

Feasibility Report

2026 PMI South

City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09K, CP 2026-09L

SEH No. INVER 180701 | April 23, 2025



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April 23, 2025

RE: 2026 PMI South
Feasibility Report
City of Inver Grove Heights, Minnesota
City Project Nos. CP 2026-09K, CP 2026-09L
SEH No. INVER 180701 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 four neighborhoods within the City of Inver Grove Heights combined into two project areas as follows:

- CP 2026-09K: 85th St Area, College Trail Area, and Birch Blvd Area
- CP 2026-09L: Alameda Area

The proposed improvements for a majority of CP 2026-09K includes partial reconstruction of the street, partial curb and gutter replacement, partial sidewalk replacement with ADA improvements, and utility adjustments. The remaining portion of CP 2026-09K and all of CP 2026-09L include full-depth reclamation of the street, with storm sewer, sanitary and water main improvements and adjustments.

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,

A handwritten signature in black ink that reads "Nina Bonanno".

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

c: Jen Desrude, SEH

ka/mh/mb

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

952.912.2600 | 800.734.6757 | 888.908.8166 fax | sehinc.com

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Feasibility Report

2026 PMI South
City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09K, CP 2026-09L
SEH No. INVER 180701

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) South Improvements and includes the City Projects listed below.

- CP 2026-09K: 85th St Area, College Trail Area, and Birch Blvd Area
- CP 2026-09L: Alameda Area

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

The proposed improvements for a majority of CP 2026-09K includes partial reconstruction of the street, partial curb and gutter replacement, partial sidewalk replacement with ADA improvements, and utility adjustments. The remaining portion of CP 2026-09K and all of CP 2026-09L include full-depth reclamation of the street, with storm sewer, sanitary and water main improvements and adjustments.

The total length of roadways included in the 2026 PMI South projects is 4.3 miles. Detailed information for each of the two project areas is provided in the full report.

The total project cost is estimated to be \$7,427,581. 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. 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 two separate projects.

The 2026 PMI South proposed project areas includes 269 single family residential properties, 56 townhome units, 6 city-owned properties.

Executive Summary (continued)

Table 1 – Estimated Project Cost

Project	Pavement Management Method	Street Improvements	Storm Sewer Imp.	Sanitary Sewer Imp.	Water Main Imp.	Sidewalk and Trail Imp.	Total
CP 2026-09K	FDR & Partial Recon	\$4,465,322	\$173,698	\$34,192	\$15,043	\$159,307	\$4,847,562
CP 2026-09L	FDR	\$2,565,134	\$14,885	\$0	\$0	\$0	\$2,580,019
Total		\$7,030,456	\$188,583	\$34,192	\$15,043	\$159,307	\$7,427,581

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 2026-09K	FDR & Partial Recon	\$2,254,520	\$78,162	\$34,192	\$15,043	\$2,465,645	\$4,847,562
CP 2026-09L	FDR	\$1,265,160	\$6,698	\$0	\$0	\$1,308,161	\$2,580,019
Total		\$3,519,680	\$84,860	\$34,192	\$15,043	\$3,773,806	\$7,427,581

The City's assessment policy states that reconstruction projects shall be assessed at 35%, full-depth reclamation and partial reconstruction projects shall be assessed at 55%, and mill & overlay projects shall be assessed at 80% of the assessable street, storm, and sidewalk/trail improvement costs. Assessment amounts are calculated using the adjusted front foot, per lot and per area methods, depending on the project area location. The recommended assessment for each project area is shown in the table below. Assessment term and interest will be decided per policy at the time of assessment hearing and levy by 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
CP 2026-09K	Partial Recon & FDR (55%)	Adjusted Front Foot and Per Lot	\$10,838	\$112.87
CP 2026-09L	FDR (55%)	Adjusted Front Foot and Per Lot	\$21,622	\$64.34

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 South

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 two (2) southern project areas, located in urban residential neighborhoods adjacent to Cahill Ave and College Trail, and rural residential neighborhoods located north and south of Cliff Road (CSAH 32).

1.2 Scope

The proposed improvements are summarized in the descriptions below.

1.2.1 CP 2026-09K 85th Ave Area, College Trail Area, and Birch Blvd Area

- Partial reconstruction of the asphalt pavement and underlying base material with partial curb and gutter replacements, storm, sanitary, and water main adjustments on 87th St (from Brooks Blvd to 130' west of Baxter Way), Brewster Ave, 85th St, Bryce Ct, Bradford Ct, Bechtel Ave, Bechtel Ct, College Trail (from Cahill Ave to Cooper Way E), Calvin Ct, Carew Ct, Casey Ct, and Carson Ct.
- Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main adjustments on Birch Blvd, Birch Ct, and Campbell Ave.
- Spot sidewalk replacements and ADA improvements to the concrete sidewalk on Brewster Ave, 85th St, Bechtel Ave, and College Trail.
- Retrofit a filtration bench of the existing ponds south of 85th St between Brewster Ave and Bechtel Ct, and south of Brooks Blvd between Bechtel Ave and Cahill Ave.

1.2.2 CP 2026-09L Alameda Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main adjustments on Alameda Ave (north and south of Cliff Road (CSAH 32)), Alameda Path, Alameda Ct, 114th St W, and Alexandria Ct.

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 water main structures within the project area.
- Topographic survey of both 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 2026-09K 85th St Area, College Trail Area, and Birch Blvd Area

These are residential neighborhoods mostly consisting of single-family homes with some multi-family/townhomes. All streets are currently paved with bituminous and have D412 surmountable curb and gutter on both sides of the street. The street is 28 feet wide with a 50-foot right-of-way on the following streets:

- 87th St, 85th St, Bryce Ct, Bradford Ct, Calvin Ct, Carew Ct, Casey Ct, Carson Ct, and Birch Ct

The street width varies from 28'-67' with a varying right-of-way between 50'-90' on Brewster Ave. The street is 28' wide with a varying right-of-way between 50' and 59' on Bechtel Ave. College Trail ranges from 28'-60' wide with a 50'-80' right-of-way. Birch Blvd varies from 24'-58' wide with a varying right-of-way between 50' and 86'. Campbell Ave varies from 28'-33' wide with a 50' right-of-way.

There is an existing concrete sidewalk on the east side of Brewster Ave, south side of 85th St, the west side of Bechtel Ave between Brooks Ave and 85th St, and on the north side of College Trail from Cahill Ave to 180' west of Cooper Way E. There is an existing concrete sidewalk on the north side of Birch Blvd from Cahill Ave to Callahan Trail which becomes a bituminous trail on the east side of Birch Blvd continuing east. All sidewalks within the area are in mostly good condition.

The table below displays the existing pavement and aggregate base depths throughout the project area. Pavement condition was observed to be in poor condition throughout the project area. Although aggregate base thicknesses were observed to be at or above the City's standard, the quality of the aggregate material was found to be poor which has led to potholes and rutting throughout the neighborhood.

Table 4 – Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
87th St	4	5
Brewster Ave	4.75	12 ⁽¹⁾
85th St	4 ⁽¹⁾	12 ⁽¹⁾
Bryce Ct	6 ⁽¹⁾	8 ⁽¹⁾
Bradford Ct	5 ⁽¹⁾	6 ⁽¹⁾
Bechtel Ave	5	6
Bechtel Ct	5 ⁽¹⁾	6 ⁽¹⁾
College Trail	4.5	6
Calvin Ct	4 ⁽¹⁾	8 ⁽¹⁾
Carew Ct	4 ⁽¹⁾	8 ⁽¹⁾
Casey Ct	4 ⁽¹⁾	8 ⁽¹⁾
Carson Ct	5 ⁽¹⁾	7 ⁽¹⁾
Birch Blvd	4.5	7
Birch Ct	5 ⁽¹⁾	12 ⁽¹⁾
Campbell Ave	5 ⁽¹⁾	12 ⁽¹⁾
Notes: ⁽¹⁾ Depth measurements taken from 2019 Boring Logs (Element Materials Technology)		

CP 2026-09L Alameda Area

This is a residential neighborhood composed of single-family homes. It is currently paved with bituminous and has S524 surmountable curb and gutter on both sides of all streets. All streets within the project area are 30' wide with a 60' right-of-way. Alameda Ave (north of Cliff Road, CSAH 32) varies in some sections to 32' wide.

There are no existing sidewalks on any of the streets within this area. There is a new segment of the Veteran's Memorial Greenway constructed on the north side of Cliff Road (CSAH 32) that has east/west concrete crosswalks at Alameda Path and Alameda Ave.

The table below displays the existing pavement and aggregate base depths throughout the project area. Pavement condition was observed to be in fair condition throughout the project area with the presence of pavement cracking and rutting.

Table 5 – Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
Alameda Ave (north of Cliff Rd)	4	8
Alameda Ave (south of Cliff Rd)	4	7
Alameda Path	3.5	6.5 ⁽¹⁾
Alameda Ct	3.25 ⁽¹⁾	7 ⁽¹⁾
114th St W	3.25 ⁽¹⁾	8 ⁽¹⁾
Alexandria Ct	4.5	10

Notes: ⁽¹⁾ Depth measurements taken from 2019 Boring Logs (Element Materials Technology)

2.2 Parking Restrictions

Within the 85th St Area, the south side of 87th St from Brooks Blvd to Baxter Way has signage restricting on-street parking. The west side of Brewster Ave from Brooks Blvd to College Trail has signage restricting on-street parking. The south side of 85th St from Brewster Ave to Bechtel Ave has signage restricting on-street parking. The east sides of Bryce Ct and Bradford Ct and around the outside of the loop have signage restricting on-street parking. The east side of Bechtel Ave has signage restricting on-street parking.

Within the Birch Blvd Area, the west and south side of Birch Blvd has signage restricting on-street parking. The south side of Campbell Ave has signage restricting on-street parking.

Within the College Trail Area, the east side and outside of the loop on Carew Ct has signage restricting on-street parking. The east side and outside of the loop on Calvin Ct has signage restricting on-street parking. The south side of College Trail from Cahill Ave to Cooper Way E has signage restricting on-street parking. The west side of Casey Ct 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.

2.4 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and water main within the project area. The Alameda Area is not serviced by the City's water main and sanitary systems. This area is serviced by private wells and septic systems.

2.4.1 Storm Sewer and Drainage

The project will impact multiple areas within the City boundary including eight (8) roadways resulting in a full depth reclamation and twelve (12) roadways resulting in partial reconstruction.

Only the partial reconstruction roadways will result in the disturbance of the underlying soils, which will impact any existing storm sewer. Streets that are proposed to be reclaimed will require adjustments to castings as noted in the utility inspection reports performed by City staff. The layout of the existing storm sewer system will not be changed due to the street rehabilitation. A map identifying these proposed areas to be altered can be seen in **Appendix G**. The drainage characteristics for the three partially reconstructed roadways are discussed below. 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 2026-09K 85th St Area, College Trail Area, and Birch Blvd Area

There is existing RCP storm sewer throughout the project area which was installed in several phases in the early to mid-1990s. The streets are graded to allow runoff to drain to catch basins which have capacity to handle the 10-year storm events. While most of the system functions properly with regular maintenance, there are several maintenance deficiencies within the project area, specifically on Birch Blvd and Campbell Ave. These areas will require further cleaning via sewer jetting during construction. In addition, a portion of the storm sewer on the west end of 85th St was flagged and recommended for replacement by City maintenance staff.

The total drainage area of the 85th Street East areas (DP-58 sub watershed) is approximately 14 acres and is made up entirely of residential lots. This area is captured by existing storm sewer which outlets into a series of retention ponds (SE_STM_POND_190 and SE_STM_POND_149) within the Arbor Pointe Drainage Basin.

The total drainage area of the 87th Street East Area is approximately 2.5 acres and is made up entirely of residential lots. This area is captured by existing storm sewer which outlets into a retention pond (SE_STM_POND_180) within the Arbor Pointe Golf Club. Ultimately, this area is not landlocked and discharges within the Arbor Pointe Drainage Basin.

The total drainage area for the College Trail area (DP-36 sub watershed) is approximately 11 acres. Similarly to the Brewster areas, this area is entirely residential and the area is captured via existing storm sewer and outlets into multiple retention ponds. Ultimately, the entire area discharges through retention pond SE_STM_POND_180 within the Arbor Pointe Drainage Basin.

CP 2026-09L Alameda Area

There is existing RCP and HDPE storm sewer throughout the project area which was installed in phases in the mid to late 1990s. The streets are graded to allow runoff to travel through curb and gutter into catch basins which have the capacity to handle the 10-year storm event. The network is regularly maintained, and functions properly with minimal sediment buildup or maintenance issues.

Due to the nature of the proposed rehabilitation for this area not resulting in disturbance of the underlying soils, additional drainage analysis was not completed.

2.4.2 Water Main

The 85th St Area, College Trail Area, and Birch Blvd Area are served by the City's water main system. The neighborhoods have 8-inch ductile iron pipe (DIP) installed in the early to mid-1990s

in good condition with no history of breaks on record. The water main is within the street throughout most of the area.

2.4.3 Sanitary Sewer

The 85th St Area, College Trail Area, and Birch Blvd Area have sanitary sewer systems located within the streets. The systems were installed in the early to mid-1990s and are generally in good condition. The system mostly consists of 8-inch PVC, but there are some 8-inch DIP sections on 87th St and Bechtel Ave.

The City provided the televising results of the sanitary system within the project area. While much of the system is in good condition, there were a couple areas with recommendations for repairs. These areas are within streets proposed to be partially reconstructed, and therefore are included in the opinion of probable costs in **Appendix E**.

2.5 Sidewalks

A majority of the local street sections do not include existing concrete sidewalk. There is a 6' sidewalk present on the east side of Brewster Ave, south side of 85th St, west side of Bechtel Ave from Brooks Ave to 85th St, on the north side of College Trl from Cahill Ave to 180' west of Cooper Way E, and on the north side of Birch Blvd from Cahill Ave to Callahan Ave. The sidewalks were inspected by City staff and found to be in mostly good condition.

2.6 Street Lighting

A majority of the project area has existing streetlights located at intersections only, with the exception of College Trail which has streetlights installed regularly throughout the corridor. The streetlights are maintained under existing contracts with Xcel Energy.

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 near College Trail and Carew Ct, and Alameda Ave (south of Cliff Road, CSAH 32). Contaminated soils could be revealed during excavation for street reconstruction or utility work which would require proper handling, removal, and disposal by the City's contractor which could impact costs.

2.8 Agencies

There are several Metro Transit bus stops located near the project area. One stop is at the southwest corner of Cahill Ave and Birch Blvd which has an existing concrete sidewalk which is utilized as the standing area. There are two bus stops, one to the east and one to the west, near the intersection of Brewster Ave and College Trail. Both are located on College Trail, with the westbound having an existing trail to utilize as a standing area, while the eastbound bus stop currently does not have any bench or paved standing area.

3 Proposed Improvements

3.1 Surface and Street

Recommended surface improvements with the 2026 PMI South 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**.

CP 2026-09K 85th St Area, College Trail Area, Birch Blvd Area

For the streets within the 85th St and College Trail Areas, streets will be partially reconstructed which consists of all the bituminous pavement and some of the aggregate base and curb and gutter is proposed to be removed and replaced with the City's standard typical section. This consists of 4 inches of bituminous pavement, 6 inches of aggregate base, and 24 inches of subbase. The opinion of probable cost includes 50% of the subbase at 1 foot depth being replaced, with the remaining 1 foot being left as is. All streets within the 85th St and College Trail Areas will remain urban street sections. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

For the streets within the Birch Blvd Area, all the streets are recommended to receive full-depth reclamation (FDR) of the existing bituminous pavement and underlying base material. FDR is the process 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 grades in order to minimize construction impacts to adjacent properties. 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. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

CP 2026-09L Alameda Area

For the streets within the Alameda Area, all the streets are recommended to receive FDR of the existing bituminous pavement and underlying base material. Street grades will closely match existing grades in order to minimize construction impacts to adjacent properties. 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. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

3.2 Parking Restrictions

After discussion with City staff and field verification, it is preferred by City maintenance staff to install signage to restrict on-street parking within the cul-de-sac islands on Bryce Ct, Bradford Ct, Bechtel Ct, Carew Ct, Calvin Ct, and Casey Ct. Streets. Existing "No Parking" signs will remain signed for 87th St, Brewster Ave, 85th St, Bryce Ct, Bradford Ct, Bechtel Ave, Birch Blvd, Campbell Ave, College Trail, Carew Ct, Calvin Ct, and Casey Ct.

3.3 Street Width Analysis

The scope of this feasibility study included analysis of the existing street widths in the partial reconstruction areas of the 85th St and College Trail Areas.

A reduction in street width is not recommended in these areas.

3.4 Signage

No additional signage is proposed with this project.

3.5 Utility

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

3.5.1 Sanitary Sewer

No sanitary sewer improvements are proposed with this project. However, adjustments to sanitary manholes will be required on all streets. Costs for these items are included in the opinion of probable costs for each project area, found in **Appendix E**.

3.5.2 Water Main

No water main replacements are proposed with this project. 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 Storm Sewer Analysis

Existing networks are adequate to handle the 10-year storm event and as a result no proposed alterations are considered necessary at this time. Conditions of the existing storm sewer system were reviewed by City staff, and recommended adjustments or replacements have been included in the opinion of probable costs in **Appendix E**.

3.5.3.2 Inlet Capacity Analysis

The inlet capacity for the catch basins along the existing storm sewer system were analyzed to determine if any alterations would be necessary.

Since none of the roadways are within State Aid jurisdictions, the inlet placements have been analyzed to meet the requirements based on local codes, which do not specify a design event or maximum allowable spread for inlet capacity. Similar criteria were compared to State Aid requirements in a conservative event to limit the amount of flooding. Further input in the final design will be necessary to configure the final placement for these catch basins along the local streets. The MnDOT State Aid Spread Maximum Allowable Spread Table for a 10-year design frequency was utilized and determined that the 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.

The existing catch basins appear to be adequately placed when considering both the spread calculation completed as well as the overall opinion of the residents and City staff.

