

Technical Memorandum

To: Terry Fleck, Chairman
Burleigh County WRD

From: Craig Odenbach, PE
Michael H. Gunsch, PE

Date: August 15, 2013

Subject: Missouri River Correction Center
Assessment Options

With the conclusion of the recent legislative session, the amount of money available through the Department of Corrections for construction of the Missouri River Correctional Center Flood Control Project has been quantified. Subsequently, it is now necessary to develop an equitable approach for assessing the remaining costs to the private landowners.

The Department of Corrections included \$349,950 in their budget for their project contribution. This number was based on preliminary opinions of probable cost for the access roadway segment of the project, assuming that the State Water Commission cost share would be available for the grade raise portion of that segment, but not the pavement surfacing. Those original cost estimates have since been updated, and the revised breakdown is provided in the following table.

Project Item	Levee	Road		MRCC Contribution	Total Assessed Cost
		Grade Raise	Surfacing		
Construction	506,056	414,060	101,717		
Geotechnical	10,000	10,000			
Engineering	91,090	74,531	18,309		
Administration	40,485	33,125	8,137		
Total Cost Without SWC	647,631	531,716	128,163	-\$349,950	957,560
SWC Cost Share	-\$303,633	-\$248,436	0		
Total Cost With Cost Share	343,998	283,280	128,163	-\$349,950	405,491

Thus, with a contribution of \$349,950 from the Department of Corrections, the total cost to be assessed to private landowners is \$957,560, if no SWC cost share assistance is provided, or \$405,491 if the SWC were to provide cost share assistance in the amount of 60% of construction costs. This percentage is based on their current policy for eligible flood control projects.

We have prepared a potential assessment list which includes all lot owners north of 48th Avenue who would have been affected by the 2011 flood event, if no emergency measures had been taken to raise 48th Avenue and England Street. This includes an area east of Washington Street as illustrated in the map attached to this memorandum. Eliminating properties owned by the State of North Dakota leaves 154 parcels. A listing of these parcels is attached to this memorandum.

Two approaches for distributing the project cost readily come to mind. One approach is simply to divide the cost equally among all parcels. Another is to divide the cost among the landowners based on the acreage owned. There are some considerations, however, that need to be weighed when determining which approach is more appropriate. Most of the benefitted area is developed as rural residential, so a majority of the lots range generally between 1.5 acres and 2.5 acres, with outliers at either end. The largest lot within the benefitted area is 39.85 acres, owned by Dr. Robert Roswick. Then there are a handful of parcels that vary in size from 5 to 10 acres. On the other end of the spectrum, there are also a number of very small parcels owned by SouthBay Development that are 0.1 acre in size, along with a few others at less than 0.5 acre. It is possible the SouthBay lots may be filled to levels equal to other portions of the development prior to the levee being constructed, in which case they would not be assessed.

If costs were equally spread across all parcels, each parcel would be assessed \$2,616, if State Water Commission cost share assistance is provided, and \$6,179 if no cost share assistance is provided. The downside to this approach is that the extremely small parcels would be assessed the same as the 40 acre parcel, which many may view as being less than equitable.

If costs were assessed based on acreage, the majority of lots would be assessed from \$3,000 to \$6,000 with the very small parcels being assessed less than \$1,000, even without SWC cost share assistance. The downside to this approach is that the 40 acre parcel would be assessed as much as \$43,070, if cost share assistance is obtained and as much as \$101,709 with no cost share assistance. The assessments for the 10 acre lots would similarly vary between \$10,000 and \$25,000 depending on the availability of assistance. This appears to be inconsistent with the statutory directive to assess based on benefit received.

One alternative to address the widely varying lot sizes is to vary the assessment percentages between the smallest and the largest lots. This approach would be based on the intent of statutory language that assessments are to be based on "benefits received". In the case of the smallest lots, they are not receiving the same level of benefit, given their lack of suitability for residential use. For the largest lots, they contain only one residence even though the acreage is much larger. These larger lots may one day be subdivided, in which case it would be equitable to assess them more. However, future subdivision of these properties can be addressed through the reassessment process as outlined under *NDCC 61-16.1-26 Reassessment of benefits*. (see attached).

The approach that has generally been followed by the BCWRD in developing local flood control projects has been to assess equally regardless of lot size, unless there are some mitigating circumstances that justify varying the percentages based on benefits. In this case the lot size outliers need to be addressed. The approach we have developed would assess all lots between 5 acres and 1 acre in size at 50% with the lots between 5 acres and 10 acres in size assessed at 75%, lots greater than 10 acres assessed at 100% and lots smaller than 1 acre assessed at 10%. This accounts for the fact that the larger lots receive a greater benefit because they have more area being protected and the smaller lots are receiving a much smaller benefit given their small size and, in some instances, their unsuitability for residential development. The following table summarizes the resulting projected assessments obtained using this approach.

Lot Size	Percent Assessment	No SWC Cost Share	w/SWC Cost Share
➤ 10 acres	100%	\$12,468	\$5,280
10 < > 5 acres	75%	\$9,351	\$3,960
5 < > 1 acres	50%	\$6,234	\$2,640
< 1 acre	10%	\$1,247	\$528

A spreadsheet listing the potential assessments for the three alternative approaches is attached to this memorandum.

