

FEASIBILITY REPORT



2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT

Municipal Project No. 4426

Baxter, Minnesota

2024-10234

Council Approval Date: _____

WIDSETH

Widseth.com

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MUNICIPAL PROJECT NO. 4426

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Prepared for
City of Baxter

WIDSETH No. 2024-10234

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

Alex Bitter
Professional Engineer

57744
License Number

Date

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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 2026. On March 18, 2025, 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:

- Joneswood Circle in its entirety.
- Joneswood Drive in its entirety.
- Joshua Tree Circle in its entirety.
- Joshua Tree Drive in its entirety.
- Knotty Pine Drive (North of Marble)
- Marble Road (West of Jasperwood Drive).
- Cherrywood Drive (South of Excelsior Road).
- Timberlane Drive in its entirety.
- Park Street in its entirety.
- Woodland Drive in its entirety.

Residential Full Depth Reclamation:

- Joler Road in its entirety.
- Forest Drive in its entirety.
- Fox Road in its entirety.
- Fox Place in its entirety.

Commercial Full Depth Reclamation

- Hastings Road (Between Evergreen Drive & Douglas Fir Drive)
- Hinckley Road (Between Cypress Drive & Berrywood Drive)
- Woida Road (730' west of T.H. 371 to Edgewood Drive)

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 RECLAMATON

EXISTING CONDITIONS

Residential Mill & Overlay

The Mill & Overlay (M&O) roadways that are part of the Mississippi Meadows Improvements were last improved in 2003. The project included the construction of gravity sanitary sewer, watermain, and rural roadway sections. This area is zoned R1, Low density residential and consisted of 66-foot-wide platted rights-of-way. These roadways consist of a 26' wide roadway with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" of bituminous and 5" of Class 5 Base. These roadways meet the City standard for a rural residential pavement section and show localized areas with significant cracking. There are areas which may require additional milling to help limit the reflective cracking. Visual observation of the roadways indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the roadway segments were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. There is a table for each roadway illustrating the comparison of PASER ratings from 2022 to 2025

Joneswood Circle

Joneswood Circle is located west of Jasperwood Drive and north of Joneswood Drive. The roadway is approximately 307 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joneswood Circle	6	4

The table illustrates the PASER ratings have continued to fall significantly since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching along the roadway does appear to be adequate.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been found. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joneswood Drive

Joneswood Drive is located west of Jasperwood Drive and north of Marble Road. The roadway is approximately 1,320 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joneswood Drive	6	5-6

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. A majority of the ditching is consistently 18" in depth. There are some areas that are not 18" deep but it does not appear to be causing any issues. During the public informational meeting, the drainage will be reviewed with the residents to see if they have been having any concerns.

This area is served by a 10" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows improvements. Televising has been completed as part of this project and evidence of mid-pipe staining indicates past water backups. The manhole lids also need repair and require new rings and castings.

This area is also served by an 8" PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joshua Tree Circle

Joshua Tree Circle is located north of Joshua Tree Drive and north of Joneswood Drive. The roadway is approximately 315' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joshua Tree Circle	6	5

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. There may need to be some deepening of the ditches in some areas but overall, the ditches seem to be handling the runoff.

There is a section of trail that extents from the cul-de-sac to the south side of Mapleton Road. This section of trail was built in 2019 and had a PASER rating of 10 in 2020. There is some cracking on the trail, but all cracks have been sealed.

This area is served by a 10" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joshua Tree Drive

Joshua Tree Drive is located north of Marble Road and south of Joshua Tree Circle. The roadway is approximately 636' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joshua Tree Drive	6	5

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching along this road is consistent and does not have any signs of flooding issues.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" PVC water main that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Knotty Pine Drive

Knotty Pine Drive extends from Joneswood Drive to Oakdale Road. The section proposed to be improved as part of this project the section north of Marble Road. The roadway is approximately 570 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Knotty Pine Drive	6	6

The table illustrates the PASER rating has stayed the same. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching is consistent along the length of the roadway, and it does not appear to have noticeable flooding issues.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by an 8" PVC water main that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Marble Road (West of Jasperwood Drive)

This section of Marble Road is located west of Jasperwood Drive and south of Mapleton Road. The roadway is approximately 1,189' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Marble Road	6	5-6

The table illustrates the PASER ratings have continued to fall in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching appears to be adequate and there are not obvious signs of flooding.

This area is served by a 10" PVC sanitary sewer constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and evidence of mid-pipe staining indicates past water backups. The manhole lids also need repair and require new rings and castings.

This area is also served by a 10" PVC water main constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Cherrywood Drive (South of Excelsior Road)

Cherrywood Drive is located west of Excelsior Road and Inglewood Drive. The roadway is approximately 3,625 feet in length. This Project Area is zoned R1, low-density residential, located within a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2005 as part of the “Cherrywood Drive Area Improvements,” in 1999 as part of the “Charles Cherrywood Project,” in 1998 as part of the “JMS Addition Improvements,” and in 1989 as part of the “Sewer and Water Improvements.” The projects included the construction of gravity sanitary sewer, watermain, and rural roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Cherrywood Drive is 26’ wide with two-13’ driving lanes and a 1’ grassed shoulder. The pavement section consists of 3.5” of bituminous and 4” of Class 5 Base on the section south of Excelsior Road. Along with the cracking, there are areas that consist of stripping of the bituminous. The stripping will move quickly through the entire bituminous section if not removed as signs of stripping start. Cherrywood Drive was chip sealed in 2015 and 2017 and there are possible signs that stripping is starting. Visual observation of Cherrywood Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Cherrywood Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Cherrywood Drive	6	5-6

The table illustrates the PASER ratings have continued to fall in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off into yards and some areas do have shallow swales along the side of the road where runoff infiltrates. Based on comments from residents there are some drainage issues on the roadway. These drainage issues tend to be more significant in the spring with the snow melt and when the ground is still frozen. Options for to correct these drainage issues will be reviewed in the proposed conditions.

This area is served by an 8” and 10” PVC sanitary sewer that was constructed as part of the 1998 JMS Addition Improvements, 1989 Sewer and Water Improvements, and the 2005 Cherrywood Drive Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6” and 8” PVC water main that was constructed as part of the 2005 Cherrywood Drive Area Improvements, 1998 JMS Addition Improvements, 1999 Charles Cherrywood Project and 1989 Sewer and Water Improvements. Based on the 2025 Hydrant & Plastic Tee Review Report, sections of Cherrywood Drive have fittings that are likely PVC. A watermain exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The 2025 Review Report did not indicate any hydrants that required rehabilitation.

Cherrywood Drive Photos



Timberlane Drive

Timberlane Drive runs along the east side of Knollwood Drive next to Perch Lake. The roadway is 3,576’ 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 2001 as part of the “2001 Parkwood Area Improvements.” The project included construction of gravity sanitary sewer and urban roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Timberlane Drive is 26’ wide with two-13’ driving lanes and a 1’ grassed shoulder. The pavement section consists of 3.5” bituminous and 4” of Class 5 Base. Along with the cracking there are areas that consist of stripping of the bituminous approximately 1” in depth. Timberlane Drive was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Timberlane Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Timberlane Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Timberlane Drive	7	5-6

The table illustrates the PASER ratings have continued to fall significantly in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

This area is served by an 8” PVC sanitary sewer that was constructed as part of the 2001 Parkwood Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6” PVC watermain, which was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Timberlane Drive likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on this road are still the original hydrants and are likely in need of restoration based on the 2025 Review Report. The Hydrants also may have push on fittings which will need to be replaced.



Park Street

Park Street runs between the loop of Timberlane Drive and is 705' 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 2001 as part of the "2001 Parkwood Area Improvements." The project included construction of gravity sanitary sewer and urban roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Park Street is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" bituminous and 4" of Class 5 Base. Along with the cracking there are areas that consist of stripping of the bituminous approximately ½" in depth. Park Street was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Park Street indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Park Street segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Park Street	7	6

The table illustrates the PASER ratings continue to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2001 Parkwood Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain that was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Park Street likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on the intersections with Timberlane Drive are still the original hydrants and are likely in need of restoration based on the 2025 Review Report. The Hydrants also may have push on fittings which will need to be replaced.



Woodland Drive

Woodland Drive runs in between Knollwood Drive and Timberlane Drive near Perch Lake. The roadway is 487 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 2001 as part of the “2001 Parkwood Area Improvements.” The project included construction of an overlay of the roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Woodland Drive is 24’ wide with two-12’ foot driving lanes and a 1-foot grassed shoulder. The pavement section consists of 3.5” bituminous and 4” of Class 5 base. Along with the cracking there are areas consistent with stripping of the bituminous approximately ½” in depth. Woodland Drive was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Woodland Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Woodland Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Woodland Drive	7	4

The table illustrates the PASER ratings have continued to fall significantly since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter, sanitary sewer system or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

The municipal sanitary sewer does not extent down Woodland Drive. Sanitary sewer services are assumed to go to their Knollwood Drive or Timberlane Drive sanitary sewer mains.

This area is served by a 6” PVC watermain that was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Woodland Drive likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary.



Residential Full Depth Reclamation

Joler Road

Joler Road is a cul-de-sac road located south of Briarwood Lane and west of Southdale Park. The roadway is approximately 1,466 feet in length. This Project Area is zoned R1, low-density residential, located within an 80’ wide platted right-of-way. The roadway corridor was last improved in 2003 as part of the “Joler Road Improvements.” The project included the construction of a rural roadway section. This road was evaluated in 2023 by SEH and determined the road should be reevaluated at a later date.

Joler Road is 26’ wide with two-13’ driving lanes and a 1’ grassed shoulder. The pavement section consists of 2” of bituminous and 4” of Class 5 Base. This roadway does not meet the City standard of a rural residential pavement section. Joler Road has significant subgrade failure issues which is causing the pavement to have a large amount of cracking. The road has not yet reached the point of alligator cracking, but this will likely happen in the coming years if no maintenance takes place. Visual observation of Joler Road indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Joler Road segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joler Road	4-5	3-4

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

There is a 12-foot trail that runs along the east portion of the road with a pavement section consisting of 2” of bituminous and 4” of Class 5 Base. This trail was constructed in 2003 when the road was constructed. The trail has a PASER rating of 6 based on the 2020 Trail PASER Rating Report. The trail does not meet the current City standard for trail pavement section and is due for rehabilitation.

This roadway does not have municipal water, sanitary sewer, curb and gutter or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. There are no signs of flooding on the roadway.



Forest Drive

Forest Drive is located north of Excelsior Road and south of Clearwater Road. The roadway is approximately 3,003 feet in length. This project area is zoned R1, low-density residential, located within a 66-foot-wide platted right-of-way. The roadway corridor was initially constructed in 1979 which included the watermain and rural roadway construction. The Roadway was last improved in 2001 as part of the "Forest Drive and Fox Drive Sanitary Sewer Improvements." The project included the construction of gravity sanitary sewer, and rural roadway section. This road was evaluated in 2023 by SEH. This project areas was a bid alternative for the project and after bidding the project area was selected to be reevaluated at a later date.

Forest Drive is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" of bituminous and 5" of Class 5 Base. The roadway has signs of cracking, and there are areas that consist of stripping of the bituminous. The stripping will move quickly through the entire bituminous section if not removed as signs of stripping start. This road was chip sealed in 2014 and the stripping has started to get progressively worse. The road is in very poor condition and will require more rehabilitation than a Mill & Overlay can offer. Visual observation of Forest Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Forest Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Forest Drive	5-6	4-5

The table illustrates the PASER ratings continue to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. It should also be noted that soil and pavement investigations was completed shortly after the roadway was originally completed due to the settling of the roadway. This is understood the settling was likely due to inconsistent moisture content in the subgrade material. This material is likely done settling and by using the FDR method will also help generate material to be used as road base to help reduce the fluctuation of grade along the roadway and slightly raise the roadway.

This roadway does not have a trail, or curb and gutter. This roadway does have a couple sections of storm sewer with catch basins in the swales along the roadway. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates or flows into the storm sewer piping. It is imperative that ditching be added in some areas in order to keep the runoff from pooling on the roadway. There are many areas where water is standing on the road and the driveways.

This area is served by an 8" and 10" PVC sanitary sewer that was constructed as part of the 2001 Forest Drive and Fox Drive Sanitary Sewer Improvements. There is a section of forcemain that belongs to this area. Televising has been completed as part of this project and evidence of mid-pipe staining indicates past water backups throughout various sections of the road along with pipe sagging up to 15%. This means there is approximately 15% of the pipes capacity that has either standing water or solids in the invert of the pipe. The typical threshold where corrective action is requires is at the approximately 25% of the pipe sagging.

This area is also served by an 8" PVC watermain that was constructed as part of the 1977 Municipal Watermain Construction, 1979 Watermain Improvements and 2002 JMS Baxter Estates Phase 1 Projects. In this time frame of construction, plastic water main fittings were used and have been known to fail. Based on the 2025 Hydrant & Plastic Tee Review Report,

Forest Drive likely has ductile iron fittings. A watermain exploratory excavation should be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on this road are still the original hydrants and are likely in need of restoration based on the 2025 Review Report.

Forest Drive Photos



Fox Road

Fox Road is located west of Forest Drive. The roadway is approximately 1,051' in length. This Project Area is zoned R1, low-density residential, located within a 66-foot-wide platted right-of-way. The roadway corridor was initially constructed in 1979 which included the watermain and rural roadway construction. The Roadway was last improved in 2001 as part of the "Forest Drive and Fox Drive Sanitary Sewer Improvements." The project included the construction of gravity sanitary sewer, and rural roadway section. This road was evaluated in 2023 by SEH and determined the road should be reevaluated at a later date.

Fox Road is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" of bituminous and 5" of Class 5 Base. This roadway does meet the City standard of a rural residential pavement section. Along with the cracking, there are areas consistent with stripping of the bituminous. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping start. This road was chip sealed in 2014 and the stripping and failure of this road is significant. There are multiple large areas of patching and potholes with standing water in them. Visual observation of Fox Road indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Fox Road segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Fox Road	5	4

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. It should also be noted that soil and pavement investigations were completed shortly after the roadway was originally completed due to the settling of the roadway. This is understood to be from the settling after the dewatering was removed and the soil settled over time. Using the FDR method will also help generate material to be used as road base to help reduce the fluctuation of grade along the roadway and slightly raise the roadway.

This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching along this road is acceptable for the most part. Some areas are in need of additional ditching and sloping away from the road to help reduce the pooling water on the road surface.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2001 Forest Drive and Fox Drive Sanitary Sewer Improvements. Televising has been completed as part of this project and evidence of mid-pipe staining occurs between SSMH-842 and SSMH-843. The manhole lids also need repair and require new rings and castings.

The majority of Fox Road is also served by an 8" PVC watermain that was constructed as part of the 1979 Watermain Improvements. The most easterly portion was installed with the 2001 Forest Drive and Fox Drive Sanitary Sewer Improvements. The 1979 era of construction was known to use plastic water main fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Fox Road likely has ductile iron fittings. A watermain exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on this road are still the original hydrants and are likely in need of restoration based on the 2025 Review Report.

Fox Road Photos



Fox Place

Fox Place is a cul-de-sac road located east of Forest Drive. The roadway is approximately 174 feet in length. This project area is zoned R1, low-density residential, located within a 66' -wide platted right-of-way. The roadway corridor was last improved in 2001 as part of the "Forest Drive and Fox Drive Sanitary Sewer Improvements." The project included the construction of gravity sanitary sewer, watermain, and rural roadway section.

Fox Place is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" of bituminous and 5" of Class 5 base. This roadway does meet the City-standard of a rural residential pavement section. Along with the cracking, there are areas that consist of stripping of the bituminous. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping start. This road was chip sealed in 2014 and the stripping has started in small areas and there are signs of pavement failure at the intersection on Forest Drive. Visual observation of Fox Place indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Fox Place segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Fox Place	6	5

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. It should also be noted that soil and pavement investigations were completed shortly after the roadway was originally completed due to the settling of the roadway. this is understood to be from the settling after the dewatering was removed and the soil settled over time. Using the FDR method will also help generate material to be used as road base to help reduce the fluctuation of grade along the roadway and slightly raise the roadway.

This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. There is adequate ditching and drainage for this section of road.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2001 Forest Drive and Fox Drive Sanitary Sewer Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain that was constructed as part of the 1979 Watermain Improvements. This era of construction was known to use plastic water main fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Fox Place likely has ductile iron fittings. A watermain exploratory excavation should be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on this road are still the original hydrants and are likely in need of restoration based on the 2025 Review Report.



Commercial Full Depth Reclamation

Hastings Road (Between Evergreen Drive & Douglas Fir Drive)

This section of Hastings Road runs between Evergreen Drive and Cypress Drive. The roadway is approximately 1,163' in length. The Project Area is zoned "I", Industrial Office and is located within a 100-foot-wide platted right-of-way. The roadway corridor was last improved in 2001 as part of the "Industrial Park Improvements Phase III." The project included construction of gravity sanitary sewer, watermain and urban roadway section.

Hastings Road is 36' wide with two-18' driving lanes. The pavement section consists of 3.5" bituminous and 5" of Class 5 Base. This roadway does not meet the City standard of a 10-ton roadway. Along with the cracking there are areas consistent with stripping of the bituminous, patching from construction entrances and curb issues. The stripping will move quickly through the entire bituminous section if not removed as signs of stripping start. There are multiple areas of patching that are filling the holes caused by stripping and other pavement failure issues. The curb and gutter is in poor condition with more that 50% of the joints failing. Visual observation of Hastings Road indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Hastings Road segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Hastings Road	5	4

The table illustrates the PASER ratings have continued to fall in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This area is served by a storm sewer system. Unfortunately, the Jetting and Televising contractor was not able to complete a review of this area due to standing water in the storm sewer. A large volume of dewatering would be required to review this area.

This area is served by an 8" PVC sanitary sewer. Televising was completed as part of this project, and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 12" watermain. This area of watermain was not shown on the 2019 Watermain Fitting Review Report or the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Hinckley Road (Between Cypress Drive & Berrywood Drive)

Hinckley Road runs between Douglas Fir Drive and Berrywood Drive. The roadway is approximately 570' in length. The Project Area is zoned "I", Industrial Office and is located within an 80-foot-wide platted right-of-way. The roadway corridor was last improved in 2004 as part of the Isle Drive Extension and Hinckley Road Improvement Project. The project included construction of gravity sanitary sewer, watermain and urban roadway section.

Hinckley Road is 36' wide with two 18' driving lanes. The pavement section consists of 3.5" bituminous and 5" of Class 5 base. This roadway does not meet the City standard of a 10-ton roadway. Along with the cracking there are areas that consist of stripping of the bituminous, patching from construction entrances and curb issues. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping start. There are multiple areas of patching that are filling the holes caused by striping and other pavement failure issues. The curb and gutter is in poor condition with more that 70% of the joints failing. Visual observation of Hinkley Road indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Hinckley Road segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Hinckley Road	5	4

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This area is served by a storm sewer system that was constructed as part of the 2003 Berrywood Drive Improvements. Televising was completed as part of this project, no issues with the pipe have been determined.

This area is served by a 10" sanitary sewer constructed as part of the 2001 Industrial Park Improvements Phase III. Televising was completed as part of this project, no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" watermain constructed as part of the 2001 Industrial Park Improvements Phase III. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Woida Road

The Woida Road Project Area is zoned Regional Commercial (C2). The roadway that is proposed to be reconstructed is approximately 690' in length. The roadway corridor was last improved in 2006 with the "Kirkwood Commercial Area Improvements" Project. The Project included the construction of gravity sanitary sewer, storm sewer, and urban (curb and gutter) roadway. The roadway ranges from 68' to 44' in width and is an urban roadway section with a large concrete median located between Lynnwood Drive and Edgewood Drive. The roadway is constructed with 6" of Class 5 aggregate base and 3.5" of bituminous. This roadway section does not meet the current City standard for a 10-ton roadway. There are areas that consist of stripping of the bituminous. The stripping has been shown to move quickly through the entire bituminous section if not removed as signs of stripping start. This road was chip sealed in 2017 and the stripping has started in small areas and there are signs of pavement failure. Visual observation of Woida Road indicated the PASER ratings had changed since the last city wide PASER survey in 2022. The updated PASER ratings for the Woida Road segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Woida Road	7	5

The table illustrates the PASER ratings have continued to fall significantly since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

The majority of the curb and gutter and concrete pavement/valley gutters are in poor/fair condition. There are few curb sections which are cracked or damaged. It is estimated that approximately 50% of the existing curb and gutter is in need of repair/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.

A 12' 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 2' to 4' wide boulevard area. The trail section consists of 4" of Class 5 aggregate base and 2" of bituminous. 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. The trail is considered to be in good condition.

The sanitary sewer system consists of a 10" PVC main that flows east connecting to the existing 10" PVC sanitary sewer that flows south along Edgewood Drive. The collection system is part of the Lift Station 2 service area. The ten-inch (10") mainline has an 8" PVC connecting from the south on Lynnwood Drive.

The water system consists of a 12" PVC watermain that extends down Woida Road with connections at Inglewood Drive, Holly Drive, Hemlock Drive, Franklin Drive, Wildflower Drive Lynnwood Drive, and Edgewood Drive. Six-inch (6") and eight-inch (8") PVC stubs along with 1½" and 1" service lines are extended out to the property lines to service future developments. Hydrants are spaced approximately every 600' for fire protection. Inspections by City staff found

broken top valve box sections and valve boxes for valves 322, 258 and 447 need to be cleaned.
There are no other issues with the water system in this area.



PROPOSED IMPROVEMENTS

Residential Mill & Overlay

Joneswood Circle

In 2025, Joneswood Circle was rated a 4 on the PACER scale. This means that the road is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. According to the City Pavement Management Plan (PMP) a full depth reclamation would be recommend, since this is such a short section of roadway and to keep the project more consistent, the Mill and Overlay process is recommended. The top 1.5" of the road surface will be milled and the underlying bituminous will be reviewed. If the base material needs improvement, base material will be added and 3.5" of bituminous paved.

Sanitary sewer improvements along Joneswood Circle include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joneswood Circle include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joneswood Circle are shown on the typical section pages.

Joneswood Drive

In 2025, Joneswood Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. According to the PMP, Mill and Overlay is recommended once the roadway reaches a 5. This process helps remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging, 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlayed on to assure a consistent thickness.

Joneswood Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled in order to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlayed on top of the even surface.

Sanitary sewer improvements along Joneswood Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings. The mid-pipe staining issue does not seem to be a persistent issue and no corrective measures are recommended at this time.

Other improvements to Joneswood Drive include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joneswood Drive are shown on the typical section pages in appendix B.

Joshua Tree Circle

In 2025, Joshua Tree Circle was rated a 5 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Joshua Tree Circle will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Joshua Tree Circle include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joshua Tree Circle include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joshua Tree Circle are shown on the typical section pages in appendix B.

Joshua Tree Drive

In 2025, Joshua Tree Drive was rated a 5 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Joshua Tree Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Joshua Tree Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joshua Tree Drive include installing watermain valve boxes, new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Joshua Tree Drive are shown on the typical section pages in appendix B.

