



FEASIBILITY REPORT

2025 PMI FEASIBILITY STUDY

INVER GROVE HEIGHTS | DAKOTA COUNTY | MINNESOTA

May 28, 2024

Prepared for:

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

CITY PROJECT NOs. CP 2025-09D,
CP 2025-09E, and CP 2025-09F

WSB PROJECT NO. 024055-000



May 28, 2024

Honorable Mayor and City Council
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Feasibility Report
2025 PMI Feasibility Study
City Project Nos. CP 2025-09D, CP 2025-09E, and CP 2025-09F
City of Inver Grove Heights, MN
WSB Project No.024055-000

Dear Honorable Mayor and City Council Members:

The following is a feasibility report addressing infrastructure improvements for three neighborhoods within the City of Inver Grove Heights as follows:

- CP 2025-09D: Barbara Avenue and 46th Street Area
- CP 2025-09E: 50th Street Area (Babcock Trail to TH 3)
- CP 2025-09F: 102nd Street and Akron Avenue Area

The proposed improvements for Barbara Avenue and 46th Street neighborhood includes full reconstruction of street, storm sewer, sanitary sewer and watermain north of and including 47th Street. It also includes full depth reclamation of the street with partial curb and gutter replacement, stormwater upgrades and utility adjustments south of 47th Street. The 50th Street area is comprised of full depth reclamation with spot curb and gutter replacements and utility adjustments. The 102nd / Akron area improvements mostly involves milling and overlaying with some full depth reclamation of the street and storm sewer improvements.

We would be happy to discuss this report with you at your convenience. Please contact me directly at 608.632.1432 if you have any questions.

Sincerely,

WSB

Kyle Hoff, PE
Project Manager

Attachments

cc: Monica Heil, WSB



Table of Contents

Letter of Introduction

Table of Contents

Certification

Executive Summary 1

1. Introduction 4

 1.1 Authorization 4

 1.2 Scope 4

 1.3 Data Available 5

 1.4 Project Location 6

2. Existing Conditions 7

 2.1 Surface and Street 7

 2.2 Parking Restrictions 9

 2.3 Signage 10

 2.4 Utility 10

 2.4.1 Sanitary Sewer 10

 2.4.2 Water Main 10

 2.4.3 Storm Sewer and Drainage 10

 2.5 Sidewalks 12

 2.6 Street Lighting 12

 2.7 Groveland Park 12

 2.8 Subsurface Contamination 12

 2.9 Agencies 12

3. Proposed Improvements 13

 3.1 Surface and Street 13

 3.2 Parking Restrictions 14

 3.3 Street Width Analysis 15

 3.4 Signage 16

 3.5 Utility 16

 3.5.1 Sanitary Sewer 16

 3.5.2 Water Main 17

 3.5.3 Storm Sewer 17

 3.6 Sidewalks 19



3.7	Street Lighting	19
3.8	Groveland Park Improvements	19
3.9	Agencies	20
3.10	Right-of-Way and Easements	20
3.11	Permits / Approvals.....	22
3.12	Construction Access/Staging	22
3.13	Public Involvement	22
4.	Financing	23
4.1	Opinion of Probable Cost	23
4.2	Funding	23
4.3	Preliminary Assessment Roll.....	24
5.	Project Schedule	27
6.	Feasibility and Recommendation	28

Appendix A

Figures

Appendix B

Maps

Appendix C

Opinions of Probable Cost

Appendix D

102nd and Akron Stormwater and Erosion Control Improvements
Exhibits and Opinions of Probable Cost

Appendix E

Assessment Maps
Preliminary Assessment Rolls

Appendix F

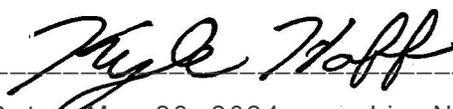
Open House Summary



Certification Sheet

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.

Kyle Hoff, PE



Date: May 28, 2024 Lic. No. 59709

Quality Control Review Completed By:

Monica Heil, PE



Date: May 28, 2024 Lic. No. 47497



Executive Summary

The feasibility study and report has been prepared for the City of Inver Grove Heights 2025 Pavement Management Initiative (PMI) Improvements, include the City Projects listed below:

- CP 2025-O9D: Barbara Avenue and 46th Street Area
- CP 2025-O9E: 50th Street Area (Babcock Trail to TH 3)
- CP 2025-O9F: 102nd Street and Akron Avenue Area

Maps illustrating the project locations can be found in Figures 1, 2 and 3 in **Appendix A**.

The proposed improvements for Barbara Avenue and 46th Street neighborhood includes full reconstruction of street, storm sewer, sanitary sewer and watermain north of and including 47th Street. It also includes full depth reclamation of the street with partial curb and gutter replacement, stormwater upgrades and utility adjustments south of 47th Street. The 50th Street area is comprised of full depth reclamation with spot curb and gutter replacements and utility adjustments. The 102nd / Akron area improvements mostly involves milling and overlaying pavement with some full depth reclamation of the street and storm sewer improvements.

The total length of roadways included in the 2025 PMI projects is 6.5 miles. Detailed information for each of the three project areas is provided in the full report.

The total project cost is estimated to be \$14,986,553. The project is proposed to be funded through a combination of municipal funds and special assessments. The estimated costs for the proposed improvements are detailed in the table below. Those costs include a 10% construction contingency and 28% allowance for indirect costs.

The improvements are proposed to be funded from the Pavement Management – Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital fund (Fund 531), and Special Assessments to the benefitting property owners.

The 2025 PMP improvements are scheduled to begin construction during the spring of 2025, with utility and street surface improvements to be substantially complete by September 2025. Due to the size and scope of the overall project, we recommend the City consider bidding the overall project as two separate construction projects: one project for the 46th Street and Barbara Area (reconstruction and full depth reclamation portions, estimated at \$9,503,041 or approximately 63% of the 2025 PMI total project costs) and one project for the 50th Street and 102nd Street/ Akron Avenue areas (overlays, mill & overlays, and full depth reclamations) of the 2025 PMI projects (remaining \$5,483,512 or 37% of the remaining 2025 PMI total project costs).

The 2025 PMI proposed project area includes 120 single family residential properties, 72 multi-family residential parcels, 94 estate properties, nine commercial properties, two planned unit developments, 11 industrial properties, 18 agricultural properties, 11 public institutional properties and 7 properties with no zoning.



Estimated Project Costs							
Project	Pavement Management Method	Street Imp.	Storm Sewer Imp.	Sanitary Sewer Imp.	Watermain Imp.	Groveland Park Trail and Parking	Total
						Lot Imp.	
CP 2025-09D	Full Recon ⁽¹⁾	\$3,819,921.60	\$1,090,341.12	\$1,415,641.50	\$2,270,118.40	\$70,360.58	\$8,666,383.20
	FDR	\$416,714.50	\$360,518.40	\$54,989.44	\$4,435.20	\$0.00	\$836,657.54
CP 2025-09E	FDR	\$1,957,971.90	\$407,855.36	\$93,491.20	\$41,219.20	\$0.00	\$2,500,537.66
CP 2025-09F	M&O ⁽²⁾	\$2,084,803.78	\$396,574.40	\$0.00	\$0.00	\$0.00	\$2,481,378.18
	FDR ⁽³⁾	\$477,347.20	\$24,248.76	\$0.00	\$0.00	\$0.00	\$501,595.96
Total		\$8,756,758.97	\$2,279,538.04	\$1,564,122.14	\$2,315,772.80	\$70,360.58	\$14,986,552.53

Notes: (1) Includes easement costs for sewer main replacement outside of ROW. Included in Sanitary Sewer Improvements.
 (2) Includes construction and easement costs for potential storm water and erosion control improvements near 10281 Akron Ave (Alt A), 1235 102nd Street (Alt 3), 1415 102nd Street (Alt 1) and 105th Street. Easement cost
 (3) Includes construction and easement costs for potential storm water improvements on 102nd Court

Funding Source								
Project	Pavement Management Method	Pavement Management - Local Streets	Pavement Management - Parks (Fund 440)	Storm Water Capital (Fund 531)	Sewer Capital (Fund 521)	Water Capital (Fund 511)	Special Assessments	Total
		(Fund 440)	(Fund 440)	(Fund 531)	(Fund 521)	(Fund 511)		
CP 2025-09D	Full Recon ⁽¹⁾	\$2,498,625.75	\$70,360.58	\$792,709.63	\$1,415,641.50	\$2,270,118.40	\$1,618,927.34	\$8,666,383.20
	FDR	\$210,970.36	\$0.00	\$177,643.84	\$54,989.44	\$4,435.20	\$388,618.70	\$836,657.54
CP 2025-09E	FDR	\$881,087.35	\$0.00	\$183,534.91	\$93,491.20	\$41,219.20	\$1,301,204.99	\$2,500,537.66
CP 2025-09F	M&O ⁽²⁾	\$416,960.76	\$0.00	\$184,986.33	\$0.00	\$0.00	\$1,879,431.09	\$2,481,378.18
	FDR ⁽³⁾	\$214,806.24	\$0.00	\$10,911.94	\$0.00	\$0.00	\$275,877.78	\$501,595.96
Total		\$4,222,450.45	\$70,360.58	\$1,349,786.65	\$1,564,122.14	\$2,315,772.80	\$5,464,059.90	\$14,986,552.53

Notes: (1) Includes easement costs for sewer main replacement outside of ROW.
 (2) Includes construction and easement costs for potential storm water and erosion control improvements near 10281 Akron Avenue (Alt A), 1235 102nd Street (Alt 3), 1415 102nd Street (Alt 1) and 105th Street.
 (3) Includes construction and easement costs for potential storm water improvements on 102nd Court

The City's assessment policy states that reconstruction projects shall be assessed at 35%, full-depth reclamation projects shall be assessed at 55%, and mill & overlay projects shall be assessed at 80% of the assessable street and storm improvement costs. Assessment amounts are calculated using the adjusted front foot, per lot and per area methods, depending on the project area location. The recommended assessment for each project area is shown in the table below. Assessment term and interest will be decided per policy at the time of assessment hearing and levy by Council, if not paid up front. City policy states that assessments not paid to the City within 30-days of being levied by Council will be certified with the County for a 5 (under \$5,000), 10 (under \$10,000), or 15 (\$10,000 and over) year term with interest.



Preliminary Assessment Rates					
Project	Pavement Management Method	Assessment Method	Single Family Per Lot Rate	Adjusted Front Foot Rate	Area Rate (Per Acre)
CP 2025-09D	Full Recon	Combined Adjusted Front Foot and Per Lot	\$ 13,262.51	\$ 122.11	NA
	FDR		\$ 10,255.44	\$ 79.85	NA
CP 2025-09E	FDR	Area	NA	NA	\$ 15,856.75
CP 2025-09F	M&O	Combined Adjusted Front Foot and Per Lot	\$ 19,936.66	\$ 54.05	NA
	FDR		\$ 17,242.36	\$ 61.08	NA

This project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.



1. Introduction

1.1 Authorization

The City Council authorized the preparation of a feasibility study on November 13, 2023, as part of the City's Pavement Management Initiative. The project includes three areas.

1.2 Scope

The proposed improvements can be summarized according to the descriptions below.

CP 2025-09D Barbara Avenue and 46th Street Area

- Full reconstruction of the asphalt pavement and curb and gutter on Audrey Ave, 46th Street E, 47th Street E from Bacon Ave to east terminus, August Way, Bacon Ave, Bacon Court, Upper 45th Street E, Barbara Ave north of 47th Street E, and Barbato Court
- Full depth pavement reclamation and spot curb replacement on 47th Street E from Babcock Trail to the cul-de-sac, Barbara Ave south of 47th Street E, and 49th Street E.
- Replacement of all storm sewer within the street reconstruction area and the addition of storm sewer north of 47th Street E.
- The addition of stormwater quality treatment structures prior to each discharge pipe section
- The addition of an outlet control structure for the existing stormwater pond south of 49th Street E to control stormwater outflows from the neighborhood
- Sanitary sewer pipe and structure replacement north of and including 47th Street. Sanitary sewer structure maintenance, repairs and adjustments south of 47th Street.
- Replacement of all watermain, gate valves, hydrants and replacement of services to the right-of-way on 47th Street E and to the north. Adjustments of gate valves south of 47th Street.
- Spot gate valve and hydrant repairs south of 47th Street.
- Groveland Park parking lot full depth reclamation and spot curb replacement along with pavement replacement on bituminous trails.

CP 2025-09E 50th Street Area (Babcock Trail to TH 3)

- Full depth pavement reclamation and spot curb replacement on 50th Street and Ashley Lane
- Storm sewer structure maintenance, select replacement and adjustment.
- Sanitary sewer structure maintenance and adjustments.
- Cured in place (CIPP) lining of a segment of sanitary sewer with cracks



- Gate valve adjustments and select gate valve box replacement. Select hydrant replacement.

CP 2025-09F 102nd Street and Akron Avenue

- Mill and overlay with spot curb replacement on Akron Avenue, 102nd Street, Adam Avenue, Amy Court and 105th Street W
- Full depth pavement reclamation and spot curb replacement on 102nd Court W, Andrea Trail and Agatha Avenue
- Drainage and erosion control improvements being considered include:
 - Jet cleaning of the existing culvert under Akron Avenue near 102nd Street
 - A new culvert from south of the 10329 Akron driveway to convey storm runoff to the existing storm pipe on the eastern side of the Akron Avenue, routing storm water away from existing drainage issues at 10281 Akron Avenue
 - Replacement of an existing culvert under Adam Avenue near 102nd Street
 - Replacement of an existing culvert on the property of 10235 102nd Court
 - A new culvert under 102nd Court
 - Full depth milling and establishing a crown for an approximate 300 foot length of 102nd Street in front of 1235 102nd Street, grading north to allow drainage from the street to sheet flow down the embankment, filling the eroded portion of the embankment and working with the property owner at 1235 102nd Street
 - Replacement of a corroded storm culvert across 102nd Street and addition of storm sewer along the north side of 102nd Street west of the driveway to 1415 102nd Street E
 - Curb extension past the driveways on 105th Street from the driveways of 1064 and 1065 105th Street
 - Jet cleaning and digging out driveway culverts that have been buried or have debris.

1.3 Data Available

City staff and WSB collaborated to acquire multiple forms of data to use in determining the maintenance and improvements needed for this project. This data included:

- Geotechnical borings and pavement cores to determine the existing pavement condition and recommend pavement management method.



- Topographic survey of the three project areas.
- LiDAR topography data from Dakota County.
- Inver Grove Heights (IGH) GIS data inventory of all storm, sanitary and water utilities within project area.
- Structure inspections and measure downs of all storm, sanitary and watermain structures within project limits.
- Televising of all sanitary pipes throughout Barbara Avenue and 46th Street area and 50th Street project areas.
- Analysis of sanitary sewer conditions provided by IGH.
- Pavement rating data provided by IGH.

1.4 Project Location

The Project Location Maps highlighting the project areas are included in **Appendix A**.



2. Existing Conditions

2.1 Surface and Street

CP 2025-09D Barbara Avenue and 46th Street

This is a residential neighborhood predominantly composed of single-family homes. All streets within the project are paved with bituminous and include curb and gutter on both sides of the street. There are no existing sidewalks along any of the streets. There is a bituminous path within Groveland Park that runs from 46th Street and August Way to Bacon Ave and 47th Street. Streets north of 47th Street are mostly 30 feet wide and have a right-of-way (ROW) of 60 feet. Bacon Avenue south of 46th Street, 47th Street, Barbato Court, Barbara Avenue south of 47th Street and 49th Street are 36 feet wide with a 60 foot ROW. The only steep slopes throughout the project area are along the stormwater basins adjacent to 49th Street E.

The existing pavement and aggregate depths vary throughout the project area. A summary of pavement data for the Barbara Avenue and 46th Street area is outlined below in Table 1. This data was obtained using boring and coring investigation data obtained in early 2024. Pavement rating data also included in the table was provided by the City of IGH (Braun report, 2019).

Table 1 Barbara Avenue and 46th Street Summary of Existing Conditions				
Street Name	Location	Aggregate Depth (inches)	Pavement Depth (inches)	Existing PCI
Audrey Avenue	North of August Way	9	1.5	50
Bacon Avenue	At Upper 45th Street intersection	10	2.5	23
Bacon Court	Center of cul-de-sac	11	5.5	21
Barbato Court	Center of cul-de-sac	14	4	7
47th Street E	Center of eastern cul-de-sac, near 2114 47th St E	11	0.25	15
Barbara Ave	4801/4827 Barbara Ave	6	4	31
49th Street E	Near 4870 Babcock Trail	12	4.5	24
47th Street E	Near 1886 47th St E	7	4	18

CP 2025-09E 50th Street Area (Babcock Trail to TH 3)

This is a mostly commercial and industrial area, with 50th Street serving as an industrial collector and Ashley serving as local street for accessing the Avana Southview apartment buildings. Both streets are paved with bituminous and include curb and gutter on both sides of the street. The ROW is 100 feet on 50th Street and 60 feet on Ashley Lane.



There is an existing 6-foot wide sidewalk along the north and east sides of 50th Street from Robert Trail to Ashley Lane. There is also a bituminous trail along Ashley Lane but this is outside the ROW and is privately owned and maintained by the Avana Southview apartment complex.

At the intersection of 50th Street and Robert Trail (TH 3), there is a traffic signal with detection loops in the pavement.

The existing pavement and aggregate depths vary throughout the project area. A summary of pavement data for the 50th Street and Ashley Lane area is outlined below in Table 2. This data was obtained using boring and coring investigation data obtained in early 2024. Pavement rating data also included in the table was provided by the City of IGH (Braun report, 2019).

Table 2 50th Street Area Summary of Existing Conditions				
Street Name	Location	Aggregate Depth (inches)	Pavement Depth (inches)	Existing PCI
50 th Street E	Near driveway of 1290 50 th St E	16	10.5	8
50 th Street E	S. driveway of 1470 50 th St E	12	10	10
Ashley Lane	Midpoint of curve	7	3.5	18
50 th Street E	Center of 4870 50 th St E	4	11	15

CP 2025-09F 102nd Street and Akron Avenue

This is a rural residential neighborhood with all estate or agricultural properties. All streets are paved with bituminous pavement. The area has some curb and gutter on parts of 102nd Street and 105th Street and along the full length of Adam Avenue, Andrea Trail and Amy Court. The ROW varies from 50 feet to 80 feet throughout the project area.

The existing pavement and aggregate depths vary throughout the project area. A summary of pavement data for the 102nd Street and Akron Avenue area is outlined below in Table 3. This data was obtained using boring and coring investigation data obtained in early 2024. Pavement rating data also included in the table was provided by the City of IGH (Braun report, 2019).



Table 3 102 nd Street and Akron Avenue Summary of Existing Conditions				
Street Name	Location	Aggregate Depth (inches)	Pavement Depth (inches)	Existing PCI
102 nd Street E	1415 102 nd Street E	8	4	68
Andrea Trail	10389 Andrea Trail	9	5	12
102 nd Street E	1190 102 nd Street W	7	3	71
Adam Avenue	Near 10118 Adam Ave driveway	6	4.5	65
Adam Avenue	Near 10073 Adam Ave driveway	5	4.5	65
Adam Avenue	9903 Adam Ave	6	5	63
102 nd Street W	1420 102 nd Street W	5	4.5	68
102 nd Court W	About 80 ft north of cul-de-sac	12	4.5	7
Akron Ave	10329 Akron Ave	8	4.5	68
105 th Street W	Between 1155-1111 105 th St W	12	3.5	72
Amy Court	South end of cul-de-sac	8	6	59
105 th Street E	Near 1184 105 th St E driveway	7	5	72
Akron Ave	Near 10581 Akron Ave	6	3.5	74
Akron Ave	10775 Akron Ave	4	4	63

2.2 Parking Restrictions

Within the Barbara Avenue and 46th Street Area, the south side of 46th Street from Audrey Avenue to Bacon Avenue, adjacent to Groveland Park, has signage restricting on-street parking. The street is 30 feet wide from curb face to curb face so this restriction allows for parking on the north side of the street while still having at least 20 feet clear for two-way traffic. The remaining roadways are 30 feet wide or 36 feet wide, with no posted parking restrictions on the streets or cul-de-sacs.

In the 50th Street Area, 50th Street is marked for no parking on both sides from Trunk Highway 3 (S. Robert Trail) to about 400 feet east of the eastern 50th Street / Ashley Lane intersection. The no parking designation is posted on both sides of the road within the center left turn lane section of 50th Street. Once the striping tapers into a two lane road, 50th Street has no posted parking restrictions from 400 feet east of Ashley Lane to Babcock Trail.

Adam Avenue and 102nd Street Area have no posted parking restrictions.



2.3 Signage

City staff evaluated the condition of existing sign panels throughout all three project areas. Most of the signs are in poor condition, mainly due to fading reflectivity.

2.4 Utility

The City of Inver Grove Heights owns, operates and maintains storm sewer, sanitary sewer, and watermain within the project area.

2.4.1 Sanitary Sewer

The Barbara Avenue / 46th Street and 50th Street areas of the project have sanitary sewer systems located within the streets. The Barbara / 46th sanitary sewer was installed in phases in the late 1960s to early 1980s. The 50th Street area sanitary sewer was installed in the 1980s. The 102nd Street and Akron Avenue area is not served by sanitary sewer.

8-inch VCP sanitary sewer exists within the Barbara Ave and 46th Street area. 8-inch VCP sanitary sewer also extends along the majority of 50th Street. There is no public sanitary sewer along Ashley Lane which is served by a private 8-inch sewer off of 50th Street.

City staff televised the sanitary sewer within the Barbara Ave and 46th Street area of the project. The televising revealed a number of sags, offset joints, groundwater infiltration and root intrusion issues within the existing sanitary sewer mains that could adversely affect conveyance of gravity sanitary sewer flow.

City staff had the 50th Street VCP sanitary sewer televised as well, and found that it was generally in good condition. The exception was one segment of pipe showing an area where the pipe walls were cracked.

2.4.2 Water Main

Similar to the sanitary sewer, the Barbara Avenue / 46th Street and 50th Street project areas are served by watermain while the 102nd Street / Akron area is not. The Barbara and 46th neighborhood area has 6-inch cast iron pipe (CIP) installed in the 1950s which has a history of breaks and is in poor condition located on 47th Street and all streets north of 47th Street. There is 6-inch ductile iron pipe (DIP) located south of 47th Street installed in the 1980s that is in good condition. 50th Street has 16-inch to 20-inch trunk DIP watermain along the right-of-way, and portions of that main exist outside of the street section. This watermain was installed in the 1980s. There is 6-inch private watermain outside of Ashley Lane that loops through the Southview Gables Apartments common area to 50th Street.

2.4.3 Storm Sewer and Drainage

The sections below provide a summary of the existing storm sewer and drainage conditions for each project area.



CP 2025-09D Barbara Avenue and 46th Street

There is existing RCP storm sewer throughout the majority of this project area which was installed in phases in the late 1960s to early 1980s. However, 46th Street west of Audrey Ave, Audrey Ave, August Way, Bacon Ave, Barbara Ave north of 47th Street and Upper 45th Street do not have existing storm sewer along those streets. This can result in drainage issues as storm water may not be able to drain into the storm sewer system in a timely manner during larger storm events. The streets are graded such that they drain to catch basins on Babcock Trail, 46th Street and 47th Street, which could exceed the collection capacity of those inlets in larger storms.

There is an existing culvert under 49th Street which drains from the DNR owned and operated pond on the north side to the City pond on the south side. This culvert is frequently blocked by debris and requires significant maintenance to ensure proper flow continues. Meanwhile, the City pond has not been dredged for a long time and has significant sedimentation on the bottom.

CP 2025-09E 50th Street

Throughout 50th Street and Ashley Lane, there is RCP storm sewer, installed in the 1980s, to collect the drainage collected by the curb and gutter. There are no known drainage issues throughout this project area.

CP 2025-09F 102nd Street and Akron Avenue

Due to the more rural nature of the 102nd Street and Akron Avenue area, there is comparatively less storm sewer than the other two project areas. Where curb and gutter exists, there is RCP storm sewer and curb inlets to collect the drainage. For all other areas of the 102nd Street Akron Avenue project area, there are CMP culverts at street intersections and under driveways, and streets otherwise sheet drain off the roadways to existing low points. This was installed in phases starting in the late 1970s to the early 2000s.

There are a few identified drainage concerns that the City would like to consider for inclusion in the scope of this improvement project. The first is at 10281 Akron Avenue, where runoff from the street is draining towards the building structure and creating concerns of water damage for the homeowner. The second is on 102nd Court, where there is insufficient street grade within the cul-de-sac, causing icing issues in the winter. The third is an erosion issue at 1235 102nd Street E, where street drainage is contributing to erosion along the hillside on the north side of the street during large and intense storm events. The fourth concern is a corroded street culvert crossing 102nd Street at 1415 102nd Street, which also has a similar erosion issue as 1235 102nd Street. The fifth and final concern is poor drainage along the edge of the street on 105th Street for the properties just west of where the curb stops. Some of the stormwater stays along the edge of the pavement and at the end of driveways instead of draining into ditches. This can cause premature failure of the street section and continuous driveway maintenance for property owners. Further details of this can be found in **Appendix D** and the Drainage Report.



2.5 Sidewalks

Most of the local street sections do not include existing concrete sidewalks. A 6-foot concrete sidewalk exists along the north/east side of 50th Street between TH 3 (South Robert Street) and Ashley Lane, as shown in Figure 2 of **Appendix A**.

2.6 Street Lighting

The Barbara Ave / 46th Street and 50th Street areas have existing streetlights only located at each intersection. The remainder of the street segments do not have any lighting. The streetlights are maintained under existing contracts with Xcel Energy. The light heads in the Barbara Ave / 46th Street area have been updated by Xcel to the new Cobra LED style. The poles and wiring appear to be original. The Akron Ave / 102nd Street area does not have any lighting throughout the project area.

2.7 Groveland Park

The Barbara Ave / 46th Street Area is home to Groveland Park, a heavily used neighborhood park. The park has a baseball/softball field, basketball court, tennis court, outdoor ice rink, playground, shelter structure, parking lot and bituminous trails. The parking lot and trail bituminous pavements are in poor condition.

2.8 Subsurface Contamination

City staff provided WSB with a map of Hazardous Waste Sites within the City dated 11/15/2008. This map highlighted that there may have been an MPCA Identified Dump Site in the Groveland Park area. This could impact costs considerably if excavation for the street or utility work revealed contaminated soils, which would require proper removal and disposal by the City's contractor. Four borings were taken in the area of potential contamination (B-2 through B-5). During that investigation, no odor, oil sheen on groundwater nor contaminant product was observed within the borings. While this does not completely rule out the possibility of encountering contaminated soils during construction, no indications of contaminants were encountered during any of the geotechnical activities. An assumed quantity for contaminated soil excavation is included in the Opinion of Probable Cost for the 46th Street/ Barbara area in **Appendix C** as a placeholder within the budget in the event contaminated soils are encountered.

2.9 Agencies

50th Street has eight Metro Transit bus stops that are signed in the boulevard areas behind the curb, with no concrete landing pads or benches.

TH 3, Robert Trail South, is a MNDOT state road with a traffic light.

There are Dakota County trunk highways the City roads connect with: Babcock Trail (CSAH 73), Mendota Road (CSAH 14), Rich Valley Boulevard (CSAH 71), and Cliff Road (CSAH 32).



3. Proposed Improvements

3.1 Surface and Street

Recommended surface improvements with the 2025 PMP project are intended to extend the life of the existing roadway systems, improve isolated drainage issues and improve the ride quality of roadways. All surface improvements can be seen in the opinion of probable costs in **Appendix C**.

CP 2025-09D Barbara Avenue and 46th Street

For the streets north of 47th Street E and including 47th Street, all the bituminous pavement, aggregate base and curb and gutter is proposed to be removed and replaced with the City's standard typical section. This is composed of 4" bituminous pavement, 6" gravel base and 24" sand subbase. All streets within the Barbara Avenue and 46th Street area of the project will remain urban street sections, and new concrete curb and gutter will be installed throughout.

For those streets south of 47th Street, Full Depth Pavement Reclamation (FDR) is recommended. FDR, or reclamation for short, is the process by which the existing roadway surface is pulverized and mixed with the existing aggregate base below and reused as aggregate roadway base for the new street section. Street grades will closely match the existing grades so as to minimize construction impacts to adjacent properties. The new roadway is proposed to consist of the following section: 4 inches of bituminous pavement, 8 inches of reclaimed aggregate base atop an existing approved subgrade.

CP 2025-09E 50th Street

Due to the condition of the pavement section, and the need to replace portions of the watermain along 50th Street due to the watermain break history in the area, Full Depth Pavement Reclamation (FDR) is also recommended for the 50th Street area of the project. Street grades will closely match the existing grades so as to minimize construction impacts to adjacent properties. The new roadway is proposed to consist of the following section: 4 inches of bituminous pavement, 8 inches of reclaimed aggregate base atop an existing approved subgrade for Ashley Lane; 6 inches of bituminous pavement, 8 inches of reclaimed aggregate base atop an existing approved subgrade for 50th Street.

The full depth reclamation on 50th Street could damage the detection loops for the traffic signal at the intersection with Robert Trail (TH 3). Due to this, we are including costs to repair the loops if damaged during construction.

CP 2025-09F 102nd Street and Akron Avenue

Due to varying pavement conditions within the 102nd Street and Akron Avenue area of the project, a combination of Full Depth Reclamation and Mill and Overlay Improvements are proposed. Streets to be milled and overlaid include:

- Adam Avenue
- 102nd Street
- 105th Street



- Amy Court
- Akron Avenue

Streets to receive Full Depth Reclamation (FDR) Improvements include:

- 102nd Court
- Agatha Avenue
- Andrea Trail

Concrete curb and gutter exists within portions of the project. Spot concrete curb and gutter replacement is identified for these areas where structurally deficient concrete curb and gutter is determined to exist. Elsewhere, where no curb and gutter currently exists along the roadways, the new street sections are proposed to match current rural roadway sections.

The cul-de-sac on 102nd Court is not configured using the City's typical cul-de-sac design parameters. One item to be reviewed with final design of the project will be to determine if this cul-de-sac "bulb" configuration can be adjusted to provide a more typical cul-de-sac shape. In addition, there is a depressed area west of 102nd Court, without a piped outlet, that could potentially overtop the cul-de-sac at the low point up to an elevation of 4-feet above the low point, based on stormwater modeling of the area. City staff is only aware of one instance where the cul-de-sac was overtopped, and it was only to a depth of 6-inches. This project proposes to raise the low point on 102nd Court by approximately 1-foot to provide protection from overtopping. This will reduce the risk of the street being submerged without requiring a large replacement of the existing driveways and private landscaping.

The City will have a contingency plan of pumping stormwater (if 102nd Court overtops or is close to overtopping) from the depressed area on the south side of 102nd Street to the north side, where another depressed area exists but has a lower risk of flooding. If this becomes a frequent occurrence, the City may choose to install a pipe under 102nd Street to prevent flooding of 102nd Court. This would ideally be done the next time the pavement on 102nd Street needs to be rehabilitated.

On Akron Avenue, Dakota County is planning on constructing a crossing of the Veterans Memorial Greenway just north of the intersection with Cliff Road. The preliminary plans show the trail staying within the Cliff Road ROW south of 10995 Akron and 10959 Akron Avenue (lots 1 and 2 in the assessment map). The plans also show replacement of the pavement on Akron at the intersection from Cliff Road to the north end of the curb radii. This construction is planned for 2025, concurrently with this project. Therefore, the milling of Akron Avenue will terminate at the north radius points of the intersection with Cliff Road, staying away from the County project limits.

3.2 Parking Restrictions

No new parking restrictions are proposed with the project. Streets currently signed as "No Parking" will remain signed for "No Parking," and include the south side of 46th Street from Audrey Avenue to Bacon Avenue, adjacent to Groveland Park, and



both sides of 50th from Trunk Highway 3 (S. Robert Trail) to about 400 feet east of the eastern 50th Street / Ashley Lane intersection.

3.3 Street Width Analysis

The scope of this feasibility report included analysis of the existing street widths in the reconstruction portion of the Barbara Ave / 46th Street area. This analysis was to determine if any street segments could be reduced in width.

A reduction of street width has several benefits and is most economically efficient when fully reconstructing a street, as the existing curb and gutter, pavement and storm curb inlets are already being fully removed and need to be replaced. The benefits include: reduced stormwater runoff and improved stormwater quality; reduced costs for storm sewer and stormwater management; reduced pavement maintenance and snow plowing expenses; lower summer temperatures from a reduction of the urban heat island effect; and improved safety due to the impact of reduced lane widths on driver behavior and speed.

Generally, the street widths in the Barbara Avenue / 46th Street Area are either 30 feet wide or about 36 feet wide. The streets in the reconstruction area that are 36 feet wide are: Bacon Avenue between 46th Street and 47th Street, 47th Street and Barbato Court. This can be seen in **Appendix A**.

Bacon Avenue is immediately adjacent to Groveland Park and frequently fully parked along both sides of the street for events at the park. 47th Street from Bacon Avenue to Barbara Avenue also sees some of this spillover parking and provides the most direct access from the northwest portion of the neighborhood to Barbara Avenue. We recommend maintaining the existing street widths for these two segments for these reasons. This will ensure emergency vehicles have sufficient access along these two streets, in addition to providing on-street parking adjacent to the park area.

Barbato Court and 47th Street east of Barbara Avenue; however, see very little traffic and on-street parking. Narrowing these street segments would only require extending the existing driveways three feet. Based on existing driveway grades, we should be able to do that without extending the construction limits. Therefore, we recommend reducing both of these street segments to 30 feet wide for the benefits discussed above.

In addition to the street width analysis, the intersection configuration of 46th Street and Audrey Avenue is atypically large, allowing drivers on Audrey Avenue to traverse the corner of the intersection without reducing speed. One item for final design consideration will be an evaluation to construct a T-intersection at this location by revising the existing curb limits. Based on the existing grade and driveway locations, this should not cause any issues and would merely require a slight lengthening of the driveway at 4531 Audrey. An exhibit showing this proposed redesign is included in **Appendix A**.

After adjusting the proposed costs for the street width change on Barbato Court and 47th Street east of Barbara Avenue, the initial construction costs for the street improvements in the reconstruction area were reduced by approximately one percent. While this may not seem like an initial significant cost savings, as stated



above, the on-going maintenance costs associated with the roadways will be reduced for the life cycle of these streets.

For all of the above reasons, we recommend narrowing Barbato Court and 47th Street east of Barbara Avenue. We also recommend changing the geometry of the intersection of 46th Street and Audrey Avenue to be more like a T-intersection. The opinion of probable cost in **Appendix C** reflects the narrowing of Barbato Court and 47th Street.

3.4 Signage

Due to the poor condition of the existing signage throughout each project area, we propose to replace all signs that are in poor condition and salvage and reinstall the signs that are in good condition. No additional signage is proposed with this project.

The costs for the proposed signage improvements are included in **Appendix C**.

3.5 Utility

The City of Inver Grove Heights owns, operates and maintains storm sewer, sanitary sewer, and watermain within the project area. The improvements to these utilities are summarized below.

3.5.1 Sanitary Sewer

Due to the condition of the existing facilities determined with televising of the sanitary sewer system, the sanitary sewer is proposed to be replaced north of and including 47th Street in the Barbara Avenue and 46th Street area of the project. The existing VCP sanitary sewer main will be replaced with 8" PVC pipe. The sanitary sewer main and manholes will be replaced with the street improvements, as this provides the most timely and cost-effective opportunity to replace the utility infrastructure. Sanitary sewer services in this area will also be replaced, from the main line to the property lines/right-of-way.

Within the remaining portion of the Barbara Avenue and 46th Street area (south of 47th Street), and within the 50th Street area of the project, where Full Depth Reclamation (FDR) improvements are proposed, sanitary sewer manholes within the project are identified as needing new adjustment rings and/or castings will be repaired as a part of this project. One segment of collapsed pipe within Southview Townhomes will be repaired with this project.

One segment of pipe on 50th Street will be lined with this project. Elsewhere within the 2025 PMI area, other known sanitary sewer mainline repairs will be addressed with a larger sanitary sewer lining improvement project. Sanitary sewer lining improvements utilize in situ technologies that do not require excavation of the sanitary sewer system within the improved roadway areas, and therefore can be combined with a future and larger sanitary sewer lining project to realize an economy of scale.

Both areas with sanitary sewer work will require sanitary sewer bypassing to perform the replacement or lining of sewer pipes. This ensures service can remain continuous throughout the project duration.



The costs for the proposed sanitary sewer improvements are included in **Appendix C**.

3.5.2 Water Main

The watermain is proposed to be replaced north of and including 47th Street in the Barbara Avenue and 46th Street area of the project, due to break and maintenance histories within the area. The existing CIP 6-inch watermain will be replaced with 8-inch ductile iron pipe. New copper water services and curb stops will be installed from the main to the property line/right-of-way.

Within the remaining portion of the Barbara Avenue and 46th Street area (south of 47th Street), and within the 50th Street area of the project, where Full Depth Reclamation (FDR) improvements are proposed, watermain valve boxes will be adjusted and valve boxes will be replaced as determined to be necessary due to condition during construction.

The watermain work in the reconstruction portion of Barbara Avenue and 46th Street will require temporary water. This ensures service and fire protection can remain continuous throughout the project duration.

The water pressure in the Barbara Avenue and 46th Street area is higher than other areas of the City, and was a common complaint received from residents during the open house. The water pressure in that area ranges from 90 – 98 pounds per square inch (psi), which is an acceptable operating pressure. However, the more standard water pressure within the City is 80 psi or lower. To relieve issues caused by high water pressure, homeowners can consider having regulators or internal pressure reducers installed, at their own cost.

The costs for the proposed watermain improvements are included in **Appendix C**.

3.5.3 Storm Sewer

Within the Barbara Avenue and 46th Street area of the project, the storm sewer system will be completely replaced with the newly reconstructed streets north of and including 47th Street. Storm sewer will be extended as well to improve drainage of the streets.

While construction of the streets in this area would typically require infiltration of runoff from reconstructed streets, that portion of the project is located within a Drinking Water Supply Management Area (DWSMA), meaning that it is a high risk area for infiltration. Therefore, infiltration is not preferred, nor are rain gardens. The drainage report discusses options for filtration in more detail. With final design of the project, a sequenced evaluation of water quality options to provide treatment for reconstructed streets will be further evaluated.

Within the portion of the Barbara Avenue and 46th Street project area south of 47th Street, and also within the 50th Street area of the project, storm structure replacement is proposed, and castings will be replaced. In addition, a water quality structure is proposed to be added on 49th Street to pretreat stormwater before discharging into the City owned pond south of 49th Street. An overflow control structure is proposed to be installed as well at the outlet culvert for the



DNR pond on the north side of 49th Street. This culvert is frequently clogged with debris and an overflow control structure will reduce clogging and maintenance needs.

The City-owned stormwater basin south of 49th Street has significant sedimentation accumulating within it and dredging it or expanding it would offer an increase in stormwater capacity. However, this would be a large cost which may or may not fit within the budget of this project. It is proposed to include this as a bid alternate in the final design of the project and only award the work if it fits within the project's stormwater budget. This is considered a stormwater maintenance item and so it would not be assessed with the rest of the project and would be fully funded by City stormwater funds. The cost for this dredging is not included in the Opinion of Probable Cost in **Appendix C**.

Within the 102nd Street and Akron Avenue areas of the project, minor storm sewer repairs and additions are proposed to address localized drainage concerns. These include the following:

- Jet cleaning of an existing storm culvert under Akron Avenue near 102nd Street W.
- A new storm pipe from south of the 10329 Akron driveway to convey storm runoff and connect to the existing storm pipes on the eastern side of Akron Avenue, routing storm water away from existing drainage issues at 10281 Akron Avenue. This is considered Alternative A for 10281 Akron Avenue in **Appendix D**.
 - Alternatives B and C are not considered the best option due to their higher estimated cost.
- A new culvert under 102nd Court, along with the earlier identified raising of the low point on 102nd Court.
- Replacement of an existing culvert on the property of 10235 102nd Court, which is required for drainage of the stormwater draining from Akron Avenue.
- Replacement of an existing culvert under Adam Avenue at the 102nd Street eastern intersection.
- Near 1235 102nd Street, full depth milling of the asphalt pavement for approximately 300 feet of 102nd Street, regrading to establish a proper crown in the roadway, placing aggregate shoulders, grading to allow sheet flow of the roadway and filling of the eroded embankment near the driveway. This is considered Alternative 3 for 1235 102nd Street in **Appendix D**.
 - Alternative 1 for this location (which included adding curb and gutter, an inlet and a pipe to the bottom of the hill) was not chosen as the preferred option due to it's high cost and long term maintenance obligations for the City. Alternative 2 (which



involves filling the eroded area with rip-rap) was not chosen as it was not considered an effective long term option.

- Replacement of a corroded storm culvert across 102nd Street near 1415 102nd Street E.
- Addition of storm sewer on the north side of 102nd Street west of the driveway of 1415 102nd Street E (Alternate 1).
 - Alternate 2, involving installing rip-rap at the discharge of the culvert under 102nd Street, is not considered sufficient for long-term stability of the embankment.
- Curb extension on 105th Street from the driveways of 1064 and 1065 105th Street to 20-feet past the driveways.
- Jet cleaning and digging out driveway culverts that have been buried or have debris.

The costs for the proposed storm sewer improvements are included in **Appendix C**.

3.6 Sidewalks

No new sidewalks are proposed in any of the project areas. For the existing sidewalk on 50th Street, spot repairs and replacement of each pedestrian ramp is included in the opinion of probable costs.

The costs for the proposed sidewalk improvements are included in **Appendix C**.

3.7 Street Lighting

No new street lighting is proposed in any of the project areas. The light heads in the Barbara Avenue/ 46th Street area have been replaced by Xcel Energy with a Cobra LED style. The wiring and poles are original. This project does not propose any repairs or replacements.

If the property owners of each area wanted additional street lighting, per the City's assessment policy, that cost would be assessed 100% to the benefitting property owners. The property owners would also receive an increased quarterly lighting fee on their utility bill.

Xcel Energy has informed the City that all the lights in the Barbara Avenue / 46th Street and 50th Street areas are fed by overhead wires except for one exception in each area. The contractor will need to have the underground wires for those two light poles located but otherwise there should be no conflicts with underground electrical conduit. If the street construction conflicts with any of the light poles, coordination would be needed with Xcel Energy.

3.8 Groveland Park Improvements

The bituminous pavement in the parking lot and bituminous trails throughout Groveland Park are in poor condition. To remedy that, we propose performing a full depth reclamation on the parking lot pavement, provide spot curb replacement and remove/replace the bituminous trails throughout the park. It is recommended this



park improvement be completed in conjunction with the street improvements such that economies of scale are realized with the park improvements.

The costs for the proposed park improvements has been evaluated separately from the street and utility improvements for the Barbara Avenue and 46th Street work, but would be included with the reconstruction portion of the neighborhood. This separate opinion of probable cost is included in **Appendix C**.

3.9 Agencies

Metro Transit operates a bus service along 50th Street. Coordination with them will be required so they can determine a route detour and duration of that detour. They are also determining if they want to add bus landing and bench pads with this project. That is an ongoing conversation that will be completed during the final design of the project.

The termination of the project on 50th Street at the intersection with Robert Trail South (TH 3) will require coordination with MnDOT as it is their right-of-way. In particular, the City and design team will need to request record plans of the loop detectors at the traffic light and specify what repairs will be needed if the detectors are damaged.

Dakota County will require coordination for work done on Babcock Trail (CSAH 73), Mendota Road (CSAH 14), Rich Valley Boulevard (CSAH 71) and Cliff Road (CSAH 32), including traffic control measures required for construction. In addition, the City and design team will need to work with the County to address any potential conflicts between this project and their Veterans Memorial Greenway project along Cliff Road, which will cross Akron Avenue.

3.10 Right-of-Way and Easements

The work proposed with this project is expected to take place mostly within the City of Inver Grove Heights existing rights-of-way, within drainage and utility easements or in areas where the City maintains prescriptive rights in its operation and management of public utility services. However, this project will require easements from a limited number of property owners.

In the Barbara Avenue / 46th Street area, some of the water service shutoffs (curb stops) may be located just outside of the ROW. There are no existing drainage and utility (D&U) easements alongside the ROW in this area. However, as the City has maintained these services up to the curb stops in excess of seven-years, the City assumes it has prescriptive rights to maintain that infrastructure up to the curb stop location.

There is one location along Barbato Court where an sanitary sewer manhole is located at the ROW limits. It is proposed that this sanitary sewer manhole be relocated wholly into the ROW with this project. The City may be able to obtain a waiver of trespass agreement at no cost from the adjacent property owner to access the existing manhole for relocation, but an estimate of easement costs for this location is also included in the table below. The estimate is based on land values from Dakota County's GIS system, but the actual value at the time would need to be verified by an appraiser.



For the 102nd/Akron area, the City assumes it can the acquire necessary waivers of trespass agreements, temporary easements and permanent easements for no additional costs for improving existing drainage conditions for the adjacent property owners. This includes:

- A permanent easement on the west side of Akron Avenue to replace the existing culvert under Akron.
- A temporary construction easement for filling the eroded slope near 1235 102nd Street

For this feasibility report, WSB anticipates there will be some easements that will require compensation be made to the property owner in exchange for the easement. These are:

- 10235 102nd Court W
 - A permanent easement for the proposed culvert under 102nd Court
 - Permanent easements for the existing culverts and storm pipes, two of which are proposed to be replaced.
 - A permanent stormwater easement for the existing depressed area on the north side of the property, not including an area where the homeowner has an existing shed.
- 10326 Akron Avenue: A permanent easement over the existing storm sewer pipe at the front of the property, which this project proposes to connect to with a new pipe from the west side of Akron Avenue.
- 1415 102nd Street E
 - A permanent easement over the proposed pipe west of the driveway.
 - A permanent stormwater easement for the existing depressed area on the west side of the property, not including where the homeowner has existing structures.

Easement Estimated Costs									
Project	Pavement Management Method	Use	Assessable?	Address	Parcel Area (Acre)	Parcel Land Value	Land Value / SF	Estimated Easement Area (SF)	Estimated Easement Price (includes 25% contingency)
CP 2025-09D	Full Recon	Sewer Replacement	Yes	4665 Barbato Court E	0.37	\$ 80,400.00	\$ 4.99	600	\$ 3,741.34
CP 2025-09F	FDR	Proposed Culvert	Yes	10235 102nd Court W	3.99	\$220,100.00	\$ 1.27	500	\$ 791.48
CP 2025-09F	M&O	Existing Culverts	Yes	10235 102nd Court W	3.99	\$220,100.00	\$ 1.27	5700	\$ 9,022.86
CP 2025-09F	M&O	Existing Basin	No	10235 102nd Court W	3.99	\$220,100.00	\$ 1.27	52300	\$ 82,788.68
CP 2025-09F	M&O	Storm Pipe	Yes	1415 102nd Street E	2.13	\$203,300.00	\$ 2.19	1700	\$ 4,656.17
CP 2025-09F	M&O	Existing Basin	No	1415 102nd Street E	2.13	\$203,300.00	\$ 2.19	18000	\$ 49,300.62
CP 2025-09F	M&O	Storm Pipe	Yes	10326 Akron Avenue	2.58	\$228,600.00	\$ 2.03	4000	\$ 10,170.41
								Total	\$ 160,471.57



3.11 Permits / Approvals

An NPDES permit for construction activity will be required since more than one (1) acre will be disturbed by construction activities with the project.

MnDOT and Dakota County Work in Right-of-Way permits will be required for the work at TH 3 (South Robert Trail), CSAH 71 (Rich Valley Blvd), CSAH 32 (Cliff Road), CSAH 14 (Mendota Road), and CSAH 73 (Babcock Trail). A MnDOT drainage review or permit may be necessary as the Barbara and 46th Street area and the 50th Street area drains to MnDOT right-of-way.

3.12 Construction Access/Staging

The contractor will be responsible for providing access to all properties throughout the project. Adequately signed detours will be identified to direct traffic around the construction zones and notify users of the increased truck and construction activity.

3.13 Public Involvement

Neighborhood meetings were conducted in an open house format on April 11, 2024, and May 14, 2024. City and WSB staff attended and provided property owners with information regarding the proposed improvements, funding, schedule, and impacts associated with the project. The meetings were intended to update property owners on the status of the project, and to solicit comments from them regarding any issues or concerns they had relating to the proposed public infrastructure improvements. Summaries of both neighborhood meetings are included in **Appendix F**.

An online questionnaire/ survey was provided to the property owners of the Barbara Avenue and 46th Street reconstruction area. Paper copies of this survey were also available at City Hall. A sample of the questionnaire and the responses are shared in **Appendix F**.



4. Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$14,986,553. A detailed breakdown of the cost opinion for the proposed project can be found in **Appendix C** of this report. The opinion of cost incorporates estimated 2025 construction costs and includes a 10% contingency factor. Indirect costs are projected at 28% of the estimated construction cost and include legal, engineering, administrative, and financing costs.

