



Stantec Consulting Services Inc.  
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

February 15, 2022  
File: 193805383

**Attention: Mr. Dan Buchholtz, Administrator**  
City of Spring Lake Park  
City Hall  
1301 81<sup>st</sup> Avenue NE  
Spring Lake Park, MN 55432

**Reference: 2022 Street Improvements Project - Final Assessment Hearing**

Dear Dan,

Bids were received for the 2022 Street Improvements Project (Hayes Ave. NE, 80<sup>th</sup> Ave. NE, and Garfield Ave. NE) on January 31, 2022. Final proposed assessment information has been determined based on the low bid received. Current estimated project cost information is:

Total Project Cost:	\$483,238.00
Amount to be Assessed:	\$207,176.00

The total amount to be assessed is based on the city assessment policy (45% of assessable project cost). There are 76 assessable parcels in the project area. \$207,176 divided by 76 parcels results in an assessment amount of \$2,726 per parcel. This compares to the proposed assessment amount of \$3,400 per parcel presented at the public hearing last year.

A Final Assessment Roll (copy attached) has been prepared using the amount of **\$2,726 per parcel**.

This information can be presented at the final Assessment Hearing on March 21<sup>st</sup>.

Please feel free to contact us if you have any questions or require any additional information.

Regards,  
**STANTEC**

A handwritten signature in black ink that reads "Phil Gravel".

Phil Gravel

cc: Terry Randall

Attachments: Assessment Estimate and Final Assessment Roll



**ASSESSABLE AMOUNT BASED ON LOW BID**

2022 STREET IMPROVEMENTS PROJECT

PROJECT NO. 193805383

CITY OF SPRING LAKE PARK

February 2022

No.	Item	Units	Qty	Bid Unit Price	ASSESSABLE	NON-ASSESSABLE
<b>BASE BID</b>						
1	MOBILIZATION	LS	1	\$ 10,962.00	\$ 10,962.00	
2	TRAFFIC CONTROL	LS	1	\$ 3,270.00	\$ 3,270.00	
3	EROSION AND SEDIMENT CONTROL	LS	1	\$ 4,885.00	\$ 4,885.00	
4	BULKHEAD SEWER PIPE (STORM)	EACH	2	\$ 250.00		\$ 500.00
5	RECONSTRUCT INVERT & DOG HOUSES (STORM-EXCBMH6)	EACH	1	\$ 800.00		\$ 800.00
6	REMOVE STRUCTURE (STORM EXCBMH3)	EACH	1	\$ 500.00		\$ 500.00
7	REMOVE CB CASTING (STORM)	EACH	7	\$ 50.00		\$ 350.00
8	SALVAGE MH CASTING (STORM)	EACH	1	\$ 50.00	\$ 50.00	
9	SALVAGE MH CASTING (SANITARY)	EACH	24	\$ 50.00	\$ 1,200.00	
10	REMOVE CURB AND GUTTER	LIN FT	650	\$ 8.12	\$ 5,278.00	
11	SAWCUT BITUMINOUS PAVEMENT	LIN FT	160	\$ 3.00	\$ 480.00	
12	FULL DEPTH RECLAMATION (FDR) (P)	SQ FT	104000	\$ 0.08	\$ 8,320.00	
13	HAUL EXCESS RECLAIM MATERIAL TO CITY SITE	CY	100	\$ 5.95	\$ 595.00	
14	HAUL AND DISPOSE EXCESS MATERIAL	LS	1	\$ 15,055.00	\$ 15,055.00	
15	SUBGRADE PREPARATION	LS	1	\$ 16,950.00	\$ 16,950.00	
16	ADJUST EXISTING VALVE BOX	EACH	5	\$ 634.00	\$ 3,170.00	
17	ADJUST EXISTING MH FRAME AND CASTING (STORM)	EACH	1	\$ 774.00	\$ 774.00	
18	ADJUST EXISTING MH FRAME AND CASTING (SAN)	EACH	24	\$ 774.00	\$ 18,576.00	
19	ADJUST EXIST CB WITH NEW FRAME AND CASTING	EACH	6	\$ 923.00	\$ 5,538.00	
20	SUBGRADE EXCAVATION (EV)	CU YD	200	\$ 29.28	\$ 5,856.00	
21	SELECT GRANULAR BORROW (CV)	CU YD	200	\$ 0.01	\$ 2.00	
22	LOAM TOPSOIL BORROW (LV)	CU YD	48	\$ 60.00	\$ 2,880.00	
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - STREET	TON	1050	\$ 78.51	\$ 82,435.50	
24	TYPE SP 12.5 NON WEARING COURSE (3,B) - STREET	TON	1750	\$ 73.55	\$ 128,712.50	

