

2026 Street and Utility Improvements

Lake Elmo Heights; Inwood Ave N; Innsdale
Ave N

City Project No. 139309

City of Lake Elmo
September 9, 2025



Real People. Real Solutions.

Submitted by:

Bolton & Menk, Inc.
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Oakdale, MN 55128
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Certification

Feasibility Report

For

2026 Street and Utility Improvements
Lake Elmo Heights; Inwood Ave N; Innsdale Ave N

City of Lake Elmo
Lake Elmo, MN
139309

September 9, 2025

PROFESSIONAL ENGINEER

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

Signature:  _____

Typed or Printed Name: Nathan Stanley, PE

Date: Sept. 9, 2025 License Number: 45788

**2026 STREET AND UTILITY IMPROVEMENTS
LAKE ELMO HEIGHTS; INWOOD AVE N; INNSDALE AVE N
CITY OF LAKE ELMO
PROJECT NO. 139309**

SUMMARY, FINDINGS, AND RECOMMENDATIONS

This Feasibility Report has been prepared to address street and drainage improvements programmed for construction in 2026. The overall proposed street improvement project consists of the Lake Elmo Heights neighborhood and two nearby cul-de-sac streets. The Report advises on the scope of recommended improvements; provides an estimate of total project costs; identifies easement and right-of-way needed to implement the improvements; and advises if the improvements are necessary, cost effective, and feasible. The report also provides a preliminary assessment roll for each of the benefitting properties based upon the City's Special Assessment Policy for Local Improvements.

Project Name: 2026 Street and Utility Improvements
Project No: 139309

LOCATION: Approximately 7,500 feet of roadway consisting of:

- Inwood Ave N from Stillwater Blvd N to the north cul-de-sac
- Innsdale Ave N from Stillwater Blvd N to the south cul-de-sac
- 27th Street N from Inwood Ave N to Imperial Ave N
- Innsdale Ave N from 27th Street N to the south cul-de-sac
- 26th Street N from Inwood Ave N to Imperial Ave N
- Imperial Ave N from the south cul-de-sac to the north cul-de-sac

INITIATION: The Project was initiated by the City Council as a part of its Pavement Management Plan and Capital Improvement Plan. The preparation of the Feasibility Report was authorized by Resolution on June 3, 2025.

IMPROVEMENTS: The proposed improvements include a full depth reclamation (FDR) of the street pavement section, replacement of the existing bituminous curb with the installation of new barrier style concrete curb and gutter, and paving a new bituminous surface over the reclaimed aggregate base. Storm sewer maintenance items are included in the scope including cleaning and clearing of outlet pipes, ditch grading, draintile installation, extension of storm sewer pipe, and replacement of drainage structures as recommended in the design documents. No street widening or geometric changes are proposed. Restoration work will include new boulevard sod along maintained properties and seed where the vegetation is not actively maintained. Maintaining the existing grading and drainage conditions, with

Prepared by: Bolton & Menk, Inc.

2026 Street and Utility Improvements – Lake Elmo Heights, Inwood Ave N; Innsdale Ave N | 139309

minimal change, is important to controlling overall project costs. The proposed project will attempt to keep the reconstructed street at or very near the existing centerline and pavement widths to minimize the construction grading and drainage impacts to adjacent properties. It is recommended that “No Parking” signage be installed in accordance with the City’s Parking Restriction Guidance Policy as depicted in the exhibit included in the Appendix.

RIGHT-OF-WAY: The Project will be constructed within the existing City right-of-way, roadway easements and prescriptive right-of-way.

WATER SERVICE: Properties within the project area are served by existing public watermain that was installed approximately 20 years ago. There is no history of breaks or problems with the in-place system and it is expected that the pipe has adequate service life remaining so that no improvements to the system are required at this time.

SANITARY SEWER SERVICE: Properties within the project area are served by individual private sewage treatment systems. The project area is outside of the Metropolitan Urban Service Area (MUSA) and no sanitary sewer is in the area that could be extended to serve area properties.

COMPLETION: Fall of 2026. A full project schedule is included in the Appendix.

PROJECT COSTS: The total estimated project cost is **\$2,392,000** for street and drainage improvements. Included in the Appendix is the detailed estimate of total project costs. The estimates include construction costs, engineering, geotechnical investigations, legal, and administration costs directly associated with project implementation. A 10% contingency is included to address changing market conditions until contractor bids can be received. These cost estimates are based on recent construction projects of similar character and assume that the proposed improvements would begin in 2026. The actual project costs will be determined through a competitive bidding process and will vary with market conditions at the time of the bid.

BENEFITING PROPERTIES: 52 residential parcels (40 in Lake Elmo Heights, 7 on Innsdale Ave N, and 5 on Inwood Ave N). One corner parcel on Inwood Ave N is proposed to be assessed at 50 percent.

SPECIAL ASSESSMENTS: Special assessments will be levied in accordance with Minnesota Statutes Chapter 429 and the City of Lake Elmo Special Assessment Policies and Procedures for Public Improvements. The City may use fund reserves or bonds to pay the up-front project costs and to cover City cost participation. Special assessments would be levied against the benefiting properties with payment terms structured so that the City receives funds to meet debt obligations

The assessable project costs related to the street and drainage improvements in Lake Elmo Heights; Inwood Ave N; and Innsdale Ave N will be assessed at a rate of 30% for residential properties using a unit method. Residential properties are considered to provide an equal demand on street use and are therefore assessed on a per unit basis including “flag” lots located on private streets. Residential properties with direct access to a public street, vacant lots, and lots with direct access from a private street are included as benefitting properties. Each property is assessed one unit unless the property can be subdivided using the current underlying land use and zoning regulations.

