

Brainerd/Baxter

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2025 COMMERCIAL FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

MUNICIPAL PROJECT NO. 4425

FEASIBILITY REPORT

Council Approval Date:_	

Prepared for City of Baxter

WIDSETH No. 2024-10233

Engineering Architecture Surveying Environmental

2025 COMMERCIAL FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT MUNICIPAL PROJECT NO. 4425

FEASIBILITY REPORT

Prepared for City of Baxter

WIDSETH No. 2024-10233

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Alex Bitter License Number Date
Professional Engineer

2025 COMMECIAL FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

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FEASIBILITY REPORT

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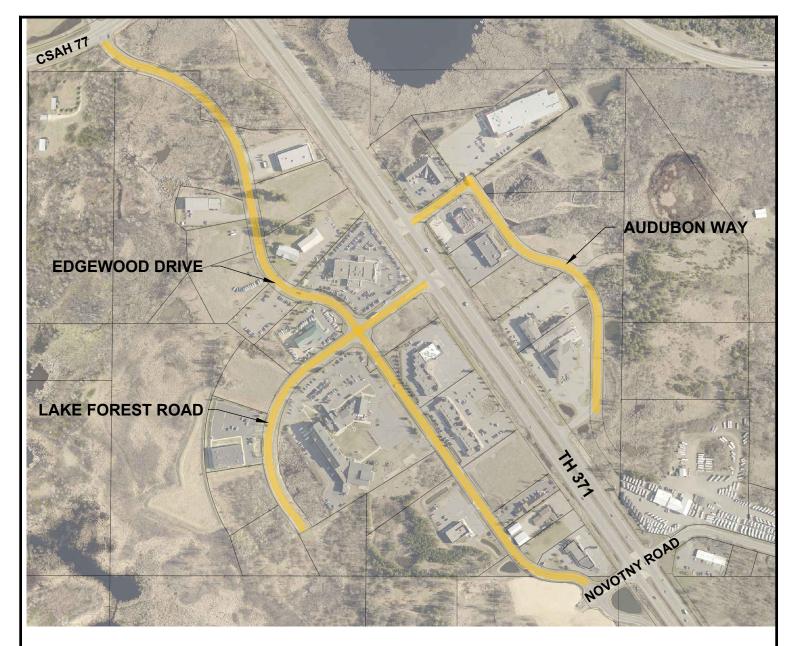
STATEMENT OF PURPOSE

The purpose of this Report is to review the feasibility of improving various roadway segments within the municipal limits as part of the City of Baxter's ongoing pavement management program. Residential and commercial roadways are scheduled for maintenance improvements in 2025. On October 15, 2024, the City Council authorized Widseth to complete a Feasibility Report relative to these improvements.

Commercial Full Depth Reclamation:

- Audubon Way in its entirety.
- Edgewood Drive (North of Novotny Road).
- Lake Forest Road in its entirety.
- Whispering Woods Lane (west of Pearl Drive extending 175' to the east).

This Report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for the Project Area. The Project Areas are shown in Figure 1.





LEGEND

COMMERCIAL FULL DEPTH RECLAMATION

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EXISTING CONDITIONS

Commercial Full Depth Reclamation

Audubon Way

Audubon Way is a loop that runs east along T.H. 371. The roadway is approximately 1,926 feet in length. This project area is zoned C2, regional commercial and is located within a 66-footwide platted right-of-way. The roadway corridor was last improved in 2004 as part of the "Audubon Way Street and Utility Improvements." The project included construction of gravity sanitary sewer, watermain and urban roadway section.

Audubon Way is 36' wide with two-18' driving lanes. The pavement section consists of 3.5" bituminous and 6" of class 5 base and has curb and gutter running along both sides of the road. This roadway does not meet the City standard of a 10-ton roadway. The curb and gutter is in fair condition with only the areas around the catch basins that show signs of failure. In 2022 the roadway was given a PASER Rating of 6 and 7. The PASER evaluates the pavement condition regarding longitudinal and lateral cracking of the bituminous. In 2017, the road was chip sealed. This chip sealing is linked to bituminous stripping. There are multiples signs of stripping that has been patched over. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping starts.

There is a concrete median that is on the north end of Audubon Way that connects to TH 371. This median is in good condition, but it is only 4" in thickness. In order to make the proposed improvements to the roadway, this median will need to be removed and replaced with a thicker median. The reason for this is because during the rehabilitation of the roadway, it is likely the median could be pushed or damaged during construction and would need to be replaced as a result of that.

This area has a storm sewer system that was constructed as part of the 2004 Audubon Way Street and Utility Improvements. There are two stormwater basins at the south end of the road. These storm basins likely need to be cleaned out and restored to the original volume. The storm sewer piping was televised as part of this project and joint separation was discovered in a concentrated area of the pipe. There were sections of pipe that could not be televised because the stormwater pond and pipe were full of water. At each catch basin, there are signs of settling of the pavement. This settling is typically caused by a seal failure in the adjusting rings.

This area is served by an 8" and 10" PVC sanitary sewer that was constructed as part of the 2004 Audubon Way Street and Utility Improvements. Televising has been completed as part of this project, and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by an 8" and 12" PVC watermain that was constructed as part of the 2004 Audubon Way Street and Utility Improvements. This area of watermain was not shown on the 2019 Watermain Fitting Review Report or the 2019 Hydrant Installation Year Review Report that needs corrective work or exploratory excavations.





Edgewood Drive (North of Novotny Road)

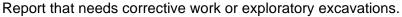
This section of Edgewood Drive is north of Novotny Road and west of T.H. 371. The roadway is approximately 4,015 feet in length. This project area is zoned C2, regional commercial and PUD, planned unit development. The roadway is located with a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2003 as part of the "Edgewood Drive North Utility and Roadway Extension." The project included construction of gravity sanitary sewer, forcemain, watermain, storm sewer and urban roadway section.

Edgewood Drive is 36' wide with two-18' driving lanes. The pavement section consists of 3.5" bituminous and 5" of class 5 base. This roadway does not meet the City standard of a 10-ton roadway. A portion of the roadway had curb and gutter and the remaining portion does not. The curb and gutter is in fair condition with only a few areas that show signs of failure. In 2022 the roadway was given a PASER Rating of 6 and 7. The PASER evaluates the pavement condition regarding longitudinal and lateral cracking of the bituminous. In 2017, the road was chip sealed. This chip sealing is linked to bituminous stripping. There are multiples signs of stripping that has been patched over. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping starts.

This area has a storm sewer system that was constructed as part of the 2004 Edgewood Drive North Utility and Roadway Extension. There are two stormwater basins at the south end of the road. These storm basins likely need to be cleaned out and restored to the original volume. The storm sewer piping was televised as part of this project and a circumferential crack located between SWHM-158 and SWMH-159 was found along with an infiltration stain on the pipe. There is also a grade 4 broken concrete support in this system. Throughout the road, the catch basins are different styles, and some do not meet the City standard. The catch basins will be updated to meet the city standard.

This area is served by a 10" PVC sanitary sewer and 6" HDPE forcemain that was constructed as part of the 2004 Edgewood Drive North Utility and Roadway Extension. Televising has been completed as part of this project and mid-pipe staining was found on northern sections of the road indicating backup issues. There is also evidence of leaking at a service tap saddle. Manhole lids will need repair and require new rings and castings.

This area is also served by a 10" PVC watermain that was constructed as part of the 2004 Edgewood Drive North Utility and Roadway Extension. This area of watermain was not shown on the 2019 Watermain Fitting Review Report or the 2019 Hydrant Installation Year Review





Lake Forest Road

Lake Forest Road is a dead-end road west of T.H. 371. The roadway is approximately 1,726 feet in length. This project area is zoned C2, regional commercial and is located within a varying width right-of-way. The roadway corridor was last improved in 2004 as part of "The Lodge at Brainerd Lakes and Lake Forest Road" project and in 2006 as part of the "Commerce Region of Baxter" project. The projects included construction of gravity sanitary sewer, watermain and urban roadway section.

Lake Forest Road is 48' wide with four-12' driving lanes in the first section west of T.H. 371 and 44' wide with 2-15' driving lanes and a 14' shared turn lane in the last section. The pavement section consists of 3.5" bituminous and 6" of class 5 base. This roadway does not meet the City standard of a 10-ton roadway. In 2022 the roadway was given a PASER Rating of 6 and 7. The PASER evaluates the pavement condition regarding longitudinal and lateral cracking of the bituminous. Along with the cracking there are areas that consist of stripping of the bituminous, patching from construction entrances and curb issues. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping starts.

This area is served by a storm sewer system that was constructed in 2004 as part of "The Lodge at Brainerd Lakes and Lake Forest Road" project and in 2006 as part of the "Commerce Region of Baxter" project. The storm sewer pipe was televised as part of this project and there is a circumferential crack and mid-pipe staining indicating past backups. Throughout the road, the catch basins are different styles, and some do not meet the City standard. The catch basins on this road will be replaced with the same style currently in use.

This area is served by a 10" PVC sanitary sewer that was constructed in 2004 as part of "The Lodge at Brainerd Lakes and Lake Forest Road" project and in 2006 as part of the "Commerce Region of Baxter." Televising has been completed as part of this project and evidence of midpipe staining occurs between SSMH-418 and SSMH-411. The manhole lids also need repair and require new rings and castings.

This area is also served by a 12" PVC watermain that was constructed in 2004 as part of "The Lodge at Brainerd Lakes and Lake Forest Road" project and in 2006 as part of the "Commerce Region of Baxter" project. This area of watermain was not shown on the 2019 Watermain Fitting Review Report or the 2019 Hydrant Installation Year Review Report that needs corrective work or exploratory excavations.



Whispering Woods Lane (west of Pearl Drive extending 175' to the east)

This section of Whispering Woods Lane runs from the intersection of Pearl Drive to the end of the commercial section of the road. The section is approximately 174 feet in length. right-of-way. There is no trail associated with this road. The roadway corridor was constructed in 2002 as part of the "2002 MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements." The project included construction of gravity sanitary sewer, watermain and urban roadway section.

Whispering Woods Lane is 32' wide with two-16' driving lanes. The pavement section consists of 3.5" bituminous and 5" of Class 5 base. This roadway does not meet the City standard of a 10-ton roadway. In 2022 the roadway was given a PASER Rating of 7. The PASER evaluates the pavement condition regarding longitudinal and lateral cracking of the bituminous. Along with the cracking there are areas that consist of potholes.

This area is served by a storm sewer system that was constructed as part of the 2002 MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements.

This area is served by a 10" PVC sanitary sewer that was constructed as part of the 2002 MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements. Televising has not been completed on this road as part of the project, so any issues with the pipe have not been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" PVC watermain that was constructed as part of the 2002 MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements. This area of watermain was not shown on the 2019 Watermain Fitting Review Report or the 2019 Hydrant Installation Year Review Report that needs corrective work or exploratory excavations.



PROPOSED IMPROVEMENTS

Commercial Full Depth Reclamation

Audubon Way

In 2022, Audubon Way was rated a 6 and 7 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Audubon Way has areas of bituminous that are stripping, deteriorating patching from construction entrances, curb issues and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing full depth reclamation (FDR) and curb replacement around the catch basins and in select areas.

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, reduced maintenance costs and a 10-ton design strength roadway, meeting City requirements. FDR uses a self-propelled pulverizing machine to grind the entire pavement section and a portion of the underlying gravel base material in place. This process destroys all existing pavement cracks and homogenizes the material into a usable aggregate base platform on which to pave a new bituminous surface.

FDR of the top 8.5" of the pavement and base section will be completed. Once the material is reclaimed it will be removed and a sub-cut of 2.5" will be completed. This is done to maintain the current elevation of the roadway. Once the subgrade elevation is established, the reclaim material will be put back and compacted into a 6" base. The bituminous will be placed 6" in depth and will be constructed in three separate lifts.

Sanitary sewer improvements along Audubon Way include removal and replacement of the sanitary sewer manhole lids, castings, and rings. There is an area along the south side of the road with notable joint separation where the pipe will be removed and replaced.

Storm sewer improvements along Audubon Way include removal and replacement of the storm castings and curb boxes.

Other improvements to Audubon Way include replacing existing driveways to the ROW line, installing new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Audubon Way are shown on the typical section pages.

Edgewood Drive (North of Novotny Road)

In 2022, this section of Edgewood Drive was rated a 5 on the PACER scale. This means that the road needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Edgewood Drive has areas of bituminous that are stripping, deteriorating patching from construction entrances, curb issues and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing full depth reclamation (FDR) and curb replacement around the catch basins and in select areas.

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, reduced maintenance costs and a 10-ton design strength roadway, meeting City requirements. FDR uses a self-propelled pulverizing machine to grind the entire pavement section and a portion of the underlying gravel base material in place. This process destroys all existing pavement cracks and homogenizes the material into a usable aggregate base platform on which to pave a new bituminous surface.

FDR of the top 7.5" of the pavement and base section will be completed. Once the material is reclaimed it will be removed and a sub-cut of 3.5" will be completed. This is done to maintain the current elevation of the roadway. Once the subgrade elevation is established, the reclaim material will be put back and compacted into a 6" base. The bituminous will be placed 6" in depth and will be constructed in three separate lifts.

Sanitary sewer improvements along Edgewood Drive include removal and replacement of the sanitary sewer manhole lids, castings, and rings.

Storm sewer improvements along Edgewood Drive include removal and replacement of the storm castings and curb boxes. The circumferential crack located between SWMH-158 and SWMH-159 needs to be investigated further and the broken concrete support needs to be replaced.

Other improvements to Edgewood Drive include replacing existing driveways to the ROW line, installing new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Edgewood Drive are shown on the typical section pages.