Table 2 2025 PMP	
Improvement	Estimated Cost
Street Improvements	\$ 8,756,759
Drainage Improvements	\$ 2,279,538
Sanitary Sewer Improvements	\$ 1,564,122
Watermain Improvements	\$ 2,315,773
Groveland Park Improvements	\$ 70,361
GRAND TOTAL	\$ 14,986,553

4.2 Funding

The proposed funding for the improvements is a combination of funding from City funds and assessments to benefiting properties. The Cities' funding is from general tax levy and utility funds. The proposed amount for each source is identified below:

Table 3 Funding Summary	
Funding Source	Amount
Pavement Management Funds – Local Streets	\$ 4,222,450
Pavement Management Funds – Parks	\$ 70,361
Stormwater Utility Fund	\$ 1,349,787
Sewer Utility Fund	\$ 1,564,122
Water Utility Fund	\$ 2,315,773
Assessments	\$ 5,464,060
GRAND TOTAL	\$ 14,986,553



4.3 Preliminary Assessment Roll

Assessments will be levied to the benefiting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Assessment Policy. The proposed assessment rolls for the 2025 PMP Project are included in **Appendix D** of this report, along with corresponding assessment maps identifying the benefiting properties.

Special Assessments were calculated using the per lot, per front foot and per area methods in different portions of the project for properties abutting the proposed street improvements. Special Assessments were calculated using the total street, storm sewer and sidewalk costs for the project:

Project	Pavement Management Method	Assessable Street Imp.		Assessable Storm Sewer Imp.		Total
CP 2025-09D	Full Recon	\$3,775,131.01	+	\$850,375.68	=	\$4,625,506.69
	FDR	\$374,080.26	+	\$332,499.20	=	\$706,579.46
CP 2025-09E	FDR	\$1,957,971.90	+	\$407,855.36	=	\$2,365,827.26
CP 2025-09F	M&O ⁽¹⁾	\$2,084,803.78	+	\$264,485.09	=	\$2,349,288.87
	FDR ⁽²⁾	\$477,347.20	+	\$24,248.76	=	\$501,595.96

Note: (1) Includes construction and easement costs for potential storm water and erosion control improvements near 10281 Akron Avenue (Alt A), 1235 102nd Street (Alt 3), 1415 102nd Street (Alt 1) and 105th Street.

(2) Includes construction and easement costs for potential storm water improvements on 102nd Court

In accordance with the City of Inver Grove Heights' Assessment policy, these costs were prorated based on the pavement management method (35% for full reconstruction, 55% for full depth reclaim, 80% for mill and overlay) to reflect the construction costs and the assessable costs (street and storm) for the project were calculated to be:

Project	Pavement Management Method	Assessable Costs		Percent Assessed		Total Assessable Costs
CP 2025-09D	Full Recon	\$4,625,506.69	*	0.35	=	\$1,618,927.34
	FDR	\$706,579.46	*	0.55	=	\$388,618.70
CP 2025-09E	FDR	\$2,365,827.26	*	0.55	=	\$1,301,204.99
CP 2025-09F	M&O ⁽¹⁾	\$2,349,288.87	*	0.80	=	\$1,879,431.09
	FDR ⁽²⁾	\$501,595.96	*	0.55	=	\$275,877.78

Note: (1) Includes construction and easement costs for potential storm water and erosion control improvements near 10281 Akron Avenue (Alt A), 1235 102nd Street (Alt 3), 1415 102nd Street (Alt 1) and 105th Street.

(2) Includes construction and easement costs for potential storm water improvements on 102nd Court

Assessments for projects CP 2025-09D and CP 2025-09F use a combination of the per lot and adjusted front foot methods. Assessments for single family and estate properties (and agricultural properties in the 102nd and Akron area used as single



family lots) were calculated using the per lot method for the assessable project costs for that proportion of the project. For all other lots, the adjusted front footage of the property (two times the actual front footage for properties with driveways not zoned or used as single-family residential or the actual front footage for properties without driveways on the improved street) is multiplied by the front foot rate.

Project CP 2025-09E uses the area method. The assessment is calculated by taking the adjusted lot area (properties receive a credit for pond easement areas or 100% reduction for state owned properties) multiplied by the area rate for that the project.

Special assessment rate calculation summaries for each assessment area are shown below.

CP 2025-09D Full Reconstruction Area

IGH FULL RECONSTRUCTION ASSESSMENT RATE CALCULATIONS (STREET & STORM)			
A	TOTAL ELIGIBLE STREET & STORM COSTS:	\$4,625,506.69	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS (35%):	\$1,618,927.34	line A x 35%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE (LF):	13258	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE (LF):	\$122.11	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS:	11187	From Table (Total SF adjusted SF front footage)
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS:	\$1,366,038.63	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS:	103	From Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT:	\$13,262.51	= Line F/Line G

CP 2025-09D Partial Reconstruction Area

PARTIAL RECONSTRUCTION (FDR) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$706,579.46	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$388,618.70	line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	4867	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$79.85	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	2055	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$164,087.00	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	16	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$10,255.44	= Line F/Line G

ASSESSMENT CALCULATIONS FOR COMMON-INTEREST COMMUNITY OR HOA PARCELS		
Item	Cedarwoods of Southview Condos (CIC#91)	Southview Townhomes (CIC#414)
Front Footage	378	494
Adjusted Front Footage	756	988
Adjusted Front Foot Assesment Rate	\$79.85	\$79.85
Subtotal Assesment Amount	\$60,364.85	\$78,889.52
Number of Units	30	39
Preliminary Assessment per Unit	\$2,012.16	\$2,022.81



CP 2025-09E Partial Reconstruction Area

IGH FDR ASSESSMENT RATE CALCULATIONS (STREET & STORM)			
A	TOTAL ELIGIBLE STREET, STORM AND SIDEWALK COSTS:	\$2,365,827.26	Feasibility Street, Storm and Sidewalk Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS (55%):	\$1,301,204.99	line A x 55%
C	TOTAL PROJECT ADJUSTED AREA (ACRE):	82.06	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED AREA (ACRE):	\$15,856.75	=Line B/Line C

Note: No Single Family Residential Parcels on the Project.

CP 2025-09F Mill and Overlay Area

MILL AND OVERLAY (M & O) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$2,349,288.87	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$1,879,431.09	line A x 80%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	34771	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$54.05	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	33196	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$1,794,299.69	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	90	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$19,936.66	= Line F/Line G

CP 2025-09F Partial Reconstruction Area

FULL DEPTH RECLAMATION (FDR) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$501,595.96	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$275,877.78	line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	4517	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$61.08	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	4517	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$275,877.78	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	16	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$17,242.36	= Line F/Line G



5. Project Schedule

If the City Council chooses to accept this report and schedule a public hearing, we recommend the proposed schedule for this improvement is as follows:

Task Number	Task Description	Completion Date
1	Public Improvement Hearing Council Receives Report, Orders Project and Authorizes Preparation of Final Plans and Specs	May 28, 2024
2	Final Plans and Specifications development	June – December 2024
3	Council Approves Plans & Specs, Authorize Ad for Bid	January 27, 2025
4	Bid Opening	February 26, 2025
5	City Council Accepts Bids	March 10, 2025
6	Neighborhood Construction Open House	April 2025
7	Begin Construction	Spring 2025
8	City Council Schedule Assessment Hearing	September 8, 2025
9	Assessment Hearing informational Meeting	September 24, 2025
10	Assessment Hearing	October 13, 2025



6. Feasibility and Recommendation

The 2025 PMP Project includes roadway reconstruction, reclamation and paving, milling and overlaying streets, installation of concrete curb and gutter, watermain improvements, sanitary sewer improvements, drainage improvements, water quality improvements and spot sidewalk repairs.

The total estimated cost for the 2025 PMP Project including roadway, watermain, sanitary sewer, drainage and sidewalk improvements is \$14,986,553. The project is proposed to be funded through a combination of Special Assessments to benefitting property owners, and local funds. Construction costs are based on anticipated construction costs for 2025.

Due to the size and scope of the overall project, we recommend the City consider bidding the overall project as two separate construction projects: one project for the 46th Street and Barbara Avenue area of the project (estimated at \$9,503,041 of total project costs) and one project for the 50th Street and 102nd Street / Akron areas of the project (\$5,483,512).

This project is feasible, necessary, and cost-effective from an engineering standpoint. The project feasibility is subject to financial review by the City. Based on the information contained in this report, it is recommended to proceed with the improvements as outlined in this report.



Appendix A

Figure 1 – CP 2025-09D Project Location Map

Figure 2 – CP 2025-09E Project Location Map

Figure 3 – CP 2025-09E Project Location Map

Figure 4 – CP 2025-09D Proposed Street Rehabilitation Method

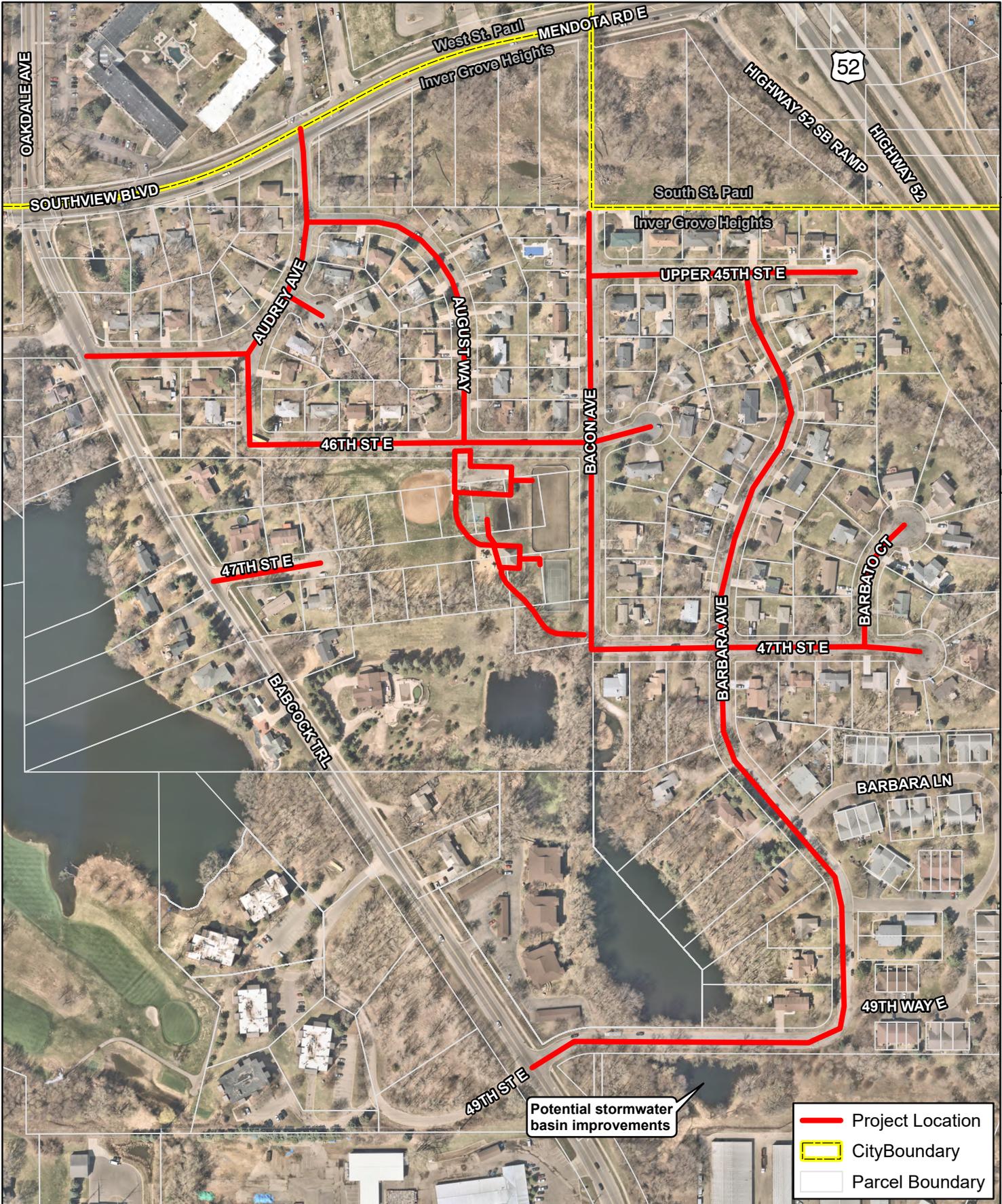
Figure 5 – CP 2025-09E Proposed Street Rehabilitation Method

Figure 6 – CP 2025-09E Proposed Street Rehabilitation Method

Figure 7 – CP 2025-09D Proposed Street Widths

Figure 8 – 46th Street and Audrey Avenue Proposed Intersection Reconstruction

Figure 9 – Typical Sections

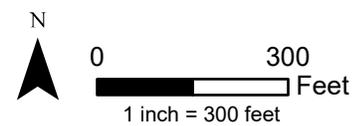


- Project Location
- City Boundary
- Parcel Boundary

Potential stormwater basin improvements



Project Location Map
 2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN



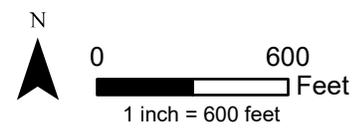


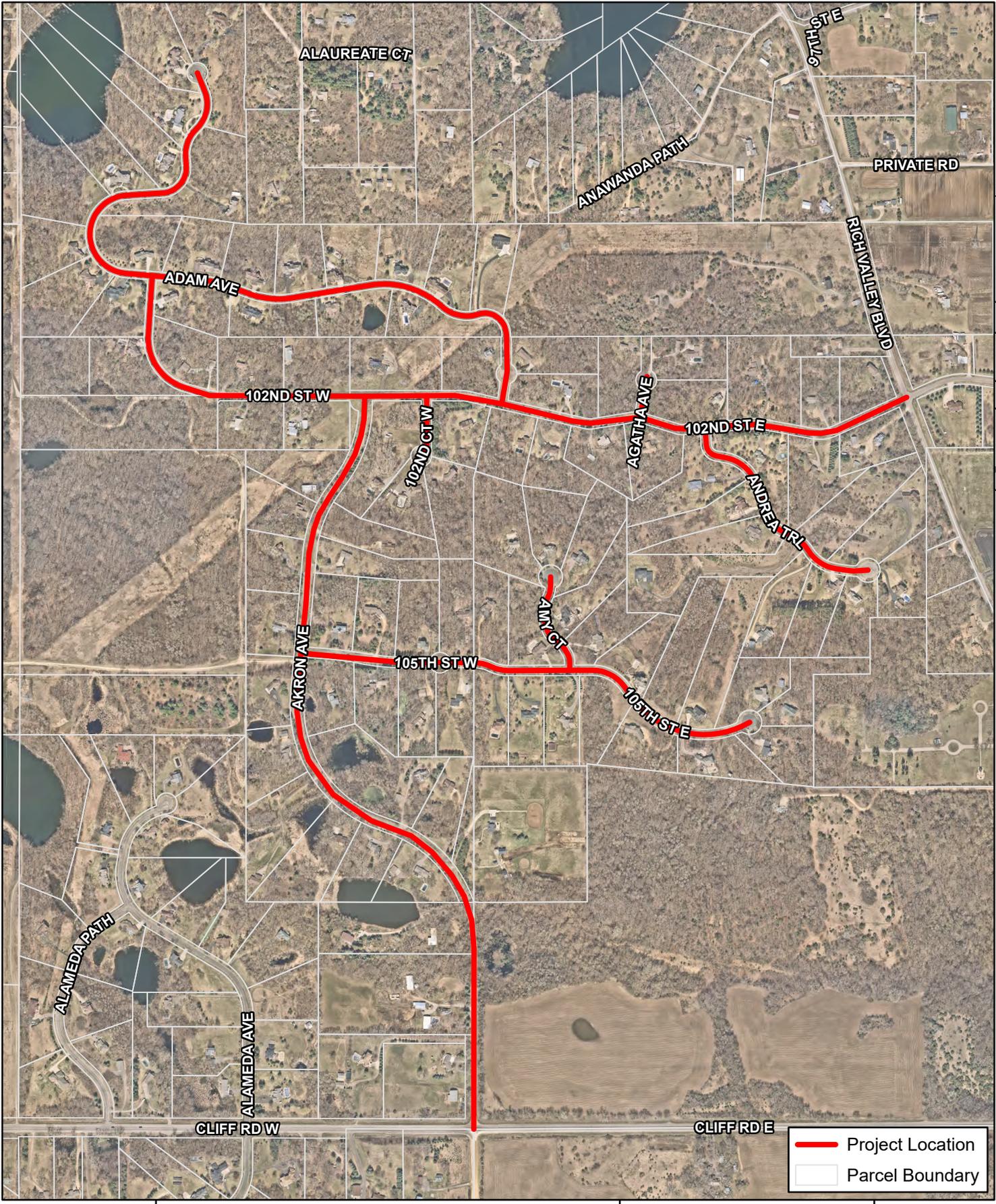
	Project Location
	City Boundary
	Parcel Boundary



Project Location Map

2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN





	Project Location
	Parcel Boundary



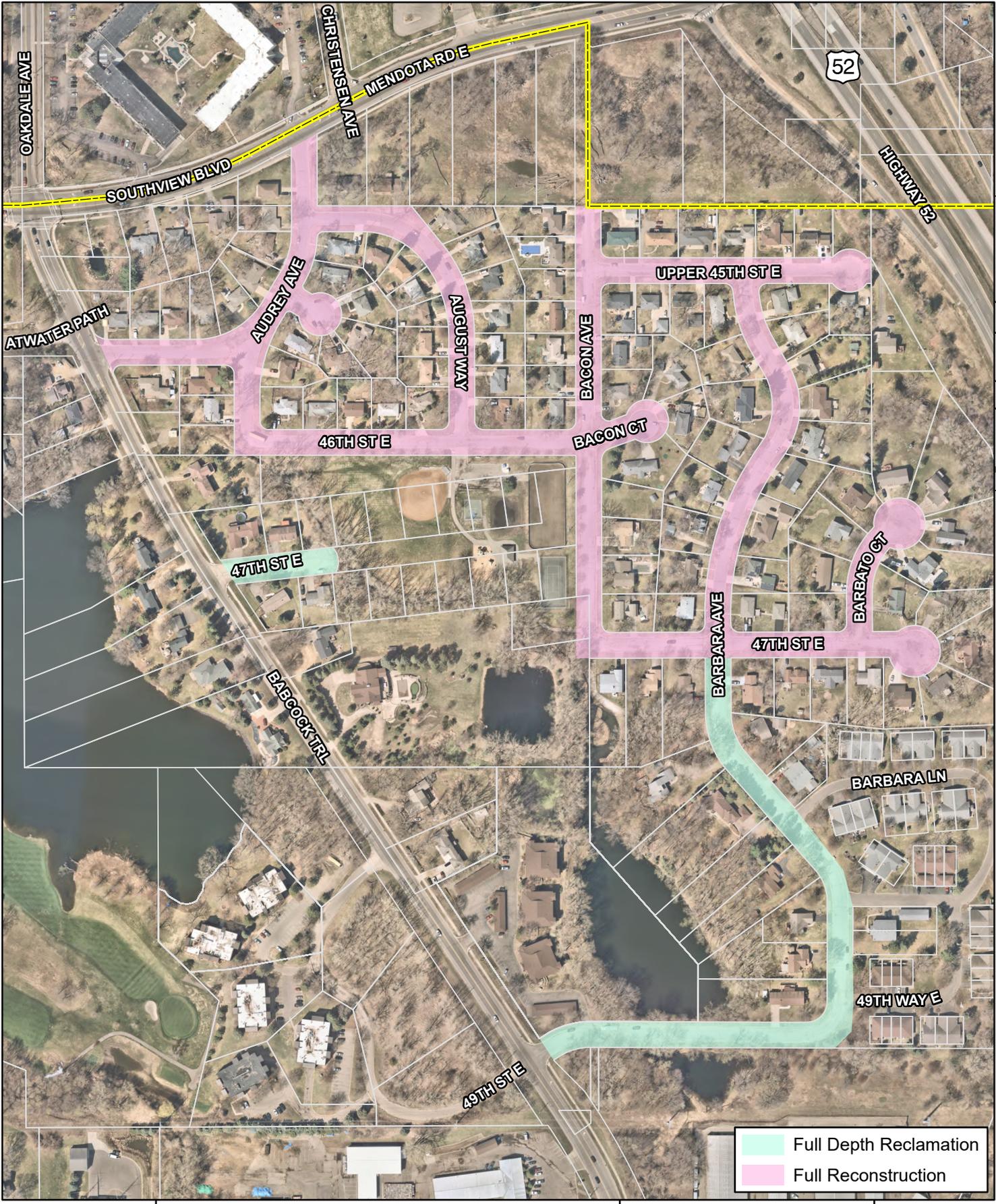
Project Location Map
 2025 PMI Feasibility Study
 102nd Street and Akron Avenue - CP 2025-09F
 Mill and Overlay
 Inver Grove Heights, MN

N

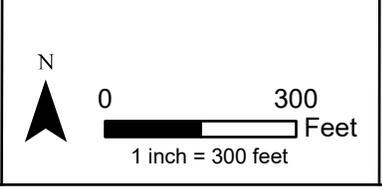


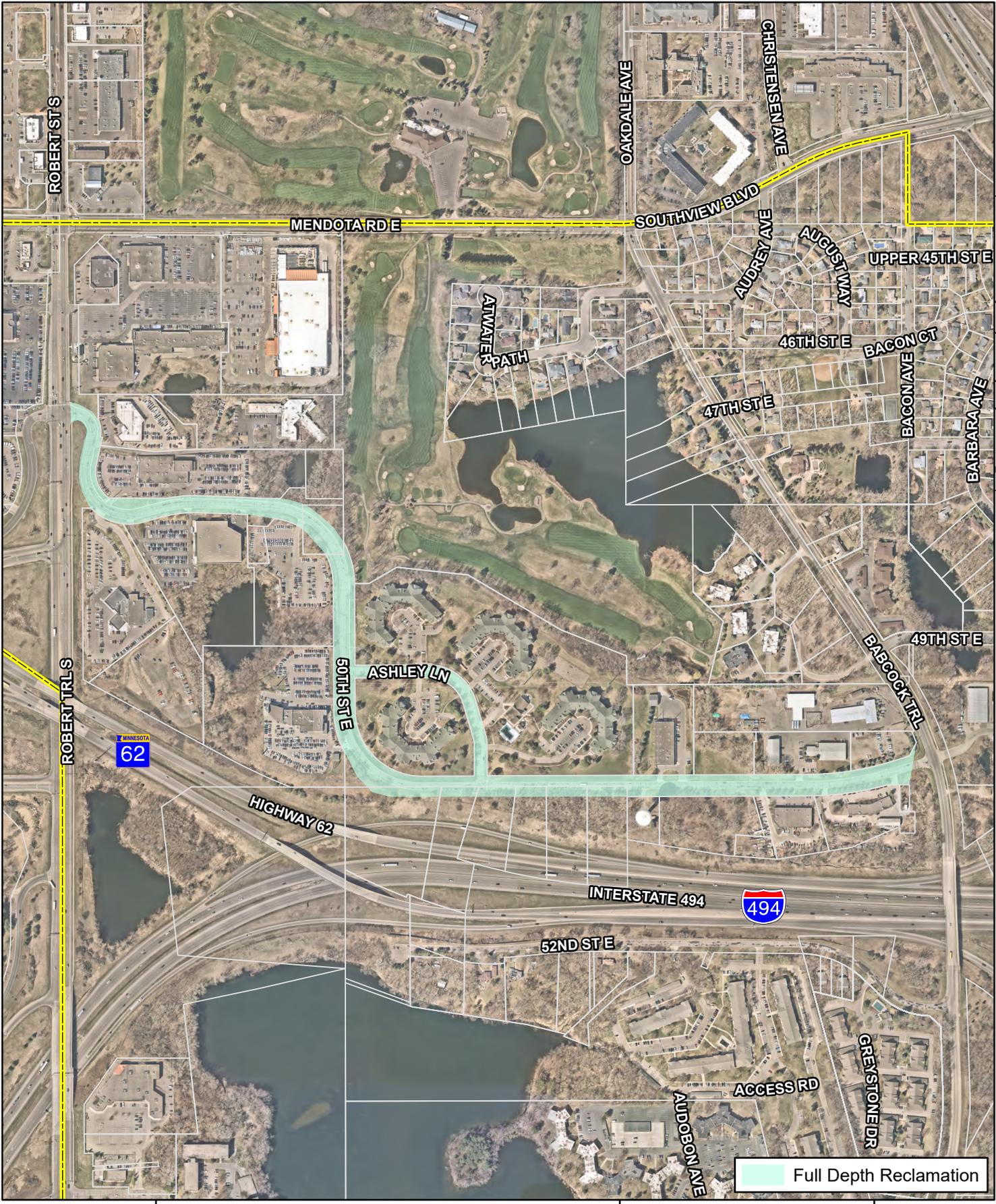
0 750
 Feet
 1 inch = 750 feet





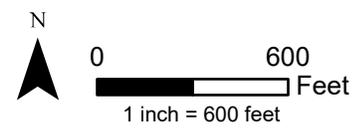
Proposed Street Rehabilitation Method
 2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN

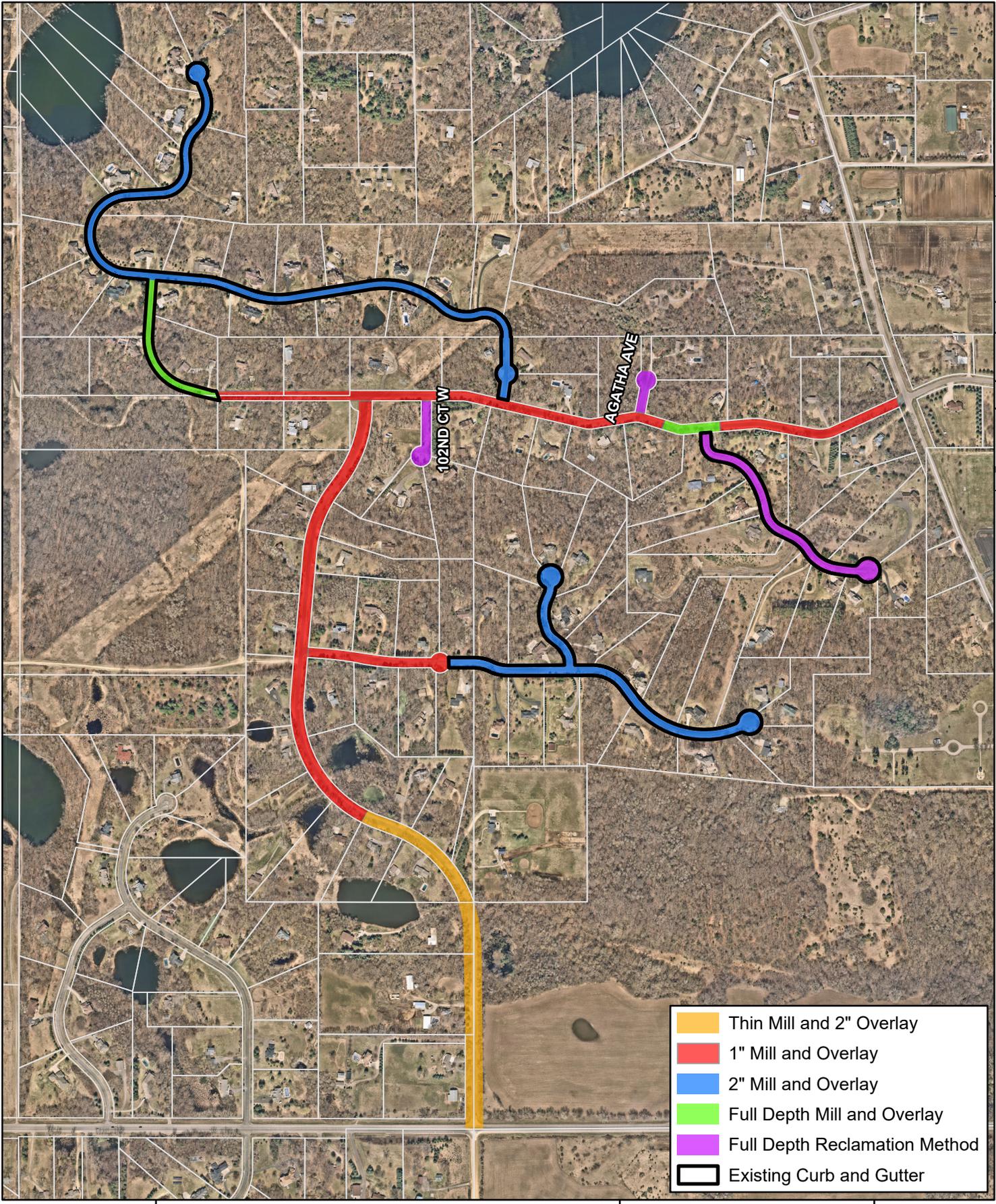




Proposed Street Rehabilitation Method

2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN

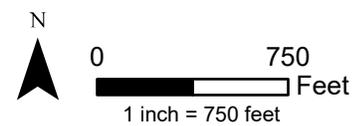


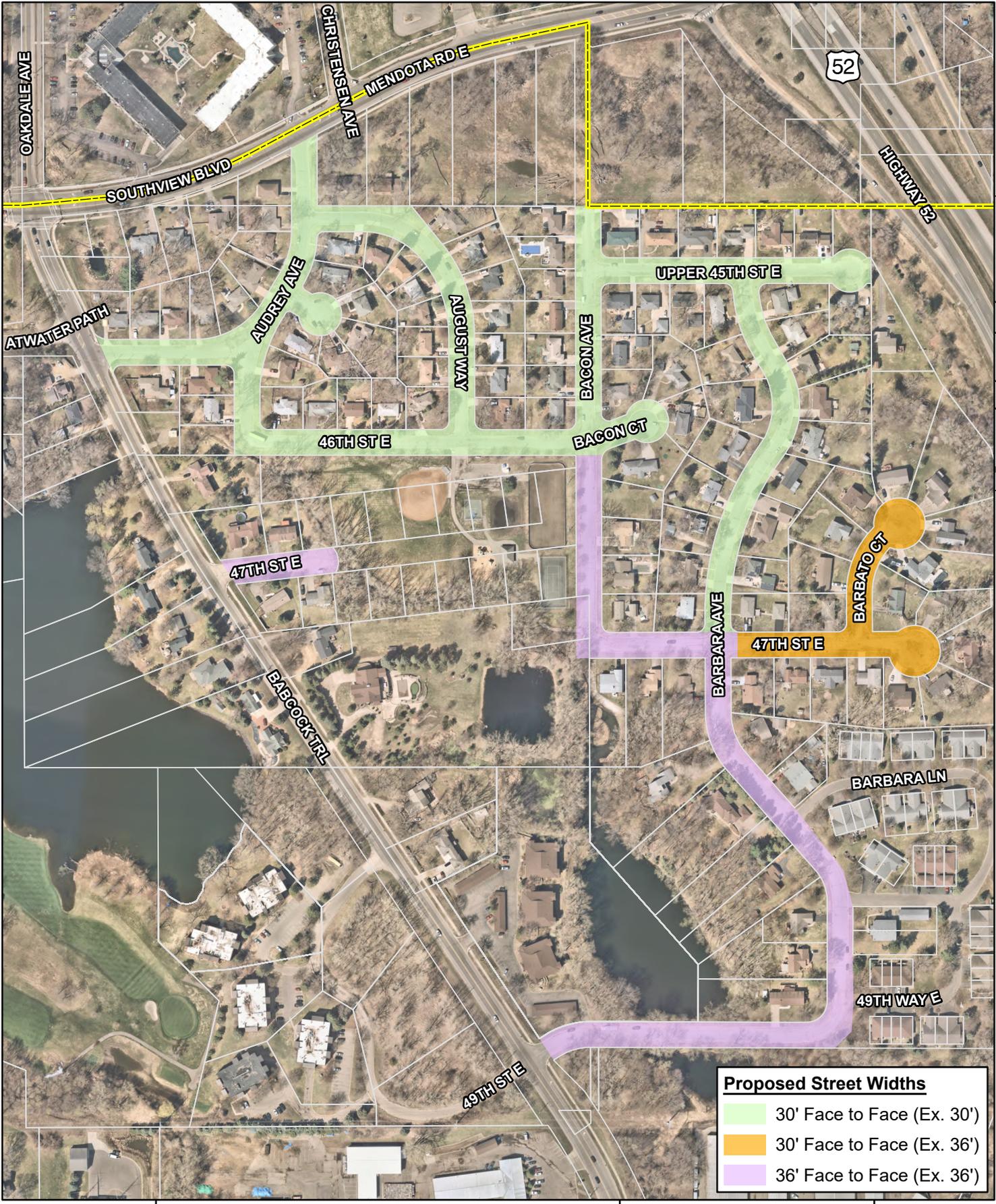


	Thin Mill and 2" Overlay
	1" Mill and Overlay
	2" Mill and Overlay
	Full Depth Mill and Overlay
	Full Depth Reclamation Method
	Existing Curb and Gutter



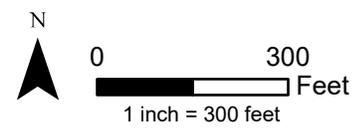
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102nd Street and Akron Avenue - CP 2025-09F
Mill and Overlay / Full Depth Reclamation
Inver Grove Heights, MN



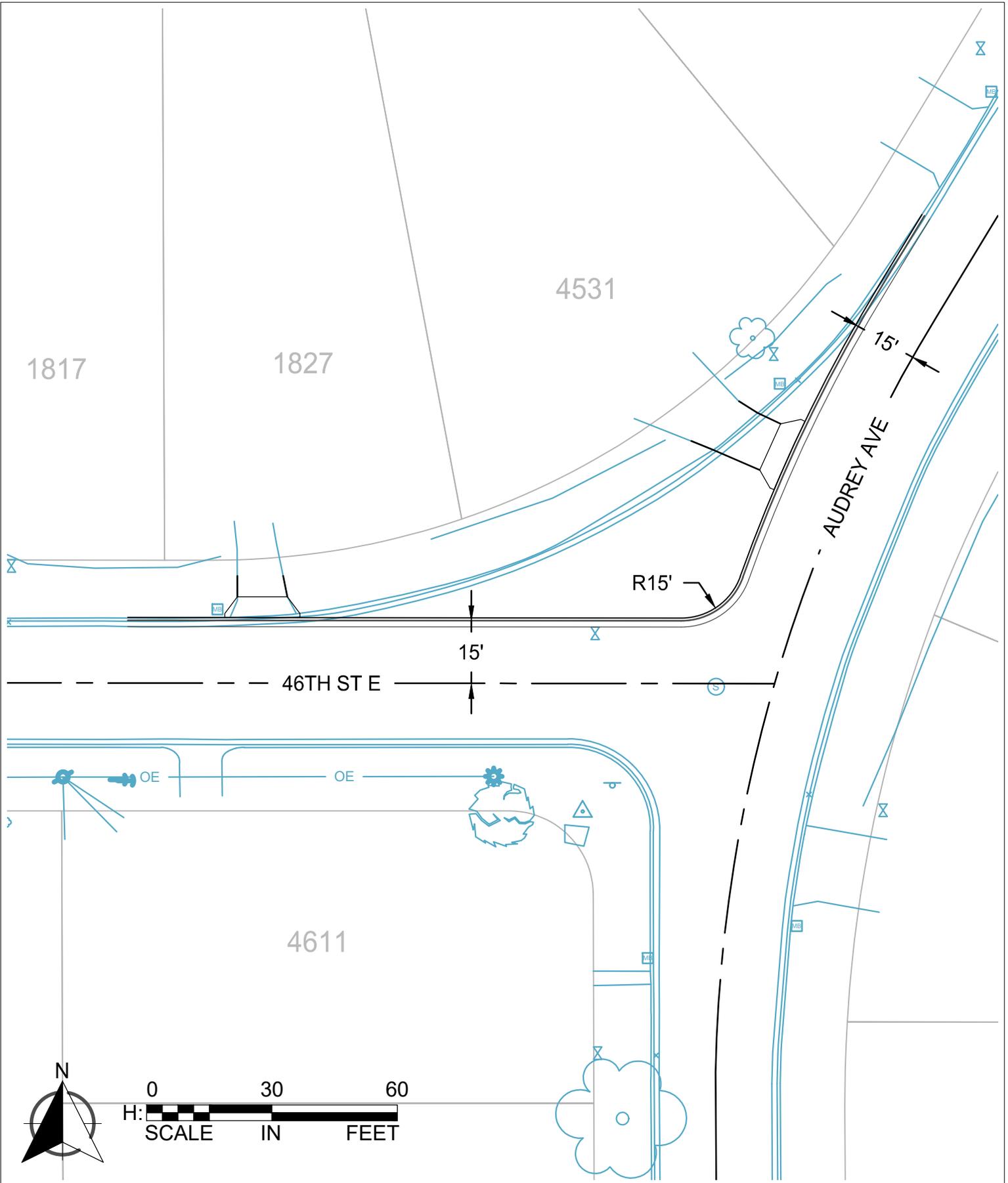


Proposed Street Widths

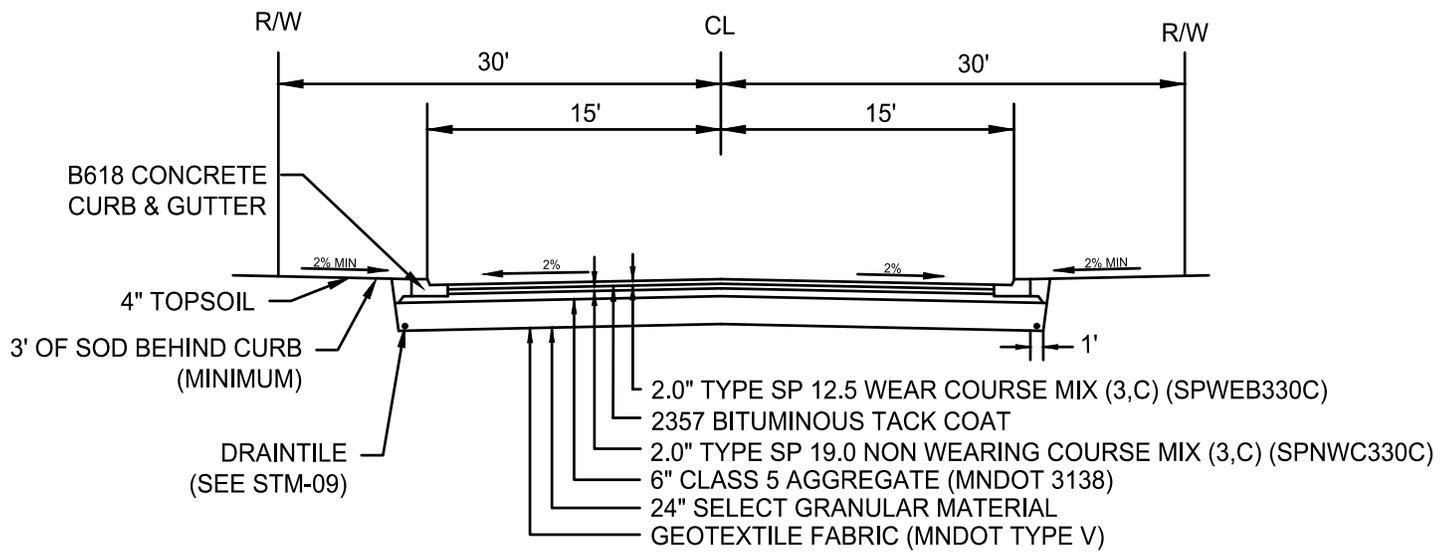
2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN



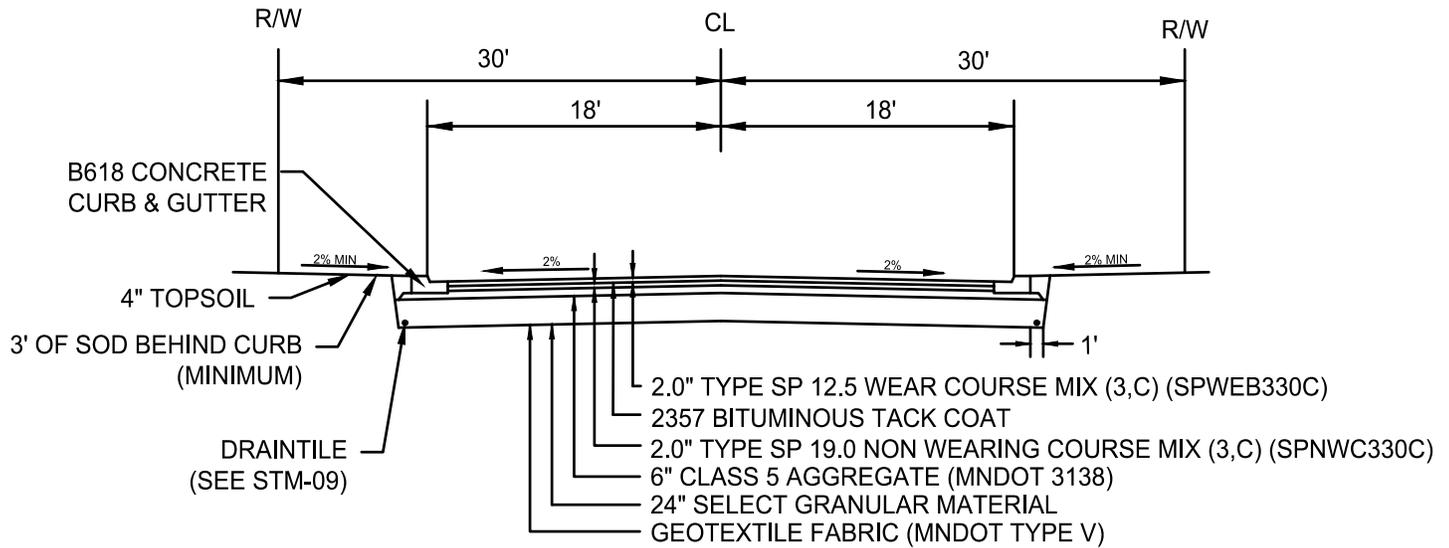
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CP 2025-09D: BARBARA AVE AND 46TH ST AREA - FULL RECONSTRUCTION
 AUDREY AVE, 46TH ST E, AUGUST WAY, BACON AVE FROM BACON CT TO NORTH END OF STREET, BACON CT, UPPER 45TH ST E, BARBARA AVE FROM 47TH ST E TO UPPER 45TH ST E, 47TH ST E FROM BARBARA AVE TO END OF CUL-DE-SAC, BARBATO COURT



CP 2025-09D: BARBARA AVE AND 46TH ST AREA - FULL RECONSTRUCTION
 BACON AVE FROM 47TH ST E TO BACON CT, 47TH ST E FROM BACON AVE TO BARBARA AVE

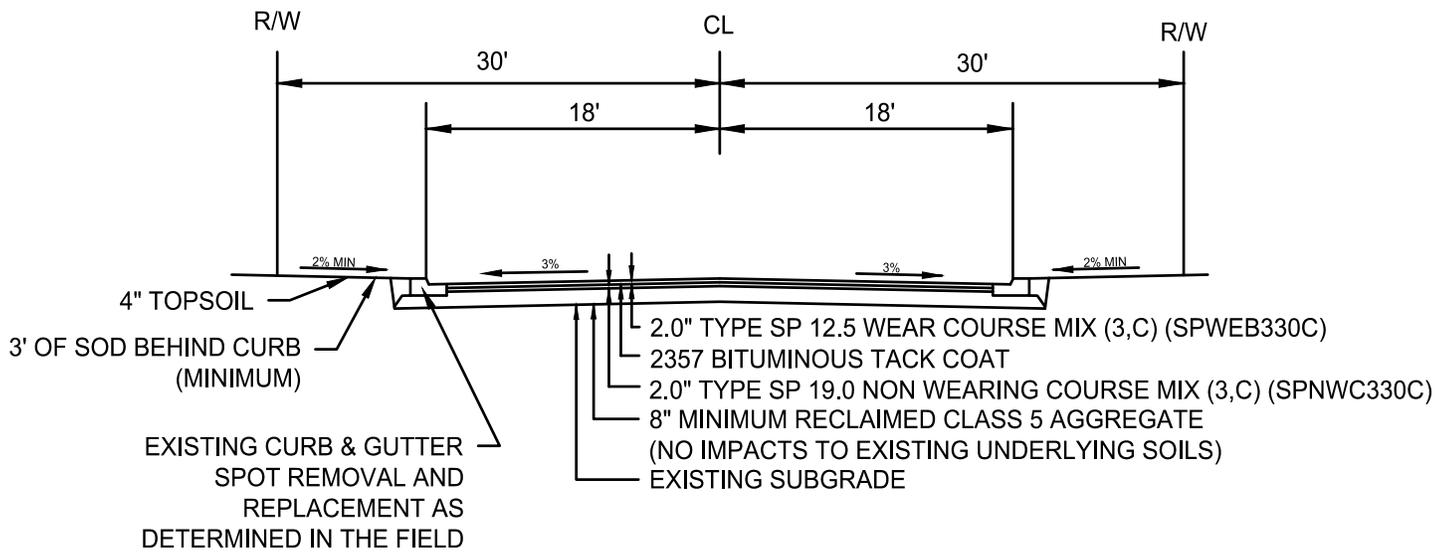


WSB PROJECT NO.:
024055-000

2025 PMI FEASIBILITY STUDY
 CP 2025-09D: BARBARA AVE AND 46TH ST AREA
 TYPICAL SECTIONS
 INVER GROVE HEIGHTS, MN



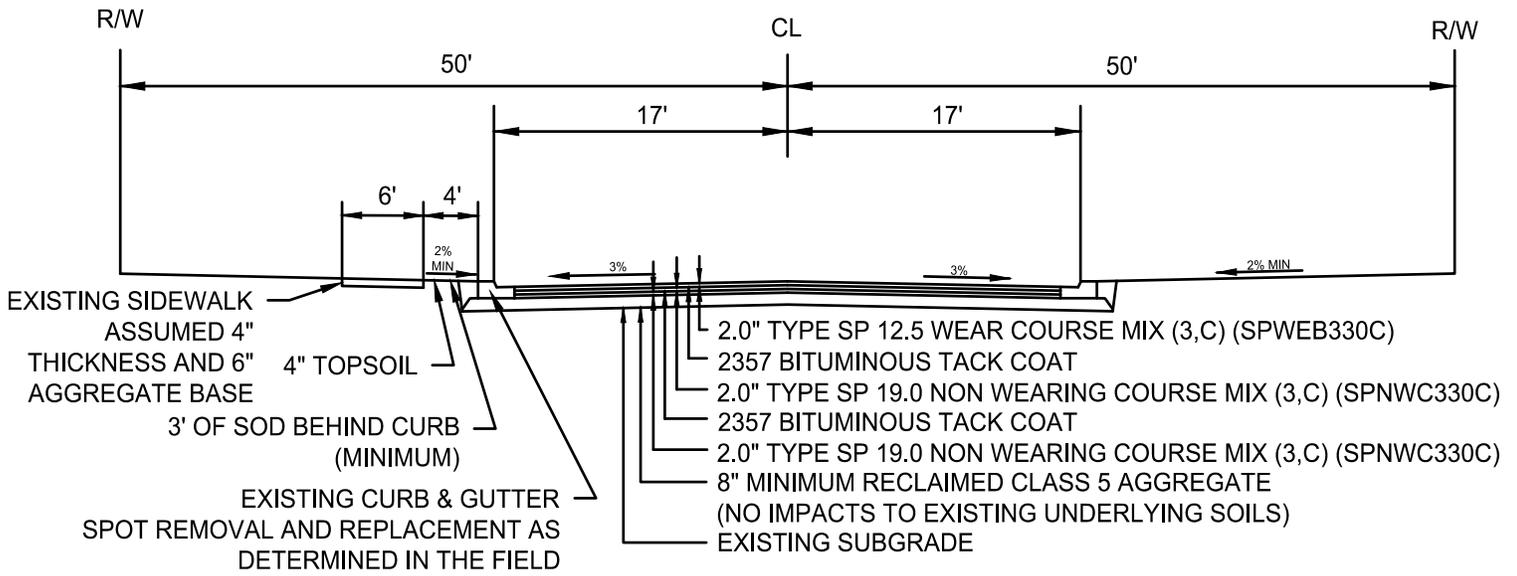
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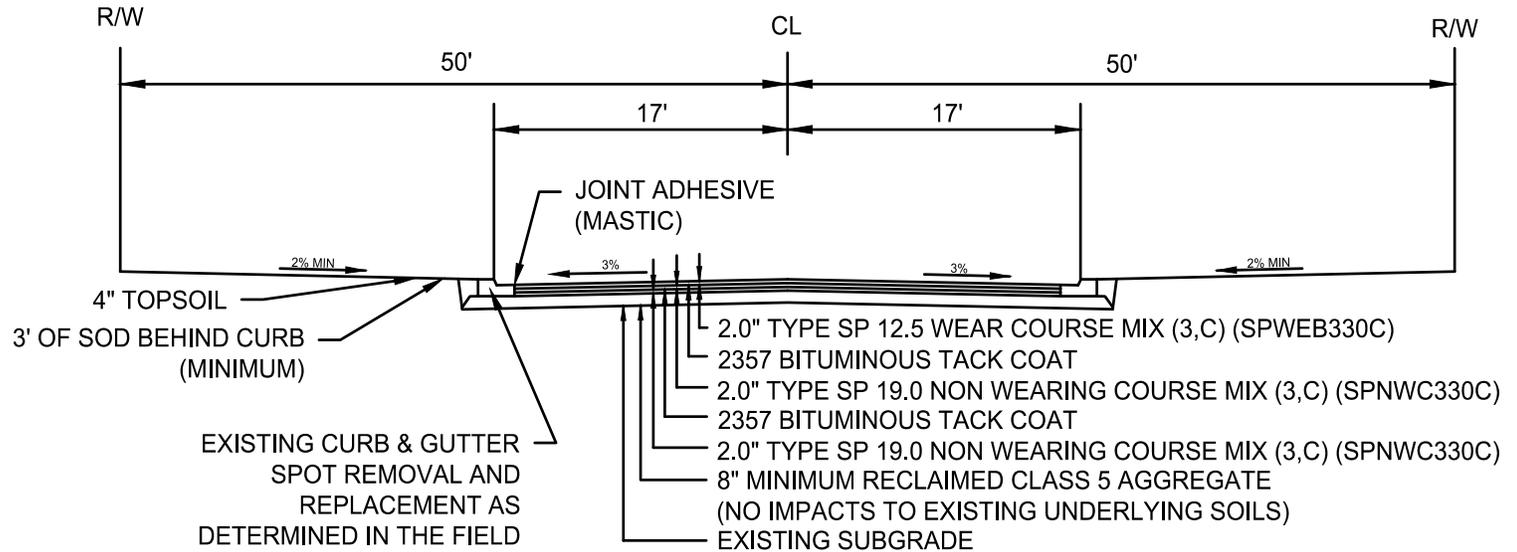
CP 2025-09D: BARBARA AVE AND 46TH ST AREA - FULL DEPTH RECLAMATION
 BARBARA AVE FROM 49TH ST E TO 47TH ST E, 49TH ST E FROM BABCOCK TRL TO
 BARBARA AVE, 47TH ST E FROM BABCOCK TRAIL TO END OF WESTERN CUL-DE-SAC



