

2027 FAIRVIEW ROAD UTILITY, ROADWAY AND TRAIL EXTENSION TO EXCELSIOR ROAD

MUNICIPAL PROJECT NO. _____

FEASIBILITY REPORT

Council Approval Date: _____

Prepared for
City of Baxter

WSN No. 2024-10124

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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.

	41983	
Aric Welch	License Number	Date
Professional Engineer		

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FEASIBILITY REPORT

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STATEMENT OF PURPOSE

The Project Area is shown in red in Exhibit A on page 2.

The purpose of this Report is to study the feasibility of extending Fairview Road through the Fruth property to Excelsior Road. Improvements include sanitary sewer, water distribution, storm sewer, roadway, and trail.

The roadway connection is part of the City of Baxter's Long Range Transportation Plan and was studied in detail in 2017 as part of the 2017 Excelsior Road and Edgewood Drive Commercial Area Improvements Project, Municipal Project No. 4123.

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 Area is shown in Exhibit A on page 3.



EXISTING CONDITIONS

Property, Zoning and Land Use

The study area is zoned as C2 (Regional Commercial), and there are 4 parcels of record directly abutting the proposed extension of Fairview within the Project Area. The parcels and ownership are as follows:

- Parcel 40070847 and 40070512 – First Baptist Church of Brainerd (First Baptist Church)
- Parcel 40070848 and Parcel 40070849 – Fruth Beverage Co. Incorporated (Fruth)

Right-of-Way Corridors

The existing section of Fairview Road was platted in 2010 as part of the City of Baxter Right Of Way Plat No. 6. The right-of-way width is 80' with additional right-of-way around the cul-de-sac. The extension of Fairview Road was partially platted in 2017 with the City of Baxter Right Of Way Plat No. 12. The areas platted included the First Baptist Church of Brainerd property. The required right-of-way from the Fruth property has not been acquired. The area directly south of Fairview Road is right-of-way for TH 210.

Roadways and Trails

Fairview Road is a 24' wide rural roadway constructed by MnDOT in 1998 as part of the "TH 210 Improvements" Project. The structural section is made up of 4" aggregate base, 2" bituminous base course and 1.5" bituminous wearing course (3.5" bituminous total). In 2019, the roadway west of the First Baptist Church's east entrance was reconstructed using full depth reclamation. The roadway was widened to 32' with signage and pavement markings for bike lanes on each side of the roadway. The structural section of the reconstructed roadway is compacted reclaim material, 3" aggregate base, 2" bituminous base course, and 2" bituminous wearing course (4" bituminous total). The PASER rating of Fairview Road, east of the First Baptist Church entrance, was 6 (fair condition) in 2016. The PASER rating of this section of roadway was not completed in 2023 because the roadway is proposed to be realigned.

Excelsior Road at the north end of the Project Area was reconstructed in 2018 with the Excelsior Road Commercial Roadway Reconstruction Project. The project included the realignment of Edgewood Drive and construction of a roundabout between Brenny Funeral & Cremation and the strip mall to the east. The south leg of the roundabout was partially

constructed in preparation for the Fairview Road extension. The structural section of the roadway at the roundabout is 6" aggregate base, 2.5" bituminous base course, and 2" bituminous wearing course (4.5" bituminous total).

In 2019, the City constructed a 10' wide bituminous trail along the west side of TH 371 from TH 210 to Excelsior Road. A 10' wide bituminous trail was also constructed connecting the north south trail with Fairview Road just west of the cul-de-sac. A crosswalk on the west side of the roundabout at the north end of the project connects to an existing 10' wide bituminous trail that runs east to Forest Drive along the north side of Excelsior Road.

Municipal Drainage and Storm Sewer

Roadway drainage is directed toward swales on the north side on the roadway and the MnDOT ditch on the south side.

Municipal Sanitary Sewer Collection System

Gravity sanitary sewer is available to the study area from Fairview Road. The existing sanitary sewer collection system consists of 8" PVC main that drains west to Lift Station No. 10 located on Flintwood Drive. The First Baptist Church and Fruth properties are currently served with sanitary sewer off Fairview Road. There are no known problems or needs associated with the existing sanitary sewer collection system.

Municipal Water Distribution System

Municipal water distribution piping is currently located on Fairview Road and Excelsior Road. An existing 12" DI watermain extends along Fairview Road with connections to a 12" DI watermain crossing TH 210 to the South Water Tower and the existing 12" DI watermain running along the east side of TH 371. Services extend from Fairview Road to both the First Baptist Church and Fruth properties. The service line to the Fruth property is 6".

Watermain is also available at Excelsior Road. An 8" PVC watermain extends south from the existing 10" PVC watermain on Excelsior Road. The watermain terminates just south of the roundabout near the existing roundabout.

No issues with the water distribution system in the Project Area are known. The City is planning on removing the 12" DI watermain crossing TH 371 prior to the construction of the TH 371 and

TH 210 Overpass Project scheduled to begin in 2028. The line will be removed because it will be buried over 30' deep with the planned overpass making it inaccessible in the future.

PROPOSED IMPROVEMENTS

Roadways and Pedestrian Routes

Proposed roadway improvements consist of the construction of a 40" wide urban (curb & gutter) roadway connecting the rural section of Fairview Road to the existing roundabout on Excelsior Road. The proposed roadway will be constructed to the City's 10-ton roadway standard with 6" of aggregate base (Class 5) and 6" of bituminous pavement. This roadway will transition into divided sections as it approaches the roundabout.

Construction of the utilities and roadway will require the removal of the existing structure located on the Fruth property. It will also require modifications to the First Baptist Church parking lot. Two entrances are proposed to be provided to each adjacent property for future access. A roadway is also proposed to be extended to Frandsen Bank and Trust to provide ingress/egress from Fairview Road as the median opening on Excelsior will be closed.

A 10' wide, bituminous-surfaced, non-motorized multi-use trail is proposed along the west side of the roadway extension. A 5' grass boulevard will separate the west edge of the trail from back of the east curb line. The trail will terminate at the south end of the project where bike lanes have been designated on Fairview Road west of the Project Area. A 10' wide trail is also proposed to be constructed east from the roundabout, along the south side of Frandsen Bank and Trust to the existing trail along TH 371.

Stormwater Improvements

The roadway will be constructed with a high point in approximately the middle of the extension. Drainage from the south end of the roadway will be collected in storm sewer inlets in the curb & gutter and directed by storm sewer piping to the stormwater treatment basin constructed somewhere along the southern portion of the Project Area. For the purposes of this Report, the stormwater basin is shown in the old Fairview Road right-of-way. The basin could also be constructed farther to the south and west if necessary to accommodate construction of the TH 371 and TH 210 interchange.

