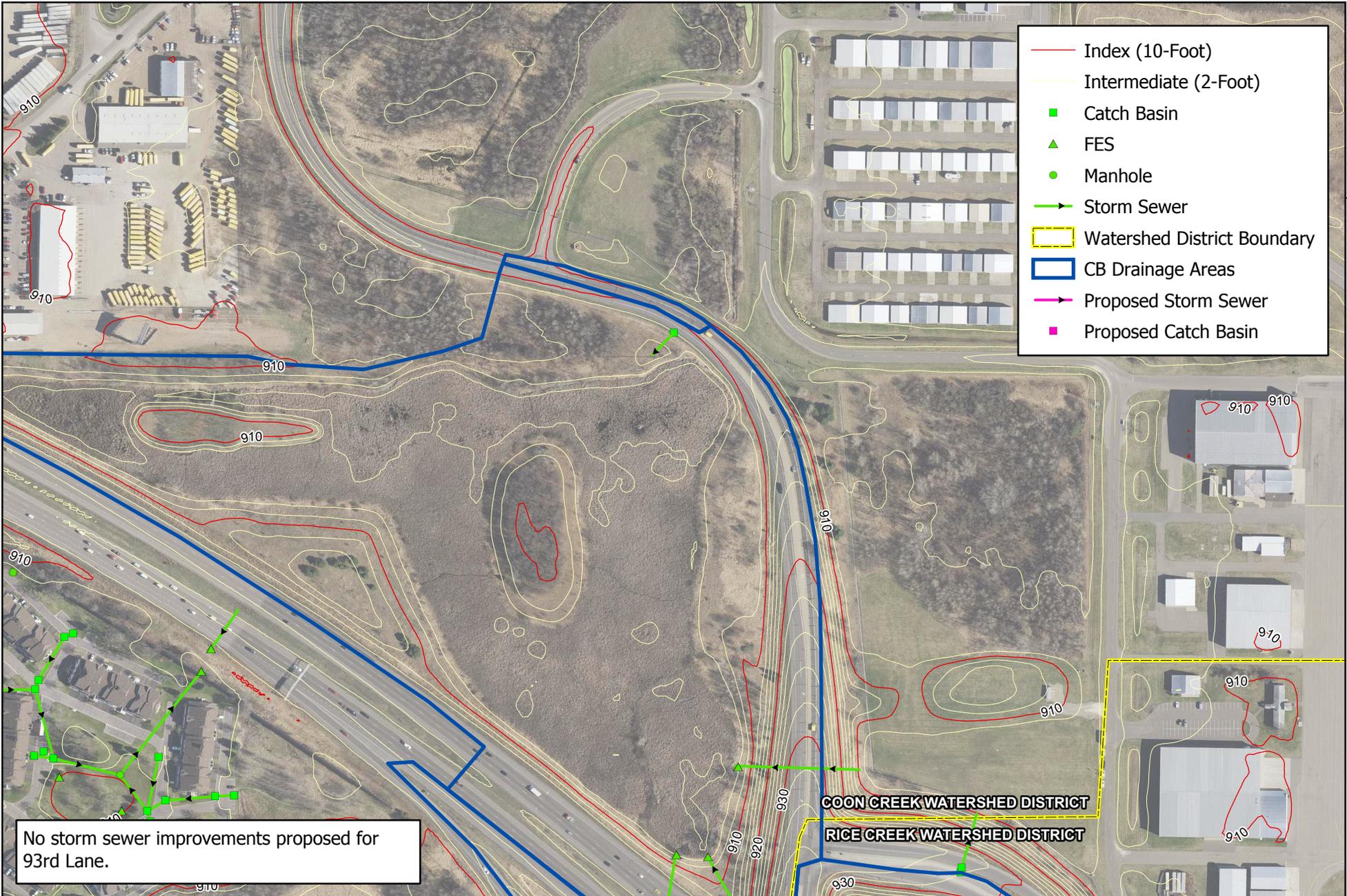




### Club W Parkway NE - Figure 4

Blaine 2021 Reconstruction Project  
Coon Creek Watershed District



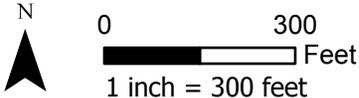


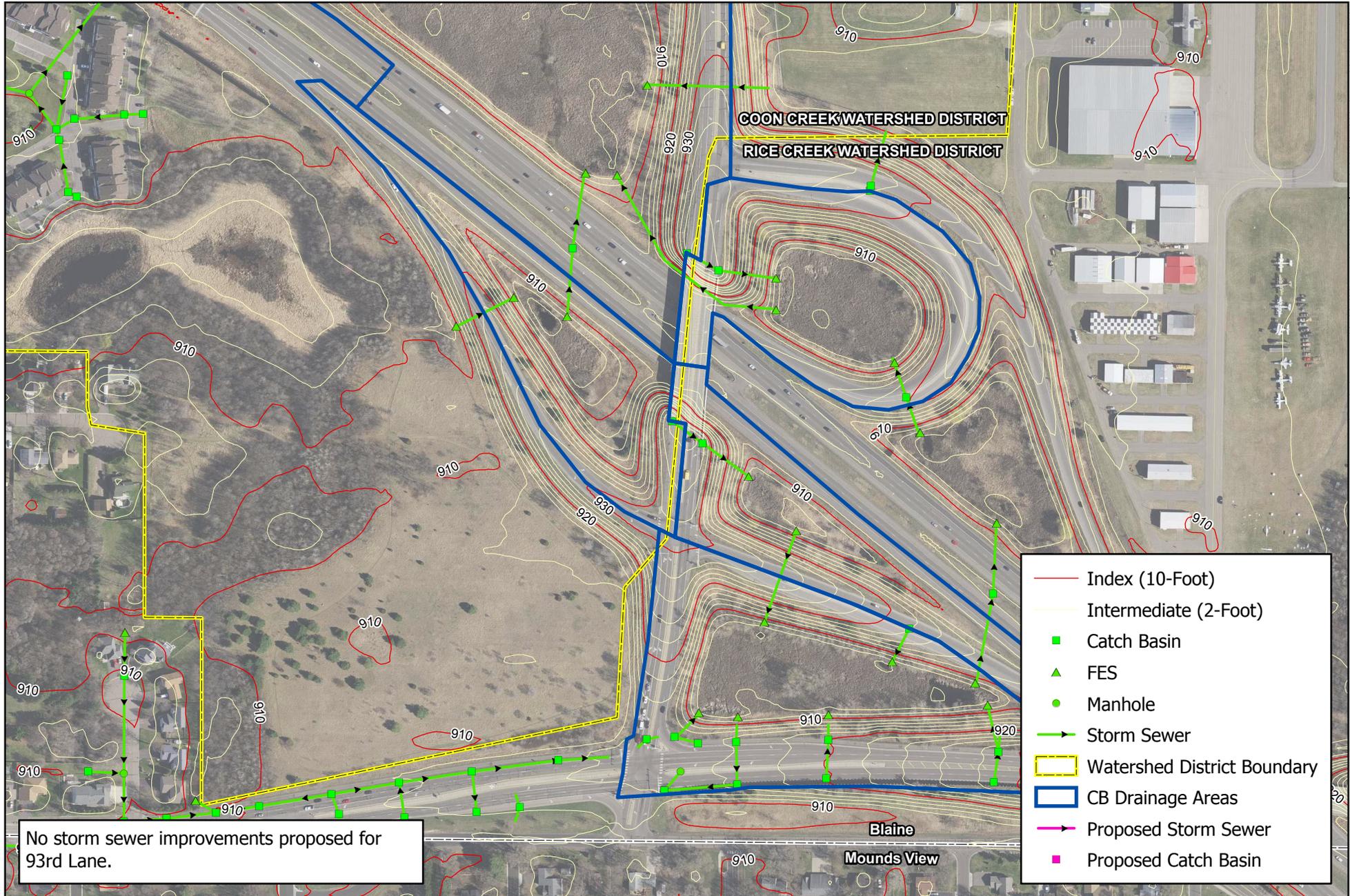
- Index (10-Foot)
- Intermediate (2-Foot)
- Catch Basin
- ▲ FES
- Manhole
- Storm Sewer
- Watershed District Boundary
- CB Drainage Areas
- Proposed Storm Sewer
- Proposed Catch Basin

No storm sewer improvements proposed for 93rd Lane.



**93rd Lane - Figure 1**  
 Blaine 2021 Reconstruction Project  
 Coon Creek/Rice Creek Watershed District



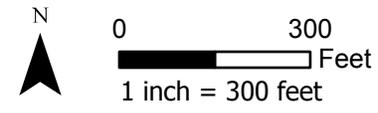


No storm sewer improvements proposed for 93rd Lane.

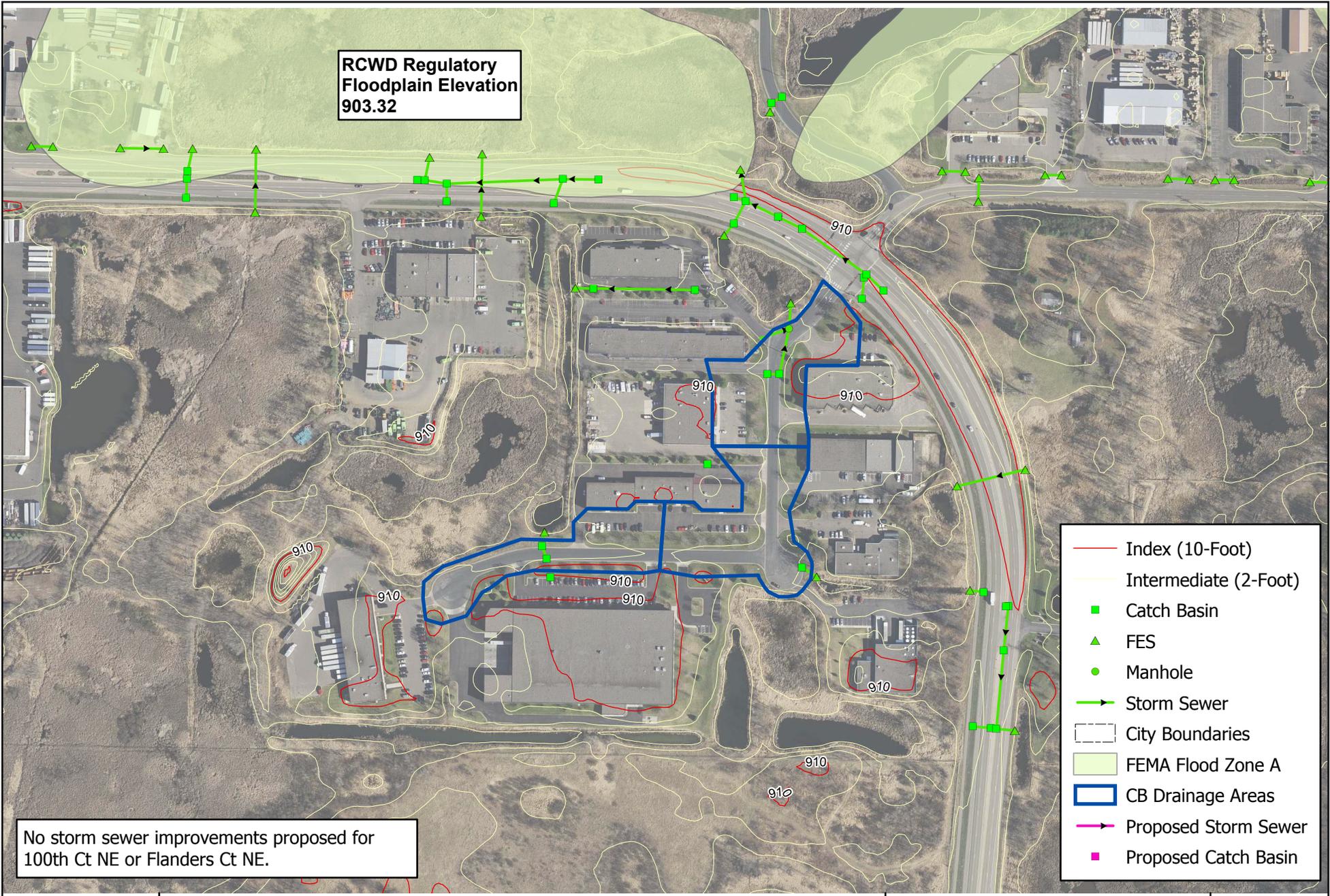
- Index (10-Foot)
- Intermediate (2-Foot)
- Catch Basin
- ▲ FES
- Manhole
- Storm Sewer
- ▭ Watershed District Boundary
- ▭ CB Drainage Areas
- Proposed Storm Sewer
- Proposed Catch Basin



**93rd Lane - Figure 2**  
 Blaine 2021 Reconstruction Project  
 Coon Creek/Rice Creek Watershed District



**RCWD Regulatory  
Floodplain Elevation  
903.32**

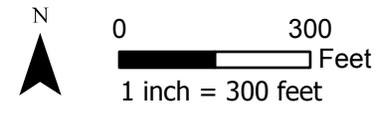


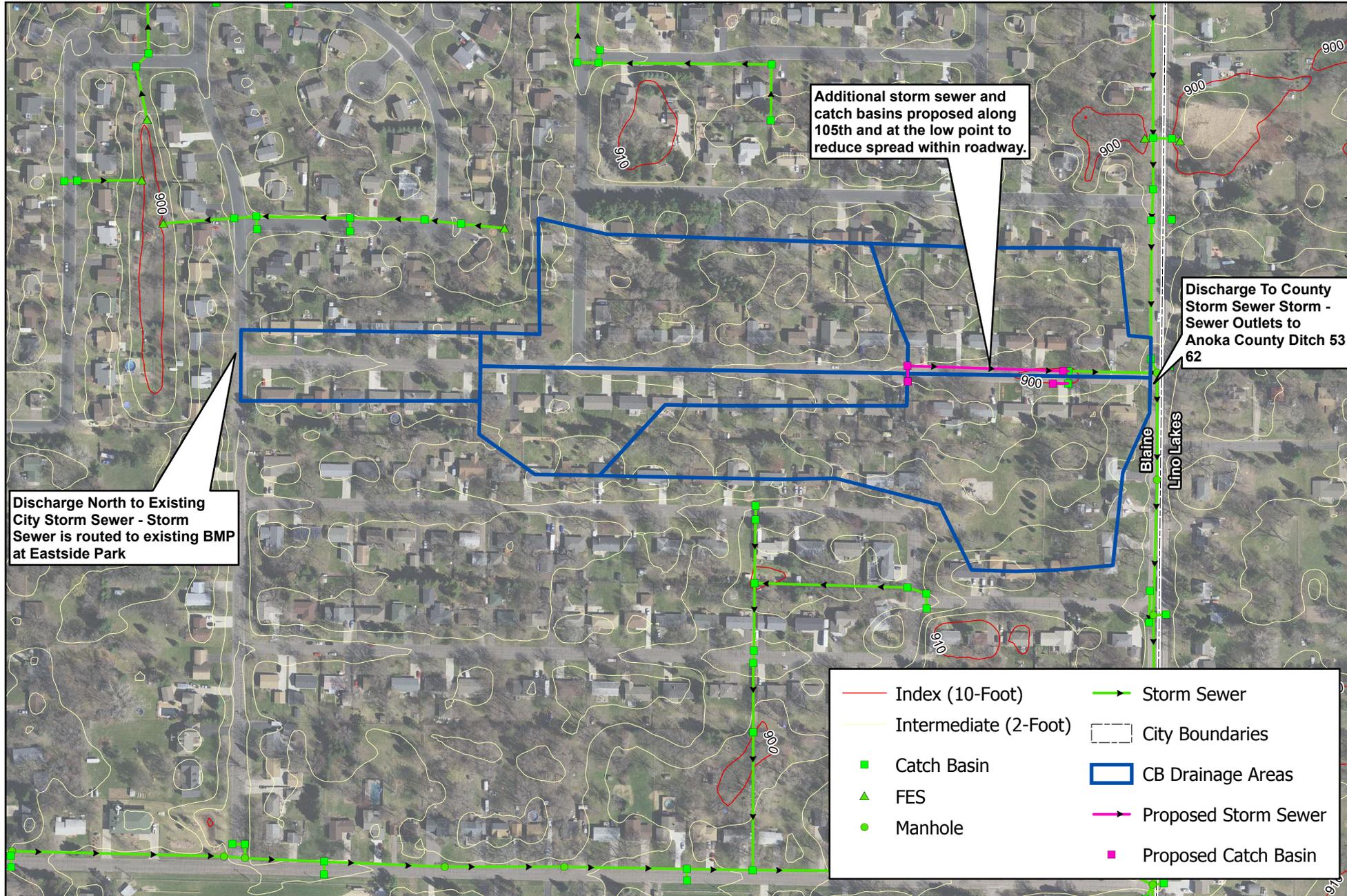
No storm sewer improvements proposed for 100th Ct NE or Flanders Ct NE.

- Index (10-Foot)
- Intermediate (2-Foot)
- Catch Basin
- ▲ FES
- Manhole
- ▶ Storm Sewer
- City Boundaries
- FEMA Flood Zone A
- CB Drainage Areas
- ▶ Proposed Storm Sewer
- Proposed Catch Basin



**100th Ct NE & Flanders Ct NE**  
Blaine 2021 Reconstruction Project  
Rice Creek Watershed District





Discharge North to Existing City Storm Sewer - Storm Sewer is routed to existing BMP at Eastside Park

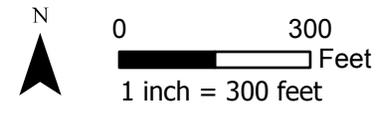
Additional storm sewer and catch basins proposed along 105th and at the low point to reduce spread within roadway.

Discharge To County Storm Sewer Storm - Sewer Outlets to Anoka County Ditch 53 62

- Index (10-Foot)
- Intermediate (2-Foot)
- Catch Basin
- ▲ FES
- Manhole
- Storm Sewer
- City Boundaries
- CB Drainage Areas
- Proposed Storm Sewer
- Proposed Catch Basin



**105th Lane NE**  
Blaine 2021 Reconstruction Project  
Rice Creek Watershed District



**APPENDIX B**  
**Opinion of Probable Cost**

**OPINION OF PROBABLE COST - PRELIMINARY**

WSB Project: 2021 STREET RECONSTRUCTIONS  
 Project Location: City of Blaine, Minnesota  
 City Project No.: 21-06  
 WSB Project No: 016987-000

Nicholas E. Hentges      Date: 1/18/2021

Item Number	Description	Unit	Unit Price	Project Total		STATE AID CLUB WEST PARKWAY NE (MSAS 130)		STATE AID 93RD LANE NE (MSAS 125)		LOCAL FUNDS 100TH COURT NE & FLANDERS COURT NE		LOCAL FUNDS 105TH LANE NE	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
				<b>A. ROADWAY CONSTRUCTION</b>									
2021.501	MOBILIZATION	LUMP SUM	\$210,000.00	1	\$210,000.00	0.46	\$96,600.00	0.32	\$67,200.00	0.09	\$18,900.00	0.13	\$27,300.00
2101.524	CLEARING	TREE	\$250.00	20	\$5,000.00	12	\$3,000.00	8	\$2,000.00				
2104.524	GRUBBING	TREE	\$200.00	20	\$4,000.00	12	\$2,400.00	8	\$1,600.00				
2104.502	REMOVE MARKER	EACH	\$65.00	1	\$65.00			1	\$65.00				
2104.502	REMOVE SIGN TYPE C	EACH	\$65.00	142	\$9,230.00	103	\$6,695.00	29	\$1,885.00	5	\$325.00	5	\$325.00
2104.502	REMOVE SIGN TYPE D	EACH	\$105.00	6	\$630.00			6	\$630.00				
2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	31	\$4,650.00					3	\$450.00	28	\$4,200.00
2104.502	SALVAGE SIGN TYPE SPECIAL	EACH	\$55.00	14	\$770.00	10	\$550.00			1	\$55.00	3	\$165.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$2.55	661	\$1,685.55					203	\$517.65	458	\$1,167.90
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$1.55	1768	\$2,740.40	492	\$762.60	452	\$700.60	307	\$475.85	517	\$801.35
2104.503	REMOVE CURB AND GUTTER	LIN FT	\$5.50	8986	\$49,423.00	6030	\$33,165.00	896	\$4,928.00	1893	\$10,411.50	167	\$918.50
2104.504	REMOVE CONCRETE MEDIAN	SQ YD	\$3.00	1156	\$3,468.00	377	\$1,131.00	779	\$2,337.00				
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$10.00	1163	\$11,630.00					400	\$4,000.00	763	\$7,630.00
2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$11.00	441	\$4,851.00	428	\$4,708.00					13	\$143.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$6.00	1668	\$10,008.00	538	\$3,228.00			430	\$2,580.00	700	\$4,200.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$5.00	53915	\$269,575.00	26458	\$132,290.00	14950	\$74,750.00	5639	\$28,195.00	6868	\$34,340.00
2104.518	REMOVE CONCRETE WALK	SQ FT	\$3.00	12654	\$37,962.00	12148	\$36,444.00	428	\$1,284.00			78	\$234.00
2106.507	EXCAVATION - COMMON	(P) CU YD	\$16.00	4954	\$79,264.00	1111	\$17,776.00	2578	\$41,248.00	129	\$2,064.00	1136	\$18,176.00
2106.507	COMMON EMBANKMENT (CV)	(P) CU YD	\$12.00	3500	\$42,000.00	1000	\$12,000.00	1000	\$12,000.00	500	\$6,000.00	1000	\$12,000.00
2112.604	SUBGRADE PREPARATION	SQ YD	\$1.20	57826	\$69,391.20	29104	\$34,924.80	16445	\$19,734.00	5948	\$7,137.60	6329	\$7,594.80
2118.507	AGGREGATE SURFACING (CV) CLASS 2	(P) CU YD	\$80.00	185	\$14,800.00			185	\$14,800.00				
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOOR	\$130.00	75	\$9,750.00	40	\$5,200.00	10	\$1,300.00	10	\$1,300.00	15	\$1,950.00
2130.523	WATER	MGAL	\$30.00	500	\$15,000.00	200	\$6,000.00	100	\$3,000.00	100	\$3,000.00	100	\$3,000.00
2131.506	CALCIUM CHLORIDE SOLUTION	GALLON	\$2.60	25000	\$65,000.00	10000	\$26,000.00	5000	\$13,000.00	5000	\$13,000.00	5000	\$13,000.00
2211.507	AGGREGATE BASE (CV) CLASS 5	(P) CU YD	\$37.00	3267	\$120,879.00	329	\$12,173.00	1824	\$67,488.00	106	\$3,922.00	1008	\$37,296.00
2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	\$75.00	977	\$73,275.00	891	\$66,825.00			54	\$4,050.00	32	\$2,400.00
2301.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	\$18.00	133	\$2,394.00	133	\$2,394.00						
2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B)	TON	\$70.00	7109	\$497,630.00	3750	\$262,500.00	2149	\$150,430.00	499	\$34,930.00	711	\$49,770.00
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	\$71.00	9213	\$654,123.00	4569	\$324,399.00	3444	\$244,524.00	666	\$47,286.00	534	\$37,914.00
2506.502	ADJUST FRAME & RING CASTING	EACH	\$750.00	1	\$750.00			1	\$750.00				
2521.518	4" CONCRETE WALK	SQ FT	\$7.00	19387	\$135,709.00	12673	\$88,711.00	6624	\$46,368.00			90	\$630.00
2521.518	6" CONCRETE WALK	SQ FT	\$10.00	5083	\$50,830.00	4220	\$42,200.00	816	\$8,160.00			47	\$470.00
2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	\$24.00	1849	\$44,376.00	1849	\$44,376.00						
2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	\$22.00	9112	\$200,464.00	3638	\$80,036.00			1314	\$28,908.00	4160	\$91,520.00
2531.503	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$27.00	879	\$23,733.00			879	\$23,733.00				
2531.503	CONCRETE CURB AND GUTTER DESIGN R418	LIN FT	\$30.00	512	\$15,360.00	512	\$15,360.00						
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$56.00	1604	\$89,824.00					817	\$45,752.00	787	\$44,072.00
2531.618	TRUNCATED DOMES	SQ FT	\$50.00	680	\$34,000.00	546	\$27,300.00	134	\$6,700.00				
2533.503	PORTABLE PRECAST CONC BARRIER DES 8337	LIN FT	\$26.00	3120	\$81,120.00	600	\$15,600.00	2520	\$65,520.00				
2533.503	RELOCATE PORT PRECAST CONC BAR DES 8337	LIN FT	\$7.00	3120	\$21,840.00	600	\$4,200.00	2520	\$17,640.00				
2540.602	MAIL BOX SUPPORT	EACH	\$145.00	31	\$4,495.00					3	\$435.00	28	\$4,060.00
2563.601	TRAFFIC CONTROL	LUMP SUM	\$75,000.00	1	\$75,000.00	0.46	\$34,500.00	0.32	\$24,000.00	0.09	\$6,750.00	0.13	\$9,750.00
2563.602	PORTABLE CONCRETE BARRIER DELINEATOR	EACH	\$10.00	202	\$2,020.00			202	\$2,020.00				
2563.613	PORTABLE CHANGEABLE MESSAGE SIGN	UNIT DAY	\$115.00	90	\$10,350.00	40	\$4,600.00			10	\$1,150.00		
2563.615	TEMPORARY IMPACT ATTENUATOR	ASSEMBLY	\$2,500.00	8	\$20,000.00			8	\$20,000.00				
2563.615	RELOCATE TEMPORARY IMPACT ATTENUATOR	ASSEMBLY	\$1,000.00	8	\$8,000.00			8	\$8,000.00				
2564.502	DELINEATOR TYPE X4-2	EACH	\$80.00	26	\$2,080.00	20	\$1,600.00	6	\$480.00				
2564.502	DELINEATOR TYPE X4-4	EACH	\$115.00	6	\$690.00	5	\$575.00	1	\$115.00				
2564.502	DELINEATOR TYPE X4-5	EACH	\$45.00	6	\$270.00	5	\$225.00	1	\$45.00				
2564.518	SIGN PANELS TYPE C	SQ FT	\$42.00	1046	\$43,932.00	793	\$33,306.00	185	\$7,770.00	31	\$1,302.00	37	\$1,554.00
2564.518	SIGN PANELS TYPE D	SQ FT	\$40.00	90	\$3,600.00			90	\$3,600.00				
2564.602	INSTALL SIGN TYPE SPECIAL	EACH	\$200.00	14	\$2,800.00	10	\$2,000.00			1	\$200.00	3	\$600.00