The preliminary assessment roll detailing each benefitting property’s proposed assessment amount is included in the Appendix and is summarized in the table below.

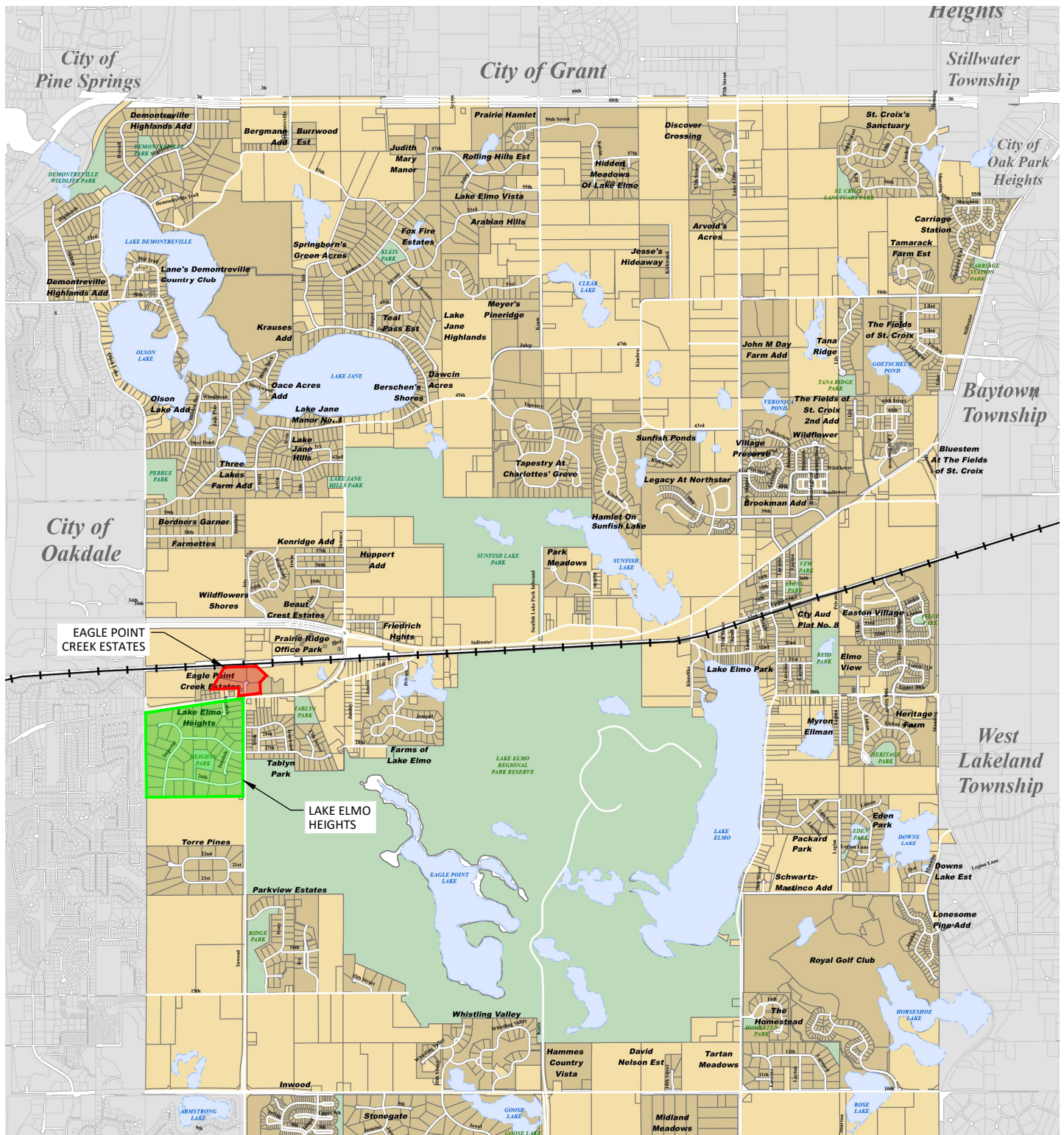
Table 1: Project Costs and Proposed Assessments

Neighborhood	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
Lake Elmo Heights	\$2,024,000	\$1,416,000	\$15,200 for 40 units	\$608,000
Innsdale Ave N	\$158,000	\$110,000	\$6,800 for 7 units	\$47,600
Inwood Ave N	\$210,000	\$139,000	\$15,800 for 4 units \$7,900 for 1 unit	\$71,000
TOTALS	\$2,392,000	\$1,665,000		\$727,000

The street and storm sewer improvements will be levied over a 15-year period. Assessments will be charged an interest rate of 1% over the bond rate for the project or as set by the City Council.

FEASIBILITY: The Project is feasible as proposed in this Report, is consistent with the City’s Comprehensive Plan and Capital Improvement Plan, is necessary, cost effective, and will benefit the properties that are proposed to be assessed.

APPENDIX



LEGEND

- █ LAKE ELMO HEIGHT
- █ EAGLE POINT CREEK ESTATES

THE CITY OF
LAKE ELMO





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2026 Street and Utility Improvements
Lake Elmo, MN
Project No.: 139309

JUNE 3, 2025	Council authorizes preparation of Preliminary Design, Geotechnical Services and Feasibility Report.
AUGUST 21, 2025	Neighborhood informational meeting on scope of improvements.
SEPTEMBER 16, 2025	Presentation of Feasibility Report and Preliminary Design, City Council accepts Feasibility Report and orders Public Hearing on improvements.
OCTOBER 2, 2025	Neighborhood informational meeting to review improvements and preliminary assessments.
OCTOBER 21, 2025	Council conducts Public Hearing on improvements and orders Preparation of Final Plans and Specifications.
JANUARY 6, 2026	Council Approves Final Plans and authorizes Advertisement for Bids
FEBRUARY 5, 2026	Project Bid Date: Receive Contractor Bids.
FEBRUARY 17, 2026	Council accepts Bids and awards Contract.
MARCH, 2026	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• AUGUST 28, 2026 Substantial Completion.• OCTOBER 16, 2026 Final Completion.

