

Feasibility Report

2023 NW Area Street Reconstruction

City of Blaine, Minnesota

City No. 23-06

BLAIN 169151 | December 8, 2022



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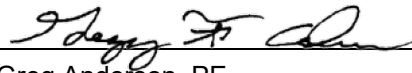
Feasibility Report

2023 NW Area Street Reconstruction
City of Blaine, Minnesota

City No. 23-06
SEH No. BLAIN 169151

December 8, 2022

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Greg Anderson, PE

Date: December 8, 2022

License No.: 26859

Reviewed By: Dustin Cesafsky

Date: December 8 2022

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000



Executive Summary

The proposed project will replace pavement and concrete curb and gutter on the street segments listed in section 2. The proposed improvements in project areas 1 and 2 include concrete curb and gutter replacement, sidewalk replacement, minor storm drainage improvements, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant construction. The proposed improvements in project area 3 will include a full depth reclaim and pave.

The estimated cost of improvements is \$4,666,580 with \$869,340 proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$85,800 and replacement of malfunctioning gate valves and broken access valve boxes at an estimated cost of \$107,894 is proposed to be paid for by City Public Utility Funds. The remaining portion of \$3,603,546 is proposed to be paid from the City's Pavement Management Program Fund.

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

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List of Exhibits

- Exhibit 1 – 2023 NW Area Street Reconstruction Area
- Exhibit 2 – Typical Sections (Project Area 1 & 2)
- Exhibit 3 – Typical Sections (Project Area 3)
- Exhibit 4 – Utility Information (Project Area 1)
- Exhibit 5 – Utility Information (Project Area 1)
- Exhibit 6 – Utility Information (Project Area 2 & 3)
- Exhibit 7 – Parcel Assessment Map
- Exhibit 8 – Proposed Assessment Roll - Single Family Residential (Project Area 1)
- Exhibit 9 – Proposed Assessment Roll - Single Family Residential (Project Area 2)
- Exhibit 10 – Proposed Assessment Roll - Church (Project Area 2)
- Exhibit 11 – Proposed Assessment Roll - Single Family Residential (Large Lot)
(Project Area 3)

Contents (continued)

List of Appendices

Appendix A Engineers Estimate

Feasibility Report

2023 NW Area Street Reconstruction

Prepared for City of Blaine, Minnesota

1 Project History

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on August 15, 2022, with Resolution No. 22-142.

This report is based on field observations, record drawing information, 2022 aerial photography, and a 2022 topographic survey.

2 Project Area Characteristics

The project areas include the following streets:

- **Project Area 1:**
 - 127th Avenue from cul-de-sac to Polk Street
 - 127th Lane from Monroe Street to Polk Street
 - 128th Avenue from Taylor Street to Polk Street
 - 129th Lane from 175' west of Tyler Street to Polk Street
 - Tyler Street from 127th Lane to 129th Lane
 - Polk Street from 126th Avenue to cul-de-sac
- **Project Area 2:**
 - 131st Avenue (E) from Van Buren Street to Taylor Street
- **Project Area 3:**
 - 131st Avenue (W) from Jefferson Street to Van Buren Street

2.1 2023 NW Area Street Reconstruction Areas

2.1.1 Project Area 1 (127th Ln./ Polk St. Area)

The streets in Project Area 1 were constructed in the mid 1970's with a roadway section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide from back of curb to back of curb. All the streets are an urban section with surmountable concrete curb and gutter. There has been no recent maintenance performed on the project streets.

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

There is an existing sidewalk on both sides of Polk Street from 126th Ave to 127th Lane where it crosses Polk Street then continues to the south side of 127th Lane. (see Exhibit 1) The sidewalk was reviewed and has large areas of cracking, differential settling between panels that exceed ADA requirements and also has large areas that exceed the maximum 2% cross slope grade.

Photo 1 (Tyler Street)



Photo 2 (127th Lane)



2.1.2 Project Area 2 (131st Ave. E)

Project Area 2 consists of the east side of 131st Avenue from Van Buren Street to Taylor Street which was constructed in the early to mid 1970's with a roadway section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base and is an urban section that is 31 feet wide from back of curb to back of curb There has been no recent maintenance performed on the project streets.

The pavement has reached the point of failure with delamination of previous pavement maintenance procedures, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, the curb and gutter has reached the point of needing full replacement with stress fractures and deteriorated joints in over 40% of the total curb which is not cost effective to perform spot replacement (see photo 4).

2.1.3 Project Area 3 (131st Ave. W)

Project Area 3 consists of the west side of 131st Avenue which was constructed in the early to mid 1970's with a roadway section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base and is 26' wide from edge of bituminous to edge of bituminous with no concrete curb and gutter from Van Buren St. to Jefferson. There has been no recent maintenance performed on the project streets.

The pavement has reached the point of failure with delamination of previous pavement maintenance procedures, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible (see photo 3).

Photo 3 (131st Avenue W)



Photo 4 (131st Avenue E)



3 Proposed Improvements

The proposed improvements will include replacement of the existing street section, additional storm sewer, replacement of select water main valves and sanitary and storm sewer manhole castings and rings in project areas 1 and 2. Project area 3 is not currently served by City water and sanitary sewer. The nearest existing sanitary sewer and water main is located in the 131st Avenue and Van Buren Street intersection, on the east limit of project area 3.

The existing homes along 131st Avenue are all currently on well and septic and extending the sanitary sewer and water to serve the eight homes on this section of street was investigated as a part of this report. Extending sewer and water main, at an estimated cost of \$375,000 to \$425,000, would be assessed fully to the eight benefitting properties under the current Special Assessment Policy. The entire area bounded by 131st Avenue on the south, the city limits on the north, Jefferson Street on the west, and Jackson Street/Van Buren Street on the east is currently consists of large multi acre lots that are not currently served by city sewer and water. It is anticipated that this area will have sewer and water extended through it in the future when/if redevelopment occurs. For this reason, it was deemed not feasible at this time to install sewer and water on 131st Avenue.

Project area 3 will include the replacement of the existing street section only, with no curb and gutter or additional utilities being proposed. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

3.1 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer in project areas 1 and 2 and concur that there are no issues with the existing services or mains. The sanitary sewer lines throughout the project are lined VCP or polyvinyl chloride (PVC). The project will include the

removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes. Project area 3 is not serviced by the City's sanitary system.

3.2 Water Main

Public Works and Engineering staff has reviewed the water main installation dates and water main break data throughout project areas 1 and 2 and concur that the existing ductile pipe has no issues indicating the need for replacement or repair. The project will include gate valve repairs and replacement for deficient gate valves as identified by the public works staff inspections. Project area 3 is not serviced by the City's water system.

3.3 Street Construction

3.3.1 Project Area 1 (127th Ln./ Polk St. Area)

The streets in project area 1 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 2). The D412 curb will be replaced in full with B418 as the existing curb is beyond the point of repair. The new curb will improve drainage and allow for better snow plowing practices.

The existing 5' sidewalk is proposed to be replaced in full with a 6' sidewalk that will update the width to comply with the current City standard. In addition, we propose to extend both sides of the 6' walk up Polk street to 129th Lane. From 129th Lane the sidewalk will extend on the south side of the roadway to the west approximately 500' to connect to the existing sidewalk just west of Tyler Street. (see Exhibit 1)

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

3.3.2 Project Area 2 (131st Ave. E)

The streets in project area 2 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 2). The D412 curb will be replaced in full with B418 as the existing curb is beyond the point of repair. The new curb will also improve drainage and allow for better snow plowing practices.

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

3.3.3 Project Area 3 (131st Ave. W)

The streets in project area 3 will consist of 3.5 inches of bituminous pavement over 4 inches of the existing reclaimed gravel section (see Exhibit 3). The current section will be reclaimed in place and utilized for the new gravel section; new pavement will then be placed on top.

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

3.4 Stormwater Drainage

3.4.1 Existing Conditions Capacity Analysis

The storm sewer systems were analyzed for capacity using the rational method for the 10-yr design storm event from Atlas 14 rainfall data in accordance with the City of Blaine design standards. The soil in the project area is assumed to be hydrologic soil group A, according to the web soil survey database. The analyses were performed for the following project areas, 127th

Lane/Polk Street Area and 131st Avenue. Most of the storm sewer in the project areas are undersized to meet the current design standards, however, based on feedback from residents, there were no drainage issue reported throughout the project areas. To maintain existing drainage patterns, the trunk storm capacity will remain as is with improvements to storm leads and inlets to accommodate the new concrete curb and gutter.

3.4.1.1 Project Area 1 (127th Lane/ Polk Street):

This roadway section has three different storm sewer networks that ultimately discharge to County Ditch 60. The storm sewer trunk lines primarily flow from east to west under the southern portion of Polk Street, near the cul de sac on 127th Avenue and from east to west along 127th lane discharging to the south near the intersection of 127th Lane and Van Buren Court. The trunk lines do not meet a 10 year design capacity. Additional catch basins have been proposed to improve standing water on the roadway during larger events. (Exhibits 4&5)

3.4.1.2 Project Area 2 (131st Avenue E):

The roadway section on 131st Avenue has one large storm sewer network that discharges to a wetland on the west end of 131st Avenue on the north side of the street. The large trunk line does not meet a 10-yr storm event. Additional catch basins have been proposed to improve standing water on the roadway during larger events. (Exhibit 6)

3.4.1.3 Project Area 3 (131st Avenue W):

The roadway section on the west side of 131st Avenue has a leveling pipe that appears to balance the stormwater in the north and south wetlands, any overflow from the wetlands would drain down a pipe to the west. The leveling pipe and associated wetland capacity was not analyzed during our review. No storm improvements are proposed as the current drainage sheet flows off the edge of the roadway to adjacent wetlands.

