

**Brainerd/Baxter**7804 Industrial Park Road  
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**MEMO**

**Date:** March 5, 2025  
**To:** Trevor Walter, City of Baxter  
**From:** Aric Welch  
**Subject:** Oakwood Drive Improvements - Cedar Scenic to Welton Road

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We have completed the draft concept plan and cost estimate for improvements to Oakwood Drive from Cedar Scenic Road to Welton Road. The project is scheduled for construction in 2028 in the current Capital Improvement Plan (CIP). A short description of the proposed improvements is as follows:

- **Water Improvements**  
Construct 12" watermain from Cedar Scenic Road to Welton Road. The watermain will close the loop between the existing 12" mains on Cedar Scenic and Welton Road. This improvement is just one part of the watermain improvements necessary to supply the Timberwood Drive industrial park area with adequate fire flows. Future improvements include the construction of 12" watermain south from Cedar Scenic Road along Olivewood Drive to the Timberwood Drive and TH 210 intersection.
- **Sanitary Sewer Improvements**  
Construct a duplex grinder station to service the Camp Vanasek property. The grinder station would be placed near the north end of the property and a 4" forcemain would be constructed along the new Camp Vanasek access road and re-aligned Oakwood Drive. The forcemain would pump to the proposed lift station located at the intersection of Clearwater Road and Welton Road.
- **Roadway Improvements**  
Re-align Oakwood Drive approximately 430' east of its current location along Camp Vanasek and Whipple Beach. The roadway realignment will allow for the future expansion of the two facilities. Re-aligning the roadway will require the construction a new roadway linkage to Camp Vanasek and extension of the west entrance to the Whipple Beach. Oakwood Drive and the roadway to Camp Vanasek would be constructed as rural roadways with ditches for drainage. Roadway width is currently set at 26' wide but could be reduced to 24' wide at the direction of the Council. The west Whipple Beach parking lot extension would be constructed as an urban roadway with concrete curb & gutter. Roadway width would be 30' from face of curb to face of curb to match the existing entrance. All roadways would be constructed with 3.5" of bituminous pavement and 6" of aggregate base.
- **Trail Improvements**  
The trail will be re-routed to follow the new alignment of Oakwood Drive. The trail would continue along the east side of Oakwood Drive from Cedar Scenic to the Camp Vanasek road. At this intersection the trail will cross to the west side of at Oakwood Drive and extend to the existing trail at Whipple Beach just west of the Clearwater Road and Welton Road intersection. A trail will also be constructed along the north side of the Camp Vanasek road to connect the new Oakwood Drive trail with the existing trail from Whipple Beach. Trails will be constructed at 10' and 12' widths to match the existing trails and with 3" of bituminous and 5" of aggregate base.

Proposed improvements are shown on the attached exhibits. Figure 1 shows the project location and overview of the improvements. Detailed views and notes are shown in Figures 2 and 3. The estimated project cost is \$2,377,220 which includes construction, 15% contingencies, 22% Engineering and 3% Legal, Finance, Administration and Other Costs (see attached Engineer's Estimate). A breakdown of the costs by improvement is as follows:

Sanitary Sewer	\$303,840
Water	\$716,255
Storm Sewer	\$11,235
Roadway	\$942,660
Trail	<u>\$403,235</u>
<b>Total Project Cost</b>	<b>\$2,377,225</b>





WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

BY: [Signature]

DATE: [Date]

REVISIONS

DESCRIPTION

DATE

REV#

DATE: FEBRUARY 2025

SCALE: AS SHOWN

DRAWN BY: ALW

CHECKED BY: ALW

JOB NUMBER: 2024-10123

OAKWOOD DRIVE IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

FIGURE 1 - PROJECT LOCATION

SHEET NO.

FIG 1

SHEET 1 OF 3

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.

