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**APPENDIX I**

**COST ESTIMATE**

**PROJECT:** Spenard RD Reconstruction, Minnesota Drive to Minnesota Drive On-Ramp  
**Client No.:** HRO-0001(172)/53986 PM&E 03-21  
**L&A No.:** 05-037  
**Date:** 10-Oct-06  
**Estimator:** CW  
**Revision:** n/a

**PROJECT COST SUMMARY:**

Minnesota Drive to 36th Avenue	
Construction Cost	\$1,982,977
Construction Engineering @ 15%	\$297,447
**ROW Cost	\$330,000
Contingencies @ 20%	\$396,595
Subtotal	\$3,007,019
<b>say</b>	\$3,010,000

36th Avenue to Hillcrest Drive	
Construction Cost	\$7,146,593
Construction Engineering @ 15%	\$1,071,989
**ROW Cost	\$610,000
Contingencies @ 20%	\$1,429,319
Subtotal	\$10,257,901
<b>say</b>	\$10,260,000

Hillcrest Drive to Minnesota Drive On-Ramp	
Construction Cost	\$880,208
Construction Engineering @ 15%	\$132,031
**ROW Cost	\$0
Contingencies @ 20%	\$176,042
Subtotal	\$1,188,281
<b>say</b>	\$1,190,000

Preferred Alternative Construction Total      **\$14,460,000.00**

**\*\*Right-of-way cost is based on MOA 2006 appraised value.**

**SPENARD ROAD - Engineers Estimate (Preferred Alternative)**  
**Spenard RD Reconstruction, Minnesota Drive to Minnesota Drive On-Ramp**  
HRO-0001(172)/53986 PM&E 03-21

Item No.	Pay Item	Pay Unit	Unit Price	Quantity	Amount
120(1)	DBE ADJUSTMENT	CONTINGENT SUM		1	\$0
202(1)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	\$2,000.00	1	\$2,000
202(2)	REMOVAL OF PAVEMENT	SQUARE YARD	\$3.00	9,919	\$29,757
202(3)	REMOVAL OF SIDEWALK	SQUARE YARD	\$8.00	1,454	\$11,632
202(8)	REMOVAL OF INLET	EACH	\$500.00	5	\$2,500
202(9)	REMOVAL OF CURB AND GUTTER	LINEAR FOOT	\$5.00	4,908	\$24,540
203(3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	\$9.00	10,000	\$90,000
203(6A)	SELECT MATERIAL, TYPE A	TON	\$11.00	19,970	\$219,670
203(D)	OBLITERATION OF DRIVEWAYS AND APPROACHES	EACH	\$500.00	22	\$11,000
301(1)	AGGREGATE BASE COURSE, D-1	TON	\$15.00	4,020	\$60,300
401(1)	ASPHALT CONCRETE PAVEMENT, TYPE II, CLASS A	TON	\$50.00	1,120	\$56,000
401(2)	ASPHALT CEMENT, GRADE AC-5	TON	\$150.00	70	\$10,500
401(5)	ANTI-STRIPPING ADDITIVE	CONTINGENT SUM	\$2,000.00	1	\$2,000
401(6)	ASPHALT PRICE ADJUSTMENT (0.3% OF CONST)	CONTINGENT SUM	\$4,400.00	1	\$4,400
603(1-12)	12-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	72	\$3,600
603(1-18)	18-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	18	\$900
604(4)	ADJUST EXISTING MANHOLE	EACH	\$600.00	15	\$9,000
604(4A)	ADJUST TELEPHONE MANHOLE	EACH	\$600.00	2	\$1,200
604(4B)	ADJUST EXISTING CLEANOUT	EACH	\$250.00	1	\$250
604(5)	INLET, TYPE A	EACH	\$2,500.00	5	\$12,500
604(6)	RELOCATE INLET	EACH	\$1,500.00	4	\$6,000
604(23)	MODIFY CURB INLET	EACH	\$1,000.00	6	\$6,000
606(4)	REMOVAL AND RECONSTRUCTION OF GUARDRAIL	LINEAR FOOT	\$80.00	0	\$0
608(1A)	CONCRETE SIDEWALK, 4 INCH	SQUARE YARD	\$50.00	2,768	\$138,400
608(1B)	CONCRETE SIDEWALK, 6 INCH	SQUARE YARD	\$60.00	245	\$14,700
608(6)	CURB RAMP	EACH	\$1,000.00	22	\$22,000
608(8)	ASPHALT PATHWAYS AND MEDIANS	TON	\$30.00	11	\$330
609(2)	CURB AND GUTTER, TYPE I	LINEAR FOOT	\$17.00	5,144	\$87,448
614(4)	ADJUST EXISTING MONUMENT CASES	EACH	\$250.00	3	\$750
615(1)	STANDARD SIGN (1.0% OF CONST)	LUMP SUM	\$14,500.00	1	\$14,500
621(12)	LANDSCAPING (15% OF CONST)	LUMP SUM	\$218,200.00	1	\$218,200
627(4)	FIRE HYDRANT ADJUSTMENT	EACH	\$700.00	1	\$700
627(6)	FIRE HYDRANT RELOCATION	EACH	\$3,500.00	0	\$0
627(10)	ADJUSTMENT OF VALVE BOX	EACH	\$250.00	21	\$5,250
639(6)	APPROACHES	EACH	\$500.00	22	\$11,000
640(1)	MOBILIZATION AND DEMOBILIZATION (5.0 % OF CONST)	LUMP SUM	\$72,700.00	1	\$72,700
641(2)	EROSION AND POLLUTION CONTROL (5.0% OF CONST)	CONTINGENT SUM	\$72,700.00	1	\$72,700
642(1)	CONSTRUCTION SURVEYING	LUMP SUM	\$22,500.00	1	\$22,500
643(25)	TRAFFIC CONTROL (10% OF CONST)	CONTINGENT SUM	\$145,500.00	1	\$145,500
660(1)	TRAFFIC SIGNAL SYSTEM COMPLETE (2 LOCATIONS)	LUMP SUM	\$400,000.00	1	\$400,000
660(3A)	STREET LIGHTING SYSTEM COMPLETE	LUMP SUM	\$91,000.00	1	\$91,000
660(3B)	PATHWAY LIGHTING SYSTEM COMPLETE	LUMP SUM	\$45,500.00	1	\$45,500
660(13)	RELOCATE ELECTROLIER	EACH	\$2,000.00	6	\$12,000
660(29)	TYPE IA JUNCTION BOX	EACH	\$350.00	23	\$8,050
660(30)	TYPE II JUNCTION BOX	EACH	\$650.00	24	\$15,600
670(1)	PAINTED TRAFFIC MARKINGS	LUMP SUM	\$20,400.00	1	\$20,400

