

Attachment B

P-3420 County Road E - Old Snelling Avenue Reconstruction

11-21-22

ROW Expense Estimate - City of Arden Hills

Project Parcel #	Parcel ID	Site Address	Parcel Size (SQ FT)	TE AREA (SQ FT)	PE AREA (SQ FT)	DE AREA (SQ FT)	ACCESS CLOSURE
7	273023330014	3610 SNELLING AVE N	57,935	11,060	1,671	0	YES
8	273023340046	3609 PASCAL AVE N	20,000	1,995	0	0	NO
34	343023220045	3586 RIDGEWOOD RD	29,008	2,006	0	0	NO
38	273023330017	1535 OAK AVE	27,000	546	0	0	NO
39	273023330019	1525 LAKE JOHANNA BLVD	21,750	2,471	0	0	NO
40	273023330046	3635 SNELLING AVE N	15,800	187	0	0	NO
42	273023330052	3657 SNELLING AVE N	98,913	4,663	0	1,909	NO
TOTAL			270,406	22,928	1,671	1,909	ONE

ROW EXPENSE ESTIMATE - CITY OF ARDEN HILLS

Estimated Easement Expense (Based on independent appraisals by Valbridge Property Advisors)	\$ 286,278.00
Estimated Relocation Assistance (Based on possible project impacts provided for under The Uniform Relocation Act of 1970) (Parcel breakdown on Page 2)	\$ 594,500.00
Estimated Appraisal Consultant Expense (Based on appraisal consultant contract)	\$ 27,500.00
Estimated Acquisition Consultant Expense (Based on acquisition consultant contract)	\$ 18,200.00
Total ROW Expense Estimate	\$ 926,478.00
Ramsey County Share 50%	\$ 463,239.00
City of Arden Hills Share 50%	\$ 463,239.00

* This is an estimate for planning purposes / Final ROW cost share will be based on actual expenses

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ROW Expense Estimate - City of Arden Hills

Relocation Expense Estimate Detail

Project Parcel #	Address	Possible Impact	Estimated Expense
7	3610 SNELLING AVE N	Parking lot revisions due to closing one access on Old Snelling Avenue (Based on preliminary contractor estimate assuming worst case soil conditions pending further site investigation)	\$ 365,000.00
		Tree replacement onsite - Required by City code	\$ 50,000.00
		Vegetative screening to neighbors - Required by City code	\$ 25,000.00
		Parking lot lighting on new driveway from County Road E - Required by City code	\$ 26,000.00
		Contingency on cost increase due to time (2 years) 25%	\$ 116,500.00
		Parcel Total	\$ 582,500.00
8	3609 PASCAL AVE N	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
34	3586 RIDGEWOOD RD	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
38	1535 OAK AVE	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
39	1525 LAKE JOHANNA BLVD	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
40	3635 SNELLING AVE N	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
42	3657 SNELLING AVE N	Irrigation/Fence/Lightpost/Other site improvements	\$ 2,000.00
		Total Estimated Relocation Expense	\$ 594,500.00