Lake Forest Road

In 2022, Lake Forest Road was rated a 6 and 7 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Lake Forest Road has areas of bituminous that are stripping, deteriorating patching from construction entrances, curb issues and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing full depth reclamation (FDR) and curb replacement around the catch basins and in select areas.

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, reduced maintenance costs and a 10-ton design strength roadway, meeting City requirements. FDR uses a self-propelled pulverizing machine to grind the entire pavement section and a portion of the underlying gravel base material in place. This process destroys all existing pavement cracks and homogenizes the material into a usable aggregate base platform on which to pave a new bituminous surface.

FDR of the top 8.5" of the pavement and base section will be completed. Once the material is reclaimed it will be removed and a sub-cut of 2.5" will be completed. This is done to maintain the current elevation of the roadway. Once the subgrade elevation is established, the reclaim material will be put back and compacted into a 6" base. The bituminous will be placed 6" in depth and will be constructed in three separate lifts.

Sanitary sewer improvements along Lake Forest Road include removal and replacement of the sanitary sewer manhole lids, castings, and rings.

Storm sewer improvements along Lake Forest Road include removal and replacement of the storm castings and curb boxes. The circumferential crack in the storm pipe needs to be investigated further.

Other improvements to Lake Forest Road include replacing existing driveways to the ROW line, installing new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Lake Forest Road are shown on the typical section pages.

Whispering Woods Lane (west of Pearl Drive extending 175' to the east)

In 2022, this section of Whispering Woods Lane was rated a 7 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Whispering Woods Lane has areas of bituminous that are stripping at approximately ½" in depth, numerous potholes and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing full depth reclamation (FDR) and curb replacement.

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, reduced maintenance costs and a 10-ton design strength roadway, meeting City requirements. FDR uses a self-propelled pulverizing machine to grind the entire pavement section and a portion of the underlying gravel base material in place. This process destroys all existing pavement cracks and homogenizes the material into a usable aggregate base platform on which to pave a new bituminous surface.

FDR of the top 8.5" of the pavement and base section will be completed. The FDR material will need to be removed and 3.5" of subgrade material will be removed. This is done to maintain the current elevation of the roadway. Once the subgrade elevation is established, 6" of reclaim material will be placed and compacted. The bituminous will be placed 6" in depth and will be constructed in three separate lifts.

Sanitary sewer improvements along this section of Whispering Woods Lane include removal and replacement of the sanitary sewer manhole lids, castings, and rings.

Storm sewer improvements along this section of Whispering Woods Lane include removal and replacement of the storm castings and curb boxes.

Other improvements to Whispering Woods Lane include replacing existing driveways to the ROW line, installing new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Whispering Woods Lane are shown on the typical section pages.

Do Nothing Option

The do-nothing option was considered as an option to all proposed improvements. Doing nothing does not promote preserving the existing roadway network via pavement management and does not prepare for future long-term transportation plans being considered by the City.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Full Depth Reclamation (Commercial)

Assessable Roadway:	\$2,553,964
City Roadway:	\$44,827
City Sanitary Sewer:	\$163,066
Sanitary Sewer:	\$99,436
Storm Sewer:	\$256,466
Watermain:	<u>\$43,139</u>
Subtotal:	\$3,160,898

ESTIMATED TOTAL PROJECT COST:

\$3,160,898

The costs estimated herein are intended to convey a general and approximate picture of the costs that would probably be incurred today in carrying out the proposed work. Costs can vary widely depending upon many factors such as weather, economic conditions, size of project, and the workload of available contractors. Actual costs can only be determined by bidding the project. Detailed breakdowns of the estimates are provided in the Appendix. Costs estimated above include estimated construction costs, 15% contingencies, and soft costs including engineering, administration, financing, and legal fees.

The costs are calculated in 2024 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

The Engineer's Estimate is located in Appendix C.

PROJECT IMPLEMENTATION

Full Depth Reclamation (Commercial)

In accordance with City policy, 100% of full depth reclamation improvement costs, up to 44' in width, in "commercial" areas, are assessed to the adjacent benefitting properties. Zoning districts included in this "commercial" assessment category include C1, C2 and I. In accordance with past practice, the front footage assessment method was selected. Assessments are calculated by dividing the total assessable project cost by the total assessable frontage. The assessable frontage is based on the length as calculated at the building set back line which is 35' in commercial zoning districts.

Costs for roadway improvements in excess of 44' are considered to be City costs.

Based on the above methodology and assumptions, the following were determined:

Total Estimated Project Costs:	<u>\$3,160,898</u>
City Roadway:	\$44,827
City Sanitary Sewer:	\$163,066
Total Assessable Costs:	\$2,953,005
Total Square Footage:	5,124,798
Per Square Foot Assessment:	\$0.5762

In accordance with City policy, assessments for full depth reclamation projects are collected over a 12-year term. The interest rate would be set at 1.5% above the True Interest Cost rate on the bond issue. Interest would also be added based on the number of days between when the assessment is adopted by the Council and the end of the calendar year in which the assessment is certified.

Detailed assessment rate calculations and estimated individual assessments are included in Appendix C.

CONCLUSIONS AND RECOMMENDATIONS

This Report has studied the feasibility of roadway improvements and other related work for the following roadway segments:

Commercial Full Depth Reclamation:

- Audubon Way in its entirety.
- Edgewood Drive (North of Novotny Road).
- Lake Forest Road in its entirety.
- Whispering Woods Lane (west of Pearl Drive extending 175' to the east).

Commercial Area - Full Depth Reclamation

The commercial FDR area includes the mentioned roads. In accordance with the 2021 Pavement Management Plan, FDR is the recommended reconstruction technique. Other improvements include replacing existing driveways to the right-of-way line, manhole and casting replacements, trail, and crossings renovations to be ADA compliant, and mailbox replacement.

Assessments were calculated using the Square Footage Assessment Method and are estimated to be \$0.6080 per square foot.

Total Project Area Cost Summary

Estimated Total Project Cost:	\$3,160,898
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Estimated Assessable Project Costs

268	71%
	268

City Cost Summary

City Roadway:	\$44,827	
City Sanitary Sewer:	163,066	
City Assessment:	\$703,737	
Total Estimated City Cost:	\$911,630	29%

In conclusion, we believe the proposed improvements are feasible and we do not foresee any major problems other than normal inconveniences associated with construction such as noise, and traffic disturbance. These situations would be temporary in nature, and we would anticipate the construction would last approximately 3 months depending on the contractor, weather, and other factors.

We recommend the City proceed as follows:

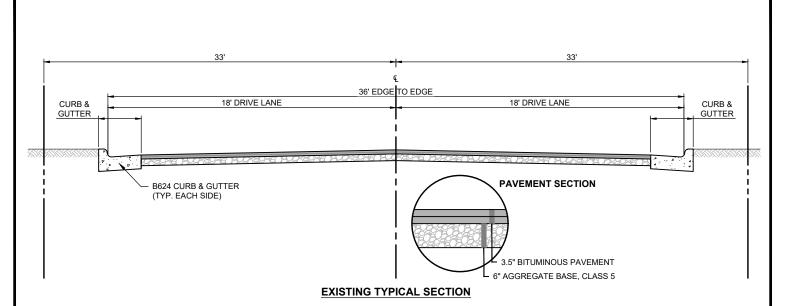
- 1. Utilities Commission review of feasibility report, plans, and specifications.
- 2. City Council review and approval of feasibility report and plans and specifications.
- 3. Advertise the project for public bidding.
- 4. Hold Improvement Hearing.
- 5. Review bids and update project costs and assessments.
- 6. Prepare final costs and assessments and schedule the Assessment Hearing.
- 7. Conduct Assessment Hearing and adopt assessment roles.
- 8. Award the construction contract.
- 9. Construction of the project.

APPENDICES

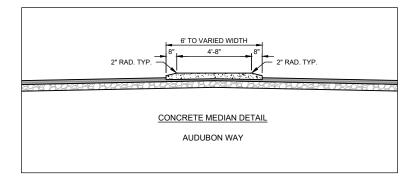
- Appendix A
 - Existing Typical Section Sheets
- Appendix B
 - o Proposed Typical Section Sheets
- Appendix C
 - o Engineers Estimate and Assessment Calculations
- Appendix D
 - o Parcel Split Practicality Exhibits
- Appendix E
 - o Project Schedule
- Appendix F
 - o Jetting & Televising Summary

Appendix A

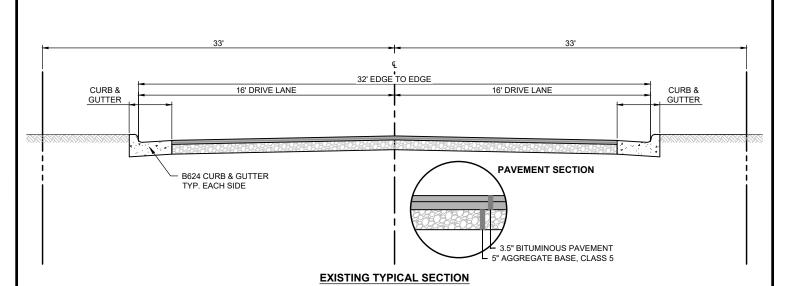
Existing Typical Section Sheets



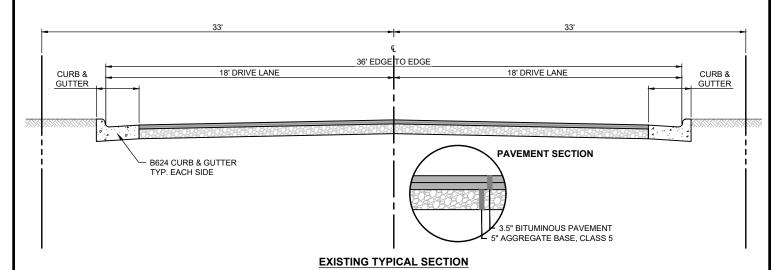
AUDUBON WAY



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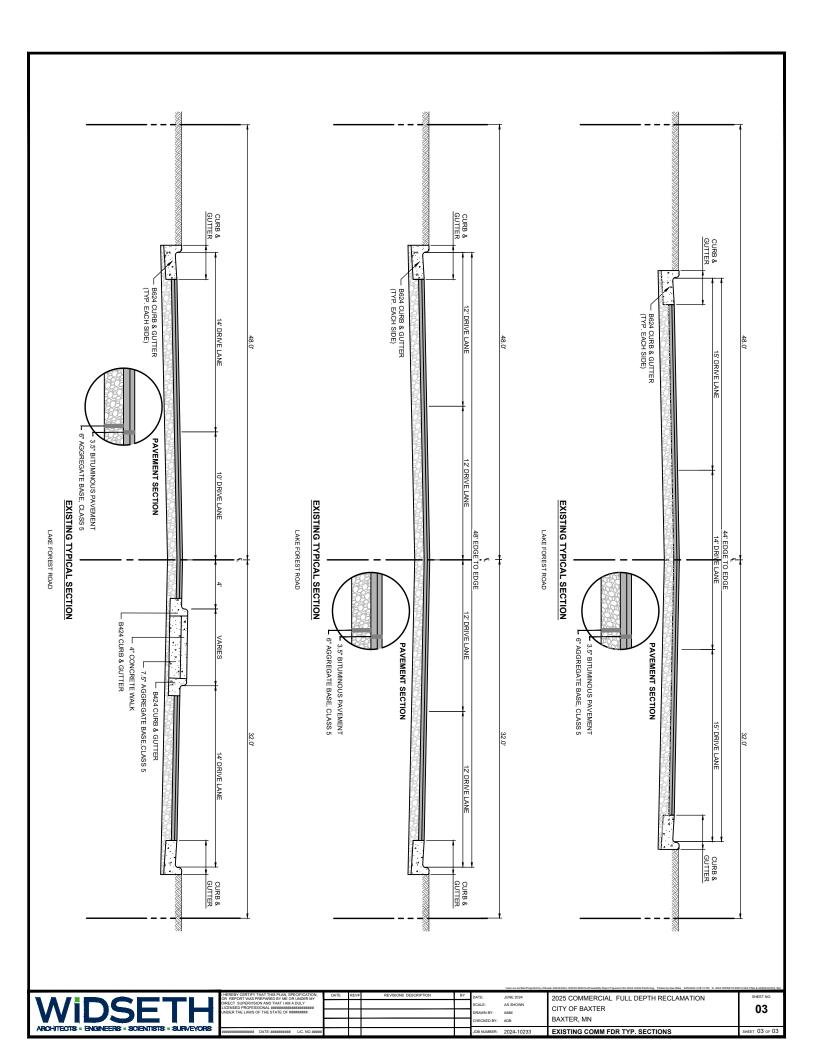


WHISPERING WOODS LANE



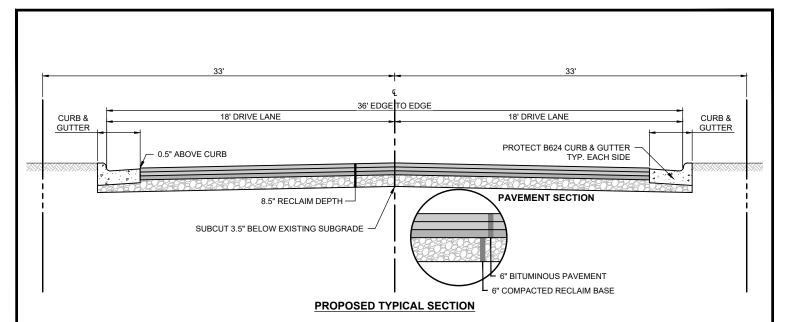
EDGEWOOD DRIVE (NORTH OF NOVONTY ROAD)

