

City of West Fargo, North Dakota

Sidewalk Improvement District No. 6056

2021 Walks

Engineer's Report

Prepared By:

This document was originally issued and sealed by Daniel Hanson, Registration No. PE-4962, on 07/29/2020 and the original document is stored at Moore Engineering, Inc., West Fargo, N.D.



July 29, 2020
Project No. 21396

Table of Contents

INTRODUCTION.....	3
1. NEED FOR PROJECT.....	3
2. PROPOSED IMPROVEMENTS.....	3
3. PROCESS.....	4
3.1. Data Collection.....	4
3.2. Authorization.....	4
3.3. Corrective Period.....	4
3.4. Construction.....	4
3.5. Post Construction.....	5
3.6. Estimated Schedule.....	5
4. IMPROVEMENT COST AND FUNDING.....	5
5. CONCLUSIONS AND RECOMMENDATIONS.....	6

Appendix A: Maps & Exhibits

Appendix B: Preliminary Cost Estimates

INTRODUCTION

The purpose of this project is to install sidewalk throughout various residential and commercial areas throughout the City of West Fargo. The proposed project will improve the connectivity of the City's sidewalk and multi-use path system. This preliminary engineer's report establishes the general nature, purpose, and feasibility of the proposed improvements as well as to estimate the probable cost of the improvements.

1. NEED FOR PROJECT

In accordance with Chapter 2, Section 2-0102 entitled Duty of Property Owners to Construct and Maintain Sidewalks of the West Fargo City Ordinances, the City requires sidewalk to be installed once the street is 80% developed (2-0102.3). It is the responsibility of the property owner to construct, reconstruct, and maintain the sidewalk adjacent to the front of their property. In accordance with the North Dakota Century Code Section 40-29-03, if the property owner is found to be out of compliance with this ordinance a Notice to Construct, Rebuild, or Repair will be sent to the property owner. If the property owner fails to construct or repair the sidewalk within the time prescribed in the notice, the governing body shall order the work done and the expense shall be assessed to the property (N.D.C.C. 40-29-04). The purpose of this project is to construct the sidewalks that are still found to be out of compliance after the corrective period, stated in the Notice to Construct, ends.

Sidewalks that are out of compliance include sidewalks that pose a safety risk, such as a trip hazard or are out of compliance with the Americans with Disabilities Act (ADA). In addition, there are many areas where large portions of new developments have been constructed, but some properties do not have sidewalks installed.

2. PROPOSED IMPROVEMENTS

The proposed project intends to construct new and repair existing sidewalks in accordance with City Ordinance 2-0102 and N.D.C.C. 40-29. The project will also include grading and establishing turf within boulevards and other affected areas. Additionally, this project may include sidewalk and/or paths in or around West Fargo Park District properties. If the Park District formally requests such

work, an amendment to this report will be prepared and submitted to the City Commission for consideration.

3. PROCESS

3.1. Data Collection

The City of West Fargo Engineering Department has provided Moore Engineering, Inc. with an inventory of parcels, in areas that are considered 80% developed, that have been found to be out of compliance with the City Ordinance 2-0102. Moore Engineering, Inc. compiled the data into one list and verified its accuracy. This information can be found in Appendix A.

3.2. Authorization

With approval of this Preliminary Engineering Report and the associated tracts of land identified for sidewalk improvements, the Commission will authorize the City's Attorney to prepare the Resolution of Necessity and send out the Notice of Order to construct Sidewalks to the affected property owners. An example of the notice used on a previous Walks project can be found in Appendix A.

3.3. Corrective Period

After the Attorney mails the Notice of Order To Construct Sidewalk to the property owners they will have a period of time to install the sidewalks on their own. If they fail to complete the work within the correction period, the municipality will instruct the Engineer to have the Work completed as part of the 2021 Walks project.

3.4. Construction

The sidewalks identified for construction will be bid through the public bidding process to select a Contractor. The Engineer and Contractor will track quantities on a per property basis. The actual quantities installed on each property will be directly applied to each property to determine costs to be assessed.

3.5. Post Construction

After construction is completed the City Attorney will prepare “Return of Assessment” and “Notice of Assessment” based on the Engineer’s assessment breakdown by property. From this point the City will follow the assessment process as detailed in N.D.C.C. 40-29.

3.6. Estimated Schedule

The steps described above are summarized in the schedule below:

Data Collection: July 2020
Authorization: August 3, 2020
Notification: September 1, 2020
Correction Deadline: October 30, 2020
Design: Winter 2020-2021
Construction: Summer 2021

4. IMPROVEMENT COST AND FUNDING

The proposed project would involve the construction of public and private concrete sidewalks. The total project cost is estimated to be \$850,000. A detailed cost estimate can be found in Appendix B. This project will have portions that are funded by the City and portions that will be funded through special assessments to the property owner. This is shown in *Table 1 – Funding Breakdown* below. Additionally, a breakdown of assessment by parcel can be found in Appendix B.

