

Feasibility Report

2024 Street and Utility Improvement Project

New Prague, Minnesota

NEWPR 173957 | October 2, 2023



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October 2, 2023

RE: 2024 Street and Utility Improvement
Project
Feasibility Report
New Prague, Minnesota
SEH No. NEWPR 173957 4.00

Honorable Mayor and
Members of the City Council
City of New Prague
118 Central Avenue N
New Prague, MN 56071

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson Inc. (SEH®) is submitting this engineer's Feasibility Report for the 2024 Street and Utility Improvement Project. The proposed project would include reconstruction work and improvement to the following streets:

- Lyndale Avenue from Main Street to Fourth Street NE
- Lexington Avenue from Main Street to Second Street NE
- First Street NE from Pershing Avenue N to Lexington Avenue N
- Second Street NE from Lyndale Avenue N to Lexington Avenue N
- Third Street NE from Sunset Avenue N to Sunrise Avenue N
- Sixth Street NE from cul-de-sac to Pershing Avenue N
- Sunset Avenue NE from 2nd Street NE to 3rd Street NE
- First Street SE from Lexington Avenue S to Seventh Street SE
- Tenth Avenue SE from Main Street to CSAH 29
- Several areas of sidewalk only improvements are also being considered.

The project includes construction of pavement replacement, complete street reconstruction; sanitary sewer, water main, storm sewer, concrete curb and gutter, aggregate base, bituminous street surfacing, concrete walk, turf restoration, and miscellaneous items required to complete the improvements. This report includes a narrative describing the proposed improvements along with the estimated project costs, estimated project funding, and figures of the proposed Work. An executive summary is enclosed with this report.

Improvements identified within this report were identified within a previous capital improvements plan, last year's feasibility report, and have been discussed with City Staff. It is my opinion from an engineering perspective that the proposed improvement project as presented within this report is necessary, cost effective, and feasible.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

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Honorable Mayor and
Members of the City Council
October 2, 2023
Page 2

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink, appearing to read "Chris Knutson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Knutson, PE
Project Manager/City Engineer
(Lic. MN)

jb

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Feasibility Report

2024 Street and Utility Improvement Project
New Prague, Minnesota

SEH No. NEWPR 173957

October 2, 2023

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.

Chris Knutson, PE

Date: October 2, 2023

License No.: 49534

Reviewed By: Doug Scott, PE

Date: October 2, 2023

Short Elliott Hendrickson Inc.
11 Civic Center Plaza, Suite 200
Mankato, MN 56001-7710
507.388.1989



Executive Summary

Background

The neighborhood generally located between east of Columbus Avenue N, west of Greenway Park, north of Main Street, and south of 4th Street NE, was first identified in the 2009 Capital Improvements Plan. This area was further studied in 2022 and the improvements were split into 3 different projects with tentative 2023, 2024, and 2025 construction years identified.

On June 20, 2023, the City Council authorized SEH to prepare this Feasibility Report for the 2024 Street and Utility Improvement Project as identified in the previous report. This includes:

- Lyndale Avenue from Main Street to Fourth Street NE
- Lexington Avenue from Main Street to Second Street NE
- First Street SE from Lexington Avenue S to Seventh Street SE
- First Street NE from Pershing Avenue N to Lexington Avenue N
- Second Street NE from Lyndale Avenue N to Lexington Avenue N
- Sixth Street NE from cul-de-sac to Pershing Avenue N

Changes to the 2023 study were identified after the report and include:

- Third Street NE from Sunset Avenue N to Sunrise Avenue N (full reconstruction)
- Sunset Avenue N from 2nd Street NE to 3rd Street NE (partial reconstruction)
- Tenth Avenue SE from Main Street to CSAH 29 (mill and overlay)
- Several areas of sidewalk only improvements.

Project Scope

The Project as proposed is split between two general project areas. Project Area 1 typically includes full removal and reconstruction of sanitary sewer main and services, water main and services, storm sewer, street pavement and base, concrete sidewalk, and other associated restoration within the project area. Project Area 2 includes 10th Avenue SE and is proposed for mill and overlay with potential intersection and/or median island improvements.

Cost and Funding

Detailed cost estimates are included in Appendix A. The costs estimates below include budget amounts for construction, contingency (10 percent of construction), and project related costs. The project related costs include engineering, legal, fiscal, testing, and administrative costs.

Estimated Projects Costs		Project Funding	
Improvements	Project Costs	Funding Source	Funding
Street Improvements (Area 1)	\$3,688,100	Storm Water Utility Fund	\$501,800
Street Improvements (Area 2)	\$715,000	Sanitary Sewer Utility Fund	\$505,800
Storm Water Improvements	\$574,600	Water Utility Fund	\$642,135
Sanitary Sewer Improvements	\$715,000	Assessments	\$1,360,295.85
Water Main Improvements	\$962,000	Municipal State Aid	\$1,807,000
Lighting	\$64,600	General Levy	\$1,902,269.15
Total Estimated Project Cost	\$6,719,300	Total Estimated Funding	\$6,719,300

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Feasibility Report

2024 Street and Utility Improvement Project

Prepared for City of New Prague, Minnesota

1 Introduction/Background

The neighborhood generally located between east of Columbus Avenue N, west of Greenway Park, north of Main Street, and south of 4th Street NE, was first identified in the 2009 Capital Improvements Plan for reconstruction between 2018 and 2021. Improvements were delayed as the Main Street, Columbus Avenue N turnback, and CSAH 37 turnback projects took priority. This area was further studied in 2022 and the improvements were split into 3 different projects with tentative 2023, 2024, and 2025 construction years identified. The first project was recently completed and the second project is now included within this Feasibility Report.

On June 20, 2023, the City Council authorized SEH to prepare this Feasibility Report for the 2024 Street and Utility Improvement Project. The streets originally identified for improvement include:

- Lyndale Avenue from Main Street to Fourth Street NE
- Lexington Avenue from Main Street to Second Street NE
- First Street SE from Lexington Avenue S to Seventh Street SE
- First Street NE from Pershing Avenue N to Lexington Avenue N
- Second Street NE from Lyndale Avenue N to Lexington Avenue N
- Sixth Street NE from cul-de-sac to Pershing Avenue N

Changes to the 2023 study were identified after the report and include:

- Third Street NE from Sunset Avenue N to Sunrise Avenue N (full reconstruction)
 - Reconstruction was added to the project primarily due to the need for sanitary sewer and water main replacement.
- Sunset Avenue N from 2nd Street NE to 3rd Street NE (partial reconstruction)
 - This road was reconstructed as part of the 2002 Street and Utility Improvement Project with new sanitary sewer and street pavement. The water main is now proposed for replacement with pavement rehabilitation.
- Tenth Avenue SE from Main Street to CSAH 29 (mill and overlay)
 - This street was expected to require pavement improvements in 2026 or beyond. Pavement conditions deteriorated quickly in 2022/2023 and pushed this street to a higher priority.
- Several areas of sidewalk only improvements. These sidewalk improvements are generally meant to complete sidewalk networks within the project area.

A neighborhood meeting was held on September 13, 2023, for property owners to familiarize themselves with the proposed improvements. Several meetings with City staff have been held to

field review sidewalk and discuss the project improvements. For the purpose of this report, the project area have been split between Project Area 1 (full reconstruction and sidewalk only areas) and Area 2 (10th Avenue SE improvements).

2 Project Recommendations – Area 1

See Figures 1–6 at the end of the report.

2.1 Sanitary Sewer

The sanitary sewer system within the project area is located on Sunset Avenue N, Lexington Avenue N, Lyndale Avenue N, 1st Street SE, 3rd Street NE, and 6th Street NE. Most of the sanitary sewer mains and services are vitrified clay pipe and most sanitary manholes are block or brick built. In the area of 6th Street NE, there is a larger sanitary sewer main that bisects the street and travels through an easement down the middle of the block. Previous improvements on this sewer main located here and at Pershing Avenue N have included a cured-in-place lining of the pipe. There is also a collector sanitary sewer located in the alley north of Main Street flowing west to east that is polyvinyl chloride (PVC) pipe with precast concrete manholes. Sanitary sewer on Sunset Avenue N between 2nd Street NE and 3rd Street NE was previously replaced with PVC.

All clay pipes and concrete block/brick built manholes are proposed for removal and replacement with the project. New precast sanitary manholes and PVC pipes will be constructed with the project, along with new PVC sanitary sewer service pipes within the City right-of-way. With a previous project on Lyndale Avenue N, the sanitary sewer system was lowered at 4th Street NE to allow part of the sanitary sewershed to be redirected north. It is proposed with this project that sanitary sewer on Lyndale Avenue N be redirected from 2nd Street NE.

Based on last year's project, it is expected that most sanitary services are of older condition and may be either clay or Orangeburg pipe materials. Though not part of the proposed project, we would suggest that property owners consider replacement of their sanitary services between the right-of-way and homes as those pipe materials are susceptible to failure. They are often the highest sources of clear water in the sanitary sewer system, as well.

2.2 Water Distribution System

The existing water main within the project area is generally located alongside the sanitary sewer mains at locations as noted above. These pipes are expected to be either ductile iron or cast iron pipe and along with the valves and hydrants, have surpassed their useful lives. Most of these water mains are of similar age to the sanitary sewer mains (70 to 80 years). These mains have experienced multiple breaks over the past.

All water mains within the project area are proposed to be removed and replaced with 8-inch PVC water main with new valves and hydrants. A smaller 6-inch PVC water main may be considered at 6th Street NE due to the lower number of users. Water services are recommended for replacement within the right of way with new 1-inch polyethylene (PE) pipe and new shutoff valves. On Sunset Avenue N, water main and services will be replaced while leaving the PVC sanitary sewer in-place. Water mains on 3rd Street NE and 6th Street NE appear to be outside the roadway and behind the curb. It is proposed to move the water main to the street where it is more accessible.

2.3 Storm Sewer

Storm sewer within the north reconstruction side of the project is generally proposed to be replaced in the same location as it is today. Existing pipes are a mixture of PVC, concrete, and clay materials with inlets mostly located at intersections. On 1st Street NE, the 2023 project redirected part of the upstream watershed east toward Greenway Park, which will allow the new storm sewer on this project and the future 2025 project to be reduced in size and constructed at a higher elevation. Most of this area drains into storm sewer located on 2nd Street NE and eventually toward Phillips Creek. This area was identified as undersized and overcapacity in the previous City Center Stormwater Management Plan. On 6th Street NE, the street surface drains into inlets located just outside of the cul-de-sac and into storm sewer behind the curb and within an easement. 1st Street SE has a high point in the middle with the east side of the block draining toward intakes at the 7^h Avenue SE intersection and the west side draining toward valley gutter and eventually toward inlets on the south side of Main Street.

Changes to the storm sewer system will be relatively minor throughout the reconstruction area with new catch basins, manholes, and pipes to be constructed in place of the older ones. At intersections, catch basins will be located around the exterior of the curb radius and outside of sidewalk curb ramps. At 6th Street NE, storm sewer will only be replaced within the street and connected to the in-place piping flowing through the utility easement. Though it would be preferred to eliminate the valley gutter on the west side of 1st Street SE, it would require an extensive amount of storm sewer construction north of the intersection that is otherwise not needed. Storm sewer on 1st Street NE and 2nd Street NE will be constructed at a higher elevation.

Storm sewer design on Lexington Avenue NE and 1st Street SE will require design meeting MnDOT State Aid requirements. The design will be reviewed as part of the MnDOT review submittal and includes both spacing of inlets and sizing of pipes. At this time, it is only proposed to construct storm sewer at the intersection of Lexington Avenue N and 1st Street NE. A spread design (water width within roadway at gutter) will be required after the street design is complete and may dictate that additional inlets will be required south of the intersection.

Several sump pump basins were found during field review of the project area. It is expected that drain tile will be found through many of the streets, likely an addition after the street's original construction. This old drain tile will be removed and replaced with the street section with new sump pump connections provided for all residential properties.

2.4 Roadway

Most streets within the Area 1 are proposed for full reconstruction. Borings obtained for the project show the existing streets to have between 4-inches and 6-inches of bituminous surfacing with sand and/or aggregate mostly between 10-inches and 12-inches. As the old roadway is removed, it will be replaced with new section including drain tile, fabric, select granular base (sand), aggregate base, concrete curb and gutter, bituminous surfacing, and general restoration. See Figure 2 for the proposed typical section. This restoration includes the reconstruction of driveways and turf within the City right-of-way. All driveways are proposed to get a minimum of a 5-foot long concrete apron with the remaining driveway restoration, likely between 5 feet and 10 feet, to be replaced with existing materials (aggregate, concrete, or bituminous). The relatively thick aggregate and bituminous surface on the existing streets can likely be reclaimed for use in the new street section.

Sunset Avenue N is proposed for a partial reconstruction only. The curb and gutter and driveways will remain in-place and the street section only removed as required to complete the water main construction, likely the west half of the street and over water services only. Restoration will include replacement of the street section to its existing condition and a bituminous overlay of the entire street. Curb will be replaced for water service construction. Driveways will be replaced on the east side to accommodate sidewalk construction.

Proposed street widths are shown in the table below. Street widths intersecting with Main Street were stubbed at these widths to accommodate the proposed narrowing. Street widths proposed for 1st Street SE (two 10 foot driving lanes and two 7 foot parking lanes, 34 feet total) and Lexington Avenue N (two 11 foot driving lanes and two 8 foot parking lanes, 38 feet total) are based on State Aid requirements. Street widths on 2nd Street NE and 3rd Street NE are proposed to match existing widths east and west of the proposed improvements. 1st Street NE is proposed to be slightly narrower and shifted 2 feet north to accommodate sidewalk on the south side of the street.

Table 1 – Street Widths

Improvements	Proposed Street Width	Existing Street Width
Lyndale Avenue N	34' F-F	40' F-F
Lexington Avenue N	38' F-F	40' F-F
1 st Street NE	32' F-F	34.5' F-F
2 nd Street NE	34.5' F-F	34.5' F-F
3 rd Street NE	34.5' F-F	34.5' F-F
6 th Street NE	34' F-F	34' F-F
Sunset Avenue N	39' F-F*	39' F-F
1 st Street SE	34' F-F	30' F-F
Streets widths as noted are measured at the face of curb to face of curb (F-F)		
*Existing Curb on Sunset Avenue N to be left in-place.		

2.5 Driveways and Alleys

All driveways within the project area are proposed for replacement within the right-of-way. With many streets being narrowed, those affected driveways will also be extended toward the narrower street. Every driveway will be reconstructed with a minimum 5 foot wide concrete apron matching the width of their existing driveway, with materials matching the existing condition behind the apron (gravel, concrete, bituminous). Where sidewalk is constructed through a driveway, the sidewalk will be constructed as concrete driveway pavement to manage the additional weight of vehicles.

No improvements to adjacent alleys are proposed with the project except for new approach aprons at the reconstructed streets.

Alleys will be relied upon by most residents for access to their homes during construction. Except for 6th Street NE and 1st Street SE, all residents in the project area will have this secondary access. Phasing of the project will be provided to maintain access to homes through either alleys or streets whenever possible. It is likely that some additional maintenance to these alleys will be required before, during, and after construction due to this additional traffic.