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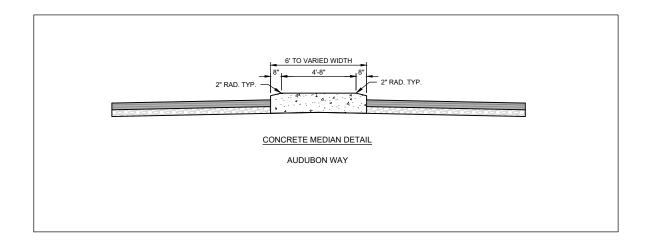


Appendix B

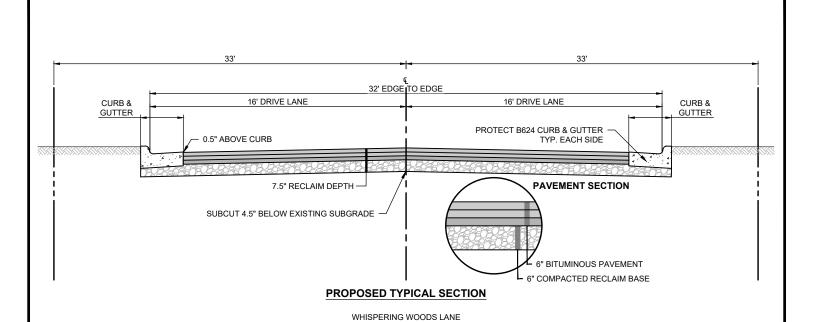
Proposed Typical Section Sheets

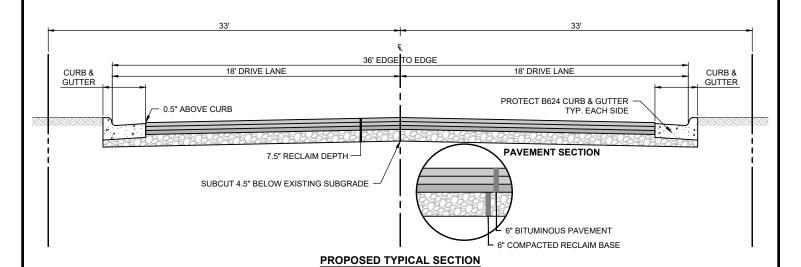


AUDUBON WAY



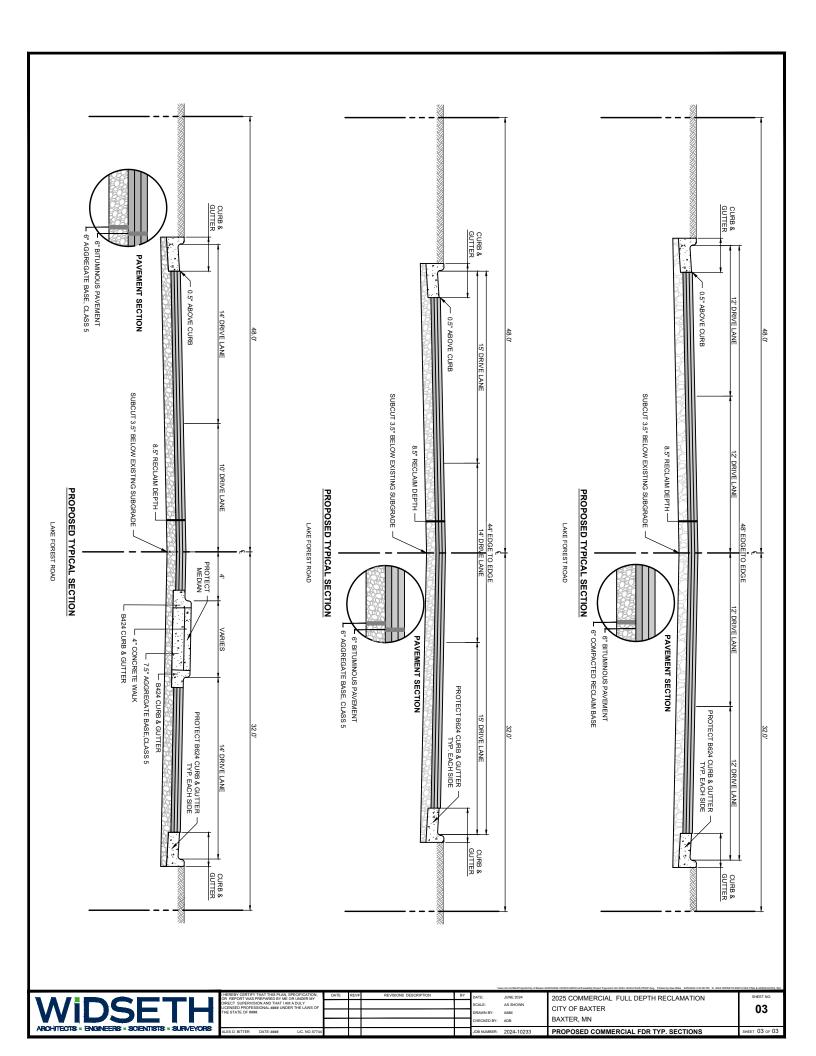
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ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS	ALEX D. BITTER DATE: #### LIC. NO.57744					JOB NUMBER:	2024-10233	PROPOSED RES. AND COMM. FDR TYP. SECTIONS	SHEET 01 OF 03





EDGEWOOD DRIVE

	EREBY CERTIFY THAT THIS PLAN, SPECIFICATION,	DATE	REV#	REVISIONS DESCRIPTION	BY	DATE:	JUNE 2024	2025 COMMERCIAL FULL DEPTH RECLAMATION	SHEET NO.
	RECT SUPERVISION AND THAT I AM A DULY CENSED PROFESSIONAL #### UNDER THE LAWS OF					SCALE:	AS SHOWN	CITY OF BAXTER	02
	E STATE OF ####.					DRAWN BY:	AMM		02
						CHECKED BY:	ADB	BAXTER, MN	
ARCHITECTS - ENGINEERS - SCIENTISTS - SURVEYORS	EX D. BITTER DATE: #### LIC. NO. 57744					JOB NUMBER:	2024-10233	PROPOSED COMMERCIAL FDR TYP. SECTIONS	SHEET 02 OF 03



Appendix C

Engineer's Estimate & Assessment Calculations

2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS BAXTER, MN

BAXTE Monday,	R, MN August 5	, 2024			COMMERCIAL	. FULL DEPTH R	ECLAMATION									
										AUDU	BON WAY					
ITEM	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE		LE ROADWAY		Y SEWER		EWER (CITY)		SEWER		TER		PROJECT
NO.	NO.				ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1		1 MOBILIZATION	LUMP SUM		0.2	\$21,000.00	0.01	\$1,050.00			0.01	\$1,050.00	0.01	\$1,050.00	0.23	\$24,150.00
2	2104.50		EACH	\$95.00			7	\$665.00				A 570 00			7	\$665.00
3	2104.50		EACH EACH	\$95.00 \$40.00	3	\$120.00					6	\$570.00			<u>6</u> 3	\$570.00 \$120.00
5	2104.50		EACH	\$100.00	3	\$120.00							6	\$600.00	6	\$600.00
6	2104.50		EACH	\$150.00	1	\$150.00								4000.00	1	\$150.00
7	2104.50		LIN FT	\$6.00	36	\$216.00					36	\$216.00			72	\$432.00
8	2104.50		LINFT	\$4.00	305	\$1,220.00									305	\$1,220.00
10	2104.50		LIN FT	\$30.00 \$4.00	450	\$1,800.00					120	\$480.00			570	\$2,280.00
11	2104.50		SQ YD	\$10.00	148	\$1,480.00					120	\$400.00			148	\$1,480.00
12	2104.50		SQ YD	\$10.00												
13	2104.50		SQ YD	\$6.50	650	\$4,225.00									650	\$4,225.00
14	2104.60	,	CU YD	\$7.00	2809	\$19,663.00 \$13,932.00									2809	\$19,663.00
15 16	2105.60		CU YD	\$12.00 \$10.00	1161 250	\$13,932.00									1161 250	\$13,932.00 \$2,500.00
17	2106.60		CU YD	\$14.00	1348	\$18,872.00		1	1		1				1348	\$18,872.00
18	2112.61	9 RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	20	\$6,000.00	<u> </u>								20	\$6,000.00
19	2123.51		HOUR	\$100.00	4	\$400.00									4	\$400.00
20	2123.61		HOUR	\$145.00	4	\$580.00									6	\$580.00
21	2123.61		HOUR SQ YD	\$200.00 \$1.55	6	\$1,200.00		1	-		1				В	\$1,200.00
23	2215.50		SQ YD	\$1.55	8090	\$12,539.50									8090	\$12,539.50
24	2302.60		SQ YD	\$45.00	650	\$29,250.00									650	\$29,250.00
25	2360.50		TON	\$85.00	977	\$83,045.00									977	\$83,045.00
26 27	2360.50		TON TON	\$80.00 \$70.00	977 977	\$78,160.00 \$68,390.00									977 977	\$78,160.00 \$68,390.00
28	2503.50		LINFT	\$85.00	977	\$66,390.00									911	\$66,390.00
29	2503.60		LIN FT	\$60.00					\$120.00	\$7,200.00					120	\$7,200.00
30	2503.60	REPAIR CRACKED PIPE SPECIAL	EACH	\$2,500.00												
31	2503.60		LIN FT	\$3.60							585	\$2,106.00			585	\$2,106.00
32	2503.60 2504.60		LIN FT EACH	\$1.80 \$250.00			1406	\$2,530.80					3	\$750.00	1406	\$2,530.80 \$750.00
34	2504.60		EACH	\$400.00									6	\$2,400.00	6	\$2,400.00
35	2504.60		EACH	\$450.00									3	\$1,350.00	3	\$1,350.00
36	2506.50		EACH	\$1,200.00			7	\$8,400.00							7	\$8,400.00
37	2506.50		EACH	\$1,550.00							6	\$9,300.00			6	\$9,300.00
38 39	2506.60		EACH EACH	\$2,000.00 \$2,000.00							6	\$12,000.00			6	\$12,000.00
40	2506.60		CU YD	\$600.00			0.125	\$75.00			0.125	\$75.00			0.25	\$150.00
41	2531.50		LIN FT	\$24.00	450	\$10,800.00					120	\$2,880.00			570	\$13,680.00
42	2531.50		SQ YD	\$50.00	148	\$7,400.00									148	\$7,400.00
43	2531.50		SQ YD SQ YD	\$90.00 \$97.50												
45	2540.60		EACH	\$97.50 \$150.00	4	\$600.00									4	\$600.00
46	2545.50		EACH	\$5,000.00	1	\$5,000.00									1	\$5,000.00
47	2563.60		LUMP SUM	\$25,000.00	0.2	\$5,000.00	0.01	\$250.00			0.01	\$250.00	0.01	\$250.00	0.23	\$5,750.00
48	2564.51		SQ FT	\$60.00	33	\$1,980.00						*****			33	\$1,980.00
49 50	2573.50		EACH LIN FT	\$165.00 \$5.00	100	\$500.00		-			6	\$990.00			100	\$990.00 \$500.00
51	2573.50		LIN FT	\$5.00	100	\$400.00		 	 		1				100	\$400.00
52	2573.50	11 STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	2	\$2,400.00			1		1				2	\$2,400.00
53	2574.50	7 SCREENED TOPSOIL BORROW	CU YD	\$40.00	125	\$5,000.00									125	\$5,000.00
54	2574.50		POUND	\$1.75	139	\$243.25									139	\$243.25
55 56	2575.50 2575.50		ACRE POUND	\$9,500.00 \$5.50	0.44 46	\$4,180.00 \$253.00		1	 		1				0.44 46	\$4,180.00 \$253.00
57	2575.50		POUND	\$7.00	186	\$1,302.00		 			1				186	\$1,302.00
58	2575.50		POUND	\$3.50	1811	\$6,338.50			1		1				1811	\$6,338.50
59	2575.52		MGAL	\$45.00	10	\$450.00									10	\$450.00
60	2575.60		ACRE	\$500.00	0.44	\$220.00									0.44	\$220.00
61 62	2582.50 2582.50		LIN FT	\$0.45 \$0.45	935	\$420.75		-							935	\$420.75
63	2582.50		LINFT	\$0.45	845	\$676.00		 			1				845	\$676.00
64	2582.51		SQFT	\$9.00	40	\$360.00	1	1	1		1		1		40	\$360.00
65	2104.60	1 SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.1016	\$5,080.00									0.1016	\$5,080.00
ESTINA	TED CO	NSTRUCTION COST		\$2,165,205.55	88.23%	\$423,346.00	2.70%	\$12,970.80	1.50%	\$7,200.00	6.23%	\$29.917.00	1.33%	\$6,400.00	98.50%	\$479,833.80
CO I IIVIA		NOTITION TON COOT		ψ <u>∠, 100,</u> ∠00.05	00.2370	φ 4 20,340.00	2.1070	φ12,31U.0U	1.3070	01,200.00	0.2370	φ ∠ σ,σ11.00	1.3370	φυ, 4 00.00	30.30%	φ 1 σ,033.00

ESTIMATED CONSTRUCTION COST	\$2,165,205.55	88.23%	\$423,346.00	2.70%	\$12,970.80	1.50%	\$7,200.00	6.23%	\$29,917.00	1.33%	\$6,400.00	98.50%	\$479,833.80	
CONTINGENCIES (15%)	\$324,780.83		\$63,501.90		\$1,945.62		\$1,080.00		\$4,487.55		\$960.00		\$71,975.07	
SUBTOTAL:	\$2,489,986.38		\$486,847.90		\$14,916.42		\$8,280.00		\$34,404.55		\$7,360.00	22.16%	\$551,808.87	
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING)	\$48,415.74		\$9,466.36		\$290.04		\$161.00		\$668.97		\$143.11		\$10,729.47	
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$622,496.60		\$121,711.98		\$3,729.11		\$2,070.00		\$8,601.14		\$1,840.00		\$137,952.22	
ESTIMATED TOTAL PROJECT COST:	\$3,160,898.72		\$618,026.23		\$18,935.56		\$10,511.00		\$43,674.66		\$9,343.11		\$700,490.56	