Once the Board determines how they wish to approach the assessment (benefit) distribution the following steps can be considered to advance this project:

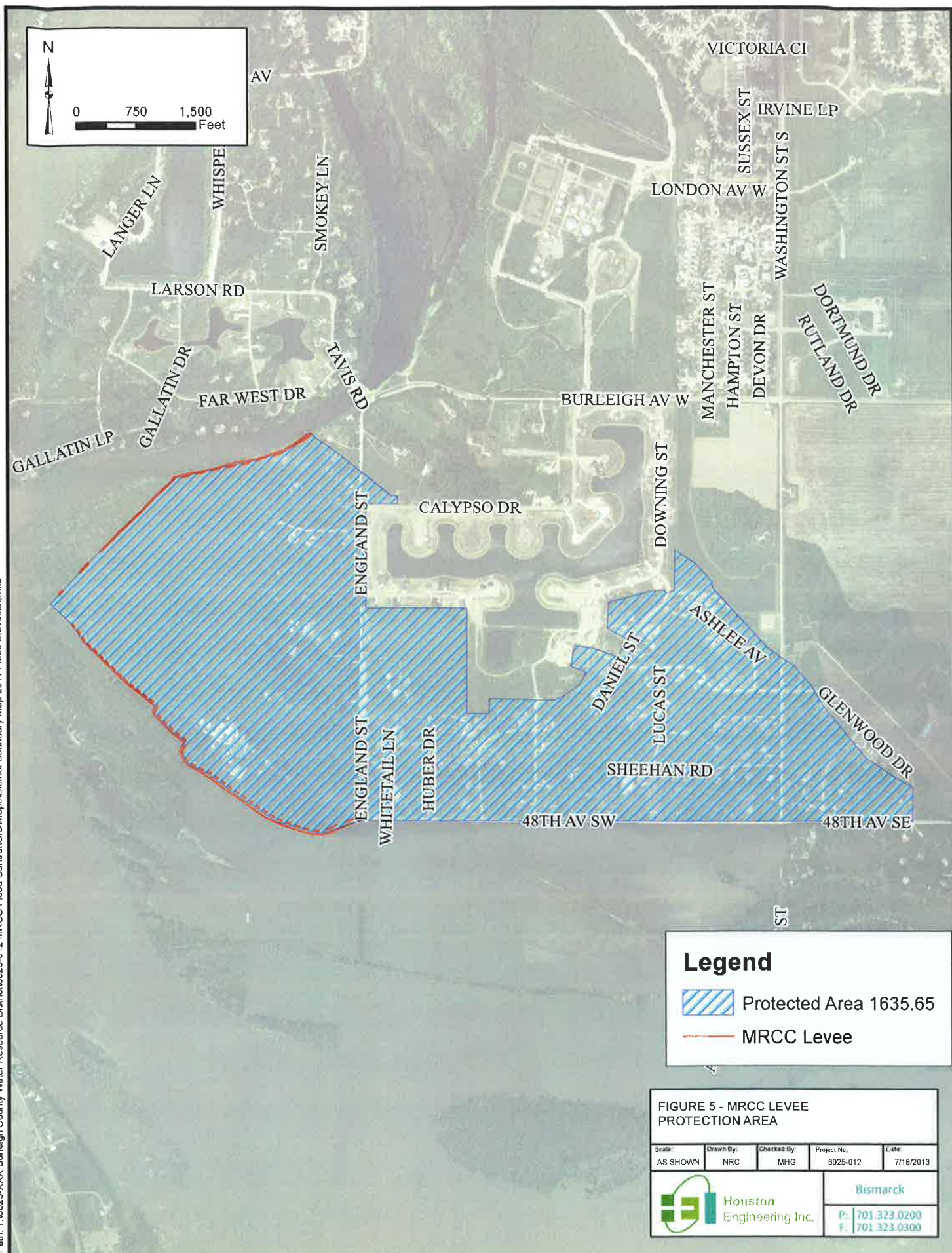
- Establish the project under NDCC 61-16.1 (optional)
- Hold a Public Informational Meeting (PIM) to present the proposed assessment district and then establish the project under NDCC 61-16.1 (recommended)
- Finalize Assessment District after public comments from PIM
- Advertise and hold Public Hearing
- If positive vote obtained – proceed with design plans
- Secure easements from MRCC and private landowners
- Request State Water Commission Cost Share
- Advertise for construction in 2014

61-16.1-26. Reassessment of benefits.

The water resource board may hold at any time or, upon petition of any affected landowner or political subdivision which has been assessed after a project has been in existence for at least one year, shall hold a hearing for the purpose of determining the benefits of such project to each tract of land affected. At least ten days' notice of the hearing must be given by publication in the newspaper or newspapers having general circulation in the district and in the official

county newspaper of each county in which the benefited lands are located and by mailing notice thereof by ordinary mail to each owner of land whose assessment is proposed to be raised as determined by the records of the recorder or county treasurer. The provisions of this chapter governing the original determination of benefits and assessment of costs apply to any reassessment of benefits carried out under this section. The board may not be forced to make such reassessment more than once every ten years, nor may any assessment or balance thereof supporting a project fund be reduced or impaired by reassessment or otherwise so long as bonds payable out of such fund remain unpaid and moneys are not available in such fund to pay all such bonds in full, with interest. Costs of maintenance must be prorated in accordance with any plan for reassessment of benefits that has been adopted.