2.6 Parking

Parking on the streets is not expected to be impacted by the project. Though the streets are generally proposed for narrowing, all properties within the project area have off-street parking on driveways in addition to the parking that will be retained on-street.

2.7 Sidewalks and Trails

The project is proposed to have a sidewalk on at least one side of each street as a typical installation. The chosen side of the street is based on available right of way, conflicts with trees, existing boulevard and driveway grades, and continuity with existing and future sidewalk systems around the project area. A field review was completed by City staff and SEH engineers to determine the appropriate location for proposed sidewalks.

In addition to the reconstructed streets, it is also proposed to construct sidewalk on several existing streets:

- 1st Street SE between 7th Avenue SE and Hy-Vee
- 2nd Street NE between Lexington Avenue N and Sunset Avenue N
- 3rd Street NE between Lexington Avenue N and Sunset Avenue N
- Sunset Avenue N between 2nd Street NE and 3rd Street NE
- Lexington Avenue N between 2nd Street NE and 3rd Street NE

The purpose of the sidewalk only improvements is to complete sidewalk gaps that would otherwise remain in-place until a more comprehensive improvement was completed. This sidewalk replacement will also require partial reconstruction of driveways to ensure that slope requirements are met as the road and curb elevation will be fixed to their existing condition.

Trail improvements are proposed for Northside Park. This would include a looping trail around the perimeter of the park that would connect to new sidewalk on 3rd Street NE and Lexington Avenue and existing sidewalk at the Highland Drive intersection. It is possible that all or part of this trail will be constructed as part of a separate project.

2.8 Private Utilities

Utility poles within the project area, owned by New Prague Utilities, are expected to be removed ahead of the project and the above ground utilities (power, telephone, cable) buried. As with other street and utility projects within the City it is expected that dual gas mains will be installed by CenterPoint Energy as well.

Private utility meetings will be held with utilities to determine the full impact of the project and the required relocations or adjustments to the project that may be required. As this project is the second of three phases of street and utility reconstruction projects in this area, private utilities have been provided notice of the potential project.

2.9 Streetlights

As most streetlights are located on power poles that are proposed for removal by New Prague Utilities, it is likely that new lighting fixtures and poles will be required. Coordination with the Utility will be necessary during design and construction of the proposed projects. A material cost for

these streetlights is included in the project cost estimates. Work would be completed by New Prague Utilities.

2.10 Trees

Tree impact will vary throughout the area as sidewalk will be the determining factor for required removals. As the streets will typically be narrower than their current condition, it is expected that trees on the non-sidewalk side of the street will only require removal if they are impacted by sanitary sewer or water service connections. Trees on the sidewalk side of the street are more likely to require removal as they would interfere with installation of the new sidewalk. Replacement of trees is not currently proposed with the project.

2.11 Rights-of-Way/Easements

The project improvements are proposed to be completed within the existing right-of-way. Temporary right-of-way or right-of-entry agreements may allow better grading of boulevards and flatter driveways, especially where there is sidewalk proposed. Three areas have been identified for potential temporary easements:

- 6th Street NE has a 50 foot right-of-way, which will leave approximately 7 feet behind the curb for site grading. To fit the proposed sidewalk and improve driveway slopes, additional temporary easement may be needed for many of these properties.
- 3rd Street NE has sidewalks being constructed in areas where driveways have steeper grades and adjustments to road elevations are limited by existing conditions on either end. A temporary easement may improve the site grading and allow flatter driveways.
- The property at the NE corner of the 2nd Street NE/Lyndale Avenue N intersection has steep boulevard grades that would not allow sidewalk construction in its current condition. Options for retaining wall or additional yard grading are being considered, both likely requiring temporary easement.

3 Project Recommendations – Area 2 (Mill and Overlay)

See Figures 7–12 at the end of the report.

3.1 Sanitary Sewer, Water Main, and Storm Sewer Systems

No improvements are recommended nor required to either the sanitary sewer or water main systems on 10th Avenue SE. These utilities were installed with original construction of the street and not expected to require any changes. As the street surface will change, it will be required to adjust manholes and gate valves within the street to the new proposed elevation. Catch basins within the curb-line will also be reviewed for condition to ensure no repairs are needed.

3.2 Roadway

The existing pavement on 10th Avenue SE was constructed as part of developer-led projects between 2000 and 2004. The existing street section is expected to include 4.5-inches of bituminous (3 lifts), 8 inches of aggregate base, 12 inches of sand, fabric, and drain tile. The 2007 Main Street intersection improvement included reconstruction of the north block with an additional 12 inches of sand. Borings obtained from the geotechnical testing company provided

results showing slightly more blacktop, generally around 6-inches thick. The street is 44 feet wide with three lanes of traffic (northbound, southbound, center left turn lane). There is no parking provided on the street.

The existing bituminous pavement showed accelerated deterioration in the past year, especially due to multiple freeze-thaw cycles during last winter. While a mill and overlay was expected to occur in the near-future, it was pushed ahead for improvement in 2024 because of the excessive maintenance required. This road is on the Municipal State Aid Street (MSAS) and is a significant collector for the area.

A 1.5-inch edge mill and overlay is proposed for 10th Avenue between CSAH 29 and 1st Street SE. This improvement includes a milling the full street surface and constructing a new bituminous mat placed over the entire street surface. This should remove most of the deteriorated surface that is peeling off and requiring maintenance patching. Some areas of excessive deterioration may require milling and patching prior to the placement of final pavement surface.

3.3 1st Street SE Intersection

The pavement surface at the 1st Street SE intersection has excessive cracking and settlement such that a mill and overlay would likely show cracking soon after placement. It is proposed to complete a full removal and replacement of the pavement surface. This will also be adjacent o improvements completed with the RRFB project this fall.

3.4 3rd Street SE Intersection

To improve vehicle movements and provide traffic calming (slow down speeds) on 10th Avenue SE, it is proposed to construct a mini-roundabout at the intersection of 3rd Street SE. This roundabout would be similar to those constructed on Main Street in size and allow smaller vehicles to drive around the center island as they do typically while allowing larger vehicles to drive over the center island. Two options were considered for this mini-roundabout:

1. Smaller mini-roundabout fitting the footprint of the existing intersection. Maintaining curb radii at the four corners in their current location.
2. Slightly larger mini-roundabout requiring full replacement of all curb in the intersection. This would improve turning movements for larger vehicles and allow more of the “medium” sized vehicles such as school busses to make the turn around the center island without driving over.

The preferred option is to construct the smaller mini-roundabout and leave the existing curb in-place. The larger radii would require utility construction outside of the street and increase the costs. The improvement as shown will still accommodate all vehicles as needed, though more larger vehicles will need to drive over the center island.

3.5 Center Median Islands

An option to construct center median islands is being considered with the project. They would generally be located south of 3rd Street SE and in areas with painted pavement. The purpose of the center medians would be to slow traffic and improve pedestrian crossings of 10th Avenue SE as refuge would be provided. The center median islands are proposed to be constructed with barrier curb on either side and landscaping down the middle. The details of the landscaping are to be determined, but will likely include mulch, shrubs, and trees. A full buildout of the center

medians are shown on Figures 11–12, though it would also be possible to construct them at key areas only, such as intersections only or where pedestrians are expected to cross the street.

3.6 Sidewalks and Trails

There is a bituminous trail on the west side and a concrete sidewalk on the east side of 10th Avenue SE for the full length of the project. It is proposed to reconstruct the curb ramps at each of the intersecting streets but otherwise leave the trail and sidewalk intact. The construction of a roundabout at 3rd Street SE would require some reconfiguration as the crosswalks would get pushed away from the intersection.

3.7 Private Utilities

As the mill and overlay project will not require significant excavation, it is not expected that any private utilities will be affected by the project. Where sidewalks or trails are reconfigured at intersections, a review of above ground infrastructure (poles, pedestals, transformers, etc.) will be required at each location with modifications like made to accommodate both. At the NW corner of 3rd Street SE, there are multiple significant above-ground utility boxes that will likely require the trail to fit directly behind the curb so no relocation is needed.

3.8 Streetlights

The installation of the roundabout at 3rd Street SE would require changes to illumination at the intersection. A material cost for these streetlights is included in the project cost estimates. New streetlights are also proposed along the remainder of 10th Avenue SE. Work would be completed by New Prague Utilities.

3.9 Rights-of-Way/Easements

All work as currently proposed appears feasible to fit within the existing right-of-way and is generally within the footprint of the existing street. The only area of potential concern would be at 3rd Street where trail and sidewalk will be modified to fit the proposed roundabout. Right of entry agreements or small permanent easements may be required depending on the final configurations of trails and sidewalks.

4 Required Permits and Approvals

The following permits are anticipated to be needed:

- Minnesota Department of Health (MDH) (Water Main Improvements)
- Minnesota Pollution Control Agency (MPCA) (NPDES General Stormwater Permit)
- MnDOT Right of Way Permit (Traffic Control Signing on Highway)

The projects will also require review and approval by MnDOT for use of State Aid funds.

5 Cost Estimates and Project Financing

The costs quoted herein are estimates only. The actual cost of the work would be determined through the public bidding process and a reconciliation of all project related costs. Detailed cost estimates are included in Appendix A. The cost estimates include budget amounts for construction cost, project related costs (20% of construction), and contingency costs (10% of

construction). Area 1 project related costs include administrative, legal, and engineering. Project related costs have conventionally been estimated at 25% on past projects but were reduced based on historical averages on similar street and utility projects. On Area 2, project related costs were reduced to 15% as engineering costs are reduced on mill and overlay projects.

Construction costs as shown within this report are based on the average of the three lowest bids on the 2023 project with a 5% increase for inflation. There is still volatility in the construction market, though not as high as in 2022 when construction costs increased at a significantly higher rate.

The Estimated Construction Costs are shown in the tables below.

Table 2 – Area 1 Estimated Project Costs

Improvements	Construction Costs	Project Costs
Street Improvements - Participating	\$784,000	\$1,019,200
Street Improvements - Non-Participating	\$2,053,000	\$2,668,900
Storm Water Improvements - Participating	\$56,000	\$72,800
Storm Water Improvements - Non-Participating	\$386,000	\$501,800
Sanitary Sewer Improvements	\$550,000	\$715,000
Water Main Improvements	\$740,000	\$962,000
Street Lighting (1 st Street SE)	\$11,200	\$11,200
Total Estimated Construction Cost	\$4,560,200	\$5,950,900
Notes: Project Costs include 20% Project Related Costs and 10% Contingency Costs		

Table 3 – Area 2 Estimated Project Costs (No Median Islands)

Improvements	Construction Costs	Project Costs
Street Improvements	\$572,000	\$715,000
Street Lighting	\$53,400	\$53,400
Total Estimated Construction Cost	\$625,400	\$768,400
Notes: Project Costs include 15% Project Related Costs and 10% Contingency Costs		

Table 4 – Overall Estimated Project Funding

Funding Source	Funding	Percent of Project
Storm Water Utility Fund	\$501,800	7.5%
Sanitary Sewer Utility Fund	\$505,800	7.5%
Water Utility Fund	\$642,135	9.6%
Assessments	\$1,360,295.85	20.2%
Municipal State Aid	\$1,807,000	26.9%
General Levy	\$1,902,269.15	28.3%
Total Estimated Construction Cost	\$6,719,300	100.0%

The cost estimate above for Area 2 (10th Avenue SE) does not include the costs for medians constructed outside of the mini-roundabout area. Medians were calculated at approximately \$142 per linear foot (project cost) and 2000 feet of median is shown in the figure as the maximum

possible buildout. Full buildout of the project matching that layout would add approximately \$280,000 to the project cost with only initial mulching included. Planting costs would be above and beyond this cost.

As part of the project, the City will be required to assess 20% of the bonded cost. As noted above, assessments are estimated at 20.6% of the overall project costs.

It should be noted that the Municipal State Aid portion of the project funding (\$1,768,250) exceeds the construction allotment available to the City. An advance of funding will likely be required to proceed with the project as shown on the current schedule. This advance request would need to be made this fall to State Aid.

6 Proposed Assessments

Assessments for the project to benefitting properties will be based on the City of New Prague's Assessment Policy for Street and Utility Improvements (dated September 6, 2022). Some changes have been proposed to the assessment policy based on townhomes, apartments, and other atypical residential housing that has otherwise not been encountered on previous street and utility improvement projects. In an effort to equitably apply the assessment policy to these properties, some changes that expected to the assessment policy have been applied to this project.

Benefitting properties are assessed based on the improvements provided with the project and the type of property. For the proposed reconstruction area of the project, most properties are single family residential homes. Based on proposed changes to the assessment policy, townhomes on the project are to be assessed for ½ of a residential unit with no corner credits provided, based on where the property has egress. Commercial/Industrial properties are assessed per foot of frontage. As many of the properties abutting 10th Avenue SE face the street with the rear of the property, most properties will not be assessed for the Project except those on corners.

Table 5 – Proposed Assessment Units

Assessment Item	Unit
Residential Water Service	1 each (per installed)
Sanitary Sewer Service	1 each (per installed)
Residential Reconstructed Street	Per unit
Residential Mill and Overlay Street	Per unit
Commercial/Industrial Reconstructed Street	Assessed per foot of frontage
Commercial/Industrial Mill and Overlay Street	Assessed per foot of frontage

6.1 Assessment Rates

The proposed rates are shown below. An approximate 5% increase from 2022/2023 rates is proposed. This same increase to the assessment rates was proposed with the two 2023 project in the Feasibility Study, but was not incorporated into the final assessment amount. After the project bids, it would be suggested that a review of the assessment rates be completed to determine what the appropriate increase to assessment rates would be, with 5% used as the upper limit.

Table 6 – Proposed Assessment Rates

Funding Source	Final 2023 Rates	Proposed 2024 Rates	% Increase
Residential Water Service	\$3,350 each	\$3,515 each	4.9%
Sanitary Sewer Service	\$2,490 each	\$2,615 each	5.0%
Residential Reconstructed Street	\$9,190 per unit	\$9,650 per unit	5.0%
Commercial/Industrial Reconstructed Street	\$11,945 per unit	\$167.27 per foot	5.0% (approximate)
Residential Mill and Overlay	N/A	\$2,500 per unit	N/A
Commercial/Industrial Mill and Overlay	N/A	\$43.33 per foot	N/A

Notes:

1. Commercial reconstructed street rate determined by dividing the residential rate by 75, then multiplying by 1.3. ($\$9,650 / 75 \times 1.3 = \167.27 per foot).
2. Commercial mill and overlay street rate determined by dividing the residential rate by 75, then multiplying by 1.3. ($\$2,500 / 75 \times 1.3 = \43.33 per foot).
3. No commercial water services have been identified on the 2024 project.
4. Residential properties are determined to be 1 unit (typical). Corner properties are determined to be 1/2 unit per side. Assessments are based only on sides to be improved with the project.
5. Residential townhome properties are determined to be 0.5 unit (typical) per proposed changes to the assessment policy for multi-family properties.
6. Commercial corner properties include a 37.5 foot corner credit.
7. Mill and overlay improvements were not completed in 2022 or 2023 and no assessment rates were set.

