FEASIBILITY REPORT

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

Municipal Project No. 4427

Baxter, Minnesota

2024-10234

Council Approval Date: _____

WIDSETH

Widseth.com

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

MUNICIPAL PROJECT NO. 4427

FEASIBILITY REPORT

Prepared for
City of Baxter

WIDSETH No. 2024-11643

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	License Number	Date
Professional Engineer		

CS

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

MUNICIPAL PROJECT NO. 4427

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 2027. On October 20, 2026 the City Council authorized Widseth to complete a Feasibility Report relative to these improvements.

Roadways and projects reviewed in this Report include:

Residential Mill & Overlay

- Baxter Lions Road
- Laverne Circle
- Art Ward Drive
- Perch Lake Drive
- Excelsior Road (Inglewood Drive to Cherrywood Drive)

Residential Full Depth Reclamation

- Jasperwood Drive (310' south of Mapleton Road to Oakdale Road)

Commercial Mill & Overlay

- Timberwood Drive (TH 210 to south 425' of TH 210)
- Cypress Drive (from Excelsior Road to Clearwater Road)

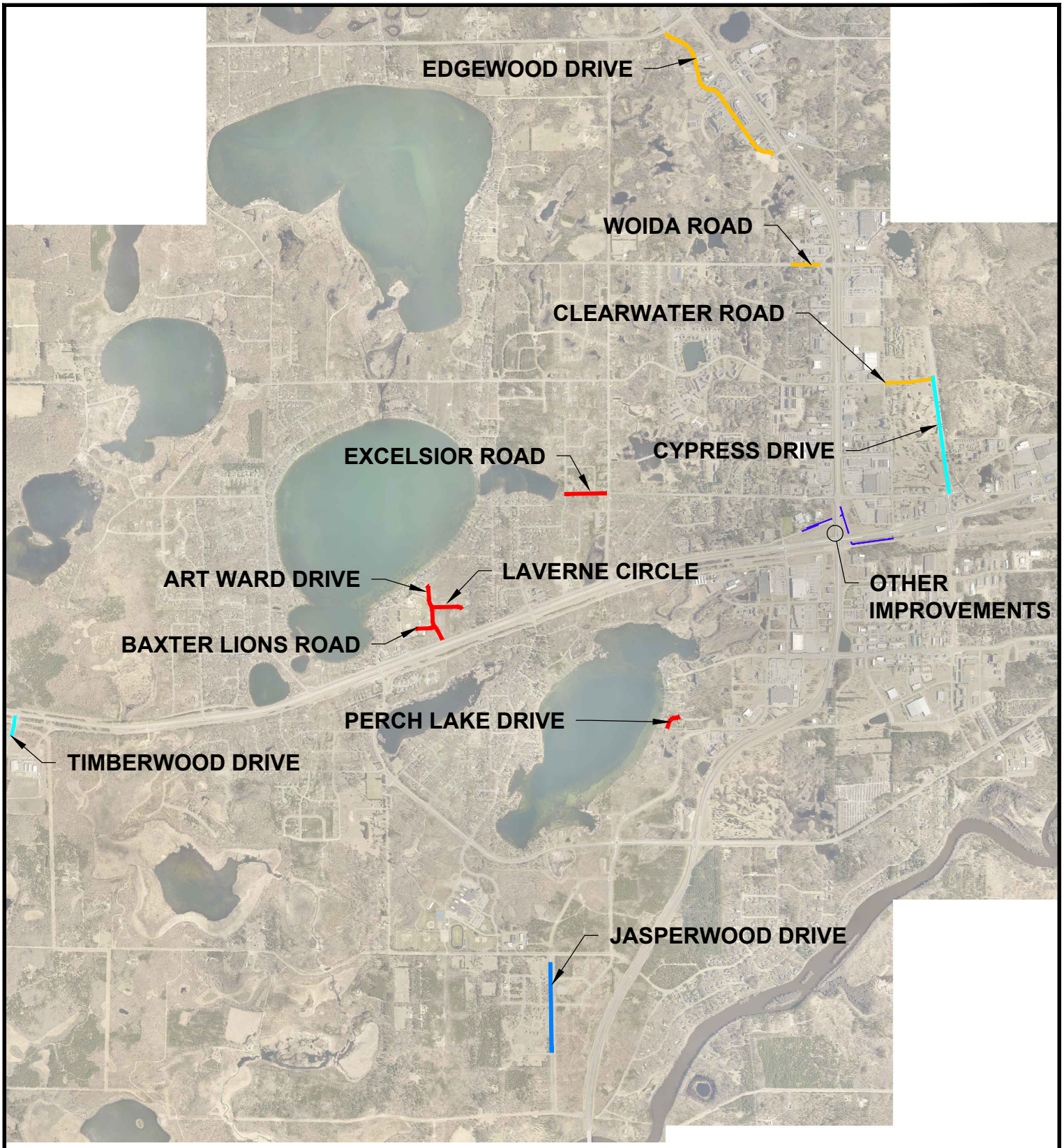
Commercial Full Depth Reclamation

- Edgewood Drive (from Novotny Road to Pine Beach Road)
- Woida Road (from Edgewood Drive to 700' west of Edgewood Drive)
- Clearwater Road (from Cypress Drive to Golf Course Drive)

Other Improvements

- TH 371 / TH 210 Interchange Utility Modifications

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



LEGEND

- RESIDENTIAL MILL & OVERLAY
- RESIDENTIAL FULL DEPTH RECLAMATION
- COMMERCIAL FULL DEPTH RECLAMATION
- COMMERCIAL MILL & OVERLAY
- OTHER IMPROVEMENTS

\Data.Widseth\FileSpace\Projects\City of Baxter-322320\2024-11643\CADD\Civil\Baxter - 2027 Street Improvements Feasibility Report Maps.dwg Plotted by:Alex Bitter 9/29/2026 11:53:09 AM © 2026 WIDSETH SMITH NOLTING & ASSOCIATES, INC

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.

ALEX D BITTER DATE: LIC. NO.57744

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: DEC 2025
SCALE: AS SHOWN
DRAWN BY: ADB
CHECKED BY: ADB
JOB NUMBER:

2027 M&O & FDR IMPROVEMENTS PROJECT
CITY OF BAXTER
BAXTER, MINNESOTA

PROJECT AREA MAP

SHEET NO.
SHEET OF

EXISTING CONDITIONS

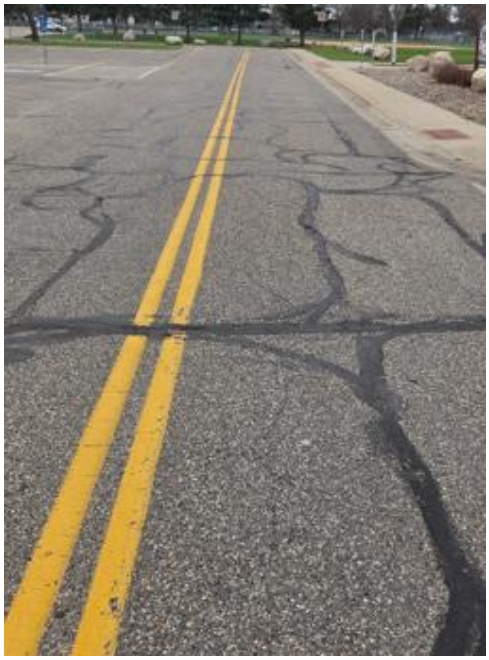
Residential Mill & Overlay

Baxter Lions Road

Baxter Lions Road runs east from Art Ward Circle along Oscar Kristofferson Park and ends at the park parking lot. The roadway is approximately 468 feet long. The project area is zoned R-1, Low-Density Residential, Public Benefit and is located within a 66-foot-wide platted right-of-way.

The roadway was last improved in 2004 as part of the 2004 Art Ward Drive and Laverne Circle Improvements Project. The project included construction of gravity sanitary sewer, watermain and rural roadway section. There is a short section of curb and gutter that runs along a sidewalk and park facilities.

Baxter Lions Road is 26 feet wide, consisting of two 13-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. In 2022, the roadway received a PASER Rating of 6. The PASER Rating in 2025 was 5. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of larger block cracking and cracks that have developed into potholes. The areas of block cracking may require full depth spot repair to reduce the reflective cracking. The City has also been using mastic on large cracks a minimum of 2 weeks prior to paving. Mastic is to be applied after the road has been milled to fill large cracks.



The roadway does not have a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates.

There are does have ADA pedestrian ramps and sidewalk that directs pedestrians to a pavilion and park area. The pedestrian ramps and portions of the sidewalk do not meet current ADA standards.

The area is served by an 8-inch PVC sanitary sewer constructed as part of the 2004 Art Ward Drive and Laverne Circle Improvements project. Televising of the sanitary sewer was completed as part of this project. There were no issues found with the in-place pipe. The existing sanitary sewer manhole lids require repairs to the rings and grout. Cracked castings are also going to be replaced with this project.

The area is also served by a 6-inch PVC watermain that was constructed as part of the 2004 Art Ward Drive and Laverne Circle Improvements project. This segment of watermain was not identified in the 2024 Hydrant and Plastic Tee Review Report as requiring corrective work, exploratory excavation or hydrant restorations. The existing typical section is shown in Appendix A.

Laverne Circle

Laverne Circle is a cul-de-sac located east of Art Ward Drive, across from Oscar Kristofferson Park. The roadway is approximately 718 feet long. The project area is zoned R-2, Medium-Density Residential and R-3, High Density Residential, and is located within a 66-foot-wide platted right-of-way.

The roadway was last improved in 2004 as part of the 2004 Art Ward Drive and Laverne Circle Utility Improvements project**.** The project included construction of gravity sanitary sewer, watermain, and rural roadway section.



Laverne Circle is 26 feet wide, consisting of two 13-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. In 2022, the roadway received a PASER Rating of 6. The PASER Rating in 2025 was 6. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of larger block cracking and cracks that have developed into potholes. The areas of block cracking may require full depth spot repair to reduce the reflective cracking. There is a section of pavement just before the cul-de-sac that is showing signs of subgrade failure where full dept spot repair will be required. This road is also a candidate for mastic repair prior to paving.

This roadway does not have a trail, curb and gutter, or a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates. There does not appear to be any issues with the drainage.

The area is served by an 8-inch and 10-inch PVC sanitary sewer that was constructed as part of the 2004 Art Ward Drive and Laverne Circle Improvements project. Televising of the sanitary sewer was completed as part of this project. There were no issues found with the in place pipe. The existing sanitary sewer manhole lids require repairs to the rings and grout. Cracked castings are also going to be replaced with this project.

The area is served by an 8-inch PVC watermain that was constructed as part of the Novak Addition Watermain Extension project connecting to Art Ward Drive and a 6” PVC watermain connecting to Fairview Road as part of the 2004 Art Ward Drive and Laverne Circle Improvements. Based on the 2024 Hydrant and Plastic Tee Review Report, the watermain fitting types are unknown within this area. An exploratory excavation is recommended to determine the fitting types and identify any necessary replacements.

The existing typical section is shown in Appendix A.

Art Ward Drive

Art Ward Drive connects Fairview Road to Maplewood Drive and runs along the east side of Oscar Kristofferson Park. The roadway is approximately 1,415 feet long. The Project Area is zoned R-1, Low-Density Residential, R-2, Medium-Density Residential and Public Benefit and is located within 80-foot-wide and 66-foot-wide platted right-of-way sections.

The roadway corridor was last improved in 2004 as part of the 2004 Art Ward Drive and Laverne Circle Utility Improvements project. The project included construction of gravity sanitary sewer, watermain and rural roadway section.



Art Ward Drive is 26 feet wide, consisting of two 13-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 3.5 inches of bituminous and 5 inches of Class 5 aggregate base. In 2022, the roadway received a PASER Rating range of 5 to 6. In 2025, the PASER Rating ranged from 4 to 5. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of larger to medium block cracking, and cracks that have developed into potholes. The areas of block cracking may require full depth spot repair to reduce the reflective cracking. This road is also a candidate for mastic repair prior to paving.

There is a 12-foot bituminous trail that runs from Fairview Road to Baxter Lions Road with 18 feet between the trail and road in the 80-foot-wide right of way section. The existing trail section consists of 2 inches of bituminous and 4 inches of Class 5 aggregate base. The bituminous is in poor condition and the pedestrian ramps do not meet current ADA Standards.

The roadway does not have curb and gutter or a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates. There does not appear to be any issues with the drainage. There are a couple areas where ditching could be improved to help prevent water sitting on the pavement.

The area is served by an 8-inch PVC sanitary sewer constructed as part of the 2004 Art Ward Drive and Laverne Circle Improvements project. Televising of the sanitary sewer was completed as part of this project. There were no issues found with the in-place pipe. The existing sanitary sewer manhole lids require repairs to the rings and grout. Cracked castings are also going to be replaced with this project.

The area is also served by an 8-inch PVC watermain that was constructed as part of the 2004 Art Ward Drive and Laverne Circle Improvements project. The watermain tee at Laverne Circle and Art Ward Drive was identified in the 2024 Hydrant and Plastic Tee Review Report as unknown. An exploratory excavation is recommended to determine the fitting type and identify any necessary replacement.

The existing typical section is shown in Appendix A.

Perch Lake Drive

Perch Lake Drive is southwest of Homestead Drive and runs along Perch Lake. The roadway is approximately 500 feet long. The project area is zoned R-1, Low-Density Residential and is located within a 66-foot-wide platted right-of-way.

The roadway was last improved in 2005 as part of the 2005 East Perch Lake Improvements project. The project included construction of gravity sanitary sewer, watermain, and rural roadway section.



Perch Lake Drive is 26 feet wide, consisting of two 13-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. In 2022, the roadway received a PASER Rating of 7. The PASER Rating in 2025 was 6. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of a concentrated area of larger block cracking. This area of block cracking may require full depth spot repair to reduce the reflective cracking. This road is also a candidate for mastic repair prior to paving.

This roadway does not have a trail, curb and gutter, or a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates. There does not appear to be any issues with the drainage.

The area is served by an 8-inch PVC sanitary sewer that was constructed as part of the 2005 East Perch Lake Improvements project. Televising of the sanitary sewer was completed as part of this project. There were no issues found with the in-place pipe. The existing sanitary sewer manhole lids require repairs to the rings and grout. Cracked castings are also going to be replaced with this project.

The area is served by a 6-inch PVC watermain that was constructed as part of the 2005 East Perch Lake Improvements project. This segment of watermain was not identified in the 2025 Hydrant and Plastic Tee Review Report as requiring corrective work, exploratory excavation or hydrant restoration.

The existing typical section is shown in Appendix A.

Excelsior Road (Inglewood Drive to Cherrywood Drive)

This section of Excelsior Road runs from Cherrywood Drive to Inglewood Drive. The roadway is approximately 1,020 feet in length. The Project Area is zoned R1, Low-Density Residential and is located within a 66-foot-wide platted right-of-way.

The roadway corridor was last improved in 2003 as part of the 2003 Knollwood Drive Extension, Bronson Road, Michelle Circle Area and Excelsior Road Improvements. The project included construction of watermain and rural roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated at a later date.



Excelsior Road west of Inglewood Drive is 26 feet wide, consisting of two 13-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. In 2022, the roadway received a PASER Rating of 6. The PASER Rating in 2025 was 4. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of larger block cracking and cracks that have developed into potholes. The areas of block cracking may require full depth spot repair to reduce the reflective cracking. There is a section of pavement in the west bound lane that is showing signs of subgrade failure where full dept spot repair will be required. This road is also a candidate for mastic repair prior to paving.

This roadway does not have a trail, curb and gutter or a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates. There does not appear to be any issues with the drainage. In review with City staff there is an area near Dahlin Road that needs to be regraded to improve the drainage and increase infiltration area volume.

This area is served by an 8-inch PVC sanitary sewer that was constructed as part of the 2003 Knollwood Drive Extension, Bronson Road, Michelle Circle Area and Excelsior Road Improvements. Televising of the sanitary sewer was completed as part of this project. There were no issues found with the in-place pipe. The existing sanitary sewer manhole lids require repairs to the rings and grout. Cracked castings are also going to be replaced with this project.

The area is served by an 8-inch PVC watermain that was constructed as part of the 2003 Knollwood Drive Extension, Bronson Road, Michelle Circle Area and Excelsior Road Improvements. The fire hydrant at the intersection of Excelsior Road and Inglewood Drive is still the original hydrant and is in need of restoration as identified in the 2025 Hydrant and Plastic Tee Review Report. There are no watermain tees identified in this area needing investigation.

The existing typical section is shown in Appendix A.

Residential Full Depth Reclamation

Jasperwood Drive (Mapleton Road to 2,345' south)
This section of Jasperwood Drive extends south from Mapleton Road and ends north of the intersection with Oakdale Road. The roadway project area is approximately 2,345 feet long. The Project Area is zoned R-1, Low-Density Residential and R-2, Medium-Density Residential, and is located within a 100-foot-wide platted right of way.

The roadway corridor was last improved in 1999 as part of the **1999 Highway 371 Bypass Project** and was chip sealed in 2014. The project included construction of rural roadway section.



Jasperwood Drive is 32 feet wide, consisting of two 16-foot driving lanes with 1-foot grassed shoulders. The existing pavement section consists of 4 inches of bituminous pavement and 4 inches of Class 6 aggregate base. The roadway does not meet the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating of 6. The PASER Rating in 2025 was 5. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of bituminous stripping that has created potholes, larger block cracking, alligator cracking and numerous areas of pothole patching. The areas of bituminous stripping are approximately 1 ½ inches in depth.

There is a 10-foot bituminous trail that runs along the east side of the right-of-way with 26 feet between the trail and road. The trail was constructed in 1998 and was last seal coated in 2015. The existing trail section consists of 2 inches of bituminous and 4 inches of Class 5 aggregate base. In 2020 the trail received a PASER rating of 6. The trail has numerous areas of water standing on the trail, multiple areas of crack sealing and no truncated domes at the public roadway intersections.

The roadway does not have curb and gutter or a storm sewer system. Runoff from the roadway drains to shallow roadside swales, where it infiltrates. There does not appear to be any issues with the drainage.

The roadway has a sanitary sewer forcemain that extends from Lift Station No. 15 to Sanitary Sewer Manhole 1601, located north of Mapleton Road. There are no known concerns with this forcemain.

The area is also served by an 8-inch PVC watermain that was constructed as part of the 2006 Jasperwood East Phase One Improvements. This segment of watermain was not identified in the 2025 Hydrant and Plastic Tee Review Report as requiring corrective work or exploratory excavation.

The existing typical section is shown in Appendix A.

Commercial Mill & Overlay

Timberwood Drive (TH 210 to south 425' of TH 210)
Timberwood Drive runs south of Highway 210. The roadway project area is approximately 425 feet long. The Project Area is zoned I, Industrial Office, and is located within a 140-foot-wide platted right of way.

The roadway corridor was last improved in 2008 as part of the 2008 Potlatch Roadway Extension Project. The project included construction of storm sewer and urban roadway section.



Timberwood Drive consists of a 4-lane separated roadway with a grassed center median that converges to a 3-lane roadway. The two, two lanes' roads consist of 26 feet wide bituminous mat with curb and gutter. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. The roadway does not meet the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating of 5. The PASER Rating in 2025 was 4. The PASER evaluates pavement conditions based on factors including longitudinal and transverse cracking. The roadway also consists of bituminous stripping that has created potholes, larger block cracking and numerous areas of pothole patching. The areas of bituminous stripping are approximately 1 ½ inches in depth. The curb and gutter is in fair condition with less than 25% of the curb in need of replacement. The City also plans to work with the railroad as this section crosses railed. A site meeting with a railroad representative was held and the railroad plans to complete maintenance on the crossing concurrently with the street improvements.

The area is served by a storm sewer system which was constructed as part of the 2008 Potlatch Roadway Extension Project. There are no known issues with the storm sewer. City staff was to conduct jetting of the pipe to clean them per normal maintenance plan.

The area is served by an 8-inch PVC sanitary sewer and 6-inch forcemain constructed as part of the 2006 Potlatch – Highway 210 Extension Project. Televising of the sanitary sewer has not been completed as part of this project, therefore, the condition of the pipe and potential issues have not been determined. The existing sanitary sewer manhole lids require repairs, including replacement of the rings and castings.

The area is also served by a 12-inch PVC watermain that was constructed as part of the 2006 Potlatch – Highway 210 Extension Project. This segment of watermain was not identified in the 2025 Hydrant and Plastic Tee Review Report as requiring corrective work, exploratory excavation or hydrant restoration.

The existing typical section is shown in Appendix A.

Cypress Drive (from Excelsior Road to 60' north of Clearwater Road)
This section of Cypress Drive is north of Excelsior Road and Highway 210. The roadway project area is approximately 2,320 feet long. The project area is zoned R-1, Low-Density Residential, and is located within a 105-foot-wide platted right of way.

The roadway was constructed in 2006 as part of the Baxter Town Center Development Project and chip sealed in 2017.



Cypress Drive was constructed as a 4-lane separated roadway with a center grassed median. The typical section included two 13-foot lanes for both directions of traffic. The existing pavement section consists of 6 inches of bituminous pavement and 6 inches of Class 6 aggregate base. The roadways currently meets the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating of 6. The PASER Rating in 2025 was 5. The PASER evaluates pavement conditions based on factors including longitudinal and lateral cracking. In addition to cracking, localized areas of bituminous stripping have required repeated patching efforts over the years. In some areas, the stripping extends to depths approaching 2 inches. Based on discussions with City staff, many of these locations have been patched multiple times; however, the repairs have not remained stable due to the deteriorating condition of the surrounding pavement and limited material available for proper patch bonding. The roadway also contains isolated transverse cracking throughout the corridor, much of which has been previously crack sealed as part of the City's routine pavement maintenance program. Longitudinal cracking and pavement separation are present primarily along paving joints and seams and appear to be associated with the ongoing stripping-related deterioration. Other significant structural pavement failures were not observed during the field review.

The curb and gutter system is generally in serviceable condition, with less than 25 percent estimated to require replacement. Areas requiring replacement are primarily concentrated adjacent to existing catch basin structures.

Existing curb inlet structures utilize MnDOT castings with partial bottom flanges. Replacement with the City's current standard casting incorporating a full bottom flange is recommended to minimize future infiltration and loss of granular material into the structure. These improvements are expected to reduce the potential for pavement undermining and future bituminous pavement failures adjacent to the catch basins.

A 10-foot-wide bituminous trail is located on the west side of the corridor. The existing pavement section consists of 2" of bituminous and 4" of class 6 base. The bituminous on the trail is in poor condition with many depressed transverse cracking that has been sealed. The pedestrian ramps

are in poor condition and do not meet current ADA standards due to the concrete and pavement failures.

This corridor is served by an existing storm sewer collection system. One known flooding issue exists at the roadway low point located approximately 910 feet south of Clearwater Road. The flooding is a result of water backing up within the adjacent ditch and pond system located along the east side of the roadway. This issue will be addressed through a ditch regrading and overflow structure modifications. The storm sewer was not televised as part of the review and no issues with the pipe have been confirmed. Jetting and televising is recommend prior to the design phase.

This area is served by an 10-inch PVC sanitary sewer that was constructed as part of the 2006 Baxter Town Center Development Project. Televising of the sanitary sewer has not been completed as part of this project, therefore, the condition of the pipe and potential issues have not been determined. The existing sanitary sewer manhole lids require repairs, including replacement of the rings and castings.

This area is also served by a 12-inch PVC watermain that was constructed as part of the 2006 Baxter Town Center Development Project. This area was not identified in the 2025 Hydrant and Plastic Tee Review Report.

The existing typical section is shown in Appendix A.

Commercial Full Depth Reclamation

Edgewood Drive (from Novotny Road to Pine Beach Road)

This section of Edgewood Drive is north of Novotny Road and west of Trunk Highway 371. The roadway is approximately 4,015 feet in length. The project area is zoned C2, Regional Commercial and PUD, Planned Unit Development and is located within a 66-foot-wide platted right-of-way.

The roadway corridor was last improved in 2003 and 2004 as part of the 2003 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 feet wide, consisting of two 18-foot driving lanes. The existing pavement section consists of 3.5 inches of bituminous pavement and 5 inches of Class 5 aggregate base. The roadway does not meet the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating 5. The PASER Rating in 2025 was 4 to 5. The PASER evaluates pavement conditions based on factors including longitudinal and lateral cracking. In 2017, the road was chip sealed. This chip sealing is linked to bituminous stripping. There are multiples areas of stripping that have been patched. The stripping has been shown to move quickly through the entire bituminous section if not removed. The roadway also consists of larger block cracking, alligator cracking and numerous areas of pothole patching. A portion of the roadway had curb and gutter and the remaining portion does not. The curb and gutter is in poor condition with more than 50% of the curb requiring replacement.

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 in 2024. There are two sections of pipe (SWIN-1551 to SWIN-1550 and SWIN-1553 to SWIN-1558) that have symmetrical pop out failures throughout the length of the pipe. There are even areas where the reinforcements are exposed. These sections of pipe could either be replaced or lined. Throughout the road, the catch basins are different styles, and some do not meet the City standard. The catch basins are recommended to be updated to meet the city standard.

This area is served by a 10-inch PVC sanitary sewer and 6-inch HDPE forcemain that was constructed as part of the 2003 Edgewood Drive North Utility and Roadway Extension. Televising was completed in 2024 for this project area 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 with one more service wye that is potentially leaking. Further verification is required. The existing sanitary sewer manhole lids require repairs, including replacement of the rings and castings.

The area is also served by a 10-inch PVC watermain that was constructed as part of the 2003 Edgewood Drive North Utility and Roadway Extension. This segment of watermain was not identified in the 2025 Hydrant and Plastic Tee Review Report as requiring corrective work, exploratory excavation or hydrant restoration. The existing typical section is shown in Appendix A.

Woida Road (from Edgewood Drive to 700' west of Edgewood Drive)
This section of Woida road runs from Edgewood Drive 700 feet west. The roadway project area is approximately 700 feet in length. The Project Area is zoned C2, Regional Commercial and is located within a 66-foot-wide and 80-foot-wide platted right-of-way.

The roadway corridor was last improved in 2006 as part of the **2006 Kirkwood Commercial Area Improvements project.** The project included construction of gravity sanitary sewer, storm sewer and urban roadway.



This section of Woida Road ranges from 44 to 55 feet wide, consisting of two 22-foot driving lanes, to 2 turn lanes and 2 thru lanes with curb and gutter. The existing pavement section consists of 3.5 inches of bituminous pavement and 6 inches of Class 5 aggregate base. The roadway does not meet the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating 6. The PASER Rating in 2025 was 5. The PASER evaluates pavement conditions based on factors including longitudinal and lateral cracking. In 2017, the road was chip sealed. This chip sealing is linked to bituminous stripping. There are multiples areas of stripping that have been patched. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping starts. The roadway also consists of larger block cracking and numerous areas of pothole patching. The roadway has curb and gutter and it is in poor condition with more than 50% of the curb requiring replacement.

Drainage from the roadway is collected in eight storm sewer catch basins and is piped through 15", 21", and 24" RC pipes to stormwater ponds located on the southeast end of the Project Area. The City has had many issues with deteriorating and leaking drainage structures that were constructed during this time frame. It is likely the structures are leaking and, if they have not already been repaired, will likely need repair in the future. During the Jetting and Televising completed in 2024. There is a structure that has been identified that requires reconstruction due to inverts being incorrect not along the pipe to free flow into the structure.

The stormwater basin located on the north and south side of the road was constructed in 1993. The storm sewer basin outlets to the south into the storm sewer network that runs south on Edgewood Drive. We are not aware of any maintenance being performed on either basin since their construction.

A 10' wide bituminous trail was constructed in 2014 with the "2014 Woida Road Improvement" Project and is located along the north side of the roadway from Inglewood Drive to Edgewood Drive. The trail is separated from the roadway by a 4' wide boulevard area. The trail section consists of 4" of Class 5 aggregate base and 2" of bituminous and is in good condition. The PED ramp at the start of the trail is ADA compliant but the transition from the road to the curb and gutter is not compliant.

This area is served by a 10-inch PVC sanitary sewer that was constructed as part of the 2006 Kirkwood Commercial Area Improvements. Televising was completed in 2024. There were no issues found with the pipe directly under this section of roadway. The existing sanitary sewer manhole lids require repairs, including replacement of the rings and castings.

The area is served by a 12-inch PVC watermain that was constructed as part of the 1997 Woida Road Watermain Improvements. This segment of watermain was not identified in the 2025 Hydrant and Plastic Tee Review Report as requiring corrective work, exploratory excavation or hydrant restoration.

The existing typical section is shown in Appendix A.

Clearwater Road (from Cypress Drive to Golf Course Drive)

This section of Clearwater Road runs from Cypress Drive to Golf Course Drive, east of Trunk Highway 371. The roadway project area is approximately 1,070 feet in length. The Project Area is zoned R1, Low Density Residential and C2, Regional Commercial and is located within an 80-foot-wide platted right-of-way.

The roadway was constructed in 2006 as part of the Baxter Town Center Development Project and chip sealed in 2017.



Clearwater Road is 40 feet wide, consisting of two 20-foot driving lanes with a left turn lane at each end. The existing pavement section consists of 3.5 inches of bituminous pavement and 7 inches of Class 5 aggregate base. Cores were taken as part of this project to confirm the pavement section. The roadway does not meet the City's 10-ton roadway standard. In 2022, the roadway received a PASER Rating 5. The PASER Rating in 2025 was 5. The PASER evaluates pavement conditions based on factors including longitudinal and lateral cracking. In 2017, the road was chip sealed. This chip sealing is linked to bituminous stripping. There are multiples areas of stripping that have been patched. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping starts. The roadway also consists of larger block cracking and numerous areas of pothole patching. The roadway has curb and gutter and it is in poor condition with more than 50% of the curb requiring replacement.

Clearwater Road does not currently have any pedestrian facilities. There has been public comment in favor of including a shared bike lane or a trail to this section of roadway since there is a shared bike lane on Golf Course Drive and a grade separated trail along Cypress Drive the connects to the Paul Bunyan Trail.

The existing curb inlet structures utilize MnDOT castings with partial bottom flanges. Replacement of these castings with the current City standard casting incorporating a full bottom flange is recommended. The upgraded casting configuration will help reduce future failures associated with water infiltration and migration of granular material into the catch basin structure, which can lead to pavement undermining and subsequent bituminous pavement failure.

This corridor is served by an existing storm sewer collection system. The storm sewer system was not televised as part of this review, and no known pipe deficiencies were identified during the field evaluation. However, jetting and televising of the storm sewer system is recommended prior to the design phase to verify pipe condition and identify any maintenance or repair needs.

This area is served by an 8-inch PVC sanitary sewer that was constructed as part of the 2006 Baxter Town Center Development Project. Televising of the sanitary sewer has not been completed as part of this project, therefore, the condition of the pipe and potential issues have not been determined. The existing sanitary sewer manhole lids require repairs, including replacement of the rings and castings.

This area is also served by an 8-inch PVC watermain that was constructed as part of the 2006 Baxter Town Center Development Project. This area was not identified in the 2025 Hydrant and Plastic Tee Review Report.

The existing typical section is shown in Appendix A.

Other Improvements

The project area includes existing City sanitary sewer and watermain infrastructure located along Fairview Road and within the TH 371, TH 210, and BNSF right-of-way corridors. The existing water distribution system includes 12-inch watermain, gate valves, and crossings of TH 371 and TH 210. Existing sanitary sewer is also located along Fairview Road and extends through portions of the proposed interchange project area.