City Funded	Special assessment Funded
\$45,000	\$805,000

Table 1 -Proposed Funding Breakdown

This cost estimate will be refined at the end of the correction period as some property owners may elect to hire a contractor to install the sidewalk themselves. This would remove their property from the scope of the project and decrease the total project cost.

5. CONCLUSIONS AND RECOMMENDATIONS

The proposed sidewalk improvements will improve the connectivity of the City's sidewalk and multi-use path system and bring existing properties into compliance with the City Ordinance.

APPENDIX A

City Supplied Property List

PIN	Legal Description	Address
02415100320000	LOT 1 BLK 4 BROOKS HARBOR 2ND	1102 24 AVE W
02415100380000	LOT 7 BLK 4 BROOKS HARBOR 2ND	1189 BROOKS DR W
02415100540000	LOT 11 BLK 5 BROOKS HARBOR 2ND	1164 BROOKS DR W
02415100660000	LOT 23 BLK 5 BROOKS HARBOR 2ND	2412 12 ST W
02415100140000	LOT 5 BLK 2 BROOKS HARBOR 2ND	1311 26 AVE W
02415300030000	LOT 3 BLK 1 BROOKS HARBOR 4TH	2270 14 ST W
02415300080000	LOT 8 BLK 1 BROOKS HARBOR 4TH	2240 14 ST W
02415300120000	LOT 12 BLK 1 BROOKS HARBOR 4TH	2216 14 ST W
02415300280000	LOT 3 BLK 2 BROOKS HARBOR 4TH	2123 14 ST W
02415300300000	LOT 5 BLK 2 BROOKS HARBOR 4TH	2111 14 ST W
02415300450000	LOT 9 BLK 3 BROOKS HARBOR 4TH	1212 COMMANDER DR W
02415300470000	LOT 11 BLK 3 BROOKS HARBOR 4TH	1224 COMMANDER DR W
02415300480000	LOT 12 BLK 3 BROOKS HARBOR 4TH	1308 COMMANDER DR W
02415300500000	LOT 14 BLK 3 BROOKS HARBOR 4TH	1320 COMMANDER DR W
02415300510000	LOT 15 BLK 3 BROOKS HARBOR 4TH	1326 COMMANDER DR W
02415300520000	LOT 1 BLK 4 BROOKS HARBOR 4TH	1333 COMMANDER DR W
02415300550000	LOT 4 BLK 4 BROOKS HARBOR 4TH	1315 COMMANDER DR W
02415300560000	LOT 5 BLK 4 BROOKS HARBOR 4TH	1309 COMMANDER DR W
02415300570000	LOT 6 BLK 4 BROOKS HARBOR 4TH	1225 COMMANDER DR W
02415300700000	LOT 19 BLK 4 BROOKS HARBOR 4TH	1340 LEGION LN W
02415300870000	LOT 2 BLK 6 BROOKS HARBOR 4TH	1137 LEGION LN W
02415300970000	LOT 1 BLK 9 BROOKS HARBOR 4TH	2151 12 ST W
02415300980000	LOT 2 BLK 9 BROOKS HARBOR 4TH	2145 12 ST W
02415300990000	LOT 3 BLK 9 BROOKS HARBOR 4TH	2139 12 ST W
02415500010000	LOT 1 BLK 1 BROOKS HARBOR 6TH	1125 LEGION LN W
02415500020000	LOT 2 BLK 1 BROOKS HARBOR 6TH	1119 LEGION LN W
02415500030000	LOT 3 BLK 1 BROOKS HARBOR 6TH	1113 LEGION LN W
02415500040000	LOT 4 BLK 1 BROOKS HARBOR 6TH	1107 LEGION LN W
02415500050000	LOT 5 BLK 1 BROOKS HARBOR 6TH	1101 LEGION LN W
02415500120000	LOT 12 BLK 1 BROOKS HARBOR 6TH	1059 LEGION LN W
02415500130000	LOT 13 BLK 1 BROOKS HARBOR 6TH	1053 LEGION LN W
02415500180000	LOT 2 BLK 2 BROOKS HARBOR 6TH	1117 COMMANDER DR W
02415500210000	LOT 5 BLK 2 BROOKS HARBOR 6TH	1106 LEGION LN W
02415500230000	LOT 7 BLK 2 BROOKS HARBOR 6TH	1118 LEGION LN W
02415500290000	LOT 5 BLK 3 BROOKS HARBOR 6TH	1104 COMMANDER DR W
02415700070000	LOT 7 BLK 1 BROOKS HARBOR 8TH	2227 10 CT W
02435100260000	LOT 26 BLK 1 EAGLEWOOD 2ND	724 28 AVE W
02435100270000	LOT 27 BLK 1 EAGLEWOOD 2ND	718 28 AVE W
02435100290000	LOT 29 BLK 1 EAGLEWOOD 2ND	706 28 AVE W
02435200020000	LOT 2 BLK 1 EAGLEWOOD 3RD	2914 14 ST W
02435200030000	LOT 3 BLK 1 EAGLEWOOD 3RD	2854 14 ST W
02435200080000	LOT 8 BLK 1 EAGLEWOOD 3RD	2824 14 ST W
02435200090000	LOT 9 BLK 1 EAGLEWOOD 3RD	2818 14 ST W
02435200100000	LOT 10 BLK 1 EAGLEWOOD 3RD	2812 14 ST W