3.4.2 Proposed Conditions Capacity Analysis

The recommended improvements to the storm sewer networks will address spread capacity issues. The undersized trunk lines are recommended to remain in place as there have been no reports of flooding. Additional leads are proposed to improve standing water in the roadway. (Exhibits 4-6) Altering the current trunk line could alter the time of concentration causing adverse impacts downstream.

Sump catch basin structures and stormwater treatment will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

3.4.3 Stormwater Permitting Requirements

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

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

likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

4 Impact of Proposed Improvements

The proposed street improvements will not create new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.

5 Summary of Estimated Project Costs and Funding

Project: 23-06
Description: 2023 NW Area Street Reconstruction

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 3,440,681
Water Main		82,995
Sanitary Sewer		66,000
Total Construction Costs		\$ 3,589,676
Administrative Costs		
Engineering	18%	\$ 646,142
Assessment	1%	35,897
Legal	1%	35,897
Administration	5%	179,484
Capitalized Interest	4%	143,587
Bonding	1%	35,897
Total Administrative Costs		\$ 1,076,904
TOTAL ESTIMATED PROJECT COSTS		\$ 4,666,580

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

Funding		
Total Paid from Public Utility Funds	\$	193,694
Total Generation from Assessments	\$	869,340
Total Paid from PMP Funds	\$	3,603,546

6 Assessment Methodology

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for the single-family residential properties throughout all 3 project areas and by the front foot for the church parcel in project area 2. Proposed assessments are based on 35% of the entire cost of the improved street section for single family residential properties and 35% for the church parcel. The assessments do not include costs for sidewalk, driveways, water main, and sanitary sewer work.

See Exhibit 7 for the proposed parcel assessment map and Exhibits 8-11 for the proposed assessment rolls.

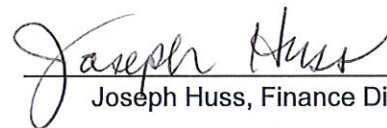
7 Finance

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, public utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

7.1 Finance Director Statement

With reference to this Feasibility Report for Improvement Project 23-06 as prepared by the City of Blaine Engineering Department dated December 8, 2022, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that \$869,340 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 \$193,694.


Joseph Huss, Finance Director

8 Projected Schedule

- Receive Feasibility Report, Order Public Hearing..... Dec. 19, 2022
- Resident Open House..... Dec. 20, 2022
- Hold Public Hearing, Order Improvements (Order Preparation of Plans and Specifications).....Jan. 2, 2023
- Approve Plans and Specifications, Order Advertisement for Bids.....March 20, 2023
- Open Bids..... April 18, 2023
- Award Contract May 1, 2023
- Construct Improvements May-October 2023
- Assess Project Spring 2024
- First assessment payment due with real estate taxes2024

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.

Exhibits

Exhibit 1 – 2023 NW Area Street Reconstruction Area

Exhibit 2 – Typical Sections (Project Area 1 & 2)

Exhibit 3 – Typical Sections (Project Area 3)

Exhibit 4 – Utility Information (Project Area 1)

Exhibit 5 – Utility Information (Project Area 1)

Exhibit 6 – Utility Information (Project Area 2 & 3)

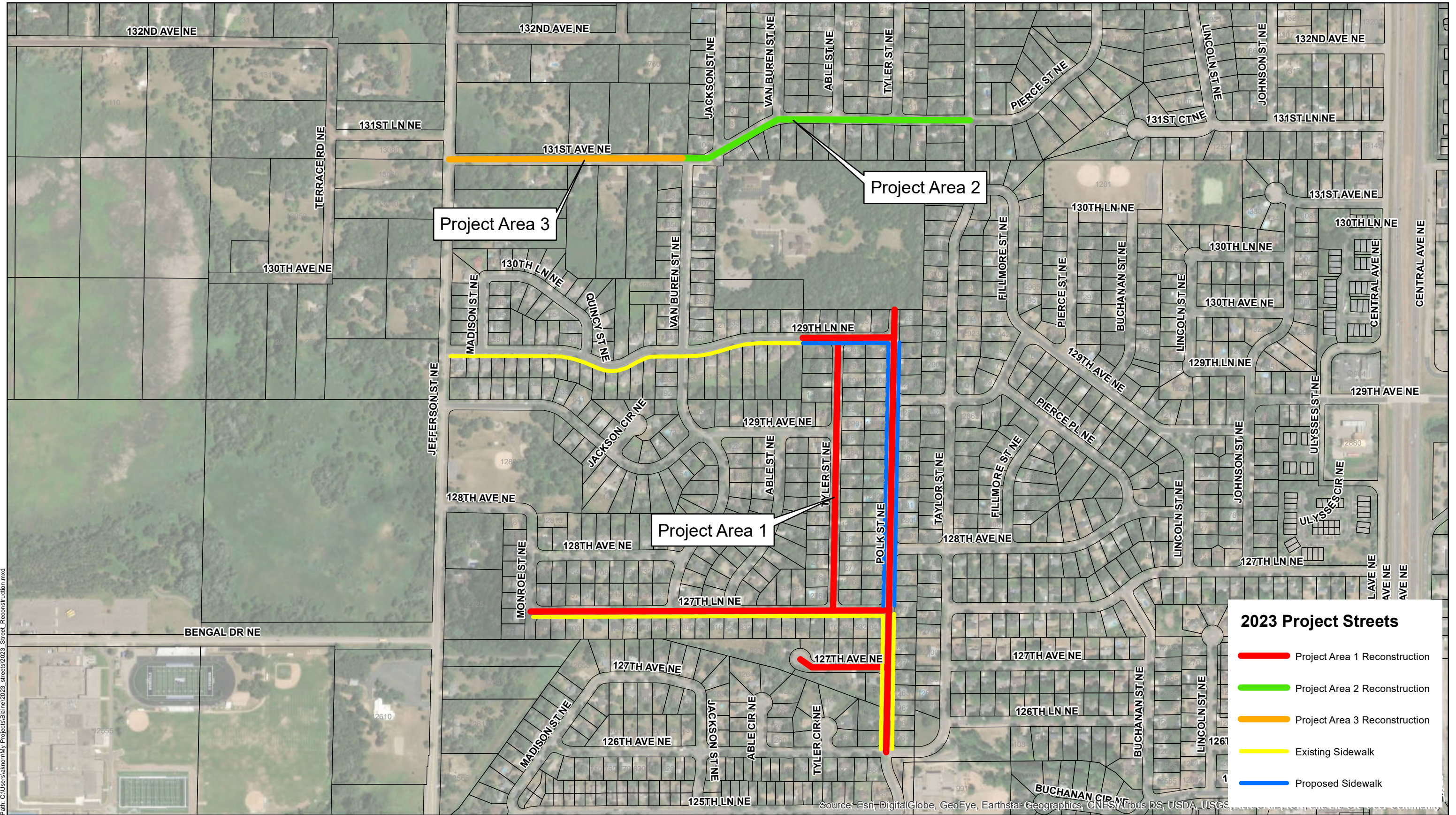
Exhibit 7 – Parcel Assessment Map

Exhibit 8 – Proposed Assessment Roll - Single Family Residential (Project Area 1)

Exhibit 9 – Proposed Assessment Roll - Single Family Residential (Project Area 2)

Exhibit 10 – Proposed Assessment Roll - Church (Project Area 2)

Exhibit 11 – Proposed Assessment Roll - Single Family Residential (Large Lot) (Project Area 3)



2023 Project Streets

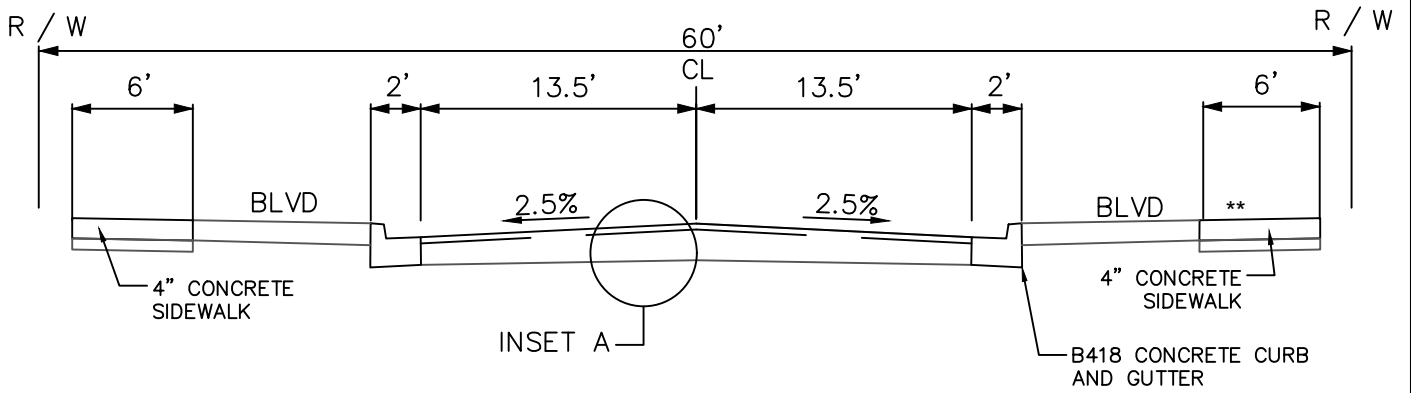
- █ Project Area 1 Reconstruction
- █ Project Area 2 Reconstruction
- █ Project Area 3 Reconstruction
- █ Existing Sidewalk
- █ Proposed Sidewalk