Drainage from the north end of the roadway will be collected in storm sewer inlets in the curb & gutter and directed by storm sewer piping to the existing storm sewer located on Excelsior Road. Storm sewer improvements planned on Design Drive should allow the system to accept

the drainage from this new roadway segment; however, this should be modeled and confirmed during design.

Municipal Sanitary Sewer Collection System

A portion of the existing 8" PVC sanitary sewer is proposed to be removed for the construction of the south stormwater basin. A new manhole will be placed at the end of the existing main and a new 8" PVC sanitary sewer gravity line will be constructed and stubbed into the Fruth property to accommodate future development. The developer of the Fruth property will be responsible for any future extensions of the sanitary sewer system on the site.

Municipal Water Distribution System

12" PVC watermain is proposed to be constructed along the roadway extension. Connections will be made with the existing 12" DI watermain on Fairview Road and the 8" PVC watermain located will be extended south along proposed roadway extension.

8" PVC watermain are proposed to be stubbed into the south and north ends of Fruth property site to accommodate future development. The developer of the property will be responsible for looping the watermain through the site as required by the City.

Hydrants will be installed at approximate 600' intervals for fire protection and valves will be installed to isolate the system for maintenance and repair.

The City is currently working with SEH to model the effect of removing the 12" DI watermain crossing TH 371. Depending on the results of this modeling, it may be necessary to tie the proposed 12" PVC watermain on Fairview Road directly into the 10" PVC watermain on Excelsior Road. A likely location for this connection may be at the Excelsior Road and TH 371 intersection as this area will be disturbed with the TH 371 and TH 210 interchange project.

Right-of-Way and Property Acquisition

The utility and roadway extension will require additional right-of-way acquisition from the Fruth property to construct the project. It was assumed right-of-way and easement necessary to complete the project would be dedicated to the City when the property is developed and platted as is normal for development projects in the City. Therefore, no property acquisition costs are included in the cost estimate located in Appendix B.

Variances

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design.

Do Nothing Option

The Do-Nothing Option was considered as an alternative to the proposed improvements. Doing nothing does not facilitate the City's long-range transportation plan, and does not allow for development of the Fruth property.

The proposed improvements in the Project Area are shown in Figures 1 and 2 in Appendix A.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Sanitary Sewer:	\$76,620
Water Distribution:	\$334,535
Storm Sewer:	\$102,210
Roadway:	\$747,620
First Baptist Church Site Modification:	\$177,210
Frandsen Bank Access Road:	\$147,505
Trail:	\$299,375
Intersection Control (Roundabout) Carryover Costs:	\$313,760

ESTIMATED TOTAL PROJECT COST: \$2,198,835

The costs estimated herein are intended to convey a general and approximate picture of the costs that would presumably 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 Appendix B. Costs estimated above include estimated construction costs, 15% contingencies, costs incurred to date and estimated soft costs including engineering, administration, financing, legal fees.

These 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 B.

PROJECT IMPLEMENTATION

Funding for improvements is proposed to be obtained from assessments to benefitting property owners and City contributions. The estimated assessments calculated in this Report are based off the City of Baxter Assessment Policy for Public Initiated Improvements using the Front Footage Assessment Method. Front footage is calculated at the building set back or 35' from the right-of-way line.

Based on the above methodology, the following was determined:

Sanitary Sewer Improvements:

One Hundred Percent (100%) of the estimated project costs are assessed on a front footage basis to Fruth Parcel 40070849, which needs the sanitary sewer extension for future development. The First Baptist Church would not receive a sanitary sewer assessment, as they currently have sanitary sewer service off Fairview Road for their existing development.

Estimate Sanitary Sewer Project Cost:	\$76,620
Total Frontage:	<u>382</u>
Estimated Assessable Cost per Front Foot:	\$200.58

Water Improvements:

One Hundred Percent (100%) of the estimated project costs are assessed on a front footage basis to Fruth Parcels 40070849 and 40070848, which benefit from the watermain. Parcel 40070849 requires the two 8" PVC watermain stubs to develop. The First Baptist Church would not receive a water assessment, as they currently have water service off of Fairview Road for their existing development.

Estimate Water Project Cost:	\$334,535
Total Frontage:	<u>604</u>
Estimated Assessable Cost per Front Foot:	\$553.87

Storm Sewer Improvements:

Storm sewer improvements benefit both sides of the roadway. One Hundred Percent (100%) of the estimated cost is assessed on a front footage basis.

Estimate Storm Sewer Project Cost:	\$102,210
Total Frontage:	<u>1,340</u>
Estimated Assessable Cost per Front Foot:	\$76.28

Roadway Improvements:

Road and site improvements benefit both sides of the roadway. The roadway assessment for the First Baptist Church is capped at 2018 Excelsior Road Project assessment rate of \$109.02 per LF based on a prior assessment agreement. The City was also assumed to contribute a lump sum of \$230,000 towards the roadway cost. All remaining costs are assessed on a front footage basis to Fruth Parcels 40070849 and 40070848.

Estimate Roadway Project Cost:	\$747,620
Estimated First Baptist Church Site Modification Cost:	\$177,210
Estimated Frandsen Bank Access Road Cost:	<u>\$147,505</u>
Estimated Total Roadway Improvements Cost:	\$1,072,335
Estimated City Contribution:	\$230,000
First Baptist Church Assessment Based on 2018 Excelsior Road Rate:	<u>\$80,240</u>
Remaining Assessable Project Cost:	\$762,095
Total Frontage:	<u>604</u>
Estimated Assessable Cost per Front Foot:	\$1,261.75

Trail Improvements:

The City was assumed to pick up 100% of trail costs as they provide a city-wide benefit.

Estimate City Cost:	\$299,375
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Intersection Control:

This Project Area also includes carryover intersection control assessments from the 2018 Excelsior Road Commercial Area Improvements project. The assessment was based on the service area as shown in the Figures included in Appendix C. Properties located along Fairview

Road, including the First Baptist Church and Fruth properties, along with select properties along the south side of Excelsior Road were not assessed in 2018 because the Fairview Road connection to the roundabout was not completed. The completion of this project triggers the intersection control assessments for the Fairview Road properties in the intersection service area that have been held by the City since 2018.

Intersection Control Assessment Rate per SF:	\$0.0645
Total Collectable Intersection Control Assessments:	\$313,760

Intersection control assessment exhibits and individual assessment calculations are shown in Appendix C.