**Final Assessment Hearing Schedule TBD*



ENGINEER'S OPINION OF PROBABLE COST
 COST ESTIMATE
 2026 STREET AND UTILITY IMPROVEMENTS
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NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
PART 1 - INNSDALE AVENUE NORTH GENERAL					
1	TRAFFIC CONTROL	LS	1	\$ 3,000.00	\$ 3,000.00
2	SILT FENCE, TYPE MACHINE SLICE	LF	100	\$ 3.00	\$ 300.00
3	STREET SWEEPING (WITH PICKUP BROOM)	HR	10	\$ 160.00	\$ 1,600.00
4	WATER FOR DUST CONTROL	MGAL	10	\$ 50.00	\$ 500.00
5	SALVAGE AND REINSTALL MAILBOX	EA	7	\$ 150.00	\$ 1,050.00
6	TEMPORARY MAILBOX	EA	7	\$ 90.00	\$ 630.00
7	REMOVE SIGN AND POST	EA	2	\$ 300.00	\$ 600.00
8	SIGN PANELS TYPE C	SF	16	\$ 100.00	\$ 1,600.00
9	STREET NAME BLADE	EA	16	\$ 350.00	\$ 5,600.00
10	TOPSOIL BORROW (LV)	CY	110	\$ 40.00	\$ 4,400.00
11	SOD	SY	510	\$ 10.00	\$ 5,100.00
TOTAL PART 1 - INNSDALE AVENUE NORTH GENERAL					\$ 24,380.00
PART 2 - INNSDALE AVENUE NORTH STREET AND STORM SEWER					
12	MOBILIZATION	LS	1	\$ 6,000.00	\$ 6,000.00
13	SAWCUT BITUMINOUS PAVEMENT	LF	160	\$ 3.00	\$ 480.00
14	SAWCUT CONCRETE PAVEMENT	LF	60	\$ 5.00	\$ 300.00
15	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	SY	140	\$ 8.00	\$ 1,120.00
16	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	SY	50	\$ 15.00	\$ 750.00
17	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	SY	1,940	\$ 2.00	\$ 3,880.00
18	HAUL EXCESS RECLAIM MATERIAL OFF SITE (LV)	CY	190	\$ 20.00	\$ 3,800.00
19	SUBGRADE CORRECTION (EV)	CY	70	\$ 35.00	\$ 2,450.00
20	SUBGRADE CORRECTION AGGREGATE (CV)	CY	70	\$ 50.00	\$ 3,500.00
21	SUBGRADE PREPARATION OF RECLAIMED SURFACE	SY	1,940	\$ 2.00	\$ 3,880.00
22	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	TN	180	\$ 90.00	\$ 16,200.00
23	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	TN	230	\$ 85.00	\$ 19,550.00



ENGINEER'S OPINION OF PROBABLE COST
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24	BITUMINOUS MATERIAL FOR TACK COAT	GAL	140	\$	2.00	\$	280.00
25	PATCH BITUMINOUS DRIVEWAY	SY	140	\$	45.00	\$	6,300.00
26	B418 CONCRETE CURB AND GUTTER	LF	860	\$	17.00	\$	14,620.00
27	6" CONCRETE DRIVEWAY PAVEMENT	SY	60	\$	100.00	\$	6,000.00
28	ADJUST EXISTING VALVE BOX	EA	1	\$	500.00	\$	500.00
TOTAL PART 2 - INNSDALE AVENUE NORTH STREET AND STORM SEWER							\$ 89,610.00
TOTAL PART 1 - INNSDALE AVENUE NORTH GENERAL							\$ 24,380.00
TOTAL PART 2 - INNSDALE AVENUE NORTH STREET AND STORM SEWER							\$ 89,610.00
TOTAL COST - INNSDALE AVENUE NORTH							\$ 113,990.00
PART 3 - INWOOD AVENUE NORTH GENERAL							
29	TRAFFIC CONTROL	LS	1	\$	3,000.00	\$	3,000.00
30	SILT FENCE, TYPE MACHINE SLICE	LF	150	\$	3.00	\$	450.00
31	CATCH BASIN INLET PROTECTION	EA	2	\$	200.00	\$	400.00
32	STREET SWEEPING (WITH PICKUP BROOM)	HR	10	\$	160.00	\$	1,600.00
33	WATER FOR DUST CONTROL	MGAL	10	\$	50.00	\$	500.00
34	SALVAGE AND REINSTALL MAILBOX	EA	4	\$	150.00	\$	600.00
35	TEMPORARY MAILBOX	EA	4	\$	90.00	\$	360.00
36	REMOVE SIGN AND POST	EA	2	\$	60.00	\$	120.00
37	SIGN PANELS TYPE C	SF	16	\$	100.00	\$	1,600.00
38	TOPSOIL BORROW (LV)	CY	130	\$	40.00	\$	5,200.00
39	SOD	SY	580	\$	10.00	\$	5,800.00
TOTAL PART 3 - INWOOD AVENUE NORTH GENERAL							\$ 19,630.00
PART 4 - INWOOD AVENUE NORTH STREET AND STORM SEWER							
40	MOBILIZATION	LS	1	\$	8,000.00	\$	8,000.00
41	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	5	\$	550.00	\$	2,750.00
42	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	102	\$	20.00	\$	2,040.00
43	CONNECT EXISTING STORM PIPE TO NEW STRUCTURE	EA	2	\$	1,100.00	\$	2,200.00