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS

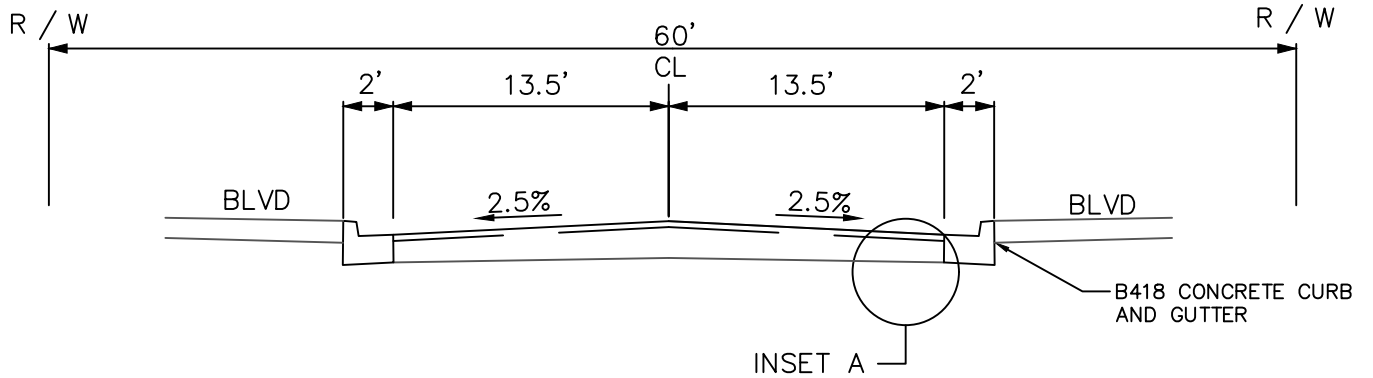
	<p>3535 VADNAIS CENTER DR. ST. PAUL, MN 55110 PHONE: (651) 490-2000 FAX: (888) 908-8166 TF: (800) 325-2055 www.sehinc.com</p>	<p>Print Date: 11/18/2022</p> <hr/> <p>1 inch = 500 feet</p>	<h2 style="margin: 0;">2023 STREET RECONSTRUCTION</h2> <p style="margin: 0;">Blaine, Minnesota</p>	 <p style="margin: 0; font-size: 24pt; font-weight: bold;">EXHIBIT</p> <p style="margin: 0; font-size: 36pt; font-weight: bold;">1</p>
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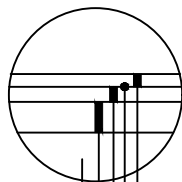
BITUMINOUS, CURB AND SIDEWALK REPLACEMENT

Polk St (no sidewalk north of 129th Ave)
 **127th and 129th Lane (sidewalk on S side)



BITUMINOUS REPLACEMENT AND CURB REPLACEMENT

Tyler Street
 131st Avenue (urban)
 127th Avenue
 128th Ave



INSET A

- 1.5" WEARING COURSE SPWEA340C
- BITUMINOUS TACK COAT
- 2.0" NON WEARING COURSE SPWEB330C
- 4" AGGREGATE BASE CLASS 5
- EXISTING SUBGRADE

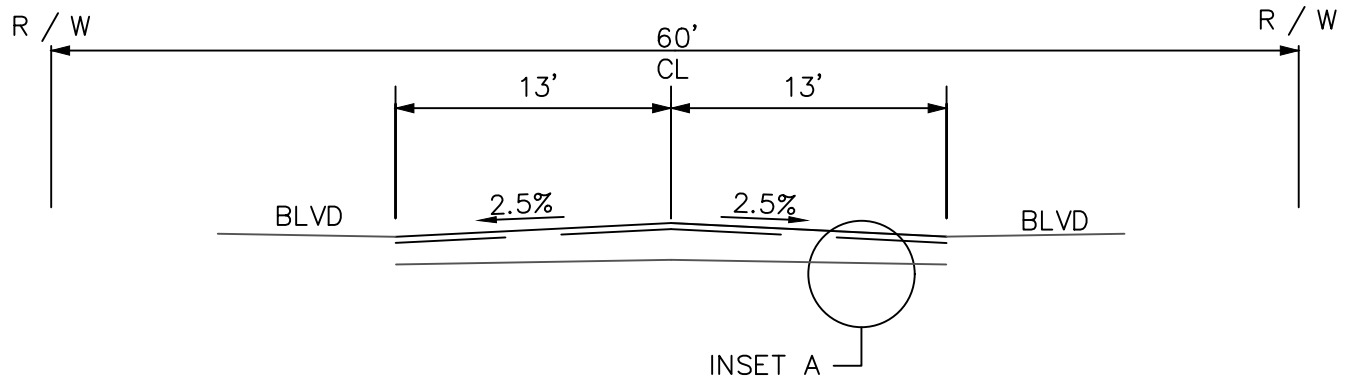


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9.12.2022

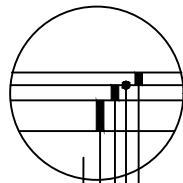
TYPICAL SECTIONS
2023 BLAINE STREET IMPROVEMENTS

EXHIBIT
2



BITUMINOUS REPLACEMENT

131st Avenue (rural)



INSET A

- 1.5" WEARING COURSE SPWEA340C
- BITUMINOUS TACK COAT
- 2.0" NON WEARING COURSE SPWEB330C
- 4" AGGREGATE BASE CLASS 5
- EXISTING SUBGRADE

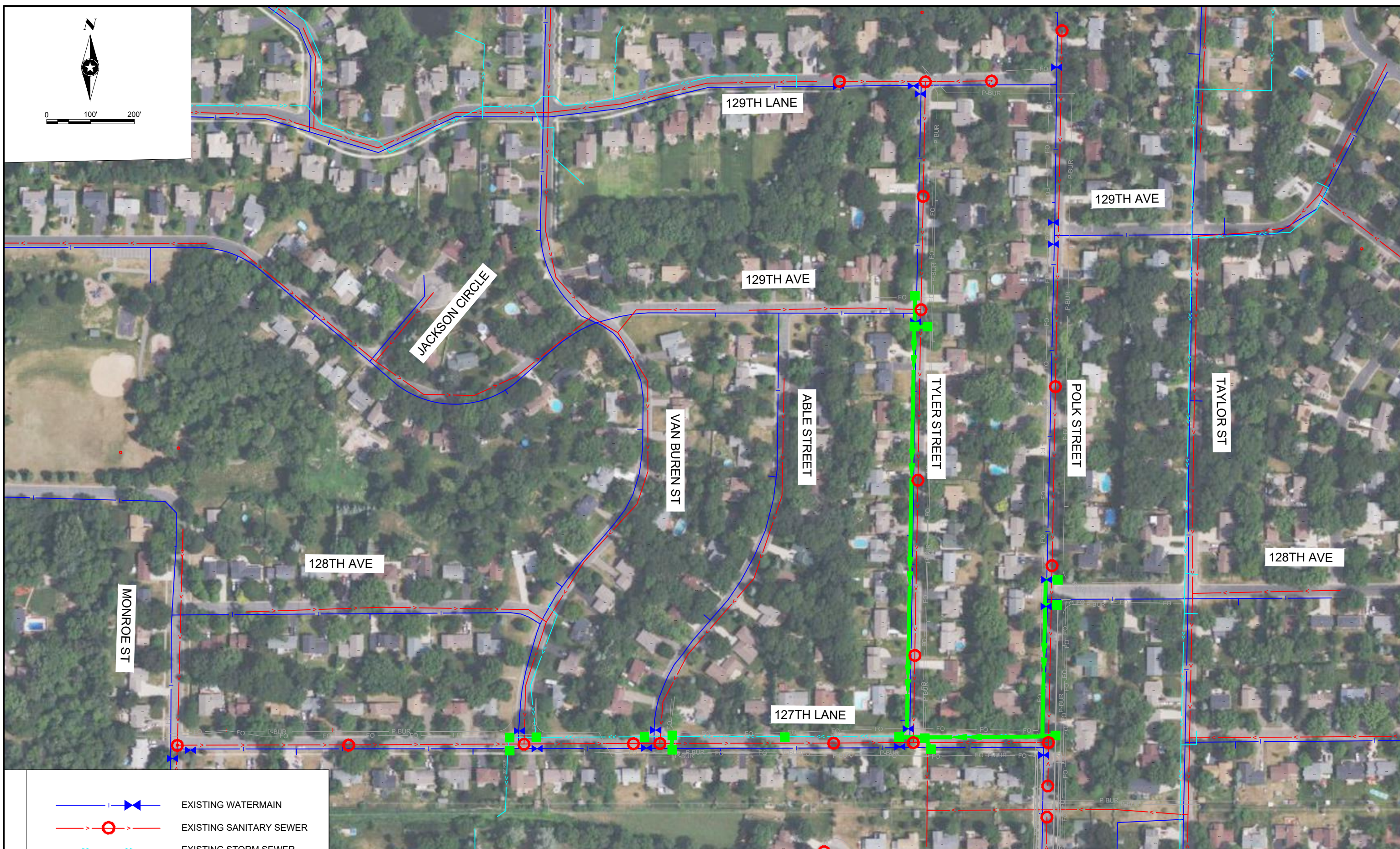
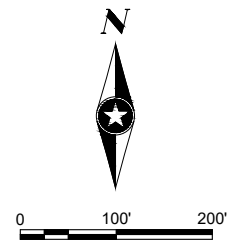


