

Feasibility Report

2026 PMI North

City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09D, CP 2026-09E, CP 2026-09F,
CP 2026-09G, CP 2026-09H, CP 2026-09I, CP 2026-09J

INVER 180704 | April 23, 2025



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April 23, 2025

RE: 2026 PMI North
Feasibility Report
City of Inver Grove Heights, Minnesota
CP 2026-09D, CP 2026-09E, CP 2026-
09F, CP 2026-09G, CP 2026-09H, CP
2026-09I, CP 2026-09J
SEH No. INVER 180704 4.00

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

Dear Honorable Mayor and City Council:

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

- CP 2026-09D: 52nd St E
- CP 2026-09E: Angus Ave Area
- CP 2026-09F: Alta Ave Area
- CP 2026-09G: Audrey Ave Area
- CP 2026-09H: Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St
- CP 2026-09I: South Blackberry Trail Area
- CP 2026-09J: North Blackberry Trail Area

The proposed improvements for CP 2026-09D, CP 2026-09E, CP 2026-09F, and a portion of CP 2026-09H include full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments. The remaining portion of CP 2026-09H and all of CP 2026-09G and CP 2026-09I include full reconstruction of the street, with storm sewer, and sanitary and watermain improvements and adjustments. A portion of CP 2026-09J consists of milling and overlaying the street with some full reconstruction of the street and adjustments to utilities. The remaining portion of CP 2026-09J includes full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments.

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We would be happy to discuss this report with you at your convenience. Please contact me directly at 701.354.5621 if you have any questions.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink that reads "Nina Bonanno". The signature is fluid and cursive, with the first name "Nina" being more prominent than the last name "Bonanno".

Nina Bonanno, PE
Project Manager
(Lic. MN, ND)

c: Jen Desrude, SEH

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Feasibility Report

2026 PMI North
City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09D, CP 2026-09E, CP 2026-09F,
CP 2026-09G, CP 2026-09H, CP 2026-09I, CP 2026-09J
SEH No. INVER 180704

April 23, 2025

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



Nina Bonanno, PE

Date: 4/23/2025

License No.: 61017

Reviewed By: Jen Desrude, PE

Date: 4/23/2025

Short Elliott Hendrickson Inc.
10650 Red Circle Drive, Suite 500
Minnetonka, MN 55343-9229
952.912.2600



Executive Summary

The feasibility study and report has been prepared for the City of Inver Grove Heights' 2026 Pavement Management Initiative (PMI) Improvements, and includes the City Projects listed below.

- CP 2026-09D: 52nd St E
- CP 2026-09E: Angus Ave Area
- CP 2026-09F: Alta Ave Area
- CP 2026-09G: Audrey Ave Area
- CP 2026-09H: Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St
- CP 2026-09I: South Blackberry Trail Area
- CP 2026-09J: North Blackberry Trail Area

A map illustrating the project locations can be found in **Appendix A**.

The proposed improvements for CP 2026-09D, CP 2026-09E, CP 2026-09G, and a portion of CP 2026-09I include full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments. The remaining portion of CP 2026-09I consists of milling and overlaying the street with some full reconstruction of the street and adjustments to utilities. CP 2026-09F and CP 2026-09H include full reconstruction of the street, with storm sewer, and sanitary and watermain improvements and adjustments.

The total length of roadways included in the 2026 PMI North projects is 3.2 miles. Detailed information for each of the seven project areas is provided in the full report.

The total project cost is estimated to be \$12,672,441. The project is proposed to be funded through a combination of 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 benefiting property owners. CP 2026-09H includes a state aid route on Upper 55th so Municipal State Aid (MSA) funds will be utilized. A small portion of CP 2026-09H will be funded through a Joint Powers Agreement with the City of South St. Paul, since a portion of 57th Street is within their city boundary. The estimated costs for the proposed improvements are detailed in the table below. Those costs include a 15% construction contingency and 25% allowance for indirect costs.

The 2026 PMI improvements are scheduled to begin construction during the spring of 2026, with utility and street surface improvements to be substantially complete by October of 2026. Due to the size and scope of the overall project, we recommend the City consider bidding the project as four separate projects, organized based on geographic location and proposed rehabilitation method. Bidding groupings are as follows:

- CP 2026-09D, CP 2026-09E, CP 2026-09F, CP 2026-09G
- CP 2026-09H
- CP 2026-09I
- CP 2026-09J

Executive Summary (continued)

The 2026 PMI North proposed project areas includes 91 single family residential properties, 7 multi-family apartment properties, 211 multi-family condo/co-op units, 104 townhome units, 14 commercial properties, 35 office condo units, and 4 city-owned properties.

Executive Summary (continued)

Table 1 – Estimated Project Cost

Project	Pavement Management Method	Street Improvements	Storm Sewer Imp.	Sanitary Sewer Imp.	Watermain Imp.	Sidewalk and Trail Imp.	Total
CP 2026-09D	FDR	\$707,126	\$177,978	\$0	\$0	\$37,384	\$922,488
CP 2026-09E	FDR	\$693,506	\$57,648	\$0	\$0	\$0	\$751,154
CP 2026-09F	FDR	\$468,721	\$86,476	\$0	\$2,978	\$0	\$558,175
CP 2026-09G	Recon	\$797,404	\$386,716	\$235,483	\$366,330	\$0	\$1,785,933
CP 2026-09H	FDR	\$2,184,559 ⁽¹⁾	\$286,448 ⁽¹⁾	\$28,204	\$34,471	\$218,753	\$2,752,435
	Recon	\$833,434 ⁽¹⁾⁽²⁾	\$319,965 ⁽¹⁾	\$0	\$190,986 ⁽³⁾	\$0	\$1,344,385
CP 2026-09I	Recon	\$2,472,576	\$944,329	\$456,530	\$25,306	\$0	\$3,898,741
CP 2026-09J	FDR	\$216,053	\$0	\$0	\$0	\$14,289	\$230,342
	M&O	\$322,051	\$20,746	\$0	\$11,751	\$74,240	\$428,788
Total		\$8,695,430	\$2,280,306	\$720,217	\$631,822	\$344,666	\$12,672,441

Notes: (1) Eligible for Municipal State Aid Funding.
 (2) Cost includes \$328,146 worth of street improvements within South St. Paul.
 (3) All proposed costs for watermain improvements are within South St. Paul.

Table 2 – Funding Source

Project	Pavement Management Method	Pavement Management - Local Streets (Fund 440)	Storm Water Capital (Fund 531)	Sewer Capital (Fund 521)	Water Capital (Fund 511)	Special Assessments	Total
CP 2026-09D	FDR	\$436,734	\$98,241	\$0	\$0	\$387,513	\$922,488
CP 2026-09E	FDR	\$495,668	\$27,231	\$0	\$0	\$228,255	\$751,154
CP 2026-09F	FDR	\$210,925	\$38,914	\$0	\$2,978	\$305,358	\$558,175
CP 2026-09G	Recon	\$613,524	\$297,540	\$235,483	\$366,330	\$273,056	\$1,785,933
CP 2026-09H	FDR	\$1,359,279 ⁽¹⁾	\$145,743 ⁽¹⁾	\$28,204	\$34,471	\$1,184,738	\$2,752,435
	Recon	\$735,326 ⁽¹⁾⁽²⁾	\$282,300 ⁽¹⁾	\$0	\$190,986 ⁽³⁾	\$135,773	\$1,344,385
CP 2026-09I	Recon	\$1,832,144	\$678,730	\$456,530	\$25,306	\$906,031	\$3,898,741
CP 2026-09J	FDR	\$103,654	\$0	\$0	\$0	\$126,688	\$230,342
	M&O	\$79,258	\$4,149	\$0	\$11,751	\$333,630	\$428,788
Total		\$5,866,512	\$1,572,848	\$720,217	\$631,822	\$3,881,042	\$12,672,441

Notes: (1) Eligible for Municipal State Aid Funding.
 (2) Includes \$328,146 worth of street improvements within South St. Paul.
 (3) Full amount is within South Saint Paul.

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

Executive Summary (continued)

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 City 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-year (under \$5,000), 10-year (under \$10,000), or 15-year (\$10,000 and over) terms with interest.

Table 3 – Preliminary Assessment Rates

Project	Pavement Management Method	Assessment Method	Single Family Per Lot Rate	Adjusted Front Foot Rate	Area Rate (Per SF)
CP 2026-09D	FDR (55%)	Adjusted Front Footage and Per Lot	\$9,027 ¹	\$129.23	NA
CP 2026-09E	FDR (55%)	Adjusted Front Footage and Per Lot	\$8,951 ²	\$79.36	NA
CP 2026-09F	FDR (55%)	Lot Area	NA	NA	\$0.25
CP 2026-09G	Recon (35%)	Per Lot	\$16,062 ³	NA	NA
CP 2026-09H	FDR (55%)	Adjusted Front Footage and Per Unit	NA	\$169.13	NA
	Recon (35%)		NA	\$145.29	NA
CP 2026-09I	Recon (35%)	Adjusted Front Footage, Per Lot, Per Unit	\$24,580 ³	\$185.18	NA
CP 2026-09J	FDR (55%)	Adjusted Front Footage	NA	\$37.09	NA
	M&O (80%)		NA	\$59.57	NA

1. IGH Special Assessment Policy 5.5: Frontage Roads, Single family lots are assessed half of the roadway width.
2. IGH Special Assessment Policy 6.1: Assessment Reduction for Wide Roadways. Single family lots are assessed actual width of roadway, up to 32'. The cost of additional pavement over 32' will not be assessed.
3. Maximum assessment was used for this since 4% of property value was less than the assessment calculated by the IGH Special Assessment Policy

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

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Feasibility Report

2026 PMI North

Prepared for City of Inver Grove Heights, MN

1 Introduction

1.1 Authorization

The City Council authorized the preparation of a feasibility study on August 12, 2024, as part of the City's 2026 Pavement Management Initiative. The project includes nine (9) specific project areas, split by geographic proximity and rehabilitation type. This report consists of the seven (7) northern project areas, generally located along and adjacent to Upper 55th Street and areas north of Upper 55th Street.

1.2 Scope

The proposed improvements are summarized in the descriptions below.

1.2.1 CP 2026-09D 52nd St E

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, and storm, sanitary, and watermain improvements.
- Coordination with MnDOT for ROW configuration.

1.2.2 CP 2026-09E Angus Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, sanitary sewer and watermain adjustments on Angus Ave, 56th St, and Annette Ave.
- The addition of an "L" turnaround on the west end of 56th St.

1.2.3 CP 2026-09F Alta Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and watermain adjustments on Alta Ave and 54th St E.
- Improvements to MnDOT Loop Detectors at the intersection of 54th St E and S Robert Trail (MnDOT Hwy 3).

1.2.4 CP 2026-09G Audrey Ave Area

- Full reconstruction of the asphalt pavement and curb and gutter on Audrey Ave and 58th Ct.

- The addition of storm sewer on the south side of 58th Ct and west side of Audrey Ave to outlet into a new water quality BMP on the southwest corner of Audrey Ave and Upper 55th St.
- Full replacement of sanitary sewer and watermain.

1.2.5 CP 2026-09H Upper 55th St (from Blaine Ave to Cahill Ave) & 57th St

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and spot sanitary sewer and watermain adjustments from Blaine Ave to Cahill Ave.
- Full reconstruction of the 8' asphalt trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave, including ADA improvements and pedestrian ramps.
- Full reconstruction of the asphalt pavement and curb and gutter on 57th St from Cahill Ave to Carmen Ave.
- Spot replacement of storm sewer and storm sewer structures, and sanitary sewer castings.
- Spot replacement of concrete sidewalk and pedestrian ramps on the north and south sides of Upper 55th St.

1.2.6 CP 2026-09I South Blackberry Trail Area

- Full reconstruction of the asphalt pavement with the addition of curb and gutter on Blackberry Trail (from Upper 55th St south to dead end) and Blackberry Bridge Path.
- The addition of storm sewer on Blackberry Trail near the cul-de-sac which will connect to the existing system.
- The addition of storm sewer on Blackberry Bridge Path which will connect to existing system.
- Improvements to the existing sanitary lift station located near 5906 Blackberry Bridge Path, including extension of conduit for future fiber connection.
- Removal or abandonment of storm sewer structures and pipes outside of right-of-way.

1.2.7 CP 2026-09J North Blackberry Trail Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements on Blackberry Trail from Upper 55th St north to dead end.
- Mill & overlay of the asphalt pavement on Brent Ave and Bristol Path.
- Storm, sanitary, and watermain adjustments on Blackberry Trail, Brent Ave, and Bristol Path.

1.3 Data Available

SEH worked with City Staff to obtain multiple forms of data to use in determining the maintenance and improvements needed for this project. The data acquired was as follows:

- Geotechnical borings and pavement cores from 2019 to determine the existing pavement condition and recommend pavement management method.
 - SEH obtained additional geotechnical borings and pavement cores in 2024 to compare to the findings in 2019, and establish the best recommendations.
- Inver Grove Heights GIS data inventory of all storm, sanitary, and water utilities within the project area.
- Structure inspections and measure downs of all storm, sanitary, and watermain structures within the project area.
- Topographic survey of all seven project areas.
- Televising of all sanitary pipes throughout the project areas provided by IGH.

1.4 Project Location

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

2 Existing Conditions

2.1 Surface and Street

CP 2026-09D 52nd St E

This is a residential neighborhood primarily composed of single-family homes and serves as the access to two high-density residential complexes. It is currently paved with bituminous and has surmountable curb and gutter on both sides of the street. There are no existing sidewalks or bituminous trails on either side of the street. The street is 28 feet wide with a 100-foot diameter cul-de-sac on the west end. The right of way width varies throughout, as the MnDOT right of way on the north side of the street is inconsistent.

The existing pavement and aggregate depths vary from 6-8 inches of bituminous over 6 inches of aggregate base. This data was obtained using boring logs provided by the City from 2018, as well as performing new bore and core investigations in the fall of 2024. Pavement condition was found to be poor.

CP 2026-09E Angus Ave Area

This is a residential area composed of single-family homes. Angus Ave, 56th St, and Annette Ave are currently paved with bituminous and have surmountable curb and gutter on both sides of the street. The recorded plat south of 56th St includes access to thirteen parcels south of 56th St, but the area is currently undeveloped. Angus Ave and Annette Ave are 36 feet wide streets with 60 foot right of way, and 56th St is 36 feet wide with a 60 foot right of way.

The east end of 56th St has a paved cul-de-sac, but the west end connects into private driveways with no formal turnaround.

There are no existing sidewalks or trails on either side of any of the streets. The entrance of each street off Upper 55th St is controlled by a stop sign for northbound traffic on Angus Ave and Annette Ave.

The existing pavement and aggregate depth on Angus Ave is approximately 7 inches of bituminous over 4 inches of aggregate base. On 56th St existing bituminous is 5.75 inches over 2.5 inches of aggregate base, and on Annette Ave the existing bituminous is 4 inches over 18 inches of aggregate base. Pavement condition on each street was found to be poor due to existing cracking and rutting.

CP 2026-09F Alta Area

This area is mostly a commercial neighborhood with multi-family housing. It is currently paved with bituminous with concrete curb and gutter on both sides of the street. There are no existing sidewalks or trails on either side of Alta Ave or 54th St. Alta Ave and 54th St are 44 feet wide with a 66-foot ROW.

There is one Metro Transit Bus stop on the south side of 54th St with a bench, but no sidewalk. There are two Metro Transit Bus stops on the west side of Alta Ave, neither have benches or sidewalks.

The existing pavement and aggregate depth on 54th St is 8 inches of bituminous over 7 inches of aggregate base, with Alta Ave having 7.25 inches of bituminous over 6 inches of aggregate base. The pavement condition was rated poor due to high presence of cracking on both streets.

CP 2026-09G Audrey Ave Area

This is a residential neighborhood composed of single-family homes. Both Audrey Ave and 58th Ct are currently paved with bituminous and have surmountable curb on both sides of the streets. Both streets are 28 feet wide with 60-foot right of way. There are no existing sidewalks on either side of Audrey Ave or 58th Ct.

The existing pavement and aggregate depth on Audrey Ave is 4.75 inches of bituminous over 6 inches of aggregate base. The existing pavement on 58th Ct is 5 inches of bituminous over an unknown depth of aggregate base. The pavement condition for both streets was determined to be poor based on the presence of cracking throughout the pavement sections.

CP 2026-09H Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St

Upper 55th St is a State Aid collector street fed by local residential and commercial streets. The section of 57th St from Cahill Ave to Carmen Ave is also a collector street fed by local residential streets and commercial properties. Upper 55th St varies in width from 52 feet to 100 feet at the intersection with Blaine Ave with a varying right of way between 88' and 120'. 57th St also varies in width from 58 feet to 64 feet with a varying right of way between 70 feet and 80 feet.

There is an existing concrete sidewalk on the south side of Upper 55th St, and a bituminous trail on the north side between Blaine Ave and Cahill Ave. There are no existing sidewalks or trails on 57th St between Cahill Ave and Carmen Ave.

The existing pavement and aggregate depth on Upper 55th St is 7 inches of bituminous over 9 inches of aggregate base. The existing pavement and aggregate depth on 57th St is 9.5 inches of bituminous over 4 inches of aggregate base. Both street's pavement condition was rated as poor due to the presence of cracking and rutting.

CP 2026-09I South Blackberry Trail Area

This is a residential neighborhood composed of single-family homes. Both Blackberry Trail (from Upper 55th south to end) and Blackberry Bridge Path are currently paved with bituminous and no curb and gutter on Blackberry Bridge Path. There is existing curb and gutter on both sides of Blackberry Trail from Upper 55th St to approximately 90' south of Bryant Ln, but no other curb and gutter on the remaining portion of the street corridor to the south. Blackberry Trail varies in width from 22 feet to 46 feet with a 60-foot right of way. Blackberry Bridge Path varies from 22 feet to 26 feet with a 60-foot right of way.

There are no existing sidewalks or trails on either side of Blackberry Trail or Blackberry Bridge Path.

The existing pavement and aggregate depth on Blackberry Trail is 3.25 inches of bituminous over an unknown depth of aggregate base. The existing pavement and aggregate depth on Blackberry Bridge Path is 4 inches of bituminous over an unknown depth of aggregate base. Both streets were determined to have a poor pavement condition.

CP 2026-09J North Blackberry Trail Area

Blackberry Trail (from Upper 55th St north to end), Brent Ave, and Bristol Path are all local residential streets, mostly consisting of multi-family housing. All three streets are currently paved with bituminous and have curb and gutter on both sides of the street. Blackberry Trail is 36 feet wide with a 98-foot diameter cul-de-sac. Brent Ave is 41 feet wide with a 66-foot right of way. Bristol Path is 32 feet wide with a 50-foot right of way.

There is an existing concrete sidewalk on the east side of Blackberry Trail from Upper 55th St north to the cul-de-sac. There is an existing concrete sidewalk on the east side Brent Ave from Upper 55th St north to the end of the street. There are no existing sidewalks on Bristol Path.

The existing pavement and aggregate depth on Blackberry Trail (from Upper 55th north to cul-de-sac) is 5 inches of bituminous over 5 inches of aggregate base. The existing pavement and aggregate depth on Brent Ave is 4 inches of bituminous over 6 inches of aggregate base. The existing pavement and aggregate depth on Bristol Path is 4.25 inches of bituminous over an unknown depth of aggregate base. Pavement condition on each street was rated as poor.

Table 4 – Summary of Existing Conditions

Street Name	Aggregate Depth (inches)	Pavement Depth (inches)
52nd St E	6	6-8
Alta Ave	7	7.25
54th St	7	8
Angus Ave	4	7
56th St	2.5	5.75
Annette Ave	18	4
Audrey Ave	6	4.75
58th St	-	5
Upper 55th St	9	7

57th St	4	9.5
South Blackberry Trail	-	3.25
Blackberry Bridge Path	-	4
North Blackberry Trail	5	5
Brent Ave	6	4
Bristol Path	-	4.25

2.2 Parking Restrictions

The north and south sides of 52nd St E have signage restricting on-street parking. The west side of North Blackberry Trail has signage near Upper 55th St restricting on-street parking. The south side of Bristol Path has signage restricting on-street parking. The south side of 57th St has signage restricting on-street parking.

2.3 Signage

Initial evaluation of the condition of existing signs throughout the project area resulted in a majority of the signs being in fair condition. Signage on 52nd St E, 54th St, and North Blackberry Trail is faded and has low reflectivity.

2.4 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and watermain within the project area. 52nd St E is the only street within the project area not serviced by the City's watermain and sanitary systems. This area is serviced by private wells and septic systems.

2.4.1 Sanitary Sewer

There are no City-owned sanitary sewer mains or services located within the street on 54th St or Alta Ave. The areas are serviced by 6-inch PVC or 10-inch VCP sewer mains within the parcels, with a privately owned 6-inch PVC crossing 54th St.

The Angus Ave Area is serviced by 8-inch VCP sanitary sewer located within the streets. The system was installed in the early to mid-1970s and is in good condition. During routine maintenance inspections, City staff noted that all the castings will need to be replaced due to age or difficulty to open. The Audrey Ave Area is also serviced by 8-inch VCP sewer which was installed in the early 1970s, and is in poor condition and recommended for replacement.

The North Blackberry Trail Area is serviced by 8-inch PVC sewers. The main is within the street on North Blackberry Trail, was installed in the late 1970s, and is in good condition. There is only a main on Bristol Path which is located within the street, installed in the late 2000s, and is in good condition.

Upper 55th St has an 8-inch PVC trunk line which was installed in the early 1970s. The main is located within the street for a majority of the project area before connecting into the 30-inch RCP system at 9th Ave S, which crosses Upper 55th St and runs on the south side of 57th St. The 30-inch system was installed in 1970 and is in good working condition. During routine maintenance inspections, City staff noted that all the castings will need to be replaced due to age or difficulty to open.

The South Blackberry Trail Area has a combination of 8-inch PVC and 8-inch VCP sanitary sewers located within the streets. The system was installed in phases, ranging from the late 1980s to the early 2000s. A majority of the VCP is in good condition, apart from one pipe near the lift station. Forest Haven Lift Station is located in the southeast corner of Blackberry Bridge Path and was installed in 1990. The lift station is serviced regularly but is in need of replacement due to several failing and/or sub-standard structural components. Connection of the lift station to the City's fiber optic SCADA system is also desired for remote monitoring and redundancy purposes.

2.4.2 Water Main

The Alta Ave Area is serviced by 8-inch CIP watermain located in the street. The mains were installed in the early 1970s, and there have been no issues with valve leaks or main breaks.

The Angus Ave Area is serviced by 6-inch CIP and 6-inch DIP watermain installed in phases from the early to mid-1970s. The mains are located within the streets, and there is no record of watermain breaks or issues. The Audrey Ave Area is serviced by 6-inch CIP located in the streets and were installed in the early 1970s with no record of breaks. Due to the recommendation to replace the sanitary sewer within this area, it is also recommended to replace the water main.

The North Blackberry Trail Area is serviced by 12-inch DIP and 8-inch DIP located within the streets. The systems were installed in phases from the early 1970s to the early 2000s. There is no record of watermain breaks.

Upper 55th St and 57th St are served by 12-inch CIP and 12-inch DIP watermain, located within the street through a majority of the corridor. The watermain is located behind the south curb approximately 470 feet west of Cahill Ave, and continues behind the south curb throughout 57th St. The main was installed in phases in the early 1970s, and has not had any issues with leaks or breaks.

2.4.3 Storm Sewer and Drainage

The project will impact multiple areas within the city boundary including eight (8) roadways resulting in a full depth reclamation, two (2) roadways resulting in a mill and overlay, and five (5) roadways resulting in full reconstruction. Only the full reconstruction roadways will result in the disturbance of the underlying soils, which will impact any existing storm sewer. All other areas will not result in altered drainage paths as the roads will be reconstructed to match the existing conditions. A map identifying these proposed areas to be altered can be seen in **Appendix G**.

The drainage characteristics for four fully reconstructed roadways are discussed below. Although 57th St will be a full reconstruct, the drainage patterns will not be altered due to the constraints of residential and commercial property limiting the potential for major alterations to the roadway. All identification names utilized within this report are according to the Inver Grove Heights Surface Water Resources Management Plan (WRMP). Existing drainage maps are included within **Appendix G**.

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

CP 2026-09D 52nd St E

There is existing RCP storm sewer throughout the project area installed in 1994. The street is graded to allow runoff to travel to catch basins which outlet to existing ponds or connect to other

storm sewer systems. While the system functions with minimal backup, recent utility structure inspections have yielded the structures and several stretches of pipe are degraded and in need of replacement.

The stormwater analysis shows adequate drainage for this portion of the project and at this time, the system is recommended to be replaced with similar size and capacity as the existing conditions.

CP 2026-09E Angus Ave Area

There is existing RCP storm sewer on Angus Ave and 56th St which was installed in 1976. The structures show signs of aging and wear, and are in need of replacement. Annette Ave has a 24-inch HDPE culvert at the Upper 55th St intersection which had improvements completed by City staff in 2024.

The stormwater analysis shows adequate drainage for this portion of the project and no alterations to this portion of the system are recommended at this time.

CP 2026-09F Alta Ave Area

There is existing RCP storm sewer on 54th St and Alta Ave which was installed in phases in the 1990s. The streets are graded to allow runoff to travel to catch basins. There is an existing infiltration basin located west of Alta Ave which connects to structures located on Alta Ave. Utility inspections performed by City staff resulted in the need for structure and pipe replacements.

The stormwater analysis shows adequate drainage for this portion of the project and at this time, the system is recommended to be replaced with similar size and capacity as the existing conditions.

CP 2026-09G Audrey Ave Area

The total drainage area of the Audrey Ave area is approximately 11 acres, which includes the drainage area from Salem Hills Elementary School. The school has an underground detention facility, which discharges to an 18-inch pipe along the southeast side of the 58th Ct, then overland through 58th Ct, north into the residential areas on the east side of Audrey Ave. Ultimately, the entire drainage area flows through a 24-inch culvert under Upper 55th St E and outlets into Schmitt Lake within the S-11 sub watershed of the Highway 110-494 drainage basin. Schmitt Lake is identified as an unclassified wetland which is not landlocked.

There is a 15-inch CMP culvert on Audrey Ave at the Upper 55th St intersection which is the only existing storm utility within this project area. Drainage issues have been identified in rear and side yards of 58th Ct. Runoff from Salem Hills Elementary School is outlet near the southeast corner of 1830 58th Ct which floods the rear yards of 1840 and 1850 58th Ct. Salem Hills Elementary recently completed additional drainage improvements in this area, which have alleviated some of the flooding issues.

The current roadway geometry does not include storm sewer which has led to a significant amount of flooding within the street as well as overland flow both through the road and backyards leading to potential erosion issues. It is also important to note that this concern has been brought forth to the city by residents.

CP 2026-09H Upper 55th St and 57th St

The drainage along Upper 55th St is separated into multiple drainage basins, with the drainage along Brent Ave through 5th Street (extents of the project) within the H-11 sub watershed of the 110-494 Drainage Basin. Overall, this area drains through existing storm sewer which flows west into an existing infiltration basin which is not landlocked.

There is existing RCP storm sewer on Upper 55th St and 57th St. These sections of the system were installed in multiple phases spanning from the early 1970s to the early 1990s. The existing system functions properly, however inspections resulted in several structures needing repair or replacement.

The storm sewer analysis along this stretch of the project showed that additional catch basins are required along the north side of the road, specifically at the alley entrances which produce a fairly significant amount of runoff and exceeds the allowable gutter spread within Upper 55th St.

CP 2026-09I South Blackberry Trail Area

The entire drainage area of the South Blackberry Trail is approximately 15 acres with an ultimate discharge point of a landlocked DNR identified wetland (ID: 19-243 W). This area lies within the Babcock Sub watershed within the Babcock Trail Drainage Basin. Approximately 8 acres of the area discharges into an unidentified conveyance channel within the Blackberry Bridge Path loop which discharges through a 72-inch culvert into the wetland. The remaining 6.6 acres discharges through multiple outlets directly into the wetland.

There is existing RCP, CMP, and HDPE storm sewer located on Blackberry Trail and Blackberry Bridge Path. There is a crown in the road which directs runoff to the edge of pavement, but there is no existing curb and gutter to direct stormwater to the existing system. This has led to several drainage issues throughout the neighborhood, especially during larger storm events. The 18-inch HDPE pipe that starts at CB 1105 and outlets in the rear yard of 5904 Blackberry Trail is located on private property. It is recommended for this pipe to be removed or abandoned. There are existing storm sewer pipe and structures owned by the City within the property at 5950 Blackberry Trail.

This area has experienced major erosion issues in the past due to the large amount of overland flow that comes from the bluffs from the north. In addition to the large amount of flow, there is currently no curb and gutter and limited storm sewer infrastructure to transport the flow in an adequate manner, allowing large amount of flow to channelize and erode the backyards of the Blackberry Bridge Path. There are four (4) known areas suffering erosion issues within the Blackberry Trail Area identified within **Appendix G**.

Reconstructing Blackberry Trail and Blackberry Bridge Path without the addition of curb and gutter was also considered. After further storm sewer analysis, it was determined the impacts to adjacent properties to accommodate drainage was too significant to consider it a feasible option.

CP 2026-09J North Blackberry Trail Area

There is existing RCP storm sewer located on North Blackberry Trail, Brent Ave, and Bristol Path. These sections of the system were installed in phases ranging from the early 1970s to the early 2000s. The streets are graded to allow runoff to travel through the curb and gutter to catch

basins, Utility inspections were performed by City staff and yielded some structures and pipes needing repair or replacement.

2.5 Sidewalks

Most of the local streets do not include existing concrete sidewalks. A 6-foot sidewalk exists on the south side of Upper 55th St from Blaine Ave to Cahill Ave, on the east side of Blackberry Trail from Upper 55th St north to the cul-de-sac, and on the east side of Brent Ave from Upper 55th St north to the end of the street. There is also an existing 8-foot bituminous trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave.

2.6 Street Lighting

52nd St E has existing street lighting at the intersection of Babcock Trail operated by Xcel and MnDOT. At the intersection of 54th St and S Robert Trail (MnDOT Hwy 3) there is existing street lighting attached to the traffic signal poles. There is private street lighting at the entrances to the apartment complexes on Alta Ave.

Annette Ave and Audrey Ave have existing street lighting at the intersection with Upper 55th St operated by Xcel. In addition, Upper 55th St has existing street lighting at the Blaine Ave intersection.

2.7 Subsurface Contamination

SEH obtained a map of Hazardous Waste Sites within City limits from City staff dated November 15, 2008. The map highlights that there may have been MPCA Identified Dump Sites and M.E.S. Sites on 52nd St E, 54th St, and Brent Ave. Contaminated soils could be revealed during excavation for utility work which would require proper handling, removal, and disposal by the City's contractor which could impact costs.

2.8 Agencies

54th St E and Alta Ave has three Metro Transit bus stops that are signed in the boulevard areas behind the curb. There is one Metro Transit bus stop on Carmen Ave just south of Upper 55th St with a bench and shelter area. There is one Metro Transit bus stop on the east side of Babcock Trail just south of 52nd St E with a paved standing area.

52nd St E is directly south of I-494 and has MnDOT right of way on the north side. 54th St E and S Robert Trail (MnDOT Hwy 3) intersection is a MnDOT state road with a traffic signal. Coordination with MnDOT during final design will be required to determine the level of improvements preferred for the loop detectors.

Upper 55th St is a State Aid street regulated by MnDOT. Final design and construction will be required to follow State Aid standards and processes.

3 Proposed Improvements

3.1 Surface and Street

Recommended surface improvements with the 2026 PMI North project are intended to extend the life of the existing roadway facilities, improve drainage issues, and improve the overall ride quality of the roadways. All surface improvements can be seen in the opinion of probable costs in

Appendix E. Additional detail relating to the proposed typical sections can be seen in **Appendix C.**

CP 2026-09D 52nd St E

All bituminous pavement is proposed to receive full-depth reclamation (FDR) of the existing bituminous pavement and underlying aggregate base material. FDR is the process of by which the existing roadway surface is pulverized with the existing aggregate base below and reused as aggregate base for the new roadway section. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

CP 2026-09E Angus Ave Area

The streets within the Angus Ave Area are recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

Several options for a turnaround on the west end of 56th St were considered. Modified cul-de-sacs and hammerhead turnarounds resulted in the need to acquire right-of-way or permanent easements. Ultimately, an L-style turnaround was determined to be the best fit for the location. An exhibit with preliminary dimensions of the turnaround can be seen in **Appendix H.**

CP 2026-09F Alta Ave Area

The streets within the Alta Ave Area are recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

CP 2026-09G Audrey Ave Area

The streets within the Audrey Ave area are recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, removal of 2 feet of the subbase material, and removal of all curb and gutter. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6" of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb will be installed the full length of the streets on both sides.

CP 2026-09H Upper 55th St and 57th St

Upper 55th St is recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize

construction impacts to adjacent properties, meet State Aid stormwater spread requirements, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 5 inches of bituminous over 12 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

The 8-foot bituminous trail on the north side of Upper 55th St is proposed to be fully reconstructed. Trail grades will match that of existing to limit grading impacts to adjacent properties. The new trail is proposed to have a section as follows: 3 inches of bituminous over 6 inches of aggregate base over existing approved subbase.

57th St is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, removal of 2 feet of the subbase material, and removal of all curb and gutter. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6 inches of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Curb and gutter will be replaced on both sides of the roadway. 57th St is located within the City of South St. Paul and additional coordination will be required.

CP 2026-09I South Blackberry Trail Area

South Blackberry Trail is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, and removal of 2 feet of the subbase material. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Bryant Ln and Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6 inches of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb and gutter will be installed on both sides of the roadway in order to adequately control stormwater runoff. The driving lanes are proposed to be 12.5 feet wide, including the gutter pan, creating a 25-foot-wide street section from face of curb to face of curb.

Blackberry Bridge Path is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, and removal of 2 feet of the subbase material. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Bryant Ln and Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6" of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb and gutter will be installed on both sides of the roadway in order to adequately control stormwater runoff. The driving lanes are proposed to be 12.5 feet wide, including the gutter pan, creating a 25-foot-wide street section from face of curb to face of curb.

CP 2026-09J North Blackberry Trail Area

North Blackberry Trail is recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

Brent Ave and Bristol Path are recommended to receive a 2-inch mill and overlay. Milling consists of pulverizing the existing roadway surface to a specified depth, removing the pulverized pavement, while leaving the remaining pavement section intact. This project will consist of milling the existing pavement at a depth of 2 inches and overlaying the remaining existing pavement with a new 2-inch bituminous lift. Spot curb and gutter replacements were reviewed and determined by City Staff.

3.2 Parking Restrictions

No additional signage to restrict on-street parking is recommended with this project.

Streets with existing signs for “No Parking” will remain signed for “No Parking”, and include 52nd St E, North Blackberry Trail, Bristol Path, and 57th St.

3.3 Street Width Analysis

The scope of the feasibility study included analysis of the existing street widths within the reconstruction areas, including Audrey Ave, 58th Ct, South Blackberry Trail, Blackberry Bridge Path, and 57th St.

After review, it was determined there is no need to change the existing widths of Audrey Ave and 58th Ct as they are currently within the City standard width for local street reconstruction. 57th St operates as a local collector street, and there is no evidence to support the need to reduce the current width.

Further analysis was needed for South Blackberry Trail and Blackberry Bridge Path due to the existing drainage concerns, sharp grade changes, and proximity of private facilities to the existing roadway. The intent was to keep the street footprint as close to existing as possible to minimize grading impacts, while including the addition of curb and gutter. It was determined the new street section on both South Blackberry Trail and Blackberry Bridge Path should be 25 feet wide, back of curb to back of curb. This provides a driving surface of 23 feet, with surmountable curb and gutter on both sides. Although the City standard for full reconstructs is to install B618 curb, during the initial design of the corridor it was determined that surmountable curb allowed for easier grading transitions.

3.4 Signage

It is recommended that the signage on 52nd St E, 54th St, and North Blackberry Trail be replaced with this project. Costs to remove the old signage and install new signs and posts is included in the opinion of probable costs for each area.

The opinion of probable costs can be found in **Appendix E**.

3.5 Utility

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

3.5.1 Sanitary Sewer

Utility structure inspections were performed by City staff, and resulted in the need to adjust, repair, or replace structures or castings on the following streets: 56th St, Audrey Ave, 58th Ct, Annette Ave, South Blackberry Trail, Blackberry Bridge Path, Brent Ave, and Bristol Path.

