

**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**

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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.

	57744	
_____ Alex Bitter Professional Engineer	_____ License Number	_____ Date

**2025 COMMERCIAL FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT**

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**FEASIBILITY REPORT**

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## **STATEMENT OF PURPOSE**

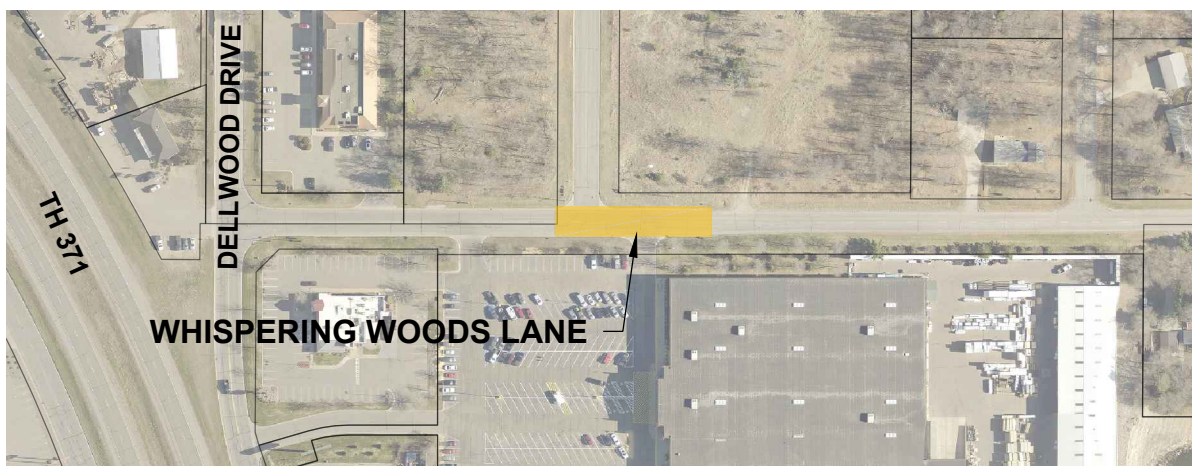
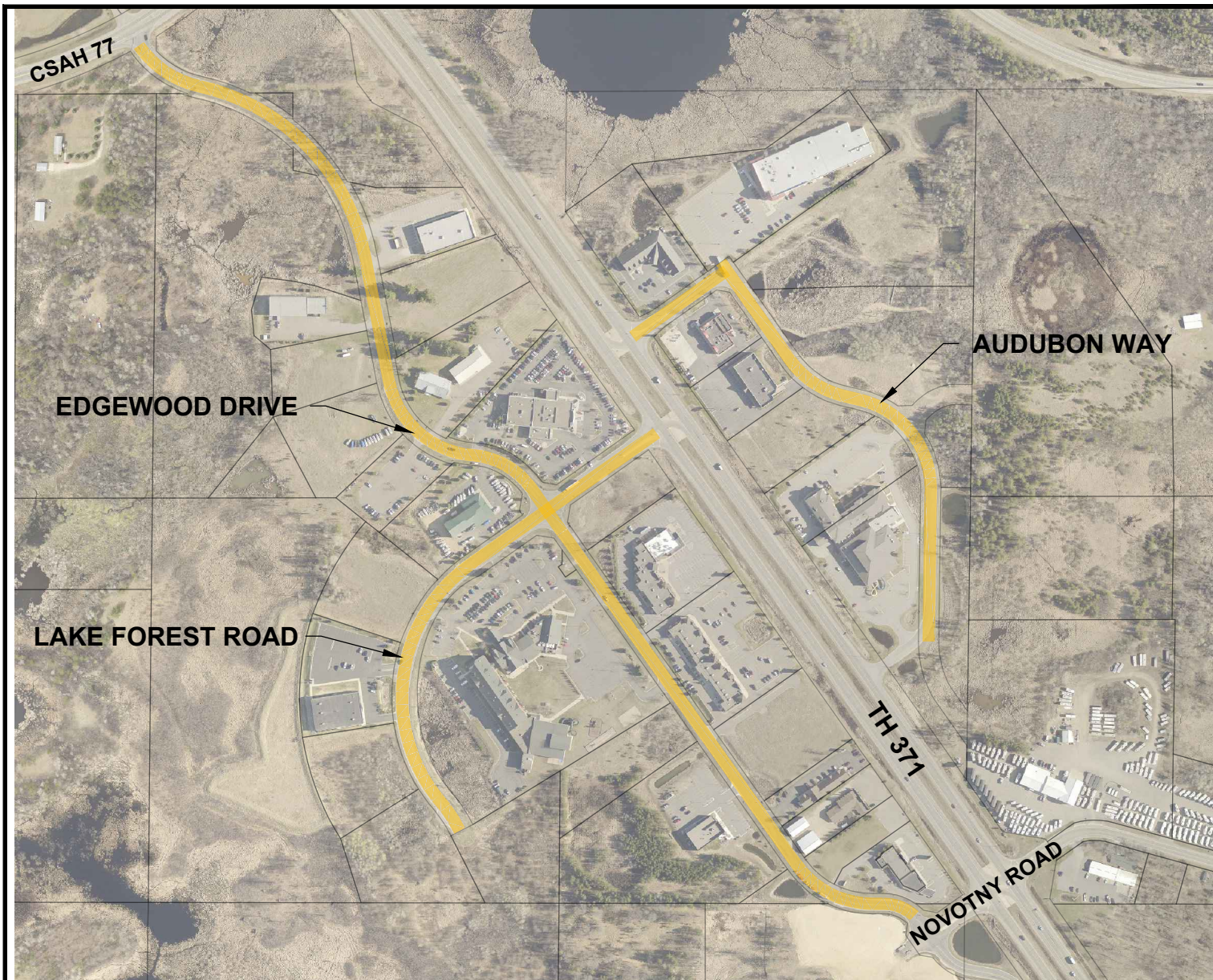
The purpose of this Report is to review the feasibility of improving various roadway segments within the municipal limits as part of the City of Baxter's ongoing pavement management program. Residential and commercial roadways are scheduled for maintenance improvements in 2025. On October 15, 2024, the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



## 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-foot-wide 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 Report that needs corrective work or exploratory excavations.



### 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 mid-pipe 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:

<u>Total Estimated Project Costs:</u>	<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

<b>Estimated Total Project Cost:</b>	<b>\$3,160,898</b>
Estimated Assessable Project Costs	
<b>Benefitting Property Assessments:</b>	<b>\$2,249,268 71%</b>
<u>City Cost Summary</u>	
City Roadway:	\$44,827
City Sanitary Sewer:	163,066
City Assessment:	\$703,737
<b>Total Estimated City Cost:</b>	<b>\$911,630 29%</b>

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:

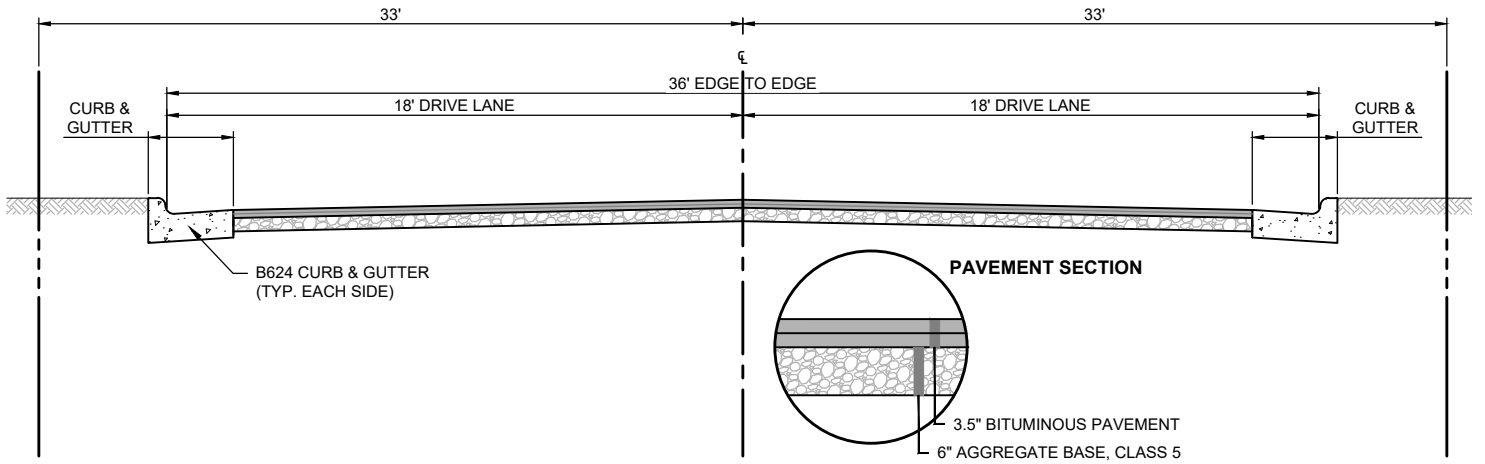
1. Utilities Commission review of feasibility report, plans, and specifications.
2. City Council review and approval of feasibility report and plans and specifications.
3. Advertise the project for public bidding.
4. Hold Improvement Hearing.
5. Review bids and update project costs and assessments.
6. 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
  - Proposed Typical Section Sheets
- Appendix C
  - Engineers Estimate and Assessment Calculations
- Appendix D
  - Parcel Split Practicality Exhibits
- Appendix E
  - Project Schedule
- Appendix F
  - Jetting & Televising Summary