No.	Item	Units	Qty	Bid Unit Price	ASSESSABLE	NON-ASSESSABLE
25	PREPARE SURFACE FOR WEAR PAVING	LS	1	\$ 1,175.00	\$ 1,175.00	
26	TACK COAT	GAL	725	\$ 2.00	\$ 1,450.00	
27	CONCRETE CURB & GUTTER	LIN FT	650	\$ 38.71	\$ 25,161.50	
28	18" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	57	\$ 72.00		\$ 4,104.00
29	2-INCH THICK POLYSTYRENE INSULATION	SQ FT	120	\$ 3.50		\$ 420.00
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EACH	2	\$ 3,200.00		\$ 6,400.00
31	CONNECT TO EXISTING STORM SEWER PIPE	EACH	3	\$ 1,000.00		\$ 3,000.00
32	CONNECT TO EXIST STORM STRUCTURE (CORE DRILL)	EACH	1	\$ 1,500.00		\$ 1,500.00
33	4" PVC PERFORATED DRAINTILE W/ SOCK	LIN FT	57	\$ 28.00	\$ 1,596.00	
34	SOD (YARD TYPE)	SQ YD	650	\$ 15.00	\$ 9,750.00	
<b>Total Estimated Construction - BASE BID</b>					<b>\$ 354,121.50</b>	<b>\$ 17,574.00</b>
<b>Legal, Administration, Contingency and Engineering</b>					<b>\$ 106,270.50</b>	<b>\$ 5,272.00</b>
					<b>\$ 460,392.00</b>	<b>\$ 22,846.00</b>
<b>TOTAL PROJECT COST BASED ON BIDS (= \$406+22)</b>				<b>\$ 483,238.00</b>		

Net Assessable Amount based on the low bid is \$460,392.00

City policy is to assess 45-percent of net assessable amount. 45-percent of \$460,392.00 is: \$ 207,176.40

\$207,176.40 divided by 76 parcels is: \$ 2,726.01 per parcel. **Round down to \$2,726.00 per parcel.**

(The amount per parcel from Feasibility Report was \$3,400)