Knotty Pine Drive

In 2025, Knotty Pine Drive was rated a 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging, 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Knotty Pine Drive will be improved utilizing the Mill and Overlay process. The initial procedure will be to mill the top 1.5" of bituminous to remove the cracking and stripping appearing on this road. With the PACER rating being so low in sections, there will likely be areas where the underlying bituminous shows signs of distress. These areas will have the entire bituminous section removed and patched back in. Once the patching is complete, 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Knotty Pine Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Knotty Pine Drive include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Knotty Pine Drive are shown on the typical section pages in appendix B.

Marble Road (West of Jasperwood Drive)

In 2025, Marble Road was rated a 5 - 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Marble Road will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Marble Road include removal and replacement of the sanitary sewer manhole lid, castings, and rings. The mid-pipe staining issue does not seem to be a persistent issue and no corrective measures are currently recommended.

Other improvements to Marble Road include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Marble Road are shown on the typical section pages in appendix B.

Cherrywood Drive (South of Excelsior Road)

In 2025, Cherrywood Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, to avoid continuing through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Cherrywood Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

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

Watermain improvements are based on the 2025 Watermain Fitting Review Report. The Report was completed and acknowledged that the water main fittings on Cherrywood Drive need to be reviewed. A water main exploratory excavation needs to be completed on this road to determine the type of fittings in three locations and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Due to public concern and comment it is recommended to look at apparent drainage issues for a property on the eastern part of the roadway. This area has a drainage area of approximately 7.4 acres with an approximate ground elevation of 1202 and the approximate water table elevation of 1194 based on nearby wetlands. Mottled soil is assumed to be higher than the estimated water table elevation, a test pit is required for final verification. There have been a few possible solutions talked about to correct these issues. The ditches along the road could be deepened to reduce the chances of runoff flowing over the road or standing on the road and driveways. This would result in modifications to driveways to either keep water in the ditches or pass water through to other areas with pipes under the driveways and still wouldn't guarantee the water wouldn't overtop the roadway in the Spring. Another option would be to construct an infiltration basin or infiltration French Drain type facilities. Based on the large size of the drainage area and following MPCA Stormwater Manual, these facilities would have to be very large in order to handle the runoff. Significant property acquisition would likely be required to construct these facilities. The final option would be to construct a 12" storm pipe which would extend from the north side of the roadway at address 13838 and outlet near the stormwater basin located west of Inglewood Drive, south of the Christ Lutheran Church. This option would require property acquisition and easements to maintain the pipe. In review of the feasibility to correct this drainage issue, a combination of deepening the ditching to create a larger infiltration area and constructing the outlet pipe are the most feasible. Costs have been included in the current estimate to construct a mix of both the ditching and 12" storm pipe to reduce the chance of flooding in the future.

Other improvements to Cherrywood Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Cherrywood Drive are shown on the typical section pages in appendix B.

Timberlane Drive

In 2025, Timberlane Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, to avoid continuing through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Timberlane Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

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

Watermain improvements include restoration of the four fire hydrants as they are the original hydrants for the road. In 2025 the Watermain Fitting Review Report was completed and acknowledged that the watermain fittings on Timberlane Drive need to be reviewed. A water main exploratory excavation should be completed on the road to determine the type of fittings in one location and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Other improvements to Timberlane Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Timberlane Drive are shown on the typical section pages in appendix B.

Park Street

In 2025, Park Street was rated a 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging 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 to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid upon to assure a consistent thickness.

Park Street will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Park Street include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements include restoration of the fire hydrant on the south end of the road as it is the original hydrant for the road. In 2025 the Watermain Fitting Review Report was

completed and acknowledged that the watermain fittings on Park Street need to be reviewed. A water main exploratory excavation should be completed on the road to determine the type of fittings in two locations and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Other improvements to Park Street include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Park Street shown on the typical section pages in appendix B.

Woodland Drive

In 2025, Woodland Drive was rated a 4 on the PACER scale. This means that the road is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the City Pavement Management Plan (PMP) a full depth reclamation would be recommend, since this is such a short section of roadway and to keep the project more consistent, the Mill and Overlay process is recommended. Instead of only milling 1.5", it is recommended to mill the full depth of the pavement to remove the pavement section. Once the pavement is removed, a review of the underlying base material is required. If the base material needs improvement, base material will be added and 3.5" of bituminous paved.

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

Watermain improvements are based on the 2025 Watermain Fitting Review Report. The Report was completed and acknowledged that the water main fittings on Woodland Drive need to be reviewed. A water main exploratory excavation needs to be completed on the road to determine the type of fittings in one location and if they need to be replaced.

Other improvements to Woodland Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Woodland Drive shown on the typical section pages in appendix B.

Residential Full Depth Reclamation

Joler Road

In 2025, Joler Road was rated a 3-4 on the PACER scale. This means that the road needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Joler Road has areas of bituminous that are stripping, and a lot of cracking is present. Joler Road 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.

FDR of the top 5" of the pavement and base section will be completed. After the material is reclaimed, it will be compacted leaving a 5" reclaimed base. Three and a half inches (3.5") of bituminous will be constructed in two separate lift.

The section of trail along Joler Road will be reclaimed and 2" of topsoil and seeding will be placed over this reclaimed material. In 2022, the City council decided that the existing trail section does not currently align with the City's overall trail planning. The trail is not used enough to justify City maintenance costs. The cost comparison of paving the trail versus placing topsoil and seed is shown in Appendix C.

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

Proposed improvements to Joler Road are shown on the typical section pages in appendix B.

Forest Drive

In 2025, Forest Drive was rated a 4-5 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Forest Drive has areas of bituminous that are stripping and longitudinal cracking. In review of the PMP, the north section of Forest Drive would classify as a mill and overlay. Since this is only approximately 16% of the overall road length, it is proposed to be reconstructed utilizing 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.

FDR of 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. Three and one-half inches (3.5") of bituminous will be constructed in two separate lifts. On average, this would raise the roadway 1".

Sanitary sewer improvements along Forest Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings. Pipe sagging of 15% does not meet the typical

threshold of 25% for repair, so no corrective measures are currently recommended. The mid-pipe staining does not seem to be a persistent issue, and no corrective measures are currently recommended.

Watermain improvements include restoration of the five fire hydrants as they are the original hydrants. In 2025 the Watermain Fitting Review Report was completed and acknowledged that the watermain fittings on Forest Drive need to be reviewed. A water main exploratory excavation needs to be completed on the road to determine the type of fittings in one location and if they need to be replaced.

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

Proposed improvements to Forest Drive are shown on the typical section pages in appendix B.

Fox Road

In 2025, Fox Road was rated a 4 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Fox Road has areas of bituminous that are stripping and longitudinal cracking. Fox Road is proposed to be reconstructed utilizing 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.

FDR of 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. Three and one-half inches (3.5") of bituminous will be constructed in two separate lifts. On average, this would raise the roadway 1".

Sanitary sewer improvements along Fox Road include removal and replacement of the sanitary sewer manhole lid, castings, and rings. Pipe sagging of 15% does not meet the typical threshold of 25% for repair, so no corrective measures are currently recommended. The mid-pipe staining does not seem to be a persistent issue, and no corrective measures are currently recommended.

Watermain improvements include restoration of the fire hydrant closest to Forest Drive on Fox Road as it is the original hydrant. In 2025 the Watermain Fitting Review Report was completed and acknowledged that the watermain fittings on Fox Road need to be reviewed. A water main exploratory excavation needs to be completed on the road in one location to determine the type of fittings and if they need to be replaced.

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

Proposed improvements to Fox Road are shown on the typical section pages in appendix B.

Fox Place

In 2025, Fox Place was rated a 5 on the PACER scale. This means that the road is showing signs of aging and needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Fox Place has areas of bituminous that are stripping and longitudinal cracking. In review of the PMP, Fox Place would classify as a mill and overlay. Based on the condition Forest Drive and Fox Road, from our perspective, Fox Place will start to deteriorate quickly as it has approached the end of its useful life. The proposed reconstruction will be utilizing 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.

FDR of 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. Three and one-half inches (3.5") of bituminous will be constructed in two separate lifts. On average, this would raise the roadway 1".

Sanitary sewer improvements along Fox Place include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements include restoration of the fire hydrant as it is the original hydrant. In 2025 the Watermain Fitting Review Report was completed and acknowledged that the watermain fittings on Fox Place need to be reviewed. A water main exploratory excavation should be completed on the road to determine the type of fittings in one location and if they need to be replaced.

Other improvements to Fox Place include replacing existing driveways to the ROW line, installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Fox Place are shown on the typical section pages in appendix B.

Commercial Full Depth Reclamation

Hastings Road (Between Evergreen Drive & Douglas Fir Drive)

In 2025, Hastings Road east of Evergreen Drive was rated a 4 on the PACER scale. This means that the road needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Hastings Road has areas of bituminous that are stripping at approximately 1.5" in depth, deteriorating patching from construction entrances, curb issues and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing FDR and curb replacement. The standard for commercial and industrial roadways is to be constructed at 44' pavement width plus curb and gutter. Hastings Road is currently built to 36' in width. The recommendation would be to maintain the current pavement width. The 36' width has not shown to be problematic in this area and based on the current uses, the 36' width will likely continue to be an appropriate width.

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

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

One Hundred percent (100%) curb & gutter and concrete pavement/valley gutter replacement is proposed. Analysis indicates that when more than 50% of the curb & gutter requires replacement it is more economical to remove and replace all curb & gutter rather than selective removal and replacement.

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

Storm sewer improvements along Hastings Road include removal and replacement of the storm castings and curb boxes.

Other improvements to Hastings Road include replacing the existing driveways to the ROW line, replacing signage, installing new watermain valve boxes, installing new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Hastings Road are shown on the typical section pages in appendix B.

Hinckley Road (Between Cypress Drive & Berrywood Drive)

In 2025, Hinckley Road was rated a 4 on the PACER scale. This means that the road needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Hinckley Road has areas of bituminous that are stripping at approximately 1.5" in depth, deteriorating patching from construction entrances, curb

issues, and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing FDR and curb replacement. The standard for commercial and industrial roadways is to be constructed at 44' pavement width plus curb and gutter. Hinkley Road is currently built to 36' in width. The recommendation would be to maintain the current pavement width. The 36' width has not shown to be problematic in this area and based on the current uses, the 36' width will likely continue to be an appropriate width.

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

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

One Hundred percent (100%) curb & gutter and concrete pavement/valley gutter replacement is proposed. Analysis indicates that when more than 50% of the curb & gutter requires replacement it is more economical to remove and replace all curb & gutter rather than selective removal and replacement.

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

Storm sewer improvements along Hinckley Road include removal and replacement of the storm castings and curb boxes.

Other improvements to Hinckley Road include replacing existing driveways to the ROW line, replacing signage, installing new watermain valve boxes, installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Hinckley Road are shown on the typical section pages in appendix B.

Woida Road

In 2025, Woida Road was rated a 5 on the PACER scale. This means that the road needs rehabilitation. Stripping is moderate to severe; block cracking is appearing, and longitudinal cracks are beginning to form near the edges. Woida Road has areas of bituminous that are stripping at approximately 1.5" in depth, deteriorating patching from construction entrances, curb issues, and does not meet current City 10-ton design standards. The City of Baxter has determined that commercial and industrial roadways should meet 10-ton design requirements to better handle heavy commercial traffic commonly associated with commercial and industrial development and provide long-term benefit to area property owners. This road is proposed to be reconstructed utilizing FDR and curb replacement.

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

FDR of the top 9.5" of the pavement and base section will be completed. The FDR material will need to be removed and 3.5" of subgrade material will be removed. After subgrade correction, 6" of reclaimed base will be compacted and 6" of bituminous will be constructed in three separate lifts. This structural section will match pavement sections that have been constructed on previous FDR projects.

One Hundred percent (100%) curb & gutter and concrete pavement/valley gutter replacement is proposed. Analysis indicates that when more than 50% of the curb & gutter requires replacement it is more economical to remove and replace all curb & gutter rather than selective removal and replacement. The concrete median will also be replaced due to it not extending the full depth of the proposed pavement section. During construction, the perimeter will be undermined and there is a possibility it could be damaged. Replacement of the median is recommended to promote the median having a similar lifespan as the curb and gutter.

Lane configurations, pavement marking and signage on Woida Road will remain the same.

Storm sewer improvements include reconstruction of the drainage structures. This work includes removal of the casting and concrete rings to the top of the concrete structure. The structure will be reconstructed with new concrete rings and a casting designed to help prevent the migration of sediment material from the roadway bed into the drainage structure.

The bituminous trail is in good condition and the ADA ramp within the project limits does meet ADA standards. The transition from driveway to gutter does not meet ADA standards, but this will be corrected with the reconstruction of the driveway.

Other improvements to the FDR project areas include the following:

- Adjust existing grades to minimize surface water ponding.
- Reconstruct sanitary sewer manhole castings/rings and install water infiltration barrier.
- Replace and adjust the upper sections of water valve boxes (City staff should clean valve boxes prior to the start of the project).
- Replace existing driveways to the ROW line.
- Install new pavement markings.
- Replace all signage installed during the last 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. These sections of roadways are at a critical time in their lifespan, as they age, they start to deteriorate at an increased rate as shown in the comparison from the 2022 PASER ratings to the 2025 PASER ratings. The do-nothing option has shown to typically increase the improvement costs due to incremental increase in construction costs and method of rehabilitation changing.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Mill & Overlay (Residential)

Assessable Roadway:	\$1,083,530
City Roadway:	\$71,249
City Storm Sewer:	\$186,598
City Watermain:	<u>\$169,382</u>
Subtotal:	\$1,510,759

Full Depth Reclamation (Residential)

Joler Road Improvement

Assessable Roadway:	\$186,724
City Roadway:	\$20,417
City Trail:	<u>\$99,241</u>
Subtotal:	\$306,382

Forest Drive and Fox Area Improvement

Assessable Roadway:	\$815,356
City Roadway:	\$23,750
City Watermain:	<u>\$134,865</u>
Subtotal:	\$973,971

Full Depth Reclamation (Commercial)

Assessable Roadway:	\$1,363,264
City Roadway:	<u>\$28,662</u>
Subtotal:	\$1,391,926

ESTIMATED TOTAL PROJECT COST: \$4,183,038

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

The costs are calculated in 2025 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

The Engineer's Estimate is in Appendix C.

PROJECT IMPLEMENTATION

Funding for improvements would be obtained from assessments to benefitted 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-1A, R-2, and R3. 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 are assumed to be paid by the City and not assessed.

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

<u>Total Estimated Project Costs:</u>	<u>\$1,510,759</u>
City Roadway:	\$71,249
City Storm Sewer:	\$186,598
City Watermain (exploratory excavation and hydrant restoration):	<u>\$169,382</u>
Total Remaining Assessable Costs:	\$1,083,530
Total Equivalent Residential Units:	140
Estimated Cost per Unit:	\$7,740

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.

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-1A, R-2, and R3. 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 Storm Sewer, Sanitary Sewer, Watermain and Trail improvements are assumed to be paid by the City and not assessed.

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

Joler Road Improvement	
<u>Total Estimated Project Costs:</u>	<u>\$306,382</u>
City Roadway:	\$20,417
City Trail:	<u>\$99,241</u>
Total Remaining Assessable Costs:	\$186,724
Total Equivalent Residential Units:	10
Estimated Cost per Unit:	\$18,672

Forest Drive and Fox Area Improvement	
<u>Total Estimated Project Costs:</u>	<u>\$973,971</u>
City Roadway:	\$23,750
City Watermain:	<u>\$134,865</u>
Total Remaining Assessable Costs:	\$815,356
Assessable Front Footage:	8,011 FT
Estimated Cost Per Foot:	\$101.78
OS City Property Front Footage:	513 FT
OS City Property Cost:	<u>\$52,213</u>
Total Remaining Assessable Costs:	\$763,143
Total Equivalent Residential Units:	100.8
Estimated Cost per Unit:	\$7,571

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.

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 which is 35' in commercial zoning districts.

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

Costs for Storm Sewer, Sanitary Sewer, Watermain and Trail improvements are assumed to be paid by the City and not assessed.

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

<u>Total Estimated Project Costs:</u>	<u>\$1,391,926</u>
City Roadway	<u>\$28,666</u>
Total Assessable Costs:	\$1,363,264
Total Estimated Frontage:	4,808
Estimated Cost per Foot:	\$284

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

assessment is adopted by the Council and the end of the calendar year in which the assessment is certified.

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

CONCLUSIONS AND RECOMMENDATIONS

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

Roadways and projects reviewed in this Report include:

Residential Mill & Overlay:

- Joneswood Circle in its entirety.
- Joneswood Drive in its entirety.
- Joshua Tree Circle in its entirety.
- Joshua Tree Drive in its entirety.
- Knotty Pine Drive in its entirety.
- Marble Road (West of Jasperwood Drive).
- Cherrywood Drive (South of Excelsior Road).
- Excelsior Road (West of Inglewood Drive).
- Timberlane Drive in its entirety.
- Park Street in its entirety.
- Woodland Drive in its entirety.

Residential Full Depth Reclamation:

- Joler Road in its entirety.
- Forest Drive in its entirety.
- Fox Road in its entirety.
- Fox Place in its entirety.

Commercial Full Depth Reclamation

- Hastings Road (Between Evergreen Drive & Douglas Fir Drive)
- Hinckley Road (Between Cypress Drive & Berrywood Drive)
- Woida (730' west of T.H. 371 to Edgewood Drive)

The total cost of all improvements is estimated at \$4,183,038.

Residential Area – Mill & Overlay

The mill & overlay residential area includes the fore-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, mailbox replacement, watermain exploratory excavation, and hydrant restoration.

Assessments were calculated using the Unit Assessment Method and are estimated to be \$7,740 per ERU.

The Mill & Overlay cost summary is as follows:

<u>Total Estimated Project Cost:</u>	<u>\$1,510,759</u>
City Roadway:	\$71,249
City Storm Sewer:	\$186,598
City Watermain:	\$169,382
Benefiting Property Assessments:	\$1,083,530
Total Estimated City Cost:	\$427,229

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 replacing existing driveways to the right-of-way line, manhole and casting replacements, mailbox replacement, watermain exploratory excavation, and hydrant restoration.

Joler Road Improvements

Assessments were calculated using the Unit Assessment Method and are estimated to be \$18,672 per ERU.

The Joler Road residential FDR cost summary is as follows:

<u>Total Estimated Project Cost:</u>	<u>\$306,382</u>
City Roadway:	\$20,417
City Trail (Grassed Trail):	\$99,241
Benefiting Property Assessments:	\$186,724
Total Estimated City Cost:	\$119,658

Optional:

<u>Total Estimated Project Cost:</u>	<u>\$306,382</u>
City Roadway:	\$20,417
City Trail (Paved Trail):	\$120,972
Benefiting Property Assessments:	\$186,724
Total Estimated City Cost:	\$141,389

Forest Drive and Fox Area Improvements

Assessments were calculated using the Unit Assessment Method and are estimated to be \$7,571 per ERU.

The Forest Drive and Fox Area residential FDR cost summary is as follows:

<u>Total Estimated Project Cost:</u>	<u>\$973,971</u>
City Roadway:	\$23,750
City Water:	\$134,865
City Assessments:	\$52,213
Benefiting Property Assessments:	\$763,143
Total Estimated City Cost:	\$210,828

Commercial Area - Full Depth Reclamation

The commercial FDR area includes the afore-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 Frontage Assessment Method and are estimated to be \$284 per foot.

The FDR cost summary is as follows:

<u>Total Estimated Project Cost:</u>	<u>\$1,391,926</u>
City Roadway:	\$28,662
City Assessment:	\$663,769
Benefiting Property Assessments:	\$699,495
Total Estimated City Cost:	\$692,431.40

Total Project Area Cost Summary

Estimated Total Project Cost:	\$4,183,038
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Estimated Assessable Project Costs

Benefitting Property Assessments:	\$2,717,750	65%
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City Cost Summary

City Roadway:	\$807,846	
Trail:	\$99,241	
Storm Sewer:	\$186,598	
Water:	\$304,247	
City Assessment:	\$67,355	
Total Estimated City Cost:	\$1,465,287	35%

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 anticipate the construction would last approximately 3 months depending on the contractor, weather, and other factors.