Path: T:\6025-XXX Burleigh County Water Resource District\6025-012 MRCC Flood Control\GIS\Maps\District Boundary Map 2011 Flood Elevation.mxd



Legend


-  Protected Area 1635.65
-  MRCC Levee

FIGURE 5 - MRCC LEVELLE PROTECTION AREA

Scale:	Drawn By:	Checked By:	Project No.	Date:
AS SHOWN	NRC	MHG	6025-012	7/18/2013
			Bismarck P: 701.323.0200 F: 701.323.0300	

Parcel_ID	Owner	Property_1	Mail_Addr	Mail_City	Mail_Zipco	Sq_Ft	Acres
38-138-80-00-19-239	STATE OF ND	1800 SW 48TH AV		BISMARCK ND	58505	1745851.84	40.08
38-138-80-00-20-610	ROSWICK, ROBERT J & JULIE F	4315 ENGLAND ST		BISMARCK ND	58504-8970	1735701.66	39.85
38-138-80-00-19-421	STATE OF NORTH DAKOTA					1735077.62	39.83
38-138-80-00-19-411	STATE OF NORTH DAKOTA					1667991.03	38.29
38-138-80-00-19-811	STATE OF NORTH DAKOTA					1467266.47	33.68
38-138-80-00-19-431	STATE OF NORTH DAKOTA					953015.66	21.88
38-138-80-00-20-875	ESHOO, NORMAN S & JUDY D	680 SW 48TH AV		BISMARCK ND	58504-8959	448831.82	10.30
38-138-80-00-19-830	ECKROTH, RODNEY & LUWANNA	4330 ENGLAND ST		BISMARCK ND	58504-8964	434984.40	9.99
38-138-80-00-19-825	JACOBSON, LAUREN W & TERRY C	4310 ENGLAND ST		BISMARCK ND	58504-8963	432140.45	9.92
38-138-80-00-19-600	MILLER, DENNIS S & TAMARA M	4030 ENGLAND ST		BISMARCK ND	58504	327164.46	7.51
38-138-80-14-01-010	BLITTSKE, ALLEN & JOANN	4110 ENGLAND ST		BISMARCK ND	58504-8990	222844.65	5.12
38-138-80-0E-01-010	HUBER, GARY L & GEORGIE ANN	4500 THORNBERG DR		BISMARCK ND	58504	221404.47	5.08
38-138-80-22-01-010	JACOBSON, TERRY C & LAUREEN W	4220 ENGLAND ST		BISMARCK ND	58504-8963	217812.72	5.00
38-138-80-00-19-441	STATE OF NORTH DAKOTA					186201.62	4.27
38-138-80-00-20-886	SIEMS, BURT F & EMMA & SIEMS>	580 SE 48TH AV	HENRY J & AGNES	BISMARCK ND	58501	185986.41	4.26
38-138-80-35-02-080	LADUCER, JAMES K & SUSAN C	4616 EARHART LN		BISMARCK ND	58504-7681	179440.81	4.12
38-138-80-00-20-200	SANTA FE LLP	PO BOX 520		BISMARCK ND	58502	173827.11	3.99
38-138-80-0A-01-010	FERDERER, WAYNE R & JACQUI J	3550 ENGLAND ST		BISMARCK ND	58504-8967	167637.10	3.85
38-138-80-61-01-010	LARSON, DAVID K & DEBORAH A	3600 ENGLAND ST		BISMARCK ND	58504	156687.78	3.60
38-138-80-00-19-255	SANDERS, BONNIE	3910 ENGLAND ST		BISMARCK ND	58504-8969	147860.04	3.39
38-138-80-35-03-090	REUTHER, WAYNE A & KAREN L	4746 GLENWOOD DR		BISMARCK ND	58504-8066	146944.30	3.37
38-138-80-00-19-250	MILLER, RANDALL R & ELIZABETH	3918 ENGLAND ST		BISMARCK ND	58504-8969	136546.80	3.13
38-138-80-00-19-260	FAZEKAS, MICHAEL & LORETTA	3906 ENGLAND ST		BISMARCK, ND	58504	135929.67	3.12
38-138-80-00-19-270	WESTERN, MINDY ETAL LE TO	3912 ENGLAND ST		BISMARCK ND	58501-3439	135594.22	3.11
38-138-80-00-19-275	CHRISTIANSON, MARILYN M	3908 ENGLAND ST	HOLZNAGEL,HAROLD&JANYCE	BISMARCK ND	58503	134453.42	3.09
38-138-80-0G-01-040	HUBBARD, MATTHEW & GWEN	3710 ENGLAND ST		BISMARCK ND	58504-8968	127155.64	2.92
38-138-80-91-01-010	WETCH, TIMOTHY P & CARLA M	3924 ENGLAND ST		BISMARCK ND	58504-8969	107854.79	2.48
38-138-80-35-03-010	MARTELL, IRENE M	4733 EARHART LN		BISMARCK ND	58504-7679	106001.58	2.43
38-138-80-61-01-030	BOGERT, MARK W & DEBORAH	3700 ENGLAND ST		BISMARCK ND	58504-8968	104327.80	2.40
38-138-80-35-03-070	SKIONSBY, RICHARD W &	4646 GLENWOOD DR	CHARMAINE M	BISMARCK ND	58502-4105	100729.94	2.31
38-138-80-00-20-890	KVANDE, DEBORAH	302 E 3RD AVE S		CAVALIER ND	58220-4205	99729.98	2.29
38-138-80-03-04-030	MICHAEL BAUMGARTNER CONST INC	303 GLENWOOD DR		BISMARCK ND	58501	96708.81	2.22
