



Water | Transportation | Municipal | Facilities

Preliminary Engineering Report

2025 WATERMAIN AND LEAD SERVICE LINE REPLACEMENT PROJECT

SPECIAL IMPROVEMENT DISTRICT No. 202503-01





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SPECIAL IMPROVEMENT DISTRICT 202503-01

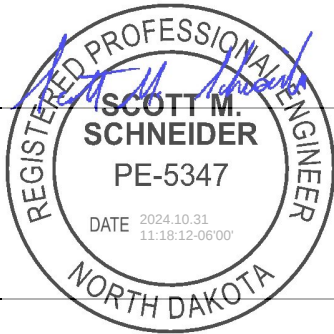
City of Dickinson Project No. CIP 202503

Apex Project Number 24.107.0026

CERTIFICATION

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 North Dakota.

Signature



Date

Scott M. Schneider

Typed or Printed Name

PE-5347

License Number

October 2024
Apex Engineering Group, Inc.
204 Sims St. – Suite 201
Dickinson, ND 58601

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1.01 PROJECT BACKGROUND

This Special Improvement District (SID) 202503-01 is proposed to be constructed as part of the 2025 Watermain and Lead Service Line Replacement Project identified as City of Dickinson Project Number 202503. The project is included in the City's 2025 budget.

1.02 PROPOSED PROJECT IMPROVEMENTS AND PROJECT LIMITS

The 2025 Watermain and Lead Service Line Replacement Project will be constructed on the following streets:

- 1st Street West: Hollywood Blvd to 12th Ave West
- 2nd Street West: 12th Ave West to 10th Ave West
- 5th Street West: 7th to 8th Ave West
- 9th Avenue West: Villard St. to 2nd St West
- South 7th Ave West: Villard St, to the South extent of existing roadway
- South 10th Ave West: Villard St. to the South extent of existing roadway

As part of the watermain project, street improvements were also identified. The project will include concrete replacement consisting of curb, gutter, sidewalk and accessibility ramp construction where the watermain project affects ramps and an asphalt mill and overlay.

1.03 PROJECT JUSTIFICATION

The proposed SID will correct poor drainage along curb and gutter sections that have settled and deteriorated. The SID will also replace deteriorating driveways and sidewalks as well as correct deficiencies on pedestrian facilities where practical.

Creating the SID is in accordance with the City's Special Assessment Policy (see Appendix 1). The policy was approved (Resolution 39-2019) by the City Commission on December 17, 2019. The Policy gives the City authority to assess for constructing sidewalks, curb and gutter, and driveway aprons in conjunction with street maintenance projects. As such, the proposed SID will include removal and replacement of concrete as shown on the drawings in Appendix 3.

1.03.1 WATER SYSTEM IMPROVEMENTS

There are many benefits to a publicly operated water system for an urban community. The water treatment and distribution system ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods. Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water. Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
- Pumping and Routine Maintenance
- Repairs and Component Replacement
- Electricity Costs
- System Failure or Well Replacement

The capital and maintenance costs of a well system would cost at least \$30,000 and upwards to \$100,000 depending on many variables.

A failed water main system can cause significant damage to properties, potentially resulting in structural damage and loss of personal belongings. It is important to note that the water distribution system costs within the Special Improvement District are not being assessed to property owners which further increases the benefits to the property owners.

1.03.2 ROADWAY PAVING AND INCIDENTALS

Roadway pavement is essential to ensuring safe and efficient transportation within urban communities. A well-maintained paved road network improves vehicle and pedestrian safety by providing a smooth, stable surface that reduces the risk of accidents and vehicle damage caused by uneven or unpaved roads. Proper pavement also improves traffic flow, reducing congestion and travel time for residents and businesses, thereby enhancing overall quality of life. Additionally, paved roads are more durable and resilient to weather conditions, preventing issues like erosion, dust, and water pooling, which can degrade unpaved surfaces over time and lead to costly repairs.

Unpaved roads, while potentially less costly to install initially, are impractical in urban environments due to their high long-term maintenance costs, susceptibility to weather damage, and poor durability under heavy traffic. Unpaved roads require frequent grading to remain passable, and they deteriorate quickly in adverse weather, leading to erosion, dust, and potholes. These factors not only increase ongoing maintenance costs but also result in poor road conditions that can negatively impact property values, vehicle repair costs, and public safety. While unpaved roads are not a practical solution for urban areas, they serve as the only feasible alternative for comparison in evaluating the costs and benefits of paved road improvements.

within urban improvement districts. Unpaved roadways do not meet the International Fire Code within urban areas.

Unpaved roads require significant ongoing maintenance to keep them functional. Over a 25-year period, the costs of maintaining an unpaved roadway include regular grading, dust control, erosion management, and resurfacing. Below is a breakdown of key expenses:

- Initial Installation Costs
- Routine Maintenance
 - Grading
 - Dust Control
 - Resurfacing
- Vehicle Damage and Safety Implications
- Additional costs to consider are related to delay time to the average use

The capital costs of a typical local roadway system is between \$4,500,000 and \$5,500,000 per mile.

Pavement preservation is a proactive approach that involves a series of low-cost, preventative maintenance treatments aimed at protecting our roadway network, extending pavement life, and meeting the needs of our citizens. While no pavement lasts forever, the timely application of these treatments can significantly extend the lifespan of the pavement, resulting in substantial cost savings.

The following pavement rehabilitation strategy is from the City of Dickinson's *2023 Pavement Management Report (MDS Technologies, Inc., February 1, 2024)*:

8 Rehabilitation Programs and Budget Analysis

Effective management of a pavement network involves understanding how pavements deteriorate over time and applying appropriate maintenance and rehabilitation treatments at critical times in the life of a pavement to minimize the long term cost of maintaining the network at a desirable condition level. The concept of pavement management is illustrated in Figure 4 below.

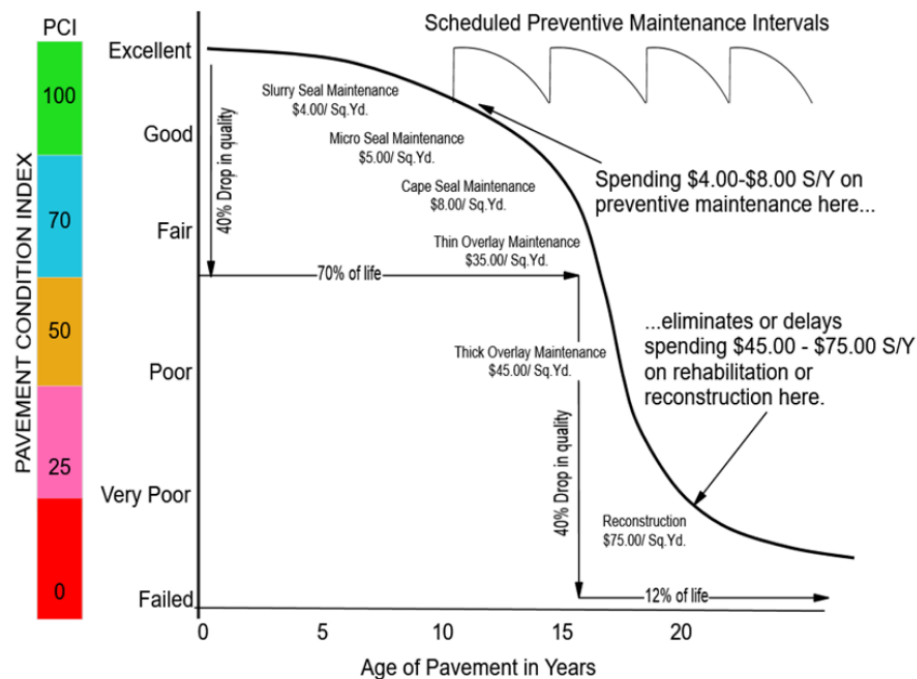


Figure 4: Pavement Management Concept and Effect of Timely Maintenance

Figure 4 shows that pavements typically do not deteriorate linearly. A pavement may experience only a 40 percent drop in quality over the first 70 percent of its life. During this time the life of a pavement may be extended significantly through the periodic application of relatively low cost maintenance treatments. This is represented by the “shark-fin” shaped curve in the upper-right of the figure.