DATE: 10/12/2024

ARIC WELCH

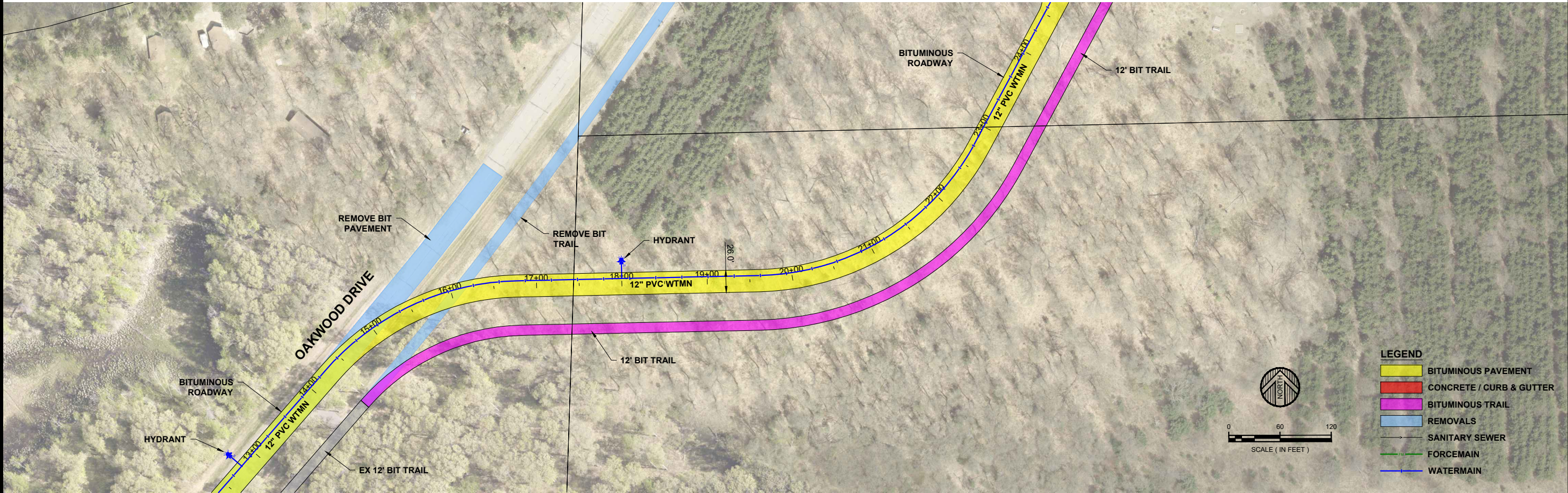
LIC. NO. 41883

\\Cloud.Widseth\\FileSpace\\Projects\\City of Baxter-32232\\2024-10123\\CADD\\Civil\\IC-SP-2024-10123-Oakwood03-04-25.dwg Plotted by:Arlic Welch 3/6/2025 1:13:32 PM © 2025 WIDSETH SMITH NOLTING & ASSOCIATES, INC.





OAKWOOD DRIVE - START - 18+00



OAKWOOD ROAD - STA 18+00 - 24+00

WIDSETH

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BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS

DESCRIPTION

DATE

REV#

DATE: FEBRUARY 2025

AS SHOWN

SCALE: \_\_\_\_\_

DRAWN BY: ALW

CHECKED BY: ALW

JOB NUMBER: 2024-10123

OAKWOOD DRIVE IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

FIGURE 2 - PROPOSED IMPROVEMENTS

SHEET NO.

FIG 2

SHEET

2 OF 3

LEGEND

BITUMINOUS PAVEMENT

CONCRETE / CURB & GUTTER

BITUMINOUS TRAIL

REMOVALS

SANITARY SEWER

FORCEMAIN

WATERMAIN

0

60

120

SCALE ( IN FEET )

0

60

120

SCALE ( IN FEET )

0

60

120

SCALE ( IN FEET )