38-138-80-03-04-020	SENGER, BRYAN L & LORRAINE F	213 GLENWOOD DR		BISMARCK ND	58504	96486.45	2.22
38-138-80-24-04-020	BURTNES, JASON & JORJA	4440 THORNBERG DR		MANDAN ND	58554	95918.55	2.20
38-138-80-02-03-020	MEYHOFF, BRUCE & ROBIN	4601 HUBER DR		BISMARCK ND	58504	95458.08	2.19
38-138-80-0G-01-030	NELSON, E&B %NELSON BUILDERS	1700 SCOUT ST		BISMARCK ND	58504-8968	95210.13	2.19
38-138-80-35-02-050	LADUCER, JAMES K & SUSAN C	4535 EARHART LA		BISMARCK ND	58504-7681	95083.56	2.18
38-138-80-02-03-010	MUEHLER, MICHAEL & SUSAN	4501 HUBER DR		BISMARCK ND	58504-8862	95082.92	2.18
38-138-80-02-03-030	SCHMIDT, THOMAS & CARISSA	4701 HUBER DR		BISMARCK ND	58501-2704	94861.47	2.18
38-138-80-02-01-040	DINGUS, PATRICK & ROSALIE	4512 WHITETAIL LA		BISMARCK ND	58504	93529.35	2.15
38-138-80-02-01-050	HALCROW, MICHAEL L	4430 WHITE TAIL LA		CARSON CA	90745-1308	93505.32	2.15
38-138-80-02-01-010	HEINERT, TED & NANETTE	3749 MONTREAL ST		BISMARCK ND	58501	93501.18	2.15
38-138-80-89-01-030	GOETZRIED, DARRIN M & TRCEY A	230 SHEEHAN RD		BISMARCK ND	58504-8972	93489.89	2.15
38-138-80-02-01-030	BOND, ROBERT & VIRGEAN	4520 WHITE TAIL LA		BISMARCK ND	58504-8600	93443.21	2.15
38-138-80-02-01-020	KOVASH, TODD M & KRISTI J	4604 WHITE TAIL LA		BISMARCK ND	58504	93276.53	2.14
38-138-80-00-19-220	NELSON, JEFFREY M & MARY ELLEN	3640 ENGLAND ST		BISMARCK ND	58504-8961	92956.92	2.13
38-138-80-03-01-040	SENGER, BRYAN L & LORRAINE	308 ASHLEE AV		BISMARCK ND	58504-8827	91670.33	2.10
38-138-80-03-01-050	SCHANER, ROBIN L & LANE E	400 ASHLEE AV		BISMARCK ND	58504-8831	91573.27	2.10
38-138-80-03-01-010	SPLOSKOWSKI, TIMOTHY	106 ASHLEE AV		BISMARCK ND	58504	91501.89	2.10
38-138-80-00-20-880	HORST, DELANE JACK	540 SW 48TH AV		BISMARCK ND	58504-8958	90979.58	2.09
38-138-80-00-20-894	SLETTEN, OLE T & GIENGER,RANEE	310 SW 48TH AV		HENSLEIR ND	58530-9500	89571.71	2.06
38-138-80-35-03-030	WAGNER, FRANKLIN & ANGELINE	4611 EARHART LA		BISMARCK ND	58504-7681	89107.59	2.05
38-138-80-02-02-040	FROELICH, MARK & CAROL	4701 WHITE TAIL LA		BISMARCK ND	58504	88275.07	2.03
38-138-80-89-02-010	FISCHER, RANDAL L & STACY J	201 SHEEHAN RD		BISMARCK ND	58504-8972	88233.60	2.03
38-138-80-35-02-060	LADUCER, JAMES K & SUSAN C	4616 EARHART LN		BISMARCK ND	58504-7681	88001.47	2.02
38-138-80-03-02-010	GEIGER, DANIEL & MARILYN	1702 W WICHITA DR		BISMARCK ND	58504	87957.88	2.02
38-138-80-03-04-060	LADUCER, JAMES K & SUSAN C	4405 LUCAS ST		BISMARCK ND	58504	87316.12	2.00
38-138-80-03-04-040	CLARK, JESSE D & SARA M	319 GLENWOOD DR	WISDOM, MARISSA	BISMARCK ND	58504-8025	87260.30	2.00
38-138-80-03-06-020	WELTON, MATTHEW J & >	4314 LUCAS ST		BISMARCK ND	58504	87258.29	2.00
38-138-80-35-03-020	FETCH, KENNETH	4701 EARHART LA		MANDAN ND	58554	87184.34	2.00
38-138-80-03-03-070	WERNER, JACK A & BONNIE L	310 GLENWOOD DR		LINCOLN ND	58504	87176.44	2.00
38-138-80-24-02-040	OLHEISER, CASEY & LACEY	4435 THORNBERG DR		BISMARCK ND	58504	87159.07	2.00
38-138-80-03-04-110	WOODKE, STEVEN P & LEAH R	320 SHEEHAN RD		MELBOURNE FL	32994	87153.07	2.00
38-138-80-03-04-010	TURNER, MICHAEL & DONNA M	119 GLENWOOD DR		BISMARCK ND	58504-6258	87144.65	2.00
38-138-80-03-06-070	HODGE, TIFFANY A	4520 LUCAS ST		BISMARCK ND	58501-2357	87143.81	2.00
38-138-80-03-04-120	TABORSKY, LARRY & AMY	413 COURTNEY CI		BISMARCK ND	58504	87133.05	2.00
38-138-80-03-06-080	SENGER, BRYAN L & LORRAINE F	418 GLENWOOD DR		BISMARCK ND	58504-7013	87125.15	2.00