Project Cost Allocation Summary

Assessed Project Cost

First Baptist Church:	\$136,375	
Fruth Properties (includes held intersection control assessments):	\$1,464,750	
Remaining Held Intersection Control Assessments:	<u>\$68,335</u>	
Total Assessable Project Costs:	\$1,669,460	(75.9%)

Initial City Cost Summary

Sanitary Sewer:	\$0	
Water:	\$0	
Storm Sewer:	\$0	
Roadway:	\$230,000	
Trail:	<u>\$299,375</u>	
Total Estimated Initial City Costs:	\$529,375	(24.1%)

Total Estimated Project Cost:	\$2,198,835
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Other Property Owner Costs

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC) and Water Availability Charge (WAC). These fees are calculated by the City based on the type of usage and associated building area. Please contact the City for an estimate on SAC and WAC charges.

Property owners should also be aware of other non-assessable City fees including due at hook up:

- City Inspection Fee: \$45
- City Excavation Permit: \$50
- Water Meter: \$526+ (for 3/4" meter, price varies for larger meters)

Assessable front footages are shown on Figure 3 in Appendix A. Detailed assessment rate calculations and estimated individual assessments are included in Appendix B.

Assessment Payment Terms and Payment Procedures

Assessments are collected in equal annual installments over a period of 5 to 12-years. Developer requested projects (Fruth Property) would receive up to a 5-year assessment. All other properties would receive a 12-year assessment. The interest rate on the assessment will be determined after the City issues the bond for the project which typically occurs in the fall following construction. The interest rate will be set at 1.5% over the True Interest Cost of the bond issue. Interest on the assessment begins to accrue from the date the Council passes the Resolution adopting the assessment.

CONCLUSIONS AND RECOMMENDATIONS

The proposed project includes the extension of Fairview Road and connection with Excelsior Road the existing roundabout located just west of TH 371. The project includes the extension of sanitary sewer, water, storm sewer, roadway, and trail improvements.

The total estimated project cost is \$2,198,835 which includes \$313,760 in carry over intersection control (roundabout) assessments from the 2017 Excelsior Road project. Assessments were calculated with guidance from the City of Baxter Assessment Policy for Public Initiated Improvements. Assessed costs are estimated to be \$1,669,460 or 75.9% of the project costs. City costs are currently estimated at \$529,375 or 24.1% of the project costs.

We recommend the City review the methodologies utilized in this Report to ensure they are in accordance with the City's policy and costs are fairly allocated to the benefitted properties.

In conclusion, we believe the proposed improvements are feasible and do not foresee any major problems other than normal inconveniences associated with construction such as noise, dust, detours, and traffic disturbance. These situations would be temporary in nature, and we anticipate the construction would last approximately 6 months depending on the contractor, weather, and other factors.

We recommend the City proceed as follow:

1. City staff review and comment on the Report and cost allocation methodologies.
2. Review the Report with the Utilities Commission.
3. Update the Report based on staff and Utilities Commission comments, as necessary.
4. Approve the Report and work with property owners on developer agreements.
5. Coordinate design with adjacent area developments and prepare Plans and Specifications.
6. Review final Plans with the Utilities Commission.
7. Review and approve the Plans and Specifications and authorize Advertisement for Bids.
8. Review bids and update project costs.
9. If costs are favorable, award the construction contract and begin construction.
10. Construction of the project.

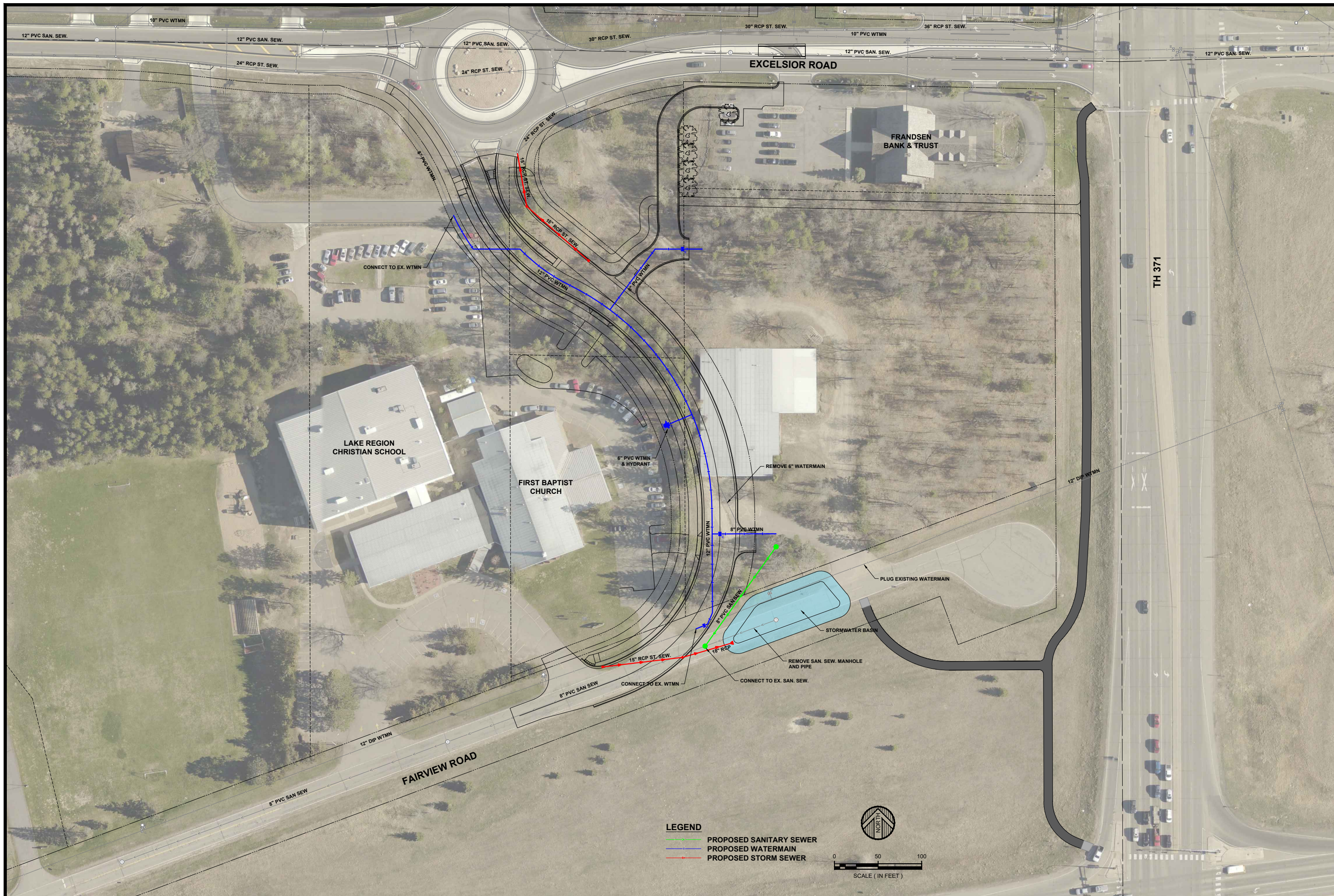
See Appendix D for additional project schedule information. Please be aware, current lead times on some construction and materials and supplies can be upwards of six to eight months.