City Supplied Property List

PIN	Legal Description	Address
02435200120000	LOT 12 BLK 1 EAGLEWOOD 3RD	2730 14 ST W
02435200260000	LOT 14 BLK 2 EAGLEWOOD 3RD	2817 14 ST W
02435200270000	LOT 15 BLK 2 EAGLEWOOD 3RD	2811 14 ST W
02435200910000	LOT 5 BLK 7 EAGLEWOOD 3RD	1305 29 AVE W
02435200930000	LOT 7 BLK 7 EAGLEWOOD 3RD	1227 29 AVE W
02435200950000	LOT 9 BLK 7 EAGLEWOOD 3RD	1215 29 AVE W
02435300010000	LOT 1 BLK 1 EAGLEWOOD 4TH	2724 14 ST W
02435300020000	LOT 2 BLK 1 EAGLEWOOD 4TH	2718 14 ST W
02435300030000	LOT 1 BLK 2 EAGLEWOOD 4TH	1322 28 AVE W
02435300040000	LOT 2 BLK 2 EAGLEWOOD 4TH	1316 28 AVE W
02435300050000	LOT 3 BLK 2 EAGLEWOOD 4TH	1310 28 AVE W
02435300070000	LOT 5 BLK 2 EAGLEWOOD 4TH	1226 28 AVE W
02435300090000	LOT 7 BLK 2 EAGLEWOOD 4TH	1214 28 AVE W
02435300100000	LOT 8 BLK 2 EAGLEWOOD 4TH	1208 28 AVE W
02435300110000	LOT 9 BLK 2 EAGLEWOOD 4TH	1202 28 AVE W
02435300900000	LOT 26 BLK 9 EAGLEWOOD 4TH	1132 EAGLEWOOD AVE W
02435400010000	LOT 1 BLK 1 EAGLEWOOD 5TH	1034 27 AVE W
02435400020000	LOT 2 BLK 1 EAGLEWOOD 5TH	1030 27 AVE W
02435400030000	LOT 3 BLK 1 EAGLEWOOD 5TH	1026 27 AVE W
02435400040000	LOT 4 BLK 1 EAGLEWOOD 5TH	1022 27 AVE W
02435400050000	LOT 5 BLK 1 EAGLEWOOD 5TH	1018 27 AVE W
02435400950000	LOT 26 BLK 4 EAGLEWOOD 5TH	2721 10 ST W
02435400960000	LOT 27 BLK 4 EAGLEWOOD 5TH	2717 10 ST W
02435400970000	LOT 28 BLK 4 EAGLEWOOD 5TH	2713 10 ST W
02435400980000	LOT 29 BLK 4 EAGLEWOOD 5TH	2709 10 ST W
02435400990000	LOT 30 BLK 4 EAGLEWOOD 5TH	2705 10 ST W
02435401000000	LOT 1 BLK 5 EAGLEWOOD 5TH	2706 10 ST W
02435401010000	LOT 2 BLK 5 EAGLEWOOD 5TH	2710 10 ST W
02435401020000	LOT 3 BLK 5 EAGLEWOOD 5TH	2714 10 ST W
02435401030000	LOT 4 BLK 5 EAGLEWOOD 5TH	2718 10 ST W
02435401040000	LOT 5 BLK 5 EAGLEWOOD 5TH	2722 10 ST W
02071900090000	LOT 9 BLK 1 GOLDENWOOD 5TH	1292 GOLDENWOOD DR
02071900140000	LOT 14 BLK 1 GOLDENWOOD 5TH	1312 GOLDENWOOD DR
02071900150000	LOT 15 BLK 1 GOLDENWOOD 5TH	1316 GOLDENWOOD DR
02071900160000	LOT 16 BLK 1 GOLDENWOOD 5TH	1320 GOLDENWOOD DR
02071900200000	LOT 20 BLK 1 GOLDENWOOD 5TH	1332 GOLDENWOOD DR
02071900220000	LOT 22 BLK 1 GOLDENWOOD 5TH	1340 GOLDENWOOD DR
02071900230000	LOT 23 BLK 1 GOLDENWOOD 5TH	1344 GOLDENWOOD DR
02071900710000	LOT 71 BLK 1 GOLDENWOOD 5TH	1311 4 ST NW
02114000060000	LOT 6 BLK 1 MAIN AVE	268 MAIN AVE E
02114000075000	LOTS 1 & 2 BLK 2 MAIN AVE	324 MAIN AVE E
02447500610000	LOT 3 BLK 6 MAPLE RIDGE AT THE PRESERVE 1ST	325 31 AVE E
02148500020000	LOT 1 BLK 2 OAKHAVEN	105 13 AVE E
02452500110000	LOT 11 BLK 1 RIVERS BEND AT THE PRESERVE 1ST	2817 MCLEOD DR E