Due to the poor condition of the existing VCP pipe on Audrey Ave and 58th Ct, we propose full replacement of the sanitary system to align with the City's standard of PVC sewer pipe.

As a result of the televising of the sanitary system, it is recommended that the existing VCP pipe from sanitary manhole 106 to sanitary manhole 109 be replaced due to large separations at joints which are causing large build-ups.

In addition, the City would like to upgrade the Forest Haven Lift Station located on Blackberry Bridge Path. These improvements include the installation of fiber optic communications and reconstruction of the lift station and well.

All of these items are accounted for in the opinion of probable costs found in **Appendix E**.

3.5.2 Water Main

Due to the full sanitary sewer replacement within the Audrey Ave area, it is recommended to replace the water main as well. This will provide ease of construction, so the contractor does not have to work around and potentially damage the water main while performing the work for the sanitary sewer.

Coordination with South Saint Paul (SSP) will be required to determine the level of desired improvements to the water main on 57th St. The water main is located on the north side of the street, which is within SSP City limits.

Adjustments to gate valve boxes will be required on all streets, in addition to the installation of new top sections for valve boxes as determined by the utility inspections performed by City staff. Costs for these items are included in the opinion of probable costs for each project area, found in **Appendix E**.

3.5.3 Storm Sewer

There are four main objectives for the proposed stormwater design, including:

1. Eliminate or minimize existing drainage issues within project limits.
2. Analyze existing storm sewer capacity to determine if system is adequate.
3. Identify preliminary storm sewer layout and sizing to handle current/potential altered hydrology.
4. Identify conceptual BMP locations to provide required volume retainment required.

3.5.3.1 Proposed Storm Sewer Design

The proposed design includes the addition of storm sewer to the Audrey Ave/58th Court and Blackberry Trail/Path roadways. Both of these alterations will reduce the amount of overland flow traveling through backyards and streets. Ultimate discharge locations will remain the same as the existing conditions. The proposed maps shown within **Appendix G** illustrate the preliminary storm sewer infrastructure.

The hydraulics for the project areas were evaluated for a 10-year design frequency for pipe sizing using NOAA Atlas 14 rainfall intensity-duration-frequency region for Dakota County, created by the

Minnesota Department of Transportation (MnDOT) for use with the rational method. This design frequency was chosen based on local City requirements. The hydraulics of the storm sewer system was evaluated based on flow calculated with the rational method from contributing areas compared to manning's gravity full flow pipe capacity of the existing pipe. Proposed pipes in the project area range from 12-inch to 30-inch in diameter. There are a few locations where the proposed sewer ties into existing storm sewer throughout the project corridor. Tie in locations should be further evaluated for downstream capacity and constructability with final design and other future projects, as applicable.

3.5.3.2 Inlet Placement

The inlet placement along the proposed roadways has been designed to meet the requirements dependent upon the designation of the roadway, which for this project has been separated into two (2) categories; (1) State Aid and (2) local requirements. The upper 55th St is the only State Aid area, and all other areas are under local authority.

The State Aid portion is required to meet MnDOT State Aid Criteria. Additional catch basin locations are shown in accordance with MnDOT State Aid Spread Maximum Allowable Spread Table for a 10-year design frequency and it was determined that this maximum allowable spread is 9', which is half of the width of the driving lane plus the curb. Spread was calculated using the Federal Highway Administration's (FHWA) Hydraulic Toolbox. While local codes do not specify a design event / maximum allowable spread for inlet capacity, similar criteria for the local areas were utilized compared to the state aid portion in a conservative event to limit the amount of flooding, especially with one of the goals of this project is to eliminate erosion / inundation issues within these areas. Further input in the final design will be necessary to configure the final placement for these catch basins along the local streets.

3.5.3.3 Best Management Practices (BMP)

The project will need to require the installation of BMPs to provide the necessary volume retainment required by City and Watershed. The site has major restrictions including lack of available land, potential infiltration restrictions, and existing infrastructure, all of which reduce either the functionality or cost effectiveness of infiltration/filtration basins, sedimentation basins, and/or underground treatment chambers. As a result of these limitations, the preliminary plan includes retrofitting filtration benches to existing wet ponds which are publicly owned.

It is important to note that additional information regarding the existing conditions of the stormwater ponding areas will be necessary to complete final design including normal water levels, 2-, 10-, 100-year water levels and discharge rates, outlet configurations and downstream storm sewer system information. Additional topography near the potential ponding retrofit areas will also be required to ensure adequate side slopes and other configurations are achievable. If the retrofitted benches are not feasible then other BMPs, such as infiltration/filtration basins, sedimentation basins, and/or underground treatment chambers will need to be considered. The proposed maps shown within **Appendix G** illustrates the potential BMPS locations.

3.5.3.4 Volume Control

As previously noted, the proposed project will disturb the existing soil to three different extents; full depth reclamation, mill and overlay, and full reconstruction. Only the fully reconstructed areas will require volume control per the City of Inver Grove Heights stormwater management requirements. Shown below in Table 1 is a breakdown of the fully reconstructed impervious surfaces by project area and the corresponding required and potential treatment volumes.

Table 5 – Volume Calculations

Area	Fully Reconstructed Impervious Area (acre)	Volume Required [0.5-inch * imp.] (cf)
Upper 55 th St	0.83	1,507
South Blackberry Trail	2.23	4,046
Audrey Ave	0.94	1,711
Total	4.00	7,266

Note that the preliminary plan is to provide regional treatment within the South Blackberry Trail area for all North PMI projects, due to two main reasons; efficiency as the majority of reconstructed surfaces are planned in this area and cost effectiveness as there is a lack available space to provide or acquire treatment within the other project areas.

3.5.3.5 Rate Control

The changes in peak flowrates from the proposed projects are expected to be negligible as the amount of impervious area will not increase and the drainage patterns will largely remain the same. While two locations (South Blackberry Trail and Audrey Ave) will include proposed storm sewer, the changes in conveyance is expected to have negligible impact on peak flow rates. Lastly, drainage discharge is limited by downstream conditions, such as existing culverts at discharge locations and existing stormwater ponding areas with outlet control structures.

3.5.3.6 Water Quality

The proposed filtration bench will require a liner and underdrain system, therefore is not considered a volume reducing BMP. Filtration systems are effective practices to remove Total Suspended Solids (TSS) and Total Phosphorus (TP). In the final design phase, additional calculations will need to be provided in the form of Minimal Impacts Design Standards (MIDS) (or equal) to show adequate TSS and TP reductions consistent with the City's standards.

3.6 Sidewalks

No new sidewalks are proposed in any of the project areas, with the exception of a 375-foot-long segment of 6-foot wide sidewalk proposed on the south side of 52nd St from Greystone Dr to Babcock Trail. This new sidewalk will be placed directly behind the existing curb and gutter and align with the existing pedestrian ramp on the east side of Babcock Trail. For the streets with existing sidewalks, spot repairs and replacement of pedestrian ramps, as determined by City staff, is included in the opinion of probable cost.

There is an existing shared use trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave. The cost to reconstruct this trail and associated pedestrian ramps is included in the opinion of probable cost.

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

3.7 Street Lighting

No new street lighting is proposed with this project.

3.8 Agencies

Metro Transit has several bus stops within and adjacent to the project area. Coordination between them and the contractor will be required to determine any route detours or if temporary stop locations are needed. Coordination during final design will also be needed to determine if they want a bus landing and bench pad installed at stops 395 and 397 on Alta Ave with this project.

Coordination with the local street division of MnDOT, the City and its consultant will be required throughout the final design, bidding, and construction phases of CP 2026-09H due to Upper 55th St being a State Aid street.

Additional coordination with MnDOT during final design will be required to determine the level of preferred improvements for the loop detectors at the 54th St and S Robert Trail (MnDOT Hwy 3).

Coordination with SSP will be required during the final design phase of 57th St to keep all parties informed of the proposed work.

3.9 Right-of-Way and Easements

A majority of the work for this project is expected to take place within the City's right of way, within existing drainage and utility easement, or within areas where the City maintains prescriptive rights in its operation and management of public utility services.

Areas that may require temporary construction easements include 56th St, South Blackberry Trail, and Blackberry Bridge Path due to the proposed improvements. Costs for temporary construction easements within two parcels in CP 2026-09E and three parcels in CP 2026-09I are estimated to be between \$4,200-\$6,000, not including damages to landscaping, trees, fences, or other property elements that may be affected by the project. These costs are currently reflected in the contingencies in the opinion of probable costs for the respective project area, and can be found in **Appendix E**.

3.10 Permits/Approvals

An NPDES permit for construction activity will be required for all projects disturbing more than one (1) acre. MnDOT permits will be required for work along Upper 55th St, and the intersection of 54th St and S Robert Trail (MnDOT Hwy 3).

3.11 Construction Access/Staging

The contractor will be responsible for providing access to all properties throughout the project. Signed detours that are adequate for the project area will be identified to direct traffic around the construction areas and notify users of the increased truck and construction traffic.

3.12 Public Involvement

A neighborhood open house was held for the South Blackberry Trail Area on Thursday, September 12, 2024, from 5-7pm. The purpose of this meeting was to inform residents of the

upcoming feasibility report, and solicit comments, concerns or improvements they would like to see happen with the project.

A second neighborhood open house was held for the South Blackberry Trail and Audrey Ave Areas on February 13, 2025, from 5-7pm. The purpose of this meeting was to inform residents of the proposed improvements within the respective areas, and solicit feedback to be taken into account during final design.

A third and final neighborhood meeting for all north project areas was held on April 24, 2025, from 5-8pm. The proposed improvements, preliminary assessments, funding, and proposed final design schedule were presented at this meeting. Residents will have the opportunity to provide comments and concerns when the City presents this report to City Council on May 12, 2025.

4 Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$12,672,441. A detailed breakdown of the cost opinion for the proposed project can be found in **Appendix E**. The opinion of cost accounts for estimated 2026 construction costs and includes a 15% contingency factor. Indirect costs are also incorporated and include legal, engineering, administrative, and financing costs which are projected at 25% of the estimated construction cost.

Table 6 – Opinion of Probable Costs – 2026 PMI North

Improvements	Estimated Cost
Street Improvements	\$8,695,430
Drainage Improvements	\$2,280,306
Sanitary Sewer Improvements	\$720,217
Watermain Improvements	\$631,822
Sidewalk and Trail Improvements	\$344,666
Total	\$12,640,066

4.2 Funding

The proposed funding for the improvements is a combination of funding from City of Inver Grove Heights funds, Municipal State Aid funds, City of South St. Paul funds, and special assessments to benefiting properties. A special benefit analysis for CP 2026-09G, CP 2026-09H, and CP 2026-09I is recommended to be completed prior to the final assessment hearing due to the properties within the project areas reaching the assessment cap. The City’s funding is from general tax levy and utility funds. The proposed amount for each source is shown below.

Table 7 – Funding Summary Table

Funding Source	Amount
Pavement Management Funds – Local Streets	\$3,771,907
Municipal State Aid (MSA) Funds	\$1,766,459

South Saint Paul Funds	\$519,132
Stormwater Utility Funds	\$1,572,848
Sewer Utility Funds	\$720,217
Water Utility Funds	\$440,836
Special Assessments	\$3,881,042
Total	\$12,672,441

4.3 Preliminary Assessment Roll

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Special Assessment Policy. The proposed assessment rolls for the 2026 PMI North Project are included in **Appendix D** of this report. Assessment maps acknowledging the benefitting properties can also be found in **Appendix D**.

Special assessment rates were calculated using the estimated street, storm sewer, and sidewalk costs in each project area. The amount to be assessed was based on the construction method, with full reconstruction assessed at 35% of the total cost, full depth reclamation and partial reconstruction assessed at 55% of the total cost and mill and overlays assessed at 80% of the total cost. Those assessments were divided between benefitting properties using the per lot, adjusted front footage, and area methods as defined in the City's Special Assessment Policy adopted November 27, 2023 and amended January 6, 2025.

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 be as follows:

Table 8 – Project Schedule Table

Task Number	Task Description	Completion Date
1	Public Improvement Hearing Council Receives Report, Orders Project and Authorizes Preparation of Final Plans and Specs	May 12, 2025
2	Final Plans and Specifications Development	May - December 2025
3	Council Approves Plans and Specs, Authorizes Ad for Bid	January 2026
4	Bid Opening	February 2026
5	City Council Accepts Bids	March 2026
6	Neighborhood Construction Open House(s)	April 2026
7	Begin Construction	Spring 2026
8	City Council Schedules Assessment Hearing	September 2026
9	Assessment Hearing Informational Meeting	September 2026
10	Assessment Hearing	October 2026

6 Feasibility and Recommendation

The 2026 PMI North Project includes roadway reconstruction, reclamation and paving, milling and overlaying, installation of concrete curb and gutter, watermain, storm sewer, and sanitary sewer improvements, drainage improvements, new sidewalk, spot sidewalk repairs, and trail replacement.

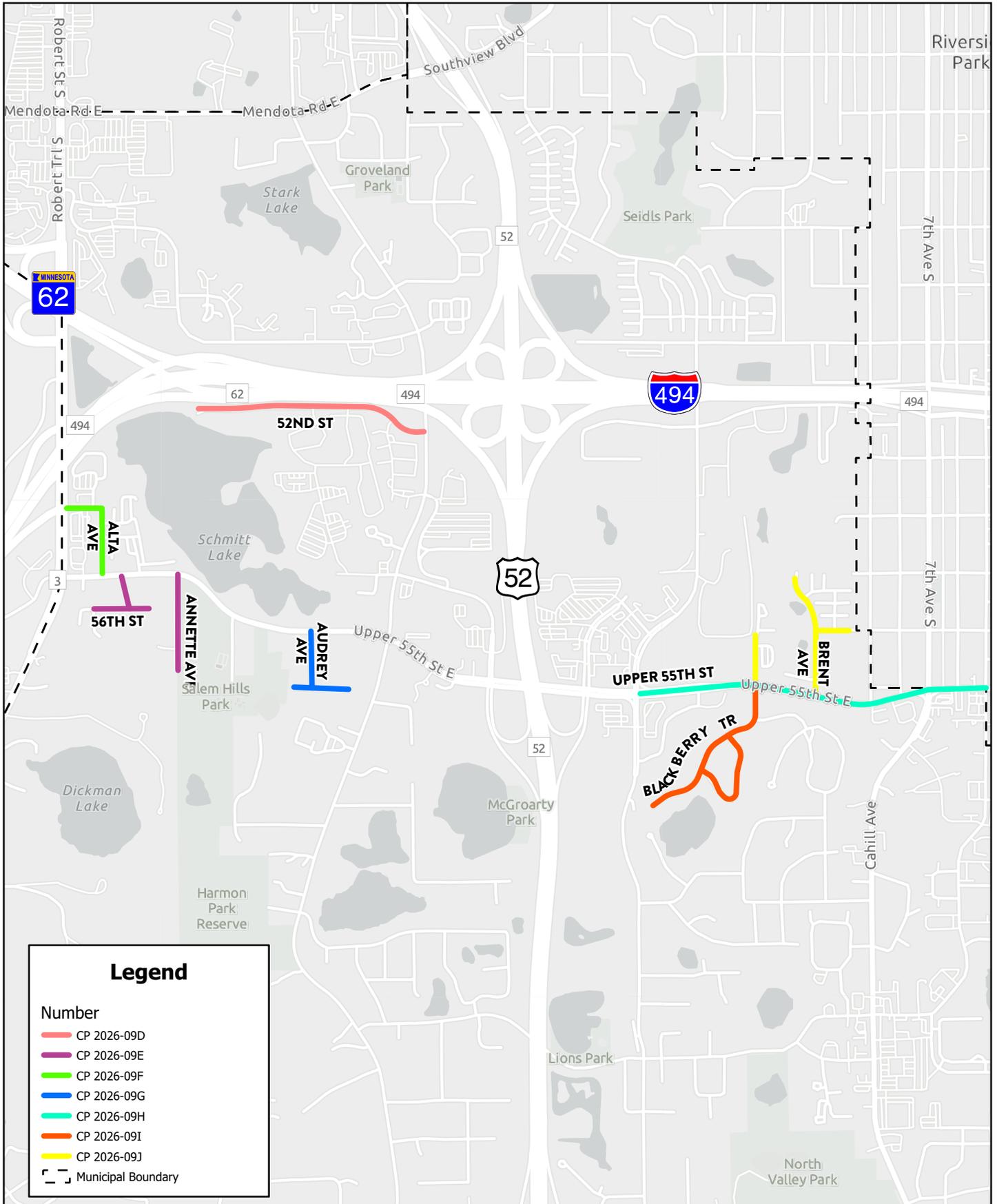
The total estimated cost for the 2026 PMI North Project includes roadway, watermain, storm sewer, sanitary sewer, sidewalk, and trail improvements and is \$12,672,441. The project is proposed to be funded through a combination of Special Assessments to benefitting property owners, local funds, Municipal State Aid funds, and City of South St. Paul funds. Construction costs are based on anticipated construction in 2026.

Due to the size and scope of the overall project, we recommend the City consider bidding the project as four separate construction projects: CP 2026-09D, CP 2026-09E, CP 2026-09F, and CP 2026-09G as one; CP 2026-09H as one; CP 2026-09I as one; and CP 2026-09J as one.

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 summarized.

Appendix A

Project Location Map



Path: X:\F\J\INVER180704\5-final-design\51-drawings\90-GIS\Map\INVER180704\INVER180704.aprx

Legend

Number

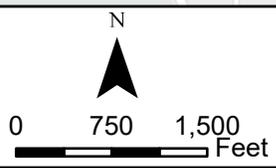
- CP 2026-09D
- CP 2026-09E
- CP 2026-09F
- CP 2026-09G
- CP 2026-09H
- CP 2026-09I
- CP 2026-09J
- Municipal Boundary



PROJECT NO.
180704

DATE:
4/7/2025

PROJECT LOCATION MAP
2026 Feasibility Study
North Area Locations
Inver Grove Heights, MN



Appendix B

Proposed Street Rehabilitation Methods

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— FULL DEPTH RECLAMATION



PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
52nd St E - CP 2026-09D - Figure 8
Full Depth Reclamation
Inver Grove Heights, MN



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— FULL DEPTH RECLAMATION



PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Angus Ave, 56th St, and Annette Ave - CP 2026-09E - Figure 9
Full Depth Reclamation
Inver Grove Heights, MN



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PROJECT NO.
180704
DATE:
12/23/2024

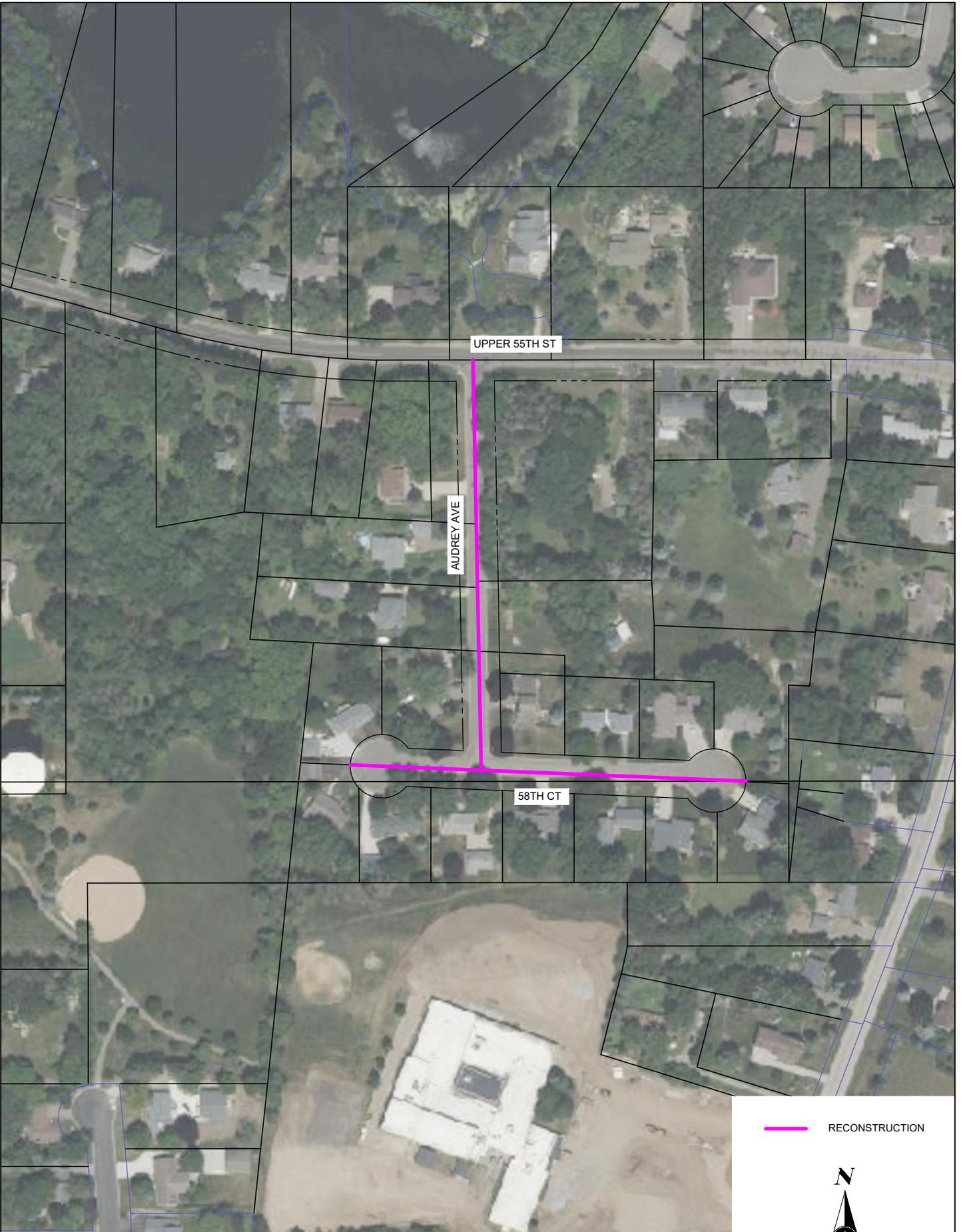
PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
54th St, and Alta Ave - CP 2026-09F - Figure 10
Full Depth Reclamation
Inver Grove Heights, MN



— FULL DEPTH RECLAMATION



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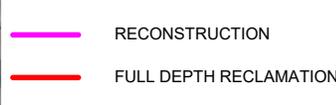
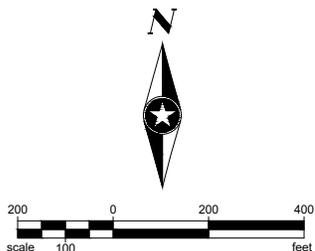
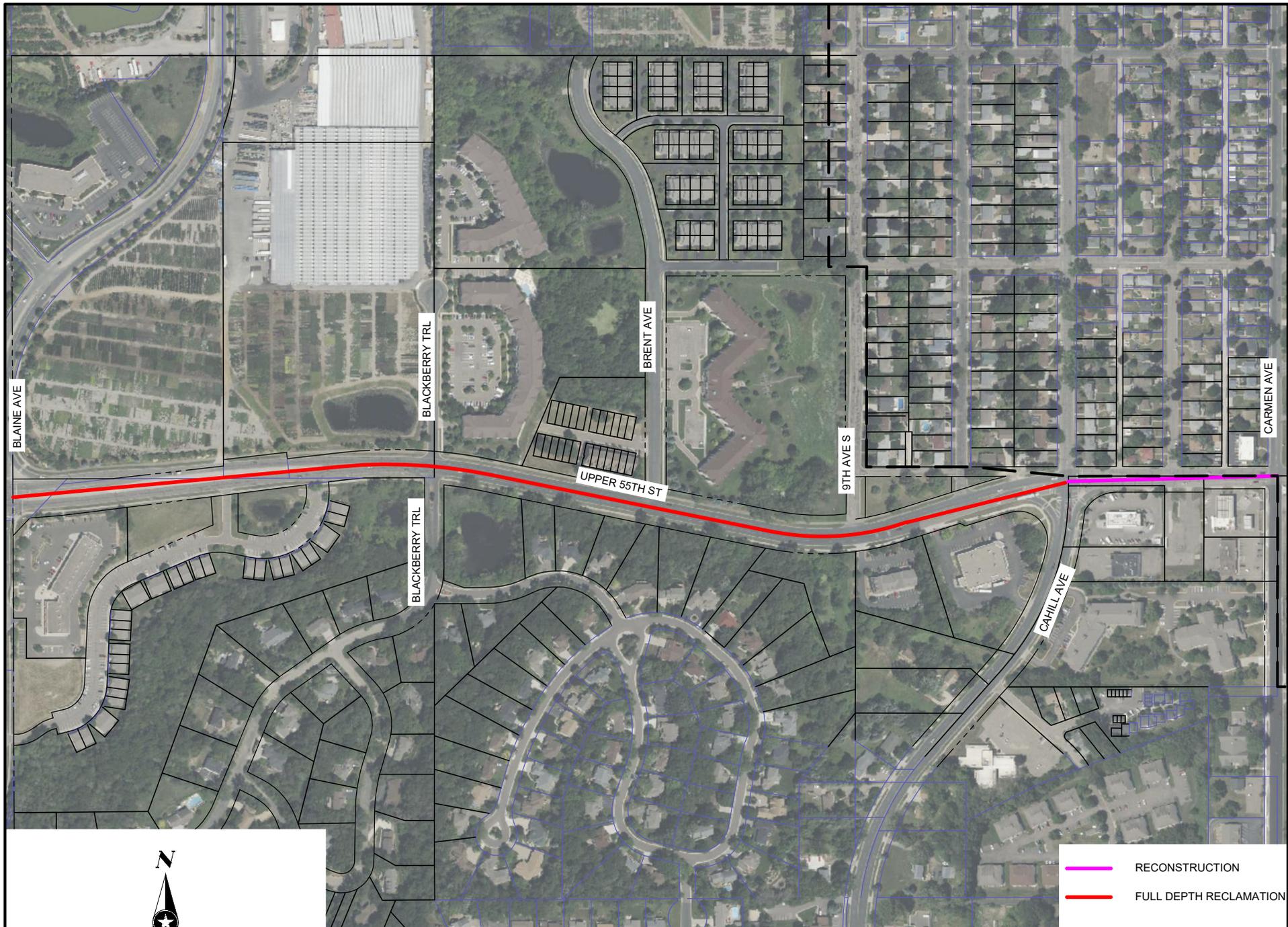
RECONSTRUCTION



PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Audrey Ave and 58th Ct - CP 2026-09G - Figure 11
Reconstruction
Inver Grove Heights, MN

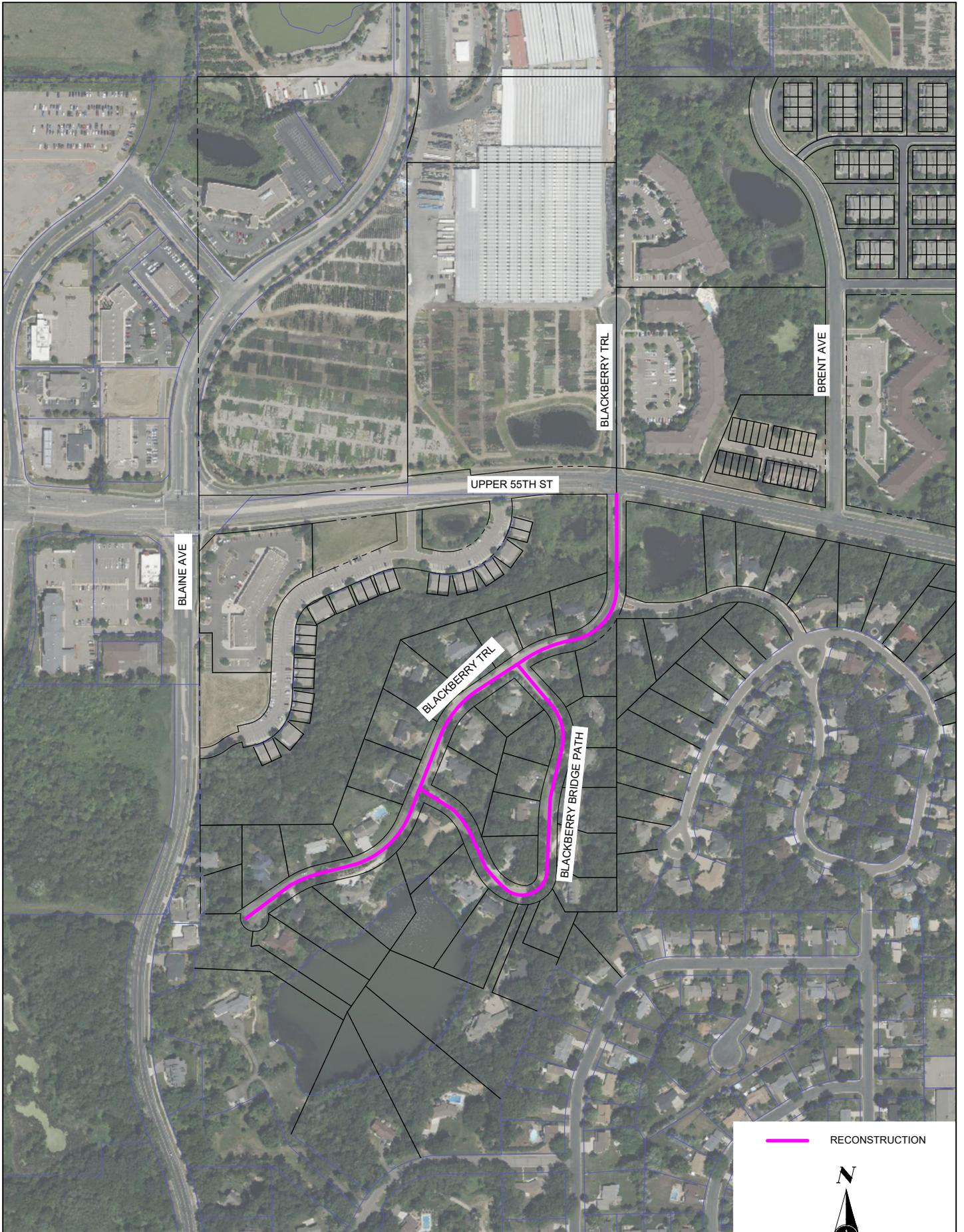




	PROJECT NO.	180704	PROPOSED STREET REHABILITATION METHOD	
	DATE:	12/22/2024		
	2026 Feasibility Study			

Upper 55th St and 57th St - CP 2026-09H - Figure 12
Full Depth Reclamation and Reconstruction
Inver Grove Heights, MN

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RECONSTRUCTION

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scale 100 feet



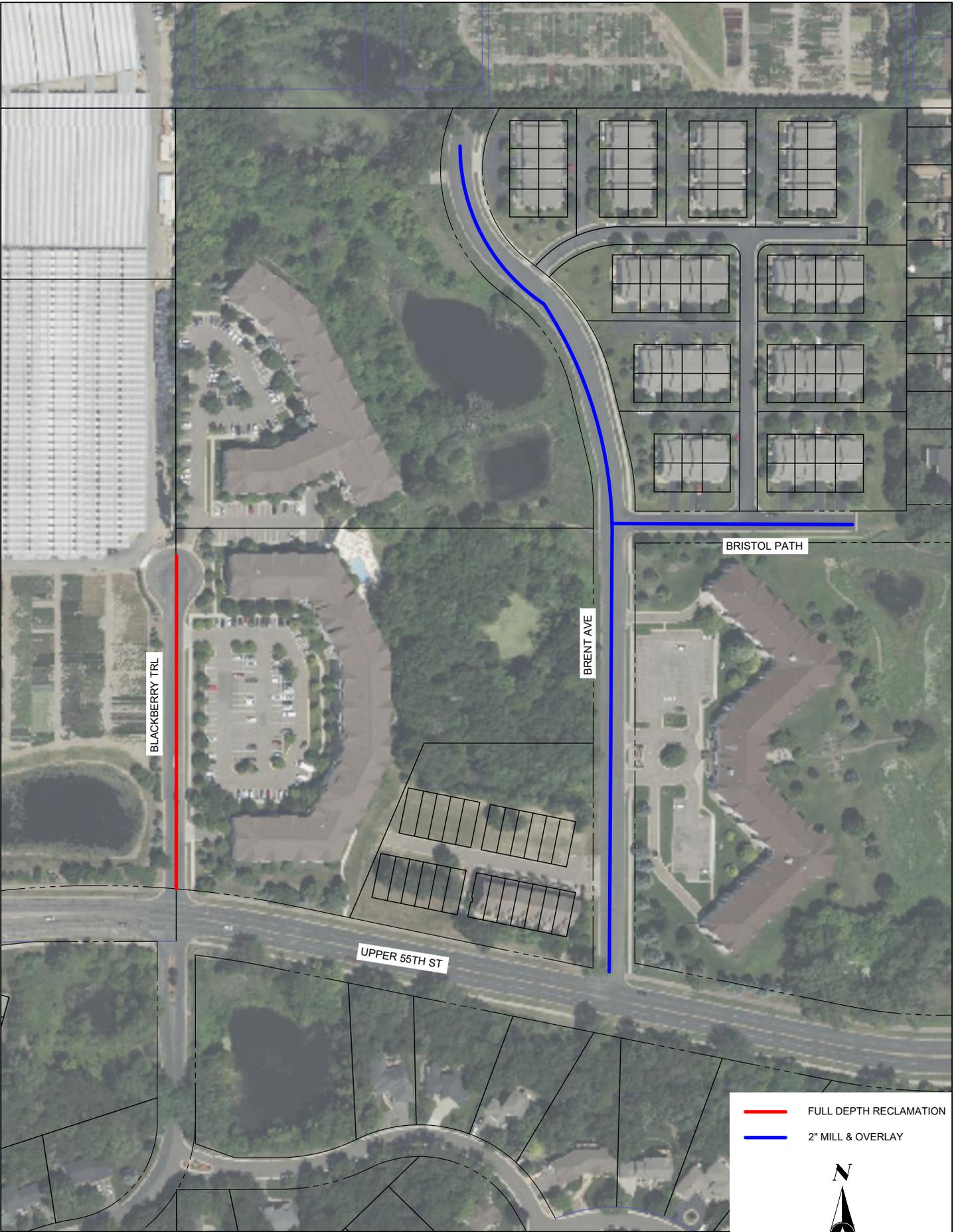
PROJECT NO.
180704

DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Blackberry Trl and Blackberry Bridge Path - CP 2026-091 - Figure 13
Reconstruction
Inver Grove Heights, MN



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BLACKBERRY TRL

BRENT AVE

BRISTOL PATH

UPPER 55TH ST

-  FULL DEPTH RECLAMATION
-  2" MILL & OVERLAY



PROJECT NO.
180704

DATE:
12/23/2024

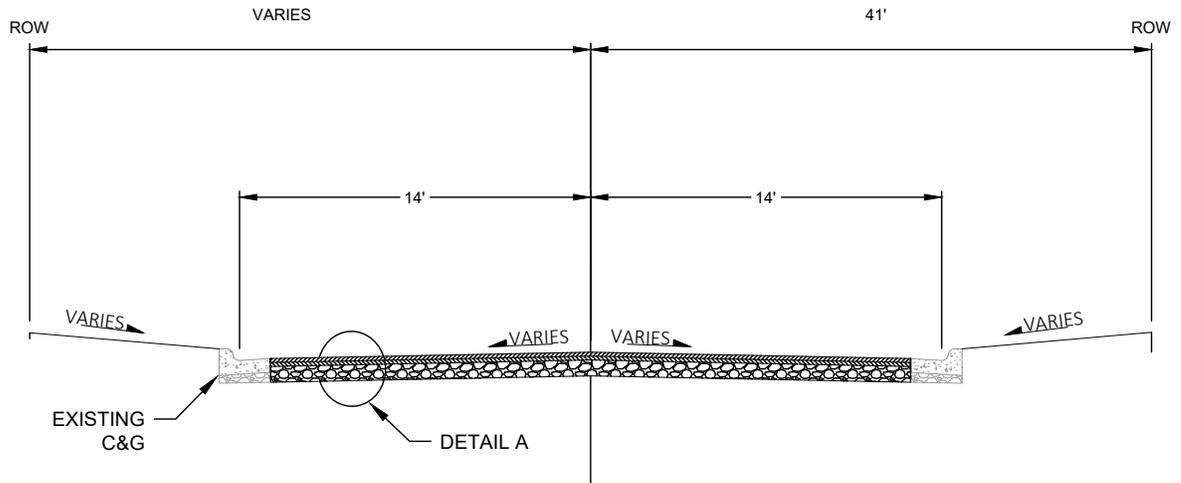
PROPOSED STREET REHABILITATION METHOD

2026 Feasibility Study
Blackberry Trl, Brent Ave, and Bristol Path - CP 2026-09J - Figure 14
Full Depth Reclamation and Mill & Overlay
Inver Grove Heights, MN