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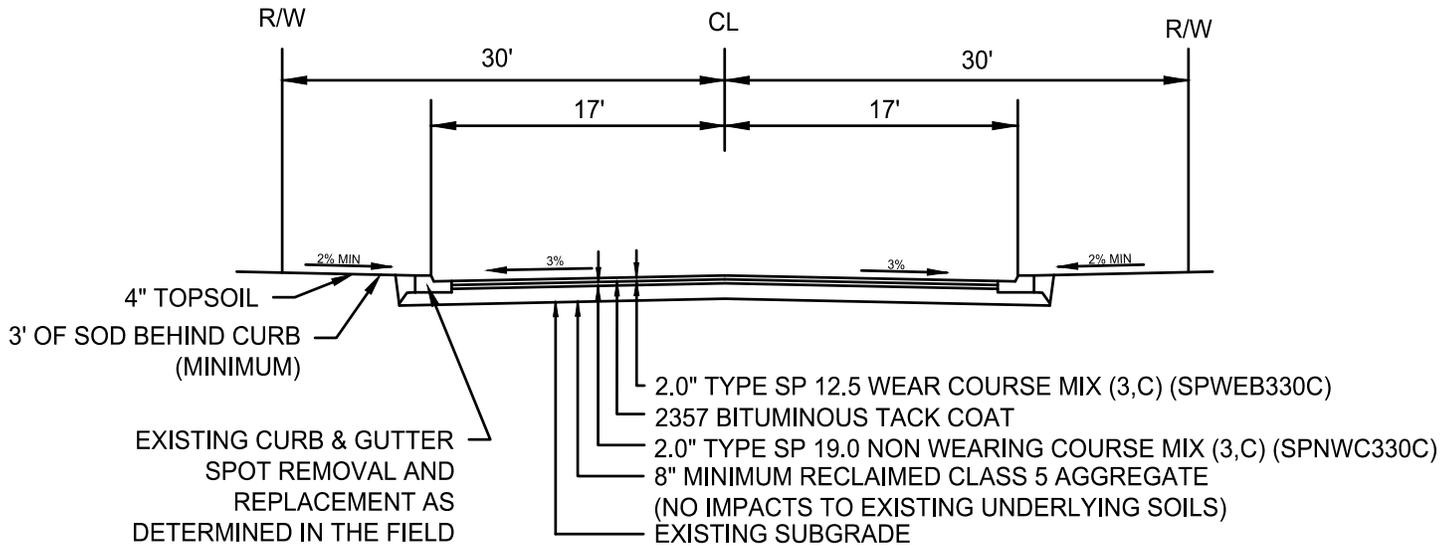
CP 2025-09E: 50TH ST AREA - FULL DEPTH RECLAMATION
50TH ST FROM S ROBERT TRL TO ASHLEY LN (NORTHWEST ACCESS)



CP 2025-09E: 50TH ST AREA - FULL DEPTH RECLAMATION
50TH ST FROM ASHLEY LN (NORTHWEST ACCESS) TO BABCOCK TRL

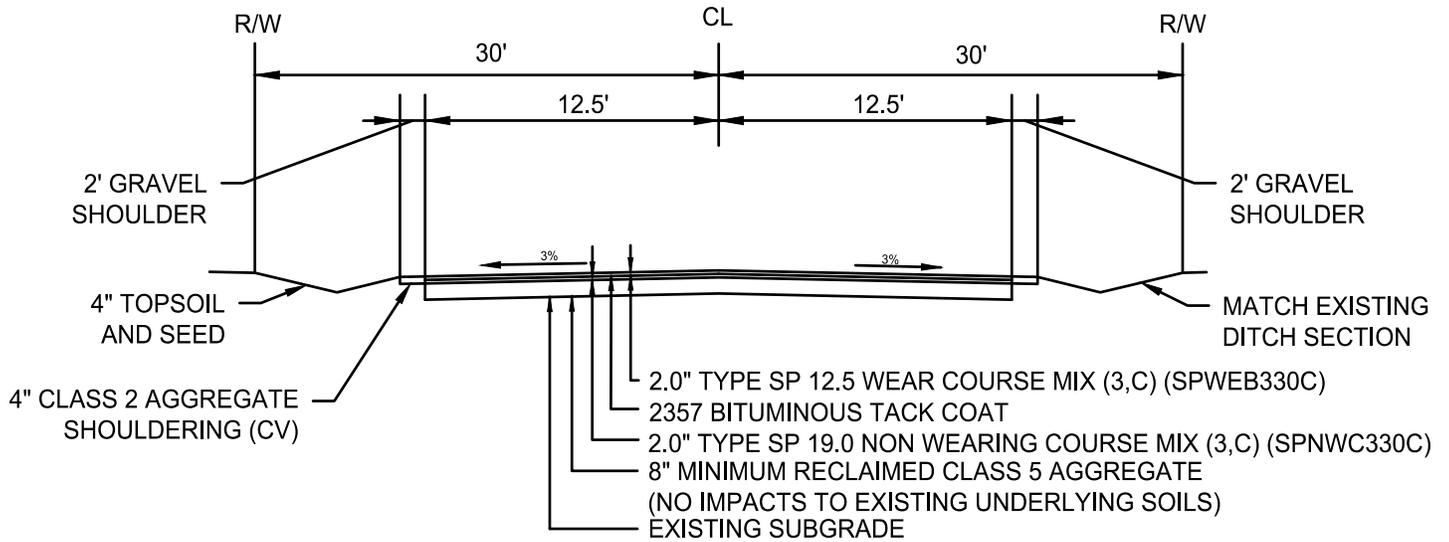


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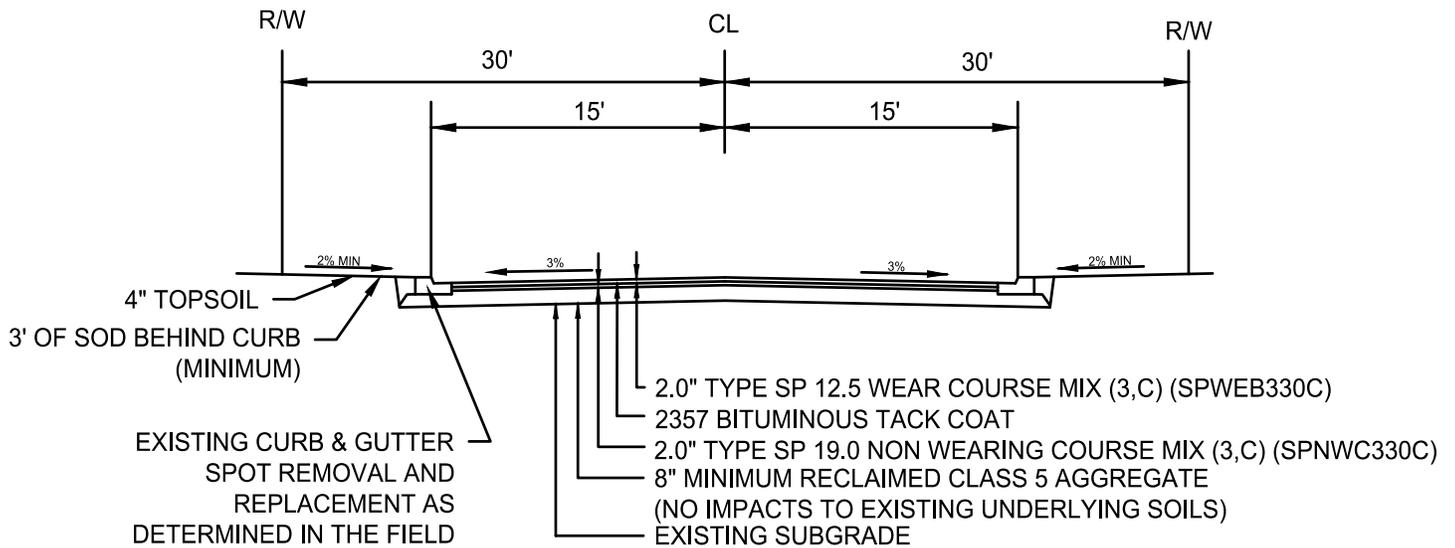


CP 2025-09E: 50TH ST AREA - FULL DEPTH RECLAMATION
ASHLEY LN

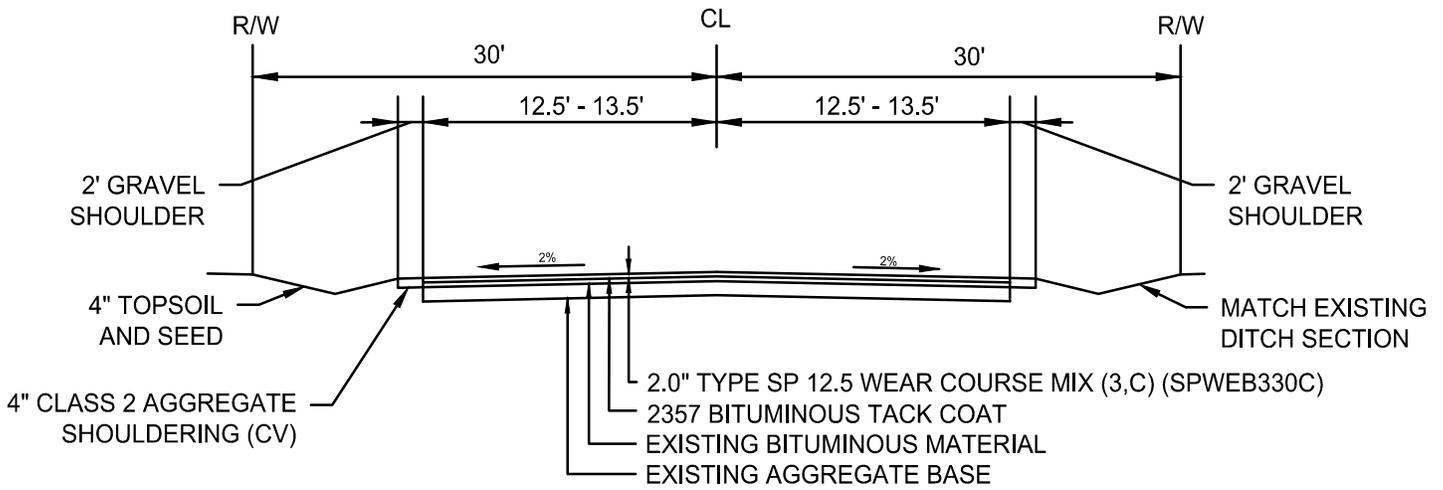




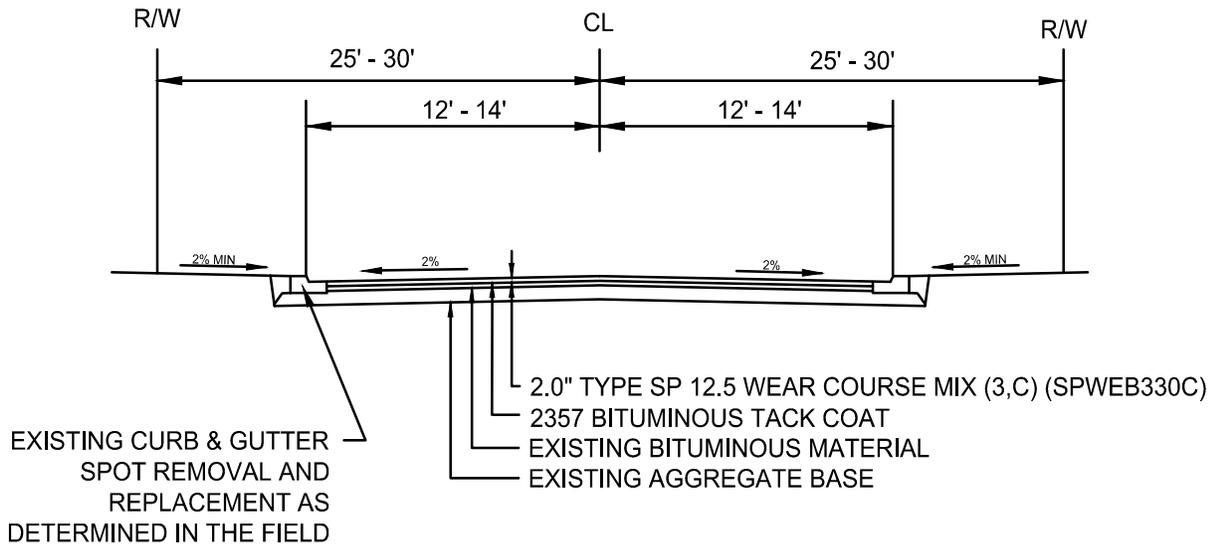
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102ND CT, AGATHA AVE



CP 2025-09F: 102ND ST AND AKRON AVE AREA - FULL DEPTH RECLAMATION WITH CURB
ANDREA TRL



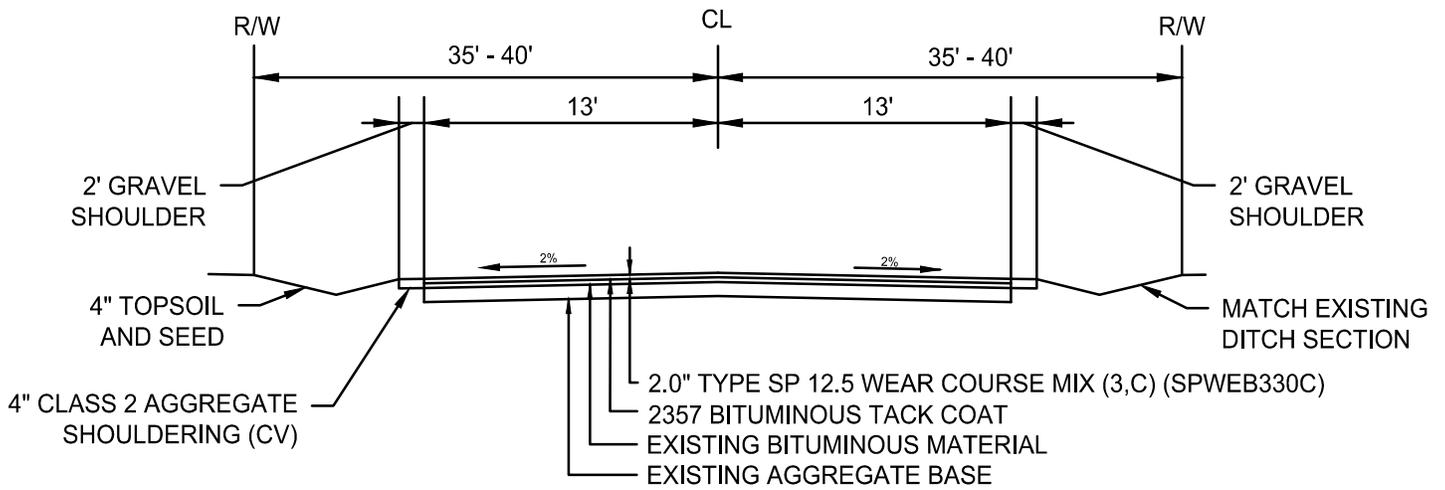
CP 2025-09F: 102ND ST AND AKRON AVE AREA - 1" MILL & 2" OVERLAY WITH NO CURB
 102ND ST FROM 800' WEST OF AKRON AVE TO RICH VALLEY BLVD, 105TH ST FROM
 AKRON AVE TO 750' EAST OF AKRON AVE, AKRON AVE FROM PROPERTY LINE OF
 10645 / 10665 AKRON AVE TO 102ND ST



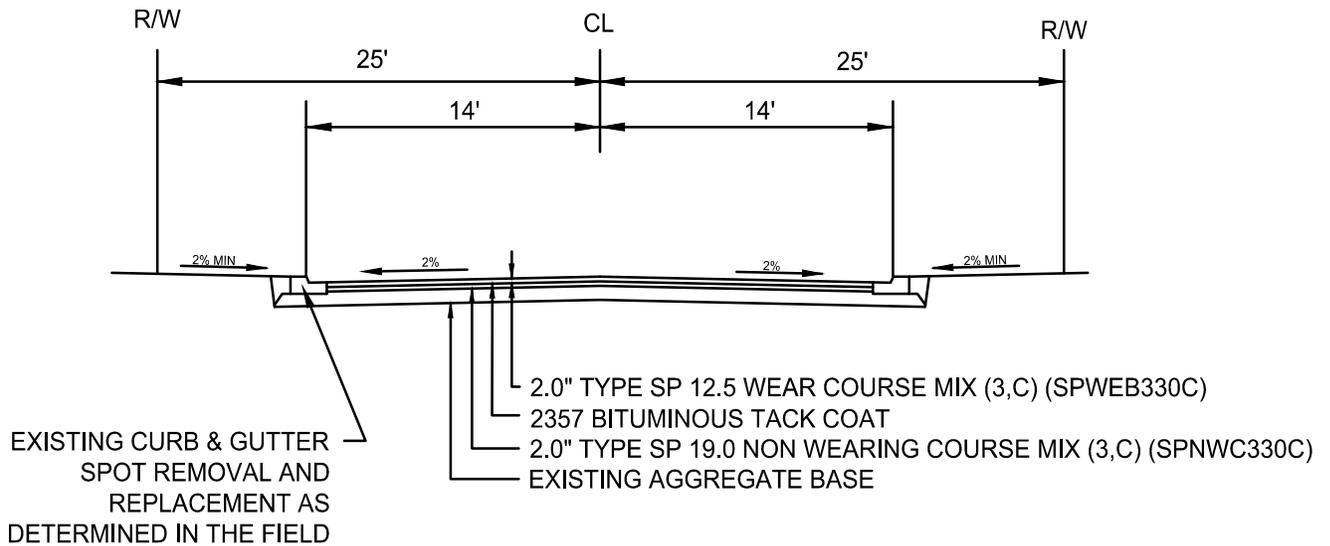
CP 2025-09F: 102ND ST AND AKRON AVE AREA - 2" MILL & OVERLAY WITH CURB
 ADAM AVE, 105TH ST FROM 750' EAST OF AKRON AVE TO TERMINUS, AMY CT

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CP 2025-09F: 102ND ST AND AKRON AVE AREA - 0.5" MILL & 2" OVERLAY WITH NO CURB
 AKRON AVE FROM CLIFF RD W. TO PROPERTY LINE OF 10645 / 10665 AKRON AVE



CP 2025-09F: 102ND ST AND AKRON AVE AREA - FULL DEPTH MILL & OVERLAY WITH CURB
 102ND ST FROM ADAM AVE TO 800' WEST OF AKRON AVE

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WSB PROJECT NO.:
024055-000

2025 PMI FEASIBILITY STUDY
 CP 2025-09F: 102ND ST AND AKRON AVE AREA
 TYPICAL SECTIONS
 INVER GROVE HEIGHTS, MN





Appendix B

Existing Storm Sewer Maps

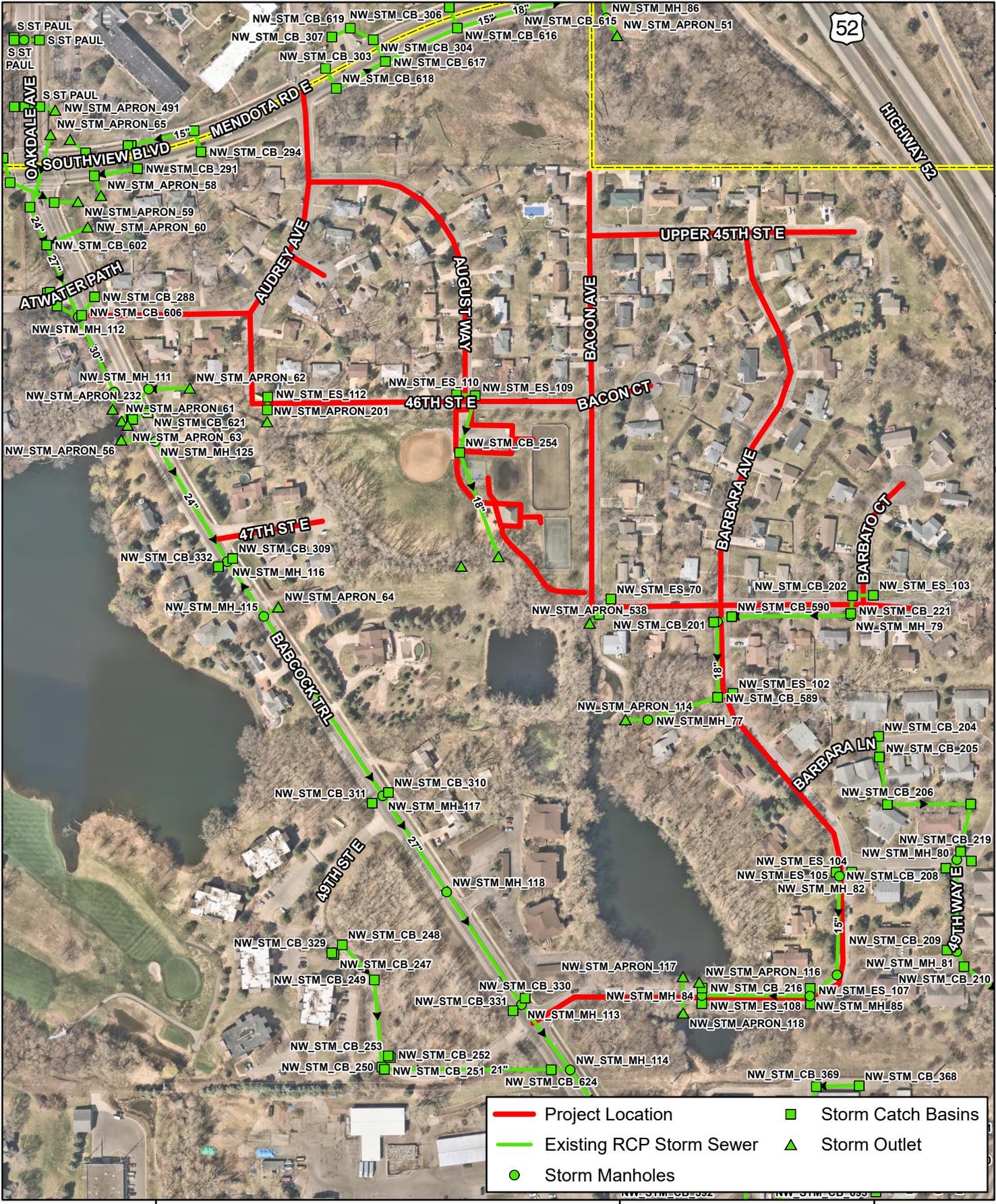
Proposed Storm Sewer Maps

Existing Sanitary Sewer Maps

Proposed Sanitary Sewer Maps

Existing Watermain Maps

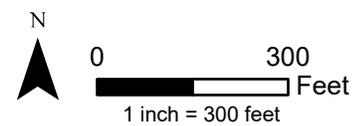
Proposed Watermain Maps

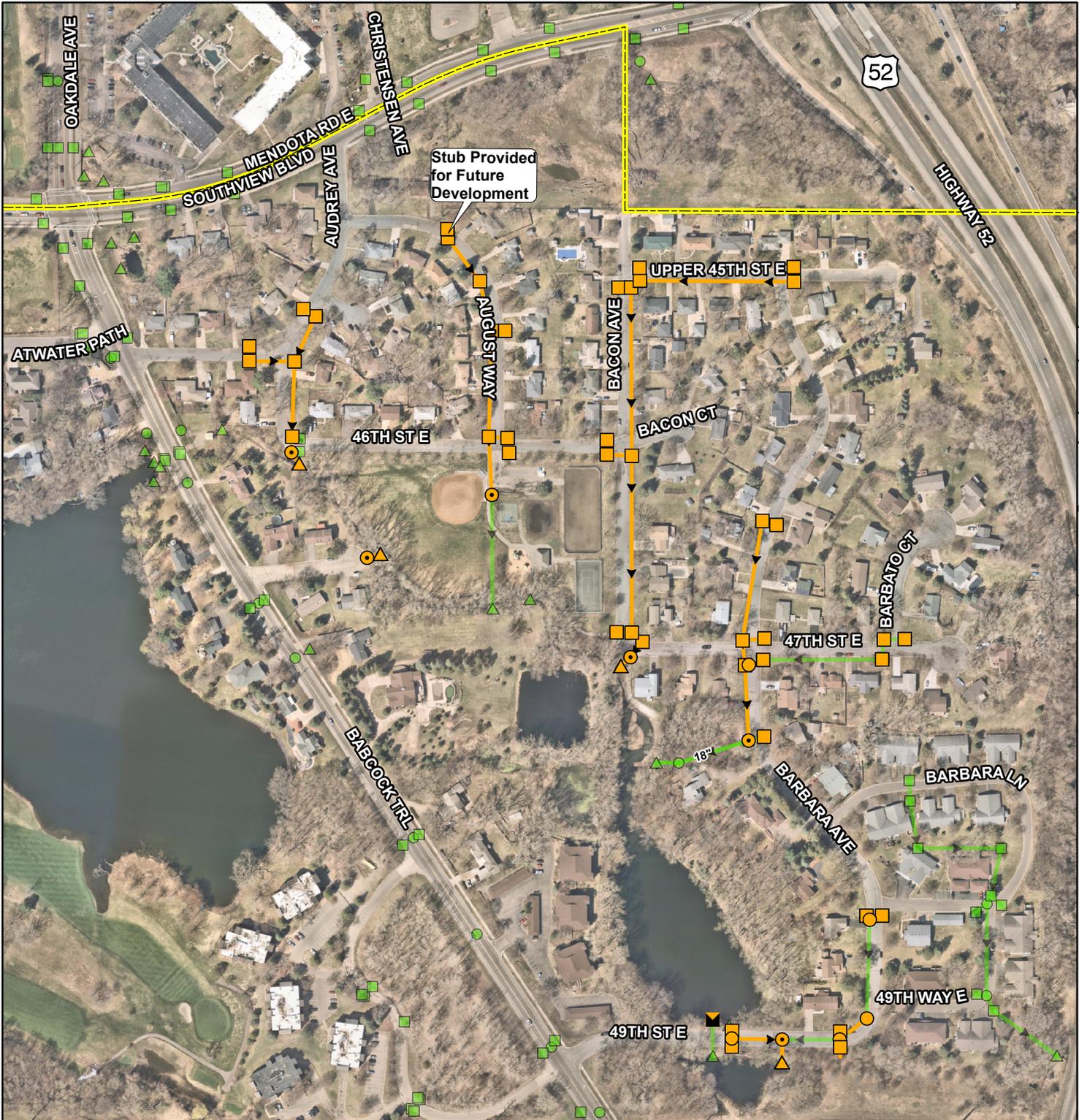


 Project Location	 Storm Catch Basins
 Existing RCP Storm Sewer	 Storm Outlet
 Storm Manholes	



Existing Storm Sewer Map
 2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN





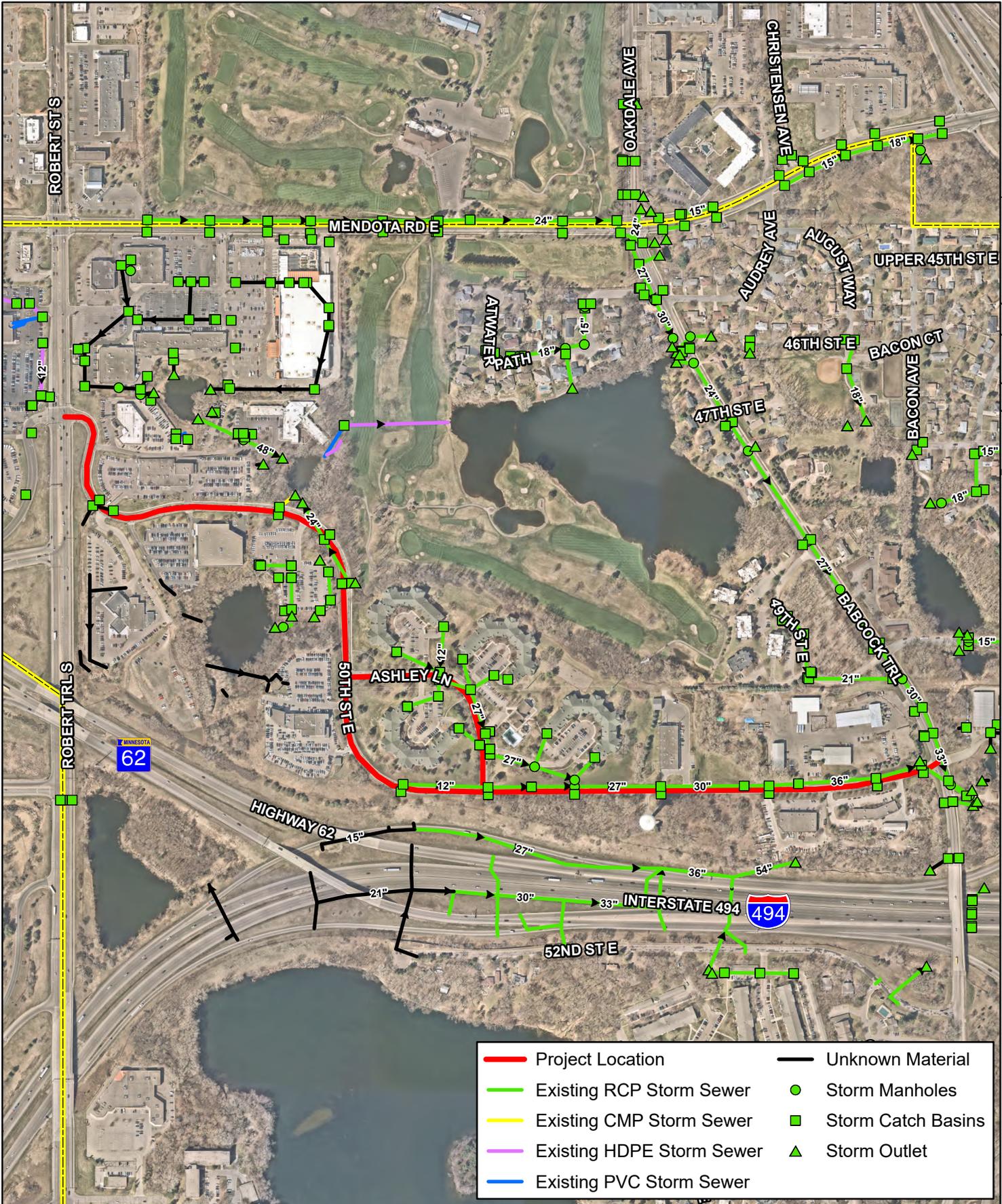
- | | |
|--------------------------|-----------------------------|
| Proposed RCP Storm Sewer | Outlet Control Structure |
| Proposed Catch Basin | Existing RCP Storm Sewer |
| Proposed Manhole | Existing Storm Catch Basins |
| Proposed Sump Manhole | Existing Storm Manholes |
| Proposed Outlet | Existing Storm Outlet |



Proposed Storm Sewer Map

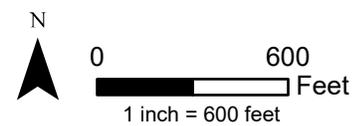
2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN





Existing Storm Sewer Map

2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN



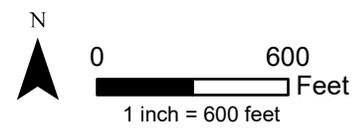


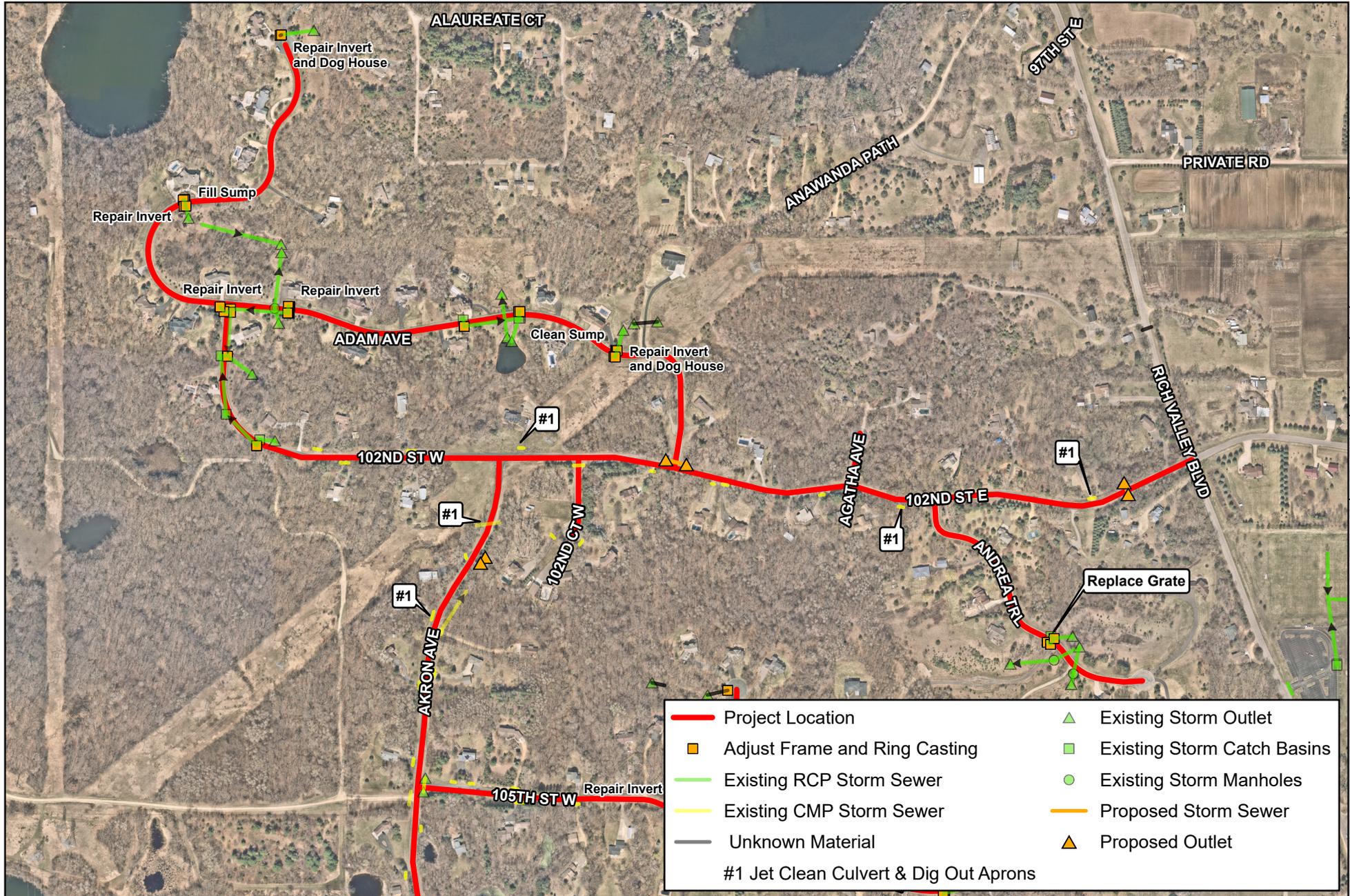
- | | | | |
|--|---------------------------------------|--|-----------------------------|
| | Proposed Storm Sewer | | Existing HDPE Storm Sewer |
| | Replace Casting | | Existing PVC Storm Sewer |
| | Remove and Replace Drainage Structure | | Unknown Material |
| | Reconstruct Drainage Structure | | Existing Storm Outlet |
| | Existing RCP Storm Sewer | | Existing Storm Catch Basins |
| | Existing CMP Storm Sewer | | Existing Storm Manholes |



Proposed Storm Sewer Map

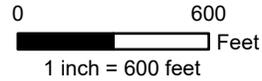
2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN

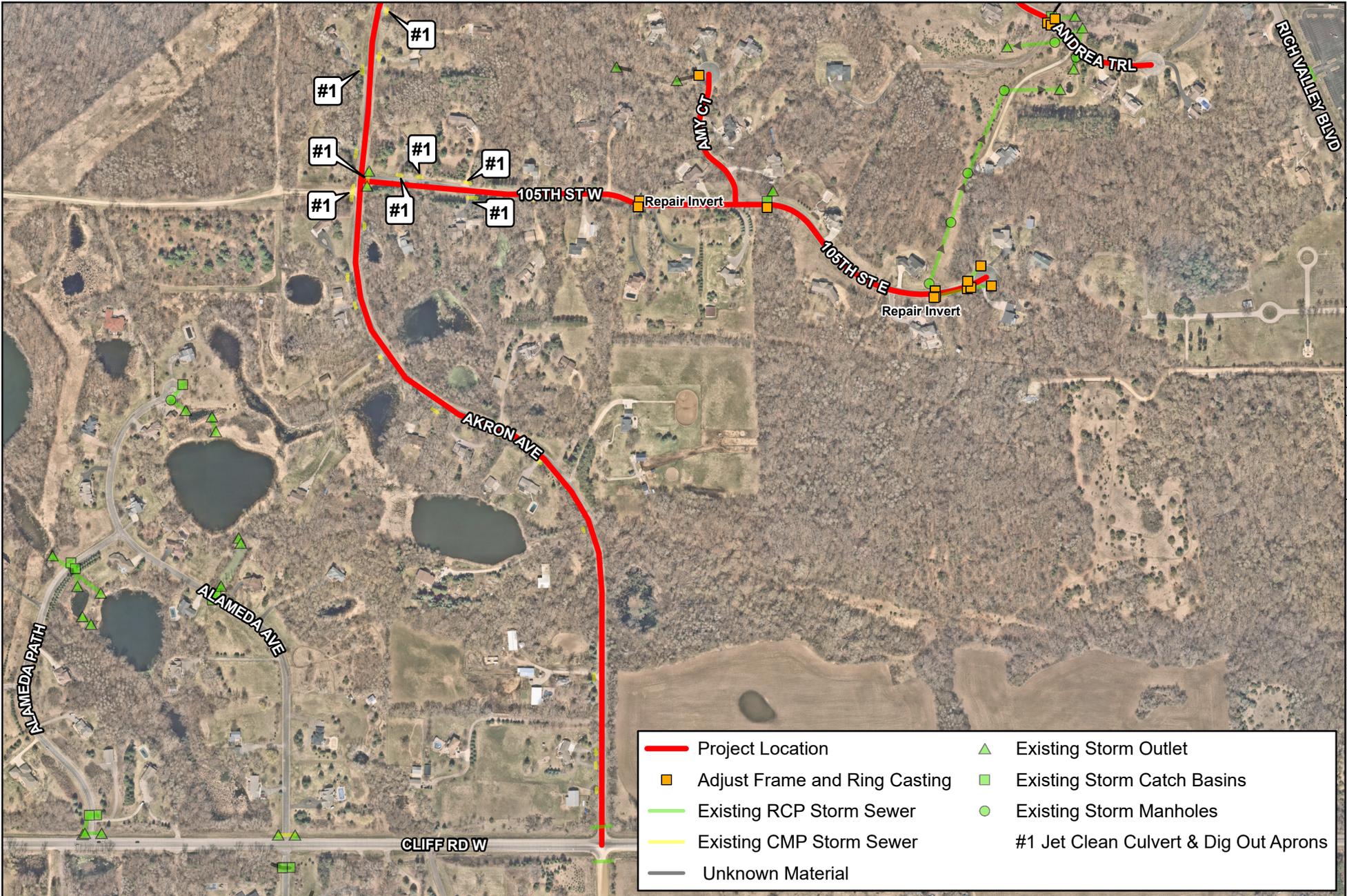




Proposed Storm Sewer Map A

2025 PMI Feasibility Study
 102nd Street and Akron Avenue - CP 2025-09F
 Mill and Overlay
 Inver Grove Heights, MN

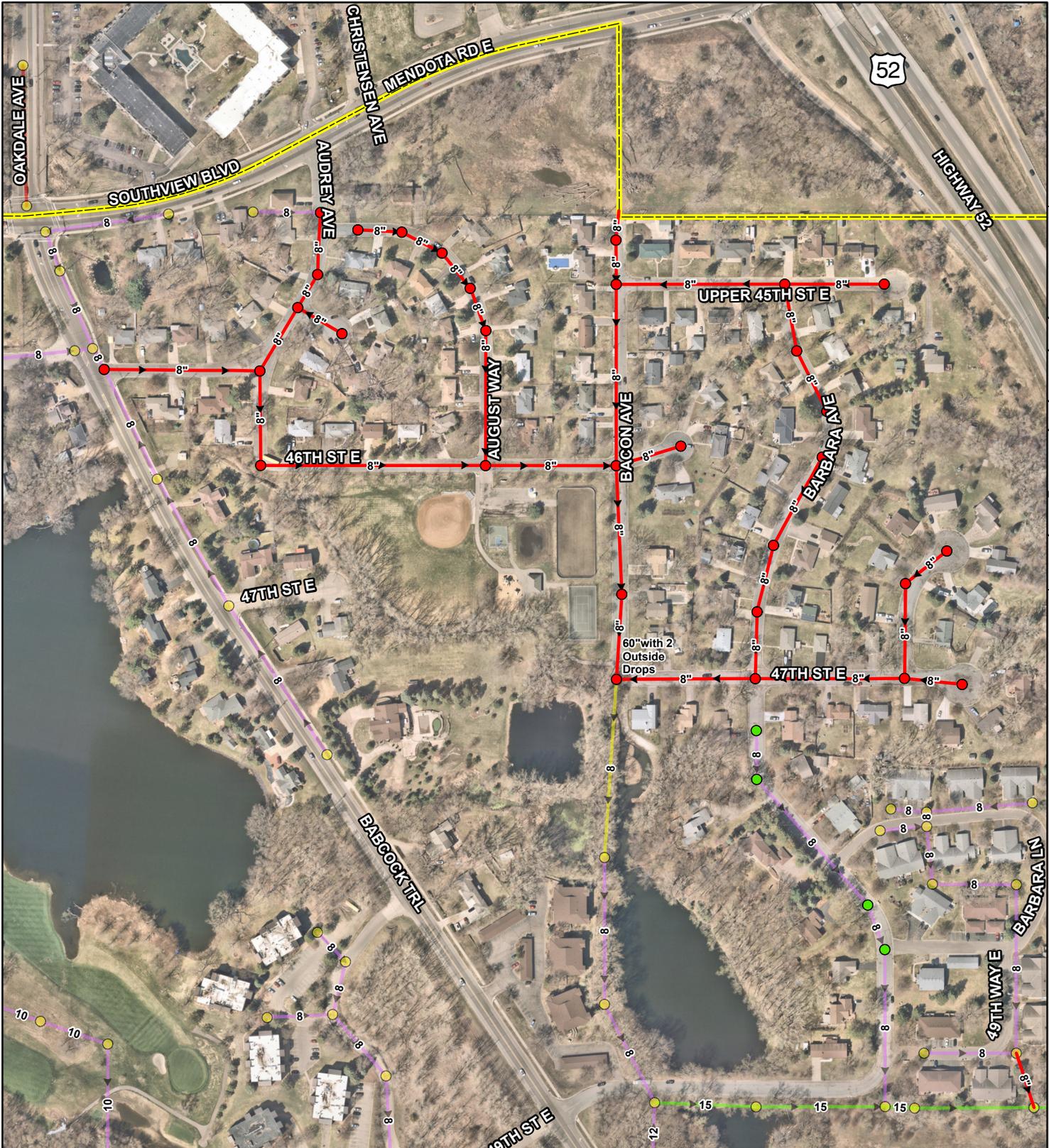




Proposed Storm Sewer Map B

2025 PMI Feasibility Study
102nd Street and Akron Avenue - CP 2025-09F
Mill and Overlay
Inver Grove Heights, MN



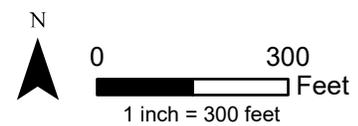


	Proposed PVC Sanitary Sewer Main		Existing DIP Sanitary Sewer		Existing VCP Sanitary Sewer
	Proposed Sanitary Manhole and Casting		Existing PVC Sanitary Sewer		Existing Sanitary Manhole
	Proposed New Casting		Existing RCP Sanitary Sewer		



Proposed Sanitary Sewer Improvements

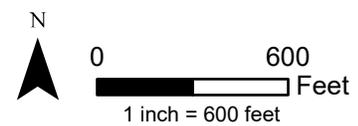
2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN

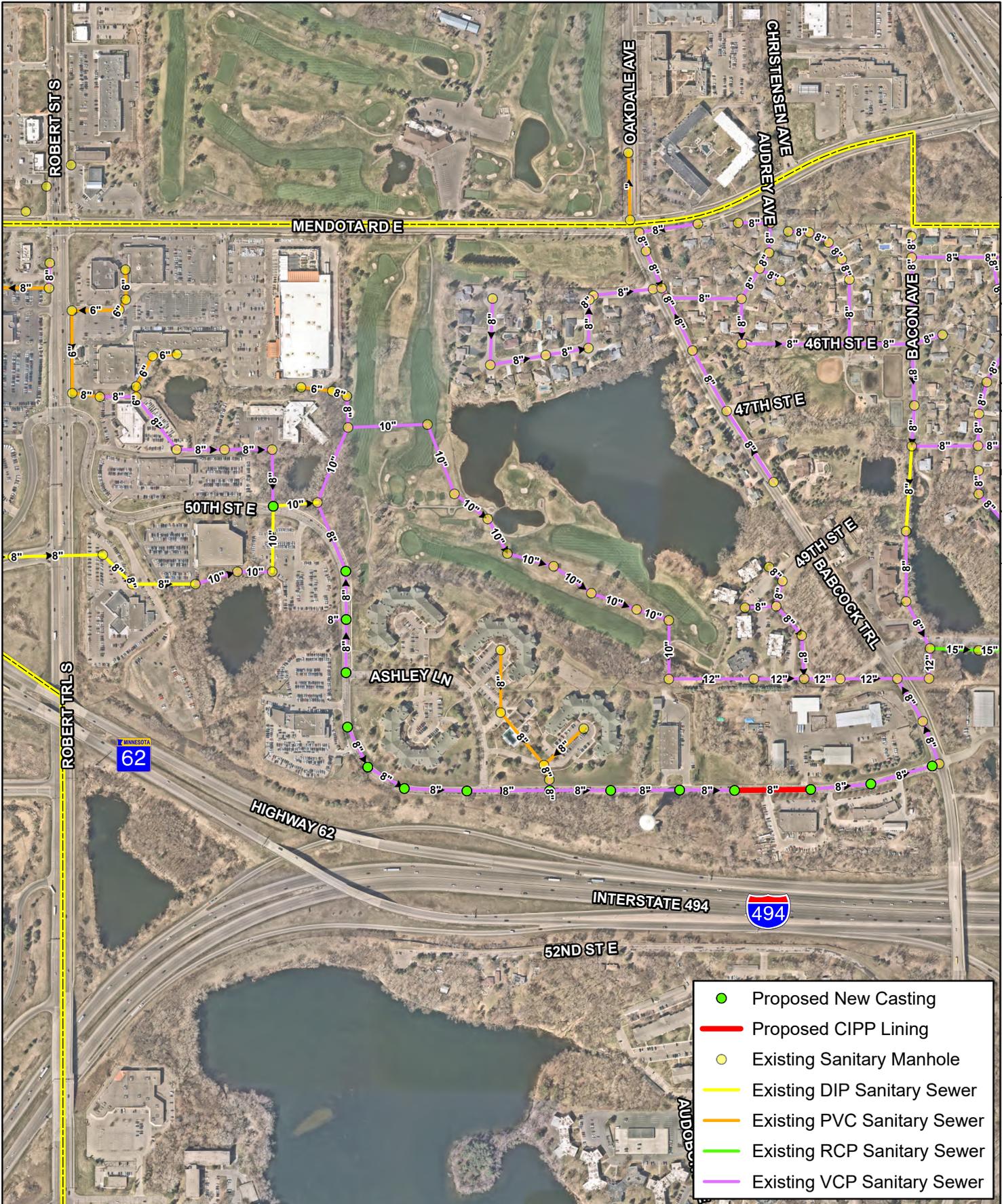




Existing Sanitary Sewer Map

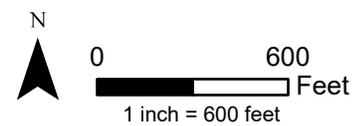
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 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN

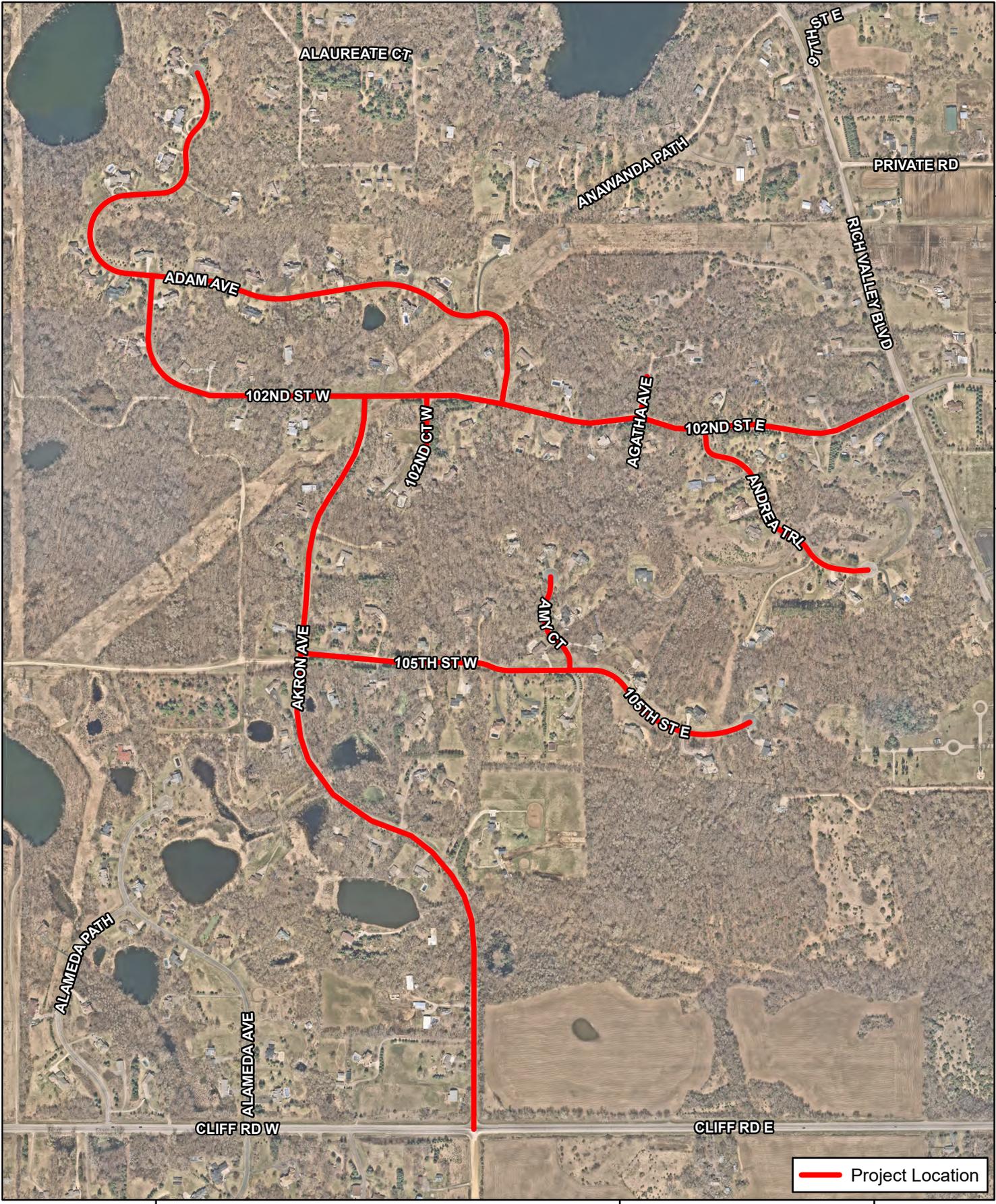




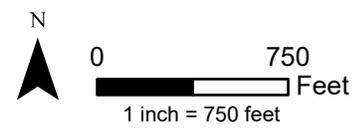
Proposed Sanitary Sewer Improvements

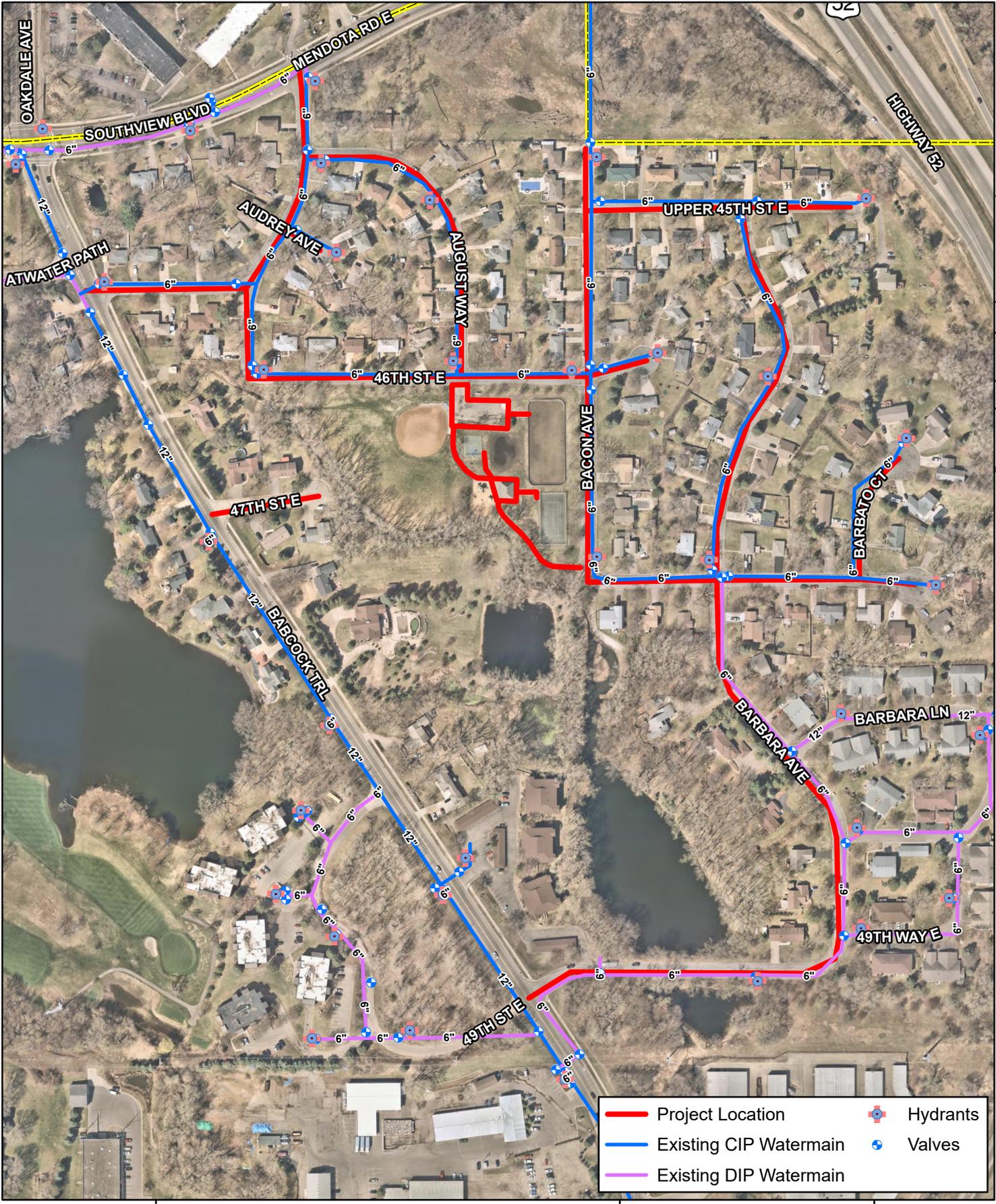
2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN





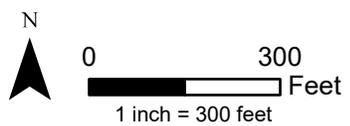
Existing Sanitary Sewer Map
 2025 PMI Feasibility Study
 102nd Street and Akron Avenue - CP 2025-09F
 Mill and Overlay
 Inver Grove Heights, MN





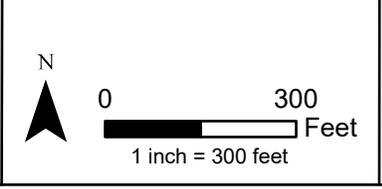
Existing Watermain Map

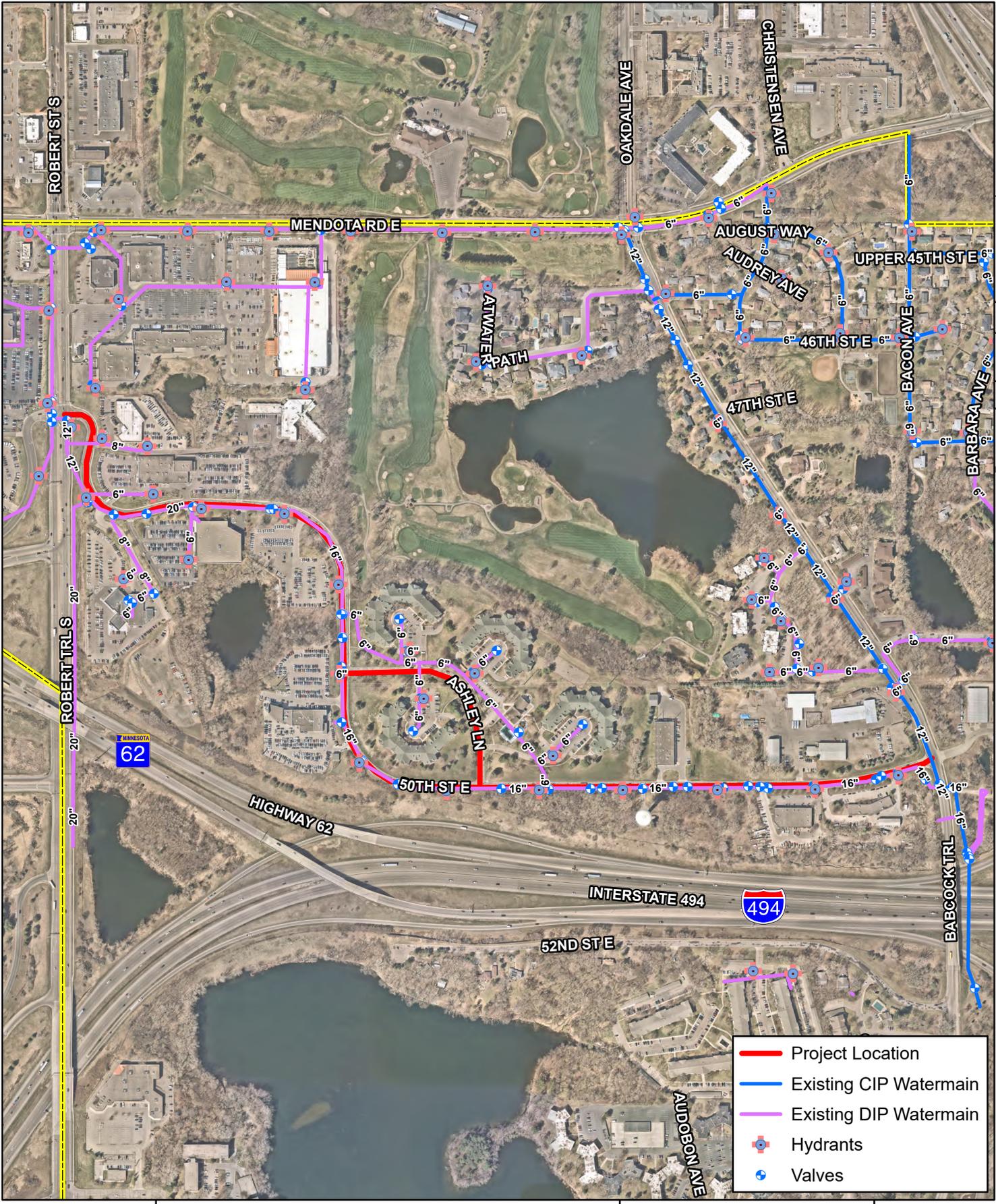
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Barbara Avenue and 46th Street - CP 2025-09D
Reconstruction/Full Depth Reclamation
Inver Grove Heights, MN





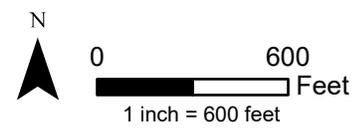
Proposed DIP Watermain
 2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN





Existing Watermain Map

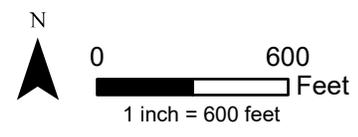
2025 PMI Feasibility Study
50th Street - CP 2025-09E
Full Depth Reclamation
Inver Grove Heights, MN

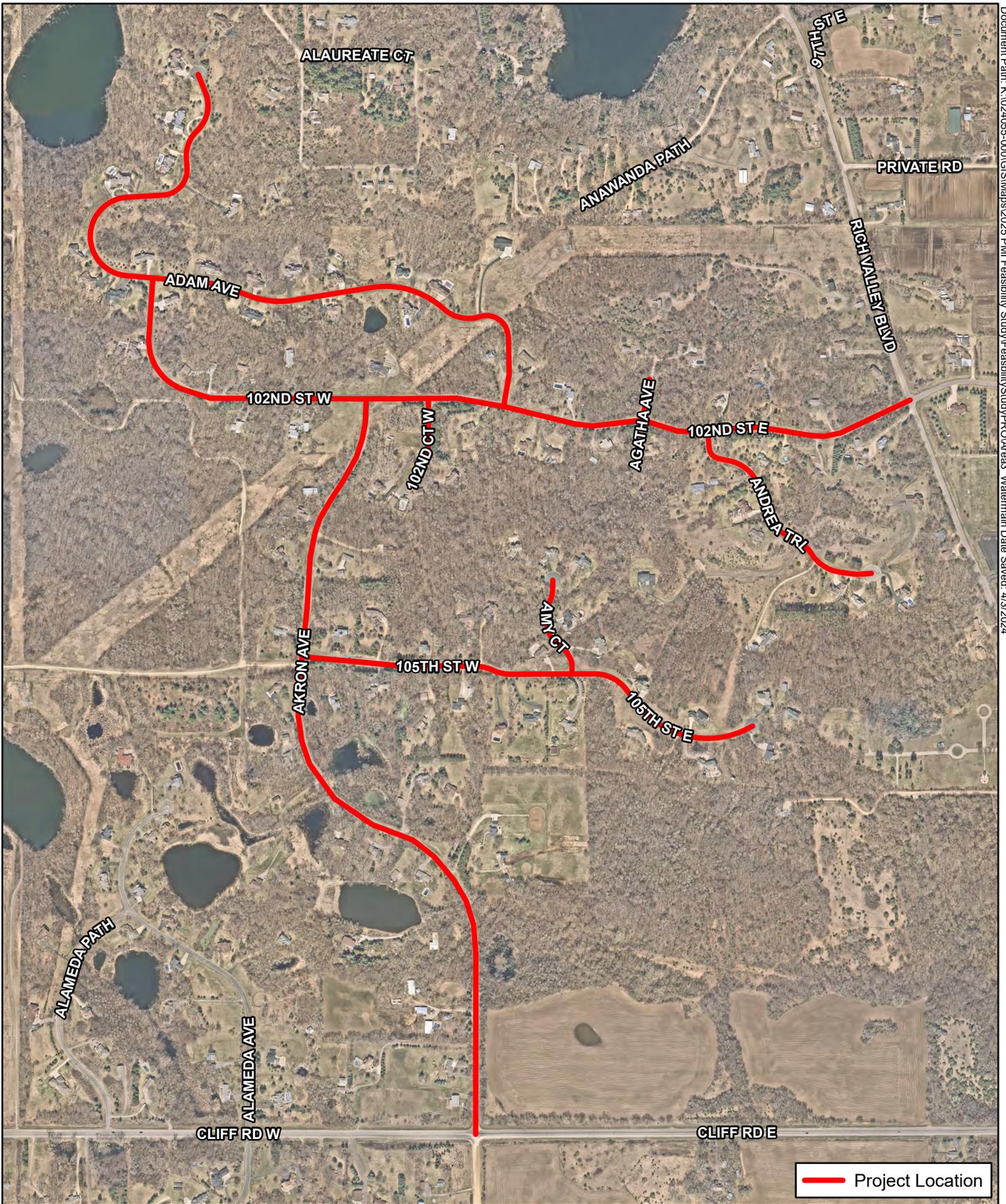




Proposed DIP Watermain

2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN





Existing Watermain Map

2025 PMI Feasibility Study
102nd Street and Akron Avenue - CP 2025-09F
Mill and Overlay
Inver Grove Heights, MN



0 750
Feet
1 inch = 750 feet





Appendix C

Opinions of Probable Cost

OPINION OF PROBABLE COST - BARBARA AVENUE AND 46TH STREET AREA

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09D
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/26/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A1. STREET IMPROVEMENTS (FULL RECONSTRUCTION)						
1	2021.501	MOBILIZATION	LS	1	\$ 149,000.00	\$ 149,000.00
2	2101.502	CLEARING	EACH	3	\$ 750.00	\$ 2,250.00
3	2101.502	GRUBBING	EACH	3	\$ 750.00	\$ 2,250.00
4	2101.505	CLEARING	ACRE	0.30	\$ 10,000.00	\$ 3,000.00
5	2101.505	GRUBBING	ACRE	0.30	\$ 10,000.00	\$ 3,000.00
6	2104.502	REMOVE SIGN	EACH	15	\$ 50.00	\$ 750.00
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	104	\$ 80.00	\$ 8,320.00
8	2104.502	SALVAGE SIGN	EACH	7	\$ 55.00	\$ 385.00
9	2104.503	REMOVE CURB & GUTTER	L F	13200	\$ 12.00	\$ 158,400.00
10	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	520	\$ 13.00	\$ 6,760.00
11	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	180	\$ 8.00	\$ 1,440.00
12	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	20310	\$ 10.00	\$ 203,100.00
13	2106.507	EXCAVATION - COMMON	C Y	4210	\$ 24.00	\$ 101,040.00
14	2106.507	EXCAVATION - MUCK	C Y	250	\$ 35.00	\$ 8,750.00
15	2106.507	EXCAVATION - SUBGRADE	C Y	16410	\$ 20.00	\$ 328,200.00
16	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	16410	\$ 23.00	\$ 377,430.00
17	2108.504	GEOTEXTILE FABRIC TYPE 5	S Y	24430	\$ 1.95	\$ 47,638.50
18	2112.604	SUBGRADE PREPARATION	S Y	24430	\$ 3.00	\$ 73,290.00
19	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	4210	\$ 28.00	\$ 117,880.00
20	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1330	\$ 3.00	\$ 3,990.00
21	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	250	\$ 57.00	\$ 14,250.00
22	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	2240	\$ 95.00	\$ 212,800.00
23	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	2240	\$ 85.00	\$ 190,400.00
24	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	13200	\$ 30.00	\$ 396,000.00
25	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	580	\$ 95.00	\$ 55,100.00
26	2540.602	INSTALL MAIL BOX SUPPORT	EACH	104	\$ 160.00	\$ 16,640.00
27	2563.601	TRAFFIC CONTROL	LS	1	\$ 50,000.00	\$ 50,000.00
28	2564.518	SIGN PANELS TYPE C	S F	55.75	\$ 62.00	\$ 3,456.50
29	2564.602	INSTALL SALVAGED SIGN	EACH	7	\$ 165.00	\$ 1,155.00
30	2564.602	INSTALL STEEL POST	EACH	15	\$ 150.00	\$ 2,250.00
31	2564.602	SIGN PANELS TYPE SPECIAL	EACH	12	\$ 250.00	\$ 3,000.00
32	2573.502	STORM DRAIN INLET PROTECTION	EACH	37	\$ 268.00	\$ 9,916.00
33	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	13200	\$ 3.20	\$ 42,240.00
34	2575.504	SODDING TYPE SALT TOLERANT	S Y	7920	\$ 11.00	\$ 87,120.00
CONSTRUCTION TOTAL						\$ 2,681,201.00
CONTINGENCY TOTAL (10%)						\$ 268,120.10
SUBTOTAL						\$ 2,949,321.10
INDIRECT COST TOTAL (28%)						\$ 825,809.91
TOTAL						\$ 3,775,131.01
A2. STREET IMPROVEMENTS - COLLECTOR WIDTH OVER 32' (FULL RECONSTRUCTION) (NOT ASSESSABLE)						
35	2021.501	MOBILIZATION	LS	1	\$ 1,800.00	\$ 1,800.00
36	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	370	\$ 10.00	\$ 3,700.00
37	2106.507	EXCAVATION - COMMON	C Y	70	\$ 24.00	\$ 1,680.00
38	2106.507	EXCAVATION - SUBGRADE	C Y	260	\$ 20.00	\$ 5,200.00
39	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	260	\$ 23.00	\$ 5,980.00
40	2108.504	GEOTEXTILE FABRIC TYPE 5	S Y	370	\$ 1.95	\$ 721.50
41	2112.604	SUBGRADE PREPARATION	S Y	370	\$ 3.00	\$ 1,110.00
42	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	70	\$ 28.00	\$ 1,960.00
43	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	20	\$ 3.00	\$ 60.00
44	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	50	\$ 95.00	\$ 4,750.00
45	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	50	\$ 85.00	\$ 4,250.00
46	2563.601	TRAFFIC CONTROL	LS	1	\$ 600.00	\$ 600.00
CONSTRUCTION TOTAL						\$ 31,811.50
CONTINGENCY TOTAL (10%)						\$ 3,181.15
SUBTOTAL						\$ 34,992.65
INDIRECT COST TOTAL (28%)						\$ 9,797.94
TOTAL						\$ 44,790.59

B1. STREET IMPROVEMENTS (FULL DEPTH RECLAMATION)						
47	2021.501	MOBILIZATION	LS	1	\$ 20,000.00	\$ 20,000.00
48	2104.502	REMOVE SIGN	EACH	3	\$ 50.00	\$ 150.00
49	2104.503	REMOVE CURB & GUTTER	L F	790	\$ 12.00	\$ 9,480.00
50	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	40	\$ 13.00	\$ 520.00
51	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	40	\$ 8.00	\$ 320.00
52	2106.507	EXCAVATION - COMMON	C Y	120	\$ 24.00	\$ 2,880.00
53	2106.507	EXCAVATION - SUBGRADE	C Y	200	\$ 20.00	\$ 4,000.00
54	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	200	\$ 23.00	\$ 4,600.00
55	2112.604	SUBGRADE PREPARATION	S Y	6550	\$ 3.00	\$ 19,650.00
56	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	120	\$ 28.00	\$ 3,360.00
57	2215.504	FULL DEPTH RECLAMATION	S Y	6550	\$ 3.00	\$ 19,650.00
58	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	330	\$ 3.00	\$ 990.00
59	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	40	\$ 57.00	\$ 2,280.00
60	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	740	\$ 95.00	\$ 70,300.00
61	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	740	\$ 85.00	\$ 62,900.00
62	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	790	\$ 30.00	\$ 23,700.00
63	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	40	\$ 95.00	\$ 3,800.00
64	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
65	2564.602	INSTALL STEEL POST	EACH	3	\$ 150.00	\$ 450.00
66	2564.602	SIGN PANELS TYPE SPECIAL	S F	6	\$ 250.00	\$ 1,500.00
67	2573.502	STORM DRAIN INLET PROTECTION	EACH	8	\$ 268.00	\$ 2,144.00
68	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	990	\$ 3.20	\$ 3,168.00
69	2575.504	SODDING TYPE SALT TOLERANT	S Y	440	\$ 11.00	\$ 4,840.00
					CONSTRUCTION TOTAL	\$ 265,682.00
					CONTINGENCY TOTAL (10%)	\$ 26,568.20
					SUBTOTAL	\$ 292,250.20
					INDIRECT COST TOTAL (28%)	\$ 81,830.06
					TOTAL	\$ 374,080.26
B2. STREET IMPROVEMENTS - COLLECTOR WIDTH OVER 32' (FULL DEPTH RECLAIM) (NOT ASSESSABLE)						
70	2021.501	MOBILIZATION	LS	1	\$ 2,200.00	\$ 2,200.00
71	2106.507	EXCAVATION - COMMON	C Y	20	\$ 24.00	\$ 480.00
72	2106.507	EXCAVATION - SUBGRADE	C Y	70	\$ 20.00	\$ 1,400.00
73	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	70	\$ 23.00	\$ 1,610.00
74	2112.604	SUBGRADE PREPARATION	S Y	880	\$ 3.00	\$ 2,640.00
75	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	20	\$ 28.00	\$ 560.00
76	2215.504	FULL DEPTH RECLAMATION	S Y	880	\$ 3.00	\$ 2,640.00
77	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	50	\$ 3.00	\$ 150.00
78	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	100	\$ 95.00	\$ 9,500.00
79	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	100	\$ 85.00	\$ 8,500.00
80	2563.601	TRAFFIC CONTROL	LS	1	\$ 600.00	\$ 600.00
					CONSTRUCTION TOTAL	\$ 30,280.00
					CONTINGENCY TOTAL (10%)	\$ 3,028.00
					SUBTOTAL	\$ 33,308.00
					INDIRECT COST TOTAL (28%)	\$ 9,326.24
					TOTAL	\$ 42,634.24
C1. STORM SEWER IMPROVEMENTS (FULL RECONSTRUCTION)						
81	2021.501	MOBILIZATION	LS	1	\$ 34,000.00	\$ 34,000.00
82	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	11	\$ 1,250.00	\$ 13,750.00
83	2104.503	REMOVE SEWER PIPE (STORM)	L F	398	\$ 20.00	\$ 7,960.00
84	2411.602	CONCRETE WATER QUALITY STRUCTURE	EACH	3	\$ 15,000.00	\$ 45,000.00
85	2502.503	4" PERF PVC PIPE DRAIN	L F	1510	\$ 15.00	\$ 22,650.00
86	2503.503	12" RC PIPE SEWER CLASS V	L F	1840	\$ 90.00	\$ 165,600.00
87	2503.503	15" RC PIPE SEWER CLASS V	L F	820	\$ 110.00	\$ 90,200.00
88	2503.503	18" RC PIPE SEWER CLASS V	L F	520	\$ 130.00	\$ 67,600.00
89	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	12	\$ 3,500.00	\$ 42,000.00
90	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	22	\$ 4,500.00	\$ 99,000.00
91	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	3	\$ 1,400.00	\$ 4,200.00
92	2563.601	TRAFFIC CONTROL	LS	1	\$ 12,000.00	\$ 12,000.00
					CONSTRUCTION TOTAL	\$ 603,960.00
					CONTINGENCY TOTAL (10%)	\$ 60,396.00
					SUBTOTAL	\$ 664,356.00
					INDIRECT COST TOTAL (28%)	\$ 186,019.68
					TOTAL	\$ 850,375.68

C2. TRUNK STORM SEWER IMPROVEMENTS (FULL RECONSTRUCTION) (NOT ASSESSABLE)							
93	2021.501	MOBILIZATION	LS	1	\$	9,500.00	\$ 9,500.00
94	2101.502	CLEARING	EACH	3	\$	750.00	\$ 2,250.00
95	2101.502	GRUBBING	EACH	3	\$	750.00	\$ 2,250.00
96	2106.507	EXCAVATION - COMMON	C Y	620	\$	30.00	\$ 18,600.00
97	2106.507	EXCAVATION - MUCK	C Y	100	\$	40.00	\$ 4,000.00
98	2503.503	18" RC PIPE SEWER CLASS V	L F	60	\$	130.00	\$ 7,800.00
99	2506.502	CASTING ASSEMBLY	EACH	2	\$	1,000.00	\$ 2,000.00
100	2506.602	UNDERGROUND FILTRATION CHAMBER SYSTEM	C F	8350	\$	13.00	\$ 108,550.00
101	2563.601	TRAFFIC CONTROL	LS	1	\$	3,200.00	\$ 3,200.00
102	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	400	\$	3.20	\$ 1,280.00
103	2575.504	SODDING TYPE SALT TOLERANT	S Y	1000	\$	11.00	\$ 11,000.00
CONSTRUCTION TOTAL							\$ 170,430.00
CONTINGENCY TOTAL (10%)							\$ 17,043.00
SUBTOTAL							\$ 187,473.00
INDIRECT COST TOTAL (28%)							\$ 52,492.44
TOTAL							\$ 239,965.44
D1. STORM SEWER IMPROVEMENTS (FULL DEPTH RECLAMATION)							
104	2021.501	MOBILIZATION	LS	1	\$	18,000.00	\$ 18,000.00
105	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	14	\$	1,250.00	\$ 17,500.00
106	2104.503	REMOVE SEWER PIPE (STORM)	L F	525	\$	20.00	\$ 10,500.00
107	2411.602	CONCRETE WATER QUALITY STRUCTURE	EACH	3	\$	15,000.00	\$ 45,000.00
108	2501.502	15" RC PIPE APRON	EACH	1	\$	2,300.00	\$ 2,300.00
109	2501.502	24" RC PIPE APRON	EACH	1	\$	3,500.00	\$ 3,500.00
110	2503.503	12" RC PIPE SEWER CLASS V	L F	139	\$	95.00	\$ 13,205.00
111	2503.503	15" RC PIPE SEWER CLASS V	L F	176	\$	115.00	\$ 20,240.00
112	2503.503	18" RC PIPE SEWER CLASS V	L F	233	\$	135.00	\$ 31,455.00
113	2503.503	24" RC PIPE SEWER CLASS III	L F	40	\$	180.00	\$ 7,200.00
114	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	8	\$	3,500.00	\$ 28,000.00
115	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	5	\$	4,750.00	\$ 23,750.00
116	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	8	\$	1,400.00	\$ 11,200.00
117	2563.601	TRAFFIC CONTROL	LS	1	\$	4,300.00	\$ 4,300.00
CONSTRUCTION TOTAL							\$ 236,150.00
CONTINGENCY TOTAL (10%)							\$ 23,615.00
SUBTOTAL							\$ 259,765.00
INDIRECT COST TOTAL (28%)							\$ 72,734.20
TOTAL							\$ 332,499.20
D2. TRUNK STORM SEWER IMPROVEMENTS (FULL DEPTH RECLAMATION) (NOT ASSESSABLE)							
118	2021.501	MOBILIZATION	LS	1	\$	1,500.00	\$ 1,500.00
119	2411.502	CONCRETE OUTLET STRUCTURE	EACH	1	\$	18,000.00	\$ 18,000.00
120	2563.601	TRAFFIC CONTROL	LS	1	\$	400.00	\$ 400.00
CONSTRUCTION TOTAL							\$ 19,900.00
CONTINGENCY TOTAL (10%)							\$ 1,990.00
SUBTOTAL							\$ 21,890.00
INDIRECT COST TOTAL (28%)							\$ 6,129.20
TOTAL							\$ 28,019.20
E. SANITARY SEWER IMPROVEMENTS (FULL RECONSTRUCTION)							
121	2021.501	MOBILIZATION	LS	1	\$	55,000.00	\$ 55,000.00
122	2104.502	REMOVE MANHOLE	EACH	31	\$	1,200.00	\$ 37,200.00
123	2104.503	REMOVE SANITARY SERVICE PIPE	L F	3120	\$	5.25	\$ 16,380.00
124	2104.503	REMOVE SEWER PIPE (SANITARY)	L F	6175	\$	10.00	\$ 61,750.00
125	2503.503	8" PVC PIPE SEWER	L F	6240	\$	55.00	\$ 343,200.00
126	2503.601	SANITARY SEWER BYPASS PUMPING	LS	1	\$	70,000.00	\$ 70,000.00
127	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	2	\$	3,200.00	\$ 6,400.00
128	2503.602	8"X4" PVC WYE	EACH	104	\$	300.00	\$ 31,200.00
129	2503.603	TELEWISE SANITARY SEWER	L F	6240	\$	2.75	\$ 17,160.00
130	2503.603	4" PVC SANITARY SERVICE PIPE	L F	3120	\$	30.00	\$ 93,600.00
131	2506.603	CONSTRUCT 48" DIA SANITARY MANHOLE	EACH	30	\$	7,500.00	\$ 225,000.00
132	2506.603	CONSTRUCT 60" DIA SANITARY MANHOLE	EACH	1	\$	9,000.00	\$ 9,000.00
133	2506.603	CONSTRUCT 8" OUTSIDE DROP	L F	14.9	\$	1,200.00	\$ 17,880.00
134	2563.601	TRAFFIC CONTROL	LS	1	\$	19,000.00	\$ 19,000.00
CONSTRUCTION TOTAL							\$ 1,002,770.00
CONTINGENCY TOTAL (10%)							\$ 100,277.00
SUBTOTAL							\$ 1,103,047.00
INDIRECT COST TOTAL (28%)							\$ 308,853.16
TOTAL							\$ 1,411,900.16

F. SANITARY SEWER IMPROVEMENTS (FULL DEPTH RECLAMATION)						
135	2021.501	MOBILIZATION	LS	1	\$ 2,900.00	\$ 2,900.00
136	2104.502	REMOVE CASTING	EACH	4	\$ 230.00	\$ 920.00
137	2104.503	REMOVE SEWER PIPE (SANITARY)	L F	126	\$ 20.00	\$ 2,520.00
138	2503.503	8" PVC PIPE SEWER	L F	126	\$ 90.00	\$ 11,340.00
139	2503.601	SANITARY SEWER BYPASS PUMPING	LS	1	\$ 8,000.00	\$ 8,000.00
140	2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EACH	2	\$ 3,500.00	\$ 7,000.00
141	2503.603	TELEWISE SANITARY SEWER	L F	126	\$ 12.50	\$ 1,575.00
142	2506.602	CASTING ASSEMBLY (SANITARY)	EACH	4	\$ 1,000.00	\$ 4,000.00
143	2563.601	TRAFFIC CONTROL	LS	1	\$ 800.00	\$ 800.00
					CONSTRUCTION TOTAL	\$ 39,055.00
					CONTINGENCY TOTAL (10%)	\$ 3,905.50
					SUBTOTAL	\$ 42,960.50
					INDIRECT COST TOTAL (28%)	\$ 12,028.94
					TOTAL	\$ 54,989.44

G. WATER MAIN IMPROVEMENTS (FULL RECONSTRUCTION)						
144	2021.501	MOBILIZATION	LS	1	\$ 90,000.00	\$ 90,000.00
145	2104.502	REMOVE GATE VALVE & BOX	EACH	22	\$ 300.00	\$ 6,600.00
146	2104.502	REMOVE CURB STOP & BOX	EACH	104	\$ 200.00	\$ 20,800.00
147	2104.502	REMOVE HYDRANT	EACH	16	\$ 1,100.00	\$ 17,600.00
148	2104.503	REMOVE WATER MAIN	L F	6500	\$ 12.00	\$ 78,000.00
149	2104.602	REMOVE WATER SERVICE	EACH	104	\$ 150.00	\$ 15,600.00
150	2504.601	TEMPORARY WATER SERVICE	LS	1	\$ 30,000.00	\$ 30,000.00
151	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	2	\$ 3,500.00	\$ 7,000.00
152	2504.602	HYDRANT	EACH	19	\$ 6,500.00	\$ 123,500.00
153	2504.602	1" CORPORATION STOP	EACH	104	\$ 650.00	\$ 67,600.00
154	2504.602	6" GATE VALVE & BOX	EACH	19	\$ 3,200.00	\$ 60,800.00
155	2504.602	8" GATE VALVE & BOX	EACH	31	\$ 4,000.00	\$ 124,000.00
156	2504.602	12"X8" WET TAP	EACH	1	\$ 7,000.00	\$ 7,000.00
157	2504.602	1" CURB STOP & BOX	EACH	104	\$ 800.00	\$ 83,200.00
158	2504.603	1" TYPE K COPPER PIPE	L F	3640	\$ 45.00	\$ 163,800.00
159	2504.603	6" WATERMAIN DUCTILE IRON CL 52 W/ POLYWRAP	L F	190	\$ 90.00	\$ 17,100.00
160	2504.603	8" WATERMAIN DUCTILE IRON CL 52 W/ POLYWRAP	L F	6530	\$ 90.00	\$ 587,700.00
161	2504.603	24" STEEL CASING PIPE (JACKED)	LF	40	\$ 600.00	\$ 24,000.00
162	2504.608	DUCTILE IRON FITTINGS	LB	2900	\$ 20.00	\$ 58,000.00
163	2563.601	TRAFFIC CONTROL	LS	1	\$ 30,000.00	\$ 30,000.00
					CONSTRUCTION TOTAL	\$ 1,612,300.00
					CONTINGENCY TOTAL (10%)	\$ 161,230.00
					SUBTOTAL	\$ 1,773,530.00
					INDIRECT COST TOTAL (28%)	\$ 496,588.40
					TOTAL	\$ 2,270,118.40

H. WATER MAIN IMPROVEMENTS (FULL DEPTH RECLAMATION)						
164	2021.501	MOBILIZATION	LS	1	\$ 300.00	\$ 300.00
165	2504.602	ADJUST GATE VALVE & BOX	EACH	5	\$ 550.00	\$ 2,750.00
166	2563.601	TRAFFIC CONTROL	LS	1	\$ 100.00	\$ 100.00
					CONSTRUCTION TOTAL	\$ 3,150.00
					CONTINGENCY TOTAL (10%)	\$ 315.00
					SUBTOTAL	\$ 3,465.00
					INDIRECT COST TOTAL (28%)	\$ 970.20
					TOTAL	\$ 4,435.20
					GRAND TOTAL	\$ 9,428,938.82

DISCLAIMER:
In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

**OPINION OF PROBABLE COST - BARBARA AVENUE AND 46TH STREET AREA
GROVELAND PARK IMPROVEMENTS**

WSB Project: GROVELAND PARK TRAIL AND PARKING LOT IMPROVEMENTS
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09D
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/26/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. PAVEMENT IMPROVEMENTS (FULL DEPTH RECLAMATION)						
1	2021.501	MOBILIZATION	LS	1	\$ 3,700.00	\$ 3,700.00
2	2104.503	REMOVE CURB & GUTTER	LF	170	\$ 12.00	\$ 2,040.00
3	2104.518	REMOVE BITUMINOUS WALK	SF	1070	\$ 1.00	\$ 1,070.00
4	2106.507	EXCAVATION - COMMON	CY	20	\$ 30.00	\$ 600.00
5	2106.507	EXCAVATION - SUBGRADE	CY	40	\$ 30.00	\$ 1,200.00
6	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CY	40	\$ 32.00	\$ 1,280.00
7	2112.604	SUBGRADE PREPARATION	SY	880	\$ 3.00	\$ 2,640.00
8	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	20	\$ 15.00	\$ 300.00
9	2215.504	FULL DEPTH RECLAMATION	SY	880	\$ 3.00	\$ 2,640.00
10	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	50	\$ 3.00	\$ 150.00
11	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3:C)	TON	80	\$ 95.00	\$ 7,600.00
12	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3:C)	TON	110	\$ 85.00	\$ 9,350.00
13	2521.518	3" BITUMINOUS WALK	SF	1070	\$ 7.00	\$ 7,490.00
14	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	170	\$ 30.00	\$ 5,100.00
15	2563.601	TRAFFIC CONTROL	LS	1	\$ 500.00	\$ 500.00
16	2573.502	STORM DRAIN INLET PROTECTION	EACH	1	\$ 268.00	\$ 268.00
17	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LF	920	\$ 3.20	\$ 2,944.00
18	2575.504	SODDING TYPE SALT TOLERANT	SY	100	\$ 11.00	\$ 1,100.00
CONSTRUCTION TOTAL						\$ 49,972.00
CONTINGENCY TOTAL (10%)						\$ 4,997.20
SUBTOTAL						\$ 54,969.20
INDIRECT COST TOTAL (28%)						\$ 15,391.38
TOTAL						\$ 70,360.58

DISCLAIMER:

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OPINION OF PROBABLE COST - 50TH STREET AREA

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09E
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/29/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 101,000.00	\$ 101,000.00
2	2104.502	REMOVE SIGN	EACH	32	\$ 50.00	\$ 1,600.00
3	2104.502	SALVAGE SIGN	EACH	4	\$ 55.00	\$ 220.00
4	2104.503	REMOVE CURB & GUTTER	L F	2590	\$ 12.00	\$ 31,080.00
5	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	40	\$ 13.00	\$ 520.00
6	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	30	\$ 8.00	\$ 240.00
7	2106.507	EXCAVATION - COMMON	C Y	4480	\$ 35.00	\$ 156,800.00
8	2106.507	EXCAVATION - SUBGRADE	C Y	820	\$ 35.00	\$ 28,700.00
9	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	820	\$ 23.00	\$ 18,860.00
10	2112.604	SUBGRADE PREPARATION	S Y	24410	\$ 3.00	\$ 73,230.00
11	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	410	\$ 30.00	\$ 12,300.00
12	2215.504	FULL DEPTH RECLAMATION	S Y	24410	\$ 3.00	\$ 73,230.00
13	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2450	\$ 3.00	\$ 7,350.00
14	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	30	\$ 57.00	\$ 1,710.00
15	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	2760	\$ 95.00	\$ 262,200.00
16	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	5040	\$ 85.00	\$ 428,400.00
17	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	2590	\$ 38.00	\$ 98,420.00
18	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	S Y	40	\$ 110.00	\$ 4,400.00
19	2563.601	TRAFFIC CONTROL	LS	1	\$ 26,000.00	\$ 26,000.00
20	2564.518	SIGN PANELS TYPE C	S F	157.92	\$ 62.00	\$ 9,791.04
21	2564.602	INSTALL SALVAGED SIGN	EACH	4	\$ 165.00	\$ 660.00
22	2564.602	INSTALL STEEL POST	EACH	32	\$ 150.00	\$ 4,800.00
23	2564.602	SIGN PANELS TYPE SPECIAL	EACH	4	\$ 250.00	\$ 1,000.00
24	2565.602	LOOP DETECTOR REPAIR	LS	1	\$ 8,000.00	\$ 8,000.00
25	2573.502	STORM DRAIN INLET PROTECTION	EACH	28	\$ 268.00	\$ 7,504.00
26	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	2850	\$ 3.20	\$ 9,120.00
27	2575.504	SODDING TYPE SALT TOLERANT	S Y	950	\$ 11.00	\$ 10,450.00
28	2582.503	4" SOLID LINE PAINT GR IN	L F	570	\$ 1.00	\$ 570.00
29	2582.503	4' DBLE SOLID LINE PAINT GR IN	L F	8040	\$ 0.90	\$ 7,236.00
30	2582.518	PAVT MSSG PAINT GR IN	S F	370	\$ 5.00	\$ 1,850.00
CONSTRUCTION TOTAL						\$ 1,377,585.04
CONTINGENCY TOTAL (10%)						\$ 137,758.50
SUBTOTAL						\$ 1,515,343.54
INDIRECT COST TOTAL (28%)						\$ 424,296.19
TOTAL						\$ 1,939,639.74

B. STORM SEWER IMPROVEMENTS						
31	2021.501	MOBILIZATION	LS	1	\$ 21,100.00	\$ 21,100.00
32	2104.502	REMOVE CASTING	EACH	10	\$ 230.00	\$ 2,300.00
33	2104.503	REMOVE SEWER PIPE (STORM)	L F	570	\$ 23.00	\$ 13,110.00
34	2502.503	15" CM PIPE DRAIN	L F	16	\$ 85.00	\$ 1,360.00
35	2503.503	12" RC PIPE SEWER CLASS V	L F	128	\$ 90.00	\$ 11,520.00
36	2503.503	15" RC PIPE SEWER CLASS V	L F	168	\$ 115.00	\$ 19,320.00
37	2503.503	18" RC PIPE SEWER CLASS V	L F	8	\$ 135.00	\$ 1,080.00
38	2503.503	21" RC PIPE SEWER CLASS III	L F	8	\$ 160.00	\$ 1,280.00
39	2503.503	24" RC PIPE SEWER CLASS III	L F	16	\$ 180.00	\$ 2,880.00
40	2503.503	27" RC PIPE SEWER CLASS III	L F	194	\$ 210.00	\$ 40,740.00
41	2503.503	30" RC PIPE SEWER CLASS III	L F	32	\$ 240.00	\$ 7,680.00
42	2503.602	CONNECT TO EXISTING MANHOLES	EACH	6	\$ 1,500.00	\$ 9,000.00
43	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	10	\$ 4,750.00	\$ 47,500.00
44	2506.502	CONST DRAINAGE STRUCTURE DES 60-4020	EACH	4	\$ 6,000.00	\$ 24,000.00
45	2506.502	CONST DRAINAGE STRUCTURE DES 72-4020	EACH	1	\$ 7,500.00	\$ 7,500.00
46	2506.502	CONST DRAINAGE STRUCTURE DES 84-4020	EACH	1	\$ 9,000.00	\$ 9,000.00
47	2506.502	CASTING ASSEMBLY	EACH	10	\$ 1,000.00	\$ 10,000.00
48	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	38	\$ 950.00	\$ 36,100.00
49	2506.602	ADAPTER PLATE CASTING (R-3067-27)	EACH	4	\$ 600.00	\$ 2,400.00
50	2506.602	REPLACE DRAINAGE STRUCTURE TOP SLAB	EACH	3	\$ 2,500.00	\$ 7,500.00
51	2506.602	CLEAN AND FILL DRAINAGE STRUCTURE SUMP	EACH	1	\$ 1,500.00	\$ 1,500.00
52	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	3	\$ 2,500.00	\$ 7,500.00
53	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,300.00	\$ 5,300.00
					CONSTRUCTION TOTAL	\$ 289,670.00
					CONTINGENCY TOTAL (10%)	\$ 28,967.00
					SUBTOTAL	\$ 318,637.00
					INDIRECT COST TOTAL (28%)	\$ 89,218.36
					TOTAL	\$ 407,855.36
C. SANITARY SEWER IMPROVEMENTS						
54	2021.501	MOBILIZATION	LS	1	\$ 4,900.00	\$ 4,900.00
55	2104.502	REMOVE CASTING	EACH	15	\$ 230.00	\$ 3,450.00
56	2503.601	SANITARY SEWER BYPASS PUMPING	LS	1	\$ 5,000.00	\$ 5,000.00
57	2503.603	LINING SEWER PIPE 8"	L F	350	\$ 105.00	\$ 36,750.00
58	2506.602	CASTING ASSEMBLY (SANITARY)	EACH	15	\$ 1,000.00	\$ 15,000.00
59	2563.601	TRAFFIC CONTROL	LS	1	\$ 1,300.00	\$ 1,300.00
					CONSTRUCTION TOTAL	\$ 66,400.00
					CONTINGENCY TOTAL (10%)	\$ 6,640.00
					SUBTOTAL	\$ 73,040.00
					INDIRECT COST TOTAL (28%)	\$ 20,451.20
					TOTAL	\$ 93,491.20
D. WATER MAIN IMPROVEMENTS						
60	2021.501	MOBILIZATION	LS	1	\$ 2,200.00	\$ 2,200.00
61	2104.502	REMOVE VALVE BOX	EACH	3	\$ 275.00	\$ 825.00
62	2504.602	VALVE BOX	EACH	3	\$ 2,500.00	\$ 7,500.00
63	2504.602	ADJUST GATE VALVE & BOX	EACH	33	\$ 550.00	\$ 18,150.00
64	2563.601	TRAFFIC CONTROL	LS	1	\$ 600.00	\$ 600.00
					CONSTRUCTION TOTAL	\$ 29,275.00
					CONTINGENCY TOTAL (10%)	\$ 2,927.50
					SUBTOTAL	\$ 32,202.50
					INDIRECT COST TOTAL (28%)	\$ 9,016.70
					TOTAL	\$ 41,219.20
E. SIDEWALK AND TRAIL IMPROVEMENTS						
65	2021.501	MOBILIZATION	LS	1	\$ 1,000.00	\$ 1,000.00
66	2104.504	REMOVE CONCRETE WALK	S Y	160	\$ 12.00	\$ 1,920.00
67	2521.518	4" CONCRETE WALK	S F	1400	\$ 7.00	\$ 9,800.00
68	2563.601	TRAFFIC CONTROL	LS	1	\$ 300.00	\$ 300.00
					CONSTRUCTION TOTAL	\$ 13,020.00
					CONTINGENCY TOTAL (10%)	\$ 1,302.00
					SUBTOTAL	\$ 14,322.00
					INDIRECT COST TOTAL (28%)	\$ 4,010.16
					TOTAL	\$ 18,332.16
					GRAND TOTAL	\$ 2,500,537.66