**BASIC BID TOTAL** \$1,982,977  
CONTINGENCY @ 20% \$396,595  
CONSTRUCTION ENGINEERING AT 15% \$297,447  
**SUB TOTAL** \$2,677,019  
  
ICAP AT 5.28% \$7,496  
  
**CONSTRUCTION TOTAL** \$2,684,515

Prepared by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_ Checked by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

**SPENARD ROAD - Engineers Estimate (Preferred Alternative)**  
**Spenard RD Reconstruction, Minnesota Drive to Minnesota Drive On-Ramp**

HRO-0001(172)/53986 PM&E 03-21

Item No.	Pay Item	Pay Unit	Unit Price	Quantity	Amount
120(1)	DBE ADJUSTMENT	CONTINGENT SUM		1	\$0
202(1)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	\$5,000.00	1	\$5,000
202(2)	REMOVAL OF PAVEMENT	SQUARE YARD	\$3.00	28,865	\$86,595
202(3)	REMOVAL OF SIDEWALK	SQUARE YARD	\$8.00	4,174	\$33,392
202(8)	REMOVAL OF INLET	EACH	\$500.00	16	\$8,000
202(9)	REMOVAL OF CURB AND GUTTER	LINEAR FOOT	\$5.00	10,636	\$53,180
203(3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	\$9.00	28,900	\$260,100
203(6A)	SELECT MATERIAL, TYPE A	TON	\$11.00	57,700	\$634,700
203(D)	OBLITERATION OF DRIVEWAYS AND APPROACHES	EACH	\$500.00	120	\$60,000
301(1)	AGGREGATE BASE COURSE, D-1	TON	\$15.00	11,340	\$170,100
401(1)	ASPHALT CONCRETE PAVEMENT, TYPE II, CLASS A	TON	\$50.00	3,330	\$166,500
401(2)	ASPHALT CEMENT, GRADE AC-5	TON	\$150.00	190	\$28,500
401(5)	ANTI-STRIPPING ADDITIVE	CONTINGENT SUM	\$2,000.00	1	\$2,000
401(6)	ASPHALT PRICE ADJUSTMENT (0.3% OF CONST)	CONTINGENT SUM	\$16,000.00	1	\$16,000
603(1-12)	12-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	126	\$6,300
603(1-18)	18-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	126	\$6,300
604(4)	ADJUST EXISTING MANHOLE	EACH	\$600.00	36	\$21,600
604(4A)	ADJUST TELEPHONE MANHOLE	EACH	\$600.00	0	\$0
604(4B)	ADJUST EXISTING CLEANOUT	EACH	\$250.00	2	\$500
604(5)	INLET, TYPE A	EACH	\$2,500.00	16	\$40,000
604(6)	RELOCATE INLET	EACH	\$1,500.00	13	\$19,500
604(23)	MODIFY CURB INLET	EACH	\$1,000.00	10	\$10,000
606(4)	REMOVAL AND RECONSTRUCTION OF GUARDRAIL	LINEAR FOOT	\$80.00	0	\$0
608(1A)	CONCRETE SIDEWALK, 4 INCH	SQUARE YARD	\$50.00	7,238	\$361,900
608(1B)	CONCRETE SIDEWALK, 6 INCH	SQUARE YARD	\$60.00	1,334	\$80,040
608(6)	CURB RAMP	EACH	\$1,000.00	65	\$65,000
608(8)	ASPHALT PATHWAYS AND MEDIANS	TON	\$30.00	31	\$930
609(2)	CURB AND GUTTER, TYPE I	LINEAR FOOT	\$17.00	11,968	\$203,456
614(4)	ADJUST EXISTING MONUMENT CASES	EACH	\$250.00	18	\$4,500
615(1)	STANDARD SIGN (1.0% OF CONST)	LUMP SUM	\$53,200.00	1	\$53,200
621(12)	LANDSCAPING (15% OF CONST)	LUMP SUM	\$798,200.00	1	\$798,200
627(4)	FIRE HYDRANT ADJUSTMENT	EACH	\$700.00	5	\$3,500
627(6)	FIRE HYDRANT RELOCATION	EACH	\$3,500.00	3	\$10,500
627(10)	ADJUSTMENT OF VALVE BOX	EACH	\$250.00	28	\$7,000
639(6)	APPROACHES	EACH	\$500.00	120	\$60,000
640(1)	MOBILIZATION AND DEMOBILIZATION (5.0 % OF CONST)	LUMP SUM	\$266,100.00	1	\$266,100
641(2)	EROSION AND POLLUTION CONTROL (3.0% OF CONST)	CONTINGENT SUM	\$159,600.00	1	\$159,600
642(1)	CONSTRUCTION SURVEYING	LUMP SUM	\$80,000.00	1	\$80,000
643(25)	TRAFFIC CONTROL (10% OF CONST)	CONTINGENT SUM	\$532,100.00	1	\$532,100
660(1)	TRAFFIC SIGNAL SYSTEM COMPLETE (4 LOCATIONS)	LUMP SUM	\$800,000.00	1	\$800,000
660(3A)	STREET LIGHTING SYSTEM COMPLETE	LUMP SUM	\$1,750,000.00	1	\$1,750,000
660(3B)	PATHWAY LIGHTING SYSTEM COMPLETE	LUMP SUM	\$87,500.00	1	\$87,500
660(13)	RELOCATE ELECTROLIER	EACH	\$2,000.00	41	\$82,000
660(29)	TYPE IA JUNCTION BOX	EACH	\$350.00	72	\$25,200
660(30)	TYPE II JUNCTION BOX	EACH	\$650.00	40	\$26,000
670(1)	PAINTED TRAFFIC MARKINGS	LUMP SUM	\$61,600.00	1	\$61,600

**BASIC BID TOTAL** \$7,146,593  
 CONTINGENCY @ 20% \$1,429,319  
 CONSTRUCTION ENGINEERING AT 15% \$1,071,989  
**SUB TOTAL** \$9,647,901  
  