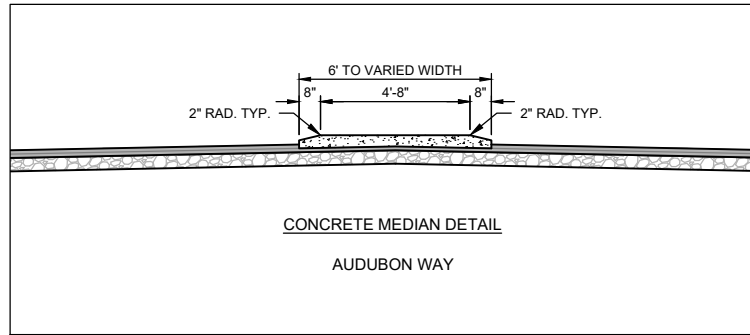
## **Appendix A**

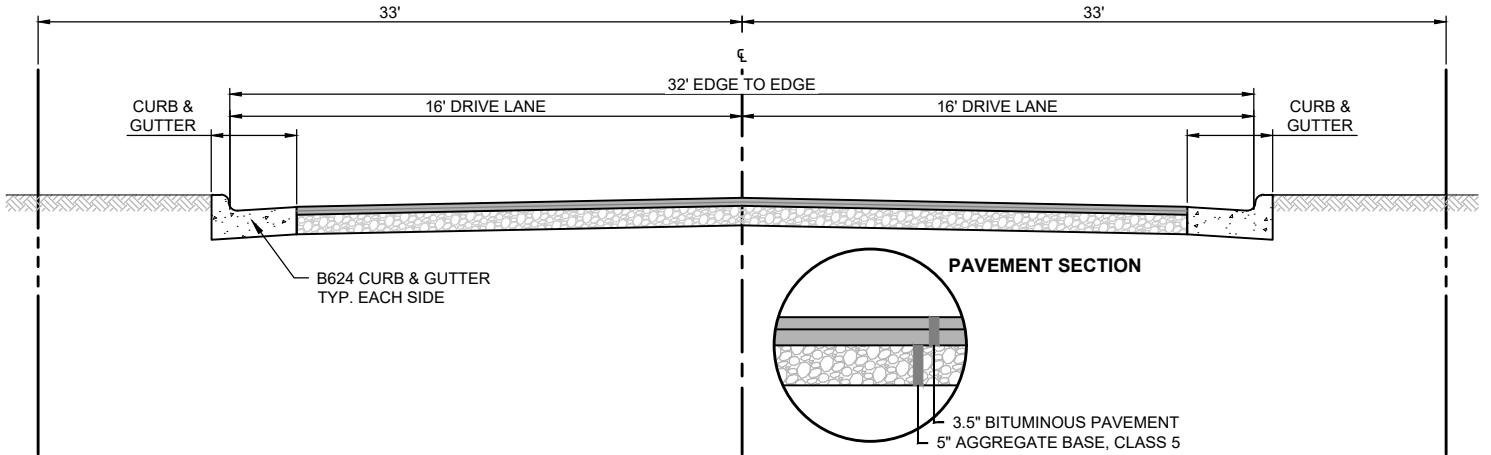
### **Existing Typical Section Sheets**



**EXISTING TYPICAL SECTION**

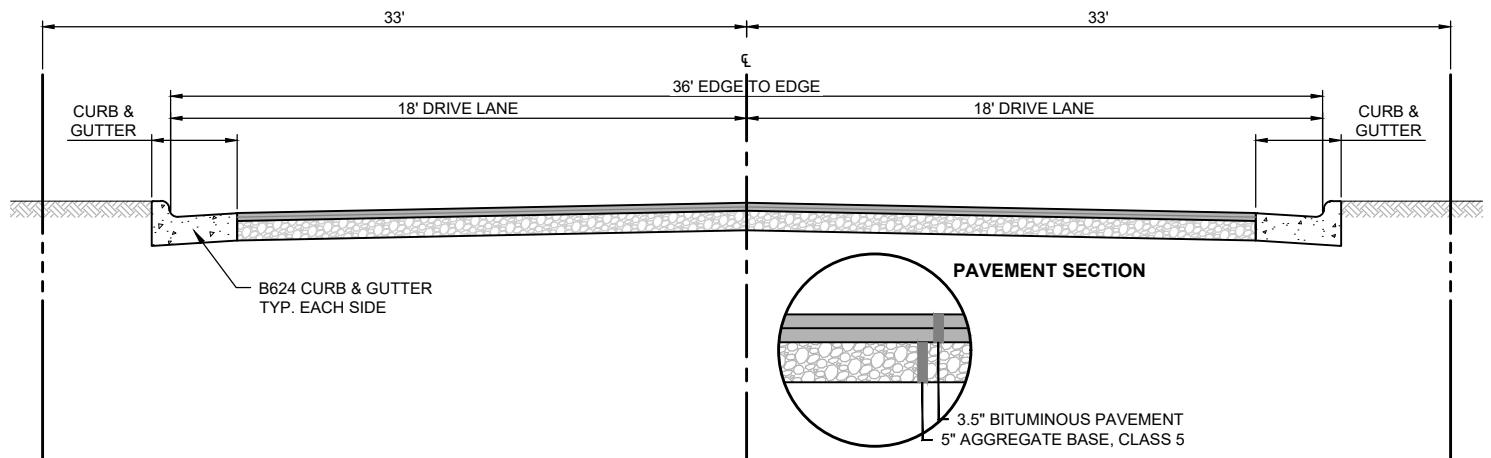
AUDUBON WAY





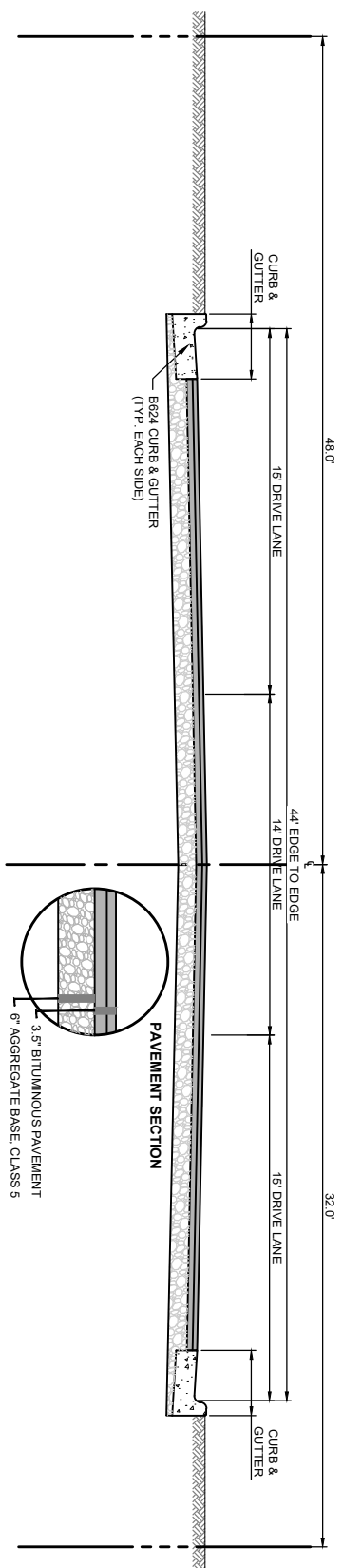
**EXISTING TYPICAL SECTION**

WHISPERING WOODS LANE



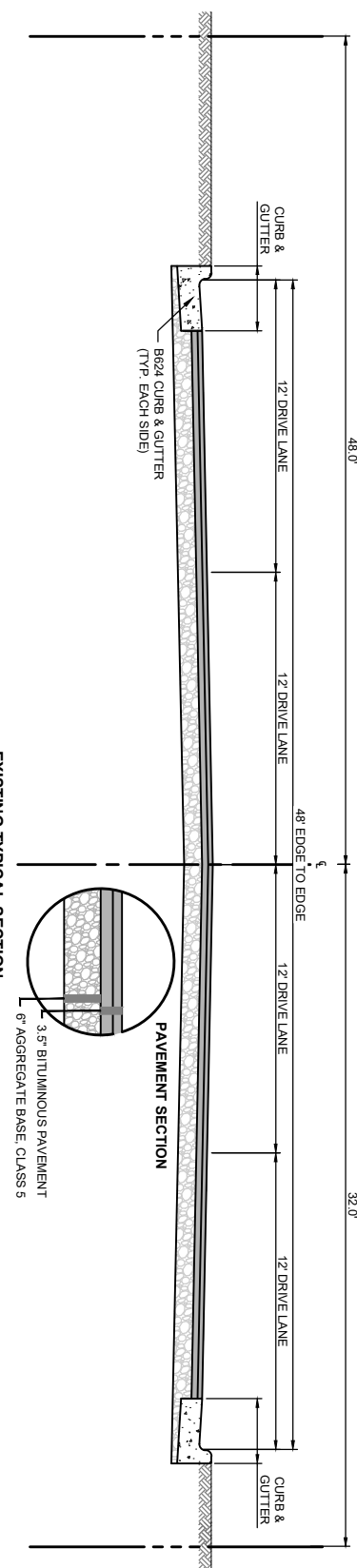
**EXISTING TYPICAL SECTION**

EDGEWOOD DRIVE (NORTH OF NOVONTY ROAD)



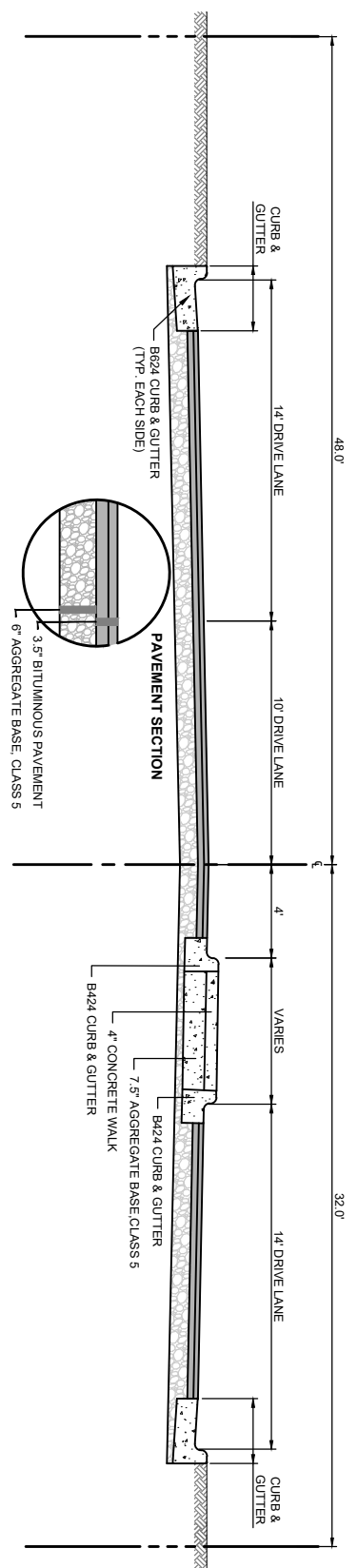
EXISTING TYPICAL SECTION

LAKE FOREST ROAD



EXISTING TYPICAL SECTION

LAKE FOREST ROAD



EXISTING TYPICAL SECTION

LAKE FOREST ROAD

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DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JUNE 2024	<b>2025 COMMERCIAL FULL DEPTH RECLAMATION</b> CITY OF BAXTER BAXTER, MN <b>EXISTING COMM FDR TYP. SECTIONS</b>	SHEET NO.
SCALE: AS SHOWN		<b>03</b>
DRAWN BY: AMM		
CHECKED BY: ADB		
JOB NUMBER: 2024-10233		SHEET 03 of 03