Construction of the TH 371 / TH 210 Interchange Project will result in conflicts with portions of the existing City utilities due to proposed roadways, grading, and other improvements. Portions of the existing watermain and sanitary sewer will no longer be needed or cannot remain in their current locations. Utility removals and modifications are therefore proposed in advance of the interchange construction to reduce conflicts and facilitate construction of the 2028 project.

PROPOSED IMPROVEMENTS

Residential Mill & Overlay

The roads recommended for mill and overlay in the residential areas are Baxter Lions Road, Laverne Circle, Art Ward Drive, Perch Lake Drive, and Excelsior Road. The PASER ratings for the mill and overlay roads are as follows.

Roadway	2022 PASER Rating	2025 PASER Rating
Baxter Lions Road	6	5
Laverne Circle	6	6
Art Ward Drive	5&6	4&5
Perch Lake Drive	7	6
Excelsior Road	6	4

Baxter Lions Road, Laverne Circle and Art Ward Drive consist of bituminous stripping approximately ½" in depth, block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Perch Lake Drive consists of a concentrated area of block cracking with the remaining roadway mainly containing transvers cracking. Excelsior Road consists of severe surface wearing, areas of block cracking, transvers and longitudinal cracking. The pavement surface of these roads has deteriorated to the point of requiring repair. The subgrade of these roads still appears to be in good condition with only approximately 10% of the pavement area requiring full depth spot repair. If improvements are postponed on these roads, there is a possibility the subgrade could continue to be compromised and additional improvements such as a full-deep reclamation may be recommended. The recommended rehabilitation for these roads is a mill and overlay.

The benefits of the Mill and Overlay process include the reduction of aging, transverse and longitudinal cracking and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement approximately 1.5". The areas requiring full depth spot repair will have the pavement removed to the aggregate base, the aggregate base depth will be verified and adjusted accordingly. Once the aggregate base is repaired, the area will be patched. This creates an even surface to place 2" of bituminous establish a 2% crown.

The section of trail along all of Art Ward Drive will be resurfaced utilizing a 1" mill and 2" overlay. Completing a restoration of the entire trail brings the pavement section to the current standard of 3" of bituminous and 5" of aggregate base. Truncated domes and pedestrian ramps will be improved at the intersections with public roadway to bring the trail to ADA compliance. The curb ramps and portions of the sidewalk are also proposed to be replaced to bring them to current ADA standards.

Sanitary sewer improvements for these roadways consist of removal of the castings, replacing the adjusting rings and grout and resetting the existing casting. Castings will be replaced if they are damaged.

Watermain improvements are based on the 2024 Watermain Fitting Review Report. Art Ward Drive and Laverne Circle will have exploratory excavations completed to confirm the material type for the watermain tees. If the watermain tees are found to be plastic, they will be replaced with ductile iron pipe tees. Throughout the project area, the gate valves within the pavement area will have the box tops removed, adjusted, replaced if damage and set to the correct elevation.

The proposed improvements to Baxter Lions Road, Laverne Circle, Art Ward Drive, Perch Lake Drive, and Excelsior Road are shown on the typical section in Appendix A.

Residential Full Depth Reclamation

Jasperwood Drive

In 2022, Jasperwood Drive was rated a 6 on the PACER scale and a rating 5 in 2025. Despite the rating of a 5 in 2025, the road has reached the end of its useful life. The road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block and alligator cracking is present and the areas are growing larger, and longitudinal and transverse cracks are throughout the roadway. Jasperwood Drive has areas of bituminous that are stripping, and potholes are present. This section of Jasperwood Drive is proposed to be reconstructed utilizing full depth reclamation (FDR).

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, and reduced maintenance costs. 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.

A full depth reclamation will be completed on the top 7.5" of the pavement and base section will be completed. After the material is reclaimed, 2.5" will be removed off the top and the remaining material will be compacted leaving a 5" reclaimed base. 3.5" of bituminous will be constructed in two separate lifts.

The section of trail along all of Jasperwood Drive will be not be reconstructed as part of this project and is proposed to be reconstruction as part of a future project.

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

Proposed improvements to Jasperwood Drive are shown in appendix A.

Commercial Mill & Overlay

Timberwood Drive (TH 210 to south 425' of TH 210)
In 2022, Timberwood Drive received a PASER Rating of 5. The PASER Rating in 2025 was 4. With a PASER rating of 4, the recommendation has typically been to complete a full depth reclamation. However, the subgrade for this roadway appears to be in good condition. There are areas where there is localized failure and these areas will be subject to full depth spot repair. The curb and gutter is in relatively good condition with in only minor areas planned for replacement. This section of Timberwood Drive is recommended for a mill and overlay.

The benefits of the Mill and Overlay process include the reduction of aging, transverse and longitudinal cracking and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement approximately 2". The areas requiring full depth spot repair will have the pavement removed to the aggregate base, the aggregate base depth will be verified and adjusted accordingly. Once the aggregate base is repaired, the area will be patched. This creates an even surface to place 2.5" of bituminous establish a 2% crown.

Other improvements to Timberwood Drive include adjusting the manhole and gate valve castings within the pavement area. Damaged sections of curb and gutter will be removed and replaced. The city will also be working with the railroad on improvements to the crossing.

Proposed improvements to Timberwood Drive are shown in appendix A.

Cypress Drive (from Excelsior Road to 60' north of Clearwater Road)
In 2022, Cypress Drive received a PASER Rating of 6. The PASER Rating in 2025 was 5. Cypress Drive currently meets the City's standard commercial 10-ton roadway section consisting of 6" of bituminous pavement over 6" of aggregate base. Based on the observed pavement condition, the recommended rehabilitation strategy for this corridor is a 2-inch bituminous mill and 2.5-inch overlay.

The benefits of the Mill and Overlay process include the reduction of aging, transverse and longitudinal cracking and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement approximately 2". The areas requiring full depth spot repair will have the pavement removed to the aggregate base, the aggregate base depth will be verified and adjusted accordingly. Once the aggregate base is repaired, the area will be patched. This creates an even surface to place 2.5" of bituminous establish a 2% crown.

Localized replacement of damaged curb and gutter sections is also recommended. In addition, rehabilitation of the existing catch basin structures should be completed as part of the project. Recommended improvements include removal of the existing castings and adjustment rings, grouting of voided areas as necessary, installation of new adjustment rings, and replacement with castings meeting current City standards. Minor repair and rehabilitation of the existing concrete drainage structures should also be anticipated as part of the work. The Ditch on the east side of Cypress Drive where the flooding has taken place is recommended to be graded to a minimum slope to allow for free flow to the overflow structure.

The section of trail along all of Cypress Drive will be resurfaced utilizing a 1” mill and 2” overlay. Completing a restoration of the entire trail brings the pavement section to the current standard of 3” of bituminous and 5” of aggregate base. Truncated domes and pedestrian ramps will be improved at the intersections with public roadway to bring the trail to ADA compliance. The curb ramps are also proposed to be replaced to bring them to current ADA standards.

The other improvements recommended for this road consist of replacement of sanitary sewer manhole castings and gate valve box tops.

Proposed improvements to Cypress Drive are shown in appendix A.

Commercial Full Depth Reclamation

The recommended roads for full-depth reclamation in the commercial areas are Edgewood Drive, Woida Road and Clearwater Road. The PASER ratings for the commercial full depth reclamation roads are as follows.

Roadway	2022 PASER Rating	2025 PASER Rating
Edgewood Drive	5	4&5
Woida Road	6	5
Clearwater Road	5	5

These roads have an average PASER rating of 5. A rating of 5 per the City's Pavement Management Plan would typically fall under a mill and overlay for a rehabilitation method. After completing the details site review. The pavement condition on the three road were worse than the PASER rating suggests. The areas of failure on these three roads is getting larger over time. The full depth spot repair would likely exceed 40% of the roadway surface. These three roadways also do not meet the City standard section for commercial roadways of 10-ton. The curb and gutter also requires more than 50% replacement triggering a full replacement of the curb and gutter. With all of these factors, the recommended rehabilitation method is a full depth reclamation.

The benefits of the FDR process include the reduction of reflective cracking, longer pavement life (typically 20 years with proper maintenance), improved ride, and reduced maintenance costs. 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.

A full depth reclamation will be completed on the pavement section less 0.5" will be completed. After the roadway is reclaimed, the reclaim material will be set aside to allow for subgrade material to be removed to make room for 6" of reclaimed base and 6" of bituminous.

Based on public comment and preliminary approval from the Utility Commission, a grade separated trail is proposed to be constructed on the north side of the Clearwater Road corridor connecting the trail on Cypress Drive to Golf Course Drive. This trail would be constructed to be 10 feet in width and have a 5-foot boulevard between the back of curb and the edge of the trail. There are some difficulties with the construction of the trail and they are listed below.

- There is a fire hydrant that is approximately 5 feet off the back of curb. The hydrant and valve are proposed to be relocated closer to the roadway and would be centered in the 5-foot boulevard.
- There are two electrical pedestals located on the north side of the right-of way approximately 13.5 to 14.5 feet from the back of curb. The City and the contracted project engineer will work with the utility owners to get these pedestals relocated. The relocation of these pedestals may be at the cost of the City.
- This option also requires grading outside of the right of way. The topography on the north side of the road changes significantly along the roadway. To complete this work, the city would need to obtain temporary easements.

As a whole, a grade separated trail would be a benefit to the City's trail system and promote safety trail to and from the Cypress Drive and Paul Bunyon Trails.

The other improvements recommended for these three roads consist of replacement of sanitary sewer manhole castings and gate valve box tops. The storm sewer catch basins are in need of repair along with two section of storm sewer pipe on Edgewood Drive. Also on Edgewood drive, there are two service connections that are leaking that need to be addressed to reduce Inflow and infiltration (I&I). There are multiple option to repair these connections which include replacement, lining or grout injection. On Woida, there is a storm sewer structure that required reconstruction to correct the misaligned invert.

Proposed improvements to Cypress Drive are shown in appendix A.

Other Improvements

The TH 371 / TH 210 Interchange Project requires modifications to portions of the City's existing sanitary sewer and water infrastructure. The improvements described in this report are proposed for completion in 2027 to prepare for interchange construction, which is scheduled to begin in 2028. The proposed 2027 utility improvements are summarized below.

Fairview Road

- Remove watermain from 1st Baptist Church middle entrance to the TH 371 right-of-way.
- Remove watermain and steel casing pipe from approximately 25' east of NB TH 371 to existing 12" x 12" ductile iron tee.
- Remove approximately 400' of sanitary sewer pipe and one sanitary sewer manhole
- Temporarily reconstruct affected portions of Fairview Road and driveways with 5 inches of aggregate base and 2 inches of bituminous pavement.

TH 371 and TH 210 Corridor

- Remove existing 12" watermain and gate valves located within unpaved portions of the TH 371 and TH 210 corridors, generally east of TH 371 from the BNSF right-of-way to Excelsior Road.

BNSF Right-of-Way

- In accordance with the BNSF utility agreement, remove existing watermain within the BNSF right-of-way where removal can be completed without disturbing the railroad tracks.
- Remove the existing 12-inch watermain along the north side of the railroad tracks.
- Remove the existing gate valves at the north/south railroad crossing and install a new 12-inch gate valve and box.

The proposed 2027 improvements are intended to remove or modify existing utilities that would otherwise conflict with the TH 371 / TH 210 Interchange Project. Additional utility modifications will be required along TH 371, TH 210, Excelsior Road, Dellwood Drive, and Edgewood Drive. These improvements are being incorporated into the interchange project plans and are anticipated to be completed as part of the 2028 interchange construction.

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:

Mill & Overlay (Residential)	
Assessable Roadway:	$426,438
City Roadway:	$52,293
City Storm Sewer:	$42,159
City Watermain:	$108,531
City Trail:	$29,133
Subtotal:	**$658,554**
Full Depth Reclamation (Residential)	
Assessable Roadway:	$492,468
Subtotal:	**$492,468**
Mill & Overlay (Commercial)	
Assessable Roadway:	$186,986
Assessable Storm Sewer:	$119,531
Assessable Sanitary Sewer:	$26,030
Assessable Watermain:	$56,422
City Roadway:	$211,300
City Storm Sewer:	$28,175
City Watermain:	$2,911
City Trail	$64,086
Subtotal:	**$695,441**
Full Depth Reclamation (Commercial)	
Assessable Roadway:	$2,204,747
Assessable Storm Sewer:	$302,943
Assessable Sanitary Sewer:	$94,201
Assessable Watermain:	$62,495
City Roadway:	$32,674
City Sanitary Sewer:	$43,700
City Trail	$191,017
Subtotal:	**$2,931,777**
Other Improvements	
Sanitary Sewer:	$63,333
Water Distribution:	$201,775
Subtotal:	**$265,108**

ESTIMATED TOTAL PROJECT COST: $5,043,348

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 estimated in 2027 dollars and need may 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 would be obtained from assessments to benefitting property owners and contributions from the City of Baxter. The estimated assessments included in this Report were calculated in accordance with City policy utilizing the Unit Assessment Method and Front Footage Assessment Method. A detailed description of the assessment methods utilized by the City of Baxter can be found in the most recent version of the "City of Baxter – Assessment Policy for Public Initiated Improvements."

Based on the improvement type, project costs have been split into various project areas for the purposes of assessment and city cost calculation. Utilizing the previously mentioned methodologies, the following project allocations were determined.

Mill & Overlay (Residential)

In accordance with City policy, 100% of mill & overlay improvement costs, up to 26' in width in "residential" areas, are assessed to the adjacent benefitting properties. Zoning districts included in this "residential" assessment category include RR, RS, R-1, R-2, and R-3. In accordance with past practice, the Unit Assessment Method was selected. The unit assessment was calculated by dividing the total project cost by the number of Equivalent Residential Unit (ERU) units in the project area.

Costs for the sanitary sewer and watermain below the roadway and trail improvements are assumed to be paid by the City and not assessed. Costs for the sanitary sewer and gate valve cover repairs and replacement are an assessed cost.

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

Total Estimated Project Costs:	$658,554
City Roadway:	$52,293
City Storm Sewer:	$42,158
City Watermain:	$108,531
City Trail:	$29,133
Total Remaining Assessable Costs:	$426,438
Total Equivalent Residential Units:	82
Estimated Cost per Unit:	$5,200

In accordance with City policy, assessments for mill & overlay projects are collected over a 7-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 levied. Detailed assessment rate calculations and estimated individual assessments are included in Appendix B.

Full Depth Reclamation (Residential)

In accordance with City policy, 100% of full depth reclamation improvement costs, up to 26' in width, in "residential" areas, are assessed to the adjacent benefitting properties. Zoning districts included in this "residential" assessment category include RR, RS, R-1, R-2, and R-3. In accordance with past practice, the Front Footage 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 based on the zoning of the parcel.

Costs for Storm Sewer, Sanitary Sewer and Watermain below the roadway and Trail improvements are assumed to be paid by the City and not assessed. Costs for the sanitary sewer and gate valve cover repairs and replacement are an assessed cost.

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

Total Estimated Project Costs:	$492,468
Total Remaining Assessable Costs:	$492,468
Estimated Assessable Front Footage (lin ft):	3,717
Estimated Cost per linear foot:	$133

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 B.

Mill & Overlay (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 R-2, R-3, OS, 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 based on the zoning of the parcel.

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

Costs for sanitary sewer and watermain repairs be the pavement section and trail improvements are assumed to be paid by the City and not assessed. Costs for the storm sewer repairs, sanitary sewer and gate valve cover repairs and replacement are an assessed cost.

MnDOT is contributing approximately $310,000 towards Cypress Drive as this is a proposed detour route for the TH371/TH210 Interchange Project.

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

Total Estimated Project Costs:	$695,441
City Roadway:	$211,300
City Storm Sewer:	$28,175
City Watermain:	$2,911
City Trail:	$64,086
Total Assessable Costs:	$388,969
Estimated Assessable Front Footage (lin ft):	4,350

Estimated Cost per Foot:	$89

In accordance with City policy, assessments for full depth reclamation projects are collected over a 7-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 B.

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 R-2, R-3, OS, 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 based on the zoning of the parcel.

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

Costs for sanitary sewer and watermain repairs be the pavement section and trail improvements are assumed to be paid by the City and not assessed. Costs for the storm sewer repairs, sanitary sewer and gate valve cover repairs and replacement are an assessed cost.

MnDOT is contributing approximately $139,500 towards Clearwater Road as this is a proposed detour route for the TH371/TH210 Interchange Project.

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

Total Estimated Project Costs:	$2,883,257
City Roadway:	$66,174
City Sanitary Sewer:	$43,700
City Trail:	$7,116
Total Assessable Costs:	$2,664,386
Edgewood Drive & Woida Road Assessable Cost:	$2,235,914
Estimated Assessable Front Footage (lin ft):	9,228
Estimated Cost per Foot:	$242
Clearwater Road Assessable Cost:	$428,472
Estimated Assessable Front Footage (lin ft):	2,124
Estimated Cost per Foot:	$202

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 B.

Other Improvements

The proposed sanitary sewer and water infrastructure modifications for the TH 371 / TH 210 Interchange Project provide a city-wide benefit and are not assessable. Project costs may be paid using State-Aid funds (under investigation), sanitary sewer enterprise funds, water enterprise funds or a combination of all three.

CONCLUSIONS AND RECOMMENDATIONS

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

Roadways and projects reviewed in this Report include:

Residential Mill & Overlay

- Baxter Lions Road
- Laverne Circle
- Art Ward Drive
- Perch Lake Drive
- Excelsior Road (Inglewood Drive to Cherrywood Drive)

Residential Full Depth Reclamation

- Jasperwood Drive (310' south of Mapleton Road to Oakdale Road)

Commercial Mill & Overlay

- Timberwood Drive (TH 210 to south 425' of TH 210)
- Cypress Drive (from Excelsior Road to 60' north of Clearwater Road)

Commercial Full Depth Reclamation

- Edgewood Drive (from Novotny Road to Pine Beach Road)
- Woida Road (from Edgewood Drive to 700' west of Edgewood Drive)
- Clearwater Road (from Cypress Drive to Golf Course Drive)

Other Improvements

- Sanitary sewer and water distribution infrastructure modifications related to the TH 371 / TH 210 Interchange Project

The total cost of all improvements is estimated at $5,043,348.

Residential Area – Mill & Overlay

The mill & overlay residential area includes the mentioned roads. In accordance with the 2021 Pavement Management Plan, Mill & Overlay is the recommended pavement maintenance technique. Other improvements include manhole and casting replacements, watermain exploratory excavation, and hydrant restoration.

Assessments were calculated using the Unit Assessment Method and are estimated to be $5,200.47 per ERU.

The Mill & Overlay cost summary is as follows:

Total Estimated Project Cost:	**$658,554**
City Costs:	$232,115
Assessable Project Costs:	$426,438
Benefiting Property Assessments:	$353,632
City Property Assessments:	$72,806
Total Estimated City Cost (City Costs + Assessments):	**$304,922**

Residential Area - Full Depth Reclamation

The residential FDR area includes the mentioned roads. In accordance with the 2021 Pavement Management Plan, FDR is the recommended reconstruction technique. Other improvements include manhole and casting replacements and watermain exploratory excavation.

Assessments were calculated using the front linear footage method and are estimated to be $132.49 per linear foot.

The residential FDR cost summary is as follows:

Total Estimated Project Cost:	**$492,468**
Assessable Project Costs:	$492,468
Benefiting Property Assessments:	$28,618
City Frontage Contributions:	$463,850
Total Estimated City Cost (City Costs + Assessments):	**$463,850**

Commercial Area – Mill & Overlay

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 manhole and casting replacements, trail, and crossings renovations to be ADA compliant, and replacement of curb and gutter.

Assessments were calculated using the front linear footage method and are estimated to be $89.42 per Linear foot.

The FDR cost summary is as follows:

Total Estimated Project Cost:	**$695,441**
City Costs:	$306,472
Assessable Project Costs:	$388,969
Benefiting Property Assessments:	$187,331
City Frontage Contributions:	$201,638
Total Estimated City Cost (City Costs + Assessments):	**$508,110**

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 manhole and casting replacements, trail, and crossings renovations to be ADA compliant, and replacement of curb and gutter.

Assessments were calculated using the front linear footage method and are estimated to be $243.68 per Linear foot.

The FDR cost summary is as follows:

Total Estimated Project Cost:	**$2,931,777**
City Costs:	$267,391
Assessable Project Costs:	$2,664,386
Benefiting Property Assessments:	$2,252,240
City Frontage Contributions:	$412,147
Total Estimated City Cost (City Costs + Assessments):	**$679,538**

Other Improvements

The proposed sanitary sewer and water infrastructure modifications for the TH 371 / TH 210 Interchange Project provide a city-wide benefit and are not assessable. Project costs may be paid using State-Aid funds (under investigation), sanitary sewer enterprise funds, water enterprise funds or a combination of all three.

The other improvement cost summary is as follows:

Total Estimated Project Cost:	**$265,108**

Total Project Area Cost Summary

Estimated Total Project Cost:	**$5,043,348**	
Estimated Assessable Project Costs		
Benefitting Property Assessments:	**$2,821,820**	**56%**
City of Baxter Assessment Contribution:	$1,150,441	
City Cost Summary		
City Roadway:	$296,267	
Trail:	$284,236	
Storm Sewer:	$70,333	
Sanitary Sewer:	$107,033	
Water:	$313,217	
City Assessment:	$1,150,441	
Total Estimated City Cost:	**$2,221,528**	**44%**

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 4-5 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.

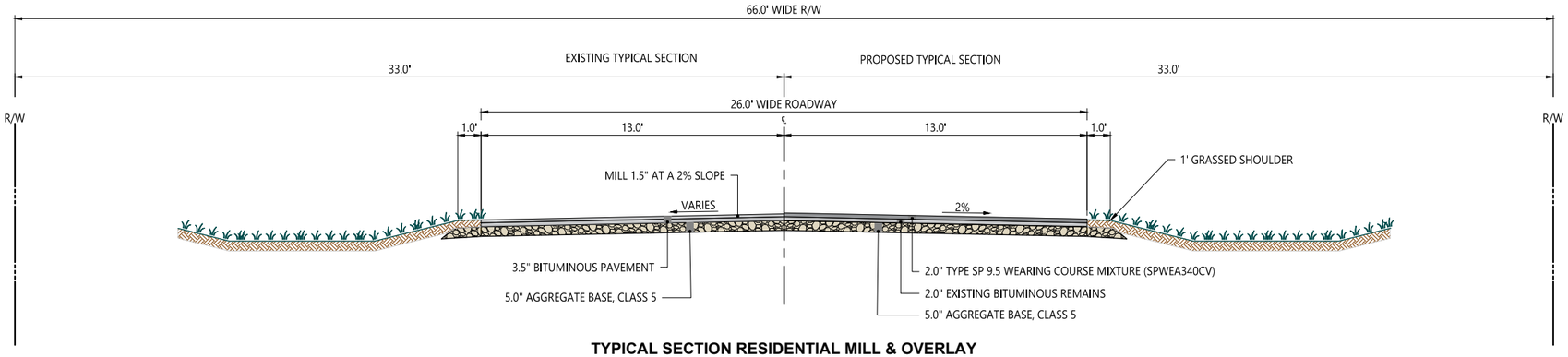
APPENDICES

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

Appendix A

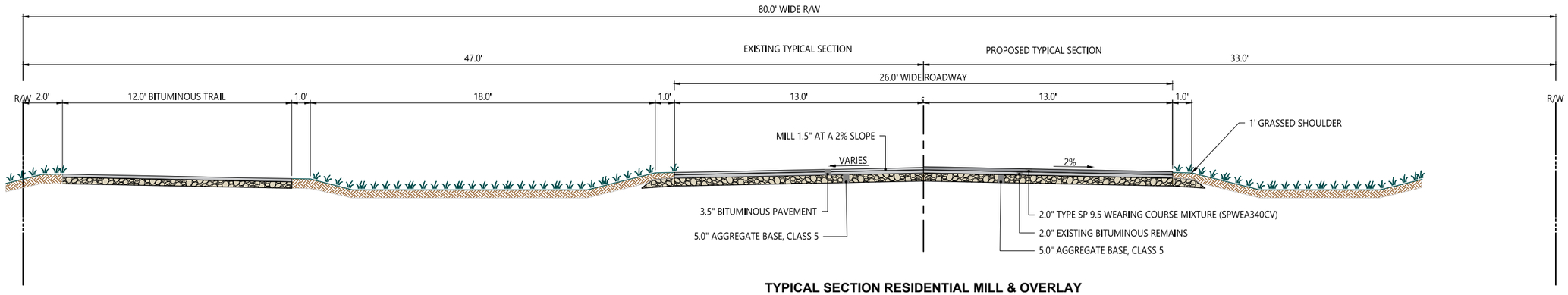
Existing & Proposed Typical Section Sheets

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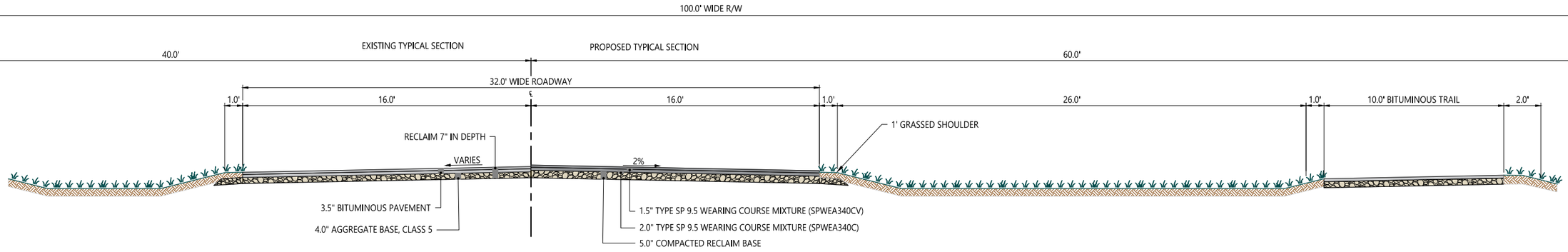
TYPICAL SECTION RESIDENTIAL MILL & OVERLAY

BAXTER LIONS DRIVE, LAVERNE CIRCLE, ART WARD DRIVE,
PERCH LAKE DRIVE, EXCELSIOR ROAD (INGLEWOOD DRIVE TO CHERRYWOOD DRIVE)



TYPICAL SECTION RESIDENTIAL MILL & OVERLAY

ART WARD DRIVE



TYPICAL SECTION RESIDENTIAL FULL DEPTH RECLAMATION

JASPERWOOD DRIVE

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WIDSETH
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############ LIC. NO.: ##### DATE: ##########

DATE	REV#	REVISIONS DESCRIPTION

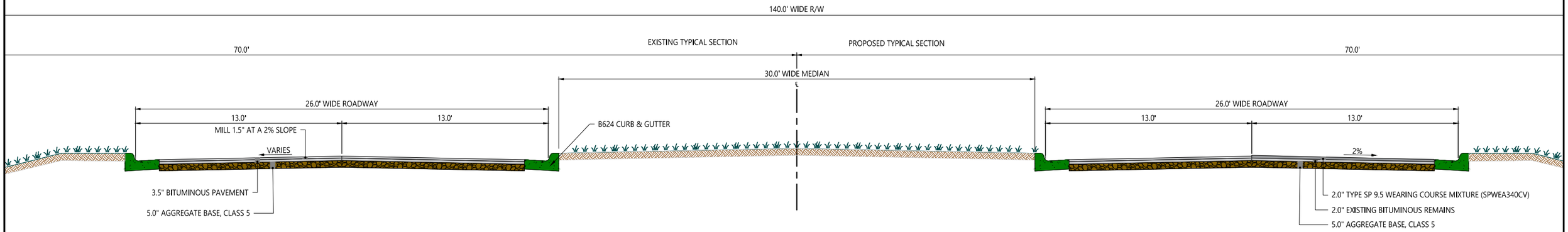
2027 MILL & OVERLAY AND FDR IMPROVEMENTS

TYPICAL SECTIONS

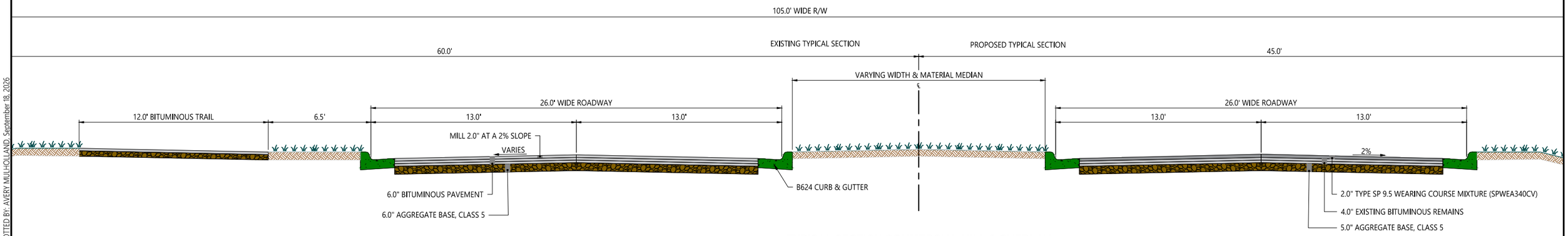
A-1

PROJECT #: 2024-11643

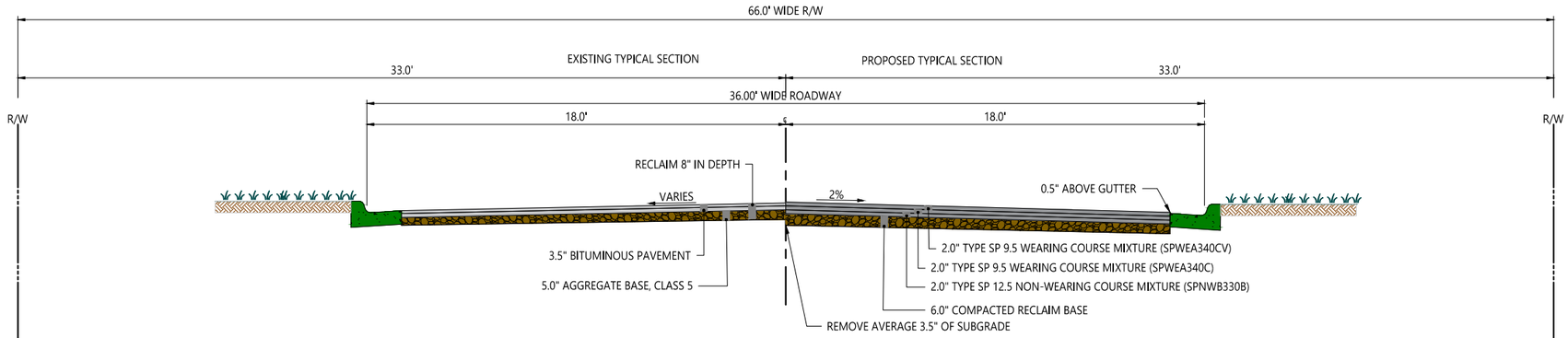
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TYPICAL SECTION COMMERCIAL MILL & OVERLAY
TIMBERWOOD DRIVE



TYPICAL SECTION COMMERCIAL MILL & OVERLAY
CYPRESS DRIVE



TYPICAL SECTION COMMERCIAL FULL DEPTH RECLAMATION
EDGEWOOD DRIVE

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DATE	REV#	REVISIONS DESCRIPTION