3.5.3.3 Best Management Practices (BMPs)

The project will require the installation of BMPs to provide the necessary volume retainment required by City and Watershed District. The site has major restrictions including lack of available land, potential infiltration restrictions, existing infrastructure, and existing wetlands, 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** illustrate the potential BMP locations.

3.5.3.4 Volume Control

As previously noted, the proposed project will disturb the existing soil to two different extents: full depth reclamation and partial reconstruction. Only the fully reconstructed areas within the partial reconstruction will require volume control which is anticipated to be approximately 60% of the partial reconstruction area. Shown below in Table 6 is a breakdown of the anticipated fully reconstructed impervious surfaces by project area and the corresponding required and potential treatment volumes.

Table 6 – Volume Calculations

Area	Anticipated Fully Reconstructed Impervious Area (acre)	Volume Required [0.5-inch * imp.] (cf)
85 th St Area	2.03	3,679
College Trail Area	2.01	3,640
Total	4.04	7,319

Note that the preliminary plan is to provide regional treatment within the 85th St area for all south PMI projects, due to three main reasons; efficiency, as the majority of reconstructed surfaces are planned in this area, the amount of existing wet ponds available to modify, and cost effectiveness.

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.

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 replacement pedestrian ramps to tie into existing sidewalks and trails. For the streets with existing sidewalks, spot repairs and replacement of pedestrian ramps, as determined by City staff, are included in the opinion of probable cost. ADA compliance will be evaluated during final design.

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 near the project area. Coordination between them and the contractor will be required to determine if any route detours or temporary stops are needed. They will also need to determine if they want bus landings and bench pads with this project.

3.9 Right-of-Way and Easements

This project is expected to take place within the City's right-of-way, within drainage utility easements, or within areas where the City maintains prescriptive rights in its operation and management of public utility services. There are no areas known at this time that will require right-of-way acquisition.

3.10 Permits/Approvals

An NPDES permit for construction activity will be required since more than one (1) acre will be disturbed by construction activities with the projects. A permit from Dakota County will be required for work within the right-of-way on Cliff Road (CSAH 32) for the Alameda project area.

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 meeting was conducted in an open house format on April 24, 2025. City and SEH staff attended and provided property owners with information regarding the proposed improvements, preliminary assessments, funding, schedule, and impacts associated with the project. The meeting was intended to update the property owners on the status of the project and solicit comments from them regarding any issues or concerns they have relating to the proposed public infrastructure improvements. Residents will have the opportunity to provide comments and concerns when the City presents this report to the City Council on May 12, 2025.

4 Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$7,427,581. 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 7 – Opinion of Probable Costs – 2026 PMI South

Improvements	Estimated Cost
Street Improvements	\$7,030,456
Drainage Improvements	\$188,583
Sanitary Sewer Improvements	\$34,192
Water Main Improvements	\$15,043
Sidewalk Improvements	\$159,307
Total	\$7,427,581

4.2 Funding

The proposed funding for the improvements is a combination of funding from City of Inver Grove Heights funds, and special assessments to benefiting properties. The City's funding is from general tax levy and utility funds. The proposed amount for each source is shown below.

Table 8 – Funding Summary Table

Funding Source	Amount
Pavement Management Funds – Local Streets	\$3,519,680
Stormwater Utility Funds	\$84,860
Sewer Utility Funds	\$34,192
Water Utility Funds	\$15,043
Special Assessments	\$3,773,806
Total	\$7,427,581

4.3 Preliminary Assessment Roll

Assessments will be levied to the benefiting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Assessment Policy. The proposed assessment rolls for the 2026 PMI South Project are included in **Appendix D** of this report. Assessment maps acknowledging the benefiting 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, full depth reclamation and partial reconstruction assessed at 55% of the total cost. Those

assessments were divided between benefiting 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 9 – 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 South Project includes partial roadway reconstruction, reclamation and paving, spot curb and gutter repairs, water main, storm sewer, and sanitary sewer improvements, drainage improvements, and spot sidewalk repairs.

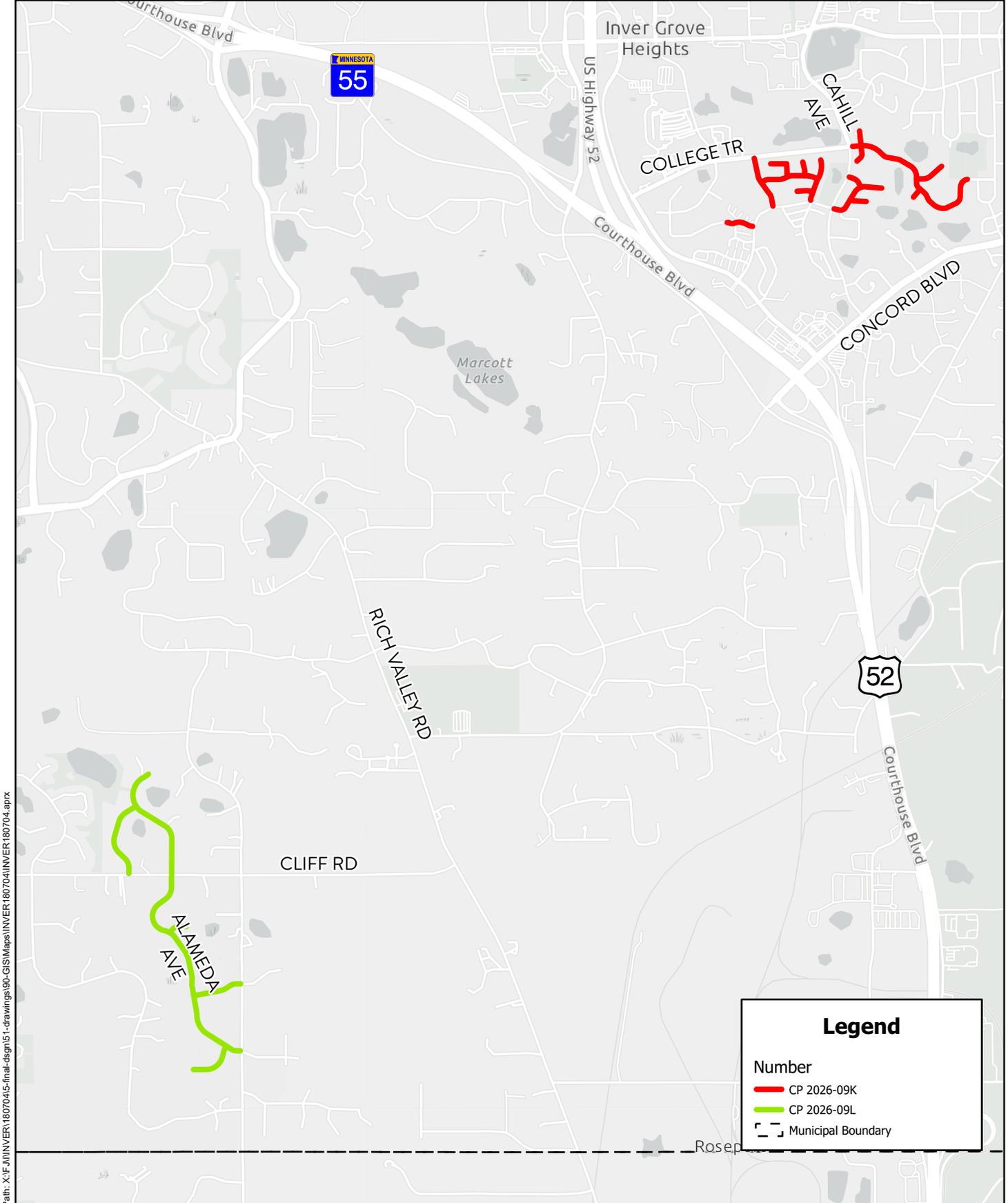
The total estimated cost for the 2026 PMI South Project includes roadway, water main, storm sewer, sanitary sewer, and sidewalk improvements is \$7,427,581. The project is proposed to be funded through a combination of Special Assessments to benefiting property owners, local funds, and State Aid funds. Construction costs are based on anticipated construction costs for 2026 construction.

Due to the size and scope of the overall project, we recommend the City consider bidding the South project as two separate construction projects: The 85th St, College Trail, and Birch Blvd Areas (CP 2026-09K), and Alameda Area (2026-09L).

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

Overall Project Location Map



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Legend

Number

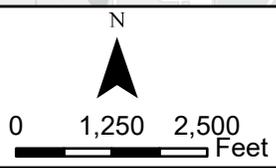
- CP 2026-09K
- CP 2026-09L
- Municipal Boundary



PROJECT NO.
180701

DATE:
4/7/2025

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



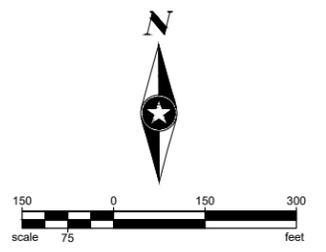
Appendix B

Proposed Street Rehabilitation Methods

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— FULL DEPTH RECLAMATION
— PARTIAL RECONSTRUCTION

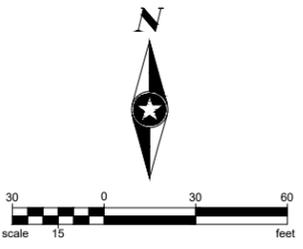


	PROJECT NO.	PROPOSED STREET REHABILITATION METHOD	
	180701	2026 Feasibility Study	
	DATE:	85th St, College Trl, and Birch Blvd Areas - CP 2026-09K - Figure 3	
	12/22/2024	Partial Reconstruction and Full Depth Reclamation	
		Inver Grove Heights, MN	

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— FULL DEPTH RECLAMATION



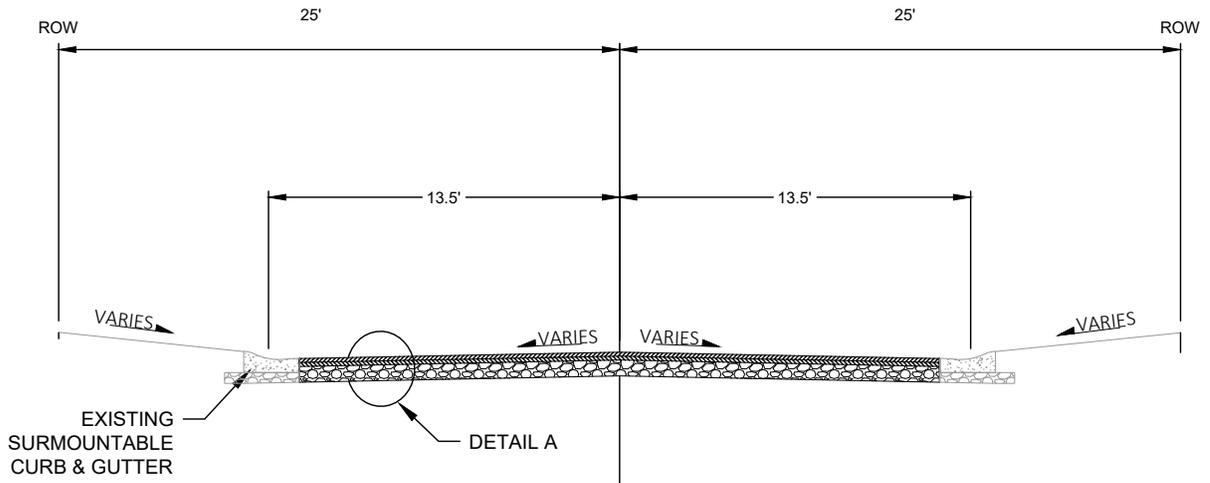
SEH PROJECT NO.
180701
DATE:
12/22/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Alameda Ave Area - CP 2026-09L - Figure 4
Full Depth Reclamation
Inver Grove Heights, MN

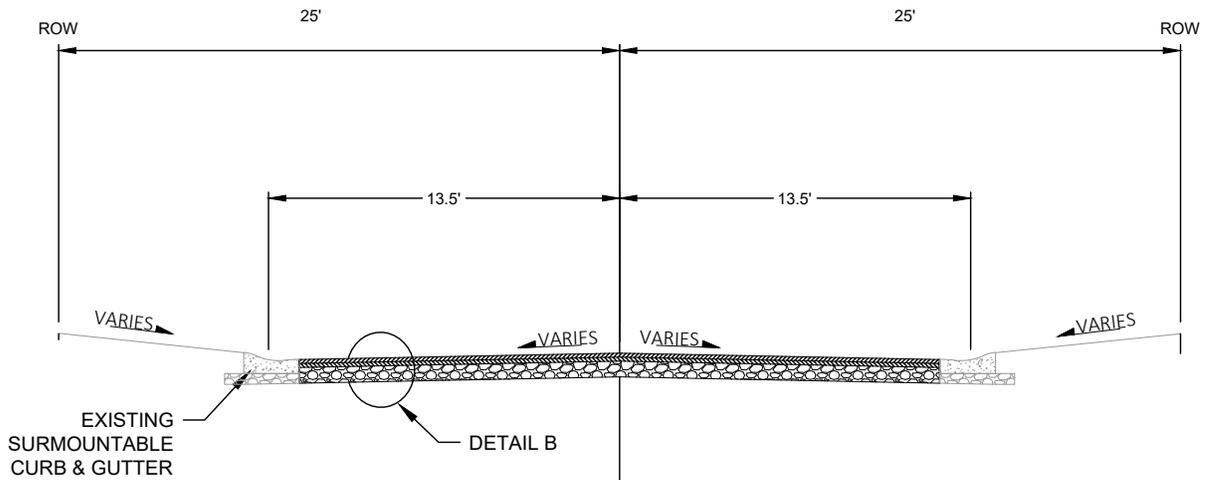
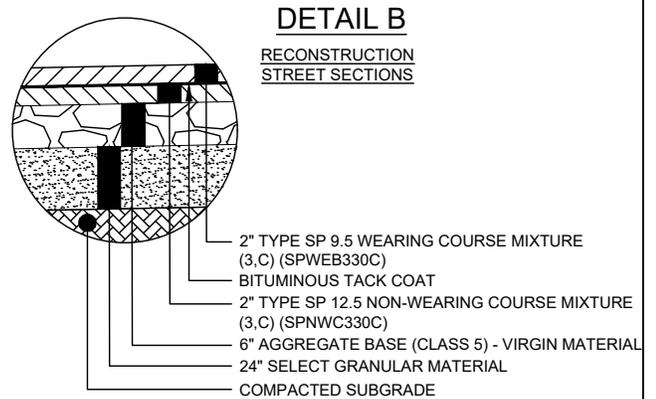
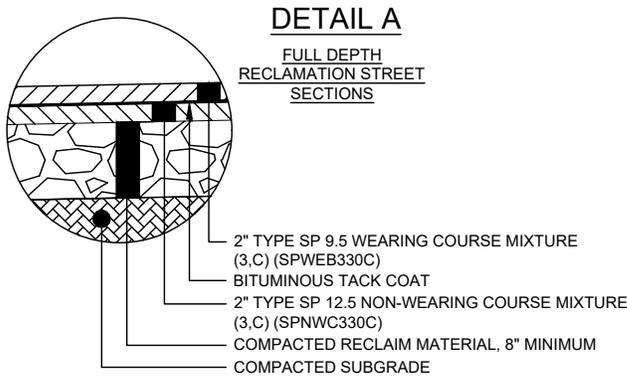


Appendix C

Proposed Typical Sections



**BIRCH BLVD (EAST OF CAHILL), BIRCH CT & CAMPBELL AVE
TYPICAL SECTION - FULL DEPTH RECLAMATION**



**87TH ST, BREWSTER AVE, 85TH ST, BRYCE CT, BECHTEL AVE,
COLLEGE TR, CALVIN CT, CASEY CT & CARSON CT
TYPICAL SECTION - PARTIAL RECONSTRUCTION**

