

**FEASIBILITY REPORT
FOR
CITY OF OTSEGO
2026 STREET RENEWAL PROJECT**

RECONSTRUCTION OF:

70TH STREET NE (WEST END TO KADLER AVE NE)

**OTSEGO I-94 WEST INDUSTRIAL PARK
71ST STREET NE**

January 9, 2026

Prepared by:



3601 Thurston Avenue
Anoka, MN 55303
Telephone: 763-427-5860

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 State of Minnesota Statutes Sections 326.02 to 326.16.

A handwritten signature in black ink, appearing to read 'Matthew Kind', is written over a horizontal line.

Matthew Kind

44985 _____

Reg. No.

January 9, 2026 _____

Date

TABLE OF CONTENTS

| | | |
|-------|-------------------------------------|----|
| I. | INTRODUCTION | 1 |
| II. | PROPOSED PROJECT | 9 |
| III. | INITIATION..... | 12 |
| IV. | FEASIBILITY | 12 |
| V. | RIGHT-OF-WAY / EASEMENTS..... | 12 |
| VI. | PERMITS | 12 |
| VII. | COMPLETION..... | 12 |
| VIII. | PRELIMINARY PROJECT SCHEDULE | 12 |
| IX. | ESTIMATED PROJECT COST | 12 |
| X. | PROPOSED FUNDING..... | 16 |
| XI. | ESTIMATED ASSESSMENT..... | 16 |
| XII. | ASSESSMENT | 16 |
| XIII. | CONCLUSION AND RECOMMENDATION | 18 |

EXHIBITS

| | | |
|----|--------------------------------|----|
| A. | 2026 STREET RENEWAL MAP | 2 |
| B. | 2025 CITY PCI RATING MAP | 8 |
| C. | TYPICAL STREET SECTIONS | 10 |
| D. | ENGINEER'S ESTIMATE | 14 |
| E. | BENEFITING PROPERTY MAP..... | 17 |

ATTACHMENTS

| | |
|----|-----------------------------|
| 1. | PRELIMINARY ASSESSMENT ROLL |
|----|-----------------------------|

I. INTRODUCTION

The purpose of this Feasibility Report is to present the City of Otsego with a preliminary examination of municipal street improvements for the following list of streets within Otsego, Minnesota. This report discusses the proposed scope of improvements, preliminary cost estimates, and a project schedule.

For this project, two options are being considered for the reconstruction of the proposed streets.

Option A1: Full-depth reclamation of both existing rural streets with no additional improvements.

Option B1: 70th Street NE widening with right turn lanes at entrances of 71st St NE. 71st Street NE adds curb & gutter, and storm sewer.

Funding for Options A1 or B1: 70th Street would be paid 100% by the City of Otsego via the City Pavement Management Fund 201, while the funding source for 71st Street would be 100% assessed. Costs for stormwater improvements may be covered via City Storm Water Fund 603. Apportionment of funding between benefiting parcels and City for the entire project to be determined.

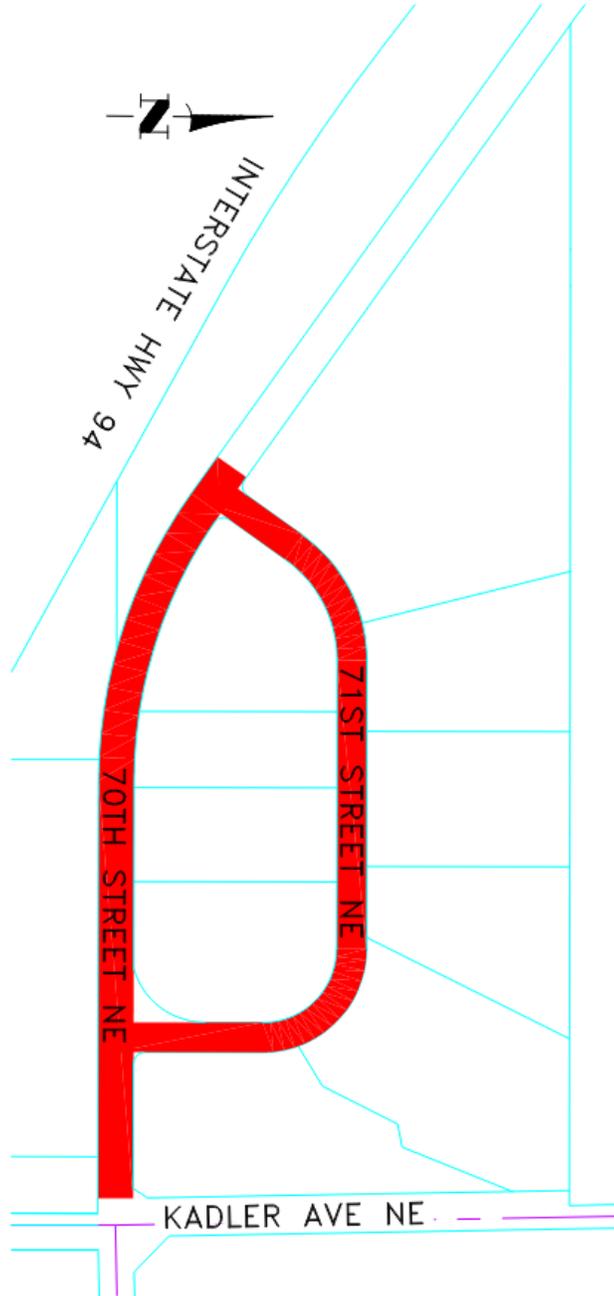
This report has been prepared in compliance with Minnesota State Statute 429 for projects resulting in special assessments.

1. 70th Street NE (West End of 71st to Kadler Ave NE)
2. 71st Street NE

The following map shows the streets (highlighted in red) being proposed for reconstruction and identifies the eligible assessable parcels numbered 1 to 10.

EXHIBIT A

2026 Street Renewal Map



The following table lists each street, with its respective Pavement Condition Index (PCI) number, build year, and improvement year, if any.

| Street | 2025 PCI | Built | Overlay |
|---|-----------------|--------------|----------------|
| 70 th Street NE (71 st west entrance to Kadler) | 42 | 1992 | 2008 |
| 71 st Street NE | 54 | 2001 | - |

The PCI rating for 70th Street NE has a rating of 42, from existing businesses. An overlay was installed on 70th St only from 71st St to Kadler Ave in 2008 due to accelerated wear from heavy trucks. 71st Street is about 25 years old and to date has never been reconstructed. The road sections considered for this project have an average PCI rating of 48, which is well below the average of all streets in the City of Otsego. A PCI rating of around 50 shows that structural degradation will accelerate and thus will require more frequent repairs. When repairs of low PCI streets become a substantial annual cost to the City, it is recommended that the street be reconstructed.

Existing street surfaces are 24-33 years old, with the one overlay being nearly 18 years old. The pavements are experiencing block, alligator, edge, and thermal cracking due to usage and aging. As shown in the provided photos (pages 4-7), the streets listed for this feasibility report have a high number of patches.