2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS BAXTER, MN Monday, August 5, 2024

Monday	August 5,	2024														
									EDGEW	OOD DRIVE (NO	RTH OF NOVO	TNY ROAD)			•	
ITEM	SPEC				ASSESSAB	LE ROADWAY	SANITAR	RY SEWER	SANITARY S	EWER (CITY)	STORM	SEWER	WA	TER	TOTAL	PROJECT
NO.	NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED	1	ESTIMATED		ESTIMATED	I	ESTIMATED	I	ESTIMATED	I	ESTIMATED	T
					QUANTITY	TOTAL COST	QUANTITY	TOTAL COST	QUANTITY	TOTAL COST	QUANTITY	TOTAL COST	QUANTITY	TOTAL COST	QUANTITY	TOTAL COST
1		MOBILIZATION	LUMP SUM		0.38	\$39,900.00	0.05	\$5,250.00			0.03	\$3,150.00	0.01	\$1,050.00	0.47	\$49,350.00
2	2104.502		EACH	\$95.00			18	\$1,710.00							18	\$1,710.00
3		REMOVE CASTING (STORM)	EACH	\$95.00							13	\$1,235.00			13	\$1,235.00
5	2104.502	REMOVE SIGN REMOVE GATE VALVE BOX TOP	EACH EACH	\$40.00 \$100.00									14	\$1,400.00	14	\$1,400.00
6		SALVAGE MAIL BOX SUPPORT	EACH	\$150.00									14	\$1,400.00	14	\$1,400.00
7	2104.503		LIN FT	\$6.00	54	\$324.00					78	\$468.00			132	\$792.00
8	2104.503		LIN FT	\$4.00	610	\$2,440.00									610	\$2,440.00
9	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$30.00					\$800.00	\$24,000.00					800	\$24,000.00
10	2104.503		LIN FT	\$4.00	610	\$2,440.00					260	\$1,040.00			870	\$3,480.00
11	2104.503		SQ YD	\$10.00												
12	2104.504		SQ YD	\$10.00	268 715	\$2,680.00									268 715	\$2,680.00
13 14	2104.504		SQ YD CU YD	\$6.50 \$7.00	715 5387	\$4,647.50 \$37,709.00									5387	\$4,647.50 \$37,709.00
15	2104.001		CU YD	\$12.00	2888	\$34,656.00									2888	\$34,656.00
16		COMMON EMBANKMENT	CU YD	\$10.00	521	\$5,210.00									521	\$5.210.00
17	2106.609		CUYD	\$14.00	2811	\$39,354.00									2811	\$39,354.00
18	2112.619		ROAD STA	\$300.00	41	\$12,300.00							1		41	\$12,300.00
19	2123.510		HOUR	\$100.00	6	\$600.00									6	\$600.00
20	2123.610		HOUR	\$145.00	6	\$870.00									6	\$870.00
21	2123.610		HOUR	\$200.00	8	\$1,600.00						-			8	\$1,600.00
22 23	2215.504		SQ YD SQ YD	\$1.55 \$1.55	16863	\$26,137.65					-				16863	\$26,137.65
23		BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8'	SQ YD SQ YD	\$1.55 \$45.00	775	\$34,875.00					 		 		775	\$34,875.00
25	2360.509		TON	\$85.00	1939	\$164,815.00									1939	\$164,815.00
26	2360.509		TON	\$80.00	1939	\$155,120.00									1939	\$155,120.00
27	2360.509		TON	\$70.00	1939	\$135,730.00									1939	\$135,730.00
28	2503.503		LIN FT	\$85.00					\$800.00	\$68,000.00					800	\$68,000.00
29	2503.603		LIN FT	\$60.00												
30	2503.603		EACH	\$2,500.00					\$5.00	\$12,500.00					5	\$12,500.00
31	2503.603		LIN FT	\$3.60			1001	AT 504 00			1394	\$5,018.40			1394	\$5,018.40
32	2503.603		LIN FT EACH	\$1.80 \$250.00			4201	\$7,561.80					14	\$3,500.00	4201 14	\$7,561.80 \$3,500.00
34	2504.602		EACH	\$400.00									14	\$5,600.00	14	\$5,600.00
35	2504.602		EACH	\$450.00									7	\$3,150.00	7	\$3,150.00
36	2506.502		EACH	\$1,200.00			18	\$21,600.00						¥=,:====	18	\$21,600.00
37	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00							13	\$20,150.00			13	\$20,150.00
38	2506.602		EACH	\$2,000.00												
39	2506.602		EACH	\$2,000.00							13	\$26,000.00			13	\$26,000.00
40 41	2506.602		CU YD LIN FT	\$600.00	610	\$14.640.00	0.125	\$75.00			0.125	\$75.00			0.25	\$150.00
41	2531.503		SQ YD	\$24.00 \$50.00	610	\$14,640.00					260	\$6,240.00			870	\$20,880.00
43	2531.504		SQ YD	\$90.00	161	\$14.490.00									161	\$14.490.00
44	2531.604		SQ YD	\$97.50	107	\$10,432,50									107	\$10.432.50
45	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	9	\$1,350.00									9	\$1,350.00
46	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00	3	\$15,000.00									3	\$15,000.00
47	2563.601		LUMP SUM		0.38	\$9,500.00	0.05	\$1,250.00			0.03	\$750.00	0.01	\$250.00	0.47	\$11,750.00
48	2564.518		SQ FT	\$60.00												
49	2573.502		EACH	\$165.00	F00	60 500 00					13	\$2,145.00			13	\$2,145.00
50 51	2573.503 2573.503		LIN FT	\$5.00 \$4.00	500 500	\$2,500.00 \$2.000.00					-				500 500	\$2,500.00 \$2,000.00
51	2573.503	STABILIZED CONSTRUCTION EXIT	EACH	\$4.00 \$1,200.00	2	\$2,000.00									2	\$2,000.00
53	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$1,200.00	260	\$2,400.00					1	+	1		260	\$2,400.00
54	2574.508		POUND	\$1.75	290	\$507.50					1	1			290	\$507.50
55	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.92	\$8,740.00					1				0.92	\$8,740.00
56	2575.508		POUND	\$5.50	97	\$533.50									97	\$533.50
57	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	387	\$2,709.00									387	\$2,709.00
58	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	3774	\$13,209.00									3774	\$13,209.00
59	2575.523	WATER	MGAL	\$45.00	10	\$450.00									10	\$450.00
60	2575.605		ACRE	\$500.00	0.92	\$460.00									0.92	\$460.00
61	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45 \$0.45	1145	\$515.0E					 				1145	\$515.0E
62	2582.503 2582.503		LIN FT	\$0.45 \$0.80	1145 2870	\$515.25 \$2,296.00					 		 		1145 2870	\$515.25 \$2,296.00
64	2582.518		SQ FT	\$9.00	2010	Ψ2,230.00					1	+	1		2010	ψ£,£30.00
65	2104.601		LUMP SUM		0.2303	\$11,515.00						 			0.2303	\$11,515.00
		•	+				1		1		•					
		STRUCTION COST		\$2,165,205.55	78.71%	\$825,055.90	3.57%	\$37,446.80	9.97%	\$104,500.00	6.32%	\$66,271.40	1.43%	\$14,950.00	100.00%	\$1,048,224.10
	IGENCIES	(15%)		\$324,780.83		\$123,758.39		\$5,617.02		\$15,675.00	=	\$9,940.71	=	\$2,242.50		\$157,233.62
SUBTO		EASIBILITY STUDY JETTING & TELEVISING)		\$2,489,986.38		\$948,814.29 \$18,448.91		\$43,063.82 \$837.34		\$120,175.00 \$2,336.70		\$76,212.11 \$1,481.88		\$17,192.50 \$334.20	48.41%	\$1,205,457.72 \$23,439,14

\$2,489,986.38 \$48,415.74 CONTINGENCIES (15%) SUBTOTAL:
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING)
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)
ESTIMATED TOTAL PROJECT COST: \$622,496.60 \$3,160,898.72

\$18,448.91 \$237,203.57

\$1,204,466.77

\$37,446.80 \$5,617.02 \$43,063.82 \$837.34 \$10,765.96 \$54,667.12

\$15,675.00 \$120,175.00 \$2,336.70 \$30,043.75 \$152,555.45

\$9,940.71 \$76,212.11 \$1,481.88 \$19,053.03 \$96,747.02

\$2,242.50 \$17,192.50 \$334.29 \$4,298.13 \$21,824.92

\$157,233.62 \$1,205,457.72 \$23,439.14 \$301,364.43 \$1,530,261.28

2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS BAXTER, MN

Monday, August 5, 2024

Monday,	August 5, 202	4								LAKE FO	DECT DOAD					
											REST ROAD		ı	1	1	
ITEM	SPEC	ITEM DECODIDATION		UNIT PRIOR	ASSESSAB	LE ROADWAY	CITY R	DADWAY	SANITAR	Y SEWER	STORM	SEWER	WA	TER	TOTAL	PROJECT
NO.	NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$105,000.00	QUANTITY 0.2	\$21,000.00	0.01	\$1,050.00	0.01	\$1,050.00	0.03	\$3,150.00	0.01	\$1,050.00	0.26	\$27,300.00
2		REMOVE CASTING (SANITARY)	EACH	\$95.00		. ,		. ,	7	\$665.00		,		. ,	7	\$665.00
3		REMOVE CASTING (STORM)	EACH	\$95.00							12	\$1,140.00			12	\$1,140.00
4		REMOVE SIGN	EACH	\$40.00												
5		REMOVE GATE VALVE BOX TOP	EACH	\$100.00									3	\$300.00	3	\$300.00
6 7		SALVAGE MAIL BOX SUPPORT SAWING CONCRETE PAVEMENT (FULL DEPTH)	EACH LIN FT	\$150.00 \$6.00	42	\$252.00					72	\$432.00			114	\$684.00
8		SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LINFT	\$4.00	359	\$1,436.00					12	\$452.00			359	\$1,436.00
9		REMOVE SEWER PIPE (SANITARY)	LIN FT	\$30.00		7.,										
10		REMOVE CURB & GUTTER	LIN FT	\$4.00	375	\$1,500.00					240	\$960.00			615	\$2,460.00
11		REMOVE CONCRETE MEDIAN	SQ YD	\$10.00												
12		REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	353	\$2,294.50									353	\$2.294.50
13 14		REMOVE BITUMINOUS DRIVEWAY PAVEMENT 8" SALVAGE AGGREGATE (LV)	SQ YD CU YD	\$6.50 \$7.00	353	\$2,294.50	296	\$2,072.00							353	\$2,294.50
15		COMMON EXCAVATION	CU YD	\$12.00	1197	\$14,364.00	83	\$996.00							1280	\$15,360.00
16		COMMON EMBANKMENT	CUYD	\$10.00	224	\$2,240.00		ψουσ.σσ							224	\$2,240.00
17	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00	1477	\$20,678.00	142	\$1,988.00					l		1619	\$22,666.00
18		RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	18	\$5,400.00									18	\$5,400.00
19		COMMON LABORERS	HOUR	\$100.00	4	\$400.00									4	\$400.00
20		SKID LOADER	HOUR	\$145.00	4	\$580.00									4	\$580.00
21 22		STREET SWEEPER (WITH PICKUP BROOM AND WATER) FULL DEPTH RECLAMATION 7.5"	HOUR SQ YD	\$200.00 \$1.55	6	\$1,200.00					-				6	\$1,200.00
23		FULL DEPTH RECLAMATION 7.5" FULL DEPTH RECLAMATION 8.5"	SQ YD SQ YD	\$1.55 \$1.55	8860	\$13,733.00	852	\$1,320.60			1	 			9712	\$15,053.60
24		BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8'	SQ YD	\$45.00	353	\$15,885.00	002	ψ1,520.00							353	\$15,885.00
25		TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	1019	\$86,615.00	98	\$8,330.00							1117	\$94,945.00
26		TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00	1019	\$81,520.00	98	\$7,840.00							1117	\$89,360.00
27		TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00	1019	\$71,330.00	98	\$6,860.00							1117	\$78,190.00
28		10" PVC PIPE SEWER	LINFT	\$85.00												
29 30		8" PIPE SEWER REPAIR CRACKED PIPE SPECIAL	LIN FT EACH	\$60.00 \$2,500.00												
31		CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$2,500.00							976	\$3,513.60			976	\$3,513.60
32		CLEAN AND VIDEO TAPE STORM SEWER FIFE	LINFT	\$1.80					1687	\$3,036.60	570	95,515.00			1687	\$3,036.60
33		ADJUST CURB STOP	EACH	\$250.00					1001	ψ0,000.00			7	\$1,750.00	7	\$1,750.00
34	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00									3	\$1,200.00	3	\$1,200.00
35		VALVE BOX MID SECTION	EACH	\$450.00									2	\$900.00	2	\$900.00
36		CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00					7	\$8,400.00					7	\$8,400.00
37		CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00							2	\$3,100.00			2	\$3,100.00
38 39		CASTING ASSEMBLY SPECIAL RECONSTRUCT DRAINAGE STRUCTURE	EACH EACH	\$2,000.00 \$2,000.00							10 12	\$20,000.00 \$24,000.00			10 12	\$20,000.00 \$24,000.00
40		GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	-				0.125	\$75.00	0.125	\$75.00			0.25	\$150.00
41		CONCRETE CURB & GUTTER DESIGN B624	LINFT	\$24.00	375	\$9,000.00			0.120	ψ10.00	240	\$5,760.00			615	\$14,760.00
42		CONCRETE MEDIAN	SQ YD	\$50.00		1.,						, , , , , , , ,				
43	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00												
44		8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50	191	\$18,622.50									191	\$18,622.50
45		MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00									1	\$150.00
46 47		LIGHTING SYSTEM TRAFFIC CONTROL	EACH LUMP SUM	\$5,000.00 \$25,000.00	0.2	\$5,000.00 \$5,000.00	0.01	\$250.00	0.01	\$250.00	0.03	\$750.00	0.01	\$250.00	0.26	\$5,000.00 \$6,500.00
48		SIGN PANELS TYPE C	SQ FT	\$60.00	0.2	\$5,000.00	0.01	\$250.00	0.01	\$250.00	0.03	\$750.00	0.01	\$250.00	0.26	\$6,500.00
49		STORM DRAIN INLET PROTECTION	EACH	\$165.00							12	\$1,980.00			12	\$1.980.00
50		SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	500	\$2,500.00						\$1,000.00			500	\$2,500.00
51		SILT FENCE, TYPE MS	LIN FT	\$4.00	500	\$2,000.00									500	\$2,000.00
52	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	1	\$1,200.00									1	\$1,200.00
53		SCREENED TOPSOIL BORROW	CU YD	\$40.00	112	\$4,480.00									112	\$4,480.00
54		FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	125	\$218.75									125	\$218.75
55 56		HYDRAULIC ORGANIC MATRIX	ACRE POUND	\$9,500.00 \$5.50	0.4 42	\$3,800.00 \$231.00									0.4 42	\$3,800.00 \$231.00
57		SEED MIXTURE 22-111 (TEMPORARY SEEDING) SEED MIXTURE 25-151	POUND	\$7.00	166	\$1,162.00					1	+			166	\$231.00
58		HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	1623	\$5,680.50					 			 	1623	\$5,680.50
59		WATER	MGAL	\$45.00	10	\$450.00					1				10	\$450.00
60	2575.605	SEEDING	ACRE	\$500.00	0.4	\$200.00									0.4	\$200.00
61		4" SOLID LINE PAINT	LINFT	\$0.45	3195	\$1,437.75									3195	\$1,437.75
62		4" BROKEN LINE PAINT	LINFT	\$0.45	1580	\$711.00									1580	\$711.00
63 64		4" DOUBLE SOLID LINE PAINT	LINFT	\$0.80 \$9.00	785 1200	\$628.00 \$10.800.00		1				1			785 1200	\$628.00
64 65		PAVEMENT MESSAGE SPRINKLER REPAIR - ALLOWANCE	SQ FT LUMP SUM		0.1218	\$10,800.00		1			-	 			0.1218	\$10,800.00 \$6,090.00
00	2104.001	OF MINICENTICEAIN - ALLOWANGE	LUIVIF JUIVI	φ30,000.00	0.1210	φυ,υσυ.υυ		1		l	1	-			0.1210	90,050.00
FSTIMA	TED CONST	RUCTION COST		\$2,165,205.55	79.40%	\$441,328.00	5.52%	\$30,706.60	2.42%	\$13,476.60	11.67%	\$64,860.60	0.98%	\$5,450.00	100.00%	\$555,821.80