A failed roadway system not only requires costly repairs but also leads to indirect expenses for road users, including vehicle damage, increased fuel consumption, and more frequent maintenance needs. By implementing timely pavement preservation projects, smoother road surfaces are maintained, reducing these additional costs for the adjacent landowners. The pavement within the Special Improvement District existed prior to this project. However, the improvements are necessary due to required water system improvements. It is important to note that the asphalt surface costs within the Special Improvement District are not being assessed to property owners which further increases the benefits to the property owners. According to City of Dickinson policy, the only assessment cost applied to landowners within special improvement districts is the cost to maintain sidewalk and curb & gutter. Historically, this assessed portion of the work in the City’s Road Maintenance projects has accounted for between 15% to 40% of the total work in the special improvement districts.

1.04 SCHEDULE AND OPINION OF COST

Construction is scheduled for summer of 2025, with the bid opening anticipated for January 2025. The preliminary opinion of construction cost for the street improvement portion of the project that will be included in the Special Improvement District is shown in Appendix 2, while specific parcel assessments for the SID are shown in Appendix 3.

1.05 SID MAPS AND ESTIMATED SPECIAL ASSESSMENTS

The proposed SID boundary is shown in Appendix C. The detailed SID information is also shown in Appendix 3 and includes an overall layout showing the related subdivisions and adjacent streets. Detailed plan view preliminary drawings showing proposed improvements on each parcel based on field observations are included in Appendix 3. Preliminary SID assessment tables showing improvements and estimated costs for each parcel are also included in Appendix 3.

APPENDIX A
CITY OF DICKINSON SPECIAL ASSESSMENT POLICY

RESOLUTION NO. 39 - 2019

**A RESOLUTION DECLARING A SPECIAL ASSESSMENT POLICY FOR COSTS
FOR SIDEWALKS, CURB AND GUTTER IMPROVEMENTS**

WHEREAS, the City of Dickinson intends to perform routine maintenance projects on asphalt and concrete streets, and

WHEREAS, the City of Dickinson has a limited amount of funding available to perform maintenance projects, and

WHEREAS the City of Dickinson has the legal authority to assess costs for sidewalks and curb and gutter improvements to properties within the City Of Dickinson pursuant to N.D.C.C. Section 40-31-06 and Municipal Code Section 33.04.180.

NOW, THEREFORE, it is hereby resolved by the Board of City Commissioners, as follows:

1. There is hereby created a special assessment policy for street maintenance projects.
2. Sidewalk and curb and gutter improvements made in conjunction with the street maintenance projects will be assessed to the adjacent landowners except in the following conditions:
 - a. On corner lots, through the entirety of the radius around the corner.
 - b. Where otherwise satisfactory curb and gutter or sidewalk need to be replaced because of work being done on the street project, including lighting and signing.
 - c. Where curb and gutter or sidewalk about the back lot line of a property
 - d. Where at the discretion of the City Engineer, sidewalk installation is not feasible.
3. Of the eligible costs in Section 2, one hundred percent (100%) will be assessed to the benefitting properties.
4. The costs of assessments shall be paid by the benefitting properties over a ten (10) year term at a rate of 1.5% over the then current market interest rate at the time of construction.

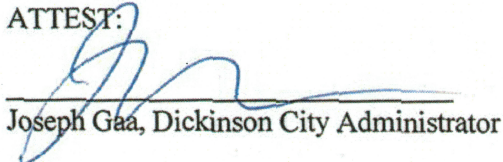
NOW, THEREFORE, BE IT RESOLVED that the Board of City Commissioners of the City of Dickinson, North Dakota creates a special assessment policy for street maintenance projects.

Dated this 17th day of December 2019.



Scott Decker, President
Board of City Commissioners

ATTEST:



Joseph Gaa, Dickinson City Administrator

APPENDIX B

TOTAL PROJECT OPINION OF PROBABLE CONSTRUCTION COST



OPINION OF PROBABLE COSTS

Project: 2025 Watermain and Lead Service Replacement Project
Special Improvement District No. 202503-01

Basis for Estimate

Sheet 1 of 1

Location: Dickinson, North Dakota

☐ No Design Completed

Date Prep: September 10, 2024

☒ Preliminary Design

Project No. CIP 202503

☐ Final Design

Item No.	Description	Unit Measurement	No. Units	SURFACE IMPROVEMENTS		WATERMAIN IMPROVEMENTS	
				Per Unit	Total	Per Unit	Total
1	General Conditions(Contract Bond)	LS	1.00	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -
2	Mobilization	LS	1.00	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -
3	Traffic Control	LS	1.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -
4	Traffic Flagging	MHR	200.00	\$ 60.00	\$ 12,000.00	\$ -	\$ -
5	Erosion Control	LS	1.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
6	*Remove Concrete Curb and Gutter	LF	3,100	\$ 9.00	\$ 27,900.00	\$ -	\$ -
7	*Remove Concrete	SY	2,700	\$ 16.00	\$ 43,200.00	\$ -	\$ -
8	Remove Bituminous Pavement	SY	4,600	\$ 20.00	\$ 92,000.00	\$ -	\$ -
9	Milling Pavement Surface	SY	16,993	\$ 4.50	\$ 76,466.50	\$ -	\$ -
10	*Concrete Curb and Gutter	LF	3,100	\$ 100.00	\$ 310,000.00	\$ -	\$ -
11	*Concrete Sidewalk	SY	1,900	\$ 196.00	\$ 372,400.00	\$ -	\$ -
12	*Concrete Driveway	SY	880	\$ 259.00	\$ 227,920.00	\$ -	\$ -
13	Concrete Valley Gutter	SY	80	\$ 325.00	\$ 26,000.00	\$ -	\$ -
14	Detectable Warning Panel	SF	100	\$ 50.00	\$ 5,000.00	\$ -	\$ -
15	Aggregate Base Course CL5	TON	1,430	\$ 95.00	\$ 135,850.00	\$ -	\$ -
16	Hot Bituminous Pavement - Milled Area (1.5")	TON	1,416	\$ 250.00	\$ 354,000.00	\$ -	\$ -
17	Asphalt Pavement Patching (3.5")	TON	890	\$ 360.00	\$ 320,400.00	\$ -	\$ -
18	Manhole Casting to Grade	EA	17	\$ 2,400.00	\$ 40,800.00	\$ -	\$ -
19	Gate Valve Box to Grade	EA	31	\$ 1,500.00	\$ 46,500.00	\$ -	\$ -
20	Removal of All Pipes Types & Sizes	LF	3,280	\$ -	\$ -	\$ 6.50	\$ 21,320.00
21	Abandon/Remove Hydrant/Gate Valve Box	EA	7	\$ -	\$ -	\$ 1,050.00	\$ 7,350.00
22	Watermain 6"	LF	565	\$ -	\$ -	\$ 140.00	\$ 79,100.00
23	Watermain 8"	LF	2,655	\$ -	\$ -	\$ 160.00	\$ 424,800.00
24	Watermain 16"	LF	60	\$ -	\$ -	\$ 320.00	\$ 19,200.00
25	Water Service Lines	LF	1,555	\$ -	\$ -	\$ 100.00	\$ 155,500.00
26	Lead Service Line Replacement	EA	30	\$ -	\$ -	\$ 10,000.00	\$ 300,000.00
27	Water Service Valves	EA	65	\$ -	\$ -	\$ 1,100.00	\$ 71,500.00
28	Valves	EA	25	\$ -	\$ -	\$ 7,000.00	\$ 175,000.00
29	Hydrants	EA	8	\$ -	\$ -	\$ 10,500.00	\$ 84,000.00
30	Fittings	LS	1	\$ -	\$ -	\$ 37,000.00	\$ 37,000.00
31	Connections/Sleeve	LS	1	\$ -	\$ -	\$ 56,000.00	\$ 56,000.00
32	Temporary Water	LS	1	\$ -	\$ -	\$ 180,000.00	\$ 180,000.00
33	Sanitary Sewer Service Crossing	EA	31	\$ -	\$ -	\$ 1,600.00	\$ 49,600.00
34	Storm Sewer Crossing	EA	3	\$ -	\$ -	\$ 5,000.00	\$ 15,000.00
				Subtotal	\$ 2,405,436.50		\$ 1,675,370.00
				Contingencies (15%)	\$ 360,800.00		\$ 251,300.00
				Total	\$ 2,766,200.00		\$ 1,926,670.00
				Construction Total			\$4,692,870.00