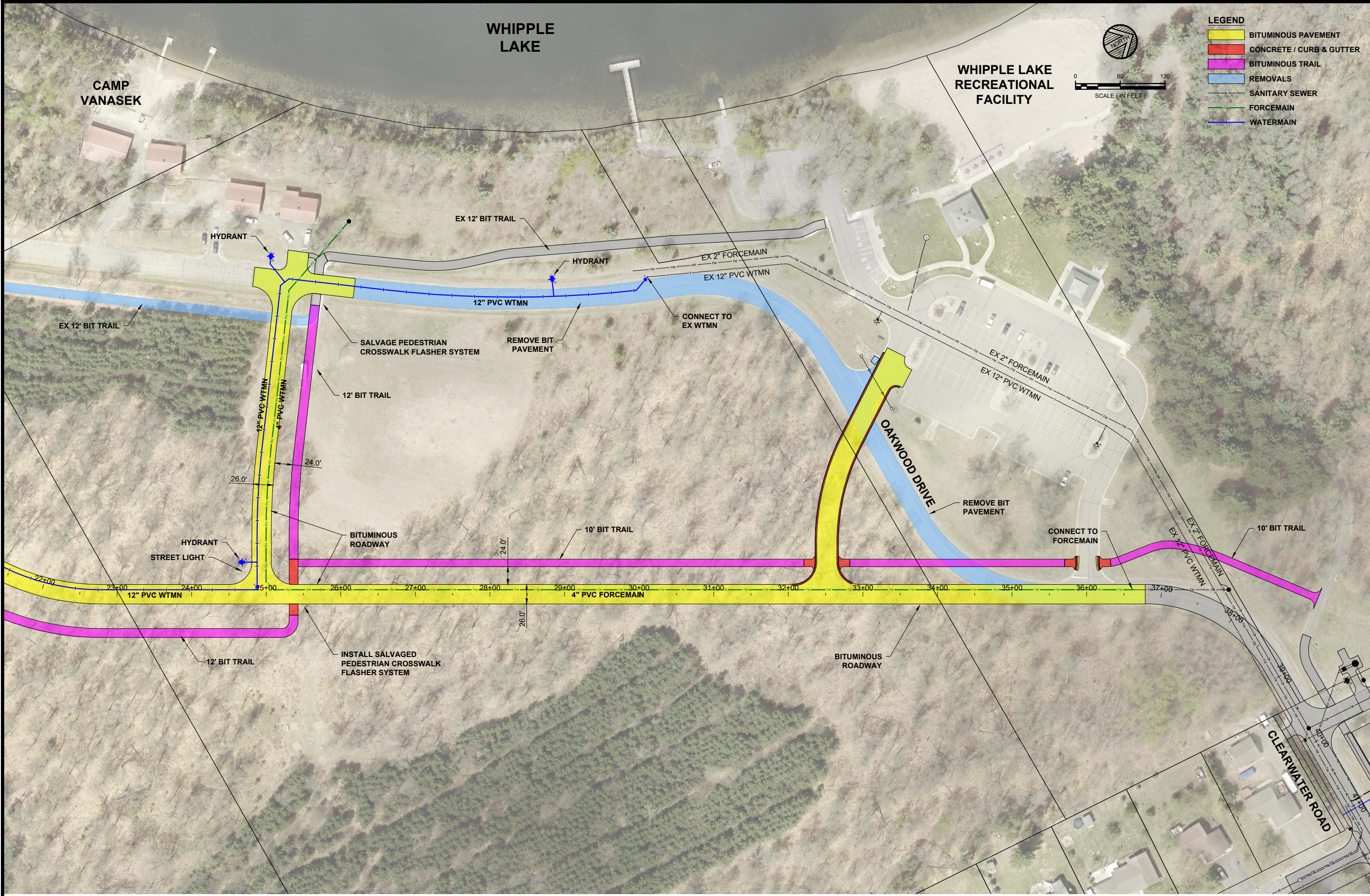
0

60

120

SCALE ( IN FEET )





CLEARWATER ROAD - STA 24+00 - END

\\Cloud.Widseth\\FileSpace\\Projects\\City of Baxter-32232\\2024-10123\\CADD\\Civil\\IC-SP-2024-10123-Oakwood03-04-25.dwg Plotted by:Aric Welch 3/6/2025 1:14:03 PM © 2025 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

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.

OAKWOOD DRIVE IMPROVEMENTS				DATE: FEBRUARY 2025		BY:		HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CITY OF BAXTER				SCALE: AS SHOWN					
BAXTER, MINNESOTA				DRAWN BY: ALW					
				CHECKED BY: ALW					
FIGURE 3 - PROPOSED IMPROVEMENTS				JOB NUMBER: 2024-10123				DATE: 2024-10-18	
SHEET NO. 3 OF 3								LIC. NO. 41883	
FIG 3									