ESTIMATED CONSTRUCTION COST	\$2,165,205.55	79.40%	\$441,328.00	5.52%	\$30,706.60	2.42%	\$13,476.60	11.67%	\$64,860.60	0.98%	\$5,450.00	100.00%	\$555,821.80	
CONTINGENCIES (15%)	\$324,780.83		\$66,199.20		\$4,605.99		\$2,021.49		\$9,729.09		\$817.50		\$83,373.27	
SUBTOTAL:	\$2,489,986.38		\$507,527.20		\$35,312.59		\$15,498.09		\$74,589.69		\$6,267.50	25.67%	\$639,195.07	
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING)	\$48,415.74		\$9,868.45		\$686.62		\$301.35		\$1,450.34		\$121.87		\$12,428.62	
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$622,496.60		\$126,881.80		\$8,828.15		\$3,874.52		\$18,647.42		\$1,566.88		\$159,798.77	
ESTIMATED TOTAL PROJECT COST:	\$3,160,898.72		\$644,277.45		\$44,827.36		\$19,673.96		\$94,687.45		\$7,956.24		\$811,422.46	

2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS BAXTER, MN

Monday, August 5, 2024

2 161-202 1600-100 1600-1	y,	August 5, 2					WHIS	SPERING WOOL	S LANE (FROM	PEARL DRIVE	INTERSECTION	TO END OF C	OMMERCIAL SE	CTION)	
No.	ITEM	SPEC				ASSESSABI	E ROADWAY	SANITAR	Y SEWER	STORM	SEWER	WA	TER	TOTAL I	PROJECT
1			ITEM DESCRIPTION	UNIT	UNIT PRICE		TOTAL COST		TOTAL COST		TOTAL COST		TOTAL COST		TOTAL COST
1	1	2021.501		LUMP SUM	\$105,000.00		\$1,050.00		\$1,050.00		\$1,050.00		\$1,050.00		\$4,200.00
2								2	\$190.00						\$190.00
1										3	\$285.00			3	\$285.00
0 2019 CONTROL CON												2	\$200.00	2	\$200.00
7 7 75500 SARRING COMERNY PLACE CEPTIN (LIFT BLOC) 12 872.09													\$200.00		Ψ200.00
2 211-03 PROVING															\$72.00
10. 271-563) REMOVE CORNET EXCEPT SECURITY 12. 171-563) REMOVE CORNET EXCEPT SECURITY 13. 171-563 REMOVE CONNETT SECURITY 14. 171-563 REMOVE CONNETT SECURITY 15. 171-563 REMOVE CONNETT SECURITY 16. 171-563 REMO						60	\$240.00							60	\$240.00
11 PASSO REMOVE CONCRETE REDIAN \$9.70 \$10.00						156	\$624.00			60	\$240.00			216	\$864.00
12 200.554 REMOVE CONCRETE PROBLEMENT 50 YO 410.00 50 50 50 50 50 50 50						130	φ024.00			00	\$240.00			210	\$004.00
18 2009 SALVACE AGREGATE (LTV)	12	2104.504			\$10.00	120	\$1,200.00							120	\$1,200.00
19. 2016-00 COMMONE PERSONANCE MEMORY PERSONAL PROPERTY OF THE PERSONAL							\$377.00								\$377.00
18 2166 07 COMANO RAMANAGENT CUYD \$10.00 20 \$20.000															\$1,771.00 \$1.680.00
197 1968 INSTALL SALLANDED AGGREGATE (OV)															\$1,680.00
19 212-510 COMMON LAGGERS HOUR \$100.00 4 \$800.00 4 \$500.00															\$1,848.00
20 2123616 SROL COADER 2021 2123616 SROL COADE															\$900.00
21 2125367 STREET SWEPER WITH PROLIPE PROCOM AND WATER)															\$400.00
22 215.054 FALL DEPTH RECLAMATION 2" SO YO \$1.50 S															\$580.00 \$1,200.00
28 255.505 PINL DEPTH RECLAMATION 8.5° SV D 8.50 S 8.251.000															\$1,200.00
\$2 200.009 TYPE SP 9 \$ WEARANC COURSE MIX (3.C) TON \$85.00 \$1 \$77.20.00 \$77.00	23	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.55		. ,								
26 280.050 TYPE SP 19 SWEARMING COURSE MIX (3B) TON \$700 91 \$7.200.05															\$2,610.00
27 200.000 TYPE SPIT2 SNOWMERANNEC COURSE MIX (3.8) TON SPOOD 91 \$8,370.00 91 \$8,37					+										\$7,735.00 \$7,280.00
28 2603.503 10° PVC PIPE SEWER															\$6,370.00
30 2050 500 REPAR CRACKED PIPE SPECIAL 31 2050 500 LEAN AND VIDEO TAPE STORM SEWER PIPE 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE STORM SEWER PIPE 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE STORM SEWER PIPE 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE STORM SEWER PIPE 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE STORM SEWER PIPE 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 2050 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 30 32 20 500 500 LEAN AND VIDEO TAPE SEWER 4. IN FT 51 500 LEAN TAPE SEWER 4. IN FT 51 500 L							40,000								40,0.0.0
31 203.000 CLEAN AND VIDEO TARE STORM SEWER PIPE LINFT \$3.00 LINFT															
22 203.003 CLEAN AND VIDEO TAPE SEWER											011100				****
33 2904-002 NAUVE BOX TOP								102	\$320.40	40	\$144.00				\$144.00 \$329.40
34 293-602 INSTALL GATE VALVE BOX TOP								100	φ329.40					103	\$325.40
18 2506.002 CASTING ASSEMBLY (STORM NESTEN (STORM NE												_			\$800.00
37 2506.002 CASTING ASSEMBLY (STORM NEEMAH R.239-00-VSP) EACH \$1,550.00								_				1	\$450.00		\$450.00
38 2506.002 CASTING ASSEMBLY SPECIAL EACH \$2,000.00 3 36,000.00 3 50								2	\$2,400.00	2	\$4.650.00				\$2,400.00 \$4,650.00
39 2506 602 RECONSTRUCT DRAINAGE STRUCTURE EACH \$2,000 00										3	\$4,650.00			3	\$4,050.00
1										3	\$6,000.00			3	\$6,000.00
42 2531.594 CONCRETE MEDIAN SQ YD \$50.00															\$75.00
33 2531-504 8° CONCRETE DRIVEWAY PAVEMENT SQ YD \$90.00						156	\$3,744.00			60	\$1,440.00			216	\$5,184.00
44 2531.694 8°CONCRETE VALLEY GUTTER SQ YD \$97.50 120 \$11.700.00															
46 2245.501 LIGHTNOS SYSTEM						120	\$11,700.00							120	\$11,700.00
47 2683.601 TRAFFIC CONTROL															
AB 2564.518 SIGN PANELS TYPE C SQ FT \$60.00 SQ FT \$50.00 SQ FT \$50.00 SQ FT \$50.00 SQ FT SQ							4050.00		****		4050.00		*****		******
49 2573.502 STORM DRAIN INLET PROTECTION EACH \$165.00 50 2673.503 SEDIMENT CONTROL LOG TYPE WOOD FIBER LIN FT \$5.00 50 2673.503 SEDIMENT CONTROL LOG TYPE WOOD FIBER LIN FT \$4.00 51 2573.503 SILT FENCE, TYPE MS LIN FT \$4.00 52 2573.501 STABILIZED CONSTRUCTION EXIT EACH \$1,200.00 51 2573.503 STABILIZED CONSTRUCTION EXIT EACH \$1,200.00 52 2573.507 STABILIZED CONSTRUCTION EXIT EACH \$1,200.00 53 2574.507 SCREENED TOPSOIL BORROW CU YD \$40.00 54 2574.508 FERTILIZER TYPE 3 (10-10-20) (SEEDING) POUND \$1.75 55 2575.508 FERTILIZER TYPE 3 (10-10-20) (SEEDING) POUND \$1.75 55 2575.508 SEED MIXTURE 22-111 (TEMPORARY SEEDING) POUND \$5.50 57 2575.508 SEED MIXTURE 22-111 (TEMPORARY SEEDING) POUND \$5.50 57 2575.508 SEED MIXTURE 22-111 (TEMPORARY SEEDING) POUND \$5.50 58 2575.508 SEED MIXTURE 23-161 POUND \$3.50 59 2575.508 SEED MIXTURE 23-161 POUND \$3.50 60 2575.608 SEED MIXTURE 23-161 POUND \$3.50 61 2582.503 4" SOLID LINE PAINT LIN FT \$0.45 62 2582.503 4" SOLID LINE PAINT LIN FT \$0.45 62 2582.503 4" SOLID LINE PAINT LIN FT \$0.45 63 2582.503 4" SOLID LINE PAINT LIN FT \$0.45 64 2582.518 PAVEMENT MESSAGE SO FT \$0.00 65 2104.601 SPRINKLER REPAIR - ALLOWANCE LUMP SUM \$50.000.00 58 250.00 POUND \$44.000 59 250.00 POUND \$44.000 POUND \$44.000 50 250.000 POUND \$44.000 POUND \$44.000 50 250.000 POUND \$45.000 50 250.000						0.01	\$250.00	0.01	\$250.00	0.01	\$250.00	0.01	\$250.00	0.04	\$1,000.00
50 2573.503 SEDIMENT CONTROL LOG TYPE WOOD FIBER										3	\$495.00			3	\$495.00
\$2 2573.501 STABILIZED CONSTRUCTION EXIT		2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00										\$500.00
\$\frac{53}{2574.507}\$ SCREENED TOPSOIL BORROW \\ CU YD \\ \$\frac{40.00}{54.000} \\ \$\frac{41}{51.600}\$ \$\frac{54.500}{50.000}\$ \$\frac{54.500}{50.0000}\$ \$\frac{54.500}{50.00000}\$ \$\frac{54.500}{50.000000}															\$400.00
54 2574 508 FERTILIZER TYPE 3 (10-10-20) (SEEDING) POUND \$1.75 55 2575 508 SETO MIXTURE 22-111 (TEMPORARY SEEDING) POUND \$5.50 \$5.50 \$27.50 \$475.00 \$5.50												-	1		\$1,200.00 \$1,640.00
55 2575.506 Tydraulic Organic Matrix												1	1		\$1,640.00
56 2575.508 SEED MIXTURE 22-111 (TEMPORARY SEEDING) POUND \$5.50 5 \$2.750	55		HYDRAULIC ORGANIC MATRIX				\$475.00					1	1		\$475.00
\$\ \begin{array}{c ccccccccccccccccccccccccccccccccccc	56	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	5	\$27.50							5	\$27.50
59 2575.522 WATER MGAL \$45.00 10 \$450.00 10 \$450.00 10 \$460.05 60 2575.605 SEEDING ACRE \$500.00 0.05 \$25.00 10 \$460.00 \$25.00 10 \$460.00 \$25.00 10 \$460.00 \$25.00 10 \$460.00 \$25.00 10 \$460.00													ļ		\$147.00
60 2575.605 SEEDING ACRE \$500.00													 		\$717.50 \$450.00
61 2582.503 4* SOLID LINE PAINT LIN FT \$0.45 62 2582.503 4* BROKEN LINE PAINT LIN FT \$0.45 63 2582.503 4* DOUBLE SOLID LINE PAINT LIN FT \$0.86 64 2582.518 PAVEMENT MESSAGE SQ FT \$9.00 65 2104.601 SPRINKLER REPAIR - ALLOWANCE LUMP SUM \$50.000.00 65 2104.601 SPRINKLER REPAIR - ALLOWANCE LUMP SUM \$50.000.00 65 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ FT \$9.00 66 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ FT \$9.00 67 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ FT \$9.00 68 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ FT \$9.00 69 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ FT \$9.00 60 2104.601 SPRINKLER REPAIR - ALLOWANCE SQ															\$25.00
62 2582.503 3 FBROKEN LINE PAINT LIN FT \$0.45 2582.503 4 DOUBLE SOLID LINE PAINT LIN FT \$0.80 2582.503 4 DOUBLE SOLID LINE PAINT LIN FT \$0.80 \$0.90 \$0.9	61	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45							1			
64 2582.518 PAVEMENT MESSAGE SQ FT \$9.00 0.0177 \$885.00 0.0177 \$90.00						212	\$95.40							212	\$95.40
65 2104.601 SPRINKLER REPAIR - ALLOWANCE LUMP SUM \$50,000.00 0.0177 \$885.00 0.017															
S2,165,205.55 73,44% S59,727.45 5.19% \$4,219.40 17.99% \$14,629.00 3.38% \$2,750.00 100.00% \$81						0.0177	\$885.00							0.0177	\$885.00
CONTINGENCIES (15%) \$324,780.83 \$8,959.12 \$632.91 \$2,194.35 \$412.50 \$12 \$UBTOTAL: \$2,499.986.38 \$68,686.57 \$4,852.31 \$16,823.35 \$3,162.50 \$7.6% \$93 \$12 \$12 \$1.00				+			*		*****	4	*********				
SUBTOTAL: \$2,489,986.38 \$68,686.57 \$4,852.31 \$16,823.35 \$3,162.50 3.76% \$93 ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING) \$42,415.74 \$1,335.55 \$94.35 \$327.12 \$61.49 \$1, ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%) \$652,2466.60 \$17,711.64 \$1,213.08 \$4,205.84 \$790.63 \$23						73.44%		5.19%		17.99%		3.38%		100.00%	\$81,325.85 \$12,198.88
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING) \$48,415.74 \$1,335.55 \$94.35 \$327.12 \$61.49 \$1, ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%) \$622,496.60 \$17,171.64 \$1,213.08 \$4,205.84 \$790.63 \$23			()									•		3.76%	\$93,524.73
	NGINE	ERING (FE			\$48,415.74		\$1,335.55		\$94.35		\$327.12		\$61.49		\$1,818.51
STIMATED TOTAL PROJECT COST: \$3,160,898.72 \$87,193.76 \$6,159.74 \$21,356.30 \$4,014.62 \$118							_ 		T - 1 =			•			\$23,381.18
	STIMA	IED TOTA	IL PROJECT COST:		\$3,160,898.72		\$87,193.76		\$6,159.74		\$21,356.30		\$4,014.62		\$118,724.42