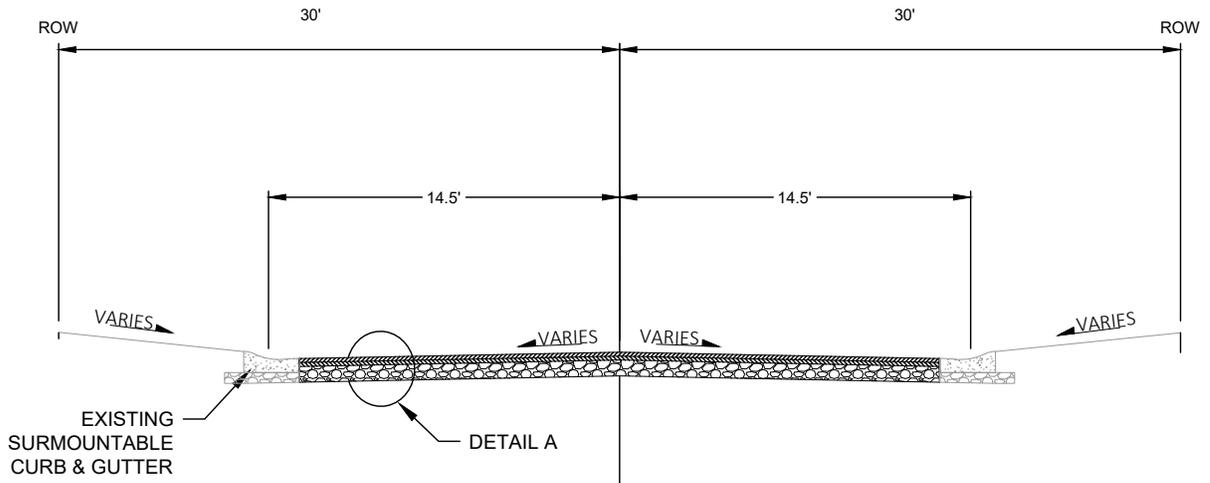
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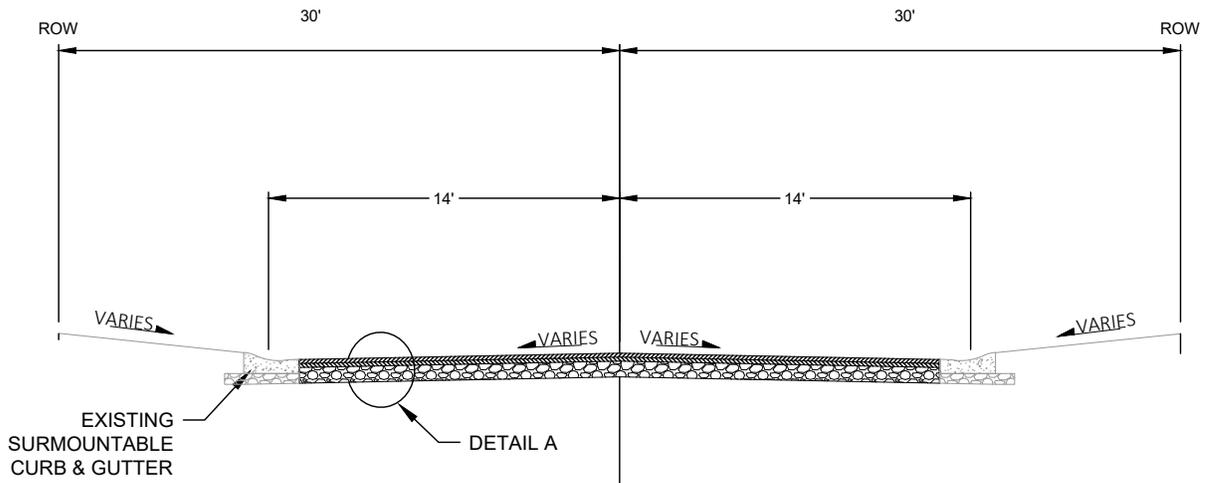
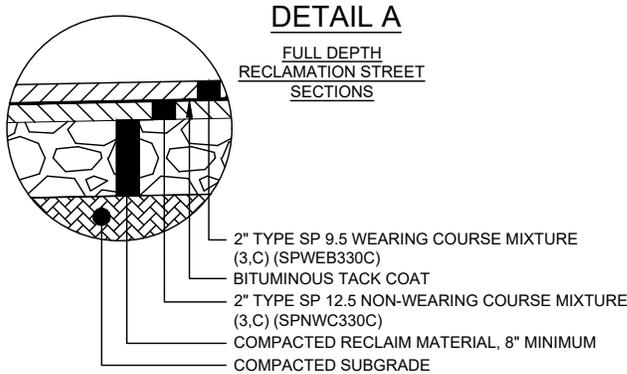
PROJECT NO.
INVER 180701
DATE:
4/3/2025

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

FIGURE
NO. 1



**ALAMEDA PATH & ALAMEDA AVE (NORTH OF CLIFF RD)
TYPICAL SECTION - FULL DEPTH RECLAMATION**



**ALAMEDA AVE (SOUTH OF CLIFF RD), ALAMEDA CT, 114TH ST &
ALEXANDRIA CT
TYPICAL SECTION - FULL DEPTH RECLAMATION**

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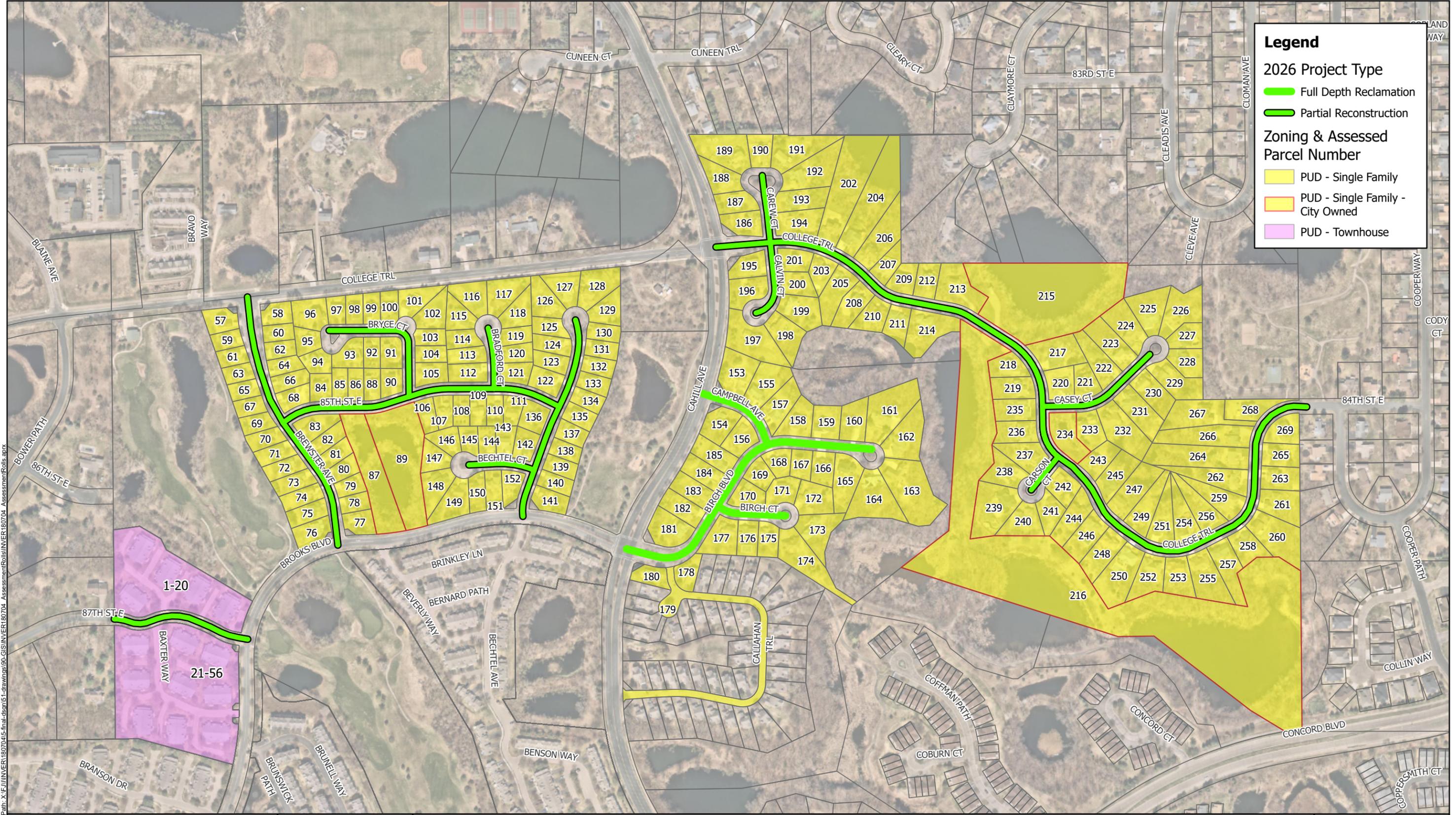
PROJECT NO.
INVER 180701
DATE:
4/3/2025

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

FIGURE
NO. 2

Appendix D

Preliminary Assessment Maps and Assessment Rolls



Legend

2026 Project Type

- Full Depth Reclamation
- Partial Reconstruction

Zoning & Assessed Parcel Number

- PUD - Single Family
- PUD - Single Family - City Owned
- PUD - Townhouse

Path: X:\F\INVER\180704\5-final-dsgn\51-drawings\9b-gis\INVER180704-AssessmentRolls.aprx

0 500 Feet

Project: INVER 180701
 Print Date: 1/2/2025

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 South Feasibility Study

85th St, College Trl and Birch Areas Blvd (CP 2026-09K) Pavement Rehabilitation



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 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
1-56	Multiple	Townhomes	FAIRWAY HILLS TOWNHOMES		4		1025	2050		\$ 231,384			divided equally per townhome
1	'201185404020	Townhome	CAROL A ALBRIGHT	2726 87TH ST E						\$ 4,132		\$ 11,418	
2	'201185404019	Townhome	JUDY D LARSON	2734 87TH ST E						\$ 4,132		\$ 11,418	
3	'201185404017	Townhome	CYNTHIA A TSTE PACHURA, DENNIS C THOMS	2772 87TH ST E						\$ 4,132		\$ 11,418	
4	'201185404018	Townhome	PAMELA ANNE SADOWSKI	2786 87TH ST E						\$ 4,132		\$ 11,418	
5	'201185404016	Townhome	SANDRA TOLBERT	2754 87TH ST E						\$ 4,132		\$ 11,418	
6	'201185404015	Townhome	DIANE L SOBASZKIEWICZ	2762 87TH ST E						\$ 4,132		\$ 11,418	
7	'201185404013	Townhome	KENNETH B & RITA A GUILD	2768 87TH ST E						\$ 4,132		\$ 11,418	
8	'201185404014	Townhome	DIANE M NEALEY	2776 87TH ST E						\$ 4,132		\$ 11,418	
9	'201185404012	Townhome	GENA WONG	2782 87TH ST E						\$ 4,132		\$ 11,418	
10	'201185404011	Townhome	LAWRENCE RICHARD TSTE MULLER, ALICE JOSEPHINE TSTE MULLER	2790 87TH ST E						\$ 4,132		\$ 11,418	
11	'201185404009	Townhome	TEODORO V TSTE ELUMBA, FRANCES GRACE C TSTE ELUMBA	2796 87TH ST E						\$ 4,132		\$ 11,418	
12	'201185404010	Townhome	JOSEPH P VOGEL, KIMBERLEY D VOGEL	2804 87TH ST E						\$ 4,132		\$ 11,418	
13	'201185404008	Townhome	MATTHEW J OHMANN	2810 87TH ST E						\$ 4,132		\$ 11,418	
14	'201185404007	Townhome	COLINDA J BLACKBIRD, ANTHONY L BLACKBIRD	2818 87TH ST E						\$ 4,132		\$ 11,418	
15	'201185404005	Townhome	SHARON A ZWEERINK	2824 87TH ST E						\$ 4,132		\$ 11,418	
16	'201185404006	Townhome	DANNY R & CAROL L TSTES COULSON	2832 87TH ST E						\$ 4,132		\$ 11,418	
17	'201185404004	Townhome	EVONNE PITZL, LEZLIE WALLIN	2838 87TH ST E						\$ 4,132		\$ 11,418	
18	'201185404003	Townhome	CAROL C MICHLITSCH	2846 87TH ST E						\$ 4,132		\$ 11,418	
19	'201185404001	Townhome	KEVIN D LEWIS	2852 87TH ST E						\$ 4,132		\$ 11,418	
20	'201185404002	Townhome	PAMELA K BRUST	2860 87TH ST E						\$ 4,132		\$ 11,418	
21	'201185404021	Townhome	JOHN J CASEY, BONNIE K CASEY	2727 87TH ST E						\$ 4,132		\$ 11,418	
22	'201185404022	Townhome	BARBARA A PETERSON	2733 87TH ST E						\$ 4,132		\$ 11,418	
23	'201185404024	Townhome	DENISE L HAWKINS	8705 BAXTER WAY						\$ 4,132		\$ 11,418	
24	'201185404023	Townhome	GAIL SCHLOESSER, STEPHEN SCHLOESSER	8709 BAXTER WAY						\$ 4,132		\$ 11,418	
25	'201185404028	Townhome	RICHARD H & SHARON L COEN	8704 BAXTER WAY						\$ 4,132		\$ 11,418	
26	'201185404027	Townhome	MARY A HANSEN, JERALD SR HANSEN	8706 BAXTER WAY						\$ 4,132		\$ 11,418	
27	'201185404025	Townhome	LAWRENCE D TSTE ANDREWS, NANCY L TSTE ANDREWS	2835 87TH ST E						\$ 4,132		\$ 11,418	
28	'201185404026	Townhome	CYNTHIA PETERFESO	2841 87TH ST E						\$ 4,132		\$ 11,418	
29	'201185404029	Townhome	WILLIAM H JR & AMY L WEIS	2853 87TH ST E						\$ 4,132		\$ 11,418	
30	'201185404030	Townhome	TRACY J BRAATEN	2859 87TH ST E						\$ 4,132		\$ 11,418	
31	'201185404032	Townhome	JAMES P GRONDAHL, PATRICIA A GRONDAHL	8712 BAXTER WAY						\$ 4,132		\$ 11,418	
32	'201185404031	Townhome	JANICE M TSTE HOWE	8714 BAXTER WAY						\$ 4,132		\$ 11,418	
33	'201185404041	Townhome	CHARLES R BARNUM	8713 BAXTER WAY						\$ 4,132		\$ 11,418	
34	'201185404042	Townhome	RICHARD M TSTE RICE, ROSEMARIE J TSTE WHITEHEAD	8717 BAXTER WAY						\$ 4,132		\$ 11,418	
35	'201185404044	Townhome	CLARA TRAPP	8721 BAXTER WAY						\$ 4,132		\$ 11,418	
36	'201185404043	Townhome	LEO M GROSS FAMILY LVG TRUST, LEO & PATRICIA TSTES GROSS	8725 BAXTER WAY						\$ 4,132		\$ 11,418	
37	'201185404033	Townhome	WALFORD & EVA WICKARD	8708 BAXTER WAY						\$ 4,132		\$ 11,418	
38	'201185404034	Townhome	LOIS R RECHTZIGEL TRUST AGREEMENT	8710 BAXTER WAY						\$ 4,132		\$ 11,418	
39	'201185404036	Townhome	SUSAN HASSELMAN	8738 BAXTER WAY						\$ 4,132		\$ 11,418	
40	'201185404035	Townhome	CHARLES A TSTE BOHRER, JAMES A TSTE BOHRER	8746 BAXTER WAY						\$ 4,132		\$ 11,418	
41	'201185404037	Townhome	GEORGE A DROPIK	8716 BAXTER WAY						\$ 4,132		\$ 11,418	
42	'201185404038	Townhome	JOHN R POTASNAK	8718 BAXTER WAY						\$ 4,132		\$ 11,418	
43	'201185404040	Townhome	RODNEY DELOYA	8764 BAXTER WAY						\$ 4,132		\$ 11,418	
44	'201185404039	Townhome	THERESA M HOEFER, DUANE A HOEFER	8772 BAXTER WAY						\$ 4,132		\$ 11,418	

CP 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
45	'201185404046	Townhome	LAUREEN M RANGITSCH, ANITA L PRIBNOW	8729 BAXTER WAY						\$ 4,132		\$ 11,418	
46	'201185404047	Townhome	NANCY L TSTE SCHMID	8733 BAXTER WAY						\$ 4,132		\$ 11,418	
47	'201185404045	Townhome	JEFFREY WIELAND, DAWN WIELAND	8737 BAXTER WAY						\$ 4,132		\$ 11,418	
48	'201185404048	Townhome	ADOLPH P & JANE E DEGLER	8741 BAXTER WAY						\$ 4,132		\$ 11,418	
49	'201185404050	Townhome	OLIVIA E WELSCH	8745 BAXTER WAY						\$ 4,132		\$ 11,418	
50	'201185404049	Townhome	EMMA INGRID LIVING TRUST MORTON	8749 BAXTER WAY						\$ 4,132		\$ 11,418	
51	'201185404051	Townhome	NADINE CLARK	8753 BAXTER WAY						\$ 4,132		\$ 11,418	
52	'201185404052	Townhome	DEBRA A MITCHELL, GREGORY L MITCHELL	8757 BAXTER WAY						\$ 4,132		\$ 11,418	
53	'201185404055	Townhome	DALE & DONNA LEE GUNDERSGAARD	8761 BAXTER WAY						\$ 4,132		\$ 11,418	
54	'201185404054	Townhome	VERNON GREEN, DAWN GREEN	8765 BAXTER WAY						\$ 4,132		\$ 11,418	
55	'201185404056	Townhome	BARBARA BRUNICK	8769 BAXTER WAY						\$ 4,132		\$ 11,418	
56	'201185404053	Townhome	GAIL ANN MAREK	8773 BAXTER WAY						\$ 4,132		\$ 11,418	
57	'205489001140	Single Family	THOMAS J & RHONDA L HILLSTROM	8425 BREWSTER AVE	1	86		86	1	\$ 10,838		\$ 20,605	
58	'205489005010	Single Family	EDWARD & JENNIFER CASSIDY	8432 BREWSTER AVE	1	85		85	1	\$ 10,838		\$ 20,605	
59	'205489001130	Single Family	SARAH MCCARTY	8437 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
60	'205489005020	Single Family	NICOLE MILLER	8444 BREWSTER AVE	1	65		65	1	\$ 10,838		\$ 20,605	
61	'205489001120	Single Family	ORIN P & MELINDA J BEITLICH	8451 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
62	'205489005030	Single Family	TRANG THI MINH LE, BINH C BUI	8458 BREWSTER AVE	1	70		70	1	\$ 10,838		\$ 20,605	
63	'205489001110	Single Family	MITCH & KAREN BRYNGELSON	8463 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
64	'205489005040	Single Family	PIERRE B & WADAD S ESTEPHAN	8470 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
65	'205489001100	Single Family	STEVEN J BUCK, LINDA M APFEL	8477 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
66	'205489005050	Single Family	JODIE M GREISING BOHN, TIMOTHY A BOHN	8484 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
67	'205489001090	Single Family	MICHAEL C LORENTZ, BRENDA M MYRAN	8489 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
68	'205489005060	Single Family	DAVID M & REBECCA R TSTES SHOBERG	8496 BREWSTER AVE	1	194		194	1	\$ 10,838		\$ 20,605	
69	'205489001080	Single Family	MARK G MADIGAN, KIM M MADIGAN	8503 BREWSTER AVE	1	69		69	1	\$ 10,838		\$ 20,605	
70	'205489001070	Single Family	SEAN P & KARI L MANGAN	8515 BREWSTER AVE	1	65		65	1	\$ 10,838		\$ 20,605	
71	'205489001060	Single Family	RICHARD L JR MARTIN, BARBARA N MARTIN	8527 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
72	'205489001050	Single Family	JOSEPH W & TONEE L CAMPBELL	8541 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
73	'205489001040	Single Family	JOSEPH C & DONNA M JANSEN	8553 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
74	'205489001030	Single Family	BOODHNARINE & LILA PRASHAD	8567 BREWSTER AVE	1	64		64	1	\$ 10,838		\$ 20,605	
75	'205489001020	Single Family	DALE R HENNINGER, LISA M MAUL	8579 BREWSTER AVE	1	69		69	1	\$ 10,838		\$ 20,605	
76	'205489001010	Single Family	MICHAEL & PATRICIA COOPER	8593 BREWSTER AVE	1	91		91	1	\$ 10,838		\$ 20,605	
77	'205489002070	Single Family	JOHN C SCHNEIDER, KATHRYN C THILL	8598 BREWSTER AVE	1	85		85	1	\$ 10,838		\$ 20,605	
78	'205489002060	Single Family	ABBY HENNES, JESSE HENNES	8586 BREWSTER AVE	1	63		63	1	\$ 10,838		\$ 20,605	
79	'205489002050	Single Family	AMY L & MICHAEL J KAISER	8572 BREWSTER AVE	1	58		58	1	\$ 10,838		\$ 20,605	
80	'205489002040	Single Family	SCOTT H & PENNY L BINLEY	8560 BREWSTER AVE	1	58		58	1	\$ 10,838		\$ 20,605	
81	'205489002030	Single Family	PATRICIA H FRIAS	8546 BREWSTER AVE	1	62		62	1	\$ 10,838		\$ 20,605	
82	'205489002020	Single Family	DANIEL & SHERRY WARRICK	8534 BREWSTER AVE	1	63		63	1	\$ 10,838		\$ 20,605	
83	'205489002010	Single Family	PAUL D CLOSNER	8520 BREWSTER AVE	1	291		291	1	\$ 10,838		\$ 20,605	
84	'205488001090	Single Family	CLIFTON J & CARIE C ROSEBOOM	2869 85TH ST E	1	86		86	1	\$ 10,838		\$ 20,605	
85	'205488001080	Single Family	DANA C & JULIE M ECKSTROM	2893 85TH ST E	1	62		62	1	\$ 10,838		\$ 20,605	
86	'205488001070	Single Family	MARK L & TERRI J PIEPER	2917 85TH ST E	1	62		62	1	\$ 10,838		\$ 20,605	
87	205489000080	City Pond	CITY OF INVER GROVE HEIGHTS		0		96	96			\$ 10,836		City pond w/o access
88	'205489003040	Single Family	JOHN B & KRISTEN J SAYNER	2941 85TH ST E	1	66		66	1	\$ 10,838		\$ 20,605	
89	205487000070	City Pond	CITY OF INVER GROVE HEIGHTS		0		201	201			\$ 22,687		City pond w/o access