OAKWOOD DRIVE IMPROVEMENTS - CEDAR SCENIC ROAD TO WELTON ROAD  
ENGINEER'S ESTIMATE  
BAXTER, MN  
Tuesday, March 4, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		WATER		STORM SEWER		ROADWAY		CITY TRAIL		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
1	2021.501	MOBILIZATION	LUMP SUM	\$70,000.00	0.13	\$9,100.00	0.3	\$21,000.00	0.01	\$700.00	0.39	\$27,300.00	0.17	\$11,900.00	1	\$70,000.00
2	2101.505	CLEARING	ACRE	\$4,500.00							3.5	\$15,750.00	1.5	\$6,750.00	5	\$22,500.00
3	2101.505	GRUBBING	ACRE	\$4,500.00							3.5	\$15,750.00	1.5	\$6,750.00	5	\$22,500.00
4	2104.502	REMOVE SIGN	EACH	\$75.00							4	\$300.00			4	\$300.00
5	2104.502	SALVAGE CASTING	EACH	\$150.00	1	\$150.00									1	\$150.00
6	2104.502	SALVAGE SIGN (ADDRESS)	EACH	\$20.00							3	\$60.00			3	\$60.00
7	2104.502	SALVAGE SIGN TYPE C	EACH	\$75.00							3	\$225.00			3	\$225.00
8	2104.502	SALVAGE PEDESTRIAN FLASHER SYSTEM	EACH	\$10,000.00									1	\$10,000.00	1	\$10,000.00
9	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$50.00							1	\$50.00			1	\$50.00
10	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$7.50							10	\$75.00	30	\$225.00	40	\$300.00
11	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00							525	\$2,100.00	100	\$400.00	625	\$2,500.00
12	2104.503	REMOVE CURB & GUTTER	LIN FT	\$10.00							160	\$1,600.00	50	\$500.00	210	\$2,100.00
13	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$7.50							10	\$75.00	60	\$450.00	70	\$525.00
14	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$4.50							8800	\$39,600.00	1250	\$5,625.00	10050	\$45,225.00
15	2106.507	EXCAVATION - COMMON	CU YD	\$12.00							5500	\$66,000.00	1250	\$15,000.00	6750	\$81,000.00
16	2106.601	DEWATERING	LUMP SUM	\$80,000.00			1	\$80,000.00							1	\$80,000.00
17	2123.510	COMMON LABORERS	hour	\$82.50	5	\$412.50	10	\$825.00	2	\$165.00	10	\$825.00	10	\$825.00	37	\$3,052.50
18	2123.610	SKID LOADER	hour	\$135.00	5	\$675.00	10	\$1,350.00	2	\$270.00	10	\$1,350.00	1	\$135.00	28	\$3,780.00
19	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	hour	\$140.00	2	\$280.00	5	\$700.00	1	\$140.00	5	\$700.00	5	\$700.00	18	\$2,520.00
20	2211.507	AGGREGATE BASE CL 5	CU YD	\$30.00							2520	\$75,600.00			2520	\$75,600.00
21	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$95.00							2800	\$266,000.00			2800	\$266,000.00
22	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$65.00					24	\$1,560.00					24	\$1,560.00
23	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$850.00					4.5	\$3,825.00					4.5	\$3,825.00
24	2503.601	TRACING WIRE SYSTEM (SANITARY)	LUMP SUM	\$2,000.00	1	\$2,000.00									1	\$2,000.00
25	2503.602	GRINDER STATION	LUMP SUM	\$120,000.00	1	\$120,000.00									1	\$120,000.00
26	2503.602	CONNECT TO EXISTING FORCEMAIN	EACH	\$1,200.00	1	\$1,200.00									1	\$1,200.00
27	2503.603	PE FORCEMAIN	LIN FT	\$45.00	1700	\$76,500.00									1700	\$76,500.00
28	2504.601	TRACING WIRE SYSTEM (WATER MAIN)	LUMP SUM	\$7,000.00			1	\$7,000.00							1	\$7,000.00
29	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,500.00			2	\$5,000.00							2	\$5,000.00
30	2504.602	HYDRANT	EACH	\$7,000.00			6	\$42,000.00							6	\$42,000.00
31	2504.602	6" GATE VALVE AND BOX	EACH	\$2,550.00			6	\$15,300.00							6	\$15,300.00
32	2504.602	12" GATE VALVE AND BOX	EACH	\$4,250.00			2	\$8,500.00							2	\$8,500.00