2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS BAXTER, MN Monday, August 5, 2024

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE
1	2021.501	MOBILIZATION	LUMP SUM	\$105,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00
4	2104.502	REMOVE SIGN	EACH	\$40.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00
7	2104.502 2104.503	SALVAGE MAIL BOX SUPPORT SAWING CONCRETE PAVEMENT (FULL DEPTH)	EACH LIN FT	\$150.00 \$6.00
8	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH) SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00
9	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$30.00
10	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00
11	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00
12	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00
13	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 8"	SQ YD	\$6.50
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00
15	2105.607	COMMON EXCAVATION	CU YD	\$12.00
16	2105.607	COMMON EMBANKMENT	CU YD	\$10.00
17 18	2106.609 2112.619	INSTALL SALVAGED AGGREGATE (CV) RECLAIMED AGGREGATE BASE PREPARATION	CU YD ROAD STA	\$14.00 \$300.00
19	2112.619	COMMON LABORERS	HOUR	\$300.00
20	2123.610	SKID LOADER	HOUR	\$145.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00
22	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.55
23	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.55
24	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	\$45.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00
26 27	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$80.00
28	2360.509 2503.503	10" PVC PIPE SEWER	TON LIN FT	\$70.00 \$85.00
29	2503.603	8" PIPE SEWER	LIN FT	\$60.00
30	2503.603	REPAIR CRACKED PIPE SPECIAL	EACH	\$2,500.00
31	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60
32	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80
33	2504.602	ADJUST CURB STOP	EACH	\$250.00
34	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00
35	2504.602	VALVE BOX MID SECTION	EACH	\$450.00
36 37	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00
38	2506.502 2506.602	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP) CASTING ASSEMBLY SPECIAL	EACH EACH	\$1,550.00 \$2,000.00
39	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00
40	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00
41	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00
42	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00
43	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00
44	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50
45	2540.602	MAIL BOX SUPPORT	EACH	\$150.00
46	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00
48	2563.601 2564.518	TRAFFIC CONTROL SIGN PANELS TYPE C	SQ FT	\$25,000.00 \$60.00
48	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00
50	2573.502	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00
51	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00
52	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00
53	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00
54	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75
55	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00
56	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50
57	2575.508	SEED MIXTURE 25-151	POUND	\$7.00
58 59	2575.508 2575.523	HYDRAULIC REINFORCED FIBER MATRIX WATER	POUND MGAL	\$3.50 \$45.00
60	2575.523 2575.605	SEEDING	ACRE	\$45.00
61	2575.605	4" SOLID LINE PAINT	LIN FT	\$0.45
62	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45
63	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80
64	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00
65	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00

RECLAMATION TAL
PROJECT
TOTAL COST
\$105,000.00
\$3,230.00
\$3,230.00
\$120.00
\$2,500.00
\$150.00 \$1,980.00
\$5,336.00
\$24,000.00
\$9,084.00
\$1,480.00
\$3,880.00 \$11,544.00
\$82,754.00
\$65,628.00
\$10,230.00
\$82,740.00 \$24,600.00
\$1,800.00
\$2,610.00
\$5,200.00
\$27,363.70 \$27,593,10
\$27,593.10 \$82,620.00
\$350,540.00
\$329,920.00
\$288,680.00 \$68,000.00
\$7,200.00
\$12,500.00
\$10,782.00
\$13,458.60 \$6,000.00
\$10,000.00
\$5,850.00
\$40,800.00 \$37,200.00
\$20,000.00
\$68,000.00
\$525.00
\$54,504.00 \$7,400.00
\$14,490.00
\$40,755.00
\$2,100.00
\$25,000.00 \$25,000.00
\$25,000.00
\$5,610.00
\$6,000.00
\$4,800.00
\$7,200.00 \$21,520.00
\$997.50
\$17,195.00
\$1,045.00
\$5,320.00 \$25,945.50
\$1,800.00
\$905.00
\$1,437.75
\$1,742.40
\$1,437.75 \$1,742.40 \$3,600.00 \$11,160.00

ESTIMATED CONSTRUCTION COST CONTINGENCIES (15%) SUBTOTAL: ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING) ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$2,165,205.55 \$324,780.83 \$2,489,986.38 \$48,415.74 \$622,496.60	100.00%	\$2,165,205.55 \$324,780.83 \$2,489,986.38 \$48,415.74 \$622,496.60
ESTIMATED TOTAL PROJECT COST:	\$3,160,898.72		\$3,160,898.72

TOTAL SQ.FT. ASSESSABLE SQ.FT. NON-ASSESSABLE SQ.FT. 5,124,798 3,903,496 1,221,302

COMMERCIAL FDR ASSESSMENT CALCULATIONS ESTIMATED TOTAL PROJECT COST:

\$3,160,898.72

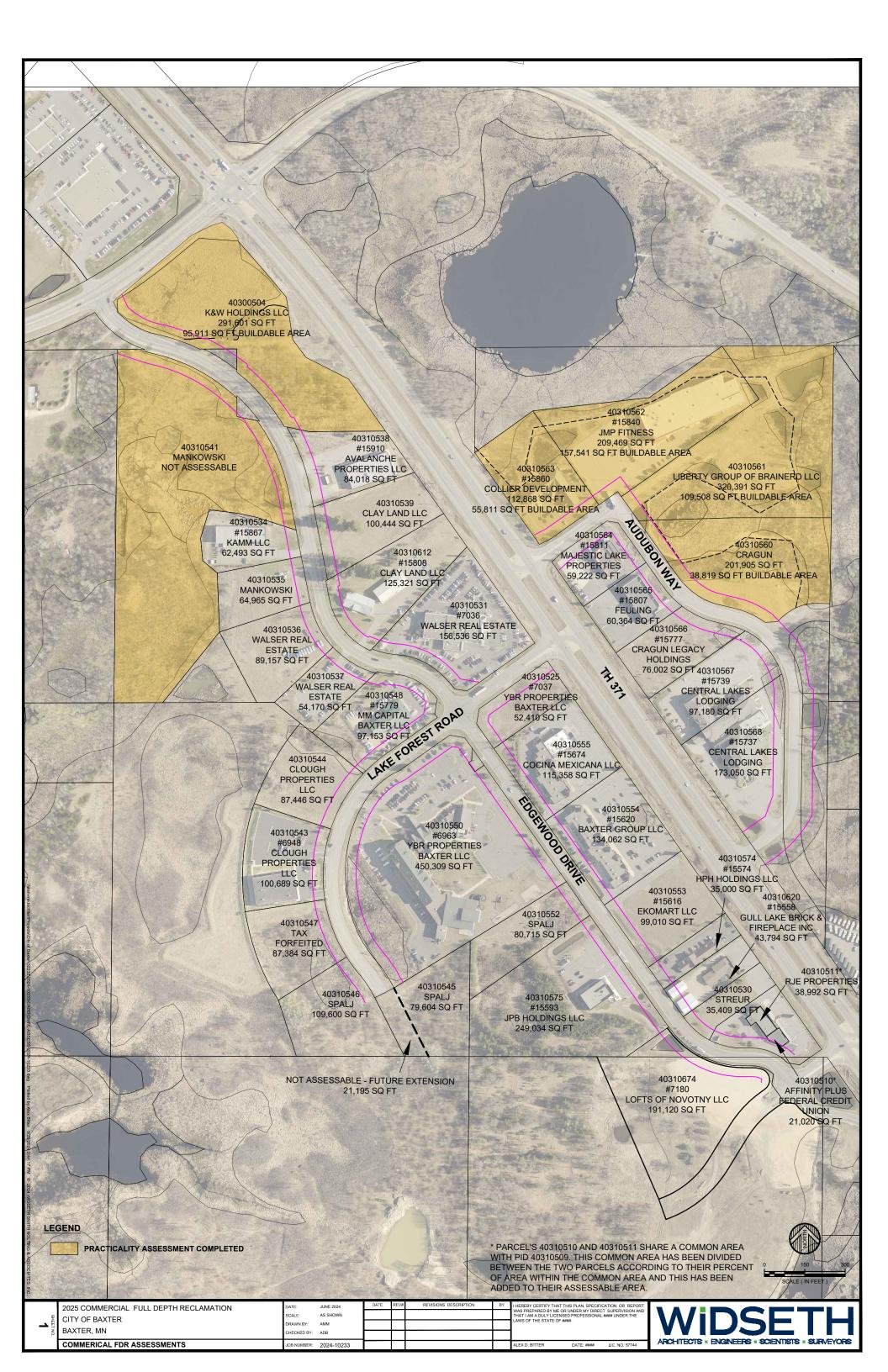
ESTIMATED ASSESSABLE ROADWAY
ESTIMATED ASSESSABLE STORM SEWER:
ESTIMATED ASSESSABLE SANITARY SEWER:
ESTIMATED ASSESSABLE WATERMAIN:
TOTAL ESTIMATED ASSESSABLE PROJECT COST:
TOTAL ASSESSABLE AREA (SF):
ESTIMATED ASSESSABLE PROJECT COST:
ESTIMATED ASSESSABLE PROJECT COST:
ESTIMATED ASSESSABLE PROJECT COST:
ESTIMATED ASSESSABLE PROJECT COST:
ESTIMATED ASSESSABLE FOR SF:
REMAINING COST TO BE ASSESSED \$2,553,964.22 \$256,465.43 \$262,502.83 \$43,138.89 \$3,116,071.36 5,124,798 \$0.6080 \$2,373,473.47 75.09%