* Special Improvement District eligible item

APPENDIX C

SID NO. 202503-01: DISTRICT MAP, PLAN DRAWINGS AND ASSESSMENT TABLE

 Division_Boundary
 Dickinson_Tax_parcel

AUDITOR'S PLAT NO. 4

AUDITOR'S PLAT NO. 4 (REPLAT L4 B3)

 FRYE'S

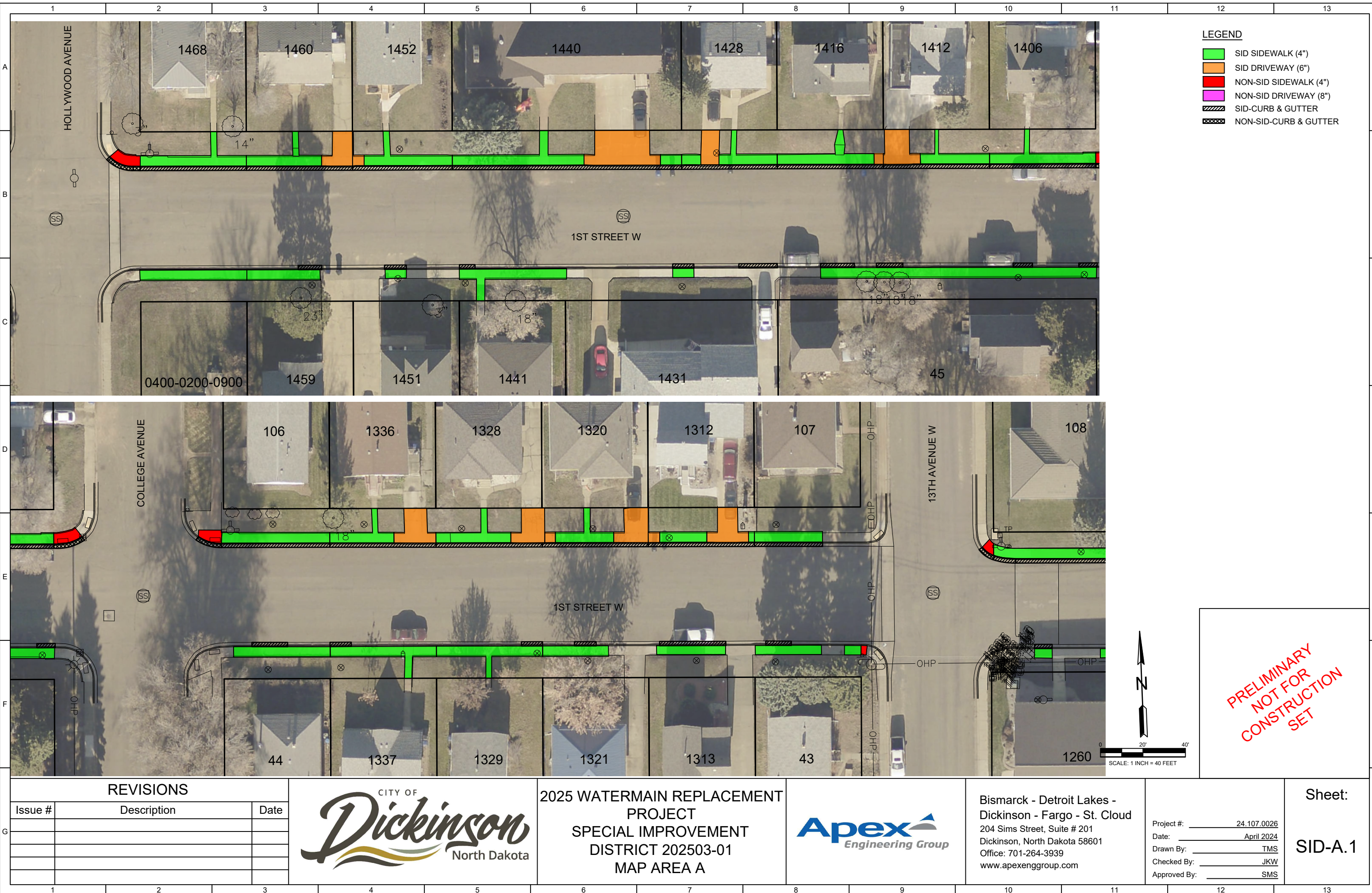
 GOLF COURSE NO. 1

UNPLATTED 4

 YOUNG'S FIFTH

9, 10, 11 INCL.	8	7	6	5	4	3	2	1		5 LESS 185.4"	4	185.4"	3	5	1 & 2
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REVISIONS		
Issue #	Description	Date