City Supplied Property List

PIN	Legal Description	Address
02452500210000	LOT 21 BLK 1 RIVERS BEND AT THE PRESERVE 1ST	2877 MCLEOD DR E
02452500250000	LOT 1 BLK 2 RIVERS BEND AT THE PRESERVE 1ST	2882 RIVERS BEND DR E
02452500440000	LOT 13 BLK 3 RIVERS BEND AT THE PRESERVE 1ST	2716 1 ST E
02452500500000	LOT 2 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	2613 1 ST E
02452500550000	LOT 7 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	2721 1 ST E
02452500610000	LOT 13 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	2618 2 ST E
02452500620000	LOT 14 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	2612 2 ST E
02452500630000	LOT 15 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	2606 2 ST E
02452500690000	LOT 6 BLK 5 RIVERS BEND AT THE PRESERVE 1ST	2705 2 ST E
02452500940000	LOT 15 BLK 6 RIVERS BEND AT THE PRESERVE 1ST	2872 MCLEOD DR E
02452501140000	LOT 1 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	2521 1 ST E
02452501160000	LOT 3 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	116 26 AVE E
02452501180000	LOT 5 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	128 26 AVE E
02452501200000	LOT 7 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	200 26 AVE E
02452501210000	LOT 8 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	206 26 AVE E
02485500060000	LOT 1 BLK 3 SOUTH POND AT THE PRESERVE 6TH	3155 BLUESTEM DR
02485500070000	LOT 2 BLK 3 SOUTH POND AT THE PRESERVE 6TH	3163 BLUESTEM DR
02582600140000	LOT 6 BLK 2 THE WILDS 2ND	4750 6 ST W
02582600160000	LOT 8 BLK 2 THE WILDS 2ND	720 48 AVE W
02582600450000	LOT 2 BLK 5 THE WILDS 2ND	1013 49 TR W
02582600570000	LOT 14 BLK 5 THE WILDS 2ND	1036 49 TR W
02583100070000	LOT 7 BLK 1 THE WILDS 7TH	5256 8 CT W
02583100820000	LOT 22 BLK 3 THE WILDS 7TH	5331 8 ST W
02583100840000	LOT 24 BLK 3 THE WILDS 7TH	5323 8 ST W
02583100850000	LOT 25 BLK 3 THE WILDS 7TH	5319 8 ST W
02583200100000	LOT 10 BLK 1 THE WILDS 8TH	942 ALBERT DR W
02583200140000	LOT 14 BLK 1 THE WILDS 8TH	924 ALBERT DR W
02583200300000	LOT 30 BLK 1 THE WILDS 8TH	921 ASHLEY DR W
02583200310000	LOT 31 BLK 1 THE WILDS 8TH	925 ASHLEY DR W
02583200400000	LOT 2 BLK 3 THE WILDS 8TH	969 ASHLEY DR W
02583200430000	LOT 5 BLK 3 THE WILDS 8TH	981 ASHLEY DR W
02583200440000	LOT 6 BLK 3 THE WILDS 8TH	1001 ASHLEY DR W
02583200450000	LOT 7 BLK 3 THE WILDS 8TH	1005 ASHLEY DR W
02583200460000	LOT 8 BLK 3 THE WILDS 8TH	1009 ASHLEY DR W
02583200570000	LOT 11 BLK 4 THE WILDS 8TH	5230 10 ST W

NOTICE OF ORDER TO CONSTRUCT SIDEWALKS
WEST FARGO, NORTH DAKOTA

TO THE OWNER OF RECORD OR OCCUPANT OF THE FOLLOWING DESCRIBED PREMISES:

WHEREAS, the Board of City Commissioners of the City of West Fargo, North Dakota, deems it necessary to construct sidewalks in front of or along each of the following tracts of land, to-wit:

<u>LOT</u>	<u>BLOCK</u>
EAGLE RUN 8TH ADDITION	
9	1
EAGLE RUN 11TH ADDITION	
59	2
1	3
2	3
EAGLE RUN 18TH ADDITION	
1	1
EAGLE RUN PLAZA 1ST ADDITION	
11	1
SHADOW WOOD 6TH ADDITION	
1	1
2	1
WEST LAKE 1ST ADDITION	
1	1

YOU ARE THEREFORE NOTIFIED by this Notice to construct such sidewalks, as above specified, at your own expense, subject to the approval of the City Engineer, on or before September 15, 2012.

