



STAFF REPORT

DATE: December 15, 2020
REGULAR

AGENDA ITEM: Approve Amended Feasibility Report, Call for Improvement Hearing, Declare Cost to be Assessed, and Call for Hearing on Proposed Assessment for the Heritage Farms Street and Utility Improvements

SUBMITTED BY: Jack Griffin, City Engineer
REVIEWED BY: Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney
Marty Powers, Public Works Director
Chad Isakson, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve the Amended Feasibility Report for the Heritage Farms Street and Utility Improvements and call for a Public Improvement Hearing to be held on January 19, 2021? And should the City Council declare the cost to be assessed and call the Final Assessment Hearing to also be held on January 19, 2021?

BACKGROUND: On August 4, 2020, the City Council ordered the preparation of the plans and specifications to rebid the Heritage Farm Street and Utility Improvements for construction in 2021 after rejecting bids received in April 2020. The scope of the improvements includes the extension of sanitary sewer service to connect each of the 44 residential properties in the neighborhood, reconstruction of approximately 1.2 miles of residential streets, minor storm sewer improvements, and replacement / upsizing of a portion of the existing watermain to benefit the overall distribution system. The street segments selected for improvements include:

- Lisbon Avenue North, from 30th Street to the south end;
- Lisbon Avenue Court North, from Lisbon Avenue to the end of cul-de-sac; and
- 30th Street Circle North, from 30th Street North to 30th Street North
- 30th Street North, from Lisbon Avenue North west approximately 300 feet

The scope of improvements remains consistent with the original feasibility report to extend public sanitary sewer to serve the Heritage Farms subdivision, followed by a full reconstruction of the public streets throughout the neighborhood. The sanitary sewer improvements were originally initiated by a petition of 32 of the 44 properties.

In addition, the scope of improvements for the rebid package incorporated several value engineering changes to improve project costs, an alternative sanitary sewer design package for post bid consideration, and the oversizing of the existing 6-inch and 8-inch watermain along 30th Street and Lisbon Avenue North to a 12-inch trunk watermain. The ability to upsize this section of watermain will allow the future development of a secondary transmission main for connecting the northern intermediate water supply system to the growth area south of 10th Street. The secondary trunk watermain will serve to improve the overall hydraulics of the water distribution system.

PROPOSAL DETAILS/ANALYSIS: Bids were received and opened electronically on December 1, 2020. The City received 9 bids for this project, with S R Widema, Inc. providing the lowest base bid and alternate bid amount of \$3,121,483.80 and \$3,063,568.80 respectively. Staff utilized this information to amend the original feasibility report with updated scope, financial information, and assessment rolls. The amended report is attached for review.

The following summarizes the report findings and recommendations:

Sanitary Sewer:

- The project will extend municipal sanitary sewer service to 44 properties that are currently served by on-site wastewater treatment systems.
- A base bid of gravity sewer to all property owners was bid in addition to an alternate, shallower, sewer system that would place 7 homes on individual grinder pumps. The cost savings from the low bidder for the alternate bid provides property owners a total overall savings of \$16,200 (~\$400 a home). The base bid amount is recommended due to the limited savings while introducing 7 grinder stations into the system.
- The one-time unit assessment for sanitary sewer is \$22,100 per residential equivalent connection (REC) based on the base bid contract amount, and will be levied over 20 years.
- Additional connection costs, in the estimated combined amount of \$6,500, would be collected from property owners at the time of connection to sewer. This amount is comprised of various permitting and connection fees by the City and Met Council. If the property owner connects within one year of the sewer being made available, the City's incentive program applies, and the estimated combined fees would be reduced to \$4,500.
- Properties will also be directly responsible to pay a private plumbing contractor to make the service connection for their property, from the right-of-way to their home. This cost is property specific.
- Lake Elmo ordinance requires properties to connect to sanitary sewer service within 2 years.

Street and Drainage Improvements:

- The improvements are consistent with final design work previously presented to the City Council, including a combination of concrete curb types as recommended by city staff.
- Expansion of a local treatment pond on 30th Street North west of the improvements is required to meet Valley Branch Watershed District permitting requirements and included in the project scope.
- Residential properties will be assessed on a per unit basis at 30% of the total city cost share for these improvements. The street, and drainage assessment for each parcel on this project is \$13,600 for 46 residential properties. The assessment will be levied over 15 years.

Watermain Improvements:

- Watermain improvements include repair and replacement of valves and hydrants, and include a portion of the existing watermain infrastructure to be upsized to a 12-inch pipe as part of this project. These improvements are not assessed for properties that are existing water service customers. The estimated total costs are \$454,400 for water system improvements.

FISCAL IMPACT: The estimated total project cost is \$3,730,300 with the City cost share estimated to be \$2,132,300, including \$1,677,900 for the street and drainage improvements and \$454,400 for the water system improvements. The remaining costs are proposed to be assessed against the benefitting properties consistent with the City's Special Assessment Policy including proposed assessments in the amount of \$625,600 for the street and drainage improvements and \$972,400 for the sanitary sewer improvements.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution receiving the Amended Feasibility Report and calling for the Public Improvement Hearing to be held on January 19, 2021. Staff is also recommending that the City Council approve a Resolution declaring the costs to be

assessed and calling a Hearing on the Proposed Assessment to also be held on January 19, 2021. The suggested motions to approve these actions are as follows:

“Move to adopt Resolution No. 2020-102 Receiving the Amended Feasibility Report for the Heritage Farms Street and Utility Improvements and Calling Hearing on Improvement to be held on January 19, 2021.”

and

“Move to adopt Resolution No. 2020-103 Declaring Cost to be Assessed and Calling Hearing on Proposed Assessment for the Heritage Farms Street and Utility Improvements to be held on January 19, 2021.”

ATTACHMENTS:

1. A resolution receiving the amended feasibility report for the Heritage Farms Street and Utility Improvements and calling a hearing on improvements.
2. Notice of Hearing on Improvement.
3. A resolution declaring costs to be assessed and calling hearing on proposed assessments for the Heritage Farms Street and Utility Improvements.
4. Notice of Hearing on Proposed Assessment.
5. Project Location Map.
6. Heritage Farms Street and Utility Improvements Feasibility Report, Amended December, 2020.