CP 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
90	'205489003030	Single Family	LAYNE L & DIANE C STREICH	2965 85TH ST E	1	180		180	1	\$ 10,838		\$ 20,605	
91	'205489003020	Single Family	JEFFREY L TSTE JOHNSON, KATHRINE G TSTE JOHNSON	8474 BRYCE CT	1	198		198	1	\$ 10,838		\$ 20,605	
92	'205489003010	Single Family	RANDALL G & MARY R HERRERA	8468 BRYCE CT	1	65		65	1	\$ 10,838		\$ 20,605	
93	'205488001060	Single Family	DAVID R STANGEL	8462 BRYCE CT	1	150		150	1	\$ 10,838		\$ 20,605	
94	'205488001050	Single Family	ANDREW J HANSEN, MOLLY GATTI	8480 BRYCE CT	1	47		47	1	\$ 10,838		\$ 20,605	
95	'205488001040	Single Family	SEAN M OREILLY	8429 BRYCE CT	1	62		62	1	\$ 10,838		\$ 20,605	
96	'205488001030	Single Family	SHAWN C HAARSTAD, SARA M OBERG	8435 BRYCE CT	1	44		44	1	\$ 10,838		\$ 20,605	
97	'205488001020	Single Family	DANIEL L GAISBAUER, CHARITY ANN GAISBAUER	8441 BRYCE CT	1	67		67	1	\$ 10,838		\$ 20,605	
98	'205488001010	Single Family	PRISCILLA AMANKWAH-AKUFFO	8447 BRYCE CT	1	68		68	1	\$ 10,838		\$ 20,605	
99	'205489004070	Single Family	KYLE NELSON, MEGHAN MCGREE	8453 BRYCE CT	1	68		68	1	\$ 10,838		\$ 20,605	
100	'205489004060	Single Family	EMUESIRI ODUDU, OKONY AGWA	8459 BRYCE CT	1	79		79	1	\$ 10,838		\$ 20,605	
101	'205489004050	Single Family	SCOTT P & JUDITH A ELLISON	8465 BRYCE CT	1	55		55	1	\$ 10,838		\$ 20,605	
102	'205489004040	Single Family	RONALD TSTE BERGMAN, MARGARET TSTE BERGMAN	8471 BRYCE CT	1	48		48	1	\$ 10,838		\$ 20,605	
103	'205489004030	Single Family	CHRISTOPHER PSIMER, JODY PSIMER	8477 BRYCE CT	1	69		69	1	\$ 10,838		\$ 20,605	
104	'205489004020	Single Family	CHRIS L & SARA L B GOODMAN	8483 BRYCE CT	1	65		65	1	\$ 10,838		\$ 20,605	
105	'205489004010	Single Family	ANTHONY & GINA OMALLEY	8489 BRYCE CT	1	229		229	1	\$ 10,838		\$ 20,605	
106	'205487002180	Single Family	CHRISTOPHER & AMANDA M BORTON	2990 85TH ST E	1	75		75	1	\$ 10,838		\$ 20,605	
107	'205487002170	Single Family	LORI ANN LEHMAN, WILLIAM N KELLEY	3004 85TH ST E	1	79		79	1	\$ 10,838		\$ 20,605	
108	'205487002160	Single Family	SERGEY MALYSHEV, YEVGENIYA MALYSHEVA	3020 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
109	'205487002150	Single Family	KASSIM J HEBO, HAWA E BIRKA	3034 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
110	'205487002140	Single Family	JAMES R & WENDY A BAEHMAN	3050 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
111	'205487002130	Single Family	ELIZABETH E EVENSEN	3064 85TH ST E	1	88		88	1	\$ 10,838		\$ 20,605	
112	'205487001290	Single Family	MITCHELL J JR WEST, CASSANDRA PATRICIA-R WEST	8497 BRADFORD CT	1	228		228	1	\$ 10,838		\$ 20,605	
113	'205487001280	Single Family	THOMAS M & SUZIN M KILLEEN	8481 BRADFORD CT	1	67		67	1	\$ 10,838		\$ 20,605	
114	'205487001270	Single Family	DUSTIN SIEVERT	8463 BRADFORD CT	1	76		76	1	\$ 10,838		\$ 20,605	
115	'205487001260	Single Family	JONATHAN P & SARAH L TORMOEN	8445 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
116	'205487001250	Single Family	ANTHONY SACKETT-BIGGS, LACEY BIGGS	8427 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
117	'205487001240	Single Family	VINCENT MICHAEL CAVALLINI	8422 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
118	'205487001230	Single Family	NICHOLAS LA TOUR, KARA JO RUDEK	8440 BRADFORD CT	1	45		45	1	\$ 10,838		\$ 20,605	
119	'205487001220	Single Family	JULIE MAE WILHELMSON	8458 BRADFORD CT	1	72		72	1	\$ 10,838		\$ 20,605	
120	'205487001210	Single Family	SCOTT STEPHENS, AMINA SALEEBAN	8474 BRADFORD CT	1	64		64	1	\$ 10,838		\$ 20,605	
121	'205487001200	Single Family	FRANK S & VERNA J VERDEJA	8492 BRADFORD CT	1	179		179	1	\$ 10,838		\$ 20,605	
122	'205487001190	Single Family	MICHAEL A & VALERIE KROPP	8499 BECHTEL AVE	1	216		216	1	\$ 10,838		\$ 20,605	
123	'205487001180	Single Family	RICHARD SEVERS	8485 BECHTEL AVE	1	74		74	1	\$ 10,838		\$ 20,605	
124	'205487001170	Single Family	DAVID TSTE DYBEDAHL, JANICE TSTE DYBEDAHL	8471 BECHTEL AVE	1	71		71	1	\$ 10,838		\$ 20,605	
125	'205487001160	Single Family	DEAN C & TAMI J SWENSON	8455 BECHTEL AVE	1	87		87	1	\$ 10,838		\$ 20,605	
126	'205487001150	Single Family	DOUGLAS A & SANDRA M CHRISTENSEN	8441 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
127	'205487001140	Single Family	MICHAEL R SIGRIST, KATHRYN M AAMOT	8425 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
128	'205487001130	Single Family	TYRELL HOINES, CHERYL ANN EARLY	8424 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
129	'205487001120	Single Family	DALE H & SUSAN M OTTERNESS	8436 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
130	'205487001110	Single Family	FOWSIYO AHMED, NASRO Y KILWE	8450 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
131	'205487001100	Single Family	STEVEN A & BARBARA J MIERS	8462 BECHTEL AVE	1	64		64	1	\$ 10,838		\$ 20,605	
132	'205487001090	Single Family	MICHAEL E & MAGGIE A HECK	8476 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	
133	'205487001080	Single Family	CINDY H PORTWOOD	8488 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	
134	'205487001070	Single Family	THOMAS R & DEBORAH A JOHNSON	8502 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	

CP 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
135	'205487001060	Single Family	CAERL J & JEANNE M LOJOVICH	8514 BECHTEL AVE	1	73		73	1	\$ 10,838		\$ 20,605	
136	'205487002120	Single Family	GUSTAVO BALTAZAR PEREZ, GUADALUPE LOPEZ	3080 85TH ST E	1	212		212	1	\$ 10,838		\$ 20,605	
137	'205487001050	Single Family	JOSEPH & ANNE MARIE SASS	8528 BECHTEL AVE	1	79		79	1	\$ 10,838		\$ 20,605	
138	'205487001040	Single Family	RUDY & LAUREN PITERA	8540 BECHTEL AVE	1	67		67	1	\$ 10,838		\$ 20,605	
139	'205487001030	Single Family	DEAN ORVILLE TSTE SMITH, HEATHER LINNE TSTE SMITH	8554 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
140	'205487001020	Single Family	BJORN B GOTT	8566 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
141	'205487001010	Single Family	STEPHEN O & MARY J HEASLEY	8580 BECHTEL AVE	1	99		99	1	\$ 10,838		\$ 20,605	
142	'205487002110	Single Family	JESSICA JEAN LARSON, CHRISTOPHER MICHAEL SCHEUERMANN	8557 BECHTEL CT	1	186		186	1	\$ 10,838		\$ 20,605	
143	'205487002100	Single Family	JOSEPH & KERI WYMAN	8553 BECHTEL CT	1	59		59	1	\$ 10,838		\$ 20,605	
144	'205487002090	Single Family	EMIL C & KATHLEEN P FORESTER	8549 BECHTEL CT	1	69		69	1	\$ 10,838		\$ 20,605	
145	'205487002080	Single Family	ANDREW J MADISON	8545 BECHTEL CT	1	79		79	1	\$ 10,838		\$ 20,605	
146	'205487002070	Single Family	STEVEN VERNON TSTE STANG, KRISTEN LEE TSTE STANG	8541 BECHTEL CT	1	42		42	1	\$ 10,838		\$ 20,605	
147	'205487002060	Single Family	TYLER GROSS, JACQUELINE JOHNSON	8537 BECHTEL CT	1	42		42	1	\$ 10,838		\$ 20,605	
148	'205487002050	Single Family	EUGENE K LABARRE, PAULA R MASTEL	8544 BECHTEL CT	1	40		40	1	\$ 10,838		\$ 20,605	
149	'205487002040	Single Family	STEVEN J JR MEARS, GRETEL K MEARS	8548 BECHTEL CT	1	48		48	1	\$ 10,838		\$ 20,605	
150	'205487002030	Single Family	RAPHAEL MINGA	8552 BECHTEL CT	1	71		71	1	\$ 10,838		\$ 20,605	
151	'205487002020	Single Family	RONALD L DEGLER	8556 BECHTEL CT	1	66		66	1	\$ 10,838		\$ 20,605	
152	'205487002010	Single Family	JONATHAN & FAITH OLSON	8560 BECHTEL CT	1	237		237	1	\$ 10,838		\$ 20,605	
153	'201408001010	Single Family	BENJAMIN PATON, ABBY M PATON	8507 CAMPBELL AVE	1	111		111	1	\$ 10,838		\$ 20,605	
154	'201408002010	Single Family	JEFFREY ALLEN TSTE ROYCE	8516 CAMPBELL AVE	1	132		132	1	\$ 10,838		\$ 20,605	
155	'201408001020	Single Family	KRISTINE KISSLING WILK, MARK T WILK	8523 CAMPBELL AVE	1	74		74	1	\$ 10,838		\$ 20,605	
156	'201408002020	Single Family	HERMAN T TODD, THERESA M TODD	8532 CAMPBELL AVE	1	227		227	1	\$ 10,838		\$ 20,605	
157	'201408001030	Single Family	GAYLE G & MARK A SMITH	8539 CAMPBELL AVE	1	116		116	1	\$ 10,838		\$ 20,605	
158	'201408001040	Single Family	JOAN D TSTE PEDELTY	8555 BIRCH BLVD	1	153		153	1	\$ 10,838		\$ 20,605	
159	'201408001050	Single Family	JON T & KRISTELLE R FUMICH	8543 BIRCH BLVD	1	109		109	1	\$ 10,838		\$ 20,605	
160	'201408001060	Single Family	PAUL F & NANCI A BROWN	8531 BIRCH BLVD	1	100		100	1	\$ 10,838		\$ 20,605	
161	'201408001070	Single Family	DAVID & JODI PHIPPS	8519 BIRCH BLVD	1	62		62	1	\$ 10,838		\$ 20,605	
162	'201408001080	Single Family	MARGARITA N ROMO	8507 BIRCH BLVD	1	50		50	1	\$ 10,838		\$ 20,605	
163	'201408001090	Single Family	FRANK M & KATHY MURR ALEXANDER	8504 BIRCH BLVD	1	50		50	1	\$ 10,838		\$ 20,605	
164	'201408001100	Single Family	AMY J & LANCE R ABRAHAMSON	8516 BIRCH BLVD	1	53		53	1	\$ 10,838		\$ 20,605	
165	'201408001110	Single Family	FREDERICK L & CYNTHIA A BETZ	8528 BIRCH BLVD	1	133		133	1	\$ 10,838		\$ 20,605	
166	'201408001120	Single Family	ANDREW B & MICHELLE L BIGGS	8540 BIRCH BLVD	1	88		88	1	\$ 10,838		\$ 20,605	
167	'201408001130	Single Family	MARK CAPISTRANT	8552 BIRCH BLVD	1	82		82	1	\$ 10,838		\$ 20,605	
168	'201408001140	Single Family	TIMOTHY TSTE SCHULTZ, CONNIE B TSTE SCHULTZ	8564 BIRCH BLVD	1	128		128	1	\$ 10,838		\$ 20,605	
169	'201408001150	Single Family	LAWRENCE & AMANDA OSTER	8576 BIRCH BLVD	1	111		111	1	\$ 10,838		\$ 20,605	
170	'201408001160	Single Family	PAUL F TSTE TACKE, KATHLEEN A TSTE TACKE	8588 BIRCH BLVD	1	269		269	1	\$ 10,838		\$ 20,605	
171	'201408001170	Single Family	ROBERT W & JULIE R M THOMAS	8597 BIRCH CT	1	119		119	1	\$ 10,838		\$ 20,605	
172	'201408001180	Single Family	STEPHEN T & MARY M OLESEN	8601 BIRCH CT	1	44		44	1	\$ 10,838		\$ 20,605	
173	'201408001190	Single Family	RONALD P & LINDA A VIDEEN	8605 BIRCH CT	1	50		50	1	\$ 10,838		\$ 20,605	
174	'201408001200	Single Family	COREY GANSER, PAMELA GANSER	8606 BIRCH CT	1	60		60	1	\$ 10,838		\$ 20,605	
175	'201408001210	Single Family	JAMES & SHELLEY RAUSCHNOT	8602 BIRCH CT	1	85		85	1	\$ 10,838		\$ 20,605	
176	'201408001220	Single Family	JAMES W & SUSAN H LEVAHN	8598 BIRCH CT	1	80		80	1	\$ 10,838		\$ 20,605	
177	'201408001230	Single Family	STEVEN & ANN M VOGEL	8594 BIRCH CT	1	256		256	1	\$ 10,838		\$ 20,605	
178	'201185101010	Single Family	GEORGE E & ANITA M HOTTINGER, DAVID G & MICHAEL J HOTTINGER	8634 CALLAHAN TRL	0	94		94	0	\$ -			
179	201185100020	Single Family	PINES HOMEOWNERS ASSOC OF IGH		1		55	110		\$ 12,416		\$ 20,605	