 ICAP AT 5.28% \$27,014  
  
**CONSTRUCTION TOTAL** \$9,674,915

Prepared by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_ Checked by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

**SPENARD ROAD - Engineers Estimate (Preferred Alternative)**  
**Spenard RD Reconstruction, Minnesota Drive to Minnesota Drive On-Ramp**  
HRO-0001(172)/53986 PM&E 03-21

Item No.	Pay Item	Pay Unit	Unit Price	Quantity	Amount
120(1)	DBE ADJUSTMENT	CONTINGENT SUM		1	\$0
202(1)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	\$2,000.00	1	\$2,000
202(2)	REMOVAL OF PAVEMENT	SQUARE YARD	\$3.00	4,151	\$12,453
202(3)	REMOVAL OF SIDEWALK	SQUARE YARD	\$8.00	48	\$384
202(8)	REMOVAL OF INLET	EACH	\$500.00	0	\$0
202(9)	REMOVAL OF CURB AND GUTTER	LINEAR FOOT	\$5.00	81	\$405
203(3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	\$9.00	9,700	\$87,300
203(6A)	SELECT MATERIAL, TYPE A	TON	\$11.00	19,260	\$211,860
203(D)	OBLITERATION OF DRIVEWAYS AND APPROACHES	EACH	\$500.00	8	\$4,000
301(1)	AGGREGATE BASE COURSE, D-1	TON	\$15.00	1,810	\$27,150
401(1)	ASPHALT CONCRETE PAVEMENT, TYPE II, CLASS A	TON	\$50.00	480	\$24,000
401(2)	ASPHALT CEMENT, GRADE AC-5	TON	\$150.00	30	\$4,500
401(5)	ANTI-STRIPPING ADDITIVE	CONTINGENT SUM	\$2,000.00	1	\$2,000
401(6)	ASPHALT PRICE ADJUSTMENT (0.3% OF CONST)	CONTINGENT SUM	\$1,900.00	1	\$1,900
603(1-12)	12-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	0	\$0
603(1-18)	18-INCH CORRUGATED STEEL PIPE	LINEAR FOOT	\$50.00	0	\$0
604(4)	ADJUST EXISTING MANHOLE	EACH	\$600.00	10	\$6,000
604(4A)	ADJUST TELEPHONE MANHOLE	EACH	\$600.00	0	\$0
604(4B)	ADJUST EXISTING CLEANOUT	EACH	\$250.00	0	\$0
604(5)	INLET, TYPE A	EACH	\$2,500.00	0	\$0
604(6)	RELOCATE INLET	EACH	\$1,500.00	0	\$0
604(23)	MODIFY CURB INLET	EACH	\$1,000.00	3	\$3,000
606(4)	REMOVAL AND RECONSTRUCTION OF GUARDRAIL	LINEAR FOOT	\$80.00	527	\$42,160
608(1A)	CONCRETE SIDEWALK, 4 INCH	SQUARE YARD	\$50.00	1,289	\$64,450
608(1B)	CONCRETE SIDEWALK, 6 INCH	SQUARE YARD	\$60.00	89	\$5,340
608(6)	CURB RAMP	EACH	\$1,000.00	3	\$3,000
608(8)	ASPHALT PATHWAYS AND MEDIANS	TON	\$30.00	7	\$210
609(2)	CURB AND GUTTER, TYPE I	LINEAR FOOT	\$17.00	1,688	\$28,696
614(4)	ADJUST EXISTING MONUMENT CASES	EACH	\$250.00	3	\$750
615(1)	STANDARD SIGN (1.0% OF CONST)	LUMP SUM	\$6,500.00	1	\$6,500
621(12)	LANDSCAPING (15% OF CONST)	LUMP SUM	\$96,900.00	1	\$96,900
627(4)	FIRE HYDRANT ADJUSTMENT	EACH	\$700.00	0	\$0
627(6)	FIRE HYDRANT RELOCATION	EACH	\$3,500.00	0	\$0
627(10)	ADJUSTMENT OF VALVE BOX	EACH	\$250.00	3	\$750
639(6)	APPROACHES	EACH	\$500.00	8	\$4,000
640(1)	MOBILIZATION AND DEMOBILIZATION (5.0 % OF CONST)	LUMP SUM	\$32,300.00	1	\$32,300
641(2)	EROSION AND POLLUTION CONTROL (5.0% OF CONST)	CONTINGENT SUM	\$32,300.00	1	\$32,300
642(1)	CONSTRUCTION SURVEYING	LUMP SUM	\$21,000.00	1	\$21,000
643(25)	TRAFFIC CONTROL (10% OF CONST)	CONTINGENT SUM	\$64,600.00	1	\$64,600
660(1)	TRAFFIC SIGNAL SYSTEM COMPLETE	LUMP SUM	\$0.00	1	\$0
660(3A)	STREET LIGHTING SYSTEM COMPLETE	LUMP SUM	\$56,000.00	1	\$56,000
660(3B)	PATHWAY LIGHTING SYSTEM COMPLETE	LUMP SUM	\$28,000.00	1	\$28,000
660(13)	RELOCATE ELECTROLIER	EACH	\$2,000.00	0	\$0
660(29)	TYPE IA JUNCTION BOX	EACH	\$350.00	4	\$1,400
660(30)	TYPE II JUNCTION BOX	EACH	\$650.00	0	\$0
670(1)	PAINTED TRAFFIC MARKINGS	LUMP SUM	\$4,900.00	1	\$4,900