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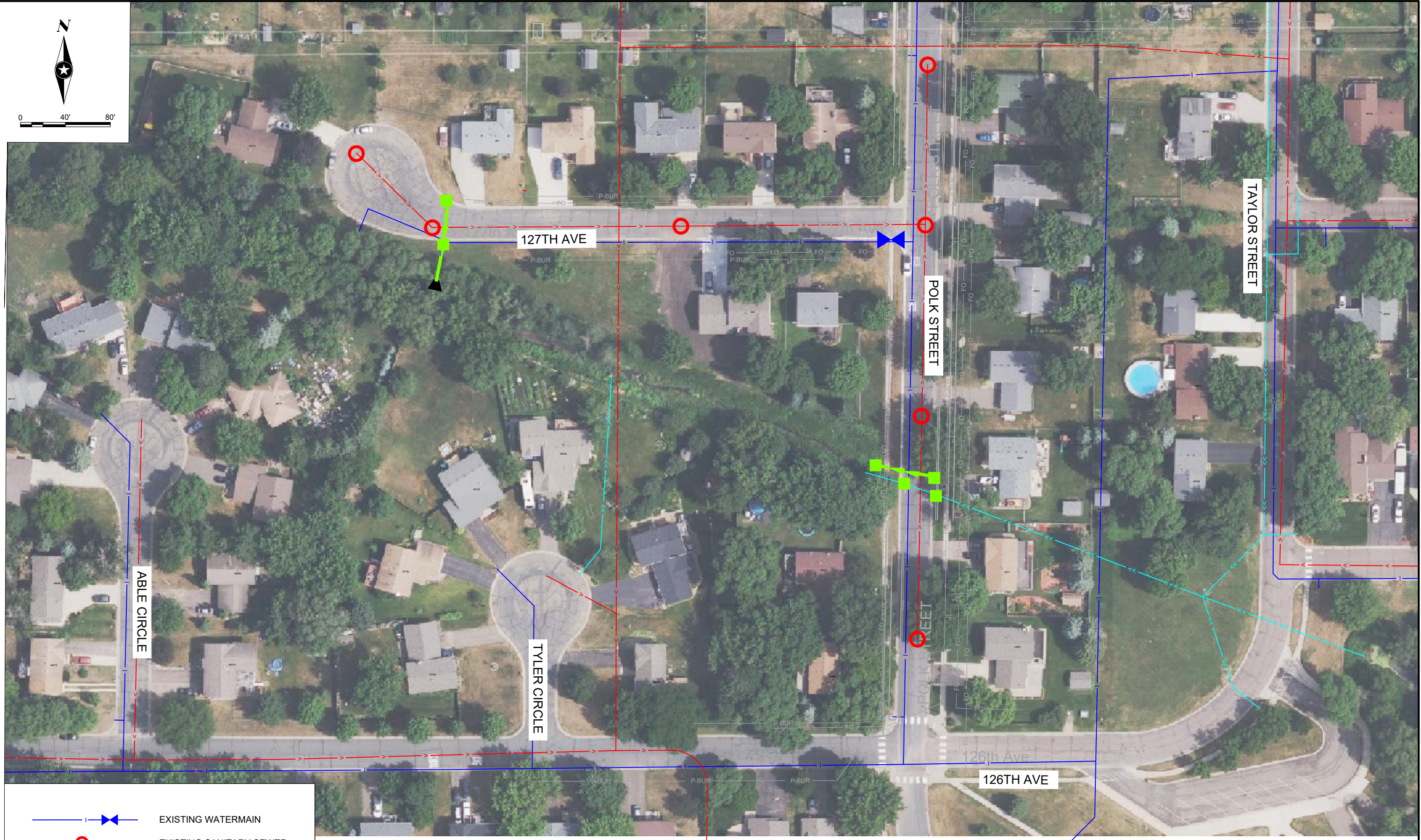
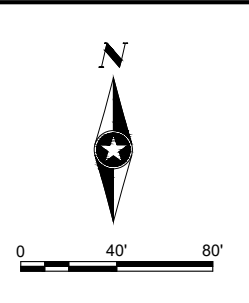
TYPICAL SECTIONS
2023 BLAINE STREET IMPROVEMENTS

EXHIBIT
3



- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

	FILE NO. BLAIN169151	UTILITY INFORMATION 2023 BLAINE STREET IMPROVEMENTS PROJECT AREA 1	EXHIBIT 4
	DATE: 11.9.2022		

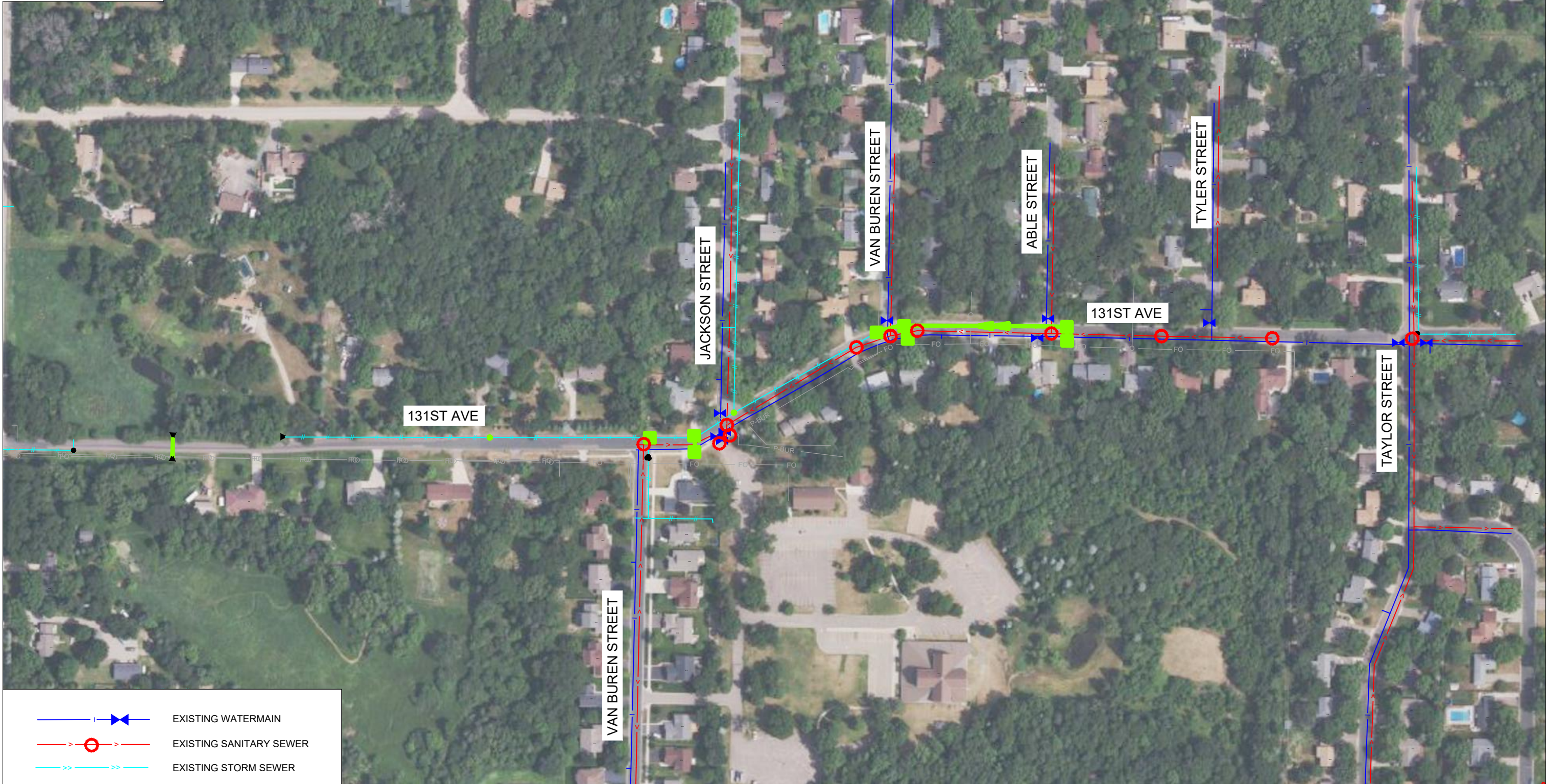


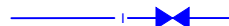



- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

	FILE NO. BLAIN169151	UTILITY INFORMATION 2023 BLAINE STREET IMPROVEMENTS PROJECT AREA 1	EXHIBIT 5
	DATE: 11.9.2022		



0 100' 200'