70th Street NE



70th Street NE



71st Street NE

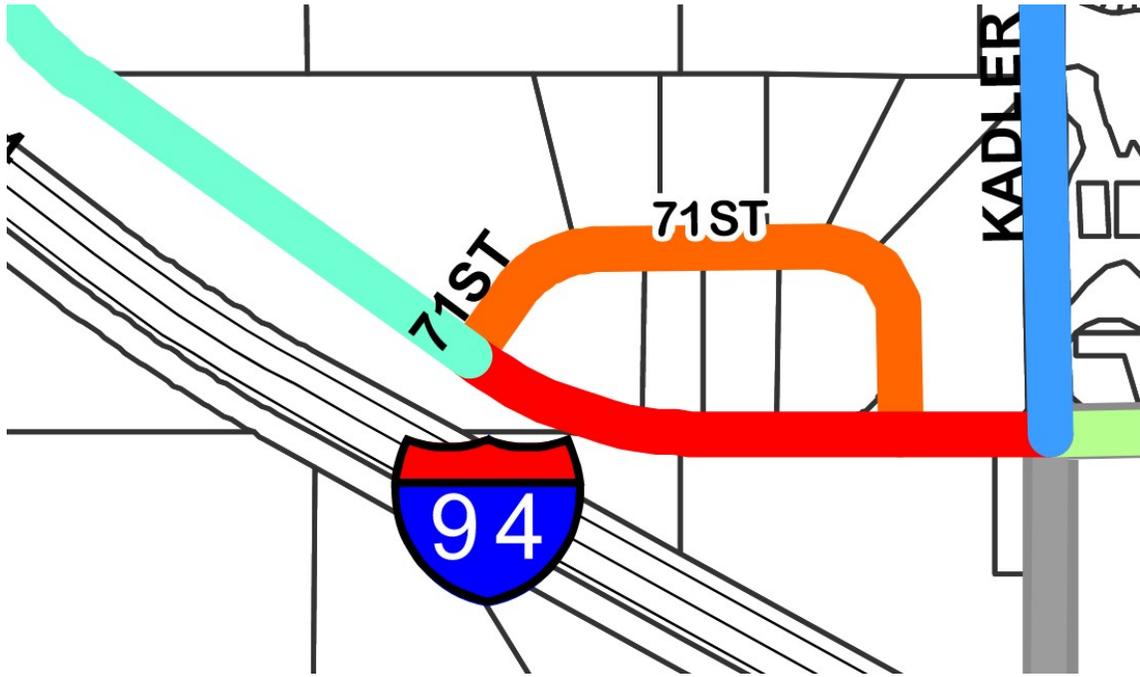


71st Street NE



EXHIBIT B

2025 City PCI Rating Map



Legend

| | |
|-----------------|------------|
| — Future/Gravel | |
| — 42 | — 79 - 81 |
| — 43 - 57 | — 82 - 87 |
| — 58 - 63 | — 88 - 93 |
| — 64 - 66 | — 94 - 96 |
| — 67 - 72 | — 97 - 100 |
| — 73 - 78 | |

II. PROPOSED PROJECT

The 2026 Street Renewal Project is scheduled to reconstruct 2 municipal streets. Currently both streets fall under the definition of a rural street section (no curb) using ditches and culverts to convey storm water. For consideration, two options will be presented.

Option A1: This option will use the full depth reclamation process, where it will grind, mix, and place the existing asphalt and aggregate as the new road base for asphalt paving. The resulting combined asphalt/aggregate base is thicker and more robust than the original base, thus substantially improving the structural strength of the road. This process typically results in the road profile increasing by 3.5 to 4.0 inches and will require driveway entrances to be modified to match the road. This will require removal of a part of the existing entrance (minimum of 5 ft in length) to suitable point where it can be sloped to match the new road. Concrete drives will be left as-is with the street cross slope transitioned to match the driveway edge. All driveway entrances will be rebuilt in-kind. Existing road widths for 70th and 71st Streets are 28 ft and 40 ft, respectively. Each originally built with 2 ft gravel shoulders. Typical sections provided in Exhibit C.

Option B1: This choice proposes upgrades to both streets to bring them up to current City standards.

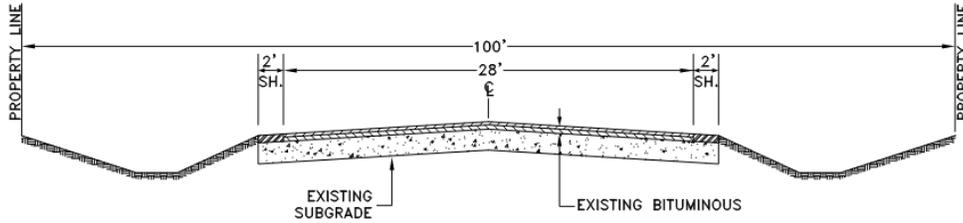
70th Street is proposed to be widened to a 42 ft wide surface with 2 ft gravel shoulders and two right turn lanes constructed at both intersections of 71st Street. Curb and gutter were considered for 70th, but topography and other mitigating factors showed that it would be too costly and unnecessary.

71st Street is proposed to add curb & gutter and storm sewer, thereby upgrading it from a rural to urban street. Ditches will be filled with proposed storm sewer routed to existing ponds.

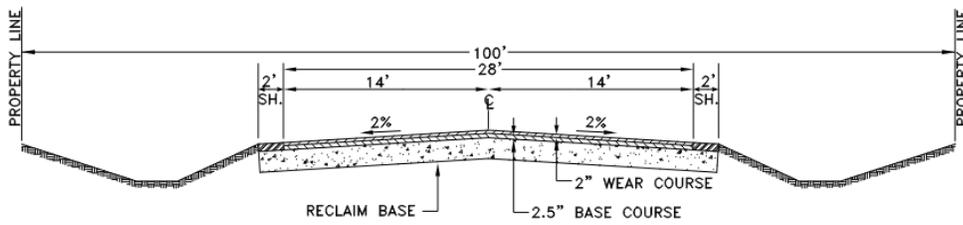
Full depth reclamation will be part of the process for Option B1 as well, however, changes in centerline profiles will be minimal by using the excess reclaim material for street widening.

EXHIBIT C

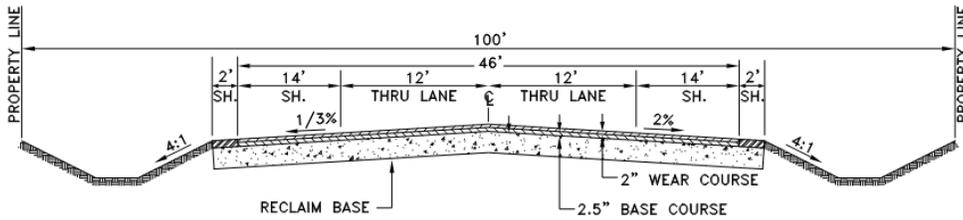
Typical Street Sections 70th Street NE



EXISTING TYPICAL STREET SECTION— 70TH ST NE
NO SCALE



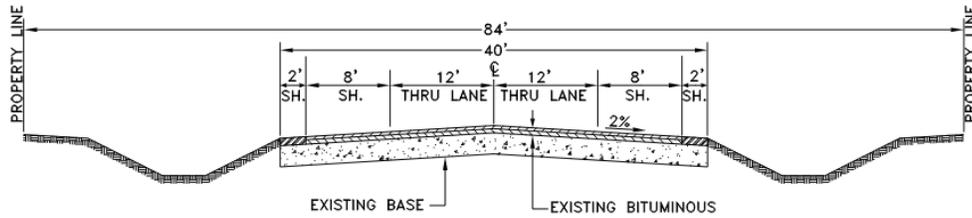
PROPOSED TYPICAL STREET SECTION OPTION A1 – 70TH ST NE
RURAL RECLAIM – NO WIDENING
NO SCALE