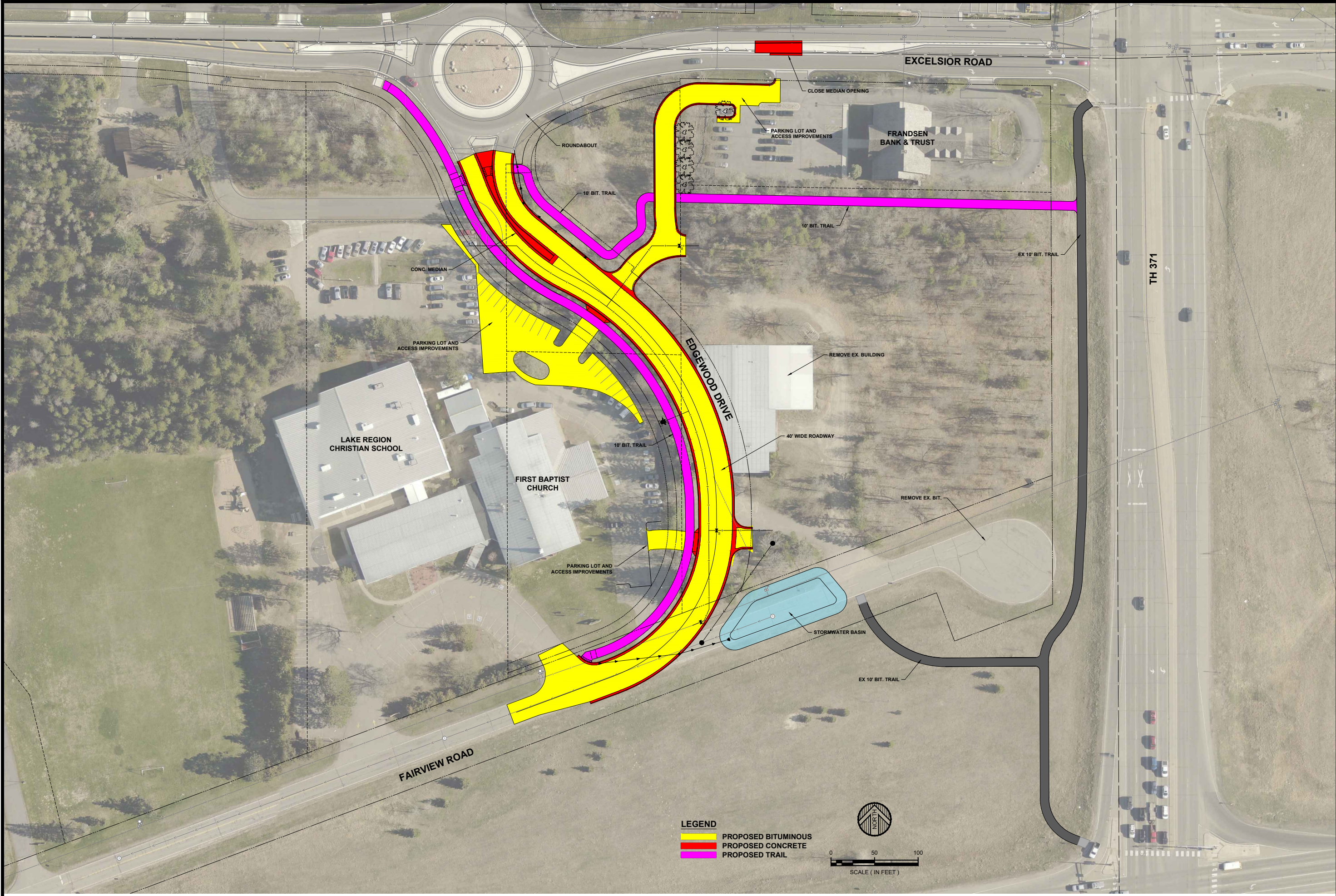
APPENDICES

Project Figures	Appendix A
Engineer's Estimate and Project Cost Allocation	Appendix B
Intersection Control Assessments:	Appendix C
Preliminary Project Schedule	Appendix D

APPENDIX A

PROJECT FIGURES







WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BY: _____ DATE: _____
 REVISIONS: _____
 DESCRIPTION: _____
 REV# _____
 DATE: _____
 AS SHOWN: JUNE 2024
 DRAWN BY: ALW
 CHECKED BY: ALW
 JOB NUMBER: 2024-10124

SHEET NO.