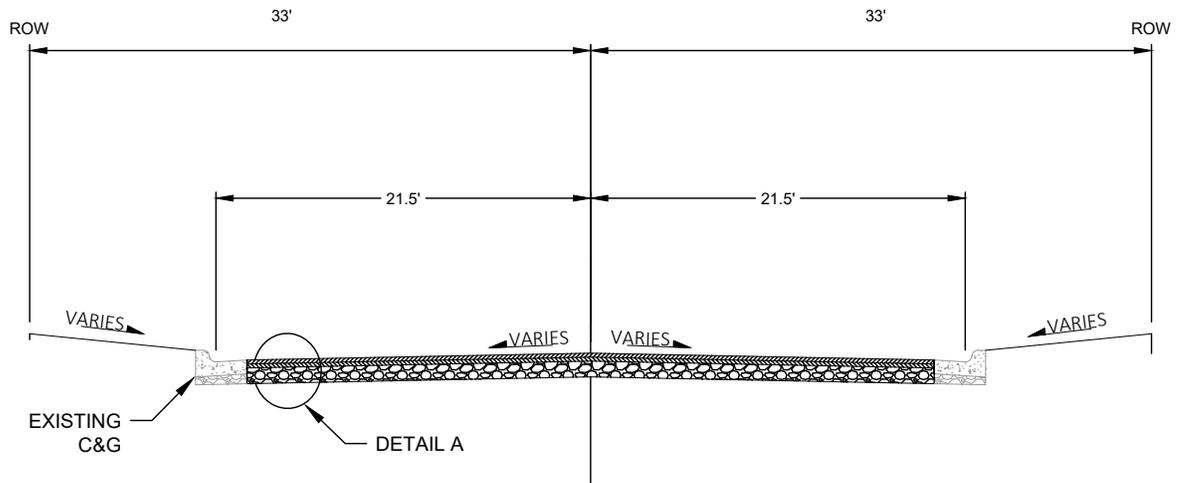
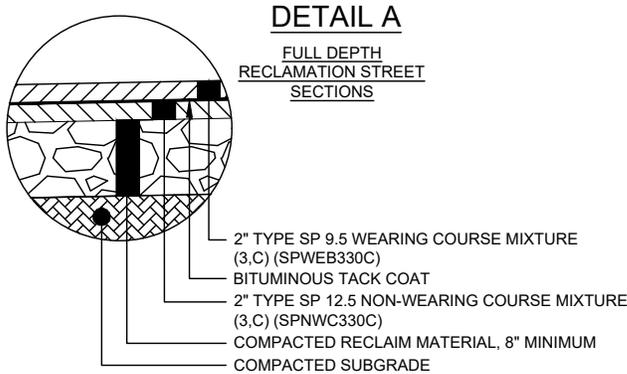


Appendix C

Proposed Typical Sections



**52ND STREET EAST
TYPICAL SECTION - FULL DEPTH RECLAMATION**



**54TH STREET EAST & ALTA AVENUE
TYPICAL SECTION - FULL DEPTH RECLAMATION**

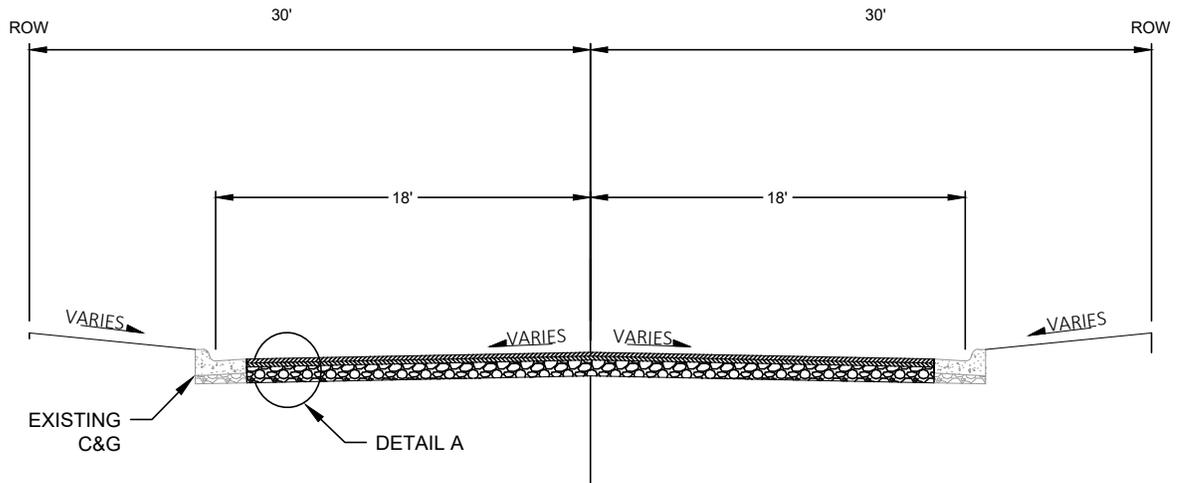
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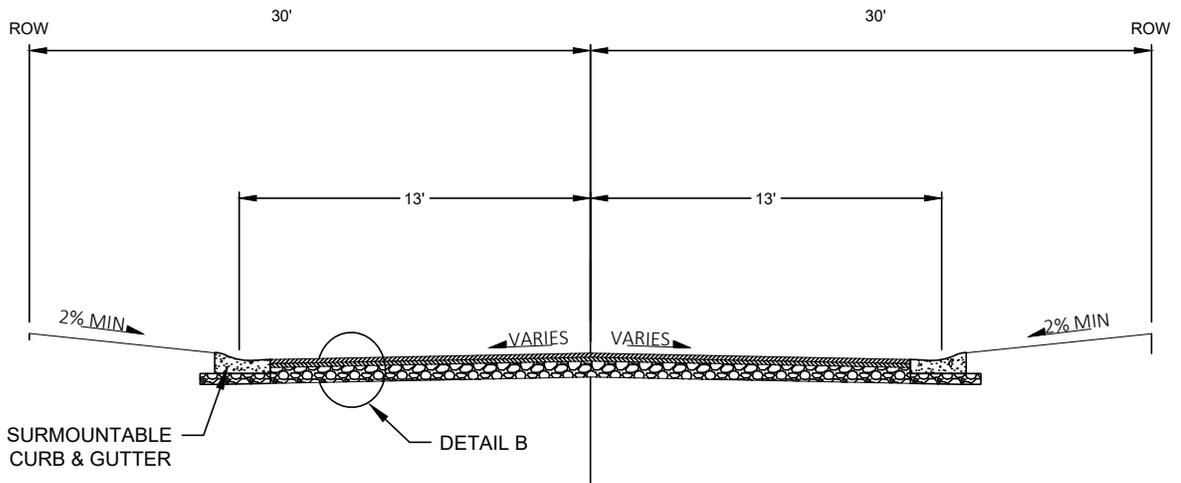
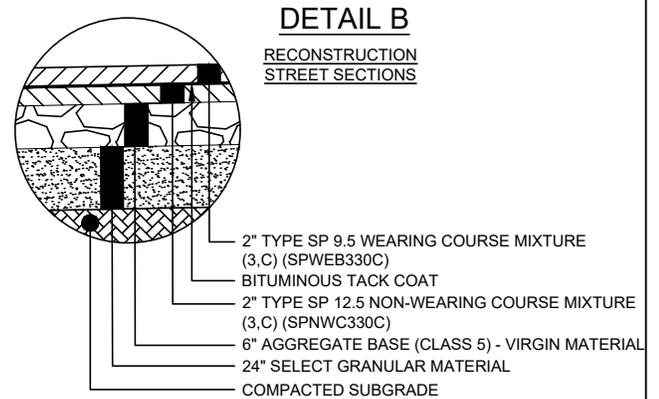
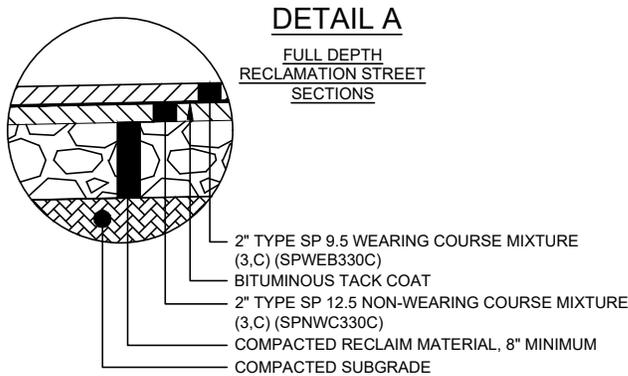
PROJECT NO.
INVER 180704
DATE:
4/3/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09D & F
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 1



**ANGUS AVE, 56TH ST E & ANNETTE AVE
TYPICAL SECTION - FULL DEPTH RECLAMATION**



**AUDREY AVE & 58TH CT
TYPICAL SECTION - RECONSTRUCTION**

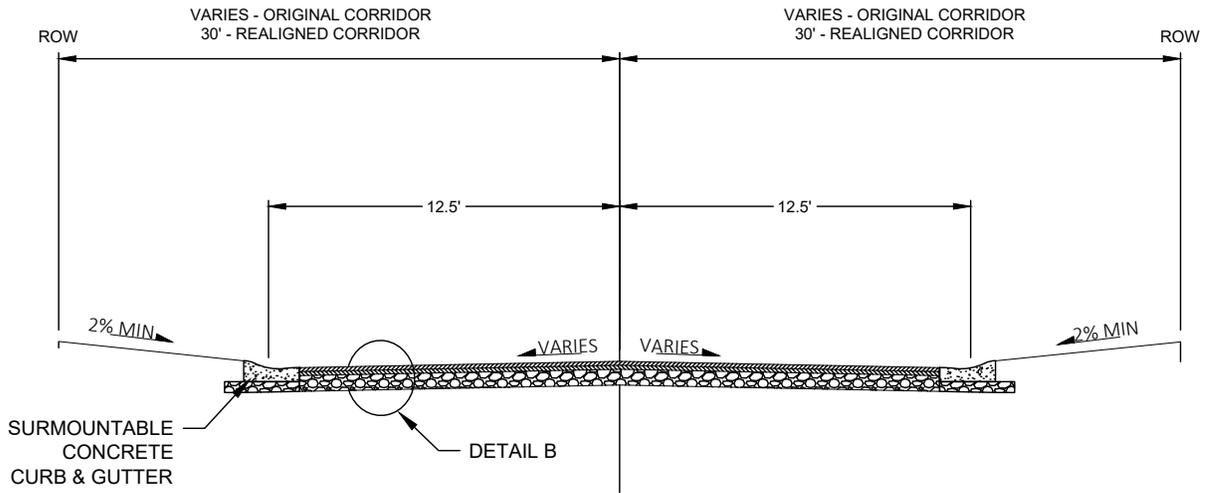
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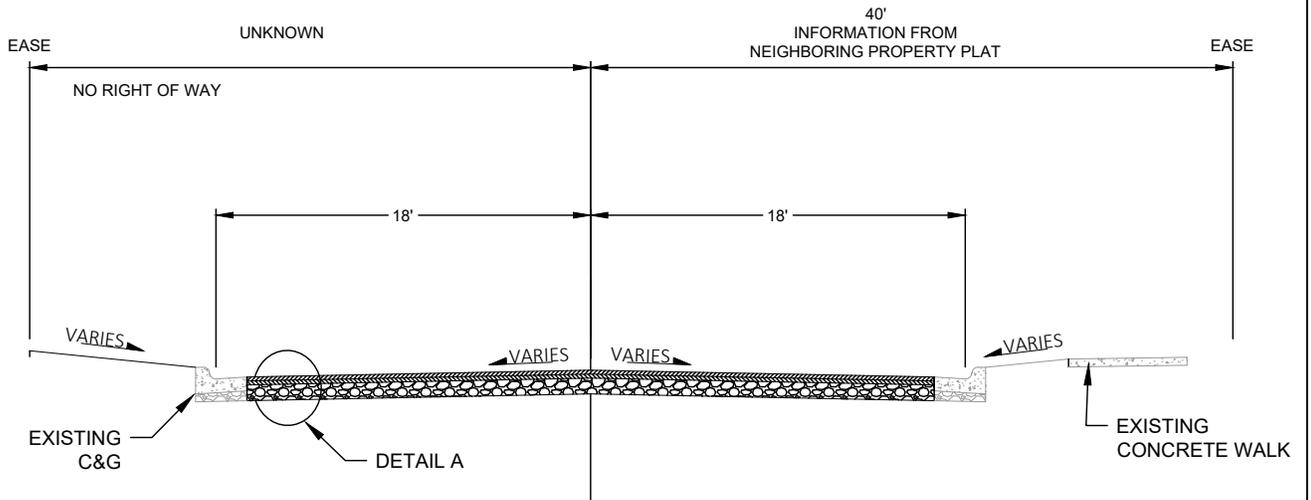
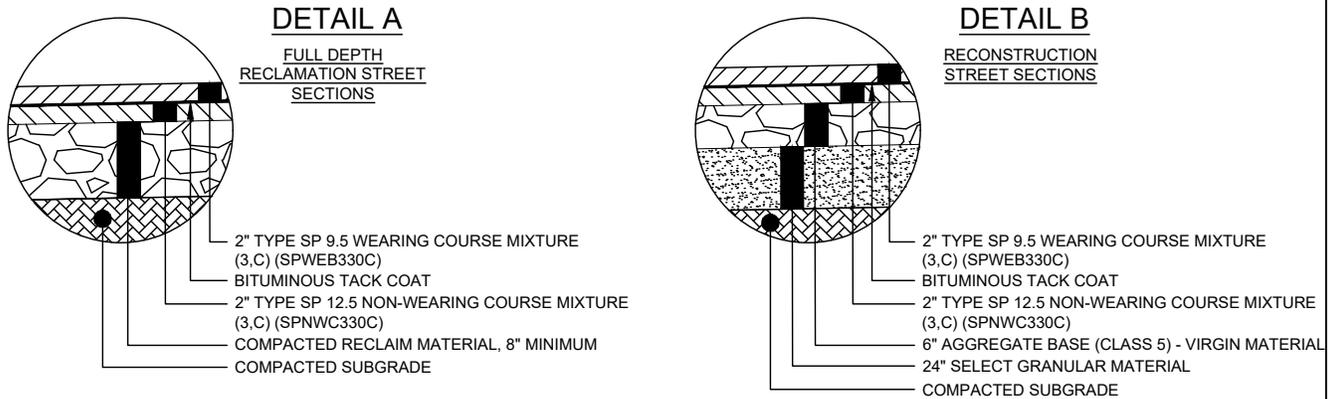
PROJECT NO.
INVER 180704
DATE:
5/2/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09E & G
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 2



**BLACKBERRY TRAIL (SOUTH OF UPPER 55TH) & BLACKBERRY BRIDGE TRAIL
TYPICAL SECTION - RECONSTRUCTION**



**BLACKBERRY TRAIL (NORTH OF UPPER 55TH)
TYPICAL SECTION - FULL DEPTH RECLAMATION**

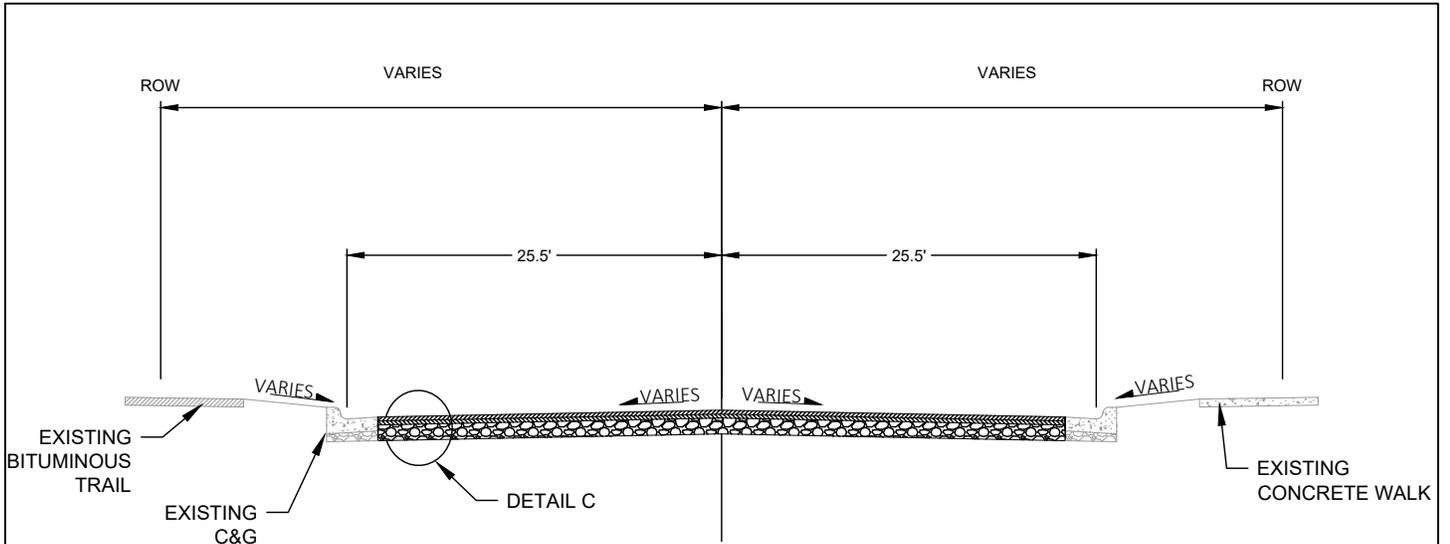
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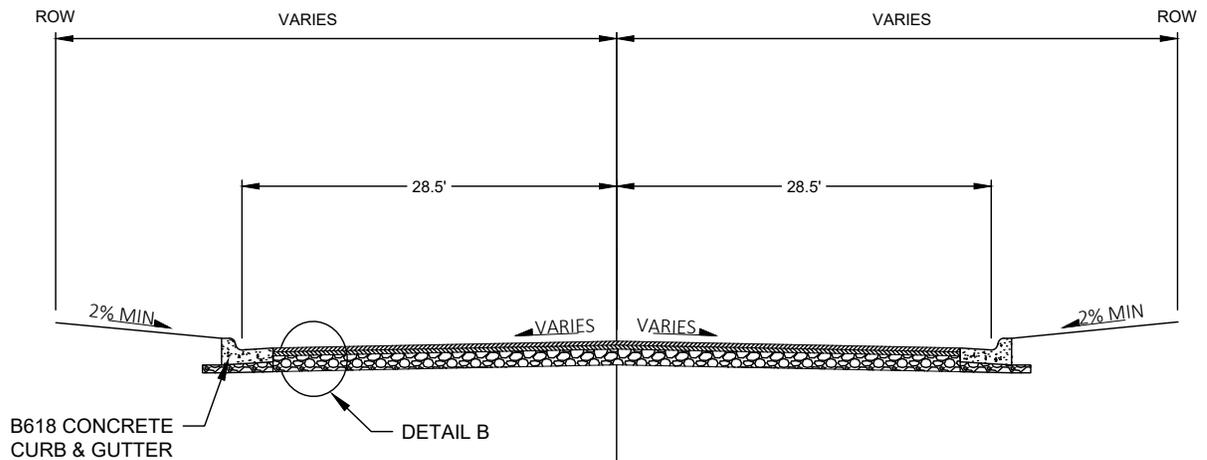
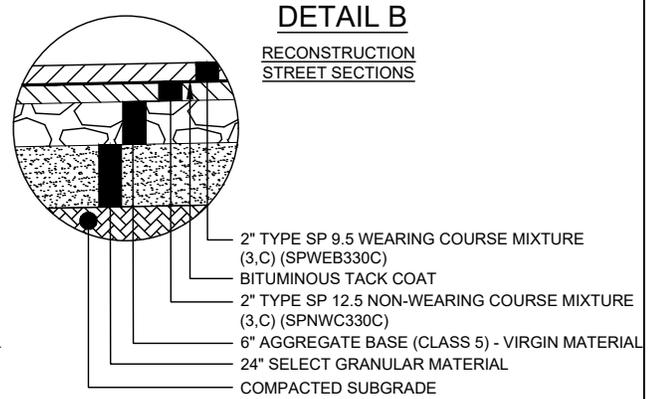
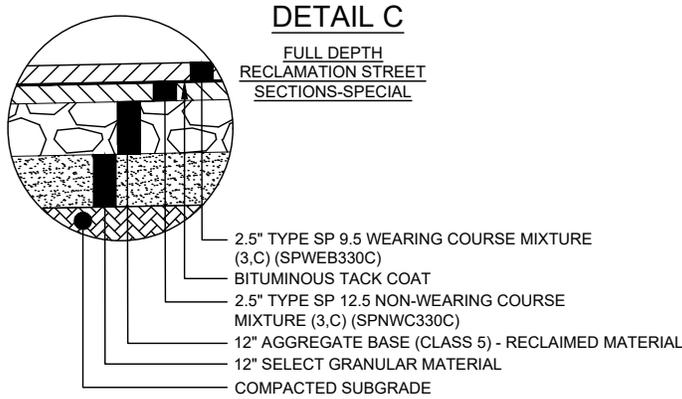
PROJECT NO.
INVER 180704
DATE:
4/3/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09I & J
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 3



**UPPER 55TH ST (BLAINE AVE TO CAHILL AVE)
TYPICAL SECTION - FULL DEPTH RECLAMATION**



**57TH ST (CAHILL AVE TO CARMEN AVE)
TYPICAL SECTION - RECONSTRUCTION**

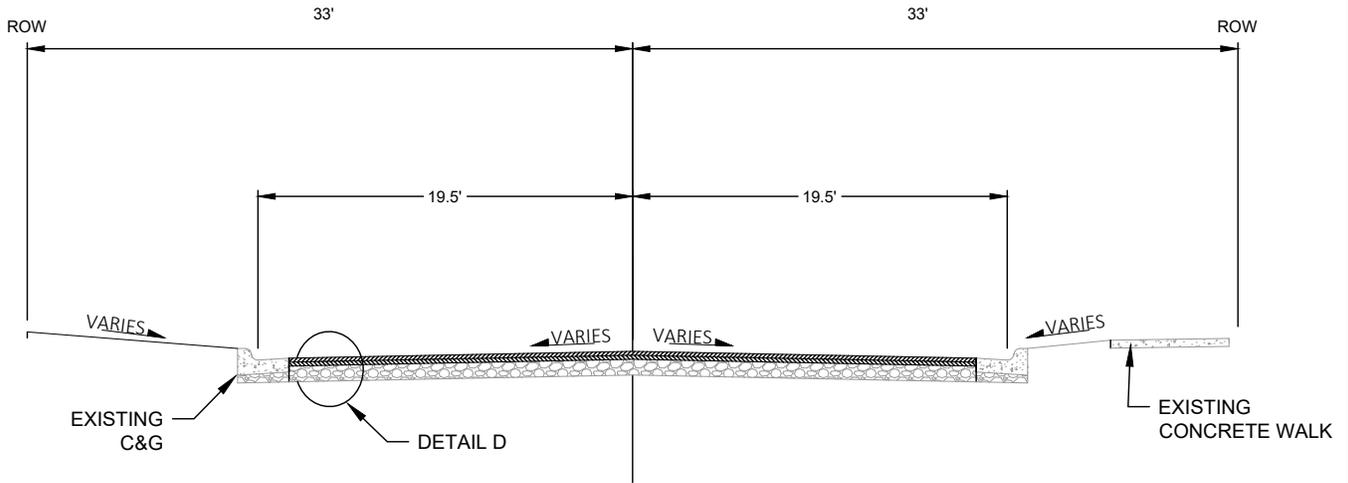
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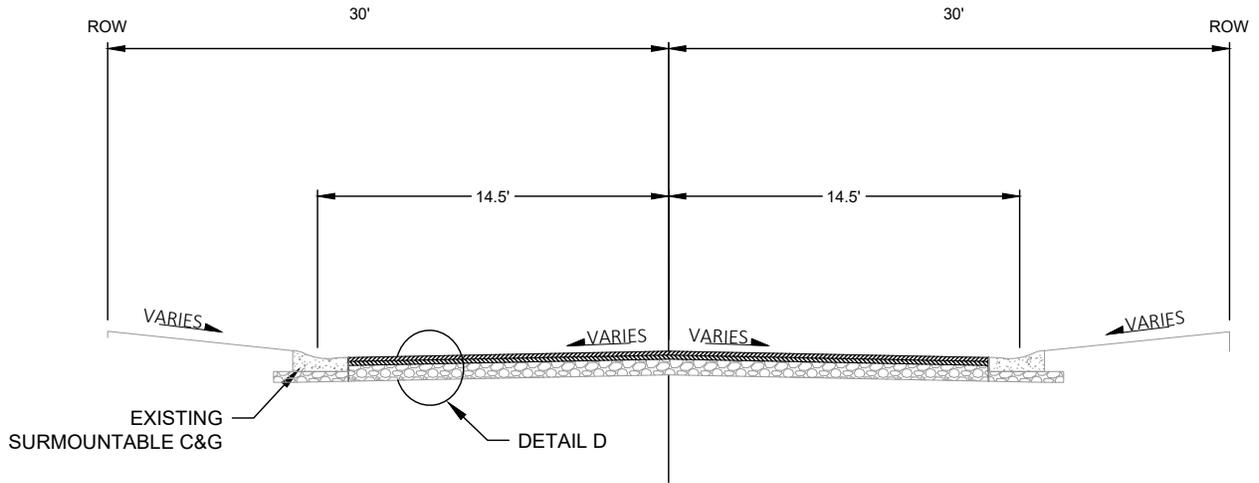
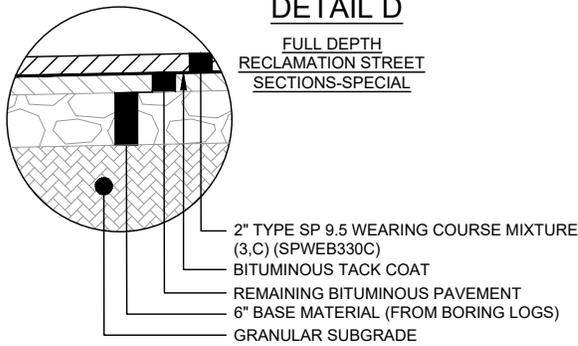
PROJECT NO.
INVER 180704
DATE:
4/3/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09H
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 4



**BRENT AVE
TYPICAL SECTION - MILL & OVERLAY**



**BRISTOL PATH
TYPICAL SECTION - MILL & OVERLAY**

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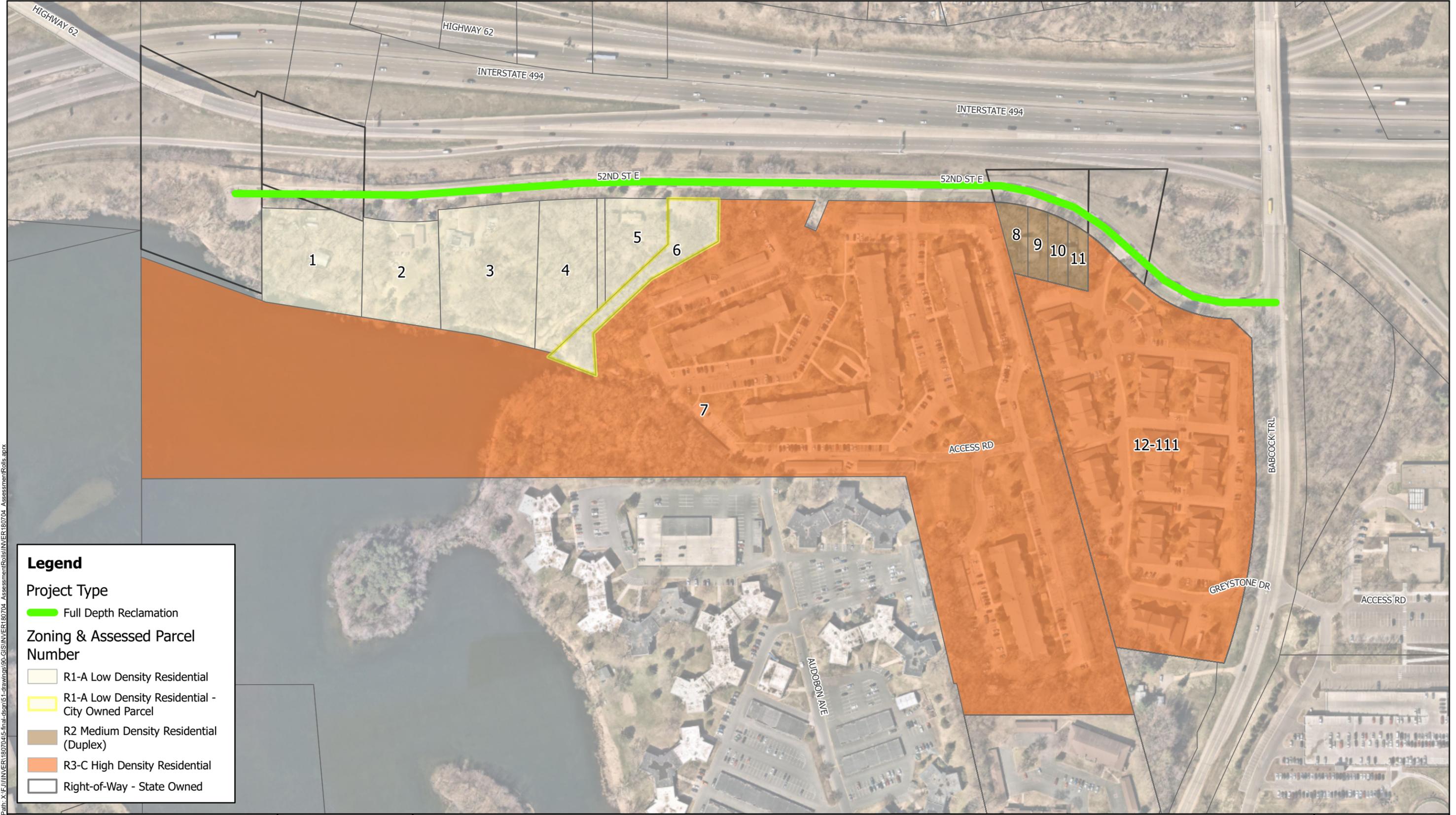
PROJECT NO.
INVER 180704
DATE:
4/3/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09J
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 5

Appendix D

Preliminary Assessment Rolls and Assessment Maps



Legend

Project Type

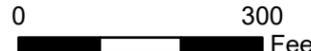
- Full Depth Reclamation

Zoning & Assessed Parcel Number

- R1-A Low Density Residential
- R1-A Low Density Residential - City Owned Parcel
- R2 Medium Density Residential (Duplex)
- R3-C High Density Residential
- Right-of-Way - State Owned

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Project: INVER 180704
 Print Date: 12/30/2024

User Name: tswartz
 Projection: NAD 1983 HARN Adj MN Dakota Ft
 Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study

52nd St E Area (CP 2026-09D) Full Depth Reclamation



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

CP 2026-09D: 52nd St. E Area

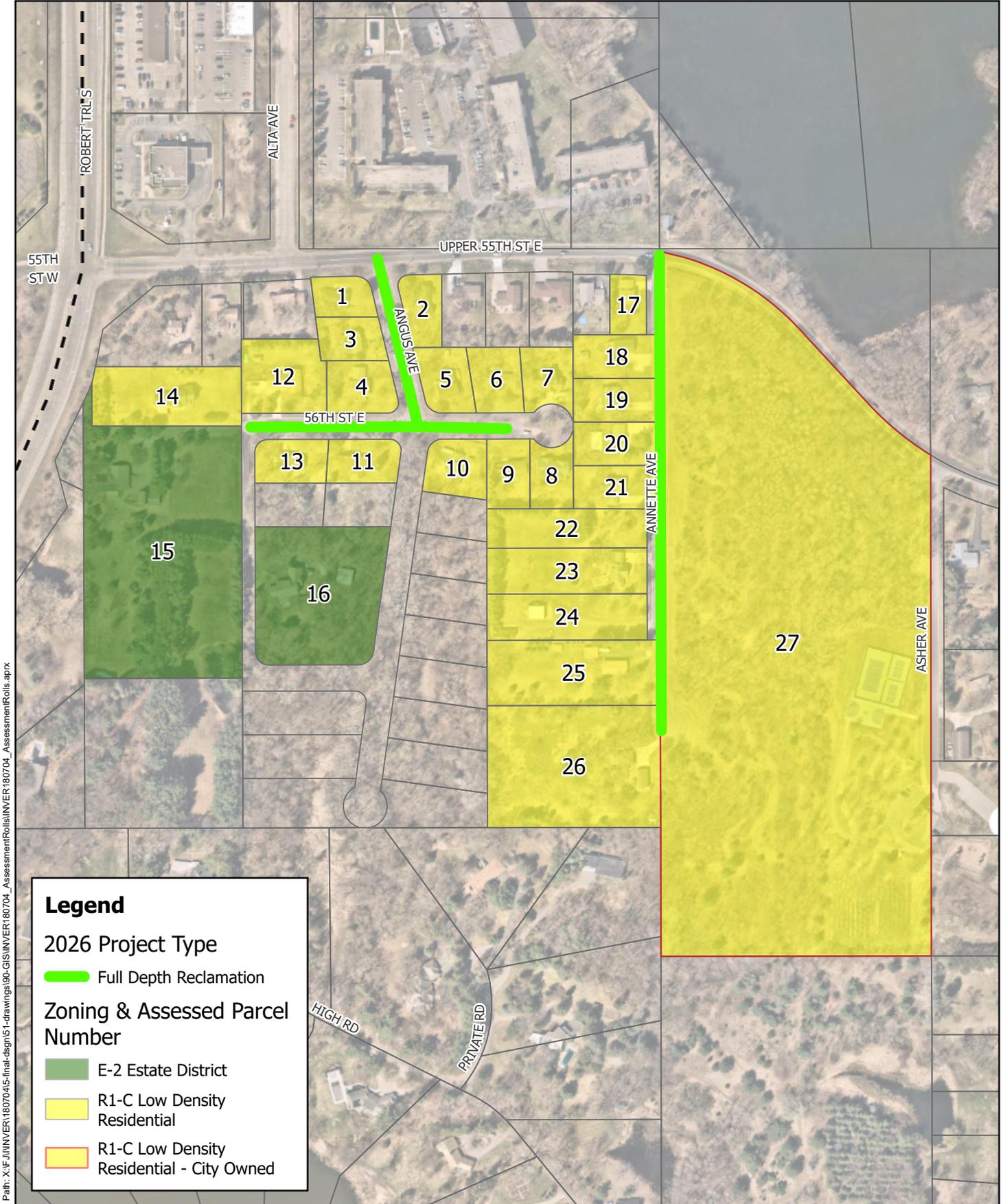
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FULL DEPTH RECLAMATION													
1	'20239000092	Single Family	STEPHEN P DICK	1630 52ND ST E	1	259		259	1	\$ 9,027		\$ 13,028	
2	'20239000100	Single Family	STEPHEN P DICK	1658 52ND ST E	1	188		188	1	\$ 9,027		\$ 13,028	
3	'20239000120	Single Family	DAVID J & THERESA L GRANNIS	1680 52ND ST E	1	254		254	1	\$ 9,027		\$ 13,028	
4	'20239000130	Single Family	GERONE A HAMILTON		0	143		143	1	\$ 9,027		\$ 13,028	Undeveloped; Combined with adjacent property
	'20239000140	Single Family	GERONE A HAMILTON		0	20		20					
5	'20239000141	Single Family	MICHAEL ANTHONY MANLEY	1718 52ND ST E	1	158		158	1	\$ 9,027		\$ 13,028	
6	'206660001012	Single Family	CITY OF INVER GROVE HTS		1	127		127	1		\$ 9,027	\$ 13,028	City parcel zoned residential
7	'206660001011	Apartment	PEARLWOOD ESTATES LIMITED PARTNERSHIP		2		689	1378		\$ 178,078		\$ 1,392,660	
8	'204769501010	Duplex	MARCUS A BROWN	1918 52ND ST E	1	83		83	1	\$ 9,027		\$ 13,028	
9	'204769501020	Duplex	NIKKI D MCRAE	1926 52ND ST E	1	52		52	1	\$ 9,027		\$ 13,028	
10	'204769501030	Duplex	JACOB BECKER	1934 52ND ST E	1	55		55	1	\$ 9,027		\$ 13,028	
11	'204769501040	Duplex	MARCUS BROWN	1942 52ND ST E	1	58		58	1	\$ 9,027		\$ 13,028	
12-111	Multiple	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTON DR	1		496	992		\$ 128,196		\$ 722,724	100 condo units; one owner
12	'203150002701	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
13	'203150002702	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
14	'203150002703	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
15	'203150002704	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
16	'203150002705	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
17	'203150002706	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
18	'203150002707	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
19	'203150002708	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
20	'203150002709	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
21	'203150002710	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
22	'203150002601	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
23	'203150002602	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
24	'203150002603	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
25	'203150002604	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
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27	'203150002606	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
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30	'203150002609	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
31	'203150002610	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
32	'203150002501	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
33	'203150002502	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
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37	'203150002506	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
38	'203150002507	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
39	'203150002508	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
40	'203150002509	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
41	'203150002510	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
42	'203150002801	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
43	'203150002802	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
44	'203150002803	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
45	'203150002804	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
46	'203150002805	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
47	'203150002806	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
48	'203150002807	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
49	'203150002808	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
50	'203150002809	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
51	'203150002810	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
52	'203150002301	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
53	'203150002302	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
54	'203150002303	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
55	'203150002304	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
56	'203150002305	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #105						\$ 1,282		\$ 7,227	