**BASIC BID TOTAL** \$880,208  
CONTINGENCY @ 20% \$176,042  
CONSTRUCTION ENGINEERING AT 15% \$132,031  
**SUB TOTAL** \$1,188,281  
  
ICAP AT 5.28% \$3,327  
  
**CONSTRUCTION TOTAL** \$1,191,608

Prepared by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_ Checked by: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

**Right-of-Way Estimate Minnesota Drive to 36th Avenue (Parcels 1-3 & 52-57)**

Parcel ID	Legal Description	Site Address	*ROW Impact (sf)	**Total	**Land (sf)	**Extended Cost	**ROW Estimate	Administration/ Appraisals	Remarks
1	N2NE4NW4SE4 PTN M/B, SEC	3607 SPENARD RD	1251.54	\$788,700	\$8.30	\$10,391	\$16,000	\$5,000	Pathway
2	LT 1, SASSE #1	3601 SPENARD RD	2620.06	\$108,500	\$12.34	\$32,334	\$49,000	\$9,800	Pathway
3	LT 1D, DUNCKLEE	3600 SPENARD RD	3407.34	\$345,900	\$10.40	\$35,429	\$54,000	\$10,800	Pathway
51	LT 1A, BLK 1, CLAYTON	2400 SPENARD RD	25.45	\$337,400	\$10.99	\$280	\$1,000	\$5,000	Pathway
52	LT 1A, CONROY RUSHTON #1	3608 MINNESOTA	1765.45	\$721,000	\$15.00	\$26,479	\$40,000	\$8,000	Pathway
53	LT 3, CONROY RUSHTON #1	3600 MINNESOTA	1761.45	\$659,100	\$13.75	\$24,228	\$37,000	\$7,400	Pathway
54	LT 5A & 5 PTN, DUNCKLEE	1506 W 36TH AVE	1769.8	\$286,214	\$3.97	\$7,035	\$11,000	\$5,000	Pathway
55	LT 4A, DUNCKLEE	1500 W 36TH AVE	1809.58	\$286,214	\$4.77	\$8,637	\$13,000	\$5,000	Pathway
56	LT 3A W50', DUNCKLEE	1410 W 36TH AVE	1020.18	\$286,214	\$15.94	\$16,266	\$25,000	\$5,000	Pathway
57	LT 3A E2, DUNCKLEE	1408 W 36TH AVE	1025.38	\$286,214	\$10.59	\$10,857	\$17,000	\$5,000	Pathway

\*Right-of-way area is based on MOA grid maps

\$263,000      \$66,000

\*\*Right-of-way cost is based on MOA 2006 appraised value.