**WIDSETH**  
 ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

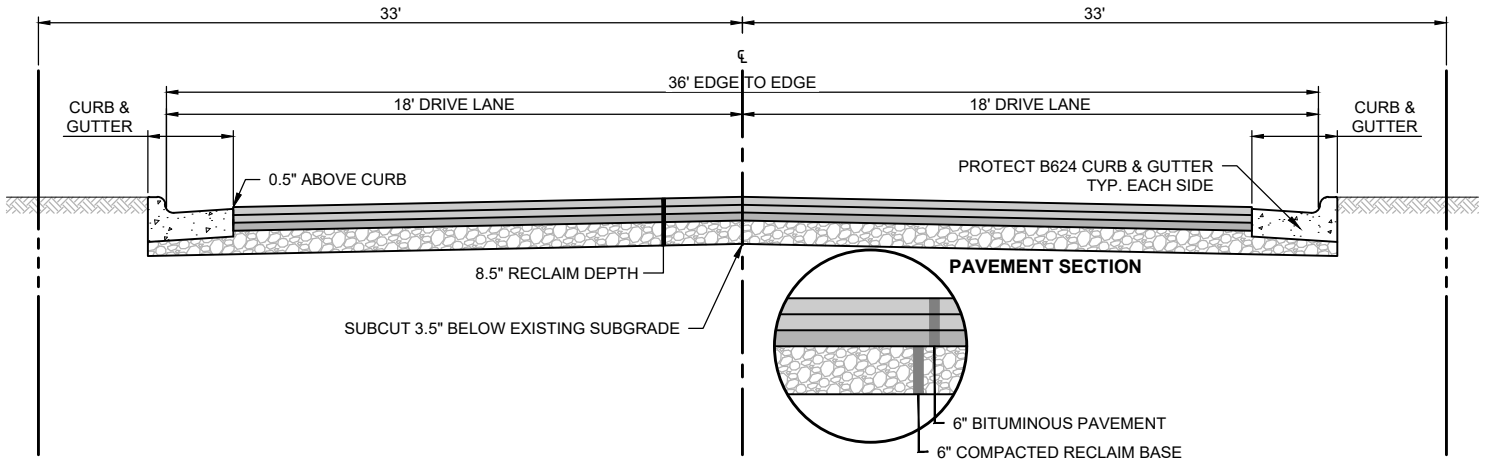
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 6/20/24 LIC. NO. 0000000000



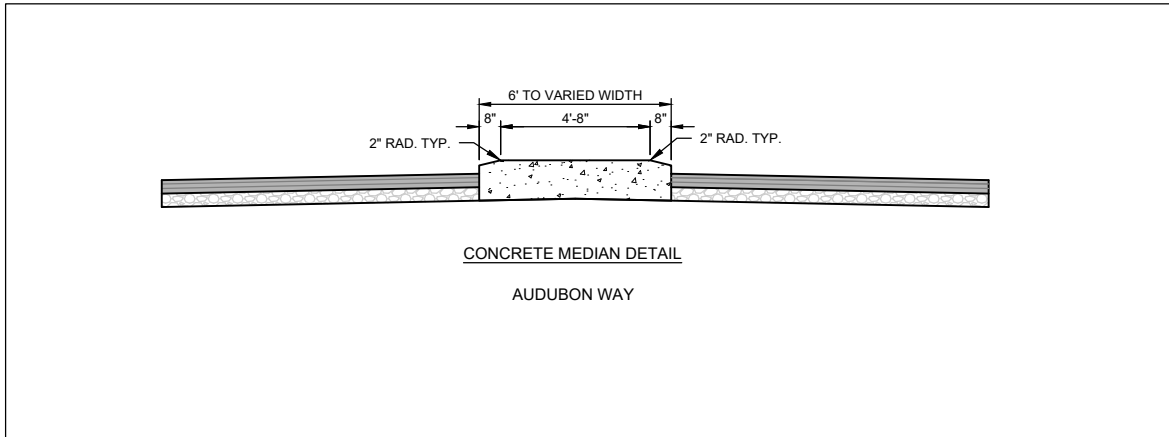
## **Appendix B**

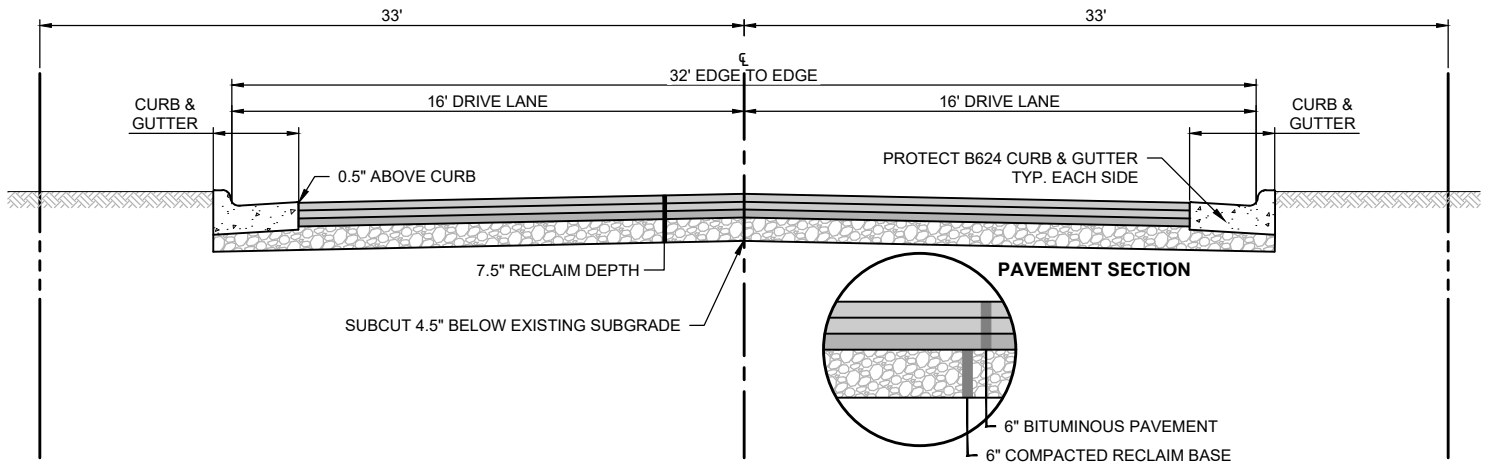
### **Proposed Typical Section Sheets**



**PROPOSED TYPICAL SECTION**

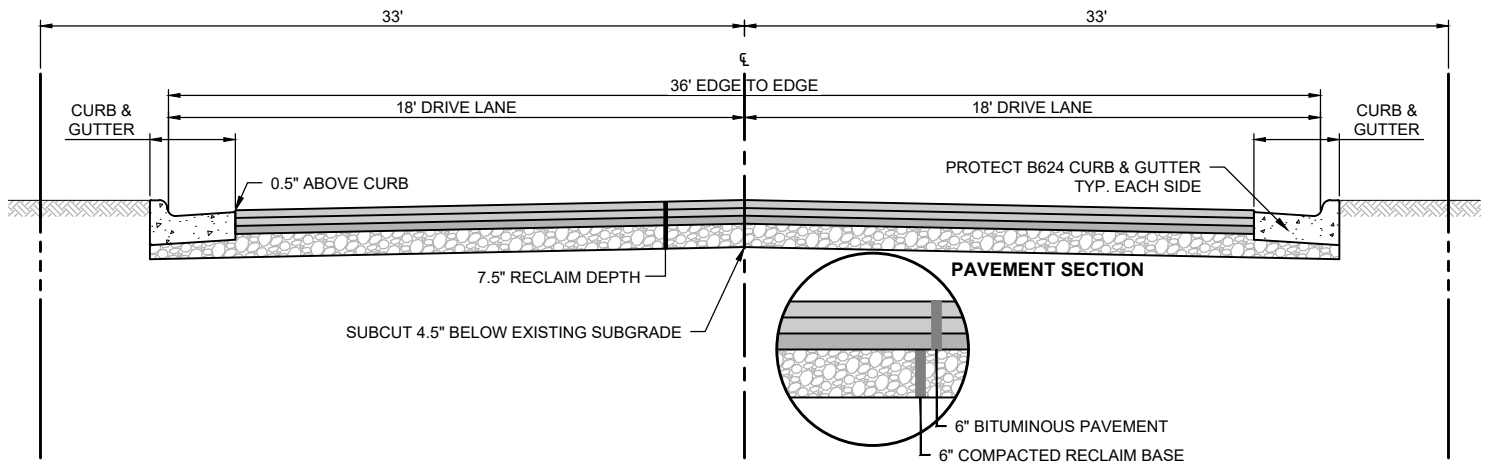
AUDUBON WAY





**PROPOSED TYPICAL SECTION**

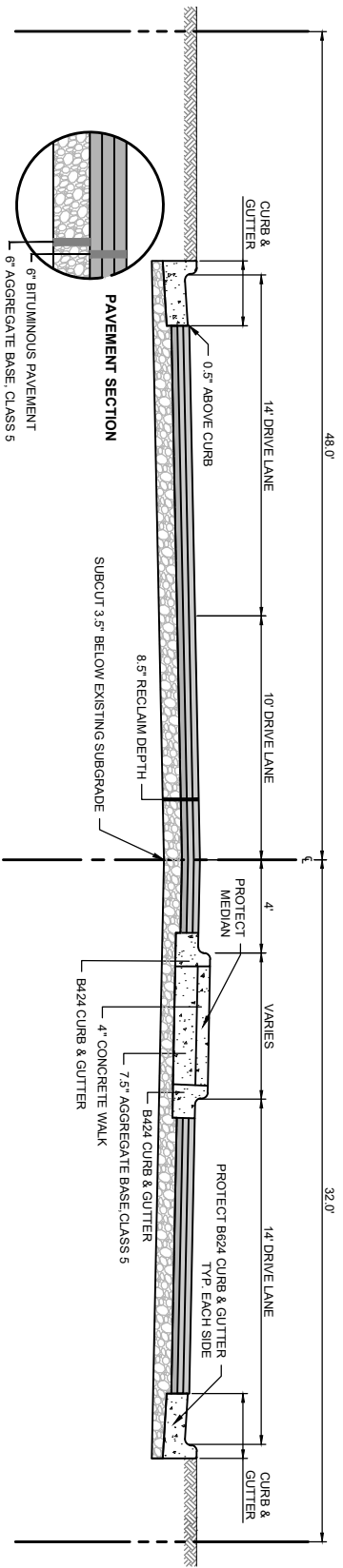
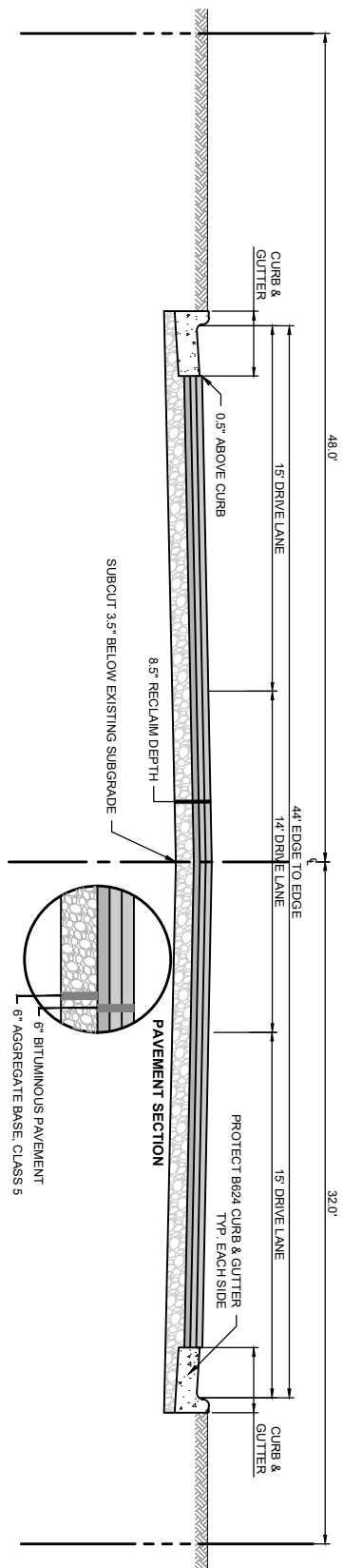
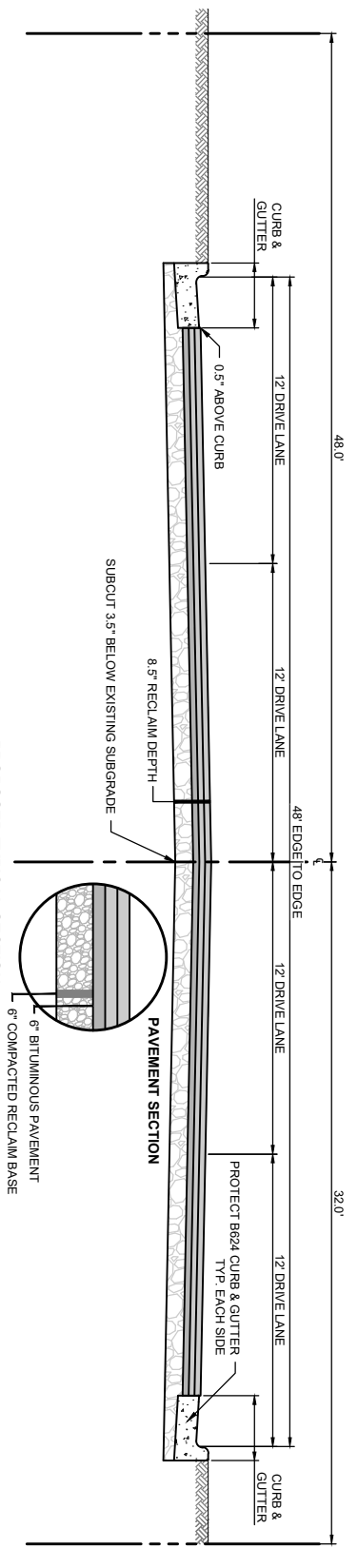
WHISPERING WOODS LANE