CP 2026-09D: 52nd St. E Area

#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
D	'201480001032	Exempt - ROW	STATE OF MN - DOT										
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						1397	1185	3767	10	\$ 387,514	\$ 9,027		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 885,104
ASSESSABLE STREET & STORM COST (55%)	\$ 486,807
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	3767
ASSESSABLE RATE (\$/FT)	\$ 129.23
SINGLE FAMILY FRONT FOOTAGE	1397
SINGLE FAMILY ASSESSMENT	\$ 180,533
# OF SINGLE FAMILY UNITS	10
ASSESSMENT RATE PER SF UNIT ¹	\$ 9,027

1: IGH Special Assessment Policy 5.5: Frontage Roads, single family is assessed half of the roadway width



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Legend

2026 Project Type

- Full Depth Reclamation

Zoning & Assessed Parcel Number

- E-2 Estate District
- R1-C Low Density Residential
- R1-C Low Density Residential - City Owned

0 300 Feet

Project: INVER 180704
 Print Date: 12/30/2024

User Name: tschwarz
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

Assessment Map
2026 PMI North Feasibility Study
 Angus and Annette Area (CP 2026-09E)
 Full Depth Reclamation



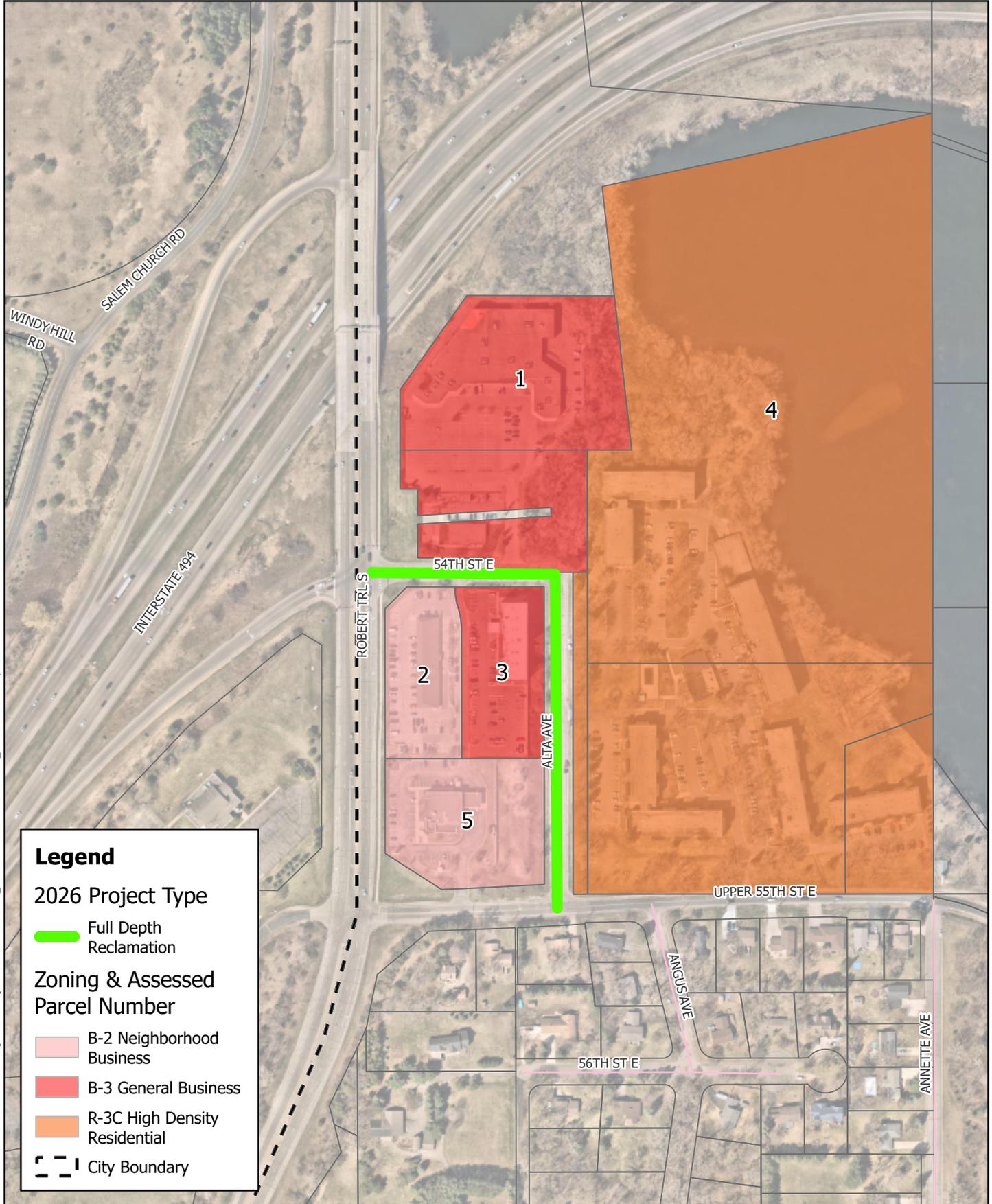
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CP 2026-09E: Angus, 56th, Annette Area

#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
1	'206445002010	Single Family	BARBARA D MILLER, JEFFERY A MILLER	1372 UPPER 55TH ST E	2	92		92	1	\$ 8,951		\$ 16,613	
2	'206445001040	Single Family	LESLIE ERICKSON	5526 ANGUS AVE	1	162		162	1	\$ 8,951		\$ 16,613	
3	'206445002070	Single Family	JASON L & ANDREA L SCHAEFER	5539 ANGUS AVE	1	103		103	1	\$ 8,951		\$ 16,613	
4	'206445002061	Single Family	AARON M & BROOKE J MCDONOUGH	5555 ANGUS AVE	1	276		276	1	\$ 8,951		\$ 16,613	
5	'206445001050	Single Family	JAMES & KINDRA KOSTKA	5580 ANGUS AVE	1	255		255	1	\$ 8,951		\$ 16,613	
6	'206445001060	Single Family	DONNA M J HAUER	1425 56TH ST E	1	110		110	1	\$ 8,951		\$ 16,613	
7	'206445001070	Single Family	KIM R & LAURIE HJELMGREN	1445 56TH ST E	1	0		0	1	\$ 8,951		\$ 16,613	
8	'206445005010	Single Family	DAVID R & REBEKAH R GEFFRE	1455 56TH ST E	1	0		0	1	\$ 8,951		\$ 16,613	
9	'206445005020	Single Family	SFR ACQUISITIONS 3 LLC	1435 56TH ST E	1	99		99	1	\$ 8,951		\$ 16,613	
10	'206445005030	Single Family	MATHEW MARCELLUS, BRITTNIE MARCELLUS	5592 ANGUS AVE	1	126		126	1	\$ 8,951		\$ 16,613	
11	'206445003010	Single Family	HOWARD B & KATHLEEN WALDRON	1366 56TH ST E	1	162		162	1	\$ 8,951		\$ 16,613	
12	'206445002053	Single Family	PAUL J III TRIVISKI, AMY L STANTON	1335 56TH ST E	2	195		195	1	\$ 8,951		\$ 16,613	
13	'206445003100	Single Family	MIKAL E & CAROL STEINMETZ	1338 56TH ST E	1	162		162	1	\$ 8,951		\$ 16,613	
14	'200321052014	Single Family	STEVEN L & CAROL O DOWNHOUR	5555 ALTA AVE	1	29		29	1	\$ 8,951		\$ 16,613	
15	'200321052013	Single Family	LORRAYNE M WIDSTROM	5580 ROBERT TRL S	1	29		29	1	\$ 8,951		\$ 16,613	
16	'206445003081	Single Family	THOMAS WILLIAM & KATHLEEN MARIE WALDRON	5660 ALTA AVE	0	0		0	0.5	\$ 4,475		\$ 16,613	Indirect Access, half rate
17	'201152001020	Single Family	KEILA CORTES MERA	5525 ANNETTE AVE	1	136		136	1	\$ 8,951		\$ 16,613	
18	'200321052010	Single Family	ANDREW CERO	5575 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
19	'200321052020	Single Family	AFTON L DAHN, LUCAS J DAHN	5595 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
20	'200321052031	Single Family	NICHOLAS & COLLEEN HANSEN	5615 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
21	'200321052032	Single Family	KENNETH R TSTE CHERMAK, DIANE L TSTE CHERMAK	5625 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
22	'201937501010	Single Family	JEFFREY TSTE DAHN, PATRICIA TSTE DAHN	5633 ANNETTE AVE	0	89		89	1	\$ 8,951		\$ 16,613	Undeveloped
23	'201937501020	Single Family	LUKE DAHN	5645 ANNETTE AVE	1	105		105	1	\$ 8,951		\$ 16,613	
24	'201937501030	Single Family	JEFFREY TSTE DAHN, PATRICIA TSTE DAHN	5657 ANNETTE AVE	1	106		106	1	\$ 8,951		\$ 16,613	
25	'200321052060	Single Family	RICHARD C & MARGARET JORGENSEN	5685 ANNETTE AVE	1	150		150	1	\$ 8,951		\$ 16,613	
26	'200321052080	Single Family	WAYNE S & JONI L TURBES	5735 ANNETTE AVE	1	90		90	1	\$ 8,951		\$ 16,613	
27	'200321083013	City Park	CITY OF INVER GROVE HTS	1642 UPPER 55TH ST E	0		1059	2118			\$ 168,084		
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						2876	1059	4994	25.5	\$ 228,239	\$ 168,084		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 720,617
ASSESSABLE STREET & STORM COST (55%)	\$ 396,339
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	4994
ASSESSABLE RATE (\$/FT)	\$ 79.36
SINGLE FAMILY FRONT FOOTAGE	2876
SINGLE FAMILY ASSESSMENT	\$ 228,239
# OF SINGLE FAMILY UNITS	25.5
ASSESSMENT RATE PER SF UNIT	\$ 8,951

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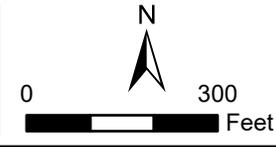
Legend

2026 Project Type

- Full Depth Reclamation

Zoning & Assessed Parcel Number

- B-2 Neighborhood Business
- B-3 General Business
- R-3C High Density Residential
- City Boundary



Project: INVER 180704
 Print Date: 12/30/2024

User Name: Ischwarz
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

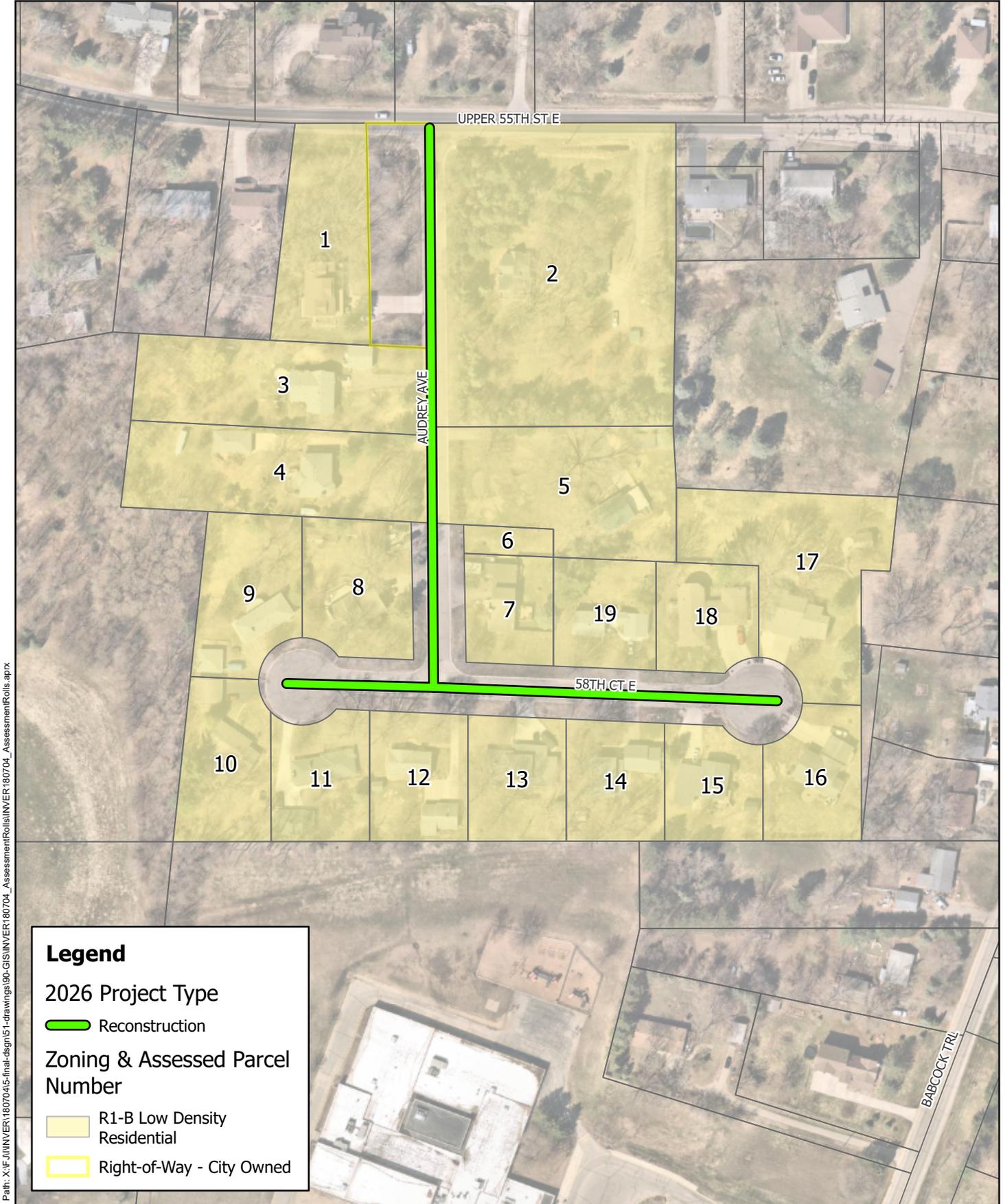
Assessment Map
2026 PMI North Feasibility Study
 Alta Area (CP 2026-09F)
 Full Depth Reclamation



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CP 2026-09F: Alta & 54th Area									
#	PID	Property Classification	Owner	Site Address	Driveway Access	Lot Area (SF)	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION									
1	'200321032010	Commercial	D & T PROPERTY INC	5280 ROBERT TRL S	0	163,781	\$ 64,269	\$ 257,076	
	'200321033020	Commercial	D & T PROPERTY INC	5350 ROBERT TRL S	1	93,295			
2	'206590001060	Commercial	AURORA INVESTORS LLC	5440 ROBERT TRL S	1	66,790	\$ 16,698	\$ 66,790	
3	'203235001020	Commercial	SARJU IGH LLC	5492 ROBERT TRL S	1	75,016	\$ 18,754	\$ 75,016	
4	'200321027010	Apartments	SALEM GREEN LTD PTNSHP	1405 UPPER 55TH ST E	0	317,117	\$ 179,758	\$ 1,867,360	
	'200321026010	Apartments	SALEM GREEN LTD PTNSHP	1445 UPPER 55TH ST E	0	312,676			
	'200321028010	Apartments	SALEM GREEN LTD PTNSHP	1475 UPPER 55TH ST E #107	0	66,022			
	'200321034011	Apartments	SALEM GREEN LTD PTNSHP		2	23,216			
5	'203235001010	Commercial	HEARTLAND CREDIT UNION	5500 ROBERT TRL S	0	102,535	\$ 25,634	\$ 102,535	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						1220448	\$ 305,112		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 555,197
ASSESSABLE STREET & STORM COST (55%)	\$ 305,358
TOTAL PROJECT AREA (SF)	1220448
ASSESSMENT RATE (\$/SF)	\$ 0.25



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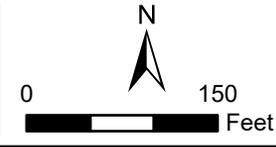
Legend

2026 Project Type

- Reconstruction

Zoning & Assessed Parcel Number

- R1-B Low Density Residential
- Right-of-Way - City Owned



Project: INVER 180704
 Print Date: 12/30/2024

User Name: tschwarz
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

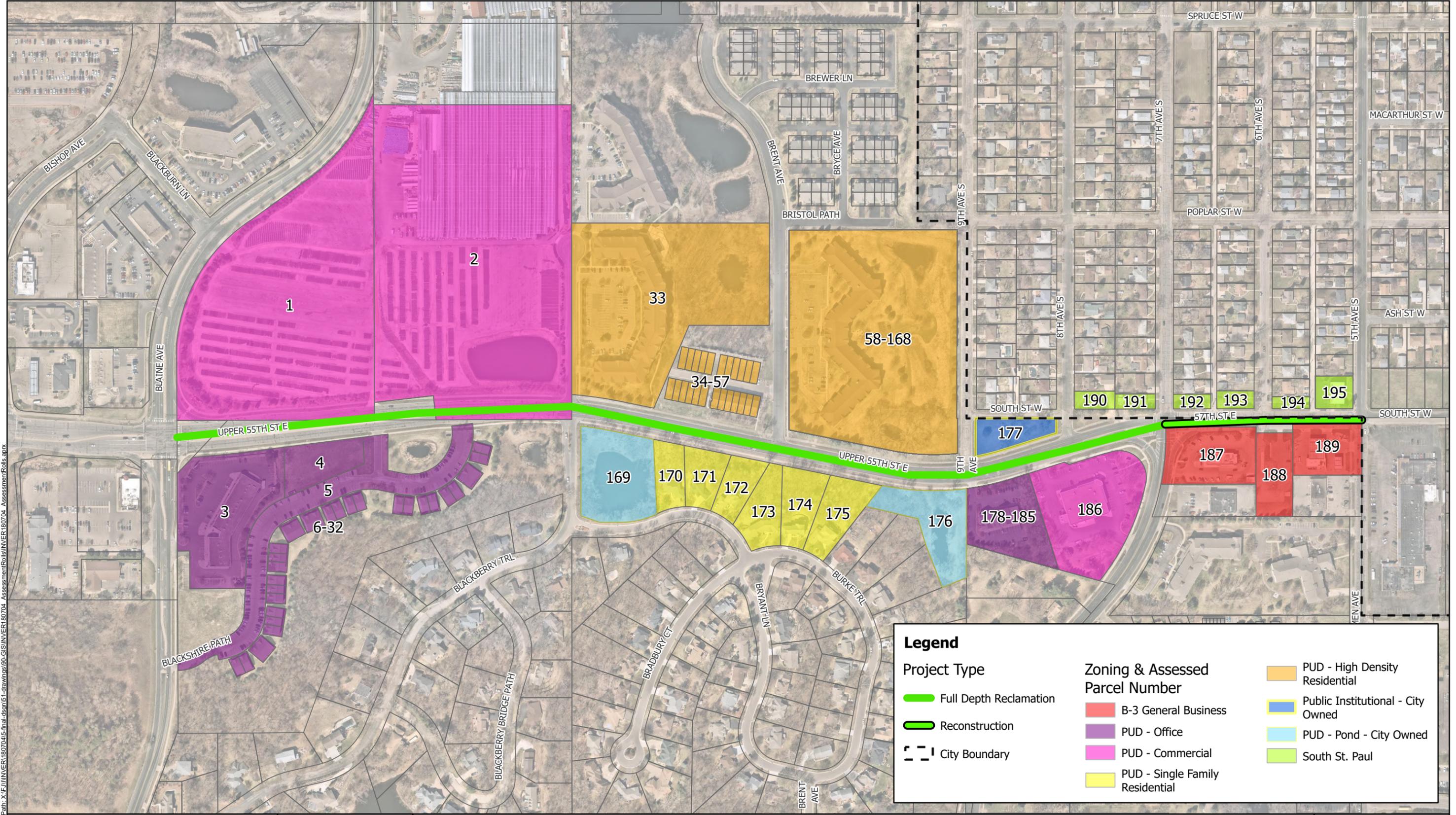
Assessment Map
2026 PMI North Feasibility Study
 Audrey Area (CP 2026-09G)
 Reconstruction



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CP0206-09G: Audrey & 58th Area									
#	PID	Property Classification	Owner	Site Address	Driveway Access	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL RECONSTRUCTION									
1	'200321080040	Single Family	CLARENCE A JR ANDERSON	5655 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
2	'200321078010	Single Family	ARAVIND BANTU, MADELINE MAE BANTU	1820 UPPER 55TH ST E	0	0	\$ -		No access to project site
3	'200321080060	Single Family	MICHAEL & RACHEL KANGAS	5641 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
4	'200321080070	Single Family	JERON P STIFFLER, ELIZABETH A STIFFLER	5715 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
5	'200321078130	Single Family	HEIDI A HAGMAN	5700 AUDREY AVE	1	1	\$ 24,379	\$ 16,062	Combined for assessment purposes
6	'207250000131	Single Family	HEIDI A HAGMAN		0	0	\$ -		
7	'207250000130	Single Family	CAROLINE L GANZ, DAVID B GANZ	5790 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
8	'207250000010	Single Family	STEPHEN L & CAROL J KOLBINGER	1775 58TH CT E	1	1	\$ 24,379	\$ 16,062	
9	'207250000020	Single Family	JANET ANN TSTE CRITTENDEN	1755 58TH CT E	1	1	\$ 24,379	\$ 16,062	
10	'207250000030	Single Family	SCOTT L ADAMS, TAMRA L ADAMS	1746 58TH CT E	1	1	\$ 24,379	\$ 16,062	
11	'207250000040	Single Family	GREGORY R & VICTORIA BAKER	1770 58TH CT E	1	1	\$ 24,379	\$ 16,062	
12	'207250000050	Single Family	DANIEL & SANDRA LOTZER	1792 58TH CT E	1	1	\$ 24,379	\$ 16,062	
13	'207250000060	Single Family	TRACY IRENE MULCAHY	1810 58TH CT E	1	1	\$ 24,379	\$ 16,062	
14	'207250000070	Single Family	RANDALL J & PATRICIA BOURGOIN	1830 58TH CT E	1	1	\$ 24,379	\$ 16,062	
15	'207250000080	Single Family	JOHN P REYNOLDS, CHRISTINA N CLEVINGER	1840 58TH CT E	1	1	\$ 24,379	\$ 16,062	
16	'207250000090	Single Family	PHILLIP & CATHERINE PROKOPOWICZ	1850 58TH CT E	1	1	\$ 24,379	\$ 16,062	
17	'207250000101	Single Family	ELIZABETH I BECKMANN TRUST	1855 58TH CT E	1	1	\$ 24,379	\$ 16,062	
18	'207250000110	Single Family	STEVEN J & PATRICIA LASHOMB	1829 58TH CT E	1	1	\$ 24,379	\$ 16,062	
19	'207250000120	Single Family	TIMOTHY C DALZELL	1823 58TH CT E	1	1	\$ 24,379	\$ 16,062	
	'200321080050	Exempt - ROW	CITY OF INVER GROVE HTS						
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						17	\$ 414,442	\$ 273,056	

IGH STREET & STORM ASSESSMENT (RECON)		Capped Assessment
TOTAL STREET & STORM COST	\$ 1,184,120	
ASSESSABLE STREET & STORM COST (35%)	\$ 414,442	\$ 273,056
# OF SINGLE FAMILY UNITS	17	
ASSESSMENT RATE PER SF UNIT	\$ 24,379	\$ 16,062



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Legend	
	Full Depth Reclamation
	Reconstruction
	City Boundary
	PUD - High Density Residential
	Public Institutional - City Owned
	PUD - Pond - City Owned
	South St. Paul
	B-3 General Business
	PUD - Office
	PUD - Commercial
	PUD - Single Family Residential



N



0 200 400 Feet



Project: INVER 180704
 Print Date: 4/8/2025

User Name: tschwarz
 Projection: NAD 1983 HARN Adj MN Dakota Ft
 Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study

Upper 55th & 57th St Area (CP 2026-09H)
 Upper 55th Full Depth Reclamation
 57th Street Reconstruction



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CP 2026-09H: Upper 55th, 57th

#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
1	'200331080020	Commercial	GLG PROPERTIES		1	657		1314	\$ 222,237		\$ 471,629	\$ 222,237	
2	'200331079023	Commercial	GLG PROPERTIES		1	750		1500	\$ 253,695		\$ 673,901	\$ 253,695	CP2026-09J assessment = \$48,361
3	'203653001010	Office	INVER GROVE BACELINE LLC	5828 BLAINE AVE	0		344	344	\$ 58,181		\$ 121,765	\$ 58,181	
4	'201416101010	Office	DEEPIKA GAVVAGI		0		264	264	\$ 44,650		\$ 34,139	\$ 34,139	
5	'201416000010	Office	BLACKBERRY TOWN OFFICE PARK ASSOC INC		1			0	\$ -			\$ -	Added this frontage to the office condos
6-32	Multiple	Office Condos	BLACKBERRY TOWN OFFICE PARK		1	670		1340	\$ 226,634		\$ 396,596	\$ 226,634	
6	'201416001310	Office Condo	BLACKBERRY INVESTMENTS LLC	5754 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
7	'201416001300	Office Condo	BLACKBERRY INVESTMENTS LLC	5758 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
8	'201416001291	Office Condo	TROWBRIDGE AND VAN GUILDER LLC	5766 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
9	'201416001270	Office Condo	JAMISON PROPERTIES LLC	5770 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
10	'201416001260	Office Condo	WESTGATE 15750 VENTURE LLC	5774 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
11	'201416001250	Office Condo	TJ THOMPSON PROPERTIES LLC	5778 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
12	'201416001240	Office Condo	RIVER HEIGHTS CHAMBER OF COMMERCE	5782 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
13	'201416001230	Office Condo	MN REAL ESTATE LLC	5786 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
14	'201416001220	Office Condo	MARK A SMITH	5790 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
15	'201416001210	Office Condo	REDSUN PROPERTIES LLC	5798 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
16	'201416001200	Office Condo	MICHELLE KOKER, MICHAEL R KOKER	5802 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
17	'201416001190	Office Condo	BLACKBERRY LLC	5806 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
18	'201416001180	Office Condo	D&Y INVESTMENT LLC	5810 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
19	'201416001171	Office Condo	ZLOH ENTERPRISES LLC	5814 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
20	'201416001151	Office Condo	RCNB LLC	5826 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
21	'201416001130	Office Condo	CAMRAY PROPERTIES LLC	5838 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
22	'201416001120	Office Condo	HPR PROPERTIES LLC	5842 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
23	'201416001110	Office Condo	G3 LLC	5846 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
24	'201416001100	Office Condo	BLACKSHIRE PATH LLC	5850 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
25	'201416001090	Office Condo	BLACKSHIRE PATH LLC	5854 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
26	'201416001080	Office Condo	URBANARCHITECTS LLC	5858 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
27	'201416001070	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5862 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
28	'201416001060	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5866 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
29	'201416001050	Office Condo	TWINS MANAGEMENT LLC	5870 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
30	'201416001041	Office Condo	MINNESOTA GOVERNMENT ENGINEERS COUNCIL	5874 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
31	'201416001022	Office Condo	BLACKBERRY HOLDINGS LLC	5882 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
32	'201416001011	Office Condo	FIRST CAPITAL PROPERTY MANAGEMENT LLC	5886 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
33	'201507501020	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5480 BLACKBERRY TRL	0		246	246	\$ 41,606		\$ 993,040	\$ 41,606	CP2026-09J assessment = \$68,733
34-57	Multiple	Townhomes			0		391	391	\$ 66,130		\$ 147,292	\$ 66,130	CP2026-09J assessment = \$42,667
34	'201507101010	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5707 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
35	'201507101020	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5705 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
36	'201507101030	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5703 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
37	'201507101040	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5701 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
38	'201507101050	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5699 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
39	'201507101060	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5697 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
40	'201507101070	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5695 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
41	'201507101080	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5693 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
42	'201507101090	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5691 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
43	'201507101100	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5689 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
44	'201507101110	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5687 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
45	'201507101120	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5709 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778

CP 2026-09H: Upper 55th, 57th

#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
46	'201507101130	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5711 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
47	'201507101140	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5713 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
48	'201507101150	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5715 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
49	'201507101160	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5717 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
50	'201507101170	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5719 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
51	'201507101180	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5721 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
52	'201507101190	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5723 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
53	'201507101200	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5725 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
54	'201507101210	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5727 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
55	'201507101220	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5729 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
56	'201507101230	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5731 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
57	'201507101240	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5733 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
58-168	Multiple	Residential Co-ops	GRAMERCY PARK COOPERATIVE OF ST PAUL		0		569	569	\$ 96,235		\$ 688,060	\$ 96,235	CP2026-09J assessment = \$101,018
58	'203080002101	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
59	'203080002102	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
60	'203080002103	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
61	'203080002104	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
62	'203080002105	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
63	'203080002106	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
64	'203080002107	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
65	'203080002108	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
66	'203080002109	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
67	'203080002110	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
68	'203080002111	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
69	'203080002112	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
70	'203080002114	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
71	'203080002115	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
72	'203080002116	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
73	'203080002117	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
74	'203080002118	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
75	'203080002121	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
76	'203080002122	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
77	'203080002123	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
78	'203080002124	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
79	'203080002125	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
80	'203080002126	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
81	'203080002127	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
82	'203080002128	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
83	'203080002129	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
84	'203080002130	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
85	'203080002131	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
86	'203080002132	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
87	'203080002133	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
88	'203080002134	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
89	'203080002135	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
90	'203080002136	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
91	'203080002137	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910

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#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
92	'203080002200	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
93	'203080002201	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
94	'203080002202	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
95	'203080002203	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
96	'203080002204	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
97	'203080002205	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
98	'203080002206	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
99	'203080002207	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
100	'203080002208	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
101	'203080002209	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
102	'203080002210	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
103	'203080002211	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
104	'203080002212	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
105	'203080002214	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
106	'203080002215	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
107	'203080002216	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
108	'203080002217	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
109	'203080002218	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
110	'203080002219	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
111	'203080002220	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
112	'203080002221	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
113	'203080002222	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
114	'203080002223	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
115	'203080002224	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
116	'203080002225	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
117	'203080002226	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
118	'203080002227	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
119	'203080002228	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
120	'203080002229	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
121	'203080002230	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
122	'203080002231	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
123	'203080002232	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
124	'203080002233	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
125	'203080002234	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
126	'203080002235	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
127	'203080002236	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
128	'203080002237	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
129	'203080002238	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
130	'203080002300	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
131	'203080002301	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
132	'203080002302	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
133	'203080002303	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
134	'203080002304	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
135	'203080002305	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
136	'203080002306	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
137	'203080002307	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
138	'203080002308	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910

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FULL DEPTH RECLAMATION													
139	'203080002309	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
140	'203080002310	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
141	'203080002311	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
142	'203080002312	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
143	'203080002314	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
144	'203080002315	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
145	'203080002316	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
146	'203080002317	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
147	'203080002318	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
148	'203080002319	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
149	'203080002320	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
150	'203080002321	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
151	'203080002322	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
152	'203080002323	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
153	'203080002324	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
154	'203080002325	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
155	'203080002326	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
156	'203080002327	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
157	'203080002328	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
158	'203080002329	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
159	'203080002330	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
160	'203080002331	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
161	'203080002332	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
162	'203080002333	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
163	'203080002334	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
164	'203080002335	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
165	'203080002336	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
166	'203080002337	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
167	'203080002338	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
168	'203080002339	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
169	'204737500010	City Pond	CITY OF INVER GROVE HEIGHTS		0		245	245		\$ 41,437			CP2026-09J assessment = \$55,000
170	'204737501010	Single Family	STEVEN L & KELLEY M SCHLUNDT	5804 BRYANT LN	0		105	105	\$ -			\$ -	
171	'204737501020	Single Family	DAVID R & MELISSA L KISHISH	5812 BRYANT LN	0		160	160	\$ -			\$ -	
172	'204737501030	Single Family	BRADFORD J MORSE, KRISTINE M MORSE	5820 BRYANT LN	0		130	130	\$ -			\$ -	
173	'204737501040	Single Family	JOSEPH F & SUSAN WILLETTE	5844 BURKE TRL	0		44	44	\$ -			\$ -	
174	'204737501050	Single Family	MATTHEW THOMAS GARRETT, CARA SHEAFFER GARRETT	5854 BURKE TRL	0		163	163	\$ -			\$ -	
175	'204737501060	Single Family	JOSHUA HAREIN	5862 BURKE TRL	0		176	176	\$ -			\$ -	
176	'204737500020	City Pond	CITY OF INVER GROVE HEIGHTS		0		282	282		\$ 47,695			
177	'200341051012	Public Institutional	CITY OF INVER GROVE HEIGHTS		1		280	280		\$ 47,356			
178-185	Multiple	Office Condos	SCENIC HEIGHTS		1	213		426	\$ 72,049			\$ 72,049	
178	'206647505001	Office Condo	AIMEE E ALDRICH LLC	2898 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
179	'206647505002	Office Condo	PAUL & JODI L HASSING	2902 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
180	'206647505003	Office Condo	TK HOLDINGS LLC	2906 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
181	'206647505004	Office Condo	POINT NORTH PROPERTIES LLC	2910 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
182	'206647505005	Office Condo	POINT NORTH PROPERTIES LLC	2926 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
183	'206647505006	Office Condo	ERC HOLDINGS LLC	2922 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
184	'206647505007	Office Condo	RTA HOLDINGS LLC	2918 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	