**OPINION OF PROBABLE COST - PRELIMINARY**

WSB Project: 2021 STREET RECONSTRUCTIONS  
 Project Location: City of Blaine, Minnesota  
 City Project No.: 21-06  
 WSB Project No: 016987-000

Nicholas E. Hentges      Date: 1/18/2021

Item Number	Description	Unit	Unit Price	Project Total		STATE AID CLUB WEST PARKWAY NE (MSAS 130)		STATE AID 93RD LANE NE (MSAS 125)		LOCAL FUNDS 100TH COURT NE & FLANDERS COURT NE		LOCAL FUNDS 105TH LANE NE	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
				2565.616	REVISE SIGNAL SYSTEM (109TH AVE NE & CLUB WEST PKWY NE)	SYSTEM	\$20,000.00	1	\$20,000.00	1	\$20,000.00		
2565.616	REVISE SIGNAL SYSTEM (93RD LN & 85TH AVE NE)	SYSTEM	\$20,000.00	1	\$20,000.00			1	\$20,000.00				
2565.616	REVISE SIGNAL SYSTEM (93RD LN & TH 10 RAMP)	SYSTEM	\$30,000.00	1	\$30,000.00			1	\$30,000.00				
2565.616	REVISE SIGNAL SYSTEM (FLANDERS CT NE & RADISSON RD NE)	SYSTEM	\$20,000.00	1	\$20,000.00					1	\$20,000.00		
2565.616	TEMPORARY SIGNAL SYSTEM (109TH AVE NE & CLUB WEST PKWY NE)	SYSTEM	\$75,000.00	1	\$75,000.00	1	\$75,000.00						
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$15,000.00	1	\$15,000.00	0.46	\$6,900.00	0.32	\$4,800.00	0.09	\$1,350.00	0.13	\$1,950.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$150.00	71	\$10,650.00	55	\$8,250.00	6	\$900.00	8	\$1,200.00	2	\$300.00
2573.503	SILT FENCE, TYPE MS	LIN FT	\$2.00	5904	\$11,808.00	3001	\$6,002.00	2151	\$4,302.00	752	\$1,504.00		
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$3.50	900	\$3,150.00	500	\$1,750.00	200	\$700.00	100	\$350.00	100	\$350.00
2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$4.00	5904	\$23,616.00	3001	\$12,004.00	2151	\$8,604.00	752	\$3,008.00		
2574.505	SOIL BED PREPARATION	ACRE	\$240.00	3.1	\$744.00	0.4	\$96.00	1.1	\$264.00	0.2	\$48.00	1.4	\$336.00
2574.507	COMMON TOPSOIL BORROW	CU YD	\$42.00	1218	\$51,156.00	271	\$11,382.00	734	\$30,828.00	118	\$4,956.00	95	\$3,990.00
2574.508	FERTILIZER TYPE 3	POUND	\$1.00	1035	\$1,035.00	134	\$134.00	362	\$362.00	58	\$58.00	481	\$481.00
2575.504	SODDING TYPE LAWN	SQ YD	\$10.00	2098	\$20,980.00	271	\$2,710.00	734	\$7,340.00	118	\$1,180.00	975	\$9,750.00
2575.505	SEEDING	ACRE	\$390.00	1.1	\$429.00			1.1	\$429.00				
2575.508	SEED MIXTURE 25-141	POUND	\$4.50	61	\$274.50			61	\$274.50				
2575.508	HYDRAULIC MULCH MATRIX	POUND	\$0.85	7445	\$6,328.25	1143	\$971.55	1687	\$1,433.95	496	\$421.60	4119	\$3,501.15
2575.523	RAPID STABILIZATION METHOD 3	MGAL	\$300.00	17	\$5,100.00	3	\$900.00	4	\$1,200.00	1	\$300.00	9	\$2,700.00
2575.604	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	\$2.10	4558	\$9,571.80			4558	\$9,571.80				
2582.503	4" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	\$0.65	13592	\$8,834.80	1102	\$716.30	12435	\$8,082.75	55	\$35.75		
2582.503	24" SOLID LINE MULTI COMP GR IN (WR)	LIN FT	\$13.40	67	\$897.80	40	\$536.00			27	\$361.80		
2582.503	4" BROKEN LINE MULTI COMP GR IN (WR)	LIN FT	\$0.65	244	\$158.60	128	\$83.20	116	\$75.40				
2582.503	4" DBLE LINE MULTI COMP GR IN (WR)	LIN FT	\$1.50	789	\$1,183.50	734	\$1,101.00			55	\$82.50		
2582.518	PAVT MSSG MULTI COMP GR IN (WR)	SQ FT	\$17.00	453	\$7,701.00	210	\$3,570.00	202	\$3,434.00	41	\$697.00		
2582.518	CROSSWALK MULTI COMP GR IN (WR)	SQ FT	\$11.00	1260	\$13,860.00	756	\$8,316.00	324	\$3,564.00	180	\$1,980.00		
ROADWAY CONSTRUCTION SUBTOTAL					\$3,497,915.40		\$1,646,176.45		\$1,100,570.00		\$310,629.25		\$440,539.70
CONTINGENCY (10%)					\$349,791.54		\$164,617.65		\$110,057.00		\$31,062.93		\$44,053.97
INDIRECT COST (35% OF SUBTOTAL + CONTINGENCY)					\$1,346,697.43		\$633,777.93		\$423,719.45		\$119,592.26		\$169,607.78
ROADWAY TOTAL					\$5,194,404.37		\$1,810,794.10		\$1,210,627.00		\$341,692.18		\$484,593.67

**OPINION OF PROBABLE COST - PRELIMINARY**

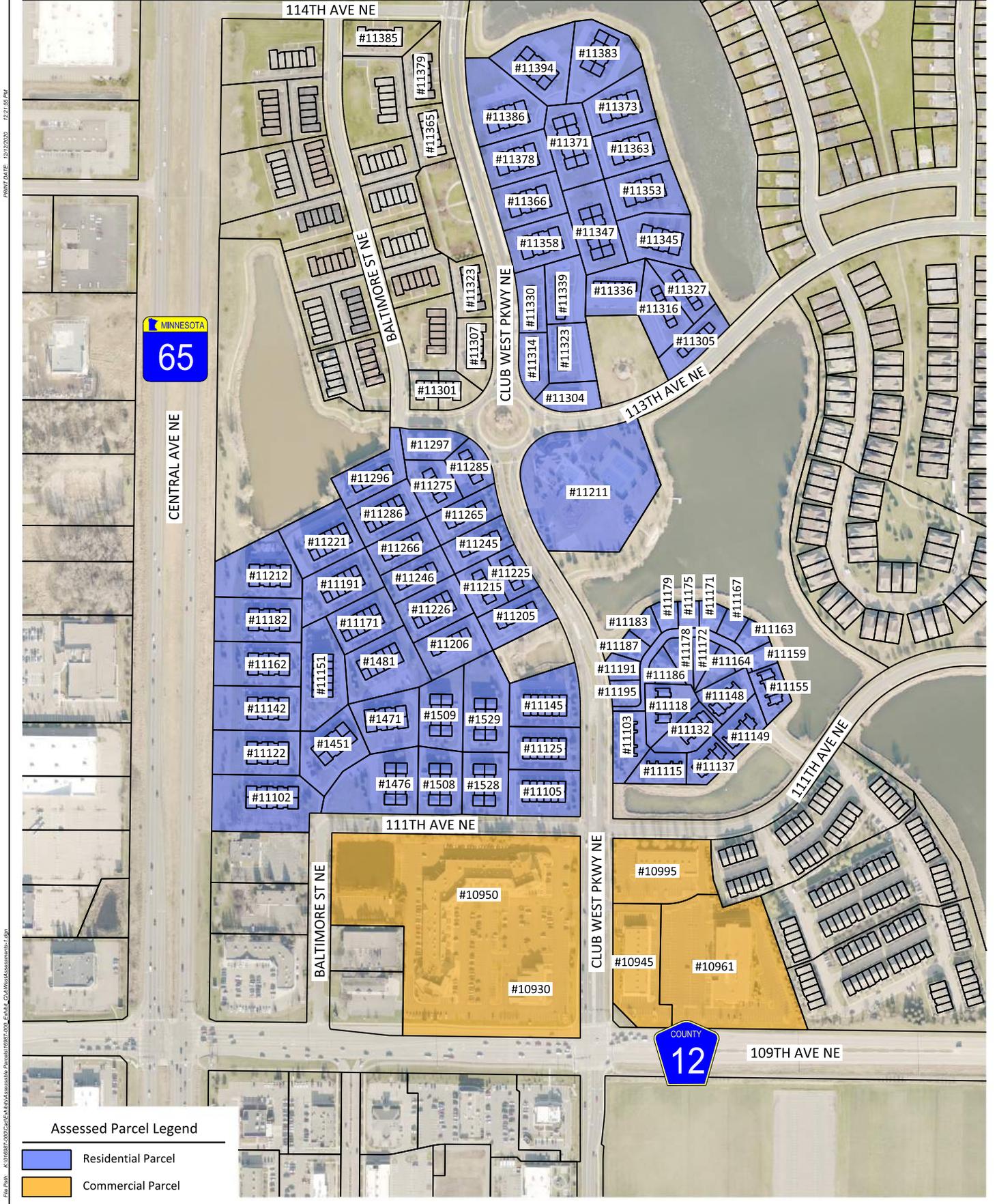
WSB Project: 2021 STREET RECONSTRUCTIONS  
 Project Location: City of Blaine, Minnesota  
 City Project No.: 21-06  
 WSB Project No: 016987-000

Nicholas E. Hentges      Date: 1/18/2021

Item Number	Description	Unit	Unit Price	Project Total		STATE AID CLUB WEST PARKWAY NE (MSAS 130)		STATE AID 93RD LANE NE (MSAS 125)		LOCAL FUNDS 100TH COURT NE & FLANDERS COURT NE		LOCAL FUNDS 105TH LANE NE	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
				<b>B. WATERMAIN CONSTRUCTION</b>									
2104.502	REMOVE GATE VALVE & BOX	EACH	\$300.00	5	\$1,500.00							5	\$1,500.00
2104.502	REMOVE VALVE BOX	EACH	\$300.00	13	\$3,900.00	11	\$3,300.00			1	\$300.00	1	
2104.502	REMOVE HYDRANT	EACH	\$455.00	5	\$2,275.00							5	\$2,275.00
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,000.00	5	\$10,000.00							5	\$10,000.00
2504.602	HYDRANT	EACH	\$5,700.00	5	\$28,500.00							5	\$28,500.00
2504.602	6" GATE VALVE & BOX	EACH	\$2,700.00	5	\$13,500.00							5	\$13,500.00
2504.602	VALVE BOX	EACH	\$2,700.00	13	\$35,100.00	11	\$29,700.00			1	\$2,700.00	1	\$2,700.00
2504.602	ADJUST GATE VALVE & BOX	EACH	\$550.00	1	\$550.00							1	\$550.00
WATERMAIN CONSTRUCTION SUBTOTAL					\$95,325.00		\$33,000.00				\$3,000.00		\$59,025.00
CONTINGENCY (10%)					\$9,532.50		\$3,300.00				\$300.00		\$5,902.50
INDIRECT COST (35% OF SUBTOTAL + CONTINGENCY)					\$36,700.13		\$12,705.00				\$1,155.00		\$22,724.63
WATERMAIN CONSTRUCTION TOTAL					\$141,557.63		\$49,005.00				\$4,455.00		\$87,652.13
<b>C. SANITARY SEWER CONSTRUCTION</b>													
2104.502	REMOVE CASTING	EACH	\$255.00	18	\$4,590.00	5	\$1,275.00			7	\$1,785.00	6	\$1,530.00
2506.502	CASTING ASSEMBLY	EACH	\$925.00	18	\$16,650.00	5	\$4,625.00			7	\$6,475.00	6	\$5,550.00
SANITARY SEWER CONSTRUCTION SUBTOTAL					\$4,590.00		\$1,275.00				\$1,785.00		\$1,530.00
CONTINGENCY (10%)					\$459.00		\$127.50				\$178.50		\$153.00
INDIRECT COST (35% OF SUBTOTAL + CONTINGENCY)					\$1,767.15		\$490.88				\$687.23		\$589.05
SANITARY SEWER CONSTRUCTION TOTAL					\$6,816.15		\$1,893.38				\$2,650.73		\$2,272.05
<b>D. STORM SEWER CONSTRUCTION</b>													
2104.502	REMOVE CASTING	EACH	\$255.00	1	\$255.00			1	\$255.00				
2104.502	REMOVE DRAINAGE STRUCTURE	EACH	\$550.00										
2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$45.00	490	\$22,050.00	120	\$5,400.00					370	\$16,650.00
2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00	130	\$7,150.00	130	\$7,150.00						
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$770.00	2	\$1,540.00	1	\$770.00					1	\$770.00
2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$1,200.00	14	\$16,800.00	12	\$14,400.00					2	\$2,400.00
2506.502	CASTING ASSEMBLY	EACH	\$910.00	19	\$17,290.00	14	\$12,740.00	1	\$910.00			4	\$3,640.00
2506.502	ADJUST FRAME & RING CASTING	EACH	\$750.00	26	\$19,500.00	21	\$15,750.00	1	\$750.00	2	\$1,500.00	2	\$1,500.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	\$742.00	14	\$10,388.00	12	\$8,904.00					2	\$1,484.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$470.00	16	\$7,520.00	8	\$3,760.00					8	\$3,760.00
STORM SEWER CONSTRUCTION SUBTOTAL					\$102,493.00		\$68,874.00		\$1,915.00		\$1,500.00		\$30,204.00
CONTINGENCY (10%)					\$10,249.30		\$6,887.40		\$191.50		\$150.00		\$3,020.40
INDIRECT COST (35% OF SUBTOTAL + CONTINGENCY)					\$39,459.81		\$26,516.49		\$737.28		\$577.50		\$11,628.54
STORM SEWER CONSTRUCTION TOTAL					\$152,202.11		\$102,277.89		\$2,843.78		\$2,227.50		\$44,852.94

**APPENDIX C**  
**Assessable Parcels**

Matchline "A"



PRINT DATE: 12/15/2020 12:11:52 PM

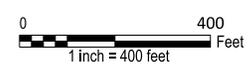
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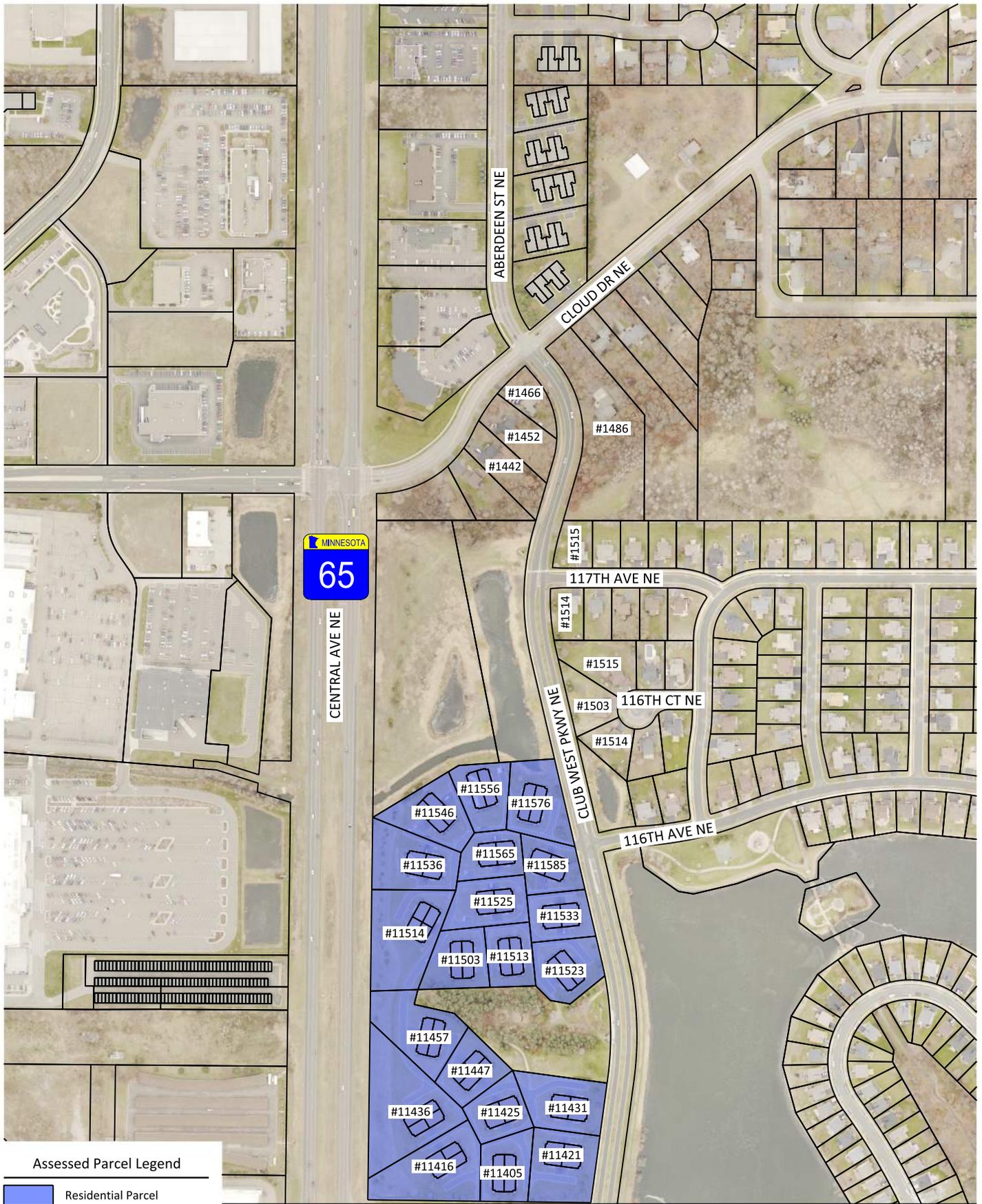
Assessed Parcel Legend

- Residential Parcel
- Commercial Parcel



**Exhibit 1A: Club West Parkway Assessment Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine





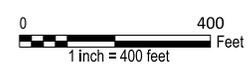
**Assessed Parcel Legend**

- Residential Parcel
- Commercial Parcel

Matchline "A"

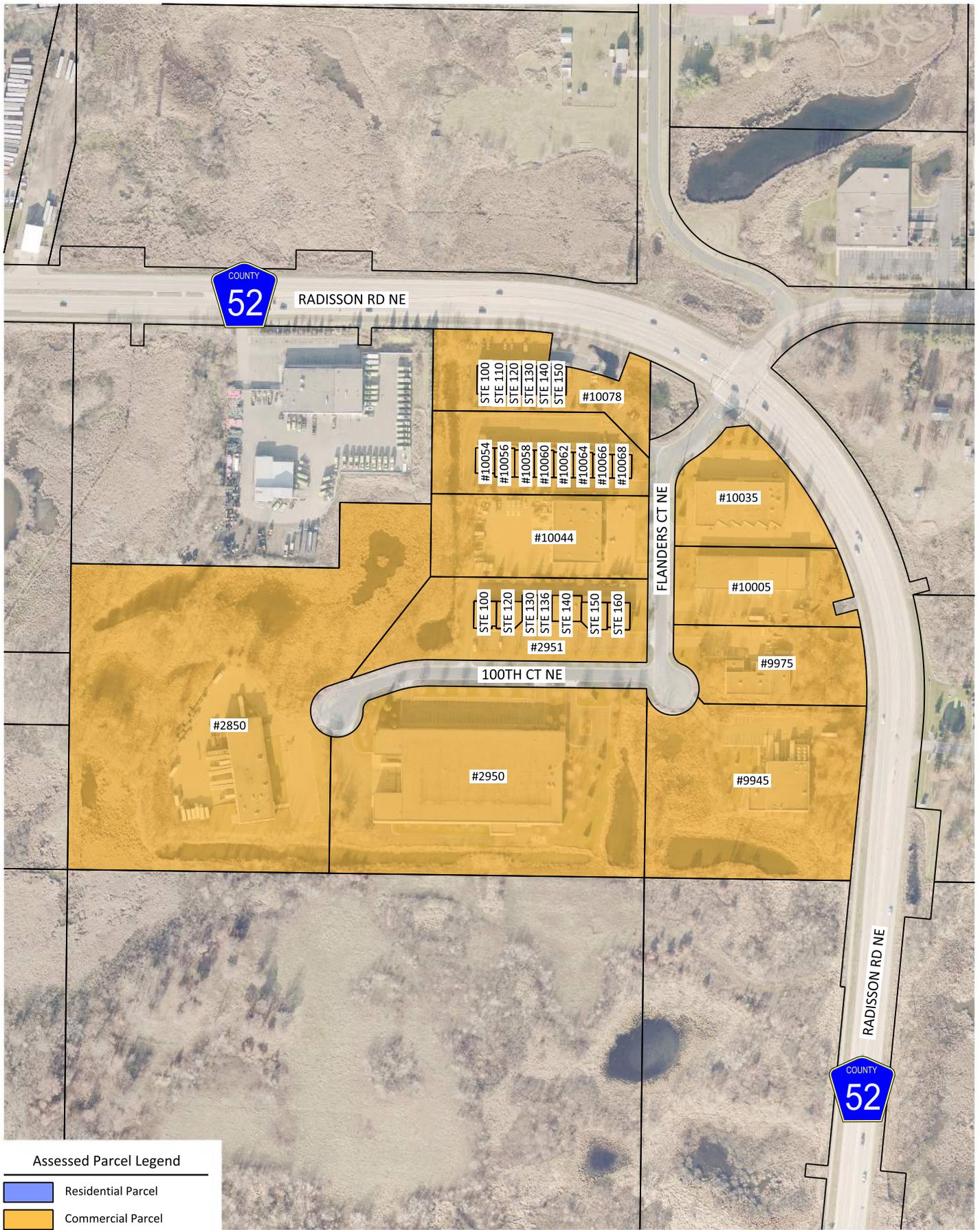


**Exhibit 1A: Club West Parkway Assessment Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine



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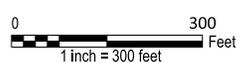
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Assessed Parcel Legend