We recommend the City proceed as follows:

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

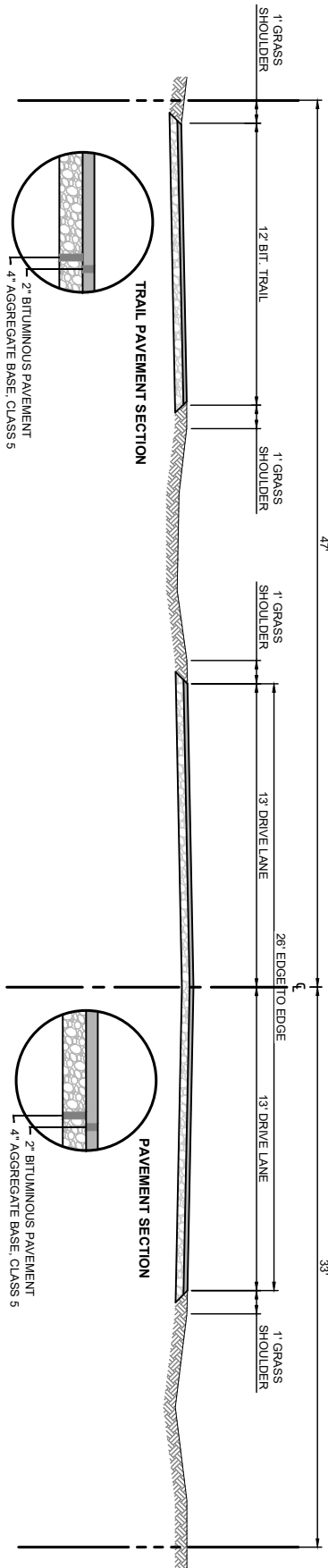
APPENDICES

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

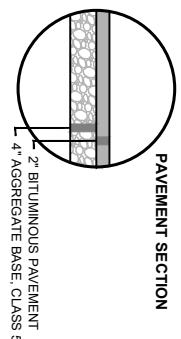
Appendix A

Existing Typical Section Sheets

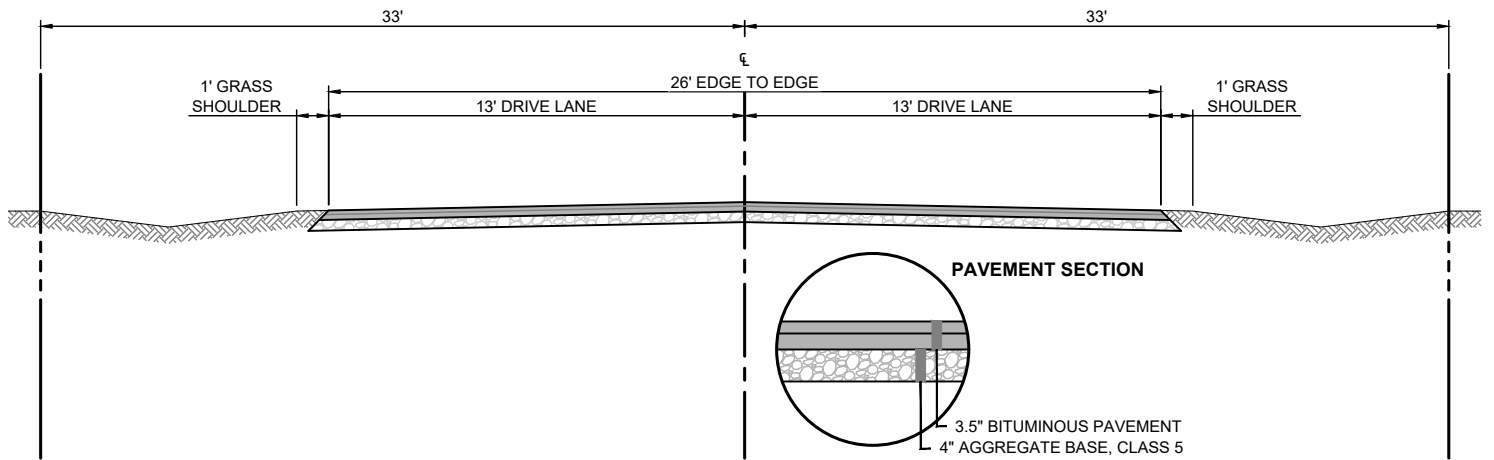
JONESWOOD CIRCLE, JONESWOOD DRIVE, JOSHUA TREE CIRCLE, JOSHUA TREE DRIVE, KNOTTY PINE DRIVE, MARBLE ROAD



EXISTING TYPICAL SECTION
JOLTER ROAD

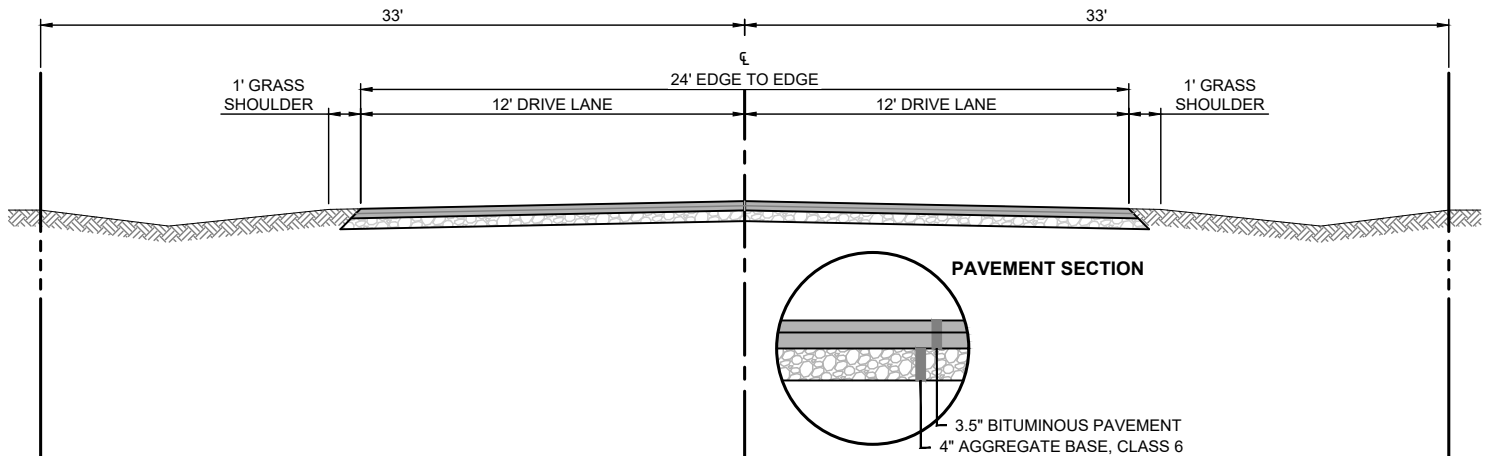


©Cloud WorkFlow/ProjectWise/ProjectCity of Baxter-10234-2024-10234-CADD/Civil/Typical Sections.dwg Plotted by Alex Bitter 4/10/2025 9:55:50 AM © 2025 WIDSETH ARCHITECTS & ASSOCIATES, INC.



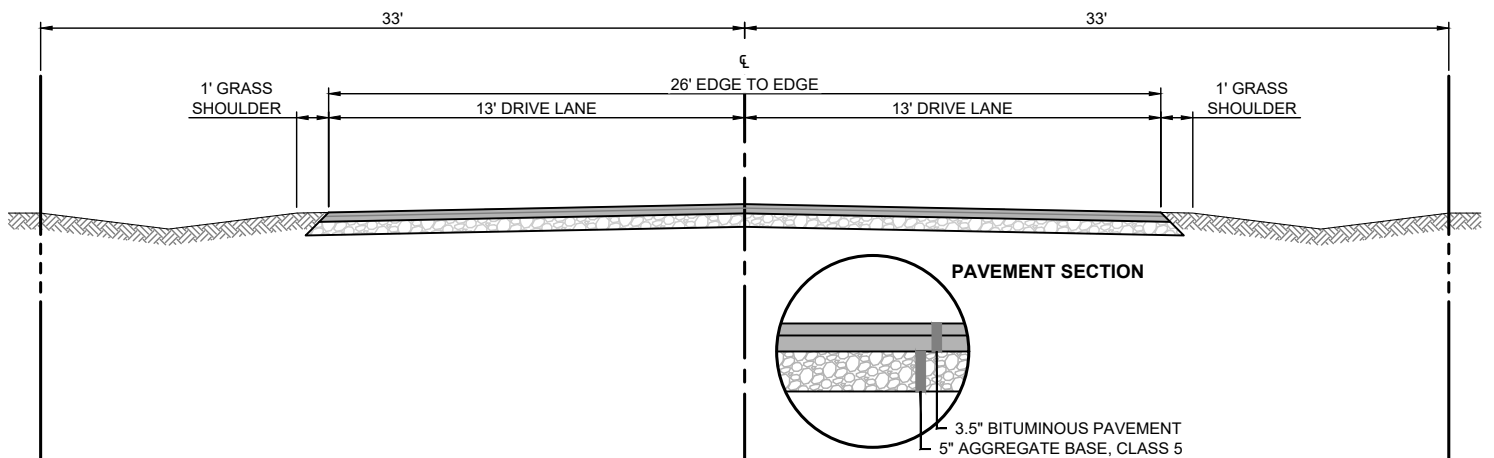
EXISTING TYPICAL SECTION

CHERRYWOOD DRIVE (SOUTH OF EXCELSIOR ROAD), TIMBERLANE DRIVE, PARK STREET



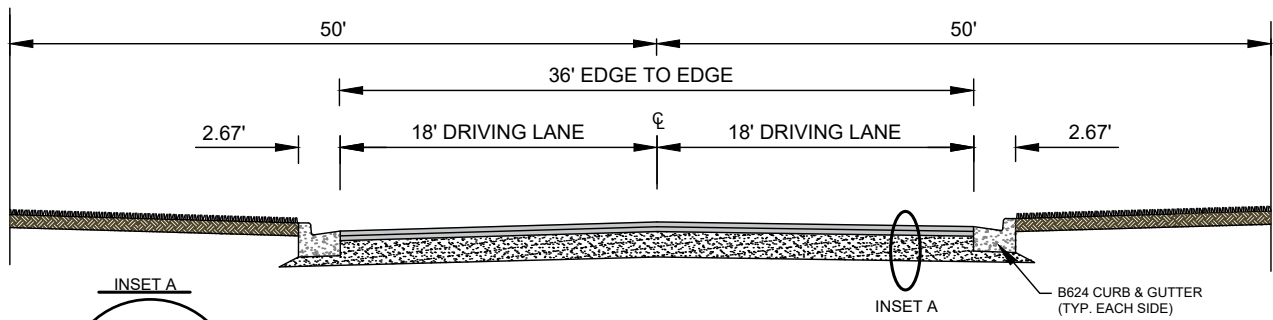
EXISTING TYPICAL SECTION

WOODLAND DRIVE

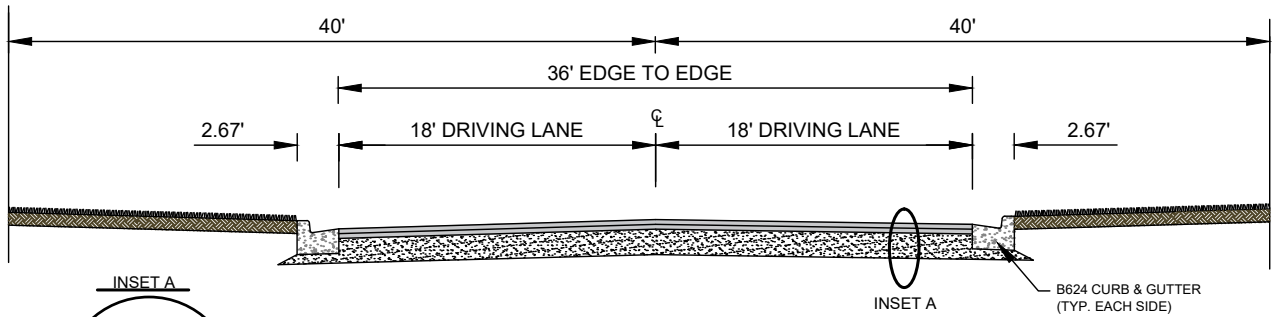


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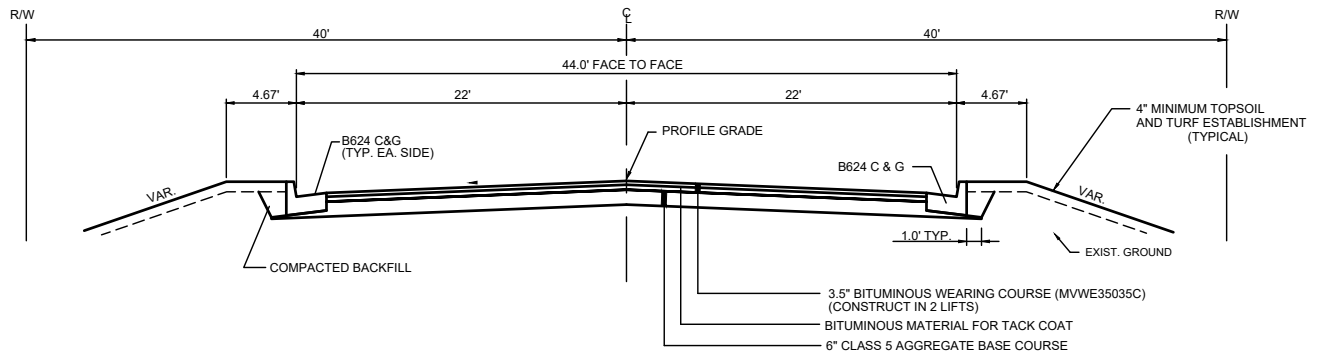
FOREST DRIVE, FOX ROAD, FOX PLACE



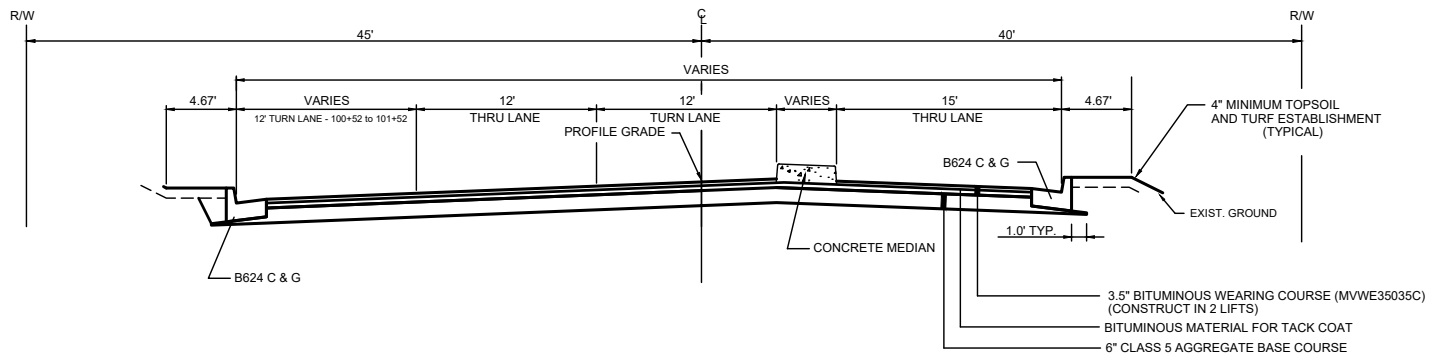
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HASTINGS ROAD



EXISTING TYPICAL SECTION
HINCKLEY ROAD



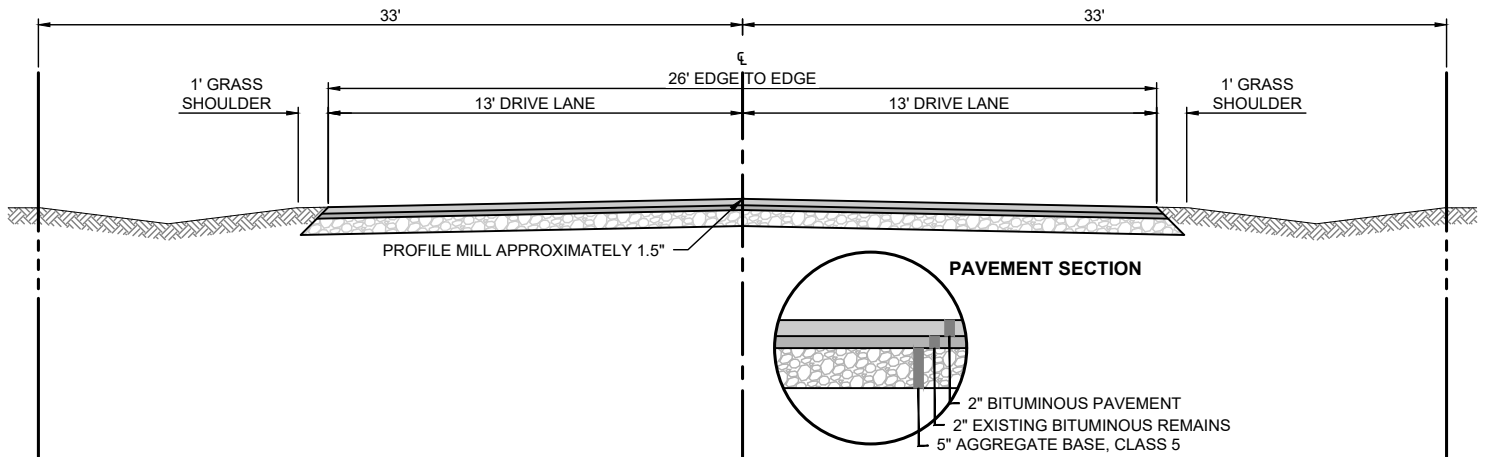
EXISTING TYPICAL SECTION
WOIDA ROAD



EXISTING TYPICAL SECTION
WOIDA ROAD

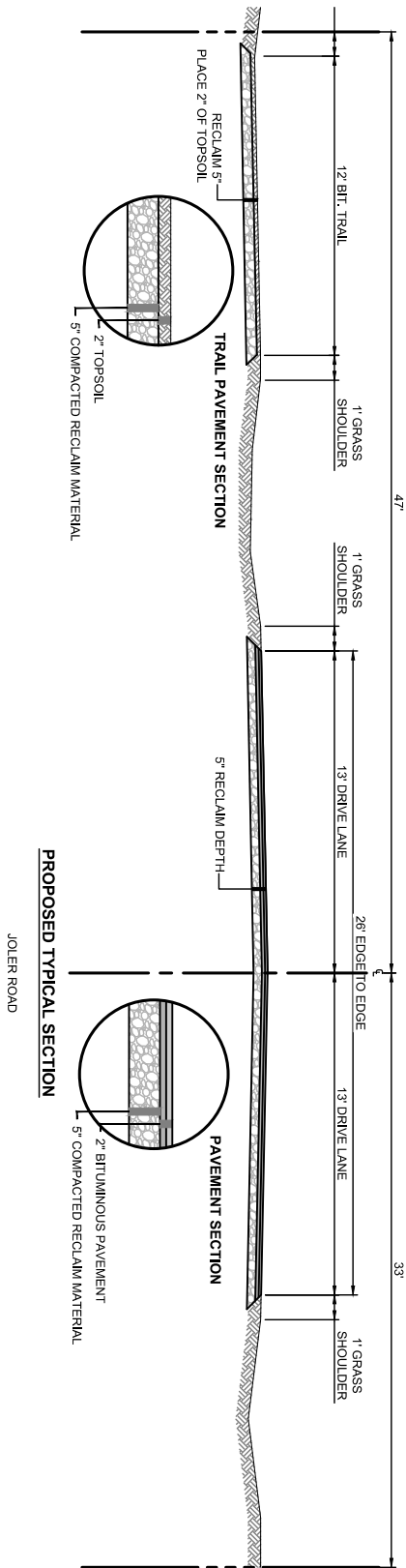
Appendix B

Proposed Typical Section Sheets

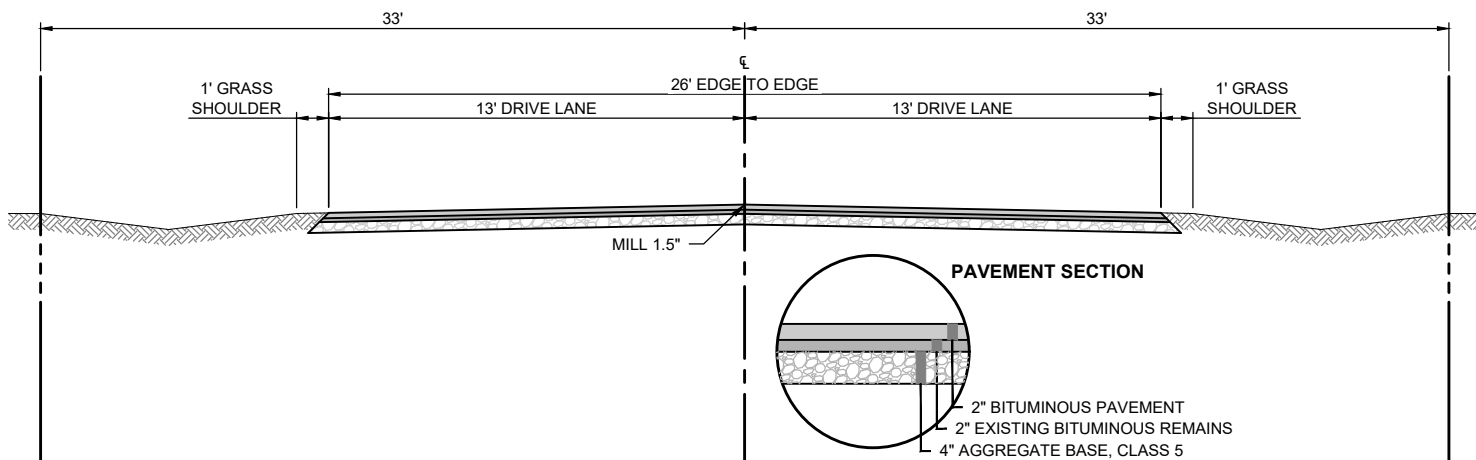


PROPOSED TYPICAL SECTION

JONESWOOD CIRCLE, JONESWOOD DRIVE, JOSHUA TREE CIRCLE, JOSHUA TREE DRIVE, KNOTTY PINE DRIVE, MARBLE ROAD

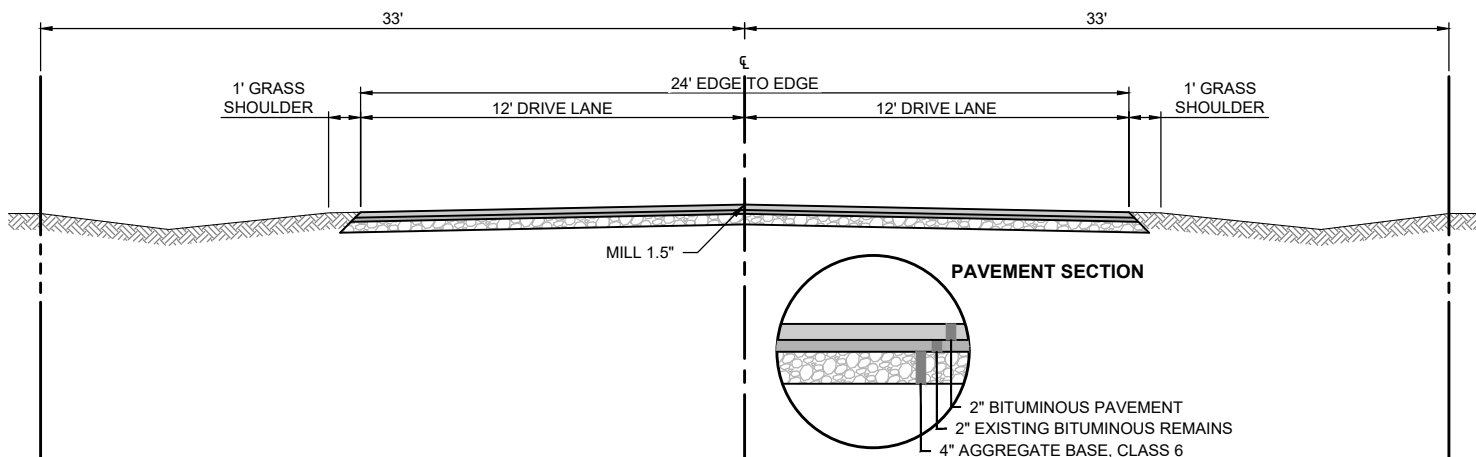


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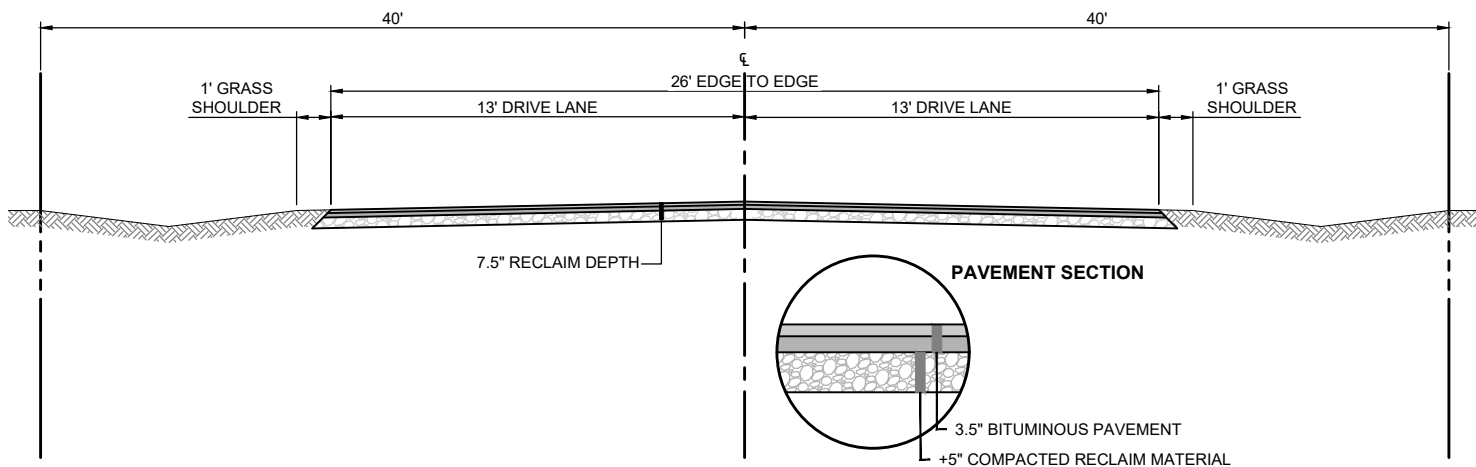
PROPOSED TYPICAL SECTION