**ENGINEER'S OPINION OF PROBABLE COST
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44	2' X 3' CATCH BASIN PER DETAIL 404	EA	1	\$	3,000.00	\$	3,000.00
45	4' DIA CBMH WITH CASTING PER DETAIL 406	EA	2	\$	4,600.00	\$	9,200.00
46	4' DIA MH WITH CASTING PER DETAIL 409	EA	1	\$	5,000.00	\$	5,000.00
47	5' DIA MH WITH CASTING PER DETAIL 409	EA	1	\$	5,700.00	\$	5,700.00
48	15" RCP STORM SEWER, CLASS 5	LF	118	\$	75.00	\$	8,850.00
49	RIPRAP W/ FABRIC, CLASS III	CY	5	\$	200.00	\$	1,000.00
50	TELEVISIONING STORM SEWER	LF	118	\$	5.00	\$	590.00
51	REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER	LF	10	\$	15.00	\$	150.00
52	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	SY	100	\$	8.00	\$	800.00
53	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	SY	1,950	\$	2.00	\$	3,900.00
54	HAUL EXCESS RECLAIM MATERIAL OFF SITE (LV)	CY	190	\$	20.00	\$	3,800.00
55	CONNECT 4" DRAIN TILE TO STRUCTURE	EA	4	\$	400.00	\$	1,600.00
56	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	LF	200	\$	27.00	\$	5,400.00
57	DRAIN TILE CLEANOUT	EA	4	\$	600.00	\$	2,400.00
58	SUBGRADE CORRECTION (EV)	CY	70	\$	35.00	\$	2,450.00
59	SUBGRADE CORRECTION AGGREGATE (CV)	CY	70	\$	50.00	\$	3,500.00
60	SUBGRADE PREPARATION OF RECLAIMED SURFACE	SY	1,950	\$	2.00	\$	3,900.00
61	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	TN	180	\$	90.00	\$	16,200.00
62	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	TN	230	\$	85.00	\$	19,550.00
63	BITUMINOUS MATERIAL FOR TACK COAT	GAL	140	\$	2.00	\$	280.00
64	PATCH BITUMINOUS DRIVEWAY	SY	100	\$	45.00	\$	4,500.00
65	B418 CONCRETE CURB AND GUTTER	LF	880	\$	17.00	\$	14,960.00
66	ADJUST EXISTING VALVE BOX	EA	2	\$	500.00	\$	1,000.00
	TOTAL PART 4 - INWOOD AVENUE NORTH STREET AND STORM SEWER					\$	132,720.00
	TOTAL PART 3 - INWOOD AVENUE NORTH GENERAL					\$	19,630.00
	TOTAL PART 4 - INWOOD AVENUE NORTH STREET AND STORM SEWER					\$	132,720.00
	TOTAL COST - INWOOD AVENUE NORTH					\$	152,350.00



ENGINEER'S OPINION OF PROBABLE COST
COST ESTIMATE
2026 STREET AND UTILITY IMPROVEMENTS
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PART 5 - LAKE ELMO HEIGHTS GENERAL

67	TRAFFIC CONTROL	LS	1	\$	3,000.00	\$	3,000.00
68	SILT FENCE, TYPE MACHINE SLICE	LF	1,300	\$	3.00	\$	3,900.00
69	CATCH BASIN INLET PROTECTION	EA	13	\$	200.00	\$	2,600.00
70	STREET SWEEPING (WITH PICKUP BROOM)	HR	110	\$	160.00	\$	17,600.00
71	WATER FOR DUST CONTROL	MGAL	70	\$	50.00	\$	3,500.00
72	SALVAGE AND REINSTALL MAILBOX	EA	39	\$	150.00	\$	5,850.00
73	TEMPORARY MAILBOX	EA	39	\$	90.00	\$	3,510.00
74	REMOVE SIGN AND POST	EA	11	\$	300.00	\$	3,300.00
75	SIGN PANELS TYPE C	SF	80	\$	100.00	\$	8,000.00
76	STREET NAME BLADE	EA	16	\$	350.00	\$	5,600.00
TOTAL PART 5 - LAKE ELMO HEIGHTS GENERAL						\$	56,860.00

PART 6 - LAKE ELMO HEIGHTS STREET AND STORM SEWER

77	MOBILIZATION	LS	1	\$	70,000.00	\$	70,000.00
78	SALVAGE AND REINSTALL CATCH BASIN CASTING W/ NEW RINGS	EA	5	\$	500.00	\$	2,500.00
79	REMOVE AND REPLACE CASTING (R-1642-B)	EA	1	\$	650.00	\$	650.00
80	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	7	\$	550.00	\$	3,850.00
81	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	120	\$	20.00	\$	2,400.00
82	CONNECT EXISTING STORM PIPE TO NEW STRUCTURE	EA	7	\$	1,100.00	\$	7,700.00
83	2' X 3' CATCH BASIN PER DETAIL 404	EA	4	\$	3,000.00	\$	12,000.00
84	4' DIA CBMH WITH CASTING PER DETAIL 406	EA	3	\$	4,600.00	\$	13,800.00
85	PATCH DOGHOUSE / INVERT	EA	9	\$	500.00	\$	4,500.00
86	12" RCP STORM SEWER, CLASS 5	LF	56	\$	70.00	\$	3,920.00
87	15" RCP STORM SEWER, CLASS 5	LF	56	\$	75.00	\$	4,200.00
88	18" RCP STORM SEWER, CLASS 5	LF	8	\$	80.00	\$	640.00
89	REPAIR TRASH GUARD	EA	2	\$	2,500.00	\$	5,000.00
90	RIPRAP W/ FABRIC, CLASS III	CY	12	\$	200.00	\$	2,400.00
91	JET / CLEAN STORM SEWER PIPE	LF	892	\$	15.00	\$	13,380.00
92	DITCH GRADING	LF	40	\$	30.00	\$	1,200.00
93	SAWCUT BITUMINOUS PAVEMENT	LF	70	\$	3.00	\$	210.00
94	SAWCUT CONCRETE PAVEMENT	LF	230	\$	5.00	\$	1,150.00