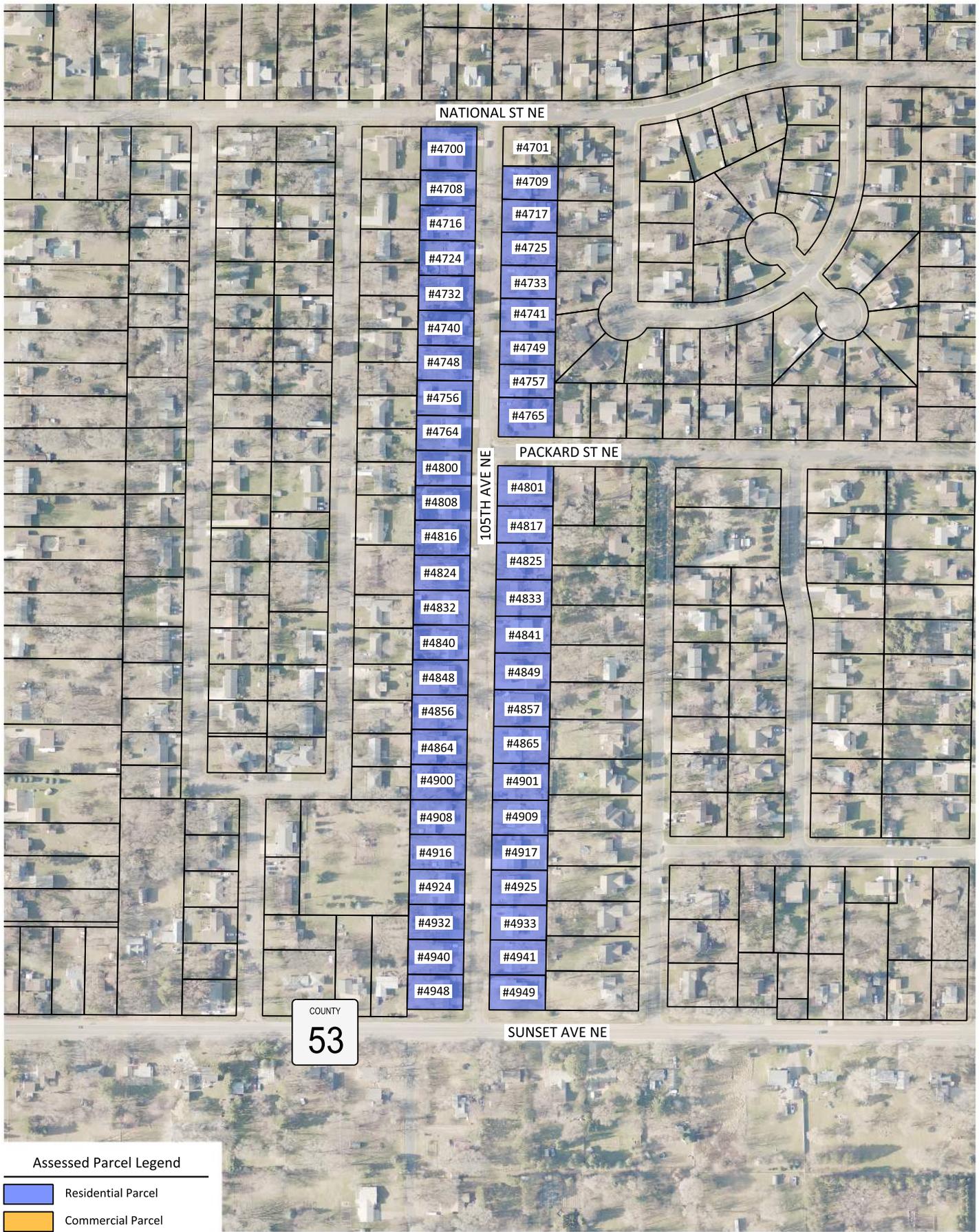
- Residential Parcel
- Commercial Parcel

**Exhibit 1B: 100th Court & Flanders Court  
Assessment Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine



PRINT DATE: 12/12/2020 11:56:44 AM

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Assessed Parcel Legend

- Residential Parcel
- Commercial Parcel



**Exhibit 1C: 105th Lane Assessment Map**  
 2021 Street Reconstructions  
 Feasibility Assessment Report  
 City of Blaine



CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b>	<b>=</b>	<b>208.3 x</b>
			<b>12226.7 LF</b>		<b>50% =</b>
					<b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123120046	11514 BALTIMORE ST NE UNIT D	FUHRER CHRISTOPHER	10.7	\$104.15	\$1,117.53
173123120047	11514 BALTIMORE ST NE UNIT C	THORSON LOIS	10.7	\$104.15	\$1,117.53
173123120048	11514 BALTIMORE ST NE UNIT B	GRAFSTROM JR LESTER & GRAFSTROM SHARON	10.7	\$104.15	\$1,117.53
173123120049	11514 BALTIMORE ST NE UNIT A	LAWMAN LAWRENCE L & DEBORAH L	10.7	\$104.15	\$1,117.53
173123120050	11536 BALTIMORE ST NE UNIT C	PERSONS LAWRENCE	10.7	\$104.15	\$1,117.53
173123120051	11536 BALTIMORE ST NE UNIT D	SCHNEIDER MARIE	10.7	\$104.15	\$1,117.53
173123120052	11536 BALTIMORE ST NE UNIT A	LIGUORI CAROLYN	10.7	\$104.15	\$1,117.53
173123120053	11536 BALTIMORE ST NE UNIT B	SLUCIAK-ELLINGSEN NANCY	10.7	\$104.15	\$1,117.53
173123120054	11546 BALTIMORE ST NE UNIT C	LINKE ERLEEN	10.7	\$104.15	\$1,117.53
173123120055	11546 BALTIMORE ST NE UNIT D	WHEELER RAY L & AHNA M	10.7	\$104.15	\$1,117.53
173123120056	11546 BALTIMORE ST NE UNIT A	DVORAK TRUSTEE MICHELE	10.7	\$104.15	\$1,117.53
173123120057	11546 BALTIMORE ST NE UNIT B	JUDD CURTIS	10.7	\$104.15	\$1,117.53
173123120058	11556 BALTIMORE ST NE UNIT A	LUNDBERG DELORES	10.7	\$104.15	\$1,117.53
173123120059	11556 BALTIMORE ST NE UNIT B	SHULTIS THOMAS	10.7	\$104.15	\$1,117.53
173123120060	11556 BALTIMORE ST NE UNIT C	POGAINIS VIRGINIA	10.7	\$104.15	\$1,117.53
173123120061	11556 BALTIMORE ST NE UNIT D	JONES DARLENE A	10.7	\$104.15	\$1,117.53
173123120063	11576 BALTIMORE ST NE UNIT A	CODY CRAIG	10.7	\$104.15	\$1,117.53
173123120064	11576 BALTIMORE ST NE UNIT B	PROVO VICKIE	10.7	\$104.15	\$1,117.53
173123120065	11576 BALTIMORE ST NE UNIT C	LUNDQUIST BARBARA	10.7	\$104.15	\$1,117.53
173123120066	11576 BALTIMORE ST NE UNIT D	PETERSON RHODA	10.7	\$104.15	\$1,117.53
173123120067	11585 BALTIMORE ST NE UNIT A	BLAIR TRUSTEE LEONE & LYNCH TRUSTEE ROBERT	10.7	\$104.15	\$1,117.53
173123120068	11585 BALTIMORE ST NE UNIT B	STRUBEL TRUSTEE RUTH	10.7	\$104.15	\$1,117.53
173123120069	11585 BALTIMORE ST NE UNIT C	AWAIJANE ASSAD	10.7	\$104.15	\$1,117.53
173123120070	11585 BALTIMORE ST NE UNIT D	BERNDT SHIRLEE A	10.7	\$104.15	\$1,117.53
173123120071	11565 BALTIMORE ST NE UNIT A	WASIK LAWRENCE W & CAROL A	10.7	\$104.15	\$1,117.53
173123120072	11565 BALTIMORE ST NE UNIT B	ENGFER IRENE & JOHNSON SHIRLEY	10.7	\$104.15	\$1,117.53
173123120073	11565 BALTIMORE ST NE UNIT C	CAREY RODGER L & KATHERINE F	10.7	\$104.15	\$1,117.53
173123120074	11565 BALTIMORE ST NE UNIT D	POWERS ARLENE	10.7	\$104.15	\$1,117.53
173123120075	11525 BALTIMORE ST NE UNIT A	BIRO TRUSTEE DONA-JEAN & BIRO TRUSTEE THOMAS	10.7	\$104.15	\$1,117.53
173123120076	11525 BALTIMORE ST NE UNIT B	SCHMITT MARK D	10.7	\$104.15	\$1,117.53
173123120077	11525 BALTIMORE ST NE UNIT C	KEELY BARBARA ANNE	10.7	\$104.15	\$1,117.53
173123120078	11525 BALTIMORE ST NE UNIT D	ZEIEN BETH	10.7	\$104.15	\$1,117.53
173123120079	11533 CHISHOLM CIR NE UNIT D	WERMERSEN BARBARA	10.7	\$104.15	\$1,117.53
173123120080	11533 CHISHOLM CIR NE UNIT C	WINGE DONOVAN	10.7	\$104.15	\$1,117.53
173123120081	11533 CHISHOLM CIR NE UNIT B	GROTH TRUSTEE CORNELL & GROTH TRUSTEE JUDITH	10.7	\$104.15	\$1,117.53
173123120082	11533 CHISHOLM CIR NE UNIT A	JOHNSON FRED L	10.7	\$104.15	\$1,117.53
173123130143	11523 CHISHOLM CIR NE UNIT D	HOAGLUND LINDA L	10.7	\$104.15	\$1,117.53
173123130144	11523 CHISHOLM CIR NE UNIT C	HAUGLID HERMAN A & IRENE L	10.7	\$104.15	\$1,117.53
173123130145	11523 CHISHOLM CIR NE UNIT B	JENSEN DIANNA	10.7	\$104.15	\$1,117.53

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b>	<b>=</b>	<b>208.3 x</b>
			<b>12226.7 LF</b>	<b>=</b>	<b>50% =</b>
				<b>TOTAL COST PER FRONT FOOT</b>	<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE</b>
				<b>208.3</b>	<b>50%</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE</b>
					<b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123130146	11523 CHISHOLM CIR NE UNIT A	DOMNING ALDEN	10.7	\$104.15	\$1,117.53
173123130165	11513 CHISHOLM CIR NE UNIT B	BLAHOSKI MARGARET A	10.7	\$104.15	\$1,117.53
173123130166	11513 CHISHOLM CIR NE UNIT A	LUECK LEROY	10.7	\$104.15	\$1,117.53
173123130167	11513 CHISHOLM CIR NE UNIT D	RIST DAVID	10.7	\$104.15	\$1,117.53
173123130168	11513 CHISHOLM CIR NE UNIT C	GARDNER JEAN	10.7	\$104.15	\$1,117.53
173123130169	11503 BALTIMORE ST NE UNIT A	HEMQUIST LEROY	10.7	\$104.15	\$1,117.53
173123130170	11503 BALTIMORE ST NE UNIT B	WALTER LINDA L	10.7	\$104.15	\$1,117.53
173123130171	11503 BALTIMORE ST NE UNIT C	PACYGA ROGER	10.7	\$104.15	\$1,117.53
173123130172	11503 BALTIMORE ST NE UNIT D	ODEH MOHAMMAD	10.7	\$104.15	\$1,117.53
173123130013	11416 BALTIMORE ST NE UNIT C	VILLENEUVE KATHERINE	10.7	\$104.15	\$1,117.53
173123130014	11416 BALTIMORE ST NE UNIT D	ANDERSON LINDA LEE	10.7	\$104.15	\$1,117.53
173123130015	11416 BALTIMORE ST NE UNIT A	DAVIES CARYL	10.7	\$104.15	\$1,117.53
173123130016	11416 BALTIMORE ST NE UNIT B	ODONNELL FLORENCE A	10.7	\$104.15	\$1,117.53
173123130017	11436 BALTIMORE ST NE UNIT C	LAURING HEATHER	10.7	\$104.15	\$1,117.53
173123130018	11436 BALTIMORE ST NE UNIT D	BEEKMAN DALE D & IRMA J	10.7	\$104.15	\$1,117.53
173123130019	11436 BALTIMORE ST NE UNIT A	NELSON JEAN	10.7	\$104.15	\$1,117.53
173123130020	11436 BALTIMORE ST NE UNIT B	SCHMITZ STEPHEN	10.7	\$104.15	\$1,117.53
173123130039	11457 BALTIMORE ST NE UNIT A	KRUEGER CHARLES	10.7	\$104.15	\$1,117.53
173123130040	11457 BALTIMORE ST NE UNIT B	BATTMER MARY	10.7	\$104.15	\$1,117.53
173123130041	11457 BALTIMORE ST NE UNIT C	BURGESS KATHLEEN	10.7	\$104.15	\$1,117.53
173123130042	11457 BALTIMORE ST NE UNIT D	REUPKE VICKI	10.7	\$104.15	\$1,117.53
173123130043	11447 BALTIMORE ST NE UNIT D	HELMRICH THOMAS & MARLENE	10.7	\$104.15	\$1,117.53
173123130044	11447 BALTIMORE ST NE UNIT C	DARLING GREGORY J & BRENDA A	10.7	\$104.15	\$1,117.53
173123130045	11447 BALTIMORE ST NE UNIT B	GRONBERG GEORGEANNE	10.7	\$104.15	\$1,117.53
173123130046	11447 BALTIMORE ST NE UNIT A	GILBERTSON SALLY A	10.7	\$104.15	\$1,117.53
173123130047	11425 BALTIMORE ST NE UNIT D	THOMSEN DEBORAH	10.7	\$104.15	\$1,117.53
173123130048	11425 BALTIMORE ST NE UNIT C	SCHIRMERS PAUL	10.7	\$104.15	\$1,117.53
173123130049	11425 BALTIMORE ST NE UNIT B	SUND DAVID	10.7	\$104.15	\$1,117.53
173123130050	11425 BALTIMORE ST NE UNIT A	DELONG LISA	10.7	\$104.15	\$1,117.53
173123130061	11431 CHISHOLM CIR NE UNIT D	IVERSON LINDA	10.7	\$104.15	\$1,117.53
173123130062	11431 CHISHOLM CIR NE UNIT C	CAMPEAU PATRICIA	10.7	\$104.15	\$1,117.53
173123130063	11431 CHISHOLM CIR NE UNIT B	LARSON TRUSTEE GWENDOLYN & LARSON TRUSTEE LOV	10.7	\$104.15	\$1,117.53
173123130064	11431 CHISHOLM CIR NE UNIT A	RAJKOVICH RENAE M	10.7	\$104.15	\$1,117.53
173123130065	11421 CHISHOLM CIR NE UNIT D	JORGENSEN JUDITH	10.7	\$104.15	\$1,117.53
173123130066	11421 CHISHOLM CIR NE UNIT C	ULMANIEC STEVEN L & PENNY L	10.7	\$104.15	\$1,117.53
173123130067	11421 CHISHOLM CIR NE UNIT B	ESLER TRUSTEE CLARENCE & ESLER TRUSTEE VIRGINIA	10.7	\$104.15	\$1,117.53
173123130068	11421 CHISHOLM CIR NE UNIT A	SKAJEWSKI W J & WILEBSKI C C	10.7	\$104.15	\$1,117.53
173123130173	11405 BALTIMORE ST NE UNIT A	SEVERSON DONALD	10.7	\$104.15	\$1,117.53
173123130174	11405 BALTIMORE ST NE UNIT B	HOHENSTEIN HARLAN	10.7	\$104.15	\$1,117.53

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b>	<b>=</b>	<b>208.3 x</b>
			<b>12226.7 LF</b>	<b>=</b>	<b>50% =</b>
				<b>TOTAL COST PER FRONT FOOT</b>	<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE</b>
				<b>208.3</b>	<b>50%</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE</b>
					<b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123130175	11405 BALTIMORE ST NE UNIT C	PETERSON TODD	10.7	\$104.15	\$1,117.53
173123130176	11405 BALTIMORE ST NE UNIT D	ISLER JAMES	10.7	\$104.15	\$1,117.53
173123130051	11371 ELDORADO ST NE UNIT A	GAEBEL JEREMIAH	6.9	\$104.15	\$716.99
173123130052	11371 ELDORADO ST NE UNIT B	FOSS MARY	6.9	\$104.15	\$716.99
173123130053	11371 ELDORADO ST NE UNIT C	DZIEDZIC DAVID	6.9	\$104.15	\$716.99
173123130054	11371 ELDORADO ST NE UNIT D	ESLER DUSTY	6.9	\$104.15	\$716.99
173123130055	11371 ELDORADO ST NE UNIT E	GHALBAN AHMED	6.9	\$104.15	\$716.99
173123130056	11371 ELDORADO ST NE UNIT F	JOHNSON KRISTINE	6.9	\$104.15	\$716.99
173123130057	11371 ELDORADO ST NE UNIT G	STEFANICK GREGG	6.9	\$104.15	\$716.99
173123130058	11371 ELDORADO ST NE UNIT H	MAHLE CHRISTOPHER	6.9	\$104.15	\$716.99
173123130059	11371 ELDORADO ST NE UNIT I	HANSON BRENT A	6.9	\$104.15	\$716.99
173123130060	11371 ELDORADO ST NE UNIT J	SKEIK NEDAA	6.9	\$104.15	\$716.99
173123130069	11378 ELDORADO ST NE UNIT E	ENGSTRAND BENJAMIN	6.9	\$104.15	\$716.99
173123130070	11378 ELDORADO ST NE UNIT F	FERRIS MARK C	6.9	\$104.15	\$716.99
173123130071	11378 ELDORADO ST NE UNIT G	LOUGHRIN NICOLE	6.9	\$104.15	\$716.99
173123130072	11378 ELDORADO ST NE UNIT H	GOOD DAVID	6.9	\$104.15	\$716.99
173123130073	11378 ELDORADO ST NE UNIT A	LESSARD GENNY M	6.9	\$104.15	\$716.99
173123130074	11378 ELDORADO ST NE UNIT B	SWEENEY JAMES	6.9	\$104.15	\$716.99
173123130075	11378 ELDORADO ST NE UNIT C	HOLLAND LAURA M	6.9	\$104.15	\$716.99
173123130076	11378 ELDORADO ST NE UNIT D	HUSS DEBORAH	6.9	\$104.15	\$716.99
173123130077	11386 ELDORADO ST NE UNIT E	LEMU GEMECHU	6.9	\$104.15	\$716.99
173123130078	11386 ELDORADO ST NE UNIT F	CORBIN LORI	6.9	\$104.15	\$716.99
173123130079	11386 ELDORADO ST NE UNIT G	HENNESSY BARBARA	6.9	\$104.15	\$716.99
173123130080	11386 ELDORADO ST NE UNIT H	MCCULLOCH BETHANY J	6.9	\$104.15	\$716.99
173123130081	11386 ELDORADO ST NE UNIT A	LARGES KAITLIN	6.9	\$104.15	\$716.99
173123130082	11386 ELDORADO ST NE UNIT B	BOYLE RITA	6.9	\$104.15	\$716.99
173123130083	11386 ELDORADO ST NE UNIT C	COMMERS CODY	6.9	\$104.15	\$716.99
173123130084	11386 ELDORADO ST NE UNIT D	HELPS TAMERA	6.9	\$104.15	\$716.99
173123130085	11394 ELDORADO ST NE UNIT E	SULLIVAN BRUCE	6.9	\$104.15	\$716.99
173123130086	11394 ELDORADO ST NE UNIT F	MCGOVERN NICHOLAS	6.9	\$104.15	\$716.99
173123130087	11394 ELDORADO ST NE UNIT G	DELBREAU ALEX	6.9	\$104.15	\$716.99
173123130088	11394 ELDORADO ST NE UNIT H	LAWRENCE DOUGLAS	6.9	\$104.15	\$716.99
173123130089	11394 ELDORADO ST NE UNIT A	ELSA WONG LLC	6.9	\$104.15	\$716.99
173123130090	11394 ELDORADO ST NE UNIT B	BIERWERTH BRAD	6.9	\$104.15	\$716.99
173123130091	11394 ELDORADO ST NE UNIT C	HENDRICKSON CAROL	6.9	\$104.15	\$716.99
173123130092	11394 ELDORADO ST NE UNIT D	VALEZ JAY	6.9	\$104.15	\$716.99
173123130093	11383 FERGUS ST NE UNIT H	CHARLTON STEPHANIE	6.9	\$104.15	\$716.99
173123130094	11383 FERGUS ST NE UNIT G	ALEXANDER BRETITA	6.9	\$104.15	\$716.99
173123130095	11383 FERGUS ST NE UNIT F	CUMMINGS KEVIN	6.9	\$104.15	\$716.99