FIG 2

FAIRVIEW ROAD EXTENSION TO EXCELSIOR ROAD
 CITY OF BAXTER
 BAXTER, MINNESOTA
FIGURE 2 - ROADWAY IMPROVEMENTS

L.C. NO. 41883
 DATE: _____
 ARIC WELCH

APPENDIX B

ENGINEER'S ESTIMATE AND COST ALLOCATION

ENGINEER'S ESTIMATE
2027 FAIRVIEW ROAD EXTENSION TO EXCELSIOR ROAD ROUNDABOUT
BAXTER, MN
Tuesday, June 25, 2024

ITEM NO.					SPEC. NO.					ITEM DESCRIPTION					UNIT					UNIT PRICE					SANITARY SEWER					WATER					STORM SEWER					ROADWAY					FIRST BAPTIST CHURCH					FRANDSEN BANK					TRAIL					TOTAL																																												
ITEM NO.					SPEC. NO.					ITEM DESCRIPTION					UNIT					UNIT PRICE					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					2021.501					MOBILIZATION					LUMP SUM					\$5,500.00					0.04					\$220.00					0.16					\$880.00					0.05					\$275.00					0.41					\$2,255.00					0.1					\$550.00					0.08					\$440.00					0.16					\$880.00					1					\$5,500.00				
2					2101.501					CLEARING					ACRE					\$4,500.00					0.1					\$450.00					0.1					\$450.00															0.25					\$1,125.00					0.2					\$900.00					0.8					\$3,600.00					2.45					\$11,025.00														
3					2101.506					GRUBBING					ACRE					\$4,500.00					0.1					\$450.00																				0.25					\$1,125.00																				1.65					\$7,425.00																								
4					2103.501					BUILDING REMOVAL					LUMP SUM					\$35,000.00																																																		1					\$35,000.00																													
5					2103.501					SEPTIC TANK REMOVAL					LUMP SUM					\$2,750.00																																																		1					\$2,750.00																													
6					2104.501					REMOVE SEWER PIPE (SANITARY)					LIN FT					\$20.00					90					\$1,800.00																																								90					\$1,800.00																													
7					2104.501					REMOVE SEWER PIPE (SANITARY SERVICE)					LIN FT					\$15.00					180					\$2,700.00																																								180					\$2,700.00																													
8					2104.501					REMOVE WATERMAIN PIPE					LIN FT					\$15.00										350					\$5,250.00																																			350					\$5,250.00																													
9					2104.501					REMOVE CURB & GUTTER					LIN FT					\$10.00																									75					\$750.00										10					\$100.00										85					\$850.00																								
10					2104.503					REMOVE CONCRETE WALK					SQ FT					\$4.00																									300					\$1,200.00																				110					\$440.00																													
11					2104.505					REMOVE BITUMINOUS PAVEMENT					SQ YD					\$4.50															1395					\$6,277.50					2830					\$12,735.00					1300					\$5,850.00					250					\$1,125.00										5775					\$25,987.50																			
12					2104.509					REMOVE PIPE APRON					EACH					\$275.00																																																							1					\$275.00																								
13					2104.509					REMOVE LIGHTING UNIT					EACH					\$375.00																																																		5					\$1,875.00																													
14					2104.509					REMOVE SANITARY SEWER MANHOLE					EACH					\$1,000.00					1					\$1,000.00																																								1					\$1,000.00																													
15					2104.509					REMOVE SIGN TYPE C					EACH					\$50.00																																																							7					\$350.00																								
16					2104.509					REMOVE LIGHT FOUNDATION					EACH					\$250.00																																																							2					\$500.00																								
17					2104.509					REMOVE GATE VALVE					EACH					\$300.00					1					\$300.00																																													1					\$300.00																								
18					2104.513					SAWING BIT PAVEMENT (FULL DEPTH)					LIN FT					\$4.00																									280					\$1,120.00					600					\$2,400.00					290					\$1,160.00										1170					\$4,680.00																			
19					2104.523					SALVAGE SIGN TYPE SPECIAL					EACH					\$65.00																									1					\$65.00					2					\$130.00															3					\$195.00																								
20					2104.523					SALVAGE MAIL BOX SUPPORT					EACH					\$85.00																									1					\$85.00																									1					\$85.00																								
21					2105.601					DEWATERING					LS					\$45,000.00					0.2					\$9,000.00					0.8					\$36,000.00																																			1					\$45,000.00																								
22					2106.501					EXCAVATION - COMMON					CU YD					\$12.00																									4430					\$53,160.00					500					\$6,000.00					500					\$6,000.00					500					\$6,000.00																								
23					2106.507					EXCAVATION - SUBGRADE					CU YD					\$12.00																									1705					\$20,460.00																														1705					\$20,460.00																			
24					2106.511					EXCAVATION - CHANNEL AND POND					CU YD					\$12.00																									1135					\$13,620.00																														1135					\$13,620.00																			
25					2106.522					SELECT GRANULAR EMBANKMENT (CV)					CU YD					\$16.00																																																							2305					\$36,880.00																								
26					2106.523					COMMON EMBANKMENT (CV)					CU YD					\$12.00																																																							100					\$1,200.00																								
27					2123.501					COMMON LABORERS					HOUR					\$100.00					5					\$500.00					5					\$500.00					5					\$500.00					20					\$2,000.00					5					\$500.00					5					\$500.00					10					\$1,000.00														
28					2123.509					DOZER					HOUR					\$160.00					5					\$800.00					5					\$800.00					5					\$800.00					20					\$3,200.00					5					\$800.00					5					\$800.00					10					\$1,600.00														
29					2123.510					5 CU YD TRUCK					HOUR					\$110.00					5					\$550.00					5					\$550.00					5					\$550.00					20					\$2,200.00					5					\$550.00					5					\$550.00					10					\$1,100.00														
30					2123.514					0.75 CU YD FRONT END LOADER					HOUR					\$150.00					5					\$750.00					5					\$750.00					5					\$750.00					20					\$3,000.00					5					\$750.00					5					\$750.00					10					\$1,500.00														
31					2123.610					STREET SWEEPER (WITH PICKUP BROOM)					HOUR					\$140.00					5					\$700.00					5					\$700.00					5					\$700.00					20					\$2,800.00					5					\$700.00					5					\$700.00					10					\$1,400.00														
32					2123.610					1.5 CU YD BACKHOE					HOUR					\$175.00					5					\$875.00					5					\$875.00					5					\$875.00					20					\$3,500.00					5					\$875.00					5					\$875.00					10					\$1,750.00														
33					2211.503					AGGREGATE BASE (CV) CLASS 5					CU YD					\$30.00																									950					\$28,500.00					265					\$7,950.00					175					\$5,250.00										1390					\$41,700.00																			
34					2360.501					TYPE SP 9.5 WEARING COURSE MIX (3,C)					TON					\$95.00																									445					\$42,275.00					370					\$35,150.00					240					\$22,800.00										1055					\$100,225.00																			
35					2360.502					TYPE SP 12.5 NON WEAR COURSE MIX (3,B)					TON					\$90.00																																																												545					\$49,050.00																			
36					2501.515					12" RC PIPE APRON					EACH					\$700.00																																																												3					\$2,100.00																			
37					2501.515					18" RC PIPE APRON					EACH					\$800.00															1					\$800.00																																								1					\$800.00																			
38					2501.515					24" RC PIPE APRON					EACH					\$1,000.00																																																																	0					\$0.00														
39					2503.541					12" RC PIPE SEWER DES 3006 CL V					LIN FT					\$65.00																																																																	50					\$3,250.00														
40					2503.541					15" RC PIPE SEWER DES 3006 CL V					LIN FT					\$70.00																									95					\$6,650.00																														95					\$6,650.00																			
41					2503.541					18" RC PIPE SEWER DES 3006 CL III					LIN FT					\$65.00																									55					\$3,575.00																														5																								