CHERRYWOOD DRIVE (SOUTH OF EXCELSIOR ROAD), TIMBERLANE DRIVE, PARK STREET



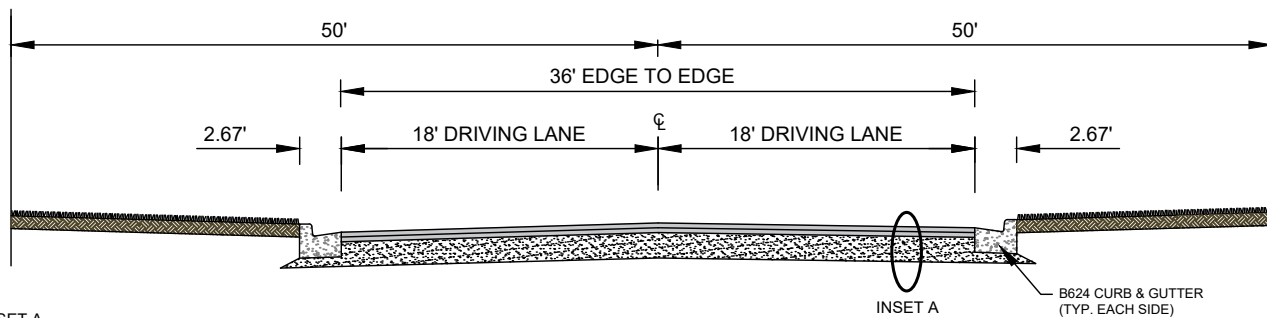
PROPOSED TYPICAL SECTION

WOODLAND DRIVE



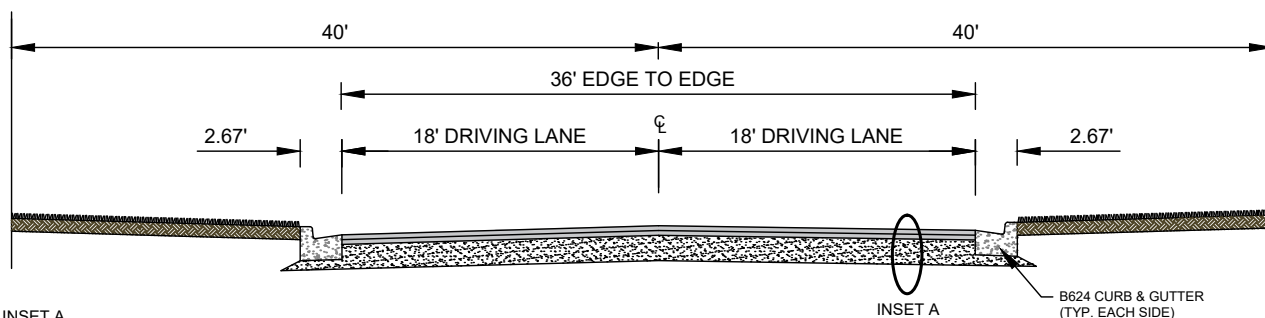
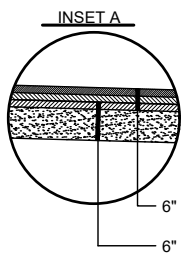
PROPOSED TYPICAL SECTION

FOREST DRIVE, FOX ROAD, FOX PLACE



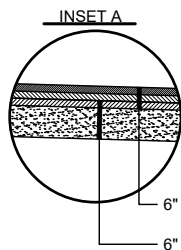
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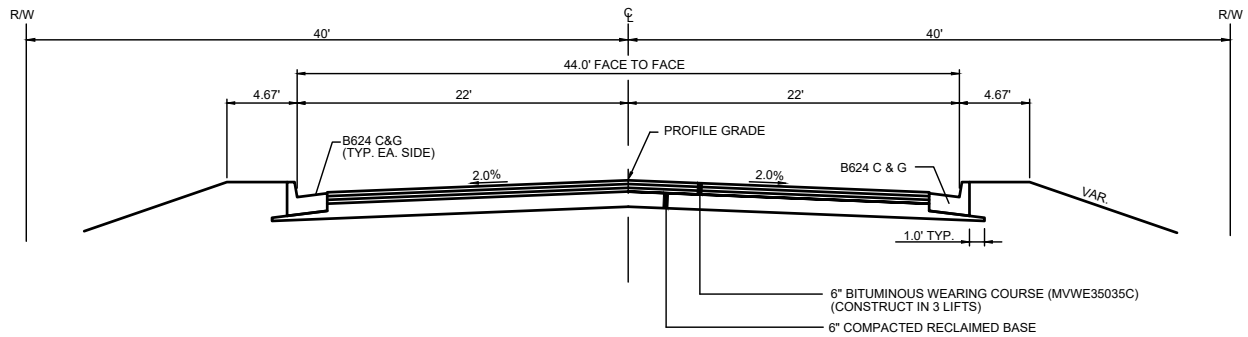
HASTINGS ROAD



PROPOSED FULL DEPTH RECLAMATION TYPICAL SECTION

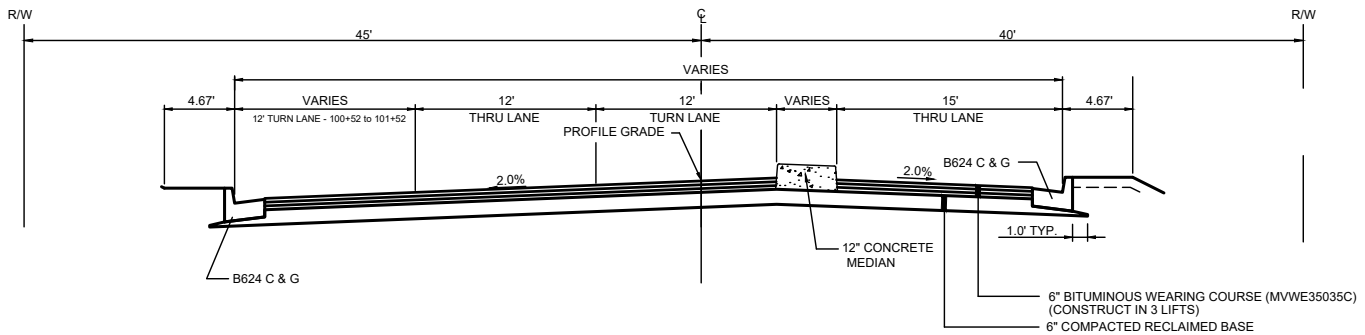
HINCKLEY ROAD





PROPOSED TYPICAL SECTION

WOIDA ROAD



PROPOSED TYPICAL SECTION

WOIDA ROAD

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00
21	2123.510	COMMON LABORERS	HOURL	\$100.00
22	2123.610	SKID LOADER	HOURL	\$145.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00
51	2504.602	HYDRANT	EACH	\$7,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50
83	2575.523	WATER	MGAL	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00

JONESWOOD CIRCLE					
ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
0.013	\$2,470.00	0.002	\$380.00	0.015	\$2,850.00
2	\$190.00			2	\$190.00
1	\$100.00			1	\$100.00
1	\$150.00			1	\$150.00
20	\$240.00			20	\$240.00
0.5	\$50.00			0.5	\$50.00
0.5	\$72.50			0.5	\$72.50
0.5	\$100.00			0.5	\$100.00
1	\$35.00			1	\$35.00
1850	\$4,902.50			1850	\$4,902.50
185	\$508.75			185	\$508.75
224	\$19,040.00			224	\$19,040.00
242	\$435.60			242	\$435.60
8	\$2,000.00			8	\$2,000.00
2	\$2,400.00			2	\$2,400.00
1	\$150.00			1	\$150.00
0.013	\$325.00	0.002	\$50.00	0.015	\$375.00
8	\$320.00			8	\$320.00
9	\$15.75			9	\$15.75
0.03	\$285.00			0.03	\$285.00
3	\$16.50			3	\$16.50
12	\$84.00			12	\$84.00
117	\$409.50			117	\$409.50
1	\$45.00			1	\$45.00
0.03	\$15.00			0.03	\$15.00
150	\$120.00			150	\$120.00
0.015	\$750.00			0.015	\$750.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	86.65%	\$35,230.10	13.35%	\$5,430.00	100.00%	\$40,660.10
CONTINGENCIES (15%)		\$152,863.72		\$5,284.52		\$814.50		\$6,099.02
SUBTOTAL:	36.15%	\$1,171,955.17		\$40,514.62		\$6,244.50	3.99%	\$46,759.12
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$20,814.49		\$719.56		\$110.91		\$830.46
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$10,128.65		\$1,561.13		\$11,689.78
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,510,758.45		\$51,362.83		\$7,916.53		\$59,279.36

Tuesday, May 13, 2025

ESTIMATED MILL & OVERLAY COST	\$1,019,091.45	88.17%	\$80,959.50	11.83%	\$10,860.00	100.00%	\$91,819.50
CONTINGENCIES (15%)	\$152,863.72		\$12,143.93		\$1,629.00		\$13,772.93
SUBTOTAL:	\$1,171,955.17	36.15%	\$93,103.43		\$12,489.00	9.01%	\$105,592.43
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)	\$20,814.49		\$1,653.56		\$221.81		\$1,875.37
PROPERTY EASEMENT	\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$292,988.79		\$23,275.86		\$3,122.25		\$26,398.11
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:	\$1,510,758.45		\$118,032.84		\$15,833.06		\$133,865.90

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2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					JOSHUA TREE CIRCLE			
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.013	\$2,470.00	0.013	\$2,470.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	2	\$190.00	2	\$190.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00				
4	2104.502	SALVAGE SIGN	EACH	\$100.00				
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00				
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00				
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00				
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00				
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00				
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00				
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00				
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00				
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00				
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00				
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00	100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00	20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00				
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00				
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00				
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00				
21	2123.510	COMMON LABORERS	HOURL	\$100.00	0.5	\$50.00	0.5	\$50.00
22	2123.610	SKID LOADER	HOURL	\$145.00	0.5	\$72.50	0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	0.5	\$100.00	0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00	1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45				
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45				
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50				
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45				
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45				
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	1985	\$3,275.25	1985	\$3,275.25
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65				
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	199	\$547.25	199	\$547.25
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00				
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00				
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	240	\$20,400.00	240	\$20,400.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00				
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00				
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00				
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60				
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	513	\$923.40	513	\$923.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00				
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00				
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00				
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00				
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00				
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00				
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00				
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00				
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00				
51	2504.602	HYDRANT	EACH	\$7,000.00				
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00				
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	9	\$2,250.00	9	\$2,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00				
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00				
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00				
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00				
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00				
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00				
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	2	\$2,400.00	2	\$2,400.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00				
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00				
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00				
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50				
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00				
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00				
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00				
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00				
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50				
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00				
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00				
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.013	\$325.00	0.013	\$325.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00				
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00				
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00				
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00				
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	4	\$160.00	4	\$160.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	5	\$8.75	5	\$8.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.02	\$190.00	0.02	\$190.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	2	\$11.00	2	\$11.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	6	\$42.00	6	\$42.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	60	\$210.00	60	\$210.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00	1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.02	\$10.00	0.02	\$10.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45				
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	168	\$75.60	168	\$75.60
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80				
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00				
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.016	\$800.00	0.016	\$800.00
ESTIMATED MILL & OVERLAY COST				\$1,019,091.45	100.00%	\$36,030.75	100.00%	\$36,030.75
CONTINGENCIES (15%)				\$152,863.72		\$5,404.61		\$5,404.61
SUBTOTAL:				36.15% \$1,171,955.17		\$41,435.36	3.54%	\$41,435.36
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)				\$20,814.49		\$735.91		\$735.91
PROPERTY EASEMENT				\$25,000.00				
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)				\$292,988.79		\$10,358.84		\$10,358.84
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:				\$1,510,758.45		\$52,530.12		\$52,530.12
ERU (Residents)				140		6		
ERU (City of Baxter)								

Tuesday, May 13, 2025

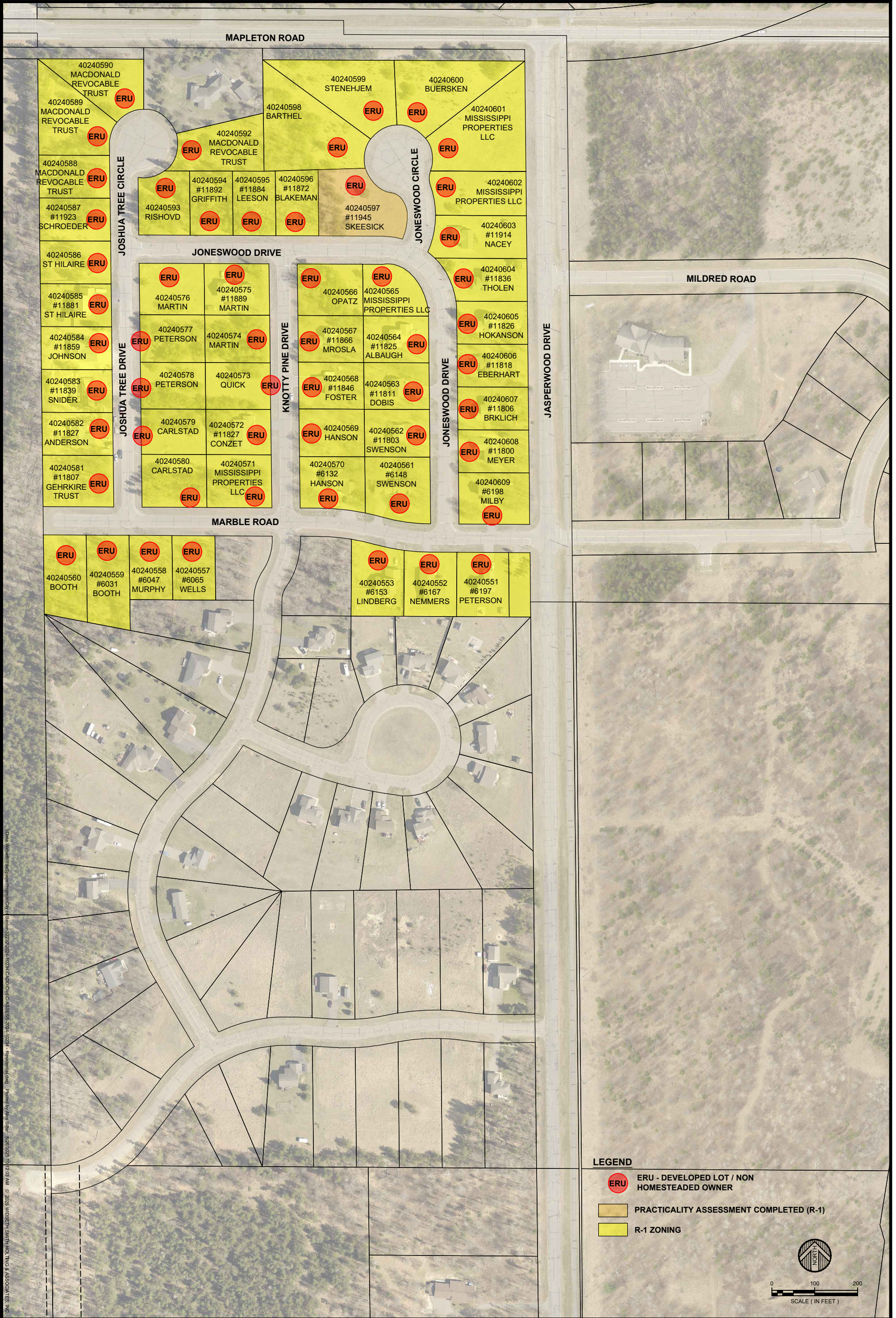
ERU (Residents)
ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					KNOTTY PINE DRIVE					
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.012	\$2,280.00	0.004	\$760.00	0.016	\$3,040.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	1	\$95.00			1	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	6	\$600.00			6	\$600.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00						
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	6	\$900.00			6	\$900.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOURL	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOURL	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	1647	\$2,717.55			1647	\$2,717.55
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	165	\$453.75			165	\$453.75
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	199	\$16,915.00			199	\$16,915.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	421	\$757.80			421	\$757.80
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	6	\$1,500.00			6	\$1,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00						
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00						
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	1	\$1,200.00			1	\$1,200.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	6	\$900.00			6	\$900.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			2	\$10,000.00	2	\$10,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.012	\$300.00	0.004	\$100.00	0.016	\$400.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	7	\$280.00			7	\$280.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	9	\$15.75			9	\$15.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.03	\$285.00			0.03	\$285.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	3	\$16.50			3	\$16.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	12	\$84.00			12	\$84.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	117	\$409.50			117	\$409.50
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.03	\$15.00			0.03	\$15.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45						
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	570	\$456.00			570	\$456.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.016	\$800.00			0.016	\$800.00
ESTIMATED MILL & OVERLAY COST				\$1,019,091.45	75.08%	\$32,723.35	24.92%	\$10,860.00	100.00%	\$43,583.35
CONTINGENCIES (15%)				\$152,863.72		\$4,908.50		\$1,629.00		\$6,537.50
SUBTOTAL:				36.15%		\$1,171,955.17		\$12,489.00	4.28%	\$50,120.85
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)						\$20,814.49		\$668.36		\$890.17
PROPERTY EASEMENT						\$25,000.00		\$221.81		
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$292,988.79		\$3,122.25		\$12,530.21
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:						\$1,510,758.45		\$15,833.06		\$63,541.24
ERU (Residents)				140			6			
ERU (City of Baxter)										

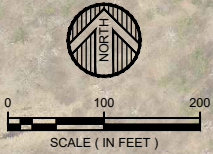
2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.026	\$4,940.00	0.002	\$380.00	0.028	\$5,320.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	5	\$475.00			5	\$475.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	2	\$200.00			2	\$200.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	7	\$700.00			7	\$700.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	3	\$450.00			3	\$450.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOURL	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOURL	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	3398	\$5,606.70			3398	\$5,606.70
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	340	\$935.00			340	\$935.00
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	410	\$34,850.00			410	\$34,850.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	1067	\$1,920.60			1067	\$1,920.60
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	17	\$4,250.00			17	\$4,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	7	\$2,800.00			7	\$2,800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	4	\$1,800.00			4	\$1,800.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	5	\$6,000.00			5	\$6,000.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	3	\$450.00			3	\$450.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1	\$5,000.00	1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.026	\$650.00	0.002	\$50.00	0.028	\$700.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	16	\$640.00			16	\$640.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	18	\$31.50			18	\$31.50
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.06	\$570.00			0.06	\$570.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	6	\$33.00			6	\$33.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	24	\$168.00			24	\$168.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	234	\$819.00			234	\$819.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.06	\$30.00			0.06	\$30.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	839	\$377.55			839	\$377.55
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	350	\$280.00			350	\$280.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.028	\$1,400.00			0.028	\$1,400.00
ESTIMATED MILL & OVERLAY COST				\$1,019,091.45	93.00%	\$72,118.85	7.00%	\$5,430.00	100.00%	\$77,548.85
CONTINGENCIES (15%)				\$152,863.72		\$10,817.83		\$814.50		\$11,632.33
SUBTOTAL:				36.15%	\$1,171,955.17	\$82,936.68	\$6,244.50	\$7,916.53	7.61%	\$89,181.18
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)					\$20,814.49	\$1,473.00		\$110.91		\$1,583.90
PROPERTY EASEMENT					\$25,000.00					
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)					\$292,988.79	\$20,734.17		\$1,561.13		\$22,295.29
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:					\$1,510,758.45	\$105,143.84		\$7,916.53		\$113,060.37
ERU (Residents)				140						
ERU (City of Baxter)										



LEGEND

- ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
- PRACTICALITY ASSESSMENT COMPLETED (R-1)
- R-1 ZONING



BAXTER, MN

Tuesday, May 13, 2025

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	80.25%	\$202,675.30	19.75%	\$49,870.00	100.00%	\$252,545.30
CONTINGENCIES (15%)		\$152,863.72		\$30,401.30		\$7,480.50		\$37,881.80
SUBTOTAL:	36.15%	\$1,171,955.17		\$233,076.60		\$57,350.50	24.78%	\$290,427.10
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$20,814.49		\$4,139.55		\$1,018.57		\$5,158.13
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$58,269.15		\$14,337.63		\$72,606.77
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,510,758.45		\$295,485.30		\$72,706.70		\$368,191.99

ERU (Residents)
ERU (City of Baxter)

140

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Tuesday, May 13, 2025

ERU (Residents)
ERU (City of Baxter)

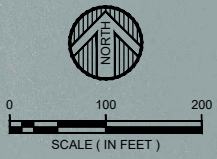
2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					WOODLAND DRIVE					
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		WATER		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.008	\$1,520.00	0.005	\$950.00	0.013	\$2,470.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00						
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	2	\$200.00			2	\$200.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00						
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	2	\$300.00			2	\$300.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	50	\$600.00			50	\$600.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOURL	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOURL	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65						
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65	1342	\$3,556.30			1342	\$3,556.30
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75						
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	162	\$13,770.00			162	\$13,770.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80						
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00			1	\$7,000.00	1	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00			1	\$1,500.00	1	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00			3	\$750.00	3	\$750.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00						
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00						
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00			4	\$2,800.00	4	\$2,800.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00						
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	2	\$300.00			2	\$300.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00						
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.008	\$200.00	0.005	\$125.00	0.013	\$325.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	8	\$320.00			8	\$320.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	9	\$15.75			9	\$15.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.03	\$285.00			0.03	\$285.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	1	\$5.50			1	\$5.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	12	\$84.00			12	\$84.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	116	\$406.00			116	\$406.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.03	\$15.00			0.03	\$15.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	487	\$219.15			487	\$219.15
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80						
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.013	\$650.00			0.013	\$650.00
ESTIMATED MILL & OVERLAY COST				\$1,019,091.45	63.66%	\$22,989.20	36.34%	\$13,125.00	100.00%	\$36,114.20
CONTINGENCIES (15%)				\$152,863.72		\$3,448.38		\$1,968.75		\$5,417.13
SUBTOTAL:				36.15%		\$1,171,955.17		\$15,093.75	3.54%	\$41,531.33
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONS)						\$20,814.49		\$469.54		\$737.62
PROPERTY EASEMENT						\$25,000.00		\$268.07		
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$292,988.79		\$3,773.44		\$10,382.83
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:						\$1,510,758.45		\$19,135.26		\$52,651.78
ERU (Residents)				140			3			
ERU (City of Baxter)										