**ROW ESTIMATE      \$330,000**

**Right-of-Way Estimate 36th Avenue to Hillcrest Drive (Parcels 4-51)**

Parcel ID	Legal Description	Site Address	*ROW Impact (sf)	**Total	**Land (sf)	**Extended Cost	**ROW Estimate	Administration/ Appraisals	Remarks
4	LT 1B, DEMERS	3505 SPENARD RD	535.13	\$315,700	\$12.77	\$6,833	\$11,000	\$5,000	Pathway
5	LT 2B, MILLER	3510 SPENARD RD	1325.54	\$2,444,400	\$13.10	\$17,367	\$27,000	\$5,400	Pathway
6	LT 1 S2, MILLER'S	3502 SPENARD RD	615.08					\$5,000	Pathway
7	LT 15, DEMERS ADDITION	3407 SPENARD RD	61.08	\$177,140	\$19.42	\$1,186	\$2,000	\$5,000	Pathway
8	LT 16, DEMERS ADDITION	3407 SPENARD RD	111.74	\$177,140	\$20.40	\$2,280	\$4,000	\$5,000	Pathway
9	N 113', HOPKINS	3309 SPENARD RD	154.47	\$1,631,000	\$12.50	\$1,931	\$3,000	\$5,000	Pathway
10	LT 6 S2/3, NICHOLS	3307 SPENARD RD	183.28	\$238,900	\$12.50	\$2,292	\$4,000	\$5,000	Pathway
11	LT 6 N3, NICHOLS ADDITION	3301 SPENARD RD	175.01	\$41,667	\$9.62	\$1,683	\$3,000	\$5,000	Pathway
12	LT 7, BLK 4, SAND	3231 SPENARD RD	410.42	\$330,700	\$12.51	\$5,133	\$8,000	\$5,000	Pathway
13	LT 3, IREY	3114 SPENARD RD	433.75	\$227,100	\$15.97	\$6,929	\$11,000	\$5,000	Pathway
14	LT 2, TR A, MACKNELS	3106 SPENARD RD	64.62	\$95,300	\$12.51	\$808	\$2,000	\$5,000	Pathway
15	LT 1, TR A, MACKNELS	3104 SPENARD RD	186.3	\$414,500	\$12.50	\$2,329	\$4,000	\$5,000	Pathway
16	RESERVE, LENA HANSEN	3000 SPENARD RD	1728.68	\$2,792,100	\$12.50	\$21,610	\$33,000	\$6,600	Pathway
17	LT 2, CHARLIE BROWN	3002 SPENARD RD	1829.24	\$1,137,300	\$12.50	\$22,868	\$35,000	\$7,000	Pathway
18	LT 1, CHARLIE BROWN	1300 W BENSON	1281.66	\$3,546,000	\$17.00	\$21,789	\$33,000	\$6,600	Pathway
19	NW4NE4 (145.2' X 190'), SEC		446.97	\$370,900	\$12.50	\$5,588	\$9,000	\$5,000	Pathway
20	LT 3, ELSA WEILER	2904 SPENARD RD	473.68	\$145,000	\$16.99	\$8,050	\$13,000	\$5,000	Pathway
21	LT 2, ELSA WEILER	2902 SPENARD RD	457.48					\$5,000	Pathway
22	LT 27, ELSA WEILER	2812 SPENARD RD	220.57	\$152,200	\$16.16	\$3,564	\$6,000	\$5,000	Pathway