CITY OF

Dickinson

North Dakota

2025 WATERMAIN REPLACEMENT PROJECT

SPECIAL IMPROVEMENT DISTRICT 202503-01

MAP AREA A

Apex

Engineering Group

Bismarck - Detroit Lakes - Dickinson - Fargo - St. Cloud

204 Sims Street, Suite # 201

Dickinson, North Dakota 58601

Office: 701-264-3939

www.apexenggroup.com

Project #: 24.107.0026

Date: April 2024

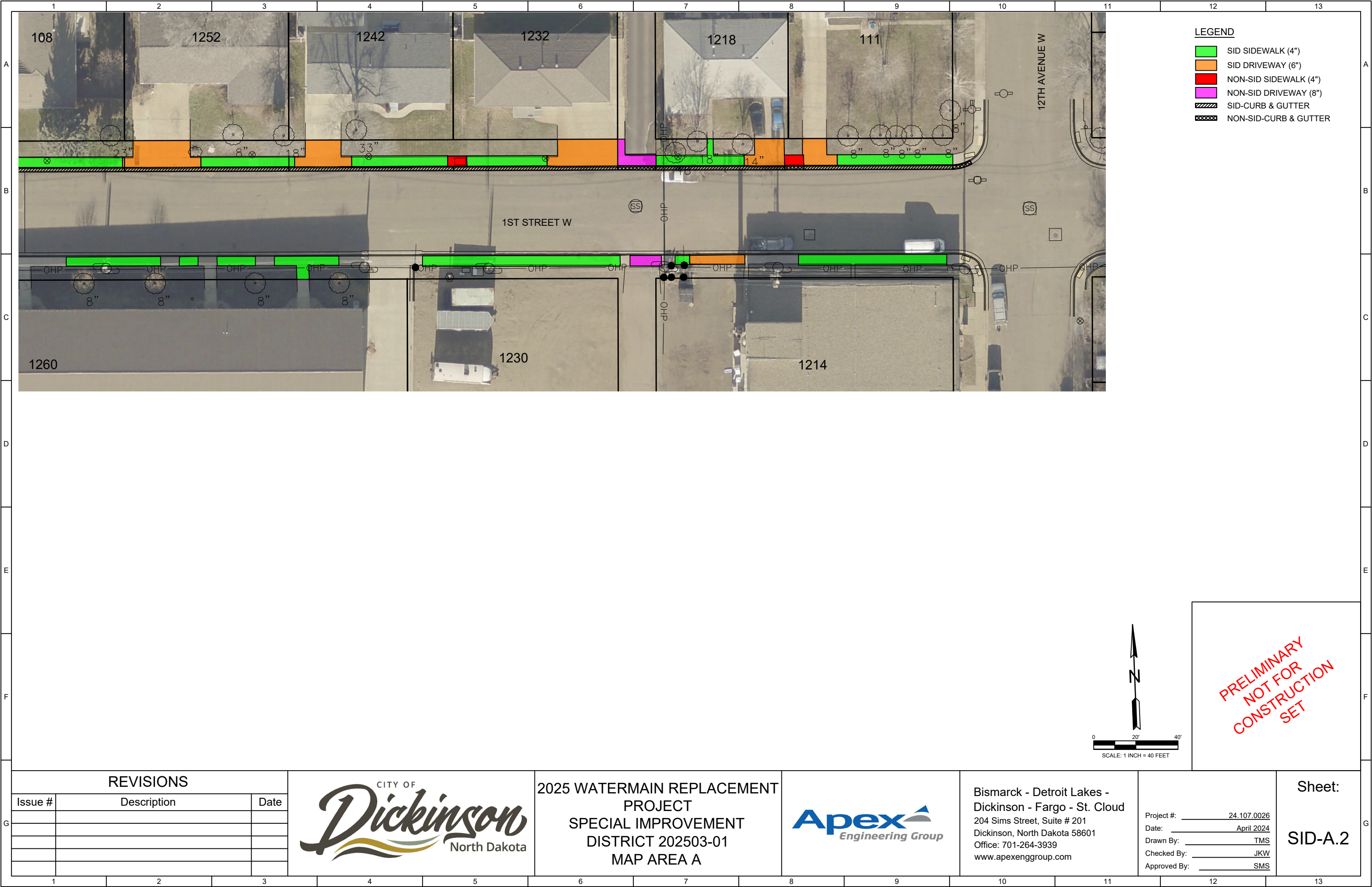
Drawn By: TMS

Checked By: JKW

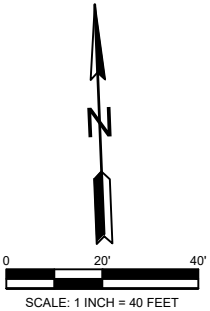
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SID-A.1



PRELIMINARY
NOT FOR
CONSTRUCTION
SET



REVISIONS		
Issue #	Description	Date



2025 WATERMAIN REPLACEMENT
PROJECT
SPECIAL IMPROVEMENT
DISTRICT 202503-01
MAP AREA A

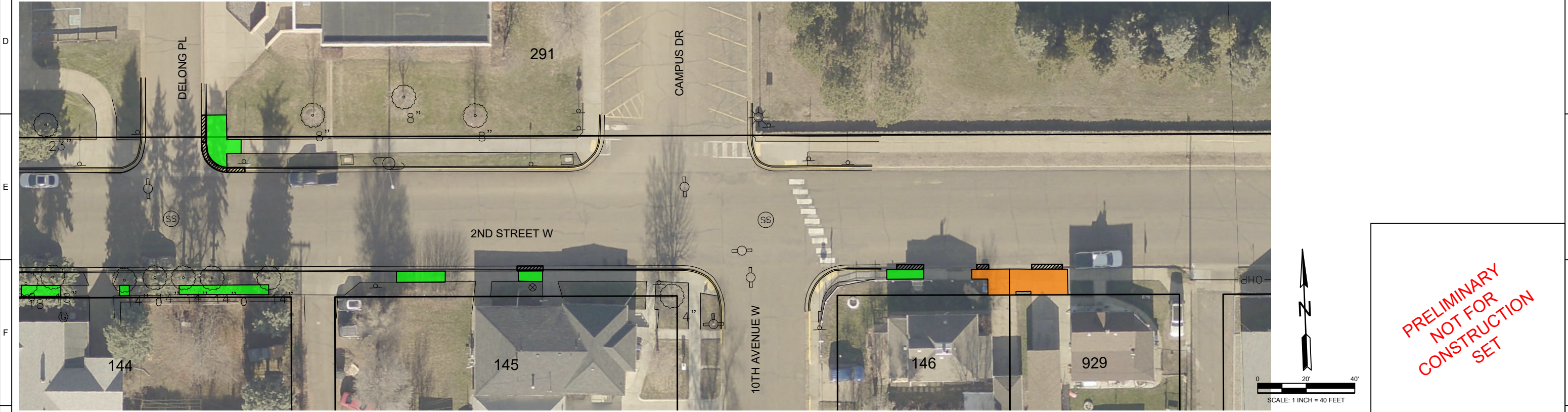
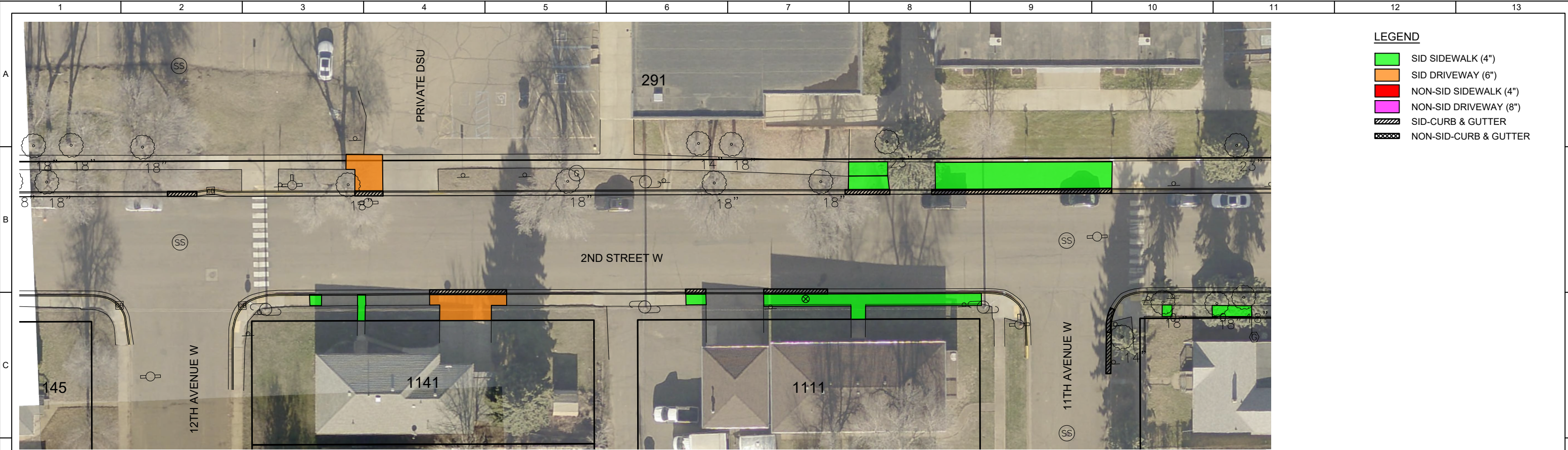