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#	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 AND PARTIAL RECONSTRUCTION													
180	'201185501010	Single Family	DIANE L DOLINAR	8635 CALLAHAN TRL	0	119		119	0	\$ -			
181	'201408002070	Single Family	JOHN P ASMUS, KATHRYN A ASMUS	8627 BIRCH BLVD	1	239		239	1	\$ 10,838		\$ 20,605	
182	'201408002060	Single Family	SERGE NAZAIRE NGOUAMBE	8615 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
183	'201408002050	Single Family	CARL WILLIAM JR ANDERSEN	8603 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
184	'201408002040	Single Family	ERIC C TSTE GUSTAFSON, JENNIFER A TSTE GUSTAFSON	8591 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
185	'201408002030	Single Family	DAVID P & TERESA M VIBAR	8579 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
186	'201407001010	Single Family	KATRINA & MATTHEW LASSEGARD	8377 CAREW CT	1	255		255	1	\$ 10,838		\$ 20,605	
187	'201407001020	Single Family	ANTHONY W REKLIS	8361 CAREW CT	1	99		99	1	\$ 10,838		\$ 20,605	
188	'201185301010	Single Family	KEVIN E & PATRICE M GELLERMAN	8345 CAREW CT	1	63		63	1	\$ 10,838		\$ 20,605	
189	'201185301020	Single Family	FRANK J & JANEANN M MULLER	8329 CAREW CT	1	49		49	1	\$ 10,838		\$ 20,605	
190	'201185301030	Single Family	CHAD & LISA LANGTON	8313 CAREW CT	1	74		74	1	\$ 10,838		\$ 20,605	
191	'201185301040	Single Family	BRADLEY A PARENT, SUSANNA PARENT	8320 CAREW CT	1	50		50	1	\$ 10,838		\$ 20,605	
192	'201407002030	Single Family	GREGG C & DEBORAH M LINK	8340 CAREW CT	1	73		73	1	\$ 10,838		\$ 20,605	
193	'201407002020	Single Family	NIKOLAY RAYKOV, KRISTA RAYKOV	8360 CAREW CT	1	86		86	1	\$ 10,838		\$ 20,605	
194	'201407002010	Single Family	HARI SUKUMARAN NAIR	8380 CAREW CT	1	246		246	1	\$ 10,838		\$ 20,605	
195	'201407003010	Single Family	RENEE J & JIM H VONBERGE	8419 CALVIN CT	1	248		248	1	\$ 10,838		\$ 20,605	
196	'201407003020	Single Family	STANLEY VENNE, NANCY OHMAN	8445 CALVIN CT	1	196		196	1	\$ 10,838		\$ 20,605	
197	'201407003030	Single Family	JASON E & JACQUELINE R KERAN	8471 CALVIN CT	1	121		121	1	\$ 10,838		\$ 20,605	
198	'201407003040	Single Family	WILLIAM & KAREN L THOMAS	8470 CALVIN CT	1	71		71	1	\$ 10,838		\$ 20,605	
199	'201407003050	Single Family	MARVIN F & ANN E HAMANN	8450 CALVIN CT	1	68		68	1	\$ 10,838		\$ 20,605	
200	'201407003060	Single Family	DAVID J & NICOLE K SMITH	8430 CALVIN CT	1	87		87	1	\$ 10,838		\$ 20,605	
201	'201407003070	Single Family	BRIAN M & DIANE ANDERSON	8410 CALVIN CT	1	235		235	1	\$ 10,838		\$ 20,605	
202	'201185201010	Single Family	DAVID C & SUSAN L BORCHARD	8335 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
203	'201185202010	Single Family	SCOTT MACDOUGALL, KAROL A QUESADA CERDAS	8346 COLLEGE TRL	1	104		104	1	\$ 10,838		\$ 20,605	
204	'201185201020	Single Family	JOHN A JR BEATRICE C FAGER, CONNIE J GIESER	8359 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
205	'201185202020	Single Family	LANCE A MATTESON, JACQUELYN E MATTESON	8370 COLLEGE TRL	1	104		104	1	\$ 10,838		\$ 20,605	
206	'201185201030	Single Family	DOUGLAS B & SUSAN J BERNSTEIN	8383 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
207	'201185201040	Single Family	NICOLE SMITH, LUKE SMITH	8407 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
208	'201185202030	Single Family	ANDREW JOSEPH CLAUDE, JENNIFER ANN CLAUDE	8394 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
209	'201185201050	Single Family	JAMES D TSTE KENNEDY	8431 COLLEGE TRL	1	117		117	1	\$ 10,838		\$ 20,605	
210	'201185202040	Single Family	DAMON N ROTH, ALYSON KATHLEEN RILE ROTH	8418 COLLEGE TRL	1	73		73	1	\$ 10,838		\$ 20,605	
211	'201185202050	Single Family	NAM TRONG DAO, NGUYEN HONG LE	8442 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
212	'201185201060	Single Family	SEAN & BROOKE YOUNG, JAMES T YOUNG	8455 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
213	'201406001010	Single Family	JOHN LYNCH, JENNIFER LYNCH	8479 COLLEGE TRL	1	180		180	1	\$ 10,838		\$ 20,605	
214	'201185202060	Single Family	BRANDON R BERNARDY, KELLY M BERNARDY	8466 COLLEGE TRL	1	194		194	1	\$ 10,838		\$ 20,605	
215	201406000010	City Pond	CITY OF INVER GROVE HEIGHTS		1		210	420			\$ 47,405		City pond w/ access
216	201406000020	City Pond	CITY OF INVER GROVE HEIGHTS		1		236	472			\$ 53,275		City pond w/ access
217	'201406101010	Single Family	SARA A WILLIAMS	8487 COLLEGE TRL	1	123		123	1	\$ 10,838		\$ 20,605	
218	'201406102100	Single Family	LEON E TSTE BECK, NANCY M TSTE BECK	8490 COLLEGE TRL	1	126		126	1	\$ 10,838		\$ 20,605	
219	'201406102090	Single Family	DANIEL M & SUSAN M FUSCO	8494 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
220	'201406101020	Single Family	JACQUE MARCOTTE, KATHERINE MARCOTTE	8495 CASEY CT	1	214		214	1	\$ 10,838		\$ 20,605	
221	'201406101030	Single Family	JOAN ALMANZA, JULIUS ALMANZA	8481 CASEY CT	1	118		118	1	\$ 10,838		\$ 20,605	
222	'201406101040	Single Family	GREGORY J & EMILY E MAILAND	8467 CASEY CT	1	107		107	1	\$ 10,838		\$ 20,605	
223	'201406101050	Single Family	STEVEN J TSTE BENKE, TAMOLYN P TSTE BENKE	8453 CASEY CT	1	85		85	1	\$ 10,838		\$ 20,605	
224	'201406101060	Single Family	CHRISTOPHER LEFFNER, TRACI LEFFNER	8439 CASEY CT	1	84		84	1	\$ 10,838		\$ 20,605	

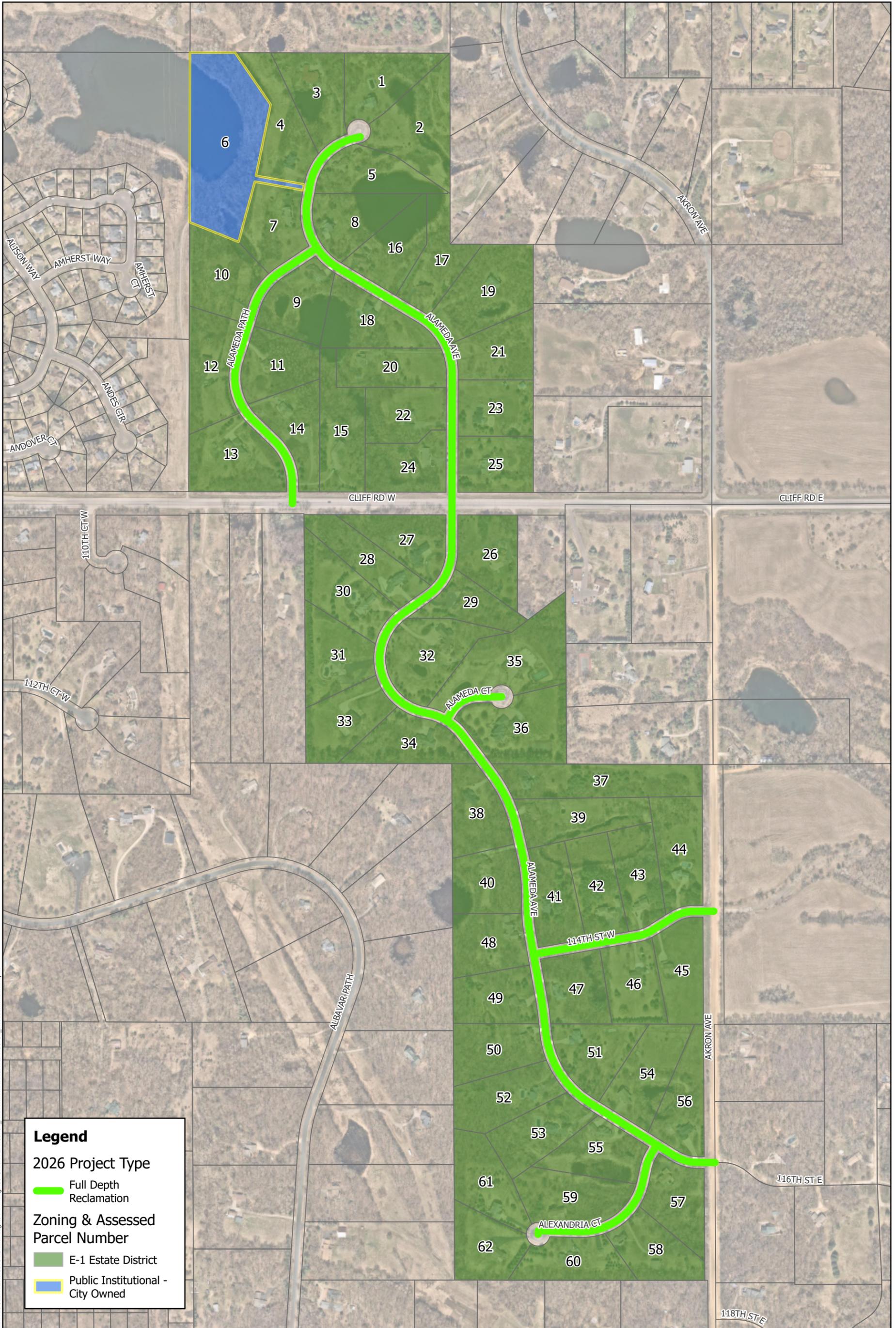
CP 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
225	'201406101070	Single Family	KAREN ELIZABETH PAONE, PHIL CHRISTOPHER PAONE	8425 CASEY CT	1	39		39	1	\$ 10,838		\$ 20,605	
226	'201406101080	Single Family	JOHN L & DEBRA L ZYLA	8411 CASEY CT	1	33		33	1	\$ 10,838		\$ 20,605	
227	'201406101090	Single Family	STEPHEN O & ANGELA L SCHEFFLEY	8404 CASEY CT	1	38		38	1	\$ 10,838		\$ 20,605	
228	'201406101100	Single Family	TIMOTHY J & MORGAN E VOIGHT	8418 CASEY CT	1	37		37	1	\$ 10,838		\$ 20,605	
229	'201406101110	Single Family	MATTHEW J & MONICA FRAHM	8432 CASEY CT	1	90		90	1	\$ 10,838		\$ 20,605	
230	'201406101120	Single Family	BRIAN P & JACKIE A MCCONNON	8446 CASEY CT	1	88		88	1	\$ 10,838		\$ 20,605	
231	'201406101130	Single Family	LIVING WELL DISABILITY SERVICES	8460 CASEY CT	1	88		88	1	\$ 10,838		\$ 20,605	
232	'201406101140	Single Family	DAVID ALLEN LINDBLAD	8474 CASEY CT	1	75		75	1	\$ 10,838		\$ 20,605	
233	'201406101150	Single Family	DWAYNE DOULGAS UNGLESBEE, JEANNE MARIE UNGLESBEE	8488 CASEY CT	1	78		78	1	\$ 10,838		\$ 20,605	
234	201406100030	City Pond	CITY OF INVER GROVE HEIGHTS		0		348	348			\$ 39,279		City pond w/o access
235	'201406102080	Single Family	KEVIN P FINLEY	8498 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
236	'201406102070	Single Family	STEPHEN D & BARBARA DUNCAN	8504 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
237	'201406102060	Single Family	CASEY SARVER, KATIE MATTIS	8525 CARSON CT	1	169		169	1	\$ 10,838		\$ 20,605	
238	'201406102050	Single Family	RICHARD & JULIE RUSHTON	8549 CARSON CT	1	79		79	1	\$ 10,838		\$ 20,605	
239	'201406102040	Single Family	THOMAS L & ANNE M PELTIER	8573 CARSON CT	1	50		50	1	\$ 10,838		\$ 20,605	
240	'201406102030	Single Family	ARDELL JAMES JR & KIM LEE DWORAK	8562 CARSON CT	1	50		50	1	\$ 10,838		\$ 20,605	
241	'201406102020	Single Family	DAVID L & KAREN S SEEHUSEN	8538 CARSON CT	1	78		78	1	\$ 10,838		\$ 20,605	
242	'201406102010	Single Family	DIANE M REITTER TSTE, THOMAS J REITTER TSTE	8514 CARSON CT	1	218		218	1	\$ 10,838		\$ 20,605	
243	'201406202010	Single Family	PETER D & NANCY A HEMSTOCK	8515 COLLEGE TRL	1	97		97	1	\$ 10,838		\$ 20,605	
244	'201406201140	Single Family	ABDUL QURESHI, NABEELA BEGUM QURESHI	8518 COLLEGE TRL	1	101		101	1	\$ 10,838		\$ 20,605	
245	'201406202020	Single Family	CHRISTOPHER & LAURA ZENK	8521 COLLEGE TRL	1	98		98	1	\$ 10,838		\$ 20,605	
246	'201406201130	Single Family	NEIL C & LEAH C BOYD	8524 COLLEGE TRL	1	92		92	1	\$ 10,838		\$ 20,605	
247	'201406202030	Single Family	SHANNON GATES, DANIEL KRONICK	8527 COLLEGE TRL	1	91		91	1	\$ 10,838		\$ 20,605	
248	'201406201120	Single Family	EMILY GERBIG, DARRIN JOHNSON	8530 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
249	'201406202040	Single Family	SHUANA OSTERBERG	8533 COLLEGE TRL	1	111		111	1	\$ 10,838		\$ 20,605	
250	'201406201110	Single Family	MICHAEL D WADLEY, GERALYN L WADLEY	8536 COLLEGE TRL	1	81		81	1	\$ 10,838		\$ 20,605	
251	'201406202050	Single Family	SCOTT PEARSON, JENNIFER PEARSON	8541 COLLEGE TRL	1	118		118	1	\$ 10,838		\$ 20,605	
252	'201406201100	Single Family	CLYDE V & CAROLYN A CRESS	8542 COLLEGE TRL	1	82		82	1	\$ 10,838		\$ 20,605	
253	'201406201090	Single Family	ELIZABETH KOBLISKA, STEPHEN B CHRISTENSEN	8546 COLLEGE TRL	1	82		82	1	\$ 10,838		\$ 20,605	
254	'201406202060	Single Family	JOHN ROBERT ATKINS, LINDSAY MARIE GOODWIN	8549 COLLEGE TRL	1	117		117	1	\$ 10,838		\$ 20,605	
255	'201406201080	Single Family	MICHAEL L TSTE BOWERS	8552 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
256	'201406202070	Single Family	BRIAN J & RITA C THOEMKE	8557 COLLEGE TRL	1	113		113	1	\$ 10,838		\$ 20,605	
257	'201406201070	Single Family	JAMES V & KATHLEEN A STICKNEY	8556 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
258	'201406201060	Single Family	TIMOTHY K TSTE THOMPSON, LORI L TSTE THOMPSON	8562 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
259	'201406202080	Single Family	DAVID V & JESSICA L MORGAN	8565 COLLEGE TRL	1	120		120	1	\$ 10,838		\$ 20,605	
260	'201406201050	Single Family	PATRICK & LEANN OBERSTAR	8566 COLLEGE TRL	1	78		78	1	\$ 10,838		\$ 20,605	
261	'201406201040	Single Family	RICHARD C & LISA L TSTES JENSEN	8570 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
262	'201406202090	Single Family	ELIE N & DEBORAH L SAFI	8573 COLLEGE TRL	1	106		106	1	\$ 10,838		\$ 20,605	
263	'201406201030	Single Family	ADAM M & BARBARA A BORROWMAN	8574 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
264	'201406202100	Single Family	JOEL RODERICK SOMA, SARAH VICENTA ROE SOMA	8579 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
265	'201406201020	Single Family	JON S & SUSAN R EWERS	8580 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
266	'201406202110	Single Family	PAMELA FAYE PFEFFER	8583 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
267	'201406202120	Single Family	IGOR & OLGA DINER	8587 COLLEGE TRL	1	23		23	1	\$ 10,838		\$ 20,605	
268	'201406202130	Single Family	ADAM & KATIE NELSON	8591 COLLEGE TRL	1	179		179	1	\$ 10,838		\$ 20,605	
269	'201406201010	Single Family	RICHARD F GRATHEN, LISA GRATHEN	8590 COLLEGE TRL	1	200		200	1	\$ 10,838		\$ 20,605	

CP 2026-09K: College Trail Areas

#	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 AND PARTIAL RECONSTRUCTION													
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						19685	2171	23382	205	\$ 2,465,651	\$ 173,481		

IGH STREET & STORM ASSESSMENT (FDR AND PARTIAL RECON)	
TOTAL STREET, STORM, SIDEWALK/TRAIL COSTS	\$ 4,798,327
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COSTS (55%)	\$ 2,639,080
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	23382
ASSESSABLE RATE (\$/FT)	\$ 112.87
SINGLE FAMILY FRONT FOOTAGE	19685
SINGLE FAMILY ASSESSMENT	\$ 2,221,846
# OF SINGLE FAMILY UNITS	205
ASSESSMENT RATE PER SF UNIT	\$ 10,838



Legend

2026 Project Type

- Full Depth Reclamation

Zoning & Assessed Parcel Number

- E-1 Estate District
- Public Institutional - City Owned

Path: X:\F\INVER\180704\5-final-dgn\151-drawings\90-GIS\INVER\180704_AssessmentRRolls.aprx