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2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE 12226.7 LF</b>	<b>=</b>	<b>TOTAL COST PER FRONT FOOT 208.3 x</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE 50% =</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123130096	11383 FERGUS ST NE UNIT E	SCHLAGEL KRISTEN	6.9	\$104.15	\$716.99
173123130097	11383 FERGUS ST NE UNIT D	HADI ABSAAR	6.9	\$104.15	\$716.99
173123130098	11383 FERGUS ST NE UNIT C	DRAMDAHL CHRISTINE	6.9	\$104.15	\$716.99
173123130099	11383 FERGUS ST NE UNIT B	COOK KATHERINE	6.9	\$104.15	\$716.99
173123130100	11383 FERGUS ST NE UNIT A	METRO 7 PROPERTIES LLC	6.9	\$104.15	\$716.99
173123140107	11363 FERGUS ST NE UNIT H	GRUETZMACHER CYNTHIA	6.9	\$104.15	\$716.99
173123140108	11363 FERGUS ST NE UNIT G	WELLMANN ASHLEY	6.9	\$104.15	\$716.99
173123140109	11363 FERGUS ST NE UNIT F	MARRERO VIRGINIA	6.9	\$104.15	\$716.99
173123140110	11363 FERGUS ST NE UNIT E	MCDONALD SARAH	6.9	\$104.15	\$716.99
173123140111	11363 FERGUS ST NE UNIT D	DEMME CLOEVE & RYAN	6.9	\$104.15	\$716.99
173123140112	11363 FERGUS ST NE UNIT C	BIDDICK BRUCE	6.9	\$104.15	\$716.99
173123140113	11363 FERGUS ST NE UNIT B	HASSAN ZAHRA	6.9	\$104.15	\$716.99
173123140114	11363 FERGUS ST NE UNIT A	ROTGERS ASHLEY	6.9	\$104.15	\$716.99
173123140200	11373 FERGUS ST NE UNIT H	DE TRINIDAD J E & ZAPATA M G	6.9	\$104.15	\$716.99
173123140201	11373 FERGUS ST NE UNIT G	CHEN LINDA F	6.9	\$104.15	\$716.99
173123140202	11373 FERGUS ST NE UNIT F	ANDERSON DEAN	6.9	\$104.15	\$716.99
173123140203	11373 FERGUS ST NE UNIT E	MATSEN MICHAEL	6.9	\$104.15	\$716.99
173123140204	11373 FERGUS ST NE UNIT D	ZOSCHKE TODD	6.9	\$104.15	\$716.99
173123140205	11373 FERGUS ST NE UNIT C	KUEFLER JASON	6.9	\$104.15	\$716.99
173123140206	11373 FERGUS ST NE UNIT B	VESPA ROBERT J	6.9	\$104.15	\$716.99
173123140207	11373 FERGUS ST NE UNIT A	SHARMA RAJNI	6.9	\$104.15	\$716.99
173123410080	11347 ELDORADO ST NE UNIT A	BELTON CAROL	6.9	\$104.15	\$716.99
173123410081	11347 ELDORADO ST NE UNIT B	HO CALLIE	6.9	\$104.15	\$716.99
173123410082	11347 ELDORADO ST NE UNIT C	WENTZ BRIAN	6.9	\$104.15	\$716.99
173123410083	11347 ELDORADO ST NE UNIT D	NUR ANISA	6.9	\$104.15	\$716.99
173123410084	11347 ELDORADO ST NE UNIT E	YAU ALAN	6.9	\$104.15	\$716.99
173123410085	11347 ELDORADO ST NE UNIT F	VIERKANT KIMBERLY	6.9	\$104.15	\$716.99
173123410086	11347 ELDORADO ST NE UNIT G	FOY DAREN J	6.9	\$104.15	\$716.99
173123410087	11347 ELDORADO ST NE UNIT H	HABERMAN TERRI	6.9	\$104.15	\$716.99
173123410088	11347 ELDORADO ST NE UNIT I	HALEPET VINAY	6.9	\$104.15	\$716.99
173123410089	11347 ELDORADO ST NE UNIT J	KARPIK CAROL	6.9	\$104.15	\$716.99
173123410104	11353 FERGUS ST NE UNIT H	MATRIOUS BRADLEY	6.9	\$104.15	\$716.99
173123410105	11353 FERGUS ST NE UNIT G	SCHWARTZWALD ALI	6.9	\$104.15	\$716.99
173123410106	11353 FERGUS ST NE UNIT F	REICHEL NEIL	6.9	\$104.15	\$716.99
173123410107	11353 FERGUS ST NE UNIT E	NIELSON ANTHONY & KINNEY MARIA	6.9	\$104.15	\$716.99
173123410108	11353 FERGUS ST NE UNIT D	PURYEAR LUCINDA	6.9	\$104.15	\$716.99
173123410109	11353 FERGUS ST NE UNIT C	TOFTNER KIM M & CHRISTOPHER L	6.9	\$104.15	\$716.99
173123410110	11353 FERGUS ST NE UNIT B	NGUYEN CYNTHIA	6.9	\$104.15	\$716.99
173123410111	11353 FERGUS ST NE UNIT A	GONZALEZ CASTILLO SANDRA	6.9	\$104.15	\$716.99

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE 12226.7 LF</b>	<b>=</b>	<b>TOTAL COST PER FRONT FOOT 208.3 x</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE 50% =</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123410118	11345 FERGUS ST NE UNIT H	MOEN JULIE	6.9	\$104.15	\$716.99
173123410119	11345 FERGUS ST NE UNIT G	MUELLER GARY	6.9	\$104.15	\$716.99
173123410120	11345 FERGUS ST NE UNIT F	ENGE STEPHANIE	6.9	\$104.15	\$716.99
173123410121	11345 FERGUS ST NE UNIT E	TRASK KELLI	6.9	\$104.15	\$716.99
173123410122	11345 FERGUS ST NE UNIT D	HOANG DAI O	6.9	\$104.15	\$716.99
173123410123	11345 FERGUS ST NE UNIT C	KING PAMELA L	6.9	\$104.15	\$716.99
173123410124	11345 FERGUS ST NE UNIT B	DREYLING ALYSIA	6.9	\$104.15	\$716.99
173123410125	11345 FERGUS ST NE UNIT A	YAU ALAN	6.9	\$104.15	\$716.99
173123410197	11336 FERGUS ST NE UNIT F	BEHL JEREMY J	6.9	\$104.15	\$716.99
173123410198	11336 FERGUS ST NE UNIT E	JONES LAWRENCE A	6.9	\$104.15	\$716.99
173123410199	11336 FERGUS ST NE UNIT D	KOCUR SHERYL	6.9	\$104.15	\$716.99
173123410200	11336 FERGUS ST NE UNIT C	NGUYEN MINH	6.9	\$104.15	\$716.99
173123410201	11336 FERGUS ST NE UNIT B	SCHMITZ JACOB & VALDEZ BRUM YESENIA	6.9	\$104.15	\$716.99
173123410202	11336 FERGUS ST NE UNIT A	MEISTER ANDREW	6.9	\$104.15	\$716.99
173123410215	11316 FERGUS ST NE UNIT A	LILLIGREN CHARLES	6.9	\$104.15	\$716.99
173123410216	11316 FERGUS ST NE UNIT B	LUND DAYNA	6.9	\$104.15	\$716.99
173123410217	11316 FERGUS ST NE UNIT C	OSMANCEVIC EMIR	6.9	\$104.15	\$716.99
173123410218	11316 FERGUS ST NE UNIT D	KRISHNAN RAMESH	6.9	\$104.15	\$716.99
173123410219	11316 FERGUS ST NE UNIT E	HALLER KIMBERLY	6.9	\$104.15	\$716.99
173123410220	11316 FERGUS ST NE UNIT F	BRODERICK SHAWNA	6.9	\$104.15	\$716.99
173123410233	11305 FERGUS ST NE UNIT A	STOESZ ANNIE	6.9	\$104.15	\$716.99
173123410234	11305 FERGUS ST NE UNIT B	SMITH MICHELLE	6.9	\$104.15	\$716.99
173123410235	11305 FERGUS ST NE UNIT C	DYKHOFF RICHARD W & LINDA	6.9	\$104.15	\$716.99
173123410236	11305 FERGUS ST NE UNIT D	HUSSEIM MEZEN	6.9	\$104.15	\$716.99
173123410237	11305 FERGUS ST NE UNIT E	ROBINSON BRYCE	6.9	\$104.15	\$716.99
173123410238	11305 FERGUS ST NE UNIT F	JONES JESSICA	6.9	\$104.15	\$716.99
173123410251	11327 FERGUS ST NE UNIT A	RIES BRENDA	6.9	\$104.15	\$716.99
173123410252	11327 FERGUS ST NE UNIT B	ROG JAMIE	6.9	\$104.15	\$716.99
173123410253	11327 FERGUS ST NE UNIT C	DADY ANGELA	6.9	\$104.15	\$716.99
173123410254	11327 FERGUS ST NE UNIT D	KAPELLA BRENDAN	6.9	\$104.15	\$716.99
173123410255	11327 FERGUS ST NE UNIT E	INGLE MATHEW	6.9	\$104.15	\$716.99
173123410256	11327 FERGUS ST NE UNIT F	BOSEN BROEK JENNIFER	6.9	\$104.15	\$716.99
173123420023	11358 ELDORADO ST NE UNIT E	HOFFMAN LINDA	6.9	\$104.15	\$716.99
173123420024	11358 ELDORADO ST NE UNIT F	HOFFMAN TERRI	6.9	\$104.15	\$716.99
173123420025	11358 ELDORADO ST NE UNIT G	WILBUR LESLIE	6.9	\$104.15	\$716.99
173123420026	11358 ELDORADO ST NE UNIT H	BULLERMAN CHRISTOPHER	6.9	\$104.15	\$716.99
173123420027	11358 ELDORADO ST NE UNIT A	MUHLNBURG CODY	6.9	\$104.15	\$716.99
173123420028	11358 ELDORADO ST NE UNIT B	HEGSTROM PAMELA	6.9	\$104.15	\$716.99
173123420029	11358 ELDORADO ST NE UNIT C	FENNICK DENISE	6.9	\$104.15	\$716.99

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$	660,294.42		
TOTAL COST	\$	2,546,849.92		
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	TOTAL FRONT FOOTAGE <b>12226.7 LF</b>	TOTAL COST PER FRONT FOOT <b>208.3</b>
			=	x
				COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE <b>50%</b>
			=	COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE <b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123420030	11358 ELDORADO ST NE UNIT D	NGUYEN BOBBI N	6.9	\$104.15	\$716.99
173123420031	11314 DAVENPORT CIR NE UNIT A	KROHN BRUCE F	6.9	\$104.15	\$716.99
173123420032	11314 DAVENPORT CIR NE UNIT B	VIOLETTE VERONICA	6.9	\$104.15	\$716.99
173123420033	11314 DAVENPORT CIR NE UNIT C	ELNICK	6.9	\$104.15	\$716.99
173123420034	11314 DAVENPORT CIR NE UNIT D	ELLERAAS ERIK	6.9	\$104.15	\$716.99
173123420035	11314 DAVENPORT CIR NE UNIT E	PLUIS LETICIA	6.9	\$104.15	\$716.99
173123420036	11314 DAVENPORT CIR NE UNIT F	KARTH GUY	6.9	\$104.15	\$716.99
173123420037	11366 ELDORADO ST NE UNIT E	OSTER JOHN F	6.9	\$104.15	\$716.99
173123420038	11366 ELDORADO ST NE UNIT F	SONQUIST BYRON D & MICHELLE L	6.9	\$104.15	\$716.99
173123420039	11366 ELDORADO ST NE UNIT G	BACIGALUPO TANYA L	6.9	\$104.15	\$716.99
173123420040	11366 ELDORADO ST NE UNIT H	JIN CHUNTAO	6.9	\$104.15	\$716.99
173123420041	11366 ELDORADO ST NE UNIT A	KLICIC LARISA	6.9	\$104.15	\$716.99
173123420042	11366 ELDORADO ST NE UNIT B	BEIERMAN ERIC	6.9	\$104.15	\$716.99
173123420043	11366 ELDORADO ST NE UNIT C	WASMUND TRACY	6.9	\$104.15	\$716.99
173123420044	11366 ELDORADO ST NE UNIT D	VASSEUR BRUCE A	6.9	\$104.15	\$716.99
173123420081	11330 DAVENPORT CIR NE UNIT F	THURBER SAMANTHA	6.9	\$104.15	\$716.99
173123420082	11330 DAVENPORT CIR NE UNIT E	HOUT WHITNEY	6.9	\$104.15	\$716.99
173123420083	11330 DAVENPORT CIR NE UNIT D	RUHL ZACHARY	6.9	\$104.15	\$716.99
173123420084	11330 DAVENPORT CIR NE UNIT C	BUGGS KIMBERLY	6.9	\$104.15	\$716.99
173123420085	11330 DAVENPORT CIR NE UNIT B	SANCHEZ COURTNEY	6.9	\$104.15	\$716.99
173123420086	11330 DAVENPORT CIR NE UNIT A	JENNA PROPERTIES LLC	6.9	\$104.15	\$716.99
173123420093	11339 DAVENPORT CIR NE UNIT A	AXELSON JR WALLACE	6.9	\$104.15	\$716.99
173123420094	11339 DAVENPORT CIR NE UNIT B	PURMORT TOM	6.9	\$104.15	\$716.99
173123420095	11339 DAVENPORT CIR NE UNIT C	SANDERS JONATHON	6.9	\$104.15	\$716.99
173123420096	11339 DAVENPORT CIR NE UNIT D	EVANS KALI	6.9	\$104.15	\$716.99
173123420097	11339 DAVENPORT CIR NE UNIT E	ANDERSON JACK	6.9	\$104.15	\$716.99
173123420098	11339 DAVENPORT CIR NE UNIT F	THOMAS TYLER	6.9	\$104.15	\$716.99
173123420105	11304 DAVENPORT CIR NE UNIT D	HANSON GORDON A	6.9	\$104.15	\$716.99
173123420106	11304 DAVENPORT CIR NE UNIT C	HARVEY DAN G	6.9	\$104.15	\$716.99
173123420107	11304 DAVENPORT CIR NE UNIT B	LI JUN	6.9	\$104.15	\$716.99
173123420108	11304 DAVENPORT CIR NE UNIT A	EIBENSTEINER JULIE	6.9	\$104.15	\$716.99
173123420109	11323 DAVENPORT CIR NE UNIT A	WIK CHELSEY	6.9	\$104.15	\$716.99
173123420110	11323 DAVENPORT CIR NE UNIT B	CLASON SIERRA	6.9	\$104.15	\$716.99
173123420111	11323 DAVENPORT CIR NE UNIT C	MOORE PAUL	6.9	\$104.15	\$716.99
173123420112	11323 DAVENPORT CIR NE UNIT D	TRITES DARIN	6.9	\$104.15	\$716.99
173123420119	11323 DAVENPORT CIR NE UNIT E	HOFFMAN THOMAS	6.9	\$104.15	\$716.99
173123420120	11323 DAVENPORT CIR NE UNIT F	LECLAIR DEBRA	6.9	\$104.15	\$716.99
173123410075	11211 CLUB WEST PKWY NE	CLUB WEST MASTER ASSOC	456.3	\$104.15	\$47,523.65
173123420159	11205 BALTIMORE ST NE UNIT E	EDWARDS MARK R & CHERYL	3.7	\$104.15	\$386.21

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
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CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$	660,294.42		
TOTAL COST	\$	2,546,849.92		
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	TOTAL FRONT FOOTAGE <b>12226.7 LF</b>	TOTAL COST PER FRONT FOOT <b>208.3</b>
			=	x
				COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE <b>50%</b>
			=	COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE <b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123420160	11205 BALTIMORE ST NE UNIT D	NOVAK STEVEN	3.7	\$104.15	\$386.21
173123420161	11205 BALTIMORE ST NE UNIT C	ABDEL-REHIM RAGHDA	3.7	\$104.15	\$386.21
173123420162	11205 BALTIMORE ST NE UNIT B	BAKER SR HERBERT & GARNER-BAKER SHARON	3.7	\$104.15	\$386.21
173123420163	11205 BALTIMORE ST NE UNIT A	TAGG KATHRYN	3.7	\$104.15	\$386.21
173123420167	11226 BALTIMORE ST NE UNIT L	CATTIN KRISTEN J	3.7	\$104.15	\$386.21
173123420168	11226 BALTIMORE ST NE UNIT K	KATUSKY-BROWN MELISSA	3.7	\$104.15	\$386.21
173123420169	11226 BALTIMORE ST NE UNIT J	NGOP JENNIFER	3.7	\$104.15	\$386.21
173123420170	11226 BALTIMORE ST NE UNIT I	DZIENGEL DANET	3.7	\$104.15	\$386.21
173123420171	11226 BALTIMORE ST NE UNIT H	BAKKEN MELANIE	3.7	\$104.15	\$386.21
173123420172	11226 BALTIMORE ST NE UNIT G	HAAGENSON DEBORAH	3.7	\$104.15	\$386.21
173123420173	11226 BALTIMORE ST NE UNIT F	NGUYENBA THAIBINH	3.7	\$104.15	\$386.21
173123420174	11226 BALTIMORE ST NE UNIT E	BLAHNA MELISSA	3.7	\$104.15	\$386.21
173123420175	11226 BALTIMORE ST NE UNIT D	BANKS BRENT J	3.7	\$104.15	\$386.21
173123420176	11226 BALTIMORE ST NE UNIT C	CAULFIELD MELISSA	3.7	\$104.15	\$386.21
173123420177	11226 BALTIMORE ST NE UNIT B	BRIGHT AMY	3.7	\$104.15	\$386.21
173123420178	11226 BALTIMORE ST NE UNIT A	DONOFRIO CHRISTOPHER	3.7	\$104.15	\$386.21
173123420182	11225 BALTIMORE ST NE UNIT D	FOLEY ADAM	3.7	\$104.15	\$386.21
173123420183	11225 BALTIMORE ST NE UNIT C	ELFARRA GEHAD	3.7	\$104.15	\$386.21
173123420184	11225 BALTIMORE ST NE UNIT B	SONBOL DENA	3.7	\$104.15	\$386.21
173123420185	11225 BALTIMORE ST NE UNIT A	THOMPSON BRENT	3.7	\$104.15	\$386.21
173123420186	11286 BALTIMORE ST NE UNIT L	DOERR JASON	3.7	\$104.15	\$386.21
173123420187	11286 BALTIMORE ST NE UNIT K	WARD KATHERINE	3.7	\$104.15	\$386.21
173123420188	11286 BALTIMORE ST NE UNIT J	LIPTAK JOHN C & MARY C	3.7	\$104.15	\$386.21
173123420189	11286 BALTIMORE ST NE UNIT I	CHRISTEN ANGELYN	3.7	\$104.15	\$386.21
173123420190	11286 BALTIMORE ST NE UNIT H	KANNEH PRECIOUS	3.7	\$104.15	\$386.21
173123420191	11286 BALTIMORE ST NE UNIT G	GUEBRE-TSADIK ANTENEH	3.7	\$104.15	\$386.21
173123420192	11286 BALTIMORE ST NE UNIT F	BOOTH PATRICK	3.7	\$104.15	\$386.21
173123420193	11286 BALTIMORE ST NE UNIT E	KHAN MOHAMMED	3.7	\$104.15	\$386.21
173123420194	11286 BALTIMORE ST NE UNIT D	RIESTERER JAMIE	3.7	\$104.15	\$386.21
173123420195	11286 BALTIMORE ST NE UNIT C	INCE BRITTNEY	3.7	\$104.15	\$386.21
173123420196	11286 BALTIMORE ST NE UNIT B	REMPALA CANDICE	3.7	\$104.15	\$386.21
173123420197	11286 BALTIMORE ST NE UNIT A	AVERY JEFFREY	3.7	\$104.15	\$386.21
173123420198	11215 BALTIMORE ST NE UNIT A	NGUYEN HANG	3.7	\$104.15	\$386.21
173123420199	11215 BALTIMORE ST NE UNIT B	KRAEMER TRACY	3.7	\$104.15	\$386.21
173123420200	11215 BALTIMORE ST NE UNIT C	PUROHIT SAPNA	3.7	\$104.15	\$386.21
173123420201	11215 BALTIMORE ST NE UNIT D	ADAN OMAR	3.7	\$104.15	\$386.21
173123420202	11246 BALTIMORE ST NE UNIT E	SLOTTO MICHELLE	3.7	\$104.15	\$386.21
173123420203	11246 BALTIMORE ST NE UNIT D	MOHAMED AHMED	3.7	\$104.15	\$386.21
173123420204	11246 BALTIMORE ST NE UNIT C	LOESCHEN ALBERT	3.7	\$104.15	\$386.21

CITY PROJECT NO 21-06  
 2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
 CITY OF BLAINE, MINNESOTA  
**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY**  
**PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b>	<b>TOTAL COST PER FRONT FOOT</b>	<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE</b>
			<b>12226.7 LF</b>	<b>208.3</b>	<b>50%</b>
			<b>=</b>	<b>x</b>	<b>=</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE</b>
					<b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123420205	11246 BALTIMORE ST NE UNIT B	EL-KHATIB HUDA	3.7	\$104.15	\$386.21
173123420206	11246 BALTIMORE ST NE UNIT A	CHAPMAN BRANDON	3.7	\$104.15	\$386.21
173123420207	11221 ABERDEEN ST NE UNIT G	CAOJETTE KIMBERLY	3.7	\$104.15	\$386.21
173123420208	11221 ABERDEEN ST NE UNIT H	PETERSON ANDREW	3.7	\$104.15	\$386.21
173123420209	11221 ABERDEEN ST NE UNIT I	INLAKES PROPERTIES LLC	3.7	\$104.15	\$386.21
173123420210	11221 ABERDEEN ST NE UNIT J	BUEHLER AARON	3.7	\$104.15	\$386.21
173123420211	11221 ABERDEEN ST NE UNIT K	PROKOTT BRITTANY	3.7	\$104.15	\$386.21
173123420212	11221 ABERDEEN ST NE UNIT L	AL-EDAWI ALI	3.7	\$104.15	\$386.21
173123420213	11221 ABERDEEN ST NE UNIT A	HAUGSTAD KAREN	3.7	\$104.15	\$386.21
173123420214	11221 ABERDEEN ST NE UNIT B	CAO MI	3.7	\$104.15	\$386.21
173123420215	11221 ABERDEEN ST NE UNIT C	BECKENSTEN SAMANTHA	3.7	\$104.15	\$386.21
173123420216	11221 ABERDEEN ST NE UNIT D	TONER JR DONALD	3.7	\$104.15	\$386.21
173123420217	11221 ABERDEEN ST NE UNIT E	BLAKER ANGELA	3.7	\$104.15	\$386.21
173123420218	11221 ABERDEEN ST NE UNIT F	DANNENBERG BARBARA	3.7	\$104.15	\$386.21
173123420222	11191 ABERDEEN ST NE UNIT G	ELLIOTT KEVIN	3.7	\$104.15	\$386.21
173123420223	11191 ABERDEEN ST NE UNIT H	RATHIKINDI MADHAVARAO	3.7	\$104.15	\$386.21
173123420224	11191 ABERDEEN ST NE UNIT I	SCHNEIDER KELSEY	3.7	\$104.15	\$386.21
173123420225	11191 ABERDEEN ST NE UNIT J	BUCCELLATO JAMES	3.7	\$104.15	\$386.21
173123420226	11191 ABERDEEN ST NE UNIT K	HOPKINS JUSTIN	3.7	\$104.15	\$386.21
173123420227	11191 ABERDEEN ST NE UNIT L	EXCEL II LLC	3.7	\$104.15	\$386.21
173123420228	11191 ABERDEEN ST NE UNIT A	ALISIC NERMA	3.7	\$104.15	\$386.21
173123420229	11191 ABERDEEN ST NE UNIT B	MASTERS JOSEPH	3.7	\$104.15	\$386.21
173123420230	11191 ABERDEEN ST NE UNIT C	IYER SRIDHAR	3.7	\$104.15	\$386.21
173123420231	11191 ABERDEEN ST NE UNIT D	CARLSON LAURA	3.7	\$104.15	\$386.21
173123420232	11191 ABERDEEN ST NE UNIT E	SAUTER NANCY	3.7	\$104.15	\$386.21
173123420233	11191 ABERDEEN ST NE UNIT F	MARTINEZ KIMBERLEY	3.7	\$104.15	\$386.21
173123420234	11266 BALTIMORE ST NE UNIT A	DORR KARL	3.7	\$104.15	\$386.21
173123420235	11266 BALTIMORE ST NE UNIT B	DOWNEY MAUREEN	3.7	\$104.15	\$386.21
173123420236	11266 BALTIMORE ST NE UNIT C	GALVIN KATHLEEN	3.7	\$104.15	\$386.21
173123420237	11266 BALTIMORE ST NE UNIT D	ABDULLAHI MOHAMED	3.7	\$104.15	\$386.21
173123420238	11266 BALTIMORE ST NE UNIT E	LAWSON NICOLE	3.7	\$104.15	\$386.21
173123420239	11296 BALTIMORE ST NE UNIT E	BROWN MICHELLE	3.7	\$104.15	\$386.21
173123420240	11296 BALTIMORE ST NE UNIT D	GHIDE AKLILU	3.7	\$104.15	\$386.21
173123420241	11296 BALTIMORE ST NE UNIT C	ELLINGSON KATHARINE	3.7	\$104.15	\$386.21
173123420242	11296 BALTIMORE ST NE UNIT B	PANDIYAN IYYAPPAN	3.7	\$104.15	\$386.21
173123420243	11296 BALTIMORE ST NE UNIT A	NEWMAN-SLONEKER DEBORAH	3.7	\$104.15	\$386.21
173123420244	11212 ABERDEEN ST NE UNIT A	KIRWIN TRUSTEE DAVID & KIRWIN TRUSTEE LISA	3.7	\$104.15	\$386.21
173123420245	11212 ABERDEEN ST NE UNIT B	MARKGRAF SHELLI	3.7	\$104.15	\$386.21
173123420246	11212 ABERDEEN ST NE UNIT C	MENDENHALL QUENTON	3.7	\$104.15	\$386.21