23	LT 28, ELSA WEILER	1200 W NORTHERN	408.15	\$115,200	\$17.00	\$6,939	\$11,000	\$5,000	Pathway
24	LT 29, ELSA WEILER	1200 W NORTHERN	410.26	\$115,200	\$17.00	\$6,975	\$11,000	\$5,000	Pathway
25	LT 5, BLK 1, FRANK DICKSON	2819 SPENARD RD	230.51	\$186,100	\$17.85	\$4,114	\$7,000	\$5,000	Pathway
26	LT 4, BLK 1, FRANK DICKSON	2811 SPENARD RD	165.59	\$283,750	\$17.00	\$2,815	\$5,000	\$5,000	Pathway
27	LT 3, BLK 1, FRANK DICKSON	2809 SPENARD RD	160.95	\$283,750	\$17.00	\$2,736	\$5,000	\$5,000	Pathway
28	LT 2, BLK 1, FRANK DICKSON	2805 SPENARD RD	106.3	\$115,100	\$17.00	\$1,807	\$3,000	\$5,000	Pathway
29	LT 1, BLK 1, FRANK DICKSON	2803 Spenard Rd	73.38	\$285,200	\$16.15	\$1,185	\$2,000	\$5,000	Pathway
30	LT 11C, BLK 3, SUNBEAM	2709 Spenard Rd 44	292.54	\$2,721,500	\$18.70	\$5,471	\$9,000	\$5,000	Pathway
31	150 X 135, SE4SE4SE4SW4SE4,	2730 Spenard Rd	1103.89	\$346,900	\$16.15	\$17,831	\$27,000	\$5,400	Pathway
32	LT 1A, BLK 3, HANSEN	2710 Spenard Rd	1123.72	\$1,071,500	\$10.90	\$12,247	\$19,000	\$5,000	Pathway
33	LT 10 S50', BLK 2, SUNBEAM	2647 Spenard Rd	76.51	\$240,700	\$11.00	\$842	\$2,000	\$5,000	Pathway
34	LT 20, BLK 2, HANSEN	2636 SPENARD RD	102.29	\$485,800	\$11.00	\$1,125	\$2,000	\$5,000	Pathway
35	LT 9A, BLK 2, SUNBEAM	1108 W 26TH AVE	17.74	\$407,500	\$11.00	\$195	\$1,000	\$5,000	Pathway
36	LT 3A REM, BLK 2, HANSEN	2610 SPENARD RD	126.59	\$88,900	\$0.29	\$37	\$1,000	\$5,000	Pathway
37	LT 1 S36.9' N86.9', BLK 2,	2604 SPENARD RD	97.77	\$165,700	\$18.35	\$1,794	\$3,000	\$5,000	Pathway
38	LT 1 N50', BLK 2, HANSEN	2600 Spenard Rd	132.47	\$152,300	\$11.00	\$1,457	\$3,000	\$5,000	Pathway
39	LT 1A, ATWELL	1201 W 26TH AVE	231.92	\$238,880	\$6.34	\$1,471	\$3,000	\$5,000	Pathway
40	LT 3, ATWELL	2534 SPENARD RD	104.5	\$72,900	\$11.00	\$1,150	\$2,000	\$5,000	Pathway
41	LT 4, ATWELL	2534 SPENARD RD	106.55	\$72,900	\$11.00	\$1,172	\$2,000	\$5,000	Pathway
42	LT 2A, BLK 2, CLAYTON	2500 Spenard Rd	580.34	\$359,200	\$11.00	\$6,382	\$10,000	\$5,000	Pathway