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

**RESOLUTION NO. 2020-102
A RESOLUTION RECEIVING FEASIBILITY REPORT FOR HERITAGE
FARM STREET AND UTILITY IMPROVEMENTS AND CALLING
HEARING ON IMPROVEMENT**

WHEREAS, pursuant to City Council authorization, a feasibility report was prepared by FOCUS Engineering, Inc., dated September 2019, for the Heritage Farms Street and Utility Improvements, and

WHEREAS, pursuant to City Council authorization, adopted on August 4, 2020, an updated design package was authorized for the Heritage Farms Street and Utility Improvements to be competitively bid for construction in 2021, and

WHEREAS, the amended feasibility report has been completed by FOCUS Engineering, Inc., dated December 2020, and recommends that benefitting properties be assessed all or a portion of the cost of the improvements pursuant to the city's Special Assessment Policy and Minnesota Statutes, Chapter 429; and

WHEREAS, the amended feasibility report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$3,730,300; consisting of street, drainage, and storm sewer improvements at \$2,303,500, sanitary sewer improvements at \$972,400, and water system improvements at \$454,400.
2. A public hearing shall be held on such proposed improvements on the 19th day of January, 2021 and may be conducted in the Council Chambers of City Hall, or conducted by electronic means pursuant to Minnesota Statutes Section 13D.021 because of the COVID-19 pandemic, during a regularly scheduled City Council meeting at or approximately after 7:00 P.M. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTEENTH DAY OF
DECEMBER, 2020.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Mike Pearson
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, January 19, 2021**, at or approximately after 7:00 P.M. to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

Street, drainage and sanitary sewer improvements including new municipal sanitary sewer service to replace individual on-site septic systems; a reconstructed bituminous street with new concrete curb and gutter; and a repair or restoration of the existing street drainage system for the following streets:

- Lisbon Avenue North, from 30th Street to the south end;
- Lisbon Avenue Court North, from Lisbon Avenue to the end of cul-de-sac; and
- 30th Street Circle North, from 30th Street North to 30th Street North.

Due to the ongoing COVID-19 pandemic, members of the City Council will either participate in the meeting by telephone or other electronic means pursuant to Minnesota Statutes, Section 13D.021, or in-person at the City Council's regular meeting place at Lake Elmo City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. The City will provide an update on the meeting method/type for the hearing on the City's website at <http://www.lakeelmo.org/> as the meeting gets closer and those details can be finalized with certainty. Additionally, questions or comments related to the public hearing may be emailed to Julie Johnson, City Clerk at jjohnson@lakeelmo.org, made by phone at 651.747.3914, or mailed to 3880 Laverne Avenue North, Suite 100, Lake Elmo, MN 55042. **Comments submitted through these methods must be received by Tuesday, January 19, 2021 at 12:00 p.m. in order to be considered during the hearing. Please note that any emails, letters and attachments you send to the City are likely considered public information and the City staff may use them in staff reports that go to the City Council and/or the general public.**

The area proposed to be assessed for these improvements include properties abutting the above referenced streets or properties that gain direct driveway access from the above referenced streets, and properties that receive access to the municipal sanitary sewer system. The estimated total cost for the project is \$3,730,300; consisting of street, drainage, and storm sewer improvements at \$2,303,500, sanitary sewer improvements at \$972,400, and water system improvements at \$454,400. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard at this meeting.

DATED: December 15, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Stillwater Gazette on December 18, 2020 and December 25, 2020)

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2020-103

**A RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING
HEARING ON PROPOSED ASSESSMENT FOR HERITAGE FARM
STREET AND UTILITY IMPROVEMENTS**

WHEREAS, estimated project costs have been calculated for the Heritage Farm Street and Utility Improvements including street, drainage, watermain, and sanitary sewer improvements along Lisbon Avenue North, Lisbon Avenue Court North, and 30th Street Circle North in the Heritage Farm Development; and

WHEREAS, the estimated total cost of the improvements is \$3,730,300.

WHEREAS, the City Clerk and City Engineer have prepared the proposed assessment roll and will maintain said assessment roll on file in the City offices for public inspection.

NOW, THEREFORE, BE IT RESOLVED,

1. The portion of the cost of such street and drainage improvements to be paid by the City is hereby declared to be \$1,677,900, and the portion of the cost to be assessed against benefited property owners is declared to be \$625,600.
2. The portion of the cost of such sanitary sewer improvements to be paid by the City is hereby declared to be \$0.00, and the portion of the cost to be assessed against benefited property owners is declared to be \$972,400.
3. The portion of the cost of such watermain improvements to be paid by the City is hereby declared to be \$454,400, and the portion of the cost to be assessed against benefited property owners is declared to be \$0.00.
4. The City Clerk, with the assistance of the City Engineer, has calculated the proper amount to be specially assessed for such improvements against every assessable lot, piece or parcel of land to be benefited by the improvements, and the Clerk has filed a copy of such proposed assessment in the City offices for public inspection.
5. Assessments shall be payable in equal annual installments extending over 15 years for street and drainage improvements, and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January, 2022 and shall bear interest at the rate of 3.50 percent per annum from the date of the adoption of the assessment resolution.
6. A public hearing shall be held on the 19th day of January, 2021 and may be conducted in the Council Chambers of City Hall, or conducted by electronic means pursuant to Minnesota Statutes Section 13D.021 because of the COVID-19 pandemic, during a regularly scheduled City Council meeting at or approximately after 7:00 P.M. to pass upon

such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

7. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.
8. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid before February 18, 2021. A property owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before October 31 or interest will be charged through December 31 of the succeeding year.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTEENTH DAY OF DECEMBER, 2020.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON PROPOSED ASSESSMENT
HERITAGE FARM STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday January 19, 2021** at or approximately after 7:00 P.M. on Tuesday, January 19, 2021, to consider, and possibly adopt, the proposed assessment against abutting properties for the Heritage Farm Street and Utility Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

Street, drainage and sanitary sewer improvements including new municipal sanitary sewer service to replace individual on-site septic systems; a reconstructed bituminous street with new concrete curb and gutter; and a repair or restoration of the existing street drainage system for the following streets:

- Lisbon Avenue North, from 30th Street to the south end;
- Lisbon Avenue Court North, from Lisbon Avenue to the end of cul-de-sac; and
- 30th Street Circle North, from 30th Street North to 30th Street North

Due to the ongoing COVID-19 pandemic, members of the City Council will either participate in the meeting by telephone or other electronic means pursuant to Minnesota Statutes, Section 13D.021, or in-person at the City Council's regular meeting place at Lake Elmo City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. The City will provide an update on the meeting method/type for the hearing on the City's website at <http://www.lakeelmo.org/> as the meeting gets closer and those details can be finalized with certainty. Additionally, questions or comments related to the public hearing may be emailed to Julie Johnson, City Clerk at jjohnson@lakeelmo.org, made by phone at 651.747.3914, or mailed to 3880 Laverne Avenue North, Suite 100, Lake Elmo, MN 55042. **Comments submitted through these methods must be received by Tuesday, January 19, 2021 at 12:00 p.m. in order to be considered during the hearing. Please note that any emails, letters and attachments you send to the City are likely considered public information and the City staff may use them in staff reports that go to the City Council and/or the general public.**