38-138-80-03-05-010	SAND, ROSELLEN M	526 SHEEHAN RD		BISMARCK ND	58504	87122.16	2.00
38-138-80-03-03-020	KLEIN, JEROME & HELEN	527 SHEEHAN RD		BISMARCK ND	58504	87121.80	2.00
38-138-80-02-02-020	DAHL, NORMAN & AMY	407 ASHLEE AV		BISMARCK ND	58504-7064	87119.93	2.00
38-138-80-03-03-040	KASEMAN, LENORE	4604 HUBER DR		BISMARCK ND	58504	87119.25	2.00
38-138-80-03-04-050	DOUGHERTY, MARK & MARLYS J	409 GLENWOOD DR		BISMARCK ND	58504-8026	87117.92	2.00
38-138-80-03-03-010	STEFFES, CLARENCE & MAR-JO	4115 DANIEL ST		BISMARCK ND	58504	87117.20	2.00
38-138-80-03-03-080	STEWART, NATHAN J & KATIE C	328 GLENWOOD DR		BISMARCK ND	58501	87116.72	2.00
38-138-80-03-06-010	KELLER, KEN & MARION	4309 DANIEL ST		MANDAN ND	58554	87114.46	2.00
38-138-80-03-03-050	KLEIN, JASON	201 ASHLEE AV		BISMARCK ND	58502-0562	87111.15	2.00
38-138-80-03-03-100	KISSE, JOHN A	512 GLENWOOD DR		BISMARCK ND	58504	87100.88	2.00
38-138-80-03-05-020	SCHOCK, DARIN L & STACY L	509 SHEEHAN RD		BISMARCK ND	58504	87100.59	2.00
38-138-80-03-03-060	FRYSLE, THOMAS V & JUDITH H	218 GLENWOOD DR		BISMARCK ND	58501-2264	87096.63	2.00
38-138-80-03-03-030	ELL, TODD & LORI	ASHLEE AV		BISMARCK ND	58504	87095.93	2.00
38-138-80-03-07-010	WOODKE, STEVEN P & LEAH R	4306 DANIEL ST		GLEN ULLIN ND	58631	87091.40	2.00
38-138-80-02-02-010	WEATHERLY, BRENT & PATTY	421 SHEEHAN RD		BISMARCK ND	58504-7609	87039.25	2.00
38-138-80-89-01-020	DAHL, NORMAN & AMY	4601 WHITE TAIL LA		BISMARCK ND	58504-8972	86518.32	1.99
38-138-80-24-01-030	MUEHLER, WAYNE A	200 SHEEHAN RD		MANDAN ND	58554-5087	86100.02	1.98
38-138-80-24-01-020	SPEIDEL, JERRY & DONNA	4530 THORNBERG DR		BISMARCK ND	58504-8808	85994.78	1.97
38-138-80-24-01-010	LIPP, TOM & KATHY	4660 THORNBERG DR		BISMARCK ND	58504-8810	85981.32	1.97
38-138-80-00-20-810	SOUTHBAY DEVELOPMENT LLC	4744 THORNBERG DR		BISMARCK ND	58504-8812	85964.82	1.97
38-138-80-24-02-010	LADUCER, JAMES K	1805 HARBOR DR		BISMARCK ND	58504	85957.56	1.97
38-138-80-24-02-010	LADUCER, JAMES K	4616 EARHART DR		BISMARCK ND	58504	85916.67	1.97
38-138-80-24-02-030	ZAINHOFSKY, JON F & KATI L	4505 THORNBERG DR		BISMARCK ND	58504-8808	85784.65	1.97
38-138-80-24-02-020	ZAINHOFSKY,FREDERICK J & MYRNA	4655 THORNBERG DR		BISMARCK ND	58504-6536	85743.99	1.97
38-138-80-24-04-010	SMITH, STEPHANIE A	4420 THORNBERG DR		BISMARCK ND	58504	85715.35	1.97
38-138-80-24-03-030	BRAUNBERGER, GARY S & JODY L	4607 DOWNING ST		BISMARCK ND	58504-8816	85137.67	1.95
38-138-80-24-02-070	LADUCER, SHAUNA M&HOUSE,RYAN B	4730 DOWNING ST		BISMARCK ND	58504-8978	85125.83	1.95
38-138-80-24-02-060	COLLING, MICHEAL & JAN	4525 DOWNING ST		BISMARCK ND	58504-8804	85173.09	1.96
38-138-80-89-01-010	STUMPF, DANA	4730 DOWNING ST		BISMARCK ND	58504	85143.26	1.95
38-138-80-24-03-010	BRAUNBERGER, GARY S & JODY L	4700 DOWNING ST		BISMARCK ND	58504	85138.67	1.95
38-138-80-24-03-010	BEAN, DAMIAN & LISA	110 SHEEHAN RD		BISMARCK ND	58504-8816	85137.67	1.95
38-138-80-24-03-020	HELLMAN, KORY D & TANIA	4525 DOWNING ST		BISMARCK ND	58504-8978	85125.83	1.95
38-138-80-24-03-050	NEUMANN, CASEY J & GENA M	4735 DOWNING ST		BISMARCK ND	58504-8804	85116.99	1.95
38-138-80-0G-01-010	NELSON, GREGORY T	4429 DOWNING ST		BISMARCK ND	58504-8817	85079.81	1.95
38-138-80-0G-01-020	NELSON, GREGORY T	3760 ENGLAND ST		BISMARCK ND	58504	85050.82	1.95
38-138-80-0G-01-020	NELSON, GREGORY T	1604 SCOUT ST		BISMARCK ND	58504-8968	84826.19	1.95
38-138-80-35-02-090	GAYTON, ROBERT H & ROXANA M	4700 EARHART LN		BISMARCK ND	58504-7679	84646.08	1.94