PROPOSED TYPICAL STREET SECTION OPTION B1 – 70TH ST NE
RURAL RECONSTRUCTION – WIDENED TO 46 FT.
NO SCALE

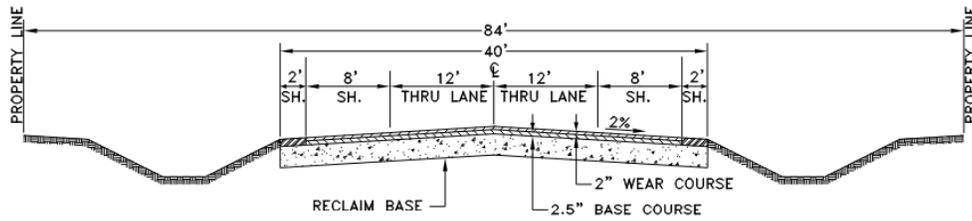
EXHIBIT C

Typical Street Sections 71st Street NE



EXISTING TYPICAL STREET SECTION- 71ST ST NE

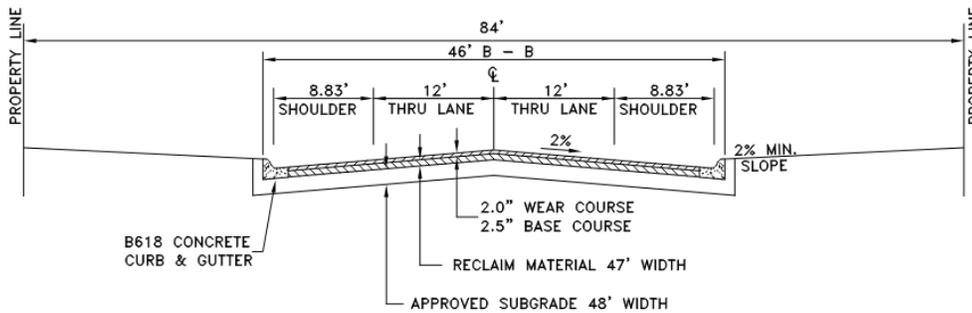
NO SCALE



PROPOSED TYPICAL STREET SECTION OPTION A1 - 71ST ST NE

RURAL RECLAIM - NO UPGRADES

NO SCALE



PROPOSED TYPICAL STREET SECTION OPTION B1 - 71ST ST NE

URBAN RECONSTRUCTION - W/CURB AND STORM SEWER

NO SCALE

III. INITIATION

The feasibility report was initiated by the City Council per resolution 2025-56 on October 27, 2025 as the streets were included for the 2026 Capital Improvement Plan. This was due to the PCI ratings being some of the lowest in the City and in accordance with the City's policy on the streets renewal program.

IV. FEASIBILITY

From an engineering standpoint, the project is feasible and the value of existing businesses is positively benefited by accessing a bituminous paved street in good condition. It can be conducted as proposed and need not be constructed in conjunction with any other project. The City and the persons assessed should review the project for benefit to determine the economic feasibility of the proposed improvements. An appraisal will be performed to determine the benefit for the assessed parcels.

V. RIGHT-OF-WAY / EASEMENTS

The existing streets and proposed street improvements are within the existing right of ways (70th St NE - 100 feet, 71st St NE – 84 feet)

VI. PERMITS

No permits would be needed to complete the work for Option A1. NPDES and/or Construction Stormwater permits may be needed for Option B1 depending on the total area of disturbance for the project.

VII. COMPLETION

This project is proposed to be completed during the 2026 construction season.

VIII. PRELIMINARY PROJECT SCHEDULE

The preliminary project schedule for the 2026 Otsego Street Renewal Project has yet to be determined.

IX. ESTIMATED PROJECT COST

This report includes a detailed estimate of construction costs for both options as described in this report.

OPTION A1 - RURAL RECLAIM

| | |
|--------------------------------------|----------------------|
| 70th Street NE | |
| Construction Cost | \$ 191,972.50 |
| 15% Admin, Legal & Engineering | \$ 28,795.88 |
| Pavement Mgt. Fund 201 Project Total | \$ 220,768.38 |
| 71st Street NE | |
| Construction Cost | \$ 261,970.00 |
| 15% Admin, Legal & Engineering | \$ 39,295.50 |
| Assessed Project Total | \$ 301,265.50 |
| Option A1 Project Total | \$ 522,033.88 |

OPTION B1 - RECONSTRUCTION WITH WIDENING (70th), CURB/STORM (71st)

| | |
|--------------------------------------|------------------------|
| 70th Street NE | |
| Construction Cost | \$ 518,248.00 |
| 15% Admin, Legal & Engineering | \$ 77,737.20 |
| Pavement Mgt. Fund 201 Project Total | \$ 595,985.20 |
| 71st Street NE | |
| Construction Cost | \$ 656,733.00 |
| 15% Admin, Legal & Engineering | \$ 98,509.95 |
| Assessed Project Total | \$ 755,242.95 |
| Option B1 Project Total | \$ 1,351,228.15 |

The quantities and unit prices provided shown in Exhibit D are estimates only and are not guaranteed. Unit prices were derived from earlier similar projects. Contractors will be paid only for work completed.

EXHIBIT D

Engineer's Estimate OPTION A1

| Bid Schedule "Option A1" | | | | 70th Street NE | | 71st Street NE | | |
|---------------------------------|-----------|--|------|---|--------------------|---------------------------|--------------------|---------------|
| Item No. | Spec. Ref | Description | Unit | Est. Unit Price | Estimated Quantity | Extension | Estimated Quantity | Extension |
| 1 | 2021.501 | Mobilization | LS | \$ 15,000.00 | 1 | \$ 15,000.00 | 1 | \$ 15,000.00 |
| 2 | 2104.503 | Remove Sewer Pipe (Storm) | LF | \$ 11.00 | 120 | \$ 1,320.00 | 0 | \$ - |
| 3 | 2104.504 | Remove Bituminous Pavement (Driveways) | SY | \$ 6.00 | 107 | \$ 642.00 | 367 | \$ 2,202.00 |
| 4 | 2104.513 | Sawing Bituminous Pavement (Full Depth) | LF | \$ 3.00 | 107 | \$ 321.00 | 290 | \$ 870.00 |
| 5 | 2104.603 | Sprinkler System Allowance | LS | \$ 2,000.00 | 0 | \$ - | 0 | \$ - |
| 6 | 2105.607 | Haul & Dispose of Excess Material (LV) | CY | \$ 9.00 | 0 | \$ - | 0 | \$ - |
| 7 | 2105.607 | Haul & Stockpile Excess Material (LV) | CY | \$ 6.00 | 187 | \$ 1,122.00 | 230 | \$ 1,380.00 |
| 8 | 2211.509 | Aggregate Class 5 Mod (driveaway) | TON | \$ 30.00 | 17 | \$ 510.00 | 18 | \$ 540.00 |
| 9 | 2211.509 | Aggregate Shoulder (from excess reclaim) | CY | \$ 12.00 | 187 | \$ 2,244.00 | 196 | \$ 2,352.00 |
| 10 | 2211.509 | Bit. Driveway Type SP 9.5 Wearing Course Mixture (2.B) | SY | \$ 15.00 | 123 | \$ 1,845.00 | 783 | \$ 11,745.00 |
| 11 | 2215.504 | Full Depth Reclamation | SY | \$ 2.50 | 6621 | \$ 16,552.50 | 9864 | \$ 24,660.00 |
| 12 | 2232.501 | Mill Bituminous Surface | SY | \$ 6.00 | 21 | \$ 126.00 | 105 | \$ 630.00 |
| 13 | 2357.506 | Bituminous Material For Tack Coat | GAL | \$ 4.00 | 364 | \$ 1,456.00 | 559 | \$ 2,236.00 |
| 14 | 2360.509 | Type SP 12.5 Non Wear Course Mixture (2.B) | TON | \$ 69.00 | 1024 | \$ 70,656.00 | 1573 | \$ 108,537.00 |
| 15 | 2360.509 | Type SP 9.5 Wearing Course Mixture (2.B) | TON | \$ 71.00 | 818 | \$ 58,078.00 | 1258 | \$ 89,318.00 |
| 16 | 2501.502 | 18" RC Pipe Apron | EACH | \$ 1,450.00 | 2 | \$ 2,900.00 | 0 | \$ - |
| 17 | 2501.502 | 24" RC Pipe Apron | EACH | \$ 1,500.00 | 2 | \$ 3,000.00 | 0 | \$ - |
| 18 | 2501.503 | 18" RC Pipe Culvert | LF | \$ 100.00 | 60 | \$ 6,000.00 | 0 | \$ - |
| 19 | 2501.503 | 24" RC Pipe Culvert | LF | \$ 110.00 | 60 | \$ 6,600.00 | 0 | \$ - |
| 20 | 2563.601 | Traffic Control | LS | \$ 2,500.00 | 1.0 | \$ 2,500.00 | 1.0 | \$ 2,500.00 |
| 21 | 2573.503 | Silt Fence, Type MS | LF | \$ 4.00 | 0 | \$ - | 0 | \$ - |
| 22 | 2574.525 | Pulverized Topsoil Borrow (LV) | CY | \$ 60.00 | 0 | \$ - | 0 | \$ - |
| 23 | 2575.505 | Turf Establishment | SY | \$ 5.00 | 220.0 | \$ 1,100.00 | 0.0 | \$ - |
| Bid Schedule "Option A1" | | | | 70th Street NE | | 71st Street NE | | |
| | | | | Const. Cost \$ | 191,972.50 | Const. Cost \$ | 261,970.00 | |
| | | | | 15% Admin, Legal & Engineering \$ | 28,795.88 | 15% A. L. & E. \$ | 39,295.50 | |
| | | | | Pavement Mgt. Fund 201 Project Total \$ | 220,768.38 | Assessed Project Total \$ | 301,265.50 | |
| | | | | Option A1 Project Total | | \$ 522,033.88 | | |