You may at any time prior to certification of the assessment to the county auditor on November 13, 2021, pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk prior to February 18, 2021. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before October 31 (date assessment certified to County Auditor) or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 3.50 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 15 years for street and drainage improvements and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January 2022 and will bear interest at the rate of 3.50 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2021. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed street improvement assessment is \$625,600. The total amount of the proposed sanitary sewer improvement assessment is \$972,400. The City contribution for the overall improvement project is \$2,132,300. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council is authorized in its discretion to defer the payment of an assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

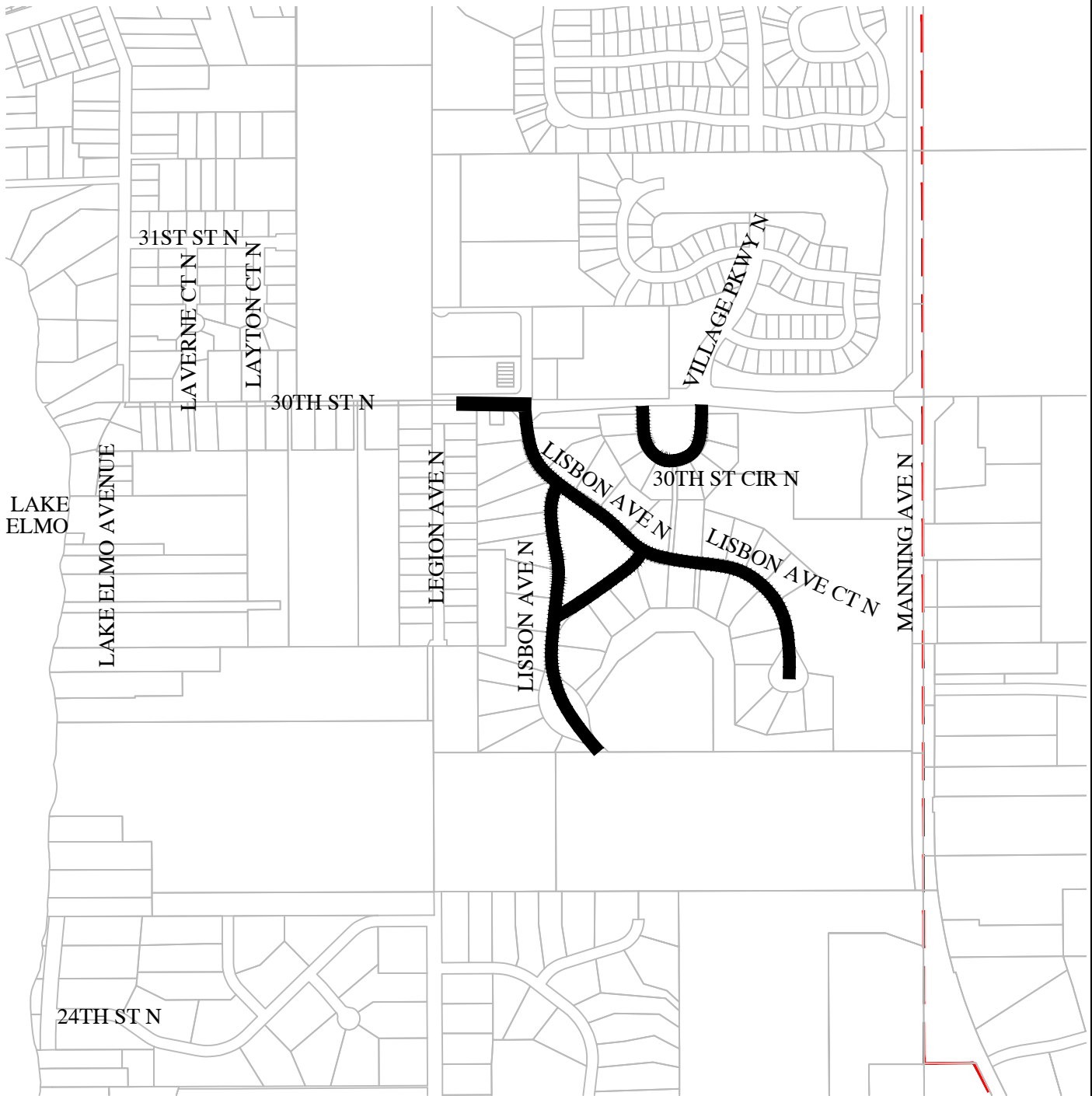
Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: December 15, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Stillwater Gazette on December 18, 2020)



LEGEND

 HERITAGE FARM NEIGHBORHOOD

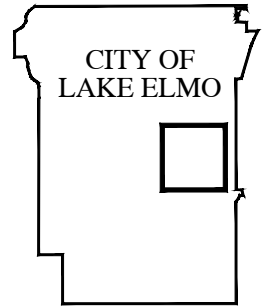


FIGURE NO. 1

LOCATION MAP

HERITAGE FARM NEIGHBORHOOD

FOCUS
ENGINEERING, inc.

CERTIFICATION

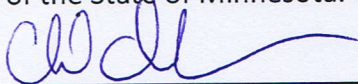
FEASIBILITY REPORT HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS

THE CITY OF LAKE ELMO, MINNESOTA

SEPTEMBER 2019
AMENDED DECEMBER 2020

Lake Elmo Project No: 2019.121

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



Chad J. Isakson | License No. **49028** | December 7, 2020
651.300.4283

HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS
CITY OF LAKE ELMO PROJECT NO. 2019.121

REPORT AMENDMENT

This document officially amends the Heritage Farms Street and Utility Improvements Feasibility Report dated September 2019 that was adopted by the Lake Elmo City Council on September 17, 2019. The purpose of this amendment is to revise the scope of work, assessments and update total project costs based on contractor bids received on December 1, 2020.

Bids on the project were originally received on April 2, 2020 and the costs exceeded the original feasibility report. The bids were rejected with the City Council directing staff to rebid the project at a later date and complete a value engineering analysis based on feedback received from contractors.