ENGINEER'S OPINION OF PROBABLE COST
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95	SALVAGE AND REINSTALL PAVER DRIVEWAY	SF	40	\$	30.00	\$	1,200.00
96	REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT (DRIVEWAY)	SY	900	\$	8.00	\$	7,200.00
97	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (DRIVEWAY)	SY	230	\$	15.00	\$	3,450.00
98	RECLAIM EXISTING BITUMINOUS AND BASE MATERIAL	SY	25,540	\$	2.00	\$	51,080.00
99	HAUL EXCESS RECLAIM MATERIAL OFF SITE (LV)	SY	2,480	\$	20.00	\$	49,600.00
100	CONNECT 4" DRAIN TILE TO STRUCTURE	EA	15	\$	400.00	\$	6,000.00
101	4" PERFORATED PVC EDGE DRAIN W/ BACKFILL & WRAP	LF	2,700	\$	27.00	\$	72,900.00
102	DRAIN TILE CLEANOUT	EA	27	\$	600.00	\$	16,200.00
103	SUBGRADE CORRECTION (EV)	CY	860	\$	35.00	\$	30,100.00
104	SUBGRADE CORRECTION AGGREGATE (CV)	CY	860	\$	50.00	\$	43,000.00
105	SUBGRADE PREPARATION OF RECLAIMED SURFACE	SY	25,540	\$	2.00	\$	51,080.00
106	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) [SPWEA230C]	TN	2,070	\$	90.00	\$	186,300.00
107	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) [SPNWB230C]	TN	2,750	\$	85.00	\$	233,750.00
108	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,670	\$	2.00	\$	3,340.00
109	PATCH BITUMINOUS DRIVEWAY	SY	900	\$	45.00	\$	40,500.00
110	B418 CONCRETE CURB AND GUTTER	LF	14,190	\$	17.00	\$	241,230.00
111	6" CONCRETE DRIVEWAY PAVEMENT	SY	230	\$	100.00	\$	23,000.00
112	TOPSOIL BORROW (LV)	CY	2,220	\$	40.00	\$	88,800.00
113	SOD	SY	10,250	\$	10.00	\$	102,500.00
114	ADJUST EXISTING VALVE BOX	EA	17	\$	500.00	\$	8,500.00
TOTAL PART 6 - LAKE ELMO HEIGHTS STREET AND STORM SEWER							\$ 1,409,230.00
TOTAL PART 5 - LAKE ELMO HEIGHTS GENERAL							\$ 56,860.00
TOTAL PART 6 - LAKE ELMO HEIGHTS STREET AND STORM SEWER							\$ 1,409,230.00
TOTAL COST - LAKE ELMO HEIGHTS							\$ 1,466,090.00
GRAND TOTAL CONSTRUCTION COST							\$ 1,732,430.00

2026 STREET IMPROVEMENTS: FULL DEPTH RECLAMATION

ENGINEER'S OPINION OF PROBABLE COST -

Estimated TOTAL Construction Cost		\$1,732,430
Contingencies	\$173,200	
Easement Acquisition (Legal and Land Survey Services)	\$0	
Engineering Services: Preliminary Design/Feasibility Report	\$87,800	
Engineering Services: Final Design and Bidding Services	\$138,600	
Engineering Services: Construction Administration	\$69,300	
Full-Time Construction Observation	\$103,900	
Geotechnical Engineering:	\$34,600	
Legal, Fiscal and Administration:	\$52,000	
Total Estimated Project Cost:		\$2,392,000

2026 STREET IMPROVEMENTS: FULL DEPTH RECLAMATION

ENGINEER'S OPINION OF PROBABLE COST - LAKE ELMO HEIGHTS

Estimated TOTAL Construction Cost		\$1,466,090
Contingencies	\$146,600	
Easement Acquisition (Legal and Land Survey Services)	\$0	
Engineering Services: Preliminary Design/Feasibility Report	\$74,300	
Engineering Services: Final Design and Bidding Services	\$117,300	
Engineering Services: Construction Administration	\$58,600	
Full-Time Construction Observation	\$88,000	
Geotechnical Engineering:	\$29,300	
Legal, Fiscal and Administration:	\$44,000	
Total Estimated Project Cost:		\$2,024,000

2026 STREET IMPROVEMENTS: FULL DEPTH RECLAMATION

ENGINEER'S OPINION OF PROBABLE COST - INNSDALE AVE N

Estimated TOTAL Construction Cost		\$113,990
Contingencies	\$11,600	
Easement Acquisition (Legal and Land Survey Services)	\$0	
Engineering Services: Preliminary Design/Feasibility Report	\$5,800	
Engineering Services: Final Design and Bidding Services	\$9,100	
Engineering Services: Construction Administration	\$4,600	
Full-Time Construction Observation	\$6,800	
Geotechnical Engineering:	\$2,300	
Legal, Fiscal and Administration:	\$3,400	
Total Estimated Project Cost:		\$158,000

2026 STREET IMPROVEMENTS: FULL DEPTH RECLAMATION

ENGINEER'S OPINION OF PROBABLE COST - INWOOD AVE N

Estimated TOTAL Construction Cost		\$152,350
Contingencies	\$15,200	
Easement Acquisition (Legal and Land Survey Services)	\$0	
Engineering Services: Preliminary Design/Feasibility Report	\$7,700	
Engineering Services: Final Design and Bidding Services	\$12,200	
Engineering Services: Construction Administration	\$6,100	
Full-Time Construction Observation	\$9,100	
Geotechnical Engineering:	\$3,000	
Legal, Fiscal and Administration:	\$4,600	
Total Estimated Project Cost:		\$210,000