**PROPOSED TYPICAL SECTION**

EDGEWOOD DRIVE

DATE	REV#	REVISIONS DESCRIPTION	BY



## Appendix C

### Engineer's Estimate & Assessment Calculations

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

**COMMERCIAL FULL DEPTH RECLAMATION**

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
6	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00
8	2104.503	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	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00
18	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00
19	2123.510	COMMON LABORERS	HOUR	\$100.00
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	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00
27	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00
28	2503.503	10" PVC PIPE SEWER	LIN FT	\$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	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00
37	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00
38	2506.602	CASTING ASSEMBLY SPECIAL	EACH	\$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
47	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00
48	2564.518	SIGN PANELS TYPE C	SQ FT	\$60.00
49	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00
50	2573.503	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	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50
59	2575.523	WATER	MGAL	\$45.00
60	2575.605	SEEDING	ACRE	\$500.00
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	\$0.80
64	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00
65	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00

ASSESSABLE ROADWAY		SANITARY SEWER		SANITARY SEWER (CITY)		STORM SEWER		WATER		TOTAL PROJECT	
ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
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
		7	\$665.00							7	\$665.00
						6	\$570.00			6	\$570.00
3	\$120.00									3	\$120.00
								6	\$600.00	6	\$600.00
1	\$150.00									1	\$150.00
36	\$216.00					36	\$216.00			72	\$432.00
305	\$1,220.00									305	\$1,220.00
450	\$1,800.00							120	\$480.00	570	\$2,280.00
148	\$1,480.00									148	\$1,480.00
650	\$4,225.00									650	\$4,225.00
2809	\$19,663.00									2809	\$19,663.00
1161	\$13,932.00									1161	\$13,932.00
250	\$2,500.00									250	\$2,500.00
1348	\$18,872.00									1348	\$18,872.00
20	\$6,000.00									20	\$6,000.00
4	\$400.00									4	\$400.00
4	\$580.00									4	\$580.00
6	\$1,200.00									6	\$1,200.00
8090	\$12,539.50									8090	\$12,539.50
650	\$29,250.00									650	\$29,250.00
977	\$83,045.00									977	\$83,045.00
977	\$78,160.00									977	\$78,160.00
977	\$68,390.00									977	\$68,390.00
				\$120.00	\$7,200.00					120	\$7,200.00
								585	\$2,106.00	585	\$2,106.00
		1406	\$2,530.80							1406	\$2,530.80
								3	\$750.00	3	\$750.00
								6	\$2,400.00	6	\$2,400.00
								3	\$1,350.00	3	\$1,350.00
		7	\$8,400.00							7	\$8,400.00
						6	\$9,300.00			6	\$9,300.00
						6	\$12,000.00			6	\$12,000.00
						0.125	\$75.00			0.25	\$150.00
450	\$10,800.00					120	\$2,880.00			570	\$13,680.00
148	\$7,400.00									148	\$7,400.00
4	\$600.00									4	\$600.00
1	\$5,000.00									1	\$5,000.00
0.2	\$5,000.00	0.01	\$250.00			0.01	\$250.00	0.01	\$250.00	0.23	\$5,750.00
33	\$1,980.00									33	\$1,980.00
						6	\$990.00			6	\$990.00
100	\$500.00									100	\$500.00
100	\$400.00									100	\$400.00
2	\$2,400.00									2	\$2,400.00
125	\$5,000.00									125	\$5,000.00
139	\$243.25									139	\$243.25
0.44	\$4,180.00									0.44	\$4,180.00
46	\$253.00									46	\$253.00
186	\$1,302.00									186	\$1,302.00
1811	\$6,338.50									1811	\$6,338.50
10	\$450.00									10	\$450.00
0.44	\$220.00									0.44	\$220.00
935	\$420.75									935	\$420.75
845	\$676.00									845	\$676.00
40	\$360.00									40	\$360.00
0.1016	\$5,080.00									0.1016	\$5,080.00

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 & TELEVISION)	\$49,415.74		\$9,466.36		\$290.04		\$161.00		\$668.97		\$143.11		\$10,728.47
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$622,496.60		\$121,711.98		\$3,729.11		\$2,070.00		\$9,601.14		\$1,840.00		\$137,952.22
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$3,160,898.72</b>		<b>\$618,026.23</b>		<b>\$18,935.56</b>		<b>\$10,511.00</b>		<b>\$43,674.66</b>		<b>\$9,343.11</b>		<b>\$700,490.56</b>

**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
6	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00
8	2104.503	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	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00
18	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00
19	2123.510	COMMON LABORERS	HOUR	\$100.00
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	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00
27	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00
28	2503.503	10" PVC PIPE SEWER	LIN FT	\$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	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00
37	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00
38	2506.602	CASTING ASSEMBLY SPECIAL	EACH	\$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
47	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00
48	2564.518	SIGN PANELS TYPE C	SQ FT	\$60.00
49	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00
50	2573.503	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	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50
59	2575.523	WATER	MGAL	\$45.00
60	2575.605	SEEDING	ACRE	\$500.00
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	\$0.80
64	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00
65	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00

EDGEWOOD DRIVE (NORTH OF NOVOTNY ROAD)													
ASSESSABLE ROADWAY		SANITARY SEWER		SANITARY SEWER (CITY)		STORM SEWER		WATER		TOTAL PROJECT			
ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST		
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		
		18	\$1,710.00							18	\$1,710.00		
						13	\$1,235.00			13	\$1,235.00		
								14	\$1,400.00	14	\$1,400.00		
54	\$324.00					78	\$488.00			132	\$792.00		
610	\$2,440.00									610	\$2,440.00		
				\$800.00	\$24,000.00					800	\$24,000.00		
610	\$2,440.00					260	\$1,040.00			870	\$3,480.00		
288	\$2,680.00									288	\$2,680.00		
715	\$4,647.50									715	\$4,647.50		
5387	\$37,709.00									5387	\$37,709.00		
2888	\$34,656.00									2888	\$34,656.00		
521	\$5,210.00									521	\$5,210.00		
2811	\$39,354.00									2811	\$39,354.00		
41	\$12,300.00									41	\$12,300.00		
6	\$600.00									6	\$600.00		
6	\$870.00									6	\$870.00		
8	\$1,600.00									8	\$1,600.00		
16863	\$26,137.65									16863	\$26,137.65		
775	\$34,875.00									775	\$34,875.00		
1939	\$164,815.00									1939	\$164,815.00		
1939	\$155,120.00									1939	\$155,120.00		
1939	\$135,730.00									1939	\$135,730.00		
				\$800.00	\$68,000.00					800	\$68,000.00		
				\$5.00	\$12,500.00					5	\$12,500.00		
						1394	\$5,018.40			1394	\$5,018.40		
		4201	\$7,561.80					14	\$3,500.00	4201	\$7,561.80		
								14	\$5,600.00	14	\$5,600.00		
								7	\$3,150.00	7	\$3,150.00		
				18	\$21,600.00					18	\$21,600.00		
						13	\$20,150.00			13	\$20,150.00		
								13	\$26,000.00				
				0.125	\$75.00			0.125	\$75.00	0.25	\$150.00		
610	\$14,640.00					260	\$6,240.00			870	\$20,880.00		
161	\$14,490.00									161	\$14,490.00		
107	\$10,432.50									107	\$10,432.50		
9	\$1,350.00									9	\$1,350.00		
3	\$15,000.00									3	\$15,000.00		
0.38	\$9,500.00	0.05	\$1,250.00			0.03	\$750.00	0.01	\$250.00	0.47	\$11,750.00		
								13	\$2,145.00	13	\$2,145.00		
500	\$2,500.00									500	\$2,500.00		
500	\$2,000.00									500	\$2,000.00		
2	\$2,400.00									2	\$2,400.00		
260	\$10,400.00									260	\$10,400.00		
290	\$507.50									290	\$507.50		
0.92	\$8,740.00									0.92	\$8,740.00		
97	\$533.50									97	\$533.50		
387	\$2,709.00									387	\$2,709.00		
3774	\$13,209.00									3774	\$13,209.00		
10	\$450.00									10	\$450.00		
0.92	\$460.00									0.92	\$460.00		
1145	\$515.25									1145	\$515.25		
2870	\$2,296.00									2870	\$2,296.00		
0.2303	\$11,515.00									0.2303	\$11,515.00		