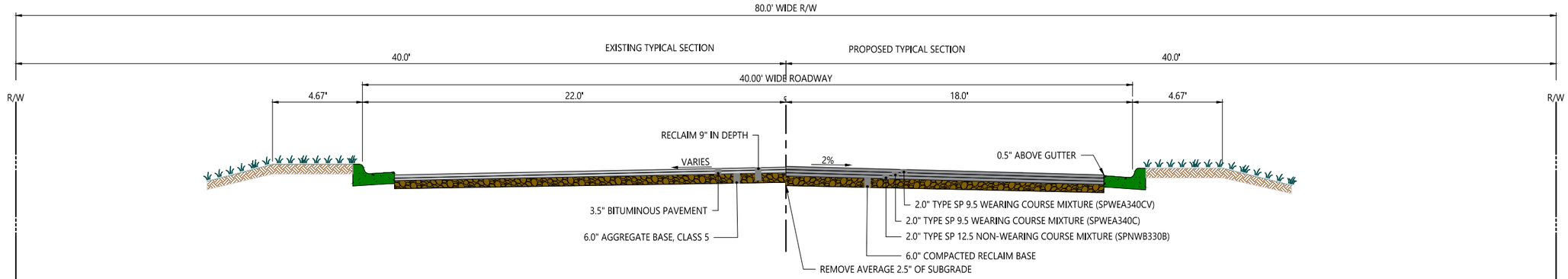
2027 MILL & OVERLAY AND FDR IMPROVEMENTS

TYPICAL SECTIONS

A-2

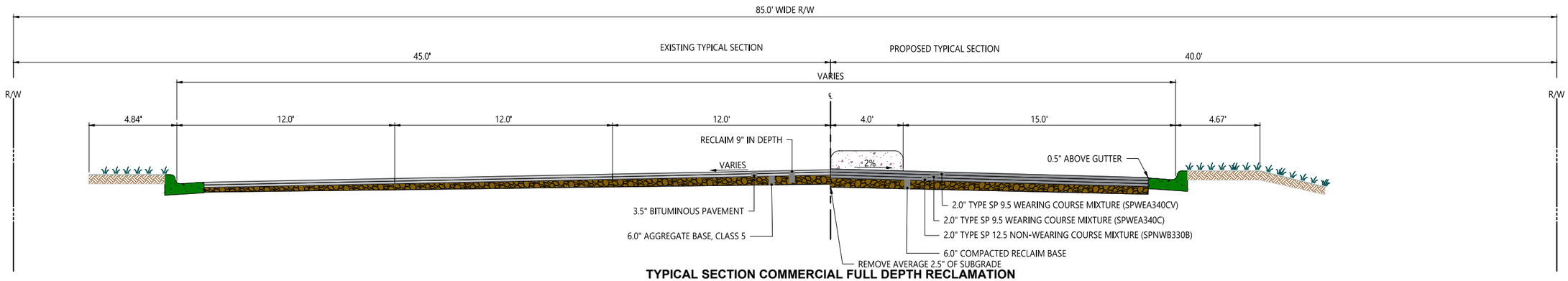
PROJECT #: 2024-11643

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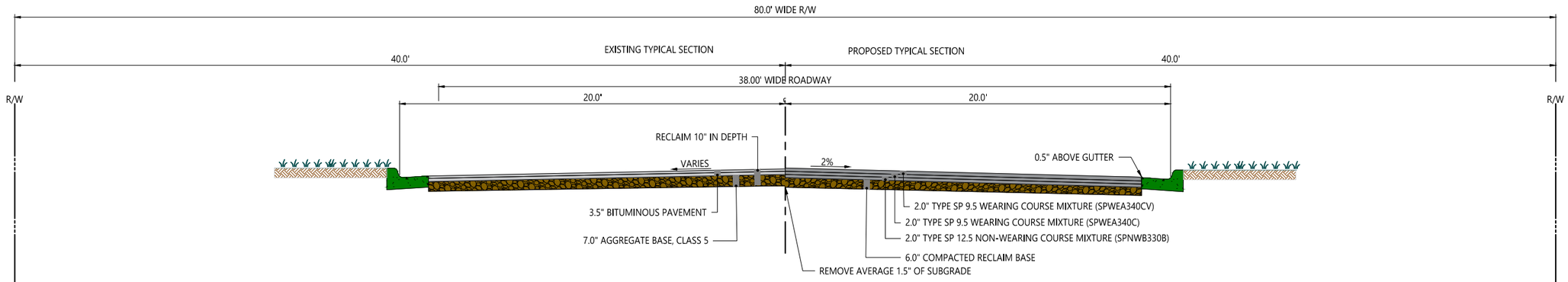
TYPICAL SECTION COMMERCIAL FULL DEPTH RECLAMATION

WOIDA ROAD



TYPICAL SECTION COMMERCIAL FULL DEPTH RECLAMATION

WOIDA ROAD



TYPICAL SECTION COMMERCIAL FULL DEPTH RECLAMATION

CLEARWATER ROAD

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DATE	REV#	REVISIONS DESCRIPTION

2027 MILL & OVERLAY AND FDR IMPROVEMENTS

TYPICAL SECTIONS

A-3

PROJECT #: 2024-11643

Appendix B

Engineer's Estimate & Assessment Calculations

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

RESIDENTIAL M&O
ART WARD DRIVE

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		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
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.03	$6,000.00	0.01	$2,000.00	0.01	$2,000.00					**0.05**	**$10,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	4	$1,200.00									**4**	**$1,200.00**
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00												
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	3	$1,200.00									**3**	**$1,200.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00												
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00												
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	1	$175.00									**1**	**$175.00**
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00												
9	2104.502	SALVAGE CASTING	EACH	$400.00												
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00			1	$600.00							**1**	**$600.00**
11	2104.502	SALVAGE SIGN	EACH	$70.00												
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00												
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00												
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50												
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00												
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00												
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00												
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00												
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00												
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00					10	$150.00					**10**	**$150.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00												
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00												
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00												
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50												
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00							35	$630.00			**35**	**$630.00**
26	2105.607	COMMON EXCAVATION	CU YD	$16.00												
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00												
28	2106.602	DEWATERING	EACH	$8,000.00									1	$8,000.00	**1**	**$8,000.00**
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00												
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00												
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00												
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	2680	$10,988.00			700	$2,870.00					**3380**	**$13,858.00**
33	2123.510	COMMON LABORERS	HOUR	$120.00	0.5	$60.00	1	$120.00							**1.5**	**$180.00**
34	2123.610	SKID LOADER	HOUR	$160.00	0.5	$80.00	1	$160.00							**1.5**	**$240.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	0.5	$105.00	1	$210.00							**1.5**	**$315.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00												
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00												
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00												
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00												
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	429	$7,722.00									**429**	**$7,722.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50					490	$1,225.00					**490**	**$1,225.00**
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	4292	$9,657.00									**4292**	**$9,657.00**
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50												
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00												
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00					60	$6,000.00					**60**	**$6,000.00**
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	494	$49,400.00									**494**	**$49,400.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00												
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00												
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00												
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00												
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00												
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00												
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00												
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00	52	$104.00									**52**	**$104.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	814	$3,256.00									**814**	**$3,256.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00												
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00									1	$14,000.00	**1**	**$14,000.00**
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00												
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00												
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00									6	$3,300.00	**6**	**$3,300.00**
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00												
62	2504.602	HYDRANT	EACH	$10,000.00												
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00												
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00												
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00												
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00												
67	2504.602	ADJUST CURB STOP	EACH	$250.00	7	$1,750.00									**7**	**$1,750.00**
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	3	$1,200.00									**3**	**$1,200.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00												
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00												
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00												
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00	4	$5,200.00									**4**	**$5,200.00**
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00												
74	2506.502	INSTALL CASTING	EACH	$500.00												
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00												
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00												
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00												
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					200	$3,500.00					**200**	**$3,500.00**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50												
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00												
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00												
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00												
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50												
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00					20	$1,600.00					**20**	**$1,600.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00												
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	1	$150.00									**1**	**$150.00**
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00			1	$650.00							**1**	**$650.00**
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00			1	$1,700.00							**1**	**$1,700.00**
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00			1	$5,000.00							**1**	**$5,000.00**
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00												
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.03	$1,200.00	0.01	$400.00	0.01	$400.00					**0.05**	**$2,000.00**
92	2564.502	INSTALL SIGN	EACH	$300.00												
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00												
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00												
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00												
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00												
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00												
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00					18	$900.00	44	$2,200.00			**62**	**$3,100.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00					10	$20.00	30	$60.00			**40**	**$80.00**
100	2575.605	SEEDING	ACRE	$1,200.00					0.05	$60.00	0.1	$120.00			**0.15**	**$180.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25					195	$438.75	390	$877.50			**585**	**$1,316.25**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25					175	$393.75	350	$787.50			**525**	**$1,181.25**
103	2575.523	WATER	MGAL	$60.00	10	$600.00			10	$600.00	10	$600.00			**30**	**$1,800.00**
104	2575.608	SEED OATS	POUND	$6.00					3	$18.00	10	$60.00			**13**	**$78.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00					13	$91.00	40	$280.00			**53**	**$371.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60												
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	715	$393.25									**715**	**$393.25**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	700	$385.00									**700**	**$385.00**
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00												
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00												
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00												
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00												
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00												
		ESTIMATED MILL & OVERLAY COST				$458,124.20	61.91%	$100,825.25	6.66%	$10,840.00	12.45%	$20,266.50	3.45%	$5,615.00	15.54%	$25,300.00	**100.00%**	**$162,846.75**
		CONTINGENCIES (15%)				$68,718.63		$15,123.76		$1,626.00		$3,039.98		$842.25		$3,795.00		**$24,427.01**
		SUBTOTAL:				**$526,842.83**		$115,949.04		$12,466.00		$23,306.48		$6,457.25		$29,095.00	**35.55%**	**$187,273.76**
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%				$131,710.71		$28,987.26		$3,116.50		$5,826.62		$1,614.31		$7,273.75		**$46,818.44**
		ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:				$658,553.54		**$144,936.30**		**$15,582.50**		**$29,133.09**		**$8,071.56**		**$36,368.75**	**4.64%**	**$234,092.20**

68	Residential ERU	9.4
14	City of Baxter ERU	10
82	Total ERU	19.4

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	LAVERNE CIRCLE							
					ASSESSABLE ROADWAY		CITY ROADWAY		WATER		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.01	$2,000.00			0.01	$2,000.00	0.02	$4,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00								
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00								
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	1	$400.00					1	$400.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00								
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00								
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	6	$1,050.00					6	$1,050.00
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00								
9	2104.502	SALVAGE CASTING	EACH	$400.00								
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00								
11	2104.502	SALVAGE SIGN	EACH	$70.00								
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00								
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00								
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50								
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00								
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00								
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00								
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00								
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00								
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00								
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00								
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00								
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00								
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50								
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00								
26	2105.607	COMMON EXCAVATION	CU YD	$16.00								
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00								
28	2106.602	DEWATERING	EACH	$8,000.00					2	$16,000.00	2	$16,000.00
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00								
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00								
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00								
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	1504	$6,166.40					1504	$6,166.40
33	2123.510	COMMON LABORERS	HOUR	$120.00	0.5	$60.00	0.5	$60.00			1	$120.00
34	2123.610	SKID LOADER	HOUR	$160.00	0.5	$80.00	0.5	$80.00			1	$160.00
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	0.5	$105.00	0.5	$105.00			1	$210.00
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00								
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00								
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00								
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00								
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	217	$3,906.00					217	$3,906.00
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50								
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	2178	$4,900.50					2178	$4,900.50
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50								
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00								
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00								
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	250	$25,000.00					250	$25,000.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00								
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00								
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00								
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00								
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00								
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00								
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00								
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00								
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00								
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00								
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00								
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00					1	$7,500.00	1	$7,500.00
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00					1	$7,500.00	1	$7,500.00
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00					6	$3,300.00	6	$3,300.00
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00								
62	2504.602	HYDRANT	EACH	$10,000.00								
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00								
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00								
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00								
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00								
67	2504.602	ADJUST CURB STOP	EACH	$250.00	10	$2,500.00					10	$2,500.00
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	1	$400.00					1	$400.00
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00								
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00								
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00								
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00								
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00								
74	2506.502	INSTALL CASTING	EACH	$500.00								
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00								
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00								
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00								
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50								
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50								
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00								
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00								
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00								
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50								
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00								
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00								
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	1	$150.00					1	$150.00
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00								
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00								
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00			1	$5,000.00			1	$5,000.00
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00								
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.01	$400.00			0.01	$400.00	0.02	$800.00
92	2564.502	INSTALL SIGN	EACH	$300.00								
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00								
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00								
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00								
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00								
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00								
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00								
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00								
100	2575.505	SEEDING	ACRE	$1,200.00								
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25								
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25								
103	2575.523	WATER	MGAL	$60.00	10	$600.00					10	$600.00
104	2575.608	SEED OATS	POUND	$6.00								
105	2575.608	SEED TURF GRASS	POUND	$7.00								
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60								
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55								
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	590	$324.50					590	$324.50
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00								
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00								
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00								
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00								
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00								
		ESTIMATED MILL & OVERLAY COST		$458,124.20	53.39%	$48,042.40	5.83%	$5,245.00	40.78%	$36,700.00	**100.00%**	**$89,987.40**
		CONTINGENCIES (15%)		$68,718.63		$7,206.36		$786.75		$5,505.00		**$13,498.11**
		SUBTOTAL:		**$526,842.83**		$55,248.76		$6,031.75		$42,205.00	**19.64%**	**$103,485.51**
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$131,710.71		$13,812.19		$1,507.94		$10,551.25		**$25,871.38**
		ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		$658,553.54		**$69,060.95**		**$7,539.69**		**$52,756.25**	**2.56%**	**$129,356.89**

68	Residential ERU	42.6
14	City of Baxter ERU	
82	Total ERU	42.6

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	BAXTER LIONS ROAD					
					ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.01	$2,000.00			0.01	$2,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	2	$600.00			2	$600.00
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00						
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	2	$800.00			2	$800.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00						
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00						
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00						
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00						
9	2104.502	SALVAGE CASTING	EACH	$400.00						
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00			1	$600.00	1	$600.00
11	2104.502	SALVAGE SIGN	EACH	$70.00						
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00						
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00						
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50						
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00						
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00						
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00						
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00			75	$600.00	75	$600.00
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00						
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00			75	$1,125.00	75	$1,125.00
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00						
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00						
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00						
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50						
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00						
26	2105.607	COMMON EXCAVATION	CU YD	$16.00						
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00						
28	2106.602	DEWATERING	EACH	$8,000.00						
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00						
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00						
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00						
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	300	$1,230.00			300	$1,230.00
33	2123.510	COMMON LABORERS	HOUR	$120.00	0.5	$60.00			0.5	$60.00
34	2123.610	SKID LOADER	HOUR	$160.00	0.5	$80.00			0.5	$80.00
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	0.5	$105.00			0.5	$105.00
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00						
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00	1	$55.00			1	$55.00
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00						
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00						
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	142	$2,556.00			142	$2,556.00
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50						
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	1420	$3,195.00			1420	$3,195.00
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50						
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00						
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00						
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	163	$16,300.00			163	$16,300.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00						
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00						
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00						
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00						
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00						
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00						
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00						
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00						
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	474	$1,896.00			474	$1,896.00
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00						
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00						
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00						
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00						
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00						
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00						
62	2504.602	HYDRANT	EACH	$10,000.00						
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00						
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00						
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00						
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00						
67	2504.602	ADJUST CURB STOP	EACH	$250.00	4	$1,000.00			4	$1,000.00
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	2	$800.00			2	$800.00
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00						
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00						
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00						
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00	2	$2,600.00			2	$2,600.00
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00						
74	2506.502	INSTALL CASTING	EACH	$500.00						
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00						
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00						
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00						
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50			75	$1,312.50	75	$1,312.50
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50						
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00			75	$1,875.00	75	$1,875.00
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00						
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00						
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50						
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00			56	$4,480.00	56	$4,480.00
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00						
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00						
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00			1	$650.00	1	$650.00
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00			1	$1,700.00	1	$1,700.00
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00						
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00						
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.01	$400.00			0.01	$400.00
92	2564.502	INSTALL SIGN	EACH	$300.00						
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00						
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00						
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00						
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00						
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00						
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00						
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00						
100	2575.505	SEEDING	ACRE	$1,200.00						
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25						
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25						
103	2575.523	WATER	MGAL	$60.00	10	$600.00			10	$600.00
104	2575.608	SEED OATS	POUND	$6.00						
105	2575.608	SEED TURF GRASS	POUND	$7.00						
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60						
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55						
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	460	$253.00			460	$253.00
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00						
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00						
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00						
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00						
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00						
		ESTIMATED MILL & OVERLAY COST		$458,124.20	73.67%	$34,530.00	26.33%	$12,342.50	**100.00%**	**$46,872.50**
		CONTINGENCIES (15%)		$68,718.63		$5,179.50		$1,851.38		**$7,030.88**
		SUBTOTAL:		**$526,842.83**		$39,709.50		$14,193.88	**10.23%**	**$53,903.38**
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$131,710.71		$9,927.38		$3,548.47		**$13,475.84**
		ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		$658,553.54		**$49,636.88**		**$17,742.34**	**1.34%**	**$67,379.22**

68	Residential ERU	2
14	City of Baxter ERU	4
82	Total ERU	6

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	PERCH LAKE DRIVE					
					ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.01	$2,000.00			0.01	$2,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	4	$1,200.00			4	$1,200.00
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00						
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	2	$800.00			2	$800.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00						
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00						
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	3	$525.00			3	$525.00
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00						
9	2104.502	SALVAGE CASTING	EACH	$400.00						
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00			1	$600.00	1	$600.00
11	2104.502	SALVAGE SIGN	EACH	$70.00						
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00						
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00						
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50						
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00						
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00						
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00						
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00						
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00						
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00						
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00						
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00						
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00						
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50						
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00						
26	2105.607	COMMON EXCAVATION	CU YD	$16.00						
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00						
28	2106.602	DEWATERING	EACH	$8,000.00						
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00						
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00						
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00						
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	1028	$4,214.80			1028	$4,214.80
33	2123.510	COMMON LABORERS	HOUR	$120.00						
34	2123.610	SKID LOADER	HOUR	$160.00						
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00						
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00						
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00						
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00						
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00						
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	142	$2,556.00			142	$2,556.00
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50						
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	1425	$3,206.25			1425	$3,206.25
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50						
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00						
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00						
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	172	$17,200.00			172	$17,200.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00						
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00						
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00						
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00						
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00						
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00						
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00						
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00						
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	714	$2,856.00			714	$2,856.00
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00						
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00						
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00						
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00						
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00						
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00						
62	2504.602	HYDRANT	EACH	$10,000.00						
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00						
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00						
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00						
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00						
67	2504.602	ADJUST CURB STOP	EACH	$250.00	7	$1,750.00			7	$1,750.00
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00						
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00						
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00						
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00						
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00						
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00						
74	2506.502	INSTALL CASTING	EACH	$500.00						
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00						
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00						
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00						
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50						
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50						
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00						
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00						
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00						
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50						
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00						
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00						
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00						
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00			1	$650.00	1	$650.00
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00			1	$1,700.00	1	$1,700.00
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00						
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00						
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.01	$400.00			0.01	$400.00
92	2564.502	INSTALL SIGN	EACH	$300.00						
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00						
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00						
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00						
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00						
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00						
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00						
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00						
100	2575.505	SEEDING	ACRE	$1,200.00						
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25						
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25						
103	2575.523	WATER	MGAL	$60.00						
104	2575.608	SEED OATS	POUND	$6.00						
105	2575.608	SEED TURF GRASS	POUND	$7.00						
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60						
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55						
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	400	$220.00			400	$220.00
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00						
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00						
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00						
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00	1	$5,000.00			1	$5,000.00
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00						

ESTIMATED MILL & OVERLAY COST		$458,124.20	93.43%	$41,928.05	6.57%	$2,950.00	**100.00%**	**$44,878.05**
CONTINGENCIES (15%)		$68,718.63		$6,289.21		$442.50		**$6,731.71**
SUBTOTAL:		**$526,842.83**		$48,217.26		$3,392.50	**9.80%**	**$51,609.76**
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$131,710.71		$12,054.31		$848.13		**$12,902.44**
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		$658,553.54		**$60,271.57**		**$4,240.63**	**1.28%**	**$64,512.20**

68	Residential ERU	6
14	City of Baxter ERU	
82	Total ERU	6

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	EXCELSIOR ROAD									
					ASSESSABLE ROADWAY		CITY ROADWAY		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
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.02	$4,000.00			0.01	$2,000.00			0.03	$6,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	3	$900.00							3	$900.00
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00										
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	1	$400.00							1	$400.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00										
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00										
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	6	$1,050.00							6	$1,050.00
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00										
9	2104.502	SALVAGE CASTING	EACH	$400.00										
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00										
11	2104.502	SALVAGE SIGN	EACH	$70.00										
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00										
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00										
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50										
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00										
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00										
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00										
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00										
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00										
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00										
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00										
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00										
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00										
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50										
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00										
26	2105.607	COMMON EXCAVATION	CU YD	$16.00					500	$8,000.00			500	$8,000.00
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00										
28	2106.602	DEWATERING	EACH	$8,000.00										
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00										
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00										
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00										
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	1900	$7,790.00							1900	$7,790.00
33	2123.510	COMMON LABORERS	HOUR	$120.00										
34	2123.610	SKID LOADER	HOUR	$160.00										
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00										
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00										
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00										
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00										
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00										
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	275	$4,950.00							275	$4,950.00
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50										
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	2752	$6,192.00							2752	$6,192.00
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50										
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00										
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00										
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	333	$33,300.00							333	$33,300.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00										
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00										
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00										
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00										
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00										
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00										
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00										
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00										
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	790	$3,160.00							790	$3,160.00
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00										
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00										
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00										
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00										
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00										
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00										
62	2504.602	HYDRANT	EACH	$10,000.00							1	$10,000.00	1	$10,000.00
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00							1	$3,500.00	1	$3,500.00
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00										
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00										
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00										
67	2504.602	ADJUST CURB STOP	EACH	$250.00	8	$2,000.00							8	$2,000.00
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	1	$400.00							1	$400.00
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00										
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00										
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00										
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00	3	$3,900.00							3	$3,900.00
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00										
74	2506.502	INSTALL CASTING	EACH	$500.00										
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00										
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00										
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00										
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50										
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50										
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00										
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00										
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00										
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50										
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00										
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00										
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	6	$900.00							6	$900.00
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00										
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00										
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00			1	$5,000.00					1	$5,000.00
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00										
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.02	$800.00			0.01	$400.00			0.03	$1,200.00
92	2564.502	INSTALL SIGN	EACH	$300.00										
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00										
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00										
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00										
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00										
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00										
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00					133	$6,650.00			133	$6,650.00
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00					75	$150.00			75	$150.00
100	2575.605	SEEDING	ACRE	$1,200.00					0.25	$300.00			0.25	$300.00
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25					975	$2,193.75			975	$2,193.75
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25					875	$1,968.75			875	$1,968.75
103	2575.523	WATER	MGAL	$60.00	20	$1,200.00			20	$1,200.00			40	$2,400.00
104	2575.608	SEED OATS	POUND	$6.00					25	$150.00			25	$150.00
105	2575.608	SEED TURF GRASS	POUND	$7.00					100	$700.00			100	$700.00
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60										
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	90	$49.50							90	$49.50
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	610	$335.50							610	$335.50
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00										
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00										
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00										
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00										
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00										
ESTIMATED MILL & OVERLAY COST				$458,124.20	62.82%	$71,327.00	4.40%	$5,000.00	20.88%	$23,712.50	11.89%	$13,500.00	**79.12%**	**$113,539.50**
CONTINGENCIES (15%)				$68,718.63		$10,699.05		$750.00		$3,556.88		$2,025.00		**$17,030.93**
SUBTOTAL:				**$526,842.83**		$82,026.05		$5,750.00		$27,269.38		$15,525.00	**24.78%**	**$130,570.43**
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)				$131,710.71		$20,506.51		$1,437.50		$6,817.34		$3,881.25		**$32,642.61**
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:				$658,553.54		**$102,532.56**		**$7,187.50**		**$34,086.72**		**$19,406.25**	**3.24%**	**$163,213.03**

68	Residential ERU	8
14	City of Baxter ERU	
82	Total ERU	8

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	RESIDENTIAL M&O											
					ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		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
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.08	$16,000.00	0.01	$2,000.00	0.01	$2,000.00	0.01	$2,000.00	0.01	$2,000.00	**0.12**	**$24,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	13	$3,900.00									**13**	**$3,900.00**
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00												
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	9	$3,600.00									**9**	**$3,600.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00												
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00												
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	16	$2,800.00									**16**	**$2,800.00**
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00												
9	2104.502	SALVAGE CASTING	EACH	$400.00												
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00			3	$1,800.00							**3**	**$1,800.00**
11	2104.502	SALVAGE SIGN	EACH	$70.00												
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00												
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00												
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50												
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00												
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00												
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00												
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00			75	$600.00							**75**	**$600.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00												
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00			75	$1,125.00	10	$150.00					**85**	**$1,275.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00												
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00												
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00												
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50												
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00							35	$630.00			**35**	**$630.00**
26	2105.607	COMMON EXCAVATION	CU YD	$16.00							500	$8,000.00			**500**	**$8,000.00**
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00												
28	2106.602	DEWATERING	EACH	$8,000.00									3	$24,000.00	**3**	**$24,000.00**
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00												
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00												
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00												
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	7412	$30,389.20			700	$2,870.00					**8112**	**$33,259.20**
33	2123.510	COMMON LABORERS	HOUR	$120.00	1.5	$180.00	1.5	$180.00							**3**	**$360.00**
34	2123.610	SKID LOADER	HOUR	$160.00	1.5	$240.00	1.5	$240.00							**3**	**$480.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	1.5	$315.00	1.5	$315.00							**3**	**$630.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00												
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00	1	$55.00									**1**	**$55.00**
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00												
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00												
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	1205	$21,690.00									**1205**	**$21,690.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50					490	$1,225.00					**490**	**$1,225.00**
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	12067	$27,150.75									**12067**	**$27,150.75**
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50												
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00												
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00					60	$6,000.00					**60**	**$6,000.00**
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	1412	$141,200.00									**1412**	**$141,200.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00												
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00												
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00												
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00												
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00												
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00												
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00												
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00	52	$104.00									**52**	**$104.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	2792	$11,168.00									**2792**	**$11,168.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00												
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00									1	$14,000.00	**1**	**$14,000.00**
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00									1	$7,500.00	**1**	**$7,500.00**
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00									1	$7,500.00	**1**	**$7,500.00**
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00									12	$6,600.00	**12**	**$6,600.00**
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00												
62	2504.602	HYDRANT	EACH	$10,000.00									1	$10,000.00	**1**	**$10,000.00**
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00									1	$3,500.00	**1**	**$3,500.00**
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00												
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00												
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00												
67	2504.602	ADJUST CURB STOP	EACH	$250.00	36	$9,000.00									**36**	**$9,000.00**
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	7	$2,800.00									**7**	**$2,800.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00												
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00												
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00												
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00	9	$11,700.00									**9**	**$11,700.00**
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00												
74	2506.502	INSTALL CASTING	EACH	$500.00												
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00												
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00												
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00												
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50			75	$1,312.50	200	$3,500.00					**275**	**$4,812.50**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50												
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00			75	$1,875.00							**75**	**$1,875.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00												
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00												
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50												
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00			56	$4,480.00	20	$1,600.00					**76**	**$6,080.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00												
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	8	$1,200.00									**8**	**$1,200.00**
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00			3	$1,950.00							**3**	**$1,950.00**
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00			3	$5,100.00							**3**	**$5,100.00**
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00			3	$15,000.00							**3**	**$15,000.00**
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00												
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.08	$3,200.00	0.01	$400.00	0.01	$400.00	0.01	$400.00	0.01	$400.00	**0.12**	**$4,800.00**
92	2564.502	INSTALL SIGN	EACH	$300.00												
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00												
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00												
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00												
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00												
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00												
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00					18	$900.00	177	$8,850.00			**195**	**$9,750.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00					10	$20.00	105	$210.00			**115**	**$230.00**
100	2575.605	SEEDING	ACRE	$1,200.00					0.05	$60.00	0.35	$420.00			**0.4**	**$480.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25					195	$438.75	1365	$3,071.25			**1560**	**$3,510.00**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25					175	$393.75	1225	$2,756.25			**1400**	**$3,150.00**
103	2575.523	WATER	MGAL	$60.00	50	$3,000.00			10	$600.00	30	$1,800.00			**90**	**$5,400.00**
104	2575.608	SEED OATS	POUND	$6.00					3	$18.00	35	$210.00			**38**	**$228.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00					13	$91.00	140	$980.00			**153**	**$1,071.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60												
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	805	$442.75									**805**	**$442.75**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	2760	$1,518.00									**2760**	**$1,518.00**
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00												
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00												
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00												
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00	1	$5,000.00									**1**	**$5,000.00**
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00												

ESTIMATED CONSTRUCTION COST	**$3,784,751.12**	64.75%	$296,652.70	7.94%	$36,377.50	4.42%	$20,266.50	6.40%	$29,327.50	16.48%	$75,500.00	**100.00%**	**$458,124.20**
CONTINGENCIES (15%)	$567,712.67		$44,497.91		$5,456.63		$3,039.98		$4,399.13		$11,325.00		**$68,718.63**
SUBTOTAL:	$4,352,463.79		$341,150.61		$41,834.13		$23,306.48		$33,726.63		$86,825.00	**12.10%**	**$526,842.83**
UTILITY RELOCATION:	$33,000.00												
EASEMENTS	$19,268.30												
MnDOT FUNDING	($449,500.00)												
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	$1,088,115.95		$85,287.65		$10,458.53		$5,826.62		$8,431.66		$21,706.25		**$131,710.71**
ESTIMATED TOTAL PROJECT COST:	**$5,043,348.04**		**$426,438.26**		**$52,292.66**		**$29,133.09**		**$42,158.28**		**$108,531.25**		**$658,553.54**