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE 12226.7 LF</b>	<b>=</b>	<b>TOTAL COST PER FRONT FOOT 208.3 x</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE 50% =</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123420247	11212 ABERDEEN ST NE UNIT D	WINDINGSTAD JENNIFER	3.7	\$104.15	\$386.21
173123420248	11212 ABERDEEN ST NE UNIT E	STYBA ANDREA	3.7	\$104.15	\$386.21
173123420249	11212 ABERDEEN ST NE UNIT F	OLSON KIRK	3.7	\$104.15	\$386.21
173123420250	11212 ABERDEEN ST NE UNIT G	PHAN HUNG	3.7	\$104.15	\$386.21
173123420251	11212 ABERDEEN ST NE UNIT H	SHANNON MAVIS	3.7	\$104.15	\$386.21
173123420252	11297 BALTIMORE ST NE UNIT A	FELT JOHN	3.7	\$104.15	\$386.21
173123420253	11297 BALTIMORE ST NE UNIT B	ABRAHA SENAIT	3.7	\$104.15	\$386.21
173123420254	11297 BALTIMORE ST NE UNIT C	FALGETELLI ADRIAN	3.7	\$104.15	\$386.21
173123420255	11297 BALTIMORE ST NE UNIT D	HUSAIN SAMEERA	3.7	\$104.15	\$386.21
173123420256	11275 BALTIMORE ST NE UNIT A	KIMBALL KATELYNN	3.7	\$104.15	\$386.21
173123420257	11275 BALTIMORE ST NE UNIT B	LAVIGNE JULIANNE	3.7	\$104.15	\$386.21
173123420258	11275 BALTIMORE ST NE UNIT C	KANT VIJAYA	3.7	\$104.15	\$386.21
173123420259	11275 BALTIMORE ST NE UNIT D	BELLIN LONNIE	3.7	\$104.15	\$386.21
173123420260	11285 BALTIMORE ST NE UNIT D	NICKELSON BRIDGET	3.7	\$104.15	\$386.21
173123420261	11285 BALTIMORE ST NE UNIT C	NIERENHAUSEN DAVID	3.7	\$104.15	\$386.21
173123420262	11285 BALTIMORE ST NE UNIT B	KOGLER KIMBERLY	3.7	\$104.15	\$386.21
173123420263	11285 BALTIMORE ST NE UNIT A	REHBEIN JAMES	3.7	\$104.15	\$386.21
173123420264	11265 BALTIMORE ST NE UNIT E	KHAN FAHEMUDDIN	3.7	\$104.15	\$386.21
173123420265	11265 BALTIMORE ST NE UNIT D	CORTEZ DOUGLAS	3.7	\$104.15	\$386.21
173123420266	11265 BALTIMORE ST NE UNIT C	OGUTU LYDIA	3.7	\$104.15	\$386.21
173123420267	11265 BALTIMORE ST NE UNIT B	SIRATTANATRAY AUNDREA	3.7	\$104.15	\$386.21
173123420268	11265 BALTIMORE ST NE UNIT A	HISE SHAWN	3.7	\$104.15	\$386.21
173123420269	11245 BALTIMORE ST NE UNIT A	HANFT RICHARD	3.7	\$104.15	\$386.21
173123420270	11245 BALTIMORE ST NE UNIT B	SLOTTO BARBARA	3.7	\$104.15	\$386.21
173123420271	11245 BALTIMORE ST NE UNIT C	KROGER NICHOLAS	3.7	\$104.15	\$386.21
173123420272	11245 BALTIMORE ST NE UNIT D	LUCIVANSKY JON	3.7	\$104.15	\$386.21
173123420273	11245 BALTIMORE ST NE UNIT E	KOHS CHRISTOPHER	3.7	\$104.15	\$386.21
173123430029	11145 BALTIMORE ST NE UNIT A	ADRIAN RENEE	3.7	\$104.15	\$386.21
173123430030	11145 BALTIMORE ST NE UNIT B	THOMASCHIMA PHILLIP	3.7	\$104.15	\$386.21
173123430031	11145 BALTIMORE ST NE UNIT C	ZELDIN GREGORY	3.7	\$104.15	\$386.21
173123430032	11145 BALTIMORE ST NE UNIT D	POZOS DUENAS JONATAN	3.7	\$104.15	\$386.21
173123430033	11145 BALTIMORE ST NE UNIT E	ABOKEDE ESEOGHENE	3.7	\$104.15	\$386.21
173123430034	11145 BALTIMORE ST NE UNIT F	SIEGLE ANGELA	3.7	\$104.15	\$386.21
173123430035	11145 BALTIMORE ST NE UNIT G	BECKER KIM	3.7	\$104.15	\$386.21
173123430036	11145 BALTIMORE ST NE UNIT H	DOLIC FIKRET	3.7	\$104.15	\$386.21
173123430037	11145 BALTIMORE ST NE UNIT I	BECKER KIM	3.7	\$104.15	\$386.21
173123430038	11145 BALTIMORE ST NE UNIT J	LEGREID ANNA	3.7	\$104.15	\$386.21
173123430039	11145 BALTIMORE ST NE UNIT K	KHAN MOHAMMED	3.7	\$104.15	\$386.21
173123430040	11145 BALTIMORE ST NE UNIT L	PETERSON JACALYN	3.7	\$104.15	\$386.21

CITY PROJECT NO 21-06  
2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE 12226.7 LF</b>	<b>=</b>	<b>TOTAL COST PER FRONT FOOT 208.3 x</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE 50% =</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430041	1529 111TH DR NE UNIT D	BAYER BRIAN	3.7	\$104.15	\$386.21
173123430042	1529 111TH DR NE UNIT C	RANDALL MARIA	3.7	\$104.15	\$386.21
173123430043	1529 111TH DR NE UNIT B	MILLER SCOTT D	3.7	\$104.15	\$386.21
173123430044	1529 111TH DR NE UNIT A	THUNDER STACEY A	3.7	\$104.15	\$386.21
173123430045	1529 111TH DR NE UNIT H	BETZOLD JUSTIN	3.7	\$104.15	\$386.21
173123430046	1529 111TH DR NE UNIT G	JOHNSON JENNA	3.7	\$104.15	\$386.21
173123430047	1529 111TH DR NE UNIT F	SEYMOUR KAREN	3.7	\$104.15	\$386.21
173123430048	1529 111TH DR NE UNIT E	THOMPSON BETH	3.7	\$104.15	\$386.21
173123430049	1528 111TH DR NE UNIT A	BARKOSKY RONALD	3.7	\$104.15	\$386.21
173123430050	1528 111TH DR NE UNIT B	EKSTRAND LORRIE	3.7	\$104.15	\$386.21
173123430051	1528 111TH DR NE UNIT C	WILLIS BRENDA R	3.7	\$104.15	\$386.21
173123430052	1528 111TH DR NE UNIT D	LUEDEMANN HILLARY	3.7	\$104.15	\$386.21
173123430053	1528 111TH DR NE UNIT E	MEYER CODY	3.7	\$104.15	\$386.21
173123430054	1528 111TH DR NE UNIT F	WEINMANN JAMES	3.7	\$104.15	\$386.21
173123430055	1528 111TH DR NE UNIT G	KHOSA DILJIT	3.7	\$104.15	\$386.21
173123430056	1528 111TH DR NE UNIT H	DUDZIAK BRIAN	3.7	\$104.15	\$386.21
173123430065	1508 111TH DR NE UNIT A	HAAS MATTHEW	3.7	\$104.15	\$386.21
173123430066	1508 111TH DR NE UNIT B	RAMACHANDRA SURYA MALLIKARJUNA & THALLURU LAKSHMI	3.7	\$104.15	\$386.21
173123430067	1508 111TH DR NE UNIT C	REAL JORGE	3.7	\$104.15	\$386.21
173123430068	1508 111TH DR NE UNIT D	LAFLAIR DARREL	3.7	\$104.15	\$386.21
173123430069	1508 111TH DR NE UNIT E	BAUMGARTNER MICHELLE	3.7	\$104.15	\$386.21
173123430070	1508 111TH DR NE UNIT F	PATEL MEGHANA	3.7	\$104.15	\$386.21
173123430071	1508 111TH DR NE UNIT G	ZAGZEBSKI PAMELA	3.7	\$104.15	\$386.21
173123430072	1508 111TH DR NE UNIT H	LUND MARY	3.7	\$104.15	\$386.21
173123430073	1476 111TH DR NE UNIT A	ARORA JAGDEEP	3.7	\$104.15	\$386.21
173123430074	1476 111TH DR NE UNIT B	SKALICKY STEVEN	3.7	\$104.15	\$386.21
173123430075	1476 111TH DR NE UNIT C	BADDAM SUSHMA & SINGI REDDY VIKRANTH	3.7	\$104.15	\$386.21
173123430076	1476 111TH DR NE UNIT D	OLSON THOMAS	3.7	\$104.15	\$386.21
173123430077	1476 111TH DR NE UNIT E	SCHWENDEMAN NANCY	3.7	\$104.15	\$386.21
173123430078	1476 111TH DR NE UNIT F	BJORKMAN KATHERINE	3.7	\$104.15	\$386.21
173123430079	1476 111TH DR NE UNIT G	RACCHINI JESSICA	3.7	\$104.15	\$386.21
173123430080	1476 111TH DR NE UNIT H	ERICKSON KELLY	3.7	\$104.15	\$386.21
173123430081	11125 BALTIMORE ST NE UNIT A	GIBBONS TERI	3.7	\$104.15	\$386.21
173123430082	11125 BALTIMORE ST NE UNIT B	MACVEIGH GRETCHEN	3.7	\$104.15	\$386.21
173123430083	11125 BALTIMORE ST NE UNIT C	STEEL JAMES	3.7	\$104.15	\$386.21
173123430084	11125 BALTIMORE ST NE UNIT D	BYE JON	3.7	\$104.15	\$386.21
173123430085	11125 BALTIMORE ST NE UNIT E	BAKER NICOLE	3.7	\$104.15	\$386.21
173123430086	11125 BALTIMORE ST NE UNIT F	KLEFFMAN REBECCA	3.7	\$104.15	\$386.21
173123430087	11125 BALTIMORE ST NE UNIT G	BECK MARIE	3.7	\$104.15	\$386.21

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2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	TOTAL COST PER FRONT FOOT	COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b> <b>12226.7 LF</b>	<b>= 208.3</b>	<b>x 50%</b>
					<b>= \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430088	11125 BALTIMORE ST NE UNIT H	KLINER EMILIE	3.7	\$104.15	\$386.21
173123430089	11125 BALTIMORE ST NE UNIT I	MEYER MIKE H	3.7	\$104.15	\$386.21
173123430090	11125 BALTIMORE ST NE UNIT J	RICHTER ALEXIS	3.7	\$104.15	\$386.21
173123430091	11125 BALTIMORE ST NE UNIT K	MAHADASYAM VINEELA	3.7	\$104.15	\$386.21
173123430092	11125 BALTIMORE ST NE UNIT L	PETERSON CURT	3.7	\$104.15	\$386.21
173123430093	1451 111TH DR NE UNIT E	JENNA PROPERTIES LLC	3.7	\$104.15	\$386.21
173123430094	1451 111TH DR NE UNIT F	AGARWAL ROSHNI	3.7	\$104.15	\$386.21
173123430095	1451 111TH DR NE UNIT G	OSMANCEVIC JENNIFER	3.7	\$104.15	\$386.21
173123430096	1451 111TH DR NE UNIT H	ELSA WONG LLC	3.7	\$104.15	\$386.21
173123430097	1451 111TH DR NE UNIT A	LAWLER JASON	3.7	\$104.15	\$386.21
173123430098	1451 111TH DR NE UNIT B	FRENCH LESLIE	3.7	\$104.15	\$386.21
173123430099	1451 111TH DR NE UNIT C	JOHNSON ALLAN	3.7	\$104.15	\$386.21
173123430100	1451 111TH DR NE UNIT D	LUCA DAN	3.7	\$104.15	\$386.21
173123430101	11206 BALTIMORE ST NE UNIT A	STRAND CHAD	3.7	\$104.15	\$386.21
173123430102	11206 BALTIMORE ST NE UNIT B	AHMAD KHAN	3.7	\$104.15	\$386.21
173123430103	11206 BALTIMORE ST NE UNIT C	KNOKE BRIAN	3.7	\$104.15	\$386.21
173123430104	11206 BALTIMORE ST NE UNIT D	NYBERG BRIAN	3.7	\$104.15	\$386.21
173123430105	11206 BALTIMORE ST NE UNIT E	ANDERSON NICOLE	3.7	\$104.15	\$386.21
173123430106	11105 BALTIMORE ST NE UNIT A	POWERS KELLIE	3.7	\$104.15	\$386.21
173123430107	11105 BALTIMORE ST NE UNIT B	RISTOW MARIAH	3.7	\$104.15	\$386.21
173123430108	11105 BALTIMORE ST NE UNIT C	BRAMA TIMOTHY	3.7	\$104.15	\$386.21
173123430109	11105 BALTIMORE ST NE UNIT D	HAMMAD SABRIN	3.7	\$104.15	\$386.21
173123430110	11105 BALTIMORE ST NE UNIT E	MULLEN PATRICK	3.7	\$104.15	\$386.21
173123430111	11105 BALTIMORE ST NE UNIT F	GARZON JORGE	3.7	\$104.15	\$386.21
173123430112	11105 BALTIMORE ST NE UNIT G	GOMINSKY JUSTIN	3.7	\$104.15	\$386.21
173123430113	11105 BALTIMORE ST NE UNIT H	KUO KAITLYN	3.7	\$104.15	\$386.21
173123430114	11105 BALTIMORE ST NE UNIT I	WALKER ANGELA	3.7	\$104.15	\$386.21
173123430115	11105 BALTIMORE ST NE UNIT J	GURTEK MICHAEL	3.7	\$104.15	\$386.21
173123430116	11105 BALTIMORE ST NE UNIT K	MATUSESKI PAMELA	3.7	\$104.15	\$386.21
173123430117	11105 BALTIMORE ST NE UNIT L	SCHUSTER ADAM	3.7	\$104.15	\$386.21
173123430118	1471 111TH DR NE UNIT E	MARATHE AMIT	3.7	\$104.15	\$386.21
173123430119	1471 111TH DR NE UNIT F	KARNANI NITIN	3.7	\$104.15	\$386.21
173123430120	1471 111TH DR NE UNIT G	VENKAT UMA	3.7	\$104.15	\$386.21
173123430121	1471 111TH DR NE UNIT H	NGUYEN HUYEN	3.7	\$104.15	\$386.21
173123430122	1471 111TH DR NE UNIT A	BALAKRISHNAN NITHYA	3.7	\$104.15	\$386.21
173123430123	1471 111TH DR NE UNIT B	WIRTZ JEFFREY	3.7	\$104.15	\$386.21
173123430124	1471 111TH DR NE UNIT C	SANTA ERIK	3.7	\$104.15	\$386.21
173123430125	1471 111TH DR NE UNIT D	KUNG AYE	3.7	\$104.15	\$386.21
173123430126	11122 ABERDEEN ST NE UNIT A	COOKE DANIEL	3.7	\$104.15	\$386.21

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**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	TOTAL FRONT FOOTAGE <b>12226.7 LF</b>	=	TOTAL COST PER FRONT FOOT <b>208.3</b> x
					COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE <b>50%</b> =
					COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE <b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430127	11122 ABERDEEN ST NE UNIT B	MCCALLUM CORRINE	3.7	\$104.15	\$386.21
173123430128	11122 ABERDEEN ST NE UNIT C	NOWAK KAYLA	3.7	\$104.15	\$386.21
173123430129	11122 ABERDEEN ST NE UNIT D	LAVASSEUR MARIANNA	3.7	\$104.15	\$386.21
173123430130	11122 ABERDEEN ST NE UNIT E	KING GAILLE	3.7	\$104.15	\$386.21
173123430131	11122 ABERDEEN ST NE UNIT F	WILLIAMS SUSAN	3.7	\$104.15	\$386.21
173123430132	11122 ABERDEEN ST NE UNIT G	CHUNG HAO	3.7	\$104.15	\$386.21
173123430133	11122 ABERDEEN ST NE UNIT H	MEAGHER TERI	3.7	\$104.15	\$386.21
173123430134	1509 111TH DR NE UNIT D	TRAN LIEN	3.7	\$104.15	\$386.21
173123430135	1509 111TH DR NE UNIT C	LARSON JEFFREY	3.7	\$104.15	\$386.21
173123430136	1509 111TH DR NE UNIT B	OMTVEDT-SIEMS AMY	3.7	\$104.15	\$386.21
173123430137	1509 111TH DR NE UNIT A	CROOKS-CREARY BARBARA	3.7	\$104.15	\$386.21
173123430138	1509 111TH DR NE UNIT H	KISTNER PAMELA	3.7	\$104.15	\$386.21
173123430139	1509 111TH DR NE UNIT G	KHOSA DILJIT	3.7	\$104.15	\$386.21
173123430140	1509 111TH DR NE UNIT F	BENDER KEVIN	3.7	\$104.15	\$386.21
173123430141	1509 111TH DR NE UNIT E	PATEL BRINDA	3.7	\$104.15	\$386.21
173123430154	11142 ABERDEEN ST NE UNIT A	AMBA HOMES BLAINE LLC	3.7	\$104.15	\$386.21
173123430155	11142 ABERDEEN ST NE UNIT B	SULLIVAN KELLY	3.7	\$104.15	\$386.21
173123430156	11142 ABERDEEN ST NE UNIT C	FUGLIE MARISA	3.7	\$104.15	\$386.21
173123430157	11142 ABERDEEN ST NE UNIT D	GLASGOW MICHELLE	3.7	\$104.15	\$386.21
173123430158	11142 ABERDEEN ST NE UNIT E	DOYLE-DAVIS KAREN	3.7	\$104.15	\$386.21
173123430159	11142 ABERDEEN ST NE UNIT F	RYAN ANGELA	3.7	\$104.15	\$386.21
173123430160	11142 ABERDEEN ST NE UNIT G	MEHTA KAIZAD	3.7	\$104.15	\$386.21
173123430161	11142 ABERDEEN ST NE UNIT H	VAN SCOY SARAH	3.7	\$104.15	\$386.21
173123430162	11171 ABERDEEN ST NE UNIT G	SANCHEZ IRVING	3.7	\$104.15	\$386.21
173123430163	11171 ABERDEEN ST NE UNIT H	BYRNE ROBERT	3.7	\$104.15	\$386.21
173123430164	11171 ABERDEEN ST NE UNIT I	AL BAIATI HADEEL & AMIN QUSSAY	3.7	\$104.15	\$386.21
173123430165	11171 ABERDEEN ST NE UNIT J	SOMCHALEUNSOUK DAWN	3.7	\$104.15	\$386.21
173123430166	11171 ABERDEEN ST NE UNIT K	LAWAL SARAFI	3.7	\$104.15	\$386.21
173123430167	11171 ABERDEEN ST NE UNIT L	SMITH JASON	3.7	\$104.15	\$386.21
173123430168	11171 ABERDEEN ST NE UNIT A	SILVIS TARA	3.7	\$104.15	\$386.21
173123430169	11171 ABERDEEN ST NE UNIT B	HEMMERLING MATTHEW	3.7	\$104.15	\$386.21
173123430170	11171 ABERDEEN ST NE UNIT C	MCKELVIE CHRISTOPHER	3.7	\$104.15	\$386.21
173123430171	11171 ABERDEEN ST NE UNIT D	CUBUS AUTUMN	3.7	\$104.15	\$386.21
173123430172	11171 ABERDEEN ST NE UNIT E	AKIN KATHERINE	3.7	\$104.15	\$386.21
173123430173	11171 ABERDEEN ST NE UNIT F	CRUZ GERRYLIN	3.7	\$104.15	\$386.21
173123430174	11162 ABERDEEN ST NE UNIT A	ETTA FRIDA	3.7	\$104.15	\$386.21
173123430175	11162 ABERDEEN ST NE UNIT B	DEMENGE AARON	3.7	\$104.15	\$386.21
173123430176	11162 ABERDEEN ST NE UNIT C	STENBERG SAMANTHA	3.7	\$104.15	\$386.21
173123430177	11162 ABERDEEN ST NE UNIT D	KORPI MICHAEL	3.7	\$104.15	\$386.21

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**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE 12226.7 LF</b>	<b>=</b>	<b>208.3 x</b>
				<b>50%</b>	<b>= \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430178	11162 ABERDEEN ST NE UNIT E	KAEHN KARI	3.7	\$104.15	\$386.21
173123430179	11162 ABERDEEN ST NE UNIT F	GEBRECHRISTOS DEREJE	3.7	\$104.15	\$386.21
173123430180	11162 ABERDEEN ST NE UNIT G	JENSEN SHAUN	3.7	\$104.15	\$386.21
173123430181	11162 ABERDEEN ST NE UNIT H	SUGGS TAMIKA	3.7	\$104.15	\$386.21
173123430182	1481 111TH LN NE UNIT G	ERIC PETERSON	3.7	\$104.15	\$386.21
173123430183	1481 111TH LN NE UNIT H	WOCHNICK SCOTT	3.7	\$104.15	\$386.21
173123430184	1481 111TH LN NE UNIT I	LASSCHE HALEY	3.7	\$104.15	\$386.21
173123430185	1481 111TH LN NE UNIT J	HAMMERSENG ROBERT	3.7	\$104.15	\$386.21
173123430186	1481 111TH LN NE UNIT K	CONKRIGHT CURTISS	3.7	\$104.15	\$386.21
173123430187	1481 111TH LN NE UNIT L	PETERS LINDA	3.7	\$104.15	\$386.21
173123430188	1481 111TH LN NE UNIT A	KEMPER MARK	3.7	\$104.15	\$386.21
173123430189	1481 111TH LN NE UNIT B	MALONE KRISTINA	3.7	\$104.15	\$386.21
173123430190	1481 111TH LN NE UNIT C	ALAJRAMI TAREQ	3.7	\$104.15	\$386.21
173123430191	1481 111TH LN NE UNIT D	STAFFORD STEPHANIE	3.7	\$104.15	\$386.21
173123430192	1481 111TH LN NE UNIT E	OLSON HEATHER	3.7	\$104.15	\$386.21
173123430193	1481 111TH LN NE UNIT F	FITZHARRIS SCOTT	3.7	\$104.15	\$386.21
173123430194	11182 ABERDEEN ST NE UNIT A	STENGLEIN JUSTIN	3.7	\$104.15	\$386.21
173123430195	11182 ABERDEEN ST NE UNIT B	PETERSON DANIEL	3.7	\$104.15	\$386.21
173123430196	11182 ABERDEEN ST NE UNIT C	KEMPER JACQUELINE	3.7	\$104.15	\$386.21
173123430197	11182 ABERDEEN ST NE UNIT D	AHMED WAQAR	3.7	\$104.15	\$386.21
173123430198	11182 ABERDEEN ST NE UNIT E	ZACZEK RICHARD	3.7	\$104.15	\$386.21
173123430199	11182 ABERDEEN ST NE UNIT F	BLUMENFELD KATHERINE	3.7	\$104.15	\$386.21
173123430200	11182 ABERDEEN ST NE UNIT G	KELLY JR EDWARD	3.7	\$104.15	\$386.21
173123430201	11182 ABERDEEN ST NE UNIT H	FERGUSON PRESTON	3.7	\$104.15	\$386.21
173123430202	11151 ABERDEEN ST NE UNIT F	ECKMAN JOSHUA	3.7	\$104.15	\$386.21
173123430203	11151 ABERDEEN ST NE UNIT E	HBI HOLDINGS LLC	3.7	\$104.15	\$386.21
173123430204	11151 ABERDEEN ST NE UNIT D	STREFF ZACHARY	3.7	\$104.15	\$386.21
173123430205	11151 ABERDEEN ST NE UNIT C	COLTON BRIANA	3.7	\$104.15	\$386.21
173123430206	11151 ABERDEEN ST NE UNIT B	MALDONADO EFREN	3.7	\$104.15	\$386.21
173123430207	11151 ABERDEEN ST NE UNIT A	CORDOVA OLIVIA	3.7	\$104.15	\$386.21
173123430208	11151 ABERDEEN ST NE UNIT L	TOLLIVER SPENCER	3.7	\$104.15	\$386.21
173123430209	11151 ABERDEEN ST NE UNIT K	MORALES JOSE	3.7	\$104.15	\$386.21
173123430210	11151 ABERDEEN ST NE UNIT J	RONNING KYLE	3.7	\$104.15	\$386.21
173123430211	11151 ABERDEEN ST NE UNIT I	FOUMIER JUSTIN	3.7	\$104.15	\$386.21
173123430212	11151 ABERDEEN ST NE UNIT H	ALAHAPPERUMA DILEEPA	3.7	\$104.15	\$386.21
173123430213	11151 ABERDEEN ST NE UNIT G	HBI HOLDINGS LLC	3.7	\$104.15	\$386.21
173123430214	11102 ABERDEEN ST NE UNIT A	ROXAS MELLINA	3.7	\$104.15	\$386.21
173123430215	11102 ABERDEEN ST NE UNIT B	TONG PHUONG	3.7	\$104.15	\$386.21
173123430216	11102 ABERDEEN ST NE UNIT C	FREDERICK LAUREN	3.7	\$104.15	\$386.21