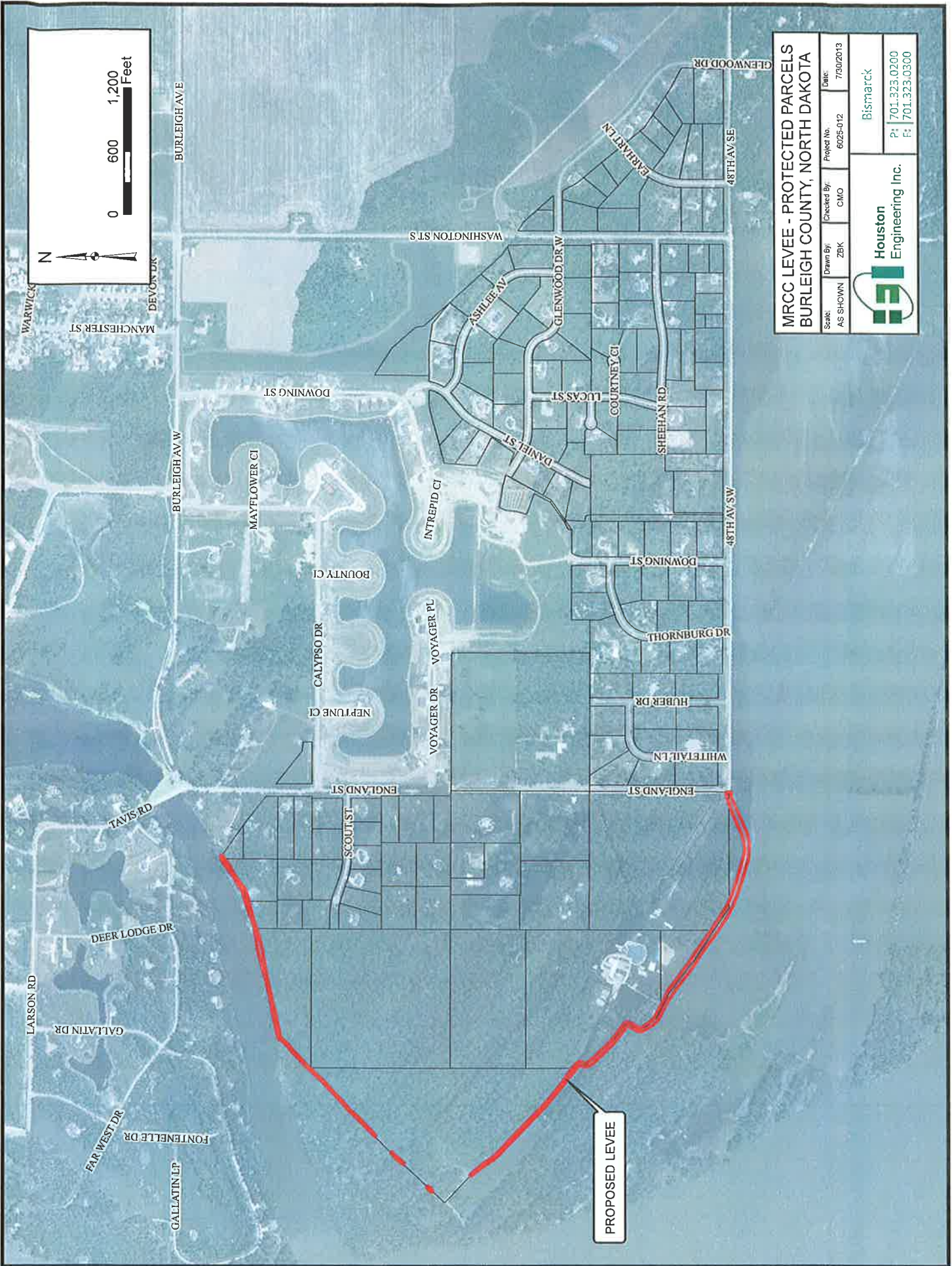
38-138-80-35-02-100	STUMPF, CLIFFORD J	4730 EARHART LA	CHRISTINA G	4730 EARHART LN	BISMARCK ND	58504-7679	84642.05	1.94
38-138-80-03-02-020	SCHMITTKE, GARY & BARBARA	4114 DANIEL ST		4114 DANIEL ST	BISMARCK ND	58504-8845	83293.96	1.91
38-138-80-00-20-620	ESHOO, NORMAN S & JUDY D	680 SW 48TH AV		680 SW 48TH AVE SW	BISMARCK ND	58504-8959	83067.99	1.91
38-138-80-73-01-010	HAUSAUER, LORI J	4430 S WASHINGTON ST		4430 S WASHINGTON ST	BISMARCK ND	58503-8010	83058.62	1.91
38-138-80-89-02-030	REICHERT, MATHEW E & SHELLY M	231 SHEEHAN RD		231 SHEEHAN RD	BISMARCK ND	58504	80849.92	1.86
38-138-80-03-01-020	MITTLIDER, RANDALL K &	216 ASHLEE AV		216 ASHLEE AVE	BISMARCK ND	58504	79594.90	1.83
38-138-80-03-02-060	TORGERSON, EARL T & PAMELA J	1733 SCOUT ST		1733 SCOUT ST	BISMARCK ND	58504-8849	77415.13	1.78
38-138-80-76-01-010	MOSER, WADE & LYNN	3425 ENGLAND ST		1105 W BURLEIGH AVE	BISMARCK ND	58504	76663.34	1.76
38-138-80-00-19-265	CHRISTANSON, THOMAS ETAL			3201 N COLORADO DR	BISMARCK ND	58503	74345.43	1.71
38-138-80-00-19-240	SANDERS, BONNIE			3910 ENGLAND ST	BISMARCK ND	58504-8969	74011.38	1.70
38-138-80-0G-01-060	ANDRE, ANN	1740 SCOUT ST		2200 FAR WEST DR	BISMARCK ND	58504-8835	72432.17	1.66
38-138-80-35-02-020	PUKLICH, DOROTHY L	4444 GLENWOOD DR		4444 GLENWOOD DR	BISMARCK ND	58504-8067	72076.46	1.65
38-138-80-00-20-850	LANGER, GARY L	4620 S WASHINGTON ST		4620 S WASHINGTON ST	BISMARCK ND	58504-8014	71538.27	1.64
38-138-80-00-20-888	FODE, ALBERT R	380 SW 48TH AV		380 SW 48TH AVE SW	BISMARCK ND	58504	71503.88	1.64
38-138-80-03-06-040	BRYNJOLFSON, JOHN & CHERI	4403 DANIEL ST		1429 EAGLES VIEW LN	BISMARCK ND	58503	70768.05	1.62
38-138-80-03-06-030	ARTZ, JONATHAN D & LOREN L	506 KAMBRI CI		506 KAMBRI CI	BISMARCK ND	58504-7511	70555.94	1.62
38-138-80-03-04-090	HARTMAN, CINDY	331 COURTNEY CI		1501 MICHIGAN AVE	BISMARCK ND	58504	70511.35	1.62
38-138-80-03-07-030	RED DOOR HOMES OF BISMARCK LLC	4406 DANIEL ST		3100 N 14TH ST	BISMARCK ND	58503	69730.11	1.60
38-138-80-0G-02-050	TORGERSON, EARL T & PAMELA J	1717 SCOUT ST		1733 SCOUT ST	BISMARCK ND	58504-8849	69543.08	1.60
38-138-80-35-03-040	AXVIG, RANDY & SUSAN	4550 GLENWOOD DR		4550 GLENWOOD DR	BISMARCK ND	58504-8000	69112.87	1.59
38-138-80-00-20-605	NEUMANN, CASEY & GENA &	4324 DANIEL ST	SOUTHBAY DEVELOPMENT LLC	4429 DOWNING ST	BISMARCK ND	58504	69080.04	1.59
38-138-80-03-07-020	THOMPSON, ROGER W & SANDY K	325 SHEEHAN RD		4324 DANIEL ST	BISMARCK ND	58504-8825	67756.73	1.56
38-138-80-03-05-040	ELSBERRY, TERRY & JULIE	1730 SCOUT ST		3900 HWY 2 & 52 W	MINOT ND	58701	66299.32	1.52
38-138-80-0G-01-050	HUBBARD, MATTHEW & GWEN	517 KAMBRI CI		3710 ENGLAND ST	BISMARCK ND	58504-8968	66032.71	1.52
38-138-80-03-06-050	BOECKEL, TRAVIS L & ALICIA M	1617 SCOUT ST		517 KAMBRI CIR	BISMARCK ND	58504	65710.21	1.51
38-138-80-0G-02-030	PREZLER, DALE & KRISTI	505 KAMBRI CI		1617 SCOUT ST	BISMARCK ND	58504-8813	65490.43	1.50
38-138-80-03-06-060	HILL, JASON D	324 COURTNEY CI		PO BOX 273	STANTON ND	58571	65355.53	1.50