-  EXISTING WATERMAIN
-  EXISTING SANITARY SEWER
-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER

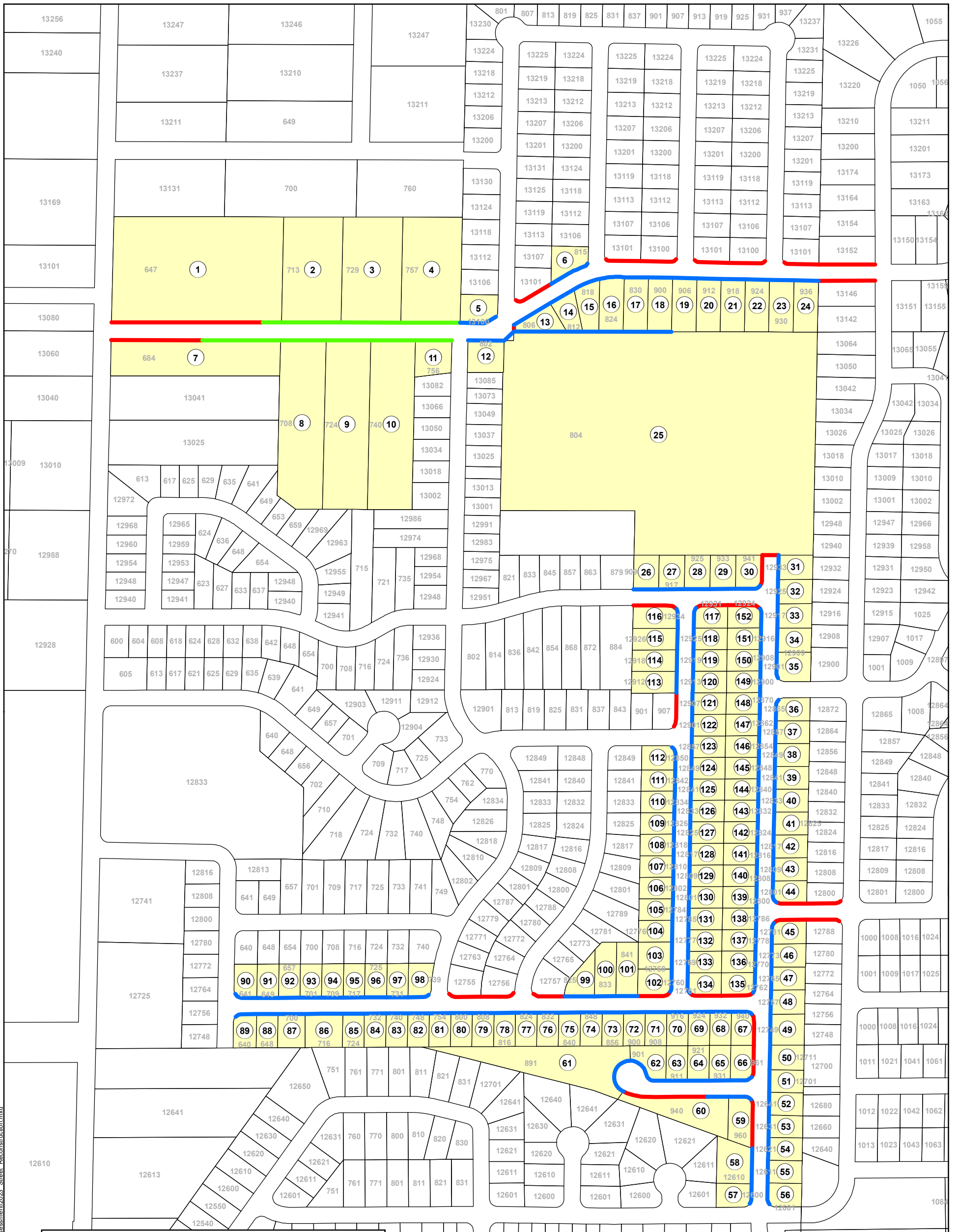


FILE NO.
BLAIN169151

DATE:
11.9.2022

UTILITY INFORMATION
2023 BLAINE STREET IMPROVEMENTS
PROJECT AREAS 2&3

EXHIBIT
6



— Frontage Assessed (Urban)
— Frontage Assessed (Rural)
— Nonassessable
 Assessment Parcels



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PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 1 (127TH LANE/POLK STREET AREA)
 CITY OF BLAINE
 EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$2,022,409	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$606,723		RESIDENTIAL
TOTAL COST	\$2,629,132	TOTAL FRONT FOOTAGE	ASSESSMENT RATE
	RESIDENTIAL RATE	13425.9 LF	PER FRONT FOOT
	x 35%		
ASSESSABLE COST	\$920,196 ÷	=	\$68.54

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$68.54	X	10773.3 LF	=	\$738,399.24	÷	127	=	\$5,814.17

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
26	63123140010	909 129TH LN NE	KLOSSNER ERNEST O & J A	1	\$5,814.17	\$5,814.17
27	63123140011	917 129TH LN NE	KAMPPF, KELLI M	1	\$5,814.17	\$5,814.17
28	63123140012	925 129TH LN NE	CREIGHTON LAURA ANNE	1	\$5,814.17	\$5,814.17
29	63123140013	933 129TH LN NE	NELSON TRUSTEE, MARGIE F	1	\$5,814.17	\$5,814.17
30	63123140014	941 129TH LN NE	NELSON JAMES R & DOREEN M	1	\$5,814.17	\$5,814.17
31	63123140005	12933 POLK ST NE	SCHMAUS LUANN M	1	\$5,814.17	\$5,814.17
32	63123140006	12925 POLK ST NE	LOO, LAURA MARY	1	\$5,814.17	\$5,814.17
33	63123140007	12917 POLK ST NE	OPATRYNY ANTHONY M	1	\$5,814.17	\$5,814.17
34	63123140008	12909 POLK ST NE	HOKANSON TRUSTEE, LUCINDA L	1	\$5,814.17	\$5,814.17
35	63123140009	12901 POLK ST NE	WILLIAMS PETER D & LINDA E	1	\$5,814.17	\$5,814.17
36	63123410001	12865 POLK ST NE	CTW GROUP INCORPORATED	1	\$5,814.17	\$5,814.17
37	63123410002	12857 POLK ST NE	BAUER II DUANE	1	\$5,814.17	\$5,814.17
38	63123410003	12849 POLK ST NE	ANDERSON KYLE	1	\$5,814.17	\$5,814.17
39	63123410004	12841 POLK ST NE	HARRIS MICHELLE R	1	\$5,814.17	\$5,814.17
40	63123410005	12833 POLK ST NE	VANG RICHARD S	1	\$5,814.17	\$5,814.17
41	63123410006	12825 POLK ST NE	MELIN MICHAEL C & DENISE J	1	\$5,814.17	\$5,814.17
42	63123410007	12817 POLK ST NE	LUCAS, TIFFANY A	1	\$5,814.17	\$5,814.17
43	63123410008	12809 POLK ST NE	HENDRICKS DOUGLAS J & S K	1	\$5,814.17	\$5,814.17
44	63123410009	12801 POLK ST NE	DEGAYNER, MICHAEL	1	\$5,814.17	\$5,814.17
45	63123410010	12781 POLK ST NE	MOLINE JOHN G & LAURA J	1	\$5,814.17	\$5,814.17
46	63123410011	12773 POLK ST NE	FEDORS, JOSEPH M	1	\$5,814.17	\$5,814.17
47	63123410012	12765 POLK ST NE	GOOD, BEATRICE	1	\$5,814.17	\$5,814.17
48	63123410013	12757 POLK ST NE	SVENNINGSEN MICHAEL W & L M	1	\$5,814.17	\$5,814.17
49	63123410014	12749 POLK ST NE	MISKO ALEX JR & MARY J	1	\$5,814.17	\$5,814.17
50	63123440045	12711 POLK ST NE	HUGHES, WILLIAM R	1	\$5,814.17	\$5,814.17
51	63123440046	12701 POLK ST NE	BRAUN, ANDREW	1	\$5,814.17	\$5,814.17
52	63123440047	12641 POLK ST NE	BERGLUND, MARIE	1	\$5,814.17	\$5,814.17
53	63123440048	12631 POLK ST NE	SMITH CORY J & STACEY	1	\$5,814.17	\$5,814.17
54	63123440049	12621 POLK ST NE	SAENZ MAGGIE	1	\$5,814.17	\$5,814.17
55	63123440050	12611 POLK ST NE	CARLSON, THOMAS	1	\$5,814.17	\$5,814.17
56	63123440051	12601 POLK ST NE	DELLICH, CATHERINE	1	\$5,814.17	\$5,814.17
57	63123440035	12600 POLK ST NE	FRENCH MADONNA R & JAMES E	1	\$5,814.17	\$5,814.17
58	63123440036	12610 POLK ST NE	WOETZEL CURTIS & KELLY	1	\$5,814.17	\$5,814.17
59	63123440037	960 127TH AVE NE	WANDMACHER, LEAH M	1	\$5,814.17	\$5,814.17
60	63123440038	940 127TH AVE NE	MARTY RONALD J & SHARON M	1	\$5,814.17	\$5,814.17
61	63123440039	891 127TH AVE NE	PEREZ RALPH E & JOANNE A	1	\$5,814.17	\$5,814.17

PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 1 (127TH LANE/POLK STREET AREA)
 CITY OF BLAINE
 EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$2,022,409	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$606,723		
TOTAL COST	\$2,629,132	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	RESIDENTIAL RATE x 35% \$920,196 ÷	TOTAL FRONT FOOTAGE 13425.9 LF	= \$68.54

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$68.54	X	10773.3 LF	=	\$738,399.24	÷	127	= \$5,814.17