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**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
CITY OF BLAINE, MINNESOTA

**EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	TOTAL COST PER FRONT FOOT	COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	
ADMINISTRATIVE COSTS	\$	660,294.42				
TOTAL COST	\$	2,546,849.92				
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	TOTAL FRONT FOOTAGE <b>12226.7 LF</b>	<b>= 208.3</b>	<b>x 50%</b>	<b>= \$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123430217	11102 ABERDEEN ST NE UNIT D	SECRIST BRIANA	3.7	\$104.15	\$386.21
173123430218	11102 ABERDEEN ST NE UNIT E	GRAHAM ANDREW	3.7	\$104.15	\$386.21
173123430219	11102 ABERDEEN ST NE UNIT F	TA DONG	3.7	\$104.15	\$386.21
173123430220	11102 ABERDEEN ST NE UNIT G	PHILAVONG VARINA	3.7	\$104.15	\$386.21
173123430221	11102 ABERDEEN ST NE UNIT H	BATISTE MICHAEL	3.7	\$104.15	\$386.21
173123430222	11102 ABERDEEN ST NE UNIT I	SKEIK NEDAA	3.7	\$104.15	\$386.21
173123430223	11102 ABERDEEN ST NE UNIT J	EXCEL II LLC	3.7	\$104.15	\$386.21
173123430028	10903 CLUB WEST PKWY NE	CLUB WEST PLAZA LLC	660.2	\$104.15	\$68,759.83
173123440175	10961 CLUB WEST PKWY NE	H C DEVELOPMENT LLC	376.0	\$104.15	\$39,160.40
173123440176	NO ADDRESS	H C DEVELOPMENT II LLC	226.0	\$104.15	\$23,537.90
173123440177	10995 CLUB WEST PKWY NE	H C DEVELOPMENT III LLC	200.3	\$104.15	\$20,861.25
173123440187	11118 CLUB WEST CIR NE UNIT A	BERG DORICE	8.8	\$104.15	\$920.37
173123440188	11118 CLUB WEST CIR NE UNIT B	WHITE MAXWELL	8.8	\$104.15	\$920.37
173123440189	11118 CLUB WEST CIR NE UNIT C	PHILIPPS SHAWN	8.8	\$104.15	\$920.37
173123440190	11118 CLUB WEST CIR NE UNIT D	BREDESON NADENE	8.8	\$104.15	\$920.37
173123440191	11115 CLUB WEST CIR NE UNIT D	JAVOID ASIF	8.8	\$104.15	\$920.37
173123440192	11115 CLUB WEST CIR NE UNIT C	MCCLUSKY DIANE	8.8	\$104.15	\$920.37
173123440193	11115 CLUB WEST CIR NE UNIT B	ROUVINEN HEIKKI	8.8	\$104.15	\$920.37
173123440194	11115 CLUB WEST CIR NE UNIT A	QUARNSTROM LANE	8.8	\$104.15	\$920.37
173123440195	11137 CLUB WEST CIR NE UNIT D	JAPP DEBRA	8.8	\$104.15	\$920.37
173123440196	11137 CLUB WEST CIR NE UNIT C	AWATE ELASHE	8.8	\$104.15	\$920.37
173123440197	11137 CLUB WEST CIR NE UNIT B	PASTOORS TIMOTHY	8.8	\$104.15	\$920.37
173123440198	11137 CLUB WEST CIR NE UNIT A	HEROLD MARGARET	8.8	\$104.15	\$920.37
173123440199	11103 CLUB WEST CIR NE UNIT D	JOHNSON MEISHA	8.8	\$104.15	\$920.37
173123440200	11103 CLUB WEST CIR NE UNIT C	LIEN NANCY	8.8	\$104.15	\$920.37
173123440201	11103 CLUB WEST CIR NE UNIT B	YAZBEK ESTEPHAN	8.8	\$104.15	\$920.37
173123440202	11103 CLUB WEST CIR NE UNIT A	DEVRIES COLLEEN	8.8	\$104.15	\$920.37
173123440203	11132 CLUB WEST CIR NE UNIT A	ABEL MARY	8.8	\$104.15	\$920.37
173123440204	11132 CLUB WEST CIR NE UNIT B	ST MARTIN MATTHEW	8.8	\$104.15	\$920.37
173123440205	11132 CLUB WEST CIR NE UNIT C	ANWAR SAJID	8.8	\$104.15	\$920.37
173123440206	11132 CLUB WEST CIR NE UNIT D	PHAN KRISTINA	8.8	\$104.15	\$920.37
173123440207	11155 CLUB WEST CIR NE UNIT D	MEYER DEBORAH	8.8	\$104.15	\$920.37
173123440208	11155 CLUB WEST CIR NE UNIT C	SMITH MOLLY	8.8	\$104.15	\$920.37
173123440209	11155 CLUB WEST CIR NE UNIT B	KOALSKA DAVID	8.8	\$104.15	\$920.37
173123440210	11155 CLUB WEST CIR NE UNIT A	HUDY CATHY	8.8	\$104.15	\$920.37
173123440211	11149 CLUB WEST CIR NE UNIT D	MURPHY DEBRA	8.8	\$104.15	\$920.37
173123440212	11149 CLUB WEST CIR NE UNIT C	LAMMI CHERYL	8.8	\$104.15	\$920.37
173123440213	11149 CLUB WEST CIR NE UNIT B	SARGENT DARREN	8.8	\$104.15	\$920.37
173123440214	11149 CLUB WEST CIR NE UNIT A	SMITH ALEXANDRA	8.8	\$104.15	\$920.37

CITY PROJECT NO 21-06  
 2021 STREET RECONSTRUCTIONS  
**CLUB WEST PARKWAY (MSAS 130) RECONSTRUCTION**  
 CITY OF BLAINE, MINNESOTA  
 EXHIBIT NO. 2 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$	1,886,555.50	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$	660,294.42			
TOTAL COST	\$	2,546,849.92			
<b>ASSESSABLE COST</b>		<b>\$2,546,849.92 /</b>	<b>TOTAL FRONT FOOTAGE</b>	<b>=</b>	<b>208.3 x</b>
			<b>12226.7 LF</b>		<b>50% =</b>
				<b>TOTAL COST PER FRONT FOOT</b>	<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE</b>
				<b>208.3</b>	<b>50%</b>
					<b>COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE</b>
					<b>\$104.15</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
173123440215	11148 CLUB WEST CIR NE UNIT A	GOODWIN DEBORAH	8.8	\$104.15	\$920.37
173123440216	11148 CLUB WEST CIR NE UNIT B	JOHNSON WHITNEY	8.8	\$104.15	\$920.37
173123440217	11148 CLUB WEST CIR NE UNIT C	PERRY HOLLY	8.8	\$104.15	\$920.37
173123440218	11148 CLUB WEST CIR NE UNIT D	ROSENTHAL JENNIFER	8.8	\$104.15	\$920.37
173123440221	11195 CLUB WEST CIR NE	ROGERS DEBORAH	8.8	\$104.15	\$920.37
173123440222	11191 CLUB WEST CIR NE	GRUBER GARY	8.8	\$104.15	\$920.37
173123440223	11187 CLUB WEST CIR NE	FRANCIS AUGUSTA	8.8	\$104.15	\$920.37
173123440224	11183 CLUB WEST CIR NE	ANDERSON JANE	8.8	\$104.15	\$920.37
173123440225	11179 CLUB WEST CIR NE	BLOOM GARY	8.8	\$104.15	\$920.37
173123440226	11175 CLUB WEST CIR NE	REEVES DONNA	8.8	\$104.15	\$920.37
173123440227	11171 CLUB WEST CIR NE	HANSEN BRADLEY	8.8	\$104.15	\$920.37
173123440228	11167 CLUB WEST CIR NE	JEFFERSON TRUSTEE RICHARD & JOHNSON TRUSTEE AL	8.8	\$104.15	\$920.37
173123440229	11163 CLUB WEST CIR NE	SARENPA JEFFERY	8.8	\$104.15	\$920.37
173123440230	11159 CLUB WEST CIR NE	EBBEN JOEL	8.8	\$104.15	\$920.37
173123440231	11186 CLUB WEST CIR NE	MAZURKO PETER	8.8	\$104.15	\$920.37
173123440232	11178 CLUB WEST CIR NE	MORELAND JOEL	8.8	\$104.15	\$920.37
173123440233	11172 CLUB WEST CIR NE	ARZDORF EUGENE	8.8	\$104.15	\$920.37
173123440234	11164 CLUB WEST CIR NE	SHAW JOSEPH	8.8	\$104.15	\$920.37
<b>TOTALS:</b>			<b>5272.1</b>		<b>\$549,089.21</b>

CITY PROJECT NO 21-06  
 2021 STREET RECONSTRUCTIONS  
**FLANDERS COURT & 100TH COURT RECONSTRUCTION**  
 CITY OF BLAINE, MINNESOTA  
 EXHIBIT NO. 3 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY  
 PROPOSED ASSESSMENT ROLL

<b>ASSESSMENT RATE BREAKDOWN</b>						
CONSTRUCTION COSTS*	\$	343,342.18	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE
ADMINISTRATIVE COSTS	\$	120,169.76				COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL ASSESSMENT RATE
TOTAL COST	\$	463,511.94		TOTAL COST PER ACRE		
<b>ASSESSABLE COST</b>		<b>\$463,511.94 /</b>	<b>TOTAL ACERAGE</b>	<b>27.27</b>	<b>=</b>	<b>16997.1 x 50% = \$8,498.57</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE ACERAGE	ASSESSMENT RATE PER ACRE	PROPOSED ASSESSMENT
273123120005	10035 FLANDERS CT NE	DEER RIDGE PROPERTIES LLP	1.64	\$8,498.57	\$13,937.65
273123120006	10005 FLANDERS CT NE	DGS PROPERTIES LLC	1.63	\$8,498.57	\$13,852.67
273123120007	9975 FLANDERS CT NE	IQA PROPERTIES LLC	1.70	\$8,498.57	\$14,447.57
273123120008	9945 FLANDERS CT NE	S & H BAKER FAMILY LIM PTNRSP	2.48	\$8,498.57	\$21,076.45
273123210007	10044 FLANDERS CT NE	10044 HOLDINGS LLC	2.16	\$8,498.57	\$18,356.91
273123210018	2950 100TH CT NE	LINDSTROM HOLDINGS INC	6.91	\$8,498.57	\$58,725.12
273123210019	2850 100TH CT NE	STERICYCLE SPECIALTY WASTE SOLUTIONS INC	4.31	\$8,498.57	\$36,628.84
273123210020	2951 100TH CT NE STE 100	JLA PROPERTIES LLC	0.36	\$8,498.57	\$3,071.63
273123210021	2951 100TH CT NE STE 120	JLA PROPERTIES LLC	0.36	\$8,498.57	\$3,071.63
273123210022	2951 100TH CT NE STE 130	KARELS WILLIAM J	0.36	\$8,498.57	\$3,071.63
273123210023	2951 100TH CT NE STE 136	DEER RIDGE I LLC	0.36	\$8,498.57	\$3,071.63
273123210024	2951 100TH CT NE STE 140	TJ MEDICAL LLC	0.36	\$8,498.57	\$3,071.63
273123210025	2951 100TH CT NE STE 150	MCCANN DEBORAH	0.36	\$8,498.57	\$3,071.63
273123210026	2951 100TH CT NE STE 160	KUSSMAN LLC	0.36	\$8,498.57	\$3,071.63
273123210027	10068 FLANDERS CT NE	TERRA INVESTMENTS LLC	0.23	\$8,498.57	\$1,912.18
273123210028	10066 FLANDERS CT NE	TERRA INVESTMENTS LLC	0.23	\$8,498.57	\$1,912.18
273123210029	10064 FLANDERS CT NE	TERRA INVESTMENTS LLC	0.23	\$8,498.57	\$1,912.18
273123210030	10062 FLANDERS CT NE	L AND K PROPERTIES LLC	0.23	\$8,498.57	\$1,912.18
273123210031	10060 FLANDERS CT NE	HEFFLEY HOWARD JR TRUSTEE	0.23	\$8,498.57	\$1,912.18
273123210032	10058 FLANDERS CT NE	MILLER KIM	0.23	\$8,498.57	\$1,912.18
273123210033	10056 FLANDERS CT NE	GIVEN PROPERTIES LLC	0.23	\$8,498.57	\$1,912.18
273123210034	10054 FLANDERS CT NE	MINTEX PROPERTIES LLC	0.23	\$8,498.57	\$1,912.18
273123210035	10078 FLANDERS CT NE STE 100	THOMPSON JEFF	0.30	\$8,498.57	\$2,549.57
273123210036	10078 FLANDERS CT NE STE 110	THOMPSON JEFF	0.30	\$8,498.57	\$2,549.57
273123210037	10078 FLANDERS CT NE STE 120	GIVEN PROPERTIES LLC	0.30	\$8,498.57	\$2,549.57
273123210038	10078 FLANDERS CT NE STE 130	DELA INVESTMENT GROUP	0.30	\$8,498.57	\$2,549.57
273123210039	10078 FLANDERS CT NE STE 140	DELAUREN PROPERTIES LLC	0.30	\$8,498.57	\$2,549.57
273123210040	10078 FLANDERS CT NE STE 150	DLOUHY PROPERTIES LLC	0.30	\$8,498.57	\$2,549.57
<b>TOTALS:</b>			<b>26.96</b>		<b>\$229,121.45</b>

CITY PROJECT NO 21-06  
 2021 STREET RECONSTRUCTIONS  
**105TH LANE RECONSTRUCTION**  
 CITY OF BLAINE, MINNESOTA  
 EXHIBIT NO. 4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$517,818.07	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$181,236.32			
TOTAL COST	\$699,054.39			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$244,669.04</b>	/	<b>3970.2 LF</b>	= <b>\$61.63</b>

**RESIDENTIAL PROPERTY**

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$61.63</b>	<b>X</b>	<b>3880.2 LF</b>	<b>=</b>	<b>\$239,136.73</b>	<b>/</b>	<b>48</b>	<b>=</b>	<b>\$4,982.02</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
243123130011	4765 105TH LN NE	BAYNHAM JOHN E & IRENE J	1	\$4,982.02	4982.02
243123130012	4757 105TH LN NE	CARLSON DUANE E & DENISE M	1	\$4,982.02	4982.02
243123130013	4749 105TH LN NE	WALDAL AUDREY TRUSTEE	1	\$4,982.02	4982.02
243123130014	4741 105TH LN NE	DOBBERDUHL DOROTHY & ALLEN TRUSTEE	1	\$4,982.02	4982.02
243123130015	4733 105TH LN NE	PECH CAROL A C/O R.P. MANAGEMENT, INC	1	\$4,982.02	4982.02
243123130016	4725 105TH LN NE	LARSON JACLYN	1	\$4,982.02	4982.02
243123130017	4717 105TH LN NE	MARANDA JOEL	1	\$4,982.02	4982.02
243123130018	4709 105TH LN NE	HOBBS GLENN & MARY A	1	\$4,982.02	4982.02
243123130020	4764 105TH LN NE	SMITH CRYSTAL	1	\$4,982.02	4982.02
243123130021	4756 105TH LN NE	NORLING ANNE & CURTIS	1	\$4,982.02	4982.02
243123130022	4748 105TH LN NE	LYNCH LOWELL E & JUDITH A	1	\$4,982.02	4982.02
243123130023	4740 105TH LN NE	HAIDER RONALD D & J A	1	\$4,982.02	4982.02
243123130024	4732 105TH LN NE	BIGELOW KARLIE	1	\$4,982.02	4982.02
243123130025	4724 105TH LN NE	JOHNSON JASON	1	\$4,982.02	4982.02
243123130026	4716 105TH LN NE	NORBERG STEVEN W & MAUREEN	1	\$4,982.02	4982.02
243123130027	4708 105TH LN NE	TRAMONTIN MARILYN	1	\$4,982.02	4982.02
243123130028	4700 105TH LN NE	TORGERSON JAMES	1	\$4,982.02	4982.02
243123140024	4949 105TH LN NE	BLATT KAREN & KEVIN	1	\$4,982.02	4982.02
243123140025	4941 105TH LN NE	NUUTINEN BRIAN & CANDACE	1	\$4,982.02	4982.02
243123140026	4933 105TH LN NE	BILBREY JAMES F & CAROL J	1	\$4,982.02	4982.02
243123140027	4925 105TH LN NE	STIEVER GARY A & LYNN A	1	\$4,982.02	4982.02
243123140028	4917 105TH LN NE	BOWMAN KEITH	1	\$4,982.02	4982.02
243123140029	4909 105TH LN NE	SWANSON THOMAS A & J A	1	\$4,982.02	4982.02
243123140030	4948 105TH LN NE	PASCUAL JENIFFER	1	\$4,982.02	4982.02
243123140031	4940 105TH LN NE	2015-1 IH2 BORROWER LP	1	\$4,982.02	4982.02
243123140032	4932 105TH LN NE	FINKE TRUSTEE BEVERLY	1	\$4,982.02	4982.02

CITY PROJECT NO 21-06  
 2021 STREET RECONSTRUCTIONS  
**105TH LANE RECONSTRUCTION**  
 CITY OF BLAINE, MINNESOTA  
 EXHIBIT NO. 4 - SINGLE FAMILY RESIDENTIAL PROPERTY  
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$517,818.07	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$181,236.32		
TOTAL COST	\$699,054.39		
	RESIDENTIAL RATE	x35%	ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$244,669.04</b>	/	<b>\$61.63</b>
		TOTAL FRONT FOOTAGE	=
		3970.2 LF	

**RESIDENTIAL PROPERTY**

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$61.63</b>	<b>X</b>	<b>3880.2 LF</b>	<b>=</b>	<b>\$239,136.73</b>	<b>/</b>	<b>48</b>	<b>=</b>	<b>\$4,982.02</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
243123140033	4924 105TH LN NE	WILLETTE MARY	1	\$4,982.02	4982.02
243123140034	4916 105TH LN NE	ROST TIMOTHY A & DONNA J	1	\$4,982.02	4982.02
243123140035	4908 105TH LN NE	BARRETT JOSHUA	1	\$4,982.02	4982.02
243123140036	4901 105TH LN NE	FRIEDRICH WILLIAM J & KAREN M	1	\$4,982.02	4982.02
243123140037	4865 105TH LN NE	HOGOBOOM CHERYL A	1	\$4,982.02	4982.02
243123140038	4857 105TH LN NE	STEFFEN MARK J & SHERRI K	1	\$4,982.02	4982.02
243123140039	4849 105TH LN NE	WILSON ROGER E & MARY F	1	\$4,982.02	4982.02
243123140040	4841 105TH LN NE	WILLIS ANGELIQUE	1	\$4,982.02	4982.02
243123140041	4833 105TH LN NE	KURTTI DAVID	1	\$4,982.02	4982.02
243123140042	4825 105TH LN NE	REESER JOANNE	1	\$4,982.02	4982.02
243123140043	4817 105TH LN NE	DECOURSEY SARAH D	1	\$4,982.02	4982.02
243123140044	4801 105TH LN NE	ANDERSON HEATHER M & BRAY T F	1	\$4,982.02	4982.02
243123140045	4900 105TH LN NE	VOIGTLANDER STANLEY C & K M	1	\$4,982.02	4982.02
243123140046	4864 105TH LN NE	LARSON DANIEL	1	\$4,982.02	4982.02
243123140047	4856 105TH LN NE	EMBABY MEADHAT	1	\$4,982.02	4982.02
243123140048	4848 105TH LN NE	WILLING GLENN	1	\$4,982.02	4982.02
243123140049	4840 105TH LN NE	BOESPFLUG MICHAEL J & J M	1	\$4,982.02	4982.02
243123140050	4832 105TH LN NE	HUYNH THO	1	\$4,982.02	4982.02
243123140051	4824 105TH LN NE	NIMZ STEVEN	1	\$4,982.02	4982.02
243123140052	4816 105TH LN NE	SAUCIER NEIL	1	\$4,982.02	4982.02
243123140053	4808 105TH LN NE	AUGUSTIN TIMOTHY P & HOLLY N	1	\$4,982.02	4982.02
243123140054	4800 105TH LN NE	OLSON RONALD E & R A	1	\$4,982.02	4982.02
<b>TOTALS:</b>			<b>48</b>	<b>\$239,136.96</b>	

**APPENDIX D**  
**Geotechnical Report**

**APPENDIX E**  
**Pavement Design Report**



City of Blaine

# PAVEMENT DESIGN REPORT

## 2021 STREET RECONSTRUCTIONS

CITY OF BLAINE | ANOKA COUNTY, MINNESOTA

Club West Parkway NE  
93<sup>rd</sup> Lane Extension  
Flanders Court NE  
100<sup>th</sup> Court NE  
105<sup>th</sup> Lane NE

December 12, 2020

Prepared for:  
City of Blaine  
10801 Town Square Drive NE  
Blaine, MN 55449

CITY PROJECT NO. 21-06  
WSB PROJECT NO. 016987-000



# CERTIFICATION

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I hereby certify that these specifications were 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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Nicholas E. Hentges, PE

Date: December 12, 2020

Lic. No. 44620

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**CERTIFICATION**

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**PROJECT LOCATION MAP**

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- 1.1 DESIGN SUMMARY
- 1.2 ESALS TRAFFIC FORCAST CALCULATORS
- 1.3 BITUMINOUS DESIGN