Project: INVER 180701
 Print Date: 1/3/2025

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 South Feasibility Study
 Alameda Ave Area (CP 2026-09L)
 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 2026-09L: Alameda Ave 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	'207140003030	Single Family	ERIC L & LAURI P SALVERDA	10647 ALAMEDA AVE	1	167		167	1	\$ 21,622		\$ 36,369	
2	'207140003040	Single Family	PAUL A & ANN M B PALMER	10656 ALAMEDA AVE	0	144		144	1	\$ 21,622		\$ 36,369	Undeveloped
3	'207140003020	Single Family	THOMAS JR MICHAUD, THERESA A MICHAUD	10665 ALAMEDA AVE	1	180		180	1	\$ 21,622		\$ 36,369	
4	'207140003010	Single Family	GERHARD PHILLIP KEMP	10681 ALAMEDA AVE	1	173		173	1	\$ 21,622		\$ 36,369	
5	'207140003050	Single Family	MICHAEL & MARY CASSIDY	10684 ALAMEDA AVE	2	354		354	1	\$ 21,622		\$ 36,369	
6	'207140000010	City Park	CITY OF INVER GROVE HEIGHTS		0		862	1724			\$ 110,922		Flag lot
7	'207140001040	Single Family	ANDREW OLSON, LANA SIEWERT-OLSON	10729 ALAMEDA AVE	1	540		540	1	\$ 21,622		\$ 36,369	
8	'207140003060	Single Family	ZACHARY SVENDSEN, EMILY S SVEBDSN	10736 ALAMEDA AVE	3	404		404	1	\$ 21,622		\$ 36,369	
9	'207140002030	Single Family	JUDITH A TSTE RAU	10767 ALAMEDA AVE	1	623		623	1	\$ 21,622		\$ 36,369	
10	'207140001030	Single Family	COREEN S TSTE HAMILTON-BURROWS	10805 ALAMEDA PATH	1	285		285	1	\$ 21,622		\$ 36,369	
11	'207140002020	Single Family	DAVID L & ERIN M NORRIS	10846 ALAMEDA PATH	1	412		412	1	\$ 21,622		\$ 36,369	
12	'207140001020	Single Family	HAMEN FAMILY TRUST	10873 ALAMEDA PATH	1	478		478	1	\$ 21,622		\$ 36,369	
13	'207140001010	Single Family	ANTHONY S BATTAGLIA, EVELYN W USS	10949 ALAMEDA PATH	1	488		488	1	\$ 21,622		\$ 36,369	
14	'207140002010	Single Family	SAUL SNOWISE, AMY-KATE SNOWISE	10956 ALAMEDA PATH	2	536		536	1	\$ 21,622		\$ 36,369	
15	'207140101050	Single Family	ANTHONY A & KATHRYN M SELESKI	10972 ALAMEDA PATH	1	0		0	0.5	\$ 10,811		\$ 36,369	Indirect Access; 1/2 rate
16	'207140102010	Single Family	GARY S MATTILA	10800 ALAMEDA AVE	1	324		324	1	\$ 21,622		\$ 36,369	
17	'207140102020	Single Family	RICHARD J & CLAUDIA MIKOS	10842 ALAMEDA AVE	1	197		197	1	\$ 21,622		\$ 36,369	
18	'207140101010	Single Family	ALEXANDER E & WENDY BREKKEN	10853 ALAMEDA AVE	1	668		668	1	\$ 21,622		\$ 36,369	
19	'207140102030	Single Family	CRAIG NEVILLE, KATHIE JEAN RICHARDS	10864 ALAMEDA AVE	1	184		184	1	\$ 21,622		\$ 36,369	
20	'207140101020	Single Family	KEITH & CHERYL PERRY	10893 ALAMEDA AVE	1	204		204	1	\$ 21,622		\$ 36,369	
21	'207140102040	Single Family	DENNIS & PATRICIA HENDERSON	10896 ALAMEDA AVE	0	189		189	1	\$ 21,622		\$ 36,369	Undeveloped
22	'207140101030	Single Family	KIER & ASHLEE MCNAMARA	10927 ALAMEDA AVE	1	216		216	1	\$ 21,622		\$ 36,369	
23	'207140102050	Single Family	MATTHEW J ETZELL, HOLLY M BENNETT ETZELL	10932 ALAMEDA AVE	2	286		286	1	\$ 21,622		\$ 36,369	
24	'207140101040	Single Family	DANIEL R & WENDY V CONNELL	10969 ALAMEDA AVE	1	316		316	1	\$ 21,622		\$ 36,369	
25	'207140102060	Single Family	THAD E & JENNIFER S HELLMAN	10974 ALAMEDA AVE	1	285		285	1	\$ 21,622		\$ 36,369	
26	'207130002020	Single Family	LEAH TSTE MILOJEVIC, MILAN M TSTE MILOJEVIC	11020 ALAMEDA AVE	1	273		273	1	\$ 21,622		\$ 36,369	
27	'207130001022	Single Family	STEVEN K MEIRINK	11025 ALAMEDA AVE	2	379		379	1	\$ 21,622		\$ 36,369	
28	'207130001021	Single Family	ALEXANDER KRASNY, LUDMILA KRASNY	11045 ALAMEDA AVE	1	201		201	1	\$ 21,622		\$ 36,369	
29	'207130002031	Single Family	SANDRA L TSTE DRENTTEL	11060 ALAMEDA AVE	1	364		364	1	\$ 21,622		\$ 36,369	
30	'207130001030	Single Family	KARAI C & SHUBHANGI M SUKUMAR	11125 ALAMEDA AVE	1	218		218	1	\$ 21,622		\$ 36,369	
31	'207130001040	Single Family	MICHAEL J & JILL R RUSTAD	11165 ALAMEDA AVE	1	161		161	1	\$ 21,622		\$ 36,369	
32	'207130002041	Single Family	CURTIS MARK TSTE SIEMERS	11180 ALAMEDA AVE	1	588		588	1	\$ 21,622		\$ 36,369	
33	'207130001050	Single Family	JOHN & MARY R TAUER	11205 ALAMEDA AVE	1	196		196	1	\$ 21,622		\$ 36,369	
34	'207130001060	Single Family	ROBERT L BACH, KAREN J GUNDERSON	11245 ALAMEDA AVE	1	513		513	1	\$ 21,622		\$ 36,369	
35	'207130002062	Single Family	MICHAEL & ALLA KASHEVATSKY	11215 ALAMEDA CT	1	525		525	1	\$ 21,622		\$ 36,369	
36	'207130002071	Single Family	PATRICK M & CORTNEY D WHITE	11240 ALAMEDA CT	1	678		678	1	\$ 21,622		\$ 36,369	
37	'205768002060	Single Family	JOSHUA & DEVAN WILLOUR	11290 ALAMEDA AVE	1	211		211	1	\$ 21,622		\$ 36,369	
38	'205768001040	Single Family	JEFFREY & CHRISTINE CARLSON	11305 ALAMEDA AVE	1	456		456	1	\$ 21,622		\$ 36,369	
39	'205768002050	Single Family	DEAN A TSTE DISANTO, KIMBERLY J TSTE SIEVERT-DISANTO	11330 ALAMEDA AVE	1	264		264	1	\$ 21,622		\$ 36,369	
40	'205768001030	Single Family	JEFFREY M & JODINE R LANDRO	11345 ALAMEDA AVE	1	388		388	1	\$ 21,622		\$ 36,369	
41	'205768002010	Single Family	MARK B & LISA M ACKER	11370 ALAMEDA AVE	1	783		783	1	\$ 21,622		\$ 36,369	
42	'205768002020	Single Family	TIMOTHY D & SHANNON DUDEK	1105 114TH ST W	1	220		220	1	\$ 21,622		\$ 36,369	

CP 2026-09L: Alameda Ave 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													
43	'205768002030	Single Family	BRIAN A & BETH A TSTES LORENCE	1065 114TH ST W	1	208		208	1	\$ 21,622		\$ 36,369	
44	'205768002040	Single Family	KEVIN & SARAH MONN	1025 114TH ST W	1	199		199	1	\$ 21,622		\$ 36,369	
45	'205768003030	Single Family	JOHN G & SUZANNE M WESTRICK	1040 114TH ST W	1	285		285	1	\$ 21,622		\$ 36,369	
46	'205768003020	Single Family	ROBERT J & VICTORIA L CHURACK	1090 114TH ST W	1	271		271	1	\$ 21,622		\$ 36,369	
47	'205768003010	Single Family	PAUL J JR & SANDRA B LESKA	11450 ALAMEDA AVE	1	637		637	1	\$ 21,622		\$ 36,369	
48	'205768001020	Single Family	TODD WRUCKE, CHRISTINA WRUCKE	11385 ALAMEDA AVE	1	266		266	1	\$ 21,622		\$ 36,369	
49	'205768001010	Single Family	PAUL C RASCHER	11435 ALAMEDA AVE	1	300		300	1	\$ 21,622		\$ 36,369	
50	'205768101100	Single Family	DUSTIN J & KARI L RAHLF	11511 ALAMEDA AVE	1	190		190	1	\$ 21,622		\$ 36,369	
51	'205768102010	Single Family	LOUIS R & KATIE F WEBER	11524 ALAMEDA AVE	1	486		486	1	\$ 21,622		\$ 36,369	
52	'205768101090	Single Family	JOSEPH PAUL & KATIE ANN KOSCIELAK	11529 ALAMEDA AVE	1	195		195	1	\$ 21,622		\$ 36,369	
53	'205768101080	Single Family	NICHOLAS B & KRISTIN A NELSON	11545 ALAMEDA AVE	1	197		197	1	\$ 21,622		\$ 36,369	
54	'205768102020	Single Family	JOHN R TSTE PORTER, MARILYN L TSTE PORTER	11566 ALAMEDA AVE	1	295		295	1	\$ 21,622		\$ 36,369	
55	'205768101070	Single Family	NATHAN WESTGOR, SHELLEY WESTGOR	11569 ALAMEDA AVE	1	503		503	1	\$ 21,622		\$ 36,369	
56	'205768102030	Single Family	PATRICK & BARBARA AHERN	11590 ALAMEDA AVE	1	316		316	1	\$ 21,622		\$ 36,369	
57	'205768101010	Single Family	THOMAS L & CARRIE J MINGENHAUSER	11640 ALEXANDRIA CT	1	539		539	1	\$ 21,622		\$ 36,369	
58	'205768101020	Single Family	ARTHUR B & LYNNEA R TSTES PETERSEN	11658 ALEXANDRIA CT	2	227		227	1	\$ 21,622		\$ 36,369	
59	'205768101060	Single Family	DAVID & SUZETTE BAUMAN	11673 ALEXANDRIA CT	1	631		631	1	\$ 21,622		\$ 36,369	
60	'205768101030	Single Family	WAYNE & BRENDA J SCHMIDT	11680 ALEXANDRIA CT	2	396		396	1	\$ 21,622		\$ 36,369	
61	'205768101050	Single Family	LEONID MERMAN, YELENA MERMAN	11695 ALEXANDRIA CT	1	60		60	1	\$ 21,622		\$ 36,369	
62	'205768101040	Single Family	PHILLIP J & NANCY J SCHMIDT	11702 ALEXANDRIA CT	1	60		60	1	\$ 21,622		\$ 36,369	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						20332	862	22056	60.5	\$1,308,161	\$ 110,922		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 2,580,019
ASSESSABLE STREET & STORM COST (55%)	\$ 1,419,010
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	22056
ASSESSABLE RATE (\$/FT)	\$ 64.34
SINGLE FAMILY FRONT FOOTAGE	20332
SINGLE FAMILY ASSESSMENT	\$ 1,308,161
# OF SINGLE FAMILY UNITS	60.5
ASSESSMENT RATE PER SF UNIT	\$ 21,622

Appendix E

Opinion of Probable Costs

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST, COLLEGE TRL, & BIRCH BLVD AREAS****FDR & PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$192,427.00	1.00	\$192,427.00
TRAFFIC CONTROL	LUMP SUM	\$54,979.00	1.00	\$54,979.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	742	\$2,226.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	450	\$3,150.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	7525	\$75,250.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	320	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	450	\$2,250.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	30315	\$212,205.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	6320	\$31,600.00
BITUMINOUS BASE COURSE	TON	\$80.00	6583	\$526,640.00
BITUMINOUS WEAR COURSE	TON	\$90.00	6583	\$592,470.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	2220	\$6,660.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	12528	\$350,784.00
STABILIZING AGGREGATE	CU YD	\$20.00	2458	\$49,160.00
COMMON EXCAVATION	CU YD	\$30.00	6215	\$186,450.00
SUBGRADE EXCAVATION	CU YD	\$30.00	2458	\$73,740.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	8710	\$182,910.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	3910	\$125,120.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	320	\$28,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	1350	\$135,000.00
REMOVE CASTING	EACH	\$250.00	65	\$16,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	65	\$81,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	41	\$30,750.00
ADJUST VALVE BOX	EACH	\$600.00	53	\$31,800.00
EROSION CONTROL	LUMP SUM	\$27,490.00	1.00	\$27,490.00
TURF RESTORATION	LUMP SUM	\$82,469.00	1.00	\$82,469.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$3,106,310.00
+15% CONTINGENCY				\$465,947.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$3,572,257.00
+25% INDIRECT				\$893,065.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$4,465,322.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,760.00	1.00	\$7,760.00
TRAFFIC CONTROL	LUMP SUM	\$2,218.00	1.00	\$2,218.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	145	\$2,320.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	3	\$3,000.00
12" STORM SEWER PIPE	LIN FT	\$85.00	24	\$2,040.00
15" STORM SEWER PIPE	LIN FT	\$95.00	121	\$11,495.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	3	\$10,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
WATER QUALITY BMP	LS	\$77,000.00	1	\$77,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$120,833.00
+15% CONTINGENCY				\$18,125.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$138,958.00
+25% INDIRECT				\$34,740.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$173,698.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,528.00	1.00	\$1,528.00
TRAFFIC CONTROL	LUMP SUM	\$437.00	1.00	\$437.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST, COLLEGE TRL, & BIRCH BLVD AREAS****FDR & PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
REMOVE SANITARY SEWER PIPE	LIN FT	\$18.00	40	\$720.00
CONNECT TO EXISTING STRUCTURE	EACH	\$1,500.00	1	\$1,500.00
CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,000.00	2	\$4,000.00
8" PVC SANITARY SEWER	LIN FT	\$75.00	40	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
RECONSTRUCT SANITARY MANHOLE	EACH	\$2,700.00	3	\$8,100.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,785.00
+15% CONTINGENCY				\$3,568.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,353.00
+25% INDIRECT				\$6,839.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$34,192.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$672.00	1.00	\$672.00
TRAFFIC CONTROL	LUMP SUM	\$192.00	1.00	\$192.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	12	\$9,600.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$10,464.00
+15% CONTINGENCY				\$1,570.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$12,034.00
+25% INDIRECT				\$3,009.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$15,043.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,117.00	1.00	\$7,117.00
TRAFFIC CONTROL	LUMP SUM	\$2,034.00	1.00	\$2,034.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	8085	\$16,170.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$10.00	15	\$150.00
COMMON EXCAVATION	CU YD	\$30.00	153	\$4,590.00
4" CONCRETE WALK	SQ FT	\$8.00	8220	\$65,760.00
6" CONCRETE WALK	SQ FT	\$18.00	500	\$9,000.00
TRUNCATED DOMES	SQ FT	\$60.00	100	\$6,000.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$110,821.00
+15% CONTINGENCY				\$16,624.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$127,445.00
+25% INDIRECT				\$31,862.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$159,307.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$4,465,322.00
PART 2: STORM SEWER IMPROVEMENTS				\$173,698.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$34,192.00
PART 4: WATER MAIN IMPROVEMENTS				\$15,043.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$159,307.00
PROJECT TOTAL				\$4,847,562.00

FEASIBILITY ESTIMATE - CP 2026-09K**BIRCH BLVD AREA****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$27,370.00	1.00	\$27,370.00
TRAFFIC CONTROL	LUMP SUM	\$7,820.00	1.00	\$7,820.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	200	\$600.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	0	\$0.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1283	\$12,830.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	6320	\$31,600.00
BITUMINOUS BASE COURSE	TON	\$80.00	1136	\$90,880.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1136	\$102,240.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	382	\$1,146.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	369	\$10,332.00
STABILIZING AGGREGATE	CU YD	\$20.00	94	\$1,880.00
COMMON EXCAVATION	CU YD	\$30.00	702	\$21,060.00
SUBGRADE EXCAVATION	CU YD	\$30.00	94	\$2,820.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	1742	\$36,582.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	782	\$25,024.00
REMOVE CASTING	EACH	\$250.00	32	\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	32	\$40,000.00
ADJUST VALVE BOX	EACH	\$600.00	10	\$6,000.00
EROSION CONTROL	LUMP SUM	\$3,910.00	1.00	\$3,910.00
TURF RESTORATION	LUMP SUM	\$11,730.00	1.00	\$11,730.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$441,824.00
+15% CONTINGENCY				\$66,274.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$508,098.00
+25% INDIRECT				\$127,025.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$635,123.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$336.00	1.00	\$336.00
TRAFFIC CONTROL	LUMP SUM	\$96.00	1.00	\$96.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	6	\$4,800.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$5,232.00
+15% CONTINGENCY				\$785.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$6,017.00
+25% INDIRECT				\$1,504.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,047.00	1.00	\$1,047.00
TRAFFIC CONTROL	LUMP SUM	\$299.00	1.00	\$299.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	865	\$1,730.00
REMOVE BITUMINOUS PAVEMENT	SQYD	\$10.00	15	\$150.00
COMMON EXCAVATION	CU YD	\$30.00	19	\$570.00
4" CONCRETE WALK	SQ FT	\$8.00	1000	\$8,000.00
6" CONCRETE WALK	SQ FT	\$18.00	150	\$2,700.00
TRUNCATED DOMES	SQ FT	\$60.00	30	\$1,800.00