7 Proposed Schedule

The schedule as proposed below is based on bidding both project areas as one project. During the final design process, bidding the improvements within Area 2 as either a separate project or as a phased improvement with work split between 2024 and 2025 may be considered.

Table 7 – Proposed Schedule

Task	Date
Council Orders Preparation of a Feasibility Study*	June 20, 2023*
Conduct Neighborhood Meeting	September 13, 2023
Present Feasibility Report; Council Calls for Hearing on Improvement*	October 2, 2023*
Publish Notice of Hearing on Improvement	October 5 and October 12, 2023 (Submit to paper Monday, October 2, 2023, and mail to property owners Tuesday, October 3, 2023)
Public Hearing; Council Authorizes Preparation of Plans and Specifications*	October 16, 2023*
Final Design/Construction & Bidding Documents	October 2023–January 2024

Task	Date
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids*	January 15, 2024*
MnDOT State Aid Submittal	January 15, 2024
Advertise for Bids	Advertise on QuestCDN in February 2024 Paper: Thursday, February 2, 2024. (Submit to paper January 29, 2024)
Bid Opening	Friday, February 23, 2024
Council Receives Bids and Considers Award of Bid*	March 4, 2024*
Construction	April–October 2024
Council Declares Cost to be Assessed, Orders Preparation of Assessment Roll, and Calls for Hearing on Proposed Assessments*	September 2024*
Publish Notice of Hearing on Proposed Assessments	October 2024
Council Holds Assessment Hearing and Adopts Assessments *	October 2024*
Assessments Due	November 2024 (30 days from Resolution Adopting Assessments)
Assessments Levied to County	November 2024

**Milestones where City Council Actions/Resolutions are required.*

8 Summary and Recommendations

From the results of the feasibility study and preliminary investigations, it can be concluded that:

3. The project is feasible as it relates to general engineering principles, practices, and construction procedures as it has been presented in this report.
4. The project is necessary to maintain the City's infrastructure.
5. The project is cost-effective when all related costs are considered - public and private.

We recommend the following:

1. Accept this feasibility report and order a public hearing to be held as soon as possible.
2. After holding the public hearing, the City Council should consider ordering the improvement and authorizing the preparation of plans and specifications.
3. The cost of the improvements will be recovered through assessments to the benefitted properties and through various City contributions.
4. The City of New Prague City Council should consider and approve the proposed assessment rates as presented in this report.

9 Standard of Care

The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional engineering practice at this time and location. Other than this, no warranty is implied or intended.

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Figures

Figure 1 – Project Location Map – Area 1

Figure 2 – Typical Sections – Area 1

Figure 3 – Proposed Improvements – Area 1 (South)

Figure 4 – Proposed Improvements – Area 1 (Central)

Figure 5 – Proposed Improvements – Area 1 (North)

Figure 6 – Proposed Improvements – Area 1 (1st St SE and 6th St NE)

Figure 7 – Project Location Map – Area 2

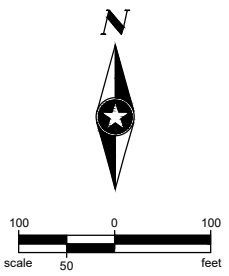
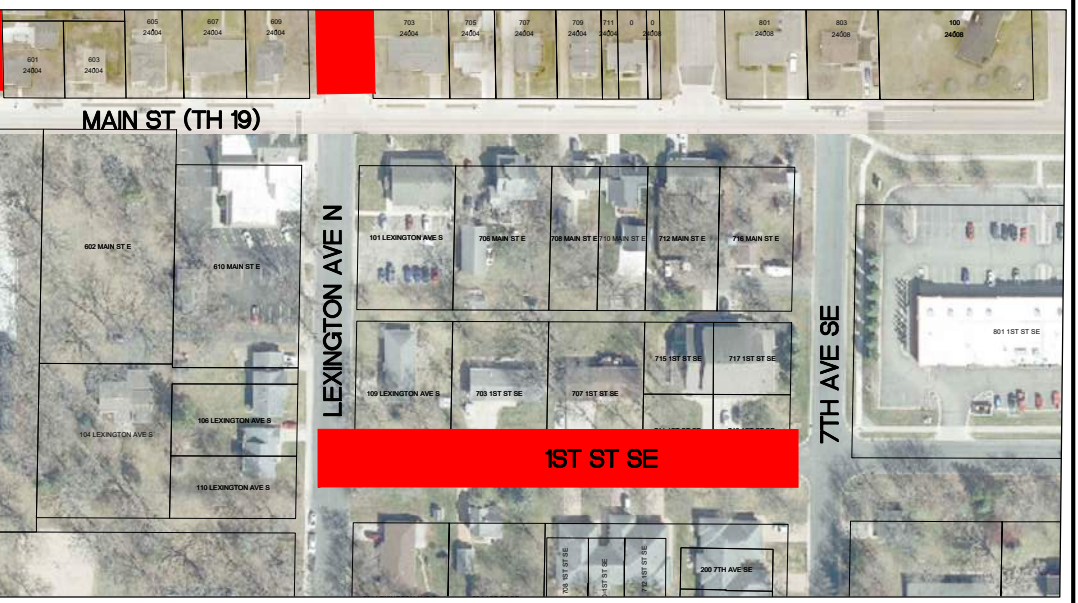
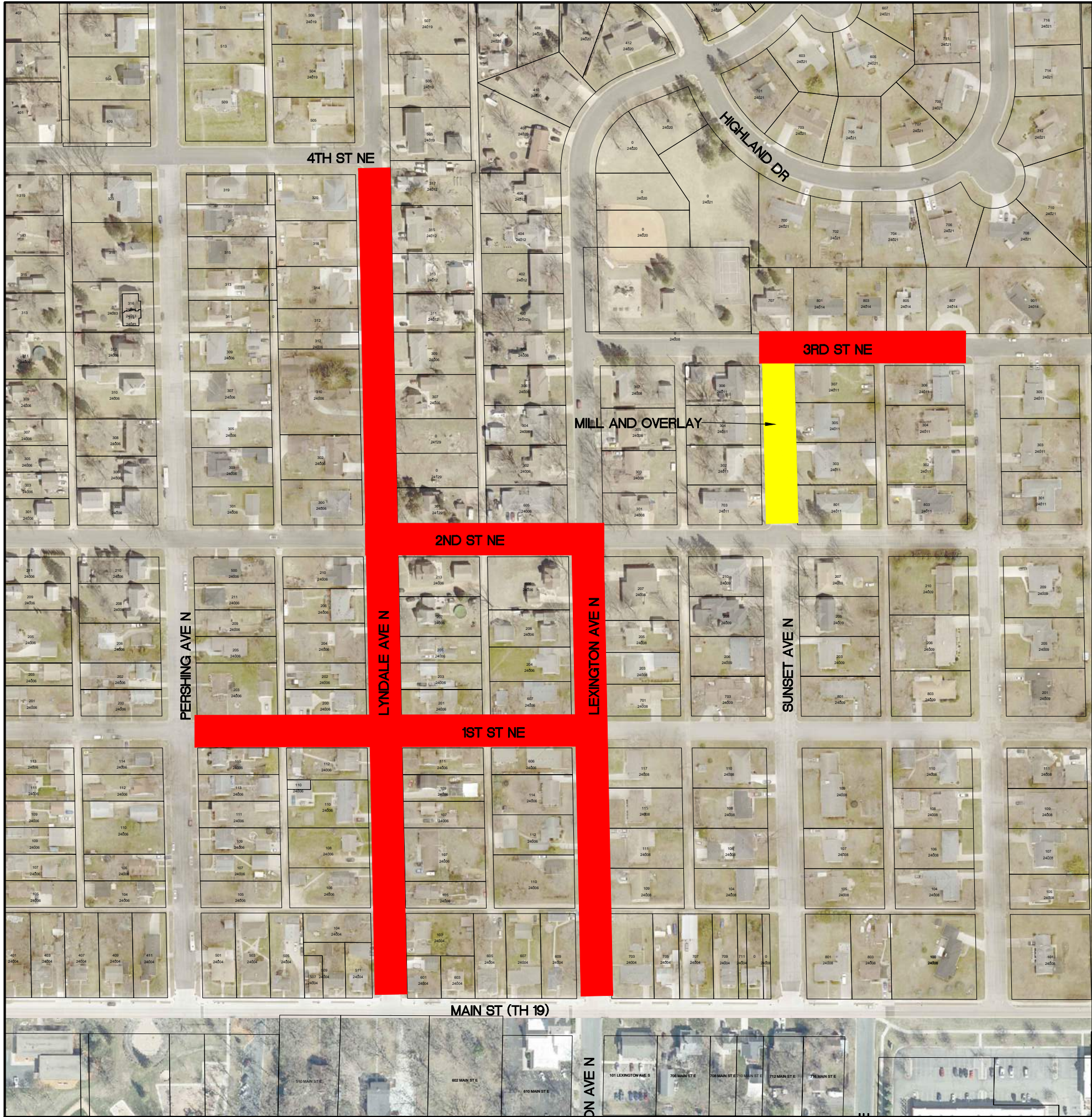
Figure 8 – Typical Sections – Area 2

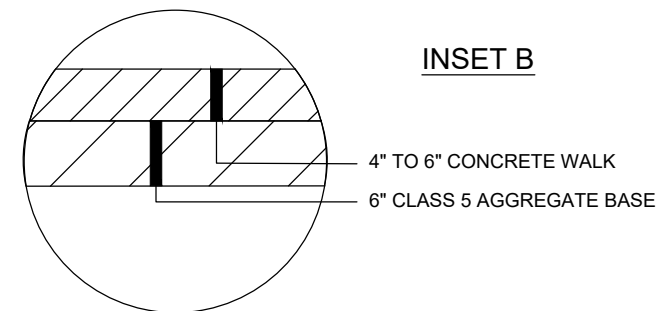
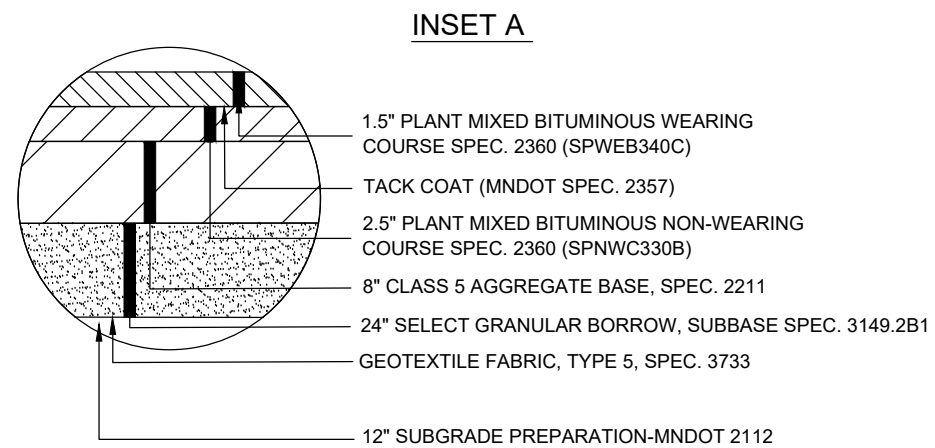
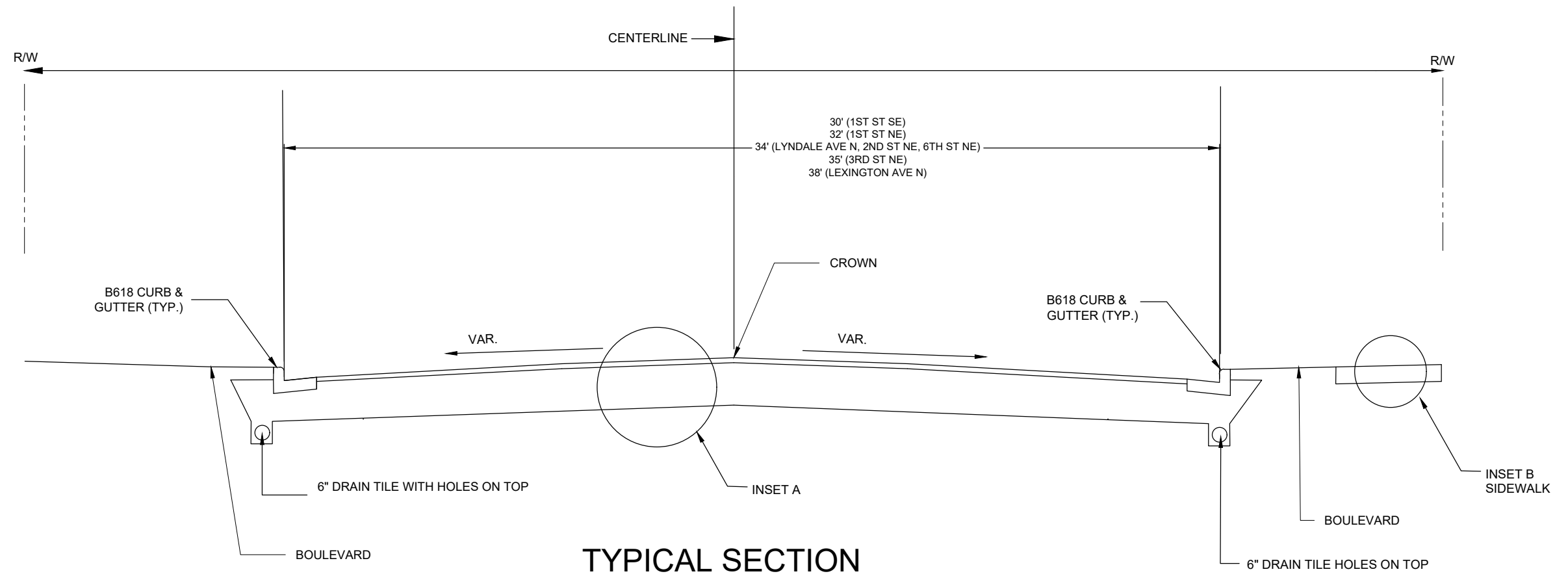
Figure 9 – Proposed Improvements – Area 2 (South) – Option 1