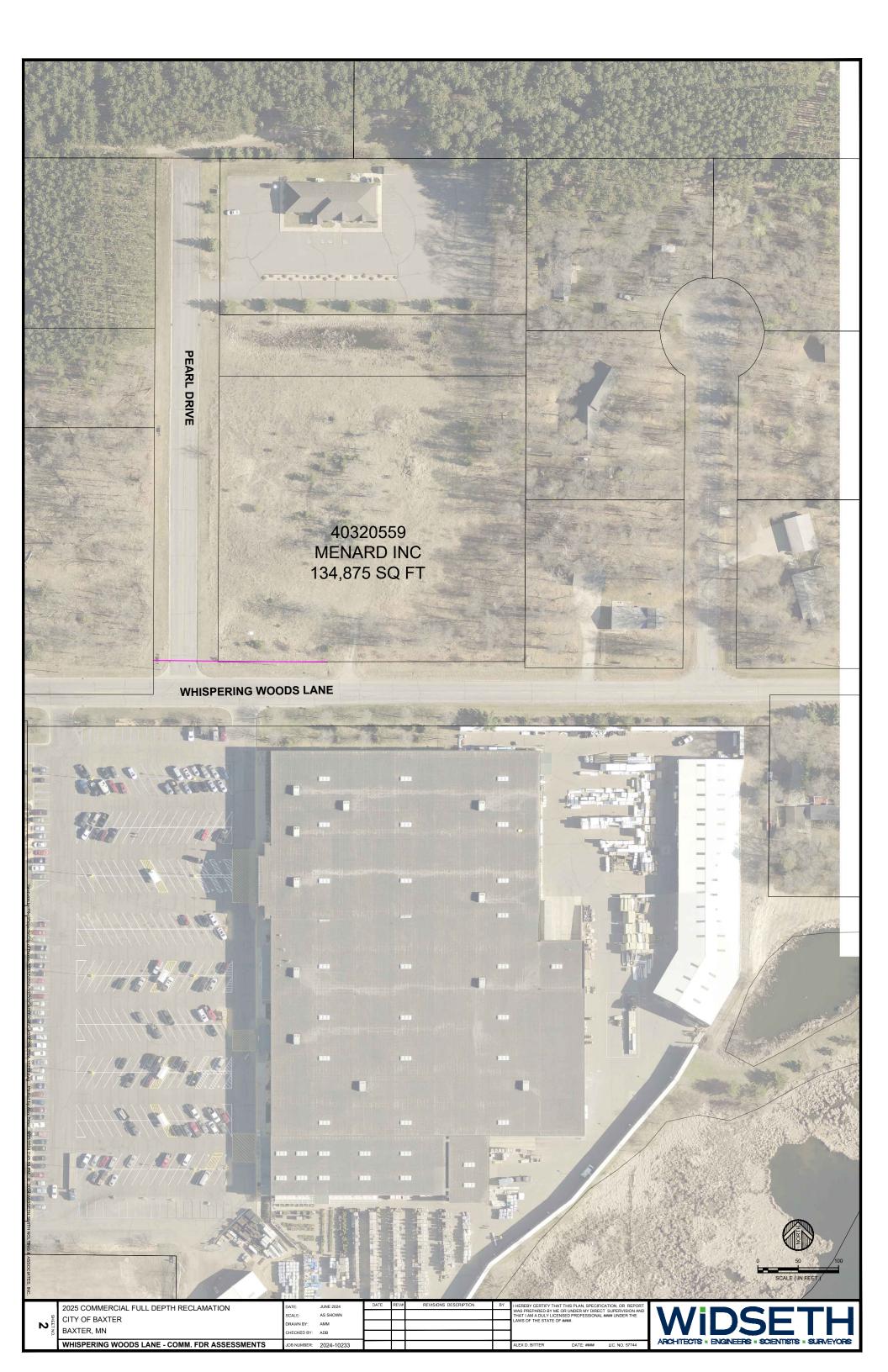
CITY COSTS: CITY ROADWAY: CITY ASSESSMENT: TOTAL CITY COST \$44,827.36 \$742,597.89 **\$787,425.25** 24.91%

ESTIMATED TOTAL PROJECT COST:

ASSESSMENT SUMMARY
ASSESSMENTS TO BENEFITTTING PROPERTIES:

\$2,373,473.47 100.00% \$3,160,898.72





PROJECT: MUNICIPAL PROJECT NUMBER: PROJECT LOCATION:

2025 COMMERCIAL FULL DEPTH RECLAMATION 4425 BAXTER, MN

INTEREST RATE:
ASSESSMENTS ADOPTED:
END OF YEAR:
DAYS BEFORE FIRST YEAR:
FIRST YEAR OF ASSESSMENT:
ASSESSMENT TERM:

7.00% 4/15/2025 12/31/2025 260 2025 12

Number of Individual Assessment Sheets: 14

FDR AREA (SF) ASSESSMENT: \$0.5762

COMMERCIAL FULL DEPTH RECLAMATION AND OTHER IMPROVEMENTS

2 3

PIN PROPERTY ADDRESS FEE OWNER ASSESSABLE AREA (SF) TOTAL ASSESSMEN
40310510
40310510 15524 EDGEWOOD DR AFFINITY PLUS FEDERAL CREDIT UNION 21,020 \$12,111.1 40310511 15528 EDGEWOOD DR RJE PROPERTIES LC 38,992 \$22,467.1 40310525 7037 LAKE FOREST RD YBR PROPERTIES BAXTER LLC 52,410 \$30,198.1 40310530 \$10,0000
40310511 15528 EDGEWOOD DR RJE PROPERTIES LLC 38,992 \$22,467. 40310525 7037 LAKE FOREST RD YBR PROPERTIES BAXTER LLC 52,410 \$30,198.1 40310530 STREUR REVOCABLE TRUST UAD 2/26/03 35,409 \$20,402.1
40310525 7037 LAKE FOREST RD YBR PROPERTIES BAXTER LLC 52,410 \$30,198.1 40310530 STREUR REVOCABLE TRUST UAD 2/26/03 35,409 \$20,402.1
40340531 7036 LAKE CODEST DD WALSED DEAL ESTATE IVIL C 456 536 \$00.406
40310331 7030 LANE FUNESI ND WALSEN NEAL ESTATE IV LLC 130,330 \$90,190.1
40310534 15867 EDGEWOOD DR KAMM LLC 62,493 \$36,008.4
40310535 MANKOWSKI, MICHAEL J & KELLI 64,965 \$37,432.8
40310536 WALSER REAL ESTATE IV LLC 89,157 \$51,372.
40310537 WALSER REAL ESTATE IV LLC \$4,170 \$31,212.
40310538 15910 EDGEWOOD DR AVALANCHE PROPERTIES LLC 84,018 \$48,411.
40310539 CLAY LAND LLC 100,444 \$57,875.1
40310543 6948 LAKE FOREST RD CLOUGH PROPERTIES LLC 100,689 \$58,017.0
40310544 CLOUGH PROPERTIES LLC 87,446 \$50,386.
40310545 SPALJ, JOHN R JR & JANE M 79,604 \$45,867.8
40310546 SPALJ, JOHN R JR & JANE M 109,600 \$63,151.
40310547 TAX FORFEITED 87,384 \$50,350.1
40310548 15779 EDGEWOOD DR MM CAPITAL BAXTER LLC 97,153 \$55,979.5
40310550 6963 LAKE FOREST RD YBR PROPERTIES BAXTER LLC 450,309 \$259,468.1
40310552 SPALJ, JOHN R JR & JANE M 80,715 \$46,507.5
40310553 15616 EDGEWOOD DR EKOMARKT LLC 99,010 \$57,049.
40310554
40310555 15674 EDGEWOOD DR COCINA MEXICANA LLC 115,358 \$66,469.2
40310560 CRAGUN, MERRILL K JR 38,819 \$22,367.
40310561 LIBERTY GROUP OF BRAINERD LLC 109,508 \$63,098.
40310562 15840 AUDUBON WAY JMP FITNESS LLC 157,541 \$90,775.
40310563 15860 AUDUBON WAY COLLIER DEVELOPMENT LLC 55,811 \$32,158.
40310564 15811 AUDUBON WAY MAJESTIC LAKES PROPERTIES 59,222 \$34,123.
40310565 15807 AUDUBON WAY FEULING, ROBERT J REV TRUST (1/2) 60,364 \$34,781.
40310566 15777 AUDUBON WAY CRAGUN LEGACY HOLDINGS LLC 76,002 \$43,792.3
40310567 15739 AUDUBON WAY CENTRAL LAKES LODGING, LLC 97,180 \$55,995.
40310568 15737 AUDUBON WAY CENTRAL LAKES LODGING, LLC 173,050 \$99,711.4
40310574 15574 EDGEWOOD DR HPH HOLDINGS LLC 35,000 \$20,167.0
40310575 15593 EDGEWOOD DR JPB HOLDINGS LLC 249,034 \$143,493.
40310612 15808 EDGEWOOD DR CLAY LAND LLC 125,321 \$72,209.5
40310620 15558 EDGEWOOD DR GULL LAKE BRICK & FIREPLACE INC 43,794 \$25,234.
40310674 7180 NOVOTNY RD LOFTS OF NOVOTNY LLC 191,120 \$110,123.
40320559 7638 WHISPERING WOODS LN MENARD INC 134,875 \$77,714.5
3,903,496 \$2,249,194,4

\$2,249,194.40

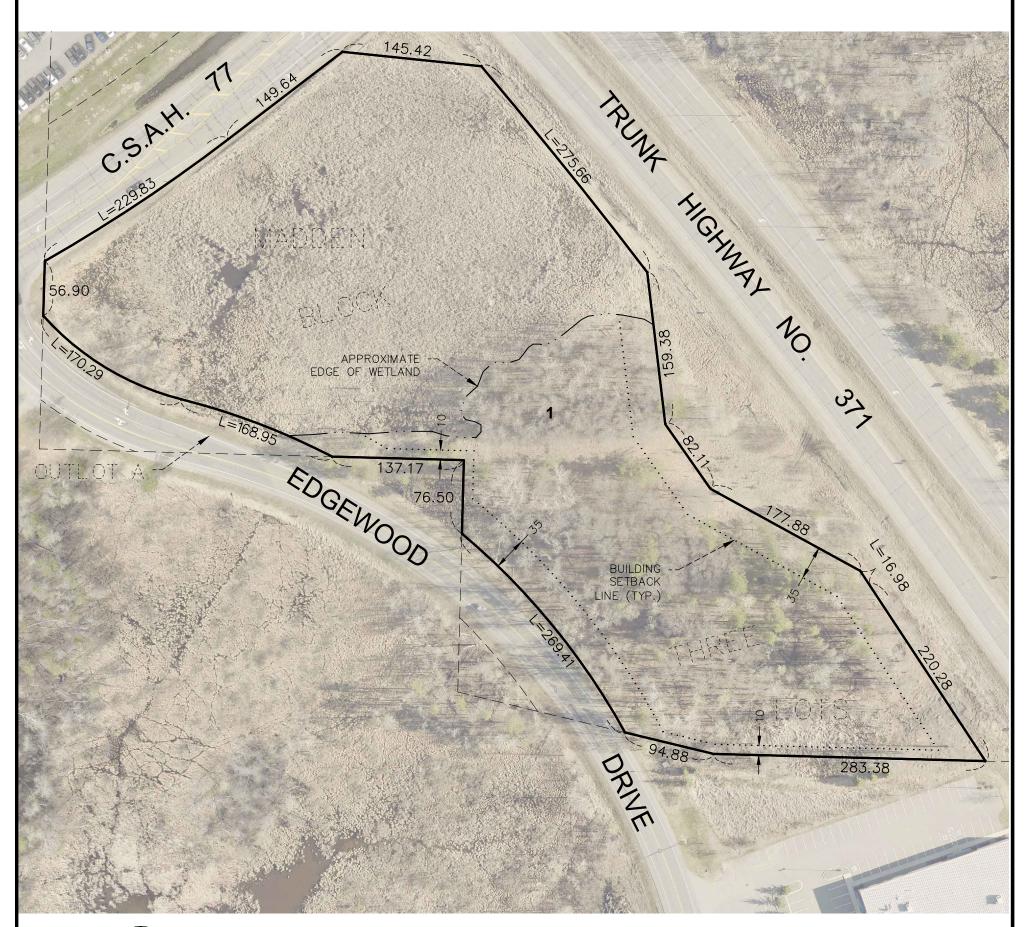
\$2,249,194.40

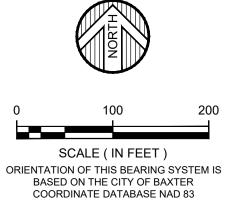
Appendix D

Parcel Split Practicality Exhibits

PARCEL EXHIBIT

LOT 1, BLOCK 3, MADDEN LOTS, SECTION 30, TOWNSHIP 134, RANGE 28, CROW WING COUNTY, MINNESOTA





PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 296,012± SQ.FT. (6.8 ACRES)

TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 95,911± SQ. FT. (2.2 ACRES)

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40300504

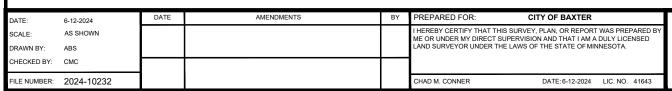
THERE IS NO PHYSICAL ADDRESS LISTED FOR THE SUBJECT PROPERTY. THE OWNER ADDRESS FOR THE SUBJECT PROPERTY IS 31876 COUNTY ROAD 3, CROSSLAKE, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