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
62	63123440040	901 127TH AVE NE	FLORENTINE PAUL & CHERYL	1	\$5,814.17	\$5,814.17
63	63123440041	911 127TH AVE NE	FERDERBER, KENNETH P	1	\$5,814.17	\$5,814.17
64	63123440042	921 127TH AVE NE	GOODE MATTHEW	1	\$5,814.17	\$5,814.17
65	63123440043	931 127TH AVE NE	WILSON JOHN P & JENNIFER S	1	\$5,814.17	\$5,814.17
66	63123440044	961 127TH AVE NE	TAYE, COMFORT D	1	\$5,814.17	\$5,814.17
67	63123410122	940 127TH LN NE	NORDSTROM, SARA E	1	\$5,814.17	\$5,814.17
68	63123410121	932 127TH LN NE	NYBERG DAWN M	1	\$5,814.17	\$5,814.17
69	63123410120	924 127TH LN NE	DAHLER DARWIN L & JO ANN T	1	\$5,814.17	\$5,814.17
70	63123410119	916 127TH LN NE	AKAKPO, KODJO E	1	\$5,814.17	\$5,814.17
71	63123410118	908 127TH LN NE	GORDON DONALD D & LINDA M	1	\$5,814.17	\$5,814.17
72	63123410117	900 127TH LN NE	JOHNSON THOMAS N & PAULETTE	1	\$5,814.17	\$5,814.17
73	63123410116	856 127TH LN NE	EISCHENS PAUL A & LISA C	1	\$5,814.17	\$5,814.17
74	63123410115	848 127TH LN NE	PARMER, LISA MARIE	1	\$5,814.17	\$5,814.17
75	63123410114	840 127TH LN NE	MCINTYRE, WENDY JEAN	1	\$5,814.17	\$5,814.17
76	63123410113	832 127TH LN NE	BALICAO FRANCISCO P & U M	1	\$5,814.17	\$5,814.17
77	63123410112	824 127TH LN NE	WASTE CATHIE J	1	\$5,814.17	\$5,814.17
78	63123410111	816 127TH LN NE	DIAZ ALANNA M	1	\$5,814.17	\$5,814.17
79	63123410110	808 127TH LN NE	GUNDERSON, ARLENE D	1	\$5,814.17	\$5,814.17
80	63123410109	800 127TH LN NE	MCKNIGHT DAJON	1	\$5,814.17	\$5,814.17
81	63123420063	754 127TH LN NE	SINGER CHRISTOPHER	1	\$5,814.17	\$5,814.17
82	63123420062	748 127TH LN NE	BRODT, ROBERT K	1	\$5,814.17	\$5,814.17
83	63123420061	740 127TH LN NE	NELSON, COLE	1	\$5,814.17	\$5,814.17
84	63123420060	732 127TH LN NE	MCDEVITT, AMY M	1	\$5,814.17	\$5,814.17
85	63123420059	724 127TH LN NE	SMITH, PAUL M	1	\$5,814.17	\$5,814.17
86	63123420058	716 127TH LN NE	POFERL DAVID N & MERRY J	1	\$5,814.17	\$5,814.17
87	63123420057	700 127TH LN NE	LORD BRUCE A & DEBRA S	1	\$5,814.17	\$5,814.17
88	63123420056	648 127TH LN NE	HELD GARY & PATRICIA M	1	\$5,814.17	\$5,814.17
89	63123420055	640 127TH LN NE	TOVSEN RICHARD & FLOYD CRYSTAL	1	\$5,814.17	\$5,814.17
90	63123420054	641 127TH LN NE	LUX, MONICA J	1	\$5,814.17	\$5,814.17
91	63123420053	649 127TH LN NE	SWANICK, JENNIFER	1	\$5,814.17	\$5,814.17
92	63123420052	657 127TH LN NE	MORIN-WILLIAMS JULIE	1	\$5,814.17	\$5,814.17
93	63123420051	701 127TH LN NE	YANG, MAI LOR	1	\$5,814.17	\$5,814.17
94	63123420050	709 127TH LN NE	PALMQUIST NANCY	1	\$5,814.17	\$5,814.17
95	63123420049	717 127TH LN NE	CHESNER, BERNICE S	1	\$5,814.17	\$5,814.17
96	63123420048	725 127TH LN NE	SCHMITZ STEVEN E & KATHLEEN	1	\$5,814.17	\$5,814.17
97	63123420047	731 127TH LN NE	STERNER, BRIAN M	1	\$5,814.17	\$5,814.17

PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 1 (127TH LANE/POLK STREET AREA)
 CITY OF BLAINE
 EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$2,022,409	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$606,723		RESIDENTIAL
TOTAL COST	\$2,629,132	TOTAL FRONT FOOTAGE	ASSESSMENT RATE
	RESIDENTIAL RATE	13425.9 LF	PER FRONT FOOT
	x 35%		
ASSESSABLE COST	\$920,196 ÷	=	\$68.54

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$68.54	X	10773.3 LF	=	\$738,399.24	÷	127	=	\$5,814.17

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
98	63123420046	739 127TH LN NE	KARNER, DEBRA R	1	\$5,814.17	\$5,814.17
99	63123410068	825 127TH LN NE	BODE DAVID L	1	\$5,814.17	\$5,814.17
100	63123410067	833 127TH LN NE	ELHADARY, HANAA	1	\$5,814.17	\$5,814.17
101	63123410066	841 127TH LN NE	BEDNAR RUSSELL A & KATHLEEN R	1	\$5,814.17	\$5,814.17
102	63123410065	12760 TYLER ST NE	HELM, LINDA MICHELLE	1	\$5,814.17	\$5,814.17
103	63123410064	12768 TYLER ST NE	MALONE THOMAS J & LAURIE C	1	\$5,814.17	\$5,814.17
104	63123410063	12776 TYLER ST NE	ASHER, JEREMY	1	\$5,814.17	\$5,814.17
105	63123410062	12784 TYLER ST NE	AKEHURST, MARY MARTHA ALLIE	1	\$5,814.17	\$5,814.17
106	63123410061	12802 TYLER ST NE	MESCHLER GREGG E	1	\$5,814.17	\$5,814.17
107	63123410060	12810 TYLER ST NE	LONE CRAIG A & LINDA S	1	\$5,814.17	\$5,814.17
108	63123410059	12818 TYLER ST NE	ORCUTT, PAUL	1	\$5,814.17	\$5,814.17
109	63123410058	12826 TYLER ST NE	FARAJ, WEESAM	1	\$5,814.17	\$5,814.17
110	63123410057	12834 TYLER ST NE	KUNTZ JOHN D & DENISE J	1	\$5,814.17	\$5,814.17
111	63123410056	12842 TYLER ST NE	OAKVIK MICHAEL R	1	\$5,814.17	\$5,814.17
112	63123410055	12850 TYLER ST NE	TRYMUCHA-DURESKEY, KIRBY	1	\$5,814.17	\$5,814.17
113	63123140018	12912 TYLER ST NE	JIRAK RIANE	1	\$5,814.17	\$5,814.17
114	63123140017	12918 TYLER ST NE	GORDON, MARC	1	\$5,814.17	\$5,814.17
115	63123140016	12926 TYLER ST NE	PANKRATZ, LAURA KAY	1	\$5,814.17	\$5,814.17
116	63123140015	12934 TYLER ST NE	BROWNING WILLIAM J & CARA C	1	\$5,814.17	\$5,814.17
117	63123140026	12931 TYLER ST NE	THOMPSON PATRICK J & LOIS M	1	\$5,814.17	\$5,814.17
118	63123140025	12925 TYLER ST NE	MORGEL HOLLY	1	\$5,814.17	\$5,814.17
119	63123140024	12919 TYLER ST NE	NASH, WILLIAM	1	\$5,814.17	\$5,814.17
120	63123140023	12913 TYLER ST NE	BERGSTROM KATHLEEN ANN	1	\$5,814.17	\$5,814.17
121	63123410108	12907 TYLER ST NE	EDLUND, PAUL H	1	\$5,814.17	\$5,814.17
122	63123410107	12901 TYLER ST NE	ONSTAD RANDY	1	\$5,814.17	\$5,814.17
123	63123410106	12857 TYLER ST NE	BRUNKOW KIRSTEN	1	\$5,814.17	\$5,814.17
124	63123410105	12849 TYLER ST NE	NURANI, SHABNIZ J	1	\$5,814.17	\$5,814.17
125	63123410104	12841 TYLER ST NE	GRAUSAM, LUKE	1	\$5,814.17	\$5,814.17
126	63123410103	12833 TYLER ST NE	MOONEY, JOHN	1	\$5,814.17	\$5,814.17
127	63123410102	12825 TYLER ST NE	BIZAL PAMELA R	1	\$5,814.17	\$5,814.17
128	63123410101	12817 TYLER ST NE	MOSS, JAROD	1	\$5,814.17	\$5,814.17
129	63123410100	12809 TYLER ST NE	GEVING, THOMAS MARVIN	1	\$5,814.17	\$5,814.17
130	63123410099	12801 TYLER ST NE	BROWN TERRY D & SYBILLA A	1	\$5,814.17	\$5,814.17
131	63123410098	12785 TYLER ST NE	ERKENS MELVIN H & MARY JANE	1	\$5,814.17	\$5,814.17
132	63123410097	12777 TYLER ST NE	STICKLER MICHAEL R & BETH E	1	\$5,814.17	\$5,814.17
133	63123410096	12769 TYLER ST NE	RRN LLC	1	\$5,814.17	\$5,814.17

PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 1 (127TH LANE/POLK STREET AREA)
 CITY OF BLAINE
 EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$2,022,409	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$606,723		RESIDENTIAL
TOTAL COST	\$2,629,132	TOTAL FRONT FOOTAGE	ASSESSMENT RATE
	RESIDENTIAL RATE	13425.9 LF	PER FRONT FOOT
	x 35%		
ASSESSABLE COST	\$920,196 ÷	=	\$68.54

RESIDENTIAL PROPERTY

ASSESSMENT RATE		X	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		=	AMOUNT ASSESSED		÷	ASSESSABLE RESIDENTIAL LOT UNITS		=	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$68.54			10773.3 LF			\$738,399.24			127			\$5,814.17

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
134	63123410095	12761 TYLER ST NE	STORLIEN, JADY L	1	\$5,814.17	\$5,814.17
135	63123410094	12762 POLK ST NE	JORGENSEN, TOMIANNE THERESA	1	\$5,814.17	\$5,814.17
136	63123410093	12770 POLK ST NE	WAGNER, KARLA J	1	\$5,814.17	\$5,814.17
137	63123410092	12778 POLK ST NE	MEYERS MARK A & KAREN A	1	\$5,814.17	\$5,814.17
138	63123410091	12786 POLK ST NE	DAHL, SHANNON G	1	\$5,814.17	\$5,814.17
139	63123410090	12800 POLK ST NE	VANG, KIAPAO	1	\$5,814.17	\$5,814.17
140	63123410089	12808 POLK ST NE	CORDOVA, LEWIS O	1	\$5,814.17	\$5,814.17
141	63123410088	12816 POLK ST NE	VARNER VICKI M	1	\$5,814.17	\$5,814.17
142	63123410087	12824 POLK ST NE	ROTH, BARB E	1	\$5,814.17	\$5,814.17
143	63123410086	12832 POLK ST NE	JUSTUS, SCOTT B	1	\$5,814.17	\$5,814.17
144	63123410085	12840 POLK ST NE	TYKOONA WOLF PROPERTIES LLC	1	\$5,814.17	\$5,814.17
145	63123410084	12848 POLK ST NE	HUTTON, PAULA JAMINSKI	1	\$5,814.17	\$5,814.17
146	63123410083	12854 POLK ST NE	CHANDLER, CHERYL LEAH	1	\$5,814.17	\$5,814.17
147	63123410082	12862 POLK ST NE	ILACQUA, LARRY	1	\$5,814.17	\$5,814.17
148	63123410081	12870 POLK ST NE	PORTER THOMAS L & KAREN L	1	\$5,814.17	\$5,814.17
149	63123140022	12900 POLK ST NE	THAO CHEE & LEE PHENG	1	\$5,814.17	\$5,814.17
150	63123140021	12908 POLK ST NE	HIRSCHUBER, JOSHUA MATTHEW	1	\$5,814.17	\$5,814.17
151	63123140020	12916 POLK ST NE	PETERSON, NATALIE B	1	\$5,814.17	\$5,814.17
152	63123140019	12924 POLK ST NE	KRONER GREGORY G & D A	1	\$5,814.17	\$5,814.17

PROJECT 23-06
2023 STREET RECONSTRUCTIONS
PROJECT AREA 2 (131ST STREET E)
CITY OF BLAINE
EXHIBIT NO. 9 - SINGLE FAMILY RESIDENTIAL
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$591,850	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$177,555		
TOTAL COST	\$769,405		
	RESIDENTIAL RATE	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$269,292 ÷	6006.2 LF	= \$44.84

RESIDENTIAL PROPERTY

ASSESSMENT RATE	X	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	=	AMOUNT ASSESSED	+	ASSESSABLE RESIDENTIAL LOT UNITS	=	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$44.84		1765.4 LF		\$79,160.54		15		\$5,277.37

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
5	63123110001	13100 JACKSON ST NE	ENRIQUEZ ANDERSON, AMANDA	1	\$5,277.37	\$5,277.37
6	63123110094	815 131ST AVE NE	SHRAKE J MARTIN & LAURA J	1	\$5,277.37	\$5,277.37
12	63123140034	802 131ST AVE NE	STONTZ, JOSEPH BENJAMIN	1	\$5,277.37	\$5,277.37
13	63123110095	806 131ST AVE NE	SALLEY KYLE PATRICK	1	\$5,277.37	\$5,277.37
14	63123110096	812 131ST AVE NE	SAKARIASON GALE R & L J	1	\$5,277.37	\$5,277.37
15	63123110097	818 131ST AVE NE	BRUNSELL DENNIS D & GAIL M	1	\$5,277.37	\$5,277.37
16	63123110098	824 131ST AVE NE	CICH, TIFFANY K	1	\$5,277.37	\$5,277.37
17	63123110099	830 131ST AVE NE	WICKEN JANE M	1	\$5,277.37	\$5,277.37
18	63123110100	900 131ST AVE NE	ASPLUND, ANNAMARIE E	1	\$5,277.37	\$5,277.37
19	63123110101	906 131ST AVE NE	MAYES, WILLIAM J	1	\$5,277.37	\$5,277.37
20	63123110102	912 131ST AVE NE	GROTE ROBERT S & KAY E	1	\$5,277.37	\$5,277.37
21	63123110103	918 131ST AVE NE	LEE XE V & TOU PHENG	1	\$5,277.37	\$5,277.37
22	63123110104	924 131ST AVE NE	STAVISH WILLIAM J & JEAN A	1	\$5,277.37	\$5,277.37
23	63123110105	930 131ST AVE NE	RAZOR ISABELLA MARIE	1	\$5,277.37	\$5,277.37
24	63123110106	936 131ST AVE NE	ENGBRETSON, JANET E	1	\$5,277.37	\$5,277.37

PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 2 (131ST STREET)
 CITY OF BLAINE
 EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$591,850	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$177,555		
TOTAL COST	\$769,405		
	CHURCH RATE x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$269,292 ÷	6006.2 LF	= \$44.84

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		RESIDENTIAL LOT FRONT FOOTAGE		RESIDENTIAL LOT FRONT FOOT
\$44.84	X	632.9 LF	=	\$28,379.24	÷	632.9	=	\$44.84

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT	PROPOSED ASSESSMENT
25	63123140002	804 131ST AVE NE	WAY OF THE CROSS CHURCH	632.9	\$44.84	\$28,379.24

PROJECT 23-06
 2023 STREET RECONSTRUCTIONS
PROJECT AREA 3 (131ST STREET W)
 CITY OF BLAINE
 EXHIBIT NO. 11 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$186,427	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$55,928			RESIDENTIAL	
TOTAL COST	\$242,355			ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST	\$84,824 ÷		6006.2 LF	= \$14.12	

RESIDENTIAL PROPERTY							
ASSESSABLE SINGLE FAMILY RESIDENTIAL							
ASSESSMENT RATE	FOOTAGE	=	AMOUNT ASSESSED	RESIDENTIAL LOT	=	ASSESSMENT RATE PER	RESIDENTIAL LOT UNIT
\$14.12	x 1473.1 LF	=	\$20,800.17	÷ 9	=	\$2,311.13	RESIDENTIAL LOT UNIT

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
1	63123120013	647 131ST AVE NE	WILSON SHIRLEY J	1	\$2,311.13	\$2,311.13
2	63123120014	713 131ST AVE NE	LANGE CORY J	1	\$2,311.13	\$2,311.13
3	63123120015	729 131ST AVE NE	SWANSON DONALD M & DIANE M	1	\$2,311.13	\$2,311.13
4	63123120012	757 131ST AVE NE	SCHMITZ, DANIEL P	1	\$2,311.13	\$2,311.13
7	63123130005	684 131ST AVE NE	GORTON DEAN R & TRUDI C	1	\$2,311.13	\$2,311.13
8	63123130101	708 131ST AVE NE	GORMAN THOMAS P & MARY	1	\$2,311.13	\$2,311.13
9	63123130003	724 131ST AVE NE	FOWLER, KAREN MARIE	1	\$2,311.13	\$2,311.13
10	63123130002	740 131ST AVE NE	TATGE, JOSHUA E	1	\$2,311.13	\$2,311.13
11	63123130023	756 131ST AVE NE	WONDERS, VIOLETTA T	1	\$2,311.13	\$2,311.13