Bismarck - Detroit Lakes -
Dickinson - Fargo - St. Cloud
204 Sims Street, Suite # 201
Dickinson, North Dakota 58601
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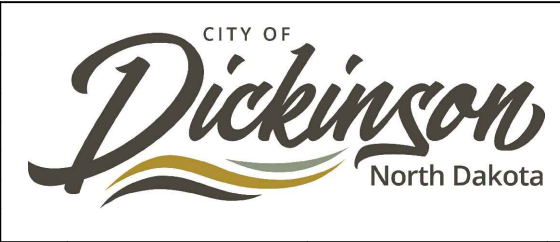
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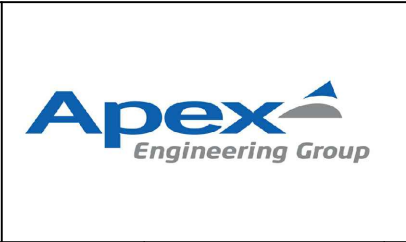
REVISIONS				2025 WATERMAIN REPLACEMENT PROJECT SPECIAL IMPROVEMENT DISTRICT 202503-01 MAP AREA B		Bismarck - Detroit Lakes - Dickinson - Fargo - St. Cloud 204 Sims Street, Suite # 201 Dickinson, North Dakota 58601 Office: 701-264-3939 www.apexenggroup.com	Project #: 24.107.0026 Date: April 2024 Drawn By: TMS Checked By: JKW Approved By: SMS	Sheet:
Issue #	Description	Date						SID-B



REVISIONS		
Issue #	Description	Date



2025 WATERMAIN REPLACEMENT
PROJECT
SPECIAL IMPROVEMENT
DISTRICT 202503-01
MAP AREA C

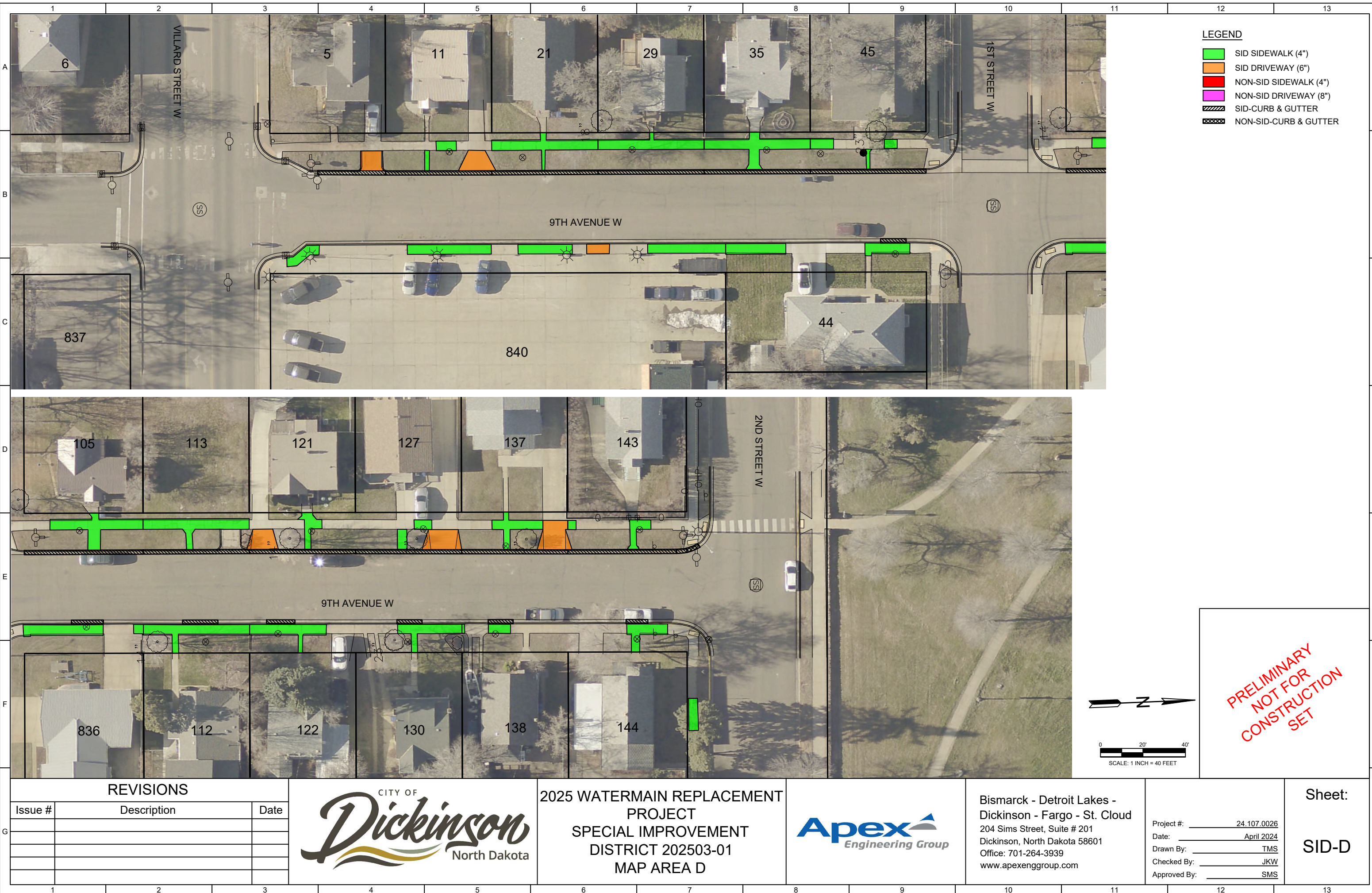


Bismarck - Detroit Lakes -
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Drawn By: TMS
Checked By: JKW
Approved By: SMS

Sheet:

SID-C



REVISIONS		
Issue #	Description	Date

CITY OF

Dickinson

North Dakota

2025 WATERMAIN REPLACEMENT PROJECT

SPECIAL IMPROVEMENT DISTRICT 202503-01

MAP AREA D

Apex

Engineering Group

Bismarck - Detroit Lakes - Dickinson - Fargo - St. Cloud

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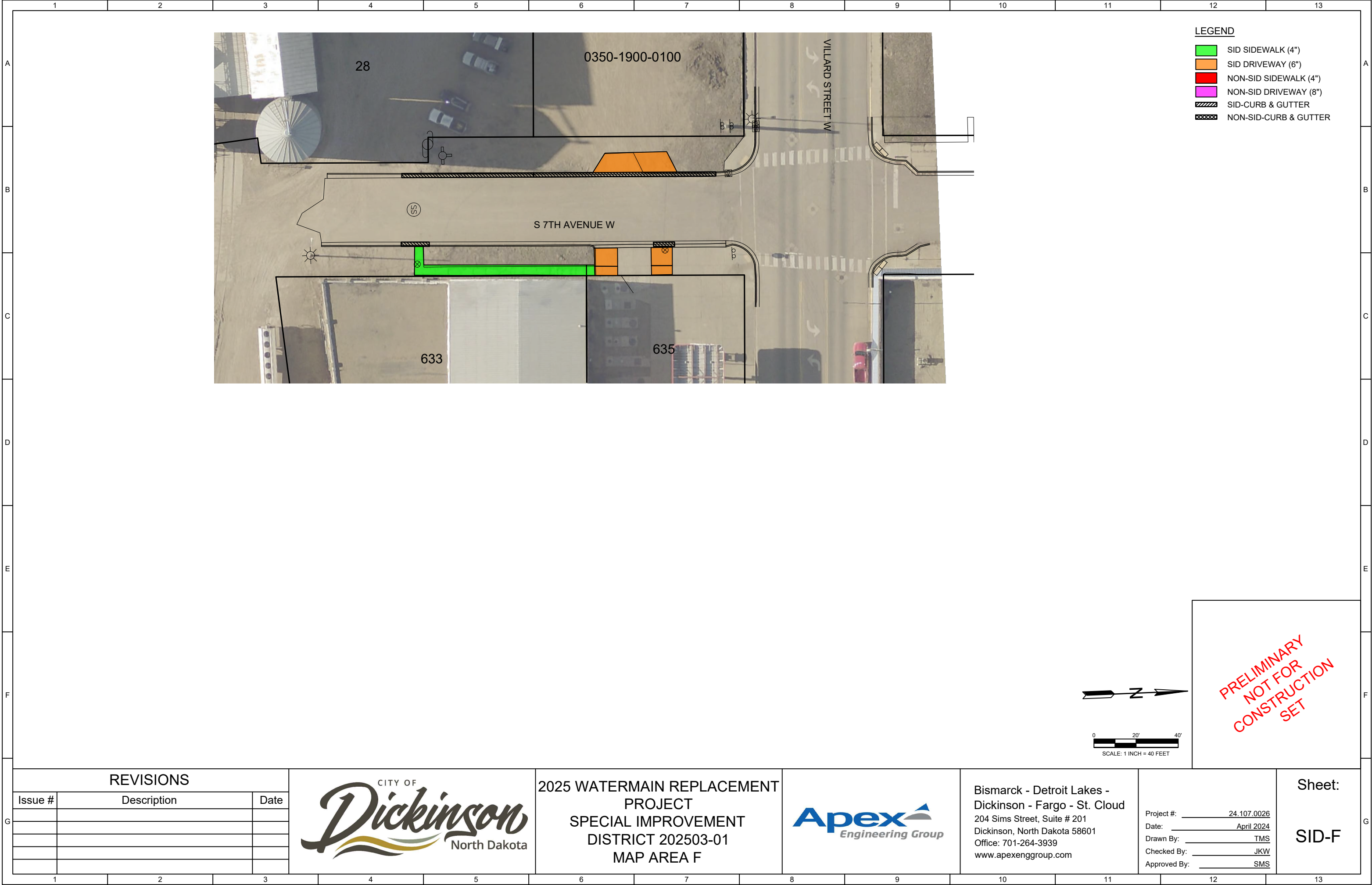
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Approved By: SMS