EXHIBIT D

Engineer's Estimate OPTION B1

| Bid Schedule "Option B1" | | | | 70th Street NE | | | 71st Street NE | | |
|---------------------------------|-----------|--|------|-----------------|--------------------------------------|---------------|-----------------------|------------------------|---------------|
| Item No. | Spec. Ref | Description | Unit | Est. Unit Price | Estimated Quantity | Extension | Estimated Quantity | Extension | |
| 1 | 2021.501 | Mobilization | LS | \$ 90,000.00 | 0.5 | \$ 45,000.00 | 0.5 | \$ 45,000.00 | |
| 2 | 2104.502 | Salvage Mailbox | EACH | \$ 100.00 | 0 | - | 9 | \$ 900.00 | |
| 3 | 2104.502 | Salvage Sign | EACH | \$ 45.00 | 0 | - | 5 | \$ 225.00 | |
| 4 | 2104.503 | Remove Sewer Pipe (Storm) | LF | \$ 11.00 | 180 | \$ 1,980.00 | 755 | \$ 8,305.00 | |
| 5 | 2104.504 | Remove Bituminous Pavement (Driveways) | SY | \$ 6.00 | 240 | \$ 1,440.00 | 460 | \$ 2,760.00 | |
| 6 | 2104.504 | Remove Concrete Pavement (Driveways) | SY | \$ 10.00 | 0 | - | 235 | \$ 2,350.00 | |
| 7 | 2104.513 | Sawing Bituminous Pavement (Full Depth) | LF | \$ 3.00 | 130 | \$ 390.00 | 290 | \$ 870.00 | |
| 8 | 2104.513 | Sawing Concrete Pavement (Full Depth) | LF | \$ 5.00 | 0 | - | 130 | \$ 650.00 | |
| 9 | 2104.603 | Sprinkler System Allowance | LS | \$ 10,000.00 | 0.0 | - | 0.5 | \$ 5,000.00 | |
| 10 | 2105.607 | Haul & Dispose of Excess Material (LV) | CY | \$ 9.00 | 0 | - | 1150 | \$ 10,350.00 | |
| 11 | 2105.607 | Haul & Stockpile Excess Material (LV) | CY | \$ 6.00 | 1007 | \$ 6,042.00 | 1150 | \$ 6,900.00 | |
| 12 | 2106.507 | Common Embankment (CV) | CY | \$ 3.00 | 2817 | \$ 8,451.00 | 0 | \$ - | |
| 13 | 2106.507 | Common Excavation (CV) (inc. 4" ts stripping) | CY | \$ 10.00 | 3311 | \$ 33,110.00 | 0 | \$ - | |
| 14 | 2106.507 | Select Granular (CV) | TON | \$ 15.00 | 2901 | \$ 43,515.00 | 0 | \$ - | |
| 15 | 2106.507 | Topsoil (CV) 4" | CY | \$ 3.00 | 1172 | \$ 3,516.00 | 0 | \$ - | |
| 16 | 2211.509 | Aggregate Class 5 Mod (widening) | TON | \$ 23.00 | 229 | \$ 5,267.00 | 30 | \$ 690.00 | |
| 17 | 2211.509 | Aggregate Class 5 Mod (driveway) | TON | \$ 23.00 | 46 | \$ 1,058.00 | 2422 | \$ 55,706.00 | |
| 18 | 2211.509 | Base - Excess Reclaim for Widening | CY | \$ 23.00 | 992 | \$ 22,816.00 | 0 | \$ - | |
| 19 | 2211.509 | Bit. Driveway Type SP 9.5 Wearing Course Mixture (2.B) | SY | \$ 15.00 | 131 | \$ 1,965.00 | 529 | \$ 7,935.00 | |
| 20 | 2215.504 | Full Depth Reclamation | SY | \$ 3.00 | 7461 | \$ 22,383.00 | 9629 | \$ 28,887.00 | |
| 21 | 2232.501 | Mill Bituminous Surface | SY | \$ 6.00 | 1000 | \$ 6,000.00 | 100 | \$ 600.00 | |
| 22 | 2357.506 | Bituminous Material For Tack Coat | GAL | \$ 5.00 | 633 | \$ 3,165.00 | 553 | \$ 2,765.00 | |
| 23 | 2360.509 | Type SP 12.5 Non Wear Course Mixture (2.B) | TON | \$ 68.00 | 1780 | \$ 121,040.00 | 1557 | \$ 105,876.00 | |
| 24 | 2360.509 | Type SP 9.5 Wearing Course Mixture (2.B) | TON | \$ 70.00 | 1424 | \$ 99,680.00 | 1245 | \$ 87,150.00 | |
| 25 | 2501.502 | 15" RC Pipe Apron | EACH | \$ 1,300.00 | 4 | \$ 5,200.00 | 2 | \$ 2,600.00 | |
| 26 | 2501.502 | 18" RC Pipe Apron | EACH | \$ 1,450.00 | 2 | \$ 2,900.00 | 1 | \$ 1,450.00 | |
| 27 | 2501.503 | 15" RC Pipe Culvert | LF | \$ 100.00 | 126 | \$ 12,600.00 | 0 | \$ - | |
| 28 | 2501.503 | 18" RC Pipe Culvert | LF | \$ 110.00 | 63 | \$ 6,930.00 | 0 | \$ - | |
| 29 | 2503.541 | 15" RC Pipe Sewer Design 3006 CL III (All Depths) | LF | \$ 65.00 | 0 | - | 1215 | \$ 78,975.00 | |
| 30 | 2503.541 | 18" RC Pipe Sewer Design 3006 CL III (All Depths) | LF | \$ 80.00 | 0 | - | 469 | \$ 37,520.00 | |
| 31 | 2506.502 | Construct Drainage Structure 24" X 36" | EACH | \$ 2,800.00 | 0 | - | 8 | \$ 22,400.00 | |
| 32 | 2506.502 | Construct Drainage Structure Design 48-4020 | EACH | \$ 4,200.00 | 0 | - | 8 | \$ 33,600.00 | |
| 33 | 2531.503 | Curb & Gutter B618 | LF | \$ 19.00 | 0 | - | 4551 | \$ 86,469.00 | |
| 34 | 2540.602 | Install Salvaged Mailbox | EACH | \$ 200.00 | 0 | - | 9 | \$ 1,800.00 | |
| 35 | 2540.602 | Install Salvaged Sign | EACH | \$ 300.00 | 0 | - | 5 | \$ 1,500.00 | |
| 36 | 2563.601 | Traffic Control | LS | \$ 10,000.00 | 0.5 | \$ 5,000.00 | 0.5 | \$ 5,000.00 | |
| 37 | 2573.503 | Silt Fence, Type MS | LF | \$ 4.00 | 4275 | \$ 17,100.00 | 1000 | \$ 4,000.00 | |
| 38 | 2574.525 | Pulverized Topsoil Borrow (LV) | CY | \$ 60.00 | 570 | \$ 34,200.00 | 100 | \$ 6,000.00 | |
| 39 | 2575.505 | Turf Establishment | ACRE | \$ 2,500.00 | 3 | \$ 7,500.00 | 1 | \$ 2,500.00 | |
| Bid Schedule "Option B1" | | | | | 70th Street NE | | 71st Street NE | | |
| | | | | | Const. Cost \$ | 518,248.00 | | Const. Cost \$ | 656,733.00 |
| | | | | | 15% Admin, Legal & Engineering | \$ 77,737.20 | | 15% A. L. & E. | \$ 98,509.95 |
| | | | | | Pavement Mgt. Fund 201 Project Total | \$ 595,985.20 | | Assessed Project Total | \$ 755,242.95 |
| | | | | | Option B1 Project Total | | | \$1,351,228.15 | |