RESIDENTIAL M&O ASSESSMENT CALCULATIONS

ESTIMATED TOTAL PROJECT COST:		**$658,553.54**
ESTIMATED ASSESSABLE PROJECT COST:		$426,438.26
ESTIMATED ERUS:		82
ESTIMATED CITY ERUS:		14
ESTIMATED RESIDENT ERUS:		68
ESTIMATED ERU ASSESSMENT:		$5,200.47
RESIDENT ASSESSABLE ERU COST:	**54%**	**$353,631.72**
CITY ROADWAY:		$52,292.66
STORM SEWER		$42,158.28
WATERMAIN:		$108,531.25
CITY TRAIL:		$29,133.09
CITY ASSESSMENT:		$72,806.53
TOTAL CITY COST	**46%**	**$304,921.81**
TOTAL:	**100%**	**$658,553.54**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJEC
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATION
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	RESIDENTIAL FDR JASPERWOOD DRIVE (310' SOUTH OF MAPLETON ROAD TO OAKDALE ROAD) ASSESSABLE ROADWAY ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.1	$20,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00		
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00		
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00		
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00		
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00		
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00		
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00		
9	2104.502	SALVAGE CASTING	EACH	$400.00		
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00		
11	2104.502	SALVAGE SIGN	EACH	$70.00		
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00		
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	120	$600.00
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50		
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00		
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00		
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00		
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00		
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00		
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00		
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00		
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00		
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00		
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	1868	$15,878.00
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00		
26	2105.607	COMMON EXCAVATION	CU YD	$16.00		
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00		
28	2106.602	DEWATERING	EACH	$8,000.00		
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00	608	$9,728.00
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	1215	$17,010.00
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	20	$6,000.00
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10		
33	2123.510	COMMON LABORERS	HOUR	$120.00	4	$480.00
34	2123.610	SKID LOADER	HOUR	$160.00	4	$640.00
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	12	$2,520.00
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00		
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00		
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	7290	$21,870.00
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00		
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00		
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50		
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25		
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50		
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00		
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00		
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	660	$66,000.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00		
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00		
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	660	$62,700.00
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	880	$79,200.00
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00		
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00		
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00		
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00		
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00		
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00		
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00		
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00		
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00		
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00		
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00		
62	2504.602	HYDRANT	EACH	$10,000.00		
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00		
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00		
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00		
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00		
67	2504.602	ADJUST CURB STOP	EACH	$250.00		
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00		
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00		
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00		
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00		
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00		
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00		
74	2506.502	INSTALL CASTING	EACH	$500.00		
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00		
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00		
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00		
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50		
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50		
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00		
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00		
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00		
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50		
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00		
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00		
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00		
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00		
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00		
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00		
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00		
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.1	$4,000.00
92	2564.502	INSTALL SIGN	EACH	$300.00		
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00		
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00		
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00		
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	4000	$12,000.00
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00		
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	200	$10,000.00
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	150	$300.00
100	2575.505	SEEDING	ACRE	$1,200.00	0.5	$600.00
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	1950	$4,387.50
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	1750	$3,937.50
103	2575.523	WATER	MGAL	$60.00	40	$2,400.00
104	2575.608	SEED OATS	POUND	$6.00	100	$600.00
105	2575.608	SEED TURF GRASS	POUND	$7.00	200	$1,400.00
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60		
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	460	$253.00
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	150	$82.50
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00		
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00		
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00		
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00		
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00		

ESTIMATED CONSTRUCTION COST		$342,586.50	100.00%	$342,586.50
CONTINGENCIES (15%)		$51,387.98		$51,387.98
SUBTOTAL:		$393,974.48	100.00%	$393,974.48
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$98,493.62		$98,493.62
ESTIMATED TOTAL PROJECT COST:		$492,468.09		**$492,468.09**

ASSESS. LIN FT	216
BAXTER LIN FT	3,501
TOTAL LIN FT	3,717

RESIDENTIAL FDR ASSESSMENT CALCULATIONS:

ESTIMATED TOTAL PROJECT COST:		**$492,468.09**
ESTIMATED ASSESSABLE PROJECT COST:		$492,468.09
ESTIMATED FRONT FOOTAGE:		3,717
ESTIMATED LIN FT ASSESSMENT:		$132.49
ASSESSABLE COST:	**6%**	**$28,618.00**
CITY ASSESSMENT		$463,850.09
TOTAL CITY COST:	**94%**	**$463,850.09**
TOTAL:	**100%**	**$492,468.09**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

					RESIDENTIAL FDR			
					ASSESSABLE ROADWAY		TOTAL PROJECT	
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.1	$20,000.00	**0.1**	**$20,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00				
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00				
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00				
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00				
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00				
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00				
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00				
9	2104.502	SALVAGE CASTING	EACH	$400.00				
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00				
11	2104.502	SALVAGE SIGN	EACH	$70.00				
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00				
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	120	$600.00	**120**	**$600.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50				
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00				
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00				
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00				
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00				
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00				
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00				
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00				
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00				
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00				
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	1868	$15,878.00	**1868**	**$15,878.00**
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00				
26	2105.607	COMMON EXCAVATION	CU YD	$16.00				
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00				
28	2106.602	DEWATERING	EACH	$8,000.00				
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00	608	$9,728.00	**608**	**$9,728.00**
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	1215	$17,010.00	**1215**	**$17,010.00**
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	20	$6,000.00	**20**	**$6,000.00**
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10				
33	2123.510	COMMON LABORERS	HOUR	$120.00	4	$480.00	**4**	**$480.00**
34	2123.610	SKID LOADER	HOUR	$160.00	4	$640.00	**4**	**$640.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	12	$2,520.00	**12**	**$2,520.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00				
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00				
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	7290	$21,870.00	**7290**	**$21,870.00**
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00				
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00				
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50				
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25				
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50				
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00				
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00				
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	660	$66,000.00	**660**	**$66,000.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00				
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00				
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	660	$62,700.00	**660**	**$62,700.00**
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	880	$79,200.00	**880**	**$79,200.00**
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00				
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00				
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00				
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00				
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00				
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00				
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00				
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00				
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00				
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00				
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00				
62	2504.602	HYDRANT	EACH	$10,000.00				
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00				
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00				
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00				
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00				
67	2504.602	ADJUST CURB STOP	EACH	$250.00				
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00				
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00				
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00				
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00				
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00				
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00				
74	2506.502	INSTALL CASTING	EACH	$500.00				
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00				
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00				
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00				
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50				
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50				
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00				
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00				
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00				
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50				
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00				
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00				
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00				
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00				
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00				
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00				
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00				
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.1	$4,000.00	**0.1**	**$4,000.00**
92	2564.502	INSTALL SIGN	EACH	$300.00				
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00				
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00				
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00				
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	4000	$12,000.00	**4000**	**$12,000.00**
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00				
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	200	$10,000.00	**200**	**$10,000.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	150	$300.00	**150**	**$300.00**
100	2575.605	SEEDING	ACRE	$1,200.00	0.5	$600.00	**0.5**	**$600.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	1950	$4,387.50	**1950**	**$4,387.50**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	1750	$3,937.50	**1750**	**$3,937.50**
103	2575.523	WATER	MGAL	$60.00	40	$2,400.00	**40**	**$2,400.00**
104	2575.608	SEED OATS	POUND	$6.00	100	$600.00	**100**	**$600.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00	200	$1,400.00	**200**	**$1,400.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60				
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	460	$253.00	**460**	**$253.00**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	150	$82.50	**150**	**$82.50**
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00				
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00				
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00				
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00				
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00				
		ESTIMATED CONSTRUCTION COST		**$3,784,751.12**	100.00%	$342,586.50	**100.00%**	**$342,586.50**
		CONTINGENCIES (15%)		$567,712.67		$51,387.98		**$51,387.98**
		SUBTOTAL:		$4,352,463.79		$393,974.48	**9.05%**	**$393,974.48**
		UTILITY RELOCATION:		$33,000.00				
		EASEMENTS		$19,268.30				
		MnDOT FUNDING		($449,500.00)				
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$1,088,115.95		$98,493.62		**$98,493.62**
		ESTIMATED TOTAL PROJECT COST:		**$5,043,348.04**		**$492,468.09**		**$492,468.09**

RESIDENTIAL FDR ASSESSMENT CALCULATIONS:

ESTIMATED TOTAL PROJECT COST:		**$492,468.09**
ESTIMATED ASSESSABLE PROJECT COST:		**$492,468.09**
ESTIMATED FRONT FOOTAGE:		3,717
ESTIMATED CITY FRONTAGE:		3,501
ESTIMATED RESIDENT FRONTAGE:		216
ESTIMATED LIN FT ASSESSMENT:		$132.49
RESIDENT ASSESSABLE LIN FT COST:	**6%**	**$28,618.00**
CITY ASSESSMENT		$463,850.09
TOTAL CITY COST:	**94%**	**$463,850.09**
TOTAL:	**100%**	**$492,468.09**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TIMBERWOOD DRIVE (TH 210 TO 425' SOUTH OF TH 210)					
					CITY ROADWAY		WATER (CITY)		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.02	$4,000.00			**0.02**	**$4,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00						
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00						
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00			2	$800.00	**2**	**$800.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00						
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00						
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00						
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00						
9	2104.502	SALVAGE CASTING	EACH	$400.00						
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$527.92						
11	2104.502	SALVAGE SIGN	EACH	$70.00						
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00						
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00						
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50						
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00						
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00						
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00						
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	500	$4,000.00			**500**	**$4,000.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00						
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00						
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00						
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00						
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00						
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50						
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00						
26	2105.607	COMMON EXCAVATION	CU YD	$16.00						
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00						
28	2106.602	DEWATERING	EACH	$8,000.00						
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00						
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00						
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00						
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10						
33	2123.510	COMMON LABORERS	HOUR	$120.00						
34	2123.610	SKID LOADER	HOUR	$160.00						
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00						
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00						
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00						
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00						
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00						
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	237	$4,266.00			**237**	**$4,266.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50						
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25						
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50	2370	$5,925.00			**2370**	**$5,925.00**
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00						
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00						
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	287	$28,700.00			**287**	**$28,700.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00						
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00						
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00						
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00						
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00						
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00						
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00						
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00	626	$1,252.00			**626**	**$1,252.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00						
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00						
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00						
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00						
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00						
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00						
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00						
62	2504.602	HYDRANT	EACH	$10,000.00						
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00						
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00						
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00						
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00						
67	2504.602	ADJUST CURB STOP	EACH	$250.00						
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00			2	$800.00	**2**	**$800.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00			1	$425.00	**1**	**$425.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00						
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00						
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00						
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00						
74	2506.502	INSTALL CASTING	EACH	$500.00						
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00						
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00						
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00						
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50						
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50						
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	500	$12,500.00			**500**	**$12,500.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00						
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00						
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50						
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00						
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00						
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00						
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00						
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00						
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00						
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00						
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.02	$800.00			**0.02**	**$800.00**
92	2564.502	INSTALL SIGN	EACH	$300.00						
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00						
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00						
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00						
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00						
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00						
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00						
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00						
100	2575.605	SEEDING	ACRE	$1,200.00						
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25						
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25						
103	2575.523	WATER	MGAL	$60.00						
104	2575.608	SEED OATS	POUND	$6.00						
105	2575.608	SEED TURF GRASS	POUND	$7.00						
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	160	$96.00			**160**	**$96.00**
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	160	$88.00			**160**	**$88.00**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55						
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00						
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00	156	$312.00			**156**	**$312.00**
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	357.52	$1,787.60			**357.52**	**$1,787.60**
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00						
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00						

ESTIMATED CONSTRUCTION COST	$699,437.10	96.92%	$63,726.60	3.08%	$2,025.00	**100.00%**	**$65,751.60**
CONTINGENCIES (15%)	$104,915.57		$9,558.99		$303.75		**$9,862.74**
SUBTOTAL:	$804,352.67		$73,285.59		$2,328.75	**9.40%**	**$75,614.34**
MnDOT FUNDING	($310,000.00)						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	$201,088.17		$18,321.40		$582.19		**$18,903.59**
ESTIMATED TOTAL PROJECT COST:	$695,440.83		**$91,606.99**		**$2,910.94**	**1.30%**	**$94,517.93**

2095 ASSESS. LIN FT
2255 BAXTER LIN FT
4350 TOTAL LIN FT

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

CYPRESS DRIVE (EXCELSIOR ROAD TO CLEARWATER ROAD)

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		SANITARY SEWER		STORM SEWER		STORM SEWER (CITY)		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	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.1	$20,000.00	0.02	$4,000.00					0.02	$4,000.00			0.01	$2,000.00	**0.15**	**$30,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00																
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00									22	$6,600.00					**22**	**$6,600.00**
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00													20	$8,000.00	**20**	**$8,000.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00																
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00																
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00																
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00																
9	2104.502	SALVAGE CASTING	EACH	$400.00							7	$2,800.00							**7**	**$2,800.00**
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$527.92																
11	2104.502	SALVAGE SIGN	EACH	$70.00																
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	219	$2,628.00													**219**	**$2,628.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00					30	$150.00									**30**	**$150.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50																
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00																
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00																
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00																
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	700	$5,600.00			78	$624.00									**778**	**$6,224.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00																
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00					50	$750.00									**50**	**$750.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00																
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00																
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00					200	$600.00									**200**	**$600.00**
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50																
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00																
26	2105.607	COMMON EXCAVATION	CU YD	$16.00																
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00											265	$3,975.00			**265**	**$3,975.00**
28	2106.602	DEWATERING	EACH	$8,000.00																
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00																
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00																
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00																
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10																
33	2123.510	COMMON LABORERS	HOUR	$120.00																
34	2123.610	SKID LOADER	HOUR	$160.00																
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00																
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00																
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00																
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00																
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00																
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	1408	$25,344.00													**1408**	**$25,344.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50					2292	$5,730.00									**2292**	**$5,730.00**
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25																
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50	14080	$35,200.00	1002	$2,505.00											**15082**	**$37,705.00**
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00																
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00					277	$27,700.00									**277**	**$27,700.00**
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00																
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00	2125	$223,125.00	152	$15,960.00											**2277**	**$239,085.00**
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00																
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00																
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00																
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00																
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00																
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00																
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00									701	$1,402.00					**701**	**$1,402.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00							2952	$11,808.00							**2952**	**$11,808.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00																
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00																
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00																
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00																
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00																
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00																
62	2504.602	HYDRANT	EACH	$10,000.00																
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00																
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00																
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00													4	$18,000.00	**4**	**$18,000.00**
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00													20	$5,000.00	**20**	**$5,000.00**
67	2504.602	ADJUST CURB STOP	EACH	$250.00																
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00													4	$1,600.00	**4**	**$1,600.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00													10	$4,250.00	**10**	**$4,250.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00																
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00																
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00																
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00									22	$33,000.00					**22**	**$33,000.00**
74	2506.502	INSTALL CASTING	EACH	$500.00							7	$3,500.00							**7**	**$3,500.00**
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00									22	$33,000.00					**22**	**$33,000.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00											1	$1,500.00			**1**	**$1,500.00**
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00									7.25	$4,350.00					**7.25**	**$4,350.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					57	$997.50									**57**	**$997.50**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50																
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	700	$17,500.00			78	$1,950.00									**778**	**$19,450.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00																
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00																
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50																
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00					76	$6,080.00									**76**	**$6,080.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00																
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00																
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00																
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00																
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00																
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00			2	$60,000.00											**2**	**$60,000.00**
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.1	$4,000.00	0.02	$800.00					0.02	$800.00			0.01	$400.00	**0.15**	**$6,000.00**
92	2564.502	INSTALL SIGN	EACH	$300.00																
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00																
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00	29	$7,250.00									1	$250.00			**30**	**$7,500.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00																
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00																
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00	0.08	$144.00									0.3	$540.00			**0.38**	**$684.00**
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	7.25	$362.50									120	$6,000.00			**127.25**	**$6,362.50**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	24	$48.00									90	$180.00			**114**	**$228.00**
100	2575.605	SEEDING	ACRE	$1,200.00	0.08	$96.00									0.3	$360.00			**0.38**	**$456.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	312	$702.00									1170	$2,632.50			**1482**	**$3,334.50**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	280	$630.00									1050	$2,362.50			**1330**	**$2,992.50**
103	2575.523	WATER	MGAL	$60.00	20	$1,200.00									10	$600.00			**30**	**$1,800.00**
104	2575.608	SEED OATS	POUND	$6.00	8	$48.00									60	$360.00			**68**	**$408.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00	32	$224.00									120	$840.00			**152**	**$1,064.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	805	$483.00													**805**	**$483.00**
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	1090	$599.50													**1090**	**$599.50**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55																
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00	395	$395.00													**395**	**$395.00**
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00																
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	30	$150.00													**30**	**$150.00**
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00																
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCIAL)	LUMP SUM	$35,000.00																

ESTIMATED CONSTRUCTION COST		$699,437.10	54.56%	$345,729.00	13.14%	$83,265.00	7.04%	$44,581.50	2.86%	$18,108.00	13.12%	$83,152.00	3.09%	$19,600.00	6.19%	$39,250.00	**100.00%**	**$633,686.50**
CONTINGENCIES (15%)		$104,915.57		$51,859.35		$12,489.75		$6,687.23		$2,716.20		$12,472.80		$2,940.00		$5,887.50		**$96,062.83**
SUBTOTAL:		$804,352.67		$397,588.35		$95,754.75		$51,268.73		$20,824.20		$95,624.80		$22,540.00		$45,137.50	**90.60%**	**$728,738.33**
MnDOT FUNDING		($310,000.00)		($310,000.00)														**($310,000.00)**
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$201,088.17		$99,397.09		$23,938.69		$12,817.18		$5,206.05		$23,906.20		$5,635.00		$11,284.38		**$182,184.58**
ESTIMATED TOTAL PROJECT COST:		$695,440.83		**$186,985.44**		**$119,693.44**		**$64,085.91**		**$26,030.25**		**$119,531.00**		**$28,175.00**		**$56,421.88**	**12.49%**	**$600,922.91**

2095	ASSESS. LIN FT	2095
2255	BAXTER LIN FT	2255
4350	TOTAL LIN FT	4350

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	COMMERCIAL M&O																	
					ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		SANITARY SEWER		STORM SEWER		STORM SEWER (CITY)		WATER		WATER (CITY)		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	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.1	$20,000.00	0.04	$8,000.00					0.02	$4,000.00			0.01	$2,000.00			**0.17**	**$34,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00																		
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00									22	$6,600.00							**22**	**$6,600.00**
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00													20	$8,000.00	2	$800.00	**22**	**$8,800.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00																		
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00																		
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00																		
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00																		
9	2104.502	SALVAGE CASTING	EACH	$400.00							7	$2,800.00									**7**	**$2,800.00**
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$800.00																		
11	2104.502	SALVAGE SIGN	EACH	$70.00																		
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	219	$2,628.00															**219**	**$2,628.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00					30	$150.00											**30**	**$150.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50																		
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00																		
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00																		
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00																		
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	700	$5,600.00	500	$4,000.00	78	$624.00											**1278**	**$10,224.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00																		
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00					50	$750.00											**50**	**$750.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00																		
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00																		
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00					200	$600.00											**200**	**$600.00**
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50																		
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00																		
26	2105.607	COMMON EXCAVATION	CU YD	$18.00																		
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00											265	$3,975.00					**265**	**$3,975.00**
28	2106.602	DEWATERING	EACH	$5,000.00																		
29	2106.607	EXCAVATION SPECIAL	CU YD	$18.00																		
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00																		
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00																		
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10																		
33	2123.510	COMMON LABORERS	HOUR	$120.00																		
34	2123.610	SKID LOADER	HOUR	$160.00																		
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00																		
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00																		
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00																		
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00																		
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00																		
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	1408	$25,344.00	237	$4,266.00													**1645**	**$29,610.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50					2292	$5,730.00											**2292**	**$5,730.00**
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25																		
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50	14080	$35,200.00	3372	$8,430.00													**17452**	**$43,630.00**
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00																		
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00					277	$27,700.00											**277**	**$27,700.00**
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00			287	$28,700.00													**287**	**$28,700.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00	2125	$223,125.00	152	$15,960.00													**2277**	**$239,085.00**
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00																		
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$85.00																		
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$80.00																		
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00																		
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00																		
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00																		
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00			626	$1,252.00					701	$1,402.00							**1327**	**$2,654.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00							2952	$11,808.00									**2952**	**$11,808.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00																		
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00																		
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00																		
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00																		
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00																		
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00																		
62	2504.602	HYDRANT	EACH	$10,000.00																		
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00																		
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00																		
65	2504.602	8" GATE VALVE REPLACEMENT	EACH	$4,500.00													4	$18,000.00			**4**	**$18,000.00**
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00													20	$5,000.00			**20**	**$5,000.00**
67	2504.602	ADJUST CURB STOP	EACH	$250.00																		
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00													4	$1,600.00	2	$800.00	**6**	**$2,400.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00													10	$4,250.00	1	$425.00	**11**	**$4,675.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$85.00																		
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00																		
72	2506.502	CASTING ASSEMBLY (SANITARY 705-7)	EACH	$1,300.00																		
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00									22	$33,000.00							**22**	**$33,000.00**
74	2506.502	INSTALL CASTING	EACH	$500.00							7	$3,500.00									**7**	**$3,500.00**
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00									22	$33,000.00							**22**	**$33,000.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE; SPECIAL	EACH	$1,500.00											1	$1,500.00					**1**	**$1,500.00**
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00									7.25	$4,350.00							**7.25**	**$4,350.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					57	$997.50											**57**	**$997.50**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.00																		
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	700	$17,500.00	500	$12,500.00	78	$1,950.00											**1278**	**$31,950.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00																		
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00																		
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50																		
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00					76	$6,080.00											**76**	**$6,080.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00																		
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00																		
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00																		
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00																		
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00																		
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00			2	$60,000.00													**2**	**$60,000.00**
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.1	$4,000.00	0.04	$1,600.00					0.02	$800.00			0.01	$400.00			**0.17**	**$6,800.00**
92	2564.502	INSTALL SIGN	EACH	$300.00																		
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00																		
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00	29	$7,250.00									1	$250.00					**30**	**$7,500.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00																		
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00																		
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00	0.08	$144.00									0.3	$540.00					**0.38**	**$684.00**
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	7.25	$362.50									120	$6,000.00					**127.25**	**$6,362.50**
99	2574.508	FERTILIZER TYPE 3 (16-10-20) (SEEDING)	POUND	$2.00	24	$48.00									90	$180.00					**114**	**$228.00**
100	2575.505	SEEDING	ACRE	$1,200.00	0.08	$96.00									0.3	$360.00					**0.38**	**$456.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	312	$702.00									1170	$2,632.50					**1482**	**$3,334.50**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	280	$630.00									1050	$2,362.50					**1330**	**$2,992.50**
103	2575.523	WATER	MGAL	$60.00	20	$1,200.00									10	$600.00					**30**	**$1,800.00**
104	2575.608	SEED OATS	POUND	$6.00	8	$48.00									60	$360.00					**68**	**$408.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00	32	$224.00									120	$840.00					**152**	**$1,064.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	805	$483.00	160	$96.00													**965**	**$579.00**
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	1090	$599.50	160	$88.00													**1250**	**$687.50**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55																		
109	2582.503	8" SOLID LINE PAINT - WHITE	LIN FT	$1.00	395	$395.00															**395**	**$395.00**
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00			156	$312.00													**156**	**$312.00**
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	30	$150.00	357.52	$1,787.60													**387.52**	**$1,937.60**
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00																		
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAL)	LUMP SUM	$35,000.00																		
		ESTIMATED CONSTRUCTION COST		**$3,784,751.12**	49.43%	$345,729.00	21.02%	$146,991.60	6.37%	$44,581.50	2.59%	$18,108.00	11.89%	$83,152.00	2.80%	$19,600.00	5.61%	$39,250.00	0.29%	$2,025.00	**100.00%**	**$699,437.10**
		CONTINGENCIES (15%)		$567,712.67		$51,859.35		$22,048.74		$6,687.23		$2,716.20		$12,472.80		$2,940.00		$5,887.50		$303.75		**$104,915.57**
		SUBTOTAL:		$4,352,463.79		$397,588.35		$169,040.34		$51,268.73		$20,824.20		$95,624.80		$22,540.00		$45,137.50		$2,328.75	**16.48%**	**$804,352.67**
		UTILITY RELOCATION:		$33,000.00																		
		EASEMENTS		$19,268.30																		
		MnDOT FUNDING		($449,500.00)		-$310,000.00																**-$310,000.00**
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$1,088,115.95		$99,397.09		$42,260.09		$12,817.18		$5,206.05		$23,906.20		$5,635.00		$11,284.38		$582.19		**$291,088.17**
		ESTIMATED TOTAL PROJECT COST:		**$5,043,348.04**		**$186,985.44**		**$211,300.43**		**$64,085.91**		**$26,030.25**		**$119,531.00**		**$28,175.00**		**$56,421.88**		**$2,910.94**		**$695,440.83**

COMMERCIAL M&O ASSESSMENT CALCULATIONS:

ESTIMATED TOTAL PROJECT COST:		**$695,440.83**
ESTIMATED ASSESSABLE ROADWAY COST:		$186,985.44
ESTIMATED ASSESSABLE STORM SEWER COST:		$119,531.00
ESTIMATED ASSESSABLE SANITARY SEWER COST:		$26,099.25
ESTIMATED ASSESSABLE WATER COST:		$56,421.88
ESTIMATED ASSESSABLE COST:		$388,968.56
ESTIMATED FRONT FOOTAGE:		4,350
ESTIMATED CITY FRONTAGE:		2,255
ESTIMATED RESIDENT FRONTAGE:		2,095
ESTIMATED LIN FT ASSESSMENT:		**$89.42**
RESIDENT ASSESSABLE LIN FT COST:	**27%**	**$187,330.04**
CITY ROADWAY:		$211,300.43
STORM SEWER:		$26,175.00
WATERMAIN:		$2,910.94
CITY TRAIL:		$64,085.91
CITY ASSESSMENT		$201,637.73
TOTAL CITY COST:	**73%**	**$508,109.99**
TOTAL:	**100%**	**$695,440.83**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

COMMERCIAL FULL DEPTH RECLAMATION

EDGEWOOD DRIVE (NORTH OF NOVOTNY ROAD)

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	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
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.27	$54,000.00	0.01	$2,000.00	0.01	$2,000.00	0.03	$6,000.00			**0.32**	**$64,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00			18	$5,400.00							**18**	**$5,400.00**
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00							13	$3,900.00			**13**	**$3,900.00**
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00									14	$5,600.00	**14**	**$5,600.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00												
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00												
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00												
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00												
9	2104.502	SALVAGE CASTING	EACH	$400.00												
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00	2	$1,200.00									**2**	**$1,200.00**
11	2104.502	SALVAGE SIGN	EACH	$70.00												
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	132	$1,584.00									**132**	**$1,584.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	610	$3,050.00									**610**	**$3,050.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50												
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00												
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00												
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00							200	$6,000.00			**200**	**$6,000.00**
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	870	$6,960.00									**870**	**$6,960.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00												
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00	268	$4,020.00									**268**	**$4,020.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00												
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00	715	$8,580.00									**715**	**$8,580.00**
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00												
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	5387	$45,789.50									**5387**	**$45,789.50**
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00												
26	2105.607	COMMON EXCAVATION	CU YD	$16.00	2888	$46,208.00									**2888**	**$46,208.00**
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00	521	$7,815.00									**521**	**$7,815.00**
28	2106.602	DEWATERING	EACH	$8,000.00					2	$16,000.00					**2**	**$16,000.00**
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00												
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	2811	$39,354.00									**2811**	**$39,354.00**
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	41	$12,300.00									**41**	**$12,300.00**
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10												
33	2123.510	COMMON LABORERS	HOUR	$120.00	6	$720.00									**6**	**$720.00**
34	2123.610	SKID LOADER	HOUR	$160.00	6	$960.00									**6**	**$960.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	8	$1,680.00									**8**	**$1,680.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00												
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00												
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	16863	$50,589.00									**16863**	**$50,589.00**
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00												
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00												
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50												
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25												
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50												
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00	775	$31,000.00									**775**	**$31,000.00**
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00												
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	1939	$193,900.00									**1939**	**$193,900.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00												
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00												
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	1939	$184,205.00									**1939**	**$184,205.00**
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	1939	$174,510.00									**1939**	**$174,510.00**
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00							200	$22,000.00			**200**	**$22,000.00**
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00					2	$12,000.00					**2**	**$12,000.00**
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00							2	$16,000.00			**2**	**$16,000.00**
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00							1394	$2,788.00			**1394**	**$2,788.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00			4201	$16,804.00							**4201**	**$16,804.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00			2	$1,000.00							**2**	**$1,000.00**
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00												
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00												
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00												
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00												
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00												
62	2504.602	HYDRANT	EACH	$10,000.00												
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00												
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00												
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00												
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00									14	$3,500.00	**14**	**$3,500.00**
67	2504.602	ADJUST CURB STOP	EACH	$250.00									14	$3,500.00	**14**	**$3,500.00**
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00												
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00									7	$2,975.00	**7**	**$2,975.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00												
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00												
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00			18	$23,400.00							**18**	**$23,400.00**
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00							13	$19,500.00			**13**	**$19,500.00**
74	2506.502	INSTALL CASTING	EACH	$500.00												
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00							13	$19,500.00			**13**	**$19,500.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00												
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00			0.125	$75.00			0.125	$75.00			**0.25**	**$150.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50												
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50												
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	870	$21,750.00									**870**	**$21,750.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00												
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00												
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50	268	$26,130.00									**268**	**$26,130.00**
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00												
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00												
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	9	$1,350.00									**9**	**$1,350.00**
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00	1	$650.00									**1**	**$650.00**
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00	2	$3,400.00									**2**	**$3,400.00**
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00	1	$5,000.00									**1**	**$5,000.00**
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00												
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.27	$10,800.00	0.01	$400.00	0.01	$400.00	0.03	$1,200.00			**0.32**	**$12,800.00**
92	2564.502	INSTALL SIGN	EACH	$300.00												
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00	2	$12,000.00									**2**	**$12,000.00**
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00							13	$3,250.00			**13**	**$3,250.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00	500	$2,000.00									**500**	**$2,000.00**
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	500	$1,500.00									**500**	**$1,500.00**
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00												
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	260	$13,000.00									**260**	**$13,000.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	290	$580.00									**290**	**$580.00**
100	2575.605	SEEDING	ACRE	$1,200.00	0.92	$1,104.00									**0.92**	**$1,104.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	3774	$8,491.50									**3774**	**$8,491.50**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	0.92	$2.07									**0.92**	**$2.07**
103	2575.523	WATER	MGAL	$60.00	40	$2,400.00									**40**	**$2,400.00**
104	2575.608	SEED OATS	POUND	$6.00	97	$582.00									**97**	**$582.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00	387	$2,709.00									**387**	**$2,709.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60												
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	1145	$629.75									**1145**	**$629.75**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	2870	$1,578.50									**2870**	**$1,578.50**
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00												
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00												
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00												
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00												
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00	0.67	$23,450.00									**0.67**	**$23,450.00**

ESTIMATED CONSTRUCTION COST		$2,100,180.32	83.77%	$1,007,531.32	4.08%	$49,079.00	2.53%	$30,400.00	8.33%	$100,213.00	1.29%	$15,575.00	**100.00%**	**$1,202,798.32**
CONTINGENCIES (15%)		$315,027.05		$151,129.70		$7,361.85		$4,560.00		$15,031.95		$2,336.25		**$180,419.75**
SUBTOTAL:		$2,415,207.37		$1,158,661.02		$56,440.85		$34,960.00		$115,244.95		$17,911.25	**57.27%**	**$1,383,218.07**
UTILITY RELOCATION		$33,000.00												
EASEMENTS		$19,268.30												
MnDOT FUNDING		($139,500.00)												
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$603,801.84		$289,665.25		$14,110.21		$8,740.00		$28,811.24		$4,477.81		**$345,804.52**
ESTIMATED TOTAL PROJECT COST:		**$2,931,777.51**		**$1,448,326.27**		**$70,551.06**		**$43,700.00**		**$144,056.19**		**$22,389.06**	**33.29%**	**$1,729,022.59**