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SID-D





City of Dickinson - 2025 Watermain and Lead Service Line Replacement Project											
SID No. 202503-01											
Parcel ID	House #	Street	LOT	BLOCK	Legal Description	Removal of Concrete (SY)	Removal of Curb & Gutter (LF)	Curb & Gutter (LF)	Concrete Sidewalk 4" (SY)	Concrete Driveway 6" (SY)	Total Assessment
0400-0200-0900	-	-	9	2	LOT 9, BLOCK 2, COLLEGE ADDITION	27.9	-	-	27.9	-	\$ 5,914.80
0350-2800-0100	145	10TH AVENUE W	1	28	LOT 1, BLOCK 28, YOUNG'S 5TH ADDITION	15.0	11.0	11.0	15.0	-	\$ 4,379.00
0350-2300-1202	146	10TH AVENUE W	W71' 12	23	W71' LOT 12, BLOCK 23, YOUNG'S 5TH ADDITION	20.2	16.5	16.5	6.7	13.5	\$ 6,931.40
0570-0100-0000	-	10TH AVENUE W	-	1	BLOCK 1, GOLF COURSE SUBDIVISION #1	167.1	302.0	302.0	167.1	-	\$ 68,343.20
0350-2800-1200	144	11TH AVENUE W	12	28	LOT 12, BLOCK 28, YOUNG'S 5TH ADDITION	28.1	27.5	27.5	28.1	-	\$ 8,954.70
0610-0300-0301	111	12TH AVENUE W	E78' S106' 3	3	E78' S106' LOT 3, BLOCK 3, AUDITOR'S PLAT #4	49.0	71.0	71.0	30.4	18.6	\$ 19,298.80
0400-0100-0100	43	13TH AVENUE W	1	1	LOT 1, BLOCK 1, COLLEGE ADDITION	18.9	12.5	12.5	18.9	-	\$ 5,369.30
0400-0400-1200	107	13TH AVENUE W	12	4	LOT 12, BLOCK 4, COLLEGE ADDITION	17.8	32.5	32.5	17.8	-	\$ 7,316.10
0610-0300-0900	108	13TH AVENUE W	9	3	LOT 9, BLOCK 3, AUDITOR'S PLAT #4, SUBDIVISION LOT 4, BLOCK 3	43.0	78.5	78.5	42.5	0.5	\$ 17,704.00
0350-2100-1101	827	1ST STREET W	E47' N40' 11.....	21	E47' N40' LOT 11, E47' LOT 12, BLOCK 21, YOUNG'S 5TH ADDITION	-	-	-	-	-	\$ -
0350-2100-1103	835	1ST STREET W	M47' X 40' 11.....	21	M47' X 40' LOT 11, M47' X 54.5' LOT 12, BLOCK 21, YOUNG'S 5TH ADDITION	-	-	-	-	-	\$ -
0350-2200-0700	836	1ST STREET W	7	22	LOT 7, BLOCK 22, YOUNG'S 5TH ADDITION	23.0	15.5	15.5	23.0	-	\$ 6,565.50
0350-2400-0102	923	1ST STREET W	W65' 1	24	W65' LOT 1, BLOCK 24, YOUNG'S 5TH ADDITION	-	-	-	-	-	\$ -
0610-0300-0302	1218	1ST STREET W	W63' S106' 3	3	W63' S106' LOT 3, BLOCK 3, AUDITOR'S PLAT #4	48.8	61.5	61.5	25.8	23.0	\$ 18,498.10
0610-0300-0600	1232	1ST STREET W	6	3	LOT 6, BLOCK 3, AUDITOR'S PLAT #4, SUBDIVISION LOT 4, BLOCK 3	64.6	78.0	78.0	21.2	43.4	\$ 24,931.40
0610-0300-0700	1242	1ST STREET W	7	3	LOT 7, BLOCK 3, AUDITOR'S PLAT #4, SUBDIVISION LOT 4, BLOCK 3	56.3	78.0	78.0	26.8	29.5	\$ 22,296.10
0610-0300-0800	1252	1ST STREET W	8	3	LOT 8, BLOCK 3, AUDITOR'S PLAT #4, SUBDIVISION LOT 4, BLOCK 3	66.7	78.0	78.0	23.2	43.5	\$ 25,382.90
0400-0400-1100	1312	1ST STREET W	11	4	LOT 11, BLOCK 4, COLLEGE ADDITION	39.9	50.5	50.5	13.8	26.1	\$ 15,607.60
0400-0100-0200	1313	1ST STREET W	2	1	LOT 2, BLOCK 1, COLLEGE ADDITION	15.1	31.5	31.5	15.1	-	\$ 6,634.70
0400-0400-1000	1320	1ST STREET W	10	4	LOT 10, BLOCK 4, COLLEGE ADDITION	45.4	50.0	50.0	19.1	26.3	\$ 16,731.70
0400-0100-0300	1321	1ST STREET W	3	1	LOT 3, BLOCK 1, COLLEGE ADDITION	17.3	10.5	10.5	17.3	-	\$ 4,812.10
0400-0400-0900	1328	1ST STREET W	9	4	LOT 9, BLOCK 4, COLLEGE ADDITION	46.1	50.0	50.0	23.3	22.8	\$ 16,659.60
0400-0100-0400	1329	1ST STREET W	4	1	LOT 4, BLOCK 1, COLLEGE ADDITION	30.8	10.0	10.0	30.8	-	\$ 7,619.60
0400-0400-0800	1336	1ST STREET W	8	4	LOT 8, BLOCK 4, COLLEGE ADDITION	44.6	50.0	50.0	20.1	24.5	\$ 16,448.70
0400-0100-0500	1337	1ST STREET W	5	1	LOT 5, BLOCK 1, COLLEGE ADDITION	31.3	10.5	10.5	31.3	-	\$ 7,780.10
0400-0500-1800	1406	1ST STREET W	18	5	LOT 18, BLOCK 5, COLLEGE ADDITION	31.1	50.0	50.0	31.1	-	\$ 12,043.20
0400-0500-1700	1412	1ST STREET W	17	5	LOT 17, BLOCK 5, COLLEGE ADDITION	44.8	50.5	50.5	20.3	24.5	\$ 16,545.60
0400-0500-1600	1416	1ST STREET W	16	5	LOT 16, BLOCK 5, COLLEGE ADDITION	32.7	50.0	50.0	30.3	2.4	\$ 12,533.60
0400-0500-1500	1428	1ST STREET W	15 LESS W5'	5	LOT 15 LESS W5', BLOCK 5, COLLEGE ADDITION	39.0	45.5	45.5	23.5	15.5	\$ 14,204.00
0400-0200-0500	1431	1ST STREET W	4 & 5	2	LOTS 4 & 5, BLOCK 2, COLLEGE ADDITION	4.9	28.5	28.5	4.9	-	\$ 4,145.30
0400-0500-1300	1440	1ST STREET W	E3' 12, 13, 14, W5' 15	5	E3' LOT 12, ALL LOTS 13 & 14, W5' LOT 15, BLOCK 5, COLLEGE ADDITION	97.8	108.0	108.0	45.0	52.8	\$ 35,832.00
0400-0200-0600	1441	1ST STREET W	6	2	LOT 6, BLOCK 2, COLLEGE ADDITION	32.4	7.5	7.5	32.4	-	\$ 7,686.30
0400-0200-0700	1451	1ST STREET W	7	2	LOT 7, BLOCK 2, COLLEGE ADDITION	4.7	10.5	10.5	4.7	-	\$ 2,140.90
0400-0500-1200	1452	1ST STREET W	W47' 12	5	W47' LOT 12, BLOCK 5, COLLEGE ADDITION	30.4	47.0	47.0	26.8	3.6	\$ 11,794.60
0400-0200-0800	1459	1ST STREET W	8	2	LOT 8, BLOCK 2, COLLEGE ADDITION	19.1	11.5	11.5	19.1	-	\$ 5,302.70
0400-0500-1100	1460	1ST STREET W	11	5	LOT 11, BLOCK 5, COLLEGE ADDITION	43.4	50.0	50.0	23.3	20.1	\$ 15,917.10
0400-0500-1000	1468	1ST STREET W	10	5	LOT 10, BLOCK 5, COLLEGE ADDITION	31.4	50.0	50.0	31.4	-	\$ 12,106.80
0350-2200-1101	831	2ND STREET W	E70' 11 & 12	22	E70' LOTS 11 & 12, BLOCK 22, YOUNG'S 5TH ADDITION	4.9	10.5	10.5	4.9	-	\$ 2,183.30
0350-2300-1201	929	2ND STREET W	E70' 12	23	E70' LOT 12, BLOCK 23, YOUNG'S 5TH ADDITION	27.2	13.0	13.0	-	27.2	\$ 8,897.00
0610-0400-0101	1111	2ND STREET W	N56' 1	4	N56' LOT 1, BLOCK 4, AUDITOR'S PLAT #4	57.4	35.0	35.0	57.4	-	\$ 15,983.80
0610-0400-0601	1141	2ND STREET W	N51' 6	4	N51' LOT 6, BLOCK 4, AUDITOR'S PLAT #4	36.5	32.0	32.0	6.2	30.3	\$ 13,134.90
0370-3900-0100	707	5TH STREET W	1	39	LOT 1, BLOCK 39, YOUNG'S 7TH ADDITION	7.2	11.5	11.5	7.2	-	\$ 2,779.90
0370-3900-1200	444	8TH AVENUE W	12	39	LOT 12, BLOCK 39, YOUNG'S 7TH ADDITION	-	-	-	-	-	\$ -
0350-2400-0600	5	9TH AVENUE W	6	24	LOT 6, BLOCK 24, YOUNG'S 5TH ADDITION	11.0	32.5	32.5	-	11.0	\$ 6,567.50
0350-2400-0500	11	9TH AVENUE W	5	24	LOT 5, BLOCK 24, YOUNG'S 5TH ADDITION	20.7	50.0	50.0	7.2	13.5	\$ 10,688.90
0350-2400-0400	21	9TH AVENUE W	4	24	LOT 4, BLOCK 24, YOUNG'S 5TH ADDITION	29.7	50.0	50.0	29.7	-	\$ 11,746.40
0350-2400-0300	29	9TH AVENUE W	3	24	LOT 3, BLOCK 24, YOUNG'S 5TH ADDITION	27.3	50.0	50.0	27.3	-	\$ 11,237.60
0350-2400-0200	35	9TH AVENUE W	2	24	LOT 2, BLOCK 24, YOUNG'S 5TH ADDITION	34.9	50.0	50.0	34.9	-	\$ 12,848.80
0350-2100-1102	44	9TH AVENUE W	W47' N40' 11	21	W47' N40' LOT 11, W47' LOT 12, BLOCK 21, YOUNG'S 5TH ADDITION	27.8	12.5	12.5	27.8	-	\$ 7,256.10