ESTIMATED CONSTRUCTION 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
CONTINGENCIES (15%)	\$324,780.83		\$123,758.39		\$5,617.02		\$15,675.00		\$9,940.71		\$2,242.50		\$157,233.62
SUBTOTAL:	\$2,489,986.38		\$948,814.29		\$43,063.82		\$120,175.00		\$76,212.11		\$17,192.50	48.41%	\$1,205,457.72
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)	\$49,415.74		\$18,448.91		\$837.34		\$2,336.70		\$1,481.88		\$334.29		\$23,439.14
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$622,496.60		\$237,203.57		\$10,765.96		\$30,043.75		\$19,053.03		\$4,296.13		\$301,364.43
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$3,160,898.72</b>		<b>\$1,204,466.77</b>		<b>\$54,667.12</b>		<b>\$152,555.45</b>		<b>\$96,747.02</b>		<b>\$21,824.92</b>		<b>\$1,530,261.28</b>







**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	FULL DEPTH RECLAMATION TOTAL	
					ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$105,000.00	1	\$105,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	34	\$3,230.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	34	\$3,230.00
4	2104.502	REMOVE SIGN	EACH	\$40.00	3	\$120.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	25	\$2,500.00
6	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00	330	\$1,980.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	1334	\$5,336.00
9	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$30.00	800	\$24,000.00
10	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00	2271	\$9,084.00
11	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00	148	\$1,480.00
12	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	388	\$3,880.00
13	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 8"	SQ YD	\$6.50	1776	\$11,544.00
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00	11822	\$82,754.00
15	2105.607	COMMON EXCAVATION	CU YD	\$12.00	5469	\$65,628.00
16	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	1023	\$10,230.00
17	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00	5910	\$82,740.00
18	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	82	\$24,600.00
19	2123.510	COMMON LABORERS	HOUR	\$100.00	18	\$1,800.00
20	2123.610	SKID LOADER	HOUR	\$145.00	18	\$2,610.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	26	\$5,200.00
22	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.55	17654	\$27,363.70
23	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.55	17802	\$27,693.10
24	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	\$45.00	1836	\$82,620.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	4124	\$350,540.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00	4124	\$329,920.00
27	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00	4124	\$288,680.00
28	2503.503	10" PVC PIPE SEWER	LIN FT	\$85.00	800	\$68,000.00
29	2503.603	8" PIPE SEWER	LIN FT	\$60.00	120	\$7,200.00
30	2503.603	REPAIR CRACKED PIPE SPECIAL	EACH	\$2,500.00	5	\$12,500.00
31	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60	2995	\$10,782.00
32	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	7477	\$13,458.60
33	2504.602	ADJUST CURB STOP	EACH	\$250.00	24	\$6,000.00
34	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	25	\$10,000.00
35	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	13	\$5,850.00
36	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	34	\$40,800.00
37	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00	24	\$37,200.00
38	2506.602	CASTING ASSEMBLY SPECIAL	EACH	\$2,000.00	10	\$20,000.00
39	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00	34	\$68,000.00
40	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	0.875	\$525.00
41	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00	2271	\$54,504.00
42	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00	148	\$7,400.00
43	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	161	\$14,490.00
44	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50	418	\$40,755.00
45	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	14	\$2,100.00
46	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00	5	\$25,000.00
47	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	1	\$25,000.00
48	2564.518	SIGN PANELS TYPE C	SQ FT	\$60.00	33	\$1,980.00
49	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00	34	\$5,610.00
50	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	1200	\$6,000.00
51	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	1200	\$4,800.00
52	2573.601	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	6	\$7,200.00
53	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	538	\$21,520.00
54	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	570	\$997.50
55	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	1.81	\$17,195.00
56	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	190	\$1,045.00
57	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	760	\$5,320.00
58	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	7413	\$25,945.50
59	2575.523	WATER	MGAL	\$45.00	40	\$1,800.00
60	2575.605	SEEDING	ACRE	\$500.00	1.81	\$905.00
61	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45	3195	\$1,437.75
62	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	3872	\$1,742.40
63	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	4500	\$3,600.00
64	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00	1240	\$11,160.00
65	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.4714	\$23,570.00

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

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

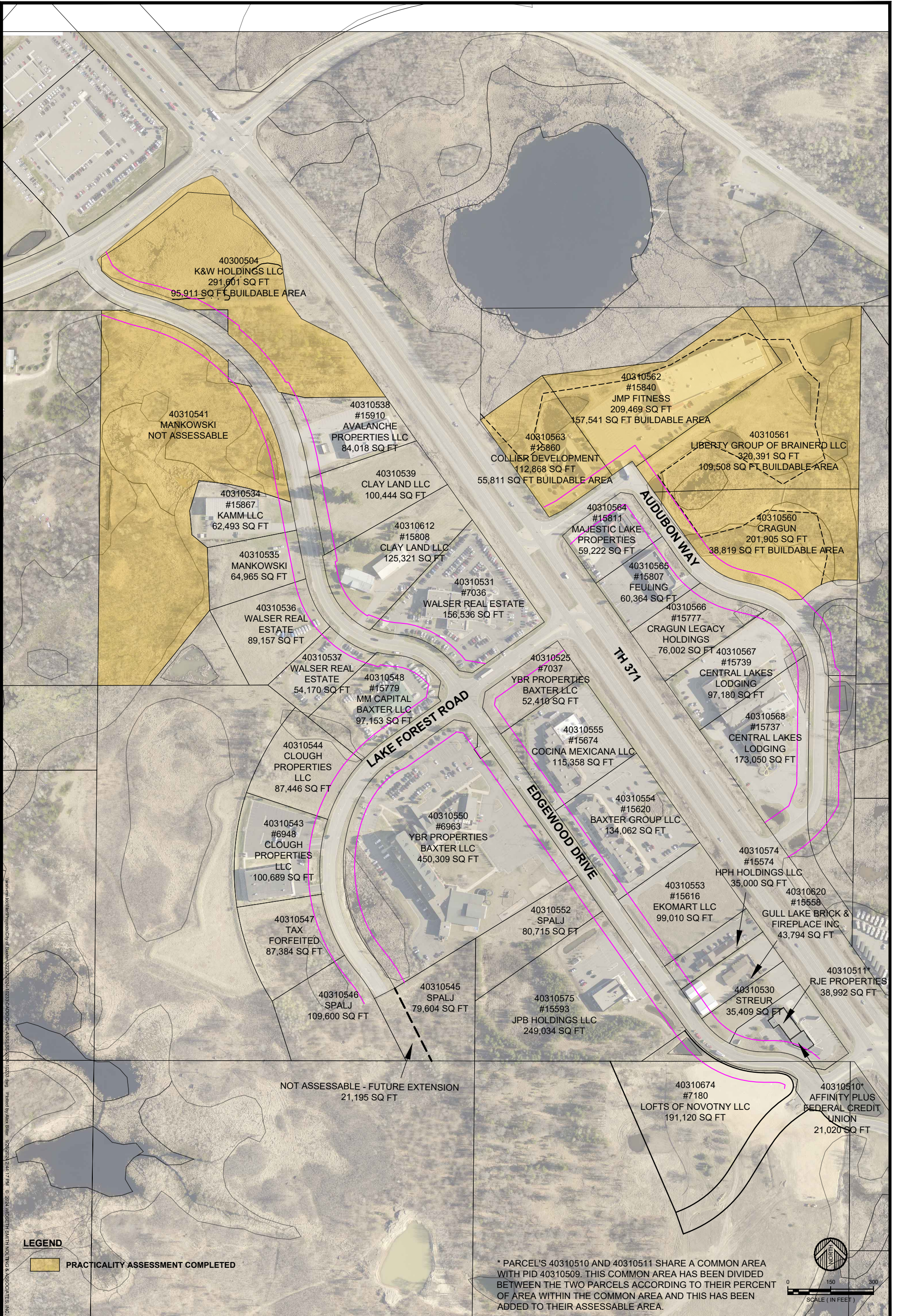
**COMMERCIAL FDR ASSESSMENT CALCULATIONS**

<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$3,160,898.72</b>
ESTIMATED ASSESSABLE ROADWAY	\$2,553,964.22
ESTIMATED ASSESSABLE STORM SEWER:	\$256,465.43
ESTIMATED ASSESSABLE SANITARY SEWER:	\$262,502.83
ESTIMATED ASSESSABLE WATERMAIN:	\$43,138.89
TOTAL ESTIMATED ASSESSABLE PROJECT COST:	\$3,116,071.36
TOTAL ASSESSABLE AREA (SF):	5,124,798
ESTIMATED ASSESSABLE COST PER SF:	\$0.6080
REMAINING COST TO BE ASSESSED	<b>75.09% \$2,373,473.47</b>

<b>CITY COSTS:</b>	
CITY ROADWAY:	\$44,827.36
CITY ASSESSMENT:	\$742,597.89
<b>TOTAL CITY COST</b>	<b>24.91% \$787,425.25</b>

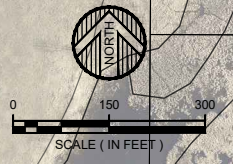
<b>ASSESSMENT SUMMARY</b>	
ASSESSMENTS TO BENEFITTING PROPERTIES:	\$2,373,473.47
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>100.00% \$3,160,898.72</b>





**LEGEND**  
 PRACTICALITY ASSESSMENT COMPLETED

\* PARCEL'S 40310510 AND 40310511 SHARE A COMMON AREA WITH PID 40310509. THIS COMMON AREA HAS BEEN DIVIDED BETWEEN THE TWO PARCELS ACCORDING TO THEIR PERCENT OF AREA WITHIN THE COMMON AREA AND THIS HAS BEEN ADDED TO THEIR ASSESSABLE AREA.



2025 COMMERCIAL FULL DEPTH RECLAMATION  
 CITY OF BAXTER  
 BAXTER, MN  
 COMMERCIAL FDR ASSESSMENTS

DATE:	JUNE 2024	DATE:	REV#	REVISIONS DESCRIPTION	BY
SCALE:	AS SHOWN				
DRAWN BY:	AMM				
CHECKED BY:	ADB				
JOB NUMBER:	2024-10233				

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINN.

ALEX D. BITTER      DATE: ###/###/###      LIC. NO. 57744







PEARL DRIVE

40320559  
MENARD INC  
134,875 SQ FT

WHISPERING WOODS LANE



0 50 100  
SCALE (IN FEET)

SHEET NO  
**2**

2025 COMMERCIAL FULL DEPTH RECLAMATION  
CITY OF BAXTER  
BAXTER, MN  
WHISPERING WOODS LANE - COMM. FDR ASSESSMENTS

DATE:	JUNE 2024	DATE	REV#	REVISIONS DESCRIPTION	BY
SCALE:	AS SHOWN				
DRAWN BY:	AMM				
CHECKED BY:	ADB				
JOB NUMBER:	2024-10233				

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ##### UNDER THE LAWS OF THE STATE OF ####.