9651	ASSESS. LIN FT	6175
1701	BAXTER LIN FT	1701
11352	TOTAL LIN FT	7876

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	WOIDA ROAD (EDGEWOOD DRIVE TO 700' WEST OF EDGEWOOD DRIVE)													
					ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		SANITARY SEWER		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	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.1	$20,000.00							0.01	$2,000.00			**0.11**	**$22,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00							2	$600.00					**2**	**$600.00**
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00									5	$1,500.00			**5**	**$1,500.00**
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00											4	$1,600.00	**4**	**$1,600.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00														
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00														
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00														
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00														
9	2104.502	SALVAGE CASTING	EACH	$400.00									2	$800.00			**2**	**$800.00**
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00														
11	2104.502	SALVAGE SIGN	EACH	$70.00														
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	10	$120.00			80	$960.00							**90**	**$1,080.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	173	$865.00											**173**	**$865.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50														
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00														
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00														
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00														
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	1428	$11,424.00											**1428**	**$11,424.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00	335	$5,025.00											**335**	**$5,025.00**
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00	78	$1,170.00											**78**	**$1,170.00**
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00														
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00	322	$3,864.00											**322**	**$3,864.00**
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00														
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	826	$7,021.00	35	$297.50									**861**	**$7,318.50**
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00														
26	2105.607	COMMON EXCAVATION	CU YD	$16.00	405	$6,480.00	21	$336.00									**426**	**$6,816.00**
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00														
28	2106.602	DEWATERING	EACH	$8,000.00														
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00														
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	538	$7,532.00	28	$392.00									**566**	**$7,924.00**
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	7	$2,100.00											**7**	**$2,100.00**
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10														
33	2123.510	COMMON LABORERS	HOUR	$120.00	4	$480.00											**4**	**$480.00**
34	2123.610	SKID LOADER	HOUR	$160.00	4	$640.00											**4**	**$640.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	6	$1,260.00											**6**	**$1,260.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00														
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00														
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	3226	$9,678.00	163	$489.00									**3389**	**$10,167.00**
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00														
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00														
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50														
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25														
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50														
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00	322	$12,880.00											**322**	**$12,880.00**
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00														
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	390	$39,000.00	20	$2,000.00									**410**	**$41,000.00**
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00														
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00														
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	390	$37,050.00	20	$1,900.00									**410**	**$38,950.00**
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	390	$35,100.00	20	$1,800.00									**410**	**$36,900.00**
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00														
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00														
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00														
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00									793	$1,586.00			**793**	**$1,586.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00							636	$2,544.00					**636**	**$2,544.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00														
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00														
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00														
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00														
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00														
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00														
62	2504.602	HYDRANT	EACH	$10,000.00														
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00														
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00														
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00														
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00														
67	2504.602	ADJUST CURB STOP	EACH	$250.00											4	$1,000.00	**4**	**$1,000.00**
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00											4	$1,600.00	**4**	**$1,600.00**
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00											2	$850.00	**2**	**$850.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00														
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00														
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00							5	$6,500.00					**5**	**$6,500.00**
73	2506.502	CASTING ASSEMBLY (ISTORM NEENAH R-3250-DVSP)	EACH	$1,500.00									5	$7,500.00			**5**	**$7,500.00**
74	2506.502	INSTALL CASTING	EACH	$500.00														
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00									7	$10,500.00			**7**	**$10,500.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00														
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00									1	$600.00			**1**	**$600.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					100	$1,750.00							**100**	**$1,750.00**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50														
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	1428	$35,700.00											**1428**	**$35,700.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00	335	$67,000.00											**335**	**$67,000.00**
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00														
83	2531.604	6" CONCRETE VALLEY GUTTER	SQ YD	$97.50														
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00					28	$2,240.00							**28**	**$2,240.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00														
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00														
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00														
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00														
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00														
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00														
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.1	$4,000.00							0.01	$400.00			**0.11**	**$4,400.00**
92	2564.502	INSTALL SIGN	EACH	$300.00														
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00	1	$6,000.00											**1**	**$6,000.00**
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00									6	$1,500.00			**6**	**$1,500.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00	200	$800.00											**200**	**$800.00**
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	200	$600.00											**200**	**$600.00**
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00														
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	132	$6,600.00											**132**	**$6,600.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	60	$120.00											**60**	**$120.00**
100	2575.505	SEEDING	ACRE	$1,200.00	0.2	$240.00											**0.2**	**$240.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	780	$1,755.00											**780**	**$1,755.00**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	700	$1,575.00											**700**	**$1,575.00**
103	2575.523	WATER	MGAL	$60.00	40	$2,400.00											**40**	**$2,400.00**
104	2575.608	SEED OATS	POUND	$6.00	20	$120.00											**20**	**$120.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00	80	$560.00											**80**	**$560.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	600	$360.00											**600**	**$360.00**
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	80	$44.00											**80**	**$44.00**
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	340	$187.00											**340**	**$187.00**
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00														
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00														
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	128	$640.00											**128**	**$640.00**
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00														
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00	0.33	$11,550.00											**0.33**	**$11,550.00**
ESTIMATED CONSTRUCTION COST				$2,100,180.32	86.53%	$341,940.00	1.83%	$7,214.50	1.25%	$4,950.00	2.44%	$9,644.00	6.68%	$26,386.00	1.28%	$5,050.00	**100.00%**	**$395,184.50**
CONTINGENCIES (15%)				$315,027.05		$51,291.00		$1,082.18		$742.50		$1,446.60		$3,957.90		$757.50		**$59,277.68**
SUBTOTAL:				$2,415,207.37		$393,231.00		$8,296.68		$5,692.50		$11,090.60		$30,343.90		$5,807.50	**18.82%**	**$454,462.18**
UTILITY RELOCATION				$33,000.00														
EASEMENTS				$19,268.30														
MnDOT FUNDING				($139,500.00)														
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)				$603,801.84		$98,307.75		$2,074.17		$1,423.13		$2,772.65		$7,585.98		$1,451.88		**$113,615.54**
ESTIMATED TOTAL PROJECT COST:				**$2,931,777.51**		**$491,538.75**		**$10,370.84**		**$7,115.63**		**$13,863.25**		**$37,929.88**		**$7,259.38**	**10.94%**	**$568,077.72**

9651	ASSESS. LIN FT	1352
1701	BAXTER LIN FT	
11352	TOTAL LIN FT	1352

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	CLEARWATER ROAD (CYPRESS DRIVE TO GOLF COURSE DRIVE)													
					ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		STORM SEWER		SANITARY 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	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.07	$14,000.00	0.01	$2,000.00	0.02	$4,000.00	0.02	$4,000.00			0.01	$2,000.00	**0.13**	**$26,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00														
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00							8	$2,400.00					**8.00**	**$2,400.00**
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00											4	$1,600.00	**4.00**	**$1,600.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00														
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00														
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00														
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00														
9	2104.502	SALVAGE CASTING	EACH	$400.00									3	$1,200.00			**3.00**	**$1,200.00**
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00														
11	2104.502	SALVAGE SIGN	EACH	$70.00			5	$350.00	7	$490.00							**12.00**	**$840.00**
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	10	$120.00			6	$72.00							**16.00**	**$192.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	99	$495.00			22	$110.00							**121.00**	**$605.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50														
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00														
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00														
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00														
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	2000	$16,000.00			20	$160.00							**2020.00**	**$16,160.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00														
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00														
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00					5	$25.00							**5.00**	**$25.00**
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00														
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00														
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	1620	$13,770.00											**1620.00**	**$13,770.00**
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00														
26	2105.607	COMMON EXCAVATION	CU YD	$16.00					300	$4,800.00							**300.00**	**$4,800.00**
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00			24	$360.00									**24.00**	**$360.00**
28	2106.602	DEWATERING	EACH	$8,000.00														
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00														
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	830	$11,620.00											**830.00**	**$11,620.00**
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	10.6	$3,180.00											**10.60**	**$3,180.00**
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10														
33	2123.510	COMMON LABORERS	HOUR	$120.00	4	$480.00											**4.00**	**$480.00**
34	2123.610	SKID LOADER	HOUR	$160.00	4	$640.00											**4.00**	**$640.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	4	$840.00											**4.00**	**$840.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00														
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00														
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00														
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00	4744	$18,976.00											**4744.00**	**$18,976.00**
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00					5	$90.00							**5.00**	**$90.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50														
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25														
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50														
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00														
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00														
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00														
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00	573	$60,165.00											**573.00**	**$60,165.00**
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00														
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	573	$54,435.00											**573.00**	**$54,435.00**
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	573	$51,570.00											**573.00**	**$51,570.00**
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00														
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00														
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00														
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00							872	$1,744.00					**872.00**	**$1,744.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00									1027	$4,108.00			**1027.00**	**$4,108.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00														
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00														
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00														
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00														
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00														
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00														
62	2504.602	HYDRANT	EACH	$10,000.00														
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00														
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00					1	$5,000.00							**1.00**	**$5,000.00**
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00											4	$18,000.00	**4.00**	**$18,000.00**
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00														
67	2504.602	ADJUST CURB STOP	EACH	$250.00														
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00														
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00											2	$850.00	**2.00**	**$850.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00														
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00														
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00														
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00							8	$12,000.00					**8.00**	**$12,000.00**
74	2506.502	INSTALL CASTING	EACH	$500.00									3	$1,500.00			**3.00**	**$1,500.00**
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00							8	$12,000.00					**8.00**	**$12,000.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00														
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00							2	$1,200.00					**2.00**	**$1,200.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					216	$3,780.00							**216.00**	**$3,780.00**
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50					10416	$36,456.00							**10416.00**	**$36,456.00**
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00					20	$500.00	2000	$50,000.00					**2020.00**	**$50,500.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00														
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00			190	$24,700.00									**190.00**	**$24,700.00**
83	2531.604	6" CONCRETE VALLEY GUTTER	SQ YD	$97.50														
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00					20	$1,600.00							**20.00**	**$1,600.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00														
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00														
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00														
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00														
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00														
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00														
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.07	$2,800.00	0.01	$400.00	0.02	$800.00	0.02	$800.00			0.01	$400.00	**0.13**	**$5,200.00**
92	2564.502	INSTALL SIGN	EACH	$300.00			5	$1,500.00	11	$3,300.00							**16.00**	**$4,800.00**
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00														
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00			8	$2,000.00	1	$250.00							**9.00**	**$2,250.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00					175	$700.00							**175.00**	**$700.00**
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00														
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00	0.23	$414.00	0.05	$90.00									**0.28**	**$504.00**
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	122	$6,100.00	38	$1,900.00	400	$20,000.00							**560.00**	**$28,000.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00			15	$30.00	150	$300.00							**165.00**	**$330.00**
100	2575.605	SEEDING	ACRE	$1,200.00					0.5	$600.00							**0.50**	**$600.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25			195	$438.75	1950	$4,387.50							**2145.00**	**$4,826.25**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25			175	$393.75	1750	$3,937.50							**1925.00**	**$4,331.25**
103	2575.523	WATER	MGAL	$60.00	40	$2,400.00	40	$2,400.00	10	$600.00							**90.00**	**$5,400.00**
104	2575.608	SEED OATS	POUND	$6.00			5	$30.00	50	$300.00							**55.00**	**$330.00**
105	2575.608	SEED TURF GRASS	POUND	$7.00			20	$140.00	200	$1,400.00							**220.00**	**$1,540.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60														
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55														
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55														
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00														
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00														
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00														
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00														
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00														
		ESTIMATED CONSTRUCTION COST		$2,100,180.32	51.38%	$258,005.00	7.31%	$36,732.50	18.65%	$93,658.00	16.76%	$84,144.00	1.36%	$6,808.00	4.55%	$22,850.00	**100.00%**	**$502,197.50**
		CONTINGENCIES (15%)		$315,027.05		$38,700.75		$5,509.88		$14,048.70		$12,621.60		$1,021.20		$3,427.50		**$75,329.63**
		SUBTOTAL:		$2,415,207.37		$296,705.75		$42,242.38		$107,706.70		$96,765.60		$7,829.20		$26,277.50	**23.91%**	**$577,527.13**
		UTILITY RELOCATION		$33,000.00				$3,000.00		$30,000.00								**$33,000.00**
		EASEMENTS		$19,268.30						$19,268.30								**$19,268.30**
		MnDOT FUNDING		($139,500.00)		($106,000.00)		($33,500.00)										**($139,500.00)**
		ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$603,801.84		$74,176.44		$10,560.59		$26,926.68		$24,191.40		$1,957.30		$6,569.38		**$144,381.78**
		ESTIMATED TOTAL PROJECT COST:		**$2,931,777.51**		**$264,882.19**		**$22,302.97**		**$183,901.68**		**$120,957.00**		**$9,786.50**		**$32,846.88**	**13.90%**	**$634,677.21**

9651	ASSESS. LIN FT	2124
1701	BAXTER LIN FT	
11352	TOTAL LIN FT	2124

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	COMMERCIAL FDR (EDGEWOOD DRIVE & WOODA ROAD)																COMMERCIAL FDR (CLEARWATER ROAD)															
					ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		SANITARY SEWER		SANITARY SEWER (CITY)		STORM SEWER		WATER		TOTAL PROJECT		ASSESSABLE ROADWAY		CITY ROADWAY		TRAIL		SANITARY SEWER		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	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 QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.37	$74,260.00					0.01	$2,200.00	0.01	$2,000.00	0.04	$8,000.00			0.43	**$86,000.00**	0.07	$14,000.00	0.01	$2,200.00	0.02	$4,000.00			0.02	$4,000.00	0.01	$2,200.00	0.13	**$26,000.00**
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00							20	$6,000.00							20	**$6,000.00**														
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00											16	$5,400.00			16	**$5,400.00**														
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00													18	$7,200.00	18	**$7,200.00**								8	$2,400.00			8	**$2,400.00**
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00																									4	$1,600.00	4	**$1,600.00**
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00																														
7	2104.502	REMOVE MAILBOX SUPPORT	EACH	$175.00																														
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00																														
9	2104.502	SALVAGE CASTING	EACH	$400.00											2	$800.00			2	**$800.00**							3	$1,200.00					3	**$1,200.00**
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00	2	$1,200.00													2	**$1,200.00**														
11	2104.502	SALVAGE SIGN	EACH	$70.00																					5	$350.00	7	$490.00					12	**$840.00**
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	142	$1,704.00			80	$960.00									222	**$2,664.00**	10	$120.00					6	$72.00					16	**$192.00**
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	783	$3,915.00													783	**$3,915.00**	99	$495.00					22	$110.00					121	**$605.00**
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.00																														
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00																														
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00																														
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00											200	$6,000.00			200	**$6,000.00**														
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	2298	$18,384.00													2298	**$18,384.00**	2000	$16,000.00					20	$160.00					2020	**$16,160.00**
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00	335	$5,025.00													335	**$5,025.00**														
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00	345	$5,180.00													345	**$5,180.00**														
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00																							5	$25.00					5	**$25.00**
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00	1037	$12,444.00													1037	**$12,444.00**														
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00																														
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.00	6213	$52,810.50	35	$297.50											6248	**$53,108.00**	1620	$13,770.00											1620	**$13,770.00**
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00																														
26	2105.607	COMMON EXCAVATION	CU YD	$16.00	3268	$52,668.00	21	$336.00											3314	**$53,024.00**							300	$4,800.00					300	**$4,800.00**
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00	321	$7,815.00													321	**$7,815.00**			24	$360.00									24	**$360.00**
28	2106.602	DEWATERING	EACH	$8,000.00									2	$16,000.00					2	**$16,000.00**														
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00																														
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	3349	$46,886.00	28	$392.00											3377	**$47,278.00**	830	$11,620.00											830	**$11,620.00**
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA.	$300.00	48	$14,400.00													48	**$14,400.00**	10.6	$3,180.00											10.6	**$3,180.00**
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10																														
33	2123.510	COMMON LABORERS	HOUR	$120.00	10	$1,200.00													10	**$1,200.00**	4	$480.00											4	**$480.00**
34	2123.610	SKID LOADER	HOUR	$180.00	10	$1,800.00													10	**$1,800.00**	4	$640.00											4	**$640.00**
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	14	$2,940.00													14	**$2,940.00**	4	$840.00											4	**$840.00**
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00																														
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00																														
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	20089	$60,267.00	163	$489.00											20252	**$60,756.00**														
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00																	4744	$18,976.00											4744	**$18,976.00**
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00																							5	$90.00					5	**$90.00**
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50																														
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25																														
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50																														
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00	1097	$43,880.00													1097	**$43,880.00**														
45	2360.508	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00																														
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	2329	$232,900.00	20	$2,000.00											2349	**$234,900.00**														
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00																	573	$60,165.00											573	**$60,165.00**
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00																														
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	2329	$221,255.00	20	$1,900.00											2349	**$223,155.00**	573	$54,435.00											573	**$54,435.00**
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$95.00	2339	$222,210.00	20	$1,900.00											2359	**$224,110.00**	573	$54,435.00											573	**$54,435.00**
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00											200	$22,000.00			200	**$22,000.00**		$51,570.00											573	**$51,570.00**
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00									2	$12,000.00					2	**$12,000.00**														
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00											2	$16,000.00			2	**$16,000.00**														
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00											2187	$4,374.00			2187	**$4,374.00**								872	$1,744.00			872	**$1,744.00**
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00							4837	$19,348.00							4837	**$19,348.00**													1027	**$4,108.00**
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00							2	$1,000.00							2	**$1,000.00**														
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00																														
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00																														
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00																														
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00																														
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00																														
62	2504.602	HYDRANT	EACH	$10,000.00																														
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00																														
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00																							1	$5,000.00					1	**$5,000.00**
65	2504.602	8" GATE VALVE REPLACEMENT	EACH	$4,500.00																											4	$18,000.00	4	**$18,000.00**
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00													14	$3,500.00	14	**$3,500.00**														
67	2504.602	ADJUST CURB STOP	EACH	$250.00													18	$4,500.00	18	**$4,500.00**														
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00													4	$1,600.00	4	**$1,600.00**														
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00													9	$3,825.00	9	**$3,825.00**											2	$850.00	2	**$850.00**
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00																														
71	2504.606	DUCTILE IRON FITTINGS	POUND	$15.00																														
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00							23	$29,900.00							23	**$29,900.00**														
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-SVSP)	EACH	$1,500.00											18	$27,000.00			18	**$27,000.00**								8	$12,000.00			8	**$12,000.00**
74	2506.502	INSTALL CASTING	EACH	$500.00																							3	$1,500.00					3	**$1,500.00**
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00											20	$30,000.00			20	**$30,000.00**								8	$12,000.00			8	**$12,000.00**
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00																														
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00							0.125	$75.00			1.125	$675.00			1.25	**$750.00**								2	$1,200.00			2	**$1,200.00**
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50					100	$1,750.00									100	**$1,750.00**							215	$3,760.00					215	**$3,760.00**
79	2521.518	7' BITUMINOUS WALK	SQ FT	$3.50																							10416	$36,456.00					10416	**$36,456.00**
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	2298	$57,450.00													2298	**$57,450.00**							20	$500.00					2020	**$50,500.00**
81	2531.504	CONCRETE MEDIAN	SQ YD	$250.00	335	$67,000.00													335	**$67,000.00**														
82	2531.504	6" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00																			190	$24,700.00									190	**$24,700.00**
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50	268	$26,130.00													268	**$26,130.00**														
84	2531.618	TRUNCATED DOMES	SQ FT	$60.00					28	$2,240.00									28	**$2,240.00**							20	$1,600.00					20	**$1,600.00**
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00																														
86	2545.502	MAIL BOX SUPPORT	EACH	$150.00	9	$1,350.00													9	**$1,350.00**														
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00	1	$650.00													1	**$650.00**														
88	2545.602	INSTALL LIGHTING UNIT	EACH	$3,450.00	2	$3,450.00													2	**$3,450.00**														
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00	1	$5,000.00													1	**$5,000.00**														
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00																														
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.37	$14,800.00					0.01	$400.00	0.01	$400.00	0.04	$1,600.00			0.43	**$17,200.00**	0.07	$2,800.00	0.01	$400.00	0.02	$800.00			0.02	$800.00	0.01	$400.00	0.13	**$5,200.00**
92	2564.502	INSTALL SIGN	EACH	$300.00																					5	$1,500.00	11	$3,300.00					16	**$4,800.00**
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00	3	$18,000.00													3	**$18,000.00**														
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00											19	$4,750.00			19	**$4,750.00**							1	$250.00					9	**$2,250.00**
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00	700	$2,800.00													700	**$2,800.00**							175	$700.00					175	**$700.00**
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	700	$2,100.00													700	**$2,100.00**														
97	2574.509	SOIL BED PREPRATION	ACRE	$1,800.00																	0.23	$414.00	0.05	$90.00									0.28	**$504.00**
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	392	$19,600.00													392	**$19,600.00**	122	$6,100.00	38	$1,900.00	400	$20,000.00							560	**$28,000.00**
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	350	$700.00													350	**$700.00**			15	$30.00	150	$300.00							165	**$330.00**
100	2575.605	SEEDING	ACRE	$1,200.00	1.12	$1,344.00													1.12	**$1,344.00**					0.5	$600.00							0.5	**$600.00**
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	4054	$10,246.50													4054	**$10,246.50**					195	$438.75	1950	$4,387.50					2145	**$4,826.25**
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	700.92	$1,577.07													700.92	**$1,577.07**					175	$393.75	1750	$3,937.50					1925	**$4,331.25**
103	2575.523	WATER	MGAL	$60.00	65	$4,800.00													65	**$4,800.00**	40	$2,400.00	40	$2,400.00	50	$3,000.00							90	**$5,400.00**
104	2575.606	SEED OATS	POUND	$6.00	117	$702.00													117	**$702.00**					5	$30.00	50	$300.00					55	**$330.00**
105	2575.606	SEED TURF GRASS	POUND	$7.00	467	$3,269.00													467	**$3,269.00**					20	$140.00	200	$1,400.00					220	**$1,540.00**
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	600	$360.00													600	**$360.00**														
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.35	1225	$973.75													1225	**$973.75**														
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	3210	$1,765.50													3210	**$1,765.50**														
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00																														
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00																														
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	128	$640.00													128	**$640.00**														
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00																														
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCIAL)	LUMP SUM	$35,000.00	1	$35,000.00													1	**$35,000.00**														

ESTIMATED CONSTRUCTION COST				**$3,784,791.12**	84.45%	$1,349,471.32	0.45%	$7,214.50	0.31%	$4,950.00	3.67%	$58,723.00	1.90%	$30,400.00	7.92%	$126,599.00	1.29%	$20,625.00	**100.00%**	**$1,597,982.82**	51.38%	$256,005.00	7.31%	$36,732.50	16.65%	$83,658.00	1.36%	$6,808.00	16.76%	$84,144.00	4.55%	$22,850.00	**100.00%**	**$502,197.50**	
CONTINGENCIES (15%)				$567,712.67		$202,420.70		$1,082.18		$742.50		$8,808.45		$4,560.00		$18,989.85		$3,093.75		**$239,697.42**		$38,700.75		$5,509.88		$14,048.70		$1,021.20		$12,621.60		$3,427.50		**$75,329.63**	
SUBTOTAL				$4,352,403.79		$1,551,892.02		$8,296.68		$5,692.50		$67,531.45		$34,960.00		$145,588.85		$23,718.75	**42.22%**	**$1,837,680.24**		$296,705.75		$42,242.38		$107,706.70		$7,829.20		$96,765.60		$26,277.50	**13.27%**	**$577,527.13**	
UTILITY RELOCATION				$33,000.00																		$3,000.00		$30,000.00								**$33,000.00**		
EASEMENTS				$19,268.30																				$19,268.30								**$19,268.30**		
MnDOT FUNDING				($449,500.00)																		($106,000.00)		($33,500.00)								**-$139,500.00**		
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)				$1,068,115.95		$387,973.00		$2,074.17		$1,423.13		$16,882.86		$8,740.00		$36,397.21		$5,929.69		**$459,420.06**		$74,176.44		$10,560.59		$26,926.68		$1,957.30		$24,191.40		$8,569.38		**$144,381.78**	
ESTIMATED TOTAL PROJECT COST:				**$5,043,348.04**		**$1,939,865.02**		**$10,370.84**		**$7,115.63**		**$84,414.31**		**$43,700.00**		**$181,986.06**		**$29,648.44**		**$2,297,100.30**		**$264,882.19**		**$52,302.97**		**$163,901.68**		**$9,786.50**		**$120,957.00**		**$32,846.88**		**$654,677.21**	

COMMERCIAL FOR ASSESSMENT CALCULATIONS:		
ESTIMATED TOTAL PROJECT COST:		**$2,951,777.51**
ESTIMATED ASSESSABLE ROADWAY COST (EDGEWOOD/WOODA):		$1,939,865.02
ESTIMATED ASSESSABLE STORM SEWER COST (EDGEWOOD/WOODA):		$181,986.06
ESTIMATED ASSESSABLE SANITARY SEWER COST (EDGEWOOD/WOODA):		$84,414.31
ESTIMATED ASSESSABLE WATER COST (EDGEWOOD/WOODA):		$29,648.44
ESTIMATED TOTAL ASSESSABLE COST (EDGEWOOD/WOODA):		**$2,235,913.84**
ESTIMATED FRONT FOOTAGE (EDGEWOOD/WOODA):		9,228
ESTIMATED CITY PRONTAGE:		1,701
ESTIMATED RESIDENT FRONTAGE:		7,527
ESTIMATED LIN FT ASSESSMENT (EDGEWOOD/WOIDA):		**$242.30**
ESTIMATED ASSESSABLE ROADWAY COST (CLEARWATER):		$264,882.19
ESTIMATED ASSESSABLE STORM SEWER COST (CLEARWATER):		$120,957.00
ESTIMATED ASSESSABLE SANITARY SEWER COST (CLEARWATER):		$9,786.50
ESTIMATED ASSESSABLE WATER COST (CLEARWATER):		$32,846.88
ESTIMATED TOTAL ASSESSABLE COST (CLEARWATER):		**$428,472.56**
ESTIMATED FRONT FOOTAGE (CLEARWATER):		2124
ESTIMATED LIN FT ASSESSMENT (CLEARWATER):		**$201.73**
ASSESSABLE COST:	**77%**	**$2,252,239.73**
CITY ROADWAY:		$32,673.81
TRAIL:		$191,017.30
SANITARY SEWER:		$43,700.00
CITY ASSESSMENT:		$412,146.67
TOTAL CITY COST:	**23%**	**$679,537.78**
TOTAL:	**100%**	**$2,931,777.51**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	OTHER IMPROVEMENTS: TH 371 TH 210 INTERCHANGE UTILITY MODIFICATIONS			
					SANITARY SEWER		WATER	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	0.01	$2,000.00	0.04	$8,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00				
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00				
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00				
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00			9	$6,750.00
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00	1	$1,500.00		
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00				
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00			2	$160.00
9	2104.502	SALVAGE CASTING	EACH	$400.00				
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00				
11	2104.502	SALVAGE SIGN	EACH	$70.00			2	$140.00
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00				
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	65	$325.00	220	$1,100.00
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50			2410	$42,175.00
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00			50	$2,500.00
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00	400	$8,000.00		
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00				
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00				
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00				
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00				
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00	1450	$7,250.00	450	$2,250.00
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00				
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00				
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50				
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00				
26	2105.607	COMMON EXCAVATION	CU YD	$16.00				
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00				
28	2106.602	DEWATERING	EACH	$8,000.00	0.47	$3,760.00	1.41	$11,280.00
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00				
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00				
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00				
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10				
33	2123.510	COMMON LABORERS	HOUR	$120.00	3	$360.00	7	$840.00
34	2123.610	SKID LOADER	HOUR	$160.00	3	$480.00	7	$1,120.00
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	1	$210.00	1	$210.00
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00	220	$7,700.00	70	$2,450.00
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00				
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00				
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00				
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00				
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50				
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25				
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50				
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00				
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00				
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	30	$3,000.00	10	$1,000.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00				
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00				
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00				
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00				
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00				
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00				
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00				
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00				
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00				
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00				
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00				
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00				
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00				
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00				
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00			1	$5,500.00
62	2504.602	HYDRANT	EACH	$10,000.00				
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00				
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00				
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00				
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00				
67	2504.602	ADJUST CURB STOP	EACH	$250.00				
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00				
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00				
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00			15	$1,425.00
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00			540	$8,100.00
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00				
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00				
74	2506.502	INSTALL CASTING	EACH	$500.00				
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00				
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00				
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00				
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50				
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50				
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00				
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00				
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00				
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50				
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00				
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00			2	$170.00
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00				
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00				
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00				
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00				
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00				
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	0.01	$400.00	0.04	$1,600.00
92	2564.502	INSTALL SIGN	EACH	$300.00			2	$600.00
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00				
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00				
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00				
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00				
97	2574.505	SOIL BED PREPRATION	ACRE	$1,800.00				
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	50	$2,500.00	250	$12,500.00
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	75	$150.00	450	$900.00
100	2575.605	SEEDING	ACRE	$1,200.00	0.25	$300.00	1.5	$1,800.00
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	975	$2,193.75	5850	$13,162.50
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	875	$1,968.75	5250	$11,812.50
103	2575.523	WATER	MGAL	$60.00	20	$1,200.00	40	$2,400.00
104	2575.608	SEED OATS	POUND	$6.00				
105	2575.608	SEED TURF GRASS	POUND	$7.00	100	$700.00	60	$420.00
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60				
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	110	$60.50		
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55				
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00				
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00				
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00				
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00				
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCAIL)	LUMP SUM	$35,000.00				

ESTIMATED CONSTRUCTION COST		$184,423.00	23.89%	$44,058.00	76.11%	$140,365.00
CONTINGENCIES (15%)		$27,663.45		$6,608.70		$21,054.75
SUBTOTAL:		$212,086.45		$50,666.70		$161,419.75
UTILITY RELOCATION						
MnDOT FUNDING						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$53,021.61		$12,666.68		$40,354.94
ESTIMATED TOTAL PROJECT COST:		**$265,108.06**		**$63,333.38**		**$201,774.69**

OTHER IMPROVEMENTS:

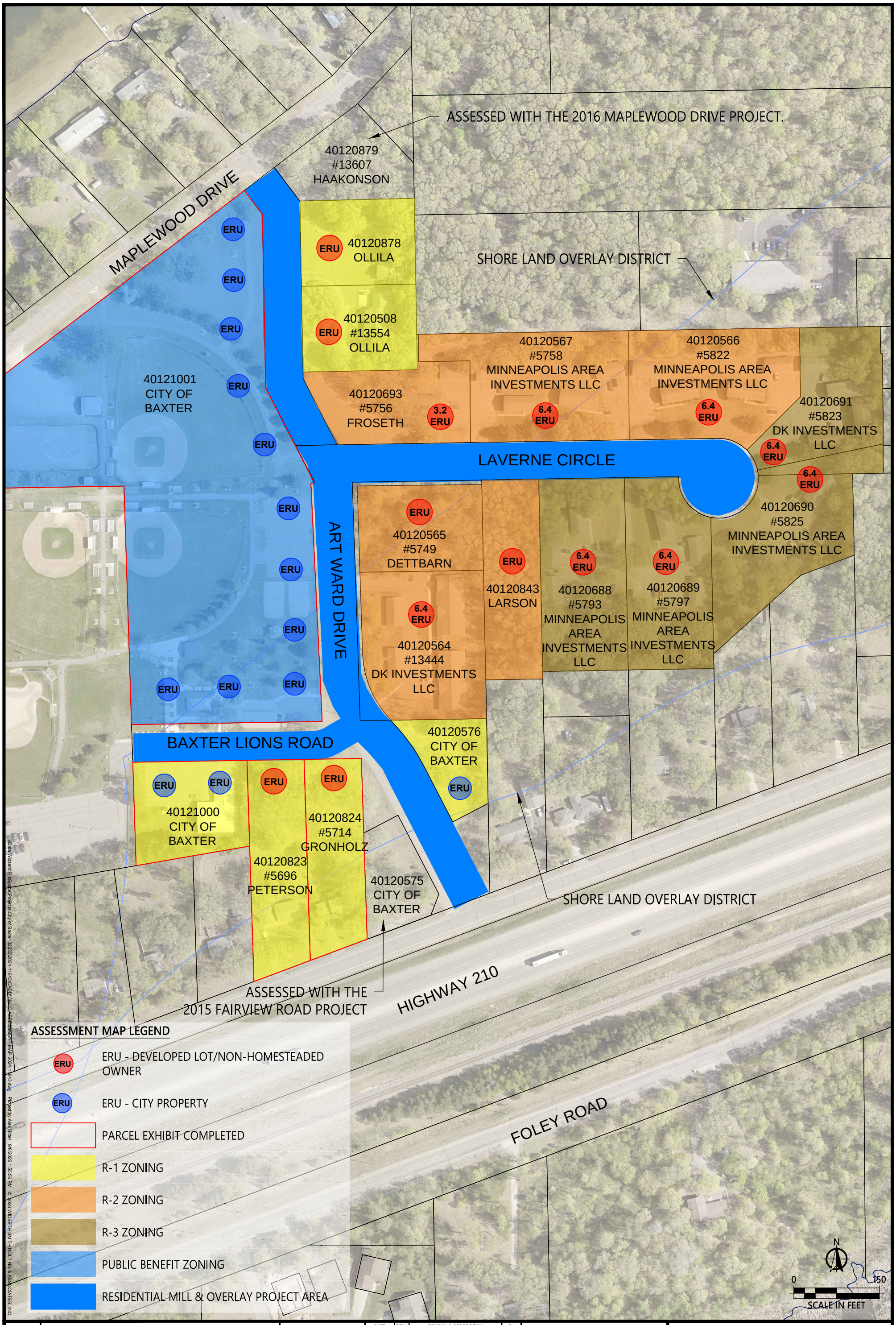
SANITARY SEWER:		$63,333.38
WATER:		$201,774.69
TOTAL CITY COST:	**100%**	**$265,108.06**