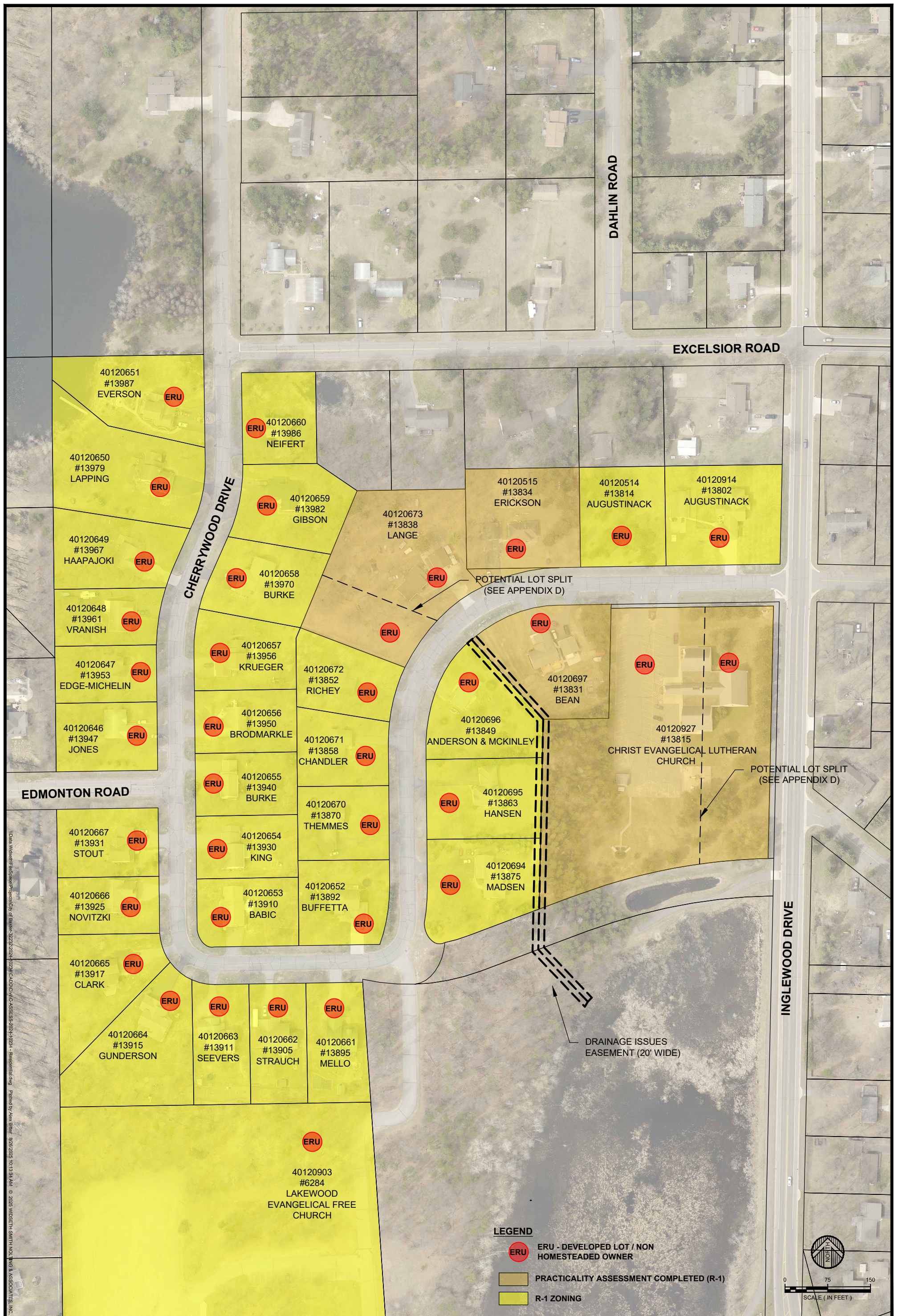
LEGEND

- ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
- PRACTICALITY ASSESSMENT COMPLETED (R-1)
- R-1 ZONING



Tuesday, May 13, 2025

					CHERRYWOOD DRIVE (SOUTH OF EXCelsIOR ROAD)									
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		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
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.063	\$11,970.00	0.002	\$380.00	0.04	\$7,600.00	0.008	\$1,520.00	0.113	\$21,470.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	11	\$1,045.00							11	\$1,045.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00										
4	2104.502	SALVAGE SIGN	EACH	\$100.00	15	\$1,500.00							15	\$1,500.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	8	\$800.00							8	\$800.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	32	\$4,800.00							32	\$4,800.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00										
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00										
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00										
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00										
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00										
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00										
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00										
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00										
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			400	\$4,800.00			500	\$6,000.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	50	\$600.00							50	\$600.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00										
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00										
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00										
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00										
21	2123.510	COMMON LABORERS	HOURL	\$100.00	0.5	\$50.00							0.5	\$50.00
22	2123.610	SKID LOADER	HOURL	\$72.50	0.5	\$36.25							0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	0.5	\$100.00							0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00							1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45										
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45										
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50										
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45										
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45										
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	7918	\$13,064.70							7918	\$13,064.70
31	2232.6													



2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

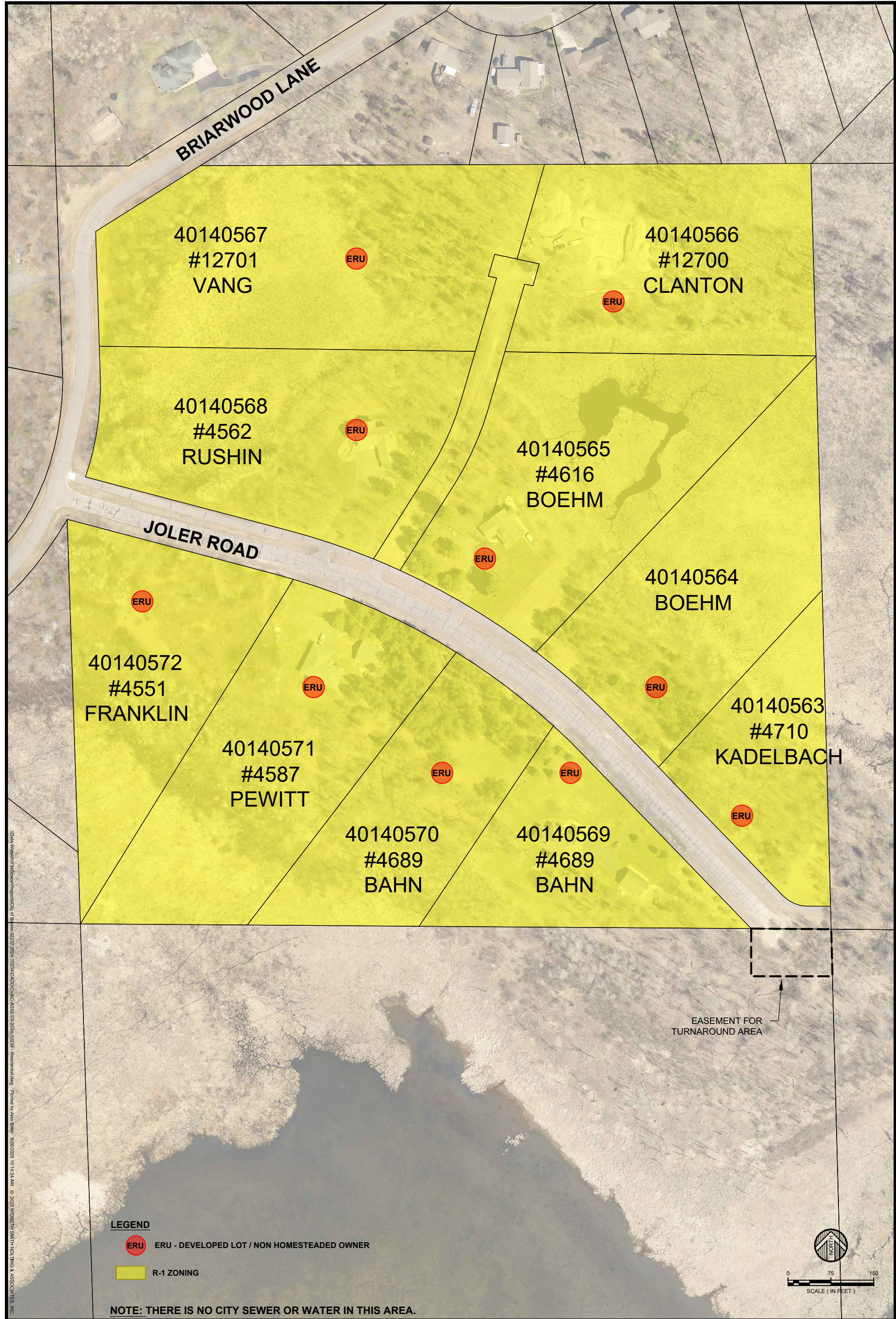
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY STORM SEWER		CITY WATER		TOTAL PROJECT		
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00											
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	0.265	\$50,350.00			0.018	\$7,600.00			0.365	\$60,350.00	
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	38	\$3,610.00					0.042	\$7,980.00		38	\$3,610.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00	59	\$5,900.00								59	\$5,900.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	22	\$2,200.00								22	\$2,200.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	102	\$15,300.00								102	\$15,300.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00											
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00											
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00											
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00											
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00											
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00											
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00											
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00											
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	800	\$9,600.00			400	\$4,800.00				1200	\$14,400.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	230	\$2,760.00								230	\$2,760.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00											
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00											
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00											
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00											
21	2123.510	COMMON LABORERS	HOURL	\$100.00	5	\$500.00								5	\$500.00
22	2123.610	SKID LOADER	HOURL	\$145.00	5	\$725.00								5	\$725.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	5	\$1,000.00								5	\$1,000.00
24	2211.607	AGGREGATE BASE (LV) CLASS 5	CU YD	\$35.00	10	\$350.00								10	\$350.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45											
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45											
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.45											
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45											
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45											
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	34074	\$56,222.10								34074	\$56,222.10
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65	3192	\$8,458.80								3192	\$8,458.80
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	3594	\$9,883.50								3594	\$9,883.50
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00											
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00											
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	4501	\$382,585.00								4501	\$382,585.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00											
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00											
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00					800	\$64,000.00				800	\$64,000.00
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60											
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	9957	\$17,922.60								9957	\$17,922.60
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00							1	\$7,000.00		1	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00											
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00											
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00											
51	2504.602	HYDRANT	EACH	\$7,000.00							3	\$21,000.00		3	\$21,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00							6	\$9,000.00		6	\$9,000.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	151	\$37,750.00					3	\$750.00		154	\$38,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	22	\$8,800.00								22	\$8,800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00							6	\$16,200.00		6	\$16,200.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	12	\$5,400.00								12	\$5,400.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00	12	\$8,400.00					16	\$11,200.00		28	\$19,600.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00					1	\$2,900.00				1	\$2,900.00
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00					12	\$13,440.00				12	\$13,440.00
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	38	\$45,600.00								38	\$45,600.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAW R-3250-DVSP)	EACH	\$1,550.00											
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00											
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00											
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50											
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00											
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00											
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00											
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00											
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50											
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	102	\$15,300.00								102	\$15,300.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00					9	\$45,000.00				9	\$45,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.265	\$6,625.00			0.018	\$450.00				0.365	\$9,125.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00											
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00											
75	2573.503	SILT FENCE TYPE MS	LIN FT	\$4.00											
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00											
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	157	\$6,280.00			121	\$4,840.00				278	\$11,120.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	177	\$308.75			136	\$238.00				313	\$546.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.59	\$5,605.00			0.43	\$4,085.00				1.02	\$9,690.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	57	\$313.50			45	\$247.50				102	\$561.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	237	\$1,659.00			181	\$1,267.00				418	\$2,926.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	2305	\$8,067.50			1761	\$6,163.50				4066	\$14,231.00
83	2575.523	WATER	MGAL	\$45.00	10	\$450.00			1	\$45.00				11	\$495.00
84	2575.605	SEEDING	ACRE	\$500.00	0.59	\$295.00			0.43	\$215.00				1.02	\$510.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45											
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	9606	\$4,322.70								9606	\$4,322.70
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	2820	\$2,256.00								2820	\$2,256.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00											
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.368	\$18,400.00								0.368	\$18,400.00
ESTIMATED CONSTRUCTION COST:				\$2,819,351.35	72.93%	\$743,200.45	4.80%	\$48,870.00	10.88%	\$110,841.00	11.40%	\$116,180.00	100.00%	\$1,019,091.45	
CONTINGENCIES (15%)				\$422,902.70		\$111,480.07		\$7,330.50		\$16,626.15		\$17,427.00		\$152,863.72	
SUBTOTAL:				\$3,242,254.05		\$854,680.52		\$56,200.50		\$127,467.15		\$133,607.00	36.15%	\$1,171,955.17	
ENGINEERING (FEASIBILITY STUDY, J															

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					JOLER ROAD							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY TRAIL		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.034	\$6,460.00	0.0020	\$380.00	0.025	\$4,750.00	0.061	\$11,590.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00								
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00								
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00								
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00								
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00								
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	130	\$520.00					130	\$520.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00					120	\$1,200.00	120	\$1,200.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00	265	\$1,590.00					265	\$1,590.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00					18472	\$36,944.00	18472	\$36,944.00
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00								
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	171	\$2,052.00					171	\$2,052.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	114	\$1,140.00					114	\$1,140.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	15	\$4,500.00					15	\$4,500.00
21	2123.510	COMMON LABORERS	HOUR	\$100.00	2	\$200.00			1	\$100.00	3	\$300.00
22	2123.610	SKID LOADER	HOUR	\$145.00	2	\$290.00			1	\$145.00	3	\$435.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	4	\$800.00			2	\$400.00	6	\$1,200.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	TON	\$35.00	39	\$1,365.00					39	\$1,365.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45	4447	\$6,448.15			2052	\$2,975.40	6499	\$9,423.55
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45								
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65								
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75								
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00	265	\$9,275.00					265	\$9,275.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00	402	\$34,170.00					402	\$34,170.00
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	537	\$42,960.00					537	\$42,960.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00								
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80								
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00								
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00								
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00								
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00								
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00								
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00								
51	2504.602	HYDRANT	EACH	\$7,000.00								
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00								
53	2504.602	ADJUST CURB STOP	EACH	\$250.00								
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00								
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00								
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00								
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00								
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00								
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00								
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00								
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50								
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	5	\$750.00					5	\$750.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1.0000	\$5,000.00			1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.034	\$850.00	0.0020	\$50.00	0.025	\$625.00	0.061	\$1,525.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00								
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	100	\$500.00					100	\$500.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	100	\$400.00					100	\$400.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	1	\$1,200.00					1	\$1,200.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	59	\$2,360.00			228	\$9,120.00	287	\$11,480.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	66	\$115.50			126	\$220.50	192	\$336.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.21	\$1,995.00			0.4	\$3,800.00	0.61	\$5,795.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	22	\$121.00			42	\$231.00	64	\$352.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	88	\$616.00			168	\$1,176.00	256	\$1,792.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	860	\$3,010.00			1638	\$5,733.00	2498	\$8,743.00
83	2575.523	WATER	MGAL	\$45.00	10	\$450.00			10	\$450.00	20	\$900.00
84	2575.605	SEEDING	ACRE	\$500.00	0.21	\$105.00			0.4	\$200.00	0.61	\$305.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	1116	\$502.20					1116	\$502.20
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	350	\$280.00					350	\$280.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.061	\$3,050.00					0.061	\$3,050.00
ESTIMATED CONSTRUCTION COST				\$845,528.40	63.54%	\$128,074.85	2.69%	\$5,430.00	33.77%	\$68,069.90	100.00%	\$201,574.75
CONTINGENCIES (15%)				\$126,829.26		\$19,211.23		\$814.50		\$10,210.49		\$30,236.21
SUBTOTAL:				29.99%	\$972,357.66	\$147,286.08		\$6,244.50		\$78,280.39	23.84%	\$231,810.96
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)					\$17,269.54	\$2,615.87		\$110.91		\$1,390.30		\$4,006.17
2023 COSTS FOREST FOX AREA (SEH)					\$35,135.00							
PROPERTY EASEMENT					\$12,500.00			\$12,500.00				\$12,500.00
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)					\$243,089.42	\$36,821.52		\$1,561.13		\$19,570.10		\$57,952.74
ESTIMATED TOTAL PROJECT COST:					\$1,280,351.62	\$186,723.47		\$20,416.53		\$99,240.78		\$306,380.78
ERU (Residents)				108.8				10				
ERU (City of Baxter)				2								

JOLER TRAIL OPTIONS

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	JOLER TRAIL			
					FULL DEPTH RECLAMATION		PLACE DIRT AND SEED	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$ 190,000.00	0.025	\$4,750.00	0.025	\$4,750.00
1	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00			120	\$1,200.00
2	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00			18472	\$36,944.00
3	2105.607	COMMON EXCAVATION	CU YD	\$12.00	57	\$684.00		
4	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	38	\$380.00		
5	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	15	\$4,500.00		
6	2123.510	COMMON LABORERS	HOURL	\$100.00	1	\$100.00	1	\$100.00
7	2123.610	SKID LOADER	HOURL	\$145.00	1	\$145.00	1	\$145.00
8	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	2	\$400.00	2	\$400.00
9	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45	2052	\$2,975.40	2052	\$2,975.40
10	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50	18472	\$64,652.00		
71	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.025		0.025	\$625.00
11	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	38	\$1,520.00	228	\$9,120.00
12	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	41	\$71.75	126	\$220.50
13	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.13	\$1,235.00	0.4	\$3,800.00
14	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	14	\$77.00	42	\$231.00
15	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	41	\$287.00	168	\$1,176.00
16	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	532	\$1,862.00	1638	\$5,733.00
17	2575.523	WATER	MGAL	\$45.00	10	\$450.00	10	\$450.00
18	2575.605	SEEDING	ACRE	\$500.00	0.13	\$65.00	0.4	\$200.00
ESTIMATED CONSTRUCTION COST:						\$84,154.15		\$68,069.90
CONTINGENCIES (15%)						\$12,623.12		\$10,210.49
SUBTOTAL:						\$96,777.27		\$78,280.39
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$24,194.32		\$20,960.39
ESTIMATED TOTAL PROJECT COST:						\$120,971.59		\$99,240.78



2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					FOREST DRIVE							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY 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	\$190,000.00	0.124	\$23,560.00	0.002	\$380.00	0.017	\$3,230.00	0.143	\$27,170.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	14	\$1,330.00					14	\$1,330.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00								
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	7	\$700.00					7	\$700.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00								
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00	40	\$240.00					40	\$240.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	622	\$2,488.00					622	\$2,488.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	80	\$800.00					80	\$800.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00	663	\$3,978.00					663	\$3,978.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00								
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00								
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	401	\$4,812.00					401	\$4,812.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	234	\$2,340.00					234	\$2,340.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	30	\$9,000.00					30	\$9,000.00
21	2123.510	COMMON LABORERS	HOUR	\$100.00	2	\$200.00					2	\$200.00
22	2123.610	SKID LOADER	HOUR	\$145.00	2	\$290.00					2	\$290.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	4	\$800.00					4	\$800.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	TON	\$35.00	20	\$700.00					20	\$700.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45								
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45	9110	\$13,665.00					9110	\$13,665.00
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65								
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75								
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00	975	\$34,125.00					975	\$34,125.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00								
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	825	\$70,125.00					825	\$70,125.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$90.00	1100	\$88,000.00					1100	\$88,000.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	3068	\$5,522.40					3068	\$5,522.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00								
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00								
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00					1	\$7,000.00	1	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00								
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00								
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00								
51	2504.602	HYDRANT	EACH	\$7,000.00					3	\$21,000.00	3	\$21,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00					5	\$7,500.00	5	\$7,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	45	\$11,250.00					45	\$11,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	7	\$2,800.00					7	\$2,800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00					6	\$16,200.00	6	\$16,200.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	4	\$1,800.00					4	\$1,800.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00					4	\$2,800.00	4	\$2,800.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	14	\$16,800.00					14	\$16,800.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	0.125	\$75.00					0.125	\$75.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00	58	\$4,350.00					58	\$4,350.00
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50	22	\$2,145.00					22	\$2,145.00
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	33	\$4,950.00					33	\$4,950.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1.0000	\$5,000.00			1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.124	\$3,100.00	0.002	\$50.00	0.017	\$425.00	0.143	\$3,575.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00	100	\$500.00					100	\$500.00
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	100	\$400.00					100	\$400.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	100	\$400.00					100	\$400.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	2	\$2,400.00					2	\$2,400.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	117	\$4,680.00					117	\$4,680.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	130	\$227.50					130	\$227.50
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.41	\$3,895.00					0.41	\$3,895.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	43	\$236.50					43	\$236.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	174	\$1,218.00					174	\$1,218.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	1694	\$5,929.00					1694	\$5,929.00
83	2575.523	WATER	MGAL	\$45.00	10	\$450.00					10	\$450.00
84	2575.605	SEEDING	ACRE	\$500.00	0.41	\$205.00					0.41	\$205.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	2303	\$1,036.35					2303	\$1,036.35
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	700	\$560.00					700	\$560.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.143	\$7,150.00					0.143	\$7,150.00

ESTIMATED CONSTRUCTION COST	\$845,528.40	84.20%	\$338,832.75	1.35%	\$5,430.00	14.45%	\$58,155.00	100.00%	\$402,417.75
CONTINGENCIES (15%)	\$126,829.26		\$50,824.91		\$814.50		\$8,723.25		\$60,362.66
SUBTOTAL:	\$972,357.66	29.99%	\$389,657.66		\$6,244.50		\$66,878.25	47.59%	\$462,780.41
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)	\$17,269.54		\$6,920.51		\$110.91		\$1,187.79		\$8,219.20
2023 COSTS FOREST FOX AREA (SEH)	\$35,135.00		\$11,711.67						\$11,711.67
PROPERTY EASEMENT	\$12,500.00								
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$243,089.42		\$97,414.42		\$1,561.13		\$16,719.56		\$115,695.10
ESTIMATED TOTAL PROJECT COST:	\$1,280,351.62		\$505,704.25		\$7,916.53		\$84,785.60		\$598,406.39