**FINAL ASSESSMENT ROLL**  
**2022 STREET IMPROVEMENTS PROJECT**

SPRING LAKE PARK, MINNESOTA

February 2022

NAME	PARCEL ID#	ADDRESS	PROPOSED ASSESSMENT
PHAM TRUC B & HOA T	PIN: 01-30-24-42-0035	8017 GARFIELD ST NE	\$ 2,726.00
JOHNSON KURT E & JEAN M	PIN: 01-30-24-42-0055	8025 HAYES ST NE	\$ 2,726.00
NEHRING, ROBERT IVAN	PIN: 01-30-24-42-0052	8039 HAYES ST NE	\$ 2,726.00
BOHL, PETER J	PIN: 01-30-24-42-0023	8006 HAYES ST NE	\$ 2,726.00
HOWELL GREGORY G & D J KANIS-	PIN: 01-30-24-42-0074	8090 GARFIELD ST NE	\$ 2,726.00
BREISTER-BOLF, SUSAN	PIN: 01-30-24-42-0061	8008 GARFIELD ST NE	\$ 2,726.00
LATHE, KARI A	PIN: 01-30-24-42-0056	8019 HAYES ST NE	\$ 2,726.00
NOVY, BRADLEY J	PIN: 01-30-24-42-0028	1452 80TH AVE NE	\$ 2,726.00
BISCH, ROSE ANN	PIN: 01-30-24-42-0057	8015 HAYES ST NE	\$ 2,726.00
LOESCH WILLIAM & LEEANN	PIN: 01-30-24-42-0024	8000 HAYES ST NE	\$ 2,726.00
MOHAMOUD, HODON A	PIN: 01-30-24-42-0059	1455 80TH AVE NE	\$ 2,726.00
DIAZ, TANYA M	PIN: 01-30-24-42-0018	8036 HAYES ST NE	\$ 2,726.00
KHANGKYI, TSERING S	PIN: 01-30-24-42-0033	8005 GARFIELD ST NE	\$ 2,726.00
BOROWITZ, PETER	PIN: 01-30-24-42-0068	PO BOX 32341	\$ 2,726.00
EGGERT TRUSTEE, JOHN G	PIN: 01-30-24-41-0043	8065 GARFIELD ST NE	\$ 2,726.00
HYDEMAN, JOANN E	PIN: 01-30-24-42-0063	8020 GARFIELD ST NE	\$ 2,726.00
STIMPEL, RICHARD	PIN: 01-30-24-42-0044	8085 HAYES ST NE	\$ 2,726.00
HAUKOM, JOSHUA R	PIN: 01-30-24-41-0039	8041 GARFIELD ST NE	\$ 2,726.00
LAMPI, SHANE A	PIN: 01-30-24-42-0070	8072 GARFIELD ST NE	\$ 2,726.00
TEEKASINGH C & SINGH G	PIN: 01-30-24-42-0048	8049 HAYES ST NE	\$ 2,726.00
WESTLING, ROBIN K	PIN: 01-30-24-42-0011	8078 HAYES ST NE	\$ 2,726.00
CHESLEY RENAE E	PIN: 01-30-24-42-0019	8030 HAYES ST NE	\$ 2,726.00
MCMAHON TERRANCE & JERRI	PIN: 01-30-24-42-0038	8073 GARFIELD ST NE	\$ 2,726.00
GAASLAND, KRISTIAN PEDAR	PIN: 01-30-24-42-0062	8016 GARFIELD ST NE	\$ 2,726.00
POLKINGHORNE, JEANNETTE	PIN: 01-30-24-42-0064	8024 GARFIELD ST NE	\$ 2,726.00
POLAND GUY B & BEVERLY N	PIN: 01-30-24-42-0040	8085 GARFIELD ST NE	\$ 2,726.00
BANICK-OLIVEROS MEGAN ELIZABETH	PIN: 01-30-24-42-0041	8089 GARFIELD ST NE	\$ 2,726.00
RETKA, ANITA J	PIN: 01-30-24-42-0042	8097 GARFIELD ST NE	\$ 2,726.00
DOMINO MICHAEL L & DIANE C	PIN: 01-30-24-41-0040	8049 GARFIELD ST NE	\$ 2,726.00
SALO LORI J	PIN: 01-30-24-42-0069	8068 GARFIELD ST NE	\$ 2,726.00
AHMED, ABDI FARAH	PIN: 01-30-24-42-0014	8060 HAYES ST NE	\$ 2,726.00
LOEGERING JAMES M & SANDRA M	PIN: 01-30-24-42-0010	8084 HAYES ST NE	\$ 2,726.00
MARTIN, KENNETH L	PIN: 01-30-24-42-0067	8050 GARFIELD ST NE	\$ 2,726.00
WONG-ELDREDGE, LICHEEH	PIN: 01-30-24-42-0051	8041 HAYES ST NE	\$ 2,726.00
KHANGCHUNG, TINLEY C	PIN: 01-30-24-42-0013	8066 HAYES ST NE	\$ 2,726.00
DESHAW, KIMBERLY A	PIN: 01-30-24-42-0036	8021 GARFIELD ST NE	\$ 2,726.00
FOSSUM TIMOTHY & JANET	PIN: 01-30-24-41-0037	8033 GARFIELD ST NE	\$ 2,726.00
TRAVIS RONALD G & JANET L	PIN: 01-30-24-42-0075	8094 GARFIELD ST NE	\$ 2,726.00
LECY JOHN A & GALE E	PIN: 01-30-24-42-0050	8045 HAYES ST NE	\$ 2,726.00
HAFERMAN, JACOB	PIN: 01-30-24-42-0012	8072 HAYES ST NE	\$ 2,726.00
WORKMAN, TIMOTHY S	PIN: 01-30-24-42-0045	8075 HAYES ST NE	\$ 2,726.00
HAMMER, MARK F	PIN: 01-30-24-42-0025	1410 80TH AVE NE	\$ 2,726.00
ALHAMMOURI, SHARIF	PIN: 01-30-24-42-0060	1477 80TH AVE NE	\$ 2,726.00