ALEX D. BITTER DATE: #### LIC. NO. 57744

**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



PROJECT: **2025 COMMERCIAL FULL DEPTH RECLAMATION**  
MUNICIPAL PROJECT NUMBER: **4425**  
PROJECT LOCATION: **BAXTER, MN**

INTEREST RATE: 7.00%  
ASSESSMENTS ADOPTED: 4/15/2025  
END OF YEAR: 12/31/2025  
DAYS BEFORE FIRST YEAR: 260  
FIRST YEAR OF ASSESSMENT: 2025  
ASSESSMENT TERM: 12  
FDR AREA (SF) ASSESSMENT: \$0.5762

Number of Individual Assessment Sheets: 19

**COMMERCIAL FULL DEPTH RECLAMATION AND OTHER IMPROVEMENTS**

2	3	5	19	24
PIN	PROPERTY ADDRESS	FEE OWNER	ASSESSABLE AREA (SF)	TOTAL ASSESSMENT
40300504		K&W HOLDINGS LLC	95,911	\$55,263.92
40310510	15524 EDGEWOOD DR	AFFINITY PLUS FEDERAL CREDIT UNION	21,020	\$12,111.72
40310511	15528 EDGEWOOD DR	RJE PROPERTIES LLC	38,992	\$22,467.19
40310525	7037 LAKE FOREST RD	YBR PROPERTIES BAXTER LLC	52,410	\$30,198.64
40310530		STREUR REVOCABLE TRUST UAD 2/26/03	35,409	\$20,402.67
40310531	7036 LAKE FOREST RD	WALSER REAL ESTATE IV LLC	156,536	\$90,196.04
40310534	15867 EDGEWOOD DR	KAMM LLC	62,493	\$36,008.47
40310535		MANKOWSKI, MICHAEL J & KELLI	64,965	\$37,432.83
40310536		WALSER REAL ESTATE IV LLC	89,157	\$51,372.26
40310537		WALSER REAL ESTATE IV LLC	54,170	\$31,212.75
40310538	15910 EDGEWOOD DR	AVALANCHE PROPERTIES LLC	84,018	\$48,411.17
40310539		CLAY LAND LLC	100,444	\$57,875.83
40310543	6948 LAKE FOREST RD	CLOUGH PROPERTIES LLC	100,689	\$58,017.00
40310544		CLOUGH PROPERTIES LLC	87,446	\$50,386.39
40310545		SPALJ, JOHN R JR & JANE M	79,604	\$45,867.82
40310546		SPALJ, JOHN R JR & JANE M	109,600	\$63,151.52
40310547		TAX FORFEITED	87,384	\$50,350.66
40310548	15779 EDGEWOOD DR	MM CAPITAL BAXTER LLC	97,153	\$55,979.56
40310550	6963 LAKE FOREST RD	YBR PROPERTIES BAXTER LLC	450,309	\$259,468.05
40310552		SPALJ, JOHN R JR & JANE M	80,715	\$46,507.98
40310553	15616 EDGEWOOD DR	EKOMARKT LLC	99,010	\$57,049.56
40310554	15620 EDGEWOOD DR	BAXTER GROUP LLC	134,062	\$77,246.52
40310555	15674 EDGEWOOD DR	COCINA MEXICANA LLC	115,358	\$66,469.28
40310560		CRAGUN, MERRILL K JR	38,819	\$22,367.51
40310561		LIBERTY GROUP OF BRAINERD LLC	109,508	\$63,098.51
40310562	15840 AUDUBON WAY	JMP FITNESS LLC	157,541	\$90,775.12
40310563	15860 AUDUBON WAY	COLLIER DEVELOPMENT LLC	55,811	\$32,158.30
40310564	15811 AUDUBON WAY	MAJESTIC LAKES PROPERTIES	59,222	\$34,123.72
40310565	15807 AUDUBON WAY	FEULING, ROBERT J REV TRUST (1/2)	60,364	\$34,781.74
40310566	15777 AUDUBON WAY	CRAGUN LEGACY HOLDINGS LLC	76,002	\$43,792.35
40310567	15739 AUDUBON WAY	CENTRAL LAKES LODGING, LLC	97,180	\$55,995.12
40310568	15737 AUDUBON WAY	CENTRAL LAKES LODGING, LLC	173,050	\$99,711.41
40310574	15574 EDGEWOOD DR	HPH HOLDINGS LLC	35,000	\$20,167.00
40310575	15593 EDGEWOOD DR	JPB HOLDINGS LLC	249,034	\$143,493.39
40310612	15808 EDGEWOOD DR	CLAY LAND LLC	125,321	\$72,209.96
40310620	15558 EDGEWOOD DR	GULL LAKE BRICK & FIREPLACE INC	43,794	\$25,234.10
40310674	7180 NOVOTNY RD	LOFTS OF NOVOTNY LLC	191,120	\$110,123.34
40320559	7638 WHISPERING WOODS LN	MENARD INC	134,875	\$77,714.98
			3,903,496	\$2,249,194.40
			\$2,249,194.40	\$2,249,194.40

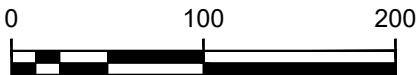
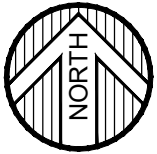
## Appendix D

### Parcel Split Practicality Exhibits



# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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

### 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.

### 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)

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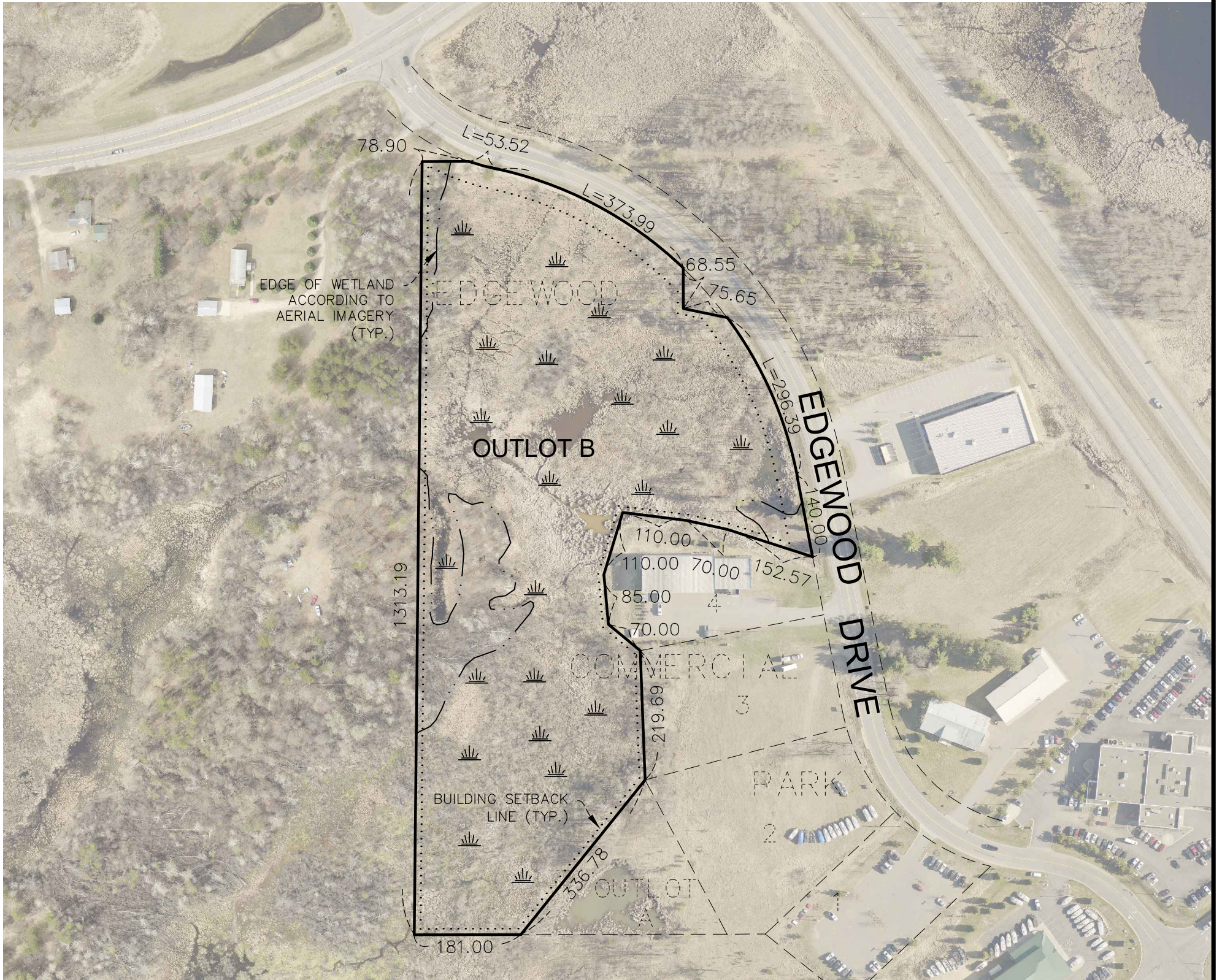
DATE:	6-12-2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE: 6-12-2024 LIC. NO. 41643
CHECKED BY:	CMC								
FILE NUMBER:	2024-10232								





# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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

**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.

**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.

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)

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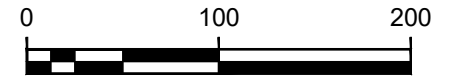
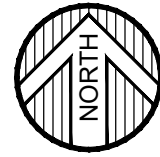
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SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								





# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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)

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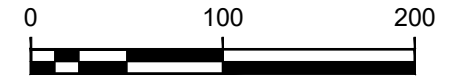
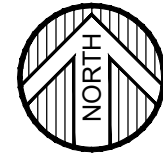
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SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								