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OPINION OF PROBABLE COST - 102ND STREET AND AKRON AVENUE AREA

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/29/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS - M&O						
1	2021.501	MOBILIZATION	LS	1	\$ 105,000.00	\$ 105,000.00
2	2104.502	REMOVE SIGN	EACH	23	\$ 50.00	\$ 1,150.00
3	2104.502	SALVAGE SIGN	EACH	2	\$ 55.00	\$ 110.00
4	2101.502	CLEARING	EACH	8	\$ 750.00	\$ 6,000.00
5	2101.502	GRUBBING	EACH	8	\$ 750.00	\$ 6,000.00
6	2101.505	CLEARING	ACRE	0.75	\$ 10,000.00	\$ 7,500.00
7	2101.505	GRUBBING	ACRE	0.75	\$ 10,000.00	\$ 7,500.00
8	2104.503	REMOVE CURB & GUTTER	L F	3290	\$ 12.00	\$ 39,480.00
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	340	\$ 13.00	\$ 4,420.00
10	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	540	\$ 8.00	\$ 4,320.00
11	2106.507	EXCAVATION - COMMON	C Y	880	\$ 35.00	\$ 30,800.00
12	2106.507	EXCAVATION - SUBGRADE	C Y	1760	\$ 35.00	\$ 61,600.00
13	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	1760	\$ 23.00	\$ 40,480.00
14	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	880	\$ 30.00	\$ 26,400.00
15	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 2	C Y	500	\$ 42.00	\$ 21,000.00
16	2231.509	BITUMINOUS PATCHING MIXTURE	TON	540	\$ 130.00	\$ 70,200.00
17	2232.504	MILL BITUMINOUS SURFACE (1.0")	S Y	21250	\$ 1.95	\$ 41,437.50
18	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	20250	\$ 3.00	\$ 60,750.00
19	2232.604	MILL BITUMINOUS SURFACE (0.5")	S Y	5880	\$ 1.20	\$ 7,056.00
20	2232.604	MILL BITUMINOUS SURFACE (FULL DEPTH)	S Y	2810	\$ 3.50	\$ 9,835.00
21	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4880	\$ 3.00	\$ 14,640.00
22	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	540	\$ 57.00	\$ 30,780.00
23	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	5670	\$ 95.00	\$ 538,650.00
24	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	320	\$ 85.00	\$ 27,200.00
25	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	170	\$ 38.00	\$ 6,460.00
26	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	340	\$ 95.00	\$ 32,300.00
27	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	L F	3120	\$ 40.00	\$ 124,800.00
28	2563.601	TRAFFIC CONTROL	LS	1	\$ 27,000.00	\$ 27,000.00
29	2564.518	SIGN PANELS TYPE C	S F	146.00	\$ 62.00	\$ 9,052.00
30	2564.602	INSTALL SALVAGED SIGN	EACH	2	\$ 165.00	\$ 330.00
31	2564.602	INSTALL STEEL POST	EACH	24	\$ 150.00	\$ 3,600.00
32	2564.602	SIGN PANELS TYPE SPECIAL	EACH	12	\$ 250.00	\$ 3,000.00
33	2573.502	STORM DRAIN INLET PROTECTION	EACH	36	\$ 268.00	\$ 9,648.00
34	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	8860	\$ 3.20	\$ 28,352.00
35	2575.504	SODDING TYPE SALT TOLERANT	S Y	1830	\$ 11.00	\$ 20,130.00
36	2575.505	SEEDING	ACRE	1.40	\$ 1,400.00	\$ 1,960.00
37	2575.508	SEED MIXTURE 25-131	LB	290	\$ 7.50	\$ 2,175.00
38	2575.508	HYDRAULIC MULCH MATRIX	LB	3930	\$ 1.40	\$ 5,502.00
CONSTRUCTION TOTAL						\$ 1,436,617.50
CONTINGENCY TOTAL (10%)						\$ 143,661.75
SUBTOTAL						\$ 1,580,279.25
INDIRECT COST TOTAL (28%)						\$ 442,478.19
TOTAL						\$ 2,022,757.44

B. STREET IMPROVEMENTS - FDR						
39	2021.501	MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00
40	2104.502	REMOVE SIGN	EACH	2	\$ 50.00	\$ 100.00
41	2101.502	CLEARING	EACH	4	\$ 750.00	\$ 3,000.00
42	2101.502	GRUBBING	EACH	4	\$ 750.00	\$ 3,000.00
43	2101.505	CLEARING	ACRE	0.25	\$ 10,000.00	\$ 2,500.00
44	2101.505	GRUBBING	ACRE	0.25	\$ 10,000.00	\$ 2,500.00
45	2104.503	REMOVE CURB & GUTTER	L F	580	\$ 12.00	\$ 6,960.00
46	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	30	\$ 13.00	\$ 390.00
47	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	60	\$ 8.00	\$ 480.00
48	2106.507	EXCAVATION - COMMON	C Y	860	\$ 35.00	\$ 30,100.00
49	2106.507	EXCAVATION - SUBGRADE	C Y	250	\$ 35.00	\$ 8,750.00
50	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	250	\$ 23.00	\$ 5,750.00
51	2106.507	COMMON EMBANKMENT (CV)	C Y	30	\$ 40.00	\$ 1,200.00
52	2112.604	SUBGRADE PREPARATION	S Y	7100	\$ 3.00	\$ 21,300.00
53	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	280	\$ 30.00	\$ 8,400.00
54	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 2	C Y	40	\$ 42.00	\$ 1,680.00
55	2215.504	FULL DEPTH RECLAMATION	S Y	6990	\$ 3.00	\$ 20,970.00
56	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	350	\$ 3.00	\$ 1,050.00
57	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	60	\$ 57.00	\$ 3,420.00
58	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	790	\$ 95.00	\$ 75,050.00
59	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	790	\$ 85.00	\$ 67,150.00
60	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	30	\$ 95.00	\$ 2,850.00
61	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	L F	580	\$ 40.00	\$ 23,200.00
62	2563.601	TRAFFIC CONTROL	LS	1	\$ 7,000.00	\$ 7,000.00
63	2564.518	SIGN PANELS TYPE C	S F	12.50	\$ 62.00	\$ 775.00
64	2564.602	INSTALL STEEL POST	EACH	2	\$ 150.00	\$ 300.00
65	2564.602	SIGN PANELS TYPE SPECIAL	EACH	4	\$ 250.00	\$ 1,000.00
66	2573.502	STORM DRAIN INLET PROTECTION	EACH	9	\$ 268.00	\$ 2,412.00
67	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	1040	\$ 3.20	\$ 3,328.00
68	2575.504	SODDING TYPE SALT TOLERANT	S Y	320	\$ 11.00	\$ 3,520.00
69	2575.505	SEEDING	ACRE	0.10	\$ 1,400.00	\$ 140.00
70	2575.508	SEED MIXTURE 25-131	LB	20	\$ 7.50	\$ 150.00
71	2575.508	HYDRAULIC MULCH MATRIX	LB	270	\$ 1.40	\$ 378.00

CONSTRUCTION TOTAL	\$ 333,803.00
CONTINGENCY TOTAL (10%)	\$ 33,380.30
SUBTOTAL	\$ 367,183.30
INDIRECT COST TOTAL (28%)	\$ 102,811.32
TOTAL	\$ 469,994.62

C. STORM SEWER IMPROVEMENTS - M&O						
72	2021.501	MOBILIZATION	LS	1	\$ 9,000.00	\$ 9,000.00
73	2104.503	REMOVE PIPE CULVERTS	L F	177	\$ 18.00	\$ 3,186.00
74	2106.603	DITCH CLEANING	L F	1300	\$ 10.00	\$ 13,000.00
75	2501.502	18" RC PIPE APRON	EACH	4	\$ 2,600.00	\$ 10,400.00
76	2501.502	24" RC PIPE APRON	EACH	2	\$ 3,000.00	\$ 6,000.00
77	2501.602	CLEAN PIPE CULVERT	EACH	14	\$ 650.00	\$ 9,100.00
78	2503.503	18" RC PIPE SEWER CLASS V	L F	160	\$ 118.00	\$ 18,880.00
79	2503.503	24" RC PIPE SEWER CLASS III	L F	17	\$ 135.00	\$ 2,295.00
80	2506.502	ADJUST FRAME & RING CASTING	EACH	35	\$ 1,000.00	\$ 35,000.00
81	2506.602	REPAIR DRAINAGE STRUCTURE	EACH	8	\$ 800.00	\$ 6,400.00
82	2506.602	VACUUM CLEAN SUMP MANHOLES	EACH	1	\$ 600.00	\$ 600.00
83	2506.602	FILL SUMP	EACH	1	\$ 750.00	\$ 750.00
84	2563.601	TRAFFIC CONTROL	LS	1	\$ 3,000.00	\$ 3,000.00

CONSTRUCTION TOTAL	\$ 117,611.00
CONTINGENCY TOTAL (10%)	\$ 11,761.10
SUBTOTAL	\$ 129,372.10
INDIRECT COST TOTAL (28%)	\$ 36,224.19
TOTAL	\$ 165,596.29

D. STORM SEWER IMPROVEMENTS - FDR						
85	2021.501	MOBILIZATION	LS	1	\$ 400.00	\$ 400.00
86	2104.502	REMOVE CATCH BASIN GRATE CASTING	EACH	1	\$ 400.00	\$ 400.00
87	2506.502	ADJUST FRAME & RING CASTING	EACH	3	\$ 1,000.00	\$ 3,000.00
88	2506.602	GRATE CASTING SPECIAL	EACH	1	\$ 675.00	\$ 675.00
89	2563.601	TRAFFIC CONTROL	LS	1	\$ 100.00	\$ 100.00

CONSTRUCTION TOTAL	\$ 4,575.00
CONTINGENCY TOTAL (10%)	\$ 457.50
SUBTOTAL	\$ 5,032.50
INDIRECT COST TOTAL (28%)	\$ 1,409.10
TOTAL	\$ 6,441.60

GRAND TOTAL \$ 2,664,789.95

DISCLAIMER:

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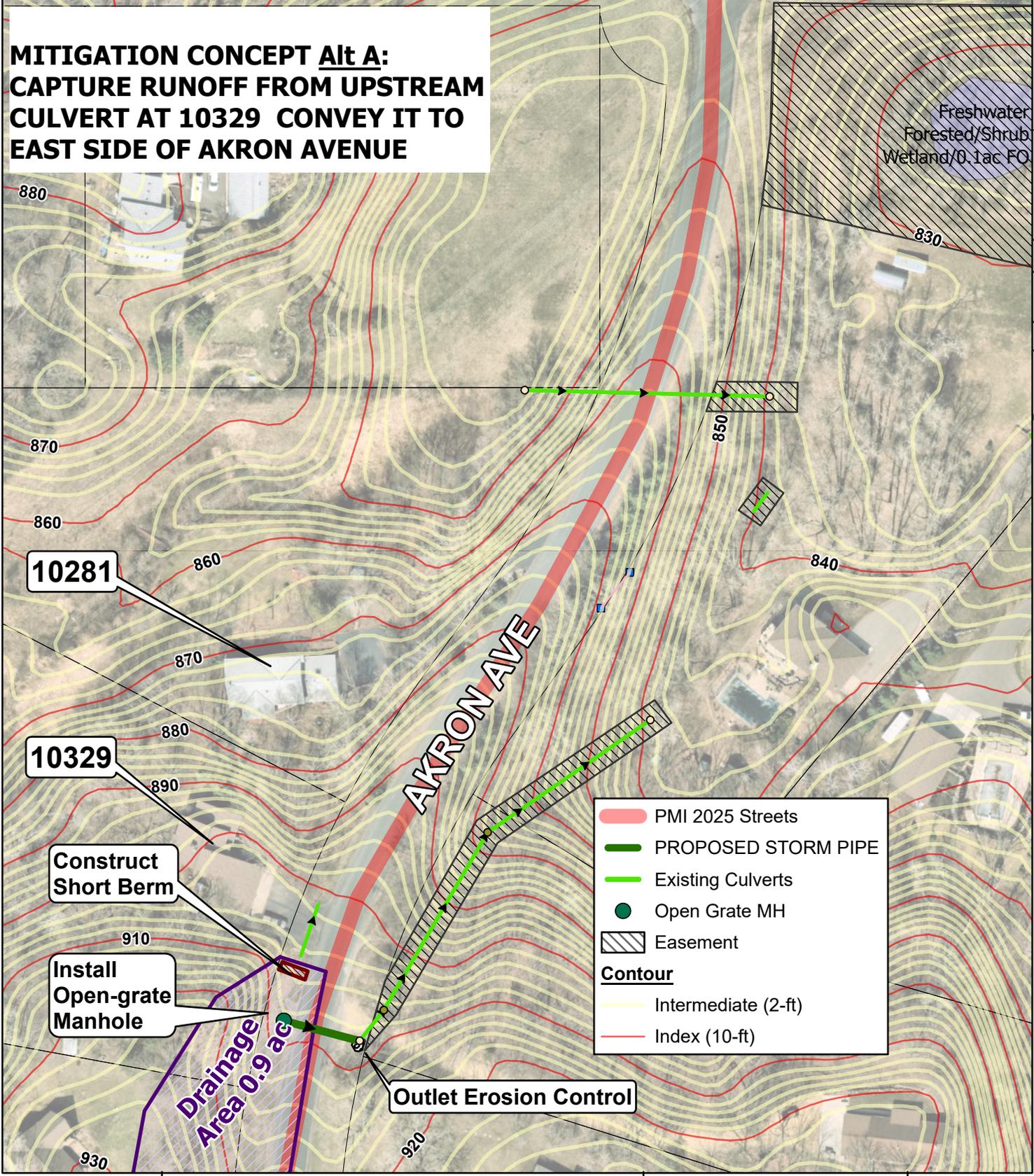


Appendix D

102nd and Akron Stormwater and Erosion Control Improvements Exhibits and Opinions of Probable Cost

102ND ST W

MITIGATION CONCEPT Alt A: CAPTURE RUNOFF FROM UPSTREAM CULVERT AT 10329 CONVEY IT TO EAST SIDE OF AKRON AVENUE



Freshwater
Forested/Shrub
Wetland/0.1ac FO

10281

10329

Construct
Short Berm

Install
Open-grate
Manhole

Drainage
Area 0.9 ac

Outlet Erosion Control

	PMI 2025 Streets
	PROPOSED STORM PIPE
	Existing Culverts
	Open Grate MH
	Easement
Contour	
	Intermediate (2-ft)
	Index (10-ft)



FIGURE 1 - AKRON AVE DRAINAGE MITIGATION CONCEPT - Alt A
 102nd Street and Akron Avenue
 2025 PMI Feasibility Study
 Inver Grove Heights, MN

N

0 100 Feet
1 inch = 100 feet



102ND ST W

**MITIGATION CONCEPT Alt B:
CAPTURE RUNOFF FROM UPSTREAM
CULVERT AT 10329 IN A PIPE AND
CONVEY IT DOWNSTREAM OF
DRIVEWAY AT 10281 AKRON AVENUE**

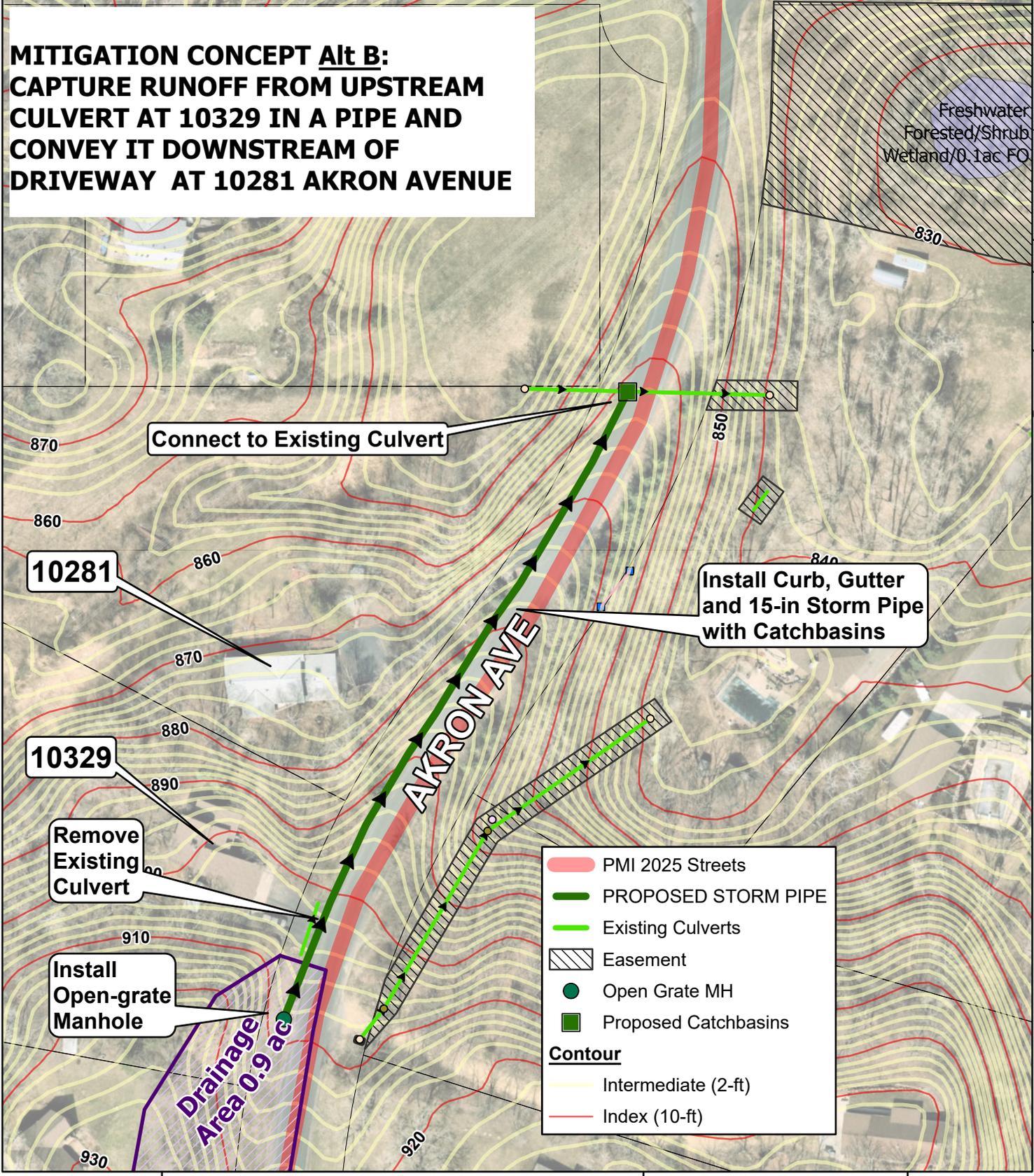
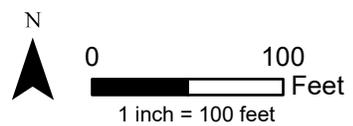


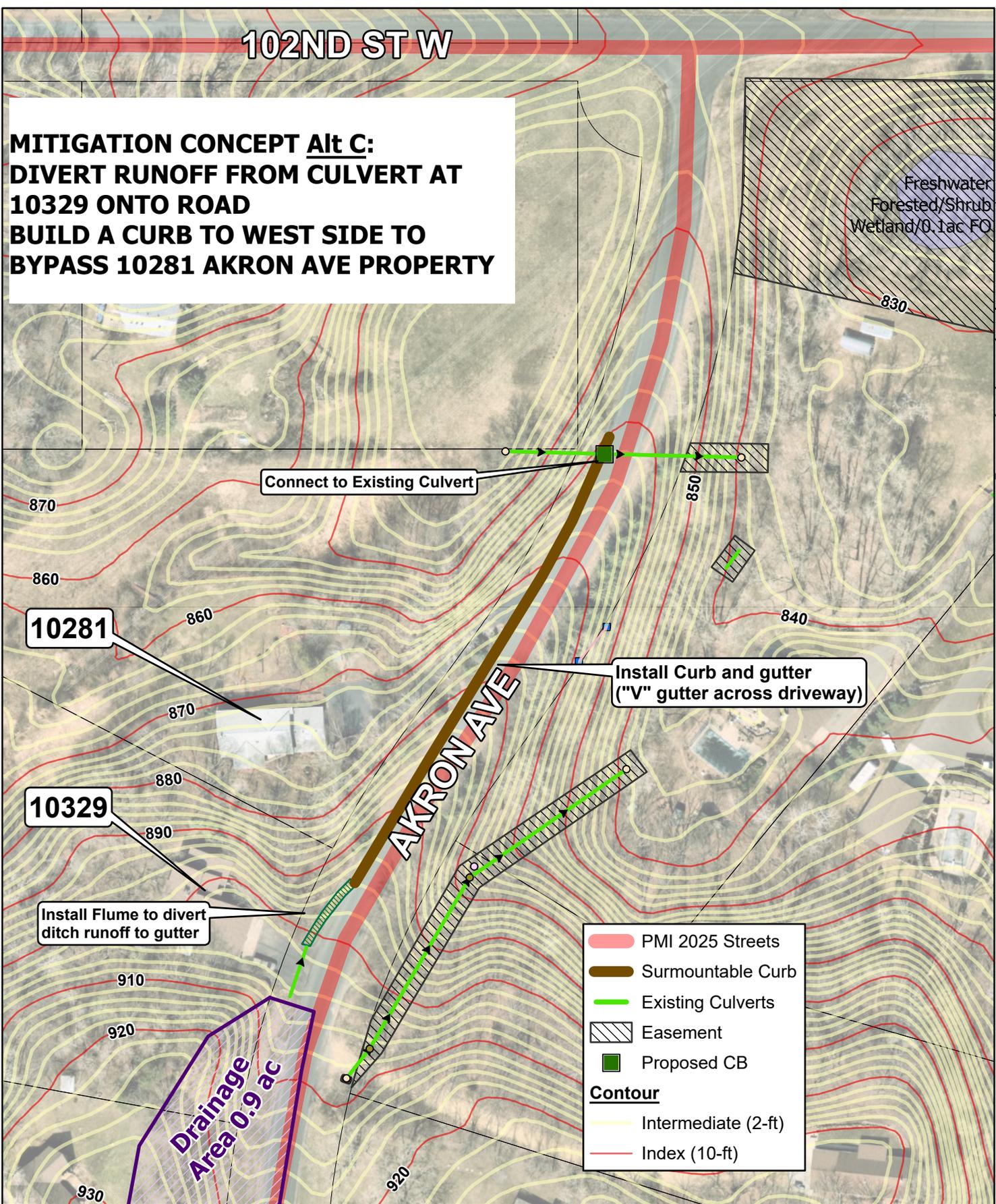
FIGURE 1 - AKRON AVE DRAINAGE MITIGATION CONCEPT - Alt B.

102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



102ND ST W

**MITIGATION CONCEPT Alt C:
DIVERT RUNOFF FROM CULVERT AT
10329 ONTO ROAD
BUILD A CURB TO WEST SIDE TO
BYPASS 10281 AKRON AVE PROPERTY**



Freshwater Forested/Shrub Wetland/0.1ac FO

10281

10329

Install Flume to divert ditch runoff to gutter

Connect to Existing Culvert

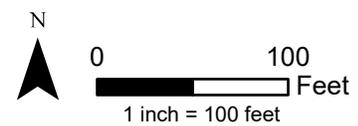
Install Curb and gutter ("V" gutter across driveway)

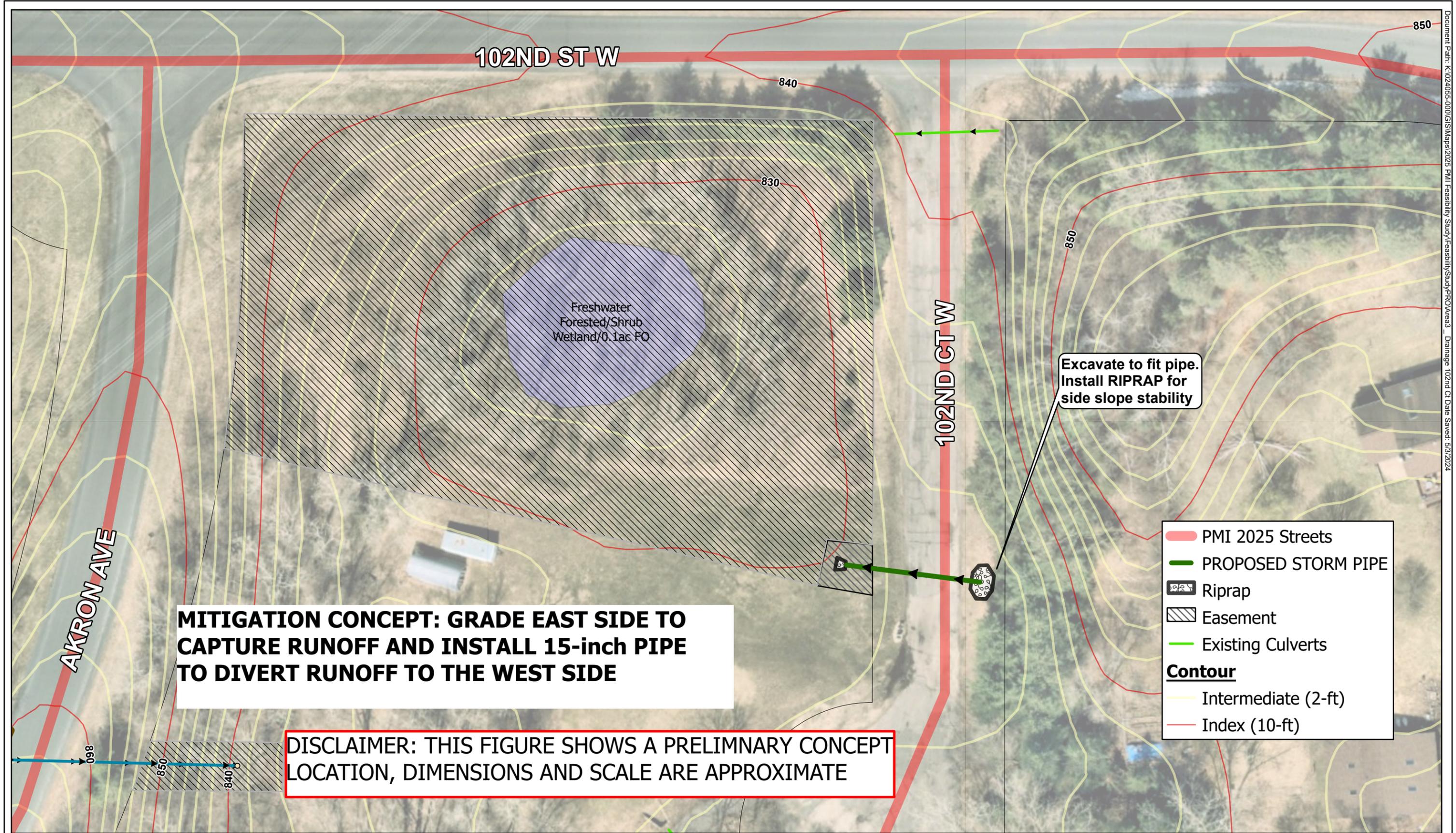
- PMI 2025 Streets
 - Surmountable Curb
 - Existing Culverts
 - Easement
 - Proposed CB
- Contour**
- Intermediate (2-ft)
 - Index (10-ft)

Drainage Area 0.9 ac



FIGURE 1 - AKRON AVE DRAINAGE MITIGATION CONCEPT - Alt C.
102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN





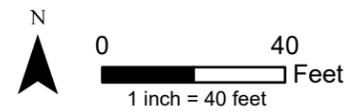
MITIGATION CONCEPT: GRADE EAST SIDE TO CAPTURE RUNOFF AND INSTALL 15-inch PIPE TO DIVERT RUNOFF TO THE WEST SIDE

DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

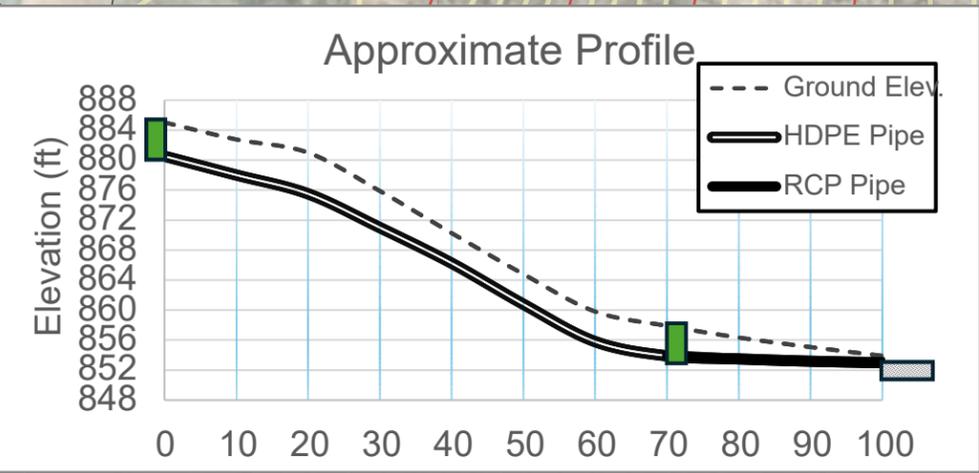


FIGURE 2 - 102nd COURT DRAINAGE - MITIGATION CONCEPT

102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



**Alt. 1 CONCEPT:
INSTALL CURB, CATCHBASIN, AND 15-in HDPE PIPE TO
CAPTURE AND DIRECT ROAD RUNOFF AT LOW POINT
INSTALL EROSION PROTECTION AT OUTLET.**



- PMI 2025 Streets
- Drainage Areas
- Curb and Gutter
- PROPOSED STORM PIPE
- Open Grate MH
- Proposed Catchbasins
- Easement
- Riprap
- Contour**
- Intermediate (2-ft)
- Index (10-ft)

DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

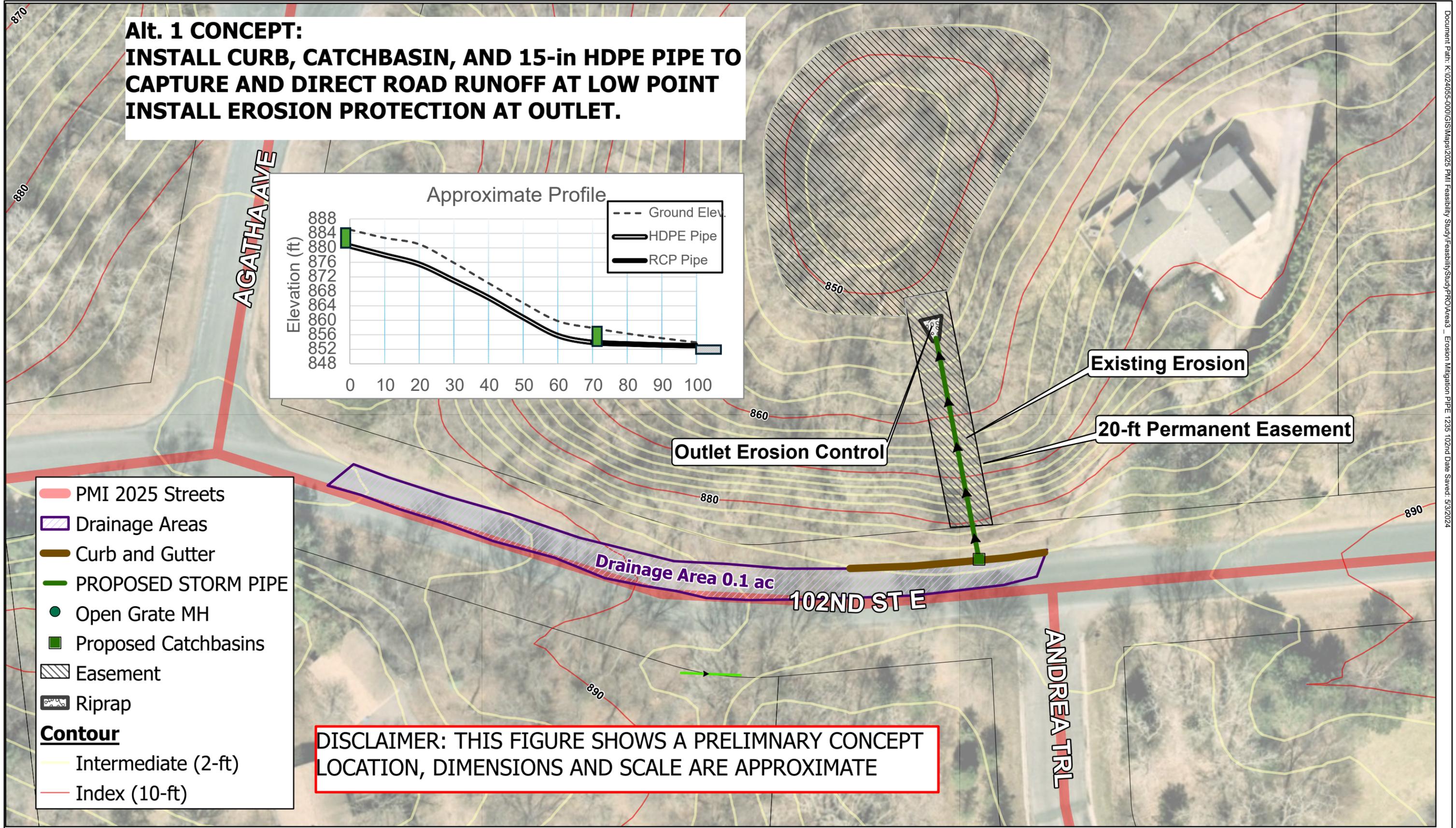
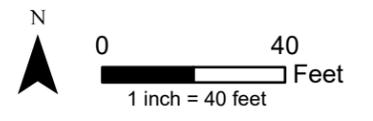


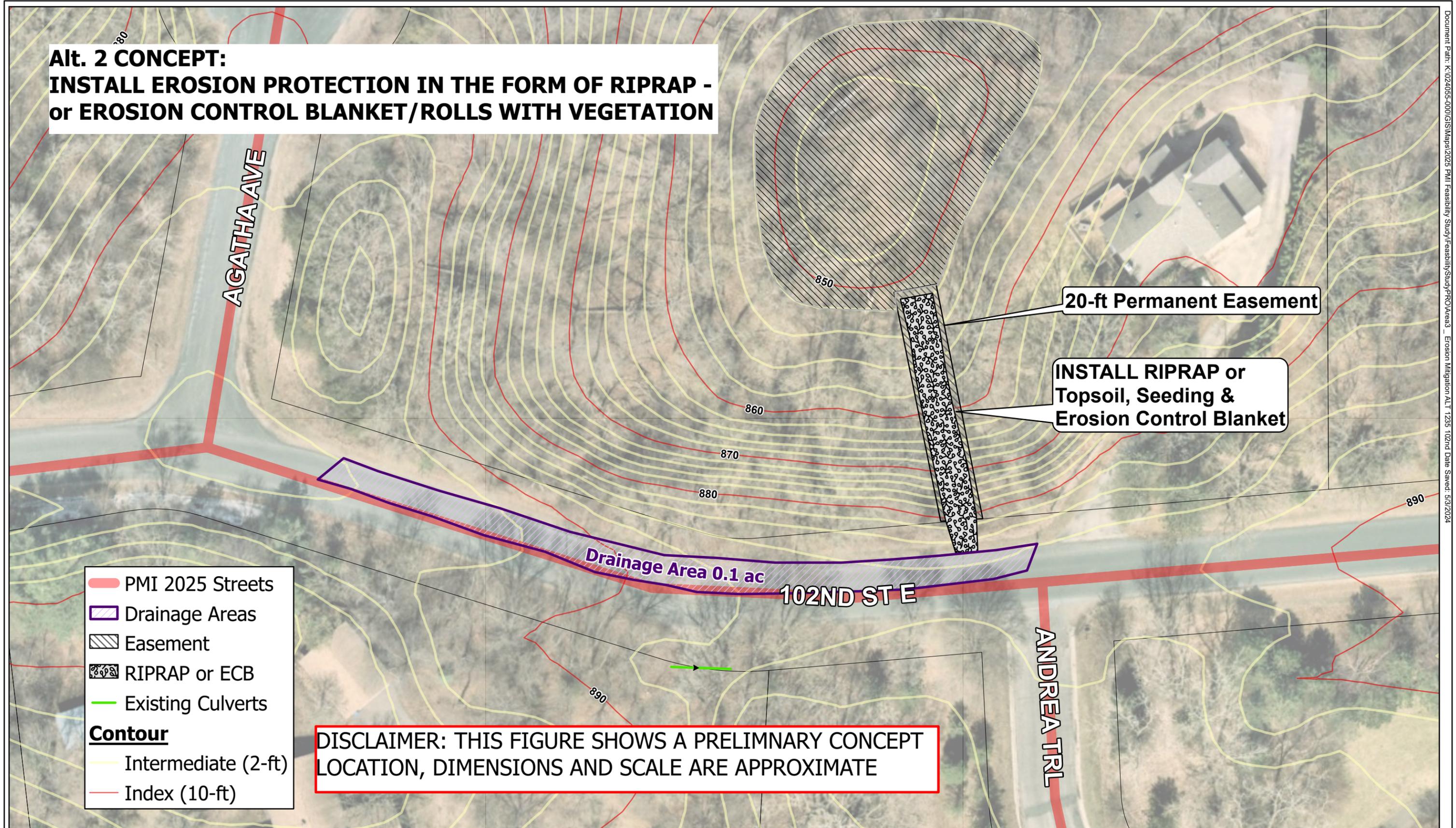
FIGURE 3: EROSION MITIGATION CONCEPT Alt. 1 - 1235 102nd ST. E (west of Andrea Trail)



102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



**Alt. 2 CONCEPT:
INSTALL EROSION PROTECTION IN THE FORM OF RIPRAP -
or EROSION CONTROL BLANKET/ROLLS WITH VEGETATION**



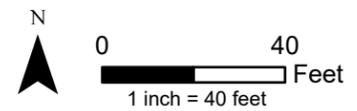
- PMI 2025 Streets
 - Drainage Areas
 - Easement
 - RIPRAP or ECB
 - Existing Culverts
- Contour**
- Intermediate (2-ft)
 - Index (10-ft)

DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

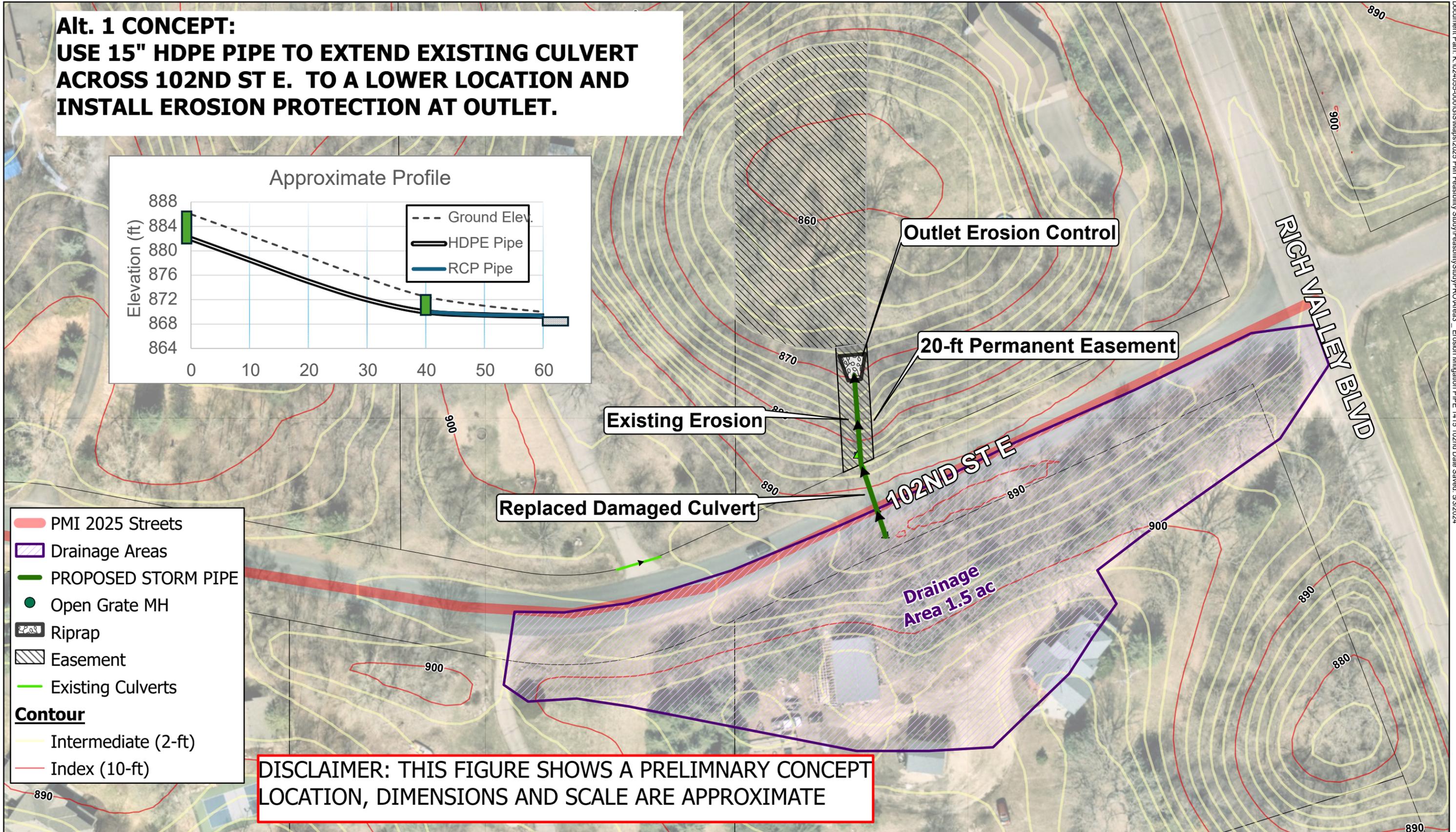
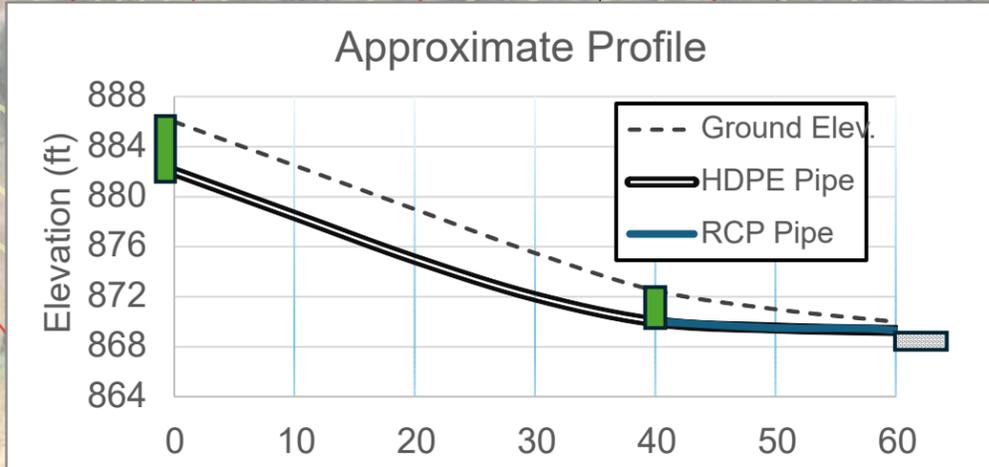
Document Path: K:\024055-000\GIS\Mapas\2025 PMI Feasibility Study\FeeasibilityStudy\ROI\Area3 - Erosion Mitigation\ALT 1235 102nd Date Saved: 5/3/2024

FIGURE 4: EROSION MITIGATION CONCEPT Alt. 2 - 1235 102nd ST. E (west of Andrea Trail)

102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



**Alt. 1 CONCEPT:
USE 15" HDPE PIPE TO EXTEND EXISTING CULVERT
ACROSS 102ND ST E. TO A LOWER LOCATION AND
INSTALL EROSION PROTECTION AT OUTLET.**



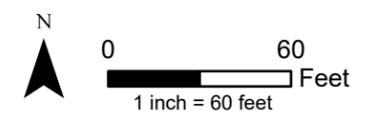
- PMI 2025 Streets
- Drainage Areas
- PROPOSED STORM PIPE
- Open Grate MH
- Riprap
- Easement
- Existing Culverts
- Contour**
- Intermediate (2-ft)
- Index (10-ft)

DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

FIGURE 5: EROSION MITIGATION CONCEPT Alt. 1 - 1415 102nd ST. E (west of Rich Valley Blvd.)



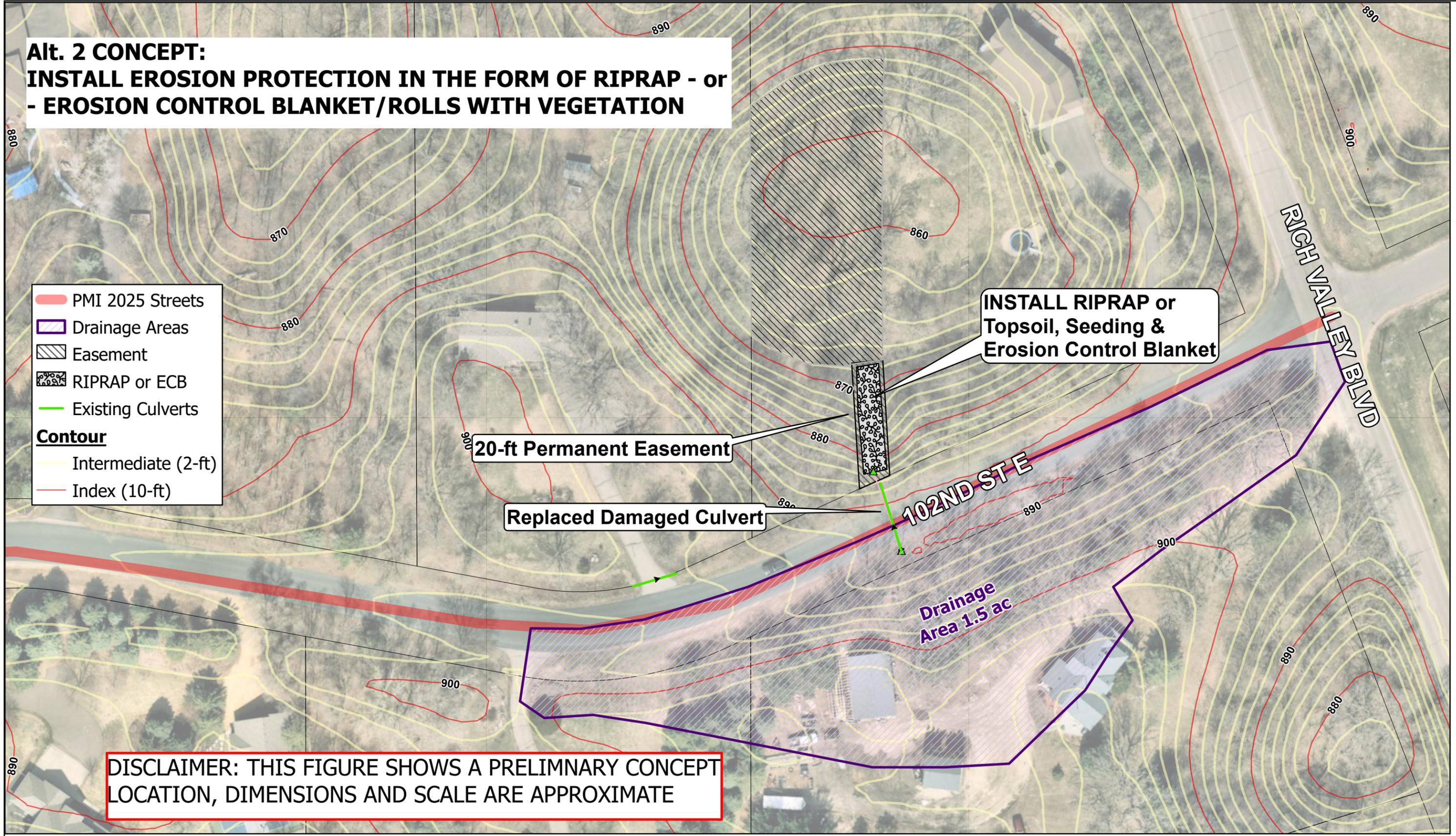
102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



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**Alt. 2 CONCEPT:
INSTALL EROSION PROTECTION IN THE FORM OF RIPRAP - or
- EROSION CONTROL BLANKET/ROLLS WITH VEGETATION**

-  PMI 2025 Streets
 -  Drainage Areas
 -  Easement
 -  RIPRAP or ECB
 -  Existing Culverts
- Contour**
-  Intermediate (2-ft)
 -  Index (10-ft)

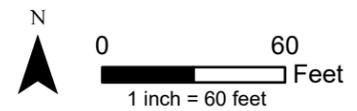


DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

FIGURE 6: EROSION MITIGATION CONCEPT Alt. 2 - 1415 102nd ST. E (west of Rich Valley Blvd.)