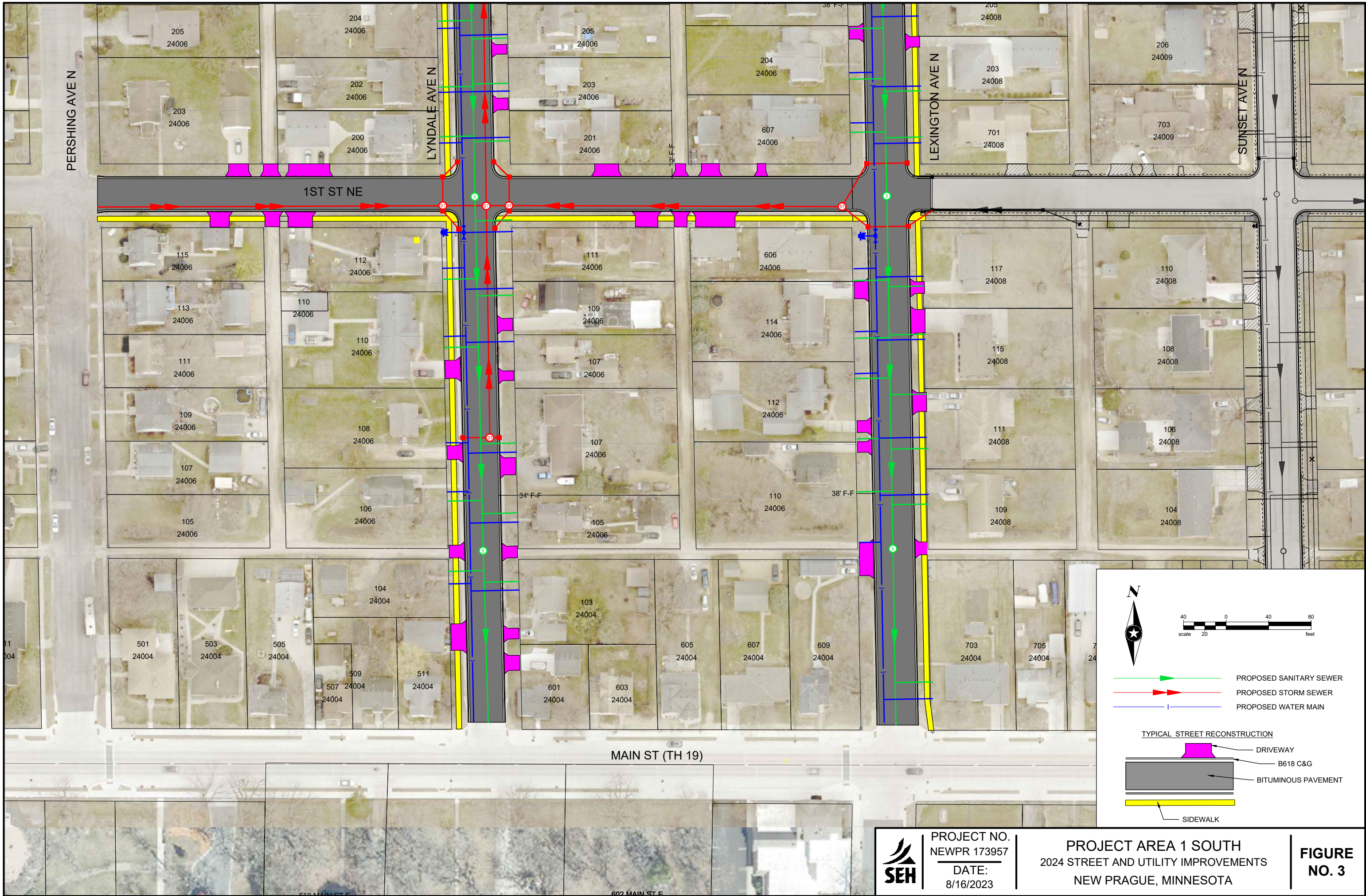
Figure 10 – Proposed Improvements – Area 2 (North) – Option 1

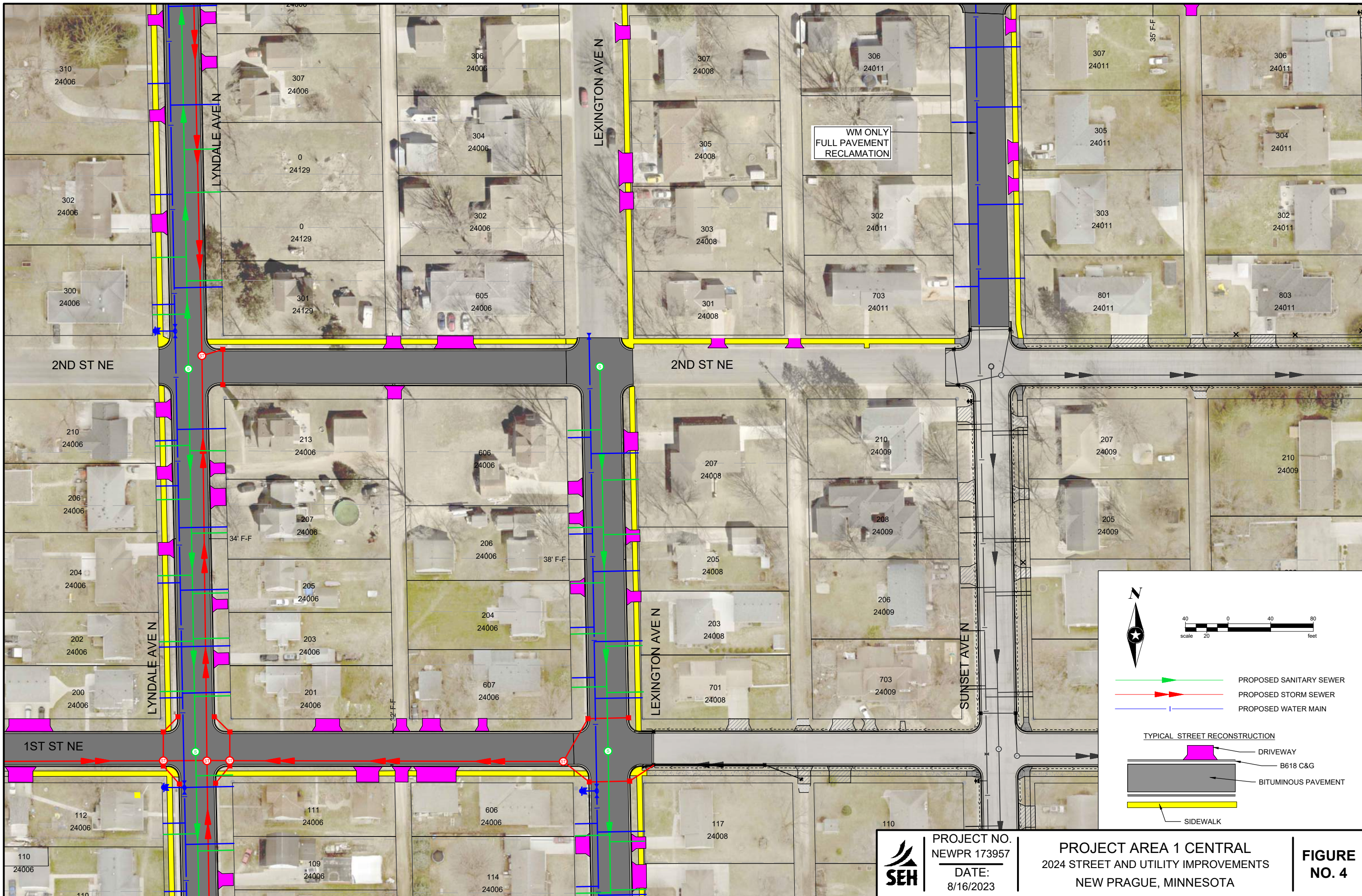
Figure 11 – Proposed Improvements – Area 2 (South) – Option 2

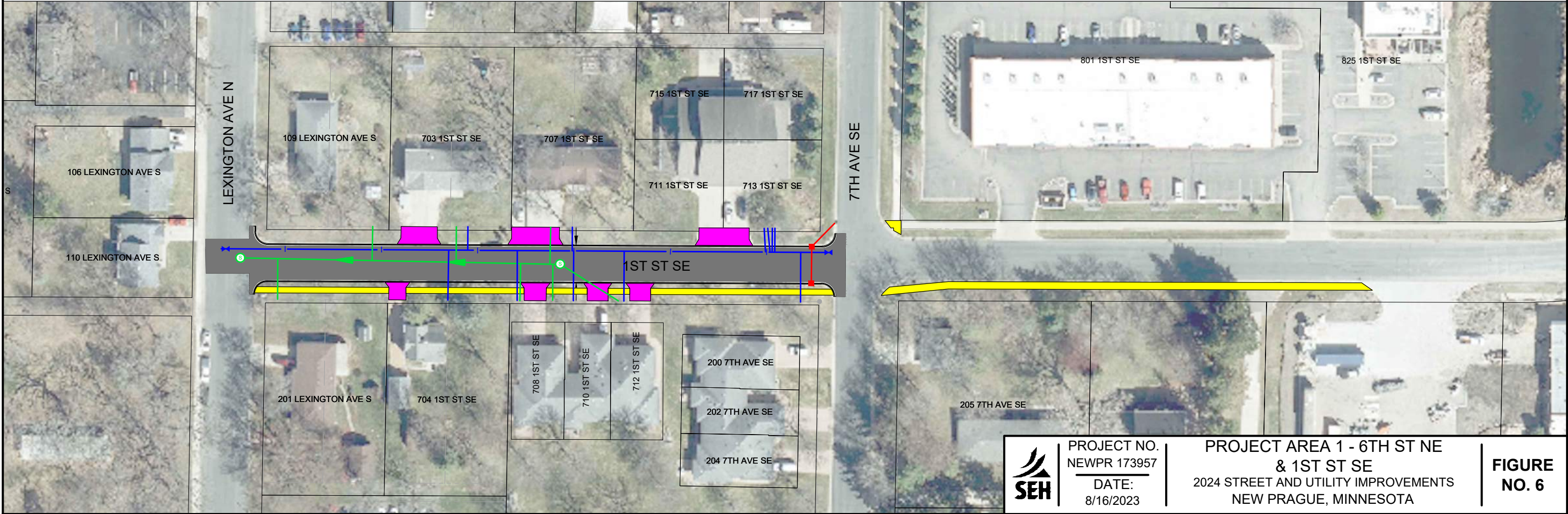
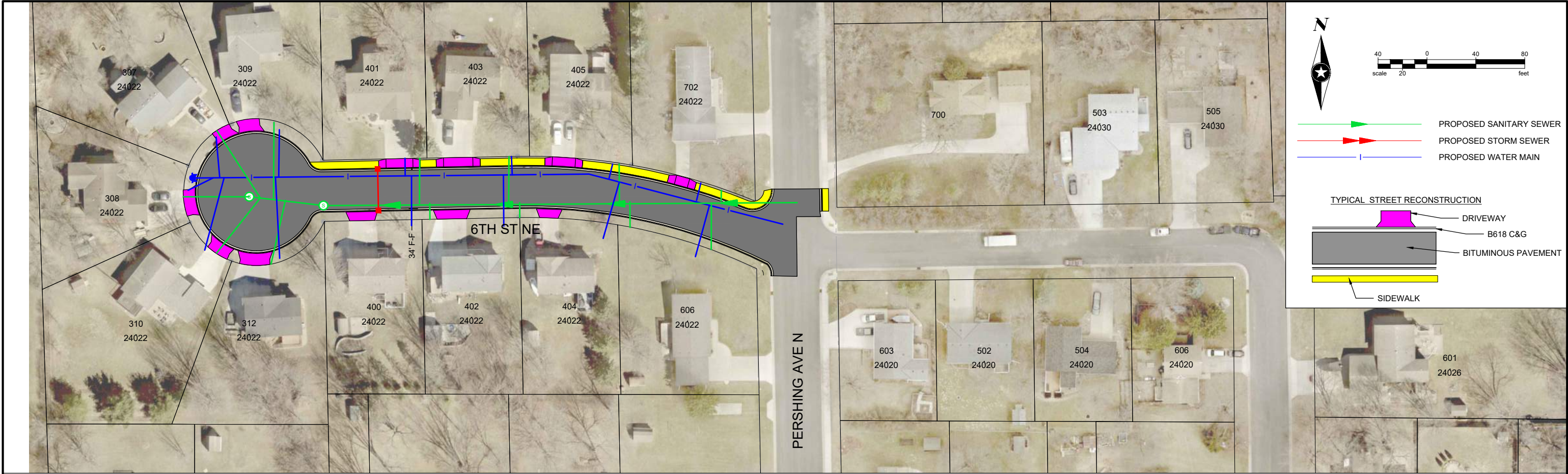
Figure 12 – Proposed Improvements – Area 2 (North) – Option 2