The scope of improvements remains consistent with the original feasibility report to extend public sanitary sewer to serve the Heritage Farms subdivision, followed by a full reconstruction of the public streets throughout the neighborhood. In addition, the scope of improvements for the rebid package incorporated several value engineering changes to improve project costs, an alternative sanitary sewer design package for post bid consideration, and the oversizing of the existing 6-inch and 8-inch watermain along 30th Street and Lisbon Avenue North to a 12-inch trunk watermain. The ability to upsize this section of watermain will allow the future development of a secondary transmission main for connecting the northern intermediate water supply system to the growth area south of 10th Street. The secondary trunk watermain will serve to improve the overall hydraulics of the water distribution system.

Contractor bids were received on December 1, 2020 for the re-bid package. Based on the new bids, the total estimated project cost is \$3,730,300. The tables below breakdown the project costs by funding source and corresponding assessment amounts. This amends all assessments and financial information provided in the original feasibility report.

Street and Storm Sewer Improvements	Total Estimated Project Costs	City Share of Project Costs	Estimated Per Unit Assessed Rate
Lisbon Avenue North, Lisbon Avenue Court North, and 30th Street Circle North	\$2,082,600	\$1,457,000	\$13,600
30th Street North (MSA Road)	\$220,900	\$220,900	\$0
Total Street Costs	\$2,303,500	\$1,677,900	46 units * \$13,600 = \$625,600

The unit assessment for street improvements is increased from \$11,000 per unit presented in the original feasibility report to \$13,600.

Watermain Repair/Replacement Improvements	Total Estimated Project Costs	City Share of Project Costs	Estimated Per Unit Assessed Rate
Lisbon Avenue North, Lisbon Avenue Court North, and 30th Street Circle North	\$454,400	\$454,400	\$0

Watermain costs are funded 100% through the Water Enterprise Fund. Water main improvements are related to repairs or upsizing of existing watermain to continue to provide service to existing users and for watermain oversizing costs.

Sanitary Sewer Improvements	Total Estimated Project Costs	City Share of Project Costs	Estimated Per Unit Assessed Rate
Lisbon Avenue North, Lisbon Avenue Court North, and 30th Street Circle North	\$972,400	\$0	\$22,100
Total Sanitary Sewer Costs	\$972,400	\$0	44 units * \$22,100 = \$972,400

The unit assessment for the sanitary sewer improvements is increased from \$20,500 per unit presented in the original feasibility report to \$22,100.

The responsible low bidder assigned a disproportionately higher cost to the sanitary sewer portion of the project compared to the 2nd and 3rd low bidders which were \$296,000 and \$138,000 lower in this category respectively. In order to normalize the project costs for the purpose of the sanitary sewer assessments, staff determined to allocate the mobilization, engineering, and fiscal costs to the street and storm sewer total project costs, and watermain total project costs, but not the sanitary sewer total project costs. This reallocation lowers the proposed sanitary sewer assessments (levied at 100% to benefitting properties) while increasing the street and storm sewer assessments (levied at 30% to benefitting properties). The cost normalization therefore also increases the city cost contributions.

Revisions resulting from this amendment are shown in the amended cost estimate for the proposed improvements, and the amended preliminary assessment roll included in the Appendix.