City of Dickinson - 2025 Watermain and Lead Service Line Replacement Project											
SID No. 202503-01											
Parcel ID	House #	Street	LOT	BLOCK	Legal Description	Removal of Concrete (SY)	Removal of Curb & Gutter (LF)	Curb & Gutter (LF)	Concrete Sidewalk 4" (SY)	Concrete Driveway 6" (SY)	Total Assessment
0350-2400-0101	45	9TH AVENUE W	E76' 1	24	E76' LOT 1, BLOCK 24, YOUNG'S 5TH ADDITION	10.9	54.5	54.5	10.9	-	\$ 8,251.30
0350-2300-0600	105	9TH AVENUE W	6	23	LOT 6, BLOCK 23, YOUNG'S 5TH ADDITION	31.6	56.0	56.0	31.6	-	\$ 12,803.20
0350-2200-0800	112	9TH AVENUE W	8	22	LOT 8, BLOCK 22, YOUNG'S 5TH ADDITION	29.6	17.0	17.0	29.6	-	\$ 8,128.20
0350-2300-0500	113	9TH AVENUE W	5	23	LOT 5, BLOCK 23, YOUNG'S 5TH ADDITION	42.0	50.0	50.0	30.9	-	\$ 12,178.40
0350-2300-0400	121	9TH AVENUE W	4	23	LOT 4, BLOCK 23, YOUNG'S 5TH ADDITION	22.3	50.0	50.0	9.5	12.8	\$ 10,984.00
0350-2200-0900	122	9TH AVENUE W	9	22	LOT 9, BLOCK 22, YOUNG'S 5TH ADDITION	22.0	13.5	13.5	22.0	-	\$ 6,135.50
0350-2300-0300	127	9TH AVENUE W	3	23	LOT 3, BLOCK 23, YOUNG'S 5TH ADDITION	26.0	50.5	50.5	8.9	17.1	\$ 12,093.80
0350-2200-1000	130	9TH AVENUE W	10	22	LOT 10, BLOCK 22, YOUNG'S 5TH ADDITION	17.5	12.0	12.0	17.5	-	\$ 5,018.00
0350-2300-0200	137	9TH AVENUE W	2	23	LOT 2, BLOCK 23, YOUNG'S 5TH ADDITION	35.8	50.0	50.0	15.9	19.9	\$ 14,293.30
0350-2200-1100	138	9TH AVENUE W	W71' 11	22	W71' LOT 11, BLOCK 22, YOUNG'S 5TH ADDITION	5.6	12.0	12.0	5.6	-	\$ 2,495.20
0350-2300-0100	143	9TH AVENUE W	1	23	LOT 1, BLOCK 23, YOUNG'S 5TH ADDITION	10.3	56.5	56.5	10.3	-	\$ 8,342.10
0350-2200-1200	144	9TH AVENUE W	W71' 12	22	W71' LOT 12, BLOCK 22, YOUNG'S 5TH ADDITION	21.6	10.5	10.5	21.6	-	\$ 5,723.70
5030-0000-0200	291	CAMPUS DRIVE	-	-	UNPLATTED COLLEGE GROUNDS, 4-139-96	153.6	153.5	153.5	132.0	21.6	\$ 50,655.50
0400-0200-0101	35	COLLEGE AVENUE	S70' 1, 2 & 3	2	S70' LOTS 1-3, BLOCK 2, COLLEGE ADDITION	-	-	-	-	-	
0400-0100-0600	44	COLLEGE AVENUE	6	1	LOT 6, BLOCK 1, COLLEGE ADDITION	24.9	17.0	17.0	24.9	-	\$ 7,131.80
0400-0200-0102	45	COLLEGE AVENUE	N70' 1, 2 & 3	2	N70' LOTS 1-3, BLOCK 2, COLLEGE ADDITION	72.5	47.0	47.0	72.5	-	\$ 20,493.00
0400-0400-0700	106	COLLEGE AVENUE	7	4	LOT 7, BLOCK 4, COLLEGE ADDITION	28.5	51.5	51.5	28.5	-	\$ 11,655.50
0350-2600-0300	22	S 10TH AVENUE W	3 - 5	26	LOTS 3-5, BLOCK 26, YOUNG'S 5TH ADDITION PLUS PORTION VACATED STREET	-	-	-	-	-	
0350-2500-0700	23	S 10TH AVENUE W	7 - 10	25	LOTS 7-10, BLOCK 25, YOUNG'S 5TH ADDITION PLUS PORTION VACATED STREET	-	-	-	-	-	
0350-1900-0400	28	S 7TH AVENUE W	3-7	19	LOTS 3-7 PLUS 12' VACATED 7TH AVENUE WEST ADJACENT TO LOT 4 PLUS 8' VACATED 8TH AVENUE WEST ADJACENT TO LOT 5, BLOCK 19, YOUNG'S 5TH ADDITION PLUS FORMER BN LEASE SITE #243674	-	63.0	63.0	-	-	\$ 6,867.00
0350-1900-0100	-	S 7TH AVENUE W	1-2	19	LOTS 1 & 2, BLOCK 19, YOUNG'S 5TH ADDITION	36.3	87.0	87.0		36.3	\$ 19,465.50
0030-0100-0500	633	WEST VILLARD	6, S25' 7	A	LOTS 5, 6, S25' LOT 7, PLUS 9' VACATED ALLEY, BLOCK A, FRYE'S ADDITION PLUS A PORTION OF FORMER BN LEASE SITE #230097	49.6	13.5	13.5	49.6	-	\$ 11,986.70
0030-0100-0800	635	WEST VILLARD	N25' 7, ALL 8.....	A	N25' LOT 7, ALL LOT 8, N75' W9' VACATED ALLEY, BLOCK A, FRYE'S ADDITION	32.6	10.0	10.0	2.2	30.4	\$ 9,916.40
0350-2100-0500	840	WEST VILLARD	5 - 10, S10' 11	21	LOTS 5-10, S10' LOT 11, BLOCK 21, YOUNG'S 5TH ADDITION	64.0	-	-	58.6	5.4	\$ 13,908.20
0350-2500-1101	927	WEST VILLARD	W1/2 11 & 12	25	W1/2 LOTS 11 & 12, BLOCK 25, YOUNG'S 5TH ADDITION	39.8	-	-	-	39.8	\$ 10,945.00
0350-2600-0101	1009	WEST VILLARD	E84' 1 & 2	26	E84' LOTS 1 & 2, BLOCK 26, YOUNG'S 5TH ADDITION	25.3	94.5	94.5	-	25.3	\$ 17,258.00
0610-0200-0100	1214	WEST VILLARD	PORTION 1	2	PORTION LOT 1, BLOCK 2, AUDITOR'S PLAT #4	54.8	-	-	42.3	12.5	\$ 12,405.10
0610-0200-0201	1230	WEST VILLARD	E100' 2	2	E100' LOT 2, BLOCK 2, AUDITOR'S PLAT #4	52.3	-	-	52.3	-	\$ 11,087.60
0610-0200-0200	1260	WEST VILLARD	W213' 2	2	W213' LOT 2, BLOCK 2, AUDITOR'S PLAT #4	58.2	8.5	8.5	58.2	-	\$ 13,264.90
Total Assessment Items:						2580.8	2959.5	2959.5	1876.0	693.7	\$ 911,242.60