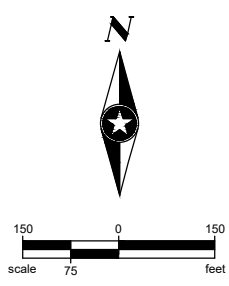
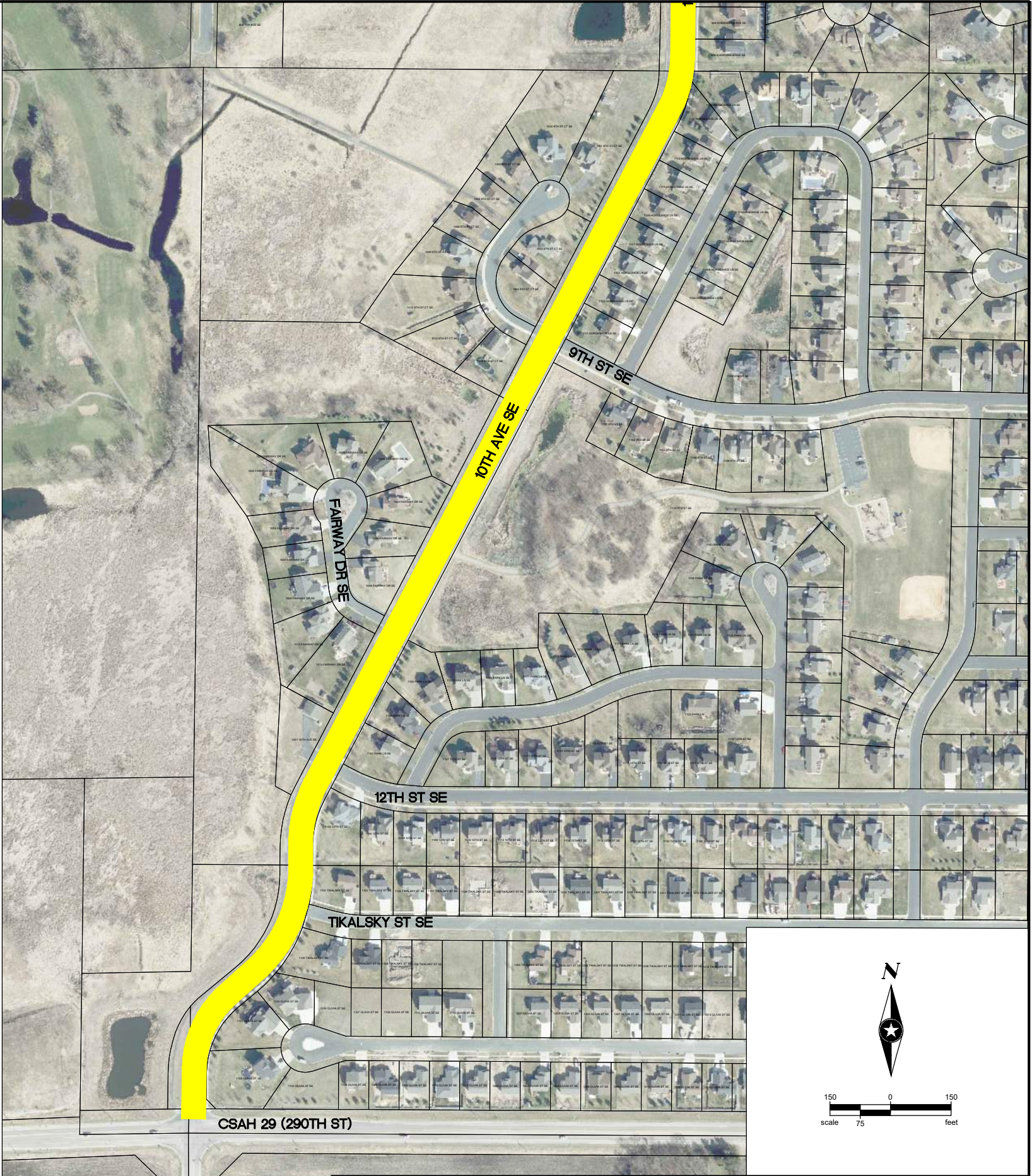
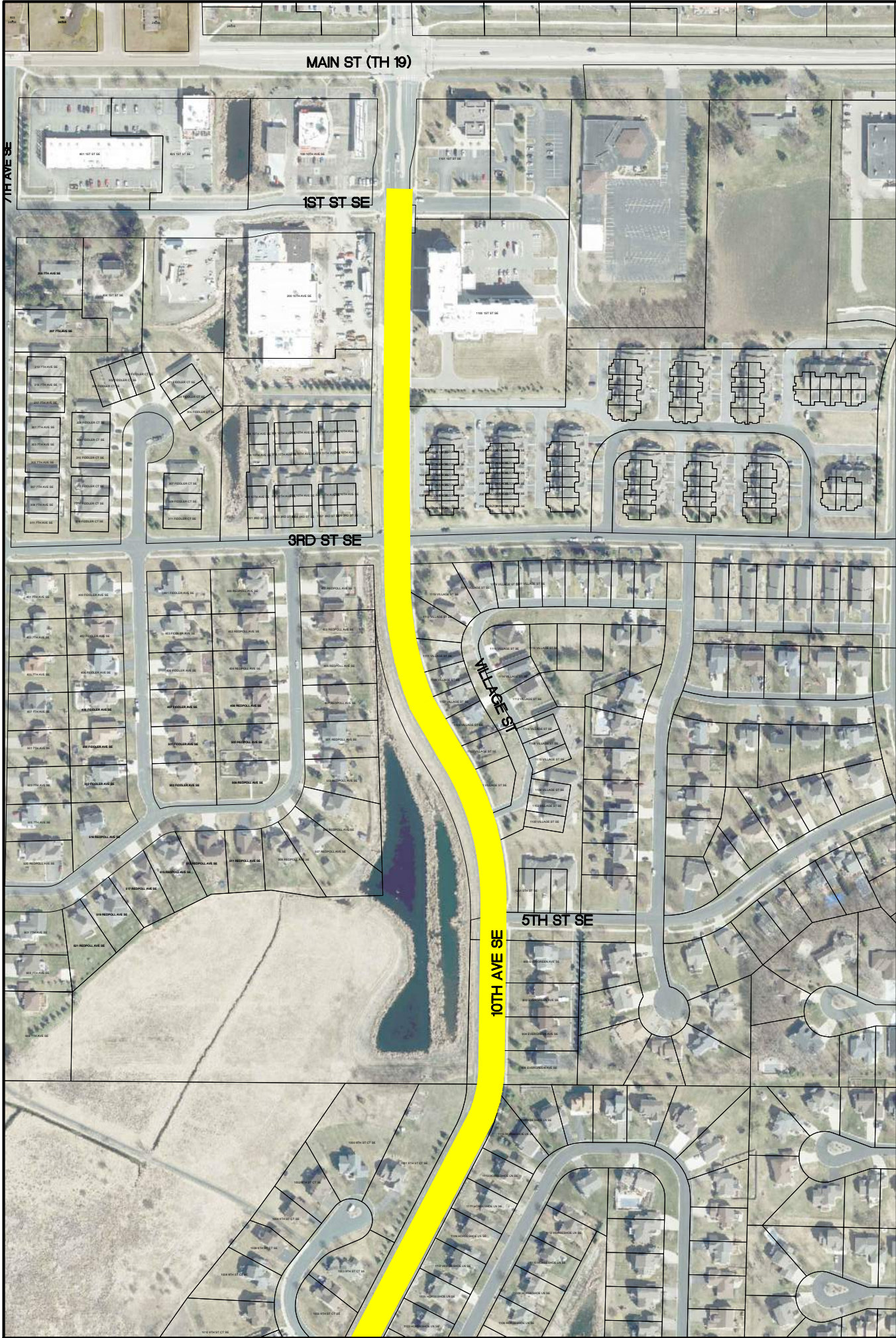





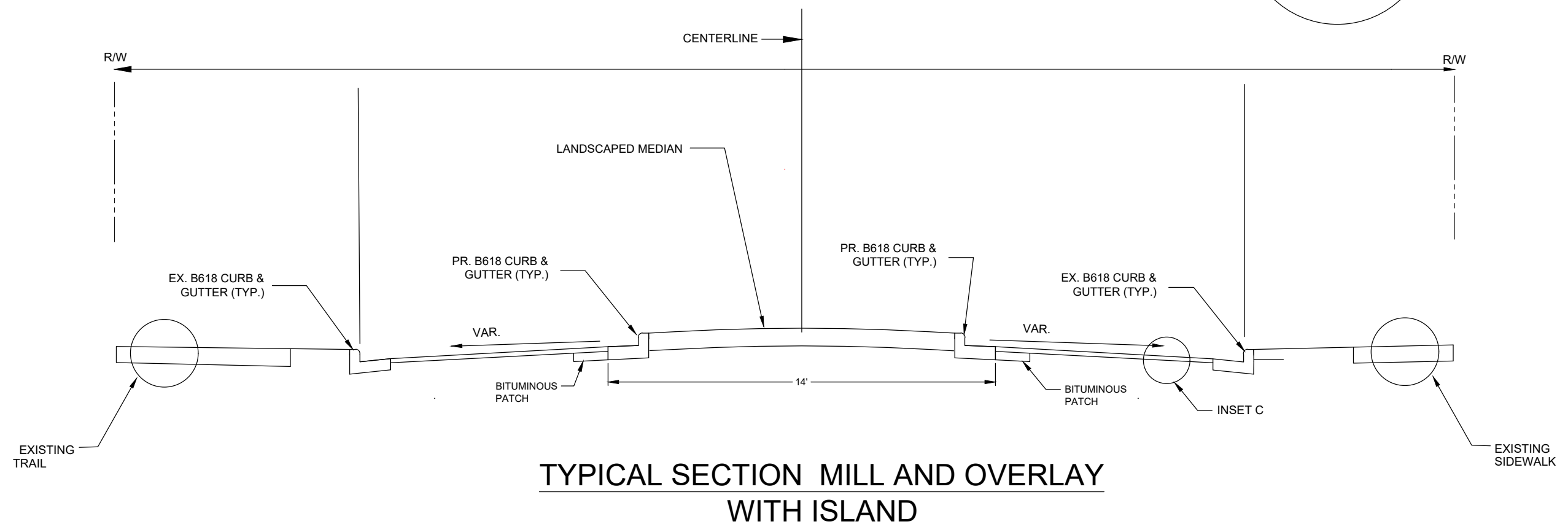
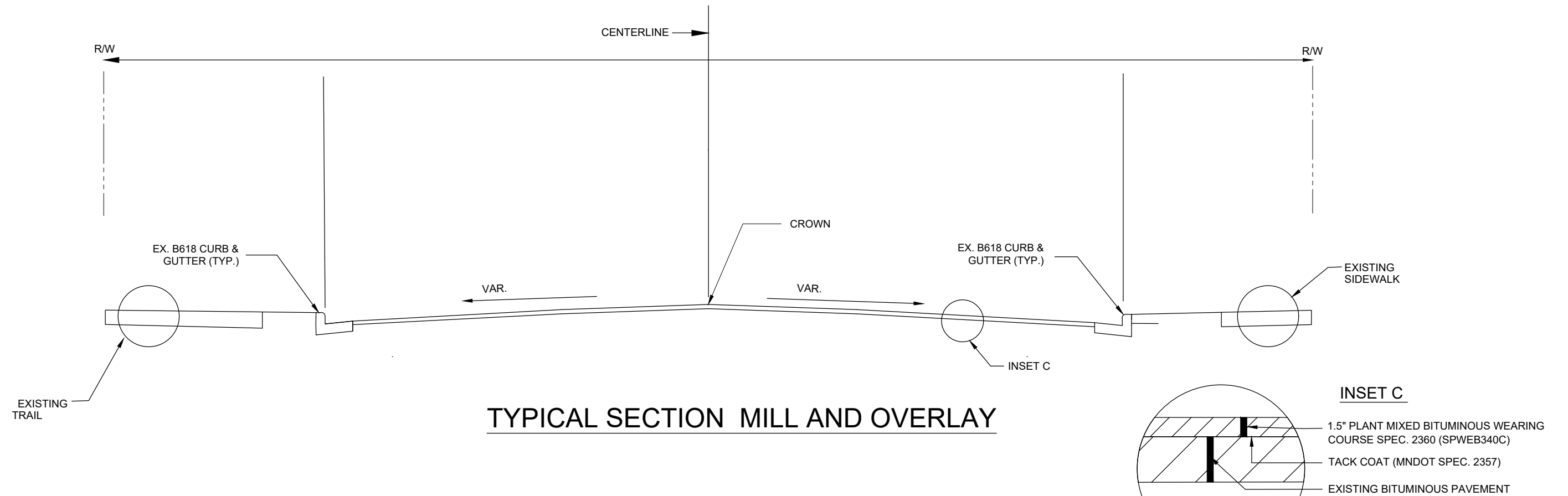


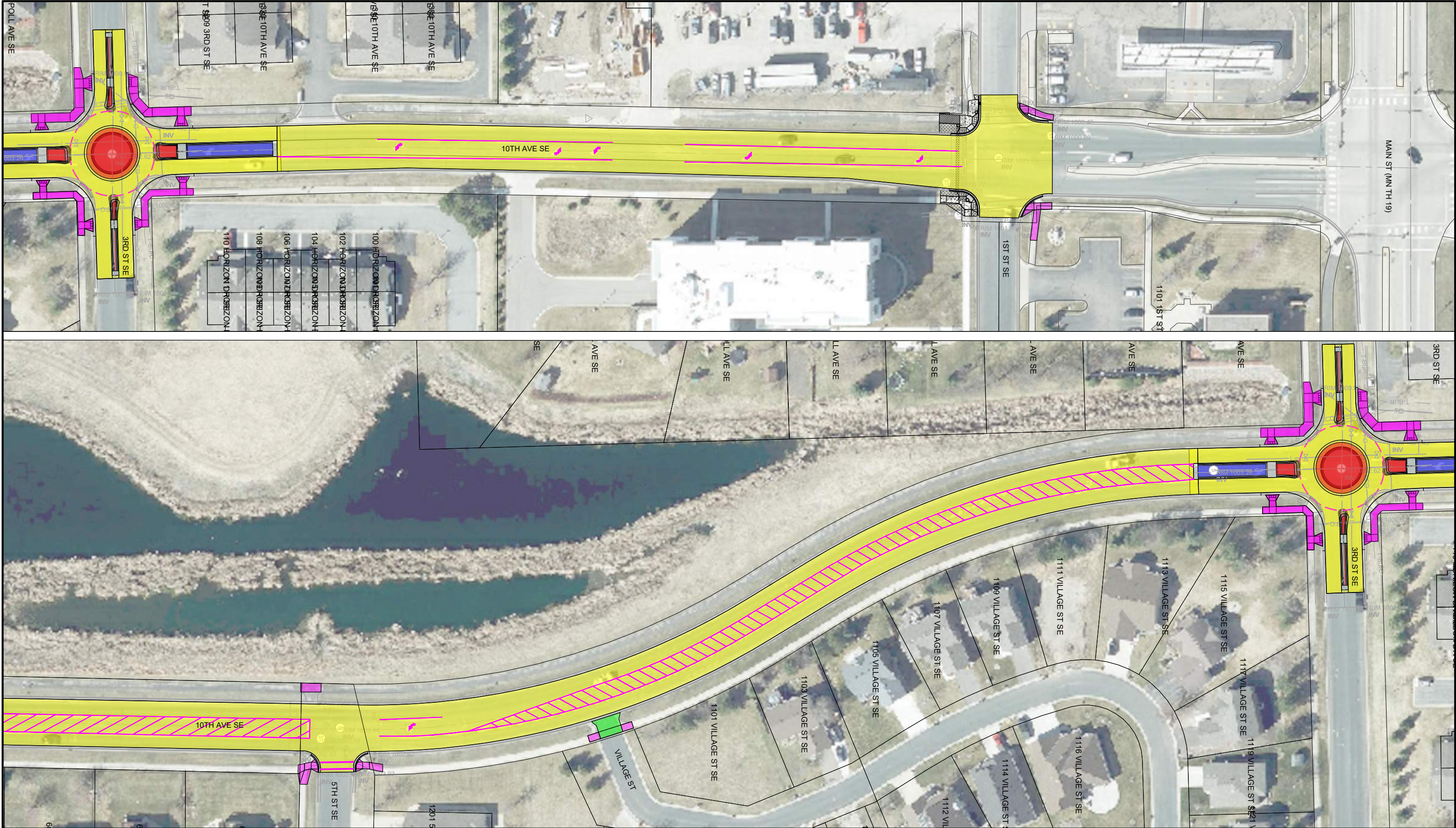




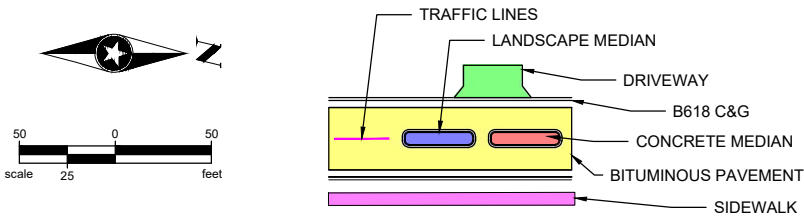



	PROJECT NO. NEWPR 173957	PROJECT LOCATION - AREA 2 2024 STREET AND UTILITY IMPROVEMENTS NEW PRAGUE, MINNESOTA	FIGURE NO. 7
	DATE: 8/16/2023		