102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



Drainage Area 0.9 ac

MITIGATION CONCEPT: INSTALL SURMOUNTABLE CURB TO IMPROVE ROADSIDE DRAINAGE

DISCLAIMER: THIS FIGURE SHOWS A PRELIMINARY CONCEPT LOCATION, DIMENSIONS AND SCALE ARE APPROXIMATE

- PMI 2025 Streets
 - Existing Culverts
 - Curb and Gutter
- Contour**
- Intermediate (2-ft)
 - Index (10-ft)

Freshwater Emergent Wetland/0.2ac EM

Freshwater Forested/Shrub Wetland/0.1ac FO

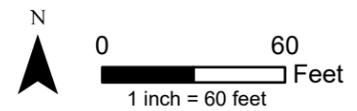
AKRON AVE

105TH ST W



FIGURE 7 - 105th STREET DRAINAGE - MITIGATION CONCEPT

102nd Street and Akron Avenue
2025 PMI Feasibility Study
Inver Grove Heights, MN



**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
10281 AKRON AVENUE DRAINAGE IMPROVEMENT - ALTERNATE A**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
Project Location: INVER GROVE HEIGHTS, MN
City Project No.: CP 2025-09F
WSB Project No: 024055-000

Estimated By: KWH
Checked By: MH

Date: 4/29/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 3,000.00	\$ 3,000.00
2	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	28	\$ 10.00	\$ 280.00
3	2106.507	EXCAVATION - COMMON	C Y	5	\$ 35.00	\$ 175.00
4	2112.604	SUBGRADE PREPARATION	S Y	28	\$ 3.00	\$ 84.00
5	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	10	\$ 30.00	\$ 300.00
6	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3:C)	TON	4	\$ 85.00	\$ 340.00
7	2563.601	TRAFFIC CONTROL	LS	1	\$ 800.00	\$ 800.00
8	2573.502	STORM DRAIN INLET PROTECTION	EACH	1	\$ 268.00	\$ 268.00
9	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	40	\$ 3.20	\$ 128.00
10	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	70	\$ 2.50	\$ 175.00
11	2575.505	SEEDING	ACRE	0.05	\$ 1,400.00	\$ 70.00
12	2575.508	SEED MIXTURE 25-131	LB	4	\$ 7.50	\$ 30.00
13	2575.508	HYDRAULIC MULCH MATRIX	LB	50	\$ 1.40	\$ 70.00
CONSTRUCTION TOTAL						\$ 5,550.00
CONTINGENCY TOTAL (10%)						\$ 555.00
SUBTOTAL						\$ 6,105.00
INDIRECT COST TOTAL (28%)						\$ 1,709.40
TOTAL						\$ 7,814.40
B. STORM SEWER IMPROVEMENTS						
13	2411.502	CONCRETE OUTLET STRUCTURE	EACH	1	\$ 15,000.00	\$ 15,000.00
14	2501.502	15" RC PIPE APRON	EACH	1	\$ 2,300.00	\$ 2,300.00
15	2503.503	15" RC PIPE SEWER CLASS V	L F	73	\$ 115.00	\$ 8,395.00
16	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	1	\$ 4,750.00	\$ 4,750.00
17	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	2	\$ 1,400.00	\$ 2,800.00
18	2511.507	RANDOM RIPRAP CLASS III	C Y	8	\$ 145.00	\$ 1,160.00
CONSTRUCTION TOTAL						\$ 34,405.00
CONTINGENCY TOTAL (10%)						\$ 3,440.50
SUBTOTAL						\$ 37,845.50
INDIRECT COST TOTAL (28%)						\$ 10,596.74
TOTAL						\$ 48,442.24
GRAND TOTAL						\$ 56,256.64

DISCLAIMER:

In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
10281 AKRON AVENUE DRAINAGE IMPROVEMENT - ALTERNATE B**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/29/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 11,400.00	\$ 11,400.00
2	2101.502	CLEARING	EACH	10	\$ 750.00	\$ 7,500.00
3	2101.502	GRUBBING	EACH	10	\$ 750.00	\$ 7,500.00
4	2101.505	CLEARING	ACRE	0.15	\$ 10,000.00	\$ 1,500.00
5	2101.505	GRUBBING	ACRE	0.15	\$ 10,000.00	\$ 1,500.00
6	2104.503	SALVAGE FENCE	L F	30	\$ 35.00	\$ 1,050.00
7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	40	\$ 8.00	\$ 320.00
8	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	90	\$ 10.00	\$ 900.00
9	2106.507	EXCAVATION - COMMON	C Y	30	\$ 35.00	\$ 1,050.00
10	2112.604	SUBGRADE PREPARATION	S Y	220	\$ 3.00	\$ 660.00
11	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	30	\$ 30.00	\$ 900.00
12	2360.504	TYPE SP 9.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	40	\$ 57.00	\$ 2,280.00
13	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3:C)	TON	10	\$ 85.00	\$ 850.00
14	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	380	\$ 30.00	\$ 11,400.00
15	2557.603	INSTALL WOODEN FENCE	L F	30	\$ 45.00	\$ 1,350.00
16	2563.601	TRAFFIC CONTROL	LS	1	\$ 2,900.00	\$ 2,900.00
17	2573.502	STORM DRAIN INLET PROTECTION	EACH	5	\$ 268.00	\$ 1,340.00
18	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	600	\$ 3.20	\$ 1,920.00
19	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	540	\$ 2.50	\$ 1,350.00
20	2575.505	SEEDING	ACRE	0.2	\$ 1,400.00	\$ 280.00
21	2575.508	SEED MIXTURE 25-131	LB	40	\$ 7.50	\$ 300.00
22	2575.508	HYDRAULIC MULCH MATRIX	LB	420	\$ 1.40	\$ 588.00
CONSTRUCTION TOTAL						\$ 57,670.00
CONTINGENCY TOTAL (10%)						\$ 5,767.00
SUBTOTAL						\$ 63,437.00
INDIRECT COST TOTAL (28%)						\$ 17,762.36
TOTAL						\$ 81,199.36
B. STORM SEWER IMPROVEMENTS						
23	2104.503	REMOVE PIPE CULVERT	LF	1	\$ 18.00	\$ 18.00
24	2501.502	15" RC PIPE APRON	EACH	1	\$ 2,300.00	\$ 2,300.00
25	2503.503	15" RC PIPE SEWER CLASS V	L F	550	\$ 115.00	\$ 67,320.00
26	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	6	\$ 4,750.00	\$ 28,500.00
27	2511.507	RANDOM RIPRAP CLASS III	C Y	8	\$ 145.00	\$ 1,160.00
CONSTRUCTION TOTAL						\$ 99,298.00
CONTINGENCY TOTAL (10%)						\$ 9,929.80
SUBTOTAL						\$ 109,227.80
INDIRECT COST TOTAL (28%)						\$ 30,583.78
TOTAL						\$ 139,811.58
GRAND TOTAL						\$ 221,010.94

DISCLAIMER:

In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
10281 AKRON AVENUE DRAINAGE IMPROVEMENT - ALTERNATE C**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 4,200.00	\$ 4,200.00
2	2101.502	CLEARING	EACH	3	\$ 750.00	\$ 2,250.00
3	2101.502	GRUBBING	EACH	3	\$ 750.00	\$ 2,250.00
4	2101.505	CLEARING	ACRE	0.05	\$ 20,000.00	\$ 1,000.00
5	2101.505	GRUBBING	ACRE	0.05	\$ 15,000.00	\$ 750.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	1	\$ 120.00	\$ 120.00
7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	34	\$ 8.00	\$ 272.00
8	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	80	\$ 10.00	\$ 800.00
9	2106.507	EXCAVATION - COMMON	C Y	33	\$ 35.00	\$ 1,155.00
10	2112.604	SUBGRADE PREPARATION	S Y	120	\$ 3.00	\$ 360.00
11	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	27	\$ 30.00	\$ 810.00
12	2360.504	TYPE SP 9.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	34	\$ 57.00	\$ 1,938.00
13	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	9	\$ 85.00	\$ 765.00
14	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	330	\$ 38.00	\$ 12,540.00
15	2531.604	that	S Y	34	\$ 150.00	\$ 5,100.00
16	2540.602	MAIL BOX SUPPORT	EACH	1	\$ 275.00	\$ 275.00
17	2540.602	TEMPORARY MAIL BOX	EACH	1	\$ 200.00	\$ 200.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$ 1,100.00	\$ 1,100.00
19	2573.502	STORM DRAIN INLET PROTECTION	EACH	1	\$ 268.00	\$ 268.00
20	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	420	\$ 3.20	\$ 1,344.00
21	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	250	\$ 2.50	\$ 625.00
22	2575.505	SEEDING	ACRE	0.10	\$ 2,500.00	\$ 250.00
23	2575.508	SEED MIXTURE 25-131	LB	16	\$ 9.00	\$ 144.00
24	2575.508	HYDRAULIC MULCH MATRIX	LB	220	\$ 3.00	\$ 660.00
CONSTRUCTION TOTAL						\$ 39,176.00
CONTINGENCY TOTAL (10%)						\$ 3,917.60
SUBTOTAL						\$ 43,093.60
INDIRECT COST TOTAL (28%)						\$ 12,066.21
TOTAL						\$ 55,159.81
B. STORM SEWER IMPROVEMENTS						
25	2501.502	15" RC PIPE APRON	EACH	1	\$ 2,300.00	\$ 2,300.00
26	2503.503	15" RC PIPE SEWER CLASS V	L F	55	\$ 102.00	\$ 5,610.00
27	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LF	2	\$ 4,750.00	\$ 9,500.00
28	2511.507	RANDOM RIPRAP CLASS III	C Y	8	\$ 145.00	\$ 1,160.00
CONSTRUCTION TOTAL						\$ 18,570.00
CONTINGENCY TOTAL (10%)						\$ 1,857.00
SUBTOTAL						\$ 20,427.00
INDIRECT COST TOTAL (28%)						\$ 5,719.56
TOTAL						\$ 26,146.56
GRAND TOTAL						\$ 81,306.37

DISCLAIMER:

In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
102ND COURT DRAINAGE IMPROVEMENTS**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/26/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 1,300.00	\$ 1,300.00
2	2101.502	CLEARING	EACH	2	\$ 750.00	\$ 1,500.00
3	2101.502	GRUBBING	EACH	2	\$ 750.00	\$ 1,500.00
4	2563.601	TRAFFIC CONTROL	LS	1	\$ 400.00	\$ 400.00
5	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	60	\$ 3.20	\$ 192.00
6	2575.504	SODDING TYPE LAWN	S Y	30	\$ 11.00	\$ 330.00
CONSTRUCTION TOTAL						\$ 5,222.00
CONTINGENCY TOTAL (10%)						\$ 522.20
SUBTOTAL						\$ 5,744.20
INDIRECT COST TOTAL (28%)						\$ 1,608.38
TOTAL						\$ 7,352.58
B. STORM SEWER IMPROVEMENTS						
7	2501.502	15" RC PIPE APRON	EACH	2	\$ 2,300.00	\$ 4,600.00
8	2501.503	15" RC PIPE CULVERT CLASS V	L F	55	\$ 115.00	\$ 6,325.00
9	2511.507	RANDOM RIPRAP CLASS III	C Y	8	\$ 145.00	\$ 1,160.00
CONSTRUCTION TOTAL						\$ 12,085.00
CONTINGENCY TOTAL (10%)						\$ 1,208.50
SUBTOTAL						\$ 13,293.50
INDIRECT COST TOTAL (28%)						\$ 3,722.18
TOTAL						\$ 17,015.68
GRAND TOTAL						\$ 24,368.26

DISCLAIMER:

In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
1235 102ND STREET - EROSION CONTROL IMPROVEMENTS - ALTERNATE 1**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 3,500.00	\$ 3,500.00
2	2101.502	CLEARING	EACH	5	\$ 1,000.00	\$ 5,000.00
3	2101.502	GRUBBING	EACH	5	\$ 1,000.00	\$ 5,000.00
4	2101.505	CLEARING	ACRE	0.10	\$ 20,000.00	\$ 2,000.00
5	2101.505	GRUBBING	ACRE	0.10	\$ 20,000.00	\$ 2,000.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	30	\$ 10.00	\$ 300.00
7	2106.507	EXCAVATION - COMMON	C Y	10	\$ 35.00	\$ 350.00
8	2112.604	SUBGRADE PREPARATION	S Y	40	\$ 3.00	\$ 120.00
9	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	10	\$ 30.00	\$ 300.00
10	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	3	\$ 85.00	\$ 255.00
11	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	100	\$ 38.00	\$ 3,800.00
12	2563.601	TRAFFIC CONTROL	LS	1	\$ 900.00	\$ 900.00
13	2573.502	STORM DRAIN INLET PROTECTION	EACH	1	\$ 268.00	\$ 268.00
14	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	250	\$ 3.20	\$ 800.00
15	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	240	\$ 2.50	\$ 600.00
16	2575.505	SEEDING	ACRE	0.1	\$ 1,400.00	\$ 140.00
17	2575.508	SEED MIXTURE 25-131	LB	20	\$ 7.50	\$ 150.00
18	2575.508	HYDRAULIC MULCH MATRIX	LB	190	\$ 1.40	\$ 266.00
CONSTRUCTION TOTAL						\$ 25,193.00
CONTINGENCY TOTAL (10%)						\$ 2,519.30
SUBTOTAL						\$ 27,712.30
INDIRECT COST TOTAL (28%)						\$ 7,759.44
TOTAL						\$ 35,471.74
B. STORM SEWER IMPROVEMENTS						
19	2501.502	15" RC PIPE APRON	EACH	1	\$ 2,300.00	\$ 2,300.00
20	2503.603	15" HDPE PIPE SEWER	L F	70	\$ 85.00	\$ 5,950.00
21	2503.503	15" RC PIPE SEWER CLASS V	L F	30	\$ 115.00	\$ 3,450.00
22	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	1	\$ 3,500.00	\$ 3,500.00
23	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	1	\$ 4,750.00	\$ 4,750.00
23	2511.507	RANDOM RIPRAP CLASS III	C Y	10	\$ 145.00	\$ 1,450.00
CONSTRUCTION TOTAL						\$ 21,400.00
CONTINGENCY TOTAL (10%)						\$ 2,140.00
SUBTOTAL						\$ 23,540.00
INDIRECT COST TOTAL (28%)						\$ 6,591.20
TOTAL						\$ 30,131.20
GRAND TOTAL						\$ 65,602.94

DISCLAIMER:

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**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
1235 102ND STREET - EROSION CONTROL IMPROVEMENTS - ALTERNATE 2**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 2,300.00	\$ 2,300.00
2	2101.502	CLEARING	EACH	5	\$ 1,000.00	\$ 5,000.00
3	2101.502	GRUBBING	EACH	5	\$ 1,000.00	\$ 5,000.00
4	2101.505	CLEARING	ACRE	0.10	\$ 20,000.00	\$ 2,000.00
5	2101.505	GRUBBING	ACRE	0.10	\$ 20,000.00	\$ 2,000.00
6	2563.601	TRAFFIC CONTROL	LS	1	\$ 600.00	\$ 600.00
7	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	60	\$ 3.20	\$ 192.00
8	2511.507	RANDOM RIPRAP CLASS III	C Y	100	\$ 145.00	\$ 14,500.00
CONSTRUCTION TOTAL						\$ 17,092.00
CONTINGENCY TOTAL (10%)						\$ 1,709.20
SUBTOTAL						\$ 18,801.20
INDIRECT COST TOTAL (28%)						\$ 5,264.34
TOTAL						\$ 24,065.54

DISCLAIMER:

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**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AVENUE AREA
1235 102ND STREET - EROSION CONTROL IMPROVEMENTS ALTERNATE 3**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS - M&O						
1	2021.501	MOBILIZATION	LS	1	\$ 1,300.00	\$ 1,300.00
2	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	70	\$ 8.00	\$ 560.00
3	2106.507	COMMON EMBANKMENT (CV)	C Y	10	\$ 40.00	\$ 400.00
4	2232.504	MILL BITUMINOUS SURFACE (1.0")	S Y	(840)	\$ 1.95	\$ (1,638.00)
5	2232.604	MILL BITUMINOUS SURFACE (FULL DEPTH)	S Y	840	\$ 3.50	\$ 2,940.00
6	2360.504	TYPE SP 12.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	70	\$ 57.00	\$ 3,990.00
7	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	100	\$ 85.00	\$ 8,500.00
8	2563.601	TRAFFIC CONTROL	LS	1	\$ 400.00	\$ 400.00
9	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	300	\$ 3.20	\$ 960.00
10	2575.505	SEEDING	ACRE	0.05	\$ 1,400.00	\$ 70.00
11	2575.508	SEED MIXTURE 25-131	LB	10	\$ 7.50	\$ 75.00
12	2575.508	HYDRAULIC MULCH MATRIX	LB	130	\$ 1.40	\$ 182.00
CONSTRUCTION TOTAL						\$ 17,739.00
CONTINGENCY TOTAL (10%)						\$ 1,773.90
SUBTOTAL						\$ 19,512.90
INDIRECT COST TOTAL (28%)						\$ 5,463.61
TOTAL						\$ 24,976.51

DISCLAIMER:

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**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
1415 102ND STREET - EROSION CONTROL IMPROVEMENTS ALTERNATE 1**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 2,100.00	\$ 2,100.00
2	2101.502	CLEARING	EACH	3	\$ 750.00	\$ 2,250.00
3	2101.502	GRUBBING	EACH	3	\$ 750.00	\$ 2,250.00
4	2101.505	CLEARING	ACRE	0.05	\$ 10,000.00	\$ 500.00
5	2101.505	GRUBBING	ACRE	0.05	\$ 10,000.00	\$ 500.00
6	2563.601	TRAFFIC CONTROL	LS	1	\$ 600.00	\$ 600.00
7	2573.502	STORM DRAIN INLET PROTECTION	EACH	1	\$ 268.00	\$ 268.00
8	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	150	\$ 3.20	\$ 480.00
9	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	130	\$ 2.50	\$ 325.00
10	2575.505	SEEDING	ACRE	0.1	\$ 1,400.00	\$ 140.00
11	2575.508	SEED MIXTURE 25-131	LB	10	\$ 7.50	\$ 75.00
12	2575.508	HYDRAULIC MULCH MATRIX	LB	100	\$ 1.40	\$ 140.00
CONSTRUCTION TOTAL						\$ 9,273.00
CONTINGENCY TOTAL (10%)						\$ 927.30
SUBTOTAL						\$ 10,200.30
INDIRECT COST TOTAL (28%)						\$ 2,856.08
TOTAL						\$ 13,056.38
B. STORM SEWER IMPROVEMENTS						
13	2501.502	15" RC PIPE APRON	EACH	1	\$ 2,300.00	\$ 2,300.00
14	2503.603	15" HDPE PIPE SEWER	L F	40	\$ 85.00	\$ 3,400.00
15	2503.503	15" RC PIPE SEWER CLASS V	L F	20	\$ 102.00	\$ 2,040.00
16	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1	\$ 200.00	\$ 200.00
17	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	2	\$ 4,750.00	\$ 9,500.00
18	2511.507	RANDOM RIPRAP CLASS III	C Y	10	\$ 145.00	\$ 1,450.00
CONSTRUCTION TOTAL						\$ 18,890.00
CONTINGENCY TOTAL (10%)						\$ 1,889.00
SUBTOTAL						\$ 20,779.00
INDIRECT COST TOTAL (28%)						\$ 5,818.12
TOTAL						\$ 26,597.12
GRAND TOTAL						\$ 39,653.50

DISCLAIMER:

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**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
1415 102ND STREET - EROSION CONTROL IMPROVEMENTS ALTERNATE 2**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 5/3/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 1,300.00	\$ 1,300.00
2	2101.502	CLEARING	EACH	3	\$ 750.00	\$ 2,250.00
3	2101.502	GRUBBING	EACH	3	\$ 750.00	\$ 2,250.00
4	2101.505	CLEARING	ACRE	0.05	\$ 10,000.00	\$ 500.00
5	2101.505	GRUBBING	ACRE	0.05	\$ 10,000.00	\$ 500.00
6	2563.601	TRAFFIC CONTROL	LS	1	\$ 400.00	\$ 400.00
7	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	60	\$ 3.20	\$ 192.00
8	2511.507	RANDOM RIPRAP CLASS III	C Y	70	\$ 145.00	\$ 10,150.00
CONSTRUCTION TOTAL						\$ 7,392.00
CONTINGENCY TOTAL (10%)						\$ 739.20
SUBTOTAL						\$ 8,131.20
INDIRECT COST TOTAL (28%)						\$ 2,276.74
TOTAL						\$ 10,407.94

DISCLAIMER:
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**OPINION OF PROBABLE COST - 102ND STREET AND AKRON AREA
105TH STREET DRAINAGE IMPROVEMENTS**

WSB Project: 2025 PAVEMENT MANAGEMENT INITIATIVE
 Project Location: INVER GROVE HEIGHTS, MN
 City Project No.: CP 2025-09F
 WSB Project No: 024055-000

Estimated By: KWH
 Checked By: MH
 Date: 4/29/2024

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. STREET IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 900.00	\$ 900.00
2	2104.502	REMOVE MAIL BOX SUPPORT	EACH	2	\$ 120.00	\$ 240.00
3	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	17	\$ 8.00	\$ 136.00
4	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	30	\$ 10.00	\$ 300.00
5	2106.507	EXCAVATION - COMMON	C Y	17	\$ 35.00	\$ 595.00
6	2112.604	SUBGRADE PREPARATION	S Y	70	\$ 3.00	\$ 210.00
7	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	5	\$ 30.00	\$ 150.00
8	2360.504	TYPE SP 9.5 WEAR CRS MIX(2,B)3.0" THICK	S Y	17	\$ 57.00	\$ 969.00
9	2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3;C)	TON	5	\$ 85.00	\$ 425.00
10	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	L F	95	\$ 40.00	\$ 3,800.00
11	2531.604	CONCRETE DRAINAGE FLUME	S Y	12	\$ 150.00	\$ 1,800.00
12	2540.602	MAIL BOX SUPPORT	EACH	2	\$ 275.00	\$ 550.00
13	2540.602	TEMPORARY MAIL BOX	EACH	2	\$ 200.00	\$ 400.00
14	2563.601	TRAFFIC CONTROL	LS	1	\$ 300.00	\$ 300.00
15	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	100	\$ 3.20	\$ 320.00
16	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	50	\$ 2.50	\$ 125.00
17	2575.505	SEEDING	ACRE	0.03	\$ 2,500.00	\$ 75.00
18	2575.508	SEED MIXTURE 25-131	LB	10	\$ 9.00	\$ 90.00
19	2575.508	HYDRAULIC MULCH MATRIX	LB	40	\$ 3.00	\$ 120.00
CONSTRUCTION TOTAL						\$ 11,505.00
CONTINGENCY TOTAL (10%)						\$ 1,150.50
SUBTOTAL						\$ 12,655.50
INDIRECT COST TOTAL (28%)						\$ 3,543.54
TOTAL						\$ 16,199.04

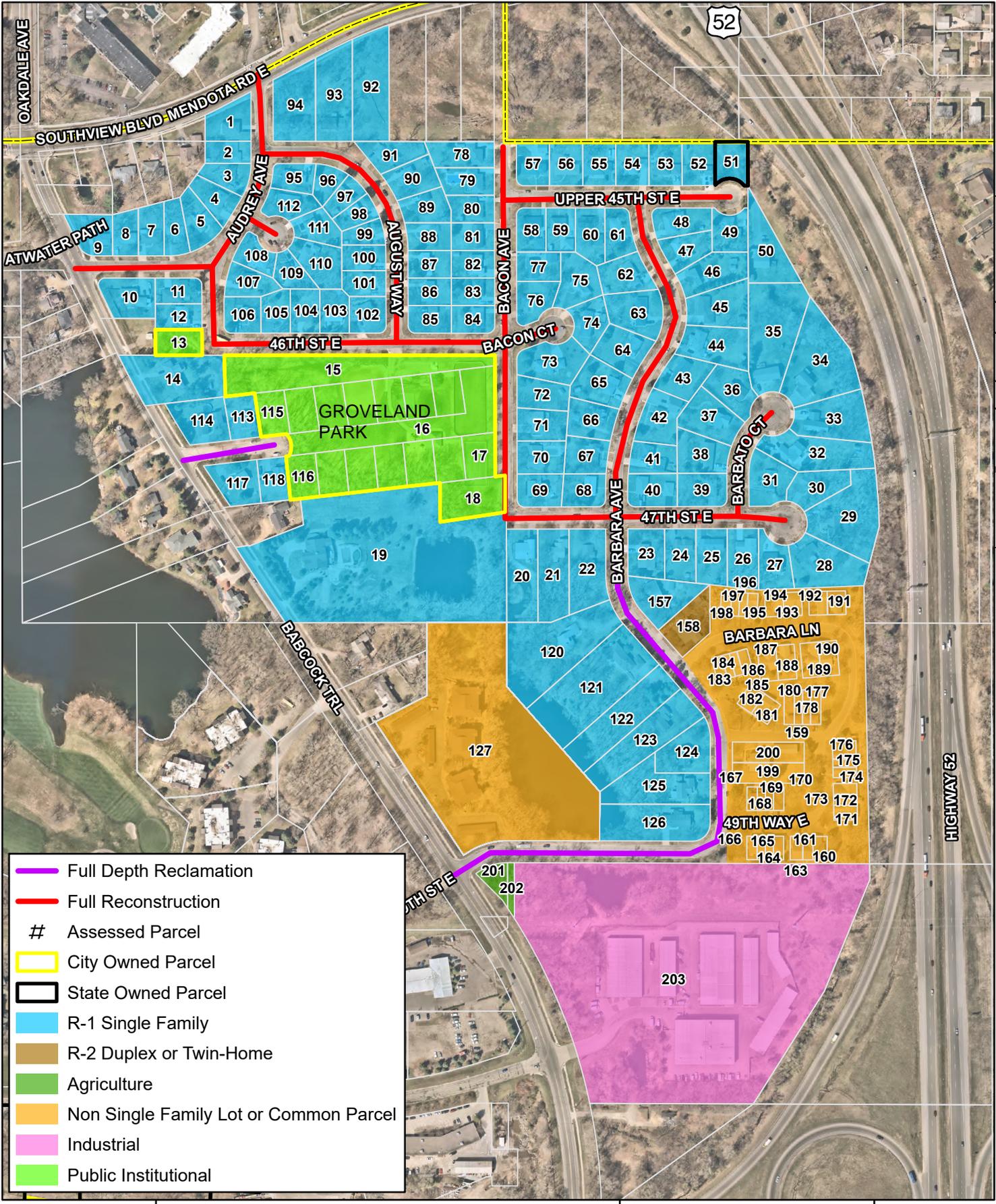
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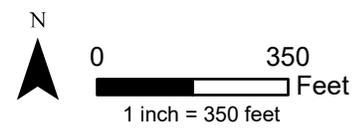
Appendix E

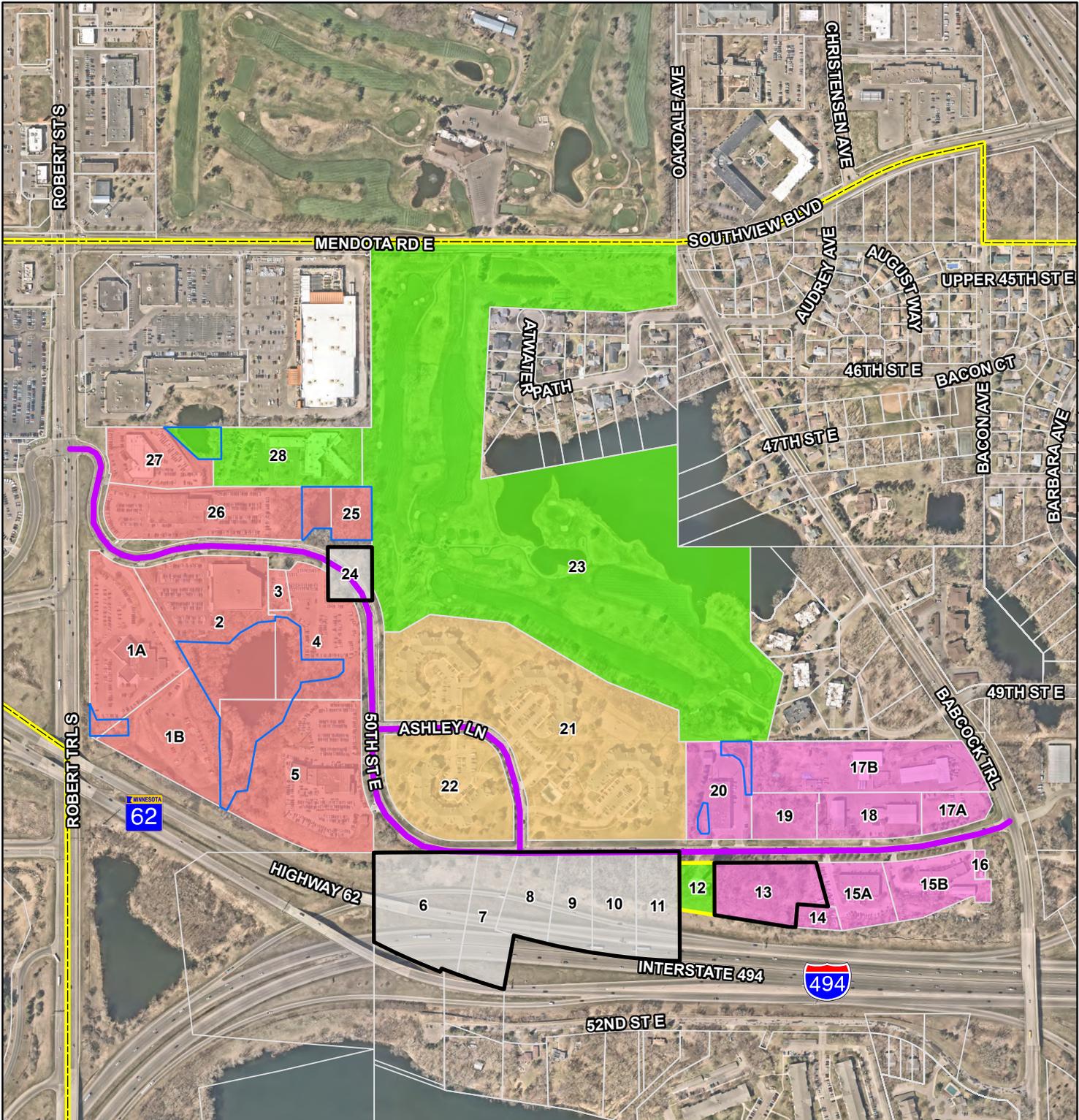
Assessment Maps Preliminary Assessment Rolls



Assessment Map

2025 PMI Feasibility Study
 Barbara Avenue and 46th Street - CP 2025-09D
 Reconstruction/Full Depth Reclamation
 Inver Grove Heights, MN



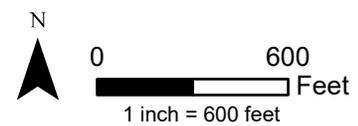


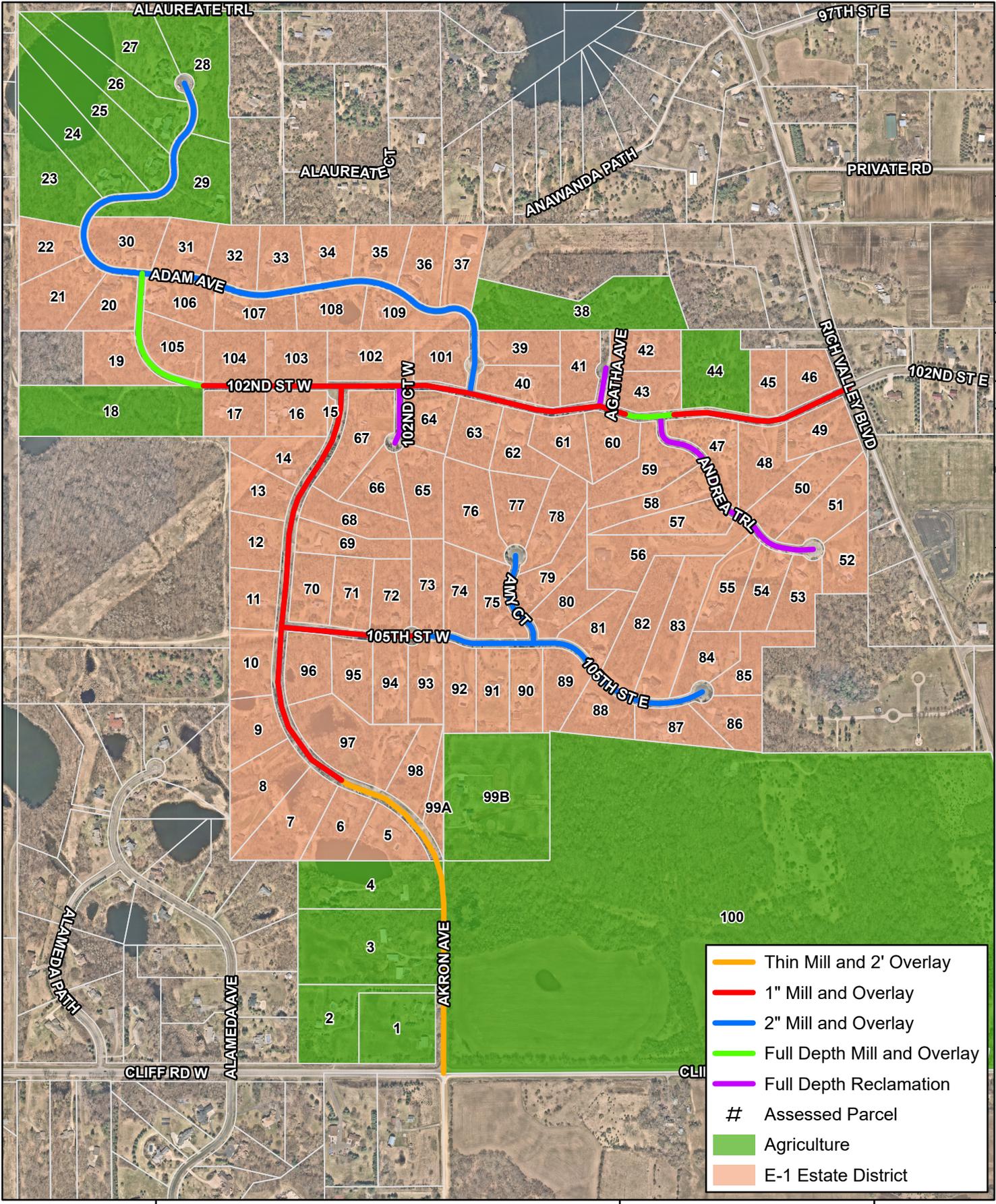
	Full Depth Reclamation		Assessed Parcel with No Zoning Designation
	Assessed Parcel		Commercial/Business
	Stormwater Easement Credit		Industrial
	City Owned Parcel		Public Institutional
	State Owned Parcel		Planned Unit Development



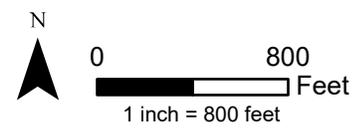
Assessment Map

2025 PMI Feasibility Study
 50th Street - CP 2025-09E
 Full Depth Reclamation
 Inver Grove Heights, MN





Assessment Map
 2025 PMI Feasibility Study
 102nd Street and Akron Avenue - CP 2025-09F
 Mill and Overlay
 Inver Grove Heights, MN



CP-2025-09D Barbara Avenue And 46th Street Area Preliminary Assessment Roll															
#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Proposed Per Policy Assessment			Proposed Feasibility Assessment	Notes	
										PUD Units	Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot			
FULL RECONSTRUCTION															
1	201315000070	R-1C LOW DENSITY RESIDENTIAL	MIKEAL TEKESTE	4491 AUDREY AVE	1	136		136		1	\$	13,262.51	\$	13,262.51	
2	200291075020	R-1C LOW DENSITY RESIDENTIAL	LAMESHA & ROBERT HARSTON	4501 AUDREY AVE	1	60		60		1	\$	13,262.51	\$	13,262.51	
3	203110003070	R-1C LOW DENSITY RESIDENTIAL	MICHAEL HILL	4511 AUDREY AVE	1	105		105		1	\$	13,262.51	\$	13,262.51	
4	203110003060	R-1C LOW DENSITY RESIDENTIAL	SUSAN M BILJAN	4521 AUDREY AVE	1	100		100		1	\$	13,262.51	\$	13,262.51	
5	203110003050	R-1C LOW DENSITY RESIDENTIAL	KENNY R & CAROL L BREWSTER	4531 AUDREY AVE	1	112		112		1	\$	13,262.51	\$	13,262.51	
6	203110003040	R-1C LOW DENSITY RESIDENTIAL	JOSEPH S WILEY	1827 46TH ST E	1	70		70		1	\$	13,262.51	\$	13,262.51	
7	203110003030	R-1C LOW DENSITY RESIDENTIAL	PATRICK WARD KRAMER	1817 46TH ST E	1	70		70		1	\$	13,262.51	\$	13,262.51	
8	203110003020	R-1C LOW DENSITY RESIDENTIAL	SONYA MARIA DOERFLER	1805 46TH ST E	1	70		70		1	\$	13,262.51	\$	13,262.51	
9	203110003010	R-1C LOW DENSITY RESIDENTIAL	TINA M HOFFMANN	1801 46TH ST E	1	73		73		1	\$	13,262.51	\$	13,262.51	
10	203110004010	R-1C LOW DENSITY RESIDENTIAL	CHRISTA CLAUSON	1808 46TH ST E	1	156		156		1	\$	13,262.51	\$	13,262.51	
11	203110004020	R-1C LOW DENSITY RESIDENTIAL	JOHN D SIMONETTE	4611 AUDREY AVE	1	188		188		1	\$	13,262.51	\$	13,262.51	
12	203110004030	R-1C LOW DENSITY RESIDENTIAL	JOHN R & HEATHER A SCUFA	4621 AUDREY AVE	1	70		70		1	\$	13,262.51	\$	13,262.51	
13	203110004040	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS		0				70		0	\$	8,547.66	\$	-
14	200291076030	R-1C LOW DENSITY RESIDENTIAL	ROBERT J MAHONEY	4720 BABCOCK TRL	0	60		60		1	\$	13,262.51	\$	-	
Groveland Park															
15	200291076040	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				735					\$	179,500.92	\$	-
16	200291076040	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				28		28			\$	3,419.07	\$	-
17	206650001010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				181		181			\$	22,101.81	\$	-
18	206650002010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				120		120			\$	14,653.14	\$	-
19	200291078020	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				101		101			\$	12,333.06	\$	-
19	200291078014	R-1C LOW DENSITY RESIDENTIAL	MICHAEL GEORGE DALGLISH	4740 BABCOCK TRL	0	73		73		1	\$	13,262.51	\$	-	
20	207127502010	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY & LINDA STROMGREN	2014 47TH ST E	1	85		85		1	\$	13,262.51	\$	13,262.51	
21	207127502020	R-1C LOW DENSITY RESIDENTIAL	ROSA M RIERA	2030 47TH ST E	1	85		85		1	\$	13,262.51	\$	13,262.51	
22	207127502030	R-1C LOW DENSITY RESIDENTIAL	JENNY M KRUGER	4701 BARBARA AVE	0	100		100		0	\$	-	\$	-	Corner Lot. Driveway on Barbara. Assessed with Partial Recon
23	207127501160	R-1C LOW DENSITY RESIDENTIAL	PHILLIP R & CAROLE A TSTES NELSON	4700 BARBARA AVE	0	100		100		0	\$	-	\$	-	Corner Lot. Driveway on Barbara. Assessed with Partial Recon
24	207127501150	R-1C LOW DENSITY RESIDENTIAL	JONATHAN J VAUGHT	2074 47TH ST E	1	85		85		1	\$	13,262.51	\$	13,262.51	
25	207127501140	R-1C LOW DENSITY RESIDENTIAL	ANN MARIE PATTERSON	2086 47TH ST E	1	85		85		1	\$	13,262.51	\$	13,262.51	
26	207127501130	R-1C LOW DENSITY RESIDENTIAL	ROY L & REBECCA L MCCAULEY	2100 47TH ST E	1	85		85		1	\$	13,262.51	\$	13,262.51	
27	207127501120	R-1C LOW DENSITY RESIDENTIAL	AMY J LUEDKE	2114 47TH ST E	1	103		85		1	\$	13,262.51	\$	13,262.51	
28	207127501110	R-1C LOW DENSITY RESIDENTIAL	FRANCES L LENTZ	2130 47TH ST E	1	59		59		1	\$	13,262.51	\$	13,262.51	
29	207127501101	R-1C LOW DENSITY RESIDENTIAL	JUDITH P MICKELSON	2144 47TH ST E	1	59		59		1	\$	13,262.51	\$	13,262.51	
30	207127501091	R-1C LOW DENSITY RESIDENTIAL	WILLARD ROBINSON	2135 47TH ST E	1	59		59		1	\$	13,262.51	\$	13,262.51	
31	207127501080	R-1C LOW DENSITY RESIDENTIAL	SHANNON D FISHER	4680 BARBATO CT	1	267		267		1	\$	13,262.51	\$	13,262.51	
32	207127501070	R-1C LOW DENSITY RESIDENTIAL	TRENTON A KLINE	4670 BARBATO CT	1	118		118		1	\$	13,262.51	\$	13,262.51	
33	207127501060	R-1C LOW DENSITY RESIDENTIAL	ELDON & BARBARA MARIER	4660 BARBATO CT	1	59		59		1	\$	13,262.51	\$	13,262.51	
34	207127501050	R-1C LOW DENSITY RESIDENTIAL	KRIS A BAARS	4650 BARBATO CT	1	59		59		1	\$	13,262.51	\$	13,262.51	
35	207127501041	R-1C LOW DENSITY RESIDENTIAL	BERNITA M FELDMAN	4645 BARBATO CT	1	59		59		1	\$	13,262.51	\$	13,262.51	
36	207127501030	R-1C LOW DENSITY RESIDENTIAL	JERRY A & LORI R GRAY	4655 BARBATO CT	1	83		83		1	\$	13,262.51	\$	13,262.51	
37	207127501020	R-1C LOW DENSITY RESIDENTIAL	RONALD S & NANCY L DORAN	4665 BARBATO CT	1	75		75		1	\$	13,262.51	\$	13,262.51	
38	207127501010	R-1C LOW DENSITY RESIDENTIAL	WALTER J TSTE CARLSON	4675 BARBATO CT	1	75		75		1	\$	13,262.51	\$	13,262.51	
39	203110103110	R-1C LOW DENSITY RESIDENTIAL	STEVEN J WOODS	4681 BARBATO CT	1	216		216		1	\$	13,262.51	\$	13,262.51	
40	203110103100	R-1C LOW DENSITY RESIDENTIAL	DANIEL DAVID LONG	4680 BARBARA AVE	1	216		216		1	\$	13,262.51	\$	13,262.51	
41	203110103090	R-1C LOW DENSITY RESIDENTIAL	JARED & KATELYN SEVERSON	4662 BARBARA AVE	1	90		90		1	\$	13,262.51	\$	13,262.51	
42	203110103080	R-1C LOW DENSITY RESIDENTIAL	KEITH A & KARIN J CARLSON	4640 BARBARA AVE E	1	155		155		1	\$	13,262.51	\$	13,262.51	
43	203110103070	R-1C LOW DENSITY RESIDENTIAL	KEITH A & KARIN J CARLSON	4620 BARBARA AVE	1	109		109		1	\$	13,262.51	\$	13,262.51	
44	203110103060	R-1C LOW DENSITY RESIDENTIAL	LEE WILLIAM DOCK	4604 BARBARA AVE	1	85		85		1	\$	13,262.51	\$	13,262.51	
45	203110103050	R-1C LOW DENSITY RESIDENTIAL	RICHARD J & JOANN E AHLBERG	4580 BARBARA AVE	1	72		72		1	\$	13,262.51	\$	13,262.51	
46	203110103040	R-1C LOW DENSITY RESIDENTIAL	JEFFREY & JAN MULLINS	4560 BARBARA AVE	1	72		72		1	\$	13,262.51	\$	13,262.51	
47	203110103030	R-1C LOW DENSITY RESIDENTIAL	DONALD P JR WEINBERGER	4540 BARBARA AVE	1	105		105		1	\$	13,262.51	\$	13,262.51	
48	203110103020	R-1C LOW DENSITY RESIDENTIAL	KEVIN M JONAS	4520 BARBARA AVE	1	246		246		1	\$	13,262.51	\$	13,262.51	
49	203110103010	R-1C LOW DENSITY RESIDENTIAL	VICTOR C CRUZ	2180 UPPER 45TH ST E	1	110		110		1	\$	13,262.51	\$	13,262.51	
50	207127501042	R-1C LOW DENSITY RESIDENTIAL	WADE DODDS	2196 UPPER 45TH ST E	1	60		60		1	\$	13,262.51	\$	13,262.51	
51	203110101010	R-1C LOW DENSITY RESIDENTIAL	STATE OF MN - DOT		0				101		0	\$	12,333.06	\$	MnDOT owned parcel zoned as R1C - Low Density Residential.
52	203110101020	R-1C LOW DENSITY RESIDENTIAL	WILLIAM E BLOYER	2155 UPPER 45TH ST E	1	90		90		1	\$	13,262.51	\$	13,262.51	
53	203110101030	R-1C LOW DENSITY RESIDENTIAL	JENNIFER M HEIN	2125 UPPER 45TH ST E	1	90		90		1	\$	13,262.51	\$	13,262.51	
54	203110101040	R-1C LOW DENSITY RESIDENTIAL	DALE S & DIANE M KRECH	2105 UPPER 45TH ST E	1	90		90		1	\$	13,262.51	\$	13,262.51	
55	203110101050	R-1C LOW DENSITY RESIDENTIAL	JESSE RICHARD PHILLIPS	2075 UPPER 45TH ST E	1	90		90		1	\$	13,262.51	\$	13,262.51	
56	203110101060	R-1C LOW DENSITY RESIDENTIAL	ROBERT C ROBBINS	2055 UPPER 45TH ST E	1	90		90		1	\$	13,262.51	\$	13,262.51	
57	203110101070	R-1C LOW DENSITY RESIDENTIAL	KA YEE VANG	2025 UPPER 45TH ST E	1	201		201		1	\$	13,262.51	\$	13,262.51	
58	203110102030	R-1C LOW DENSITY RESIDENTIAL	SHANE M MACKENZIE	2020 UPPER 45TH ST E	1	191		191		1	\$	13,262.51	\$	13,262.51	
59	203110102040	R-1C LOW DENSITY RESIDENTIAL	ANTHONY R RODRIGUEZ	2050 UPPER 45TH ST E	1	80		80		1	\$	13,262.51	\$	13,262.51	
60	203110102050	R-1C LOW DENSITY RESIDENTIAL	JOSUE PUPO SOSA	2080 UPPER 45TH ST E	1	80		80		1	\$	13,262.51	\$	13,262.51	
61	203110102060	R-1C LOW DENSITY RESIDENTIAL	JERILYN R BIRNIE	4525 BARBARA AVE	1	179		179		1	\$	13,262.51	\$	13,262.51	
62	203110102070	R-1C LOW DENSITY RESIDENTIAL	SURYA VANG	4555 BARBARA AVE	1	118		118		1	\$	13,262.51	\$	13,262.51	
63	203110102080	R-1C LOW DENSITY RESIDENTIAL	DOUGLAS KLOS	4575 BARBARA AVE	1	149		149		1	\$	13,262.51	\$	13,262.51	
64	203110102090	R-1C LOW DENSITY RESIDENTIAL	SCOTT D & KRISTINE M DEYO	4605 BARBARA AVE	1	121		121		1	\$	13,262.51	\$	13,262.51	
65	203110102100	R-1C LOW DENSITY RESIDENTIAL	ADDY M & MICHAEL G BERG	4621 BARBARA AVE	1	90		90		1	\$	13,262.51	\$	13,262.51	
66	203110102110	R-1C LOW DENSITY RESIDENTIAL	JASON J BRUHN	4643 BARBARA AVE	1	90		90		1	\$	13,262.51	\$	13,262.51	
67	203110102120	R-1C LOW DENSITY RESIDENTIAL	JUDD J TSTE DUDGEON	4661 BARBARA AVE	1	90		90		1	\$	13,262.51	\$	13,262.51	
68	203110102130	R-1C LOW DENSITY RESIDENTIAL	CAROL DARLENE TSTE FISHER	4681 BARBARA AVE	1	201		201		1	\$	13,262.51	\$	13,262.51	