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, October 12, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	$200,000.00	1	$200,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	$300.00	33	$9,900.00
3	2104.502	REMOVE CASTING (STORM)	EACH	$300.00	48	$14,400.00
4	2104.502	REMOVE GATE VALVE BOX TOP	EACH	$400.00	53	$21,200.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	$750.00	9	$6,750.00
6	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)	EACH	$1,500.00	1	$1,500.00
7	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$175.00	16	$2,800.00
8	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	$80.00	2	$160.00
9	2104.502	SALVAGE CASTING	EACH	$400.00	12	$4,800.00
10	2104.502	SALVAGE LIGHTING UNIT	EACH	$600.00	5	$3,000.00
11	2104.502	SALVAGE SIGN	EACH	$70.00	14	$980.00
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	$12.00	457	$5,484.00
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$5.00	1339	$6,695.00
14	2104.503	REMOVE WATER MAIN	LIN FT	$17.50	2410	$42,175.00
15	2104.503	REMOVE STEEL CASING PIPE (WATER)	LIN FT	$50.00	50	$2,500.00
16	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	$20.00	400	$8,000.00
17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	$30.00	200	$6,000.00
18	2104.503	REMOVE CURB & GUTTER	LIN FT	$8.00	5671	$45,368.00
19	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	$15.00	335	$5,025.00
20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	$15.00	481	$7,215.00
21	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$5.00	1905	$9,525.00
22	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$12.00	1037	$12,444.00
23	2104.518	REMOVE BITUMINOUS WALK	SQ FT	$3.00	200	$600.00
24	2104.601	SALVAGE AGGREGATE (LV)	CU YD	$8.50	9736	$82,756.00
25	2105.604	DITCH EXCAVATION	SQ YD	$18.00	35	$630.00
26	2105.607	COMMON EXCAVATION	CU YD	$16.00	4114	$65,824.00
27	2105.607	COMMON EMBANKMENT	CU YD	$15.00	810	$12,150.00
28	2106.602	DEWATERING	EACH	$8,000.00	6.88	$55,040.00
29	2106.607	EXCAVATION SPECIAL	CU YD	$16.00	608	$9,728.00
30	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	$14.00	5422	$75,908.00
31	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	$300.00	78.6	$23,580.00
32	2112.619	SHOULDER PREPARATION	LIN FT	$4.10	8112	$33,259.20
33	2123.510	COMMON LABORERS	HOUR	$120.00	31	$3,720.00
34	2123.610	SKID LOADER	HOUR	$160.00	31	$4,960.00
35	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	$210.00	35	$7,350.00
36	2211.507	AGGREGATE BASE CL 5	CU YD	$35.00	290	$10,150.00
37	2211.607	AGGREGATE BASE SPECIAL (CV)	CU YD	$55.00	1	$55.00
38	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	$3.00	27542	$82,626.00
39	2215.504	FULL DEPTH RECLAMATION 10.0"	SQ YD	$4.00	4744	$18,976.00
40	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	$18.00	2855	$51,390.00
41	2232.504	MILL BITUMINOUS SURFACE (1.0") (TRAIL)	SQ YD	$2.50	2782	$6,955.00
42	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	$2.25	12067	$27,150.75
43	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	$2.50	17452	$43,630.00
44	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 8"	SQ YD	$40.00	1097	$43,880.00
45	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) (NO RAP) (TRAIL)	TON	$100.00	337	$33,700.00
46	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (NO RAP)	TON	$100.00	4748	$474,800.00
47	2361.509	TYPE SP 9.5 WEARING COURSE MIX (4,C) (NO RAP)	TON	$105.00	2850	$299,250.00
48	2362.509	TYPE SP 9.5 WEARING COURSE MIX (4,F) (NO RAP)	TON	$105.00		
49	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	3582	$340,290.00
50	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	$90.00	3802	$342,180.00
51	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	$110.00	200	$22,000.00
52	2503.603	REPAIR CRACKED PIPE SPECIAL, SANITARY	EACH	$6,000.00	2	$12,000.00
53	2503.603	REPAIR CRACKED PIPE SPECIAL, STORM	EACH	$8,000.00	2	$16,000.00
54	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (STORM)	LIN FT	$2.00	4438	$8,876.00
55	2503.603	CLEAN AND VIDEO TAPE SEWER PIPE (SANITARY)	LIN FT	$4.00	11608	$46,432.00
56	2503.603	CLEAN AND VIDEO TAPE SEWER SERVICE (SANITARY)	EACH	$500.00	2	$1,000.00
57	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	$14,000.00	1	$14,000.00
58	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	$7,500.00	1	$7,500.00
59	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	$7,500.00	1	$7,500.00
60	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURS	$550.00	12	$6,600.00
61	2504.602	12" GATE VALVE & BOX	EACH	$5,500.00	1	$5,500.00
62	2504.602	HYDRANT	EACH	$10,000.00	1	$10,000.00
63	2504.602	HYDRANT RESTORATION	EACH	$3,500.00	1	$3,500.00
64	2504.602	RELOCATE HYDRANT & VALVE	EACH	$5,000.00	1	$5,000.00
65	2504.602	6" GATE VALVE REPLACEMENT	EACH	$4,500.00	8	$36,000.00
66	2504.602	ADJUST GATE VALVE BOX TOP	EACH	$250.00	34	$8,500.00
67	2504.602	ADJUST CURB STOP	EACH	$250.00	54	$13,500.00
68	2504.602	INSTALL GATE VALVE BOX TOP	EACH	$400.00	17	$6,800.00
69	2504.602	VALVE BOX MID SECTION	EACH	$425.00	22	$9,350.00
70	2504.603	12" PVC WATERMAIN	LIN FT	$95.00	15	$1,425.00
71	2504.608	DUCTILE IRON FITTINGS	POUND	$15.00	540	$8,100.00
72	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	$1,300.00	32	$41,600.00
73	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	$1,500.00	48	$72,000.00
74	2506.502	INSTALL CASTING	EACH	$500.00	10	$5,000.00
75	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	$1,500.00	50	$75,000.00
76	2506.602	RECONSTRUCT DRAINAGE STRUCTURE, SPECIAL	EACH	$1,500.00	1	$1,500.00
77	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	$600.00	10.5	$6,300.00
78	2521.518	6" CONCRETE WALK	SQ FT	$17.50	648	$11,340.00
79	2521.518	3" BITUMINOUS WALK	SQ FT	$3.50	10416	$36,456.00
80	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	$25.00	5671	$141,775.00
81	2531.504	CONCRETE MEDIAN	SQ YD	$200.00	335	$67,000.00
82	2531.504	8" CONCRETE DRIVEWAY PAVEMENT (SORRENT RED)	SQ YD	$130.00	190	$24,700.00
83	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	$97.50	268	$26,130.00
84	2531.618	TRUNCATED DOMES	SQ FT	$80.00	200	$16,000.00
85	2540.602	INSTALL MAIL BOX SUPPORT	EACH	$85.00	2	$170.00
86	2540.602	MAIL BOX SUPPORT	EACH	$150.00	17	$2,550.00
87	2545.502	LIGHTING UNIT (LED)	EACH	$650.00	4	$2,600.00
88	2545.602	INSTALL LIGHTING UNIT	EACH	$1,700.00	5	$8,500.00
89	2545.602	LIGHTING SYSTEM (NEW RESIDENTIAL)	EACH	$5,000.00	4	$20,000.00
90	2545.602	LIGHTING SYSTEM (NEW CYPRESS)	EACH	$30,000.00	2	$60,000.00
91	2563.601	TRAFFIC CONTROL	LUMP SUM	$40,000.00	1	$40,000.00
92	2564.502	INSTALL SIGN	EACH	$300.00	18	$5,400.00
93	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	$6,000.00	3	$18,000.00
94	2573.502	STORM DRAIN INLET PROTECTION	EACH	$250.00	58	$14,500.00
95	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	$4.00	875	$3,500.00
96	2573.503	SILT FENCE, TYPE MS	LIN FT	$3.00	4700	$14,100.00
97	2574.505	SOIL BED PREPARATION	ACRE	$1,800.00	0.66	$1,188.00
98	2574.507	SCREENED TOPSOIL BORROW	CU YD	$50.00	1774.25	$88,712.50
99	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	$2.00	1419	$2,838.00
100	2575.505	SEEDING	ACRE	$1,200.00	4.65	$5,580.00
101	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	$2.25	18516	$41,661.00
102	2575.508	HYDRAULIC ORGANIC FIBER MATRIX	POUND	$2.25	13230.92	$29,769.57
103	2575.523	WATER	MGAL	$60.00	390	$23,400.00
104	2575.608	SEED OATS	POUND	$8.00	378	$2,268.00
105	2575.608	SEED TURF GRASS	POUND	$7.00	1352	$9,464.00
106	2582.503	4" SOLID LINE PAINT	LIN FT	$0.60	1565	$939.00
107	2582.503	4" BROKEN LINE PAINT	LIN FT	$0.55	3850	$2,117.50
108	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	$0.55	6120	$3,366.00
109	2582.503	6" SOLID LINE PAINT - WHITE	LIN FT	$1.00	395	$395.00
110	2582.503	12" SOLID LINE PAINT	LIN FT	$2.00	156	$312.00
111	2582.518	PAVEMENT MESSAGE	SQ FT	$5.00	515.52	$2,577.60
112	2104.601	SPRINKLER REPAIR - ALLOWANCE (RESIDENTIAL)	LUMP SUM	$5,000.00	1	$5,000.00
113	2104.601	SPRINKLER REPAIR - ALLOWANCE (COMMERCIAL)	LUMP SUM	$35,000.00	1	$35,000.00

ESTIMATED CONSTRUCTION COST		$3,784,751.12		$3,784,751.12
CONTINGENCIES (15%)		$567,712.67		$567,712.67
SUBTOTAL:		$4,352,463.79	100.00%	$4,352,463.79
UTILITY RELOCATION:		$33,000.00		$33,000.00
EASEMENTS		$19,268.30		$19,268.30
MnDOT FUNDING		($449,500.00)		($449,500.00)
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		$1,088,115.95		$1,088,115.95
ESTIMATED TOTAL PROJECT COST:		**$5,043,348.04**		**$5,043,348.04**

PROJECT COST SUMMARY		
ESTIMATED TOTAL PROJECT COST:	**100.00%**	**$5,043,348.04**
PROJECT ASSESSMENT SUMMARY		
ESTIMATED BENEFITTED ASSESSED COSTS:	**56%**	**$2,821,820.29**
ESTIMATED CITY ASSESSMENTS:		$1,150,441.02
TOTAL ESTIMATED ASSESSMENTS:		$3,972,261.31
CITY COST SUMMARY		
CITY ROADWAY		**$296,266.89**
CITY ROADWAY (M&O):		$52,292.66
CITY ROADWAY (COMMERCIAL M&O):		$211,300.43
CITY ROADWAY (COMMERCIAL FDR):		$32,673.81
TRAIL		**$284,236.30**
RESIDENTIAL M&O:		$29,133.09
COMMERCIAL M&O		$64,085.91
COMMERCIAL FDR		$191,017.30
SANITARY SEWER:		**$107,033.38**
COMMERCIAL FDR		$43,700.00
OTHER IMPROVEMENTS		$63,333.38
STORM SEWER:		**$70,333.28**
RESIDENTIAL M&O:		$42,158.28
COMMERCIAL M&O		$28,175.00
WATER:		**$313,216.88**
RESIDENTIAL M&O		$108,531.25
RESIDENTIAL FDR		$2,910.94
OTHER IMPROVEMENTS		$201,774.69
CITY ASSESSMENT:		**$1,150,441.02**
TOTAL ESTIMATED CITY COST:	**44%**	**$2,221,527.74**
ESTIMATED TOTAL PROJECT COST:		**$5,043,348.04**



SHEET NO. 1

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

ART WARD ROAD AREA ASSESSMENT MAP

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: AMM
CHECKED BY: ADB
JOB NUMBER: 2024-11643

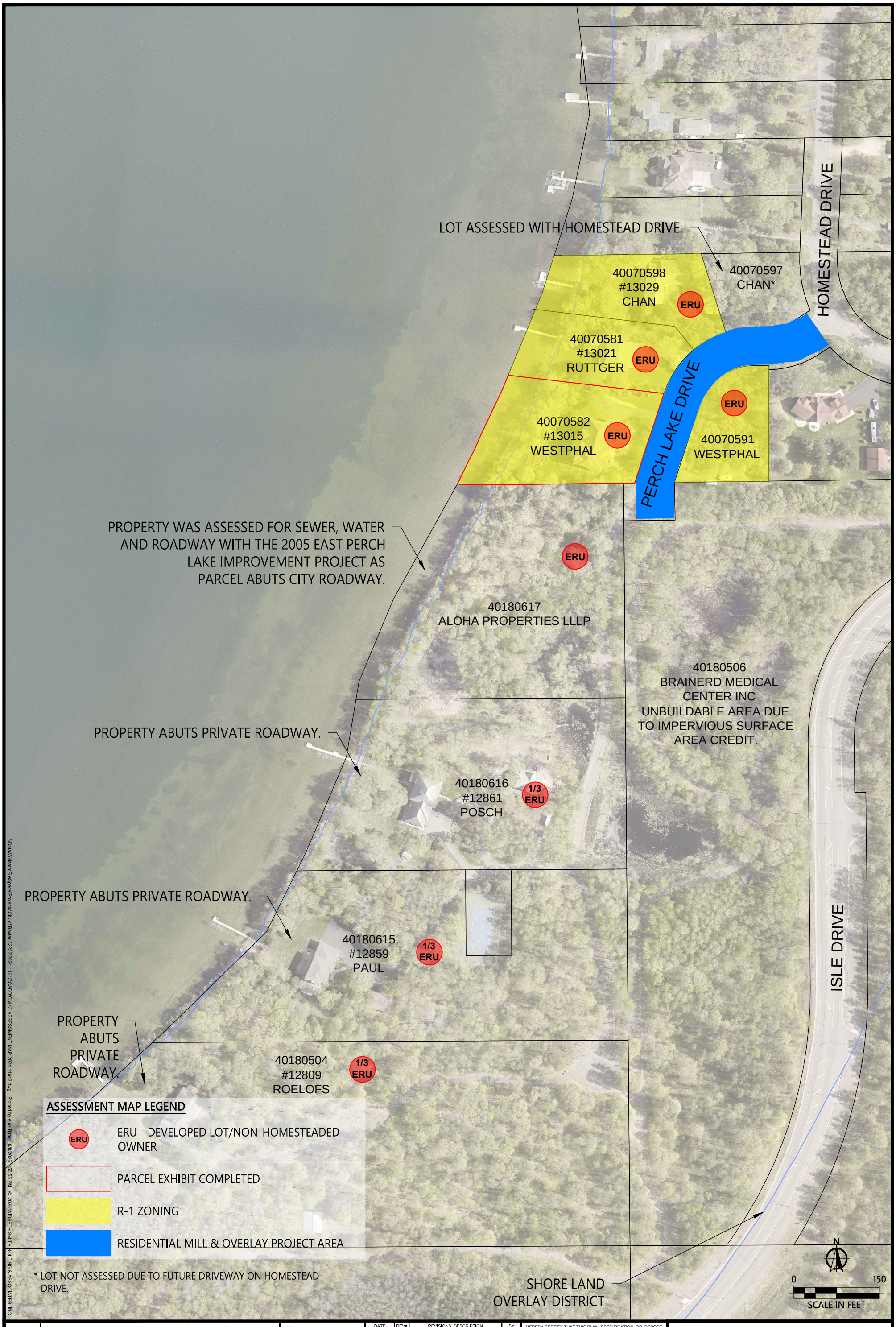
DATE	REV#	REVISIONS DESCRIPTION	BY

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

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SHEET NO. 2

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

PERCH LAKE DRIVE ASSESSMENT MAP

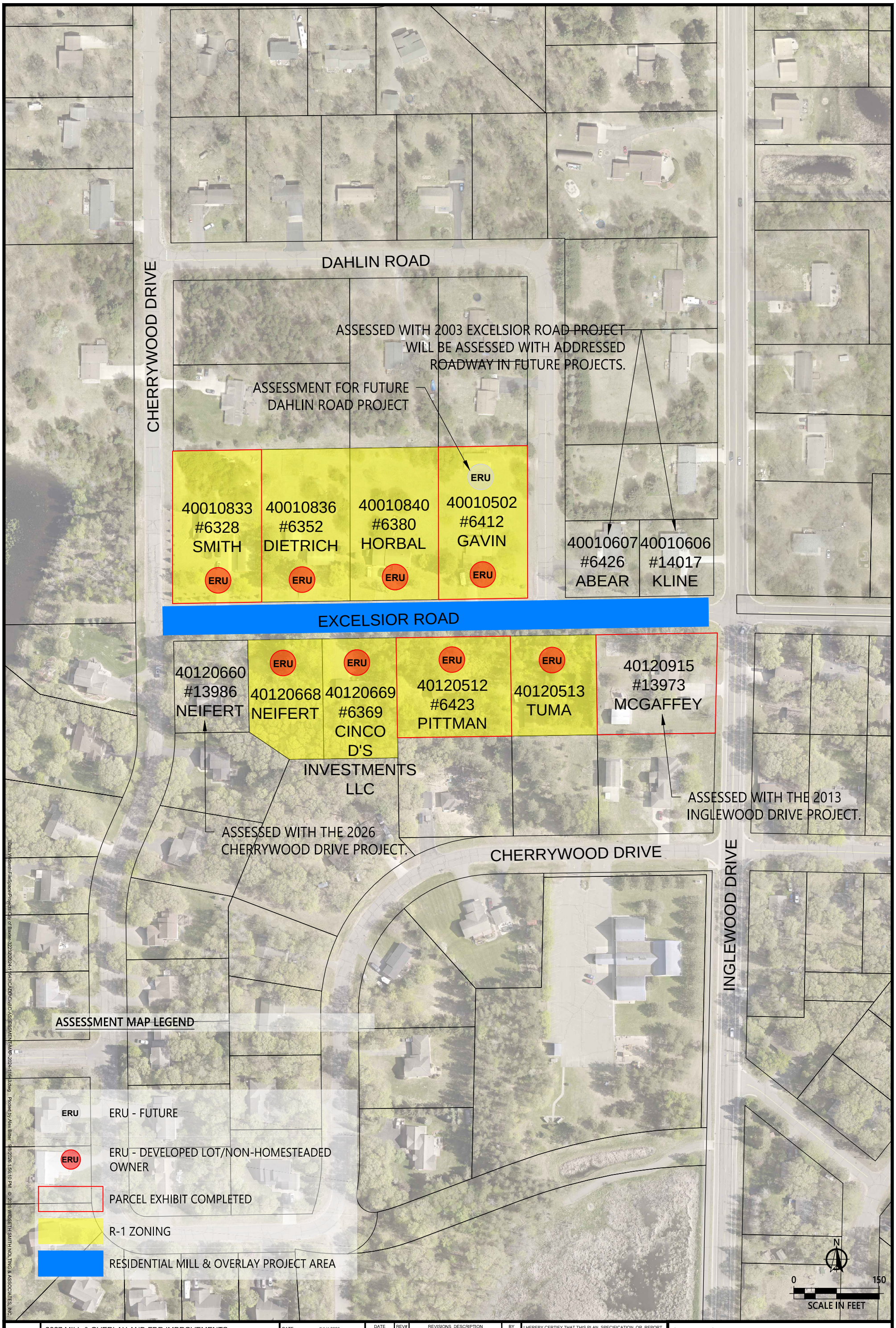
DATE:	JULY 2026
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-11643

DATE	REV#	REVISIONS DESCRIPTION	BY

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



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SHEET NO. 3

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

EXCELSIOR ROAD ASSESSMENT MAP

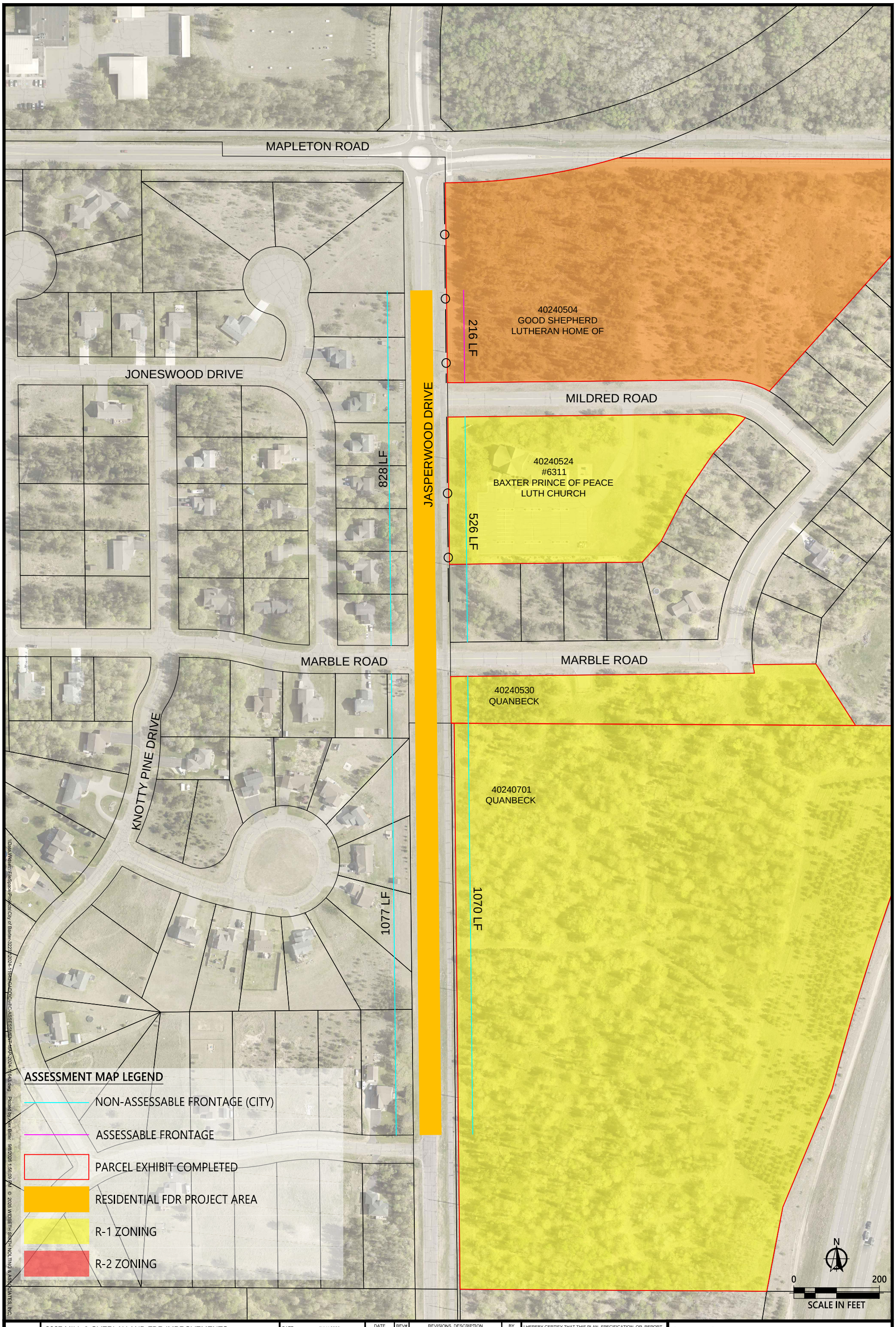
DATE:	JULY 2026
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-11643

DATE	REV#	REVISIONS DESCRIPTION	BY

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

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ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS



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SHEET NO. 4

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

JASPERWOOD DRIVE ASSESSMENT MAP

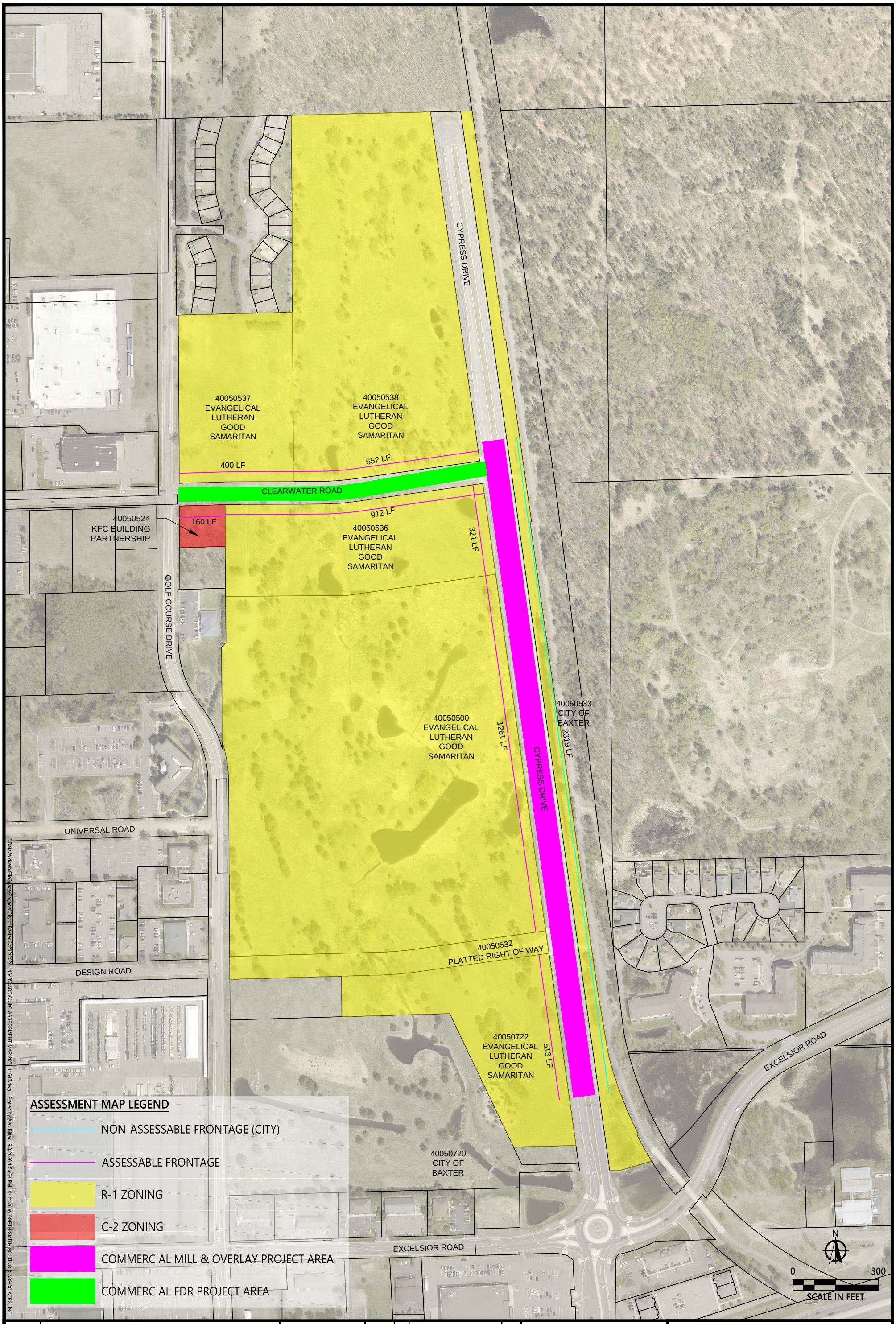
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ALEX D. BITTER DATE: #### LIC. NO. 57744

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SHEET NO. 5

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

CYPRESS DRIVE AREA ASSESSMENT MAP

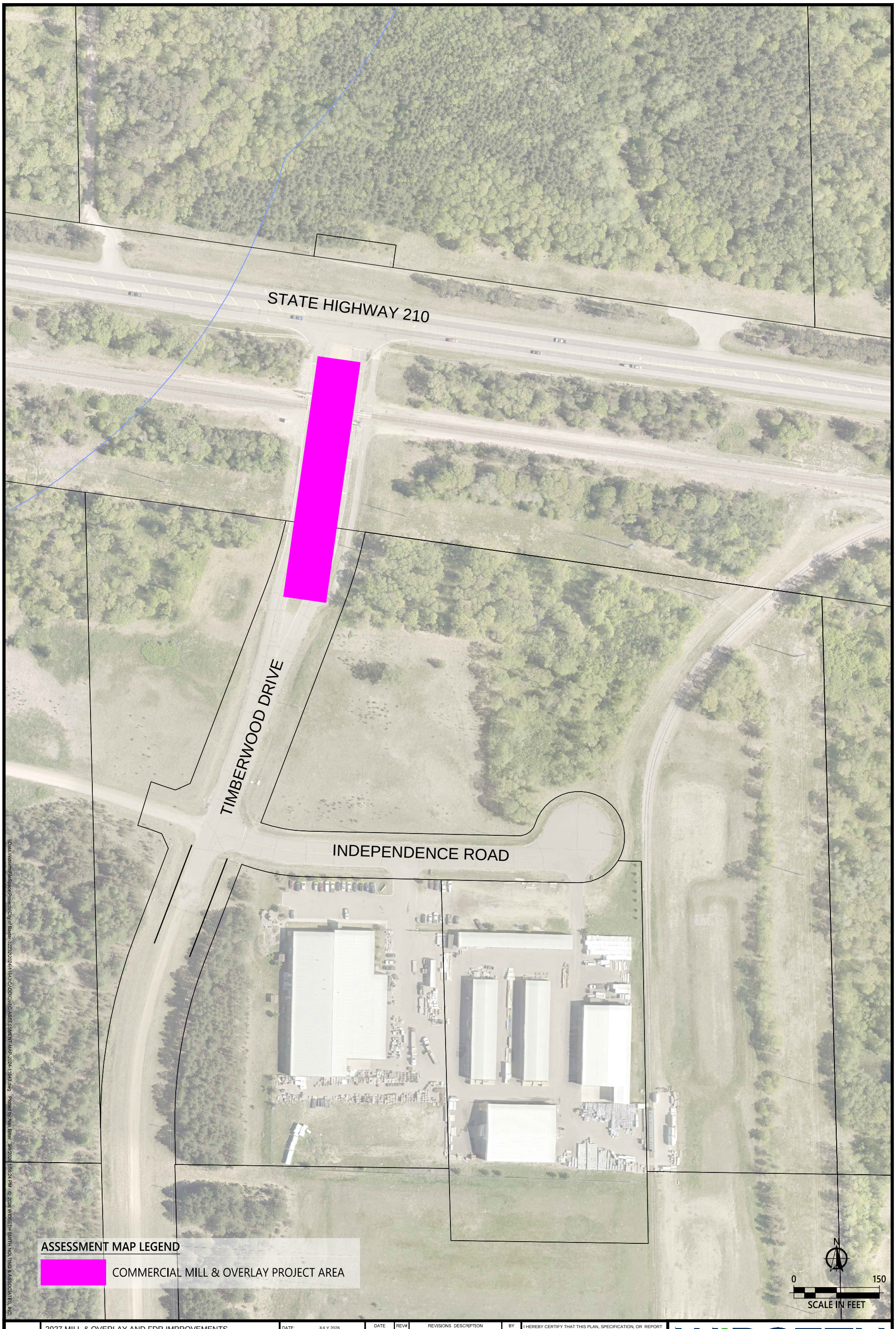
DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: AMM
CHECKED BY: ADB
JOB NUMBER: 2024-11643

DATE	REV#	REVISIONS DESCRIPTION	BY

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

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SHEET NO. 9

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

TIMBERWOOD DRIVE ASSESSMENT MAP

DATE:	JULY 2026
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-11643

DATE	REV#	REVISIONS DESCRIPTION	BY

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

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PINE BEACH ROAD

40300504
K&W HOLDINGS LLC
NOT ASSESSABLE

WETLAND

504 LF

180 LF

40300503
WINCHESTER
PROPERTIES LLC
NOT ASSESSABLE

341 LF

977 LF

40310541
MANKOWSKI
NOT ASSESSABLE

40310538
#15910
AVALANCHE
PROPERTIES LLC

292 LF

40310539
CLAY LAND LLC

269 LF

40310534
#15867
KAMM LLC

119 LF

40310612
#15808
CLAY LAND LLC

178 LF

40310535
WALSER REAL
ESTATE IV LLC

314 LF

40310531
#7036
WALSER REAL
ESTATE IV LLC

205 LF

40310536
WALSER REAL
ESTATE IV LLC

393 LF

186 LF

40310537
WALSER REAL
ESTATE IV LLC

284 LF

40310548
#15779
MM CAPITAL BAXTER
LLC

AUDUBON WAY

40310525
#7037
YBR PROPERTIES
BAXTER LLC

147 LF

LAKE FOREST ROAD

STATE HIGHWAY 371

40310555
#15674
ADOBE RESTAURANT
INC

40 LF

330 LF

EDGEWOOD DRIVE

647 LF

40310554
#15620
BAXTER GROUP LLC

40310550
#6963
YBR PROPERTIES BAXTER LLC

383 LF

40310553
#15616
EKOMART LLC

155 LF

283 LF

40310552
STUMVOLL
HOLDINGS LLC

40310574
#15574
HPH HOLDINGS LLC

40310620
#15558
GULL LAKE BRICK
& FIREPLACE INC

100 LF

125 LF

508 LF

40310575
#15593
JPB HOLDINGS LLC

40310530
ROY'ZZZ REAL LLC

40310511*
#155248
RJE
PROPERTIES
LLC
220 LF

115 LF

338 LF

40310509*

463 LF

40310510*
#15524
AFFINITY PLUS
FEDERAL
CREDIT UNION
118 LF

40310674
#7180
LOFTS OF NOVOTNY LLC

ASSESSMENT MAP LEGEND

- CITY ASSESSABLE FRONTAGE
- PROPERTY OWNER ASSESSABLE FRONTAGE
- C-2 ZONING
- PUD ZONING
- COMMERCIAL FDR PROJECT AREA

* 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.