X. PROPOSED FUNDING

The funding for the CIP street renewal project is expected to be provided by two sources: City of Otsego and benefiting property owners.

More specifically, 70th Street would be fully funded by the City of Otsego via Pavement Management Fund 201, and 71st Street would be funded by benefiting property owners. Costs related to storm sewer improvements for the entire project could be sourced via the City's Stormwater Fund 603 per the Public Improvement Assessment Policy, Section 6.C.4.

XI. ESTIMATED ASSESSMENT

The estimated assessment for the 10 parcels on 71st St NE has been calculated using the methods described in the City of Otsego's *Public Improvement Assessment Policy* dated 3/22/21. The policy describes 4 distinct methods to calculate individual assessments. They are: "Adjusted Front Footage" method, "Area" method, "Per Lot" method, and "Per Unit" method. For this project, the "Per Unit" method uses traffic data to calculate the assessment.

For this study, the 4 methods were applied to the 2 project options as previously described providing a total of 8 unique assessment values for each of the 10 parcels on 71st St NE. All industrial zone properties were assessed at 100% per the Public Improvement Assessment Policy, Section 6.2.a.(2).

The estimated total project costs for each option are:

\$522,033.88 OPTION A1 - Rural Reclaim, and
\$1,351,228.15 OPTION B1 - Reconstruction with Widening (70th), Curb/Storm (71st), as shown in Section IX. The estimated cost per the 2026 CIP is \$486,375.00.

The four variations of the preliminary assessment roll are provided as Attachment 1 at the end of this document.

XII. ASSESSMENT

The assessment values provided in Attachment 1 will be reviewed prior to the final value assigned to the eligible parcels.

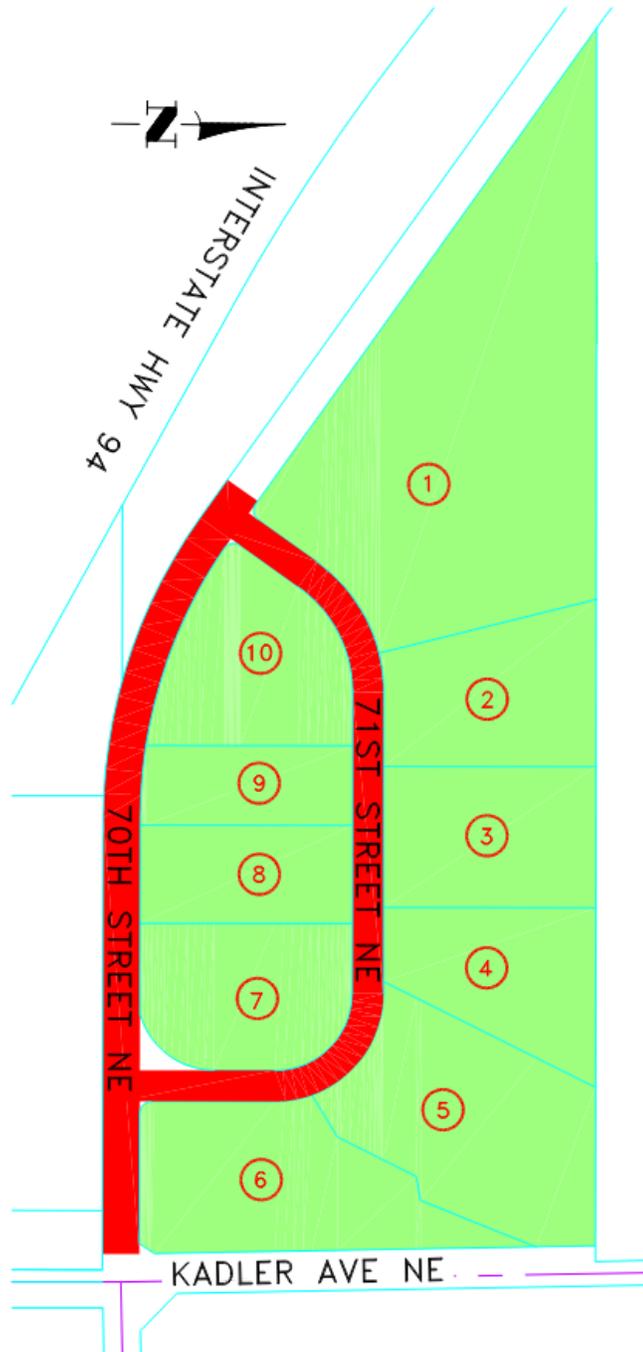
Assessments can be paid in full or partially prepaid once the assessment roll has been adopted by the City Council after all costs are determined. Any unpaid portion of the assessment will be added to the property tax of each property payable starting in 2027. The length of assessment and the interest rate are determined by the City Council and typically correlate with the City bond length and rate which the City receives.

Exhibit E

Benefiting Property Map

A total of 10 properties within Otsego I-94 West Industrial Park will be included in the 2026 Street Renewal Project. Only those properties addressed to 71st Street NE will be assessed.

List of property owners is provided in **Attachment 1**.



XIII. CONCLUSION AND RECOMMENDATION

This report analyzed the feasibility of improving streets. The proposed improvements are necessary, cost effective, and feasible from a technical and engineering standpoint. The improvements also benefit the assessed properties proposed as shown in the map and tables provided in Exhibit E and Attachment 1.