APPENDIX

HERITAGE FARM STREET AND UTILITY IMPROVEMENTS
FINAL ASSESSMENT ROLL
STREET RECONSTRUCTION

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET AND DRAINAGE ASSESSMENT AMOUNT
1	PIERPONT DANIEL & KARYN M WAGNER	2958 LISBON AVE N	2958 LISBON AVE N LAKE ELMO MN 55042	2402921120023	\$13,600.00
2	MATSCHI PAUL A & COLLEEN M	2932 LISBON AVE N	2932 LISBON AVE N LAKE ELMO MN 55042	2402921120024	\$13,600.00
3	JAMES EDWARD KELLY REV TRUST	2902 LISBON AVE N	2902 LISBON AVE N LAKE ELMO MN 55042	2402921120025	\$13,600.00
4	BJUGSTAD BARRY S & TAMERA S	2874 LISBON AVE N	2874 LISBON AVE N LAKE ELMO MN 55042	2402921120026	\$13,600.00
5	NEUENFELDT ELLEN & D A YOUNG	2846 LISBON AVE N	2846 LISBON AVE N LAKE ELMO MN 55042	2402921120027	\$13,600.00
6	SCHUETTE DANIEL	2818 LISBON AVE N	2818 LISBON AVE N LAKE ELMO MN 55042	2402921120028	\$13,600.00
7	BIRKHOLZ GLENN R & LORI J	2790 LISBON AVE N	2790 LISBON AVE N LAKE ELMO MN 55042	2402921120029	\$13,600.00
8	HOFFMAN DAVID & ELIZABETH	2750 LISBON AVE N	2750 LISBON AVE N LAKE ELMO MN 55042	2402921130008	\$13,600.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718 LISBON AVE N	2718 LISBON AVE N LAKE ELMO MN 55042	2402921130009	\$13,600.00
10	BILLINGSLEY REBECCA R & C B	2700 LISBON AVE N	2700 LISBON AVE N LAKE ELMO MN 55042	2402921130010	\$13,600.00
11	OLDS JAMES D & SANDRA D	2684 LISBON AVE N	2684 LISBON AVE N LAKE ELMO MN 55042	2402921130011	\$13,600.00
12	BEZDICEK MARK C	2662 LISBON AVE N	2662 LISBON AVE N LAKE ELMO MN 55042	2402921130012	\$13,600.00
13	JOHN CHARLES SIEVERS REV TRUST	2735 LISBON AVE N	2735 LISBON AVE N LAKE ELMO MN 55042	2402921130013	\$13,600.00
14	LOEFFLER TODD M & FRICK MARY L	2773 LISBON AVE N	2773 LISBON AVE N LAKE ELMO MN 55042	2402921120039	\$13,600.00
15	SWENSON JOHN C	2795 LISBON AVE N	2795 LISBON AVE N LAKE ELMO MN 55042	2402921120040	\$13,600.00
16	PEARSON MICHAEL J	2805 LISBON AVE N	2805 LISBON AVE N LAKE ELMO MN 55042	2402921120041	\$13,600.00
17	ANDERSON JOEL T & WENDY A	2820 LISBON AVE N	2820 LISBON AVE N LAKE ELMO MN 55042	2402921120042	\$13,600.00
18	LAMMERS JOHN B & DEBORAH L	2823 LISBON AVE N	2823 LISBON AVE N LAKE ELMO MN 55042	2402921120034	\$13,600.00
19	MUELLER BRANDON W & JULI	2867 LISBON AVE N	2867 LISBON AVE N LAKE ELMO MN 55042	2402921120035	\$13,600.00
20	FRETAG CHRISTOPHER & JOAN	2899 LISBON AVE N	2899 LISBON AVE N LAKE ELMO MN 55042	2402921120036	\$13,600.00
21	SOLSETH MICAH & ROBIN	2933 LISBON AVE N	2933 LISBON AVE N LAKE ELMO MN 55042	2402921120037	\$13,600.00
22	PERNU JAMES M & VICKIE M	2965 LISBON AVE N	2965 LISBON AVE N LAKE ELMO MN 55042	2402921120038	\$13,600.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793 LISBON AVE CT N	2793 LISBON AVE CT N LAKE ELMO MN 55042	2402921110011	\$13,600.00
24	BEHRMAN DAVID M & KELLEY A	2769 LISBON AVE CT N	2769 LISBON AVE CT N LAKE ELMO MN 55042	2402921110012	\$13,600.00
25	KOLL STEVEN A & LYNN M	2753 LISBON AVE CT N	2753 LISBON AVE CT N LAKE ELMO MN 55042	2402921110013	\$13,600.00
26	CHELMO BRIAN & LORI	2739 LISBON AVE CT N	2739 LISBON AVE CT N LAKE ELMO MN 55042	2402921110014	\$13,600.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721 LISBON AVE CT N	2721 LISBON AVE CT N LAKE ELMO MN 55042	2402921110015	\$13,600.00
28	EGGUM BRANDON S & KATRINA M	2796 LISBON AVE CT N	2796 LISBON AVE CT N LAKE ELMO MN 55042	2402921110016	\$13,600.00
29	PETERSON DANIEL J & JENNIFER S	2770 LISBON AVE CT N	2770 LISBON AVE CT N LAKE ELMO MN 55042	2402921110017	\$13,600.00
30	PELLETIER MARK R & TONI L	2748 LISBON AVE CT N	2748 LISBON AVE CT N LAKE ELMO MN 55042	2402921110018	\$13,600.00
31	DRYJANSKI LAURA & BRIAN	2722 LISBON AVE CT N	2722 LISBON AVE CT N LAKE ELMO MN 55042	2402921110019	\$13,600.00
32	HANNIGAN RYAN J & TERI L	2706 LISBON AVE CT N	2706 LISBON AVE CT N LAKE ELMO MN 55042	2402921140006	\$13,600.00
33	BAKER BRIAN K & PAMELA A	2672 LISBON AVE CT N	2672 LISBON AVE CT N LAKE ELMO MN 55042	2402921140007	\$13,600.00
34	ANDRES KENNETH P & JOETTA L	2660 LISBON AVE CT N	2660 LISBON AVE CT N LAKE ELMO MN 55042	2402921140008	\$13,600.00
35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646 LISBON AVE CT N	2646 LISBON AVE CT N LAKE ELMO MN 55042	2402921140009	\$13,600.00
36	CHENEY WILLIAM J & PAT A LINNER	2632 LISBON AVE CT N	2632 LISBON AVE CT N LAKE ELMO MN 55042	2402921140010	\$13,600.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986 30TH ST CIR N	2986 30TH ST CIR N LAKE ELMO MN 55042	2402921120030	\$13,600.00
38	MENZEL STEVEN J & CYNTHIA A	2978 30TH ST CIR N	2978 30TH ST CIR N LAKE ELMO MN 55042	2402921120031	\$13,600.00
39	WINN MARK W & KELLY J	2972 30TH ST CIR N	2972 30TH ST CIR N LAKE ELMO MN 55042	2402921120032	\$13,600.00
40	ARNEY MICHAEL F & ANN M	2964 30TH ST CIR N	2964 30TH ST CIR N LAKE ELMO MN 55042	2402921120033	\$13,600.00
41	DIEBEL MIKE & TAYLOR	2952 30TH ST CIR N	2952 30TH ST CIR N LAKE ELMO MN 55042	2402921110010	\$13,600.00
42	HAGEN CHAD	2944 30TH ST CIR N	27867 E SAVANNAH TRL LAKE BARRINGTON IL 60010	2402921110009	\$13,600.00
43	STROP BRIAN A & DENISE M	2930 30TH ST CIR N	2930 30TH ST CIR N LAKE ELMO MN 55042	2402921110008	\$13,600.00
44	ANDERSON MICHAEL R & NANCY A	2918 30TH ST CIR N	2918 30TH ST CIR N LAKE ELMO MN 55042	2402921110007	\$13,600.00
45	CITY OF LAKE ELMO - HERITAGE FARMS PARK		3880 LAVERNE AVE N LAKE ELMO MN 55042	2402921130006	\$13,600.00
46	KRUEGERS MANNING FARM LLC		4452 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921110022	\$13,600.00
TOTAL					\$625,600.00