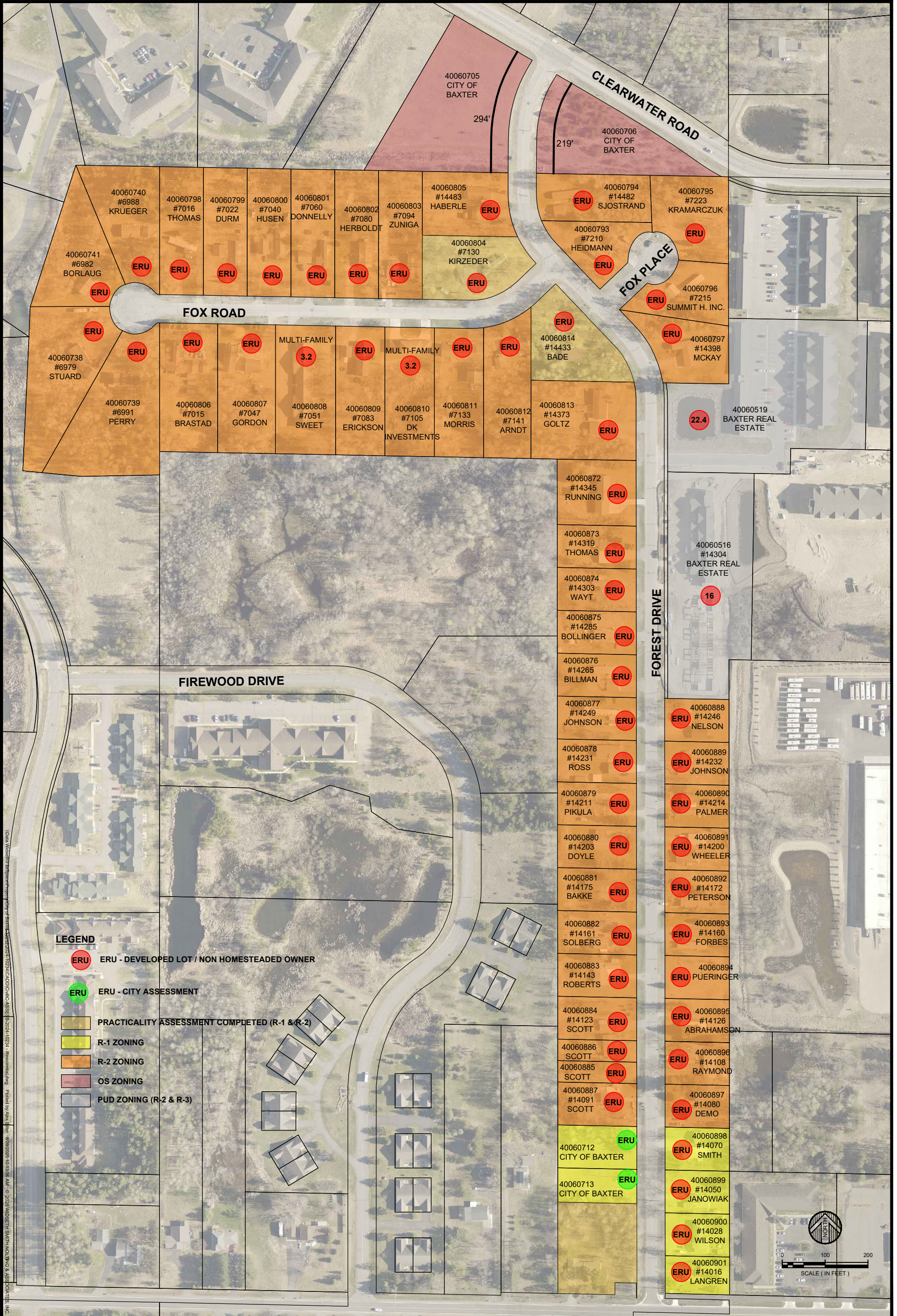
ERU (Residents)	108.8	73.4
ERU (City of Baxter)	2	2

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					FOX ROAD							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY 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	\$190,000.00	0.053	\$10,070.00	0.002	\$380.00	0.004	\$760.00	0.059	\$11,210.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	2	\$190.00					2	\$190.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00								
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00								
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00								
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00	50	\$300.00					50	\$300.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	244	\$976.00					244	\$976.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	55	\$550.00					55	\$550.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00	260	\$1,560.00					260	\$1,560.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00								
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00								
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	173	\$2,076.00					173	\$2,076.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	82	\$820.00					82	\$820.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	11	\$3,300.00					11	\$3,300.00
21	2123.510	COMMON LABORERS	HOUR	\$100.00	2	\$200.00					2	\$200.00
22	2123.610	SKID LOADER	HOUR	\$145.00	2	\$290.00					2	\$290.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	4	\$800.00					4	\$800.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	TON	\$35.00	20	\$700.00					20	\$700.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45								
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45	4144	\$6,216.00					4144	\$6,216.00
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65								
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75								
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00	435	\$15,225.00					435	\$15,225.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00								
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	375	\$31,875.00					375	\$31,875.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00	497	\$39,760.00					497	\$39,760.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	1053	\$1,895.40					1053	\$1,895.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00								
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00								
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00								
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00					1	\$7,000.00	1	\$7,000.00
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00					1	\$1,500.00	1	\$1,500.00
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00								
51	2504.602	HYDRANT	EACH	\$7,000.00					1	\$7,000.00	1	\$7,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00					1	\$1,500.00	1	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	18	\$4,500.00					18	\$4,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00								
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00					1	\$2,700.00	1	\$2,700.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00								
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00								
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	3	\$3,600.00					3	\$3,600.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	0.125	\$75.00					0.125	\$75.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00	55	\$4,125.00					55	\$4,125.00
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50								
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	17	\$2,550.00					17	\$2,550.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1.0000	\$5,000.00			1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.053	\$1,325.00	0.002	\$50.00	0.004	\$100.00	0.059	\$1,475.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00								
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	100	\$500.00					100	\$500.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	100	\$400.00					100	\$400.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	1	\$1,200.00					1	\$1,200.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	41	\$1,640.00					41	\$1,640.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	46	\$80.50					46	\$80.50
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.14	\$1,330.00					0.14	\$1,330.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	15	\$82.50					15	\$82.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	61	\$427.00					61	\$427.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	593	\$2,075.50					593	\$2,075.50
83	2575.523	WATER	MGAL	\$45.00	10	\$450.00					10	\$450.00
84	2575.605	SEEDING	ACRE	\$500.00	0.14	\$70.00					0.14	\$70.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	1050	\$472.50					1050	\$472.50
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80								
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.059	\$2,950.00					0.059	\$2,950.00
ESTIMATED CONSTRUCTION COST				\$845,528.40	85.52%	\$144,656.40	3.21%	\$5,430.00	11.27%	\$19,060.00	100.00%	\$169,146.40
CONTINGENCIES (15%)				\$126,829.26		\$21,698.46		\$814.50		\$2,859.00		\$25,371.96
SUBTOTAL:				29.99%		\$166,354.86		\$6,244.50		\$21,919.00	20.00%	\$194,518.36
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING)						\$17,269.54		\$2,954.54		\$389.29		\$3,454.74
2023 COSTS FOREST FOX AREA (SEH)						\$35,135.00		\$11,711.67				\$11,711.67
PROPERTY EASEMENT						\$12,500.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$243,089.42		\$41,588.72		\$5,479.75		\$48,629.59
ESTIMATED TOTAL PROJECT COST:						\$1,280,351.62		\$7,916.53		\$27,788.04		\$258,314.36
ERU (Residents)					108.8		22.4					
ERU (City of Baxter)					2							

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

					FOX PLACE							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY 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	\$190,000.00	0.019	\$3,610.00	0.002	\$380.00	0.006	\$1,140.00	0.0270	\$5,130.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	1	\$95.00					1	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00								
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00								
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00								
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00	25	\$150.00					25	\$150.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00								
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	30	\$300.00					30	\$300.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00								
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00								
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00								
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	71	\$852.00					71	\$852.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	14	\$140.00					14	\$140.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	2	\$600.00					2	\$600.00
21	2123.510	COMMON LABORERS	HOUR	\$100.00	2	\$200.00					2	\$200.00
22	2123.610	SKID LOADER	HOUR	\$145.00	2	\$290.00					2	\$290.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	4	\$800.00					4	\$800.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	TON	\$35.00	20	\$700.00					20	\$700.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45								
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45	1684	\$2,526.00					1684	\$2,526.00
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65								
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75								
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00	30	\$1,050.00					30	\$1,050.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00								
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	153	\$13,005.00					153	\$13,005.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00	204	\$16,320.00					204	\$16,320.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	160	\$288.00					160	\$288.00
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00								
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00								
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00								
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00								
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00								
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00					1	\$7,000.00	1	\$7,000.00
51	2504.602	HYDRANT	EACH	\$7,000.00								
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00					1	\$1,500.00	1	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	2	\$500.00					2	\$500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00								
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00					1	\$2,700.00	1	\$2,700.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00								
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00					4	\$2,800.00	4	\$2,800.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	1	\$1,200.00					1	\$1,200.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	0.125	\$75.00					0.125	\$75.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00	30	\$2,250.00					30	\$2,250.00
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50								
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	2	\$300.00					2	\$300.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1.0000	\$5,000.00			1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.019	\$475.00	0.002	\$50.00	0.006	\$150.00	0.027	\$675.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00	100	\$500.00					100	\$500.00
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	100	\$400.00					100	\$400.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	1	\$1,200.00					1	\$1,200.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	7	\$280.00					7	\$280.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	19	\$33.25					19	\$33.25
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	0.06	\$570.00					0.06	\$570.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	6	\$33.00					6	\$33.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	25	\$175.00					25	\$175.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	241	\$843.50					241	\$843.50
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	10	\$450.00					10	\$450.00
83	2575.523	WATER	MGAL	\$45.00	0.06	\$30.00					0.06	\$30.00
84	2575.605	SEEDING	ACRE	\$500.00								
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	175	\$78.75					175	\$78.75
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80								
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.027	\$1,350.00					0.027	\$1,350.00
ESTIMATED CONSTRUCTION COST				\$845,528.40	71.38%	\$51,669.50	7.50%	\$5,430.00	21.12%	\$15,290.00	100.00%	\$72,389.50
CONTINGENCIES (15%)				\$126,829.26		\$7,750.43		\$814.50		\$2,293.50		\$10,858.43
SUBTOTAL:				29.99%		\$59,419.93		\$6,244.50		\$17,583.50	8.56%	\$83,247.93
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISING)						\$1,055.33		\$110.91		\$312.29		\$1,478.52
2023 COSTS FOREST FOX AREA (SEH)						\$11,711.67						\$11,711.67
PROPERTY EASEMENT												
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$14,854.98		\$1,561.13		\$4,395.88		\$20,811.98
ESTIMATED TOTAL PROJECT COST:						\$87,041.90		\$7,916.53		\$22,291.67		\$117,250.10
ERU (Residents)				108.8								
ERU (City of Baxter)				2								
				3								



SHEET NO. 4	2025 MILL & OVERLAY AND FULL DEPTH RECLAMATION CITY OF BAXTER BAXTER, MN RESIDENTIAL FDR ASSESSMENTS	DATE: JUNE 2024	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 #####.
		SCALE: AS SHOWN					
		DRAWN BY: AMM					
		CHECKED BY: ADB					
		JOB NUMBER: 2024-10233					
							ALEX D. BITTER DATE: #### LIC. NO. 57744

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

77	40120725	13404 TIMBERLANE DR	STERLING, MARGARET L	13404 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
78	40120726	13271 TIMBERLANE DR	VITALE, DEBRA E REV TRST (1/2 INT)	PO BOX 2837	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
79	40120727	13251 TIMBERLANE DR	ENGLEMAN, JEREMY & CASS	13251 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
80	40120728	13229 TIMBERLANE DR	LONEY, ERIC A & JESSICA A	13229 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
81	40120729	13286 PARK ST	BERG, LAURIE M	13286 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
82	40120730	13302 PARK ST	SMITH, JENNIFER LEIGH	13302 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
83	40120731	13326 PARK ST	MAGNUSON, GREG A & DONNA	13326 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
84	40120732	13352 PARK ST	CINCO DS INVESTMENTS LLC	7389 GARRISON RD	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
85	40120733	13361 TIMBERLANE DR	PEARSON, DAYNA N	13361 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
86	40120734	13345 TIMBERLANE DR	ANDERSON, JASON J &	13345 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
87	40120735	13317 TIMBERLANE DR	NELSON, DONALD K & MARCIA	13317 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
88	40120736	13321 PARK ST	NELSON, DONALD & MARCIA (1/2 INT) &	13321 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
89	40120737	13283 PARK ST	OLIVER, ROBERT & KRISTIE	13283 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
90	40120738	13271 PARK ST	WOHLERT, JEFFREY L & DAWN E	13271 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
91	40120739	13173 TIMBERLANE DR	HULVERSON, JULIE ANN	13173 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
92	40120740	13157 TIMBERLANE DR	MEYER, BECKY L & DAVID E	13157 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
93	40120741	6144 WOODLAND RD	SOLSETH, ANDREW P & CHLOE M	6144 WOODLAND RD	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
94	40120747	13347 PARK ST	LARSON, CHRISTOPHER D & NOVA S	13347 PARK ST	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
95	40120748	13121 TIMBERLANE DR	FINCH, LARRY L	13121 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
96	40120749	13111 TIMBERLANE DR	ELLERBUSCH, CAROL J	13111 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
97	40120750	13099 TIMBERLANE DR	WALKOWIAK, JASON & DARCY	13099 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
98	40120751	13075 TIMBERLANE DR	WALLEN, BRUCE D & RUNZEL, PHYLLIS R	13075 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
99	40120752	13065 TIMBERLANE DR	SHEETS, CHARLES & JAN FAMILY TRUST	4015 N 76TH ST # 117	SCOTTSDALE AZ 85251	1					7		\$7,739.50		\$383.37	\$8,122.87
100	40120756	6119 WOODLAND RD	JOHNSON, JEFFREY N & KIMBERLY J	6119 WOODLAND RD	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
101	40120805	13108 TIMBERLANE DR	NIEMI, GARY A TRUST AGREEMENT &	13108 TIMBERLANE DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
102	40120806	13152 TIMBERLANE DR	HAAS, LUKE & ALEXANDRA	13152 TIMBERLANE DR	BAKTER, MN 56425	2					7		\$15,479.00	\$766.74	\$16,245.74	
103	40120514	13814 CHERRYWOOD DR	AUGUSTINACK, ANTHONY R & AVERY K	13814 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
104	40120515	13834 CHERRYWOOD DR	ERICKSON, CHANTELL M	13834 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
105	40120646	13947 CHERRYWOOD DR	JONES, CARRI J	13947 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
106	40120647	13953 CHERRYWOOD DR	EDGE, MICHELE, DENISE & MICHELE, ASHLEY &	13953 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
107	40120648	13981 CHERRYWOOD DR	VRANSKI, ROBERT J & JOYCE I	13981 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
108	40120649	13967 CHERRYWOOD DR	HAAPAJOKI, WADE W & JESSICA H	13967 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
109	40120650	13979 CHERRYWOOD DR	LAPPING, JOHN J & BETHANY	13979 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
110	40120651	13987 CHERRYWOOD DR	EVERSON, WILLIAM G & EDNA E	13987 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
111	40120652	13892 CHERRYWOOD DR	BUFFETTA, NICHOLAS F & GABRIELLE	13892 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
112	40120653	13910 CHERRYWOOD DR	BABIC, PANE	13910 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
113	40120654	13930 CHERRYWOOD DR	KING, ANTHONY M & JEANNE R	13930 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
114	40120655	13940 CHERRYWOOD DR	BURKE, BRIAN & MOLLY	13940 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
115	40120656	13950 CHERRYWOOD DR	BRODMARKLE, JILL L	13950 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
116	40120657	13956 CHERRYWOOD DR	KRIEGER, MILES P & JOY A	13956 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
117	40120658	13970 CHERRYWOOD DR	BURKE, BRUCE & PAULETTE	13970 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
118	40120659	13982 CHERRYWOOD DR	GIBSON, SHEILA J	13982 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
119	40120660	13986 CHERRYWOOD DR	NEIFERT, PETER E & COURTNEY K	13986 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
120	40120661	13895 CHERRYWOOD DR	MELLO, JESSICA J REV TRUST	13895 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
121	40120662	13905 CHERRYWOOD DR	STRAUCH, THOMAS M & JUNE	13905 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
122	40120663	13911 CHERRYWOOD DR	SEEVERS, STEPHEN J & COLLEEN	13911 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
123	40120664	13915 CHERRYWOOD DR	GUNDERSON, JUSTIN & NICOLE	13915 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
124	40120665	13917 CHERRYWOOD DR	CLARK, CATHERINE M	13917 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
125	40120666	13925 CHERRYWOOD DR	NOVITZKY, ANGELA M	13925 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
126	40120667	13931 CHERRYWOOD DR	STOUT, BARRY A JR & KIMBERLY A	13931 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
127	40120670	13870 CHERRYWOOD DR	THEMMES, JACOB JOSEPH	13870 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
128	40120671	13858 CHERRYWOOD DR	CHANDLER, SUSAN T	13858 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
129	40120672	13852 CHERRYWOOD DR	RICHEY, WENDY A	13852 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
130	40120673	13838 CHERRYWOOD DR	LANGE, DAVID A & JOSEPHINE M REVOC TRUST	13838 CHERRYWOOD DR	BAKTER, MN 56425	2					7		\$15,479.00	\$766.74	\$16,245.74	
131	40120684	13875 CHERRYWOOD DR	MADSEN, LEO E & PATRICIA K	13875 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
132	40120685	13863 CHERRYWOOD DR	HANSEN, NANCY A	13863 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
133	40120686	13849 CHERRYWOOD DR	ANDERSON, MCKINLEY &	13849 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
134	40120687	13831 CHERRYWOOD DR	BEAN, RICK A & DIANA L	13831 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
135	40120903		LAKEWOOD EVANGELICAL FREE CHURCH OF MN	6284 FAIRVIEW RD	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
136	40120914	13802 CHERRYWOOD DR	AUGUSTINACK, PAUL T	13802 CHERRYWOOD DR	BAKTER, MN 56425	1					7		\$7,739.50		\$383.37	\$8,122.87
137	40120927	13815 CHERRYWOOD DR	CHRIST EVANGELICAL LUTHERAN CHURCH	13815 CHERRYWOOD DR	BAKTER, MN 56425-7973	2					7		\$15,479.00	\$766.74	\$16,245.74	

138	40060712		CITY OF BAXTER	13190 MEMORYWOOD DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
139	40060713		CITY OF BAXTER	13190 MEMORYWOOD DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
140	40060738	6979 FOX RD	STUARD, THOMAS & CAROL	6979 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
141	40060739	6991 FOX RD	PERRY, KENNETH & JANICE	6991 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
142	40060740	6986 FOX RD	KRUEGER, ANGELA AND CODY	6986 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
143	40060741	6982 FOX RD	BORLAUG, ALLEN M	6982 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
144	40060793	7210 FOX PL	HEIDMANN, JAMES R & CRYSTAL L	7210 FOX PL N	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
145	40060794	14482 FOREST DR	SJOSTRAND, WHITNEY	108 BELLE RAE CIRCLE	BRAINERD MN 56401		1			12		\$100.80		\$4.99	\$105.79
146	40060796	7223 FOX PL	SUMMIT HOLDINGS LLC	PO BOX 902	NISSWA MN 56468		1			12		\$100.80		\$4.99	\$105.79
147	40060796	7215 FOX PL	SUMMIT HOLDINGS LLC	PO BOX 902	NISSWA MN 56468		1			12		\$100.80		\$4.99	\$105.79
148	40060797	14398 FOREST DR	MCKAY, WILMA M	14398 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
149	40060798	7016 FOX RD	THOMAS, JOHN	5154 JORDAN RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
150	40060799	7022 FOX RD	DURM, CRYSTAL THERESA	1600 OODEN AVE APT 2	SUPERIOR WI 54880		1			12		\$100.80		\$4.99	\$105.79
151	40060800	7040 FOX RD	HUSEN, DAVID A & MONICA A	7040 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
152	40060801	7060 FOX RD	DONNELLY, PATRICIA A	7060 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
153	40060802	7080 FOX RD	HERBOLDT, AMY M	7080 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
154	40060803	7094 FOX RD	ZUNIGA, MATTHEW & EMERALD	7094 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
155	40060804	7130 FOX RD	KIRZEDER, JOSEPH L	7130 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
156	40060805	14483 FOREST DR	HABERLE, SARAH SUPPLEMENTAL NEEDS TRUST	14483 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
157	40060806	7015 FOX RD	BRASTAD, RICHARD	7015 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
158	40060807	7047 FOX RD	GORDON, LARRY	7047 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
159	40060808	7051 FOX RD	IRIE ISLA LLC	17025 COMMERCIAL PK RD #1	BRAINERD MN 56401		3.2			12		\$322.56	\$15.98	\$338.54	
160	40060809	7083 FOX RD	ERICKSON, RANDE C & KAREN L	7083 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
161	40060810	7105 FOX RD	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		3.2			12		\$322.56	\$15.98	\$338.54	
162	40060811	7133 FOX RD	MORRIS, CARRIE & RICKY	7133 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
163	40060812	7141 FOX RD	ARNDT, DAVID ROBERT & KIM	7141 FOX RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
164	40060813	14373 FOREST DR	GOLTZ, JAMES & MARLYS	14373 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
165	40060814	14433 FOREST DR	BADE, DAVID	14433 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
166	40060872	14345 FOREST DR	RUNNING, BRODIE THOMAS	14345 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
167	40060873	14319 FOREST DR	THOMAS, JOHN G	5154 JORDAN RD	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
168	40060874	14303 FOREST DR	WAYT, DAVID	14303 FOREST DR	BAXTER, MN 56425		1			12		\$100.80		\$4.99	\$105.79
169	40060875	14285 FOREST DR	BOLLINGER, WILLIAM L & DEVAWN A	14285 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
170	40060876	14265 FOREST DR	BILLMAN, NATHAN EUGENE &	14265 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
171	40060877	14249 FOREST DR	JOHNSON, JEFFREY A	14249 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
172	40060878	14231 FOREST DR	ROSS, JOAN M	14231 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
173	40060879	14211 FOREST DR	PIKULA, RANDOLPH	14211 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
174	40060880	14203 FOREST DR	WALK, ALLISON & JOHN	14203 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
175	40060881	14175 FOREST DR	BAKKE, TERRY E	14175 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
176	40060882	14161 FOREST DR	SOLBERG, JAMES R	14161 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
177	40060883	14143 FOREST DR	ROBERTS, BRUCE & THELMA	6910 OAK ST	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
178	40060884	14123 FOREST DR	SCOTT, RAYMOND G & LEE ORA M	14123 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
179	40060885		SCOTT, RAYMOND G & LEE ORA M	14123 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
180	40060886		SCOTT, RAYMOND G & LEE ORA M	14123 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
181	40060887	14091 FOREST DR	NELSON, JOHN PAUL &	14246 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
182	40060888	14246 FOREST DR	JOHNSON, KENDALL C	14232 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
183	40060889	14232 FOREST DR	PALMER, MICHAEL R	14214 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
184	40060890	14214 FOREST DR	WHEELER, JAMES D	14200 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
185	40060891	14200 FOREST DR	PETERSON, ROSE M	14172 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
186	40060892	14172 FOREST DR	FORBES, THOMAS K	14160 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
187	40060893	14160 FOREST DR	PUERINGER, DAVID F	6161 1/2 FRONT ST	BRAINERD MN 56401		1			12		\$100.80		\$4.99	\$105.79
188	40060894	14126 FOREST DR	ABRAHAMSON, CURT	14126 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
189	40060895	14108 FOREST DR	RAYMOND, ANN & ARDEN	14108 FOREST DRIVE	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
190	40060897	14080 FOREST DR	DEMO, ROGER G JR AND DANNA M	14080 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
191	40060898	14070 FOREST DR	SMITH, PANSY L	14070 FOREST DR	BRAINERD, MN 56401		1			12		\$100.80		\$4.99	\$105.79
192	40060899	14050 FOREST DR	JANOWIAK, RANDY & RHONDA	14050 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
193	40060900	14028 FOREST DR	WILSON, LINDA	14028 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
194	40060901	14016 FOREST DR	LANGREN, DWIGHT E	14016 FOREST DR	BAXTER MN 56425		1			12		\$100.80		\$4.99	\$105.79
195	40060916	14304 FOREST DR	BAXTER REAL ESTATE LLC	13025 FENWAY BLVD N STE 300	HUGO MN 55038		16			12		\$1,612.80	\$70.89	\$1,683.69	
196	40060519	7273 CLEARWATER RD	BAXTER REAL ESTATE LLC	13025 FENWAY BLVD N STE 300	HUGO MN 55038		22.4			12		\$2,257.92	\$111.84	\$2,369.76	
197	40060705		CITY OF BAXTER	13190 MEMORYWOOD DR	BAXTER MN 56425					12		\$2,355,234.00	\$116,664.74	\$2,471,898.74	
198	40060706		CITY OF BAXTER	13190 MEMORYWOOD DR	BAXTER MN 56425					12		\$1,754,602.00	\$86,903.33	\$1,841,505.33	
200	40140583	4710 JOLER RD	KADELBACH, CARRIE M & CURTIS	4710 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
201	40140564	4616 JOLER RD	BOEHM, MIRANDA L & LEVI C	4616 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
202	40140565		BOEHM, MIRANDA L & LEVI C	4616 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
203	40140566	12700 PERSIMMON DR	CLANTON, DAMOND EDWARD	12700 PERSIMMON DR	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
204	40140567	12701 PERSIMMON DR	VANG, DANNIA & EMILY	12701 PERSIMMON DR	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
205	40140568	4562 JOLER RD	RUSHIN, CHAD F & JENNIFER M FAMILY TRUST	4562 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
206	40140569	4689 JOLER RD	BAHN, HOWARD & TERRI TRUST AGREEMENT	4689 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
207	40140570		BAHN, HOWARD J & TERRI S	4689 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
208	40140571	4587 JOLER RD	PEWITT, JEFFERY J & LONEN, SHELLEY A	4587 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50
209	40140572	4551 JOLER RD	FRANKLIN, REED D & NICOLE M	4551 JOLER RD	BAXTER MN 56425					1		\$10.00		\$0.50	\$10.50