Attachment 1

**City of Otsego
2026 Street Renewal Project
Preliminary Assessment Roll**

| 71st STREET NE ASSESSMENT ROLL - "ADJUSTED FRONT FOOTAGE" METHOD | | | | | |
|---|--------------|----------------------------------|----------------------------------|--------------------------------|--------------------------------------|
| REF # | PID | OWNER/TAX PAYER | Share of Total Assessment | Reclaim Rural OPTION A1 | Reconstruct Upgrade OPTION B1 |
| 1 | 118166001010 | Trudell Family LP | 31.49% | \$ 94,882.90 | \$ 237,862.09 |
| 2 | 118166002010 | Knife River Corp - North Central | 8.18% | \$ 24,630.22 | \$ 61,745.55 |
| 3 | 118169001010 | Eudlid Chemical Company | 8.16% | \$ 24,581.06 | \$ 61,622.30 |
| 4 | 118238001010 | Minncomm Utility Constr. Co. | 7.87% | \$ 23,696.14 | \$ 59,403.90 |
| 5 | 118238001020 | Acuity Land Holdings, LLC | 4.31% | \$ 12,978.80 | \$ 32,536.58 |
| 6 | 118238001030 | Ortiz Properties LLC | 3.51% | \$ 10,569.86 | \$ 26,497.59 |
| 7 | 118238002010 | Hippo Group LLC | 6.20% | \$ 18,681.61 | \$ 46,832.95 |
| 8 | 118238002020 | County of Wright - HWY | 7.34% | \$ 22,122.96 | \$ 55,460.07 |
| 9 | 118402000010 | City of Otsego* | 10.84% | \$ 32,643.65 | \$ 81,834.42 |
| 10 | 118402001010 | Arns Enterprises LLC | 12.11% | \$ 36,478.30 | \$ 91,447.50 |
| TOTAL | | | 100.00% | \$ 301,265.50 | \$ 755,242.95 |

*Costs shown is not an assessment to the City, but will be paid directly to the project.

| 71st STREET NE ASSESSMENT ROLL - "AREA" METHOD | | | | | |
|---|--------------|----------------------------------|----------------------------------|--------------------------------|--------------------------------------|
| REF # | PID | OWNER/TAX PAYER | Share of Total Assessment | Reclaim Rural OPTION A1 | Reconstruct Upgrade OPTION B1 |
| 1 | 118166001010 | Trudell Family LP | 31.28% | \$ 94,226.25 | \$ 236,215.93 |
| 2 | 118166002010 | Knife River Corp - North Central | 10.23% | \$ 30,834.32 | \$ 77,298.61 |
| 3 | 118169001010 | Eudlid Chemical Company | 8.36% | \$ 25,172.13 | \$ 63,104.06 |
| 4 | 118238001010 | Minncomm Utility Constr. Co. | 9.05% | \$ 27,264.68 | \$ 68,349.87 |
| 5 | 118238001020 | Acuity Land Holdings, LLC | 3.25% | \$ 9,785.74 | \$ 24,531.90 |
| 6 | 118238001030 | Ortiz Properties LLC | 3.27% | \$ 9,847.29 | \$ 24,686.18 |
| 7 | 118238002010 | Hippo Group LLC | 10.21% | \$ 30,772.78 | \$ 77,144.33 |
| 8 | 118238002020 | County of Wright - HWY | 9.19% | \$ 27,695.50 | \$ 69,429.89 |
| 9 | 118402000010 | City of Otsego* | 0.00% | \$ - | \$ - |
| 10 | 118402001010 | Arns Enterprises LLC | 15.16% | \$ 45,666.80 | \$ 114,482.18 |
| TOTAL | | | 100.00% | \$ 301,265.50 | \$ 755,242.95 |

*Costs shown is not an assessment to the City, but will be paid directly to the project.

**City of Otsego
2026 Street Renewal Project
Preliminary Assessment Roll**

| 71st STREET NE ASSESSMENT ROLL - "PER LOT" METHOD | | | | | |
|--|--------------|----------------------------------|----------------------------------|--------------------------------|--------------------------------------|
| REF # | PID | OWNER/TAX PAYER | Share of Total Assessment | Reclaim Rural OPTION A1 | Reconstruct Upgrade OPTION B1 |
| 1 | 118166001010 | Trudell Family LP | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 2 | 118166002010 | Knife River Corp - North Central | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 3 | 118169001010 | Eudlid Chemical Company | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 4 | 118238001010 | Minncomm Utility Constr. Co. | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 5 | 118238001020 | Acuity Land Holdings, LLC | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 6 | 118238001030 | Ortiz Properties LLC | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 7 | 118238002010 | Hippo Group LLC | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 8 | 118238002020 | County of Wright - HWY | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 9 | 118402000010 | City of Otsego* | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| 10 | 118402001010 | Arns Enterprises LLC | 10.00% | \$ 30,126.55 | \$ 75,524.30 |
| TOTAL | | | 100.00% | \$ 301,265.50 | \$ 755,242.95 |

*Costs shown is not an assessment to the City, but will be paid directly to the project.

| 71st STREET NE ASSESSMENT ROLL - "PER UNIT" METHOD VIA TRAFFIC DATA | | | | | |
|--|--------------|----------------------------------|----------------------------------|--------------------------------|--------------------------------------|
| REF # | PID | OWNER/TAX PAYER | Share of Total Assessment | Reclaim Rural OPTION A1 | Reconstruct Upgrade OPTION B1 |
| 1 | 118166001010 | Trudell Family LP | 23.66% | \$ 71,264.77 | \$ 178,653.77 |
| 2 | 118166002010 | Knife River Corp - North Central | 21.14% | \$ 63,689.92 | \$ 159,664.36 |
| 3 | 118169001010 | Eudlid Chemical Company | 10.60% | \$ 31,933.42 | \$ 80,053.94 |
| 4 | 118238001010 | Minncomm Utility Constr. Co. | 7.75% | \$ 23,351.56 | \$ 58,540.06 |
| 5 | 118238001020 | Acuity Land Holdings, LLC | 2.41% | \$ 7,260.65 | \$ 18,201.74 |
| 6 | 118238001030 | Ortiz Properties LLC | 1.31% | \$ 3,945.72 | \$ 9,891.53 |
| 7 | 118238002010 | Hippo Group LLC | 6.95% | \$ 20,941.95 | \$ 52,499.42 |
| 8 | 118238002020 | County of Wright - HWY | 4.54% | \$ 13,667.52 | \$ 34,263.12 |
| 9 | 118402000010 | City of Otsego* | 0.00% | \$ - | \$ - |
| 10 | 118402001010 | Arns Enterprises LLC | 21.65% | \$ 65,209.99 | \$ 163,475.02 |
| TOTAL | | | 100.00% | \$ 301,265.50 | \$ 755,242.95 |

*Costs shown is not an assessment to the City, but will be paid directly to the project.

70TH STREET NE
(71ST WEST END TO
KADLER AVE NE)

OTSEGO I-94 WEST
INDUSTRIAL PARK
71ST STREET NE

FEASIBILITY REPORT OVERVIEW

1

PROJECT AREA

PROJECT OVERVIEW

Option A1: Reclaim -
70th and 71st (Rural Existing Width - Both)

Option B1: Reconstruct -
70th (Rural Widening) and
71st (Urban Widening)

| DATE | REVISION | BY | CHK |
|------|----------|----|-----|
| | | | |
| | | | |

PROJECT AREA MAP
PROPOSED RECONSTRUCTION OF
70th & 71st STREETS NE
DATE: 3/15/2024 1" = 100' 03/15/2024

2

OPTION A1

OPTION A1 - RURAL RECLAIM

| | | |
|--------------------------------------|--|----------------------|
| 70th Street NE | | |
| Construction Cost | | \$ 191,972.50 |
| 15% Admin, Legal & Engineering | | \$ 28,795.88 |
| Pavement Mgt. Fund 201 Project Total | | \$ 220,768.38 |
| 71st Street NE | | |
| Construction Cost | | \$ 261,970.00 |
| 15% Admin, Legal & Engineering | | \$ 39,295.50 |
| Assessed Project Total | | \$ 301,265.50 |
| Option A1 Project Total | | \$ 522,033.88 |