HERITAGE FARM STREET AND UTILITY IMPROVEMENTS
FINAL ASSESSMENT ROLL
SANITARY SEWER EXTENSION

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	SANITARY SEWER ASSESSMENT AMOUNT
1	PIERPONT DANIEL & KARYN M WAGNER	2958 LISBON AVE N	2958 LISBON AVE N LAKE ELMO MN 55042	2402921120023	\$22,100.00
2	MATSCHI PAUL A & COLLEEN M	2932 LISBON AVE N	2932 LISBON AVE N LAKE ELMO MN 55042	2402921120024	\$22,100.00
3	JAMES EDWARD KELLY REV TRUST	2902 LISBON AVE N	2902 LISBON AVE N LAKE ELMO MN 55042	2402921120025	\$22,100.00
4	BJUGSTAD BARRY S & TAMERA S	2874 LISBON AVE N	2874 LISBON AVE N LAKE ELMO MN 55042	2402921120026	\$22,100.00
5	NEUENFELDT ELLEN & D A YOUNG	2846 LISBON AVE N	2846 LISBON AVE N LAKE ELMO MN 55042	2402921120027	\$22,100.00
6	SCHUETTE DANIEL	2818 LISBON AVE N	2818 LISBON AVE N LAKE ELMO MN 55042	2402921120028	\$22,100.00
7	BIRKHOLZ GLENN R & LORI J	2790 LISBON AVE N	2790 LISBON AVE N LAKE ELMO MN 55042	2402921120029	\$22,100.00
8	HOFFMAN DAVID & ELIZABETH	2750 LISBON AVE N	2750 LISBON AVE N LAKE ELMO MN 55042	2402921130008	\$22,100.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718 LISBON AVE N	2718 LISBON AVE N LAKE ELMO MN 55042	2402921130009	\$22,100.00
10	BILLINGSLEY REBECCA R & C B	2700 LISBON AVE N	2700 LISBON AVE N LAKE ELMO MN 55042	2402921130010	\$22,100.00
11	OLDS JAMES D & SANDRA D	2684 LISBON AVE N	2684 LISBON AVE N LAKE ELMO MN 55042	2402921130011	\$22,100.00
12	BEZDICEK MARK C	2662 LISBON AVE N	2662 LISBON AVE N LAKE ELMO MN 55042	2402921130012	\$22,100.00
13	JOHN CHARLES SIEVERS REV TRUST	2735 LISBON AVE N	2735 LISBON AVE N LAKE ELMO MN 55042	2402921130013	\$22,100.00
14	LOEFFLER TODD M & FRICK MARY L	2773 LISBON AVE N	2773 LISBON AVE N LAKE ELMO MN 55042	2402921120039	\$22,100.00
15	SWENSON JOHN C	2795 LISBON AVE N	2795 LISBON AVE N LAKE ELMO MN 55042	2402921120040	\$22,100.00
16	PEARSON MICHAEL J	2805 LISBON AVE N	2805 LISBON AVE N LAKE ELMO MN 55042	2402921120041	\$22,100.00
17	ANDERSON JOEL T & WENDY A	2820 LISBON AVE N	2820 LISBON AVE N LAKE ELMO MN 55042	2402921120042	\$22,100.00
18	LAMMERS JOHN B & DEBORAH L	2823 LISBON AVE N	2823 LISBON AVE N LAKE ELMO MN 55042	2402921120034	\$22,100.00
19	MUELLER BRANDON W & JULI	2867 LISBON AVE N	2867 LISBON AVE N LAKE ELMO MN 55042	2402921120035	\$22,100.00
20	FRETAG CHRISTOPHER & JOAN	2899 LISBON AVE N	2899 LISBON AVE N LAKE ELMO MN 55042	2402921120036	\$22,100.00
21	SOLSETH MICAH & ROBIN	2933 LISBON AVE N	2933 LISBON AVE N LAKE ELMO MN 55042	2402921120037	\$22,100.00
22	PERNU JAMES M & VICKIE M	2965 LISBON AVE N	2965 LISBON AVE N LAKE ELMO MN 55042	2402921120038	\$22,100.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793 LISBON AVE CT N	2793 LISBON AVE CT N LAKE ELMO MN 55042	2402921110011	\$22,100.00
24	BEHRMAN DAVID M & KELLEY A	2769 LISBON AVE CT N	2769 LISBON AVE CT N LAKE ELMO MN 55042	2402921110012	\$22,100.00
25	KOLL STEVEN A & LYNN M	2753 LISBON AVE CT N	2753 LISBON AVE CT N LAKE ELMO MN 55042	2402921110013	\$22,100.00
26	CHELMO BRIAN & LORI	2739 LISBON AVE CT N	2739 LISBON AVE CT N LAKE ELMO MN 55042	2402921110014	\$22,100.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721 LISBON AVE CT N	2721 LISBON AVE CT N LAKE ELMO MN 55042	2402921110015	\$22,100.00
28	EGGUM BRANDON S & KATRINA M	2796 LISBON AVE CT N	2796 LISBON AVE CT N LAKE ELMO MN 55042	2402921110016	\$22,100.00
29	PETERSON DANIEL J & JENNIFER S	2770 LISBON AVE CT N	2770 LISBON AVE CT N LAKE ELMO MN 55042	2402921110017	\$22,100.00
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32	HANNIGAN RYAN J & TERI L	2706 LISBON AVE CT N	2706 LISBON AVE CT N LAKE ELMO MN 55042	2402921140006	\$22,100.00
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35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646 LISBON AVE CT N	2646 LISBON AVE CT N LAKE ELMO MN 55042	2402921140009	\$22,100.00
36	CHENEY WILLIAM J & PAT A LINNER	2632 LISBON AVE CT N	2632 LISBON AVE CT N LAKE ELMO MN 55042	2402921140010	\$22,100.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986 30TH ST CIR N	2986 30TH ST CIR N LAKE ELMO MN 55042	2402921120030	\$22,100.00
38	MENZEL STEVEN J & CYNTHIA A	2978 30TH ST CIR N	2978 30TH ST CIR N LAKE ELMO MN 55042	2402921120031	\$22,100.00
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42	HAGEN CHAD	2944 30TH ST CIR N	27867 E SAVANNAH TRL LAKE BARRINGTON IL 60010	2402921110009	\$22,100.00
43	STROP BRIAN A & DENISE M	2930 30TH ST CIR N	2930 30TH ST CIR N LAKE ELMO MN 55042	2402921110008	\$22,100.00
44	ANDERSON MICHAEL R & NANCY A	2918 30TH ST CIR N	2918 30TH ST CIR N LAKE ELMO MN 55042	2402921110007	\$22,100.00
TOTAL					\$972,400.00