SCAVO, ANTHONY M	PIN: 01-30-24-42-0022	8012 HAYES ST NE	\$ 2,726.00
LAWRENCE, BRIAN J	PIN: 01-30-24-42-0020	8024 HAYES ST NE	\$ 2,726.00
SHIMANSKI TRUSTEE, MARY LOU	PIN: 01-30-24-41-0036	8025 GARFIELD ST NE	\$ 2,726.00
POGORELY RICHARD & DOROTHY	PIN: 01-30-24-42-0053	8035 HAYES ST NE	\$ 2,726.00
OSTERLUND JENNIFER L & JAY P	PIN: 01-30-24-42-0016	8048 HAYES ST NE	\$ 2,726.00
RADISEWITZ, GWEN M	PIN: 01-30-24-42-0049	8047 HAYES ST NE	\$ 2,726.00
KOWALZEK JEFFREY & TAMMY	PIN: 01-30-24-42-0076	8098 GARFIELD ST NE	\$ 2,726.00
EYER, GLORIA	PIN: 01-30-24-42-0072	8086 GARFIELD ST NE	\$ 2,726.00
GAPINSKI, SANDRA KIM	PIN: 01-30-24-42-0030	1480 80TH AVE NE	\$ 2,726.00
CAFFARI, JULIE ANNE	PIN: 01-30-24-42-0054	8031 HAYES ST NE	\$ 2,726.00
EICHER, ROBERT W	PIN: 01-30-24-42-0015	8054 HAYES ST NE	\$ 2,726.00
HODET, MICHAEL PRESTON	PIN: 01-30-24-42-0071	8082 GARFIELD ST NE	\$ 2,726.00
LEE RYAN	PIN: 01-30-24-42-0029	1466 80TH AVE NE	\$ 2,726.00
LUECK, JENNIFER K	PIN: 01-30-24-42-0032	8001 GARFIELD ST NE	\$ 2,726.00
JOHNSON LEE R & NANCY J	PIN: 01-30-24-42-0058	1433 80TH AVE NE	\$ 2,726.00
MILLER TRUSTEE, SANDRA ANN	PIN: 01-30-24-41-0038	8037 GARFIELD ST NE	\$ 2,726.00
BOETTCHER TRUSTEE, DOREEN LOUISE	PIN: 01-30-24-42-0027	1438 80TH AVE NE	\$ 2,726.00
AALUND, STEVEN G	PIN: 01-30-24-42-0026	1424 80TH AVE NE	\$ 2,726.00
CALL JOSEPH RICHARD	PIN: 01-30-24-42-0034	8009 GARFIELD ST NE	\$ 2,726.00
SAINIO DANIEL	PIN: 01-30-24-42-0073	8088 GARFIELD ST NE	\$ 2,726.00
HARTSOOK JANICE J & GOTSCH P	PIN: 01-30-24-42-0046	8063 HAYES ST NE	\$ 2,726.00
WILLIAMS CLARE L & STEVEN B	PIN: 01-30-24-42-0037	8069 GARFIELD ST NE	\$ 2,726.00
MONSON-HOKENSON S W & L A	PIN: 01-30-24-42-0066	8030 GARFIELD ST NE	\$ 2,726.00
HAGEN PAMELA S	PIN: 01-30-24-42-0017	8042 HAYES ST NE	\$ 2,726.00
ELBARHAMTOSHI, JOULAN A	PIN: 01-30-24-41-0042	8057 GARFIELD ST NE	\$ 2,726.00
HAGEN, ASHLEY J	PIN: 01-30-24-42-0047	8055 HAYES ST NE	\$ 2,726.00
PUPO-QUIALA, WILLIAM	PIN: 01-30-24-42-0043	8091 HAYES ST NE	\$ 2,726.00
LARSON TRUSTEE, ROBYN F	PIN: 01-30-24-42-0031	1494 80TH AVE NE	\$ 2,726.00
DUFEK PATRICK A & LYNETTE J	PIN: 01-30-24-42-0021	8018 HAYES ST NE	\$ 2,726.00
DOLMA, YONTEN	PIN: 01-30-24-42-0065	8028 GARFIELD ST NE	\$ 2,726.00
WYATT, JACQUELINE R	PIN: 01-30-24-41-0041	8053 GARFIELD ST NE	\$ 2,726.00
JONES CHRISTINE	PIN: 01-30-24-42-0039	8081 GARFIELD ST NE	\$ 2,726.00
DENYES TRUSTEE, SHIRLEY	PIN: 01-30-24-42-0009	8090 HAYES ST NE	\$ 2,726.00