2

3

OPTION A1 – ESTIMATED COST

| Bid Schedule "Option A1" | | | 70th Street NE | | | | 71st Street NE | | | |
|--------------------------|-----------|--|--|-----------------|--------------------|--------------|--------------------------------------|-----------|--------------------|---------------|
| Item No. | Spec. Ref | Description | Unit | Est. Unit Price | Estimated Quantity | Extension | Estimated Quantity | Extension | Estimated Quantity | Extension |
| 1 | 2021.501 | Mobilization | LS | \$ 15,000.00 | 1 | \$ 15,000.00 | | | 1 | \$ 15,000.00 |
| 2 | 2104.503 | Remove Sewer Pipe (Storm) | LF | \$ 11.00 | 120 | \$ 1,320.00 | | | 0 | \$ - |
| 3 | 2104.504 | Remove Bituminous Pavement (Driveways) | SY | \$ 6.00 | 107 | \$ 642.00 | | | 367 | \$ 2,202.00 |
| 4 | 2104.513 | Sawing Bituminous Pavement (Full Depth) | LF | \$ 3.00 | 107 | \$ 321.00 | | | 290 | \$ 870.00 |
| 5 | 2104.603 | Sprinkler System Allowance | LS | \$ 2,000.00 | 0 | \$ - | | | 0 | \$ - |
| 6 | 2105.607 | Haul & Dispose of Excess Material (LV) | CY | \$ 9.00 | 0 | \$ - | | | 0 | \$ - |
| 7 | 2105.607 | Haul & Stockpile Excess Material (LV) | CY | \$ 6.00 | 187 | \$ 1,122.00 | | | 230 | \$ 1,380.00 |
| 8 | 2211.509 | Aggregate Class 5 Mod (driveway) | TON | \$ 30.00 | 17 | \$ 510.00 | | | 18 | \$ 540.00 |
| 9 | 2211.509 | Aggregate Shoulder (from excess reclaim) | CY | \$ 12.00 | 187 | \$ 2,244.00 | | | 196 | \$ 2,352.00 |
| 10 | 2211.509 | Bit. Driveway Type SP 9.5 Wearing Course Mixture (2,B) | SY | \$ 15.00 | 123 | \$ 1,845.00 | | | 783 | \$ 11,745.00 |
| 11 | 2215.504 | Full Depth Reclamation | SY | \$ 2.50 | 6621 | \$ 16,552.50 | | | 9864 | \$ 24,660.00 |
| 12 | 2232.501 | Mill Bituminous Surface | SY | \$ 6.00 | 21 | \$ 126.00 | | | 105 | \$ 630.00 |
| 13 | 2357.506 | Bituminous Material For Tack Coat | GAL | \$ 4.00 | 364 | \$ 1,456.00 | | | 559 | \$ 2,236.00 |
| 14 | 2360.509 | Type SP 12.5 Non-Wear Course Mixture (2,B) | TON | \$ 69.00 | 1024 | \$ 70,656.00 | | | 1573 | \$ 108,537.00 |
| 15 | 2360.506 | Type SP 9.5 Wearing Course Mixture (2,B) | TON | \$ 71.00 | 818 | \$ 58,078.00 | | | 1258 | \$ 89,318.00 |
| 16 | 2501.502 | 18" RC Pipe Apron | EACH | \$ 1,450.00 | 2 | \$ 2,900.00 | | | 0 | \$ - |
| 17 | 2501.502 | 24" RC Pipe Apron | EACH | \$ 1,500.00 | 2 | \$ 3,000.00 | | | 0 | \$ - |
| 18 | 2501.503 | 18" RC Pipe Culvert | LF | \$ 100.00 | 60 | \$ 6,000.00 | | | 0 | \$ - |
| 19 | 2501.503 | 24" RC Pipe Culvert | LF | \$ 110.00 | 60 | \$ 6,600.00 | | | 0 | \$ - |
| 20 | 2563.601 | Traffic Control | LS | \$ 2,500.00 | 1.0 | \$ 2,500.00 | | | 1.0 | \$ 2,500.00 |
| 21 | 2573.503 | Silt Fence, Type MS | LF | \$ 4.00 | 0 | \$ - | | | 0 | \$ - |
| 22 | 2574.525 | Pulverized Topsoil Borrow (LV) | CY | \$ 60.00 | 0 | \$ - | | | 0 | \$ - |
| 23 | 2575.505 | Turf Establishment | SY | \$ 5.00 | 220.0 | \$ 1,100.00 | | | 0.0 | \$ - |
| Bid Schedule "Option A1" | | | 70th Street NE | | | | 71st Street NE | | | |
| | | | Const. Cost \$ 191,972.50 | | | | Const. Cost \$ 261,970.00 | | | |
| | | | 15% Admin, Legal & Engineering \$ 28,795.88 | | | | 15% A. L. & E. \$ 39,295.50 | | | |
| | | | Pavement Mgt. Fund 201 Project Total \$ 220,768.38 | | | | Assessed Project Total \$ 301,265.50 | | | |
| | | | Option A1 Project Total \$ 522,033.88 | | | | | | | |

3

4

OPTION B1

OPTION B1 - RECONSTRUCTION WITH WIDENING (70th), CURB/STORM (71st)

| | |
|--------------------------------------|------------------------|
| 70th Street NE | |
| Construction Cost | \$ 518,248.00 |
| 15% Admin, Legal & Engineering | \$ 77,737.20 |
| Pavement Mgt. Fund 201 Project Total | \$ 595,985.20 |
| 71st Street NE | |
| Construction Cost | \$ 656,733.00 |
| 15% Admin, Legal & Engineering | \$ 98,509.95 |
| Assessed Project Total | \$ 755,242.95 |
| Option B1 Project Total | \$ 1,351,228.15 |