**Appendix A**

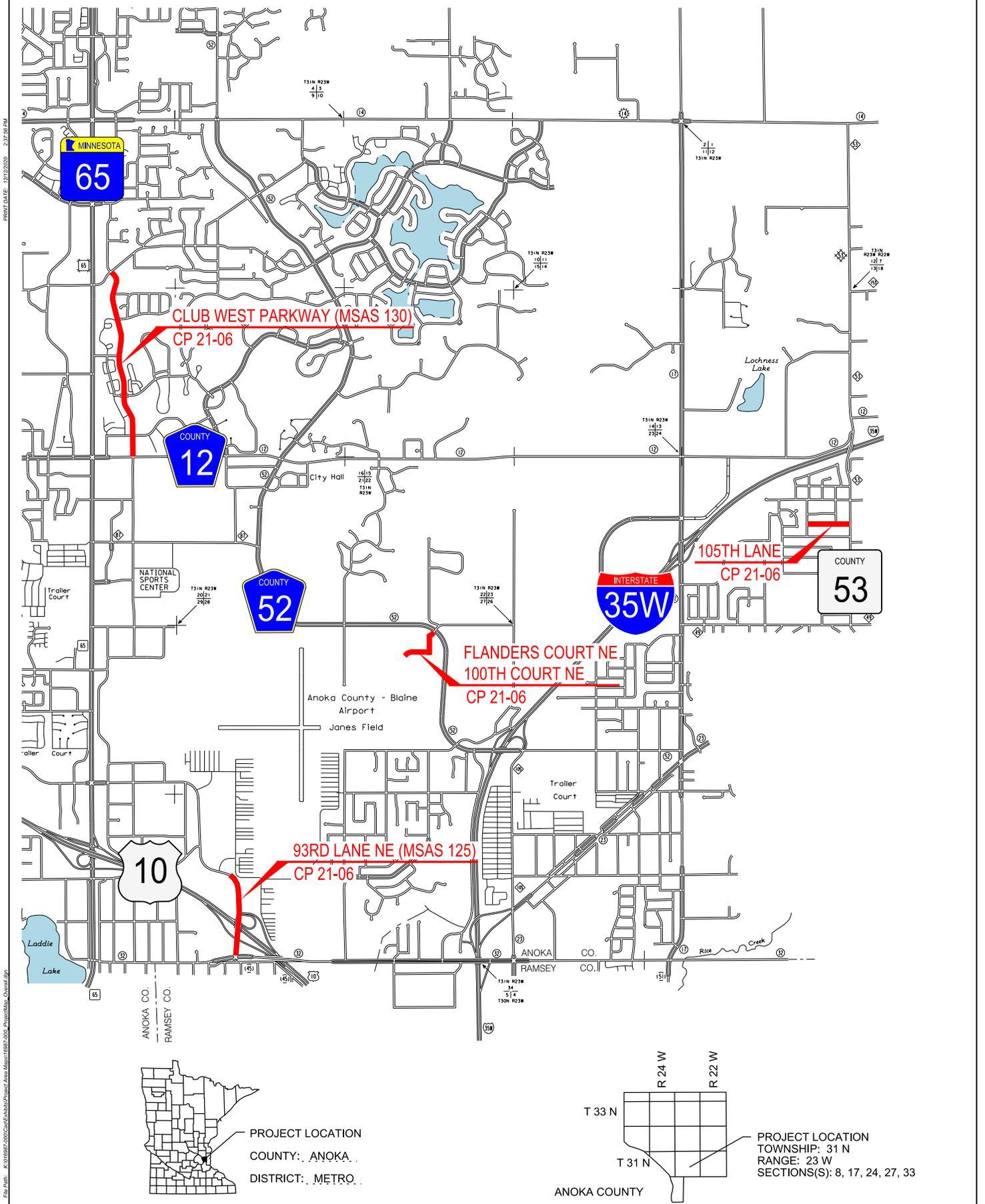
DESIGN CRITERIA 2360 MIXTURE DESIGN CODES  
MnDOT PG BINDER GUIDELINES - MSCR

# PAVEMENT DESIGN REPORT

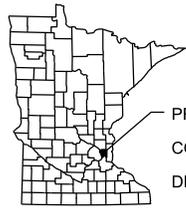
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## PROJECT LOCATION MAP

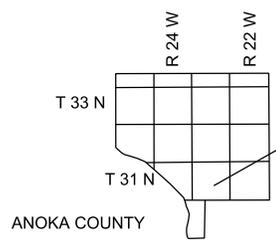
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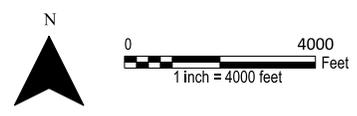
PROJECT LOCATION  
 COUNTY: ANOKA  
 DISTRICT: METRO



PROJECT LOCATION  
 TOWNSHIP: 31 N  
 RANGE: 23 W  
 SECTIONS(S): 8, 17, 24, 27, 33



**Exhibit 1: Project Map**  
 2021 Street Reconstructions  
 Pavement Design Report  
 City of Blaine



# PAVEMENT DESIGN REPORT

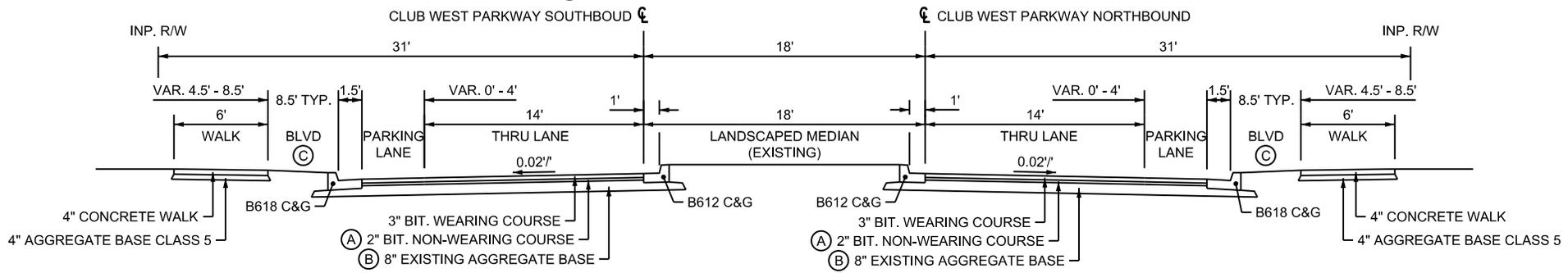
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## TYPICAL SECTIONS

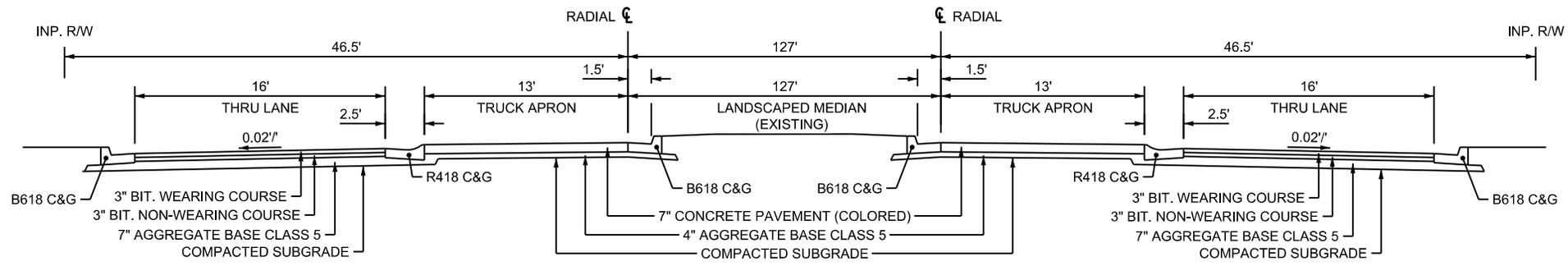
PLAN DATE: 11/25/2021 11:07:42 AM

### CLUB WEST PARKWAY NE

- (A) 3" BIT. NON-WEARING COURSE SOUTH OF 113TH AVENUE.
- (B) 7" EXISTING AGGREGATE BASE SOUTH OF 113TH AVENUE.
- (C) CONCRETE BOULEVARD WHEN PARKING LANE PRESENT



### CLUB WEST PARKWAY NE - ROUNDABOUT



PLAN DATE: 11/25/2021 11:07:42 AM

Exhibit 2: Typical Sections  
2021 Street Reconstructions  
Feasibility Assessment Report  
City of Blaine

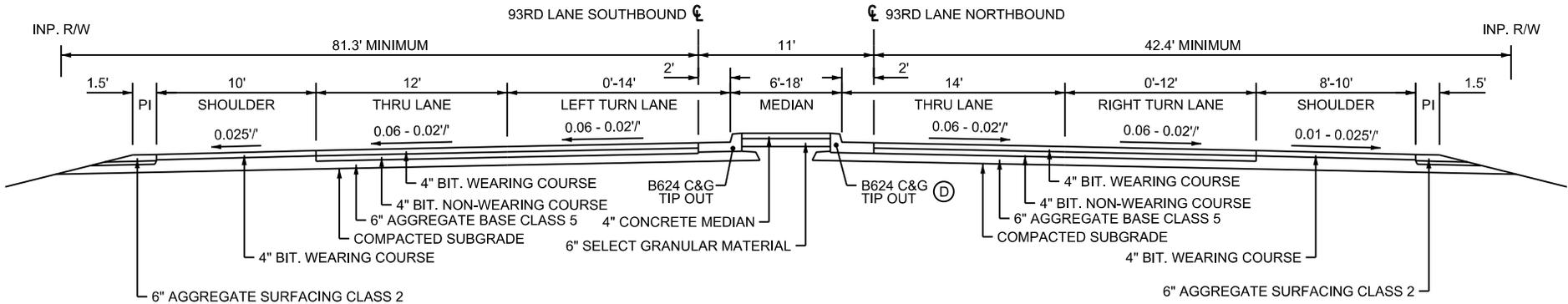


DRAWN DATE: 10/26/21 11:07:52 AM

PWS Path: S:\CH02\2021\20210826\20210826.dwg

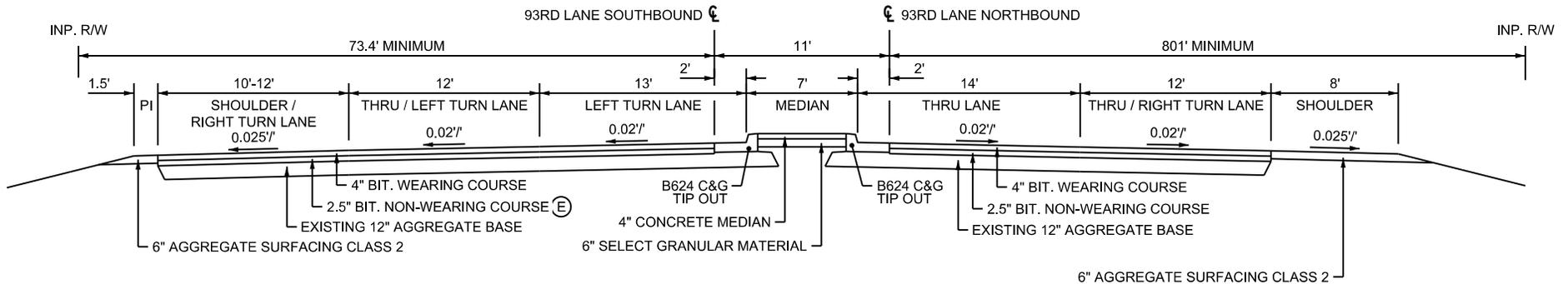
### 93RD LANE EXTENSION - NORTH OF TH 10

Ⓧ GUTTER TIP IN ONCE SUPERELEVATION TRANSITION BEGINS.



### 93RD LANE EXTENSION - SOUTH OF TH 10

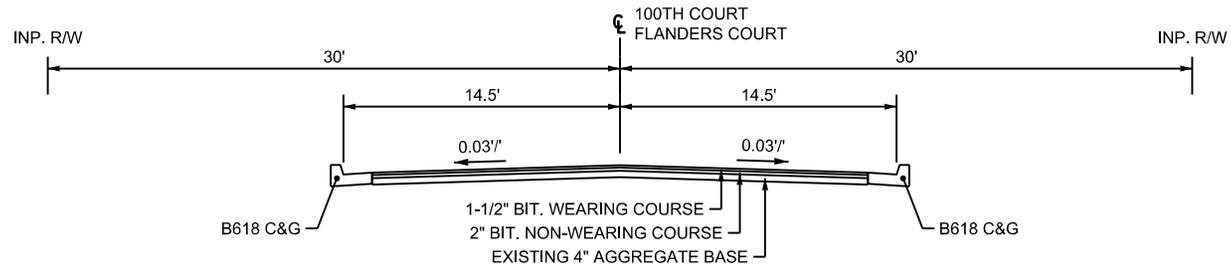
Ⓧ 4" BIT. WEARING COURSE OVER 6" AGGREGATE BASE CLASS 5 AT SHOULDER LOCATION.



P:\M\DATE: 1/25/2021 11:30:52 AM

P:\M\DATE: 1/25/2021 11:30:52 AM

### 100TH COURT NE & FLANDERS COURT NE



### 105TH LANE NE

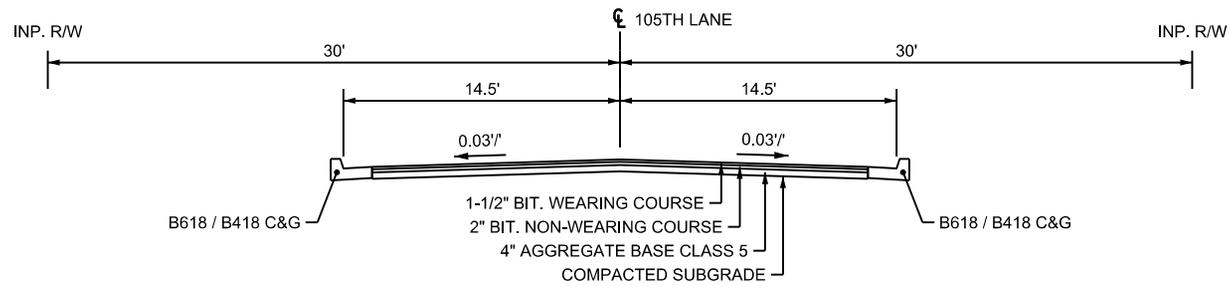


Exhibit 2: Typical Sections  
2021 Street Reconstructions  
Feasibility Assessment Report  
City of Blaine



# PAVEMENT DESIGN REPORT

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## PAVEMENT DESIGN

DESIGN SUMMARY  
ESALS TRAFFIC FORECAST CALCULATIONS  
BITUMINOUS DESIGN

## PAVEMENT DESIGN REPORT

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### EXISTING BITUMINOUS SECTIONS

	Club West Pkwy	93 <sup>rd</sup> Lane North of TH 10	93 <sup>rd</sup> Lane South of TH 10	100 <sup>th</sup> Court & Flanders Court	105 <sup>th</sup> Lane
Bituminous Pavement	5"	5"	6-1/2"	3"	3-1/2"
Aggregate Base	8"	6"	12"	4"	4"

### PROPOSED BITUMINOUS SECTIONS

	Club West Pkwy North of 113 <sup>th</sup> Ave	Club West Pkwy South of 113 <sup>th</sup> Ave	93 <sup>rd</sup> Lane North of TH 10	93 <sup>rd</sup> Lane South of TH 10	100 <sup>th</sup> Court & Flanders Court	105 <sup>th</sup> Lane
SPWEB330C	3"	3"	4"	4"	3-1/2"	3-1/2"
SPNWB340B	2"	3"	4"	2.5"	-	-
SPWEB230B (Shoulders)	-	-	4"	4"	-	-
Aggregate Base Class 5	8"	7"	6"	12"	4"	4"

*\*\*The design R-values used in this report are assumptions based on geotechnical data gathered for the Lever Street Area Reconstructions (2019) and Taylor Street Area Reconstructions (2020). Pavement sections are subject to change following completion of Geotechnical Investigation by City Consultant.*

# State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

## General Information

Date	2020/11/25	
Forecast Performed by	AJF (WSB)	
Name of County or City	CITY OF BLAINE	
Project Number	CP 21-06	
Project Description	2021 RECONSTRUCTIONS	
Route Number	93RD LANE (MSAS 125) NORTH OF TH 10	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	7,300	
Urban or Rural	Rural	
Historical AADT (enter a minimum of two years)	<b>Year</b>	<b>AADT</b>
Enter oldest traffic data here	2013	6,600
Enter second oldest traffic data here	2015	6,300
Enter third oldest traffic data here	2017	7,100
Enter fourth oldest traffic data here	2019	7,300
Base Year AADT	2021	7,550
20-Year AADT	2041	10,450
35-Year AADT	2056	12,630
Growth Rate	1.92%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	2.52%	0.25	0.24
3AX+SU	0.32%	0.58	0.85
3AX TST	0.11%	0.39	0.37
4AX TST	0.18%	0.51	0.53
5AX+TST	6.23%	1.13	1.89
TR TR, BUSES	0.60%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
<b>Total</b>	<b>9.96%</b>	<b>NA</b>	<b>NA</b>

<b>20-Year Flexible Forecast (10 Ton) =</b>	<b>3,221,000</b>
<b>20-Year Rigid Forecast (10 Ton) =</b>	<b>5,115,000</b>
<b>35-Year Flexible Forecast (10 Ton) =</b>	<b>6,190,000</b>
<b>35-Year Rigid Forecast (10 Ton) =</b>	<b>9,831,000</b>

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

# State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

## General Information

Date	2020/11/25	
Forecast Performed by	AJF (WSB)	
Name of County or City	CITY OF BLAINE	
Project Number	CP 21-06	
Project Description	2021 RECONSTRUCTIONS	
Route Number	93RD LANE (MSAS 125) SOUTH OF TH 10	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	15,400	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	<b>Year</b>	<b>AADT</b>
Enter oldest traffic data here	2013	13,300
Enter second oldest traffic data here	2015	12,900
Enter third oldest traffic data here	2017	13,600
Enter fourth oldest traffic data here	2019	15,400
Base Year AADT	2021	15,550
20-Year AADT	2041	22,550
35-Year AADT	2056	27,800
Growth Rate	2.25%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.51%	0.25	0.24
3AX+SU	0.11%	0.58	0.85
3AX TST	0.15%	0.39	0.37
4AX TST	0.28%	0.51	0.53
5AX+TST	2.02%	1.13	1.89
TR TR, BUSES	0.61%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
<b>Total</b>	<b>4.68%</b>	<b>NA</b>	<b>NA</b>

<b>20-Year Flexible Forecast (10 Ton) =</b>	<b>2,678,000</b>
<b>20-Year Rigid Forecast (10 Ton) =</b>	<b>4,032,000</b>
<b>35-Year Flexible Forecast (10 Ton) =</b>	<b>5,223,000</b>
<b>35-Year Rigid Forecast (10 Ton) =</b>	<b>7,864,000</b>

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

# State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

## General Information

Date	2020/11/25	
Forecast Performed by	AJF (WSB)	
Name of County or City	CITY OF BLAINE	
Project Number	CP 21-06	
Project Description	2021 RECONSTRUCTIONS	
Route Number	CLUB WEST PKWY (MSAS 130) NORTH OF 113TH AVE NE	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	6,300	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	<b>Year</b>	<b>AADT</b>
Enter oldest traffic data here	2013	4,800
Enter second oldest traffic data here	2015	5,700
Enter third oldest traffic data here	2017	6,300
Enter fourth oldest traffic data here	2019	6,300
Base Year AADT	2021	7,050
20-Year AADT	2041	12,150
35-Year AADT	2056	15,980
Growth Rate	3.62%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.43%	0.25	0.24
3AX+SU	0.08%	0.58	0.85
3AX TST	0.11%	0.39	0.37
4AX TST	0.22%	0.51	0.53
5AX+TST	1.66%	1.13	1.89
TR TR, BUSES	0.65%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
<b>Total</b>	<b>4.14%</b>	<b>NA</b>	<b>NA</b>

<b>20-Year Flexible Forecast (10 Ton) =</b>	<b>1,155,000</b>
<b>20-Year Rigid Forecast (10 Ton) =</b>	<b>1,724,000</b>
<b>35-Year Flexible Forecast (10 Ton) =</b>	<b>2,375,000</b>
<b>35-Year Rigid Forecast (10 Ton) =</b>	<b>3,546,000</b>

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

# State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

## General Information

Date	2020/11/25	
Forecast Performed by	AJF (WSB)	
Name of County or City	CITY OF BLAINE	
Project Number	CP 21-06	
Project Description	2021 RECONSTRUCTIONS	
Route Number	CLUB WEST PKWY (MSAS 130) SOUTH 113TH AVE NE	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	12,200	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	<b>Year</b>	<b>AADT</b>
Enter oldest traffic data here	2013	12,400
Enter second oldest traffic data here	2015	12,100
Enter third oldest traffic data here	2017	12,800
Enter fourth oldest traffic data here	2019	12,200
Base Year AADT	2021	12,400
20-Year AADT	2041	13,640
35-Year AADT	2056	14,570
Growth Rate	0.50%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.48%	0.25	0.24
3AX+SU	0.10%	0.58	0.85
3AX TST	0.13%	0.39	0.37
4AX TST	0.26%	0.51	0.53
5AX+TST	1.88%	1.13	1.89
TR TR, BUSES	0.62%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
<b>Total</b>	<b>4.48%</b>	<b>NA</b>	<b>NA</b>

<b>20-Year Flexible Forecast (10 Ton) =</b>	<b>1,731,000</b>
<b>20-Year Rigid Forecast (10 Ton) =</b>	<b>2,599,000</b>
<b>35-Year Flexible Forecast (10 Ton) =</b>	<b>3,074,000</b>
<b>35-Year Rigid Forecast (10 Ton) =</b>	<b>4,615,000</b>

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

## Flexible Pavement Design, R-Value Method

Ver. 1.2

### For Bituminous Pavement With Aggregate Base

**Inputs**

20 Yr Design Lane BESALs =  
Design R-value =

3,221,000
50.0

**Project Number**

CP 21-06 (93RD LN NORTH TH 10)

**Designer**

AJF

**Date**

1/14/2021

**GE Values from R-Value Chart**

Minimum Bit (GE) = 13.17  
Min. Agg. Base (GE) = 6.00  
Total Required GE = 23.47

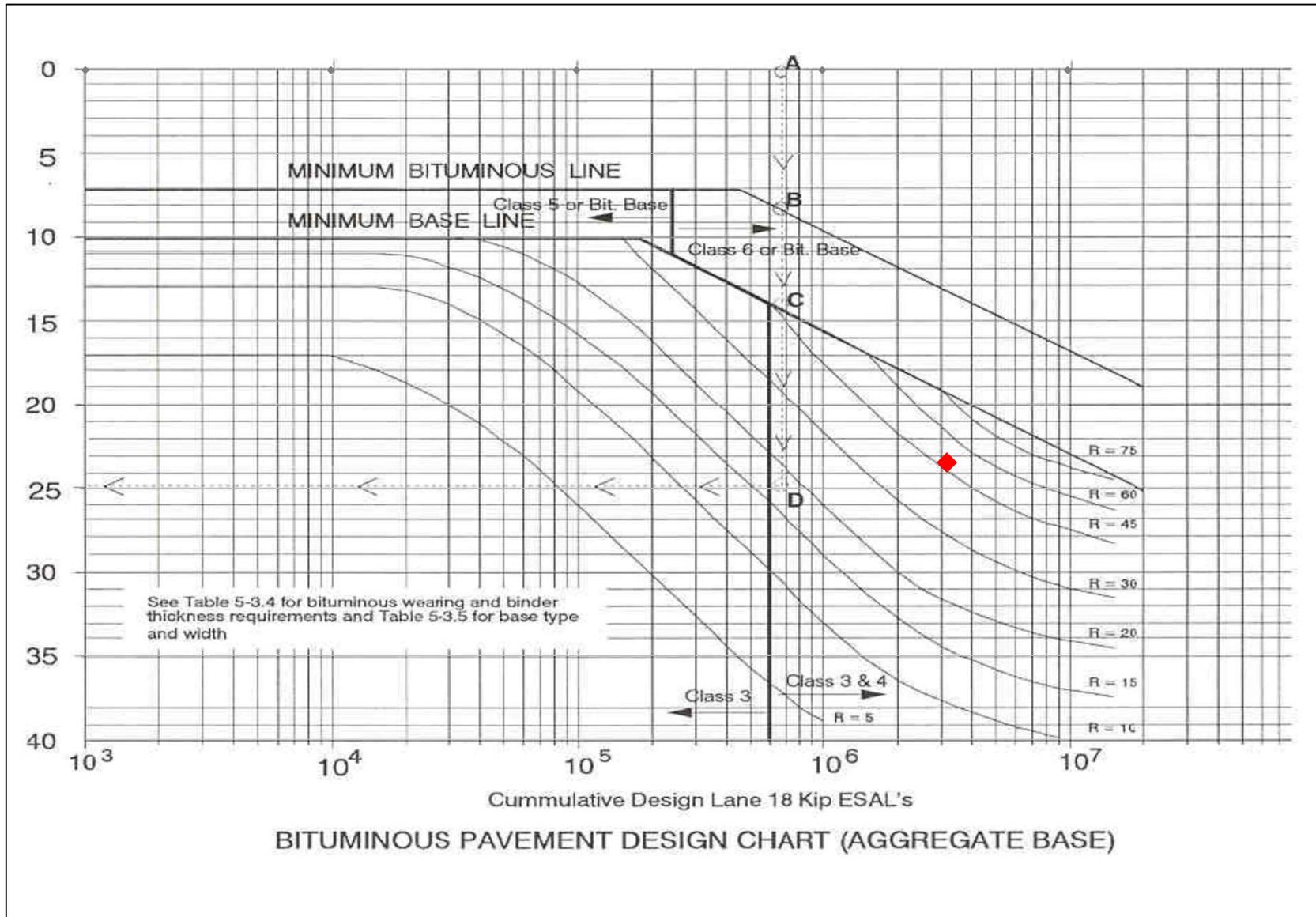


Calculated Pavement Thickness to Meet GE Requirement				
		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		1.85	2.25	4.17
Bituminous Total		5.85	2.25	13.17
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	5.73	0.75	4.29
Select Granular		0.00	0.50	0.00
		Total	Total	Total
		17.58	17.58	23.47
		Required*	Required	Required
		30.00	30.00	23.47