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SCALE IN FEET

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SHEET NO. 7

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

EDGEWOOD DRIVE ASSESSMENT MAP

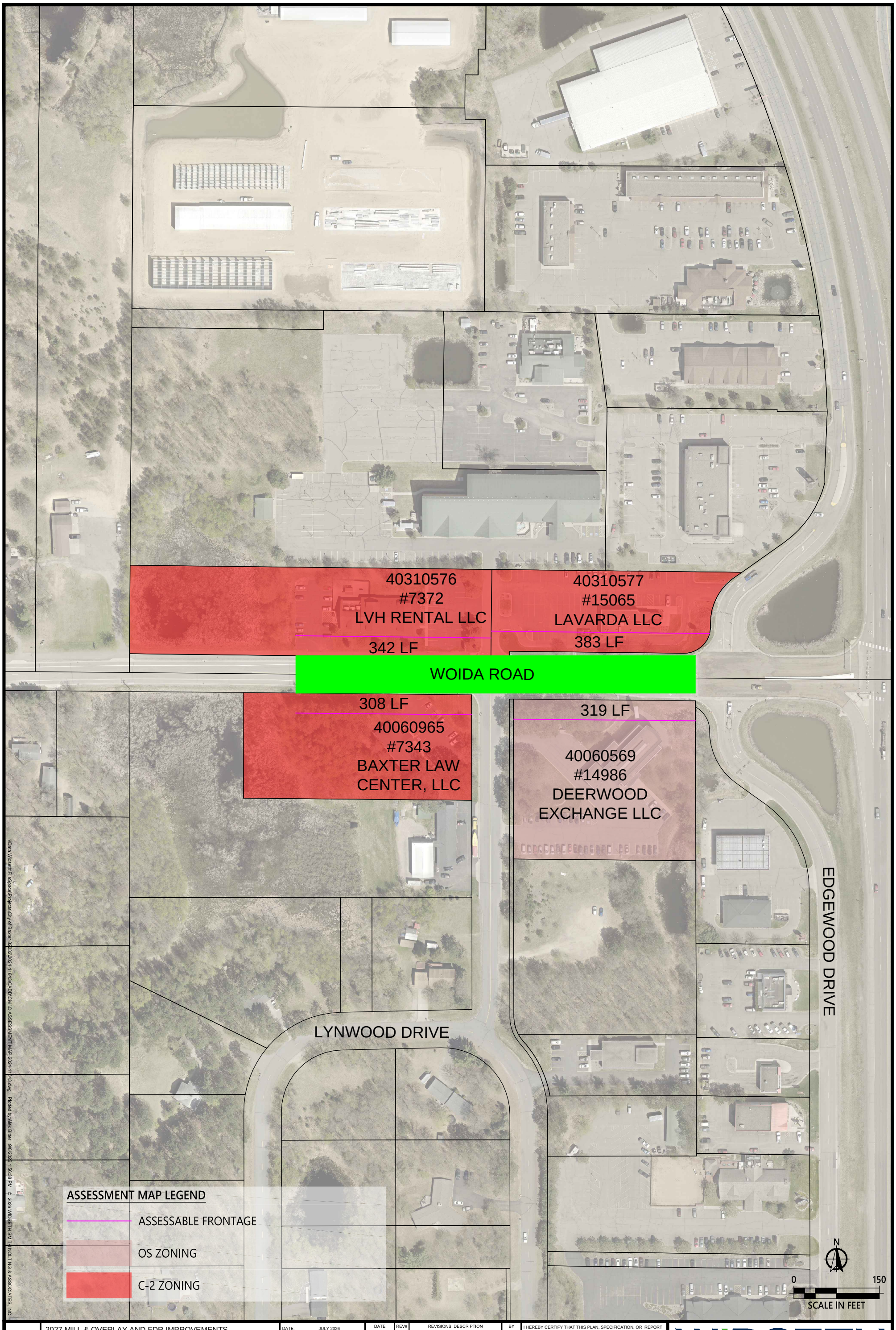
DATE: JULY 2026
SCALE: AS SHOWN
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JOB NUMBER: 2024-11643

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

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8 SHEET NO.

2027 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MN

WOIDA ROAD ASSESSMENT MAP

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: AMM
CHECKED BY: ADB
JOB NUMBER: 2024-11643

DATE	REV#	REVISIONS DESCRIPTION	BY

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

WIDSETH
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PROJECT: **2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS**
MUNICIPAL PROJECT NUMBER: **4427**
PROJECT LOCATION: **BAXTER, MN**

INTEREST RATE: 8.00%
ASSESSMENTS ADOPTED: 6/1/2027
END OF YEAR: 12/31/2027
DAYS BEFORE FIRST YEAR: 213
FIRST YEAR OF ASSESSMENT: 2028
ASSESSMENT TERM: See Sheet

MILL & OVERLAY ERU ASSESSMENT: $5,200.47
FDR LIN FT ASSESSMENT $132.49

Number of Individual Assessment Sheets: 14

RESIDENTIAL MILL & OVERLAY AND FULL DEPTH RECLAMATION

2	3	5	19	20	21	23	24	25	26
PIN	PROPERTY ADDRESS	FEE OWNER	MILL & OVERLAY ERUS	FDR LIN FT	ASSESSMENT TERM	TOTAL ASSESSMENT	PREPAYMENT	2027 INTEREST	CERTIFIED AMOUNT
40121000		CITY OF BAXTER	2		7	$10,400.94		$485.57	$10,886.51
40121001		CITY OF BAXTER	11		7	$57,205.17		$2,670.62	$59,875.79
40120576		CITY OF BAXTER	1		7	$5,200.47		$242.78	$5,443.25
40120823	5696 FAIRVIEW RD	PETERSON, MARK A & JESSICA	1		7	$5,200.47		$242.78	$5,443.25
40120824	5714 FAIRVIEW RD	GRONHOLZ, COLE & KARI	1		7	$5,200.47		$242.78	$5,443.25
40120564	13444 ART WARD DR	DK INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120565	5749 LAVERNE CIR	DETTBARN, BETH R	1		7	$5,200.47		$242.78	$5,443.25
40120843		LARSON, GARRETT RAY & AMANDA A	1		7	$5,200.47		$242.78	$5,443.25
40120688	5793 LAVERNE CIR	MINNEAPOLIS AREA INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120689	5797 LAVERNE CIR	MINNEAPOLIS AREA INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120690	5825 LAVERNE CIR	MINNEAPOLIS AREA INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120691	5823 LAVERNE CIR	DK INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120566	5822 LAVERNE CIR	MINNEAPOLIS AREA INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120567	5758 LAVERNE CIR	MINNEAPOLIS AREA INVESTMENTS LLC	6.4		7	$33,283.01		$1,553.81	$34,836.82
40120693	5756 LAVERNE CIR	FROSETH, BLAIR J	3.2		7	$16,641.50		$776.91	$17,418.41
40120508	13554 ART WARD DR	OLLILA, HERBERT G & GAYLE S	1		7	$5,200.47		$242.78	$5,443.25
40120878		OLLILA, HERBERT G & GAYLE S	1		7	$5,200.47		$242.78	$5,443.25
40070598	13029 PERCH LAKE DR	CHAN, AARON JAMES &	1		7	$5,200.47		$242.78	$5,443.25
40070581	13021 PERCH LAKE DR	RUTTGER, THOMAS R & NATALIE	1		7	$5,200.47		$242.78	$5,443.25
40070582	13015 PERCH LAKE DR	WESTPHAL, JOHN REV TRUST	1		7	$5,200.47		$242.78	$5,443.25
40180617		ALOHA PROPERTIES LLLP	1		7	$5,200.47		$242.78	$5,443.25
40180616	12861 PERCH LAKE DR	POSCH, ROBERT	0.333333333		7	$1,733.49		$80.93	$1,814.42
40180615	12859 PERCH LAKE DR	PAUL, DAVID B TRUST AGREEMENT &	0.333333333		7	$1,733.49		$80.93	$1,814.42
40070591		WESTPHAL, JOHN	1		7	$5,200.47		$242.78	$5,443.25
40180504	12809 PERCH LAKE DR	ROELOFS, JAMES D & MERRY LYNN	0.333333333		7	$1,733.49		$80.93	$1,814.42
40010502	6412 EXCELSIOR RD	GAVIN, TERRY	1		7	$5,200.47		$242.78	$5,443.25
40010833	6328 EXCELSIOR RD	SMITH, JEREMY	1		7	$5,200.47		$242.78	$5,443.25
40010836	6352 EXCELSIOR RD	DIETRICH, NICOLE L	1		7	$5,200.47		$242.78	$5,443.25
40010840	6380 EXCELSIOR RD	HORBAL, KLEIGHTON & EMILY	1		7	$5,200.47		$242.78	$5,443.25
40120512	6423 EXCELSIOR RD	PITTMAN, SHAWN & JODI	1		7	$5,200.47		$242.78	$5,443.25
40120513		TUMA, ROBERT A	1		7	$5,200.47		$242.78	$5,443.25
40120668		NEIFERT, PETER E TRUST &	1		7	$5,200.47		$242.78	$5,443.25
40120669	6369 EXCELSIOR RD	CINCO D'S INVESTMENTS LLC	1		7	$5,200.47		$242.78	$5,443.25
40240504		GOOD SHEPHERD LUTHERAN HOME OF		216	12	$28,617.84		$1,336.02	$29,953.86
Jasperwood Drive	Jasperwood Drive	CITY OF BAXTER		3501	12	$463,847.49		$21,654.69	$485,502.18
			82	**3717**		**$918,903.87**	**$0.00**	**$42,898.87**	**$961,802.74**
			$426,438.54	**$492,465.33**		**$918,903.87**			

PROJECT: **2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS**
MUNICIPAL PROJECT NUMBER: **4427**
PROJECT LOCATION: **BAXTER, MN**

INTEREST RATE: 8.00%
ASSESSMENTS ADOPTED: 6/1/2027
END OF YEAR: 12/31/2027
DAYS BEFORE FIRST YEAR: 241
FIRST YEAR OF ASSESSMENT: 2028
ASSESSMENT TERM: See Sheet

Number of Individual Assessment Sheets: 14

MILL & OVERLAY LIN FT ASSESSMENT:
FDR LIN FT ASSESSMENT $201.73

COMMERCIAL MILL & OVERLAY AND FULL DEPTH RECLAMATION

2	3	5	19	20	21	23	24	25	26
PIN	PROPERTY ADDRESS	FEE OWNER	MILL & OVERLAY LIN FT	FDR LIN FT	ASSESSMENT TERM	TOTAL ASSESSMENT	PREPAYMENT	2027 INTEREST	CERTIFIED AMOUNT
40050524		KFC BUILDING PARTNERSHIP &		160	12	$32,276.80		$1,704.92	$33,981.72
40050536		EVANGELICAL LUTHERAN GOOD SAMARITAN		912	12	$183,977.76		$9,718.06	$193,695.82
40050537		EVANGELICAL LUTHERAN GOOD SAMARITAN		400	12	$80,692.00		$4,262.31	$84,954.31
40050538		EVANGELICAL LUTHERAN GOOD SAMARITAN		652	12	$131,527.96		$6,947.56	$138,475.52
			0	**2124**		**$428,474.52**	**$0.00**	**$22,632.85**	**$451,107.37**
			$0.00	**$428,474.52**		**$428,474.52**			

PROJECT: **2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS**
MUNICIPAL PROJECT NUMBER: **4427**
PROJECT LOCATION: **BAXTER, MN**

INTEREST RATE: 8.00%
ASSESSMENTS ADOPTED: 6/1/2027
END OF YEAR: 12/31/2027
DAYS BEFORE FIRST YEAR: 241
FIRST YEAR OF ASSESSMENT: 2028
ASSESSMENT TERM: See Sheet

Number of Individual Assessment Sheets: 14

MILL & OVERLAY LIN FT ASSESSMENT: $89.42
FDR LIN FT ASSESSMENT $242.30

COMMERCIAL MILL & OVERLAY AND FULL DEPTH RECLAMATION

2	3	5	19	20	21	23	24	25	26
PIN	PROPERTY ADDRESS	FEE OWNER	MILL & OVERLAY LIN FT	FDR LIN FT	ASSESSMENT TERM	TOTAL ASSESSMENT	PREPAYMENT	2027 INTEREST	CERTIFIED AMOUNT
40050500		EVANGELICAL LUTHERAN GOOD SAMARITAN	1261		7	$112,758.62		$5,956.13	$118,714.75
40050536		EVANGELICAL LUTHERAN GOOD SAMARITAN	321		7	$28,703.82		$1,516.19	$30,220.01
40050722		EVANGELICAL LUTHERAN GOOD SAMARITAN	513		7	$45,872.46		$2,423.07	$48,295.53
Cypress Drive	Cypress Drive	CITY OF BAXTER	2319		7	$207,364.98		$10,953.42	$218,318.40
40310510	15524 EDGEWOOD DR	AFFINITY PLUS FEDERAL CREDIT UNION		118	12	$28,591.40		$1,510.25	$30,101.65
40310511	15528 EDGEWOOD DR	RJE PROPERTIES LLC		220	12	$53,306.00		$2,815.73	$56,121.73
40310620	15558 EDGEWOOD DR	GULL LAKE BRICK & FIREPLACE INC		125	12	$30,287.50		$1,599.84	$31,887.34
40310530		ROY'ZZZ REAL LLC		115	12	$27,864.50		$1,471.86	$29,336.36
40310574	15574 EDGEWOOD DR	HPH HOLDINGS LLC		100	12	$24,230.00		$1,279.88	$25,509.88
40310553	15616 EDGEWOOD DR	EKOMARKT LLC		283	12	$68,570.90		$3,622.05	$72,192.95
40310554	15620 EDGEWOOD DR	BAXTER GROUP LLC		383	12	$92,800.90		$4,901.92	$97,702.82
40310555	15674 EDGEWOOD DR	ADOBE RESTAURANT INC		330	12	$79,959.00		$4,223.59	$84,182.59
40310525	7037 LAKE FOREST RD	YBR PROPERTIES BAXTER LLC		147	12	$35,618.10		$1,881.42	$37,499.52
40310531	7036 LAKE FOREST RD	WALSER REAL ESTATE IV LLC		393	12	$95,223.90		$5,029.91	$100,253.81
40310612	15808 EDGEWOOD DR	CLAY LAND LLC		314	12	$76,082.20		$4,018.81	$80,101.01
40310539		CLAY LAND LLC		269	12	$65,178.70		$3,442.86	$68,621.56
40310538	15910 EDGEWOOD DR	AVALANCHE PROPERTIES LLC		292	12	$70,751.60		$3,737.24	$74,488.84
40300504		K&W HOLDINGS LLC		314	12	$76,082.20		$4,018.81	$80,101.01
40310534	15867 EDGEWOOD DR	KAMM LLC		119	12	$28,833.70		$1,523.05	$30,356.75
40310535		WALSER REAL ESTATE IV LLC		178	12	$43,129.40		$2,278.18	$45,407.58
40310536		WALSER REAL ESTATE IV LLC		205	12	$49,671.50		$2,623.74	$52,295.24
40310537		WALSER REAL ESTATE IV LLC		186	12	$45,067.80		$2,380.57	$47,448.37
40310548	15779 EDGEWOOD DR	MM CAPITAL BAXTER LLC		284	12	$68,813.20		$3,634.85	$72,448.05
40310550	6963 LAKE FOREST RD	YBR PROPERTIES BAXTER LLC		647	12	$156,768.10		$8,280.79	$165,048.89
40310552		STUMVOLL HOLDINGS LLC		155	12	$37,556.50		$1,983.81	$39,540.31
40310575	15593 EDGEWOOD DR	JPB HOLDINGS LLC		508	12	$123,088.40		$6,501.77	$129,590.17
40310674	7180 NOVOTNY RD	LOFTS OF NOVOTNY LLC		463	12	$112,184.90		$5,925.82	$118,110.72
Edgewood Drive	Edgewood Drive	CITY OF BAXTER		1701	12	$412,152.30		$21,770.67	$433,922.97
40060569	14986 LYNWOOD DR	DEERWOOD EXCHANGE LLC		319	12	$77,293.70		$4,082.80	$81,376.50
40060965	7343 WOIDA RD	BAXTER LAW CENTER, LLC		308	12	$74,628.40		$3,942.02	$78,570.42
40310576	7372 WOIDA RD	LVH RENTAL LLC		342	12	$82,866.60		$4,377.17	$87,243.77
40310577	15065 EDGEWOOD DR	LAVARDA LLC		383	12	$92,800.90		$4,901.92	$97,702.82
			4414	**9201**		**$2,624,102.18**	**$0.00**	**$138,610.14**	**$2,762,712.32**
			$394,699.88	**$2,229,402.30**		**$2,624,102.18**			

Appendix C

Parcel Split Practicality Exhibits

PARCEL EXHIBIT

PART OF THE S1/2-SE1/4-SE1/4,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010502.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 6412 EXCELSIOR ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

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SCALE IN FEET

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 41,648± SQ.FT.

TRACT A = 15,598 ± SQ. FT.
TRACT B = 26,050 ± SQ. FT.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ABS

CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: THE CITY OF BAXTER

PROJECT #: 2024-11643

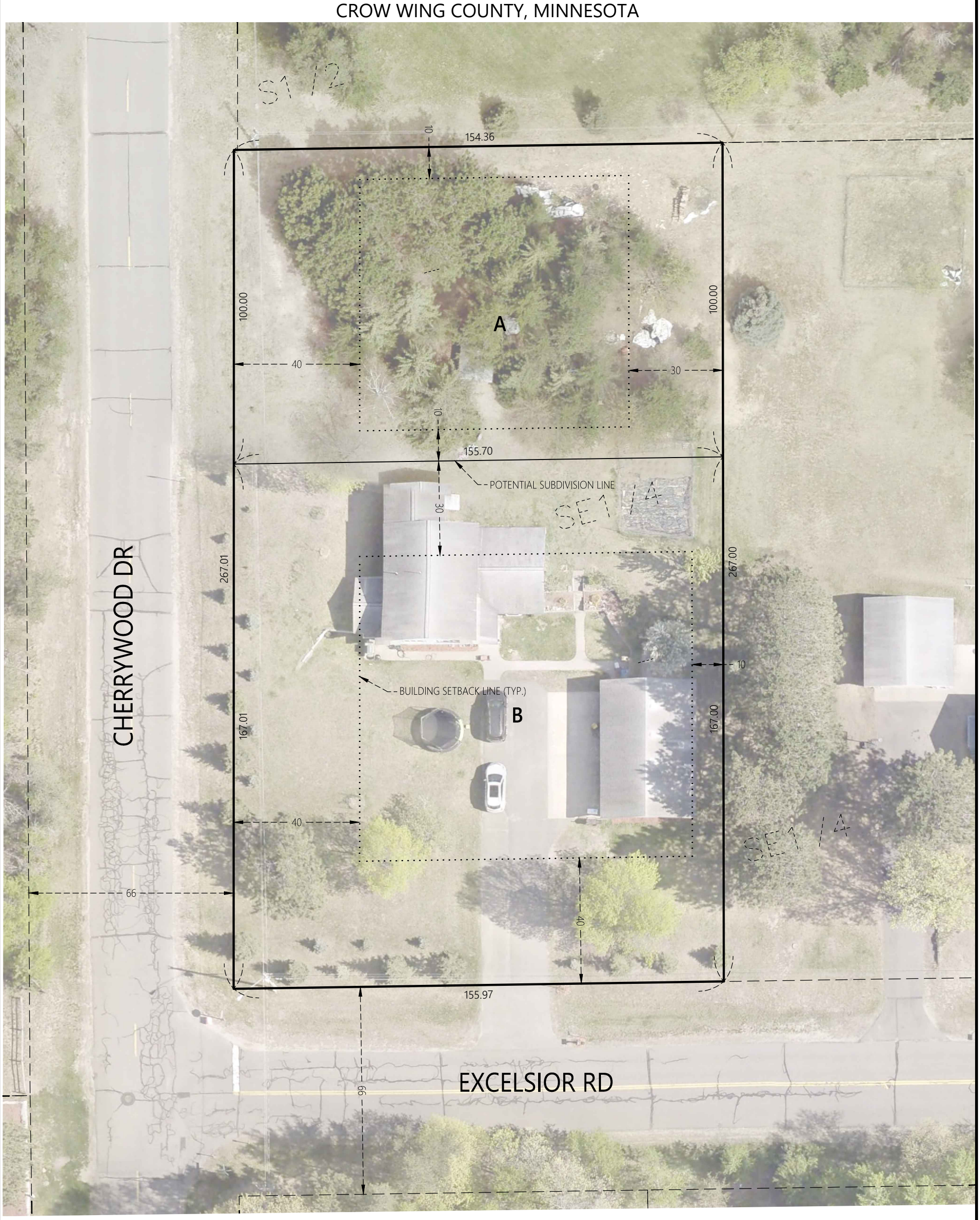
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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

PART OF THE S1/2-SE1/4-SE1/4,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



N

0 30

SCALE IN FEET

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010833.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 6328 EXCELSIOR ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 41,582 ± SQ.FT.

TRACT A = 15,560 ± SQ. FT.
TRACT B = 26,021 ± SQ. FT.

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ABS

CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: THE CITY OF BAXTER

PROJECT #: 2024-11643

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 MINNESOTA.

####

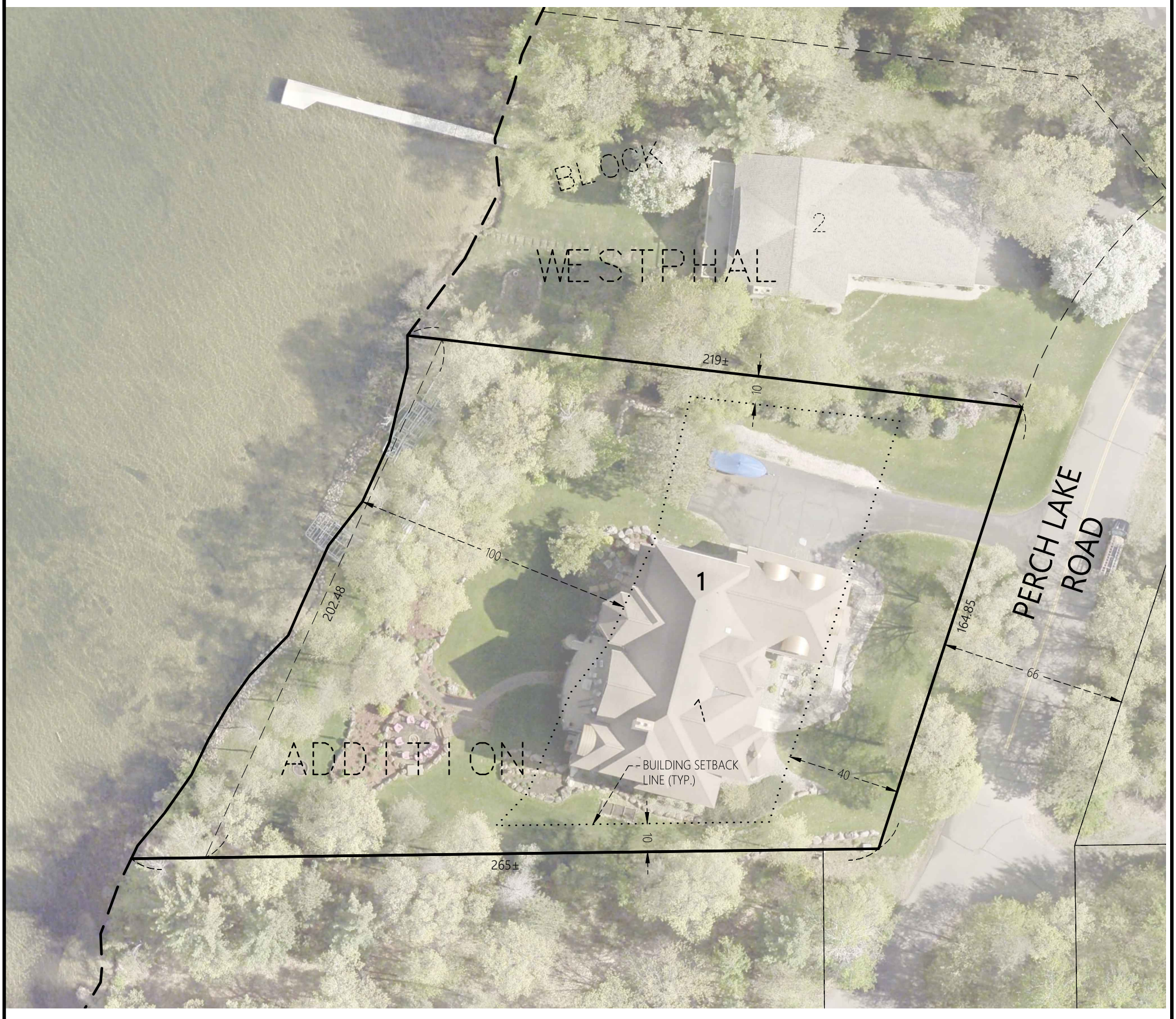
####

LIC. NO.: ####

DATE: ####

PARCEL EXHIBIT

LOT 1, BLOCK 1,
WESTPHAL ADDITION,
SECTION 7, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40121000.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13015 PERCH LAKE DR.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,647 ± SQ.FT.

N

0 40

SCALE IN FEET

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ABS

CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: **THE CITY OF BAXTER**

PROJECT #: 2024-11643

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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

PART OF THE NE1/4-NE1/4,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

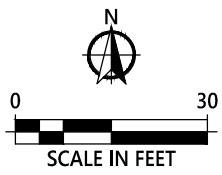
THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40120512.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 6423 EXCELSIOR ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 35,000 ± SQ.FT.

TRACT A = 17,500 ± SQ. FT.
TRACT B = 17,500 ± SQ. FT.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ABS

CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: **THE CITY OF BAXTER**

PROJECT #: 2024-11643

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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

PART OF THE NW1/4-SW1/4,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40120823.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 5696 FAIRVIEW ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 36,990 ± SQ.FT.

TRACT A = 15,013 ± SQ. FT.
TRACT B = 21,977 ± SQ. FT.

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DRAWN BY: ABS
CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: **THE CITY OF BAXTER**
PROJECT #: 2024-11643

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LIC. NO.: #### DATE:

PARCEL EXHIBIT

PART OF THE NW1/4-SW1/4,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 33,610 ± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40120824.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 5714 FAIRVIEW ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ABS	DATE	AMENDMENT DESC.
CHECKED BY: ALW		

PREPARED FOR: **THE CITY OF BAXTER** PROJECT #: 2024-11643

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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

PART OF THE NE1/4-NE1/4,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

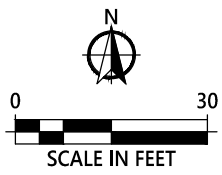
THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40120915.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13973 INGLEWOOD DR.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1, LOW DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 36,687 ± SQ.FT.