ENGINEER'S ESTIMATE
2027 FAIRVIEW ROAD EXTENSION TO EXCELSIOR ROAD ROUNDABOUT
BAXTER, MN
Tuesday, June 25, 2024

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		WATER		STORM SEWER		ROADWAY		FIRST BAPTIST CHURCH		FRANDSEN BANK		TRAIL		TOTAL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
ESTIMATED CONSTRUCTION COST:				\$1,137,447.50	4.15%	\$47,147.25	15.79%	\$179,655.00	5.55%	\$63,149.00	40.61%	\$461,907.75	9.63%	\$109,488.75	8.01%	\$91,134.75	16.26%	\$184,965.00	100.00%	\$1,137,447.50
CONTINGENCIES (15%):				\$170,617.13		\$7,072.09		\$26,948.25		\$9,472.35		\$69,286.16		\$16,423.31		\$13,670.21		\$27,744.75		\$170,617.13
SUBTOTAL:				\$1,308,064.63		\$54,219.34		\$206,603.25		\$72,621.35		\$531,193.91		\$125,912.06		\$104,804.96		\$212,709.75		\$1,308,064.63
PRIOR WATER COSTS (Portion to transfer from 4123):				\$43,606.48				\$43,606.48												\$43,606.48
ENGINEERING:																				
PRELIMINARY ENGINEERING:				\$50,862.27		\$2,108.24		\$8,033.48		\$2,823.78		\$20,654.74		\$4,895.92		\$4,075.19		\$8,270.92		\$50,862.27
DESIGN - TO DATE:				\$91,707.60		\$3,801.28		\$14,484.83		\$5,091.44		\$37,241.68		\$8,827.62		\$7,347.81		\$14,912.95		\$91,707.60
2024 FEASIBILITY REPORT:				\$7,500.00		\$310.88		\$1,184.59		\$416.39		\$3,045.69		\$721.94		\$600.92		\$1,219.61		\$7,500.00
FINAL DESIGN AND CONSTRUCTION SERVICES::				\$138,000.00		\$5,720.11		\$21,796.51		\$7,661.51		\$56,040.63		\$13,283.64		\$11,056.86		\$22,440.75		\$138,000.00
LEGAL, FINANCE, ADMIN AND OTHER COSTS (3%):				\$39,241.94		\$1,626.58		\$6,198.10		\$2,178.64		\$15,935.82		\$3,777.36		\$3,144.15		\$6,381.29		\$39,241.94
PROPERTY ACQUISITION (adjusted for additional costs on Fruth appeal):				\$193,130.46		\$8,005.27		\$30,504.14		\$10,722.25		\$78,428.64		\$18,590.41		\$15,474.03		\$31,405.74		\$193,130.46
PRIVATE UTILITY RELOCATIONS:				\$12,500.00		\$518.13		\$1,974.32		\$693.98		\$5,076.14		\$1,203.23		\$1,001.53		\$2,032.68		\$12,500.00
PERMITS																				
MPCA SANITARY SEWER EXTENSION PERMIT:				\$310.00		\$310.00														\$310.00
MNDOK PLAN REVIEW FEE:				\$150.00				\$150.00												\$150.00
ESTIMATED PROJECT COST:				\$1,885,073.37		\$76,619.82		\$334,535.70		\$102,209.33		\$747,617.23		\$177,212.17		\$147,505.45		\$299,373.68		\$1,885,073.37
ASSESSMENT CALCULATIONS																				
ESTIMATED CITY COSTS / CITY CONTRIBUTION:					\$0.00		\$0.00		\$0.00				\$230,000.00				\$299,373.68		\$529,373.68	
ESTIMATED CHURCH ASSESSMENT (BASED ON EXCELSIOR ROAD ASSESSMENT RATE):													\$80,238.72							\$80,238.72
ESTIMATED REMAINING ASSESSABLE COSTS:					\$76,619.82		\$334,535.70		\$102,209.33				\$762,096.13							\$1,275,460.98
ESTIMATED ASSESSABLE FOOTAGE:					382		604		1,340				604							
ESTIMATED COST PER ASSESSABLE FOOT:					\$200.58		\$553.87		\$76.28				\$1,261.75							

ESTIMATED INDIVIDUAL ASSESSMENTS

PID	OWNER	ADDRESS	SANITARY SEWER		WATER		STORM SEWER		ROADWAY		HELD INTERSECTOIN CONTROL ASSESSMENT		TOTAL ESTIMATED ASSESSMENT
			ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSMENT		
40070847	FIRST BAPTIST CHURCH OF BRAINERD	7398 FAIRVIEW ROAD					270	\$20,594.42	270	\$29,435.40			\$50,029.82
40070512	FIRST BAPTIST CHURCH OF BRAINERD	7384 FAIRVIEW ROAD					466	\$35,544.44	466	\$50,803.32			\$86,347.76
40070849	FRUTH BEVERAGE CO INC	7444 FAIREVIEW ROAD	382	\$76,619.82	382	\$211,577.21	382	\$29,137.29	382	\$481,987.95	\$188,268.52		\$987,590.79
40070848	FRUTH BEVERAGE CO INC	7385 EXCELSIOR ROAD			222	\$122,958.48	222	\$16,933.19	222	\$280,108.18	\$57,158.60		\$477,158.45
			382	\$76,619.82	604	\$334,535.70	1,340	\$102,209.33	604	\$842,334.85	\$245,427.12		\$1,601,126.82

PROJECT COST SUMMARY

CITY COSTS:	\$529,373.68
ASSESSED COSTS (FIRST BAPTIST CHURCH AND FRUTH PROPERTIES):	\$1,601,126.82
ASSESSED COSTS (REMAINING ROUNDABOUT ASSESSMENTS):	\$68,334.21
TOTAL ESTIMATED PROJECT COST:	\$2,198,834.70

NOTES:

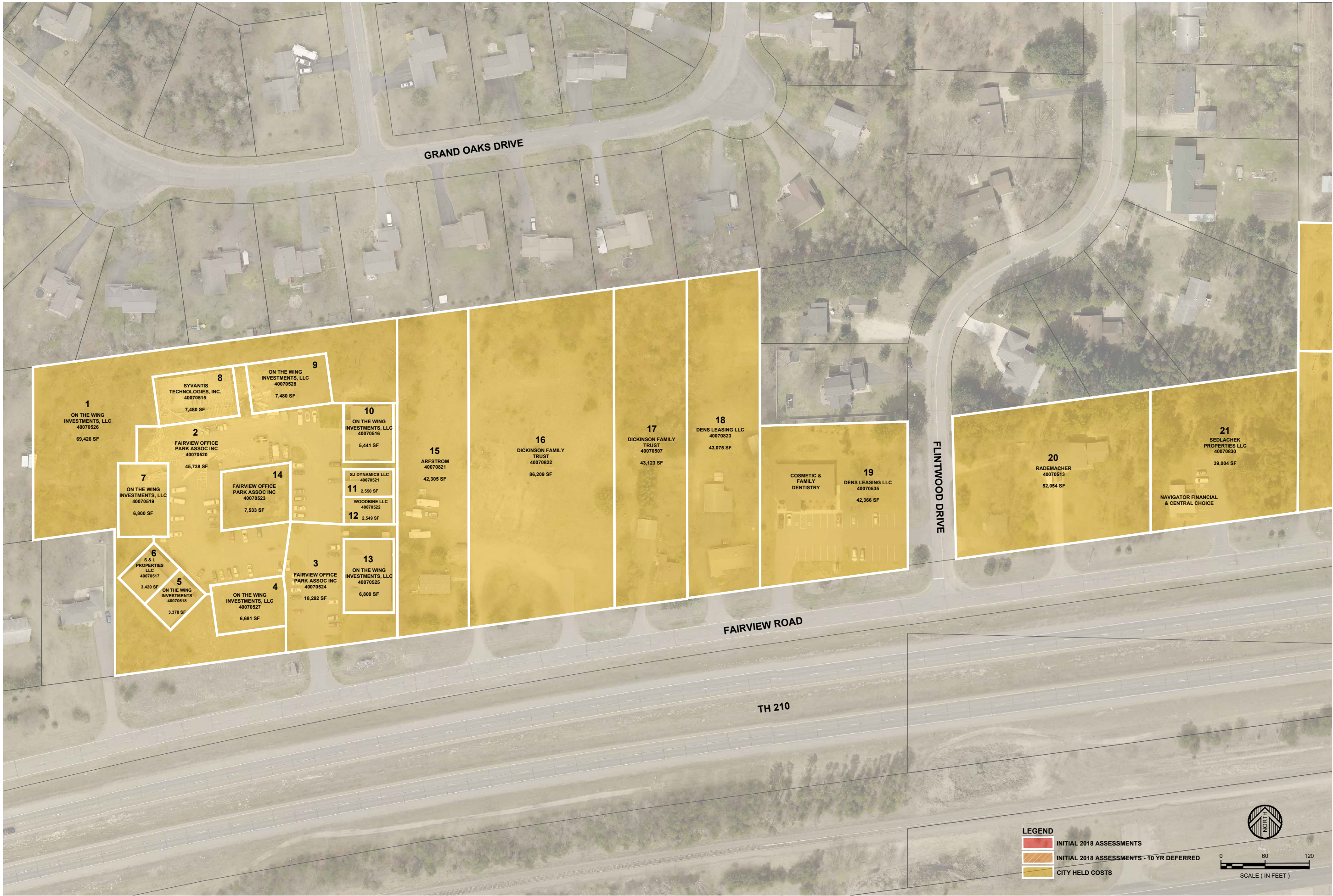
APPENDIX C

INTERSECTION CONTROL CARRYOVER ASSESSMENTS

2018 EXCELSIOR ROAD COMMERCIAL AREA CARRYOVER INTERESESECTION CONTROL ASSESSMENTS

\$0.0645

PARCEL NUMBER	OWNER	COMMON AREA ADJUSTMENT			ROUNDABOUT	
		AREA	AREA ADJUSTMENT	PLATTED PARCEL AREA	ASSESSABLE AREA	TOTAL ASSESSMENT
1	ON THE WING INVESTMENTS, LLC (Common Area)	69,426				
2	FAIRVIEW OFFICE PARK ASSOC, INC (Common Area)	45,738				
3	FAIRVIEW OFFICE PARK ASSOC, INC (Common Area)	18,282				
4	ON THE WING INVESTMENTS, LLC		17,914	6,681	24,595	\$1,586.35
5	ON THE WING INVESTMENTS, LLC		9,057	3,378	12,435	\$802.08
6	S & L PROPERTIES LLC		9,170	3,420	12,590	\$812.05
7	ON THE WING INVESTMENTS, LLC		18,233	6,800	25,033	\$1,614.61
8	SYVANTIS TECHNOLOGIES, INC.		20,056	7,480	27,536	\$1,776.07
9	ON THE WING INVESTMENTS, LLC		20,056	7,480	27,536	\$1,776.07
10	ON THE WING INVESTMENTS, LLC		14,589	5,441	20,030	\$1,291.92
11	SJ DYNAMICS LLC		6,837	2,550	9,387	\$605.48
12	WOODBINE LLC		6,835	2,549	9,384	\$605.24
13	ON THE WING INVESTMENTS, LLC		18,233	6,800	25,033	\$1,614.61
14	FAIRVIEW OFFICE PARK ASSOC, INC (Common Area)	7,533				
15	ARFSTROM				42,305	\$2,728.67
16	DICKINSON FAMILY TRUST				86,209	\$5,560.48
17	DICKINSON FAMILY TRUST				43,123	\$2,781.43
18	DENS LEASING, LLC				43,075	\$2,778.34
19	DENS LEASING, LLC				42,366	\$2,732.61
20	RADEMACHER				52,054	\$3,357.48
21	SEDLACHEK PROPERTIES LLC				39,004	\$2,515.76
22	SEDLACHEK PROPERTIES LLC				41,594	\$2,682.81
23	SEDLACHEK PROPERTIES LLC				35,203	\$2,270.59
24	JDB, LLC				69,231	\$4,465.40
25	210 MOTEL, LLC				62,010	\$3,999.65
26	WATLAND				51,578	\$3,326.78
27	MINNESOTA NORTH DISTRICT, LCMS				24,462	\$1,577.80
34	MINNESOTA NORTH DISTRICT, LCMS				233,673	\$15,071.91
35	FRUTH BEVERAGE CO INC					\$188,268.52
36	FRUTH BEVERAGE CO INC					\$57,158.60
	TOTALS:					\$313,761.32



FAIRVIEW ROAD EXTENSION TO EXCELSIOR ROAD
CITY OF BAXTER
BAXTER, MINNESOTA

INTERSECTION CONTROL ASSESSMENT EXHIBIT

DATE: JUNE 2024
SCALE: AS SHOWN
DRAWN BY: A.L.W.
CHECKED BY: A.L.W.