CP 2026-09H: Upper 55th, 57th

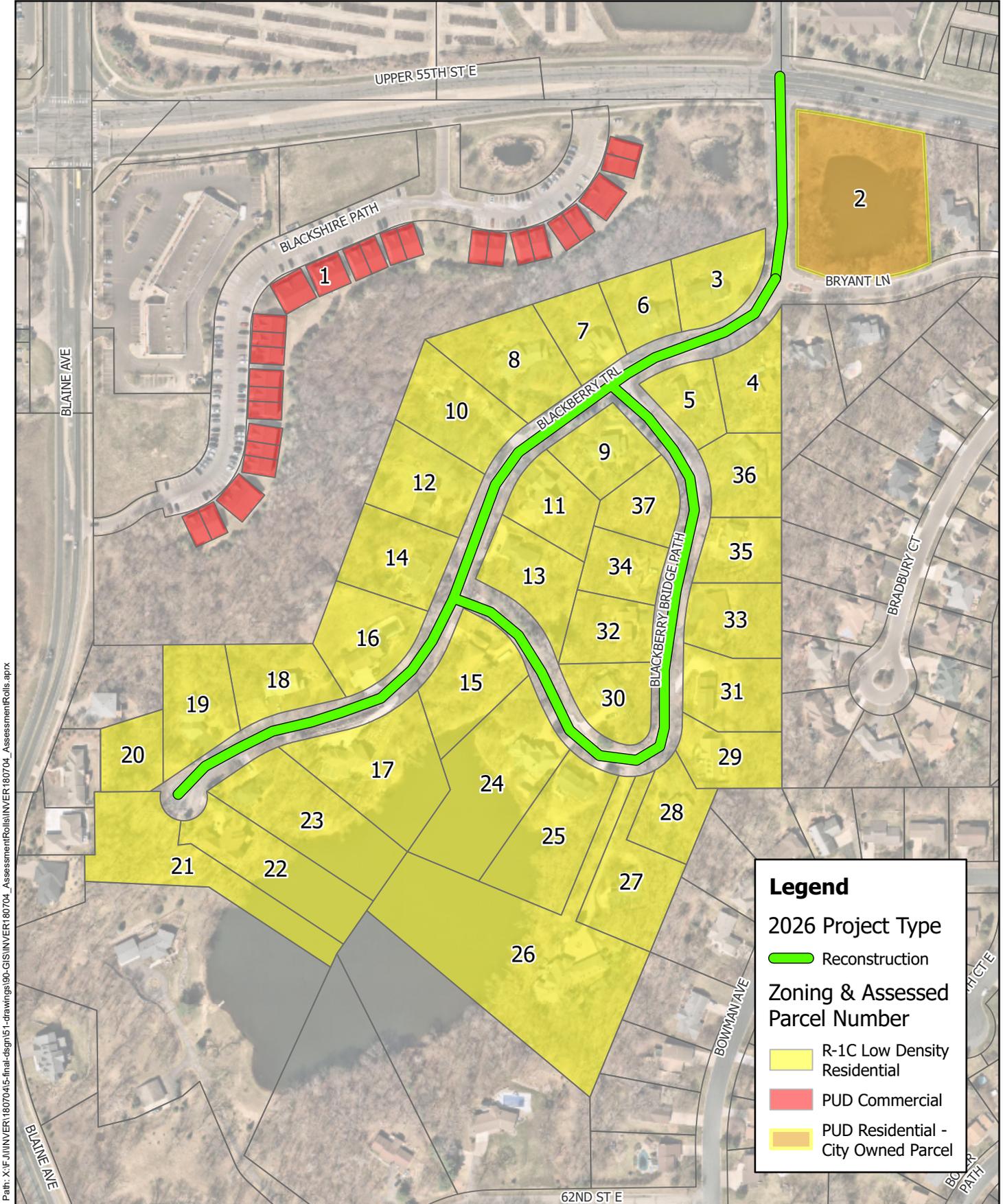
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
185	'206647505008	Office Condo	RTA HOLDINGS LLC	2914 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
186	'206647501020	Commercial	SIMPLY HOLDINGS LLC	5825 CAHILL AVE	1	384		768	\$ 129,892		\$ 113,832	\$ 113,832	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS							2674	3399	8747	\$ 136,488		\$ 1,184,738	

IGH STREET, STORM, SIDEWALK/TRAIL ASSESSMENT (FDR)		Capped Assessment
TOTAL STREET, STORM, SIDEWALK/TRAIL COST	\$ 2,689,760	
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COST (55%)	\$ 1,479,368	\$ 1,184,738
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	\$ 8,747	Varies
ASSESSABLE RATE (\$/FT)	\$ 169.13	

CP 2026-09H: Upper 55th, 57th

#	PID	Property Classification	Owner	Site Address	Driveway Access	Commercial Frontage	Residential Frontage	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes	
FULL RECONSTRUCTION												
187	'200341050050	Commercial	FRANCHISE REALTY INT CORP	5760 CAHILL AVE	1	300		600	\$ 87,174	\$ 57,882		
188	'200341050040	Commercial	RIVER COUNTRY COOPERATIVE	3220 57TH ST E	2	122		244	\$ 35,451	\$ 34,041		
189	'200341050020	Commercial	RIVER COUNTRY COOPERATIVE	3240 57TH ST E	2	190		380	\$ 55,210	\$ 43,850		
190	'363210014171	South St. Paul	FRAZIER RECOVERY HOME LLC	1457 8TH AVE S	1		134	134	\$ -		South St. Paul Assessment Method unknown.	
191	'363210014150	South St. Paul	NORMA PATRICIA CORRAL-JIMENEZ	1454 7TH AVE S	1		134	134	\$ -		South St. Paul Assessment Method unknown.	
192	'363210015170	South St. Paul	FRAZIER RECOVERY HOME LLC	1457 7TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.	
193	'363210015150	South St. Paul	RENEE L BREDY	1456 6TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.	
194	'363210016160	South St. Paul	JOSEFINA CASTRO RANGEL	1459 6TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.	
195	'363210016150	South St. Paul	BAJA REALTY LLC	1450 5TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.	
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS							612	764	1988	\$ 177,835	\$ 135,773	

IGH STREET & STORM ASSESSMENT (FULL RECONSTRUCTION)		Capped Assessment
TOTAL STREET & STORM COST	\$ 825,253	
ASSESSABLE STREET & STORM COST (35%)	\$ 288,839	\$ 135,773
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	\$ 1,988	
ASSESSABLE RATE (\$/FT)	\$ 145.29	varies



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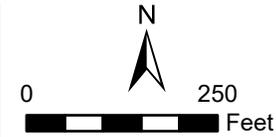
Legend

2026 Project Type

- Reconstruction

Zoning & Assessed Parcel Number

- R-1C Low Density Residential
- PUD Commercial
- PUD Residential - City Owned Parcel



Project: INVER 180704
 Print Date: 12/30/2024

User Name: tschwarz
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map
2026 PMI North Feasibility Study
 South Blackberry Trail Area (CP 2026-09I)
 Reconstruction



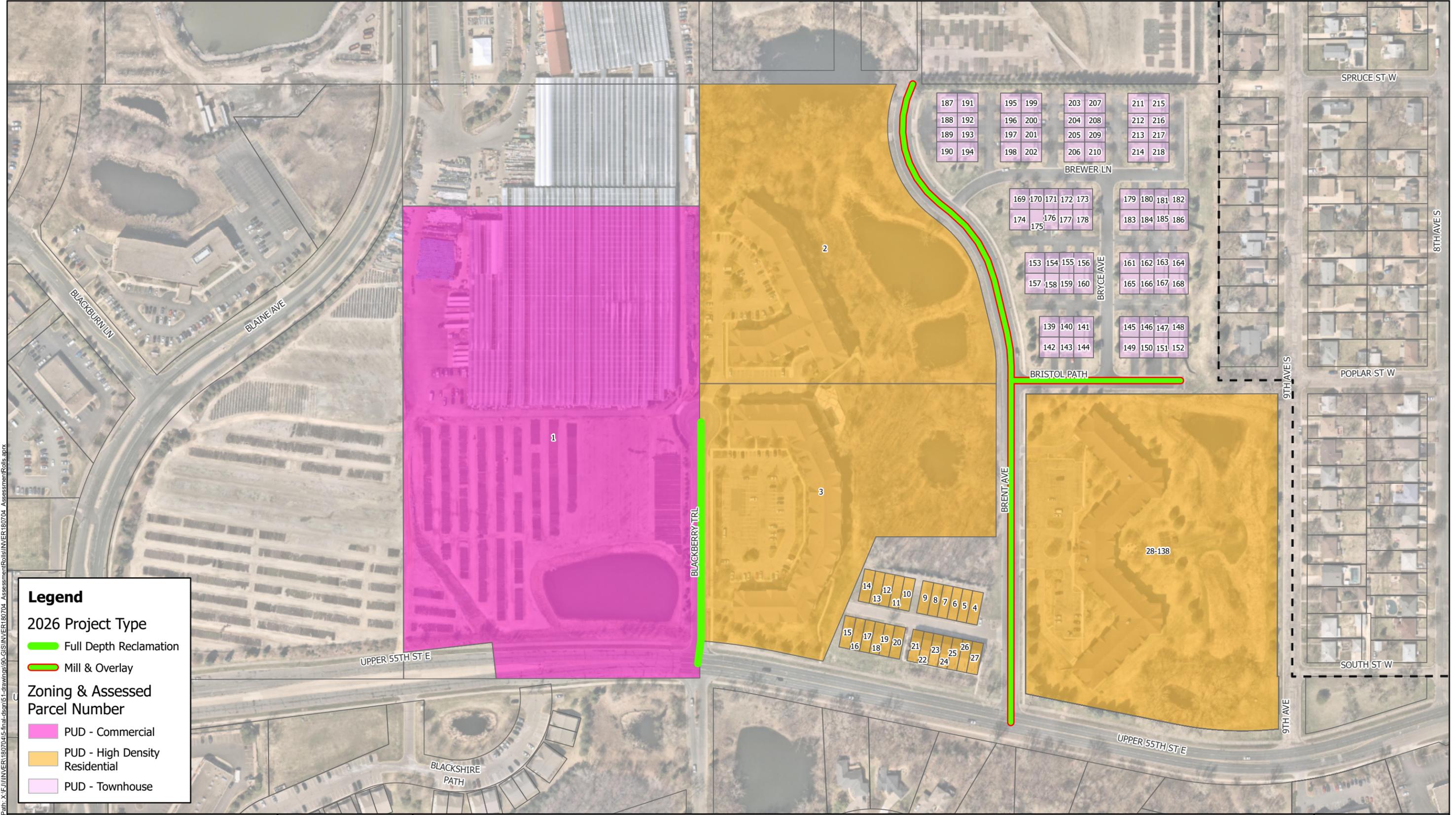
This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

CP 2026-09I: Blackberry Trail South Area														
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Unit	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL RECONSTRUCTION														
1A	'201416001310	Office Condo	BLACKBERRY INVESTMENTS LLC	5754 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1AA	'201416001011	Office Condo	FIRST CAPITAL PROPERTY MANAGEMENT LLC	5886 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1B	'201416001300	Office Condo	BLACKBERRY INVESTMENTS LLC	5758 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1C	'201416001291	Office Condo	TROWBRIDGE AND VAN GUILDER LLC	5766 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1D	'201416001270	Office Condo	JAMISON PROPERTIES LLC	5770 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1E	'201416001260	Office Condo	WESTGATE 15750 VENTURE LLC	5774 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1F	'201416001250	Office Condo	TJ THOMPSON PROPERTIES LLC	5778 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1G	'201416001240	Office Condo	RIVER HEIGHTS CHAMBER OF COMMERCE	5782 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1H	'201416001230	Office Condo	MN REAL ESTATE LLC	5786 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1I	'201416001220	Office Condo	MARK A SMITH	5790 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1J	'201416001210	Office Condo	REDSUN PROPERTIES LLC	5798 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1K	'201416001200	Office Condo	MICHELLE KOKER, MICHAEL R KOKER	5802 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1L	'201416001190	Office Condo	BLACKBERRY LLC	5806 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1M	'201416001180	Office Condo	D&Y INVESTMENT LLC	5810 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1N	'201416001171	Office Condo	ZLOH ENTERPRISES LLC	5814 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1O	'201416001151	Office Condo	RCNB LLC	5826 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1P	'201416001130	Office Condo	CAMRAY PROPERTIES LLC	5838 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Q	'201416001120	Office Condo	HPR PROPERTIES LLC	5842 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1R	'201416001110	Office Condo	G3 LLC	5846 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1S	'201416001100	Office Condo	BLACKSHIRE PATH LLC	5850 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1T	'201416001090	Office Condo	BLACKSHIRE PATH LLC	5854 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1U	'201416001080	Office Condo	URBANARCHITECTS LLC	5858 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1V	'201416001070	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5862 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1W	'201416001060	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5866 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1X	'201416001050	Office Condo	TWINS MANAGEMENT LLC	5870 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Y	'201416001041	Office Condo	MINNESOTA GOVERNMENT ENGINEERS COUNCIL	5874 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Z	'201416001022	Office Condo	BLACKBERRY HOLDINGS LLC	5882 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
2	'204737500010	City Pond	CITY OF INVER GROVE HEIGHTS		0		297	297			\$ 54,998			No access
3	'202740001010	Single Family	ANTHONY GABRIEL MONSOUR, ANNA MONSOUR	5825 BLACKBERRY TRL	1	287		287	1	\$ 31,290		\$ 24,580	\$ 24,580	
4	'202740003010	Single Family	KENTON R & ROSALYN A MILLER	5824 BLACKBERRY TRL	1	307		307	1	\$ 31,290		\$ 24,580	\$ 24,580	
5	'202740003020	Single Family	MICHAEL O & CATHY C WISE	5834 BLACKBERRY TRL	1	321		321	1	\$ 31,290		\$ 24,580	\$ 24,580	
6	'202740001020	Single Family	BRAD & CHANNORAK KER CUMMINGS	5835 BLACKBERRY TRL	1	113		113	1	\$ 31,290		\$ 24,580	\$ 24,580	
7	'202740001030	Single Family	CHARLES W & AMANDA R HACKERSON	5845 BLACKBERRY TRL	1	105		105	1	\$ 31,290		\$ 24,580	\$ 24,580	
8	'202740001040	Single Family	GREG K & CHRISTINE M TSTES KOCH	5865 BLACKBERRY TRL	1	125		125	1	\$ 31,290		\$ 24,580	\$ 24,580	
9	'202740002010	Single Family	GARY M & CHERYL E KEINDL	5880 BLACKBERRY TRL	2	291		291	1	\$ 31,290		\$ 24,580	\$ 24,580	
10	'202740001050	Single Family	ERIC C & SARAH R SCOVIL	5885 BLACKBERRY TRL	1	128		128	1	\$ 31,290		\$ 24,580	\$ 24,580	
11	'202740002070	Single Family	JOHN JR & KAREN L TSTES LABRIOLA	5890 BLACKBERRY TRL	2	153		153	1	\$ 31,290		\$ 24,580	\$ 24,580	
12	'202740001060	Single Family	JACOB S COTNER, LAUREN L COTNER	5895 BLACKBERRY TRL	1	131		131	1	\$ 31,290		\$ 24,580	\$ 24,580	
13	'202740002060	Single Family	CHRISTINA K MALEY, ERIN STREAM	5904 BLACKBERRY TRL	2	368		368	1	\$ 31,290		\$ 24,580	\$ 24,580	
14	'202740001070	Single Family	DESMOND E & SOUAD N BROBBY	5915 BLACKBERRY TRL	1	152		152	1	\$ 31,290		\$ 24,580	\$ 24,580	
15	'202740003130	Single Family	DAVE B & DEIDRE S D JACOBSEN	5950 BLACKBERRY TRL	2	366		366	1	\$ 31,290		\$ 24,580	\$ 24,580	
16	'202740001080	Single Family	JAMIE & JESSICA ROBERTS	5955 BLACKBERRY TRL	1	236		236	1	\$ 31,290		\$ 24,580	\$ 24,580	
17	'202740003140	Single Family	MICHAEL ROSS	5966 BLACKBERRY TRL	1	292		292	1	\$ 31,290		\$ 24,580	\$ 24,580	
18	'202740001090	Single Family	CLAUDIN G & SUZETTE ALLAIRE	5975 BLACKBERRY TRL	1	213		213	1	\$ 31,290		\$ 24,580	\$ 24,580	
19	'202740001100	Single Family	ALBERT J TSTE AMBROSE	5995 BLACKBERRY TRL	1	178		178	1	\$ 31,290		\$ 24,580	\$ 24,580	
20	'205357601030	Single Family	JOSEPH SCOTT & CYNTHIA SMITH	6095 BLACKBERRY TRL	0	30		30	1	\$ 31,290		\$ 24,580	\$ 24,580	undeveloped
21	'205357901010	Single Family	WILLIAM P DUFFEY	6128 BLACKBERRY TRL	0	76		76	1	\$ 31,290		\$ 24,580	\$ 24,580	undeveloped
22	'205357601050	Single Family	J DAVID TSTE VOGEL, KATHLEEN S TSTE VOGEL	6124 BLACKBERRY TRL	1	88		88	1	\$ 31,290		\$ 24,580	\$ 24,580	
23	'202740003150	Single Family	CHARLES W WALKER	6120 BLACKBERRY TRL	1	161		161	1	\$ 31,290		\$ 24,580	\$ 24,580	
24	'202740003120	Single Family	JOHN EARL TSTE GUNDERMAN, JUDY ANN TSTE GUNDERMAN	5934 BLACKBERRY BRIDGE PATH	2	164		164	1	\$ 31,290		\$ 24,580	\$ 24,580	
25	'202740003110	Single Family	MATTHEW J & DONNA M ISAAC	5926 BLACKBERRY BRIDGE PATH	1	107		107	1	\$ 31,290		\$ 24,580	\$ 24,580	
26	'202740003100	Single Family	JOHN J ACKELSON	5920 BLACKBERRY BRIDGE PATH	1	32		32	1	\$ 31,290		\$ 24,580	\$ 24,580	
27	'202740003090	Single Family	TINA K ISAAC	5912 BLACKBERRY BRIDGE PATH	1	39		39	1	\$ 31,290		\$ 24,580	\$ 24,580	
28	'202740003080	Single Family	GLEN D TSTE GRIMES, SUSAN R TSTE GRIMES	5906 BLACKBERRY BRIDGE PATH	1	55		55	1	\$ 31,290		\$ 24,580	\$ 24,580	
29	'202740003070	Single Family	BETTY-ROSE MARIE SANTRACH	5898 BLACKBERRY BRIDGE PATH	1	75		75	1	\$ 31,290		\$ 24,580	\$ 24,580	
30	'202740002050	Single Family	MELVYN N REVOCABLE TRUST LEACH, FLURYANNE REVOCABLE LEACH	5905 BLACKBERRY BRIDGE PATH	1	400		400	1	\$ 31,290		\$ 24,580	\$ 24,580	
31	'202740003060	Single Family	ALEXANDER & ANNELISE COLETTA, MARIO COLETTA	5892 BLACKBERRY BRIDGE PATH	1	132		132	1	\$ 31,290		\$ 24,580	\$ 24,580	
32	'202740002040	Single Family	HILAIRE MOUSSOUGAN, QUEEN MOUSSOUGAN	5887 BLACKBERRY BRIDGE PATH	1	108		108	1	\$ 31,290		\$ 24,580	\$ 24,580	
33	'202740003050	Single Family	DARREN D DEARAUJO, RANIERY C DEARAUJO	5884 BLACKBERRY BRIDGE PATH	1	115		115	1	\$ 31,290		\$ 24,580	\$ 24,580	

CP 2026-09I: Blackberry Trail South Area

#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Unit	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL RECONSTRUCTION														
34	'202740002030	Single Family	DAVID C SWEET, MEEGAN C JOHNSON	5881 BLACKBERRY BRIDGE PATH	1	113		113	1	\$ 31,290		\$ 24,580	\$ 24,580	
35	'202740003040	Single Family	BRADLEY E HEPPEP, JANNA T HEPPEP	5878 BLACKBERRY BRIDGE PATH	1	130		130	1	\$ 31,290		\$ 24,580	\$ 24,580	
36	'202740003030	Single Family	REYNOLD O & SHARON A BUCKMAN	5870 BLACKBERRY BRIDGE PATH	1	133		133	1	\$ 31,290		\$ 24,580	\$ 24,580	
37	202740002020	Single Family	GARY M & CHERYL E KEINDL		0	190		190	1	\$ 31,290		\$ 24,580	\$ 24,580	
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						5914	544	6458	35	\$ 1,140,894			\$ 906,031	

IGH STREET & STORM ASSESSMENT (RECON)		Capped Assessment
TOTAL STREET & STORM COST	\$ 3,416,905	
ASSESSABLE STREET & STORM COST (35%)	\$ 1,195,917	\$ 906,031
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	6458	
ASSESSABLE RATE (\$/FT)	\$ 185.18	
SINGLE FAMILY FRONT FOOTAGE	5914	
SINGLE FAMILY ASSESSMENT	\$ 1,095,155	
# OF SINGLE FAMILY UNITS	35	
ASSESSMENT RATE PER SF UNIT	\$ 31,290	\$ 24,580



Legend

2026 Project Type

- Full Depth Reclamation
- Mill & Overlay

Zoning & Assessed Parcel Number

- PUD - Commercial
- PUD - High Density Residential
- PUD - Townhouse

Path: X:\F\INVER\180704\5-final-dsgn\51-drawings\90-GIS\INVER\180704-AssessmentRolls.aprx



N



0 300
Feet

Project: INVER 180704
Print Date: 1/2/2025

User Name: tswartz
Projection: NAD 1983 HARN Adj MN Dakota Ft
Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study

North Blackberry Trl Area (CP 2026-09J) Pavement Rehabilitation



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CP 2026-09J: Brent, Bristol, Blackberry North

#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
1	'200331079023	Commercial	GLG PROPERTIES		Blackberry	652		1304		\$ 48,365	\$ 637,477	
2	'201507501010	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5470 BLACKBERRY	Blackberry	404	739	808	739	\$ 73,991	\$ 689,656	
3	'201507501020	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5480 BLACKBERRY	Blackberry	652	339	1304	339	\$ 68,560	\$ 993,040	
4-27	Multiple	Townhomes	BRENTWOOD HILLS TOWNHOME ASSOCIATION		Brent	355			710	\$ 42,295	\$ 147,292	
4	'201507101010	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5707 BRENT AVE						\$ 1,762	\$ 6,137	
5	'201507101020	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5705 BRENT AVE						\$ 1,762	\$ 6,137	
6	'201507101030	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5703 BRENT AVE						\$ 1,762	\$ 6,137	
7	'201507101040	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5701 BRENT AVE						\$ 1,762	\$ 6,137	
8	'201507101050	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5699 BRENT AVE						\$ 1,762	\$ 6,137	
9	'201507101060	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5697 BRENT AVE						\$ 1,762	\$ 6,137	
10	'201507101070	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5695 BRENT AVE						\$ 1,762	\$ 6,137	
11	'201507101080	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5693 BRENT AVE						\$ 1,762	\$ 6,137	
12	'201507101090	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5691 BRENT AVE						\$ 1,762	\$ 6,137	
13	'201507101100	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5689 BRENT AVE						\$ 1,762	\$ 6,137	
14	'201507101110	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5687 BRENT AVE						\$ 1,762	\$ 6,137	
15	'201507101120	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5709 BRENT AVE						\$ 1,762	\$ 6,137	
16	'201507101130	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5711 BRENT AVE						\$ 1,762	\$ 6,137	
17	'201507101140	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5713 BRENT AVE						\$ 1,762	\$ 6,137	
18	'201507101150	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5715 BRENT AVE						\$ 1,762	\$ 6,137	
19	'201507101160	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5717 BRENT AVE						\$ 1,762	\$ 6,137	
20	'201507101170	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5719 BRENT AVE						\$ 1,762	\$ 6,137	
21	'201507101180	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5721 BRENT AVE						\$ 1,762	\$ 6,137	
22	'201507101190	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5723 BRENT AVE						\$ 1,762	\$ 6,137	
23	'201507101200	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5725 BRENT AVE						\$ 1,762	\$ 6,137	
24	'201507101210	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5727 BRENT AVE						\$ 1,762	\$ 6,137	
25	'201507101220	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5729 BRENT AVE						\$ 1,762	\$ 6,137	
26	'201507101230	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5731 BRENT AVE						\$ 1,762	\$ 6,137	
27	'201507101240	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5733 BRENT AVE						\$ 1,762	\$ 6,137	
28-138	Multiple	Residential Co-ops	GRAMERCY PARK COOPERATIVE OF ST PAUL		Brent	663	355		1681	\$ 100,137	\$ 688,060	
28	'203080002102	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
29	'203080002103	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
30	'203080002104	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
31	'203080002105	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
32	'203080002106	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
33	'203080002107	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
34	'203080002108	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
35	'203080002109	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
36	'203080002110	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
37	'203080002111	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
38	'203080002112	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

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#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
39	'203080002114	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
40	'203080002115	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
41	'203080002116	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
42	'203080002117	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
43	'203080002118	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
44	'203080002121	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
45	'203080002122	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
46	'203080002123	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
47	'203080002124	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
48	'203080002125	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
49	'203080002126	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
50	'203080002127	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
51	'203080002128	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
52	'203080002129	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
53	'203080002131	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
54	'203080002132	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
55	'203080002133	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
56	'203080002134	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
57	'203080002135	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
58	'203080002136	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
59	'203080002137	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
60	'203080002201	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
61	'203080002202	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
62	'203080002203	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
63	'203080002204	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
64	'203080002205	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
65	'203080002206	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
66	'203080002207	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
67	'203080002208	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
68	'203080002209	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
69	'203080002210	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
70	'203080002211	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
71	'203080002212	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
72	'203080002214	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
73	'203080002215	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
74	'203080002216	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
75	'203080002217	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
76	'203080002218	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
77	'203080002219	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
78	'203080002220	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

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#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
79	'203080002221	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
80	'203080002222	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
81	'203080002223	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
82	'203080002224	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
83	'203080002225	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
84	'203080002226	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
85	'203080002227	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
86	'203080002228	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
87	'203080002229	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
88	'203080002230	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
89	'203080002231	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
90	'203080002232	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
91	'203080002233	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
92	'203080002234	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
93	'203080002235	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
94	'203080002236	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
95	'203080002237	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
96	'203080002238	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
97	'203080002300	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
98	'203080002301	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
99	'203080002302	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
100	'203080002303	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
101	'203080002304	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
102	'203080002305	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
103	'203080002306	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
104	'203080002307	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
105	'203080002308	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
106	'203080002309	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
107	'203080002310	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
108	'203080002311	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
109	'203080002312	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
110	'203080002314	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
111	'203080002315	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
112	'203080002316	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
113	'203080002317	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
114	'203080002318	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
115	'203080002319	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
116	'203080002320	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
117	'203080002321	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
118	'203080002322	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

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#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
119	'203080002323	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
120	'203080002324	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
121	'203080002325	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
122	'203080002326	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
123	'203080002327	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
124	'203080002328	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
125	'203080002329	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
126	'203080002330	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
127	'203080002331	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
128	'203080002332	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
129	'203080002333	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
130	'203080002334	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
131	'203080002335	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
132	'203080002336	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
133	'203080002337	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
134	'203080002338	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
135	'203080002339	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
136	'203080002101	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
137	'203080002130	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
138	'203080002200	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
139-218	Multiple	Townhomes	BRENTWOOD VILLAGE		Brent, Bristol	1066			2132	\$ 127,003		
139	'201509501670	Townhome	MARK L & MICHELLE A WEIS	5483 BRYCE AVE						\$ 1,588	\$ 10,060	
140	'201509501680	Townhome	JEFFREY J & KATHLEEN M MILES	5481 BRYCE AVE						\$ 1,588	\$ 10,060	
141	'201509501690	Townhome	TONI A GOLDEN	5479 BRYCE AVE						\$ 1,588	\$ 10,060	
142	'201509501720	Townhome	LHU MO TSO	5497 BRISTOL PATH						\$ 1,588	\$ 10,060	
143	'201509501710	Townhome	MARIA ELENA HOLGUIN ROMERO, CHRISTIAN DAVID SIMMONS	5495 BRISTOL PATH						\$ 1,588	\$ 10,060	
144	'201509501700	Townhome	CAROLYN ANN OLSON	5493 BRISTOL PATH						\$ 1,588	\$ 10,060	
145	'201509501730	Townhome	JENNIFER GUTHERY	5478 BRYCE AVE						\$ 1,588	\$ 10,060	
146	'201509501740	Townhome	TERRY L CURRAN, TROYSEN O CURRAN	5480 BRYCE AVE						\$ 1,588	\$ 10,060	
147	'201509501750	Townhome	CHRISTOPHER C JACKSON	5482 BRYCE AVE						\$ 1,588	\$ 10,060	
148	'201509501760	Townhome	TIMOTHY P GIBBONS	5484 BRYCE AVE						\$ 1,588	\$ 10,060	
149	'201509501800	Townhome	BRANDON SMITH	5491 BRISTOL PATH						\$ 1,588	\$ 10,060	
150	'201509501790	Townhome	DEBRA J THORSON	5489 BRISTOL PATH						\$ 1,588	\$ 10,060	
151	'201509501780	Townhome	SUZANNE SERNETT	5487 BRISTOL PATH						\$ 1,588	\$ 10,060	
152	'201509501770	Townhome	BRIAN & BARBARA L DAVIS	5485 BRISTOL PATH						\$ 1,588	\$ 10,060	
153	'201509501510	Townhome	JONATHAN CASURELLA, CHRISTINA NGUYEN	5469 BRYCE AVE						\$ 1,588	\$ 10,060	
154	'201509501520	Townhome	ZACHARY LEE CONDON, ALLISON J OKONEK	5467 BRYCE AVE						\$ 1,588	\$ 10,060	
155	'201509501530	Townhome	CHUNG CHENG MANAGEMENT GROUP LLC	5465 BRYCE AVE						\$ 1,588	\$ 10,060	
156	'201509501540	Townhome	BUENAFE IGNACIO	5463 BRYCE AVE						\$ 1,588	\$ 10,060	
157	'201509501580	Townhome	KATHLEEN M OCONNELL	5477 BRYCE AVE						\$ 1,588	\$ 10,060	

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FULL DEPTH RECLAMATION & MILL & OVERLAY												
158	'201509501570	Townhome	JESSICA ASHA HINCK	5475 BRYCE AVE						\$ 1,588	\$ 10,060	
159	'201509501560	Townhome	CATHRYN R HEIMERDINGER	5473 BRYCE AVE						\$ 1,588	\$ 10,060	
160	'201509501550	Townhome	MARY E LARSON	5471 BRYCE AVE						\$ 1,588	\$ 10,060	
161	'201509501590	Townhome	CATHERINE J HOULIHAN	5460 BRYCE AVE						\$ 1,588	\$ 10,060	
162	'201509501600	Townhome	PEGGY A SCHOMMER	5462 BRYCE AVE						\$ 1,588	\$ 10,060	
163	'201509501610	Townhome	MALAVANH SOUNDARA, BENJAMIN JOHN SHANLEY	5464 BRYCE AVE						\$ 1,588	\$ 10,060	
164	'201509501620	Townhome	FREDERICK WILLIAM & LEAH FREEMAN	5466 BRYCE AVE						\$ 1,588	\$ 10,060	
165	'201509501660	Townhome	LISA L DETERS	5468 BRYCE AVE						\$ 1,588	\$ 10,060	
166	'201509501650	Townhome	DONANITA MARIE JACKSON	5470 BRYCE AVE						\$ 1,588	\$ 10,060	
167	'201509501640	Townhome	JAMES PHILLIP BIENIEK	5472 BRYCE AVE						\$ 1,588	\$ 10,060	
168	'201509501630	Townhome	FIDEL & ROLINE BRAVO	5474 BRYCE AVE						\$ 1,588	\$ 10,060	
169	'201509501330	Townhome	MARY L KAMPA	5450 BREWER LN						\$ 1,588	\$ 10,060	
170	'201509501340	Townhome	SAMANTHA STADICK	5448 BREWER LN						\$ 1,588	\$ 10,060	
171	'201509501350	Townhome	NICHOLAS P KUKLOK	5446 BREWER LN						\$ 1,588	\$ 10,060	
172	'201509501360	Townhome	STEVEN J & SARAH E DIAZ	5444 BREWER LN						\$ 1,588	\$ 10,060	
173	'201509501370	Townhome	DAVID C TSTE MURPHY	5442 BREWER LN						\$ 1,588	\$ 10,060	
174	'201509501420	Townhome	RICHARD & KATHRYN SCHEURER	5461 BRYCE AVE						\$ 1,588	\$ 10,060	
175	'201509501410	Townhome	MATTHEW MARTIN BENSON	5459 BRYCE AVE						\$ 1,588	\$ 10,060	
176	'201509501400	Townhome	ZAKK SCHWANDT, LIZA CUCHNA	5457 BRYCE AVE						\$ 1,588	\$ 10,060	
177	'201509501390	Townhome	DEBRA M JOHNSON	5455 BRYCE AVE						\$ 1,588	\$ 10,060	
178	'201509501380	Townhome	JACK K PENCE	5453 BRYCE AVE						\$ 1,588	\$ 10,060	
179	'201509501430	Townhome	JOHN E LECLAIR	5428 BREWER LN						\$ 1,588	\$ 10,060	
180	'201509501440	Townhome	TIMOTHY P & RENEE E BURT	5426 BREWER LN						\$ 1,588	\$ 10,060	
181	'201509501450	Townhome	PAULA E TSTE RINKEY, BENJAMIN S RINKEY	5424 BREWER LN						\$ 1,588	\$ 10,060	
182	'201509501460	Townhome	HARI SUKUMARAN NAIR, SHANTI KAIMAL	5422 BREWER LN						\$ 1,588	\$ 10,060	
183	'201509501500	Townhome	CLYDE WILLE, SANDRA WILLE	5452 BRYCE AVE						\$ 1,588	\$ 10,060	
184	'201509501490	Townhome	KATHRYN N DECKER	5454 BRYCE AVE						\$ 1,588	\$ 10,060	
185	'201509501480	Townhome	ANAND & DAVI PRASHAD	5456 BRYCE AVE						\$ 1,588	\$ 10,060	
186	'201509501470	Townhome	STEVE KOPISCHKE, KELLY CUSTARD	5458 BRYCE AVE						\$ 1,588	\$ 10,060	
187	'201509501040	Townhome	SARAH LANGER	5466 BRENT AVE						\$ 1,588	\$ 10,060	
188	'201509501030	Townhome	MATTHEW W & CASSANDRA A DAULTON	5468 BRENT AVE						\$ 1,588	\$ 10,060	
189	'201509501020	Townhome	KELLIE JOKI	5470 BRENT AVE						\$ 1,588	\$ 10,060	
190	'201509501010	Townhome	SUSAN M ADAMS	5472 BRENT AVE						\$ 1,588	\$ 10,060	
191	'201509501050	Townhome	BONNIE ANNE HILL	5465 BREWER LN						\$ 1,588	\$ 10,060	
192	'201509501060	Townhome	REBECCA EVE SIEGEL	5467 BREWER LN						\$ 1,588	\$ 10,060	
193	'201509501070	Townhome	PATRICK ANDREW ELSTER	5469 BREWER LN						\$ 1,588	\$ 10,060	
194	'201509501080	Townhome	MARY JO ELIZABETH THOMPSON	5471 BREWER LN						\$ 1,588	\$ 10,060	
195	'201509501120	Townhome	ALISHA A DUCKETT, STEVEN N DUCKETT	5457 BREWER LN						\$ 1,588	\$ 10,060	
196	'201509501110	Townhome	TRACY A ANDERSON	5459 BREWER LN						\$ 1,588	\$ 10,060	
197	'201509501100	Townhome	JANET R RICHTER	5461 BREWER LN						\$ 1,588	\$ 10,060	

CP 2026-09J: Brent, Bristol, Blackberry North

#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
198	'201509501090	Townhome	TOMMY JAMES HEHN	5463 BREWER LN						\$ 1,588	\$ 10,060	
199	'201509501130	Townhome	JAMES J YANKOVEC	5449 BREWER LN						\$ 1,588	\$ 10,060	
200	'201509501140	Townhome	MELISSA A TIGHE	5451 BREWER LN						\$ 1,588	\$ 10,060	
201	'201509501150	Townhome	ANDREW D STRICK	5453 BREWER LN						\$ 1,588	\$ 10,060	
202	'201509501160	Townhome	RACHEL A FARRIS	5455 BREWER LN						\$ 1,588	\$ 10,060	
203	'201509501200	Townhome	MAYSON LEHMAN	5441 BREWER LN						\$ 1,588	\$ 10,060	
204	'201509501190	Townhome	CHARBEL P ESTEPHAN	5443 BREWER LN						\$ 1,588	\$ 10,060	
205	'201509501180	Townhome	DAVID ROSS-JOSEPH SAJEVIC	5445 BREWER LN						\$ 1,588	\$ 10,060	
206	'201509501170	Townhome	CHRISTINE HUGHES	5447 BREWER LN						\$ 1,588	\$ 10,060	
207	'201509501210	Townhome	DENNIS M & JOAN E GAUSTER	5433 BREWER LN						\$ 1,588	\$ 10,060	
208	'201509501220	Townhome	MEGAN WOBSCHALL	5435 BREWER LN						\$ 1,588	\$ 10,060	
209	'201509501230	Townhome	ANDREW & SUSAN HEFFRON	5437 BREWER LN						\$ 1,588	\$ 10,060	
210	'201509501240	Townhome	VERNER NILS HULTMAN	5439 BREWER LN						\$ 1,588	\$ 10,060	
211	'201509501280	Townhome	EMMA NYGREN	5425 BREWER LN						\$ 1,588	\$ 10,060	
212	'201509501270	Townhome	MICHAEL J CRACE	5427 BREWER LN						\$ 1,588	\$ 10,060	
213	'201509501260	Townhome	JOEL S MOORE, MEGHAN M COSGROVE	5429 BREWER LN						\$ 1,588	\$ 10,060	
214	'201509501250	Townhome	BRENT J & LORI J RYAN	5431 BREWER LN						\$ 1,588	\$ 10,060	
215	'201509501290	Townhome	WILLIAM R JR HAWORTH, CATHY G HAWORTH	5417 BREWER LN						\$ 1,588	\$ 10,060	
216	'201509501300	Townhome	BRADLEY D WILKENS, JEAN M WILKENS	5419 BREWER LN						\$ 1,588	\$ 10,060	
217	'201509501310	Townhome	COLLEEN TERESE WOJNAR	5421 BREWER LN						\$ 1,588	\$ 10,060	
218	'201509501320	Townhome	JULIE WALTER	5423 BREWER LN						\$ 1,588	\$ 10,060	
FULL DEPTH RECLAMATION AND MILL & OVERLAY: PRELIMINARY ASSESSMENT SUBTOTALS							3792	1433	3416	5601	\$ 460,351	