Before commencing work on said sidewalk, you will be required to make application to the office of Moore Engineering, the engineer for the City of West Fargo, at 925 Tenth Avenue East, West

Fargo, North Dakota, for sidewalk line and grade, obtaining permit and payment of the required fee.

YOU ARE FURTHER NOTIFIED that said sidewalks must be constructed according to the ordinances of the City of West Fargo applicable thereto, and subject to the approval of the City Engineer.

YOU ARE FURTHER NOTIFIED that unless said sidewalks are constructed as above indicated, in the manner and within the time herein specified, the governing body of the City of West Fargo shall cause said sidewalks to be constructed, and the cost of said sidewalk to be assessed against the lots or parcels of land affected.

BY ORDER OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.

Dated this 16th day of July, 2012.

Moore Engineering, Inc.
Engineers for City of West Fargo

APPENDIX B

**Sidewalk Improvement District No. 6056
2021 Walks
West Fargo, ND**

Engineer's Preliminary Opinion of Cost

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
<u>Base Bid</u>				
1. Fiber Rolls 6In	LF	9,906	\$5.00	\$49,531.00
2. Removal of Concrete Pavement	SY	80	\$22.00	\$1,760.00
3. Removal of Curb & Gutter	LF	200	\$17.00	\$3,400.00
4. Removal of Obstructions	L SUM	1	\$2,000.00	\$2,000.00
5. Topsoil	CY	2,915	\$20.00	\$58,300.63
6. Curb & Gutter-Type I	LF	200	\$44.00	\$8,800.00
7. Sidewalk Concrete 6In	SY	4,522	\$88.00	\$397,963.38
8. Detectable Warning Panels	SF	128	\$66.00	\$8,448.00
9. Seeding Class III	SY	13,002	\$2.00	\$26,003.48
10. Hydraulic Mulch	SY	13,002	\$2.00	\$26,003.48
11. Traffic Control	L SUM	1	\$10,000.00	\$10,000.00
12. Storm Water Management	L SUM	1	\$4,000.00	\$4,000.00
			Construction Subtotal	\$596,209.96
			Contingencies	\$67,948.92
			Design & Construction Engineering (11%)	\$72,141.41
			Study & Report	\$10,000.00
			Additional Services	\$25,000.00
			Legal & Administration	\$52,466.47
			Bond Discount	\$26,233.24
			TOTAL PROJECT COST	\$850,000.00
			City Share	\$45,000.00
			Assessment	\$805,000.00