NO.	NAME	ADDRESS			MAILING ADDRESS					PID	RESIDENTIAL	STREET AND	
											EQUIVALENT	DRAINAGE	
											LOTS	ASSESSMENT	
												AMOUNT	
1	FLEMING PATRICK R & MADELEINE	2696	IMPERIAL	AVE N	2696	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220004	1	\$15,200
2	KELTON KENNETH C & MARCELA M	2760	IMPERIAL	AVE N	2760	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220005	1	\$15,200
3	RAUTIO CLARENCE A & PATRICIA A	2850	IMPERIAL	AVE N	2850	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220006	1	\$15,200
4	LESSARD DAVID J & MICHELLE	2890	IMPERIAL	AVE N	2890	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220007	1	\$15,200
5	BODEN GLENN J & IRENE M	2895	IMPERIAL	AVE N	2895	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220008	1	\$15,200
6	HERZOG JAMES R & JODY L	2841	IMPERIAL	AVE N	2841	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220009	1	\$15,200
7	STATON COLLEEN	2811	IMPERIAL	AVE N	2811	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220010	1	\$15,200
8	PIERCE JULIE A & TIMOTHY T	2769	IMPERIAL	AVE N	2769	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220011	1	\$15,200
9	DEUTSCH SCOTT & MARY M	2699	IMPERIAL	AVE N	2699	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220012	1	\$15,200
10	RICHERT RAYMOND A & PAMELA D	2678	IMPERIAL	AVE N	2678	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230010	1	\$15,200
11	PAULETTE F GREENGARD TRS	2677	IMPERIAL	AVE N	2677	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230011	1	\$15,200
12	FAGELY TERRY P & NANCY L	2656	IMPERIAL	AVE N	2656	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230009	1	\$15,200
13	FOSTER C KEVIN & BRENDA L	2655	IMPERIAL	AVE N	2655	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230012	1	\$15,200
14	PRUDHOMME GEORGE T & ANTOINETTE PRUDHOMME	2618	IMPERIAL	AVE N	2618	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230008	1	\$15,200
15	MAHER CHRIS & KASSI	2580	IMPERIAL	AVE N	2580	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230007	1	\$15,200
16	EKMAN JOHN R & DEBORAH A	2528	IMPERIAL	AVE N	2528	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230006	1	\$15,200
17	ROTH DONALD J & ANNE M	8154	26TH	ST N	8154	26TH	ST N	LAKE ELMO	MN	55042	2102921230013	1	\$15,200
18	YANG PAO & TIA L	8119	26TH	ST N	8119	26TH	ST N	LAKE ELMO	MN	55042	2102921230005	1	\$15,200
19	BRADY JOHN H & DAWN A	8165	26TH	ST N	8165	26TH	ST N	LAKE ELMO	MN	55042	2102921230004	1	\$15,200
20	LINIEWICZ PHILIP A & MARCIA L	8226	26TH	ST N	8226	26TH	ST N	LAKE ELMO	MN	55042	2102921230014	1	\$15,200
21	WAGNER JEFFREY T & JULIE A	8215	26TH	ST N	8215	26TH	ST N	LAKE ELMO	MN	55042	2102921230003	1	\$15,200
22	FRAZIER JACOB	8284	26TH	ST N	8284	26TH	ST N	LAKE ELMO	MN	55042	2102921240013	1	\$15,200
23	STEVEN A GURNEY & BARBARA J GURNEY TRS	8281	26TH	ST N	8281	26TH	ST N	LAKE ELMO	MN	55042	2102921240010	1	\$15,200
24	GLEASON GARRETT L & PATRICIA M	8364	26TH	ST N	8364	26TH	ST N	LAKE ELMO	MN	55042	2102921240012	1	\$15,200
25	FRANZWA ROBERT J	8367	26TH	ST N	8367	26TH	ST N	LAKE ELMO	MN	55042	2102921240009	1	\$15,200
26	SALCHOW GREGORY A & CATHERINE	8454	26TH	ST N	8454	26TH	ST N	LAKE ELMO	MN	55042	2102921240011	1	\$15,200
27	VEJTRUBA JOHN H & WENDY T	8457	26TH	ST N	8457	26TH	ST N	LAKE ELMO	MN	55042	2102921240008	1	\$15,200
28	PEREZ JUAN M JR & TRICIA	8244	27TH	ST N	8244	27TH	ST N	LAKE ELMO	MN	55042	2102921210019	1	\$15,200
29	HELWIG ROBERT E	8247	27TH	ST N	8247	27TH	ST N	LAKE ELMO	MN	55042	2102921210020	1	\$15,200
30	JOHN P YARUSSO & ROCHELE M YARUSSO TRS	8282	27TH	ST N	8282	27TH	ST N	LAKE ELMO	MN	55042	2102921210018	1	\$15,200
31	MEYER STEVEN J & AMY E	8301	27TH	ST N	8301	27TH	ST N	LAKE ELMO	MN	55042	2102921210021	1	\$15,200
32	SLUSS ROBERT A	8310	27TH	ST N	8310	27TH	ST N	LAKE ELMO	MN	55042	2102921210017	1	\$15,200
33	MEAR ROBERT L & LEANNE M	8341	27TH	ST N	8341	27TH	ST N	LAKE ELMO	MN	55042	2102921240001	1	\$15,200
34	BERNARDY SHARON	8352	27TH	ST N	8352	27TH	ST N	LAKE ELMO	MN	55042	2102921210016	1	\$15,200
35	RODAS GABRIELLA N	8375	27TH	ST N	8375	27TH	ST N	LAKE ELMO	MN	55042	2102921240002	1	\$15,200
36	BITKER DAVID W & MICHELE T	8478	27TH	ST N	8478	27TH	ST N	LAKE ELMO	MN	55042	2102921210015	1	\$15,200
37	BREHEIM KELLEY C & RUSTY D	8483	27TH	ST N	8483	27TH	ST N	LAKE ELMO	MN	55042	2102921240004	1	\$15,200
38	YANG ROBERT & MAI	2626	INNSDALE	AVE N	2626	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240003	1	\$15,200
39	JAMES & JANICE ROTH FAMILY LIVING TRS	2655	INNSDALE	AVE N	2655	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240005	1	\$15,200
40	OLSON BRYANT & KATELIND MCKINSTER	2621	INNSDALE	AVE N	2621	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240006	1	\$15,200
41	HENRY WILLIAM F & SUSAN L	2960	INNSDALE	AVE N	2960	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210005	1	\$6,800
42	VALENTO JOHN R	2930	INNSDALE	AVE N	2930	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210006	1	\$6,800
43	SACCOMAN DIANA L	2906	INNSDALE	AVE N	2906	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210007	1	\$6,800
44	SCHILL LINDA L	2876	INNSDALE	AVE N	2876	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210008	1	\$6,800
45	MARIA M K LAI TRS 02/20/15	2895	INNSDALE	AVE N	2895	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210009	1	\$6,800
46	FRANZWA JOHN A ETAL	2935	INNSDALE	AVE N	2935	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210010	1	\$6,800
47	MORELLI MATT J & ALICIA M	2965	INNSDALE	AVE N	2965	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921210011	1	\$6,800
48	BERG JEFFREY R & JENNIFER L	8488	STILLWATER	BLVD N	8488	STILLWATER	BLVD	LAKE ELMO	MN	55042	1602921340002	0.5	\$7,900
49	DEW ROBERT S & ROBBIN R	3036	INWOOD	AVE N	3036	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921340019	1	\$15,800
50	KRANK BRADLEY P	3082	INWOOD	AVE N	3082	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921340018	1	\$15,800
51	MUA KHAMSUKE W & LEE Y	3077	INWOOD	AVE N	3077	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921430011	1	\$15,800
52	FRITS MICHAEL & ELLEN	3033	INWOOD	AVE N	3033	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921430010	1	\$15,800