CP-2025-09D Barbara Avenue And 46th Street Area Preliminary Assessment Roll																
#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Proposed Per Policy Assessment			Proposed Feasibility Assessment	Notes		
										PUD Units	Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot				
FULL RECONSTRUCTION																
69	203110102140	R-1C LOW DENSITY RESIDENTIAL	JULIE A MAHONEY	2015 47TH ST E	1	201		201			1	\$	13,262.51	\$	13,262.51	Corner Lot
70	203110102150	R-1C LOW DENSITY RESIDENTIAL	MICHEL J & DAWN TUCCITTO	4670 BACON AVE	1	90		90			1	\$	13,262.51	\$	13,262.51	
71	203110102160	R-1C LOW DENSITY RESIDENTIAL	PAUL D & TRACIE B KILLION	4660 BACON AVE	1	90		90			1	\$	13,262.51	\$	13,262.51	
72	203110102170	R-1C LOW DENSITY RESIDENTIAL	DAVID A & LORI L SCHWANDT		1	90		90			1	\$	13,262.51	\$	13,262.51	
73	203110102180	R-1C LOW DENSITY RESIDENTIAL	DAVID A & LORI L SCHWANDT	4640 BACON CT	1	209		209			1	\$	13,262.51	\$	13,262.51	
74	203110102190	R-1C LOW DENSITY RESIDENTIAL	ROBERT Z SR TSTE GARCIA	4630 BACON CT	1	73		73			1	\$	13,262.51	\$	13,262.51	
75	203110102200	R-1C LOW DENSITY RESIDENTIAL	ANGELA M BERGUM	4620 BACON CT	1	35		35			1	\$	13,262.51	\$	13,262.51	
76	203110102010	R-1C LOW DENSITY RESIDENTIAL	ANDREW & KRISTEL LEHNER	4580 BACON AVE	1	232		232			1	\$	13,262.51	\$	13,262.51	Corner Lot
77	203110102020	R-1C LOW DENSITY RESIDENTIAL	NATHAN & SHARON GAGNER	4550 BACON AVE	1	80		80			1	\$	13,262.51	\$	13,262.51	
78	203110001010	R-1C LOW DENSITY RESIDENTIAL	BENEDICTO PEREZ GUTIERREZ	4503 BACON AVE	1	71		71			1	\$	13,262.51	\$	13,262.51	
79	203110001020	R-1C LOW DENSITY RESIDENTIAL	JONI P SELDEN	4515 BACON AVE	1	75		75			1	\$	13,262.51	\$	13,262.51	
80	203110001030	R-1C LOW DENSITY RESIDENTIAL	OHAD W & REBEKAH J ELLING	4539 BACON AVE	1	75		75			1	\$	13,262.51	\$	13,262.51	
81	203110001040	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY R & BARBARA ROBERTS	4549 BACON AVE	1	75		75			1	\$	13,262.51	\$	13,262.51	
82	203110001050	R-1C LOW DENSITY RESIDENTIAL	LUCINDA STELLE	4559 BACON AVE	1	75		75			1	\$	13,262.51	\$	13,262.51	
83	203110001060	R-1C LOW DENSITY RESIDENTIAL	TYLER SCHWAKE	4573 BACON AVE	1	75		75			1	\$	13,262.51	\$	13,262.51	
84	203110001070	R-1C LOW DENSITY RESIDENTIAL	HEATHER R HALVERSON	4591 BACON AVE	1	184		184			1	\$	13,262.51	\$	13,262.51	Corner Lot
85	203110001080	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY R & DIANE WILCHER	4590 AUGUST WAY	1	184		184			1	\$	13,262.51	\$	13,262.51	Corner Lot
86	203110001090	R-1C LOW DENSITY RESIDENTIAL	BENJAMIN DRUCKER	4572 AUGUST WAY	1	75		75			1	\$	13,262.51	\$	13,262.51	
87	203110001100	R-1C LOW DENSITY RESIDENTIAL	KENT R & ANN SCHNAITH	4558 AUGUST WAY	1	75		75			1	\$	13,262.51	\$	13,262.51	
88	203110001110	R-1C LOW DENSITY RESIDENTIAL	ANDRIENNE M ATKINS	4546 AUGUST WAY	1	75		75			1	\$	13,262.51	\$	13,262.51	
89	203110001120	R-1C LOW DENSITY RESIDENTIAL	JOSEPH L & CAROL A MEHLE	4528 AUGUST WAY	1	64		64			1	\$	13,262.51	\$	13,262.51	
90	203110001130	R-1C LOW DENSITY RESIDENTIAL	MEGAN TOWNSEND	4512 AUGUST WAY	1	85		85			1	\$	13,262.51	\$	13,262.51	
91	203110001140	R-1C LOW DENSITY RESIDENTIAL	NICHOLAS P ROSE	4502 AUGUST WAY	1	115		115			1	\$	13,262.51	\$	13,262.51	
92	201315000040	R-1C LOW DENSITY RESIDENTIAL	CHERYL L STINSKI		0	4		0			0	\$	-	\$	-	Undeveloped lot with 4 foot FF and no driveway access. Not assessable.
93	201315000050	R-1C LOW DENSITY RESIDENTIAL	KENNETH J HOCHULE	4504 AUGUST WAY	1	100		100			1	\$	13,262.51	\$	13,262.51	
94	201315000060	R-1C LOW DENSITY RESIDENTIAL	WAYNE S & DONNA R WILLOCKS	4500 AUGUST WAY	1	286		286			1	\$	13,262.51	\$	13,262.51	Corner Lot
95	203110002010	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY J CLIFFORD	4510 AUDREY AVE	1	167		167			1	\$	13,262.51	\$	13,262.51	Corner Lot
96	203110002020	R-1C LOW DENSITY RESIDENTIAL	EDITH A ROSSER	4507 AUGUST WAY	1	95		95			1	\$	13,262.51	\$	13,262.51	
97	203110002030	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY W WILLET	4511 AUGUST WAY	1	70		70			1	\$	13,262.51	\$	13,262.51	
98	203110002040	R-1C LOW DENSITY RESIDENTIAL	SHAWN C KINKADE	4525 AUGUST WAY	1	75		75			1	\$	13,262.51	\$	13,262.51	
99	203110002050	R-1C LOW DENSITY RESIDENTIAL	CHARLES W & KELLEY M BISEK	4545 AUGUST WAY	1	76		76			1	\$	13,262.51	\$	13,262.51	
100	203110002060	R-1C LOW DENSITY RESIDENTIAL	MARIA YESENIA CUEVAS MARTINEZ	4555 AUGUST WAY	1	70		70			1	\$	13,262.51	\$	13,262.51	
101	203110002070	R-1C LOW DENSITY RESIDENTIAL	CHAREY A WILLIAMS	4575 AUGUST WAY	1	70		70			1	\$	13,262.51	\$	13,262.51	
102	203110002080	R-1C LOW DENSITY RESIDENTIAL	GENA & LUKE BARTLETTE	4585 AUGUST WAY	1	191		191			1	\$	13,262.51	\$	13,262.51	Corner Lot
103	203110002090	R-1C LOW DENSITY RESIDENTIAL	DONNA TIETZ	1915 46TH ST E	1	80		80			1	\$	13,262.51	\$	13,262.51	
104	203110002100	R-1C LOW DENSITY RESIDENTIAL	DANIEL ALFONSO LOPEZ ANGEL	1905 46TH ST E	1	80		80			1	\$	13,262.51	\$	13,262.51	
105	203110002110	R-1C LOW DENSITY RESIDENTIAL	STEVEN & TERI HELTNE	1885 46TH ST E	1	80		80			1	\$	13,262.51	\$	13,262.51	
106	203110002120	R-1C LOW DENSITY RESIDENTIAL	PEL N AND LWAI MOO	1875 46TH ST E	1	191		191			1	\$	13,262.51	\$	13,262.51	Corner Lot
107	203110002130	R-1C LOW DENSITY RESIDENTIAL	THOMAS P & KAREN R MILLER	4610 AUDREY AVE	1	100		100			1	\$	13,262.51	\$	13,262.51	
108	203110002140	R-1C LOW DENSITY RESIDENTIAL	GRANT ELLIS	4560 AUDREY AVE	1	189		189			1	\$	13,262.51	\$	13,262.51	Corner Lot
109	203110002150	R-1C LOW DENSITY RESIDENTIAL	JON A & NICHOLLE B DUCLOS	4550 AUDREY AVE	1	30		30			1	\$	13,262.51	\$	13,262.51	
110	203110002160	R-1C LOW DENSITY RESIDENTIAL	RICHARD GREGORY HERNANDEZ	4540 AUDREY AVE	1	36		36			1	\$	13,262.51	\$	13,262.51	
111	203110002170	R-1C LOW DENSITY RESIDENTIAL	ROBERT G & COLLEEN M LUNA	4530 AUDREY AVE	1	45		45			1	\$	13,262.51	\$	13,262.51	
112	203110002180	R-1C LOW DENSITY RESIDENTIAL	JODY P ELLIS	4520 AUDREY AVE	1	152		152			1	\$	13,262.51	\$	13,262.51	Corner Lot
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS					101	9873	1336	11187	2071	0	103	\$	1,618,927.25	\$	1,351,846.57	Per-Policy and Proposed Preliminary Assessment Totals
Pavement Management Covers (Credits):												\$	(267,080.68)	City Covers Parcel's 13 - 19 Assessments		
												\$	1,351,846.57	Total Proposed Preliminary Assessments		

IGH FULL RECONSTRUCTION ASSESSMENT RATE CALCULATIONS (STREET & STORM)			
A	TOTAL ELIGIBLE STREET & STORM COSTS:	\$4,625,506.69	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS (35%):	\$1,618,927.34	line A x 35%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE (LF):	13258	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE (LF):	\$122.11	= Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS:	11187	From Table (Total SF adjusted SF front footage)
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS:	\$1,366,038.63	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS:	103	From Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT:	\$13,262.51	= Line F/Line G

CP-2025-09D Barbara Avenue And 46th Street Area Preliminary Assessment Roll														
#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Proposed Per Policy Assessment			Proposed Feasibility Assessment	Notes
										PUD Units	Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot		
PARTIAL RECONSTRUCTION (FDR)														
113	206650001101	R-1C LOW DENSITY RESIDENTIAL	AMANUEL SAHLE	1865 47TH ST E	1	80		80		1	\$ 10,255.44	\$ 10,255.44		
114	206650001102	R-1C LOW DENSITY RESIDENTIAL	NICHOLAS ILACQUA	1845 47TH ST E	1	113		113		1	\$ 10,255.44	\$ 10,255.44		
Groveland Park														
115	206650001080	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				69		69		\$ 5,509.49	\$ -		Park lot. No driveway. City Pavement Management Covers.
116	206650001010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				65		65		\$ 5,190.10	\$ -		Park flag lot. Frontage along 47th Street (off Babcock Trail) only included. No driveway. City Pavement Management Covers.
116	206650002070	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				8		8		\$ 638.78	\$ -		Park lot. No driveway. City Pavement Management Covers.
117	206650002080	R-1C LOW DENSITY RESIDENTIAL	BRIAN JR WOVERAS	1882 47TH ST E	1	145		145		1	\$ 10,255.44	\$ 10,255.44		
118	206650002080	R-1C LOW DENSITY RESIDENTIAL	MICHAEL & LAURIE SCHEFFKNECHT	1886 47TH ST E	1	80		80		1	\$ 10,255.44	\$ 10,255.44		
119	207127502030	R-1C LOW DENSITY RESIDENTIAL	JENNY M KRUGER	4701 BARBARA AVE	1	193		193		1	\$ 10,255.44	\$ 10,255.44		Corner Lot. Driveway on Barbara. Assessed with Partial Recon
120	207127502040	R-1C LOW DENSITY RESIDENTIAL	CYNTHIA STOFFEL	4741 BARBARA AVE	1	75		75		1	\$ 10,255.44	\$ 10,255.44		
121	207127502052	R-1C LOW DENSITY RESIDENTIAL	CHRISTOPHER D POZEGA	4777 BARBARA AVE	1	158		158		1	\$ 10,255.44	\$ 10,255.44		
122	207127502060	R-1C LOW DENSITY RESIDENTIAL	JOANNE J OBRIEN	4777 BARBARA AVE	1	88		88		1	\$ 10,255.44	\$ 10,255.44		
123	207127502070	R-1C LOW DENSITY RESIDENTIAL	LENORE A TSTE TURNER	4801 BARBARA AVE	1	100		100		1	\$ 10,255.44	\$ 10,255.44		
124	207127502080	R-1C LOW DENSITY RESIDENTIAL	MAHUYA & JOY D DAS	4827 BARBARA AVE	1	157		157		1	\$ 10,255.44	\$ 10,255.44		
125	207127502113	R-1C LOW DENSITY RESIDENTIAL	PAULA L FELDMAN	4857 BARBARA AVE	1	85		85		1	\$ 10,255.44	\$ 10,255.44		
126	207127502112	R-1C LOW DENSITY RESIDENTIAL	ROBERT & CAROL EISEHN	2075 49TH ST E	1	380		380		1	\$ 10,255.44	\$ 10,255.44		Corner Lot
CEDARWOODS OF SOUTHWIEW (30 CONDOMINIUMS) CIC#91														
127	207127504111	R-3B HIGH DENSITY RESIDENTIAL	MOHAMMAD YUSSOUF GURU	4830 BABCOCK TRL #111						1	\$ 2,012.16	\$ 2,012.16		Total Assessment shared equally amongst 30 Condominium Lots of Cedarwoods of Southview CIC#91
128	207127504112	R-3B HIGH DENSITY RESIDENTIAL	KIMBERLY R FAIRBANKS	4830 BABCOCK TRL #112						1	\$ 2,012.16	\$ 2,012.16		
129	207127504121	R-3B HIGH DENSITY RESIDENTIAL	KEVIN E RADDE	4830 BABCOCK TRL #121						1	\$ 2,012.16	\$ 2,012.16		
130	207127504122	R-3B HIGH DENSITY RESIDENTIAL	ALAN W FOX	4830 BABCOCK TRL #122						1	\$ 2,012.16	\$ 2,012.16		
131	207127504123	R-3B HIGH DENSITY RESIDENTIAL	ANN C FREEMIRE	4830 BABCOCK TRL #123						1	\$ 2,012.16	\$ 2,012.16		
132	207127504124	R-3B HIGH DENSITY RESIDENTIAL	LYNN MARIE MOE	4830 BABCOCK TRL #124						1	\$ 2,012.16	\$ 2,012.16		
133	207127504131	R-3B HIGH DENSITY RESIDENTIAL	RYAN JOSEPH CLARK	4830 BABCOCK TRL #131						1	\$ 2,012.16	\$ 2,012.16		
134	207127504132	R-3B HIGH DENSITY RESIDENTIAL	GREGORY LINDBERG	4830 BABCOCK TRL #132						1	\$ 2,012.16	\$ 2,012.16		
135	207127504133	R-3B HIGH DENSITY RESIDENTIAL	BRENDEN J LEYDEN	4830 BABCOCK TRL #133						1	\$ 2,012.16	\$ 2,012.16		
136	207127504134	R-3B HIGH DENSITY RESIDENTIAL	JAMES & AKEMI SCHAEFER	4830 BABCOCK TRL #134						1	\$ 2,012.16	\$ 2,012.16		
137	207127504211	R-3B HIGH DENSITY RESIDENTIAL	LAURIE CASANOVA	4850 BABCOCK TRL #211						1	\$ 2,012.16	\$ 2,012.16		
138	207127504212	R-3B HIGH DENSITY RESIDENTIAL	RAHN R HASBARGEN	4850 BABCOCK TRL #212						1	\$ 2,012.16	\$ 2,012.16		
139	207127504221	R-3B HIGH DENSITY RESIDENTIAL	SUSAN L SUSIENKA	4850 BABCOCK TRL #221						1	\$ 2,012.16	\$ 2,012.16		
140	207127504222	R-3B HIGH DENSITY RESIDENTIAL	ROBERT J HEITZINGER	4850 BABCOCK TRL #222						1	\$ 2,012.16	\$ 2,012.16		
141	207127504223	R-3B HIGH DENSITY RESIDENTIAL	NANCY M DANIELS	4850 BABCOCK TRL #223						1	\$ 2,012.16	\$ 2,012.16		
142	207127504224	R-3B HIGH DENSITY RESIDENTIAL	JANET M YDE	4850 BABCOCK TRL #224						1	\$ 2,012.16	\$ 2,012.16		
143	207127504231	R-3B HIGH DENSITY RESIDENTIAL	RAYMOND F JACOBSEN	4850 BABCOCK TRL #231						1	\$ 2,012.16	\$ 2,012.16		
144	207127504232	R-3B HIGH DENSITY RESIDENTIAL	AUSTIN L OSTOFF	4850 BABCOCK TRL #232						1	\$ 2,012.16	\$ 2,012.16		
145	207127504233	R-3B HIGH DENSITY RESIDENTIAL	AUDREY J KLEGIN	4850 BABCOCK TRL #233						1	\$ 2,012.16	\$ 2,012.16		
146	207127504234	R-3B HIGH DENSITY RESIDENTIAL	PAUL A FRONTS	4850 BABCOCK TRL #234						1	\$ 2,012.16	\$ 2,012.16		
147	207127504311	R-3B HIGH DENSITY RESIDENTIAL	RONALD F HOLTY	4870 BABCOCK TRL #311						1	\$ 2,012.16	\$ 2,012.16		
148	207127504312	R-3B HIGH DENSITY RESIDENTIAL	ROGER H RAITER	4870 BABCOCK TRL #312						1	\$ 2,012.16	\$ 2,012.16		
149	207127504321	R-3B HIGH DENSITY RESIDENTIAL	RICHARD D JR ROBLES	4870 BABCOCK TRL #321						1	\$ 2,012.16	\$ 2,012.16		
150	207127504322	R-3B HIGH DENSITY RESIDENTIAL	DOROTY M BROWN	4870 BABCOCK TRL #322						1	\$ 2,012.16	\$ 2,012.16		
151	207127504323	R-3B HIGH DENSITY RESIDENTIAL	MONICA ROSE MIKE	4870 BABCOCK TRL #323						1	\$ 2,012.16	\$ 2,012.16		
152	207127504324	R-3B HIGH DENSITY RESIDENTIAL	RACHELLE R ORESKOVICH	4870 BABCOCK TRL #324						1	\$ 2,012.16	\$ 2,012.16		
153	207127504331	R-3B HIGH DENSITY RESIDENTIAL	PATRICK JOHN MARZ	4870 BABCOCK TRL #331						1	\$ 2,012.16	\$ 2,012.16		
154	207127504332	R-3B HIGH DENSITY RESIDENTIAL	MAIA DABNEY-MILLER	4870 BABCOCK TRL #332						1	\$ 2,012.16	\$ 2,012.16		
155	207127504333	R-3B HIGH DENSITY RESIDENTIAL	BONNIE F TSTE ORESKOVICH	4870 BABCOCK TRL #333						1	\$ 2,012.16	\$ 2,012.16		
156	207127504334	R-3B HIGH DENSITY RESIDENTIAL	MING MEI	4870 BABCOCK TRL #334						1	\$ 2,012.16	\$ 2,012.16		
23	207127501160	R-1C LOW DENSITY RESIDENTIAL	PHILLIP R & CAROLE A TSTES NELSON	4700 BARBARA AVE	1	128		128		1	\$ 10,255.44	\$ 10,255.44		Corner Lot. Driveway on Barbara. Assessed with Partial Recon
157	207127501170	R-1C LOW DENSITY RESIDENTIAL	IHZ PROPERTY ILLINOIS LP	4738 BARBARA AVE	1	174		174		1	\$ 10,255.44	\$ 10,255.44		Odd-shaped lot. Average of front and rear lot footage used.
158	207127501180	R-2 MEDIUM DENSITY RESIDENTIAL	KENDRA SHULMAN	4766 BARBARA AVE E	1	99		99		2	\$ 20,510.87	\$ 20,510.87		

CP-2025-09D Barbara Avenue And 46th Street Area Preliminary Assessment Roll														
#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Proposed Per Policy Assessment			Proposed Feasibility Assessment	Notes
										PUD Units	Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot		
PARTIAL RECONSTRUCTION (FDR)														
SOUTHVIEW TOWNHOMES CIC#414														
159	Common Area	R-3B HIGH DENSITY RESIDENTIAL	Southview Townhomes CIC#414											Southview Townhomes CIC#414 Common Area along Barbara Avenue
160	207129001521	R-3B HIGH DENSITY RESIDENTIAL	GENNIE CARLSON	2140 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
161	207129001511	R-3B HIGH DENSITY RESIDENTIAL	TONIA G HELGESON	2138 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
162	207129001501	R-3B HIGH DENSITY RESIDENTIAL	LARRY MICHAEL OTOOLE	2136 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
163	207129001480	R-3B HIGH DENSITY RESIDENTIAL	CHARLES E VAILLANCOURT	2130 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
164	207129001470	R-3B HIGH DENSITY RESIDENTIAL	RUSTIN TAYLOR	2128 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
165	207129001460	R-3B HIGH DENSITY RESIDENTIAL	JOSHUA BLUM	2126 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
166	207129001450	R-3B HIGH DENSITY RESIDENTIAL	KONG M LEE	2124 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
167	207129001440	R-3B HIGH DENSITY RESIDENTIAL	BRANDY LEE MORCOMB	2125 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
168	207129001430	R-3B HIGH DENSITY RESIDENTIAL	CATHERINE R RIES	2127 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
169	207129001420	R-3B HIGH DENSITY RESIDENTIAL	VICTORIA S SEIDL	2129 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
170	207129001410	R-3B HIGH DENSITY RESIDENTIAL	MADISON WOJOWICZ	2131 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
171	207129001401	R-3B HIGH DENSITY RESIDENTIAL	JILL SANGREY JACKSON	2148 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
172	207129001391	R-3B HIGH DENSITY RESIDENTIAL	ROBERT FRANCIS JOVANOVICH	2150 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
173	207129001381	R-3B HIGH DENSITY RESIDENTIAL	TIMOTHY OCONNOR	2152 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
174	207129001360	R-3B HIGH DENSITY RESIDENTIAL	LINDA F HABERKORN	2156 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
175	207129001350	R-3B HIGH DENSITY RESIDENTIAL	WILLIAM CUSICK	2158 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
176	207129001341	R-3B HIGH DENSITY RESIDENTIAL	SUSAN L SWANSON	2160 49TH WAY E						1		\$ 2,022.81	\$ 2,022.81	
177	207129001250	R-3B HIGH DENSITY RESIDENTIAL	DANIEL RUBEN SHOGRN	4835 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
178	207129001260	R-3B HIGH DENSITY RESIDENTIAL	JANELLE K HAUCK	4837 BARBARA LN				494	988	1		\$ 2,022.81	\$ 2,022.81	Assessment Shared Amongst 39 Townhome Lots of Southview Townhomes CIC#414
179	207129001270	R-3B HIGH DENSITY RESIDENTIAL	BRUCE E GOEBEL	4839 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
180	207129001280	R-3B HIGH DENSITY RESIDENTIAL	CASEY BRYANT	4841 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
181	207129001311	R-3B HIGH DENSITY RESIDENTIAL	TAMMY JO GIFFORD	4845 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
182	207129001321	R-3B HIGH DENSITY RESIDENTIAL	GLORIA MASON	4849 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
183	207129001130	R-3B HIGH DENSITY RESIDENTIAL	KATHRYN J BEHRENDT	4803 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
184	207129001140	R-3B HIGH DENSITY RESIDENTIAL	LINDA HERMAN	4805 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
185	207129001150	R-3B HIGH DENSITY RESIDENTIAL	STEVEN TIETJEN	4807 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
186	207129001160	R-3B HIGH DENSITY RESIDENTIAL	JUDITH A CARTY	4809 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
187	207129001181	R-3B HIGH DENSITY RESIDENTIAL	RICHARD WHALEN	4813 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
188	207129001201	R-3B HIGH DENSITY RESIDENTIAL	DANIEL J & PATRICIA M ONEIL	4817 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
189	207129001221	R-3B HIGH DENSITY RESIDENTIAL	ELIZABETH ANNE MESAROS	4821 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
190	207129001241	R-3B HIGH DENSITY RESIDENTIAL	GERALD H & MARYBETH BIESE	4825 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
191	207129001021	R-3B HIGH DENSITY RESIDENTIAL	RONALD J & SHARON L PIDDE	4830 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
192	207129001041	R-3B HIGH DENSITY RESIDENTIAL	ANN K DUDERO	4824 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
193	207129001061	R-3B HIGH DENSITY RESIDENTIAL	JERRY SELL	4822 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
194	207129001081	R-3B HIGH DENSITY RESIDENTIAL	MICHAEL GILES	4816 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
195	207129001090	R-3B HIGH DENSITY RESIDENTIAL	ALVIN & DARLENE ASHLEY	4812 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
196	207129001100	R-3B HIGH DENSITY RESIDENTIAL	CHARLOTTE A ANDERSON	4810 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
197	207129001110	R-3B HIGH DENSITY RESIDENTIAL	STEPHEN MAZANEC	4808 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
198	207129001120	R-3B HIGH DENSITY RESIDENTIAL	COLLEEN P KIRBY	4806 BARBARA LN						1		\$ 2,022.81	\$ 2,022.81	
199	207129001542	R-3B HIGH DENSITY RESIDENTIAL	BAKHITYOR IBROGIMOV	4840 BARBARA AVE	0		56		112			\$ 8,942.94	\$ 8,942.94	Split Level Common use four-plex with parcel 200
200	207129001541	R-3B HIGH DENSITY RESIDENTIAL	BAKHITYOR IBROGIMOV	4836 BARBARA AVE	0		56		112			\$ 8,942.94	\$ 8,942.94	Split Level Common use four-plex with parcel 199
201	207127500010	A - AGRICULTURAL	LARRY A WHITE		0		92		92			\$ 7,345.99	\$ 7,345.99	
202	200281051020	A - AGRICULTURAL	PARRANTO LAFAYETTE LTD		0		19		19			\$ 1,517.11	\$ 1,517.11	
203	206870101010	L1 LIMITED INDUSTRY	ACORN MINI STORAGE VI LLC	5000 BABCOCK TRL	0		591		591			\$ 47,189.98	\$ 47,189.98	
PARTIAL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS					15	2055	1828	2055	2812	69	16	\$ 388,618.75	\$ 377,280.38	Per-Policy and Proposed Preliminary Assessment Totals
												\$ [11,338.37]	City Covers Parcels 16, 115 and 116 Assessments	
												\$ 377,280.38	Total Proposed Preliminary Assessments	

PARTIAL RECONSTRUCTION (FDR) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$706,579.46	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$388,618.70	line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	4867	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$79.85	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	2055	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$164,087.00	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	16	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$10,255.44	= Line F/Line G

ASSESSMENT CALCULATIONS FOR COMMON-INTEREST COMMUNITY OR HOA PARCELS		
Item	Cedarwoods of Southview Condos (CIC#91)	Southview Townhomes (CIC#414)
Front Footage	378	494
Adjusted Front Footage	756	988
Adjusted Front Foot Assessment Rate	\$79.85	\$79.85
Subtotal Assessment Amount	\$60,364.85	\$78,889.52
Number of Units	30	39
Preliminary Assessment per Unit	\$2,012.16	\$2,022.81

CP-2025-09E 50th Street Area Preliminary Assessment Roll															
#	PIN	Property Zoning Code and Description	Owner	Site Address	Front Footage (Foot)	Driveway Access on Project Area	Property Area (Acres)	Adjustment to Area (ACRE)	Adjusted Assessed Area (Acres)	Ponding Easement Credits	Per Policy Assessment	Ponding Easement Credit Amount	Proposed Feasibility Assessment	Notes	
1A	208412501010	B-3 GENERAL BUSINESS	SAXON IGH LLC	1290 50TH ST E	183	1	4.84		4.84	0.17	\$ 76,746.68	\$ (2,695.65)	\$ 74,051.03	Pond Easement Credit. Common Use with Parcel 1B.	
1B		B-3 GENERAL BUSINESS	SAXON IGH LLC		0	1	3.82		3.82	0.12	\$ 60,572.79	\$ (1,902.81)	\$ 58,669.98	Pond Easement Credit. Common Use with Parcel 1A.	
2	201355001010	B-3 GENERAL BUSINESS	SMCD PROPERTIES OF IGH LLC	1350 50TH ST E	586	1	6.22		6.22	2.33	\$ 98,628.99	\$ (36,946.23)	\$ 61,682.76	Pond Easement Credit.	
3	200291054010	B-3 GENERAL BUSINESS	LUTHER COMPANY LIMITED PARTNERSHIP		75	0	0.35		0.35		\$ 5,549.86	\$ -	\$ 5,549.86	Has Frontage on Project. Common Use and Shared Driveway with Parcel 4.	
4	200291054030	B-3 GENERAL BUSINESS	LUTHER COMPANY LIMITED PARTNERSHIP		645	1	4.11		4.11	1.20	\$ 65,171.25	\$ (19,028.10)	\$ 46,143.15	Pond Easement Credit. Common Use with Parcel 3	
5	200291054050	B-3 GENERAL BUSINESS	LUTHER COMPANY LIMITED PARTNERSHIP	1470 50TH ST E	665	1	8.57		8.57	1.81	\$ 135,892.36	\$ (28,700.72)	\$ 107,191.64	Pond Easement Credit	
6	202390000070	NO ZONING	STATE OF MN - DOT		450	0	4.36	(4.36)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
7	202390000071	NO ZONING	STATE OF MN - DOT		172	0	2.25	(2.25)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
8	202390000061	NO ZONING	STATE OF MN - DOT		175	0	1.72	(1.72)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
9	202390000050	NO ZONING	STATE OF MN - DOT		139	0	1.61	(1.61)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
10	202390000040	NO ZONING	STATE OF MN - DOT		190	0	1.95	(1.95)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
11	202390000020	NO ZONING	STATE OF MN - DOT		187	0	2.00	(2.00)	0.00		\$ -	\$ -	\$ -	MnDOT Owned Parcel. Area Not Included in Assessments.	
12	200321002010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS	1779 HIGHWAY 62	150	1	0.73		0.73		\$ 11,575.43	\$ -	\$ 11,575.43		
13	200321001013	I-1 LIMITED INDUSTRY	STATE OF MN - DOT		439	0	2.51		2.51		\$ 39,800.45	\$ -	\$ 39,800.45	State Owned Vacant Developable Property. Assesable.	
14	200321001012	I-1 LIMITED INDUSTRY	NORTHERN STATES POWER CO		0	0	0.42		0.42		\$ 6,659.84	\$ -	\$ 3,329.92	Indirect lot. Assessed at 50% lot area. Pavement Management Covers 50% Reduction.	
15A	201557601010	I-1 LIMITED INDUSTRY	TMB PROPERTIES LLC	1848 50TH ST E	283	1	1.73		1.73		\$ 27,432.18	\$ -	\$ 27,432.18	Common Use with Parcel 15B.	
15B	201557601020	I-1 LIMITED INDUSTRY	TMB PROPERTIES LLC	1870 50TH ST E	403	1	2.16		2.16		\$ 34,250.58	\$ -	\$ 34,250.58	Common Use with Parcel 15A.	
16	201480001023	I-1 LIMITED INDUSTRY	BULACH DEV CO		45	0	0.13		0.13		\$ 2,061.38	\$ -	\$ 2,061.38	Has Front Footage on Project. Shared Driveway with 15B.	
17A	201360001050	I-1 LIMITED INDUSTRY	EVERGREEN IND INC		317	0	1.01		1.01		\$ 16,015.32	\$ -	\$ 16,015.32	Common Use and Ownership with 17B and Common Use with 18. Frontage on 50th.	
17B	200291080032	I-1 LIMITED INDUSTRY	EVERGREEN IND INC		317	0	4.94		4.94		\$ 78,332.35	\$ -	\$ 78,332.35	Common Use and Ownership with 17A and Common Use with 18. Frontage and Driveway on Babcock. Shared Driveway on 50th St.	
18	201360001041	I-1 LIMITED INDUSTRY	SUZANNE J TSTE AHERN	4921 BARCOCK TRL E	451	1	2.03		2.03		\$ 32,189.20	\$ -	\$ 32,189.20	Common Use with Parcel 17A and 17B. Frontage and Shared Driveway on 50th Street.	
19	204950000010	I-1 LIMITED INDUSTRY	WILLIAM R & LISA M MILBERT	1801 50TH ST E	281	0	1.30		1.30		\$ 20,613.78	\$ -	\$ 20,613.78	Vacant Lot that Fronts 50th Street. Common Ownership with Parcel 20.	
20	204950001010	I-1 LIMITED INDUSTRY	MILBERT COMPANY	1788 50TH ST E	281	1	2.72		2.72	0.44	\$ 43,130.36	\$ (6,976.97)	\$ 36,153.39	Platted Ponding Easement Credit.	
21	207125702011	PUD - PLANNED UNIT DEVELOPMENT	GSIC II SOUTHVIEWLLC	4920 ASHLEY LN	2030	1	17.30		17.30		\$ 274,321.79	\$ -	\$ 274,321.79		
22	207125701010	PUD - PLANNED UNIT DEVELOPMENT	GSIC II SOUTHVIEWLLC	4895 ASHLEY LN	1780	1	4.99		4.99		\$ 79,125.19	\$ -	\$ 79,125.19		
23	200291081015	P - PUBLIC INSTITUTIONAL	SOUTHVIEW COUNTRY CLUB	239 MENDOTA ROAD E	232	0	47.61	(47.61)	0.00		\$ -	\$ -	\$ -	Has no Access. Not Included in Area Assessment.	
24	200291054020	NO ZONING	STATE OF MN - DOT		399	0	1.00	(1.00)	0.00		\$ -	\$ -	\$ -	MnDOT Owned ROW parcel. No assessment	
25	204480001030	B-1 LIMITED BUSINESS	GOOD SAMARITAN SOCIETY - IGH	1301 50TH STREET E	221	0	0.92		0.92	0.92	\$ 14,588.21	\$ (14,588.21)	\$ -	Property Completely Encumbered by Ponding Easement. Not Assessed. Frontage on 50th Street.	
26	204480001020	B-3 GENERAL BUSINESS	ROEN REAL ESTATE HOLDINGS LLC	1325 50TH ST E	1207	1	4.86		4.86	0.55	\$ 77,063.81	\$ (8,721.21)	\$ 68,342.60	Ponding Easement Deduction.	
27	204480001010	B-3 GENERAL BUSINESS	J & R INVER GROVEHEIGHTS LLC	4700 ROBERT TRL S	240	1	2.22		2.22		\$ 35,201.99	\$ -	\$ 35,201.99		
28	200291051011	P - PUBLIC INSTITUTIONAL	GOOD SAMARITAN SOCIETY - IGH	1305 50TH ST E	0	0	4.18		4.18	0.54	\$ 66,281.22	\$ (8,562.65)	\$ 28,859.29	Ponding Easement Credit. Indirect lot. Assessed at 50% lot area. City Pavement Management Covers 50% Reduction.	
PARTIAL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS					12,543	14	144.56	(62.50)	82.06	8.08	\$ 1,301,205.01	\$ (128,122.55)	\$ 1,140,893.26	Per-Policy, Ponding Easement Credit, and Proposed Preliminary Assessment Totals	
Pavement Management Covers (Credits):											\$	(160,311.75)			
City Covers 50% of Indirect Access Parcel's 14 and 28 Assessments. City Covers Ponding Easement Total Credits.											\$	1,140,893.26	Total Proposed Preliminary Assessments		

IGH FDR ASSESSMENT RATE CALCULATIONS (STREET & STORM)			
A	TOTAL ELIGIBLE STREET, STORM AND SIDEWALK COSTS:	\$2,365,827.26	Feasibility Street, Storm and Sidewalk Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS (55%):	\$1,301,204.99	line A x 55%
C	TOTAL PROJECT ADJUSTED AREA (ACRE):	82.06	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED AREA (ACRE):	\$15,856.75	=Line B/Line C

Note: No Single Family Residential Parcels on the Project.

CP-2025-09F 102nd Street and Akron Avenue Area Preliminary Assessment Roll

#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Property Area (Acres)	Proposed Per Policy Assessment		Proposed Feasibility Assessment	Notes	
											Equivalent SF Residential Units	Combo Adjusted SF and Residential/Lot			
MILL AND OVERLAY															
1	205875001020	A - AGRICULTURAL	TONY LEE PRICHARD	10995 AKRON AVE	1	440	0	440	0	4.80	1	\$ 19,936.66	\$ 19,936.66		
2	205875001010	A - AGRICULTURAL	MISAEEL & LISA M JORDAN	10959 AKRON AVE	1	50	0	50	0	4.81	1	\$ 19,936.66	\$ 19,936.66		
3	200300075012	A - AGRICULTURAL	WILLIAM & CATHERINE SNYDER	10873 AKRON AVE	1	471	0	471	0	9.77	1	\$ 19,936.66	\$ 19,936.66		
4	200300075013	A - AGRICULTURAL	KENNETH E LEE	10775 AKRON AVE	1	298	0	298	0	6.23	1	\$ 19,936.66	\$ 19,936.66		
5	203660201100	E-1 ESTATE DISTRICT	BRAD JOSEPH FALTEYSEK	10705 AKRON AVE	1	507	0	507	0	2.53	1	\$ 19,936.66	\$ 19,936.66		
6	203660201090	E-1 ESTATE DISTRICT	KEVIN L HANSON	10665 AKRON AVE	1	260	0	260	0	2.79	1	\$ 19,936.66	\$ 19,936.66		
7	203660201080	E-1 ESTATE DISTRICT	JAMES C JOHNSON	10645 AKRON AVE	1	211	0	211	0	4.13	1	\$ 19,936.66	\$ 19,936.66		
8	203660201070	E-1 ESTATE DISTRICT	MARK W TSTE SCHADEGG	10625 AKRON AVE	1	224	0	224	0	4.18	1	\$ 19,936.66	\$ 19,936.66		
9	203660201060	E-1 ESTATE DISTRICT	TODD S & MARY E EDGAR	10581 AKRON AVE	1	287	0	287	0	2.66	1	\$ 19,936.66	\$ 19,936.66		
10	203660201050	E-1 ESTATE DISTRICT	KIRK C & E M DAHLSTROM	10525 AKRON AVE	1	401	0	401	0	2.57	1	\$ 19,936.66	\$ 19,936.66		
11	203660201040	E-1 ESTATE DISTRICT	PEGGY A & STEPHEN M COX	10445 AKRON AVE	1	396	0	396	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
12	203660201030	E-1 ESTATE DISTRICT	PATRICK K ARNETT	10379 AKRON AVE	1	318	0	318	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
13	203660201020	E-1 ESTATE DISTRICT	CRAIG & B A COULLARD	10329 AKRON AVE	1	227	0	227	0	2.62	1	\$ 19,936.66	\$ 19,936.66		
14	203660201010	E-1 ESTATE DISTRICT	NORMA JEAN MYERS	10281 AKRON AVE	1	365	0	365	0	2.63	1	\$ 19,936.66	\$ 19,936.66		
15	203660200020	E-1 ESTATE DISTRICT	STATE OF MN - F TAX		0	0	0	317	0	182	0.18	0	\$ 9,837.41	\$ -	Corner lot. Not developable. City Pavement Management Fund Covers Costs.
16	203660101010	E-1 ESTATE DISTRICT	RICHARD C & VERONIA KOEHNEN	1138 102ND ST W	1	385	0	385	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
17	203660101020	E-1 ESTATE DISTRICT	PAUL K SNYDER	1206 102ND ST W	1	385	0	385	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
18	200300003017	A - AGRICULTURAL	NORTHERN STATES POWER CO		0	0	121	0	121	8.32	0	\$ 6,540.25	\$ 6,540.25		
19	202710001010	E-1 ESTATE DISTRICT	ROBERT W & NANCY A VERHEY	1420 102ND ST W	1	504	0	504	0	3.05	1	\$ 19,936.66	\$ 19,936.66		
20	202710001020	E-1 ESTATE DISTRICT	MARK & KARA M JOHNSON	10025 ADAM AVE	1	518	0	518	0	2.55	1	\$ 19,936.66	\$ 19,936.66	Corner lot.	
21	202710001030	E-1 ESTATE DISTRICT	JEFFREY G & SARAH BRASS	10005 ADAM AVE	1	181	0	181	0	3.71	1	\$ 19,936.66	\$ 19,936.66		
22	202710001040	E-1 ESTATE DISTRICT	BRIAN W PAULS	9987 ADAM AVE	1	174	0	174	0	2.69	1	\$ 19,936.66	\$ 19,936.66		
23	202710001050	A - AGRICULTURAL	ADAM AVENUE ENTERPRISES LLC	9969 ADAM AVE	0	236	0	236	0	5.04	1	\$ 19,936.66	\$ 19,936.66		
24	202710001060	A - AGRICULTURAL	CRAIG R & ROBIN J DAHL	9941 ADAM AVE	1	298	0	298	0	5.68	1	\$ 19,936.66	\$ 19,936.66		
25	202710001070	A - AGRICULTURAL	ROBERT C CUMMINGS	9903 ADAM AVE	1	309	0	309	0	5.83	1	\$ 19,936.66	\$ 19,936.66		
26	202710001080	A - AGRICULTURAL	KYLE HANSEN	9869 ADAM AVE	1	358	0	358	0	5.10	1	\$ 19,936.66	\$ 19,936.66		
27	202710001090	A - AGRICULTURAL	BRADLEY J & DEBORAH L BAUNE	9841 ADAM AVE	1	219	0	219	0	5.05	1	\$ 19,936.66	\$ 19,936.66		
28	202710001101	A - AGRICULTURAL	ANDREW S & JENNIFER T HARTIGAN	9852 ADAM AVE	1	449	0	449	0	5.49	1	\$ 19,936.66	\$ 19,936.66		
29	202710001110	A - AGRICULTURAL	JAMES R VERNER	9902 ADAM AVE	1	928	0	928	0	5.12	1	\$ 19,936.66	\$ 19,936.66		
30	202710001120	E-1 ESTATE DISTRICT	ROBERT C ASHTON	9998 ADAM AVE	1	628	0	628	0	3.09	1	\$ 19,936.66	\$ 19,936.66		
31	202710001130	E-1 ESTATE DISTRICT	MARK A & LORI B TSTES KEMPF	10048 ADAM AVE	1	341	0	341	0	2.47	1	\$ 19,936.66	\$ 19,936.66		
32	202710001140	E-1 ESTATE DISTRICT	JOHN L & SANDRA M JT REV TST STILES	10064 ADAM AVE	1	330	0	330	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
33	202710001150	E-1 ESTATE DISTRICT	MARK C MYHRE	10078 ADAM AVE	1	308	0	308	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
34	202710001160	E-1 ESTATE DISTRICT	THOMAS R BENNEROTTE	10090 ADAM AVE	1	284	0	284	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
35	202710001170	E-1 ESTATE DISTRICT	JEFFREY & JESSICA SCHUPPE	10104 ADAM AVE	1	293	0	293	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
36	202710001180	E-1 ESTATE DISTRICT	WILLIAM W & ADRIANA KRECH	10118 ADAM AVE	1	305	0	305	0	2.66	1	\$ 19,936.66	\$ 19,936.66		
37	202710001190	E-1 ESTATE DISTRICT	DEREK & KATHERINE BONGARD	10130 ADAM AVE	1	209	0	209	0	2.64	1	\$ 19,936.66	\$ 19,936.66		
38	206403101040	A - AGRICULTURAL	STAPLES LAND CO LLC	10093 RICH VALLEY BLVD	0	114	0	114	0	8.17	1	\$ 19,936.66	\$ -	Driveway Access on Rich Valley Blvd. Back Lot Footage on Project. City Pavement Management Fund Covers Costs.	
39	203660002020	E-1 ESTATE DISTRICT	RAYMOND HESSLER	10140 ADAM AVE	1	226	0	226	0	2.49	1	\$ 19,936.66	\$ 19,936.66		
40	203660002030	E-1 ESTATE DISTRICT	ROBERT N & LYNN M JOHNSON	1095 102ND ST E	1	710	0	710	0	2.50	1	\$ 19,936.66	\$ 19,936.66	Corner lot.	
41	203660002010	E-1 ESTATE DISTRICT	KYLE JOHNSON	10163 AGATHA AVE	0	217	0	217	0	2.48	0	\$ -	\$ -	Corner lot. Driveway on Agatha Trail. Assessed with partial recon.	
43	203660001040	E-1 ESTATE DISTRICT	ROBERT G & FRANCES L RABE	1235 102ND ST E	1	489	0	489	0	2.51	1	\$ 19,936.66	\$ 19,936.66	Corner lot. Driveway on 102nd Street. Assessed with mill and overlay.	
44	203660001020	A - AGRICULTURAL	ROBERT M & MICHELLE L KNIGHT	1325 102ND ST E	1	432	0	432	0	4.71	1	\$ 19,936.66	\$ 19,936.66		
45	203660001011	E-1 ESTATE DISTRICT	TRACY L CHARTIER	1450 102ND ST E	1	236	0	236	0	2.13	1	\$ 19,936.66	\$ 19,936.66		
46	203660001012	E-1 ESTATE DISTRICT	CHRISTOPHER R GARNSWORTHY	1415 102ND ST E	1	362	0	362	0	2.13	1	\$ 19,936.66	\$ 19,936.66		
47	203660601020	E-1 ESTATE DISTRICT	PAUL W & BRENDA D FISCHER	10290 ANDREA TRL	0	454	0	454	0	2.79	0	\$ -	\$ -	Corner lot. Main driveway on Andrea Trail with secondary driveway on 102nd Street. Assessed with partial recon. Driveway on 102nd Street. Rear lot line on Andrea Trail. Assessed with mill and overlay.	
48	203660801180	E-1 ESTATE DISTRICT	PHILLIP J & JULIE HAUCK	1380 102ND ST E	1	307	0	307	0	3.27	1	\$ 19,936.66	\$ 19,936.66		
49	203660703010	E-1 ESTATE DISTRICT	HARRY J HAUCK	10277 RICH VALLEY BLVD	1	383	0	383	0	2.50	1	\$ 19,936.66	\$ 19,936.66		
60	203660005010	E-1 ESTATE DISTRICT	PAUL III WENDLANDT	1190 102ND ST E	1	312	0	312	0	2.53	1	\$ 19,936.66	\$ 19,936.66		
61	203660005020	E-1 ESTATE DISTRICT	SHAWN T LETENDRE TRUST U/A/D 11/29/202	1140 102ND ST E	1	310	0	310	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
62	203660501020	E-1 ESTATE DISTRICT	MICHAEL & MONIQUE MUSKE	1080 102ND ST E	1	200	0	200	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
63	203660501010	E-1 ESTATE DISTRICT	JOHN P & JACQUELINE HUTCHINS	1040 102ND ST E	1	281	0	281	0	2.57	1	\$ 19,936.66	\$ 19,936.66		
64	203660301010	E-1 ESTATE DISTRICT	NATHANIEL & ANDREA CLAUSSEN	1010 102ND ST E	1	349	0	349	0	2.50	1	\$ 19,936.66	\$ 19,936.66	Corner lot. Driveway on 102nd Street. Assessed with mill and overlay.	
67	203660301040	E-1 ESTATE DISTRICT	ROBERT C SR PUTNEY	10235 102ND CT W	0	931	0	931	0	3.99	0	\$ -	\$ -	3-sided corner lot. Driveway on 102nd Court. Assessed with partial recon.	
68	203660301050	E-1 ESTATE DISTRICT	DAVID W & JOAN GAY	10326 AKRON AVE	1	214	0	214	0	2.58	1	\$ 19,936.66	\$ 19,936.66		
69	203660301060	E-1 ESTATE DISTRICT	STEPHEN K OHMANN	10366 AKRON AVE	1	219	0	219	0	2.52	1	\$ 19,936.66	\$ 19,936.66		
70	203660301070	E-1 ESTATE DISTRICT	INGRID & NATHAN HOLT	1155 105TH ST W	1	690	0	690	0	2.54	1	\$ 19,936.66	\$ 19,936.66	Corner lot.	
71	203660301080	E-1 ESTATE DISTRICT	JOHN T TSTE WENDT	1111 105TH ST W	1	251	0	251	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
72	203660301090	E-1 ESTATE DISTRICT	EDWARD BARNES	1065 105TH ST W	1	271	0	230	0	2.51	1	\$ 19,936.66	\$ 19,936.66		
73	203660301100	E-1 ESTATE DISTRICT	TIMOTHY A JOHNSON	1025 105TH ST W	1	211	0	200	0	2.61	1	\$ 19,936.66	\$ 19,936.66		
74	203660702020	E-1 ESTATE DISTRICT	WAYNE & ROBYN KAUL	1015 105TH ST W	1	208	0	208	0	2.53	1	\$ 19,936.66	\$ 19,936.66		
75	203660702010	E-1 ESTATE DISTRICT	RICHARD J MILLS	1005 105TH ST W	1	813	0	813	0	2.52	1	\$ 19,936.66	\$ 19,936.66	Corner lot.	
76	203660702030	E-1 ESTATE DISTRICT	JOSEPH W & HEIDI M PUCCEL	10423 AMY CT	1	136	0	136	0	4.12	1	\$ 19,936.66	\$ 19,936.66		
77	203660702040	E-1 ESTATE DISTRICT	CHARLES S & SHEILA M ANDERSON	10399 AMY CT	1	123	0	123	0	2.74	1	\$ 19,936.66	\$ 19,936.66		
78	203660702050	E-1 ESTATE DISTRICT	PAUL S & DEANNE E LEEDER	10422 AMY CT	1	177	0	177	0	3.15	1	\$ 19,936.66	\$ 19,936.66		