140	100.8	513	16	\$1,303,433.64	\$0.00	\$297,748.00	\$5,461,075.85
\$1,083,530.19	\$10,160.64	\$4,109,643.00	\$100.00	\$5,203,433.83			

Tuesday, May 13, 2025

Tuesday, May 13, 2025

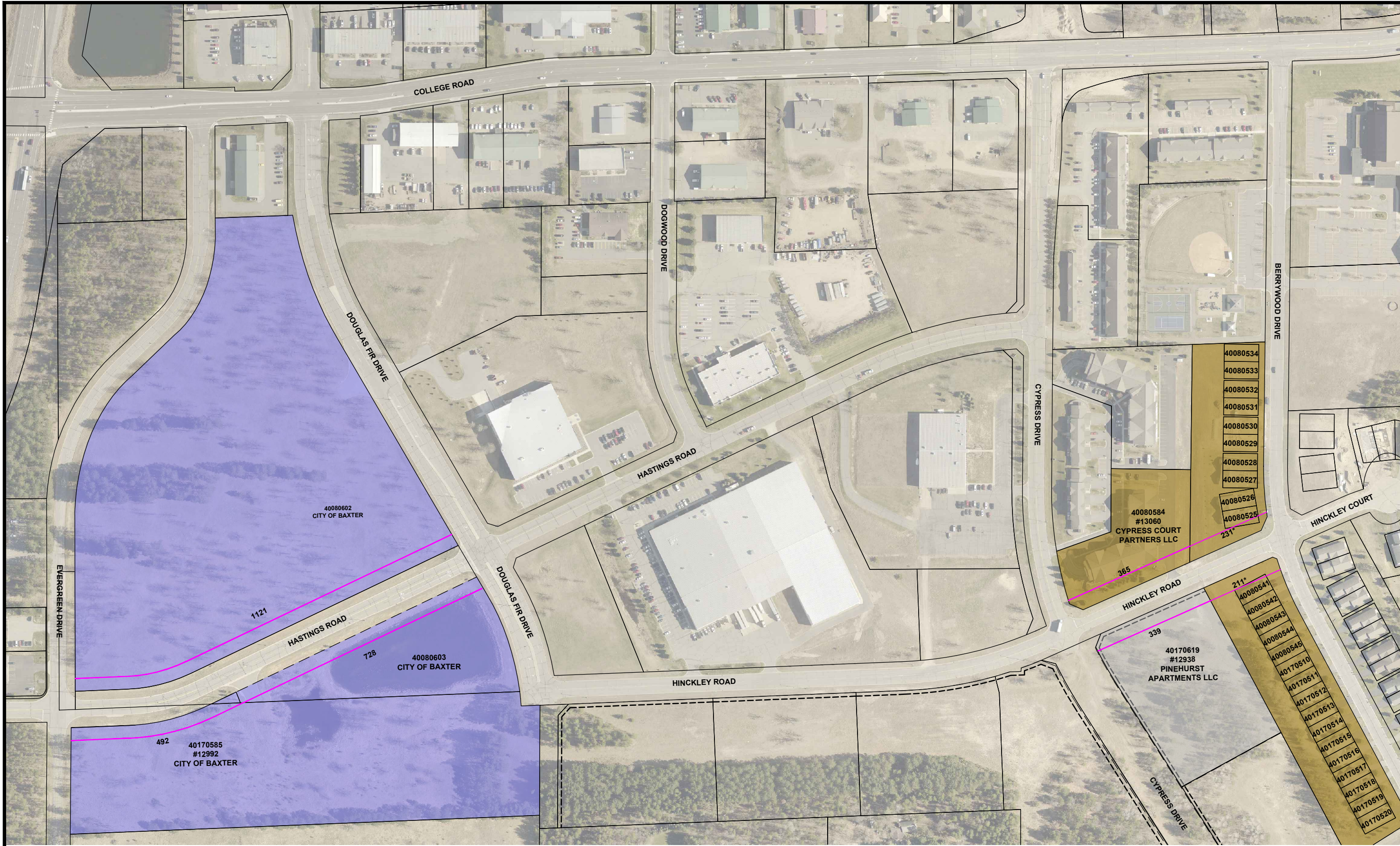
ESTIMATED CONSTRUCTION COST		\$954,731.50
CONTINGENCIES (15%)		<u>\$143,209.73</u>
SUBTOTAL:	33.86%	<u>\$1,097,941.23</u>
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$19,499.97
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		<u>\$274,485.31</u>
ESTIMATED TOTAL PROJECT COST:		<u>\$1,391,926.50</u>
LIN FT (PROPERTY OWNERS)		2,467
LIN FT (City of Baxter)		2,341
TOTAL		4,808

98.82%	\$455,801.80	1.18%	\$5,430.00	100.00%	\$461,231.80
	<u>\$68,370.27</u>		<u>\$814.50</u>		<u>\$69,184.77</u>
	\$524,172.07		\$6,244.50	48.31%	\$530,416.57
	\$9,309.55		\$110.91		\$9,420.45
	<u>\$131,043.02</u>		<u>\$1,561.13</u>		<u>\$132,604.14</u>
	\$664,524.64		\$7,916.53		\$672,441.17
2,341					
2,341					

Tuesday, May 13, 2025

ESTIMATED CONSTRUCTION COST		\$954,731.50
CONTINGENCIES (15%)		<u>\$143,209.73</u>
SUBTOTAL:	33.86%	<u>\$1,097,941.23</u>
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$19,409.97
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		<u>\$274,485.31</u>
ESTIMATED TOTAL PROJECT COST:		<u>\$1,391,926.50</u>
	LIN FT (PROPERTY OWNERS)	2,467
	LIN FT (City of Baxter)	2,341
	TOTAL	4,808

97.59%	\$219,693.50	2.41%	\$5,430.00	100.00%	\$225,123.50
	<u>\$32,954.03</u>		<u>\$814.50</u>		<u>\$33,768.53</u>
	\$252,647.53		\$6,244.50	23.58%	\$258,892.03
	\$4,487.14		\$110.91		\$4,598.05
	<u>\$63,161.88</u>		<u>\$1,561.13</u>		<u>\$64,723.01</u>
	\$320,296.55		\$7,916.53		\$328,213.08
1,146					
1,146					



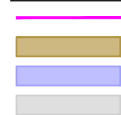
ASSESSMENT TYPE

ROADWAY FRONTAGE

TOTAL LIN FT

3,487

LEGEND



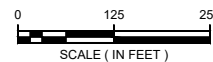
ASSESSABLE FRONTAGE

R-3 ZONING, FRONT SETBACK = 40'

I ZONING, FRONT SETBACK = 35'

PUD ZONING, FRONT SETBACK = 40' (R-3 PER AGREEMENT)

* FRONT FOOTAGE OF COMMON AREA
ABUTTING THE PROJECT AREA SHALL BE
DIVIDED BY THE NUMBER OF PARCELS
WITHIN THE COMMON AREA AND ROUNDED
TO THE NEAREST 1/100TH OF A FOOT.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
I AM A PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA
BY: _____ DATE: _____ LIC. NO. 5744
ALEX D. BITTER

DATE	REV#	DESCRIPTION

DATE:	JULY 2024
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-10234

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION
CITY OF BAXTER
BAXTER, MN
COMMERCIAL FDR ASSESSMENTS

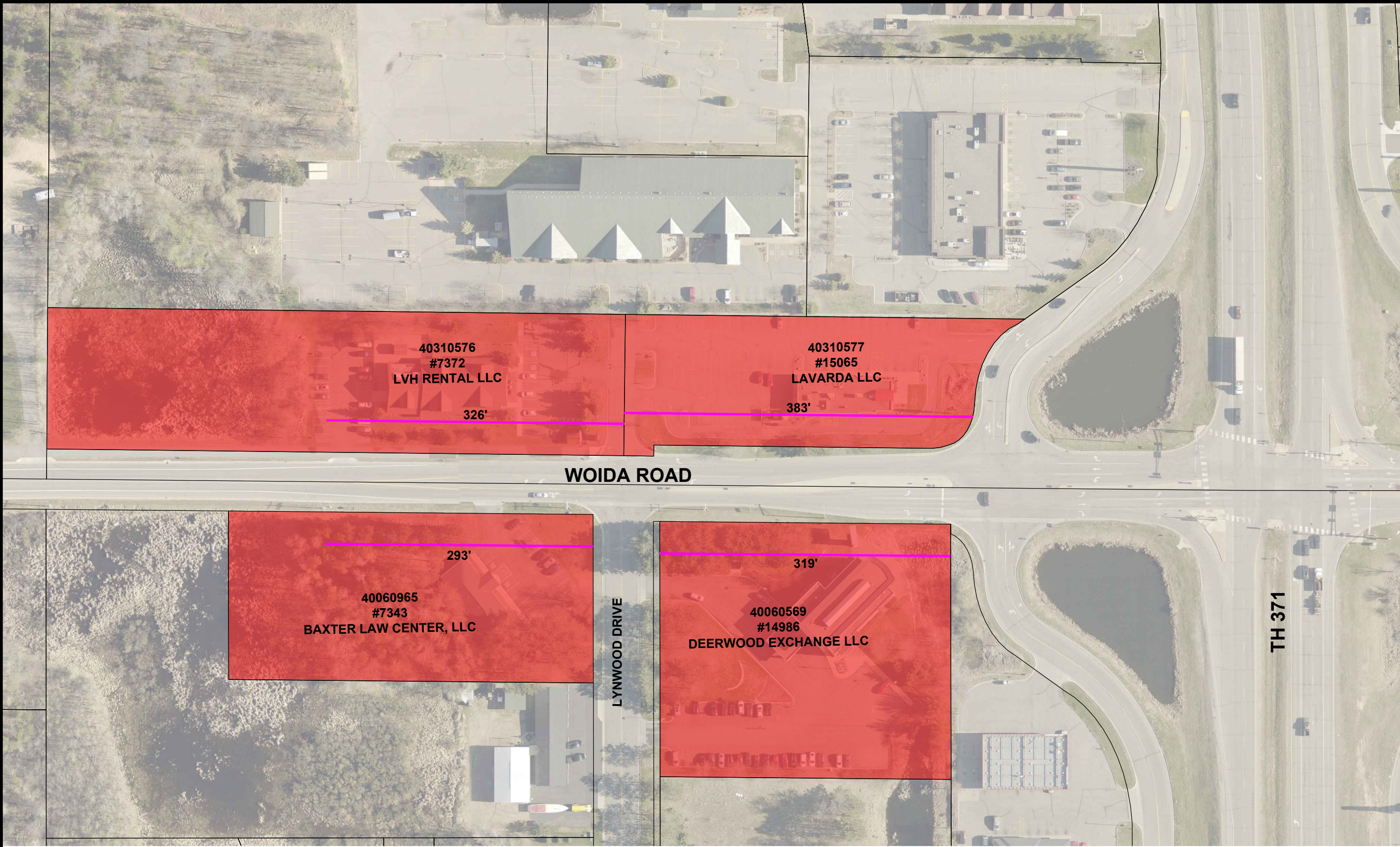
BAXTER, MN

Tuesday, May 13, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00
14	2104.601	SALVAGE AGGREGATE (LV)	CY YD	\$7.00
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00
16	2105.607	COMMON EXCAVATION	CY YD	\$12.00
17	2105.607	COMMON EMBANKMENT	CY YD	\$10.00
18	2106.607	EXCAVATION SPECIAL	CY YD	\$16.00
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CY YD	\$14.00
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00
21	2123.51	COMMON LABORERS	HOUR	\$100.00
22	2123.61	SKID LOADER	HOUR	\$145.00
23	2123.61	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CY YD	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00
51	2504.602	HYDRANT	EACH	\$7,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CY YD	\$600.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$15.00
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00

COMMERCIAL FULL DEPTH RECLAMATION					
WOIDA ROAD					
ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
0.093	\$17,670.00	0.003	\$570.00	0.096	\$18,240.00
2	\$190.00			2	\$190.00
8	\$760.00			8	\$760.00
2	\$300.00			2	\$300.00
210	\$1,260.00			210	\$1,260.00
90	\$360.00			90	\$360.00
1370	\$5,480.00			1370	\$5,480.00
336	\$3,360.00			336	\$3,360.00
70	\$420.00			70	\$420.00
1162	\$8,134.00	112	\$784.00	1274	\$8,918.00
470	\$6,580.00	36	\$504.00	506	\$7,084.00
6.9	\$2,070.00			6.9	\$2,070.00
3	\$300.00	1	\$100.00	4	\$400.00
3	\$435.00	1	\$145.00	4	\$580.00
6	\$1,200.00	1	\$200.00	7	\$1,400.00
3579	\$5,189.55	215	\$311.75	3794	\$5,501.30
70	\$3,150.00			70	\$3,150.00
432	\$36,720.00	26	\$2,210.00	458	\$38,930.00
432	\$34,560.00	26	\$2,080.00	458	\$36,640.00
432	\$30,240.00	26	\$1,820.00	458	\$32,060.00
883	\$3,178.80			883	\$3,178.80
635	\$1,143.00			635	\$1,143.00
2	\$800.00			2	\$800.00
2	\$2,400.00			2	\$2,400.00
8	\$12,400.00			8	\$12,400.00
8	\$16,000.00			8	\$16,000.00
1370	\$32,880.00			1370	\$32,880.00
336	\$16,800.00			336	\$16,800.00
35	\$3,150.00			35	\$3,150.00
1	\$150.00			1	\$150.00
0.093	\$2,325.00	0.003	\$75.00	0.096	\$2,400.00
7	\$1,155.00			7	\$1,155.00
100	\$400.00			100	\$400.00
15	\$600.00			15	\$600.00
15	\$26.25			15	\$26.25
0.1	\$950.00			0.1	\$950.00
2	\$11.00			2	\$11.00
20	\$140.00			20	\$140.00
0.1	\$0.35			0.1	\$0.35

ESTIMATED CONSTRUCTION COST		\$954,731.50	96.72%	\$259,576.45	3.28%	\$8,799.75	100.00%	\$268,376.20
CONTINGENCIES (15%)		\$143,209.73		\$38,936.47		\$1,319.96		\$40,256.43
SUBTOTAL:	33.86%	\$1,097,941.23		\$298,512.92		\$10,119.71	28.11%	\$308,632.63
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONG)		\$19,499.97		\$5,301.73		\$179.73		\$5,481.46
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$274,485.31		\$74,628.23		\$2,529.93		\$77,158.16
ESTIMATED TOTAL PROJECT COST:		\$1,391,926.50		\$378,442.88		\$12,829.37		\$391,272.25
LIN FT (PROPERTY OWNERS)		2,467	1,321					
LIN FT (City of Baxter)		2,341						
TOTAL		4,808	1,321					



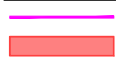
ASSESSMENT TYPE

ROADWAY FRONTAGE

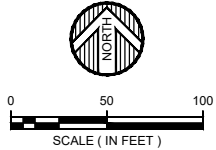
TOTAL LIN FT

1321

LEGEND



ASSESSABLE FRONTAGE
C-2 ZONING, FRONT SETBACK = 35'



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA
DATE: ###/###/### LIC. NO. 57144
ALEX D. BITTER

REVISIONS	DESCRIPTION	BY

DATE:	JULY 2024
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-10234

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION
CITY OF BAXTER
BAXTER, MN
COMMERCIAL FDR ASSESSMENTS

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Tuesday, May 13, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	COMMERCIAL FDR					
					ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.335	\$63,650.00	0.007	\$1,330.00	0.342	\$64,980.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	15	\$1,425.00			15	\$1,425.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	41	\$3,895.00			41	\$3,895.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00						
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	22	\$2,200.00			22	\$2,200.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	2	\$300.00			2	\$300.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00	210	\$1,260.00			210	\$1,260.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	317	\$1,268.00			317	\$1,268.00
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00	4924	\$19,696.00			4924	\$19,696.00
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00	336	\$3,360.00			336	\$3,360.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	87	\$870.00			87	\$870.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00	635	\$3,810.00			635	\$3,810.00
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00	3290	\$23,030.00	112	\$784.00	3402	\$23,814.00
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00						
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	1981	\$23,772.00			1981	\$23,772.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00	214	\$2,140.00			214	\$2,140.00
18	2106.607	EXCAVATION SPECIAL	CU YD	\$18.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00	1824	\$25,536.00	36	\$504.00	1860	\$26,040.00
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00	24.7	\$7,410.00			24.7	\$7,410.00
21	2123.510	COMMON LABORERS	HOURL	\$100.00	9	\$900.00	1	\$100.00	10	\$1,000.00
22	2123.610	SKID LOADER	HOURL	\$145.00	9	\$1,305.00	1	\$145.00	10	\$1,450.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	15	\$3,000.00	1	\$200.00	16	\$3,200.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00						
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45	7347	\$10,653.15			7347	\$10,653.15
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45	3579	\$5,189.55	215	\$311.75	3794	\$5,501.30
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65						
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75						
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00	282	\$12,690.00			282	\$12,690.00
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$85.00	1319	\$112,115.00	26	\$2,210.00	1345	\$114,325.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$80.00	1319	\$105,520.00	26	\$2,080.00	1345	\$107,600.00
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3.B)	TON	\$70.00	1319	\$92,330.00	26	\$1,820.00	1345	\$94,150.00
38	2503.503	12" RG PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60	5241	\$18,867.60			5241	\$18,867.60
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	4545	\$8,181.00			4545	\$8,181.00
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	15	\$3,750.00			15	\$3,750.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	24	\$9,600.00			24	\$9,600.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00						
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	15	\$18,000.00			15	\$18,000.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00	41	\$63,550.00			41	\$63,550.00
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00	41	\$82,000.00			41	\$82,000.00
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00	0.25	\$150.00			0.25	\$150.00
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00	4924	\$118,176.00			4924	\$118,176.00
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00	336	\$16,800.00			336	\$16,800.00
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	35	\$3,150.00			35	\$3,150.00
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50	104	\$10,140.00			104	\$10,140.00
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00			1	\$150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			2	\$10,000.00	2	\$10,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.335	\$8,375.00	0.007	\$175.00	0.342	\$8,550.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00	19	\$3,135.00			19	\$3,135.00
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00	200	\$1,000.00			200	\$1,000.00
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00	300	\$1,200.00			300	\$1,200.00
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	4	\$4,800.00			4	\$4,800.00
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	95	\$3,800.00			95	\$3,800.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	138	\$241.50			138	\$241.50
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$4,845.00	0.51	\$4,845.00			0.51	\$4,845.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	43	\$236.50			43	\$236.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	184	\$1,288.00			184	\$1,288.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	1599.1	\$5,596.85			1599.1	\$5,596.85
83	2575.523	WATER	MGAL	\$45.00	15	\$675.00			15	\$675.00
84	2575.505	SEEDING	ACRE	\$500.00	0.51	\$255.00			0.51	\$255.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45	590	\$265.50			590	\$265.50
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	190	\$85.50			190	\$85.50
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	1567	\$1,253.60			1567	\$1,253.60
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00	120	\$1,080.00			120	\$1,080.00
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.342	\$17,100.00			0.342	\$17,100.00
ESTIMATED CONSTRUCTION COST:					97.94%	\$935,071.75	2.06%	\$19,659.75	100.00%	\$954,731.50
CONTINGENCIES (15%)						\$140,260.76		\$2,948.96		\$143,209.73
SUBTOTAL:						\$1,075,332.51		\$22,608.71	33.86%	\$1,097,941.23
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)				\$57,584.00		\$19,098.43		\$401.54		\$19,499.97
PROPERTY EASEMENT (M&O)				\$25,000.00						
PROPERTY EASEMENT (FDR)				\$12,500.00						
2023 COSTS FOREST FOX AREA (SEH)				\$35,135.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)				\$810,563.51		\$268,833.13		\$5,652.18		\$274,485.31
ESTIMATED TOTAL PROJECT COST:				100.00%		\$1,363,264.07		\$28,662.43		\$1,391,926.50
COMMERCIAL FDR ASSESSMENT CALCULATIONS										
ESTIMATED TOTAL PROJECT COST:				33.28%	\$1,391,926.50					
LIN FT (PROPERTY OWNERS)				2,467						
LIN FT (City of Baxter)				2,341						
TOTAL				4,808						
ASSESSABLE COSTS:										
ESTIMATED ASSESSABLE ROADWAY					\$1,363,264.07					
TOTAL ASSESSABLE FRONT FOOTAGE (LIN FT):				4,808						
ESTIMATED ASSESSABLE COST PER LIN FT:					\$283.5408					
TOTAL ASSESSABLE COST					\$699,495.10					
CITY COSTS:										
CITY ROADWAY:					\$28,662.43					
CITY ASSESSMENT:					\$663,768.96					
TOTAL CITY COST					\$692,431.40					
ASSESSMENT SUMMARY										
ASSESSMENTS TO BENEFITTING PROPERTIES:					\$1,363,264.07					
ESTIMATED TOTAL PROJECT COST:					\$1,391,926.50					

PROJECT: 2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION
MUNICIPAL PROJECT NUMBER: 4426
PROJECT LOCATION: BAXTER, MN