TOTAL \$726,700

NO.	NAME	ADDRESS			MAILING ADDRESS					PID	RESIDENTIAL	STREET AND	
											EQUIVALENT	DRAINAGE	
											LOTS	ASSESSMENT AMOUNT	
1	FLEMING PATRICK R & MADELEINE	2696	IMPERIAL	AVE N	2696	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220004	1	\$15,200
2	KELTON KENNETH C & MARCELA M	2760	IMPERIAL	AVE N	2760	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220005	1	\$15,200
3	RAUTIO CLARENCE A & PATRICIA A	2850	IMPERIAL	AVE N	2850	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220006	1	\$15,200
4	LESSARD DAVID J & MICHELLE	2890	IMPERIAL	AVE N	2890	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220007	1	\$15,200
5	BODEN GLENN J & IRENE M	2895	IMPERIAL	AVE N	2895	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220008	1	\$15,200
6	HERZOG JAMES R & JODY L	2841	IMPERIAL	AVE N	2841	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220009	1	\$15,200
7	STATON COLLEEN	2811	IMPERIAL	AVE N	2811	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220010	1	\$15,200
8	PIERCE JULIE A & TIMOTHY T	2769	IMPERIAL	AVE N	2769	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220011	1	\$15,200
9	DEUTSCH SCOTT & MARY M	2699	IMPERIAL	AVE N	2699	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921220012	1	\$15,200
10	RICHERT RAYMOND A & PAMELA D	2678	IMPERIAL	AVE N	2678	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230010	1	\$15,200
11	PAULETTE F GREENGARD TRS	2677	IMPERIAL	AVE N	2677	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230011	1	\$15,200
12	FAGELY TERRY P & NANCY L	2656	IMPERIAL	AVE N	2656	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230009	1	\$15,200
13	FOSTER C KEVIN & BRENDA L	2655	IMPERIAL	AVE N	2655	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230012	1	\$15,200
14	PRUDHOMME GEORGE T & ANTOINETTE PRUDHOMME	2618	IMPERIAL	AVE N	2618	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230008	1	\$15,200
15	MAHER CHRIS & KASSI	2580	IMPERIAL	AVE N	2580	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230007	1	\$15,200
16	EKMAN JOHN R & DEBORAH A	2528	IMPERIAL	AVE N	2528	IMPERIAL	AVE N	LAKE ELMO	MN	55042	2102921230006	1	\$15,200
17	ROTH DONALD J & ANNE M	8154	26TH	ST N	8154	26TH	ST N	LAKE ELMO	MN	55042	2102921230013	1	\$15,200
18	YANG PAO & TIA L	8119	26TH	ST N	8119	26TH	ST N	LAKE ELMO	MN	55042	2102921230005	1	\$15,200
19	BRADY JOHN H & DAWN A	8165	26TH	ST N	8165	26TH	ST N	LAKE ELMO	MN	55042	2102921230004	1	\$15,200
20	LINIEWICZ PHILIP A & MARCIA L	8226	26TH	ST N	8226	26TH	ST N	LAKE ELMO	MN	55042	2102921230014	1	\$15,200
21	WAGNER JEFFREY T & JULIE A	8215	26TH	ST N	8215	26TH	ST N	LAKE ELMO	MN	55042	2102921230003	1	\$15,200
22	FRAZIER JACOB	8284	26TH	ST N	8284	26TH	ST N	LAKE ELMO	MN	55042	2102921240013	1	\$15,200
23	STEVEN A GURNEY & BARBARA J GURNEY TRS	8281	26TH	ST N	8281	26TH	ST N	LAKE ELMO	MN	55042	2102921240010	1	\$15,200
24	GLEASON GARRETT L & PATRICIA M	8364	26TH	ST N	8364	26TH	ST N	LAKE ELMO	MN	55042	2102921240012	1	\$15,200
25	FRANZWA ROBERT J	8367	26TH	ST N	8367	26TH	ST N	LAKE ELMO	MN	55042	2102921240009	1	\$15,200
26	SALCHOW GREGORY A & CATHERINE	8454	26TH	ST N	8454	26TH	ST N	LAKE ELMO	MN	55042	2102921240011	1	\$15,200