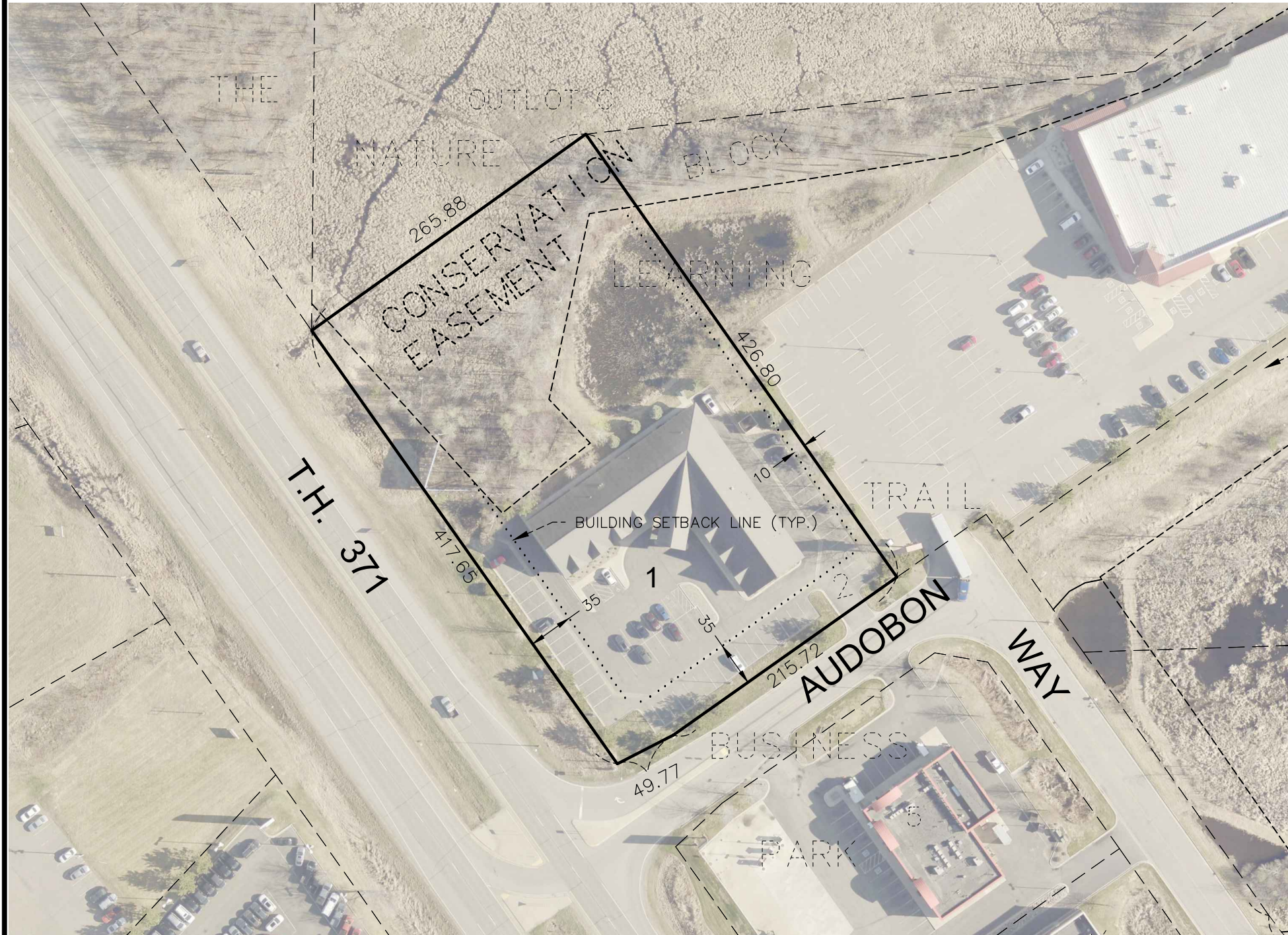
# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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)

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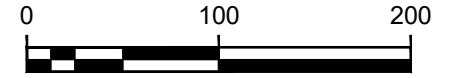
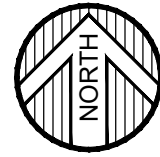
DATE:	6-19-2024	DATE		AMENDMENTS		BY		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								





# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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)

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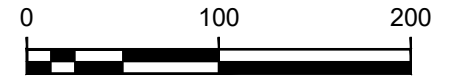
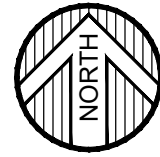
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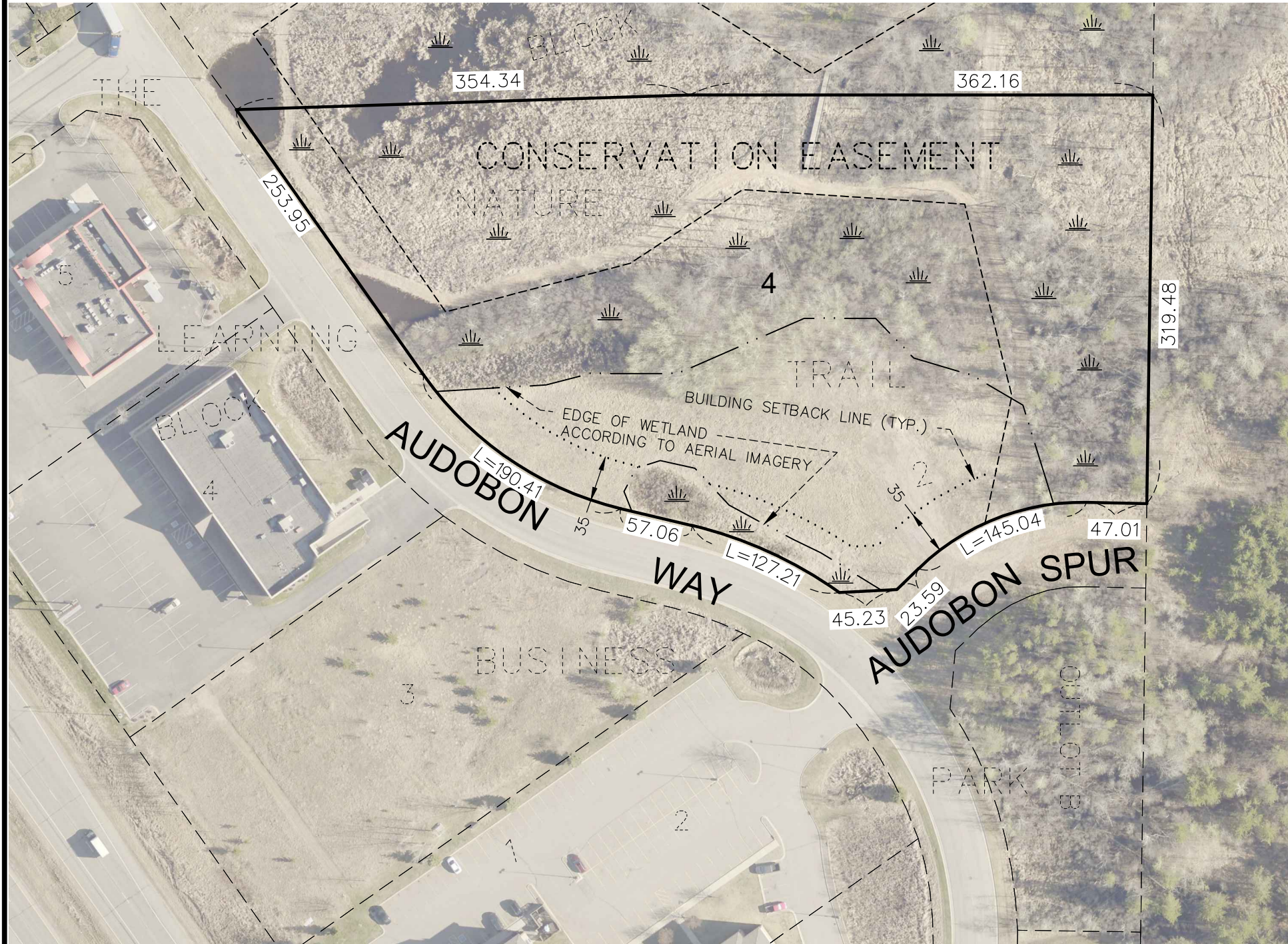
# PARCEL EXHIBIT

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



SCALE ( IN FEET )

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)

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DRAWN BY:	ABS							CHAD M. CONNER	DATE:
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## **Appendix E**

### **Project Schedule**



**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		
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		
Mailed Notice for Improvement Hearing	Friday, October 18, 2024	One notice at least 10 days prior to hearing	
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		
Construction Complete	Summer/Fall 2025	3 Months of Full Time Construction	

**NOTES**

1. City Council Meetings held on 1st and 3rd Tuesdays of each month @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday after the 1st Council Meeting of the month @ 5:30 p.m.
3. 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.
4. The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelerated with special meetings.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other 2024 projects.**

## **Appendix F**

### **Jetting and Televising Summary**

## **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**

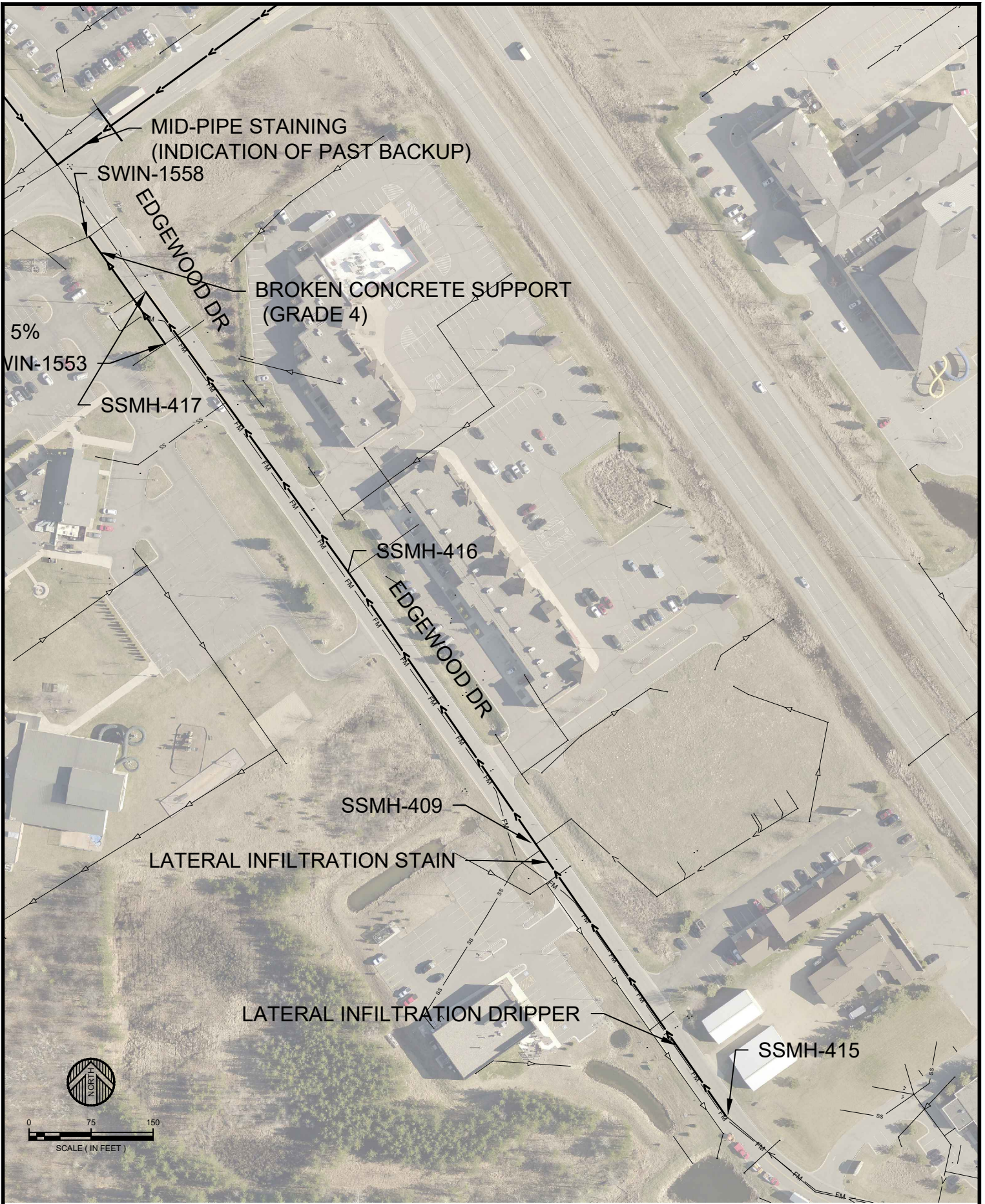
Sanitary: Notable joint separation with visible soil inside the pipe, and also has areas of mid-pipe staining.