4

5

OPTION B1 – ESTIMATED COST

| Bid Schedule "Option B1" | | 70th Street NE | | 71st Street NE | | | | |
|--------------------------|------------|--|-----------------------|------------------------|--------------------|---------------|--------------------|---------------|
| Item No. | Spec. Ref. | Description | Unit | Est. Unit Price | Estimated Quantity | Extension | Estimated Quantity | Extension |
| 1 | 2021.501 | Mobilization | LS | \$ 90,000.00 | 0.5 | \$ 45,000.00 | 0.5 | \$ 45,000.00 |
| 2 | 2104.502 | Salvage Mailbox | EACH | \$ 100.00 | 0 | \$ - | 9 | \$ 900.00 |
| 3 | 2104.502 | Salvage Sign | EACH | \$ 45.00 | 0 | \$ - | 5 | \$ 225.00 |
| 4 | 2104.503 | Remove Sewer Pipe (Storm) | LF | \$ 11.00 | 180 | \$ 1,980.00 | 755 | \$ 8,305.00 |
| 5 | 2104.504 | Remove Bituminous Pavement (Driveways) | SY | \$ 6.00 | 240 | \$ 1,440.00 | 480 | \$ 2,760.00 |
| 6 | 2104.504 | Remove Concrete Pavement (Driveways) | SY | \$ 10.00 | 0 | \$ - | 235 | \$ 2,350.00 |
| 7 | 2104.513 | Sawing Bituminous Pavement (Full Depth) | LF | \$ 3.00 | 130 | \$ 390.00 | 280 | \$ 870.00 |
| 8 | 2104.513 | Sawing Concrete Pavement (Full Depth) | LF | \$ 5.00 | 0 | \$ - | 130 | \$ 650.00 |
| 9 | 2104.803 | Sprinkler System Allowance | LS | \$ 10,000.00 | 0.0 | \$ - | 0.5 | \$ 5,000.00 |
| 10 | 2105.607 | Haul & Dispose of Excess Material (LV) | CY | \$ 9.00 | 0 | \$ - | 1150 | \$ 10,350.00 |
| 11 | 2105.607 | Haul & Stockpile Excess Material (LV) | CY | \$ 6.00 | 1007 | \$ 6,042.00 | 1150 | \$ 6,900.00 |
| 12 | 2106.507 | Common Embankment (CV) | CY | \$ 3.00 | 2817 | \$ 8,451.00 | 0 | \$ - |
| 13 | 2106.507 | Common Excavation (CV) (inc. 4" ts stripping) | CY | \$ 10.00 | 3311 | \$ 33,110.00 | 0 | \$ - |
| 14 | 2106.507 | Select Granular (CV) | TON | \$ 15.00 | 2901 | \$ 43,515.00 | 0 | \$ - |
| 15 | 2106.507 | Topsoil (CV) 4" | CY | \$ 3.00 | 1172 | \$ 3,516.00 | 0 | \$ - |
| 16 | 2211.509 | Aggregate Class 5 Mod (widening) | TON | \$ 23.00 | 229 | \$ 5,267.00 | 30 | \$ 690.00 |
| 17 | 2211.509 | Aggregate Class 5 Mod (driveway) | TON | \$ 23.00 | 46 | \$ 1,058.00 | 2422 | \$ 55,706.00 |
| 18 | 2211.509 | Base - Excess Reclaim for Widening | CY | \$ 23.00 | 992 | \$ 22,816.00 | 0 | \$ - |
| 19 | 2211.509 | Bit. Driveway Type SP 9.5 Wearing Course Mixture (2.B) | SY | \$ 15.00 | 131 | \$ 1,965.00 | 529 | \$ 7,935.00 |
| 20 | 2215.504 | Full Depth Reclamation | SY | \$ 3.00 | 7461 | \$ 22,383.00 | 9629 | \$ 28,867.00 |
| 21 | 2232.501 | Mill Bituminous Surface | SY | \$ 6.00 | 1000 | \$ 6,000.00 | 100 | \$ 600.00 |
| 22 | 2357.506 | Bituminous Material For Tack Coat | GAL | \$ 5.00 | 633 | \$ 3,165.00 | 553 | \$ 2,765.00 |
| 23 | 2360.509 | Type SP 12.5 Non Wear Course Mixture (2.B) | TON | \$ 68.00 | 1780 | \$ 121,040.00 | 1557 | \$ 105,876.00 |
| 24 | 2360.509 | Type SP 9.5 Wearing Course Mixture (2.B) | TON | \$ 70.00 | 1424 | \$ 99,680.00 | 1245 | \$ 87,150.00 |
| 25 | 2501.502 | 18" RC Pipe Apron | EACH | \$ 1,300.00 | 4 | \$ 5,200.00 | 2 | \$ 2,600.00 |
| 26 | 2501.502 | 18" RC Pipe Apron | EACH | \$ 1,450.00 | 2 | \$ 2,900.00 | 1 | \$ 1,450.00 |
| 27 | 2501.503 | 18" RC Pipe Culvert | LF | \$ 100.00 | 126 | \$ 12,600.00 | 0 | \$ - |
| 28 | 2501.503 | 18" RC Pipe Culvert | LF | \$ 110.00 | 63 | \$ 6,930.00 | 0 | \$ - |
| 29 | 2503.541 | 18" RC Pipe Sewer Design 3006 CL III (All Depths) | LF | \$ 65.00 | 0 | \$ - | 1215 | \$ 78,975.00 |
| 30 | 2503.541 | 18" RC Pipe Sewer Design 3006 CL III (All Depths) | LF | \$ 80.00 | 0 | \$ - | 489 | \$ 37,520.00 |
| 31 | 2506.502 | Construct Drainage Structure 24" X 36" | EACH | \$ 2,800.00 | 0 | \$ - | 8 | \$ 22,400.00 |
| 32 | 2506.502 | Construct Drainage Structure Design 48-4020 | EACH | \$ 4,200.00 | 0 | \$ - | 8 | \$ 33,600.00 |
| 33 | 2531.503 | Curb & Gutter B618 | LF | \$ 19.00 | 0 | \$ - | 4551 | \$ 86,469.00 |
| 34 | 2540.002 | Install Salvaged Mailbox | EACH | \$ 200.00 | 0 | \$ - | 9 | \$ 1,800.00 |
| 35 | 2540.002 | Install Salvaged Sign | EACH | \$ 300.00 | 0 | \$ - | 5 | \$ 1,500.00 |
| 36 | 2565.801 | Traffic Control | LS | \$ 10,000.00 | 0.5 | \$ 5,000.00 | 0.5 | \$ 5,000.00 |
| 37 | 2573.503 | SI# Fence, Type MS | LF | \$ 4.00 | 4275 | \$ 17,100.00 | 1000 | \$ 4,000.00 |
| 38 | 2574.525 | Pulverized Topsoil Borrow (LV) | CY | \$ 80.00 | 570 | \$ 34,200.00 | 100 | \$ 6,000.00 |
| 39 | 2575.505 | Turf Establishment | ACRE | \$ 2,500.00 | 0 | \$ - | 1 | \$ 2,500.00 |
| Bid Schedule "Option B1" | | 70th Street NE | | 71st Street NE | | | | |
| | | Const. Cost | \$ 518,248.00 | Const. Cost | \$ 656,733.00 | | | |
| | | 15% Admin, Legal & Engineering | \$ 77,737.20 | 15% A.L. & E. | \$ 98,509.95 | | | |
| | | Pavement Mgt. Fund 201 Project Total | \$ 595,985.20 | Assessed Project Total | \$ 755,242.95 | | | |
| | | Option B1 Project Total | \$1,351,228.15 | | | | | |

5

6



PROPOSED FUNDING

- Funding is expected to be provided by two sources: City of Otsego and assessing benefiting property owners
 - 70th Street: funded by the City of Otsego via Pavement Management Fund 201
 - 71st Street: funded by assessing benefiting property owners with City funding any gap



6

7

Benefit letter indicates a range of benefits for options A1 and B1.

| Description | City Cost (70th) | Cost Assessed at 100% (71st) |
|--------------------------------------|------------------|--|
| Option A1: 70th and 71st Reclaim | \$220,768 | \$301,266 |
| | | Range of Benefit to Property Owners: \$257,233 to \$439,142 |
| Option B1: 70th and 71st Reconstruct | \$595,585 | \$755,243 |
| | | Range of Benefit to Property Owners: \$345,052 to \$526,970 |

7

8

PROPOSED TIMELINE

(All dates are 2026)

- February 23rd Receive Feasibility Report and Set Public Hearing for March 23rd
- March 23rd Public Hearing and Order Plans and Specifications
- April 27th Approve Plans and Specifications and Authorize Advertisement for Bids
- May 20th Open Bids
- May 26th Award Contract
- Late June Start of Construction
- September Assessment Hearing



8

9

ASSESSMENT SUMMARY

- For this study, the 4 assessment methods (Adjusted Front Footage, Area, Per Lot, and Per Unit) were applied to the 2 project options as previously described providing a total of 8 unique assessment values for each of the 10 parcels on 71st St NE.
- All industrial zone properties were assessed at 100% per the Public Improvement Assessment Policy, Section 6.2.a.(2).
- The estimated total project costs for each option are:
 - \$522,033.88 OPTION A1 - Rural Reclaim, and
 - \$1,351,228.15 OPTION B1 - Reconstruction with Widening (70th), Curb/Storm (71st)
- The estimated cost per the 2026 CIP is \$486,375.00.



9

10