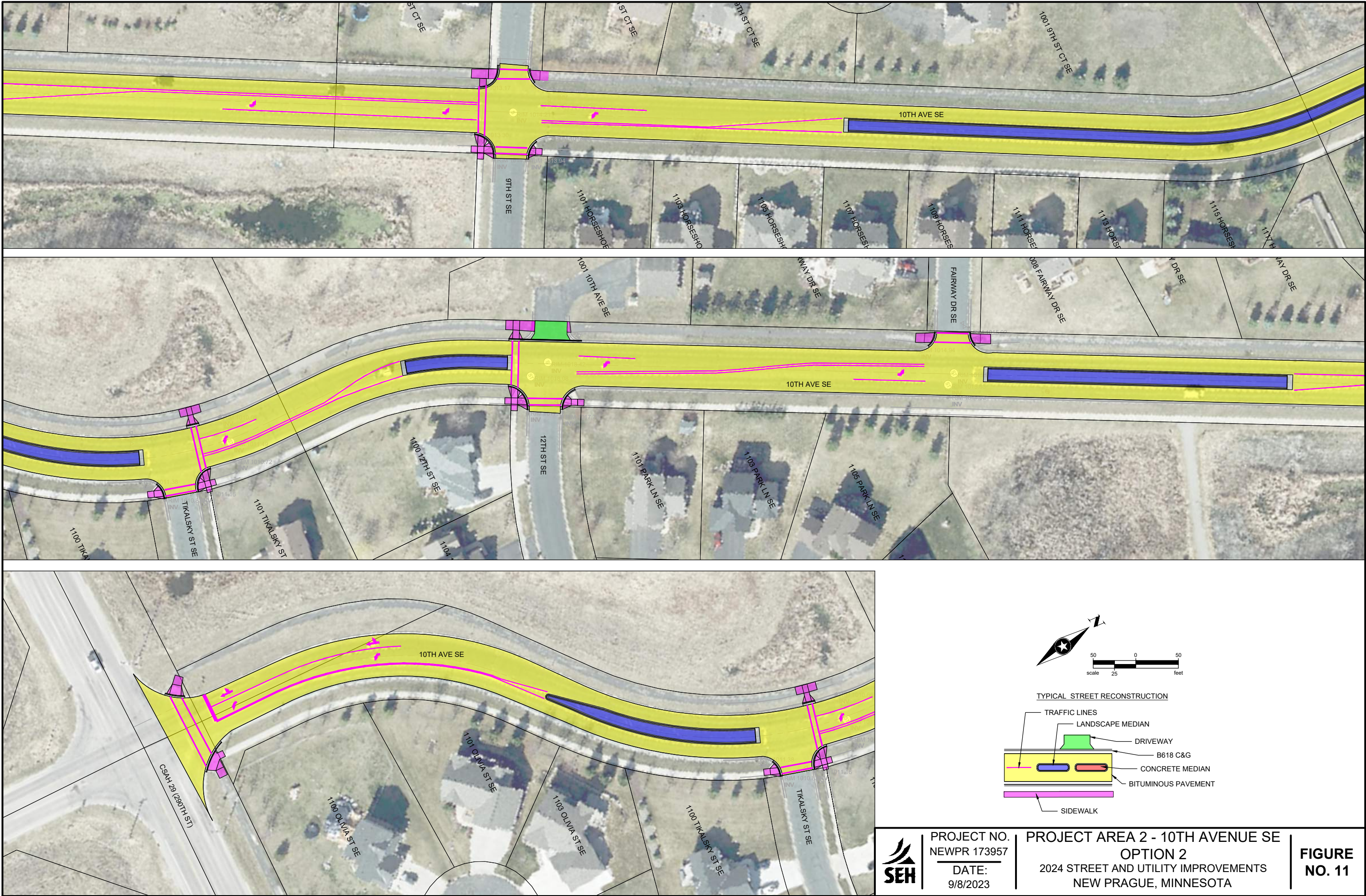


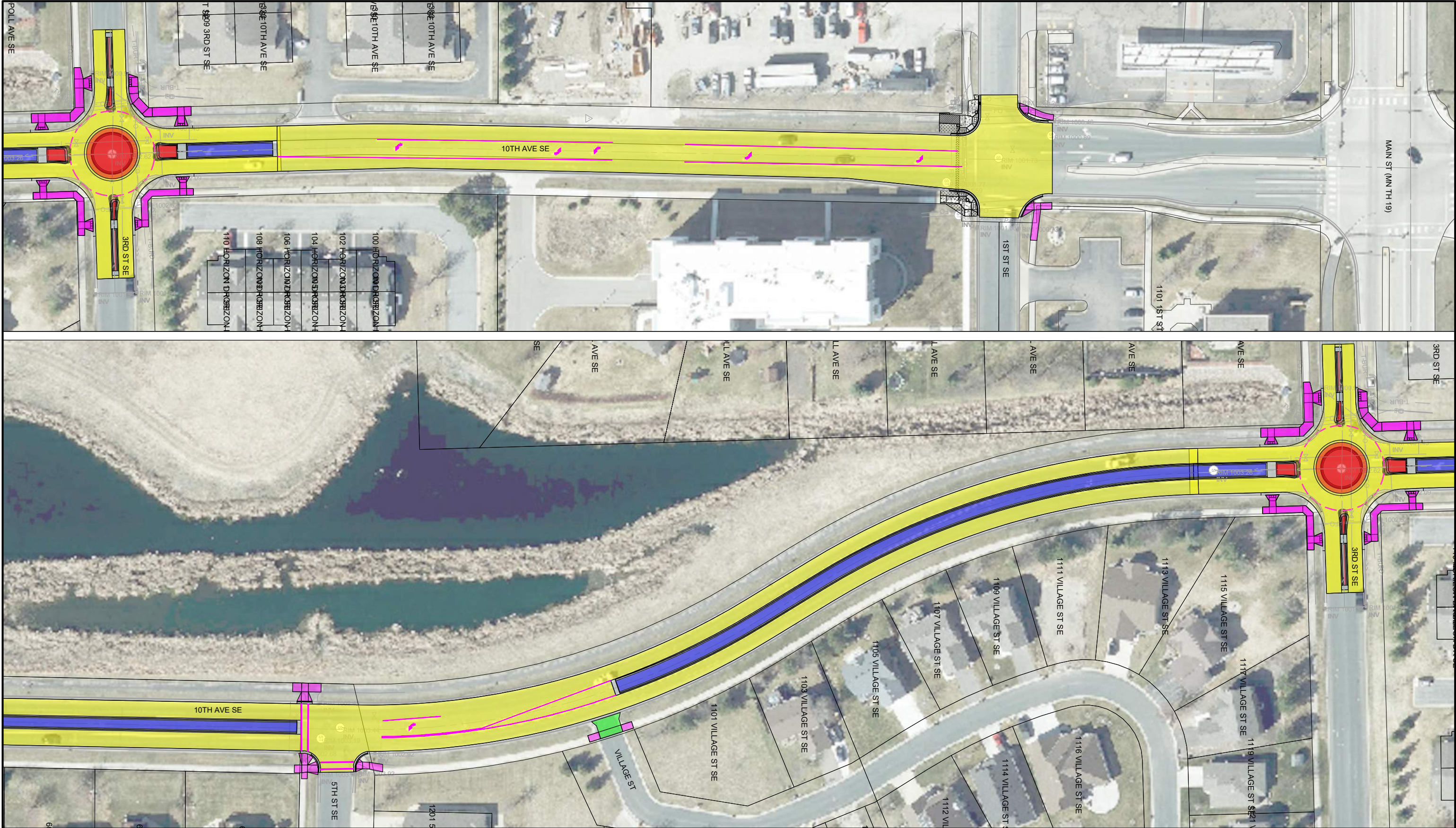


TYPICAL STREET RECONSTRUCTION

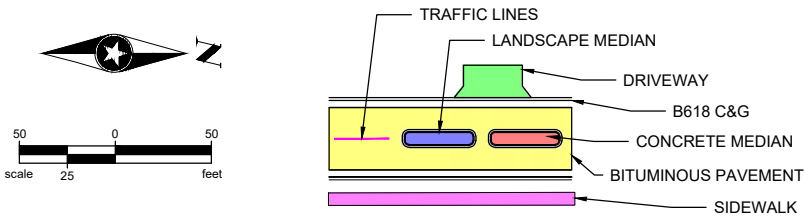



	PROJECT NO.	PROJECT AREA 2 - 10TH AVENUE SE	FIGURE NO. 10
	NEWPR 173957	OPTION 1	
	DATE: 9/8/2023	2024 STREET AND UTILITY IMPROVEMENTS NEW PRAGUE, MINNESOTA	





TYPICAL STREET RECONSTRUCTION



	PROJECT NO.	PROJECT AREA 2 - 10TH AVENUE SE	FIGURE NO.12
	NEWPR 173957	OPTION 2	
	DATE: 9/8/2023	2024 STREET AND UTILITY IMPROVEMENTS NEW PRAGUE, MINNESOTA	

Appendix A

Cost Estimate

AREA 1 - RECONSTRUCTION PROJECT

2024 Street and Utility Improvement Project

Preliminary Cost Estimate

September 13, 2023

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
<u>Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe</u>					
2021.501	MOBILIZATION	LUMP SUM	1	\$150,000.00	\$150,000.00
2104.503	REMOVE CURB AND GUTTER	LIN FT	9500	\$4.00	\$38,000.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	670	\$4.00	\$2,680.00
2104.518	REMOVE CONCRETE WALK	SQ FT	2470	\$0.75	\$1,852.50
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	20000	\$3.00	\$60,000.00
2104.504	REMOVE DRIVEWAY PAVEMENT	SQ YD	3000	\$8.50	\$25,500.00
2105.504	GEOTEXTILE FABRIC, TYPE 5, (NON-WOVEN)	SQ YD	23103	\$2.50	\$57,756.94
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	20536	\$20.00	\$410,716.05
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	1000	\$25.00	\$25,000.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	15400	\$29.00	\$446,600.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	5150	\$35.00	\$180,250.00
2118.509	AGG SURFACING, CLASS 5 (DRIVEWAYS, 100% CRUSHED)	TON	200	\$50.00	\$10,000.00
2123.510	EXPLORATORY EXCAVATION	HOUR	20	\$700.00	\$14,000.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	30	\$170.00	\$5,100.00
2130.523	WATER (DUST CONTROL)	M GALLON	100	\$55.00	\$5,500.00
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	9700	\$1.00	\$9,700.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	1535	\$3.00	\$4,605.00
2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3,B) (SPNWC330B)	TON	2850	\$80.00	\$228,000.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	1750	\$95.00	\$166,250.00
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	10000	\$12.00	\$120,000.00
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	38	\$450.00	\$17,100.00
2052.602	CONNECT TO EXISTING PIPE DRAIN	EACH	28	\$600.00	\$16,800.00
2521.518	4" CONCRETE WALK (RECONSTRUCTION STREETS)	SQ FT	18000	\$7.00	\$126,000.00
2521.518	4" CONCRETE WALK (NON-RECONSTRUCTION STREETS)	SQ FT	7800	\$9.00	\$70,200.00
2521.518	6" CONCRETE WALK	SQ FT	3000	\$17.00	\$51,000.00
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	9700	\$22.00	\$213,400.00
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	2500	\$95.00	\$237,500.00
2531.618	TRUNCATED DOMES	SQ FT	300	\$50.00	\$15,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$20,000.00	\$20,000.00
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	6	\$1,500.00	\$9,000.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	60	\$175.00	\$10,500.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	900	\$40.00	\$36,000.00
2575.504	OVER-SEEDING	SQ YD	10560	\$1.00	\$10,560.00
2575.504	WEED SPRAYING	SQ YD	5280	\$0.50	\$2,640.00
2575.523	WATER (TURF RESTORATION)	M GALLON	250	\$58.00	\$14,500.00
2575.604	TURF ESTABLISHMENT	SQ YD	11000	\$2.25	\$24,750.00
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal					\$2,837,000.00
<u>Storm Sewer</u>					
2104.502	REMOVE DRAINAGE STRUCTURE	EACH	34	\$435.00	\$14,790.00
2104.503	REMOVE PIPE SEWER OR CULVERT (STORM) (ANY SIZE)	LIN FT	2225	\$14.00	\$31,150.00
2502.602	LAWN SUMP CATCH BASIN (TOTAL UNIT)	EACH	90	\$350.00	\$31,500.00

2503.503	12" STORM SEWER	LIN FT	150	\$65.00	\$9,750.00
2503.503	15" STORM SEWER	LIN FT	400	\$75.00	\$30,000.00
2503.503	18" STORM SEWER	LIN FT	1300	\$85.00	\$110,500.00
2503.503	24" STORM SEWER	LIN FT	450	\$110.00	\$49,500.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	75	\$650.00	\$48,750.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	110	\$650.00	\$71,500.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	29	\$1,200.00	\$34,800.00
2506.602	CONNECT TO EXISTING STORM SEWER	EACH	6	\$1,400.00	\$8,400.00
Storm Sewer Subtotal					\$442,000.00
Sanitary Sewer					
2104.502	REMOVE MANHOLE (SANITARY)	EACH	12	\$600.00	\$7,200.00
2503.602	CONNECT TO EXISTING SAN SEWER MAIN	EACH	11	\$1,800.00	\$19,800.00
2503.602	CONNECT TO EXISTING SAN SEWER SERVICE	EACH	77	\$400.00	\$30,800.00
2503.602	8" X 4" PVC WYE	EACH	77	\$300.00	\$23,100.00
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	2700	\$40.00	\$108,000.00
2503.603	8" SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	3050	\$70.00	\$213,500.00
2503.603	15" SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	390	\$130.00	\$50,700.00
2506.502	CASTING ASSEMBLY (SANITARY WITH CONCEALED PICK HOLES)	EACH	12	\$1,400.00	\$16,800.00
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	120	\$600.00	\$72,000.00
Sanitary Sewer Subtotal					\$550,000.00
Water Main					
2104.502	REMOVE GATE VALVE	EACH	10	\$300.00	\$3,000.00
2104.502	REMOVE HYDRANT	EACH	5	\$650.00	\$3,250.00
2104.503	REMOVE OR ABANDON WATER MAIN	LIN FT	4400	\$8.00	\$35,200.00
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1	\$20,000.00	\$20,000.00
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	9	\$1,400.00	\$12,600.00
2504.602	HYDRANT SYSTEM	EACH	7	\$6,600.00	\$46,200.00
2504.602	6" GATE VALVE & BOX	EACH	5	\$2,550.00	\$12,750.00
2504.602	8" GATE VALVE & BOX	EACH	12	\$3,500.00	\$42,000.00
2504.602	1" CORPORATION STOP WITH SADDLE	EACH	89	\$500.00	\$44,500.00
2504.602	1" CURB STOP & BOX	EACH	89	\$500.00	\$44,500.00
2504.602	CONNECT TO EXISTING WATER SERVICE (1")	EACH	89	\$360.00	\$32,040.00
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	2900	\$38.00	\$110,200.00
2504.603	6" C900 PVC WATER MAIN W/TRACER WIRE (HYDRANT LEADS)	LIN FT	700	\$70.00	\$49,000.00
2504.603	8" C900 PVC WATER MAIN W/TRACER WIRE	LIN FT	3700	\$70.00	\$259,000.00
2504.608	WATER MAIN FITTINGS	POUND	1000	\$18.00	\$18,000.00
Water Main Subtotal					\$740,000.00

AREA 1 COST SUMMARY

	Const Cost	Contingency	Pr. Related	Project Cost
Streets - Participating	\$ 784,000	\$ 78,400	\$ 156,800	\$ 1,019,200
Streets - Non-Participating	\$ 2,053,000	\$ 205,300	\$ 410,600	\$ 2,668,900
Storm Sewer - Participating	\$ 56,000	\$ 5,600	\$ 11,200	\$ 72,800
Storm Sewer - Non-Participating	\$ 386,000	\$ 38,600	\$ 77,200	\$ 501,800
Sanitary Sewer	\$ 550,000	\$ 55,000	\$ 110,000	\$ 715,000
Water Main	\$ 740,000	\$ 74,000	\$ 148,000	\$ 962,000
Street Lighting	\$ 11,200	\$ 1,120	\$ -	\$ 11,200
Total Estimated Cost	\$ 4,580,200	\$ 458,020	\$ 913,800	\$ 5,952,020