Properties Identified for Improvements

Legal description	Construction Total	Engineering & Contingencies	Total
LOT 7 BLK 2 BROOKS HARBOR 6TH	\$ 4,477.92	\$ 1,921.27	\$ 6,399.20
LOT 5 BLK 3 BROOKS HARBOR 6TH	\$ 4,686.68	\$ 1,921.27	\$ 6,607.96
LOT 5 BLK 2 BROOKS HARBOR 6TH	\$ 1,507.35	\$ 1,921.27	\$ 3,428.62
LOT 5 BLK 1 BROOKS HARBOR 6TH	\$ 3,850.01	\$ 1,921.27	\$ 5,771.29
LOT 4 BLK 1 BROOKS HARBOR 6TH	\$ 3,738.46	\$ 1,921.27	\$ 5,659.73
LOT 3 BLK 1 BROOKS HARBOR 6TH	\$ 4,798.24	\$ 1,921.27	\$ 6,719.51
LOT 2 BLK 2 BROOKS HARBOR 6TH	\$ 4,324.13	\$ 1,921.27	\$ 6,245.40
LOT 2 BLK 1 BROOKS HARBOR 6TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 13 BLK 1 BROOKS HARBOR 6TH	\$ 5,013.18	\$ 1,921.27	\$ 6,934.46
LOT 12 BLK 1 BROOKS HARBOR 6TH	\$ 4,321.05	\$ 1,921.27	\$ 6,242.33
LOT 1 BLK 1 BROOKS HARBOR 6TH	\$ 4,519.35	\$ 1,921.27	\$ 6,440.62
LOT 5 BLK 5 EAGLEWOOD 5TH	\$ 2,422.10	\$ 1,921.27	\$ 4,343.38
LOT 5 BLK 1 EAGLEWOOD 5TH	\$ 2,440.04	\$ 1,921.27	\$ 4,361.31
LOT 4 BLK 5 EAGLEWOOD 5TH	\$ 2,455.57	\$ 1,921.27	\$ 4,376.84
LOT 4 BLK 1 EAGLEWOOD 5TH	\$ 2,423.26	\$ 1,921.27	\$ 4,344.53
LOT 30 BLK 4 EAGLEWOOD 5TH	\$ 3,124.90	\$ 1,921.27	\$ 5,046.18
LOT 3 BLK 5 EAGLEWOOD 5TH	\$ 2,477.88	\$ 1,921.27	\$ 4,399.16
LOT 3 BLK 1 EAGLEWOOD 5TH	\$ 2,445.63	\$ 1,921.27	\$ 4,366.91
LOT 29 BLK 4 EAGLEWOOD 5TH	\$ 2,650.79	\$ 1,921.27	\$ 4,572.07
LOT 28 BLK 4 EAGLEWOOD 5TH	\$ 2,455.57	\$ 1,921.27	\$ 4,376.84
LOT 27 BLK 4 EAGLEWOOD 5TH	\$ 2,410.95	\$ 1,921.27	\$ 4,332.22
LOT 26 BLK 4 EAGLEWOOD 5TH	\$ 2,472.30	\$ 1,921.27	\$ 4,393.58
LOT 2 BLK 5 EAGLEWOOD 5TH	\$ 2,622.90	\$ 1,921.27	\$ 4,544.18
LOT 2 BLK 1 EAGLEWOOD 5TH	\$ 2,451.23	\$ 1,921.27	\$ 4,372.50
LOT 1 BLK 5 EAGLEWOOD 5TH	\$ 3,069.13	\$ 1,921.27	\$ 4,990.40
LOT 1 BLK 1 EAGLEWOOD 5TH	\$ 2,434.44	\$ 1,921.27	\$ 4,355.72
LOT 9 BLK 2 EAGLEWOOD 4TH	\$ 4,681.10	\$ 1,921.27	\$ 6,602.38
LOT 8 BLK 2 EAGLEWOOD 4TH	\$ 4,352.01	\$ 1,921.27	\$ 6,273.29
LOT 7 BLK 2 EAGLEWOOD 4TH	\$ 4,463.57	\$ 1,921.27	\$ 6,384.84
LOT 5 BLK 2 EAGLEWOOD 4TH	\$ 4,480.30	\$ 1,921.27	\$ 6,401.58
LOT 3 BLK 2 EAGLEWOOD 4TH	\$ 4,485.88	\$ 1,921.27	\$ 6,407.16
LOT 26 BLK 9 EAGLEWOOD 4TH	\$ 4,162.37	\$ 1,921.27	\$ 6,083.64
LOT 2 BLK 2 EAGLEWOOD 4TH	\$ 4,474.73	\$ 1,921.27	\$ 6,396.00
LOT 2 BLK 1 EAGLEWOOD 4TH	\$ 4,504.25	\$ 1,921.27	\$ 6,425.53
LOT 1 BLK 2 EAGLEWOOD 4TH	\$ 4,775.93	\$ 1,921.27	\$ 6,697.20
LOT 1 BLK 1 EAGLEWOOD 4TH	\$ 4,867.87	\$ 1,921.27	\$ 6,789.14
LOT 9 BLK 7 EAGLEWOOD 3RD	\$ 4,017.35	\$ 1,921.27	\$ 5,938.62
LOT 9 BLK 1 EAGLEWOOD 3RD	\$ 4,658.79	\$ 1,921.27	\$ 6,580.07
LOT 8 BLK 1 EAGLEWOOD 3RD	\$ 4,658.79	\$ 1,921.27	\$ 6,580.07
LOT 7 BLK 7 EAGLEWOOD 3RD	\$ 4,017.35	\$ 1,921.27	\$ 5,938.62
LOT 5 BLK 7 EAGLEWOOD 3RD	\$ 4,017.35	\$ 1,921.27	\$ 5,938.62
LOT 3 BLK 1 EAGLEWOOD 3RD	\$ 4,686.68	\$ 1,921.27	\$ 6,607.96