27	VEJTRUBA JOHN H & WENDY T	8457	26TH	ST N	8457	26TH	ST N	LAKE ELMO	MN	55042	2102921240008	1	\$15,200
28	PEREZ JUAN M JR & TRICIA	8244	27TH	ST N	8244	27TH	ST N	LAKE ELMO	MN	55042	2102921210019	1	\$15,200
29	HELWIG ROBERT E	8247	27TH	ST N	8247	27TH	ST N	LAKE ELMO	MN	55042	2102921210020	1	\$15,200
30	JOHN P YARUSSO & ROCHELE M YARUSSO TRS	8282	27TH	ST N	8282	27TH	ST N	LAKE ELMO	MN	55042	2102921210018	1	\$15,200
31	MEYER STEVEN J & AMY E	8301	27TH	ST N	8301	27TH	ST N	LAKE ELMO	MN	55042	2102921210021	1	\$15,200
32	SLUSS ROBERT A	8310	27TH	ST N	8310	27TH	ST N	LAKE ELMO	MN	55042	2102921210017	1	\$15,200
33	MEAR ROBERT L & LEANNE M	8341	27TH	ST N	8341	27TH	ST N	LAKE ELMO	MN	55042	2102921240001	1	\$15,200
34	BERNARDY SHARON	8352	27TH	ST N	8352	27TH	ST N	LAKE ELMO	MN	55042	2102921210016	1	\$15,200
35	RODAS GABRIELLA N	8375	27TH	ST N	8375	27TH	ST N	LAKE ELMO	MN	55042	2102921240002	1	\$15,200
36	BITKER DAVID W & MICHELE T	8478	27TH	ST N	8478	27TH	ST N	LAKE ELMO	MN	55042	2102921210015	1	\$15,200
37	BREHEIM KELLEY C & RUSTY D	8483	27TH	ST N	8483	27TH	ST N	LAKE ELMO	MN	55042	2102921240004	1	\$15,200
38	YANG ROBERT & MAI	2626	INNSDALE	AVE N	2626	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240003	1	\$15,200
39	JAMES & JANICE ROTH FAMILY LIVING TRS	2655	INNSDALE	AVE N	2655	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240005	1	\$15,200
40	OLSON BRYANT & KATELIND MCKINSTER	2621	INNSDALE	AVE N	2621	INNSDALE	AVE N	LAKE ELMO	MN	55042	2102921240006	1	\$15,200
TOTAL												\$608,000	

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET AND DRAINAGE ASSESSMENT	
					RESIDENTIAL EQUIVALENT LOTS	AMOUNT
1	HENRY WILLIAM F & SUSAN L	2960 INNSDALE AVE N	2960 INNSDALE AVE N LAKE ELMO MN 55042	2102921210005	1	\$6,800
2	VALENTO JOHN R	2930 INNSDALE AVE N	2930 INNSDALE AVE N LAKE ELMO MN 55042	2102921210006	1	\$6,800
3	SACCOMAN DIANA L	2906 INNSDALE AVE N	2906 INNSDALE AVE N LAKE ELMO MN 55042	2102921210007	1	\$6,800
4	SCHILL LINDA L	2876 INNSDALE AVE N	2876 INNSDALE AVE N LAKE ELMO MN 55042	2102921210008	1	\$6,800
5	MARIA M K LAI TRS 02/20/15	2895 INNSDALE AVE N	2895 INNSDALE AVE N LAKE ELMO MN 55042	2102921210009	1	\$6,800
6	FRANZWA JOHN A ETAL	2935 INNSDALE AVE N	2935 INNSDALE AVE N LAKE ELMO MN 55042	2102921210010	1	\$6,800
7	MORELLI MATT J & ALICIA M	2965 INNSDALE AVE N	2965 INNSDALE AVE N LAKE ELMO MN 55042	2102921210011	1	\$6,800
TOTAL						\$47,600

NO.	NAME	ADDRESS			MAILING ADDRESS						PID	RESIDENTIAL	STREET AND
												EQUIVALENT	DRAINAGE
											LOTS	ASSESSMENT	
												AMOUNT	
1	BERG JEFFREY R & JENNIFER L	8488	STILLWATER	BLVD N	8488	STILLWATER	BLVD	LAKE ELMO	MN	55042	1602921340002	0.5	\$7,900
2	DEW ROBERT S & ROBBIN R	3036	INWOOD	AVE N	3036	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921340019	1	\$15,800
3	KRANK BRADLEY P	3082	INWOOD	AVE N	3082	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921340018	1	\$15,800
4	MUA KHAMSUKE W & LEE Y	3077	INWOOD	AVE N	3077	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921430011	1	\$15,800
5	FRITS MICHAEL & ELLEN	3033	INWOOD	AVE N	3033	INWOOD	AVE N	LAKE ELMO	MN	55042	1602921430010	1	\$15,800
TOTAL												\$71,100	



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