AREA 2 - MILL AND OVERLAY WITH 3RD STREET SE ROUNDABOUT

2024 Street and Utility Improvement Project

Preliminary Cost Estimate

September 28, 2023

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe					
2021.501	MOBILIZATION	LUMP SUM	1	\$25,000.00	\$25,000.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	600	\$4.00	\$2,400.00
2104.518	REMOVE WALK OR TRAIL	SQ FT	4800	\$2.00	\$9,600.00
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	2500	\$4.00	\$10,000.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	20	\$170.00	\$3,400.00
2130.523	WATER (DUST CONTROL)	M GALLON	75	\$55.00	\$4,125.00
2232.504	MILL BITUMINOUS PAVEMENT (1.5")	SQ YD	22664	\$3.00	\$67,992.00
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	9000	\$1.00	\$9,000.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	2990	\$3.00	\$8,970.00
2360.509	TYPE SP 19.0 NON WEAR COURSE MIX (3,B)	TON	405	\$95.00	\$38,475.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	2166	\$95.00	\$205,770.00
2405.502	ADJUST FRAME AND RING CASTING	EACH	5	\$800.00	\$4,000.00
2504.602	ADJUST VALVE BOX	EACH	6	\$500.00	\$3,000.00
2521.518	4" CONCRETE WALK	SQ FT	1000	\$7.00	\$7,000.00
2521.518	6" CONCRETE WALK	SQ FT	3800	\$17.00	\$64,600.00
2521.518	7" CONCRETE PAVEMENT (ROUNDABOUT)	SQ FT	125	\$100.00	\$12,500.00
2531.503	REMOVE AND REPLACE CURB (HAND FORM)	LIN FT	500	\$40.00	\$20,000.00
2531.503	MEDIAN CURB (ROUNDABOUT)	LIN FT	620	\$30.00	\$18,600.00
2531.618	TRUNCATED DOMES	SQ FT	400	\$50.00	\$20,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$10,000.00	\$10,000.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	25	\$175.00	\$4,375.00
2573.503	SILT FENCE, TYPE HI	LIN FT	100	\$3.50	\$350.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	100	\$3.50	\$350.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	20	\$40.00	\$800.00
2575.504	OVER-SEEDING	SQ YD	220	\$1.00	\$220.00
2575.504	WEED SPRAYING	SQ YD	110	\$0.50	\$55.00
2575.523	WATER (TURF RESTORATION)	M GALLON	10	\$58.00	\$580.00
2575.604	PAVEMENT MARKINGS	LUMP SUM	1	\$20,000.00	\$20,000.00
2575.604	TURF ESTABLISHMENT	SQ YD	220	\$2.25	\$495.00
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal					\$572,000.00

	Const Cost	Contingency	Pr. Related	Project Cost
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe	\$ 572,000.00	\$ 57,200.00	\$ 85,800.00	\$ 715,000.00
Total Estimated Construction Cost	\$ 572,000.00	\$ 57,200.00	\$ 85,800.00	\$ 715,000.00

Median Island Construction (Per Foot Calculation)

Deletions

2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	-0.2	\$95.00	-\$19.00
2575.604	PAVEMENT MARKINGS (CENTER 24")	LIN FT	-1	\$8.00	-\$8.00

Additions

2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	2	\$4.00	\$8.00
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	0.7	\$20.00	\$14.81
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	2	\$1.00	\$2.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)(PATCH)	TON	0.2	\$95.00	\$19.00
2531.503	B612 CURB AND GUTTER	LIN FT	2	\$33.00	\$66.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	0.6	\$40.00	\$22.22
2574.507	MULCH	CU YD	0.2	\$40.00	\$7.41

	Const Cost	Contingency	Pr. Related	Project Cost
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe	\$ 113.00	\$ 11.30	\$ 16.95	\$ 142.00
Total Estimated Construction Cost	\$ 113.00	\$ 11.30	\$ 16.95	\$ 142.00

Appendix B

Preliminary Assessments

B-1 – Assessment Policy Map

B-2 – Preliminary Assessment Roll

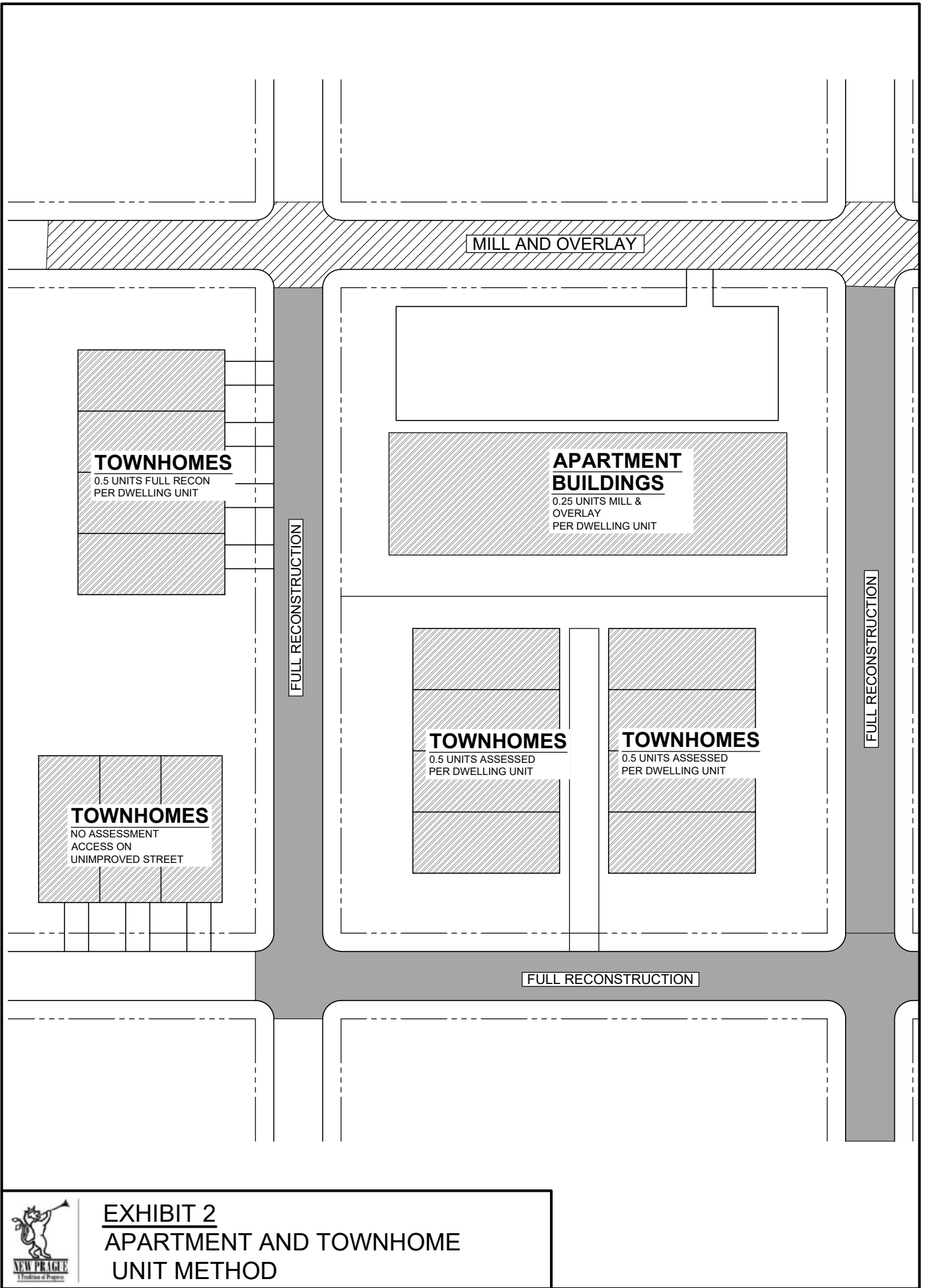


EXHIBIT 2 APARTMENT AND TOWNHOME UNIT METHOD

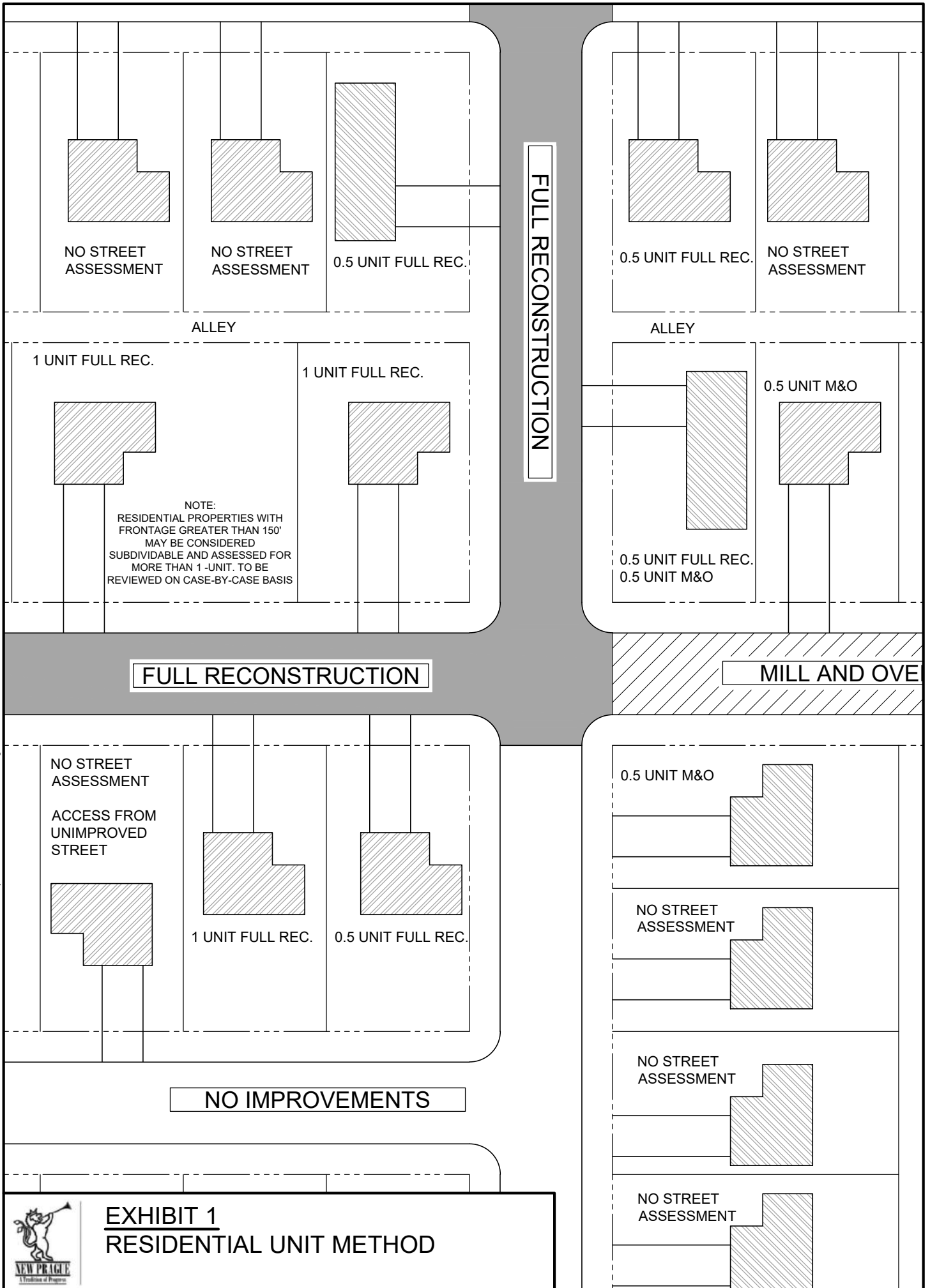


EXHIBIT 1 RESIDENTIAL UNIT METHOD

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Parcel No.	PropertyAddress	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240040180	511 Main St E	WERTISH ADDN Lot 005 Block 003 E 50' OF S 105' OF	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240040170	104 Lyndale Ave N	WERTISH ADDN Lot 4&5 Block 003 N 55' OF	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060540	106 Lyndale Ave N	PARK ADDN Lot 012 Block 006 & S1/2 OF LOT 11	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060530	108 Lyndale Ave N	PARK ADDN Lot 010 Block 006 & N1/2 OF LOT 11	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060520	110 Lyndale Ave N	PARK ADDN Lot 009 Block 006 & P/O LOT 8 LYING S OF N 10' EX COM 10' S OF NW COR LOT 8, E 44', S 18', W 44', N 18' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060510	112 Lyndale Ave N	PARK ADDN Lot 007 Block 006 PARK ADDN Lot 007 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060450	200 Lyndale Ave N	PARK ADDN Lot 012 Block 005	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060440	202 Lyndale Ave N	PARK ADDN Lot 011 Block 005	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060430	204 Lyndale Ave N	PARK ADDN Lot 010 Block 005 & S1/2 OF LOT 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060420	206 Lyndale Ave N	PARK ADDN Lot 8&9 Block 005 S 40' OF LOT 8 & N1/2 OF LOT 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060410	210 Lyndale Ave N	PARK ADDN Lot 007 Block 005 & N 10' OF LOT 8	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060350	300 Lyndale Ave N	PARK ADDN Lot 014 Block 004 & S 35' OF LOT 13	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060340	302 Lyndale Ave N	PARK ADDN Lot 012 Block 004 & S 20' OF 11 & N 15' OF 13	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060330	310 Lyndale Ave N	PARK ADDN Block 004 LOTS 8-10 & N 30' OF LOT 11 EX N 32' OF LOT 8	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060320	312 Lyndale Ave N	PARK ADDN Lot 008 Block 004 N 32' OF	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340820	312 Lyndale Ave N	Section 34 Township 113 Range 023 COM NE COR OF BLK 4 PARK ADDN, N 44' W 152.5', S 44', E 152.5 TO POB IN N1/2 SE1/4	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340810	314 Lyndale Ave N	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 44' N OF NE COR BLK 4 PARK ADDN, N 80', W 152.5', S 80', E 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340800	316 Lyndale Ave N	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 124' N OF NE COR BLK 4 PARK ADDN, N 86', W 152.5', S 86', E 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340790	320 Lyndale Ave N	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 210' N OF NE COR BLK 4 PARK ADDN, N 86.7', W 152.5', S 86.7', E 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240040190	601 Main St E	WERTISH ADDN Lot 001 Block 004 EX N 80' OF	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00