Properties Identified for Improvements

Legal description	Construction Total	Engineering & Contingencies	Total
LOT 2 BLK 1 EAGLEWOOD 3RD	\$ 4,686.68	\$ 1,921.27	\$ 6,607.96
LOT 15 BLK 2 EAGLEWOOD 3RD	\$ 4,798.24	\$ 1,921.27	\$ 6,719.51
LOT 14 BLK 2 EAGLEWOOD 3RD	\$ 4,463.57	\$ 1,921.27	\$ 6,384.84
LOT 12 BLK 1 EAGLEWOOD 3RD	\$ 4,240.46	\$ 1,921.27	\$ 6,161.73
LOT 10 BLK 7 EAGLEWOOD 3RD	\$ 4,407.79	\$ 1,921.27	\$ 6,329.07
LOT 10 BLK 1 EAGLEWOOD 3RD	\$ 4,798.24	\$ 1,921.27	\$ 6,719.51
LOT 29 BLK 1 EAGLEWOOD 2ND	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 27 BLK 1 EAGLEWOOD 2ND	\$ 4,519.35	\$ 1,921.27	\$ 6,440.62
LOT 26 BLK 1 EAGLEWOOD 2ND	\$ 3,850.01	\$ 1,921.27	\$ 5,771.29
LOT 7 BLK 1 BROOKS HARBOR 8TH	\$ 2,511.35	\$ 1,921.27	\$ 4,432.62
LOT 9 BLK 3 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 8 BLK 1 BROOKS HARBOR 4TH	\$ 4,296.24	\$ 1,921.27	\$ 6,217.51
LOT 6 BLK 4 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 5 BLK 4 BROOKS HARBOR 4TH	\$ 4,714.57	\$ 1,921.27	\$ 6,635.84
LOT 5 BLK 2 BROOKS HARBOR 4TH	\$ 4,854.01	\$ 1,921.27	\$ 6,775.29
LOT 4 BLK 4 BROOKS HARBOR 4TH	\$ 4,519.35	\$ 1,921.27	\$ 6,440.62
LOT 3 BLK 9 BROOKS HARBOR 4TH	\$ 4,184.68	\$ 1,921.27	\$ 6,105.96
LOT 3 BLK 2 BROOKS HARBOR 4TH	\$ 4,630.90	\$ 1,921.27	\$ 6,552.18
LOT 3 BLK 1 BROOKS HARBOR 4TH	\$ 4,017.35	\$ 1,921.27	\$ 5,938.62
LOT 2 BLK 9 BROOKS HARBOR 4TH	\$ 4,184.68	\$ 1,921.27	\$ 6,105.96
LOT 2 BLK 6 BROOKS HARBOR 4TH	\$ 4,742.46	\$ 1,921.27	\$ 6,663.73
LOT 19 BLK 4 BROOKS HARBOR 4TH	\$ 6,750.46	\$ 1,921.27	\$ 8,671.73
LOT 15 BLK 3 BROOKS HARBOR 4TH	\$ 6,248.46	\$ 1,921.27	\$ 8,169.73
LOT 14 BLK 3 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 12 BLK 3 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 12 BLK 1 BROOKS HARBOR 4TH	\$ 4,296.24	\$ 1,921.27	\$ 6,217.51
LOT 11 BLK 3 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 1 BLK 9 BROOKS HARBOR 4TH	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 1 BLK 4 BROOKS HARBOR 4TH	\$ 2,957.57	\$ 1,921.27	\$ 4,878.84
LOT 7 BLK 4 BROOKS HARBOR 2ND	\$ 2,929.68	\$ 1,921.27	\$ 4,850.96
LOT 5 BLK 2 BROOKS HARBOR 2ND	\$ 2,901.79	\$ 1,921.27	\$ 4,823.07
LOT 23 BLK 5 BROOKS HARBOR 2ND	\$ 3,348.01	\$ 1,921.27	\$ 5,269.29
LOT 11 BLK 5 BROOKS HARBOR 2ND	\$ 4,519.35	\$ 1,921.27	\$ 6,440.62
LOT 1 BLK 4 BROOKS HARBOR 2ND	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 1 BLK 2 OAKHAVEN	\$ 8,612.90	\$ 1,921.27	\$ 10,534.18
LOT 8 BLK 2 THE WILDS 2ND	\$ 5,902.77	\$ 1,921.27	\$ 7,824.04
LOT 6 BLK 2 THE WILDS 2ND	\$ 5,259.45	\$ 1,921.27	\$ 7,180.73
LOT 2 BLK 5 THE WILDS 2ND	\$ 4,854.01	\$ 1,921.27	\$ 6,775.29
LOT 14 BLK 5 THE WILDS 2ND	\$ 6,663.56	\$ 1,921.27	\$ 8,584.84
LOT 2 BLK 3 SOUTH POND AT THE PRESERVE 6TH	\$ 7,883.50	\$ 1,921.27	\$ 9,804.77
LOT 1 BLK 3 SOUTH POND AT THE PRESERVE 6TH	\$ 7,883.50	\$ 1,921.27	\$ 9,804.77
LOT 3 BLK 6 MAPLE RIDGE AT THE PRESERVE 1ST	\$ 12,551.35	\$ 1,921.27	\$ 14,472.62