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DRAWN BY: ABS

CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: **THE CITY OF BAXTER**

PROJECT #: 2024-11643

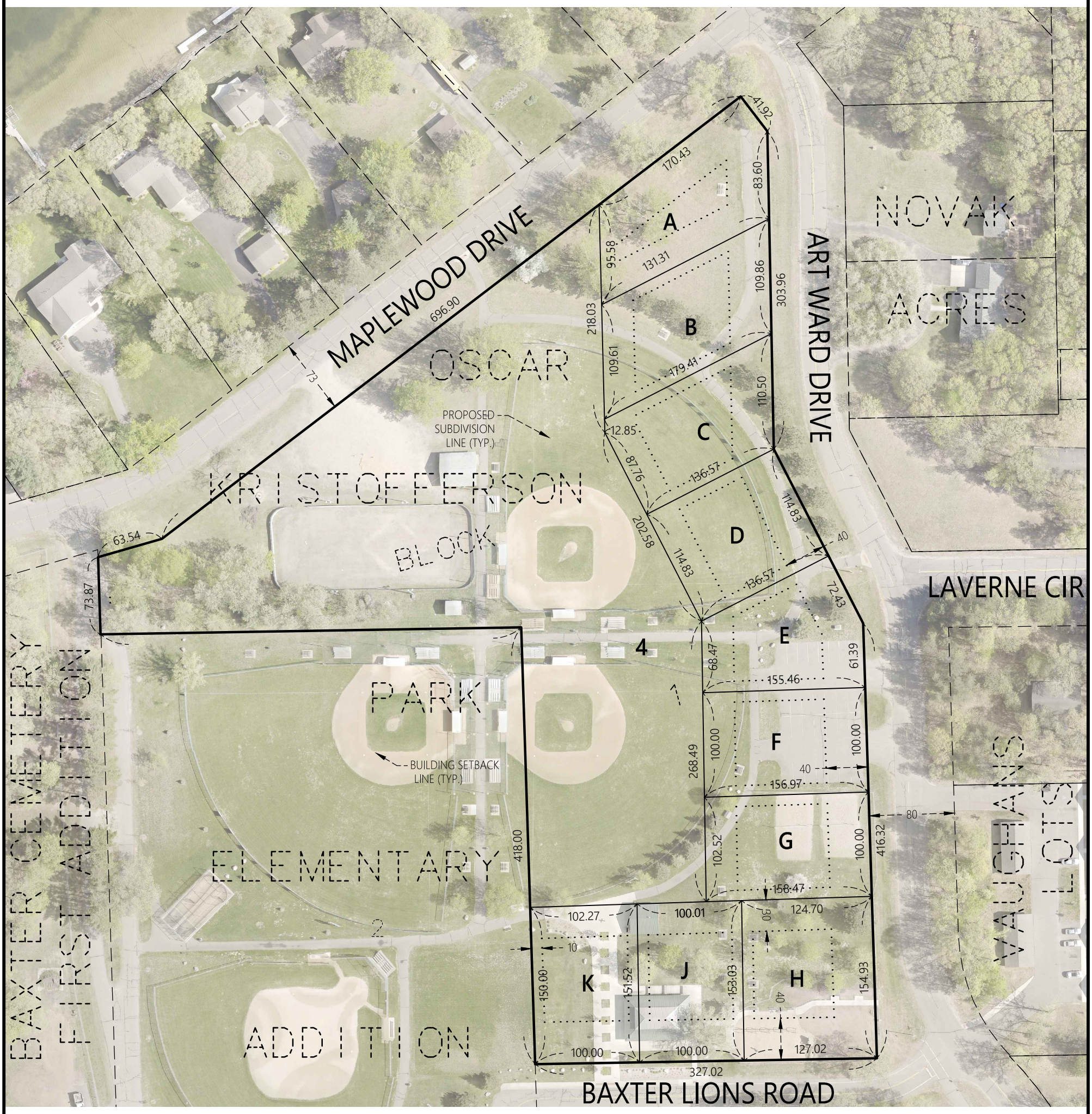
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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

LOT 4, BLOCK 1,
OSCAR CHRISTOFFERSON PARK ELEMENTARY ADDITION,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40121000.

NO ADDRESS HAS BEEN ASSIGNED FOR THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE PB, PUBLIC BENEFIT DISTRICT,

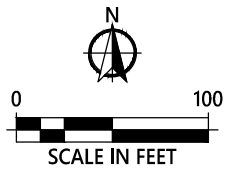
THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 33,127 ± SQ.FT.

TRACT A = 18,105 ± SQ. FT.
TRACT B = 17,747 ± SQ. FT.
TRACT C = 15,937 ± SQ. FT.
TRACT D = 15,682 ± SQ. FT.
TRACT E = 15,008 ± SQ. FT.
TRACT F = 15,621 ± SQ. FT.
TRACT G = 15,772 ± SQ. FT.
TRACT H = 19,378 ± SQ. FT.
TRACT J = 15,227 ± SQ. FT.
TRACT K = 15,246 ± SQ. FT.



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DRAWN BY: ABS
CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: THE CITY OF BAXTER
PROJECT #: 2024-11643

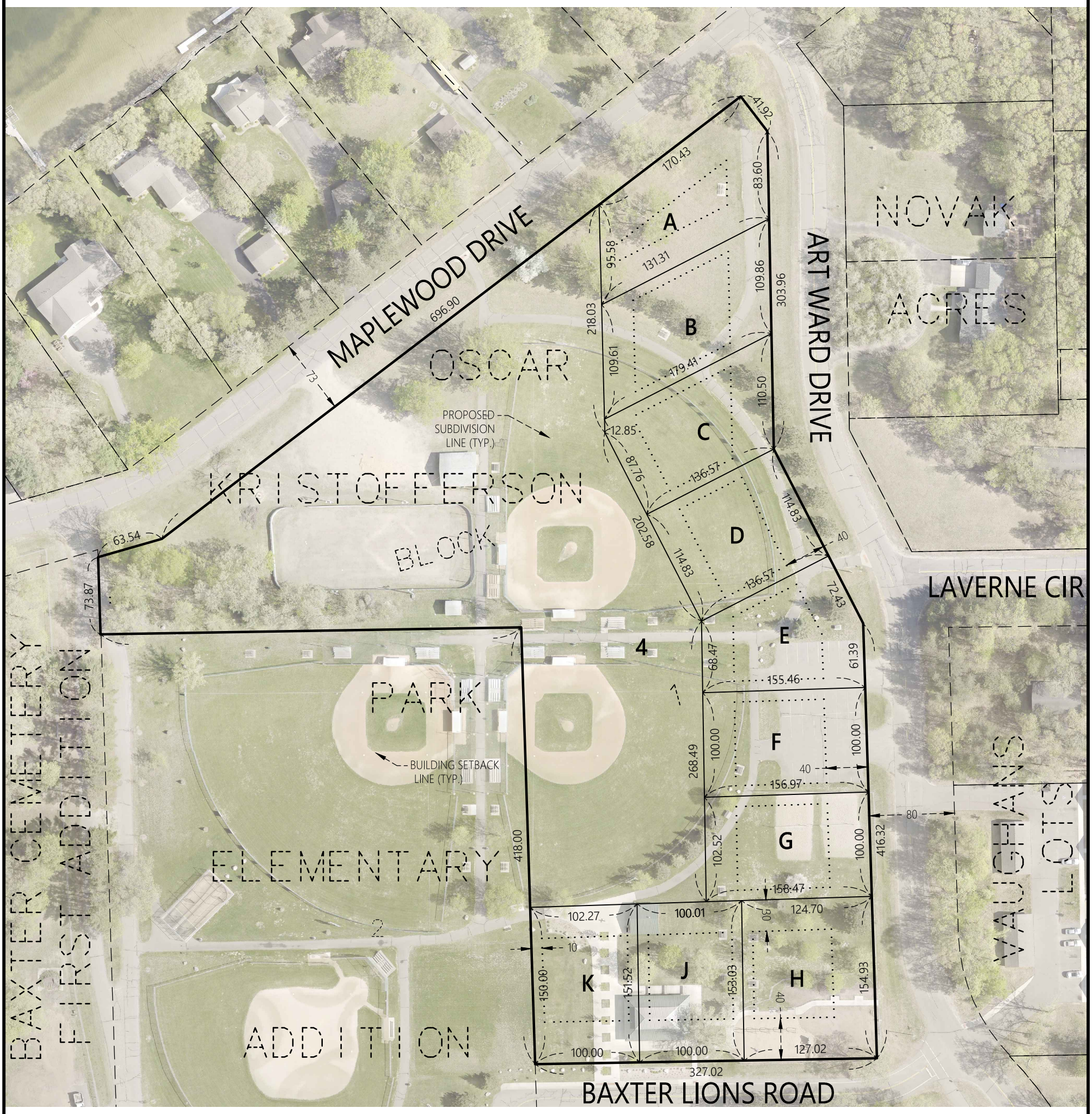
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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

LOT 4, BLOCK 1,
OSCAR CHRISTOFFERSON PARK ELEMENTARY ADDITION,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40121000.

NO ADDRESS HAS BEEN ASSIGNED FOR THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE PB, PUBLIC BENEFIT DISTRICT,

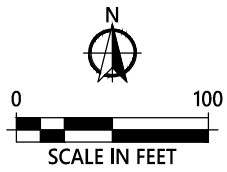
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SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 33,127 ± SQ.FT.

TRACT A = 18,105 ± SQ. FT.
TRACT B = 17,747 ± SQ. FT.
TRACT C = 15,937 ± SQ. FT.
TRACT D = 15,682 ± SQ. FT.
TRACT E = 15,008 ± SQ. FT.
TRACT F = 15,621 ± SQ. FT.
TRACT G = 15,772 ± SQ. FT.
TRACT H = 19,378 ± SQ. FT.
TRACT J = 15,227 ± SQ. FT.
TRACT K = 15,246 ± SQ. FT.



WIDSETH
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DRAWN BY: ABS
CHECKED BY: ALW

DATE	AMENDMENT DESC.

PREPARED FOR: THE CITY OF BAXTER
PROJECT #: 2024-11643

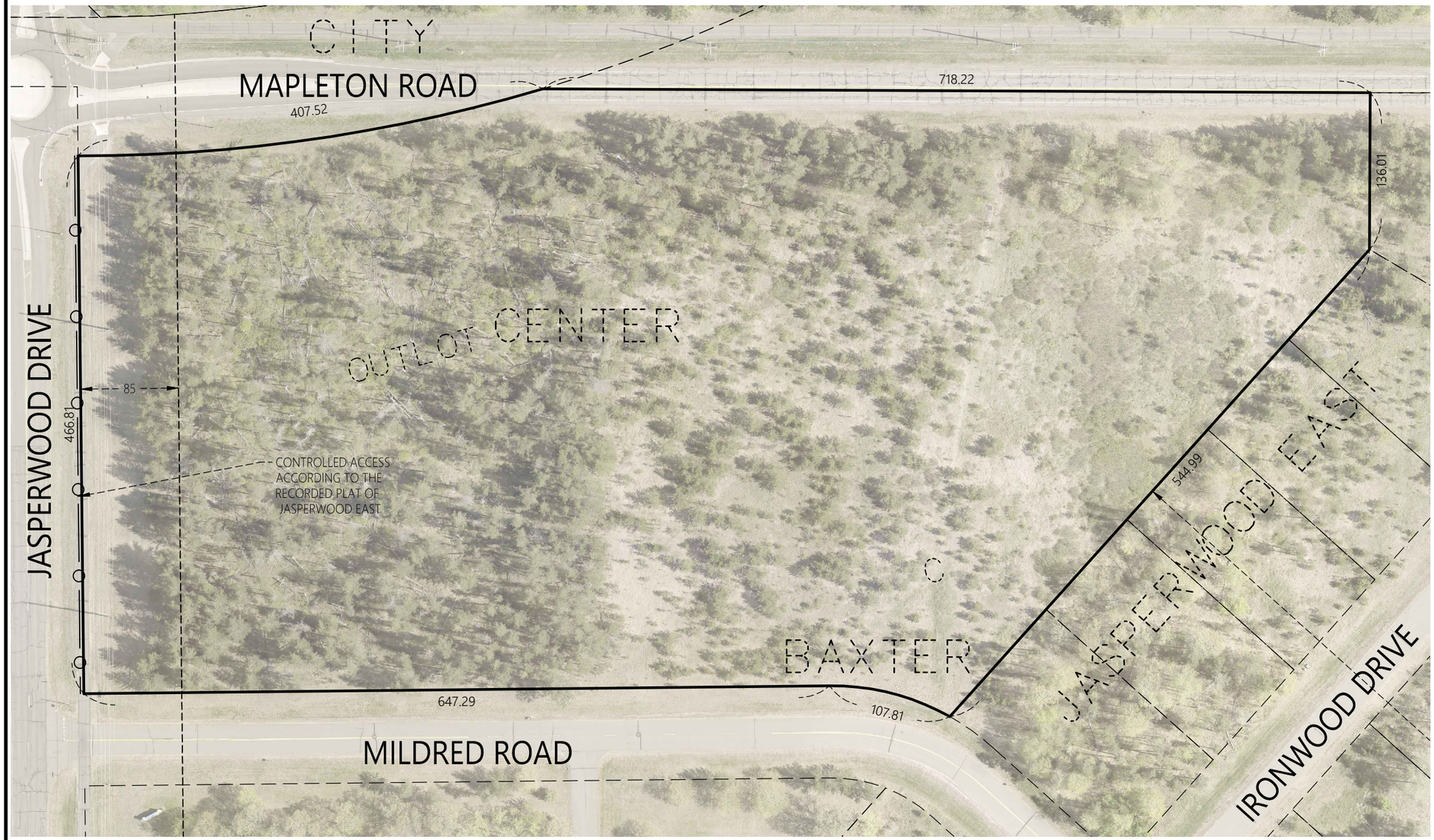
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####

LIC. NO.: #### DATE:

PARCEL EXHIBIT

OUTLOT C, CITY CENTER OF BAXTER,
SECTION 19, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



N

0 100

SCALE IN FEET

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40240504.

AN ADDRESS HAS YET TO BE ASSIGNED FOR THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-2, MEDIUM DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 501,631 ± SQ.FT.

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DRAWN BY: ABS

CHECKED BY: ARW

DATE	AMENDMENT DESC.

PREPARED FOR: **THE CITY OF BAXTER** | PROJECT #: 2024-11643

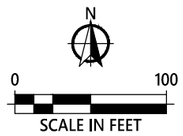
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ARIC R. WELCH | LIC. NO.: NUMBER | DATE: MM/DD/YYYY

PARCEL EXHIBIT

LOT 1, BLOCK 1, JASPERWOOD EAST,
SECTION 19, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA





PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 196,019 ± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40240524.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 6311 MILDRED ROAD.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT,

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY:	DATE	AMENDMENT DESC.	PREPARED FOR: THE CITY OF BAXTER	PROJECT #: 2024-11643
ABS			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.	
CHECKED BY: ARW			ARIC R. WELCH	LIC. NO.: NUMBER DATE: MM/DD/YYYY

Appendix D

Project Schedule

PROPOSED PROJECT SCHEDULE
2027 Mill & Overlay and Full Depth Reclamation Improvements Project, CPF 4427
BAXTER, MN
Monday, October 12, 2026

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
Authorize Preparation of Feasibility Report	Wednesday, December 3, 2025	Utilities Commission Meeting	PROPOSAL
Authorize Preparation of Feasibility Report	Tuesday, December 16, 2025	City Council Meeting	
Authorize Roadway Evaluation	Wednesday, April 8, 2026	Utilities Commission Meeting	PROPOSAL
Authorize roadway Evaluation	Tuesday, April 21, 2026		
Accept Road Evaluation Memo	Wednesday, June 3, 2026	Utilities Commission Meeting	
Accept Road Evaluation Memo	Tuesday, June 16, 2026	City Council Meeting	
Public Information Notice Mailed	Friday, August 28, 2026		
Resolution Ordering Preparation of Feasibility Report	Wednesday, September 2, 2026	Utilities Commission Meeting	
Resolution Ordering Preparation of Feasibility Report	Tuesday, September 15, 2026	City Council Meeting	RES-01
Recommendation to Approve Feasibility Report	Wednesday, October 7, 2026	Utilities Commission Meeting	
Approve Survey to be Completed	Tuesday, October 20, 2026	City Council Meeting	PROPOSAL
Review Feasibility Report	Tuesday, October 20, 2026	City Council Workshop	
Resolution Receiving Feasibility Report and Calling Improvement Hearing	Tuesday, October 20, 2026	City Council Meeting	RES-02
Resolution Ordering Improvement and Preparation of Plans	Thursday, November 5, 2026	Utilities Commission Meeting	PROPOSAL
Send Publication to Paper	Thursday, November 5, 2026		
Mailed Notice for Improvement Hearing	Thursday, November 5, 2026	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, November 7, 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	Saturday, November 14, 2026		
Improvement Hearing	Thursday, November 19, 2026		
Resolution Ordering Improvement and Preparation of Plans	Tuesday, December 1, 2026	City Council Meeting	RES-03
Design and Preparation of Plans and Specifications	December, 2026 - February, 2027		
Review Plans and Specifications	Tuesday, March 2, 2027	Utilities Commission Meeting	
Review Plans and Specifications	Tuesday, March 16, 2027	City Council Workshop	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	Tuesday, March 16, 2027	City Council Meeting	RES-04
Send Publication to Paper	Friday, March 19, 2027		
Bidding Publication	Wednesday, March 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.	3,4
Bid Opening	Thursday, April 15, 2027	By default bid remains subject to acceptance for 60 days after the Bid opening. @10am	
Resolution Declaring Costs to be Assessed and Ordering Prep. Of Prop. Assesments	Tuesday, May 4, 2027	City Council Meeting	RES-05
Resolution Ordering Assessment Hearing	Tuesday, May 4, 2027	City Council Meeting	RES-06
Bid review with Utilities Commission	Wednesday, May 5, 2027	Utilities Commission Meeting	
Send Publication to Paper	Friday, May 7, 2027		
Mailed Notice for Assessment Hearing	Friday, May 7, 2027	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Wednesday, May 12, 2027	Once in local newspaper at least two weeks prior to hearing.	3,4
Assessment Hearing	Thursday, May 27, 2027		
Resolution Adopting Assessment Rolls	Tuesday, June 1, 2027	City Council Meeting	RES-07
Resolution Accepting Bids		City Council Meeting	RES-08
Notice of Award		City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	PROPOSAL
Pre-Construction Meeting	June, 2027		
Public Information Meeting - Construction	June, 2027		
Begin Construction	June, 2027	3 Months of Full Time Construction	
End of Assessment Appeal Period	Wednesday, June 30, 2027	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Construction Complete	Fall 2027		

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 10:00am.
4. The Published Notices will need to be sent to the publisher prior to Council Approval in order to stay on schedule.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other 2024 projects.**

Appendix E

Jetting & Televising Summary



© 2026 WIDSETH FILE: \\DATA.WIDSETH\FILESPACE\PROJECTS\CITY OF BAXTER-32232\2024-11643\CADD\CIVIL\C-EX-2024-11643-TELEVISING-ISSUES.DWG PLOTTED BY: AVERY MULHOLLAND September 17, 2026

DRAWN BY: AMM
CHECKED BY: ADB

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 MINNESOTA.

LIC. NO.: #### DATE:

DATE	REV#	REVISIONS DESCRIPTION

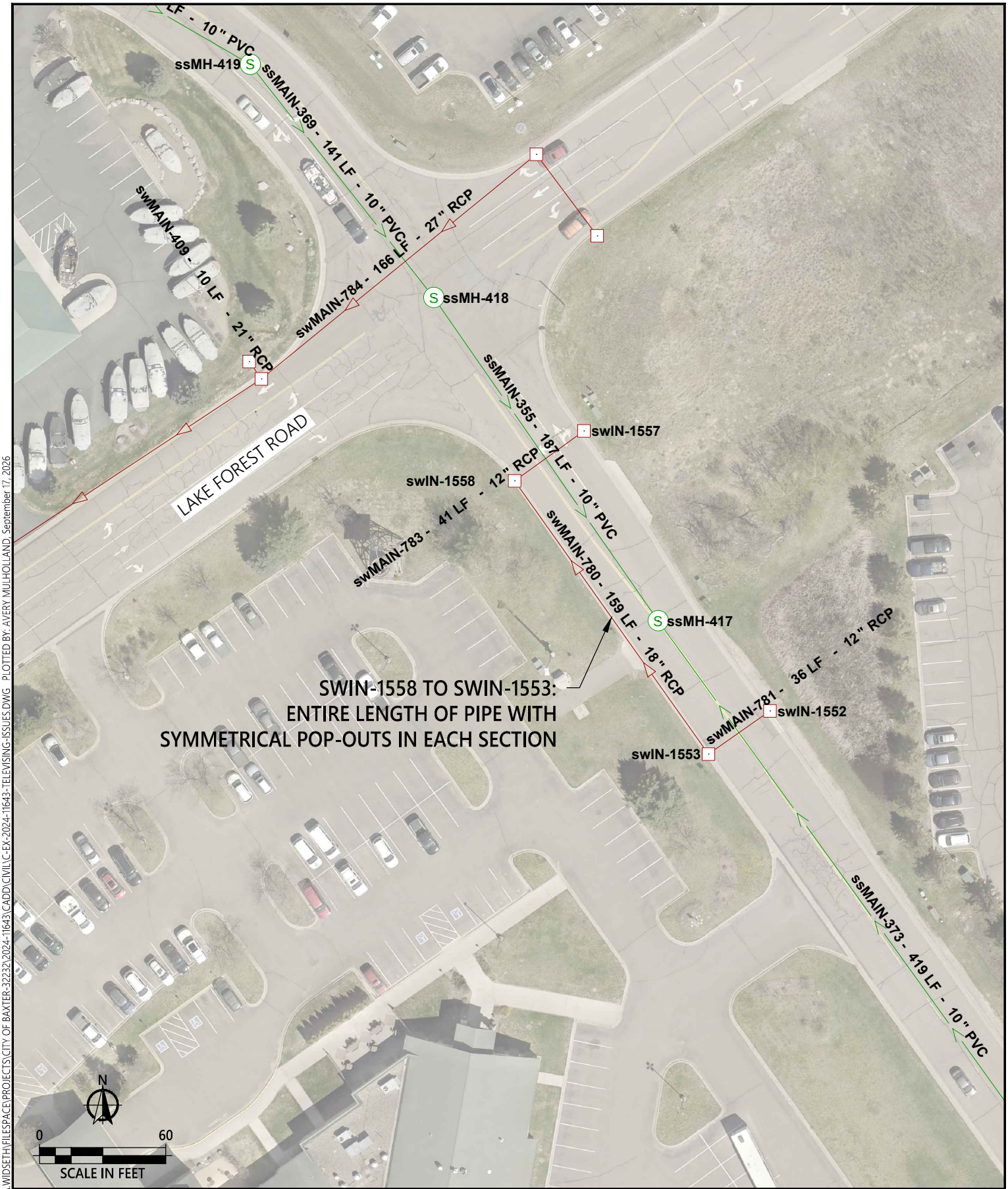
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2027 MILL & OVERLAY AND FDR IMPROVEMENTS

EDGEWOOD DRIVE TELEVISING ISSUES

E-1

PROJECT #: 2024-11643



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DRAWN BY: AMM
CHECKED BY: ADB

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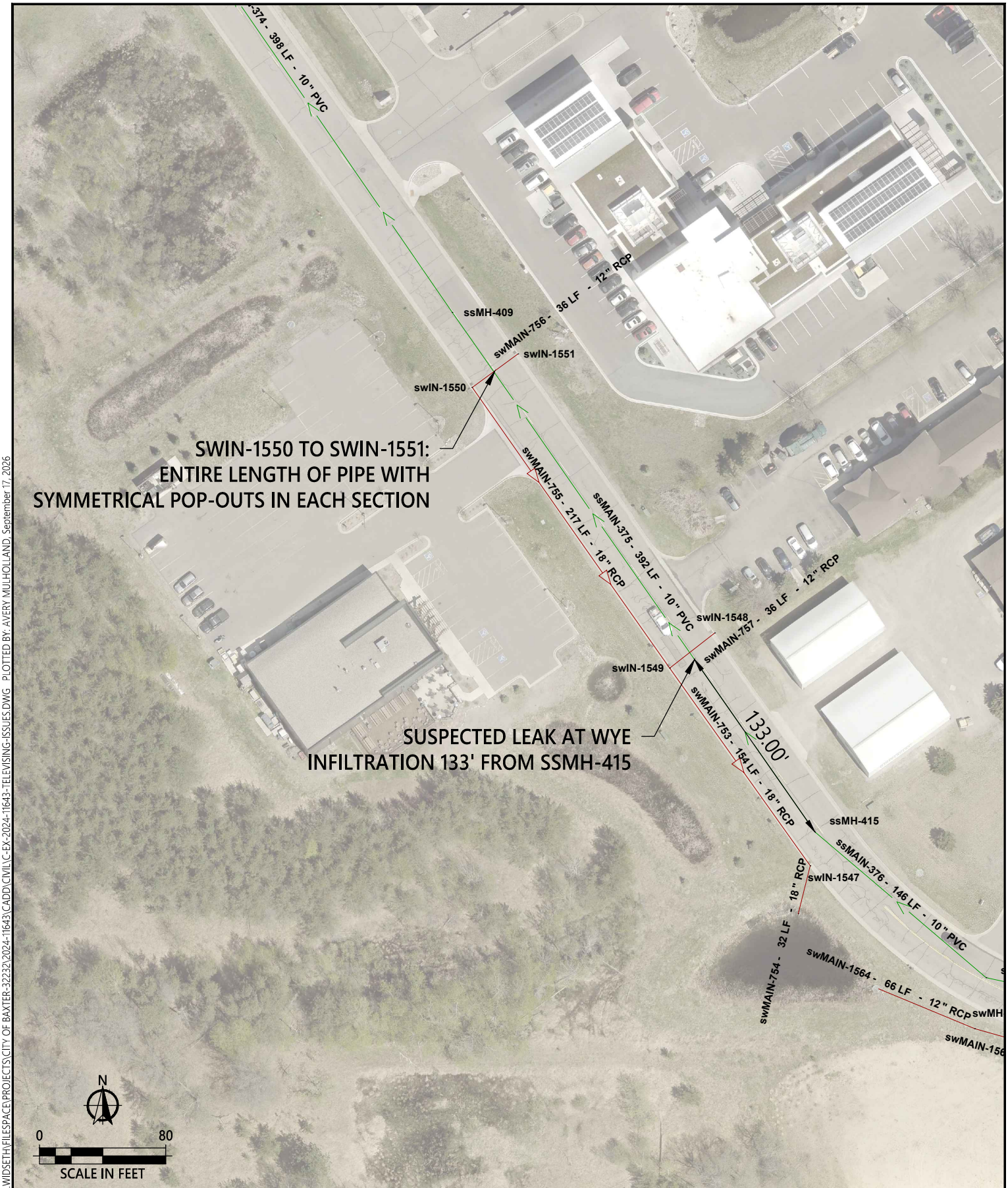
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ARCHITECTS · ENGINEERS · SCIENTISTS · SURVEYORS

2027 MILL & OVERLAY AND FDR IMPROVEMENTS

EDGEWOOD DRIVE TELEVISING ISSUES

E-2

PROJECT #: 2024-11643



	DRAWN BY: AMM CHECKED BY: ADB	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 MINNESOTA. #### LIC. NO.: #### DATE: ####	DATE / REV# / REVISIONS DESCRIPTION	

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2027 MILL & OVERLAY AND FDR IMPROVEMENTS

EDGEWOOD DRIVE TELEVISING ISSUES

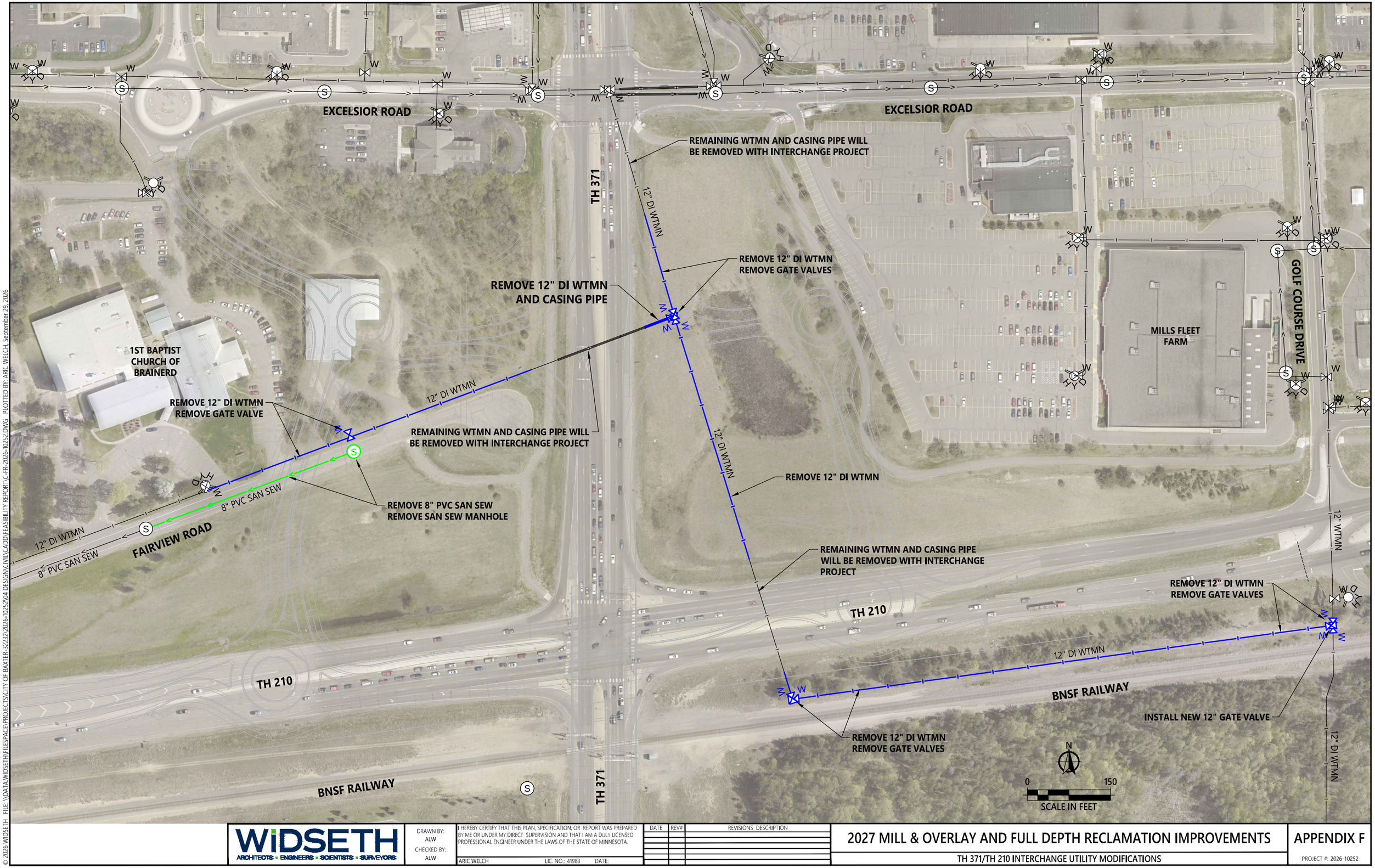
E-3

PROJECT #: 2024-11643

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Appendix F

Proposed Improvements



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WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: ALW
CHECKED BY: ALW

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.

ARIC WELCH LIC. NO.: 41983 DATE:

DATE	REV#	REVISIONS DESCRIPTION

2027 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS

TH 371/TH 210 INTERCHANGE UTILITY MODIFICATIONS

APPENDIX F

PROJECT #: 2026-10252