**Right-of-Way Estimate 36th Avenue to Hillcrest Drive (Parcels 4-51)**

Parcel ID	Legal Description	Site Address	*ROW Impact (sf)	**Total	**Land (sf)	**Extended Cost	**ROW Estimate	Administration/ Appraisals	Remarks
43	LT 25, BLK 1, ANDERSON	2501 SPENARD RD	37.21	\$139,742	\$12.26	\$456	\$1,000	\$5,000	Pathway
44	LT 8, TR A, HILLSTRAND	2425 SPENARD RD	45.01	\$139,742	\$20.68	\$931	\$2,000	\$5,000	Pathway
45	LT 7, TR A, HILLSTRAND	2421 SPENARD RD	109.79	\$139,742	\$20.68	\$2,271	\$4,000	\$5,000	Pathway
46	LT 6, TR A, HILLSTRAND	2419 SPENARD RD	115.59	\$139,742	\$20.68	\$2,391	\$4,000	\$5,000	Pathway
47	LT 5, TR A, HILLSTRAND	2417 SPENARD RD	101.52	\$127,250	\$11.00	\$1,117	\$2,000	\$5,000	Pathway
48	LT 4, TR A, HILLSTRAND	2415 SPENARD RD	65.65	\$127,250	\$11.00	\$722	\$2,000	\$5,000	Pathway
49	LT 2B, BLK 1, CLAYTON	2412 Spenard Rd	164.59	\$347,900	\$11.00	\$1,811	\$3,000	\$5,000	Pathway
50	LT B1, TR A, HILLSTRAND	2401 Spenard Rd	180.35	\$283,900	\$11.00	\$1,984	\$3,000	\$5,000	Pathway
51	LT 1A, BLK 1, CLAYTON	2400 SPENARD RD	25.45	\$337,400	\$10.99	\$280	\$1,000	\$5,000	Pathway

\*Right-of-way area is based on MOA grid maps

\$358,000      \$246,000

\*\*Right-of-way cost is based on MOA 2006 appraised value.

**ROW ESTIMATE      \$610,000**