Properties Identified for Improvements

Legal description	Construction Total	Engineering & Contingencies	Total
LOT 7 BLK 1 THE WILDS 7TH	\$ 2,567.90	\$ 1,921.27	\$ 4,489.18
LOT 25 BLK 3 THE WILDS 7TH	\$ 1,967.79	\$ 1,921.27	\$ 3,889.07
LOT 24 BLK 3 THE WILDS 7TH	\$ 1,094.90	\$ 1,921.27	\$ 3,016.18
LOT 22 BLK 3 THE WILDS 7TH	\$ 1,967.79	\$ 1,921.27	\$ 3,889.07
LOT 8 BLK 3 THE WILDS 8TH	\$ 3,587.86	\$ 1,921.27	\$ 5,509.13
LOT 7 BLK 3 THE WILDS 8TH	\$ 3,191.84	\$ 1,921.27	\$ 5,113.11
LOT 6 BLK 3 THE WILDS 8TH	\$ 3,191.84	\$ 1,921.27	\$ 5,113.11
LOT 5 BLK 3 THE WILDS 8TH	\$ 3,191.84	\$ 1,921.27	\$ 5,113.11
LOT 31 BLK 1 THE WILDS 8TH	\$ 3,035.66	\$ 1,921.27	\$ 4,956.93
LOT 30 BLK 1 THE WILDS 8TH	\$ 2,767.93	\$ 1,921.27	\$ 4,689.20
LOT 2 BLK 3 THE WILDS 8TH	\$ 3,208.57	\$ 1,921.27	\$ 5,129.84
LOT 14 BLK 1 THE WILDS 8TH	\$ 3,357.47	\$ 1,921.27	\$ 5,278.74
LOT 11 BLK 4 THE WILDS 8TH	\$ 3,124.90	\$ 1,921.27	\$ 5,046.18
LOT 10 BLK 1 THE WILDS 8TH	\$ 2,909.11	\$ 1,921.27	\$ 4,830.38
LOT 9 BLK 1 GOLDENWOOD 5TH	\$ 3,333.40	\$ 1,921.27	\$ 5,254.68
LOT 71 BLK 1 GOLDENWOOD 5TH	\$ 4,330.90	\$ 1,921.27	\$ 6,252.18
LOT 23 BLK 1 GOLDENWOOD 5TH	\$ 4,615.90	\$ 1,921.27	\$ 6,537.18
LOT 22 BLK 1 GOLDENWOOD 5TH	\$ 3,076.90	\$ 1,921.27	\$ 4,998.18
LOT 20 BLK 1 GOLDENWOOD 5TH	\$ 6,154.90	\$ 1,921.27	\$ 8,076.18
LOT 16 BLK 1 GOLDENWOOD 5TH	\$ 6,952.90	\$ 1,921.27	\$ 8,874.18
LOT 15 BLK 1 GOLDENWOOD 5TH	\$ 9,346.90	\$ 1,921.27	\$ 11,268.18
LOT 14 BLK 1 GOLDENWOOD 5TH	\$ 8,605.90	\$ 1,921.27	\$ 10,527.18
LOT 8 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,244.46	\$ 1,921.27	\$ 7,165.73
LOT 7 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,021.35	\$ 1,921.27	\$ 6,942.62
LOT 7 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	\$ 13,388.01	\$ 1,921.27	\$ 15,309.29
LOT 6 BLK 5 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,854.01	\$ 1,921.27	\$ 6,775.29
LOT 5 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,021.35	\$ 1,921.27	\$ 6,942.62
LOT 3 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,132.90	\$ 1,921.27	\$ 7,054.18
LOT 21 BLK 1 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,603.01	\$ 1,921.27	\$ 6,524.29
LOT 2 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,798.24	\$ 1,921.27	\$ 6,719.51
LOT 15 BLK 6 RIVERS BEND AT THE PRESERVE 1ST	\$ 8,312.24	\$ 1,921.27	\$ 10,233.51
LOT 15 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,352.01	\$ 1,921.27	\$ 6,273.29
LOT 14 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,770.35	\$ 1,921.27	\$ 6,691.62
LOT 13 BLK 4 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,714.57	\$ 1,921.27	\$ 6,635.84
LOT 13 BLK 3 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,523.35	\$ 1,921.27	\$ 7,444.62
LOT 11 BLK 1 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,296.24	\$ 1,921.27	\$ 6,217.51
LOT 1 BLK 9 RIVERS BEND AT THE PRESERVE 1ST	\$ 4,575.13	\$ 1,921.27	\$ 6,496.40
LOT 1 BLK 2 RIVERS BEND AT THE PRESERVE 1ST	\$ 5,467.57	\$ 1,921.27	\$ 7,388.84
LOTS 1 & 2 BLK 2 MAIN AVE	\$ 13,335.13	\$ 1,921.27	\$ 15,256.40
LOT 6 BLK 1 MAIN AVE	\$ 13,712.90	\$ 1,921.27	\$ 15,634.18