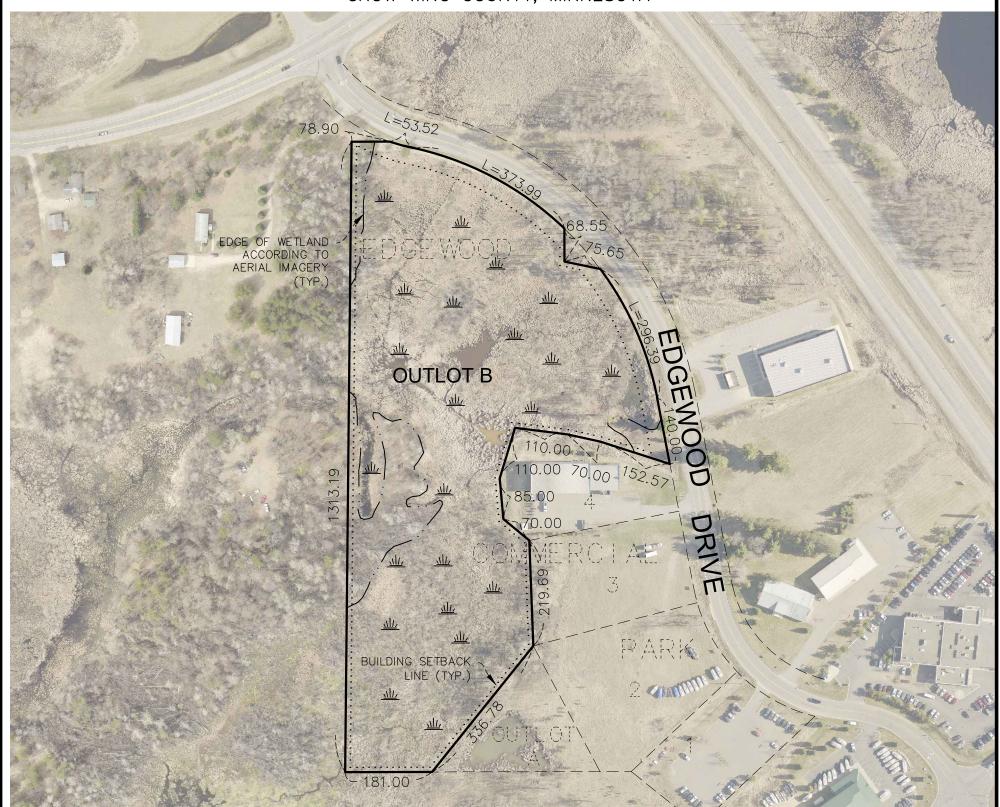
SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

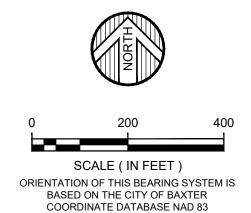




PARCEL EXHIBIT

OUTLOT B, BLOCK 2, EDGEWOOD COMMERCIAL PARK, SECTION 31,TOWNSHIP 134, RANGE 28, CROW WING COUNTY, MINNESOTA





SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40310541

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

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SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO BAXTER CITY CODE, THE SUBJECT PARCEL MEETS THE MINIMUM REQUIREMENT TO ASSESS AS MULTIPLE LOTS, HOWEVER, THE BUILDABLE AREA IS NOT CONTINUOUS AND INACCESSIBLE. THEREFORE IT IS IMPRACTICAL TO SPLIT OR ASSESS AS TWO PARCELS.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 539,269± SQ.FT. (12.38 ACRES)

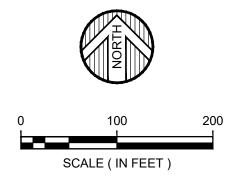
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 41,410± SQ. FT. (0.95 ACRES)

DATE:	6-17-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXT	ER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SU ME OR UNDER MY DIRECT SUPER			
DRAWN BY:	ABS				LAND SURVEYOR UNDER THE LA			l 1
CHECKED BY:	CMC				1			
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE:	LIC. NO. 41643	A



LOT 3, BLOCK 2,
THE NATURE LEARNING TRAIL BUSINESS PARK,
SECTION 31, TOWNSHIP 134, RANGE 28,
CROW WING COUNTY MINNESOTA





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CITY OF BAXTER COORDINATE DATABASE NAD 83

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40310561

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 320,391± SQ.FT. (7.35 ACRES)

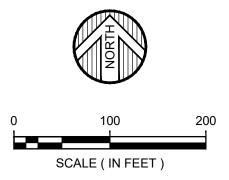
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 109,508± SQ. FT. (2.51ACRES)

DATE:	6-19-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTE	R
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURV ME OR UNDER MY DIRECT SUPERVI		
DRAWN BY:	ABS				LAND SURVEYOR UNDER THE LAWS		
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE:	LIC. NO. 41643



LOT 3, BLOCK 2,
THE NATURE LEARNING TRAIL BUSINESS PARK,
SECTION 31, TOWNSHIP 134, RANGE 28,
CROW WING COUNTY MINNESOTA





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CITY OF BAXTER COORDINATE DATABASE NAD 83

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40310563

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 112,867± SQ.FT. (2.59 ACRES)

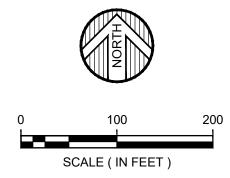
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 55,811± SQ. FT. (1.28 ACRES)

DATE:	6-19-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVE ME OR UNDER MY DIRECT SUPERVIS		
DRAWN BY:	ABS				LAND SURVEYOR UNDER THE LAWS		
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE:	LIC. NO. 41643



LOT 3, BLOCK 2,
THE NATURE LEARNING TRAIL BUSINESS PARK,
SECTION 31, TOWNSHIP 134, RANGE 28,
CROW WING COUNTY MINNESOTA





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CITY OF BAXTER COORDINATE DATABASE NAD 83

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40310562

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

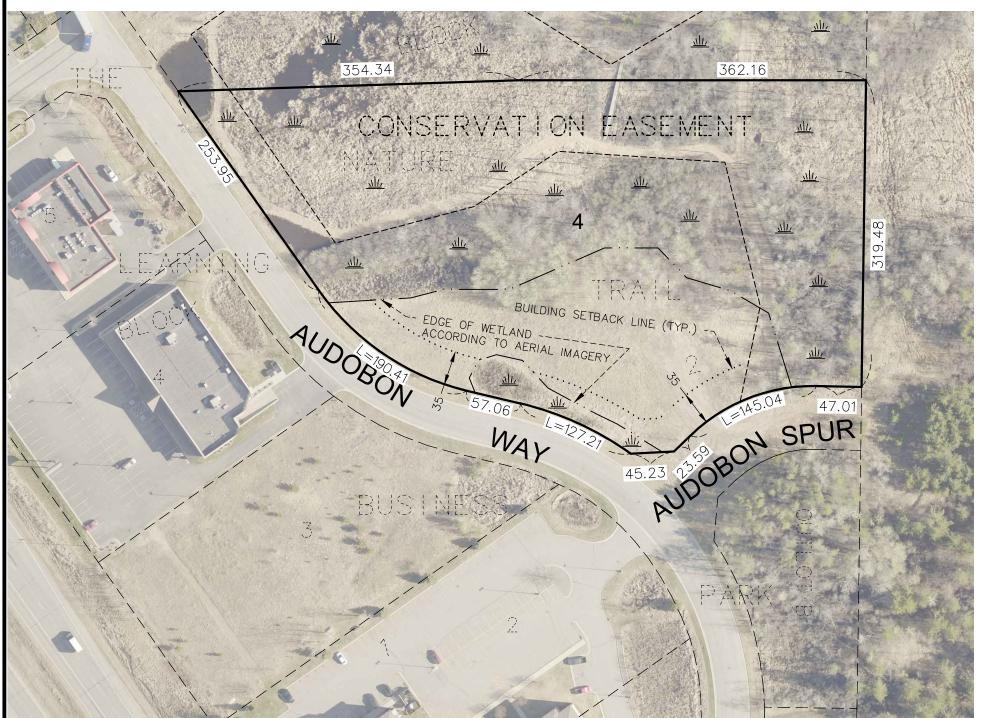
TOTAL AREA OF THE SUBJECT PROPERTY IS 209,468± SQ.FT. (4.81 ACRES)

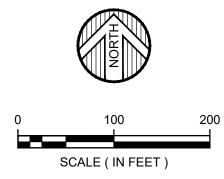
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 157,541± SQ. FT. (3.62 ACRES)

DATE:	6-19-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVE ME OR UNDER MY DIRECT SUPERVIS		
DRAWN BY:	ABS				LAND SURVEYOR UNDER THE LAWS		
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE:	LIC. NO. 41643



LOT 4, BLOCK 2,
THE NATURE LEARNING TRAIL BUSINESS PARK,
SECTION 31, TOWNSHIP 134, RANGE 28,
CROW WING COUNTY MINNESOTA





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CITY OF BAXTER COORDINATE DATABASE NAD 83

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40310560

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-2 REGIONAL COMMERCIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 200,885± SQ.FT. (4.63 ACRES)

TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 38,819± SQ. FT. (0.89 ACRES)

DATE:	6-19-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVE ME OR UNDER MY DIRECT SUPERVIS		
DRAWN BY:	ABS				LAND SURVEYOR UNDER THE LAWS		
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE:	LIC. NO. 41643



Appendix E

Project Schedule

2024-10233 19

PROPOSED PROJECT SCHEDULE 2025 Commercial Full Depth Reclamation Improvements Project, CPF 4425 BAXTER, MN

Wednesday, September 25, 2024

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
Authorize Ordering Preparation of Feasibility Report	Tuesday, January 16, 2024	City Council Meeting	
Staff Review	Thursday, March 21, 2024		
Resolution Ordering Feasibility Report	Wednesday, April 3, 2024	Utilities Commission Meeting	
Review Obtaining Jetting & Televising Quotes	Wednesday, April 3, 2024	Utilities Commission Meeting	
Resolution Ordering Feasibility Report	Tuesday, April 16, 2024	City Council Meeting	
Authorize Obtaining Jetting & Televising Quotes	Tuesday, April 16, 2024	City Council Meeting	
Review and Recommendation to Approve Feasibility Report	Thursday, August 8, 2024	Utilities Commission Meeting	
Approve Survey to be Completed	Tuesday, August 20, 2024	City Council Meeting	
Resolution Ordering Feasibility Report	Wednesday, October 2, 2024	Utilities Commission Meeting	
Review and Recommendation to Approve Feasibility Report	Wednesday, October 2, 2024	Utilities Commission Meeting	
Review Feasibility Report at Council Workshop	Wednesday, October 16, 2024	Ţ	
Resolution Ordering Feasibility Report	Wednesday, October 16, 2024	City Council Meeting	
Resolution Receiving Feasibility Report and Calling Improvement Hearing	Wednesday, October 16, 2024	City Council Meeting	
Send Publication to Paper	Friday, October 18, 2024	Oity Council Meeting	
Mailed Notice for Improvement Hearing	Friday, October 18, 2024	One notice at least 10 days prior to hearing	-
Mailed Notice for Improvement realing	1 fluay, October 10, 2024		1
First Published Notice for Improvement Hearing	Wednesday, October 23, 2024	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Wednesday, October 30, 2024		
Improvement Hearing	Thursday, November 7, 2024		
Resolution Ordering Improvements and Preparation of Plans	Tuesday, November 19, 2024	City Council Meeting	
Design and Preparation of Plans and Specifications	November - December, 2024		
Review Plans and Specifications	Wednesday, January 8, 2025	Utilities Commission Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement	Tuesday, January 21, 2025	City Council Meeting	
Send Publication to Paper	Friday, January 24, 2025		
Bidding Publication	Wednesday, January 29, 2025	Publication must be made at least three weeks before last day to submit bids, at least once in official newspaper and once in trade paper or First Class city newspaper.	3
Bid Opening	Thursday, February 20, 2025	By default bid remains subject to acceptance for 60 days after the Bid opening. @10am	
Bid review with Utilities Commission	Wednesday, March 5, 2025	Utilities Commission Meeting	
Resolution Ordering Assessment Hearing	Tuesday, March 18, 2025	City Council Meeting	
Mailed Notice for Assessment Hearing	Friday, March 21, 2025	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, March 22, 2025	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Tuesday, April 8, 2025		
Resolution Adopting Assessment Rolls		City Council Meeting	
Resolution Accepting Bids		City Council Meeting	
Notice of Award	Tuesday, April 15, 2025	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
End of Assessment Appeal Period	Thursday, May 15, 2025	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Pre-Construction Meeting	May, 2025		
Public Information Meeting - Construction	May, 2025		
Begin Construction	June, 2025		
·	, , ,	3 Months of Full Time Construction	
Construction Complete	Summer/Fall 2025	1	
	Sammon all EOEO		+

NOTES

- City Council Meetings held on 1st and 3rd Tuesdays of each month @ 7:00 p.m.

 Utilities Commission Meetings held on 1st Wednesday after the 1st Council Meeting of the month @ 5:30 p.m.

 Brainerd Dispatch is currently only running legal notices on Wednesdays and Saturdays. The deadline for the Wednesday edition, the proof should be submitted no later than Friday of the week prior to publication by 11:00AM and for the Saturday edition, the proof needs to be submitted by Tuesday at 11:00AM.

 The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelarated with special meetings.

 All dates are subject to change, this is a living document. Dates may change based on coordination with other 2024 projects. 1. 2. 3.

Appendix F

Jetting and Televising Summary

2024-10233 20

Jetting And Televising Summary

Preliminary televising has brought our attention to issues with sanitary and storm sewers that may require revisions.

Lake Forest Road

Storm: Storm pipe with a circumferential crack and also mid-pipe staining, indicating past backups.

Sanitary: Mid-pipe staining occurs between SSMH-418 and SSMH-411.

Edgewood Drive

Storm: Circumferential crack located between SWMH-158 and SWMH-159 along with an infiltration stain on the same pipe. Edgewood Drive also has a grade 4 broken concrete support.

Sanitary: Mid-pipe staining is evident on northern sections of the road, indicating backup issues. There is lateral infiltration drippage at the tap saddle.

Audubon Way

Sanitary: Notable joint separation with visible soil inside the pipe, and also has areas of midpipe staining.