CP 2026-09J: Brent, Bristol, Blackberry North

#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
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FULL DEPTH RECLAMATION & MILL & OVERLAY

IGH STREET & SIDEWALK/TRAIL ASSESSMENT (FDR)	
TOTAL STREET & SIDEWALK/TRAIL COST	\$ 230,342
ASSESSABLE STREET & SIDEWALK/TRAIL COST (55%)	\$ 126,688
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	3416
ASSESSABLE RATE (\$/FT)	\$ 37.09

IGH STREET, STORM, SIDEWALK/TRAIL ASSESSMENT (M&O)	
TOTAL STREET, STORM, SIDEWALK/TRAIL COST	\$ 417,037
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COST (80%)	\$ 333,630
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	5601
ASSESSABLE RATE (\$/FT)	\$ 59.57

Appendix E

Opinions of Probable Cost

FEASIBILITY ESTIMATE - CP 2026-09D**52ND STREET****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$30,380.00	1.00	\$30,380.00
TRAFFIC CONTROL	LUMP SUM	\$8,680.00	1.00	\$8,680.00
REMOVE AND REPLACE SIGNS AND POSTS	LUMP SUM	\$2,500.00	1	\$2,500.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1910	\$19,100.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	96	\$288.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	120	\$840.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	140	\$1,960.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$7.00	100	\$700.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	7962	\$39,810.00
BITUMINOUS BASE COURSE	TON	\$80.00	1431	\$114,480.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1431	\$128,790.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	622	\$1,866.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	455	\$12,740.00
STABILIZING AGGREGATE	CU YD	\$20.00	116	\$2,320.00
COMMON EXCAVATION	CU YD	\$30.00	885	\$26,550.00
SUBGRADE EXCAVATION	CU YD	\$30.00	116	\$3,480.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	60	\$5,400.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	80	\$8,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	100	\$1,500.00
CONCRETE CURB & GUTTER DESIGN B624 (HAND POUR)	LIN FT	\$35.00	850	\$29,750.00
CONCRETE CURB & GUTTER DESIGN B624 (MACHINE)	LIN FT	\$32.00	1060	\$33,920.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	2	\$1,500.00
EROSION CONTROL	LUMP SUM	\$4,340.00	1.00	\$4,340.00
TURF RESTORATION	LUMP SUM	\$13,020.00	1.00	\$13,020.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$491,914.00
+15% CONTINGENCY				\$73,787.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$565,701.00
+25% INDIRECT				\$141,425.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$707,126.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,951.00	1.00	\$7,951.00
TRAFFIC CONTROL	LUMP SUM	\$2,272.00	1.00	\$2,272.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	217	\$3,472.00
REMOVE CASTING	EACH	\$250.00	11	\$2,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	11	\$11,000.00
12" PVC STORM PIPE	LIN FT	\$75.00	16	\$1,200.00
12" RCP STORM PIPE	LIN FT	\$85.00	255	\$21,675.00
15" RCP STORM PIPE	LIN FT	\$95.00	8	\$760.00
18" CMP	LIN FT	\$60.00	8	\$480.00
CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	5	\$15,000.00
CONST DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	5	\$17,500.00
CONST DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	11	\$13,750.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	14	\$21,000.00

FEASIBILITY ESTIMATE - CP 2026-09D**52ND STREET****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$123,810.00
+15% CONTINGENCY				\$18,572.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$142,382.00
+25% INDIRECT				\$35,596.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$177,978.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,716.00	1.00	\$1,716.00
TRAFFIC CONTROL	LUMP SUM	\$490.00	1.00	\$490.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	10	\$20.00
COMMON EXCAVATION	CU YD	\$30.00	50	\$1,500.00
AGGREGATE BASE CLASS 5	TON	\$28.00	95	\$2,660.00
4" CONCRETE WALK	SQ FT	\$8.00	2250	\$18,000.00
6" CONCRETE WALK	SQ FT	\$18.00	90	\$1,620.00
TRUNCATED DOMES	SQ FT	\$60.00	12	\$720.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$26,006.00
+15% CONTINGENCY				\$3,901.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$29,907.00
+25% INDIRECT				\$7,477.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$37,384.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$707,126.00
PART 2: STORM SEWER IMPROVEMENTS				\$177,978.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$37,384.00
PROJECT TOTAL				\$922,488.00

FEASIBILITY ESTIMATE - CP 2026-09E**ANGUS AVE, 56TH ST, & ANNETTE AVE****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	32' WIDE STREET	OVER 32' WIDE	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$29,886.00	1.00	\$28,570.00	\$1,316.00	\$29,886.00
TRAFFIC CONTROL	LUMP SUM	\$8,539.00	1.00	\$8,163.00	\$376.00	\$8,539.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1530	\$15,300.00		\$15,300.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	180	\$1,260.00		\$1,260.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	180	\$540.00		\$540.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	180	\$2,520.00		\$2,520.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	90	\$450.00		\$450.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	8622	\$43,110.00	\$2,295.00	\$45,405.00
BITUMINOUS BASE COURSE	TON	\$80.00	1240	\$99,200.00	\$6,640.00	\$105,840.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1240	\$111,600.00	\$7,470.00	\$119,070.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	674	\$2,022.00	\$108.00	\$2,130.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	507	\$14,196.00	\$756.00	\$14,952.00
STABILIZING AGGREGATE	CU YD	\$20.00	186	\$3,720.00		\$3,720.00
COMMON EXCAVATION	CU YD	\$30.00	958	\$28,740.00	\$1,530.00	\$30,270.00
SUBGRADE EXCAVATION	CU YD	\$30.00	186	\$5,580.00		\$5,580.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	500	\$12,500.00		\$12,500.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	300	\$9,600.00		\$9,600.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	510	\$10,710.00		\$10,710.00
CONCRETE CURB & GUTTER DESIGN D412 (HAND POUR)	LIN FT	\$32.00	220	\$7,040.00		\$7,040.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	180	\$16,200.00		\$16,200.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	90	\$9,000.00		\$9,000.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00		\$750.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00		\$3,750.00
ADJUST FRAME & RING CASTING	EACH	\$1,250.00	3	\$3,750.00		\$3,750.00
ADJUST VALVE BOX	EACH	\$600.00	11	\$6,600.00		\$6,600.00
EROSION CONTROL	LUMP SUM	\$4,269.00	1.00	\$4,081.00	\$188.00	\$4,269.00
TURF RESTORATION	LUMP SUM	\$12,808.00	1.00	\$12,244.00	\$564.00	\$12,808.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$461,196.00	\$21,243.00	\$482,439.00
				+15% CONTINGENCY	\$69,179.00	\$72,366.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$530,375.00	\$24,429.00	\$554,805.00
				+25% INDIRECT	\$132,594.00	\$138,701.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$662,969.00	\$30,536.00	\$693,506.00
PART 2: STORM SEWER IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$2,575.00	1.00			\$2,575.00
TRAFFIC CONTROL	LUMP SUM	\$736.00	1.00			\$736.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	52			\$832.00
REMOVE CASTING	EACH	\$250.00	7			\$1,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	5			\$3,500.00
12" STORM SEWER PIPE	LIN FT	\$85.00	48			\$4,080.00
18" STORM SEWER PIPE	LIN FT	\$95.00	4			\$380.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	5			\$17,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	7			\$8,750.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL						\$40,103.00
				+15% CONTINGENCY		\$6,015.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL						\$46,118.00
				+25% INDIRECT		\$11,530.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL						\$57,648.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT						
PART 1: STREET IMPROVEMENTS						\$693,506.00
PART 2: STORM SEWER IMPROVEMENTS						\$57,648.00
PROJECT TOTAL						\$751,154.00

FEASIBILITY ESTIMATE - CP 2026-09F**ALTA AVE & 54TH ST****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$20,210.00	1.00	\$20,210.00
TRAFFIC CONTROL	LUMP SUM	\$5,774.00	1.00	\$5,774.00
REMOVE AND REPLACE SIGNS AND POSTS	LUMP SUM	\$5,000.00	1	\$5,000.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1440	\$14,400.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	80	\$1,120.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	50	\$250.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	290	\$870.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	32	\$224.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	5090	\$25,450.00
BITUMINOUS BASE COURSE	TON	\$80.00	914	\$73,120.00
BITUMINOUS WEAR COURSE	TON	\$90.00	914	\$82,260.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	399	\$1,197.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	308	\$8,624.00
STABILIZING AGGREGATE	CU YD	\$20.00	52	\$1,040.00
COMMON EXCAVATION	CU YD	\$30.00	565	\$16,950.00
SUBGRADE EXCAVATION	CU YD	\$30.00	52	\$1,560.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	990	\$24,750.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	450	\$14,400.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	80	\$8,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	TON	\$100.00	50	\$5,000.00
ADJUST VALVE BOX	EACH	\$750.00	6	\$4,500.00
EROSION CONTROL	LUMP SUM	\$2,842.00	1.00	\$2,842.00
TURF RESTORATION	LUMP SUM	\$8,526.00	1.00	\$8,526.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$326,067.00
+15% CONTINGENCY				\$48,910.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$374,977.00
+25% INDIRECT				\$93,744.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$468,721.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,863.00	1.00	\$3,863.00
TRAFFIC CONTROL	LUMP SUM	\$1,104.00	1.00	\$1,104.00
REMOVE STORM SEWER PIPE	LIN FT	\$20.00	26	\$520.00
REMOVE DRAINAGE STRUCTURE	EACH	\$600.00	7	\$4,200.00
15" STORM SEWER PIPE	LIN FT	\$95.00	26	\$2,470.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	3	\$9,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	4	\$14,000.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	10	\$15,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	8	\$10,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$60,157.00
+15% CONTINGENCY				\$9,024.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$69,181.00
+25% INDIRECT				\$17,295.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$86,476.00
PART 4: WATER MAIN IMPROVEMENTS				

FEASIBILITY ESTIMATE - CP 2026-09F**ALTA AVE & 54TH ST****FDR**

MOBILIZATION	LUMP SUM	\$133.00	1.00	\$133.00
TRAFFIC CONTROL	LUMP SUM	\$38.00	1.00	\$38.00
REMOVE & REPLACE VALVE BOX	EACH	\$1,900.00	1	\$1,900.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,071.00
+15% CONTINGENCY				\$311.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,382.00
+25% INDIRECT				\$596.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$2,978.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$468,721.00
PART 2: STORM SEWER IMPROVEMENTS				\$86,476.00
PART 4: WATER MAIN IMPROVEMENTS				\$2,978.00
PROJECT TOTAL				\$558,175.00

FEASIBILITY ESTIMATE - CP 2026-09G**AUDREY AVE & 58TH CT****Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$33,569.00	1.00	\$33,569.00
TRAFFIC CONTROL	LUMP SUM	\$9,591.00	1.00	\$9,591.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	2536	\$25,360.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	150	\$450.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	170	\$1,190.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	80	\$1,120.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	90	\$450.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	4327	\$30,289.00
REMOVE MAILBOX SUPPORT	EACH	\$85.00	17	\$1,445.00
BITUMINOUS BASE COURSE	TON	\$80.00	778	\$62,240.00
BITUMINOUS WEAR COURSE	TON	\$90.00	778	\$70,020.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	339	\$1,017.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	1782	\$49,896.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4858	\$17,003.00
SELECT GRANULAR BORROW	CU YD	\$28.00	54	\$1,512.00
COMMON EXCAVATION	CU YD	\$30.00	4048	\$121,440.00
SUBGRADE EXCAVATION	CU YD	\$30.00	54	\$1,620.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	1490	\$14,900.00
CONCRETE CURB & GUTTER DESIGN S254 (MACHINE)	LIN FT	\$25.00	2536	\$63,400.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	80	\$7,200.00
3" BITUMINOUS MATERIAL FOR DRIVEWAYS	SQ YD	\$100.00	90	\$9,000.00
INSTALL MAILBOX SUPPORT	EACH	\$190.00	17	\$3,230.00
EROSION CONTROL	LUMP SUM	\$4,796.00	1.00	\$4,796.00
TURF RESTORATION	LUMP SUM	\$23,978.00	1.00	\$23,978.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$554,716.00
+15% CONTINGENCY				\$83,207.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$637,923.00
+25% INDIRECT				\$159,481.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$797,404.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$15,318.00	1.00	\$15,318.00
TRAFFIC CONTROL	LUMP SUM	\$4,376.50	1.00	\$4,376.50
12" HDPE STORM SEWER PIPE (DIRECTIONAL DRILLED)	LIN FT	\$90.00	210	\$18,900.00
12" STORM SEWER PIPE	LIN FT	\$85.00	205	\$17,425.00
18" STORM SEWER PIPE	LIN FT	\$105.00	300	\$31,500.00
27" STORM SEWER PIPE	LINE	\$125.00	600	\$75,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	150	\$21,000.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	10	\$30,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	2	\$7,000.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	2	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
WATER QUALITY BMP	LUMP SUM	\$30,500.00	1	\$30,500.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$269,020.00
+15% CONTINGENCY				\$40,353.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$309,373.00
+25% INDIRECT				\$77,343.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$386,716.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$10,520.00	1.00	\$10,520.00
TRAFFIC CONTROL	LUMP SUM	\$3,006.00	1.00	\$3,006.00
REMOVE SEWER PIPE	LIN FT	\$18.00	1136	\$20,448.00

FEASIBILITY ESTIMATE - CP 2026-09G**AUDREY AVE & 58TH CT****Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
REMOVE SANITARY MANHOLE	EACH	\$1,000.00	4	\$4,000.00
SANITARY SEWER PIPE	LIN FT	\$65.00	1136	\$73,840.00
SANITARY MANHOLE	EACH	\$5,000.00	4	\$20,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PVC SERVICE PIPE	LIN FT	\$30.00	600	\$18,000.00
PVC WYE	EACH	\$300.00	20	\$6,000.00
CONNECT INTO EXISTING SANITARY STRUCTURE	EACH	\$2,000.00	1	\$2,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$163,814.00
+15% CONTINGENCY				\$24,572.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$188,386.00
+25% INDIRECT				\$47,097.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$235,483.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$16,366.00	1.00	\$16,366.00
TRAFFIC CONTROL	LUMP SUM	\$4,676.00	1.00	\$4,676.00
REMOVE WATERMAIN	LIN FT	\$6.00	1236	\$7,416.00
REMOVE HYDRANT	EACH	\$500.00	3	\$1,500.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	6	\$6,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	1236	\$98,880.00
6" GATE VALVE & BOX	EACH	\$6,500.00	6	\$39,000.00
HYDRANT	EACH	\$8,000.00	3	\$24,000.00
WATER SERVICE	EACH	\$2,750.00	20	\$55,000.00
CONNECT TO EXISTING WATERMAIN	EACH	\$2,000.00	1	\$2,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$254,838.00
+15% CONTINGENCY				\$38,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$293,064.00
+25% INDIRECT				\$73,266.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$366,330.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$797,404.00
PART 2: STORM SEWER IMPROVEMENTS				\$386,716.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$235,483.00
PART 4: WATER MAIN IMPROVEMENTS				\$366,330.00
PROJECT TOTAL				\$1,785,933.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾⁽²⁾				
MOBILIZATION	LUMP SUM	\$130,056.00	1.00	\$130,056.00
TRAFFIC CONTROL	LUMP SUM	\$37,159.00	1.00	\$37,159.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	3540	\$35,400.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	840	\$2,520.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	165	\$1,155.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	250	\$3,500.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	40	\$200.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	3920	\$27,440.00
REMOVE CONCRETE MEDIAN	SQ FT	\$3.00	4800	\$14,400.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	20945	\$104,725.00
BITUMINOUS BASE COURSE	TON	\$80.00	8925	\$714,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	4465	\$401,850.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	3880	\$11,640.00
AGGREGATE BASE CLASS 5	TON	\$28.00	2852	\$79,856.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4370	\$15,295.00
SELECT GRANULAR BORROW	CU YD	\$28.00	1460	\$40,880.00
STABILIZING AGGREGATE	CU YD	\$20.00	150	\$3,000.00
COMMON EXCAVATION	CU YD	\$30.00	7130	\$213,900.00
SUBGRADE EXCAVATION	CU YD	\$30.00	1606	\$48,180.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	3540	\$88,500.00
CONCRETE MEDIAN	SQ FT	\$15.00	535	\$8,025.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	65	\$975.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	50	\$4,500.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	200	\$20,000.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	6	\$4,500.00
ADJUST GATE VALVE	EACH	\$750.00	16	\$12,000.00
EROSION CONTROL	LUMP SUM	\$18,579.00	1.00	\$18,579.00
TURF RESTORATION	LUMP SUM	\$55,738.00	1.00	\$55,738.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,099,473.00
+15% CONTINGENCY				\$314,921.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,414,394.00
+25% INDIRECT				\$603,599.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$3,017,993.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾⁽²⁾				
MOBILIZATION	LUMP SUM	\$27,091.00	1.00	\$27,091.00
TRAFFIC CONTROL	LUMP SUM	\$7,740.00	1.00	\$7,740.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	1136	\$18,176.00
REMOVE CASTING	EACH	\$250.00	31	\$7,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	31	\$21,700.00
12" STORM SEWER PIPE	LIN FT	\$85.00	400	\$34,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	175	\$16,625.00
18" STORM SEWER PIPE	LIN FT	\$105.00	16	\$1,680.00
21" STORM SEWER PIPE	LIN FT	\$105.00	32	\$3,360.00
24" STORM SEWER PIPE	LIN FT	\$120.00	24	\$2,880.00
27" STORM SEWER PIPE	LIN FT	\$125.00	48	\$6,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	260	\$36,400.00
36" STORM SEWER PIPE	LIN FT	\$215.00	280	\$60,200.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	600	\$6,000.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	7	\$21,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	20	\$70,000.00
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,250.00	2	\$14,500.00
DRAINAGE STRUCTURE DES 96-4020	EACH	\$8,000.00	1	\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	31	\$38,750.00
WATER QUALITY BMP	LUMP SUM	\$15,000.00	1	\$15,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$421,852.00
				+15% CONTINGENCY
				\$63,278.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$485,130.00
				+25% INDIRECT
				\$121,283.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$606,413.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,260.00	1.00	\$1,260.00
TRAFFIC CONTROL	LUMP SUM	\$360.00	1.00	\$360.00
REMOVE CASTING	EACH	\$250.00	12	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$19,620.00
				+15% CONTINGENCY
				\$2,943.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$22,563.00
				+25% INDIRECT
				\$5,641.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$10,072.00	1.00	\$10,072.00
TRAFFIC CONTROL	LUMP SUM	\$2,878.00	1.00	\$2,878.00
REMOVE WATERMAIN	LIN FT	\$6.00	740	\$4,440.00
REMOVE HYDRANT	EACH	\$500.00	2	\$1,000.00
REMOVE & REPLACE VALVE TOP SECTION	EACH	\$1,000.00	22	\$22,000.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	5	\$5,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	640	\$51,200.00
8" DIP WATER MAIN	LIN FT	\$95.00	100	\$9,500.00
6" GATE VALVE & BOX	EACH	\$6,500.00	2	\$13,000.00
8" GATE VALVE & BOX	EACH	\$7,250.00	3	\$21,750.00
HYDRANT	EACH	\$8,000.00	2	\$16,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$156,840.00
				+15% CONTINGENCY
				\$23,526.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$180,366.00
				+25% INDIRECT
				\$45,091.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$225,457.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,773.00	1.00	\$9,773.00
TRAFFIC CONTROL	LUMP SUM	\$2,792.00	1.00	\$2,792.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3910	\$7,820.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	2793	\$19,551.00
COMMON EXCAVATION	CU YD	\$30.00	535	\$16,050.00
AGGREGATE BASE CLASS 5	TON	\$28.00	725	\$20,300.00
4" CONCRETE WALK	SQ FT	\$8.00	2770	\$22,160.00
6" CONCRETE WALK	SQ FT	\$18.00	1140	\$20,520.00
BITUMINOUS TRAIL (3")	TON	\$45.00	738	\$33,210.00
TRUNCATED DOMES	SQ FT	\$60.00	228	\$13,680.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$152,176.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

	+15% CONTINGENCY	\$22,826.00
	PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL	\$175,002.00
	+25% INDIRECT	\$43,751.00
	PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL	\$218,753.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT		
PART 1: STREET IMPROVEMENTS⁽¹⁾		\$3,017,993.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾		\$606,413.00
PART 3: SANITARY SEWER IMPROVEMENTS		\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS		\$225,457.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS		\$218,753.00
PROJECT TOTAL		\$4,096,820.00

Notes: (1) Eligible for Municipal State Aid Funding.

(2) Includes portions within City of South Saint Paul.

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill)****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾				
MOBILIZATION	LUMP SUM	\$94,140.00	1.00	\$94,140.00
TRAFFIC CONTROL	LUMP SUM	\$26,897.00	1.00	\$26,897.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	2420	\$24,200.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	630	\$1,890.00
REMOVE CONCRETE MEDIAN	SQ FT	\$3.00	4800	\$14,400.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	150	\$2,100.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	25	\$125.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	20945	\$104,725.00
BITUMINOUS BASE COURSE	TON	\$80.00	7530	\$602,400.00
BITUMINOUS WEAR COURSE	TON	\$90.00	3765	\$338,850.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	3270	\$9,810.00
AGGREGATE BASE CLASS 5	TON	\$28.00	1267	\$35,476.00
STABILIZING AGGREGATE	CU YD	\$20.00	150	\$3,000.00
COMMON EXCAVATION	CU YD	\$30.00	3491	\$104,730.00
SUBGRADE EXCAVATION	CU YD	\$30.00	146	\$4,380.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	2420	\$60,500.00
CONCRETE MEDIAN	SQ FT	\$15.00	535	\$8,025.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	50	\$4,500.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	50	\$750.00
ADJUST GATE VALVE	EACH	\$750.00	16	\$12,000.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	4	\$3,000.00
EROSION CONTROL	LUMP SUM	\$13,449.00	1.00	\$13,449.00
TURF RESTORATION	LUMP SUM	\$40,346.00	1.00	\$40,346.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,519,693.00
				+15% CONTINGENCY
				\$227,954.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$1,747,647.00
				+25% INDIRECT
				\$436,912.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,184,559.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾				
MOBILIZATION	LUMP SUM	\$12,797.00	1.00	\$12,797.00
TRAFFIC CONTROL	LUMP SUM	\$3,656.00	1.00	\$3,656.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	360	\$5,760.00
REMOVE CASTING	EACH	\$250.00	24	\$6,000.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	24	\$16,800.00
12" STORM SEWER PIPE	LIN FT	\$85.00	200	\$17,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	75	\$7,125.00
18" STORM SEWER PIPE	LIN FT	\$105.00	8	\$840.00
21" STORM SEWER PIPE	LIN FT	\$105.00	32	\$3,360.00
24" STORM SEWER PIPE	LIN FT	\$120.00	24	\$2,880.00
27" STORM SEWER PIPE	LIN FT	\$125.00	16	\$2,000.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	480	\$4,800.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	6	\$18,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	16	\$56,000.00
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,250.00	1	\$7,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	24	\$30,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$199,268.00
				+15% CONTINGENCY
				\$29,890.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$229,158.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill)****FDR**

			+25% INDIRECT	\$57,290.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$286,448.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,260.00	1.00	\$1,260.00
TRAFFIC CONTROL	LUMP SUM	\$360.00	1.00	\$360.00
REMOVE CASTING	EACH	\$250.00	12	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$19,620.00
				+15% CONTINGENCY
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$22,563.00
				+25% INDIRECT
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,540.00	1.00	\$1,540.00
TRAFFIC CONTROL	LUMP SUM	\$440.00	1.00	\$440.00
REMOVE & REPLACE VALVE TOP SECTION	EACH	\$1,000.00	22	\$22,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,980.00
				+15% CONTINGENCY
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,577.00
				+25% INDIRECT
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$34,471.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,773.00	1.00	\$9,773.00
TRAFFIC CONTROL	LUMP SUM	\$2,792.00	1.00	\$2,792.00
REMOVE CONCRETE PAVEMENT	SQ FT	\$2.00	3910	\$7,820.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	2793	\$19,551.00
COMMON EXCAVATION	CU YD	\$30.00	535	\$16,050.00
AGGREGATE BASE CLASS 5	TON	\$28.00	725	\$20,300.00
4" CONCRETE WALK	SQ FT	\$8.00	2770	\$22,160.00
6" CONCRETE WALK	SQ FT	\$18.00	1140	\$20,520.00
BITUMINOUS TRAIL (3")	TON	\$45.00	738	\$33,210.00
TRUNCATED DOMES	SQ FT	\$60.00	228	\$13,680.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$152,176.00
				+15% CONTINGENCY
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$175,002.00
				+25% INDIRECT
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$218,753.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS⁽¹⁾				\$2,184,559.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾				\$286,448.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				\$34,471.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$218,753.00
PROJECT TOTAL				\$2,752,435.00

Notes: (1) Eligible for Municipal State Aid Funding

FEASIBILITY ESTIMATE - CP 2026-09H

57th St (Cahill to Carmen)

Full Reconstruction

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	Eligible for MSA Funding	SSP	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾						
MOBILIZATION	LUMP SUM	\$35,916.00	1.00	\$21,775.00	\$14,141.00	\$35,916.00
TRAFFIC CONTROL	LUMP SUM	\$10,261.00	1.00	\$6,221.00	\$4,040.00	\$10,261.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1120	\$4,600.00	\$6,600.00	\$11,200.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	210	\$180.00	\$450.00	\$630.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	165	\$700.00	\$455.00	\$1,155.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	100	\$700.00	\$700.00	\$1,400.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	15		\$75.00	\$75.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	3920	\$16,590.00	\$10,850.00	\$27,440.00
BITUMINOUS BASE COURSE	TON	\$80.00	1395	\$66,800.00	\$44,800.00	\$111,600.00
BITUMINOUS WEAR COURSE	TON	\$90.00	700	\$37,800.00	\$25,200.00	\$63,000.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	610	\$1,095.00	\$735.00	\$1,830.00
AGGREGATE BASE CLASS 5	TON	\$28.00	1585	\$28,700.00	\$15,680.00	\$44,380.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4370	\$9,870.00	\$5,425.00	\$15,295.00
SELECT GRANULAR BORROW	CU YD	\$28.00	1460	\$26,460.00	\$14,420.00	\$40,880.00
COMMON EXCAVATION	CU YD	\$30.00	3639	\$70,470.00	\$38,700.00	\$109,170.00
SUBGRADE EXCAVATION	CU YD	\$30.00	1460	\$28,350.00	\$15,450.00	\$43,800.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	1120	\$11,500.00	\$16,500.00	\$28,000.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$5,000.00	\$5,000.00	\$10,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	15		\$225.00	\$225.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00		\$250.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00		\$1,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	2	\$750.00	\$750.00	\$1,500.00
EROSION CONTROL	LUMP SUM	\$5,131.00	1.00	\$3,111.00	\$2,020.00	\$5,131.00
TURF RESTORATION	LUMP SUM	\$15,392.00	1.00	\$9,332.00	\$6,060.00	\$15,392.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$351,504.00	\$228,276.00	\$579,780.00
				+15% CONTINGENCY	\$52,726.00	\$86,967.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$404,230.00	\$262,517.00	\$666,747.00
				+25% INDIRECT	\$101,058.00	\$166,687.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$505,288.00	\$328,146.00	\$833,434.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾						
MOBILIZATION	LUMP SUM	\$14,294.00	1.00	\$14,294.00		\$14,294.00
TRAFFIC CONTROL	LUMP SUM	\$4,084.00	1.00	\$4,084.00		\$4,084.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	776	\$12,416.00		\$12,416.00
REMOVE CASTING	EACH	\$250.00	7	\$1,750.00		\$1,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	7	\$4,900.00		\$4,900.00
12" STORM SEWER PIPE	LIN FT	\$85.00	200	\$17,000.00		\$17,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	100	\$9,500.00		\$9,500.00
18" STORM SEWER PIPE	LIN FT	\$105.00	8	\$840.00		\$840.00
27" STORM SEWER PIPE	LIN FT	\$125.00	32	\$4,000.00		\$4,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	260	\$36,400.00		\$36,400.00
36" STORM SEWER PIPE	LIN FT	\$215.00	280	\$60,200.00		\$60,200.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	120	\$1,200.00		\$1,200.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	1	\$3,000.00		\$3,000.00
DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$3,500.00	4	\$14,000.00		\$14,000.00
DRAINAGE STRUCTURE DES 72-4020	LIN FT	\$7,250.00	1	\$7,250.00		\$7,250.00
DRAINAGE STRUCTURE DES 96-4020	LIN FT	\$8,000.00	1	\$8,000.00		\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	7	\$8,750.00		\$8,750.00
WATER QUALITY BMP	LUMP SUM	\$15,000.00	1	\$15,000.00		\$15,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$222,584.00		\$222,584.00
				+15% CONTINGENCY	\$33,388.00	\$33,388.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$255,972.00		\$255,972.00
				+25% INDIRECT	\$63,993.00	\$63,993.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$319,965.00		\$319,965.00
PART 4: WATER MAIN IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$8,532.00	1.00		\$8,532.00	\$8,532.00
TRAFFIC CONTROL	LUMP SUM	\$2,438.00	1.00		\$2,438.00	\$2,438.00
REMOVE WATERMAIN	LIN FT	\$6.00	740		\$4,440.00	\$4,440.00
REMOVE HYDRANT	EACH	\$500.00	2		\$1,000.00	\$1,000.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	5		\$5,000.00	\$5,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	640		\$51,200.00	\$51,200.00
8" DIP WATER MAIN	LIN FT	\$95.00	100		\$9,500.00	\$9,500.00
6" GATE VALVE & BOX	EACH	\$6,500.00	2		\$13,000.00	\$13,000.00
8" GATE VALVE & BOX	EACH	\$7,250.00	3		\$21,750.00	\$21,750.00
HYDRANT	EACH	\$8,000.00	2		\$16,000.00	\$16,000.00

FEASIBILITY ESTIMATE - CP 2026-09H
57th St (Cahill to Carmen)
Full Reconstruction

PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL		\$132,860.00	\$132,860.00
	+15% CONTINGENCY	\$19,929.00	\$19,929.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL		\$152,789.00	\$152,789.00
	+25% INDIRECT	\$38,197.00	\$38,197.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL		\$190,986.00	\$190,986.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT			
PART 1: STREET IMPROVEMENTS(1)			\$833,434.00
PART 2: STORM SEWER IMPROVEMENTS(1)			\$319,965.00
PART 4: WATER MAIN IMPROVEMENTS			\$190,986.00
PROJECT TOTAL			\$1,344,385.00

Notes: (1) Eligible for Municipal State Aid Funding

FEASIBILITY ESTIMATE - CP 2026-09I**BLACKBERRY TRAIL & BLACKBERRY BRIDGE PATH****FULL RECONSTRUCTION**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$104,699.00	1.00	\$104,699.00
TRAFFIC CONTROL	LUMP SUM	\$29,914.00	1.00	\$29,914.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	975	\$9,750.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	220	\$1,540.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	751	\$2,253.00
REMOVE CONCRETE PAVEMENT	SQ YD	\$16.00	280	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	988	\$4,940.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	10935	\$76,545.00
REMOVE MAILBOX SUPPORT	EACH	\$85.00	24	\$2,040.00
BITUMINOUS BASE COURSE	TON	\$80.00	1683	\$134,640.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1683	\$151,470.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	732	\$2,196.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	4508	\$126,224.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	12420	\$43,470.00
SELECT GRANULAR BORROW	CU YD	\$28.00	4140	\$115,920.00
COMMON EXCAVATION	CU YD	\$30.00	10349	\$310,470.00
SUBGRADE EXCAVATION	CU YD	\$30.00	4140	\$124,200.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	3920	\$39,200.00
CONCRETE CURB & GUTTER DESIGN S254 (MACHINE)	LIN FT	\$22.00	7150	\$157,300.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	280	\$25,200.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	988	\$98,800.00
INSTALL MAILBOX SUPPORT	EACH	\$190.00	24	\$4,560.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	14	\$10,500.00
LANDSCAPING ALLOWANCE	LUMP SUM	\$50,000.00	1.00	\$50,000.00
EROSION CONTROL	LUMP SUM	\$14,957.00	1.00	\$14,957.00
TURF RESTORATION	LUMP SUM	\$74,785.00	1.00	\$74,785.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,720,053.00
+15% CONTINGENCY				\$258,008.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$1,978,061.00
+25% INDIRECT				\$494,515.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,472,576.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$42,188.00	1.00	\$42,188.00
TRAFFIC CONTROL	LUMP SUM	\$12,054.00	1.00	\$12,054.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	963	\$15,408.00
REMOVE CASTING	EACH	\$250.00	17	\$4,250.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	17	\$11,900.00
ABANDON STORM SEWER	LIN FT	\$18.00	368	\$6,624.00
RIP RAP CL 3	CU YD	\$125.00	250	\$31,250.00
12" STORM SEWER PIPE	LIN FT	\$85.00	550	\$46,750.00
15" STORM SEWER PIPE	LIN FT	\$95.00	600	\$57,000.00
18" STORM SEWER PIPE	LIN FT	\$105.00	500	\$52,500.00
24" STORM SEWER PIPE	LIN FT	\$120.00	925	\$111,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	150	\$21,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	37	\$129,500.00

FEASIBILITY ESTIMATE - CP 2026-09I**BLACKBERRY TRAIL & BLACKBERRY BRIDGE PATH****FULL RECONSTRUCTION**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	5	\$25,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	42	\$52,500.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	5	\$7,500.00
WATER QUALITY BMP	LUMP SUM	\$30,500.00	1	\$30,500.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$656,924.00
+15% CONTINGENCY				\$98,539.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$755,463.00
+25% INDIRECT				\$188,866.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$944,329.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$20,395.00	1.00	\$20,395.00
TRAFFIC CONTROL	LUMP SUM	\$5,827.00	1.00	\$5,827.00
REMOVE SEWER PIPE	LIN FT	\$18.00	147	\$2,646.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
REMOVE SANITARY MANHOLE	EACH	\$1,000.00	1	\$1,000.00
SANITARY SEWER PIPE	LIN FT	\$65.00	147	\$9,555.00
CONSTRUCT SANITARY MANHOLE	EACH	\$4,000.00	1	\$4,000.00
CONNECT TO EXISTING SANITARY STRUCTURE	EACH	\$2,000.00	1	\$2,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
2" NON-METALLIC CONDUIT	LIN FT	\$6.75	1550	\$10,462.50
HANDHOLE	EACH	\$1,700.00	6	\$10,200.00
LIFT STATION IMPROVEMENTS	LUMP SUM	\$250,000.00	1	\$250,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$317,586.00
+15% CONTINGENCY				\$47,638.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$365,224.00
+25% INDIRECT				\$91,306.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$456,530.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,131.00	1.00	\$1,131.00
TRAFFIC CONTROL	LUMP SUM	\$323.00	1.00	\$323.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	1	\$1,000.00
REMOVE & REPLACE GATE VALVE BOX	EACH	\$1,900.00	1	\$1,900.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
ADJUST VALVE BOX	EACH	\$750.00	9	\$6,750.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$17,604.00
+15% CONTINGENCY				\$2,641.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$20,245.00
+25% INDIRECT				\$5,061.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$25,306.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$2,472,576.00
PART 2: STORM SEWER IMPROVEMENTS				\$944,329.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$456,530.00
PART 4: WATER MAIN IMPROVEMENTS				\$25,306.00
PROJECT TOTAL				\$3,898,741.00