Heritage Farms Street and Utility Improvements
 Owner: City of Lake Elmo

Item Description	Unit	Quantity	Unit Price	Extension
GENERAL				
MOBILIZATION	LUMP SUM	1	\$ 140,000.00	\$140,000.00
TRAFFIC CONTROL	LUMP SUM	1	\$ 7,000.00	\$7,000.00
SANITARY SEWER				
REPAIR SANITARY SERVICE PIPE	LIN FT	50	\$24.00	\$1,200.00
CONNECT TO EXISTING SANITARY SEWER MANHOLE (OUTSIDE DROP)	EACH	1	\$9,000.00	\$9,000.00
CONNECT TO EXISTING SANITARY SEWER	EACH	1	\$3,000.00	\$3,000.00
8" PVC SDR 35 SANITARY SEWER (0'-10' DEPTH)	LIN FT	697	\$85.00	\$59,245.00
8" PVC SDR 35 SANITARY SEWER (10'-15' DEPTH)	LIN FT	950	\$85.00	\$80,750.00
8" PVC SDR 35 SANITARY SEWER (15'-20' DEPTH)	LIN FT	496	\$85.00	\$42,160.00
8" PVC SDR 26 SANITARY SEWER (10'-15" DEPTH)	LIN FT	27	\$120.00	\$3,240.00
8" PVC SDR 26 SANITARY SEWER (15'-20' DEPTH)	LIN FT	884	\$120.00	\$106,080.00
8" PVC SDR 26 SANITARY SEWER (20'-25' DEPTH)	LIN FT	722	\$120.00	\$86,640.00
8" PVC C900 DR 14 SANITARY SEWER (15'-20' DEPTH)	LIN FT	76	\$190.00	\$14,440.00
8" PVC C900 DR 14 SANITARY SEWER (20'-25' DEPTH)	LIN FT	382	\$190.00	\$72,580.00
8" PVC C900 DR 14 SANITARY SEWER (25'-30' DEPTH)	LIN FT	280	\$190.00	\$53,200.00
8" PVC C900 DR 14 SANITARY SEWER (30'-35' DEPTH)	LIN FT	420	\$190.00	\$79,800.00
8" DUCTILE IRON PIPE SEWER CL 50	LIN FT	60	\$125.00	\$7,500.00
8" PVC C-900 RJIB DR 14 SANITARY SEWER - DIRECTIONAL DRILLED	LIN FT	140	\$405.00	\$56,700.00
48" DIAMETER SANITARY SEWER MANHOLE, TYPE 301	EACH	37	\$3,161.00	\$116,957.00
48" DIAMETER SANITARY SEWER DROP MANHOLE, TYPE 306	EACH	2	\$4,808.00	\$9,616.00
EXCESS MANHOLE DEPTH	LIN FT	397	\$183.00	\$72,651.00
8" SANITARY SEWER OUTSIDE DROP	LIN FT	21	\$297.00	\$6,237.00
8"x4" PVC WYE BRANCH	EACH	37	\$215.00	\$7,955.00
4" PVC SCHED. 40 SANITARY SERVICE PIPE	LIN FT	1704	\$34.00	\$57,936.00
4" PVC SCHED. 40 SANITARY SERVICE RISER PIPE	LIN FT	111	\$22.00	\$2,442.00
4" PVC C900 DR 14 SANITARY SERVICE RISER PIPE	LIN FT	95	\$25.00	\$2,375.00
MJ DIP COMPACT FITTINGS	POUNDS	497	\$8.00	\$3,976.00
REMOVAL OF UNSTABLE FOUNDATION MATERIAL	CU YD	890	\$0.01	\$8.90
ROCK FOUNDATION BORROW	CU YD	890	\$0.01	\$8.90
CLEAN AND TELEWISE SANITARY SEWER	LIN FT	5134	\$3.00	\$15,402.00
Contingency				\$1,000.00
TOTAL SANITARY SEWER COST				\$972,400
WATERMAIN				
MOBILIZATION (SHARE)	LS	0.187		\$26,180.00
TRAFFIC CONTROL (SHARE)	LS	0.187		\$1,309.00
TEMPORARY WATER	LUMP SUM	1	\$18,000.00	\$18,000.00
WATERMAIN INSULATION	SQ YD	40	\$40.00	\$1,600.00
WATERMAIN OFFSET	EACH	1	\$2,055.00	\$2,055.00
REMOVE WATERMAIN PIPE	LIN FT	623	\$8.00	\$4,984.00
REMOVE HYDRANT	EACH	3	\$400.00	\$1,200.00
REMOVE GATE VALVE AND BOX	EACH	6	\$200.00	\$1,200.00
REMOVE WATER SERVICE PIPE	LIN FT	460	\$5.00	\$2,300.00
ABANDON WATERMAIN	LIN FT	1780	\$12.00	\$21,360.00
CONNECT TO EXISTING WATER MAIN	EACH	9	\$1,200.00	\$10,800.00
CONNECT TO EXISTING WATER SERVICE	EACH	20	\$250.00	\$5,000.00
HYDRANT	EACH	7	\$4,300.00	\$30,100.00
6" GATE VALVE AND BOX	EACH	9	\$1,083.00	\$9,747.00
CUT IN 6" GATE VALVE AND BOX	EACH	4	\$1,903.00	\$7,612.00
12" GATE VALVE AND BOX	EACH	4	\$2,645.00	\$10,580.00
1" CORPORATION STOP	EACH	20	\$120.00	\$2,400.00
1" CURB STOP AND BOX	EACH	20	\$210.00	\$4,200.00
1" COPPER WATER SERVICE PIPE	LIN FT	790	\$36.00	\$28,440.00
6" DIP CLASS 52 WATERMAIN	LIN FT	158	\$31.00	\$4,898.00
12" DIP CLASS 52 WATERMAIN	LIN FT	2306	\$53.00	\$122,218.00
MJ DIP COMPACT FITTINGS	POUNDS	3506	\$7.00	\$24,542.00
OFF ROAD STRUCTURE MARKER	EACH	1	\$91.00	\$91.00
				\$340,816.00
Contingency				\$11,220.00
Engineering Services				\$61,205.10
Construction Observation				\$22,253.00
Easement and Right-of-Way Acquisition				\$1,215.50
Wetland Delineation, Televising, NNG Investigation				\$1,181.09
Geotechnical Engineering				\$5,497.80
Legal, Fiscal & Administration				\$11,033.00
TOTAL WATERMAIN COST				\$454,421