Proposed Pavement Thickness				
New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	4.0	2.25	9.00
Non-wearing Course	Superpave HMA [2360]	4.0	2.25	9.00
New Bituminous Total		8.0		18.00
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
		Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	6.0	1.00	6.00
Aggregate Layer 2			0.00	0.00
Aggregate Layer 3			0.00	0.00
Select Granular			0.50	0.00
Aggregate Total		6.0		6.00
		Total	Total	Total
		14.00	14.00	24.00
			Required	Required
				23.47

**Messages**

Total GE: GOOD  
Bituminous Thickness: GOOD  
Total Aggregate Base Thickness: GOOD



## Flexible Pavement Design, R-Value Method

Ver. 1.2

### For Bituminous Pavement With Aggregate Base

**Inputs**

20 Yr Design Lane BESALs =  
Design R-value =

2,678,000
50.0

**Project Number**

CP 21-06 (93RD LN SOUTH TH 10)

**Designer**

AJF

**Date**

12/7/2020

**GE Values from R-Value Chart**

Minimum Bit (GE) = 12.59  
Min. Agg. Base (GE) = 6.00  
Total Required GE = 22.55

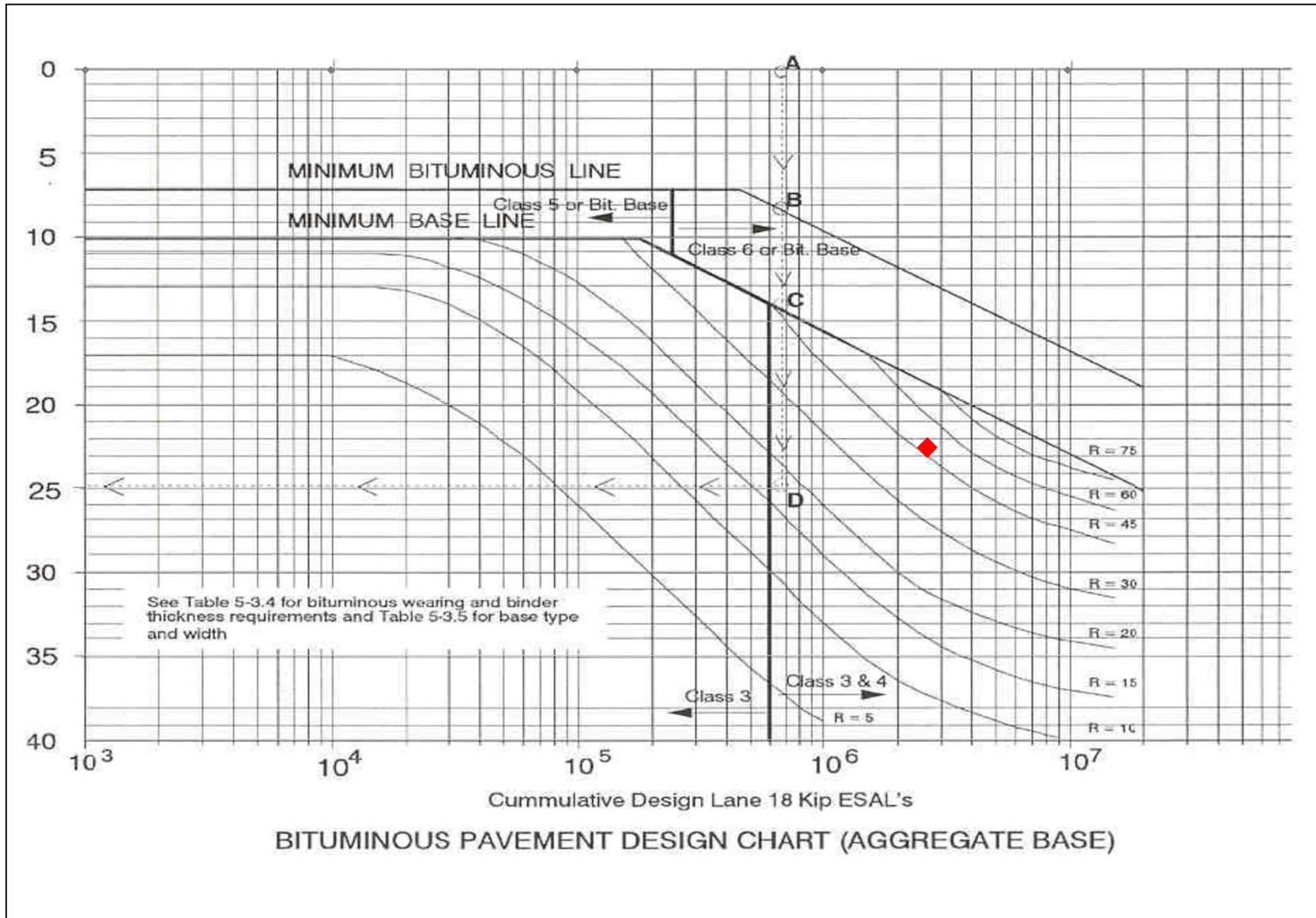


Calculated Pavement Thickness to Meet GE Requirement				
		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		1.60	2.25	3.59
Bituminous Total		5.60	2.25	12.59
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	5.28	0.75	3.96
Select Granular		0.00	0.50	0.00
		Total	Total	
		16.87	22.55	22.55
		Required*	Required	Required
		30.00	22.55	22.55

Proposed Pavement Thickness				
New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	4.0	2.25	9.00
Non-wearing Course	Superpave HMA [2360]	2.5	2.25	5.63
New Bituminous Total		6.5		14.63
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
	Class	Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	12.0	1.00	12.00
Aggregate Layer 2			0.00	0.00
Aggregate Layer 3			0.00	0.00
Select Granular			0.50	0.00
Aggregate Total		12.0		12.00
		Total	Total	
		18.50	26.63	26.63
			Required	Required
			22.55	22.55

**Messages**

Total GE: GOOD  
Bituminous Thickness: GOOD  
Total Aggregate Base Thickness: GOOD



## Flexible Pavement Design, R-Value Method

Ver. 1.2

### For Bituminous Pavement With Aggregate Base

**Inputs**

20 Yr Design Lane BESALs =  
Design R-value =

1,155,000
50.0

**Project Number**

CP 21-06 (CWP NORTH OF 113TH)

**Designer**

AJF

**Date**

12/7/2020

**GE Values from R-Value Chart**

Minimum Bit (GE) = 9.95  
Min. Agg. Base (GE) = 6.00  
Total Required GE = 17.43



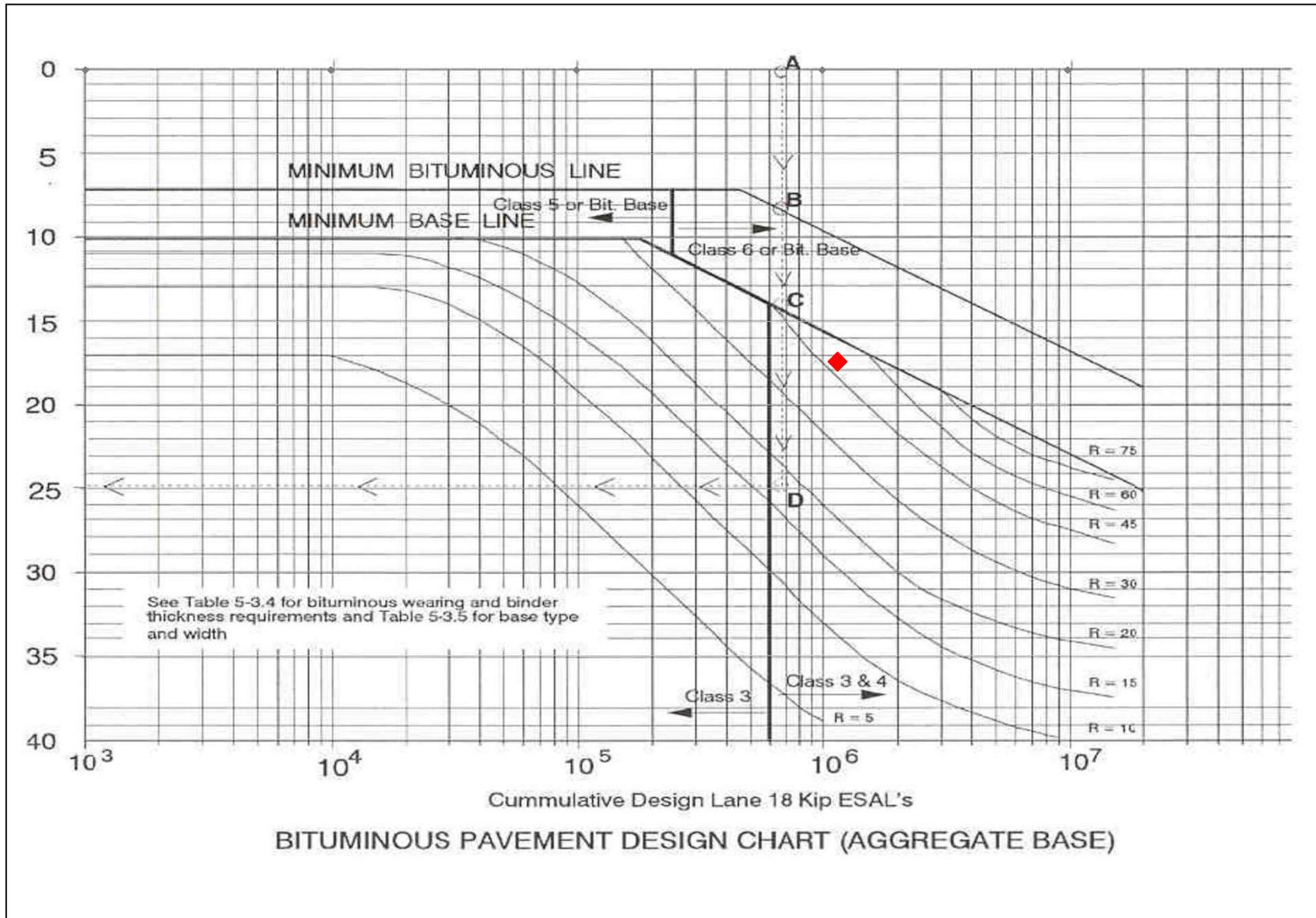
Calculated Pavement Thickness to Meet GE Requirement				
		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		0.42	2.25	0.95
Bituminous Total		4.42	2.25	9.95
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	1.97	0.75	1.48
Select Granular		0.00	0.50	0.00
		Total	Total	
		12.39	17.43	17.43
		Required*	Required	Required
		30.00		17.43

Proposed Pavement Thickness					
New Bituminous			Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	▼	5.0	2.25	11.25
Non-wearing Course	Superpave HMA [2360]	▼		2.25	0.00
New Bituminous Total			5.0		11.25
Left In-place Bituminous *1			Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]	▼		2.00	0.00
Condition *2	Good	▼			
			Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	▼	8.0	1.00	8.00
Aggregate Layer 2		▼		0.00	0.00
Aggregate Layer 3		▼		0.00	0.00
Select Granular				0.50	0.00
Aggregate Total			8.0		8.00
			Total	Total	
			13.00	19.25	17.43
				Required	Required

**Messages**

Total GE: GOOD  
Bituminous Thickness: GOOD  
Total Aggregate Base Thickness: GOOD

Club West Parkway North of 113th Avenue



## Flexible Pavement Design, R-Value Method

Ver. 1.2

### For Bituminous Pavement With Aggregate Base

**Inputs**

20 Yr Design Lane BESALs =  
Design R-value =

1,731,000
50.0

**Project Number**

CP 21-06 (CWP SOUTH 113TH)

**Designer**

AJF

**Date**

12/7/2020

**GE Values from R-Value Chart**

Minimum Bit (GE) = 11.22  
Min. Agg. Base (GE) = 6.00  
Total Required GE = 19.76



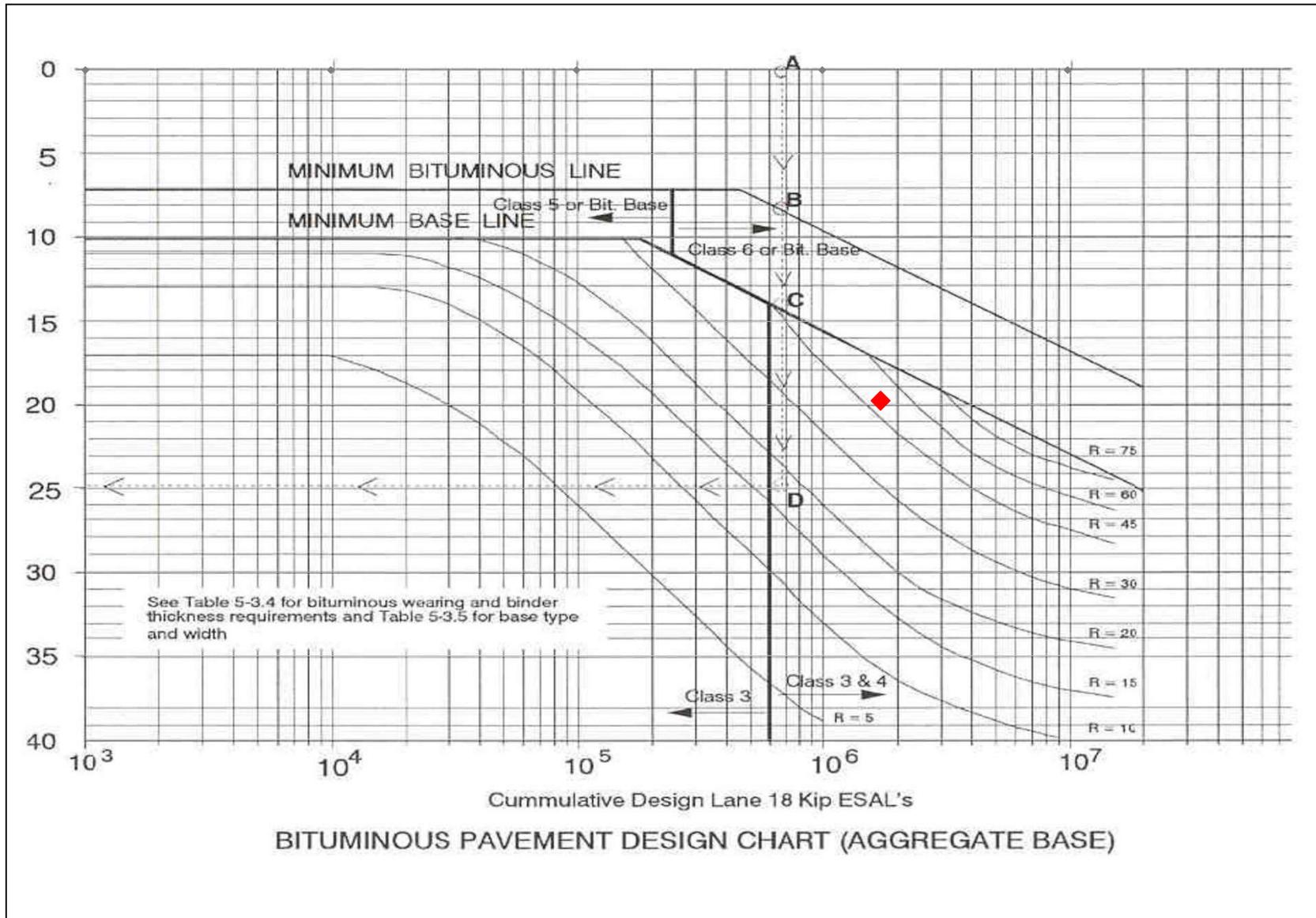
Calculated Pavement Thickness to Meet GE Requirement				
		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		0.99	2.25	2.22
Bituminous Total		4.99	2.25	11.22
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	3.38	0.75	2.54
Select Granular		0.00	0.50	0.00
		Total	Total	
		14.37	19.76	19.76
		Required*	Required	Required
		30.00	19.76	19.76

Proposed Pavement Thickness				
New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	3.0	2.25	6.75
Non-wearing Course	Superpave HMA [2360]	3.0	2.25	6.75
New Bituminous Total		6.0		13.50
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
		Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	7.0	1.00	7.00
Aggregate Layer 2			0.00	0.00
Aggregate Layer 3			0.00	0.00
Select Granular			0.50	0.00
Aggregate Total		7.0		7.00
		Total	Total	
		13.00	19.76	20.50
			Required	Required
				19.76

**Messages**

Total GE: GOOD  
Bituminous Thickness: GOOD  
Total Aggregate Base Thickness: GOOD

Club West Parkway South 113th Avenue



# PAVEMENT DESIGN REPORT

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## APPENDIX A

DESIGN CRITERIA 2360 MIXTURE DESIGN CODES  
MnDOT PG BINDER GUIDELINES - MSCR

# Design Criteria 2360

Rev. 03/06/2018

Mixture Designation Code	
Mixture Course	Code Format
Non Wear (4" below pavement surface)**	SPNW <u>(1)</u> * <u>(2)</u> * 30 <u>(3)</u> *
Wear (Top 4" of pavement)**	SPWE <u>(1)</u> * <u>(2)</u> * 40 <u>(3)</u> *
Shoulder Wear & Non-Trunk Highway Low Volume Wear	SPWE <u>(1)</u> * <u>(2)</u> * 30 <u>(3)</u> *
Stone Matrix Asphalt (SMA) – Spec 2365	SMWEE640H

\* Select (1) Aggregate Size; (2) Traffic Level; and (3) Asphalt Binder Grade as shown below. See Mixture Designation Example. WE=wear; NW=non-wear

\*\*May replace 4" with 3" for non-trunk highway with traffic levels < 3 million ESAL's.

**(1) Aggregate size.** Recommended minimum lift thickness is also shown:

- Size A** (-1/2") **SP 9.5** – 1 1/2" minimum
- Size B** (-3/4") **SP 12.5** – 2" minimum
- Size C** (-1") **SP 19.0** – 3" minimum
- Size D** (-3/8") **SP 4.75** – 3/4" minimum

- a. The **A** gradation provides a "finer" pavement surface. Select this aggregate size if you are concerned about coarseness of the driving surface or segregation of material during placement. It is only necessary to specify **A** for the final wear lift, aggregate size **B** can be used for all underlying lifts. Except for SMA and unless otherwise designated in the Special Provisions, the Contractor has the option to supply recycled mixture. With the approval of the Engineer, the Contractor may supply a gradation with a smaller maximum aggregate size than that specified, i.e. size A in lieu of size B.

**(2) Traffic Level:** Select Levels 2-6 based on ESAL's as shown in example below.

- a. For slow traffic consider selecting a higher mix type (Traffic Level) and/or higher high temperature binder grade. For shoulders where traffic is allowed consider selecting a higher mixture type (Traffic Level).
- b. Use the same Traffic Level for Wear and Non-Wear mixture.

**(3) Asphalt Binder Grade:**

- a. For mainline paving select the asphalt binder grade from the most current PG Guidelines. See Design Section on Bituminous Office Webpage.
- b. For shoulders where traffic is allowed, generally, use the same binder grade as the mainline.
- c. For shoulders where traffic is prohibited select either PG 52S - 34 or PG 58S - 28 by matching the mainline low PG number.  
**I.E. Mainline PG 58H - 28=> Shoulder PG 58S - 28**
- d. For new construction including cold in place recycle (CIR), reclaiming, and reconstruction, specify, PG 58\_-34 in the wear (top 4") of the pavement structure.

Notes: 1) Typical Sections should delineate individual lifts/courses and thicknesses.  
 2) Include mixture designation codes and ride equation in contract special provisions.  
 3) Use SMA on final wearing surface only (1.5"-2" lift). Specify minimum PG 58V-28 (H) for SMA mixtures.

Mixture Designation Example: **SPWEB440E**

<u>Type</u>	<u>Lift</u>	<u>Max Agg. Size</u>	<u>Traffic Level (ESAL's X 10<sup>6</sup>)</u>	<u>Air Voids</u>	<u>Standard Binder Grades</u>	
<b>SP</b>	<b>WE</b>	A (SP 9.5)	2 (<1.0 & Shld)	30 (3.0)	A = PG 52S -34	H = PG 58V - 28
SM	NW	<b>B (SP 12.5)</b>	3 (1 - 3)	<b>40</b> (4.0)	B = PG 58S - 28	L = PG 64S - 22
		C (SP 19.0)	<b>4</b> (3 - 10)		C = PG 58H - 34	M = PG 49S - 34
		D (SP 4.75)	5 (10 - 30)		<b>E = PG 58H - 28</b>	
		E (SMA)	6 (SMA)		F = PG 58V - 34	

The format for 2360 Pay Items are as follows:

2360.501 Type SP         Course Mixture (    ,     ).....English ton

An example of the pay item for the above mixture designation is:

2360.501 Type **SP12.5 Wearing** Course Mixture (**4, E**).....English ton

Note: Number in parenthesis denotes the traffic level and the letter denotes the PG grade.

# MnDOT PG Binder Guidelines-MSCR

The new PG designations are different from the previous asphalt binder specification. Following AASHTO M332 (MSCR) the New PG grading designations for Minnesota will all be PG58, followed by traffic loading designation and minimum pavement design temperature. For example: PG58S-XX, PG58H-XX, PG58V-XX, and PG58E-XX.

S, H, V or E grade designations must be specified for standard, high, very high or extremely high traffic loading, respectively.

Type of Construction	Recommended Asphalt Binder for < 3 Million ESALs (20 yr)	Recommended Asphalt Binder for 3 - 10 Million ESALs (20 yr)	Recommended Asphalt Binder for > 10 Million ESALs (20 yr)
<b>Overlay</b> Wearing Mixture (Top 4") <sup>3</sup>	PG 58S-28	PG 58S-28 <sup>1</sup>	PG 58H-28 <sup>1</sup>
<b>New Construction</b> <sup>2</sup> Wearing Mixture (Top 4") <sup>3</sup>	PG 58H-34	PG 58H-34 <sup>1</sup>	PG 58V-34 <sup>1</sup>
<b>All Non-Wear Mixture</b> (Below 4" from Surface)	PG 58S-28		

Recommended Binder Grade for Shoulders:		
With Traffic	With No Traffic	Next to Concrete Mainline and Concrete Curb and Gutter
Generally, use the same binder grade as the mainline, but, not to exceed PG 58H-xx.	PG 58S-28 or PG 52S-34 (match the mainline low PG number)	PG 58S-28 or PG 58H-28

**NOTES:** When varying from these guidelines or for further clarification, consult the MnDOT Bituminous Office.

1. Selecting a higher PG grade and/or mixture type (traffic level), for higher ESALs within the category, will provide better resistance to rutting. Contact the Bituminous Engineer for guidance.
2. New construction includes: reconstruction, rubblization, CIR, reclaiming (FDR)
3. For Non-Trunk Highway with traffic levels <3 million ESAL, consider modifying the "top 4" criteria to top 3".
4. With concurrence of the Bituminous Office the designer may allow, by Special Provision, the Contractor's option to use PG 64S-22 on overlay construction when both of the following conditions are met:
  - a. Overlay thickness 3" or less and,
  - b. Average inplace crack/joint spacing 30ft. or less

The Special Provision shall limit the allowable RAP usage to 15% for mixtures specifying PG 64S-22.