38-138-80-03-04-080	WOODKE, STEVEN P & LEAH R	1701 SCOUT ST		4306 DANIEL ST	BISMARCK ND	58504	65266.36	1.50
38-138-80-0G-02-040	HEINERT, RAYMOND A & BECKY K	1601 SCOUT ST		1701 SCOUT ST	BISMARCK ND	58504	65253.38	1.50
38-138-80-0G-02-020	GCE PTY LTD THE HOTSPUR TRUST	1517 SCOUT ST	1517 SCOUT ST.		BISMARCK, ND	58504	65252.03	1.50
38-138-80-0G-02-010	HARELAND, COLLEEN K & >	4410 S WASHINGTON ST	BARNES, ANTONY		BISMARCK ND	58504	65252.03	1.50
38-138-80-73-01-020	THOMPSON, ROBERT W & LAVERNE	4420 S WASHINGTON ST		4410 S WASHINGTON ST	BISMARCK ND	58504-8010	65251.19	1.50
38-138-80-00-20-892	SLETTEN, OLE T & GIENGER,RANEE	408 COURTNEY CI		2500 RIVER RD	HENSLEIR ND	58530-9500	65242.44	1.50
38-138-80-03-04-100	FAHRNI, LOWELL & CORRIN	4420 S WASHINGTON ST		4420 S WASHINGTON ST	BISMARCK ND	58504	65218.02	1.50
38-138-80-03-04-070	CROTEAU, JAMES E & LYNN A	4126 DANIEL ST		1624 N LYNCH	MESA AZ	85207-3181	65117.37	1.49
38-138-80-03-02-030	WYNVEEN, JOSHUA A & KELLY L	4570 GLENWOOD DR		3600 ENGLAND ST	BISMARCK ND	58504	64495.41	1.48
38-138-80-35-03-050	PUKLICH, ELYSE L & >	4504 EARHART LA		4126 DANIEL ST	BISMARCK ND	58504	59045.42	1.36
38-138-80-35-02-040	LADUCER, JAMES K & SUSAN C	210 SW 48TH AV		4570 GLENWOOD DR	BISMARCK ND	58504	56818.72	1.30
38-138-80-00-20-882	ZIMMERMAN, DOUGLAS & SHIRLEY	160 SW 48TH AV		4616 EARHART LN	BISMARCK ND	58504-7681	56231.41	1.29
38-138-80-67-01-010	ZOLLER, WILLIAM & SHERYL	4730 S WASHINGTON ST		4510 LAFAYETTE DR	BISMARCK ND	58503	53650.01	1.23
38-138-80-50-00-010	HARILDSTAD, DERRICK & NICOLE	4403 GLENWOOD DR		160 SW 48TH AVE	BISMARCK ND	58504	53538.29	1.23
38-138-80-35-01-010	LEINIUS, NEIL C & JANE K	4488 GLENWOOD DR		4730 S WASHINGTON ST	BISMARCK ND	58504-8016	53449.22	1.23
38-138-80-03-01-020	PUKLICH, DOROTHY L	130 ASHLEE AV		1119 UNIVERSITY DR #1324	BISMARCK ND	58504	52741.31	1.21
38-138-80-35-02-030	STRIEGEL, CHRISTOPHER J &	4620 GLENWOOD DR		4444 GLENWOOD DR	BISMARCK ND	58504	52688.73	1.21
38-138-80-35-03-060	RAKOWSKI, RANDY L & JANA L	120 SW 48TH AV		811 1/2 1ST AVE NW	MANDAN ND	58554	51224.84	1.18
38-138-80-00-20-870	CITY OF BISMARCK	3500 ENGLAND ST		4620 GLENWOOD DR	BISMARCK ND	58504-8003	51101.24	1.17
38-138-80-0D-01-010	GIESTVANG, RORY	280 SW 48TH AV		221 N 5TH ST	BISMARCK ND	58501	37151.40	0.85
38-138-80-00-20-860	NELSON,STEVEN & WEIGEL,LUCILLE			3500 ENGLAND ST	BISMARCK ND	58504-8967	35728.08	0.82
38-138-80-00-20-855	LESTER, F %ZIMMERMAN, DOUG			280 SW 48TH AV	BISMARCK ND	58504-8901	22670.11	0.52
38-138-80-35-01-020	SCHMIDT, DAN & MICHELLE	4423 GLENWOOD DR		4510 LAFAYETTE DR	BISMARCK ND	58503	13077.53	0.30
38-138-80-03-02-040	SOUTHBAY DEVELOPMENT LLC	4212 DANIEL ST		1524 OMAHA DRIVE	BISMARCK ND	58504-7126	11550.71	0.27
38-138-80-03-07-025	SOUTHBAY DEVELOPMENT LLC			1805 HARBOR DR	BISMARCK ND	58504	7885.54	0.18
38-138-80-03-07-035	SOUTHBAY DEVELOPMENT LLC			1805 HARBOR DR	BISMARCK ND	58504-8993	3810.27	0.09
				1805 HARBOR DR	BISMARCK ND	58505-8993	1846.10	0.04