33	2504.603	6" PVC WATERMAIN	LIN FT	\$45.00			165	\$7,425.00							165	\$7,425.00
34	2504.603	12" PVC WATERMAIN	LIN FT	\$85.00			3100	\$263,500.00							3100	\$263,500.00
35	2504.608	DUCTILE IRON FITTINGS	POUND	\$12.50			3485	\$43,562.50							3485	\$43,562.50
36	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$950.00					1	\$950.00					1	\$950.00
37	2506.502	INSTALL CASTING	EACH	\$400.00	1	\$400.00									1	\$400.00
38	2521.518	6" CONCRETE WALK	SQ FT	\$20.00									1300	\$26,000.00	1300	\$26,000.00
39	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.75									30500	\$114,375.00	30500	\$114,375.00
40	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$22.00							700	\$15,400.00	50	\$1,100.00	750	\$16,500.00
41	2531.618	TRUCATED DOMES	SQ FT	\$75.00									144	\$10,800.00	144	\$10,800.00
42	2540.602	MAIL BOX SUPPORT	EACH	\$150.00							1	\$150.00			1	\$150.00
43	2545.501	LIGHTING SYSTEM (ONE STREET LIGHT)	LUMP SUM	\$7,500.00							1	\$7,500.00			1	\$7,500.00
44	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	0.13	\$650.00	0.3	\$1,500.00	0.01	\$50.00	0.39	\$1,950.00	0.17	\$850.00	1	\$5,000.00
45	2564.502	INSTALL SIGN SIGN TYPE C	EACH	\$75.00							3	\$225.00			3	\$225.00
46	2564.502	INSTALL SIGN (ADDRESS)	EACH	\$30.00							1	\$30.00			1	\$30.00
47	2564.518	SIGN PANELS TYPE C	SQ FT	\$70.00							40	\$2,800.00	30	\$2,100.00	70	\$4,900.00
48	2565.601	INSTALL PEDESTRIAN FLASHER SYSTEM	EACH	\$12,500.00									1	\$12,500.00	1	\$12,500.00
49	2571.502	CONIFEROUS TREE 6" HT B&B	EACH	\$895.00							10	\$8,950.00	10	\$8,950.00	20	\$17,900.00
50	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$155.00					1	\$155.00					1	\$155.00
51	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.50							1000	\$4,500.00			1000	\$4,500.00
52	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00			0.5	\$600.00			0.5	\$600.00			1	\$1,200.00
53	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$35.00							1200	\$42,000.00	500	\$17,500.00	1700	\$59,500.00
54	2574.508	FERTILIZER TYPE 3 (10-10-20)	POUND	\$1.00							900	\$900.00	450	\$450.00	1350	\$1,350.00
55	2575.508	SEED MIXTURE	POUND	\$4.50							1200	\$5,400.00	600	\$2,700.00	1800	\$8,100.00
56	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$12,000.00							1.5	\$18,000.00	0.75	\$9,000.00	2.25	\$27,000.00
57	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$2.50							11700	\$29,250.00	5850	\$14,625.00	17550	\$43,875.00
58	2582.503	LINE PAINT	LIN FT	\$1.00							4750	\$4,750.00	300	\$300.00	5050	\$5,050.00
ESTIMATED CONSTRUCTION COST:				\$1,653,720.00	12.78%	\$211,367.50	30.13%	\$498,262.50	0.47%	\$7,815.00	39.65%	\$655,765.00	16.96%	\$280,510.00	100.00%	\$1,653,720.00
CONTINGENCIES (15%):				\$248,058.00		\$31,705.13		\$74,739.38		\$1,172.25		\$98,364.75		\$42,076.50		\$248,058.00
SUBTOTAL:				\$1,901,778.00		\$243,072.63		\$573,001.88		\$8,987.25		\$754,129.75		\$322,586.50		\$1,901,778.00
ENGINEERING (22%):				\$418,391.16		\$53,475.98		\$126,060.41		\$1,977.20		\$165,908.55		\$70,969.03		\$418,391.16
LEGAL, FINANCE, ADMIN AND OTHER COSTS (3%):				\$57,053.34		\$7,292.18		\$17,190.06		\$269.62		\$22,623.89		\$9,677.60		\$57,053.34
ESTIMATED TOTAL COST:				\$2,377,222.50		\$303,840.78		\$716,252.34		\$11,234.06		\$942,662.19		\$403,233.13		\$2,377,222.50