FEASIBILITY ESTIMATE - CP 2026-09J**NORTH BLACKBERRY TRL, BRENT AVE, & BRISTOL PATH
FDR and MILL & OVERLAY**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$23,189.00	1.00	\$23,189.00
TRAFFIC CONTROL	LUMP SUM	\$6,625.00	1.00	\$6,625.00
SALVAGE SIGNS AND POSTS	EACH	\$45.00	7	\$315.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1080	\$10,800.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	242	\$726.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	2501	\$12,505.00
MILL BITUMINOUS PAVEMENT (2")	SQ YD	\$3.00	6975	\$20,925.00
BITUMINOUS BASE COURSE	TON	\$80.00	450	\$36,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1705	\$153,450.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	740	\$2,220.00
BITUMINOUS PATCHING	SQ YD	\$15.00	450	\$6,750.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	151	\$4,228.00
STABILIZING AGGREGATE	CU YD	\$20.00	25	\$500.00
COMMON EXCAVATION	CU YD	\$30.00	278	\$8,340.00
SUBGRADE EXCAVATION	CU YD	\$30.00	25	\$750.00
CONCRETE CURB & GUTTER DESIGN S524 (HAND POUR)	LIN FT	\$32.00	400	\$12,800.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	680	\$21,760.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
INSTALL SALVAGED SIGNS AND POSTS	EACH	\$275.00	7	\$1,925.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	18	\$13,500.00
ADJUST VALVE BOX	EACH	\$725.00	19	\$13,775.00
EROSION CONTROL	LUMP SUM	\$3,313.00	1.00	\$3,313.00
TURF RESTORATION	LUMP SUM	\$9,938.00	1.00	\$9,938.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$374,334.00
+15% CONTINGENCY				\$56,150.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$430,484.00
+25% INDIRECT				\$107,621.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$538,105.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$927.00	1.00	\$927.00
TRAFFIC CONTROL	LUMP SUM	\$265.00	1.00	\$265.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	40	\$640.00
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
30" STORM SEWER PIPE	LIN FT	\$165.00	40	\$6,600.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$14,432.00
+15% CONTINGENCY				\$2,165.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$16,597.00
+25% INDIRECT				\$4,149.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$525.00	1.00	\$525.00
TRAFFIC CONTROL	LUMP SUM	\$150.00	1.00	\$150.00
REMOVE VALVE BOX	EACH	\$1,000.00	1	\$1,000.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$8,175.00
+15% CONTINGENCY				\$1,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$9,401.00
+25% INDIRECT				\$2,350.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,955.00	1.00	\$3,955.00
TRAFFIC CONTROL	LUMP SUM	\$1,130.00	1.00	\$1,130.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3810	\$7,620.00
COMMON EXCAVATION	CU YD	\$30.00	80	\$2,400.00
AGGREGATE BASE CLASS 5	TON	\$28.00	100	\$2,800.00
4" CONCRETE WALK	SQ FT	\$8.00	3210	\$25,680.00
6" CONCRETE WALK	SQ FT	\$18.00	600	\$10,800.00
TRUNCATED DOMES	SQ FT	\$60.00	120	\$7,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$61,585.00
+15% CONTINGENCY				\$9,238.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$70,823.00
+25% INDIRECT				\$17,706.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$88,529.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$538,105.00
PART 2: STORM SEWER IMPROVEMENTS				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$88,529.00
PROJECT TOTAL				\$659,131.00

FEASIBILITY ESTIMATE - CP 2026-09J**NORTH BLACKBERRY TRL****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,310.00	1.00	\$9,310.00
TRAFFIC CONTROL	LUMP SUM	\$2,660.00	1.00	\$2,660.00
REMOVE AND REPLACE SIGNS AND POSTS	EACH	\$45.00	7	\$315.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	180	\$1,800.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	83	\$249.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	2501	\$12,505.00
BITUMINOUS BASE COURSE	TON	\$80.00	450	\$36,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	450	\$40,500.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	195	\$585.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	151	\$4,228.00
STABILIZING AGGREGATE	CU YD	\$20.00	25	\$500.00
COMMON EXCAVATION	CU YD	\$30.00	278	\$8,340.00
SUBGRADE EXCAVATION	CU YD	\$30.00	25	\$750.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	180	\$5,760.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
INSTALL SALVAGED SIGNS AND POSTS	EACH	\$275.00	7	\$1,925.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	5	\$3,750.00
ADJUST VALVE BOX	EACH	\$725.00	8	\$5,800.00
EROSION CONTROL	LUMP SUM	\$1,330.00	1.00	\$1,330.00
TURF RESTORATION	LUMP SUM	\$3,990.00	1.00	\$3,990.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$150,297.00
+15% CONTINGENCY				\$22,545.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$172,842.00
+25% INDIRECT				\$43,211.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$216,053.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$638.00	1.00	\$638.00
TRAFFIC CONTROL	LUMP SUM	\$182.00	1.00	\$182.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	810	\$1,620.00
COMMON EXCAVATION	CU YD	\$30.00	20	\$600.00
AGGREGATE BASE CLASS 5	TON	\$28.00	15	\$420.00
4" CONCRETE WALK	SQ FT	\$8.00	810	\$6,480.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$9,940.00
+15% CONTINGENCY				\$1,491.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$11,431.00
+25% INDIRECT				\$2,858.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$14,289.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$216,053.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$14,289.00
PROJECT TOTAL				\$230,342.00

FEASIBILITY ESTIMATE - CP 2026-09J
BRENT AVE & BRISTOL PATH
MILL & OVERLAY

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$13,878.00	1.00	\$13,878.00
TRAFFIC CONTROL	LUMP SUM	\$3,965.00	1.00	\$3,965.00
REMOVE AND CONCRETE CURB & GUTTER	LIN FT	\$10.00	900	\$9,000.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	159	\$477.00
MILL BITUMINOUS PAVEMENT	SQ YD	\$3.00	6975	\$20,925.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1255	\$112,950.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	545	\$1,635.00
BITUMINOUS PATCHING	SQ YD	\$15.00	450	\$6,750.00
CONCRETE CURB & GUTTER DESIGN S524 (HAND POUR)	LIN FT	\$32.00	400	\$12,800.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	500	\$16,000.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	13	\$9,750.00
ADJUST VALVE BOX	EACH	\$725.00	11	\$7,975.00
EROSION CONTROL	LUMP SUM	\$1,983.00	1.00	\$1,983.00
TURF RESTORATION	LUMP SUM	\$5,948.00	1.00	\$5,948.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$224,036.00
+15% CONTINGENCY				\$33,605.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$257,641.00
+25% INDIRECT				\$64,410.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$322,051.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$927.00	1.00	\$927.00
TRAFFIC CONTROL	LUMP SUM	\$265.00	1.00	\$265.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	40	\$640.00
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
STORM SEWER PIPE	LIN FT	\$165.00	40	\$6,600.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$14,432.00
+15% CONTINGENCY				\$2,165.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$16,597.00
+25% INDIRECT				\$4,149.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$525.00	1.00	\$525.00
TRAFFIC CONTROL	LUMP SUM	\$150.00	1.00	\$150.00
REMOVE VALVE BOX	EACH	\$1,000.00	1	\$1,000.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$8,175.00
+15% CONTINGENCY				\$1,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$9,401.00
+25% INDIRECT				\$2,350.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,317.00	1.00	\$3,317.00
TRAFFIC CONTROL	LUMP SUM	\$948.00	1.00	\$948.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3000	\$6,000.00
COMMON EXCAVATION	CU YD	\$30.00	60	\$1,800.00
AGGREGATE BASE CLASS 5	TON	\$28.00	85	\$2,380.00
4" CONCRETE WALK	SQ FT	\$8.00	2400	\$19,200.00
6" CONCRETE WALK	SQ FT	\$18.00	600	\$10,800.00
TRUNCATED DOMES	SQ FT	\$60.00	120	\$7,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$51,645.00
+15% CONTINGENCY				\$7,747.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$59,392.00
+25% INDIRECT				\$14,848.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$74,240.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$322,051.00
PART 2: STORM SEWER IMPROVEMENTS				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$74,240.00
PROJECT TOTAL				\$428,788.00

Appendix F

Existing and Proposed Utility Improvements

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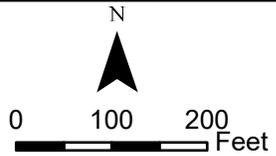
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- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ⊕ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊙ Existing Sanitary Manhole
- ⊕ Adjust Sanitary Manhole
- ⊕ Proposed Sanitary Manhole
- ⊕ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe



PROJECT NO.
180704

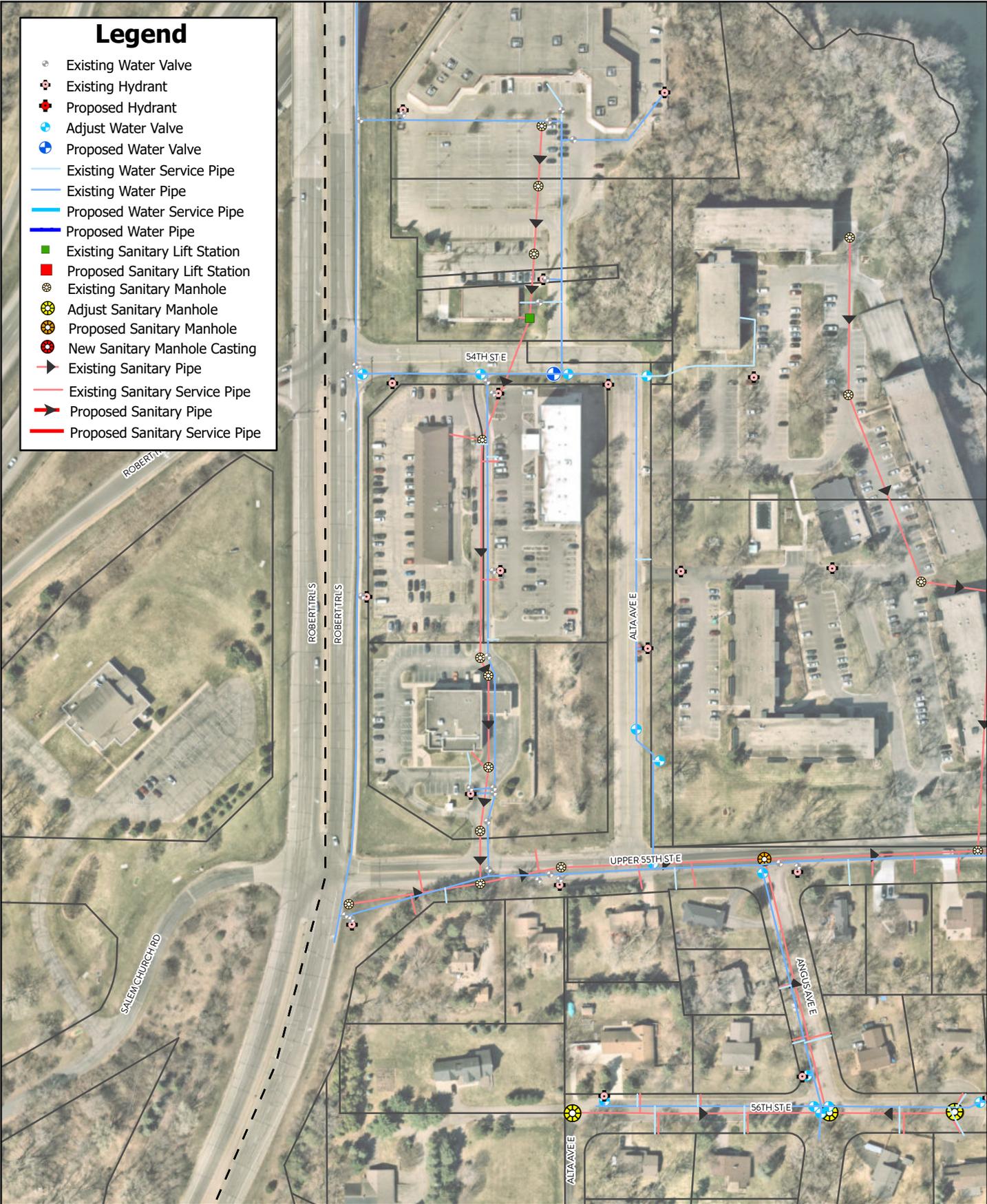
DATE:
4/4/2025

**PROPOSED SANITARY SEWER
AND WATER MAIN**
2026 Feasibility Study
North Area Location - CP 2026-09E
Inver Grove Heights, MN



Legend

- ⊙ Existing Water Valve
- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ⊕ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊙ Existing Sanitary Manhole
- ⊙ Adjust Sanitary Manhole
- ⊙ Proposed Sanitary Manhole
- ⊙ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe



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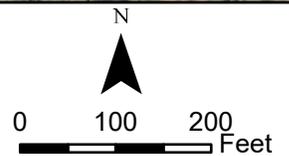


PROJECT NO.
180704

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-09F
Inver Grove Heights, MN

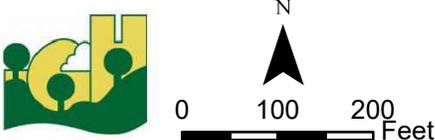




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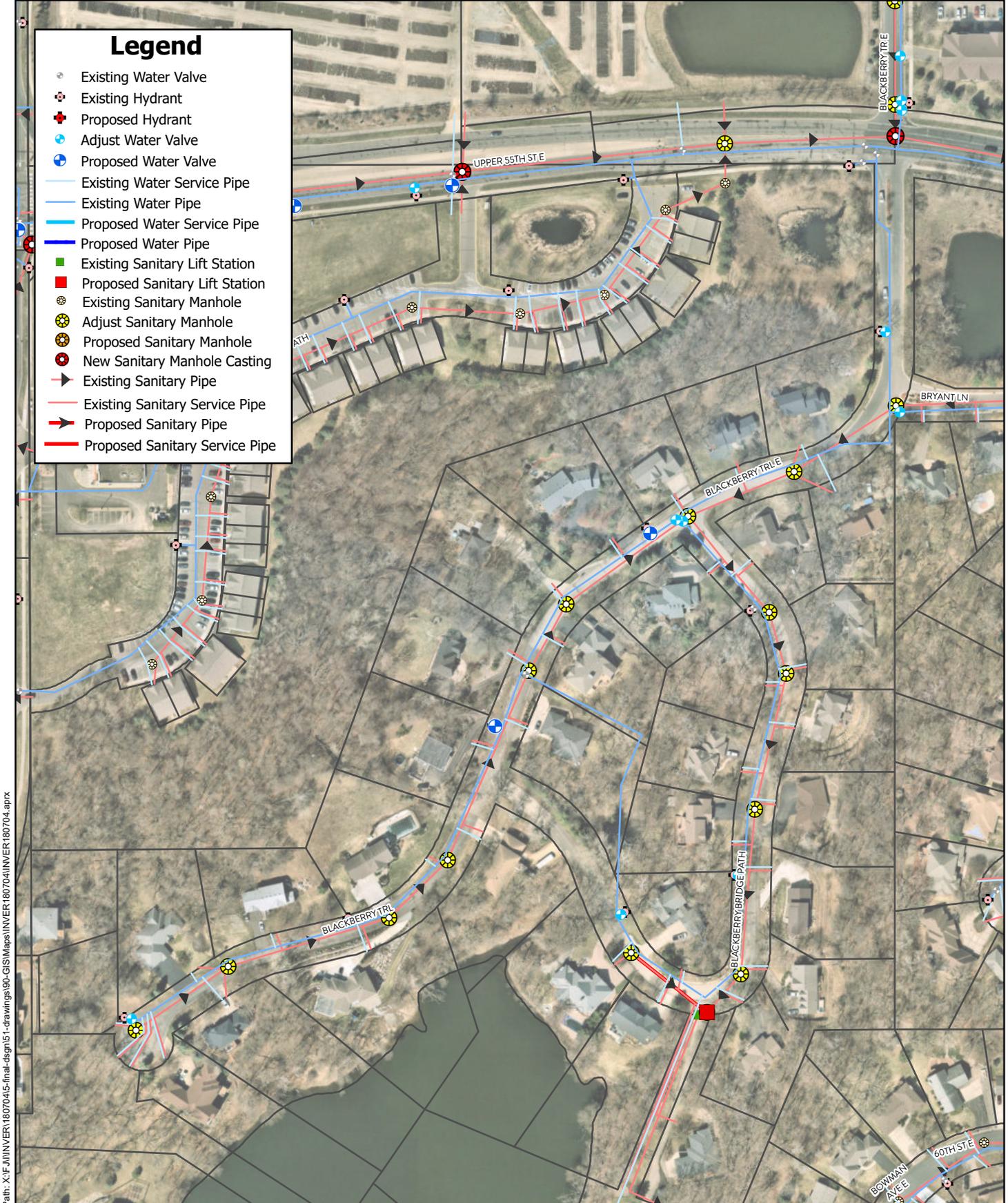
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- Existing Hydrant
- Proposed Hydrant
- Adjust Water Valve
- Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- Existing Sanitary Manhole
- Adjust Sanitary Manhole
- Proposed Sanitary Manhole
- New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe

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	PROJECT NO. 180704	PROPOSED SANITARY SEWER AND WATER MAIN 2026 Feasibility Study North Area Location - CP 2026-09G Inver Grove Heights, MN	
	DATE: 4/4/2025		

Legend

- ◉ Existing Water Valve
- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ⊕ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊕ Existing Sanitary Manhole
- ⊕ Adjust Sanitary Manhole
- ⊕ Proposed Sanitary Manhole
- ⊕ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe



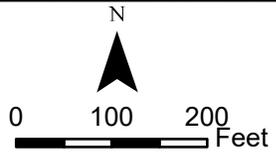
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PROJECT NO. 180704
DATE: 4/4/2025

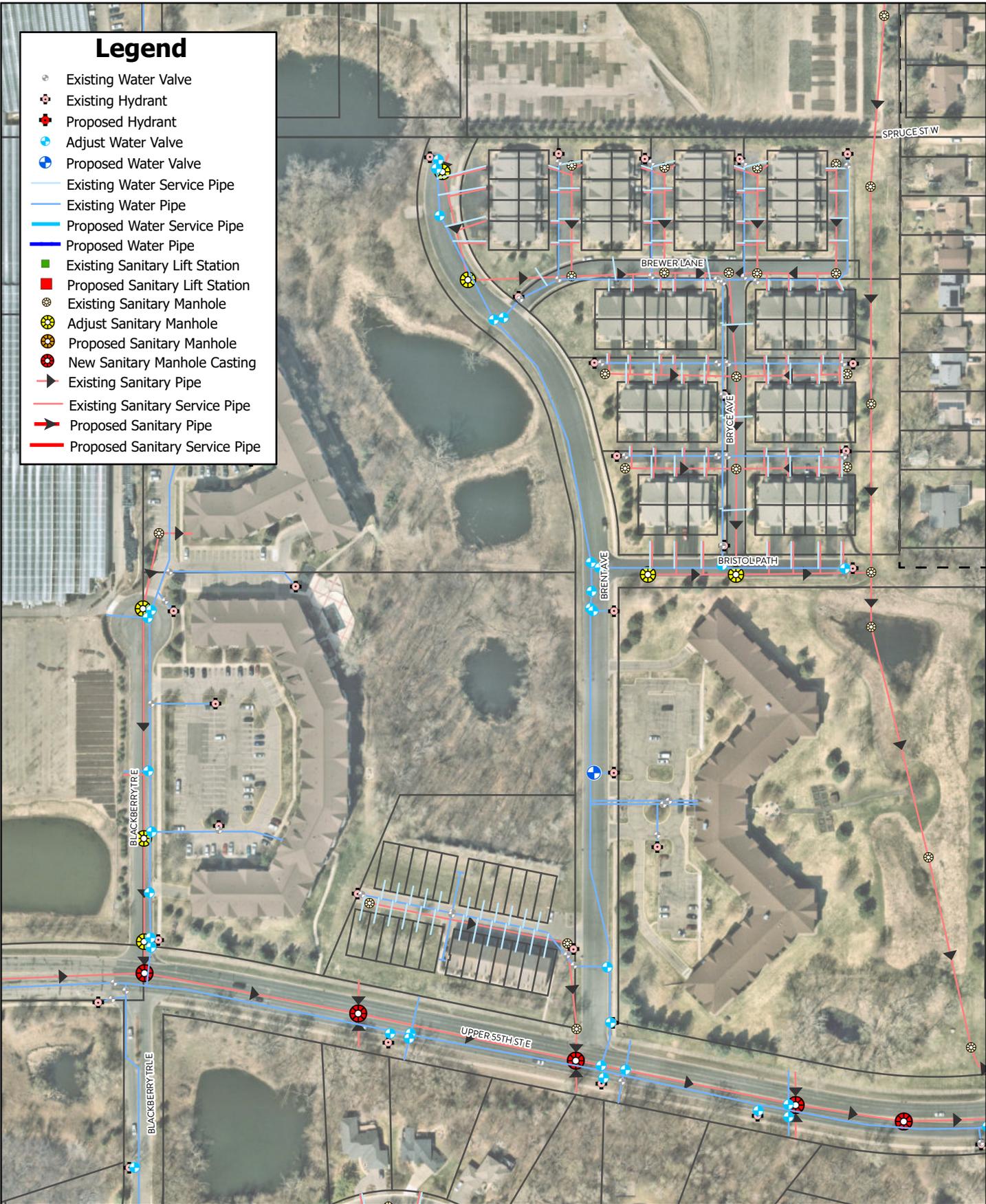
PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-091
Inver Grove Heights, MN



Legend

- ◉ Existing Water Valve
- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ⊕ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊕ Existing Sanitary Manhole
- ⊕ Adjust Sanitary Manhole
- ⊕ Proposed Sanitary Manhole
- ⊕ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe



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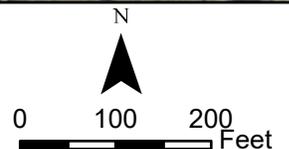


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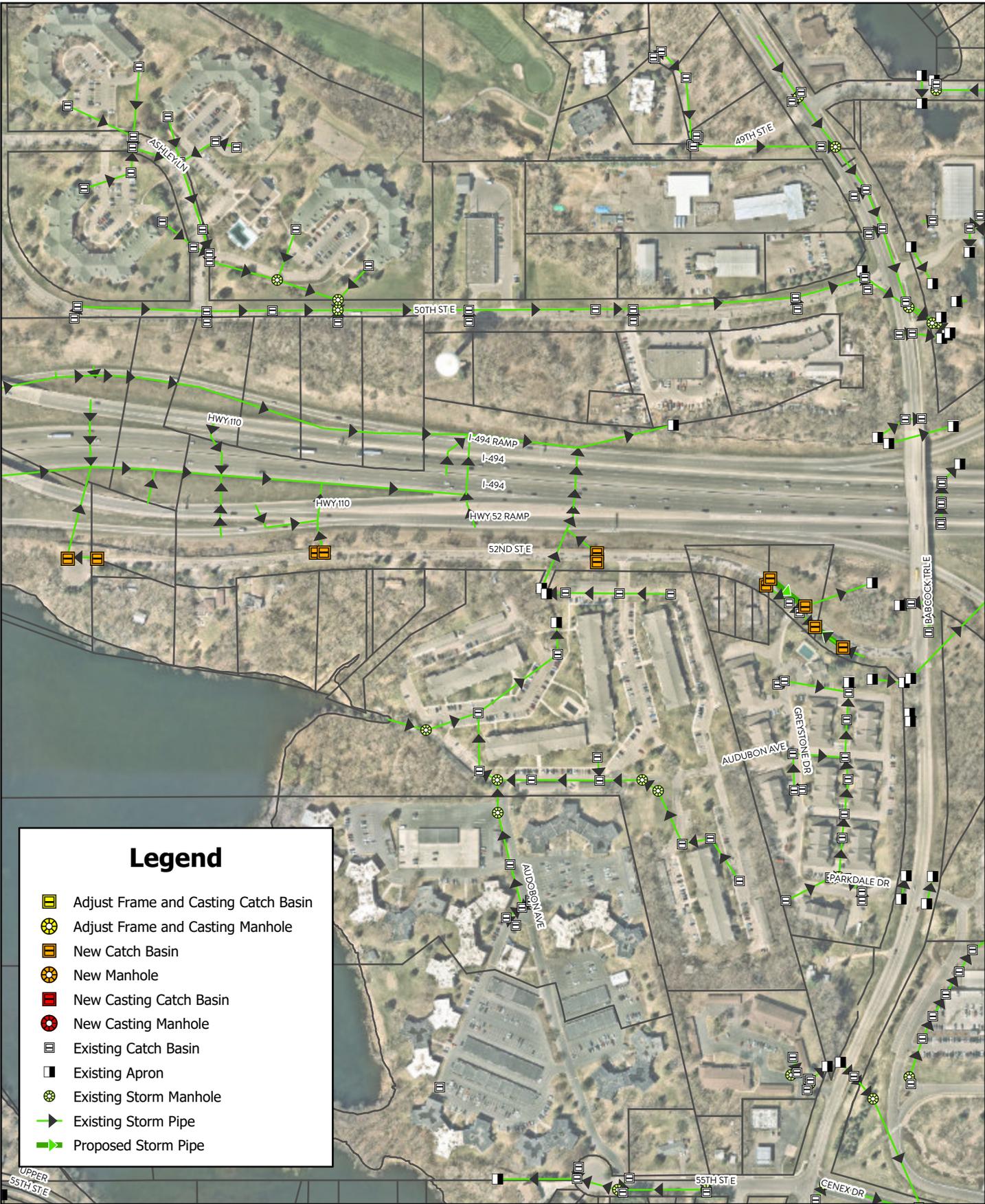
DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-09J
Inver Grove Heights, MN



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Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe

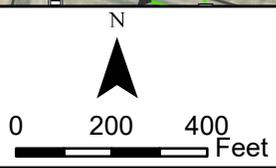


PROJECT NO.
180704

DATE:
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09D
Inver Grove Heights, MN





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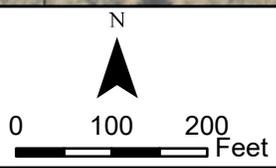
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- Adjust Frame and Casting Manhole
- New Catch Basin
- New Manhole
- New Casting Catch Basin
- New Casting Manhole
- Existing Catch Basin
- Existing Apron
- Existing Storm Manhole
- Existing Storm Pipe
- Proposed Storm Pipe

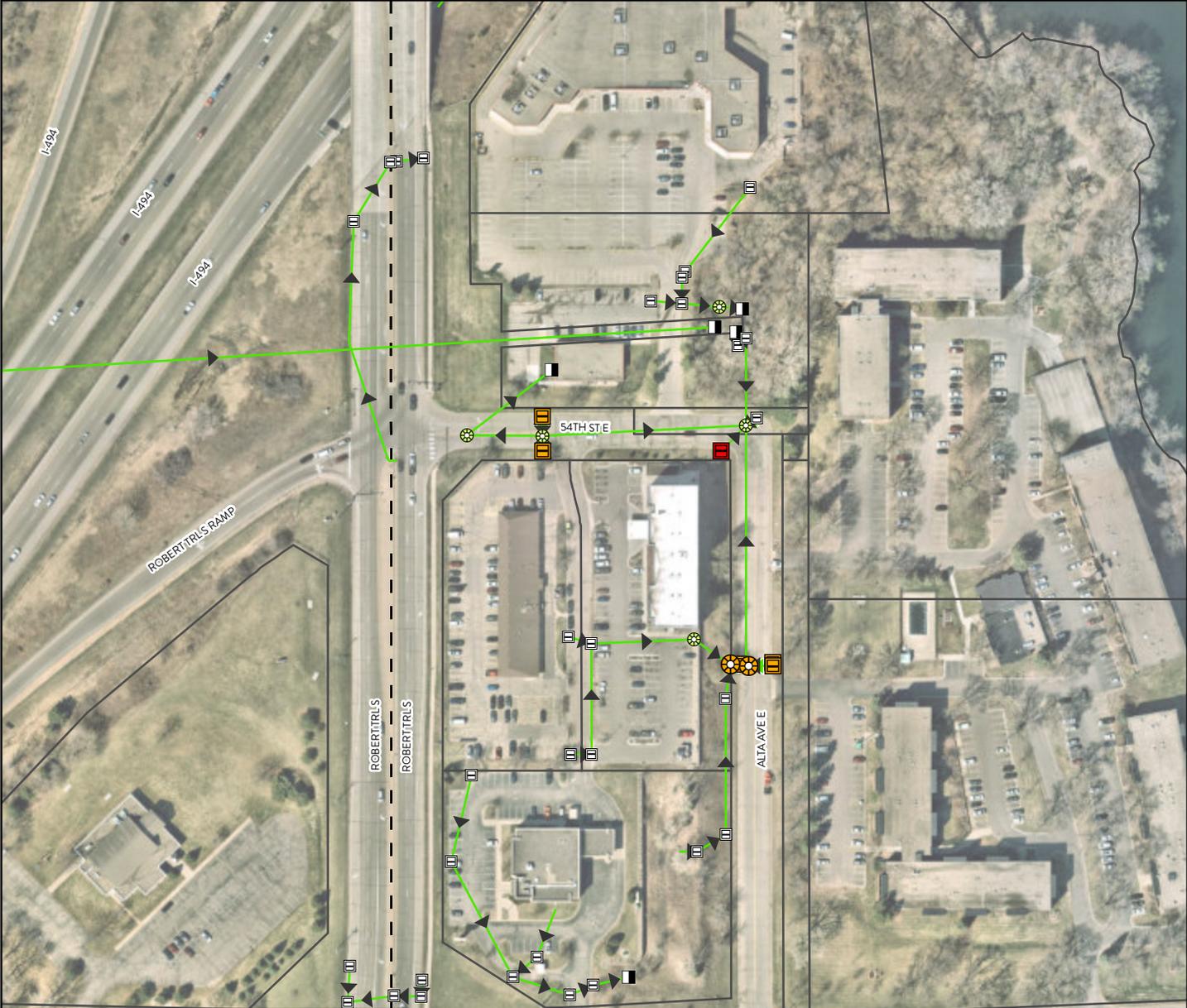


PROJECT NO. 180704
DATE: 4/3/2025

PROPOSED STORM SEWER
2026 Feasibility Study
North Area Location - CP 2026-09E
Inver Grove Heights, MN



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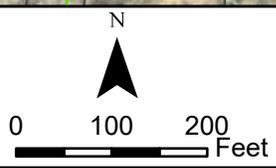
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-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe

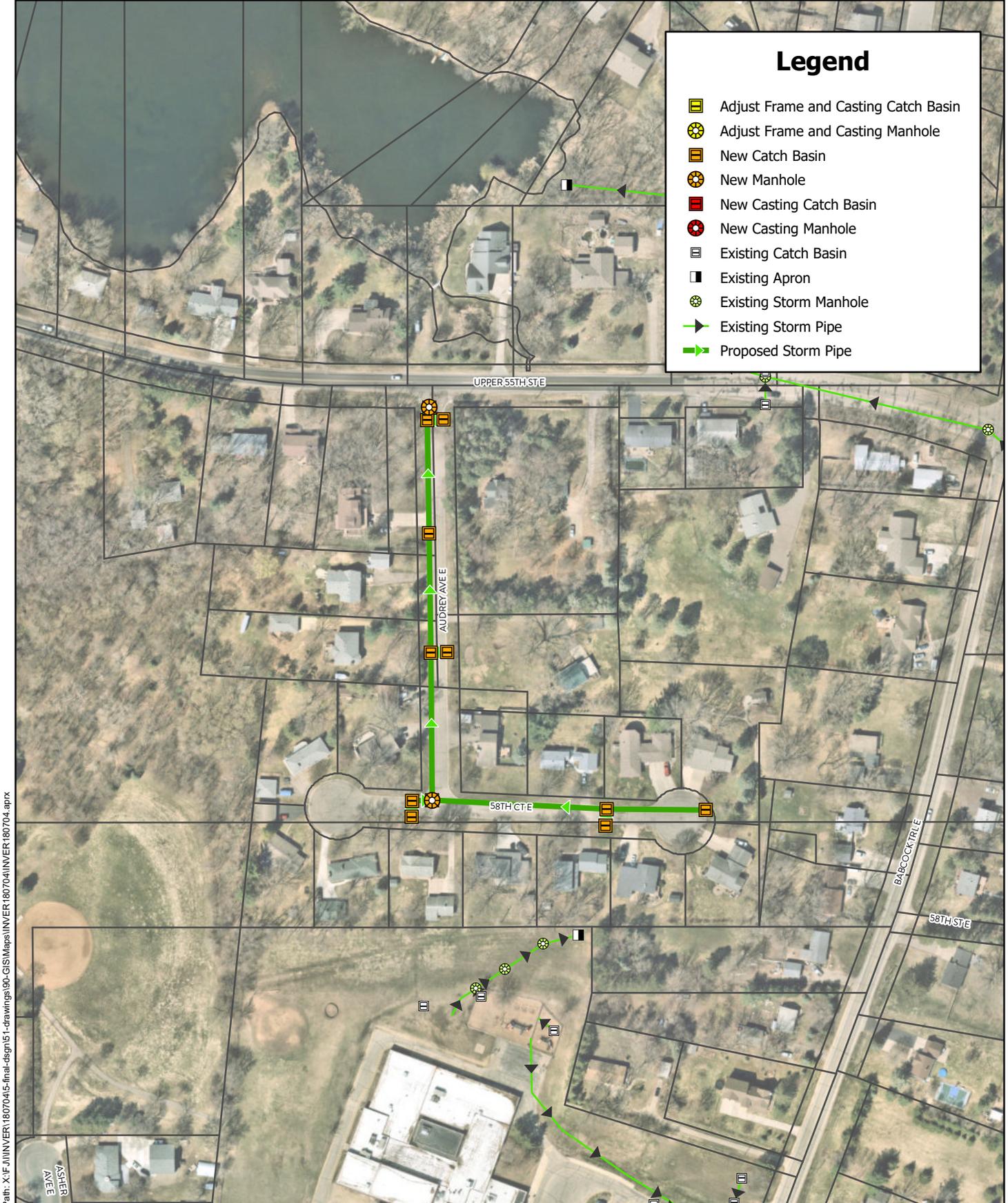


PROJECT NO.
180704

DATE:
4/3/2025

PROPOSED STORM SEWER
2026 Feasibility Study
North Area Location - CP 2026-09F
Inver Grove Heights, MN





Legend

- Adjust Frame and Casting Catch Basin
- Adjust Frame and Casting Manhole
- New Catch Basin
- New Manhole
- New Casting Catch Basin
- New Casting Manhole
- Existing Catch Basin
- Existing Apron
- Existing Storm Manhole
- Existing Storm Pipe
- Proposed Storm Pipe

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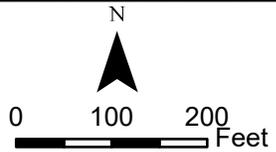