Appendix A

Engineers Estimate

Blaine NW Area Recon
Blaine, MN
December 2022

LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT AREA 1		PROJECT AREA 2		PROJECT AREA 3	
					ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LS	\$129,000.00	1.00	\$129,000.00	0.24	\$30,960.00	0.08	\$10,320.00
2	2101.524	CLEARING	TREE	\$450.00	27	\$12,150.00	10	\$4,500	5	\$2,250.00
3	2101.504	GRUBBING	TREE	\$100.00	27	\$2,700.00	10	\$1,000	5	\$500.00
4	2104.502	SALVAGE MAILBOX SUPPORT	EACH	\$60.00	152	\$9,120.00	15	\$900	10	\$600.00
5	2104.502	REMOVE MANHOLE OR CATCH BASIN	EA	\$500.00	15	\$7,500.00				
6	2104.502	REMOVE CASTING (STORM)	EA	\$250.00	16	\$4,000.00	9	\$2,250		
7	2104.503	REMOVE SEWER PIPE (STORM)	LF	\$18.00	494	\$8,892.00	120	\$2,160		
8	2104.503	REMOVE CURB AND GUTTER	LF	\$5.00	9720	\$48,600.00	3400	\$17,000		
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$12.00	1521	\$18,252.00	80	\$960	202	\$2,424.00
10	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	\$10.00	2652	\$26,520.00	120	\$1,200	421	\$4,210.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SY	\$12.00	2300	\$27,600.00				
12	2104.502	SALVAGE SIGN	EACH	\$40.00	29	\$1,160.00	10	\$400	2	\$80.00
13	2104.603	EDGE MILL BITUMINOUS PAVEMENT	LF	\$5.00	245	\$1,225.00	280	\$1,400		
14	2106.501	EXCAVATION-COMMON (EV) (SEDIMENT REMOVAL)	CY	\$100.00	10	\$1,000.00			15	\$1,500.00
15	2106.501	EXCAVATION-COMMON (EV) (P)	CY	\$20.00	5479	\$109,580.00	1973	\$39,460	130	\$2,600.00
16	2111.519	TEST ROLLING	RDST	\$120.00	48	\$5,760.00	17	\$2,040	12	\$1,440.00
17	2112.519	SUBGRADE PREPARATION	RDST	\$180.00	48	\$8,640.00	17	\$3,060	12	\$2,160.00
18	2123.510	COMMON LABORER	HR	\$90.00	13	\$1,170.00	4	\$360	3	\$270.00
19	2123.510	3.0 CU YD FRONT END LOADER	HR	\$180.00	13	\$2,340.00	4	\$720	3	\$540.00
20	2123.610	3 C.Y. BACKHOE	HR	\$180.00	13	\$2,340.00	4	\$720	3	\$540.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HR	\$150.00	75	\$11,250.00	26	\$3,900	18	\$2,700.00
22	2130.523	WATER	MGAL	\$45.00	48	\$2,160.00	17	\$765	12	\$540.00
23	2211.507	AGGREGATE BASE CL V	TON	\$12.00	3213	\$38,556.00	1123	\$13,476		
24	2215.504	FULL DEPTH RECLAMATION	SY	\$1.50	14580	\$21,870.00	5100	\$7,650	3630	\$5,445.00
25	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$4.00	730	\$2,920.00	255	\$1,020	182	\$728.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$95.00	1423	\$135,185.00	498	\$47,310	354	\$33,630.00
27	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (DRIVEWAYS)	TON	\$180.00	449	\$80,820.00	20	\$3,600	71	\$12,780.00
28	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	\$90.00	1897	\$170,730.00	663	\$59,670	472	\$42,480.00
29	2501.502	15" RC SAFETY APRON	EACH	\$1,000.00	2	\$2,000.00				
30	2501.502	24" RC SAFETY APRON	EACH	\$1,500.00					2	\$3,000.00
31	2501.502	36" RC SAFETY APRON	EACH	\$1,800.00	2	\$3,600.00			1	\$1,800.00
32	2503.503	15" RC PIPE SEWER CL V	LF	\$80.00	457	\$36,560.00	36	\$2,880		
33	2503.503	18" RC PIPE SEWER CL V	LF	\$85.00	1261	\$107,185.00	366	\$31,110		
34	2503.503	21" RC PIPE SEWER CL III	LF	\$90.00						
35	2503.503	24" RC PIPE SEWER CL III	LF	\$110.00	320	\$35,200.00	89	\$9,790	55	\$6,050.00
36	2503.503	30" RC PIPE SEWER CL III	LF	\$160.00	40	\$6,400.00				
37	2503.503	36" RC PIPE SEWER CL III	LF	\$220.00	24	\$5,280.00	16	\$3,520		
38	2503.602	CONNECT TO EXISTING STORM SEWER (PIPE OR STR)	EA	\$1,200.00	13	\$15,600.00	3	\$3,600		
39	2503.602	STORM PIPE CLEANING	LF	\$35.00	500	\$17,500.00				
40	2503.604	4" INSULATION	SY	\$60.00	50	\$3,000.00	30	\$1,800	20	\$1,200.00
41	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE K	EA	\$3,000.00	13	\$39,000.00	4	\$12,000		
42	2506.502	CONSTRUCT DRAINAGE STRUCTURE 48-4020	EA	\$5,000.00	15	\$75,000.00	5	\$25,000		
43	2506.502	CONSTRUCT DRAINAGE STRUCTURE 60-4020	EA	\$8,000.00	4	\$32,000.00	3	\$24,000		
44	2506.502	CONSTRUCT DRAINAGE STRUCTURE 96-4020	EA	\$12,000.00	2	\$24,000.00				
45	2506.502	CASTING ASSEMBLY- STORM	EA	\$900.00	34	\$30,600.00	10	\$9,000	2	\$1,800.00
46	2506.618	F&I MANHOLE BAFFLE	SF	\$300.00	112	\$33,600.00	24	\$7,200	24	\$7,200.00
47	2511.507	RANDOM RIP RAP CLASS III	CY	\$100.00	24	\$2,400.00			15	\$1,500.00
48	2531.503	CONCRETE CURB AND GUTTER (B418)	LF	\$18.00	9720	\$174,960.00	3400	\$61,200		
49	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	\$70.00	2108	\$147,560.00	80	\$5,600	202	\$14,140.00

Blaine NW Area Recon
Blaine, MN
December 2022

LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT AREA 1		PROJECT AREA 2		PROJECT AREA 3	
					ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST
50	2531.618	TRUNCATED DOMES	SF	\$110.00	192	\$21,120.00	36	\$3,960		
51	2521.518	4" CONCRETE SIDEWALK	SF	\$7.00	41640	\$291,480.00	270	\$1,890		
52	2521.518	6" CONCRETE SIDEWALK	SF	\$8.00	1440	\$11,520.00	270	\$2,160		
53	2531.604	8" CONCRETE VALLEY GUTTER	LF	\$40.00	160	\$6,400.00	160	\$6,400		
54	2540.601	IRRIGATION ALLOWANCE	LS	\$30,000.00	1.00	\$30,000.00	0.24	\$7,200	0.08	\$2,400.00
55	2540.601	LANDSCAPE ALLOWANCE	LS	\$15,000.00	1.00	\$15,000.00	0.24	\$3,600	0.08	\$1,200.00
56	2540.601	STORMWATER TREATMENT ALLOWANCE	LS	\$50,000.00	1.00	\$50,000.00	0.24	\$12,000	0.08	\$4,000.00
57	2540.602	TEMP MAILBOX	EA	\$50.00	152	\$7,600.00	15	\$750	10	\$500.00
58	2540.602	INSTALL MAIL BOX SUPPORT	EA	\$150.00	152	\$22,800.00	15	\$2,250	10	\$1,500.00
59	2563.601	TRAFFIC CONTROL	LS	\$20,000.00	1	\$20,000.00	0.24	\$4,800	0.08	\$1,600.00
60	2564.518	SIGN PANELS TYPE C	SF	\$60.00	150	\$9,000.00	60	\$3,600	20	\$1,200.00
61	2573.502	CONIFEROUS TREE 6' HT B&B	TREE	\$800.00						
62	2573.502	DECIDUOUS TREE 2.5" CAL B&B	TREE	\$900.00	27	\$24,300.00	10	\$9,000	5	\$4,500.00
63	2573.502	STORM DRAIN INLET PROTECTION (WIMCO)	EA	\$200.00	46	\$9,200.00	12	\$2,400	4	\$800.00
64	2573.503	SILT FENCE, TYPE MS	LF	\$3.00	600	\$1,800.00			300	\$900.00
65	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	\$6.00	500	\$3,000.00				
66	2574.507	COMMON TOPSOIL BORROW (CV)	CY	\$25.00	2590	\$64,750.00	910	\$22,750	130	\$3,250.00
67	2575.504	SODDING TYPE LAWN	SY	\$8.00	12950	\$103,600.00	4530	\$36,240	670	\$5,360.00
68	2582.518	CROSSWALK EPOXY	SF	\$8.00						

STREETS TOTAL \$2,611,460.50 CONSTRUCTION TOTAL \$618,420.00 CONSTRUCTION TOTAL \$210,800.70

1	2504.602	REMOVE GATE VALVE	EA	\$450.00	3	\$1,350.00	2	\$900.00		
2	2504.602	ADJUST GATE VALVE & BOX	EA	\$600.00	16	\$9,600.00	11	\$6,600.00		
3	2504.602	8" GATE VALVE & BOX	EA	\$6,000.00	3	\$18,000.00	2	\$12,000.00		
4	2505.602	CONNECT TO EXISTING WATERMAIN	EA	\$1,300.00	6	\$7,800.00	4	\$5,200.00		
5	2504.602	VALVE BOLT REPLACEMENT	EA	\$3,500.00	2	\$7,000.00	2	\$7,000.00		

WATER MAIN TOTAL \$48,125.00 CONSTRUCTION TOTAL \$34,870.00 CONSTRUCTION TOTAL

1	2104.502	REMOVE CASTING (SANITARY)	EA	\$300.00	28	\$8,400.00	12	\$3,600.00		
2	2506.502	CASTING ASSEMBLY - SANITARY	EA	\$1,200.00	28	\$33,600.00	12	\$14,400.00		

SANITARY TOTAL \$46,200.00 CONSTRUCTION TOTAL \$19,800.00 CONSTRUCTION TOTAL

SUBTOTAL CONSTRUCTION COSTS \$2,705,785.50 \$673,090.00 \$210,800.70
ADMINISTRATION COSTS \$811,735.65 \$201,927.00 \$63,240.21
SUBTOTAL PROJECT COSTS \$3,517,521.15 \$875,017.00 \$274,040.91
TOTAL PROJECT COSTS \$4,666,580.00

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