Total Records

161

Minus Government Properties

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MRCC LEVEE - PROTECTED PARCELS BURLEIGH COUNTY, NORTH DAKOTA			
Scale:	Drawn By:	Checked By:	Date:
AS SHOWN	ZBK	CWO	7/30/2013
Project No. 6025-012			Bismarck
Houston Engineering Inc.			P: 701.323.0200 F: 701.323.0300

MRCC Levee
Permanent Levee Construction
Opinion of Probable Cost
HEI# 6025-012
Thursday, July 25, 2013

Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Contract Bond	1	L SUM	\$ 22,002.42	\$ 22,002.42
2	Mobilization	1	L SUM	\$ 44,004.84	\$ 44,004.84
3	Pipe Conduit 18"	651	LF	\$ 112.00	\$ 72,952.88
4	Sluice Gate & Connection	13	EA	\$ 6,500	\$ 84,677.45
5	Remove, Stockpile, & Replace Topsoil	5.49	Acre	\$ 2,800	\$ 15,362.69
6	Excavation Waste	1569	CY	\$ 11.00	\$ 17,264.43
7	Levee Embankment - Fat Clay	7926	CY	\$ 8.90	\$ 70,545.61
8	Tree Removal	126	EA	\$ 750.00	\$ 94,684.28
9	Erosion Control Levee	9559	SY	\$ 3.50	\$ 33,455.94
10	Seeding & Hydromulch	5.53	Acre	\$ 5,005	\$ 27,685.11
11	Silt Fence	8516	LF	\$ 2.75	\$ 23,420.05
Construction Cost =					\$ 506,055.70

Geotechnical	\$ 10,000.00
Engineering (Design and Const. Mgmt Services)	\$ 91,090.03
Administration (ROW, Legal, Admin)	\$ 40,484.46

Total Levee Cost \$ 647,630.18

MRCC Road/Levee Permanent Levee Construction

Opinion of Probable Cost

HEI# 6025-012

Thursday, July 25, 2013

Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Contract Bond	1	L SUM	\$ 18,002.62	\$ 18,002.62
2	Mobilization	1	L SUM	\$ 36,005.24	\$ 36,005.24
3	Pipe Conduit 18"	407	LF	\$ 112.00	\$ 45,639.63
4	Sluice Gate & Connection	8	EA	\$ 6,500	\$ 52,974.57
5	Remove, Stockpile, & Replace Topsoil	2.96	Acre	\$ 2,800	\$ 8,292.62
6	Excavation Waste	2490	CY	\$ 11.00	\$ 27,387.36
7	Levee Embankment - Fat Clay	12151	CY	\$ 8.90	\$ 108,145.06
8	Tree Removal	82	EA	\$ 750.00	\$ 61,762.05
9	Erosion Control Levee	7270	SY	\$ 3.50	\$ 25,443.75
10	Seeding & Hydromulch	3.00	Acre	\$ 5,005	\$ 15,034.94
11	Silt Fence	5590	LF	\$ 2.75	\$ 15,372.39
Construction Cost =					\$ 414,060.22

Geotechnical	\$ 10,000.00
Engineering (Design and Const. Mgmt Services)	\$ 74,530.84
Administration (ROW, Legal, Admin)	\$ 33,124.82

Total Levee Cost \$ 531,715.87

Gravel Surfacing Cost

Item No.	Description	Quantity	Unit	Unit Price	Amount
1	Contract Bond	1	L SUM	\$ 4,422.46	\$ 4,422.46
2	Mobilization	1	L SUM	\$ 8,844.93	\$ 8,844.93
3	Aggregate Base Course CL 13	3050	TON	\$ 29.00	\$ 88,449.27
Construction Cost =					\$ 101,716.66

Engineering (Design and Const. Mgmt Services)	\$ 18,309.00
Administration (ROW, Legal, Admin)	\$ 8,137.33

Total Roadway Cost \$ 128,162.99

Total Project Cost \$ 659,878.86