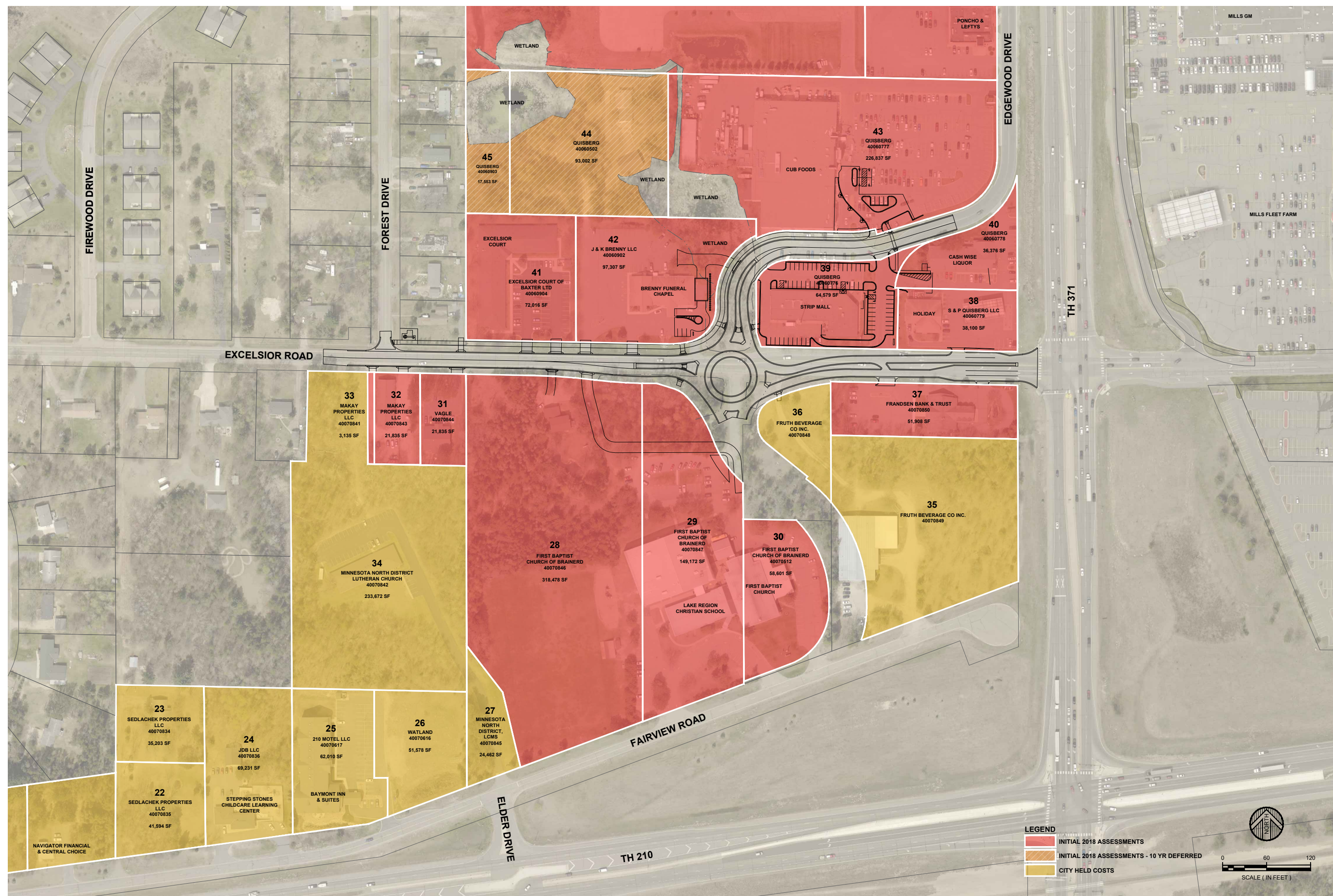
DATE: 2024-10-124
JOB NUMBER: 2024-10124

DATE	REV#	REVISIONS DESCRIPTION	BY

**WIDSETH SMITH NOLTING**
Engineering | Architecture | Surveying | Environmental

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

DATE: 10/25/2024
LIC. NO. 41883
ARIC WELCH



APPENDIX D

PROJECT SCHEDULE

PROPOSED PROJECT SCHEDULE
2027 FAIRVIEW ROAD EXTENSION TO EXCELSIOR ROAD
MUNICIPAL PROJECT NO. ____
BAXTER, MN
Tuesday, August 27, 2024

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
2023			
Feasibility Report Proposal Approved	Tuesday, December 19, 2023	City Council Meeting	
2024			
Recommendation to Approve Feasibility Report and Update CIP	Wednesday, September 4, 2024	Utilities Commission Meeting	
Review Feasibility Study at Council Workshop	Tuesday, September 17, 2024	City Council Meeting	
Motion to Approve Feasibility Report and Update CIP			
2025			
Resolution Ordering Preparation of Updated Feasibility Report	Tuesday, April 21, 2026	City Council Meeting	
Approve Engineering Proposal to Update Feasibility Report			
Report Update		1 Month	
Public Informational Meeting	Thursday, June 4, 2026	6:00 p.m. at Baxter City Hall	
Finalize Report		1 Month	
Recommendation to Approve Updated Feasibility Report	Wednesday, July 8, 2026	Utilities Commission Meeting	
Review Revised Feasibility Study at Council Workshop	Tuesday, July 21, 2026	City Council Meeting	
Resolution Receiving Feasibility Report			
Resolution Calling Improvement Hearing	Tuesday, August 4, 2026	City Council Meeting	
Mailed Notice for Improvement Hearing	Thursday, August 6, 2026	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Sunday, August 9, 2026	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	Sunday, August 16, 2026		
Improvement Hearing	Thursday, August 20, 2026	6:00 p.m. at Baxter City Hall	
Resolution Ordering Improvement	Tuesday, September 15, 2026	City Council Meeting	
Engineering Agreement for Design and Construction		City Council Meeting	
Design		3 - 4 Months	
2026			
Review Plans and Specifications	Wednesday, January 6, 2027	Utilities Commission Meeting	
Review Plans and Specifications at Council Workshop	Tuesday, January 19, 2027	City Council Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids			
Bidding Publication	Sunday, January 24, 2027	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	Tuesday, February 16, 2027	By default bid remains subject to acceptance for 60 days after the Bid opening.	
Resolution Ordering Assessment Hearing	Tuesday, March 2, 2027	City Council Meeting	
Bid review with Utilities Commission	Wednesday, March 3, 2027	Utilities Commission Meeting	
Mailed Notice for Assessment Hearing	Thursday, March 4, 2027	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Sunday, March 7, 2027	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Thursday, March 25, 2027	6:00 p.m. at Baxter City Hall	
Resolution Adopting Assessment Rolls	Tuesday, April 6, 2027	City Council Meeting	
End of Assessment Appeal Period	Thursday, May 6, 2027	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Notice of Award	Tuesday, May 18, 2027	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Pre-Construction Meeting	May, 2027		
Public Informational Meeting	May, 2027	6:00 p.m. at Baxter City Hall	
Begin Construction	June, 2027		
Construction Complete	September, 2027		

NOTES

1. City Council Meetings held on 1st and 3rd Tuesdays @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday following the 1st Council Meeting @ 5:30 p.m.
3. Brainerd Dispatch is currently only running legal notices on Wednesdays and Sundays. Deadline for Wednesday publication is noon on Monday and deadline for Sunday publication is noon on Thursday.
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 CIP projects.**