FEASIBILITY ESTIMATE - CP 2026-09K**BIRCH BLVD AREA****FDR**

PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL	\$16,296.00
+15% CONTINGENCY	\$2,444.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL	\$18,740.00
+25% INDIRECT	\$4,685.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL	\$23,425.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT	
PART 1: STREET IMPROVEMENTS	\$635,123.00
PART 4: WATER MAIN IMPROVEMENTS	\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS	\$23,425.00
PROJECT TOTAL	\$666,069.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST & COLLEGE TRL AREAS****PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$165,057.00	1.00	\$165,057.00
TRAFFIC CONTROL	LUMP SUM	\$47,159.00	1.00	\$47,159.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	542	\$1,626.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	450	\$3,150.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	6242	\$62,420.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	320	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	450	\$2,250.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	30315	\$212,205.00
BITUMINOUS BASE COURSE	TON	\$80.00	5447	\$435,760.00
BITUMINOUS WEAR COURSE	TON	\$90.00	5447	\$490,230.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	1838	\$5,514.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	12159	\$340,452.00
STABILIZING AGGREGATE	CU YD	\$20.00	2364	\$47,280.00
COMMON EXCAVATION	CU YD	\$30.00	5513	\$165,390.00
SUBGRADE EXCAVATION	CU YD	\$30.00	2364	\$70,920.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	6968	\$146,328.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	3128	\$100,096.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	320	\$28,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	1350	\$135,000.00
REMOVE CASTING	EACH	\$250.00	33	\$8,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	33	\$41,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	41	\$30,750.00
ADJUST VALVE BOX	EACH	\$600.00	43	\$25,800.00
EROSION CONTROL	LUMP SUM	\$23,580.00	1.00	\$23,580.00
TURF RESTORATION	LUMP SUM	\$70,739.00	1.00	\$70,739.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,664,486.00
+15% CONTINGENCY				\$399,673.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$3,064,159.00
+25% INDIRECT				\$766,040.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$3,830,199.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,760.00	1.00	\$7,760.00
TRAFFIC CONTROL	LUMP SUM	\$2,217.00	1.00	\$2,217.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	145	\$2,320.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	3	\$3,000.00
12" STORM SEWER PIPE	LIN FT	\$85.00	24	\$2,040.00
15" STORM SEWER PIPE	LIN FT	\$95.00	121	\$11,495.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	3	\$10,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
WATER QUALITY BMP	LS	\$77,000.00	1	\$77,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$120,832.00
+15% CONTINGENCY				\$18,125.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$138,957.00
+25% INDIRECT				\$34,739.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$173,696.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,527.00	1.00	\$1,527.00
TRAFFIC CONTROL	LUMP SUM	\$436.00	1.00	\$436.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST & COLLEGE TRL AREAS****PARTIAL RECON**

REMOVE SANITARY SEWER PIPE	LIN FT	\$18.00	40	\$720.00
CONNECT TO EXISTING STRUCTURE	EACH	\$1,500.00	1	\$1,500.00
CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,000.00	2	\$4,000.00
8" PVC SANITARY SEWER	LIN FT	\$75.00	40	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
RECONSTRUCT SANITARY MANHOLE	EACH	\$2,700.00	3	\$8,100.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,783.00
				+15% CONTINGENCY
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,350.00
				+25% INDIRECT
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$34,188.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$336.00	1.00	\$336.00
TRAFFIC CONTROL	LUMP SUM	\$96.00	1.00	\$96.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	6	\$4,800.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$5,232.00
				+15% CONTINGENCY
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$6,017.00
				+25% INDIRECT
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$6,070.00	1.00	\$6,070.00
TRAFFIC CONTROL	LUMP SUM	\$1,734.00	1.00	\$1,734.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	7220	\$14,440.00
COMMON EXCAVATION	CU YD	\$30.00	134	\$4,020.00
4" CONCRETE WALK	SQ FT	\$8.00	7220	\$57,760.00
6" CONCRETE WALK	SQ FT	\$18.00	350	\$6,300.00
TRUNCATED DOMES	SQ FT	\$60.00	70	\$4,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$94,524.00
				+15% CONTINGENCY
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$108,703.00
				+25% INDIRECT
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$135,879.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$3,830,199.00
PART 2: STORM SEWER IMPROVEMENTS				\$173,696.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$34,188.00
PART 4: WATER MAIN IMPROVEMENTS				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$135,879.00
PROJECT TOTAL				\$4,181,483.00

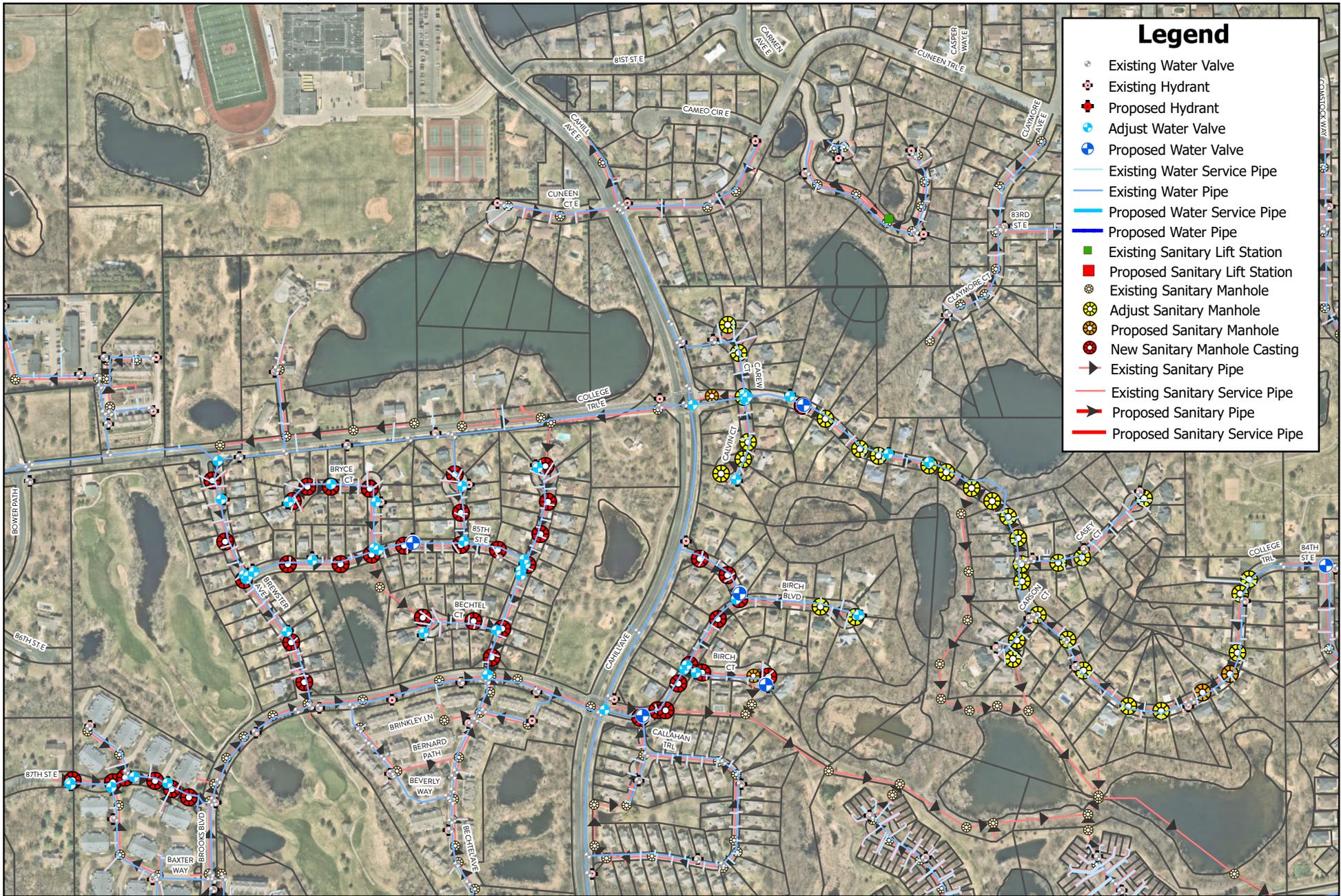
FEASIBILITY ESTIMATE - CP 2026-09L**ALAMEDA TRAIL AREA****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$110,541.00	1.00	\$110,541.00
TRAFFIC CONTROL	LUMP SUM	\$31,583.00	1.00	\$31,583.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	6510	\$65,100.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	300	\$900.00
SALVAGE CONCRETE PAVERS	SQ FT	\$10.00	300	\$3,000.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	120	\$600.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	30935	\$154,675.00
BITUMINOUS BASE COURSE	TON	\$80.00	5560	\$444,800.00
BITUMINOUS WEAR COURSE	TON	\$90.00	5560	\$500,400.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	1875	\$5,625.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	1875	\$52,500.00
STABILIZING AGGREGATE	CU YD	\$20.00	4770	\$95,400.00
SUBGRADE EXCAVATION	CU YD	\$30.00	4770	\$143,100.00
CONCRETE CURB & GUTTER DESIGN S524 (SPOT REPLACEMENT)	LIN FT	\$32.00	2150	\$68,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	120	\$12,000.00
REMOVE CASTING	EACH	\$250.00	21	\$5,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	21	\$26,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	1	\$750.00
EROSION CONTROL	LUMP SUM	\$15,792.00	1.00	\$15,792.00
TURF RESTORATION	LUMP SUM	\$47,375.00	1.00	\$47,375.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,784,441.00
+15% CONTINGENCY				\$267,666.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,052,107.00
+25% INDIRECT				\$513,027.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,565,134.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$665.00	1.00	\$665.00
TRAFFIC CONTROL	LUMP SUM	\$190.00	1.00	\$190.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	1	\$1,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,000.00	1	\$7,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$10,355.00
+15% CONTINGENCY				\$1,553.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$11,908.00
+25% INDIRECT				\$2,977.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$14,885.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$2,565,134.00
PART 2: STORM SEWER IMPROVEMENTS				\$14,885.00
PROJECT TOTAL				\$2,580,019.00

Appendix F

Existing and Proposed Utility Improvements

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Legend

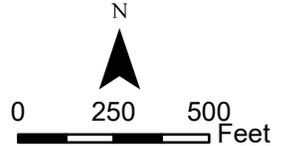
- Existing Water Valve
- Existing Hydrant
- Proposed Hydrant
- Adjust Water Valve
- Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- Existing Sanitary Manhole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



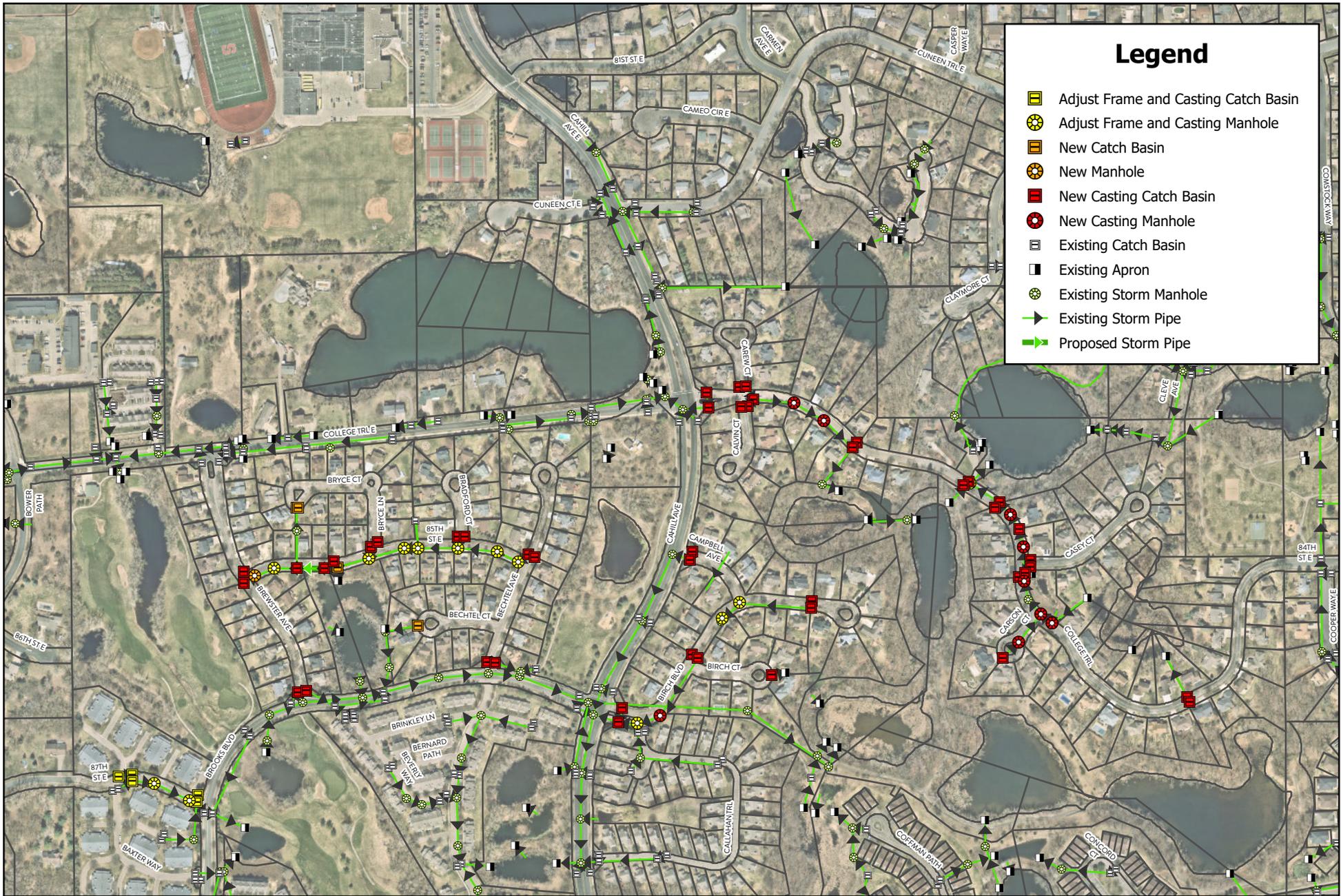
PROJECT NO. 180701
DATE: 4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
South Area Location - CP 2026-09K
Inver Grove Heights, MN



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PROJECT NO.

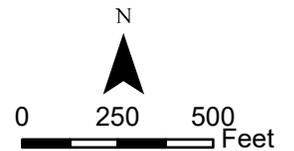
180701

DATE:

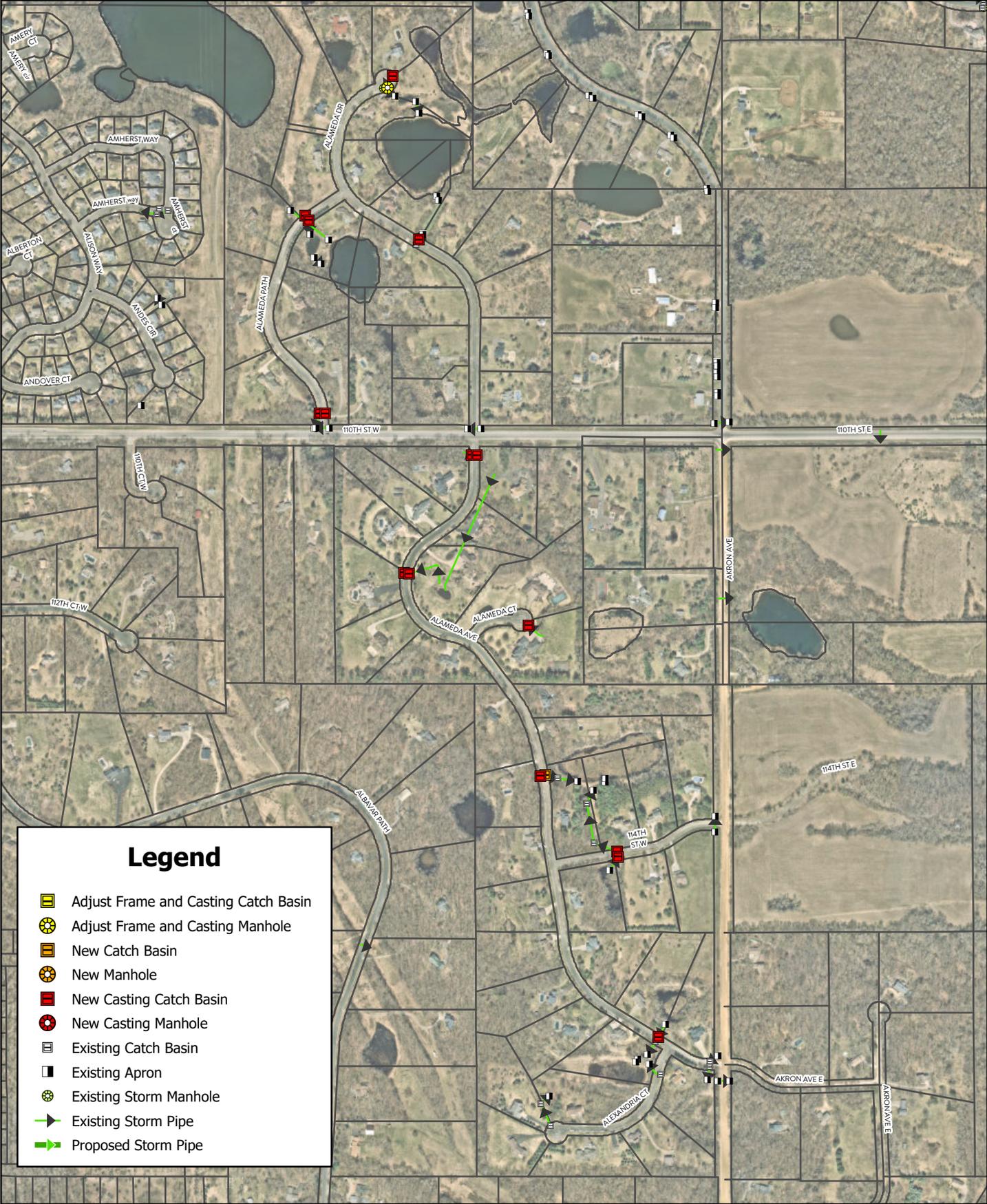
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
 South Area Location - CP 2026-09K
 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

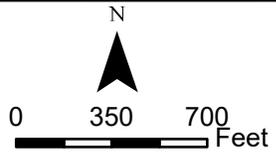


PROJECT NO.
180701

DATE:
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
South Area Location - CP 2026-09L
Inver Grove Heights, MN