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Parcel No.	PropertyAddress	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240040200	103 Lyndale Ave N	WERTISH ADDN Lot 1&2 Block 004 N1/2 OF	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060010	105 Lyndale Ave N	PARK ADDN Lot 001 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060020	107 Lyndale Ave N	PARK ADDN Lot 2&3 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060030	107 Lyndale Ave N	PARK ADDN Lot 004 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060040	109 Lyndale Ave N	PARK ADDN Lot 005 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060050	111 Lyndale Ave N	PARK ADDN Lot 006 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060100	201 Lyndale Ave N	PARK ADDN Lot 001 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060110	203 Lyndale Ave N	PARK ADDN Lot 002 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060120	205 Lyndale Ave N	PARK ADDN Lot 003 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060130	207 Lyndale Ave N	PARK ADDN Lot 004 Block 002 & S1/2 OF LOT 5	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060140	213 Lyndale Ave N	PARK ADDN Lot 006 Block 002 & N1/2 OF 5	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
241290010	301 Lyndale Ave N	Block 001 Lot 001 SEURAI	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
241290020		Block 001 Lot 002 SEURAI	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
241290030		Block 001 Lot 003 SEURAI	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060200	307 Lyndale Ave N	PARK ADDN Lot 005 Block 003 & S 33.3' OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060210	309 Lyndale Ave N	PARK ADDN Lot 007 Block 003 & N 16.7' OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240120010	311 Lyndale Ave N	FRANEK'S ADDN Lot 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240120020	313 Lyndale Ave N	FRANEK'S ADDN Lot 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240120030	315 Lyndale Ave N	FRANEK'S ADDN Lot 003 & S 15' OF LOT 4	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240120040	317 Lyndale Ave N	FRANEK'S ADDN Lot 004 N 60' OF 4 & 26' OF VAC 4TH ST NE LYING BETWEEN E ROW OF LYNDAL AVE N & CL OF ALLEY	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240040240	609 Main St E	WERTISH ADDN Lot 005 Block 004 & E 2' OF LOT 4	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240060090	110 Lexington Ave N	PARK ADDN Lot 011 Block 001 & LOT 12	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060080	112 Lexington Ave N	PARK ADDN Lot 010 Block 001 & S1/2 OF LOT 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060070	114 Lexington Ave N	PARK ADDN Lot 008 Block 001 & N1/2 OF LOT 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060060	606 1st St NE	PARK ADDN Lot 007 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060180	607 1st St NE	PARK ADDN Lot 012 Block 002 & S 15' OF LOT 11	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060170	204 Lexington Ave N	PARK ADDN Block 002 S 30' OF 10 & N 35' OF LOT 11	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060160	206 Lexington Ave N	PARK ADDN Lot 009 Block 002 & N 20' OF LOT 10	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060150	606 2nd St NE	PARK ADDN Lot 7&8 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240040260	703 Main St E	WERTISH ADDN Lot 001 Block 005 & LOT 2 EX E 48' OF	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240080120	109 Lexington Ave N	SUNRISE ACRES Lot 004 Block 003	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00

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Parcel No.	PropertyAddress	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240080110	111 Lexington Ave N	SUNRISE ACRES Lot 003 Block 003	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240080100	115 Lexington Ave N	SUNRISE ACRES Lot 002 Block 003	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240080090	117 Lexington Ave N	SUNRISE ACRES Lot 001 Block 003	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240080080	701 1st St NE	SUNRISE ACRES Lot 005 Block 002	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240080070	203 Lexington Ave N	SUNRISE ACRES Lot 004 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240080060	205 Lexington Ave N	SUNRISE ACRES Lot 003 Block 002	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240080050	207 Lexington Ave N	SUNRISE ACRES Lot 1&2 Block 002	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240080040	301 Lexingtgon Ave N	SUNRISE ACRES Lot 005 Block 001	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080030	303 Lexington Ave N	SUNRISE ACRES LOT 004 Block 1 & S 20' OF LOT 3	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080020	305 Lexington Ave N	SUNRISE ACRES LOT 2&3 Block 001 S 40' OF LOT 2 & N 40' OF 3	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080010	307 Lexington Ave N	SUNRISE ACRES Lot 001 Block 001 & N 20' OF LOT 2	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340650		Section 34 Township 113 Range 023 COM 40' E OF NE COR OF BLK 3 PARK ADDN, E 312.2', N 160', EX W 26' FOR STREET W	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	\$0.00
240200240		BUSCH SUBDIVISION # 3 Lot 004 Block 004	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	\$0.00
240060501	115 Pershing Ave N	PARK ADDN Lot 006 Block 006	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240060360	203 Pershing Ave N	PARK ADDN Lot 1&2 Block 005	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240060260	605 2nd St NE	PARK ADDN Lot 014 Block 003 & S1/2 OF LOT 13	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240220010	606 Pershing Ave N	HENDRICK'S 2ND ADDN Lot 001 Block 001	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240220020	404 6th St NE	HENDRICK'S 2ND ADDN Lot 002 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220030	402 6th St NE	HENDRICK'S 2ND ADDN Lot 003 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220040	400 6th St NE	HENDRICK'S 2ND ADDN Lot 004 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220050	312 6th St NE	HENDRICK'S 2ND ADDN Lot 005 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220080	310 6th St NE	HENDRICK'S 2ND ADDN Lot 008 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220090	308 6th St NE	HENDRICK'S 2ND ADDN Lot 009 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220100	307 6th St NE	HENDRICK'S 2ND ADDN Lot 010 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220110	309 6th St NE	HENDRICK'S 2ND ADDN Lot 011 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220120	401 6th St NE	HENDRICK'S 2ND ADDN Lot 012 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220130	403 6th St NE	HENDRICK'S 2ND ADDN Lot 013 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220140	405 6th St NE	HENDRICK'S 2ND ADDN Lot 014 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00

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Parcel No.	PropertyAddress	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240220150	702 Pershing Ave N	HENDRICK'S 2ND ADDN Lot 015 Block 001	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249340360	707 3rd St NE	Section 34 Township 113 Range 023 NE1/4 SE1/4 COM NW COR LOT 1 BUSCH SUB #1, S 125', W 66', W 14.65', N 125', E 66' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240140010	801 3rd St NE	BUSCH SUBDIVISION # 1 Lot 001 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240140020	803 3rd St NE	BUSCH SUBDIVISION # 1 Lot 002 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240220010	805 3rd St NE	BUSCH SUBDIVISION # 1 Lot 003 Block 001	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240140040	807 3rd St NE	BUSCH SUBDIVISION # 1 Lot 004 Block 001 & W 25' OF LOT 5	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240110010	306 Sunset Ave N	SUNRISE ACRES 3RD ADDN Lot 001 Block 001	1	\$3,515.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,765.00
240110050	307 Sunset Ave N	SUNRISE ACRES 3RD ADDN Lot 001 Block 002 EX S 5'	1	\$3,515.00	0	\$0.00	0.5	\$4,825.00	0.5	\$1,250.00	0	\$0.00	\$9,590.00
240110090	306 Sunrise Ave N	SUNRISE ACRES 3RD ADDN Lot 005 Block 002	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240110040	703 2nd St NE	SUNRISE ACRES 3RD ADDN Lot 004 Block 001	1	\$3,515.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,765.00
240110030	302 Sunset Ave N		1	\$3,515.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$6,015.00
240110020	304 Sunset Ave N		1	\$3,515.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$6,015.00
240110080	801 2nd St NE	SUNRISE ACRES 3RD ADDN Lot 004 Block 002	1	\$3,515.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,765.00
240110070	303 Sunset Ave N	SUNRISE ACRES 3RD ADDN Lot 003 Block 002	1	\$3,515.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$6,015.00
240110060	305 Sunset Ave N	SUNRISE ACRES 3RD ADDN Lot 1&2 Block 002 S 5' OF 1 & LOT 2 (EX S 5')	1	\$3,515.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$6,015.00
23.730.0100	109 Lexington Ave S	WRABEK ADDN Block-001 LOTS 10-11	0	\$0.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$7,440.00
23.730.0070	703 1st St SE	WRABEK ADDN Block-001 LOTS 12-13	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00		\$0.00	0	\$0.00	\$15,780.00
23.730.0065	707 1st St SE	WRABEK ADDN Block-001 LOTS 14 & 15	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
23.510.0040	711 1st St SE	GEIGER FIRST ADDITION Lot-004 Block-001	1	\$3,515.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
23.510.0030	713 1st St SE	GEIGER FIRST ADDITION Lot-003 Block-001	1	\$3,515.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
23.510.0010	715 1st St SE	GEIGER FIRST ADDITION Lot-001 Block-001	1	\$3,515.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,515.00
23.510.0020	717 1st St SE	GEIGER FIRST ADDITION Lot-002 Block-001	1	\$3,515.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,515.00
23.730.0140	201 Lexington Ave S	WRABEK ADDN Block-002 .36 AC LOTS 8 & 9 & THAT PART OF VAC ALLEY IN BLK 2	0	\$0.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$7,440.00
23.730.0130	704 1st St SE	WRABEK ADDN Block-002 .36 AC LOTS 6-7 & THAT PART OF VAC ALLEY IN BLK 2	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
23.511.0010	708 1st St SE	GEIGER 2ND ADDITION Lot-001 Block-001	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
23.511.0020	710 1st ST SE	GEIGER 2ND ADDITION Lot-002 Block-001	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
23.511.0030	712 1st St SE	GEIGER 2ND ADDITION Lot-003 Block-001	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00

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23.511.0040	200 7th Ave SE	GEIGER 2ND ADDITION Lot-004 Block-001	1	\$3,515.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,515.00
23.511.0120		GEIGER 2ND ADDITION Lot-012 Block-001 COMMON AREA	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
23.605.0060	200 10th Ave SE	PRAGUE ESTATES 1ST ADDN Block-003 LOT 4 & LOT 5 LESS .95 AC		\$0.00		\$0.00		\$0.00		\$0.00	237.5	\$10,290.88	\$10,290.88
23.605.0065		PRAGUE ESTATES 1ST ADDN Block-003 .95 AC THAT PART OF LOT 5 BEG AT SE COR OF LOT 5, TH N 134.71 FT, W 87.24 FT, S 22.19 FT, W 262.87 FT TO W LINE OF LOT 5, TH S 112.52 FT, E 349.72 FT TO BEG		\$0.00		\$0.00		\$0.00		\$0.00	135	\$5,849.55	\$5,849.55
23.497.0170	308 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-014 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0180	318 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-015 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0200	306 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-017 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0230	316 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-020 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0210	304 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-018 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0220	314 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-019 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0250	302 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-022 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0280	312 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-025 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0260	300 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-023 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0270	310 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-024 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0140	328 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-011 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00

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23.497.0120	326 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-009 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0090	324 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-006 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0040	322 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-004 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.497.0010	320 10th Ave SE	CIC #29, PRAHA TOWNHOMES Lot-001 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.605.0080	401 Redpoll Ave SE	PRAGUE ESTATES 1ST ADDN Lot-001 Block-004 .42 AC		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.999.0260		PRAGUE ESTATES 4TH ADDN 10.27 AC OUTLOT D		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.617.0090	1001 9th St Ct SE	PRAGUE ESTATES 11TH ADDN Lot-009 Block-001 43,318 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.617.0100	1003 9th St Ct SE	PRAGUE ESTATES 11TH ADDN Lot-010 Block-001 19,595 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.617.0110	1005 9th St Ct SE	PRAGUE ESTATES 11TH ADDN Lot-011 Block-001 15,926 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.617.0010	1014 9th St Ct SE	PRAGUE ESTATES 11TH ADDN Lot-001 Block-001 15,587 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.999.0290		EXEMPT 17.10 AC OUTLOT C IN PRAGUE ESTATES 7TH ADDN & OUTLOT A IN PRAGUE ESTATES 9TH ADDN & OUTLOT A IN PRAGUE ESTATES 11TH ADDN IN CITY OF NEW PRAGUE (ALL WETLANDS)		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.615.0100	1004 Fairway Dr SE	PRAGUE ESTATES 9TH ADDN Lot-010 Block-001 17,752 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.615.0110	1006 Fairway Dr SE	PRAGUE ESTATES 9TH ADDN Lot-011 Block-001 15,362 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.615.0120	1008 Fairway Dr SE	PRAGUE ESTATES 9TH ADDN Lot-012 Block-001 16,433 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.615.0010	1013 Fairway Dr SE	PRAGUE ESTATES 9TH ADDN Lot-001 Block-001 24,354 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.999.0280	1001 10th Ave SE	PRAGUE ESTATES 8TH ADDN Lot-001 Block-007 .52 AC 21866 SF. BOOSTER STATION		\$0.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00	\$2,500.00
23.710.0980		TIKALSKY ACRES 3.06 AC OUTLOT A		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

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23.605.0050	1100 1st St SE	PRAGUE ESTATES 1ST ADDN Lot-003 Block-002 3.83 AC		\$0.00		\$0.00		\$0.00		\$0.00	372.5	\$16,140.43	\$16,140.43
23.611.0090	1115 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-009 Block-001 15,083 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0100	1113 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-010 Block-001 9,864 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0110	1111 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-011 Block-001 7,243 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0120	1109 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-012 Block-001 6,218 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0130	1107 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-013 Block-001 6,218 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0140	1105 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-014 Block-001 8,540 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0150	1103 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-015 Block-001 6,793 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.611.0160	1101 Village St SE	PRAGUE ESTATES 6TH ADDN Lot-016 Block-001 9,762 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.616.0010	600 Evergreen Ave SE	PRAGUE ESTATES 10TH ADDN Lot-001 Block-001 17,844 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.616.0020	602 Evergreen Ave SE	PRAGUE ESTATES 10TH ADDN Lot-002 Block-001 14,368 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.616.0030	604 Evergreen Ave SE	PRAGUE ESTATES 10TH ADDN Lot-003 Block-001 14,381 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.616.0040	606 Evergreen Ave SE	PRAGUE ESTATES 10TH ADDN Lot-004 Block-001 14,394 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0090	1117 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-009 Block-001 14,860 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0080	1115 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-008 Block-001 13,184 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0070	1113 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-007 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0060	1111 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-006 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0050	1109 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-005 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0040	1107 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-004 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0030	1005 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-003 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

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23.613.0020	1103 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-002 Block-001 10,800 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.613.0010	1101 Horseshoe Ln SE	PRAGUE ESTATES 7TH ADDN Lot-001 Block-001 13,500 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.999.0270	1114 9th St SE	PRAGUE ESTATES 7TH ADDN 10.28 AC SETTLER'S PARK		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.614.0700	1105 Park Ln SE	PRAGUE ESTATES 8TH ADDN Lot-003 Block-005 18,807 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.614.0690	1103 Park Ln SE	PRAGUE ESTATES 8TH ADDN Lot-002 Block-005 13,417 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.614.0680	1101 Park Ln SE	PRAGUE ESTATES 8TH ADDN Lot-001 Block-005 15,644 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.614.0670	1100 12th ST SE	PRAGUE ESTATES 8TH ADDN Lot-017 Block-004 19,246 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.710.0010	1101 Tikalsky St SE	TIKALSKY ACRES Lot-001 Block-001 13,166 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.710.0580	1100 Tikalsky St SE	TIKALSKY ACRES Lot-001 Block-004 18,238 SF		\$0.00		\$0.00		\$0.00	0.5	\$1,250.00		\$0.00	\$1,250.00
23.710.0680	1103 Olivia St SE	TIKALSKY ACRES Lot-011 Block-004 13,275 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.710.0690	1101 Olivia St SE	TIKALSKY ACRES Lot-012 Block-004 17,818 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
23.710.0700	1100 Olivia St SE	TIKALSKY ACRES Lot-013 Block-004 26,526 SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
			91.0	\$319,865.00	80.0	\$209,200.00	78.0	\$752,700.00	18.5	\$46,250.00	745.0	\$32,280.85	\$1,360,295.85

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

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