STREET AND STORM SEWER

MOBILIZATION (SHARE)	LS	0.813		\$113,820.00
TRAFFIC CONTROL (SHARE)	LS	0.813		\$5,691.00
REPAIR STORM SEWER PIPE	LIN FT	20	\$97.00	\$1,940.00
REMOVE AND DISPOSE OF EXISTING STORM SEWER	LIN FT	937	\$12.00	\$11,244.00
REMOVE AND DISPOSE OF EXISTING SURGE BASIN	EACH	1	\$750.00	\$750.00
REMOVE AND DISPOSE OF EXISTING HIGH CAPACITY CURB OPENING CATCH BA	EACH	2	\$200.00	\$400.00
REMOVE AND DISPOSE OF EXISTING CATCH BASIN	EACH	11	\$500.00	\$5,500.00
CONNECT TO EXISTING STORM SEWER	EACH	3	\$1,000.00	\$3,000.00
12" CP PIPE SEWER	LIN FT	175	\$24.00	\$4,200.00
12" RC PIPE SEWER CLASS V	LIN FT	126	\$35.00	\$4,410.00
15" RC PIPE SEWER CLASS V	LIN FT	1938	\$37.00	\$71,706.00
12" RC PIPE FLARED END SECTION CLASS V	EACH	1	\$600.00	\$600.00
15" RC PIPE FLARED END SECTION CLASS V	EACH	9	\$700.00	\$6,300.00
18" RC PIPE FLARED END SECTION CLASS V	EACH	2	\$800.00	\$1,600.00
PRE-REHABILITATION CCTV INSPECTION	LIN FT	240	\$10.00	\$2,400.00
CIPP LINE 12" PIPE SEWER	LIN FT	240	\$105.00	\$25,200.00
CATCH BASIN TYPE 404	EACH	6	\$1,898.00	\$11,388.00
CATCH BASIN MANHOLE WITH SUMP TYPE 405	EACH	3	\$3,107.00	\$9,321.00
CATCH BASIN MANHOLE TYPE 406	EACH	16	\$2,487.00	\$39,792.00
HIGH CAPACITY CURB OPENING CATCH BASIN	EACH	2	\$3,360.00	\$6,720.00
RIP RAP CLASS II	CU YD	50	\$105.00	\$5,250.00
CLEAN AND TELEWISE STORM SEWER	LIN FT	2479	\$3.25	\$8,056.75
DITCH GRADING	LIN FT	450	\$5.00	\$2,250.00
POND EXCAVATION	CU YD	180	\$15.00	\$2,700.00
TEMPORARY ACCESS DRIVE	LUMP SUM	1	\$12,000.00	\$12,000.00
SALVAGE AND REINSTALL MAILBOX	EACH	44	\$110.00	\$4,840.00
SALVAGE SIGN	EACH	11	\$25.00	\$275.00
REMOVE SIGN	EACH	12	\$35.00	\$420.00
SAWCUT BITUMINOUS OR CONCRETE	LIN FT	375	\$4.00	\$1,500.00
REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SQ YD	16680	\$3.00	\$50,040.00
REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAY)	SQ YD	1079	\$5.00	\$5,395.00
REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT (WALK)	SQ YD	180	\$6.00	\$1,080.00
REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT (FLUME)	EACH	3	\$200.00	\$600.00
REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT (DRIVEWAY)	SQ YD	197	\$6.00	\$1,182.00
REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER	LIN FT	1125	\$3.50	\$3,937.50
REMOVE AND DISPOSE OF EXISTING CONCRETE VALLEY GUTTER	LIN FT	230	\$3.50	\$805.00
COMMON EXCAVATION (P)	CU YD	18070	\$12.00	\$216,840.00
SELECT GRANULAR BORROW (P)	CU YD	12800	\$18.00	\$230,400.00
GEOTEXTILE FABRIC TYPE 5	SQ YD	5100	\$1.15	\$5,865.00
SUBGRADE CORRECTION	CU YD	300	\$9.15	\$2,745.00
AGGREGATE BASE CLASS 6 (P)	CU YD	2560	\$27.00	\$69,120.00
BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1079	\$30.00	\$32,370.00
TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	1159	\$72.50	\$84,027.50
TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	1547	\$66.50	\$102,875.50
TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	154	\$94.50	\$14,553.00
TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	154	\$93.50	\$14,399.00
BITUMINOUS WEDGE PAVING	TON	475	\$90.00	\$42,750.00
BITUMINOUS MATERIAL FOR TACK COAT	GALLON	683	\$1.60	\$1,092.80
CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	8790	\$14.90	\$130,971.00
CONCRETE CURB AND GUTTER DESIGN SURMOUNTABLE	LIN FT	3830	\$15.05	\$57,641.50
6" CONCRETE FLUME	EACH	2	\$1,100.00	\$2,200.00
7" CONCRETE VALLEY GUTTER	SQ YD	151	\$70.40	\$10,630.40
6" CONCRETE DRIVEWAY	SQ YD	205	\$73.35	\$15,036.75
CONCRETE PEDESTRIAN RAMP	EACH	6	\$1,200.00	\$7,200.00
5" CONCRETE WALK	SQ YD	280	\$53.80	\$15,064.00
SPECIAL CONCRETE SURFACE FINISH	SQ FT	100	\$20.00	\$2,000.00
TRUNCATED DOME PANELS	SQ FT	130	\$50.00	\$6,500.00
4" PERFORATED PVC EDGE DRAIN	LIN FT	2620	\$10.00	\$26,200.00
DRAINTILE CLEANOUT	EACH	33	\$130.00	\$4,290.00
PRECAST CONCRETE HEADWALL	EACH	3	\$365.00	\$1,095.00
ADJUST EXISTING MANHOLE CASTING	EACH	1	\$400.00	\$400.00
FURNISH SIGN PANEL	SQ FT	123	\$30.00	\$3,690.00
INSTALL SIGN PANELS	EACH	34	\$175.00	\$5,950.00
4" DOUBLE SOLID YELLOW EPOXY	LIN FT	106	\$2.05	\$217.30
4" SOLID LINE YELLOW EPOXY	LIN FT	250	\$1.05	\$262.50
4" SOLID LINE WHITE EPOXY	LIN FT	504	\$1.05	\$529.20
8" SOLID LINE YELLOW EPOXY	LIN FT	52	\$6.15	\$319.80
SILT FENCE	LIN FT	2990	\$2.25	\$6,727.50
INLET PROTECTION	EACH	37	\$350.00	\$12,950.00
CLEARING	EACH	60	\$164.00	\$9,840.00

GRUBBING	EACH	60	\$55.00	\$3,300.00
IMPORT AND PLACE TOPSOIL BORROW	CU YD	1000	\$30.00	\$30,000.00
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	3	\$2,275.00	\$6,825.00
STREET SWEEPING	HOUR	62	\$150.00	\$9,300.00
EXPLORATORY DIGGING	HOUR	15	\$700.00	\$10,500.00
EROSION CONTROL BLANKET	SQ YD	426	\$2.75	\$1,171.50
SEEDING	ACRE	1.00	\$4,200.00	\$4,200.00
SODDING	SQ YD	22510	\$8.05	\$181,205.50
				\$1,809,568.00
Contingency				\$48,780.00
Engineering Services				\$266,094.90
Construction Observation				\$96,747.00
Easement and Right-of-Way Acquisition				\$5,284.50
Wetland Delineation, Televising, NNG Investigation				\$5,134.91
Geotechnical Engineering				\$23,902.20
Legal, Fiscal & Administration				\$47,967.00
TOTAL STREET AND STORM SEWER COST				\$2,303,478.51
CONSTRUCTION TOTAL				\$3,122,784
Contingency				\$60,000
Engineering Services				\$327,300
Construction Observation				\$119,000
Easement and Right-of-Way Acquisition				\$6,500
Wetland Delineation, Televising, NNG Investigation				\$6,316
Geotechnical Engineering				\$29,400
Legal, Fiscal & Administration				\$59,000
TOTAL PROJECT COST				\$3,730,300