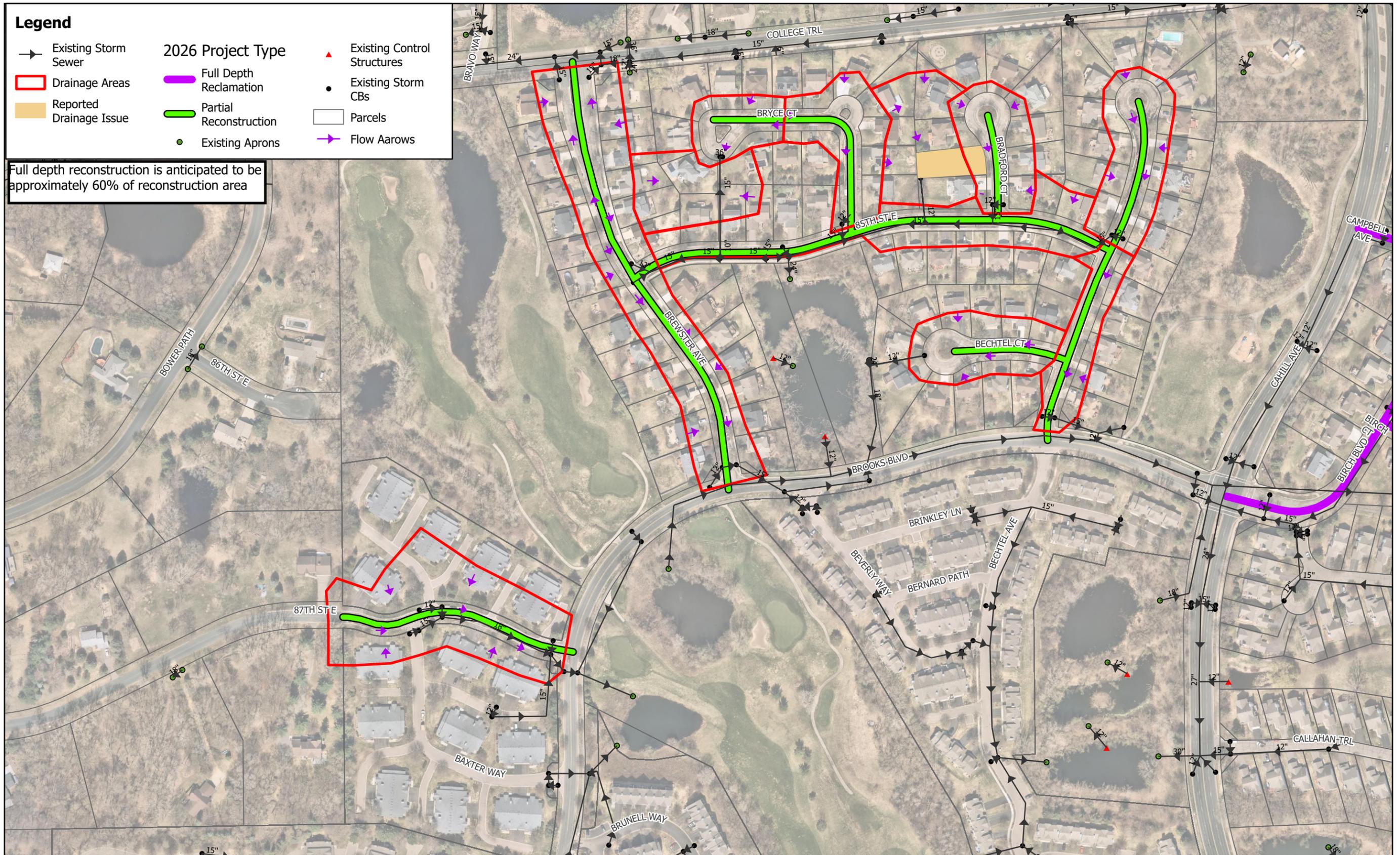
Appendix G

Existing and Proposed Drainage Conditions

Legend

- Existing Storm Sewer
- Drainage Areas
- Reported Drainage Issue
- 2026 Project Type
- Full Depth Reclamation
- Partial Reconstruction
- Existing Aprons
- ▲ Existing Control Structures
- Existing Storm CBs
- Parcels
- Flow Arrows

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area



Path: X:\F\JUNIVER\18070\15-final-dsgn\50-final-dsgn\50-Hydro\3-GIS\Mapes\180701_Existing.aprx



Project: INVER 180704
Print Date: 4/2/2025

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 South Feasibility Study
Alameda Ave and Brewster Ave Area (CP 2026-09K)
Pavement Rehabilitation

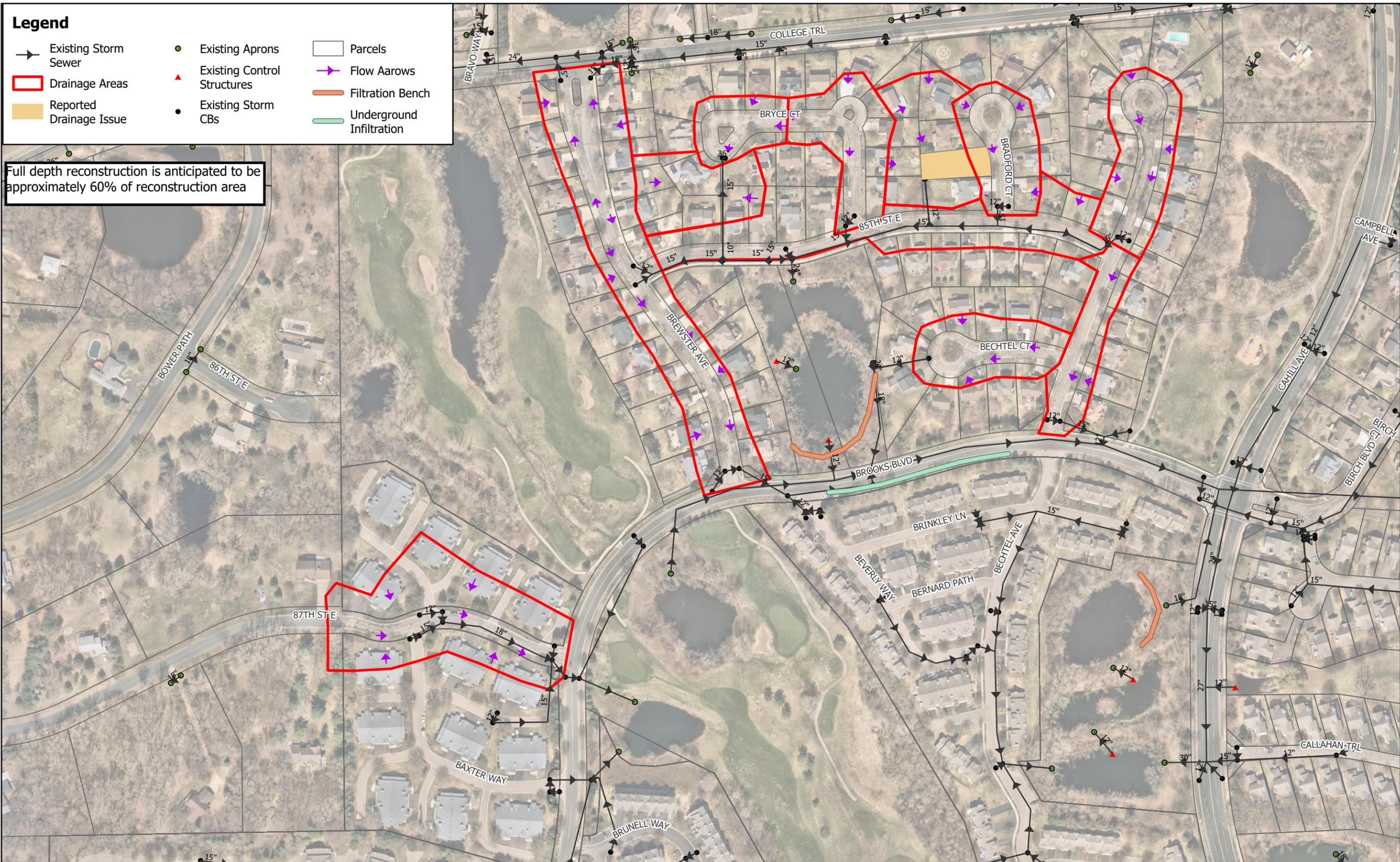


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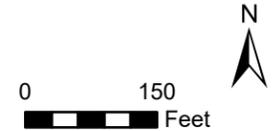
Legend

- Existing Storm Sewer
- Existing Aprons
- Parcels
- Drainage Areas
- Existing Control Structures
- Flow Aarows
- Reported Drainage Issue
- Existing Storm CBs
- Filtration Bench
- Underground Infiltration

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area



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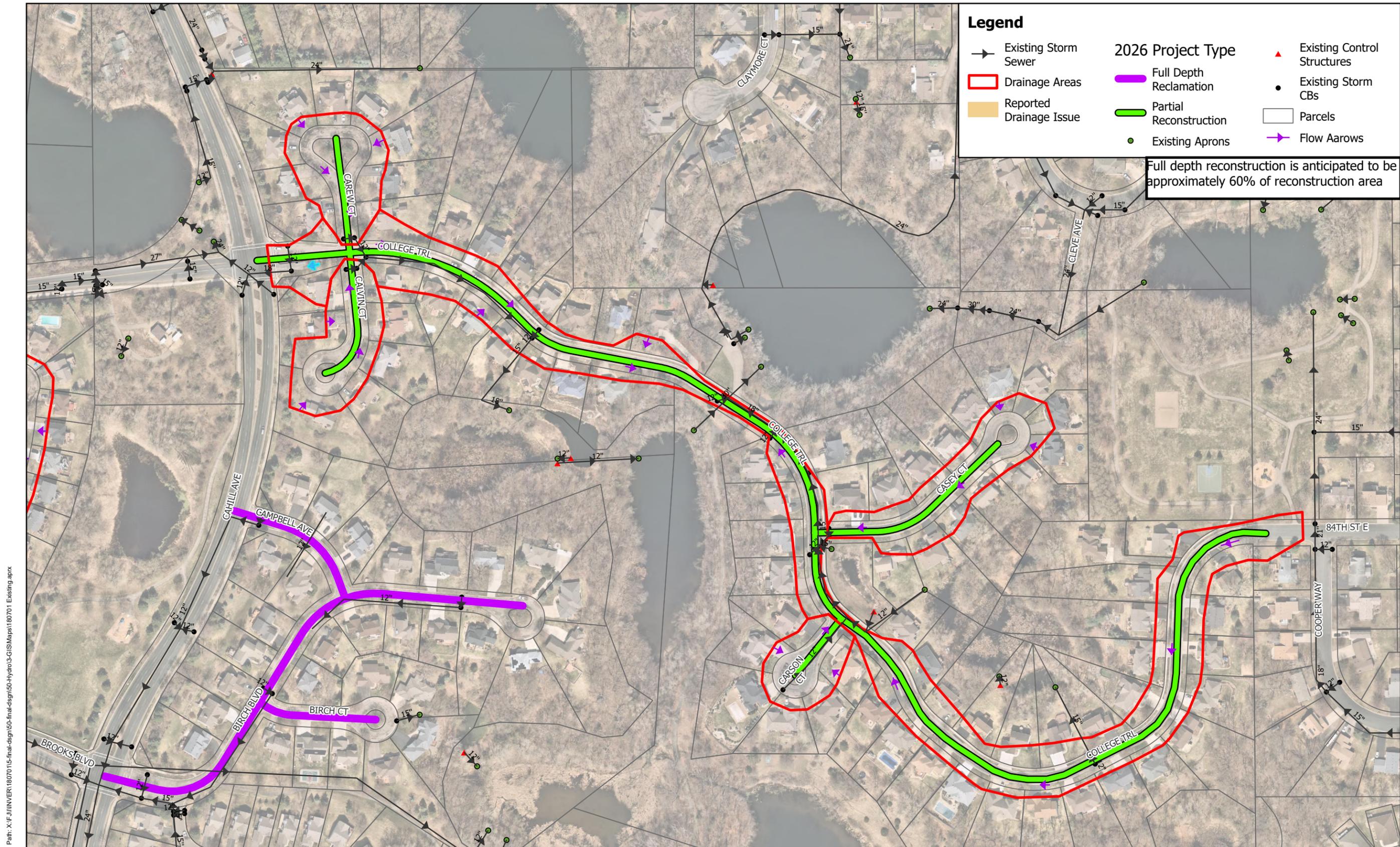


Project: INVER 180704
 Print Date: 4/2/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
 Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Proposed Conditions Map
2026 PMI South Feasibility Study
 Alameda Ave and Brewster Ave Area (CP 2026-09K)
 Pavement Rehabilitation



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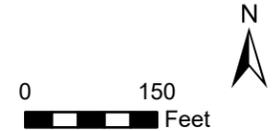


Legend

→ Existing Storm Sewer	2026 Project Type	▲ Existing Control Structures
□ Drainage Areas	■ Full Depth Reclamation	● Existing Storm CBs
■ Reported Drainage Issue	■ Partial Reconstruction	□ Parcels
● Existing Aprons	→ Flow Arrows	

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area

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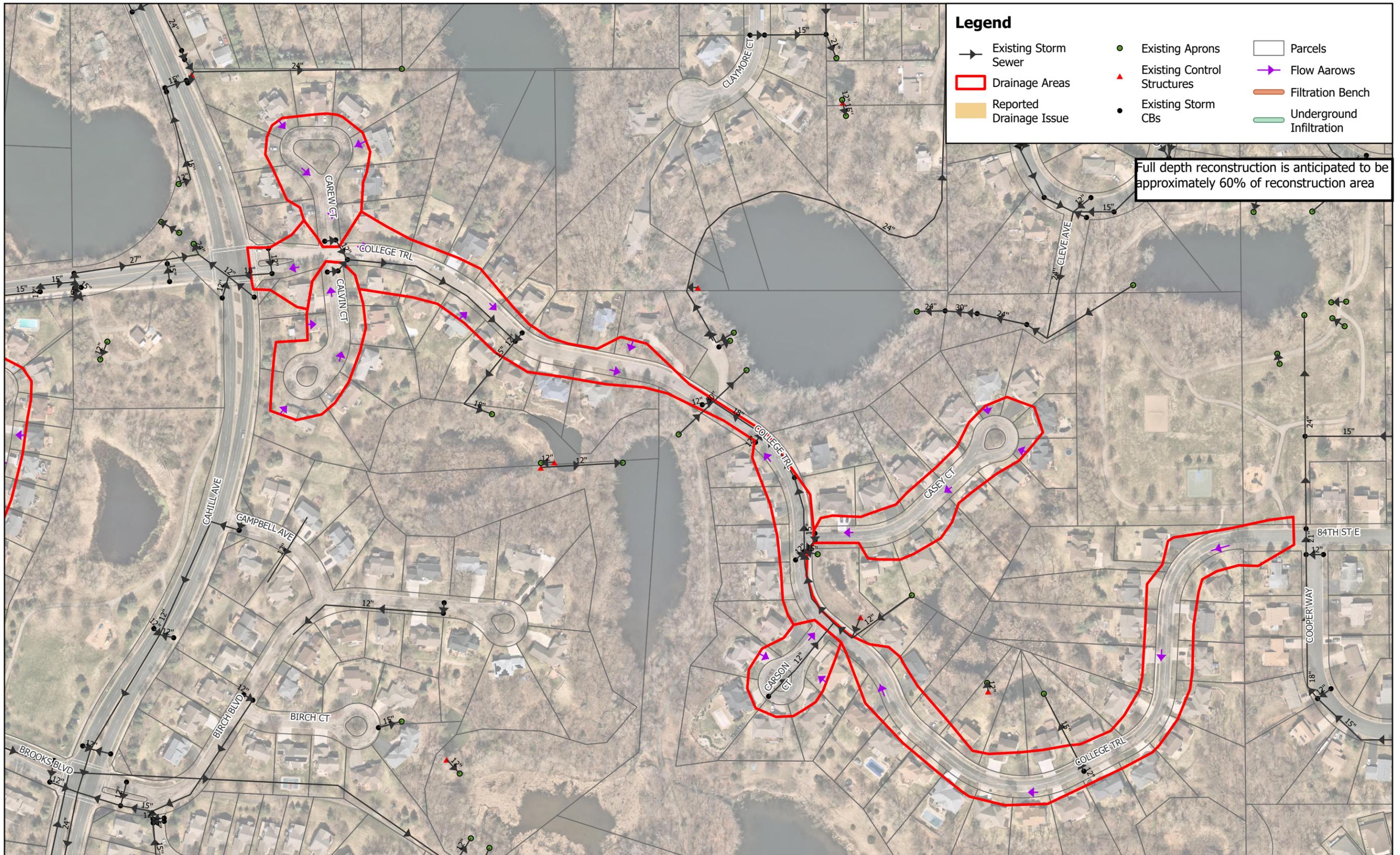
Project: INVER 180704
 Print Date: 4/2/2025
 User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
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Existing Conditions Map
2026 PMI South Feasibility Study
 College Trail and Birch Boulevard Areas (CP 2026-09K)
 Pavement Rehabilitation



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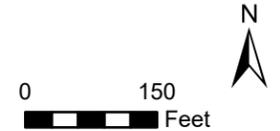
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Legend

- Existing Storm Sewer
- Drainage Areas
- Reported Drainage Issue
- Existing Aprons
- Existing Control Structures
- Existing Storm CBs
- Flow Aarows
- Filtration Bench
- Underground Infiltration
- Parcels

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area



Project: INVER 180704
 Print Date: 4/2/2025

User Name: jdonkers
 Projection: NAD 1983 HARN Adj MN
 Dakota Ft
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 Grove Heights, & SEH Inc

Proposed Conditions Map

2026 PMI South Feasibility Study

College Trail and Birch Boulevard Areas (CP 2026-09K)
 Pavement Rehabilitation



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