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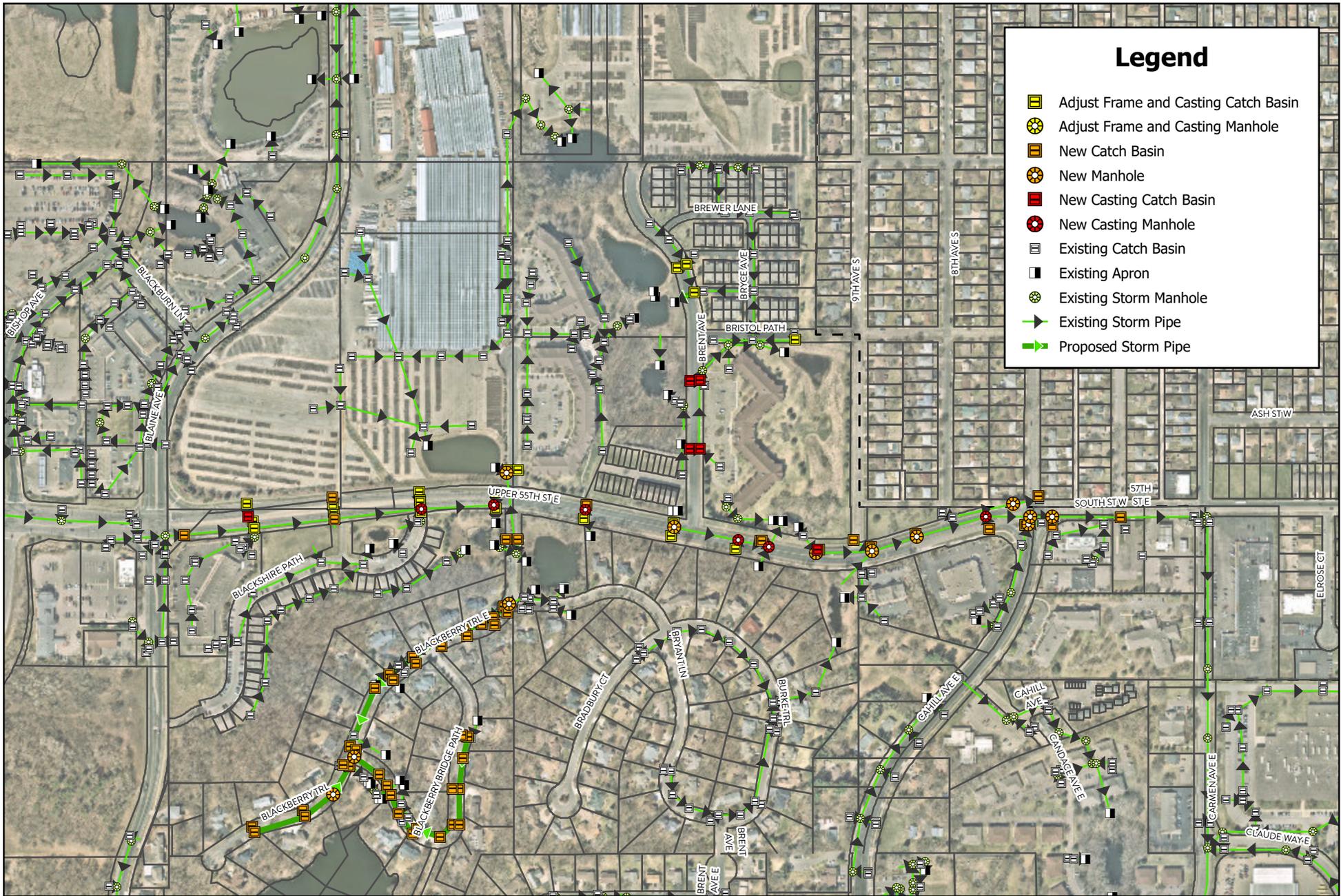
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PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09G
Inver Grove Heights, MN



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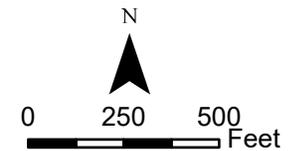
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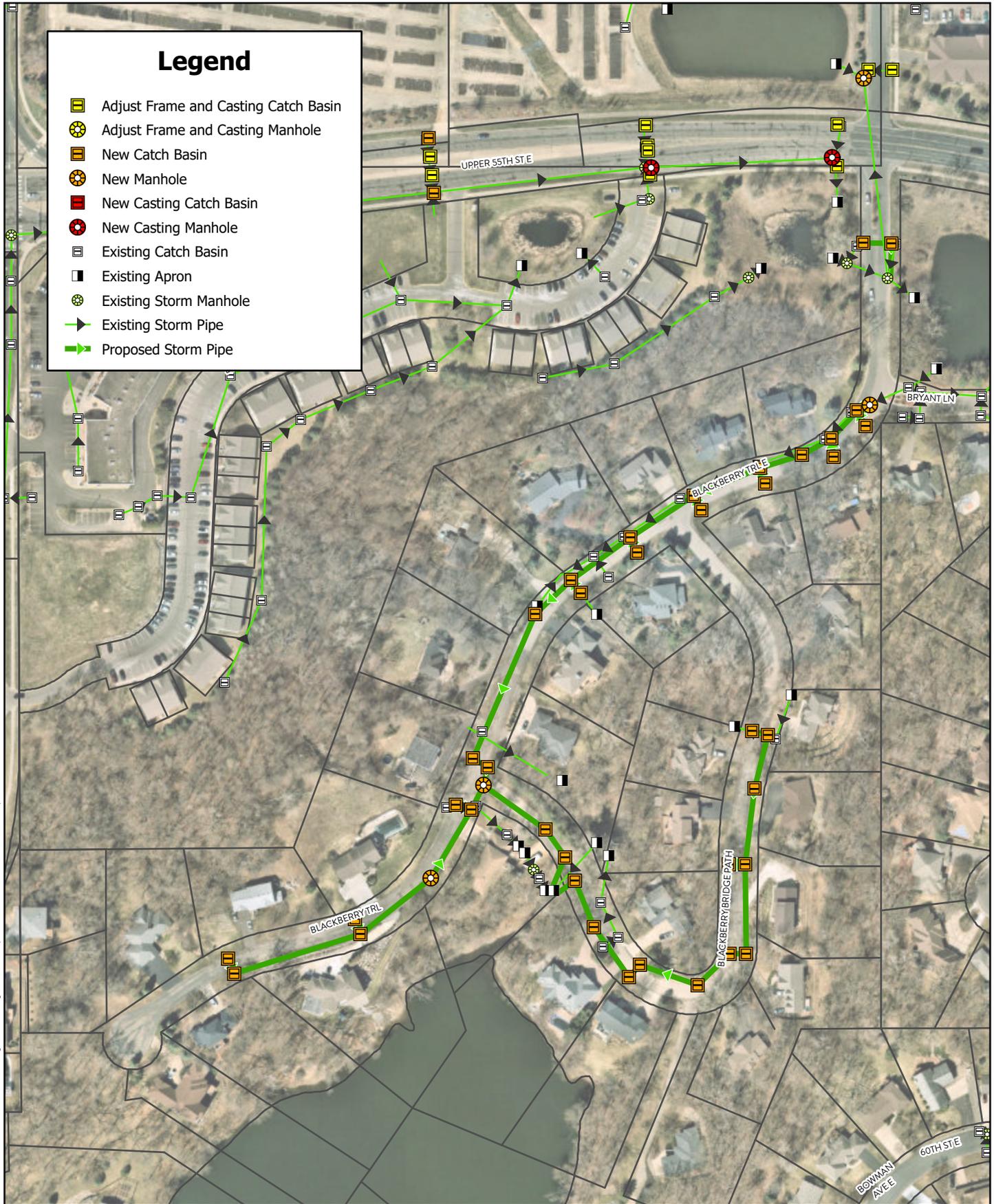
PROPOSED STORM SEWER

2026 Feasibility Study
 North Area Location - CP 2026-09H
 Inver Grove Heights, MN



Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe



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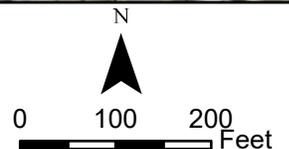


PROJECT NO.
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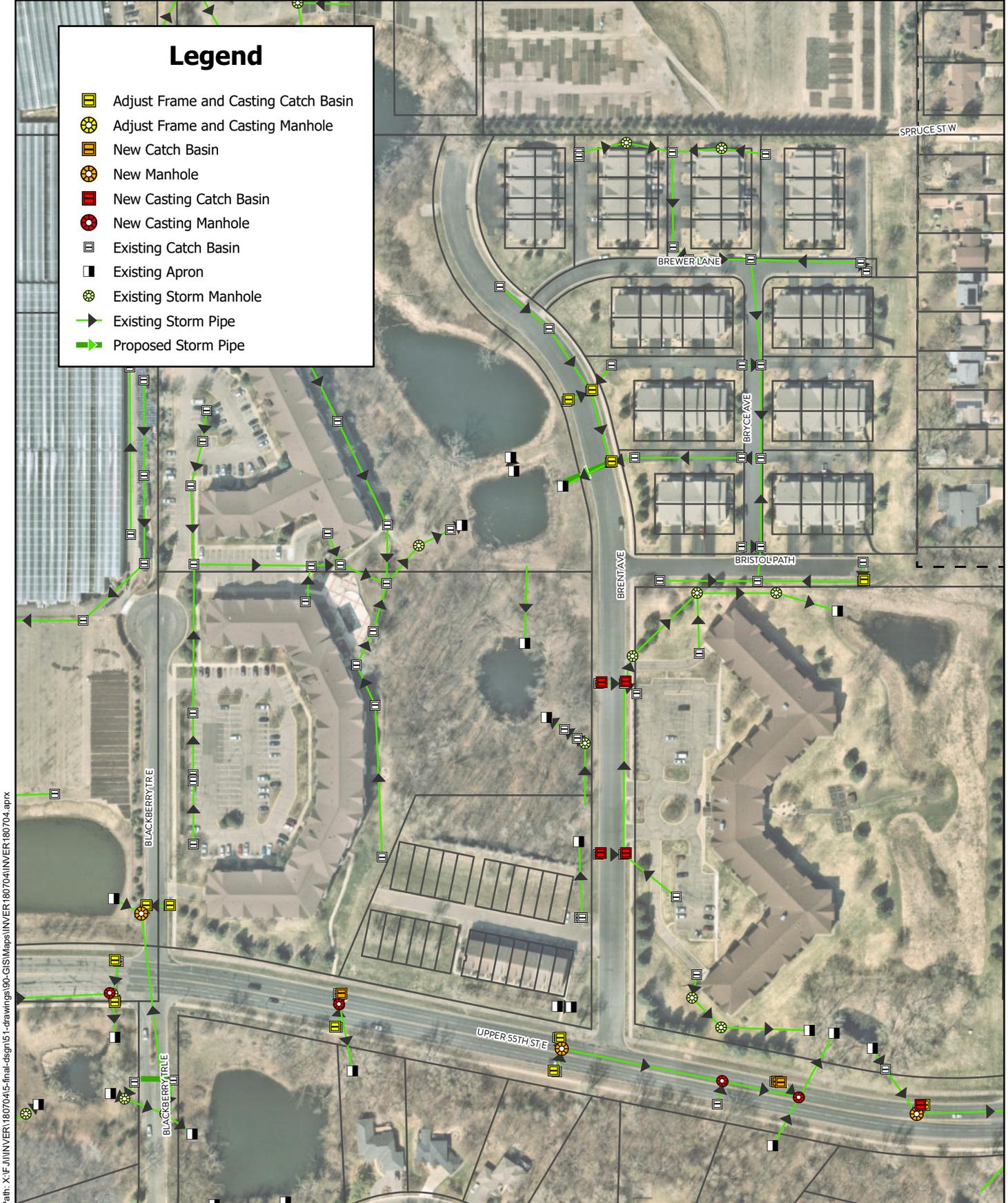
PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-091
Inver Grove Heights, MN



Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe



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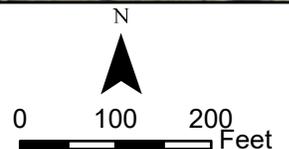


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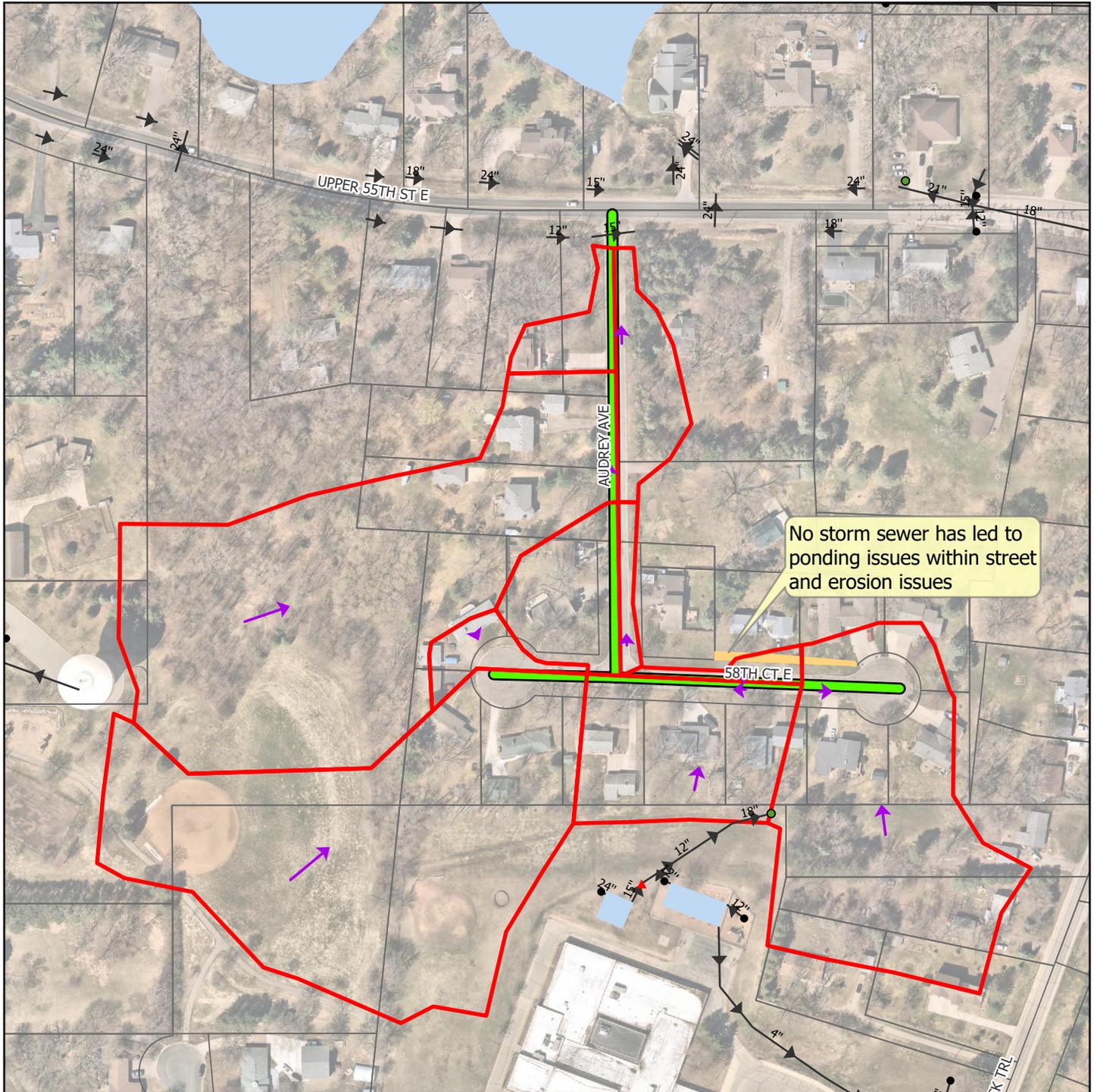
PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09J
Inver Grove Heights, MN



Appendix G

Existing and Proposed Drainage Conditions

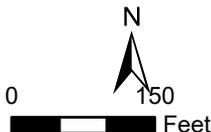


No storm sewer has led to ponding issues within street and erosion issues

Legend

-  Reconstruction
-  Reported Drainage Issues
-  Existing Storm Ponds
-  Existing Storm CBs
-  Existing Control Structures
-  Existing Aprons
-  Existing Storm Sewer
-  Drainage Areas
-  Flow Paths

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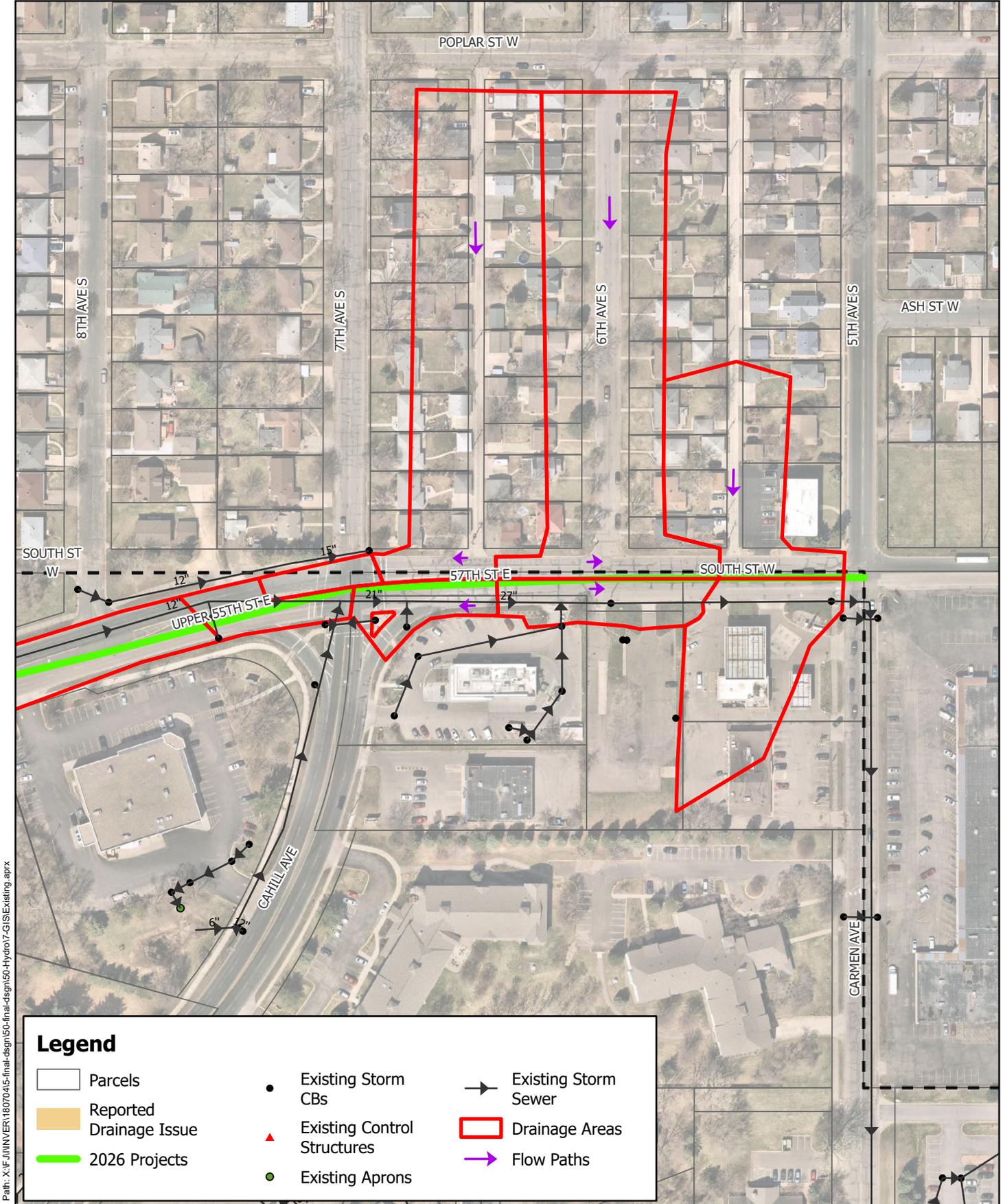


Project: INVER 180704
 Print Date: 4/1/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

Existing Conditions Map
2026 PMI North Feasibility Study
 Audrey Area (CP 2026-09G)
 Reconstruction

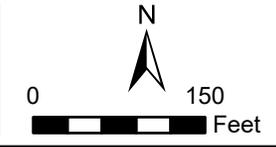


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Legend					
	Parcels		Existing Storm CBs		Existing Storm Sewer
	Reported Drainage Issue		Existing Control Structures		Drainage Areas
	2026 Projects		Existing Aprons		Flow Paths



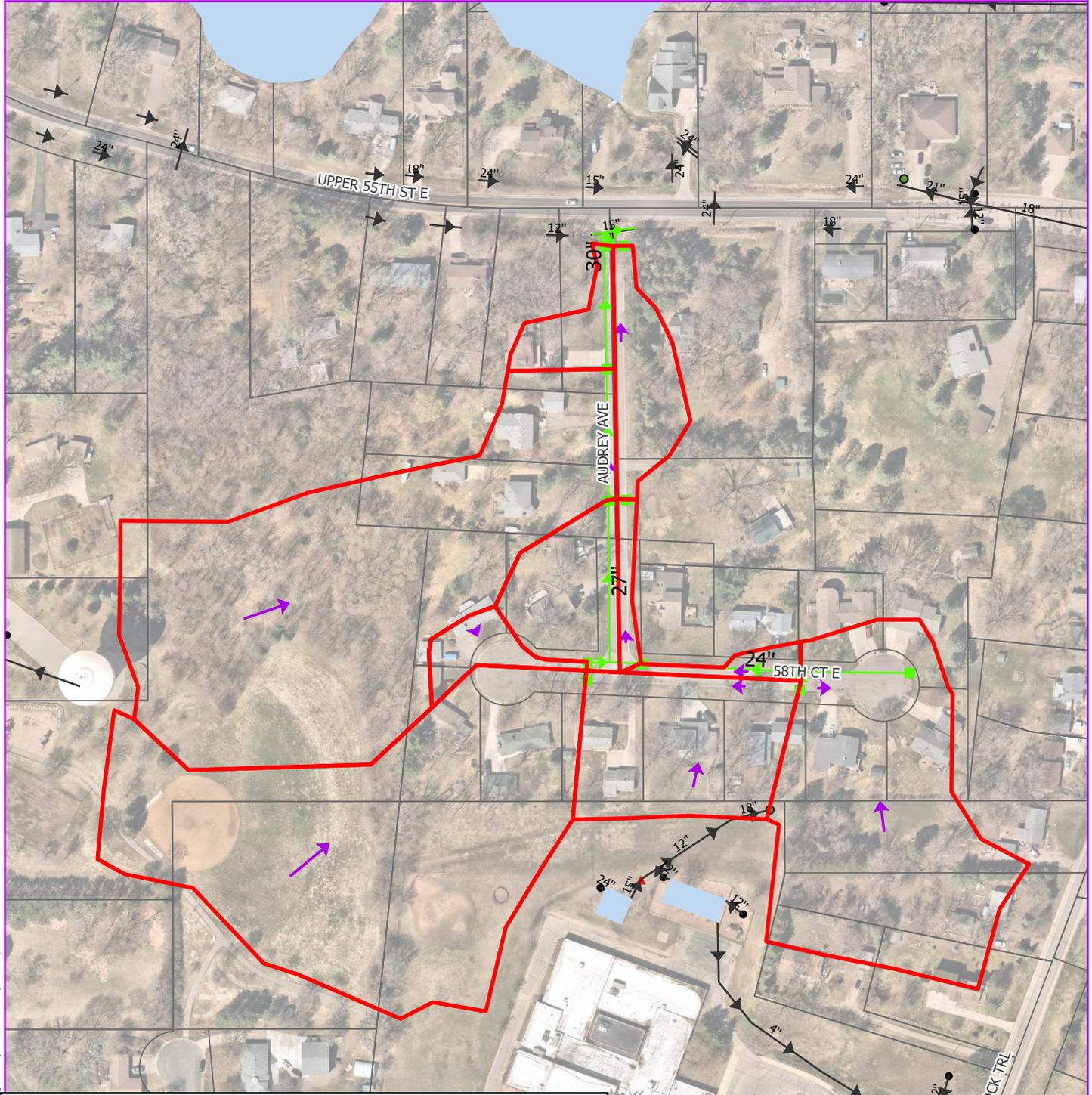
Project: INVER 180704
 Print Date: 3/31/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

Existing Conditions Map
2026 PMI North Feasibility Study
 57th Ave (CP 2026-09H)
 Reconstruction



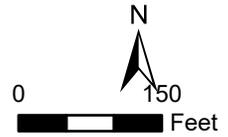
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Legend

- Existing Storm Ponds
- Proposed CBs
- Proposed Storm Sewer
- Existing Storm CBs
- Drainage Areas
- Existing Aprons
- Existing Storm Sewer
- Flow Paths
- ▲ Existing Control Structures

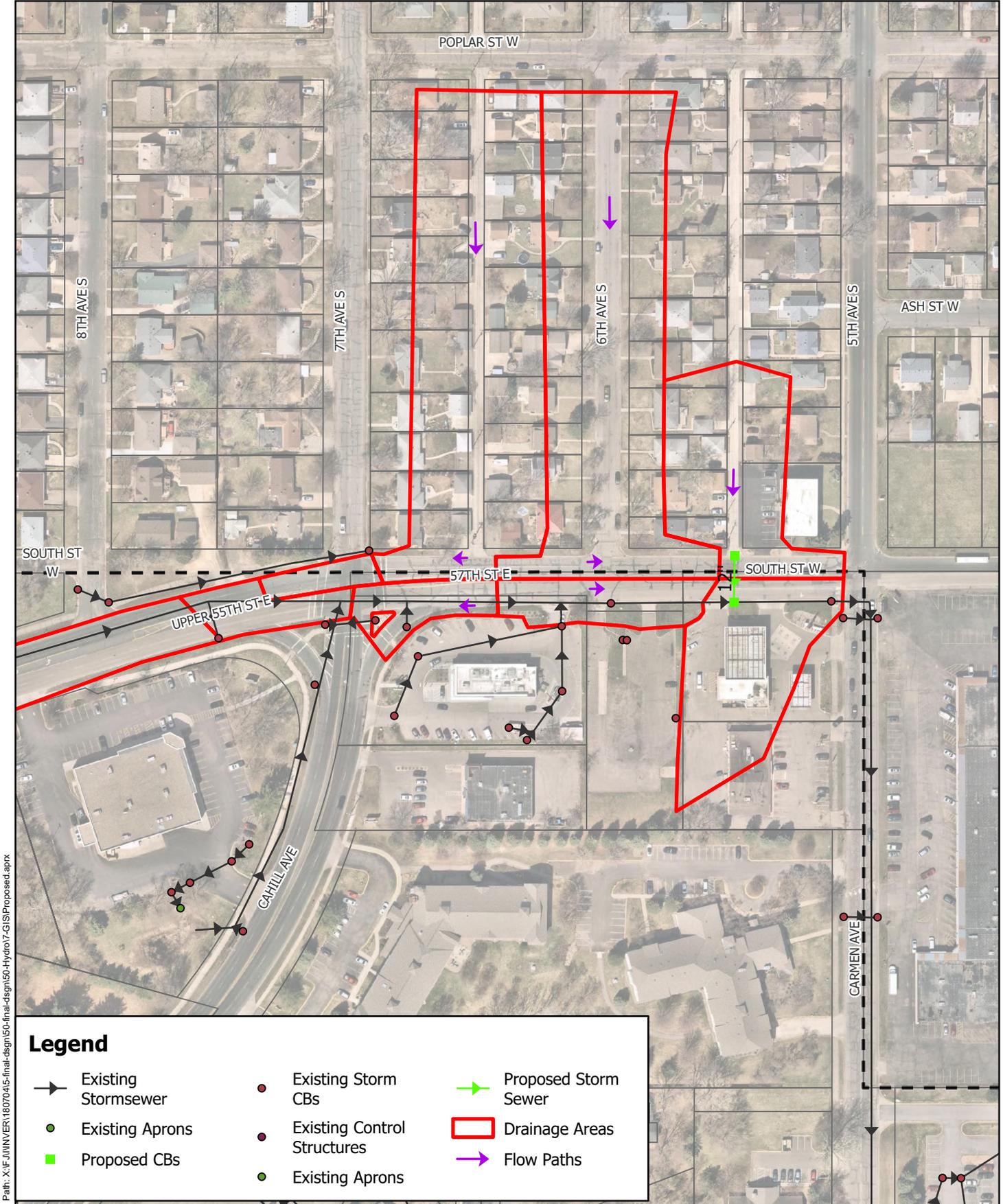


Project: INVER 180704
 Print Date: 4/1/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

Proposed Conditions Map
2026 PMI North Feasibility Study
 Audrey Area (CP 2026-09G)
 Reconstruction



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



Path: X:\F\J\INVER\180704\5-final-dsgn\50-Hydro\7-GIS\Proposed.aprx

Legend

- ➔ Existing Stormsewer
- Existing Storm CBs
- ➔ Existing Aprons
- Proposed CBs
- ➔ Existing Storm Sewer
- Drainage Areas
- ➔ Flow Paths
- Existing Control Structures
- Existing Aprons



Project: INVER 180704
 Print Date: 4/1/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

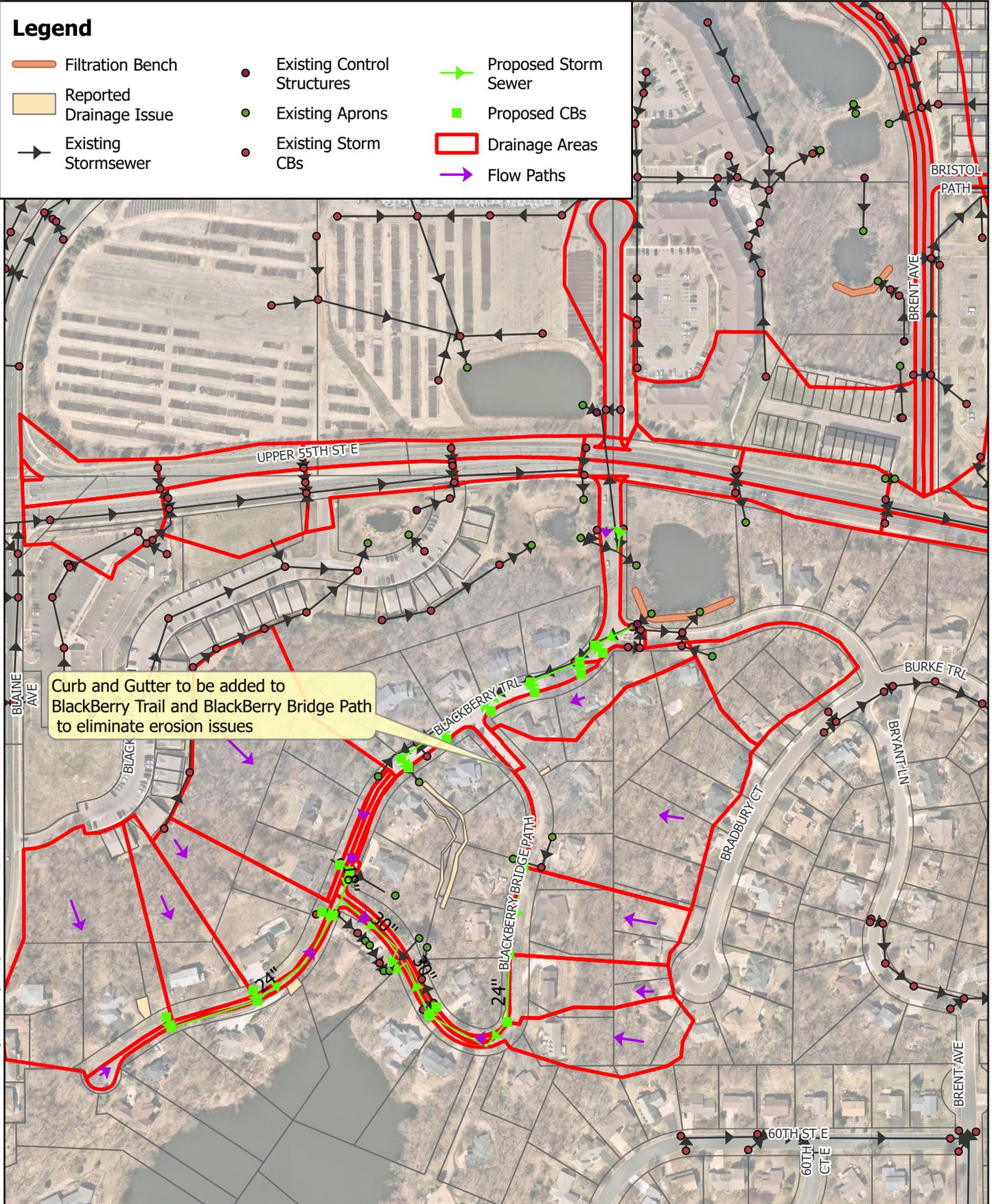
Proposed Conditions Map
2026 PMI North Feasibility Study
 57th Ave (CP 2026-09H)
 Reconstruction



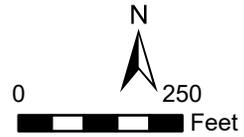
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Legend

- Filtration Bench
- Reported Drainage Issue
- Existing Stormsewer
- Existing Control Structures
- Existing Aprons
- Existing Storm CBs
- Proposed Storm Sewer
- Proposed CBs
- Drainage Areas
- Flow Paths



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Project: INVER 180704
 Print Date: 4/1/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver
 Grove Heights, & SEH Inc

Proposed Conditions Map 2026 PMI North Feasibility Study South Blackberry Trail Area (CP 2026-09I) Reconstruction

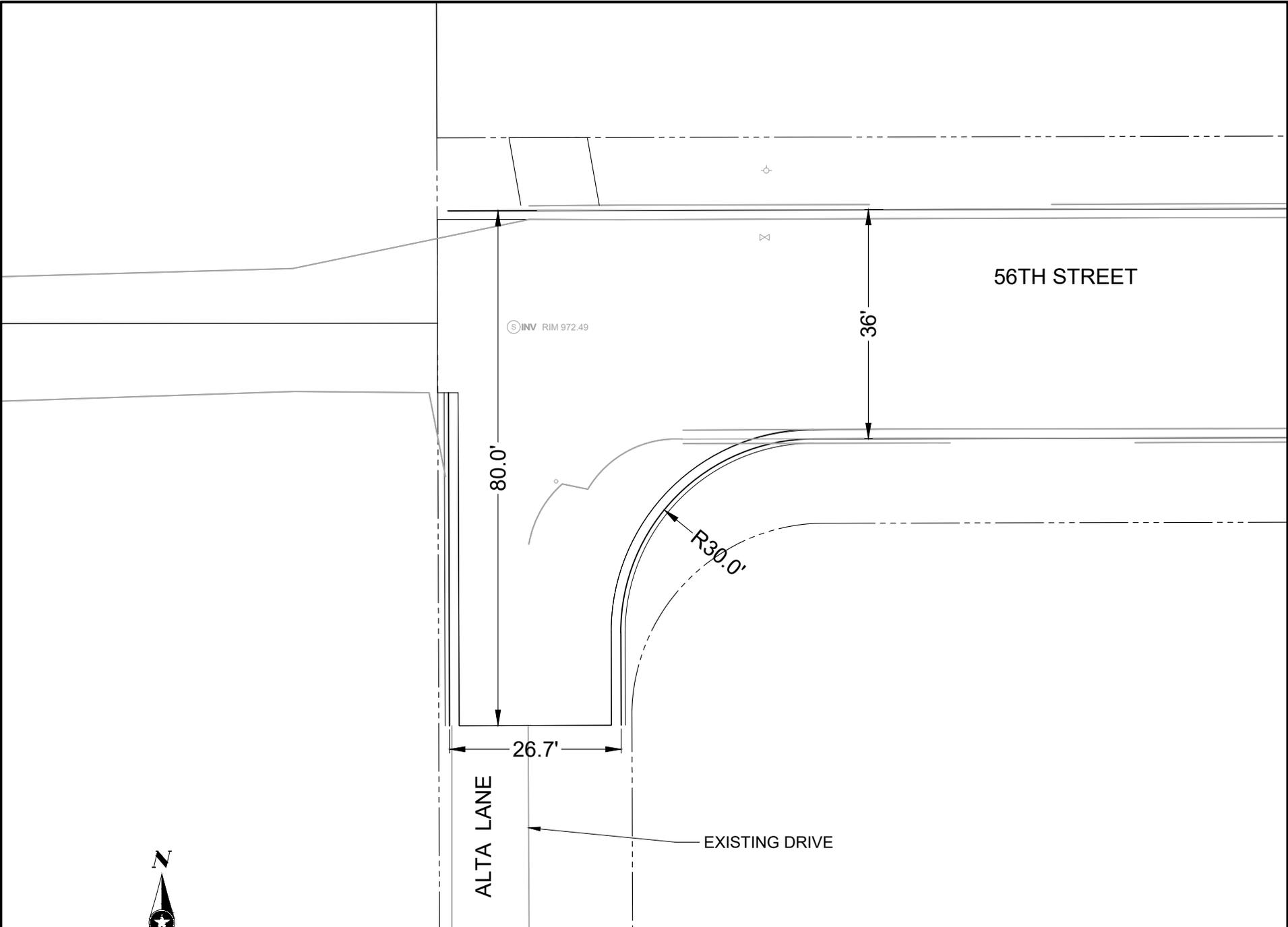


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Appendix H

56th St Turnaround Exhibit

Save: 3/26/2025 12:36 PM msteely Plot: 3/26/2025 12:37 PM X:\F\I\INVER\180704\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\INVER 180704 - 56TH ST TURNING - HALF HAMMERHEAD.dwg



PROJECT NO.
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3/26/25

**56TH ST TURN AROUND EXHIBIT
INVER GROVE HEIGHTS, MN**

**FIGURE
NO. 1**

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