	<small>           I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.         </small>				<small>DATE</small> <small>REV#</small> <small>REVISIONS DESCRIPTION</small> <small>BY</small>	<small>DATE</small> <small>###</small> <small>SCALE</small> <small>AS SHOWN</small> <small>DRAWN BY:</small> <small>JWR/ADB</small> <small>CHECKED BY:</small> <small>ADB</small>	<b>2025 MILL &amp; OVERLAY AND FULL DEPTH RECLAMATION</b> <b>CITY OF BAXTER</b> <b>BAXTER, MN</b>	<small>SHEET NO.</small> <b>1</b>
	<small>ALEX. D. BEITLER</small> <small>DATE: MM/DD/YYYY</small> <small>LIC. NO. 5774</small>	<small>DATE</small> <small>REV#</small> <small>REVISIONS DESCRIPTION</small> <small>BY</small>	<small>DATE</small> <small>###</small> <small>SCALE</small> <small>AS SHOWN</small> <small>DRAWN BY:</small> <small>JWR/ADB</small> <small>CHECKED BY:</small> <small>ADB</small>	<b>EDGEWOOD DRIVE</b>				



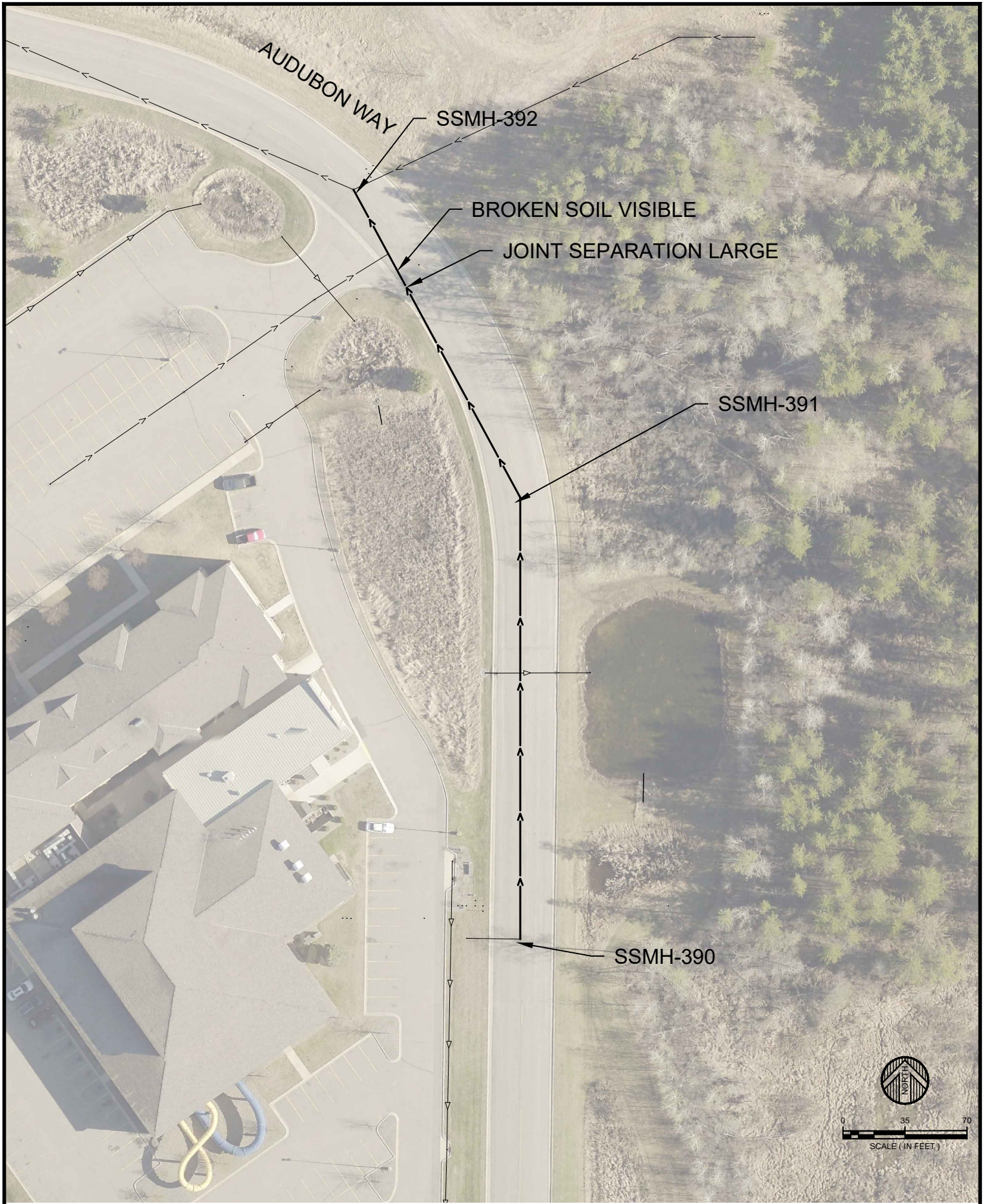






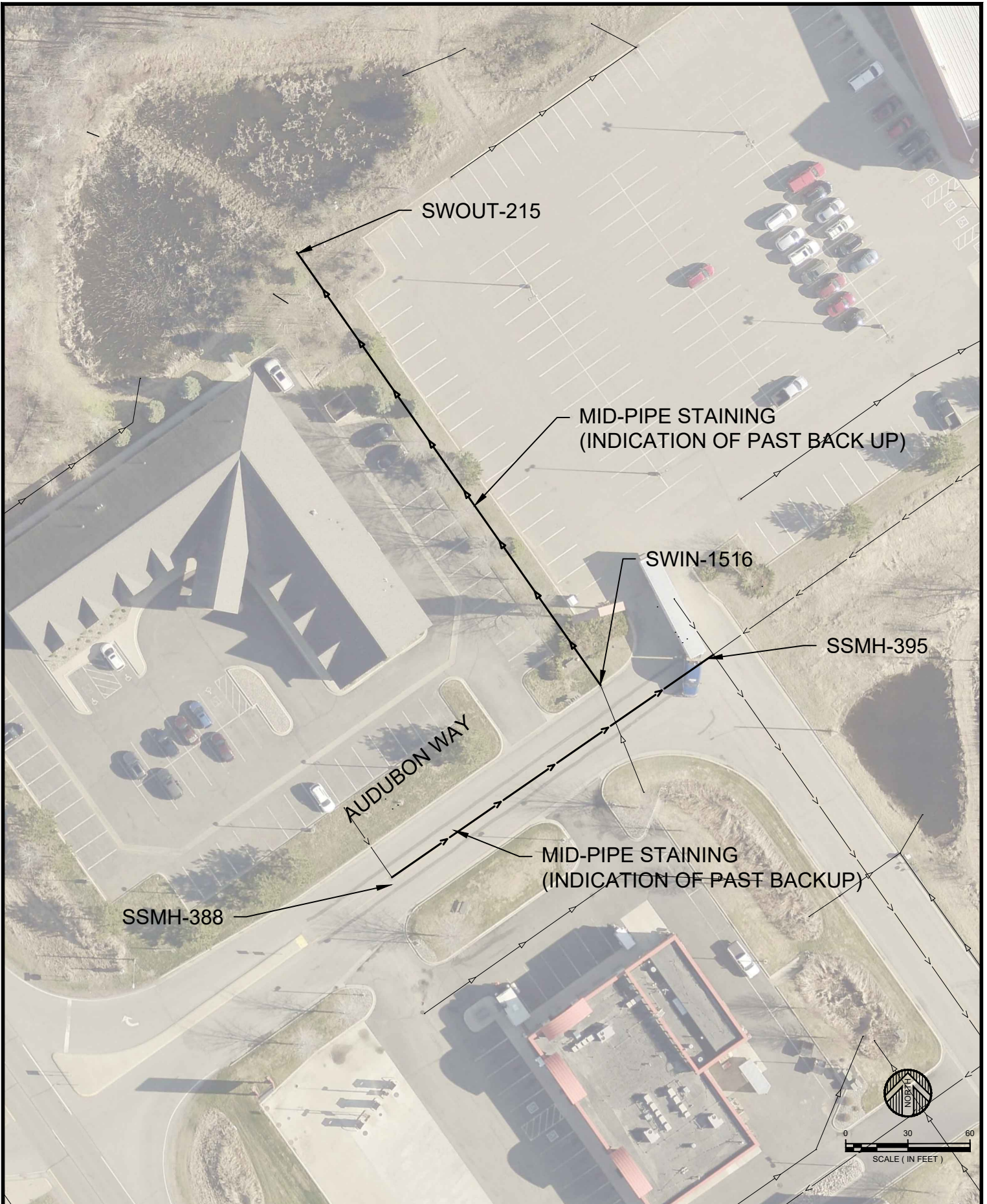
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	ALEX D. BEITLER DATE: MM/DD/YYYY LIC. NO. 97741	<table border="1"> <thead> <tr> <th>DATE</th> <th>REV#</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REV#	REVISIONS DESCRIPTION	BY									JOB NUMBER: 2024-10233	EDGEWOOD DRIVE
DATE	REV#	REVISIONS DESCRIPTION	BY													





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	<small>ALEX. D. BEITLER</small>	<small>DATE: MM/DD/YYYY</small>	<small>LIC. NO. 9774</small>	<small>CHECKED BY:</small> ADB	<small>JOB NUMBER:</small> 2024-10233	<small>SCALE:</small> AS SHOWN	<small>DRAWN BY:</small> JWR/ADB		





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	<small>ALEX. D. BEITLER</small>	<small>DATE: MM/DD/YYYY</small> <small>LIC. NO. 57741</small>	<small>CHECKED BY:</small> ADB	<small>SCALE:</small> AS SHOWN	<small>DRAWN BY:</small> JWR/ADB	<small>JOB NUMBER:</small> 2024-10233	<small>AUDUBON WAY</small>		