CP-2025-09F 102nd Street and Akron Avenue Area Preliminary Assessment Roll														
#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Property Area (Acres)	Proposed Per Policy Assessment		Proposed Feasibility Assessment	Notes
											Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot		
MILL AND OVERLAY														
79	203660702060	E-1 ESTATE DISTRICT	ROBERT C DENHARTOG	10442 AMY CT	1	287	0	287	0	2.54	1	\$ 19,936.66	\$ 19,936.66	
80	203660801100	E-1 ESTATE DISTRICT	CHARLES W BERRY	10482 AMY CT	1	274	0	274	0	2.51	1	\$ 19,936.66	\$ 19,936.66	Corner lot.
81	203660801090	E-1 ESTATE DISTRICT	MATTHEW LAWRENCE JENSEN	1123 105TH ST E	1	362	0	362	0	2.49	1	\$ 19,936.66	\$ 19,936.66	
82	203660801080	E-1 ESTATE DISTRICT	JEAN M MCGROARTY	1149 105TH ST E	0	249	0	249	0	4.13	1	\$ 19,936.66	\$ 19,936.66	
83	203660801070	E-1 ESTATE DISTRICT	JEFFREY R & RHONDA J SWANHORST	1173 105TH ST E	1	222	0	222	0	4.45	1	\$ 19,936.66	\$ 19,936.66	
84	203660801060	E-1 ESTATE DISTRICT	ERIC & KATHERINE GULLICKSON	1187 105TH ST E	1	297	0	297	0	2.50	1	\$ 19,936.66	\$ 19,936.66	
85	203660801050	E-1 ESTATE DISTRICT	JOSEPH ROBERT DECKER	1201 105TH ST E	1	88	0	88	0	2.59	1	\$ 19,936.66	\$ 19,936.66	
86	203660801040	E-1 ESTATE DISTRICT	RANDY ALLAN & MARY MARGARET FELDSIEN	1196 105TH ST E	1	179	0	179	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
87	203660801030	E-1 ESTATE DISTRICT	JOHN D & MELISSA A TSCHOHL	1184 105TH ST E	1	337	0	337	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
88	203660801020	E-1 ESTATE DISTRICT	SARAH J PHILLIPS	1150 105TH ST E	1	326	0	326	0	2.53	1	\$ 19,936.66	\$ 19,936.66	
89	203660801010	E-1 ESTATE DISTRICT	ALBERT W TSTE CARLSON	1124 105TH ST E	0	377	0	377	0	2.54	1	\$ 19,936.66	\$ 19,936.66	
90	203660701030	E-1 ESTATE DISTRICT	TODD A TSTE CARLSON	1000 105TH ST W	1	207	0	207	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
91	203660701020	E-1 ESTATE DISTRICT	DOUGLAS W & KATHLEEN M GEHLHAR	1006 105TH ST W	1	207	0	207	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
92	203660701010	E-1 ESTATE DISTRICT	CARTER R & THERESA M ANDERSON	1016 105TH ST W	1	208	0	208	0	2.54	1	\$ 19,936.66	\$ 19,936.66	
93	203660203010	E-1 ESTATE DISTRICT	BRIAN MONSON	1020 105TH ST W	1	231	0	220	0	2.58	1	\$ 19,936.66	\$ 19,936.66	
94	203660203020	E-1 ESTATE DISTRICT	BRADLEY EUGENE KNUTSON	1064 105TH ST W	1	233	0	220	0	2.61	1	\$ 19,936.66	\$ 19,936.66	
95	203660203030	E-1 ESTATE DISTRICT	NATHAN J & AMY M ALPERT	1110 105TH ST W	1	261	0	261	0	2.58	1	\$ 19,936.66	\$ 19,936.66	
96	203660203040	E-1 ESTATE DISTRICT	SCOTT J HAIDER	10524 AKRON AVE	1	733	0	733	0	2.71	1	\$ 19,936.66	\$ 19,936.66	Corner lot.
97	203660203061	E-1 ESTATE DISTRICT	COLIN M ONEILL	10656 AKRON AVE	1	847	0	847	0	5.96	1	\$ 19,936.66	\$ 19,936.66	
98	203660203072	E-1 ESTATE DISTRICT	DONALD J TSTE ADAMEK	10690 AKRON AVE	1	304	0	304	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
99A	203660203071	E-1 ESTATE DISTRICT	JAMES D & JEANNE M LINNETT		1	269	0	269	0	1.20	0	\$ -	\$ -	See notes for 99B
99B	200290053010	A - AGRICULTURAL	JAMES D & JEANNE M LINNETT	10704 AKRON AVE	0	32	0	32	0	12.00	1	\$ 19,936.66	\$ 19,936.66	Lots 99A and 99B assessed as 1 lot due to same ownership.
100	200290056011	A - AGRICULTURAL	FLINT HILLS RESOURCES PINE BEND LLC		0	0	1272	0	1272	161.18	0	\$ 68,753.74	\$ 68,753.74	
101	203660003010	E-1 ESTATE DISTRICT	JAMES R & CONSTANCE TSTES KOHN	10165 ADAM AVE	1	706	0	706	0	2.51	1	\$ 19,936.66	\$ 19,936.66	Corner lot.
102	203660003020	E-1 ESTATE DISTRICT	SCOTT MILLER	1057 102ND ST W	1	535	0	535	0	3.82	1	\$ 19,936.66	\$ 19,936.66	
103	200300003021	E-1 ESTATE DISTRICT	MICHAEL & TIFFANY BRUESTLE	1175 102ND ST W	1	385	0	385	0	3.02	1	\$ 19,936.66	\$ 19,936.66	
104	200300003020	E-1 ESTATE DISTRICT	KIMBERLY BEISSEL	1205 102ND ST W	1	385	0	385	0	3.01	1	\$ 19,936.66	\$ 19,936.66	
105	202710002050	E-1 ESTATE DISTRICT	BRADLEY A & BECKY L HOPKE	1355 102ND ST W	1	624	0	624	0	2.69	1	\$ 19,936.66	\$ 19,936.66	
106	202710002040	E-1 ESTATE DISTRICT	TARIQ M JANJUA	1441 102ND ST W	1	670	0	670	0	2.55	1	\$ 19,936.66	\$ 19,936.66	Corner lot.
107	202710002030	E-1 ESTATE DISTRICT	TIMOTHY E TSTE DECKER	10073 ADAM AVE	1	505	0	505	0	2.50	1	\$ 19,936.66	\$ 19,936.66	
108	202710002020	E-1 ESTATE DISTRICT	TIMOTHY A & KRISTINA MILLER	10093 ADAM AVE	1	454	0	454	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
109	202710002010	E-1 ESTATE DISTRICT	JEFFREY D TSTE ANSITE	10113 ADAM AVE	1	755	0	755	0	2.51	1	\$ 19,936.66	\$ 19,936.66	
MILL AND OVERLAY: PRELIMINARY ASSESSMENT SUBTOTALS					86	33272	1710	33196	1575	478.46	90	\$ 1,879,430.80	\$ 1,849,656.73	Per Policy and Proposed Preliminary Assessment Totals
											Pavement Management Covers (Credits):		\$ (29,774.07)	City Covers Parcel's 15 and 38 Assessments.
													\$ 1,849,656.73	Total Proposed Preliminary Assessments

MILL AND OVERLAY (M & O) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$2,349,288.87	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$1,879,431.09	line A x 80%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	34771	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$54.05	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	33196	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$1,794,299.69	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	90	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$19,936.66	= Line F/Line G

CP-2025-09F 102nd Street and Akron Avenue Area Preliminary Assessment Roll

#	PIN	Property Zoning Code and Description	Owner	Site Address	Residential Driveway Access	SF Residential Front Footage (Foot)	Non-SF Front Footage (Foot)	SF Adjusted Front Footage (Foot)	Non-SF Adjusted Front Footage (Foot)	Property Area (Acre)	Proposed Per Policy Assessment		Proposed Feasibility Assessment	Notes
											Equivalent SF Residential Units	Combo Adjusted FF and Residential/Lot		
FULL DEPTH RECLAMATION														
41	203660002010	E-1 ESTATE DISTRICT	KYLE JOHNSON	10163 AGATHA AVE	1	256	0	256	0	2.48	1	\$ 17,242.36	\$ 17,242.36	Corner lot. Driveway on Agatha Trail. Assessed with partial recon.
42	203660001030	E-1 ESTATE DISTRICT	KEVIN L & ANNA M HALVORSON	10150 AGATHA AVE	1	63	0	63	0	2.57	1	\$ 17,242.36	\$ 17,242.36	
43	203660001040	E-1 ESTATE DISTRICT	ROBERT G & FRANCES L RABE	1235 102ND ST E	0	215	0	215	0	2.51	0	\$ -	\$ -	Corner lot. Driveway on 102nd Street. Assessed with mill and overlay.
47	203660601020	E-1 ESTATE DISTRICT	PAUL W & BRENDA D FISCHER	10290 ANDREA TRL	1	786	0	786	0	2.79	1	\$ 17,242.36	\$ 17,242.36	Corner lot. Main driveway on Andrea Trail with secondary driveway on 102nd Street. Assessed with partial recon
48	203660801180	E-1 ESTATE DISTRICT	PHILLIP J & JULIE HALICK	1380 102ND ST E	0	39	0	39	0	3.27	0	\$ -	\$ -	Driveway on 102nd Street. Rear lot line on Andrea. Assessed with mill and overlay.
50	203660801170	E-1 ESTATE DISTRICT	JEAN M MCGROARTY	10378 ANDREA TRL	1	259	0	259	0	3.81	1	\$ 17,242.36	\$ 17,242.36	
51	203660801160	E-1 ESTATE DISTRICT	JONATHAN A TSTE WEBER	10394 ANDREA TRL	1	331	0	331	0	3.35	1	\$ 17,242.36	\$ 17,242.36	
52	203660801150	E-1 ESTATE DISTRICT	JEFFREY A & JEAN P BURNS	10405 ANDREA TRL	1	84	0	84	0	2.69	1	\$ 17,242.36	\$ 17,242.36	
53	203660801140	E-1 ESTATE DISTRICT	MOHAMMAD MIRIB	10397 ANDREA TRL	1	199	0	199	0	2.58	1	\$ 17,242.36	\$ 17,242.36	
54	203660801130	E-1 ESTATE DISTRICT	JHC LIVING TRUST	10389 ANDREA TRL	1	245	0	245	0	2.63	1	\$ 17,242.36	\$ 17,242.36	
55	203660801120	E-1 ESTATE DISTRICT	JEANNETTE L TSTE KRECH	10379 ANDREA TRL	1	88	0	88	0	2.87	1	\$ 17,242.36	\$ 17,242.36	
56	203660801110	E-1 ESTATE DISTRICT	RANDY R MOTILALL	10371 ANDREA TRL	1	133	0	133	0	4.80	1	\$ 17,242.36	\$ 17,242.36	
57	203660602030	E-1 ESTATE DISTRICT	MARY J STONER	10365 ANDREA TRL	1	198	0	198	0	2.56	1	\$ 17,242.36	\$ 17,242.36	
58	203660602020	E-1 ESTATE DISTRICT	HAROLD A & KIMBERLY SHILLINGSTAD	10315 ANDREA TRL	1	226	0	226	0	2.78	1	\$ 17,242.36	\$ 17,242.36	
59	203660602010	E-1 ESTATE DISTRICT	SCOTT & KAREN DEBEE FRATER	10255 ANDREA TRL	1	526	0	526	0	3.62	1	\$ 17,242.36	\$ 17,242.36	Corner lot. Driveway on Andrea Trail. Assessed with Partial Recon
64	203660301010	E-1 ESTATE DISTRICT	NATHANIEL & ANDREA CLAUSSEN	1010 102ND ST E	0	323	0	323	0	2.50	0	\$ -	\$ -	Corner lot. Driveway on 102nd Street. Assessed with mill and overlay.
65	203660301020	E-1 ESTATE DISTRICT	JUSTIN & CARMEN ENGLERT	10264 102ND CT W	1	84	0	84	0	3.22	1	\$ 17,242.36	\$ 17,242.36	
66	203660301030	E-1 ESTATE DISTRICT	NICK & LINDSEY MARSDEN	10267 102ND CT W	1	100	0	100	0	2.50	1	\$ 17,242.36	\$ 17,242.36	
67	203660301040	E-1 ESTATE DISTRICT	ROBERT C SR PUTNEY	10235 102ND CT W	1	362	0	362	0	3.99	1	\$ 17,242.36	\$ 17,242.36	3-sided corner lot. Driveway on 102nd Court. Assessed with partial recon.
PARTIAL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS					16	4517	0	4517	0	57.52	16	\$ 275,877.76	\$ 275,877.76	Per-Policy and Proposed Preliminary Assessment Totals

Pavement Management Covers (Credits): \$ - City will not cover any parcel's Assessment.
\$ 275,877.76 Total Proposed Preliminary Assessments

FULL DEPTH RECLAMATION (FDR) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$501,595.96	Feasibility Street and Storm Costs from Cost Estimates
B	ASSESSABLE STREET & STORM COSTS	\$275,877.78	line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE	4517	From Recon Table Subtotal
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE	\$61.08	=Line B/Line C
E	FRONT FOOTAGE OF SINGLE FAMILY PARCELS	4517	From Recon Table Subtotal
F	ASSESSMENT APPLIED TO SF RESIDENTIAL PARCELS	\$275,877.78	= Line D x Line E
G	NUMBER OF SF RESIDENTIAL UNITS	16	From Partial Recon Table Subtotal (Equivalent SF Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$17,242.36	= Line F/Line G



Appendix F

Open House Summary

Inver Grove Heights 2025 Street Improvement Project Resident Survey

Project Progress

The City of Inver Grove Heights is in the planning phase for the upcoming Barbara Avenue and 46th Street area improvements project. This project is included in the city's 5-year Capital Improvement Plan. Generally, this project will include some form of street rehabilitation and/or reconstruction with public utility upgrades as needed. The project team is still in the information-gathering stage to understand what the project needs are and what should be included in the improvements project. Information on project funding is forthcoming.

To date, much of the site-specific information has been gathered (pavement conditions, underground utility conditions, inventory of above ground items in the road right-of-way, etc.). We are currently looking for public feedback to inform the final recommended plan for the project. Construction is slated to begin in 2025 and finish in the spring of 2026.

Project Survey

We are now asking for residents to share their feedback as part of the project team's information gathering effort. Please participate in the public engagement process by taking this 5-10 minute survey.

If you have any questions, please feel free to contact:

Steve Dodge, Assistant City Engineer, at 651-450-2541 or sdodge@ighmn.gov

Monica Heil, Project Manager, at 952-737-4675 or mheil@wsbeng.com

Demographics

Name:

Address:

Do you rent or own this property?

- Rent
- Own
- Other _____

Phone:

Email Address:

Please check this box to sign up for project updates via email through the city's NotifyMe application.

Sign me up

Drainage

Do you experience ponding or flooding during light to moderate rain events?

- yes
- no
- unsure

Comments regarding ponding or flooding during light to moderate rain events:

Has ponding or flooding during light to moderate rain events caused property damage?

Only displayed if respondent answers “yes” to experiencing ponding or flooding during light to moderate rain events.

- yes
- no

Comments about property damage from ponding or flooding during light to moderate rain events:

Only displayed if respondent answers “yes” to experiencing ponding or flooding during light to moderate rain events.

Do you experience ponding or flooding during heavy to very heavy rain events?

- yes
- no
- unsure

Comments about ponding or flooding during heavy to very heavy rain events:

Has ponding or flooding during heavy to very heavy rain events caused any property damage?

Only displayed if respondent answers “yes” to experiencing ponding or flooding during heavy to very heavy rain events.

- yes
- no

Comments about property damage from ponding or flooding during heavy to very heavy rain events:

Only displayed if respondent answers “yes” to experiencing ponding or flooding during heavy to very heavy rain events.

Does your home have a sump pump?

A sump pump is a pump used to remove water that has accumulated in a water collecting sump basin, commonly found in the basements of homes.

- yes
- no
- unsure
- yes, multiple

How many sump pumps does your home have?

Only displayed if respondent answers “yes, multiple” to previous question.

How frequently does your sump pump normally operate?

- Regularly
- After rainfall
- Seasonally
- Winter
- Not at all

Only displayed if respondent answers “yes” or “yes, multiple” to “Does your home have a sump pump?”.

Where does your sump pump currently discharge? Check all that apply.

- Backyard
- Front yard
- Side yard
- Basement
- Storm sewer

Only displayed if respondent answers “yes” or “yes, multiple” to “Does your home have a sump pump?”.

Would you consider connecting your sump pump system to a city-provided drainage pipe near the curb?

- yes
- no

Only displayed if respondent did not answer “no” to “Does your home have a sump pump?”.

Comments about connecting your sump pump system to a city-provided drainage pipe near the curb:

Only displayed if respondent did not answer “no” to “Does your home have a sump pump?”.

Do you have any other drainage systems within your property?

Examples include rain gardens, rain barrels, yard inlets to the city storm sewer, etc.

- yes
- no

Please note any other drainage systems within your property:

Only displayed if respondent answered “yes” to having any other drainage systems.

Water Quality & Volume Control

The green space in the boulevards (section of property next to the road) will allow for the possible addition of rain gardens in some areas. These small depressions behind the curb are designed to take water from the roadway and infiltrate that water into the ground. Rain gardens can include a variety of perennial plantings and are installed at no direct cost to the property owner. Property owners are asked to maintain them and keep them free of weeds. Rain gardens have a very positive impact on downstream water quality and flooding.

In order to meet water quality goals for the project, the city is seeking property owners that are interested in having a residential rain garden installed behind the curb.

Please rate your interest level in having a rain garden in front of your property.

The city will reach out to interested property owners with additional information.

- low
- medium
- high

Comments about having a rain garden in front of your property:

Private Facilities

Do you have any of these items within 15 feet of the road? Check all that apply:

- Invisible pet fence
- Landscaping
- Retaining walls
- Underground irrigation system
- Other _____

Does your driveway have any unique features we should be aware of?

The first few feet of driveways will be removed and replaced, so it's important to know if there is anything under the pavement.

Pedestrian Amenities

Residential street improvement projects present the opportunity to modify the function of the roadways to best fit the needs of the neighborhood. The city would like your feedback on the addition of sidewalks to some of the streets in the neighborhood.

Please rate your interest level in neighborhood sidewalks.

Low interest indicates that you are probably not interested but open to receiving more information on a sidewalk; medium interest indicates that you are interested in adding along a few key roadways to create a loop; and high interest indicates that you are interested in adding new sidewalks wherever feasible.

- No interest
- Low interest
- Medium interest
- High interest

Utilities

Do you have issues with the water provided to your home by the city?

- yes
- no

Please explain the issues with the water provided to your home by the city:

Only displayed if respondent answers "yes" to previous question.

Do you have issues with wastewater exiting your home (sewage backups)?

- yes
- no

Please explain the issues with wastewater exiting your home:

Only displayed if respondent answers "yes" to previous question.

Lighting

The neighborhood has existing overhead lighting at many of the intersections. Additional lighting is paid for by the residents through quarter utility billing with the city.

Please indicate your level of interest in adding additional lighting within the neighborhood.

- No interest
- Low interest
- Medium interest
- High interest



Date: April 11, 2024
5 - 7 p.m.

Location:
Fire Station #2
9200 Courthouse Blvd.
Inver Grove Heights, MN 55077

Summary of Barbara Avenue & 46th Street Open House

On April 11, 2024, Inver Grove Heights hosted an informational open house at Fire Station #2 to inform the public and address questions and concerns related to the 2025 Pavement Management Initiative (PMI), specifically for the areas of Barbara Avenue and 46th Street. Construction is scheduled to begin spring 2025 and end by fall 2025. The project includes full depth reclamation, full street reconstruction and utility adjustments.



2025 Pavement Management Initiative Open House
City of Inver Grove Heights

YOU ARE INVITED:

BARBARA AVENUE & 46TH STREET OPEN HOUSE!

The City of Inver Grove Heights is hosting a Feasibility Open House for the 2025 Pavement Management Initiative (PMI), specifically for the areas of Barbara Avenue and 46th Street. This is an opportunity to learn about project scope, schedule and potential impacts to property owners.

TAKE THE RESIDENT SURVEY

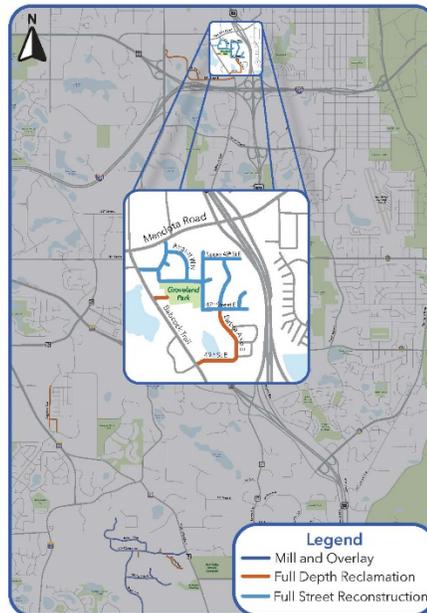
The City has gathered information on pavement and underground utility conditions. Now, we are looking for resident input to form a final recommended plan for the project. Please share your ideas by **scanning the QR code below** and completing a seven-minute survey. If you'd prefer a hard copy of the survey, please contact the City Engineering Department at EngineeringInfo@ighm.gov or 651-450-2570.

WHAT HAPPENS NEXT?

Construction is anticipated to begin spring 2025 and end by fall 2025. Improvements include full depth reclamation, full street reconstruction and utility adjustments. A second Feasibility Open House is scheduled for May 2024. An invitation with further details will be mailed to you.

LEARN MORE

If you are unable to attend the April 11 Feasibility Open House and would like more project information, a summary of questions and answers, project maps and other documents will be posted on the City website at ighmn.gov/Barbara. Comments or questions can also be submitted to Assistant City Engineer, Steve Dodge at 651-450-2541 or sdodge@ighmn.gov.



Barbara Avenue & 46th Street Feasibility Open House

When:
Thursday, April 11
5:00 - 7:00 p.m.

Where:
Fire Station #2
9200 Courthouse Blvd

Take the resident survey by April 10



SCAN FOR SURVEY



Sign up for email updates!
Visit ighmn.gov/Barbara for project details.

The open house was promoted through a flyer that was sent to addresses in the project area.

The open house provided the public with updates on the project scope, schedule and potential impacts to property owners. The open house also provided attendees the opportunity to ask questions of project experts including Steve Dodge and Paul Merchlewicz from Inver Grove Heights and Monica Heil and Kyle Hoff from WSB.

Displayed throughout the venue were six project boards detailing project information. Attendees were provided comment cards to submit feedback or raise questions; the details of the submitted comment cards are in the table below.



Comment Cards

Name	Phone	Address	Email	Project updates? (y/n)	Comment
Joni Selden	651-470-9290	4515 Bacon Ave.	joni@gleasons.com	Yes	Good meeting!
Tom Miller	651-600-1486	4610 Audrey Ave. E.	tomkarmil@juno.com	Yes	When traffic enters Audrey from Southview Blvd, this street then sweeps to the west. Traffic from the north never slows down until the vehicles get to Babcock. The vehicles are avoiding the signal lights at intersection of Babcock and Southview (Mendota Road)! UNSAFE UNSAFE UNSAFE
Teresa Dock	651-335-1415	4604 Barbara Ave.	trbuck1@yahoo.com	Yes	I have a son who is handicapped - paralyzed from neck down and on a ventilator for breathing. We have daily nursing M-F and medical deliveries and support staff throughout each month. We would need to have medical access and power, water and sewer during day but we can be flexible.
Ron Patterson	651-451-3001	2086 47th St. E.	rpatterson58@icloud.com	Yes	Just do it and do it 100% Sewer line are junk. How is tree removal going to be charge too. (Home owner "yes")
Amy Luedke	952-451-3240	2114 47th St. E.	ajluedke@comcast.net	Yes	Road pavement in our cul de sac is terrible. Snow plows bring up tar every time they plow. Agree 100%



Attendees

Sixteen people signed in at the open house (see table below).

Name	Address	Email
Amy Luedke	2114 47th St. E.	ajluedke@comcast.net
Gloria Mason	4849 Barbara Lane	
Judy Mickelson	2144 47th St. E.	jmickelby2@yahoo.com
Tom Miller	4610 Audrey Ave. E.	tomkarmil@juno.com
Joni Selden	4515 Bacon Ave.	joni@gleasons.com
Willard Robinson	2135 47th St. E.	willardrobinson@comcast.net
Marti Monestern	4857 Barbara Ave.	pfeldman66@yahoo.com
Carol Fisher	4681 Barbara Ave. E.	mikeefisher@comcast.net
Ron Patterson	2086 47th St. E.	rpatterson58@icloud.com
Sue Rosckes	4845 Barbara Lane	birchwoodwis@gmail.com
Teresa Dock	4604 Barbara Ave.	trbuck1@yahoo.com
Tim Willett	4511 August Way	redsage56@comcast.net
Tracie Killion	4660 Bacon Ave.	pkillion1975@icloud.com
Tina Hoffmann	1801 46th St. E.	thoffmann@gillettechildrens.com
Kevin Jonas	4520 Barbara Ave.	kevin..m.jonas@gmail.com
Rebekah Elling	4529 Bacon Ave.	r.elling@live.com

Attendees asked questions and brought up concerns that will further inform the feasibility report, as well as the final design and construction. Questions and comments are summarized below.

- Street lights: It was asked if street lights would be added as part of this project. Steve explained this is not included at this time but could be if a petition with at least 35% of the neighborhood is provided to the City. If a petition is provided, an expansion to the existing street light network would be added to the project and assessed 100% to the property owners.
- Water pressure: A few attendees stated they have had repeated issues with the water pressure being too high and asked if that will be addressed with this project. Steve stated this is not going to be addressed with the project as it will only increase the watermain from 6" diameter to 8" diameter, which does not affect the water pressure.
- MnDOT sound wall: Steve stated that the Minnesota Department of Transportation will be installing a sound wall along Highway 52 adjacent to the neighborhood in 2026. That project is separate from this project and should not impact the City's work.
- Driveway curb cuts: A few attendees asked about replacement of their driveways. They noted they have a single width driveway at the curb which widens to a two-vehicle wide driveway before the garage. Steve said the project team can install a curb cut wide enough for a double driveway but the City will only install a single wide driveway at the curb. If the residents wanted a double driveway, they would need to pay for that themselves. The residents who have this situation provided their addresses (4511 August Way, 4610 Audrey Ave., 2086 47th St.) and the design team can review during final design for any other locations where a wider curb cut should be provided.



- Flooding: The resident at 4529 Bacon Ave. stated they have some flooding issues during large storm events on their property.
- Invasive species: A few residents mentioned the owners of the undeveloped lots north of Bacon Avenue recently cleared all the trees on their property. Since then, burdock has grown and expanded to the property limits and jumped to the yards of homes on August Way. Steve stated the property owner had every right to remove the trees on their property and residents could look for the issue to be addressed by City code enforcement.
- Curb not draining: The resident at 4857 Barbara Ave., which is part of the full depth reclamation portion of the project, stated they have a low spot in the curb along the front of their house which does not drain. This can be addressed during final design.
- Emergency generator: The resident at 4604 Barbara Ave. has a son who needs to be on a ventilator. While a power outage is unlikely to be caused by this project due to overhead instead of underground power lines, Steve stated the contractor will need to provide an emergency generator for this property in case of any issues.
- Curb stop location unknown: A few attendees mentioned they had utility contractors try to find their water service curb stop and been unable to find them. Steve mentioned that some of the curb stops are outside of the right-of-way. As such, if residents want these replaced and ideally relocated, the City will need to work with them to acquire a right of entry for that work.
- Tree removals: A few attendees asked about street tree removals and who would pay for those. Steve explained removals will be done by City staff this winter before the project begins and that will be paid by general maintenance funds, not this project specifically.
- Unsafe intersection: One resident on Audrey Avenue stated there is cut through traffic from Southview Boulevard/ Mendota Road E. driving to Babcock Trail to avoid the traffic light. He said because the intersection of Audrey Avenue and 46th Street has a very big curve, drivers don't need to slow down until they reach Babcock Trail. Since this intersection will be reconstructed, it can be realigned to improve safety.
- A resident of the Southview Townhomes asked if the streets there could be repaved with this project. Paul Merchlewicz explained those are private streets and so they cannot be maintained with public funds. The HOA told her all the utilities within the townhomes area need to be replaced. The City disagrees with that statement as they were installed in 1993 and, except for one sanitary sewer segment which this project will replace, all utilities are in fair or good condition.



Resident Survey

The City asked residents in the project area to complete a resident survey to gather information to help inform the final project design and construction. The survey was promoted on the open house flier and was open through April 10, 2024. The survey was hosted online, and paper copies were available at City Hall. Thirteen responses were submitted. Results of the survey are provided at the end of this document.

Next Steps

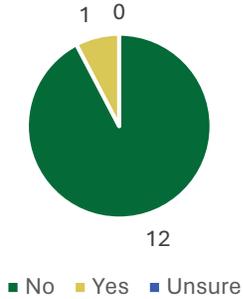
- **Improvement Hearing:** Spring 2024
- **Feasibility Open House #2:** Tuesday, May 14 - 4:30 - 7 p.m. (Veterans Memorial Community Center)
- **Final Design:** Spring through Fall 2024
- **Bid and Award Project:** Winter 2025
- **Pre-Construction Open House:** Spring 2025
- **Begin Construction:** Spring 2025
- **Construction Substantial Completion:** Fall 2025
- **Assessment Hearing Open House:** Fall 2025
- **Assessment Hearing:** Fall 2025



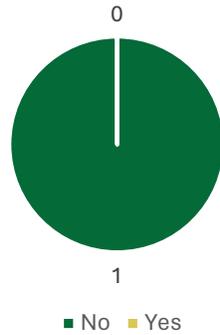
Barbara Avenue and 46th Street Area Improvements Survey Results

Spring 2024

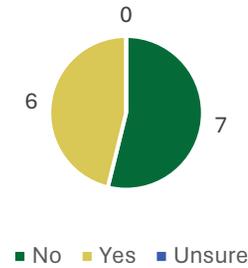
1. Does water collect on or flood your property during light to moderate rainfall?



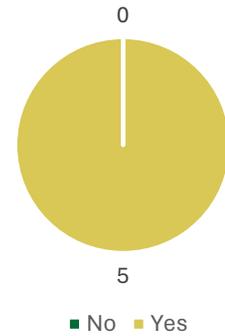
1a. Has this caused property damage?



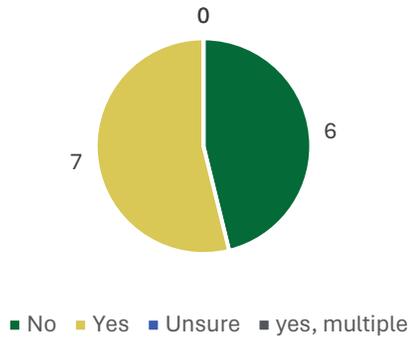
2. Does water collect on or flood your property during heavy to very heavy rainfall or spring runoff?



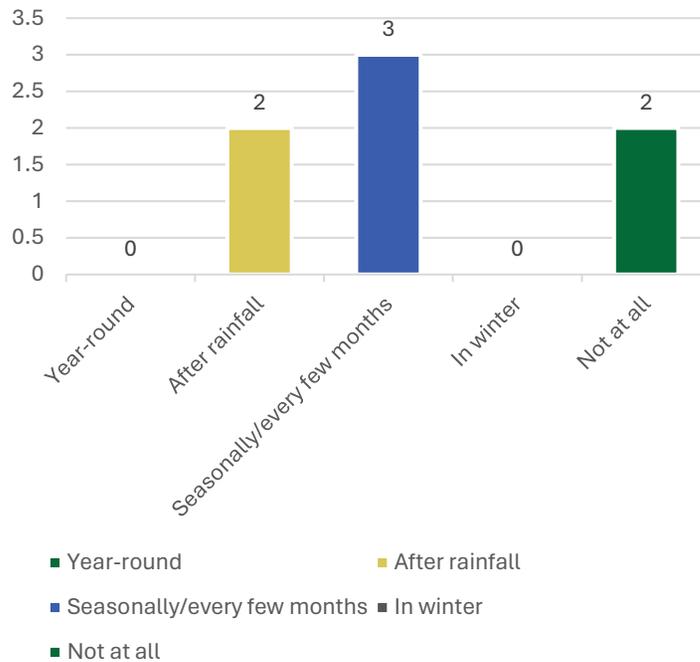
2a. Has this caused property damage?



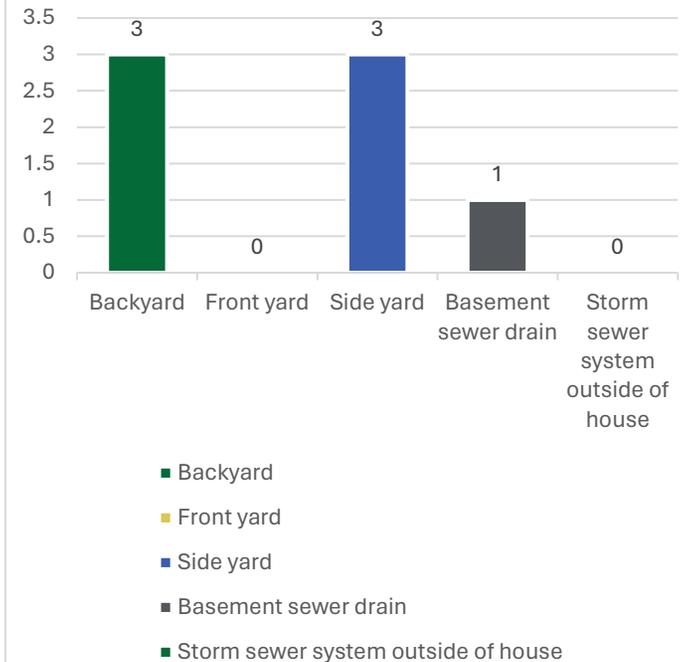
3. Does your home have a sump pump?



4. How frequently does your sump pump operate?

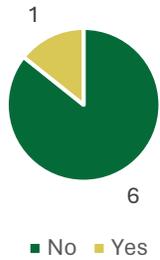


5. Where does your sump pump currently discharge?

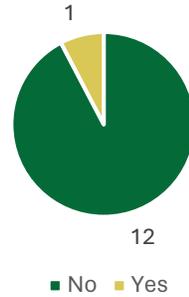


13 total responses submitted

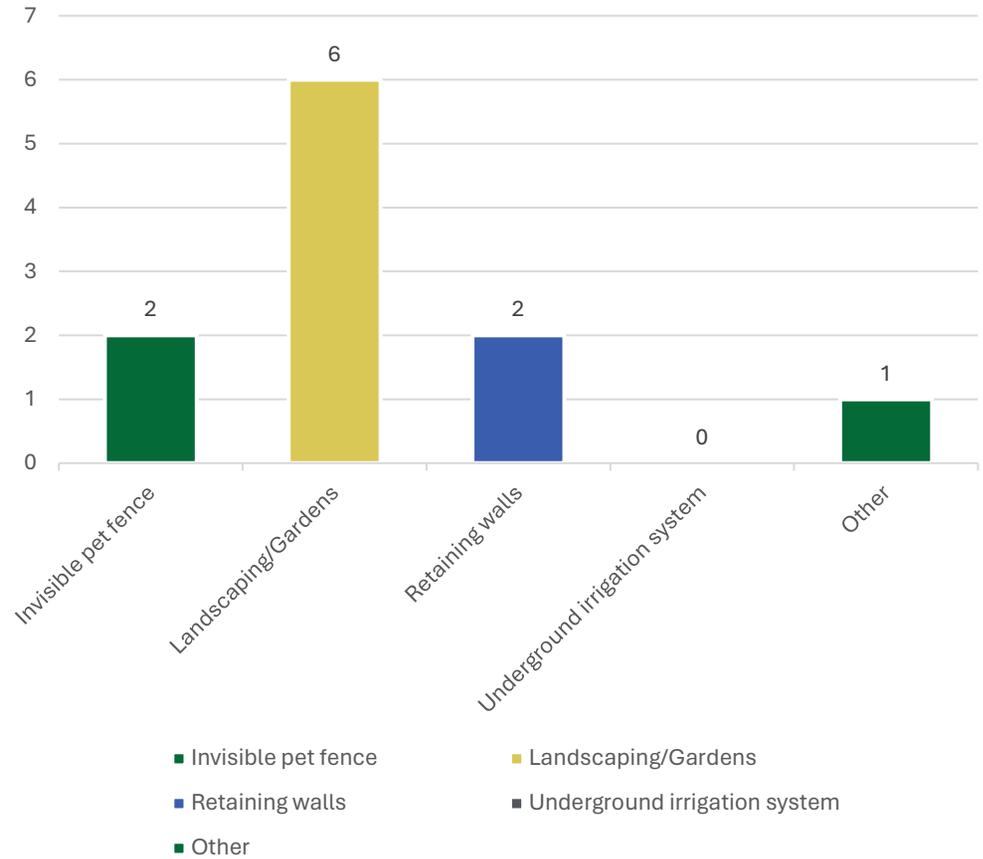
6. Would you like the City to contact you concerning your sump pump discharge?



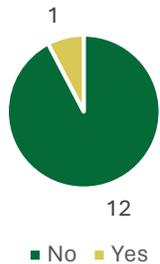
7. Do you have any other drainage systems within your property?



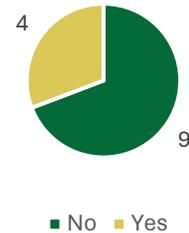
8. Are any of these items within 15 feet of the road?



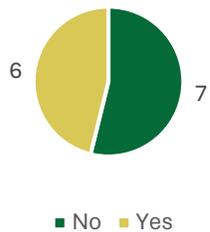
9. Does your driveway have any unique features that we should be aware of?



10. Do you have any concerns regarding the water provided to your home by the City?



11. Do you have concerns regarding wastewater exiting your home?



Summary of Comments

- Some residents expressed concern with flooding of backyards and basements.
- One resident's sump pump discharges in their side yard and they asked if it could better drain to the street.
- Two residents expressed concern with City-provided water smelling like chlorine or having high levels of radon.
- A few residents complained of sewer backups and sewer lines having to be cleaned due to roots.
- At least one resident expressed concern with potential cost to homeowners.



Date: May 14, 2024
4:30 - 7:30 p.m.

Location:
Veterans Memorial Community Center
8055 Barbara Ave.
Inver Grove Heights, MN 55077

Summary of Barbara Avenue & 46th Street Open House

On May 14, 2024, Inver Grove Heights hosted an informational open house at Veterans Memorial Community Center to inform the public and address questions and concerns related to the 2025 Pavement Management Initiative (PMI) for all project areas. Construction is scheduled to begin spring 2025 and end by fall 2025. The project includes mill and overlay, full depth reclamation, full street and utility reconstruction, drainage improvements and utility adjustments.

2025 Pavement Management Initiative
City of Inver Grove Heights

Legend
 - Mill and Overlay
 - Full-depth Reclamation
 - Full Street Reconstruction

INTRODUCTION
 The City of Inver Grove Heights is currently planning for 2025 pavement rehabilitation as part of the citywide Pavement Management Initiative (PMI). The map (left) identifies the project areas and the improvements planned. The City has gathered information on existing pavement conditions and a feasibility study is underway. During this process, residents can provide feedback, which will be analyzed and considered when determining the final project plan. See the back of this page for details on different types of pavement rehabilitation.

CURRENT CONDITIONS
 The 2025 PMI project areas have been identified by residents as needing significant attention. Some streets need resurfacing, while others need to be completely reconstructed. Failing roads are often due to weather, frost susceptible soils, aging pavement, lack of proper water drainage, and general wear and tear. The proposed methods of rehabilitation are the most efficient and least disruptive approach to improving street conditions. Once work is complete, it should be many years before we return to your street.

PROJECT TIMELINE

- SPRING 2024**
Feasibility Study
Open House
- FALL 2024**
Final design selected
- FALL 2025**
Assessment Open House.
Substantial construction complete.
City Council Meeting: Assessment Hearing
- SUMMER 2024**
Public Hearing on feasibility report and order project to proceed
- SPRING 2025**
Construction begins and Spring Open House

Sign up for email updates!
Visit ighmn.gov/Pavement for all the details.

SCAN ME

The open house was promoted through a flyer that was sent to addresses in the project area.

The open house provided the public with updates on the project scope, schedule and potential impacts to property owners. The open house also provided attendees the opportunity to ask questions of project experts including Steve Dodge, Paul Merchlewicz and Brian Connolly from Inver Grove Heights and Monica Heil and Kyle Hoff from WSB.

Displayed throughout the venue were thirteen project boards detailing project information. Attendees were provided comment cards to submit feedback or raise questions; the details of the submitted comment card are in the table below.



Comment Card

Name	Phone	Address	Email	I'd like to be contacted (y/n)	Comment
Rebekah Elling	651-334-2039	4529 Bacon Ave.	r.elling@live.com	Yes	When replacing the lawn I would prefer a bee lawn mix to match what is currently present. Current lawn is a bee lawn seed mix from Albert Lea Seed Company it includes white clover, red clover, self heal and fescue mix.

Attendees

Thirty-nine people signed in at the open house (see table below).

Name	Email	Project of Interest
Dale S Krock	jdale.s.k@icloud.com	2105 Upper 45th St.
Judd Dudgeon	judd.dudgeon@gmail.com	Barbara Avenue
Rebekah Elling	r.elling@live.com	Barbara Avenue
Rick and Jo Ann Ahlberg		Barbara Avenue East
Jerry and Lori Gray		Barbato Court
Tina Hoffmann	thoffmann@gillettechildrens.com	Barbara Avenue
Chris Pozega	trcp@comcast.net	Barbara Avenue
Joe and Carol Meale		August Way
Paula and Mario	pfeldman66@yahoo.com	Barbara Avenue
Connie and Jim Kohn	jckohn@usfamily.net	102nd Street
Richard Koehnen	mshr47@gmail.com	102nd Street and Akron Avenue
Paul H Myers	paulhmyers@hotmail.com	Barbara Avenue
Barb and Tim Roberts	robertstb@comcast.net	Bacon Avenue
Cindy Stoffer	cstoff@comcast.net	Barbara Avenue
Ron and Nancy Doran	46graytail51@gmail.com	Barbato Court, Barbara Avenue
John Simonette	johnnyoak67@yahoo.com	Audrey Avenue
Hal and Kim Shillingstad	kshillingstad@msn.com	Andrea Trail
Charles Anderson	chipa1519@gmail.com	102nd Street and Akron Avenue
Mark and Peggy Cox	mark.cox78@yahoo.com	102nd Street and Akron Avenue
Phil and Carole Nelson	pcnels@usfamily.net	47th Street and Barbara Avenue
Jerilyn R. Birnie		4525 Barbara Ave.
Ken Lyderson and Sue Reselles	birchwoodwis@gmail.com	4845 Barbara Lane
Lynn Johnson	lynn-bob-johnson@comcast.net	1095 102nd St. E.
Bernie Swafford	bernieswafford@edinarealty.com	4645 Barbato Court
Chirs and Jen Garnsworthy	chris@garnsworthy.us	1415 102nd St. E.
Sarah and Jeff Brass	sarah.brass@yahoo.com	10005 Adam Ave.



Attendees asked questions and brought up concerns that will further inform the feasibility report, as well as the final design and construction. Questions and comments are summarized below.

General

- **Assessment Payment:** Staff answered questions on assessment amounts and payment process. In October of 2025, the City Council will hold a public hearing levying assessment. The assessment amounts will be based on final costs. Any cost savings will be reflected in lower assessments per the project assessment calculations. After assessments are levied by Council, residents will receive an invoice from the City in which the property owner has 30 days to pay the City in full. If not paid within 30 days, the City certifies the assessments with the County and property owners will pay the assessments back on the property taxes starting in 2026 with interest (determined by Finance at the time of the public hearing). Last year's interest was around 5%. Assessment policy has a term of 10-years for assessments under \$10,000 and a term of 15-years for assessments over \$10,000. Any remaining assessment can be paid in full at the County any time.

CP 2025-09D - Barbara Avenue and 46th Street Area

- Staff talked to some residents in Groveland. Some asked about trees and if they'd be notified if they will need to be removed (Steve stated the City would notify residents about removals, even for ROW trees), and there was one who was recommended to email Steve about drainage concerns and his driveway (4661 Barbara Ave.).
- The undeveloped land to the north was discussed on several fronts:
 - Residents were upset with the owner's history of clearing, earth moving and truck traffic through the neighborhood.
 - Some residents requested to have the City stop the truck traffic from occurring on their streets:
 - City staff responded that the City cannot restrict use of the roads by the public if they meet axle load requirements, which staff understanding is that the trucks used did meet the requirements. There are spring load restrictions on the roads per the map on the City website.
 - Residents were concerned over the tree clearing that occurred. The owner of the property has the right to cut down trees. The concern was reviewed by Planning and Engineering staff at that time.
 - Residents were concerned about what would be developed on the property, as well as construction, road connectivity, and future traffic created by that development. A resident claimed that the City is not protecting residents. Staff responded that all those concerns can be addressed with Planning Commission and Council during public meetings once a development submittal occurs. There has not been an official submittal. Staff and Council cannot make recommendations and decisions until the Development goes through the plat submittal and development process.
- Common questions and items were covered on:
 - Sprinkler systems and landscaping in ROW - unpermitted obstructions in the ROW such as sprinkler systems and landscaping are the sole responsibility of the property owner to salvage and reinstall at their own expense.

- Mailboxes - The contractor works with the Postmaster to set up bank(s) of mailboxes for residents to retrieve mail in one or more locations throughout the project. Individual mailboxes will be salvaged and reinstalled by the contractor.
- Driveway disturbance - most driveways in the reconstruction area will experience between 5' - 20' of driveway replacement. There is a Driveway Restoration Program for those that have special driveways and want to redo the driveway themselves. The City will have an agreement and reimbursement credit which is applied to the final assessment roll, crediting the assessment.
- Noise Barrier/Sound Wall Concerns: residents stated that it has taken too long with general support for the wall. Staff responded that the City applied several years ago for the wall, and it was rated by MnDOT and selected for construction in 2026. Council has provided support in a resolution to MnDOT. MnDOT is the lead on the project, is in design stage and is still scheduled to build the wall in 2026. The berm and wall together will have a total height of 20'. The City's Capital Improvement Plan has funding for the City portion committed by Council. Staff will provide letters and hold an open house meeting once MnDOT gets further in design.
- Park Availability: Staff covered that Groveland Park is being coordinated with the Park & Recreation Department for closure during the project. The contractor will use the park for a staging area and the Park Department is planning a regrading of the park to address drainage issues along with ball field updates. This project also plans to reclaim the parking lot pavement, replace structurally compromised curb and gutter, and re-pave the trails throughout the park.
- How will residents have driveway and road access during construction? Staff noted that temporary driveway access will be maintained during the project from 7 a.m. to 7 p.m. weekdays. They will be notified when work will be occurring in front of their driveway so they can park a block away and walk to their cars. Full access to driveways and roads will be maintained during non-working hours. These are after 7 p.m. on weekdays, after 5 p.m. on Saturdays, and all day on Sundays.
- Traffic drives too fast and cuts through Audrey and 46th to go around lights on Mendota/Southview Road: Staff provided a preliminary concept in the feasibility report of creating Audrey as a straight through North-South road and 46th being a stopped condition. Residents still had some consternation over the proposed intersection. Staff will have a traffic engineer work out different concepts during the design phase to determine the best intersection improvement for the traffic movements.
- 5-year Moratorium: A resident asked if there was going to be a 5-year moratorium on private facility improvements on the new roads. Staff responded that the City does not have a 5-year moratorium, but the staff was unsure at the time. Staff reviewed the ordinance and subsequently determined the city ordinance does not allow private utility improvements that may impact the road for up to 7-years after a road improvement. The Public Works Director does have the authority to allow emergency repairs.
- Staff covered some general aspects of a reconstruction project and disturbance:
 - Sanitary sewer is being replaced and there will be a day when the project is going by your house that you will be asked not to flush. Sewer services will be replaced between the main to the property line.
 - Watermain is being replaced and upgraded from a 6" to 8", the current standard. A temporary water supply system will be installed above ground and hooked up to the hose bibs of houses to supply continuous drinking water while the watermain is being replaced. The temporary system will be bug tested and approved for drinking water standards.
 - Storm sewer will be added along with some water quality devices.



- The street will be replaced, which will typically impact driveways from 5'-20' back. City replaces driveway with standard pavement or concrete. Decorative concrete is not replaced by the project.
- Concerns were expressed about assessment amounts: The City has reviewed the assessment amounts and believes they are appropriate and provide benefit per 429 state statute on assessments. Below are the preliminary assessment amounts:
 - Reconstruction Single-Family: \$13,263
 - FDR Single Family: \$10,255
 - FDR Townhome: \$2,023
 - FDR Condominium: \$2,012

CP 2025-09E - 50th Street Area (Babcock Trail to TH 3)

- No property owners came to the open house.

CP 2025-09F - 102nd Street and Akron Avenue Area

- A resident mentioned that Akron Avenue north of Cliff Road has a wetland and wet spots of concern: That section of road was overlayed by the City a few years ago. What is proposed is a thin mill and overlay with 2 additional inches of pavement to increase the thickness of the pavement. If soft/bad subgrade spots are found after milling, the City has contingency to correct the subgrade, gravel and pavement, if necessary, in isolated areas.
- There was resident concern over high assessment amounts and the M&O assessment (\$19,937) being \$2700 more than the FDR assessment (\$17,242) amount.
- There are many parameters that go into the assessment for a property:
 - The Assessment Policy is approved by Council as part of the funding mechanisms for projects. Mill & Overlays are assessed at 80% per policy.
 - FDRs are assessed at 55%.
 - Reconstructions are assessed at 35%.
 - The per lot assessment amounts greatly depend on single family housing density. The larger the lots and more front footage they have, the more assessment contribution that is needed. This project has large lots and lengthy front footage.
 - This neighborhood does not have much for high density residential or commercial lots. Those type of non-single family lots are assessed at double the front footage and assist in spreading out the costs to higher density parcels.
 - The individual improvement costs for that neighborhood are a factor also. Besides the pavement improvements, there are some neighborhood culvert, ditch and storm sewer expenses which are local to the project and assessable.
- There was some concern by one resident over the culvert replacement crossing Adam Avenue at 102nd Intersection. Another resident found it necessary. Staff responded that the culvert was installed with the development and had been covered over the years. The feasibility report proposes to replace the metal culvert with a concrete culvert and extend it past the roadway so it won't get filled and will maintain drainage as designed with the original development.
- 1415 102nd Drainage and storm pipe: Staff spoke with residents of 1415 102nd about the feasibility recommendations for storm pipe and drainage easement needs. There is a culvert that is



undermined and collapsing near their property. They are open to continuing the discussion on storm improvements and easements needed to correct the problem with a long-term solution.

- Staff covered other drainage considerations on Akron Avenue and 102nd Court. Storm water is being collected in the ditch at 10329 Akron Avenue and routed across the street into an existing 24" pipe the City installed and maintains which all drains to 10235 102nd Court. Drainage easement acquisition is being proposed for the City to maintain the drainage pipes and swales, including over the wetland at 102nd Court.
- Staff noted that 102nd Court has observed flooding over the road in the past, so the feasibility report has proposed to raise the road 1' and have a contingency emergency pumping plan to send water over 102nd Street if necessary.

Next Steps

- **Improvement Hearing:** Spring 2024
- **Final Design:** Spring through Fall 2024
- **Bid and Award Project:** Winter 2025
- **Pre-Construction Open House:** Spring 2025
- **Begin Construction:** Spring 2025
- **Construction Substantial Completion:** Fall 2025
- **Assessment Hearing Open House:** Fall 2025
- **Assessment Hearing:** Fall 2025