INTEREST RATE: 8.00%
ASSESSMENTS ADOPTED: 5/19/2026
END OF YEAR: 12/31/2026
DAYS BEFORE FIRST YEAR: 226
FIRST YEAR OF ASSESSMENT: 2027
ASSESSMENT TERM: 12

Number of Individual Assessment Sheets: 15

FDR AREA (LIN FT) ASSESSMENT: \$283.5408

COMMERCIAL FULL DEPTH RECLAMATION AND OTHER IMPROVEMENTS

	2	3	5	19	20	21	22	24	25	26	27
	PIN	PROPERTY ADDRESS	FEE OWNER	ASSESSABLE FRONT FOOTAGE (LIN FT)	STORM SEWER	SANITARY SEWER	WATER	TOTAL ASSESSMENT	PREPAYMENT	2026 INTEREST	CERTIFIED AMOUNT
1	40080584	4654 AMBER VALLEY PKWY S	CYPRESS COURT PARTNERS LLC	365				\$103,492.39		\$5,126.42	\$108,618.81
2	40080602	13190 MEMORYWOOD DR	CITY OF BAXTER	1,121				\$317,849.24		\$15,744.42	\$333,593.66
3	40080603	13191 MEMORYWOOD DR	CITY OF BAXTER	728				\$206,417.70		\$10,224.75	\$216,642.45
4	40170585	13190 MEMORYWOOD DR	CITY OF BAXTER	492				\$138,502.07		\$6,910.13	\$146,412.20
5	40170619	4654 AMBER VALLEY PKWY S	PINEHURST APARTMENTS LLC	339				\$96,120.33		\$4,761.25	\$100,881.58
6	40080525	13083 BERRYWOOD DR	LEBLANC, GAIL	23.10				\$6,549.79		\$324.44	\$6,874.23
7	40080526	13089 BERRYWOOD DR	LEAF, LAUREN ELIZABETH	23.10				\$6,549.79		\$324.44	\$6,874.23
8	40080527	13101 BERRYWOOD DR	BODE, MARIE	23.10				\$6,549.79		\$324.44	\$6,874.23
9	40080528	13109 BERRYWOOD DR	O'BOYLE, MARY	23.10				\$6,549.79		\$324.44	\$6,874.23
10	40080529	13117 BERRYWOOD DR	TRIDEN, LEEANN	23.10				\$6,549.79		\$324.44	\$6,874.23
11	40080530	13125 BERRYWOOD DR	ANDERSON, THEODORE A & MARY FAMILY TRUST	23.10				\$6,549.79		\$324.44	\$6,874.23
12	40080531	13137 BERRYWOOD DR	BIRD, RONALD M & JACQUELINE L	23.10				\$6,549.79		\$324.44	\$6,874.23
13	40080532	13145 BERRYWOOD DR	13145 BERRYWOOD BAXTER LLC	23.10				\$6,549.79		\$324.44	\$6,874.23
14	40080533	13153 BERRYWOOD DR	13153 BERRYWOOD DR BAXTER LLC	23.10				\$6,549.79		\$324.44	\$6,874.23
15	40080534	13163 BERRYWOOD DR	KOSHENINA, ARLENE	23.10				\$6,549.79		\$324.44	\$6,874.23
16	40080541		BRADFORD, ROBERT D & ADELINE	13.19				\$3,739.90		\$185.25	\$3,925.15
17	40080542	13039 BERRYWOOD DR	MILLER, DIANE E	13.19				\$3,739.90		\$185.25	\$3,925.15
18	40080543	13029 BERRYWOOD DR	BRISSON, SUSAN M	13.19				\$3,739.90		\$185.25	\$3,925.15
19	40080544	13023 BERRYWOOD DR	HELLEKSON, MELANIE A	13.19				\$3,739.90		\$185.25	\$3,925.15
20	40080545	13013 BERRYWOOD DR	ATKINS, SHARON TRUST	13.19				\$3,739.90		\$185.25	\$3,925.15
21	40170510	13007 BERRYWOOD DR	DUMKE, WILLIAM D & SANDRA M FAM TRS	13.19				\$3,739.90		\$185.25	\$3,925.15
22	40170511	12997 BERRYWOOD DR	PARRISH, MARK & PAULA	13.19				\$3,739.90		\$185.25	\$3,925.15
23	40170512	12989 BERRYWOOD DR	GATES, JANEEN A	13.19				\$3,739.90		\$185.25	\$3,925.15
24	40170513	12981 BERRYWOOD DR	RUZICH, FRANK & JACQUELYN JOHNSON	13.19				\$3,739.90		\$185.25	\$3,925.15
25	40170514	12973 BERRYWOOD DR	ANDERSON, CYNTHIA L	13.19				\$3,739.90		\$185.25	\$3,925.15
26	40170515	12963 BERRYWOOD DR	LIEMANDT, THOMAS E & MARIA A	13.19				\$3,739.90		\$185.25	\$3,925.15
27	40170516	12957 BERRYWOOD DR	KNUDSEN, NORINE M REV TRUST	13.19				\$3,739.90		\$185.25	\$3,925.15
28	40170517	12947 BERRYWOOD DR	STRANGE, DARLENE E TRUST &	13.19				\$3,739.90		\$185.25	\$3,925.15
29	40170518	12941 BERRYWOOD DR	KALINOSKI, MARY M	13.19				\$3,739.90		\$185.25	\$3,925.15
30	40170519	12931 BERRYWOOD DR	ACKER, PATRICIA A	13.19				\$3,739.90		\$185.25	\$3,925.15
31	40170520	12925 BERRYWOOD DR	LANGER, MICHAEL A & PEGGY	13.19				\$3,739.90		\$185.25	\$3,925.15
32	40310577	15065 EDGEWOOD DRIVE	LAVARDA LLC	383				\$108,596.13		\$5,379.23	\$113,975.36
33	40310576	7372 WOIDA ROAD	LVH RENTAL LLC	326				\$92,434.30		\$4,578.66	\$97,012.96
34	40060965	7343 WOIDA ROAD	BAXTER LAW CENTER, LLC	293				\$83,077.45		\$4,115.18	\$87,192.63
35	40060969	14986 LYNNWOOD DRIVE	DEERWOOD EXCHANGE LLC	319				\$99,513.20		\$6,303.41	\$105,816.61
				4,808	0	0	0	\$1,372,339.19	\$0.00	\$69,351.85	\$1,441,691.04
				\$1,363,275.41	\$0.00	\$0.00	\$0.00	\$1,363,275.41			

Appendix C

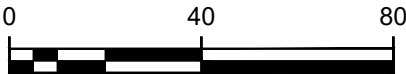
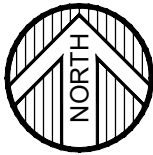
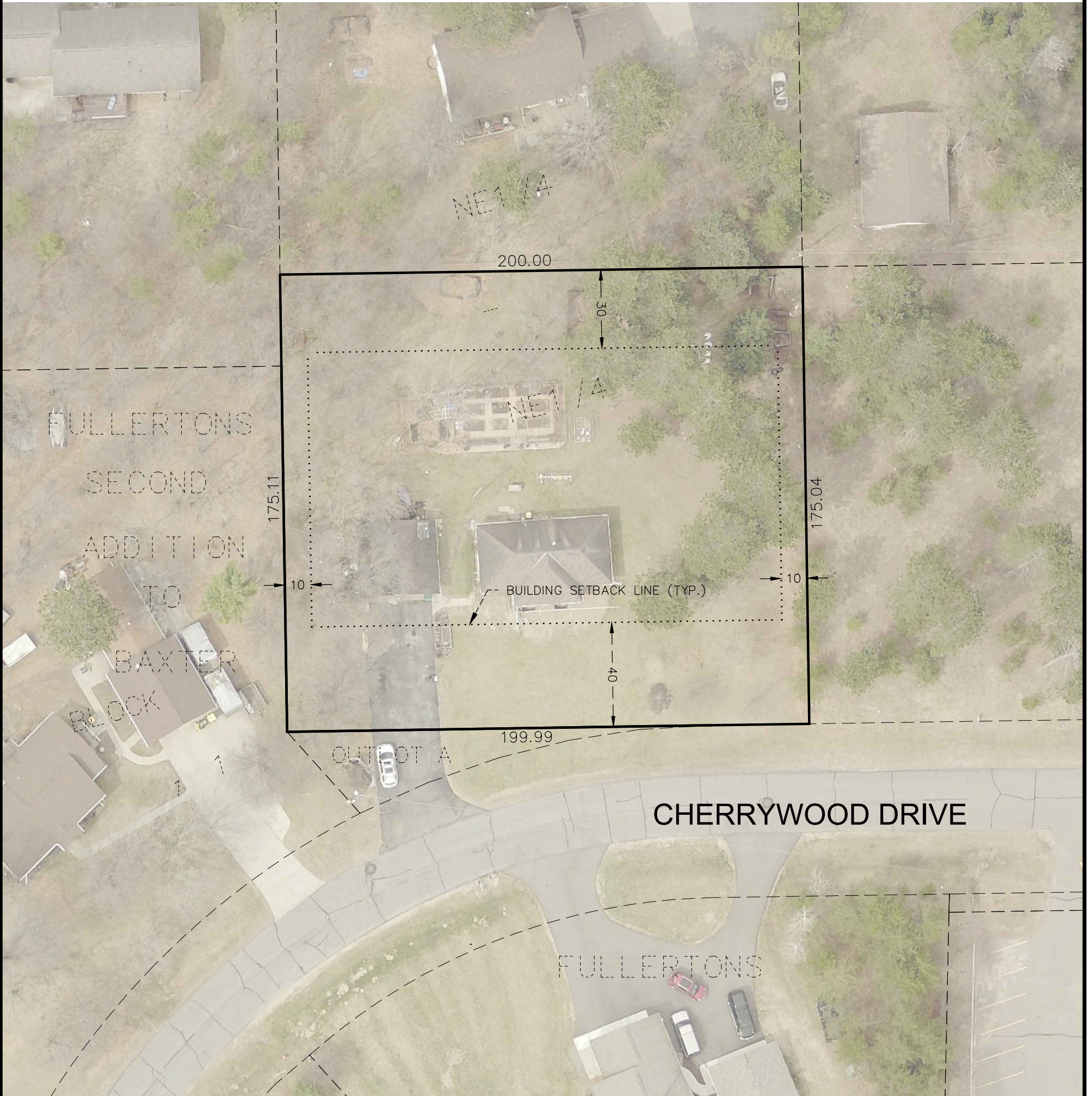
Engineer's Estimate & Assessment Calculations

Appendix D

Parcel Split Practicality Exhibits

PARCEL EXHIBIT

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



SCALE (IN FEET)

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

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 35,013 ± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 18,912 ± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120515 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF FRONTAGE.

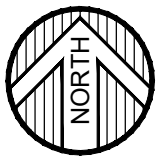
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	07-01-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE: LIC. NO. 41643



PARCEL EXHIBIT

LOT 7, BLOCK 1, FULLERTONS ADDITION TO BAXTER,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 36,793± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 20,718± SQ. FT.

TOTAL AREA OF THE PROPOSED TRACT A IS 19,578± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 10,101± SQ. FT.

TOTAL AREA OF THE PROPOSED TRACT B IS 17,216± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 7,942± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120697 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS.

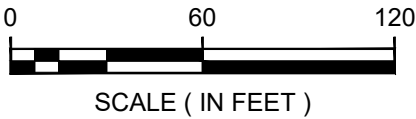
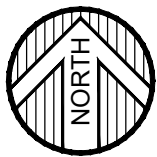
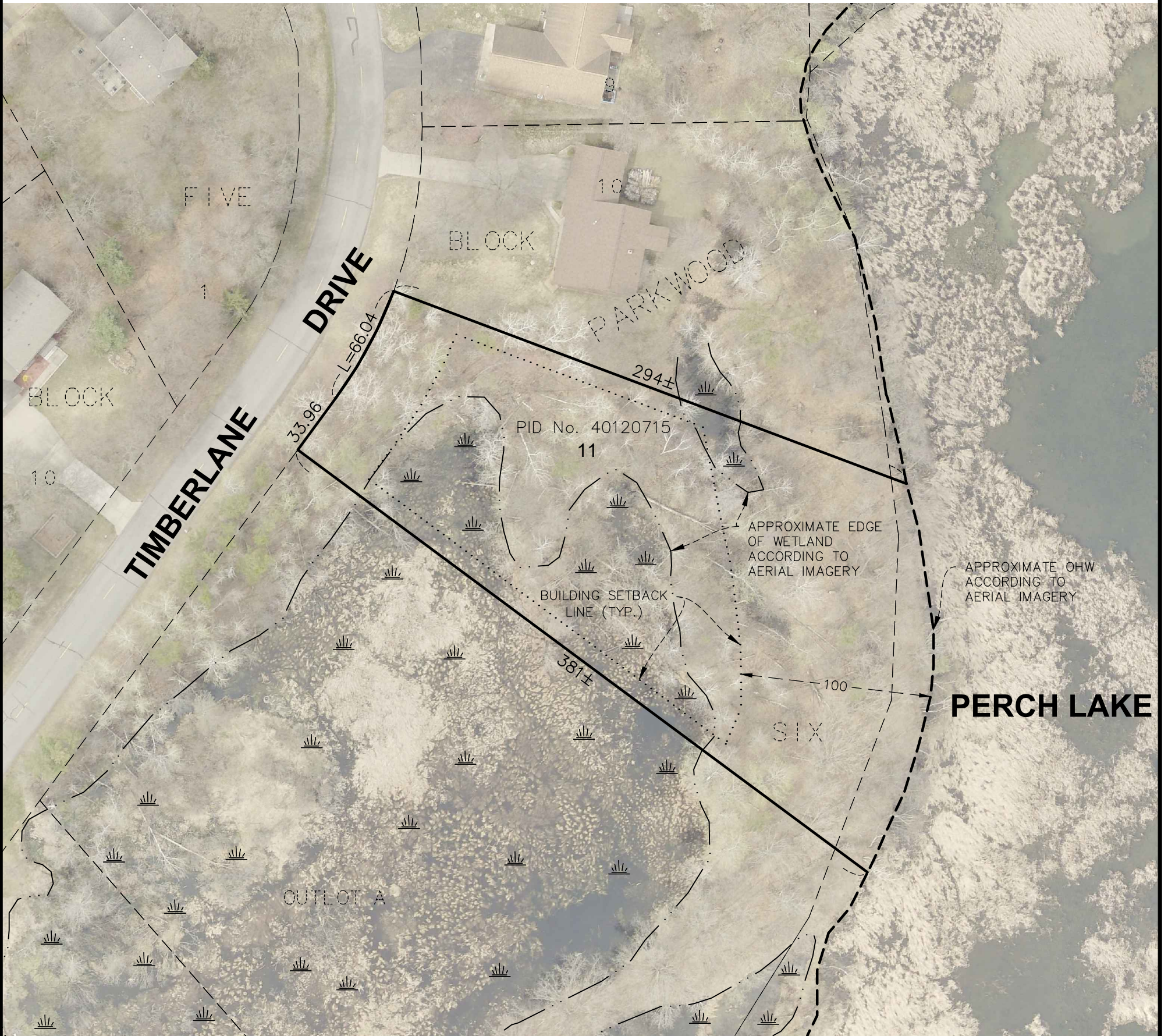
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DATE:	06-24-2024	DATE		AMENDMENTS		BY		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC							LIC. NO.	41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 11, BLOCK SIX, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 51,634± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 12,068± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120715.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 13294
TIMBERLANE DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO
PARCELS DUE TO A LACK OF FRONTAGE.

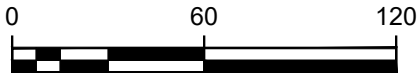
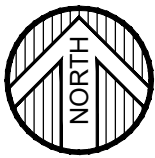
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DATE:	JULY 1, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				CITY OF BAXTER
DRAWN BY:	JLV				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CHECKED BY:	CMC				
FILE NUMBER:	2024-10233				CHAD M CONNER DATE: 07-01-2024 LIC. NO. 41643



PARCEL EXHIBIT

PART OF OUTLOT A, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120781.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 11771 SHADOW
TRAILS DR SW, BRAINERD MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY
IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING
DISTRICT, AND FALLS WITHIN THE SHORELAND ZONING DISTRICT ACCORDING
TO AERIAL MAPPING.

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT
MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE
TO A LACK OF SQUARE FOOTAGE, LACK OF BUILDABLE AREA, AND WETLAND
COVERAGE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 32,496± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 44± SQ.FT.

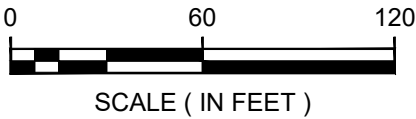
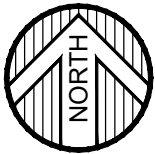
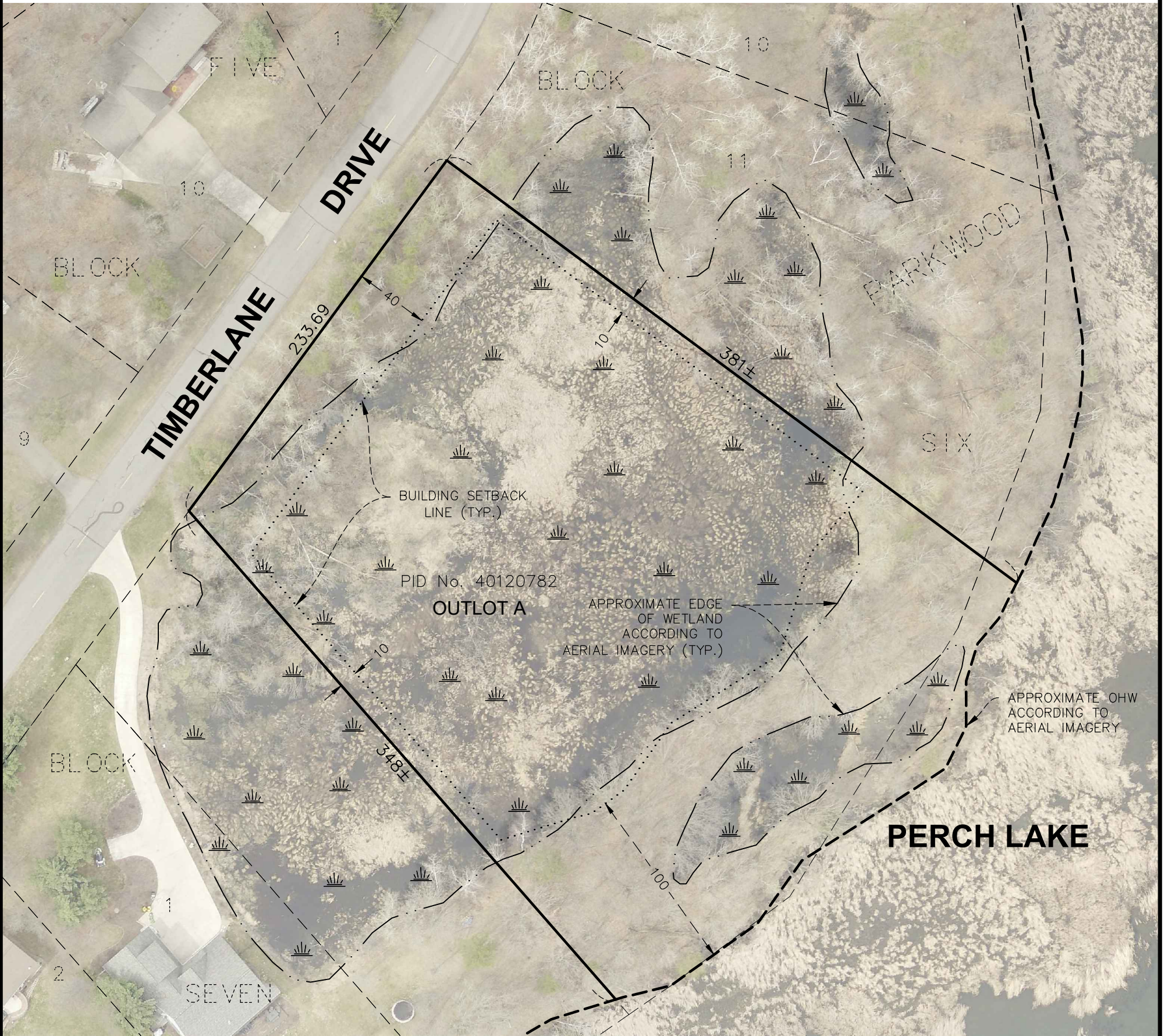
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DATE:	JULY 1, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				CITY OF BAXTER
DRAWN BY:	JLV				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CHECKED BY:	CMC				
FILE NUMBER:	2024-10233				CHAD M CONNER DATE: 07-01-2024 LIC. NO. 41643



PARCEL EXHIBIT

PART OF OUTLOT A, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 105,263± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 737± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120782.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 13294
TIMBERLANE DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT
MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS
DUE TO A LACK OF BUILDABLE AREA AND THE POSITION OF THE WETLANDS.

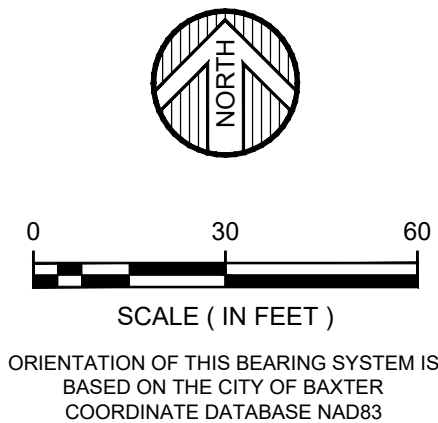
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DATE:	JULY 1, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				CITY OF BAXTER
DRAWN BY:	JLV				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CHECKED BY:	CMC				
FILE NUMBER:	2024-10233				CHAD M CONNER DATE: 07-01-2024 LIC. NO. 41643



PARCEL EXHIBIT

LOT 13, BLOCK 1, MISSISSIPPI MEADOWS,
SECTION 24, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40240597.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 11945 JONESWOOD CIRCLE, BAXTER, MINNESOTA.

ACCORDING TO THE BAXTER CITY CODE THE SUBJECT PROPERTY DOES NOT CONTAIN ENOUGH SQUARE FOOTAGE TO BE SPLIT INTO TWO LOTS.

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

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

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

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF SQUARE FOOTAGE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 27,601± SQ.FT.

TOTAL BUILDABLE AREA FOR THE SUBJECT PROPERTY IS 8,867± SQ. FT.



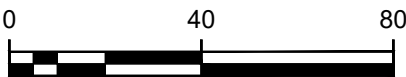
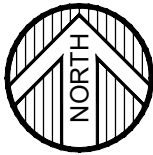
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SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10233				CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643

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WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

PART OF THE SE1/4-SW1/4-SE1/4,
SECTION 6, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 37,800 ± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 18,606 ± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40060908 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

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

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SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF SQUARE FOOTAGE AND LACK OF FRONTAGE.

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DATE:	07-01-2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE: LIC. NO. 41643

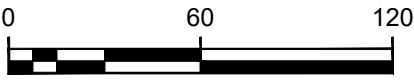
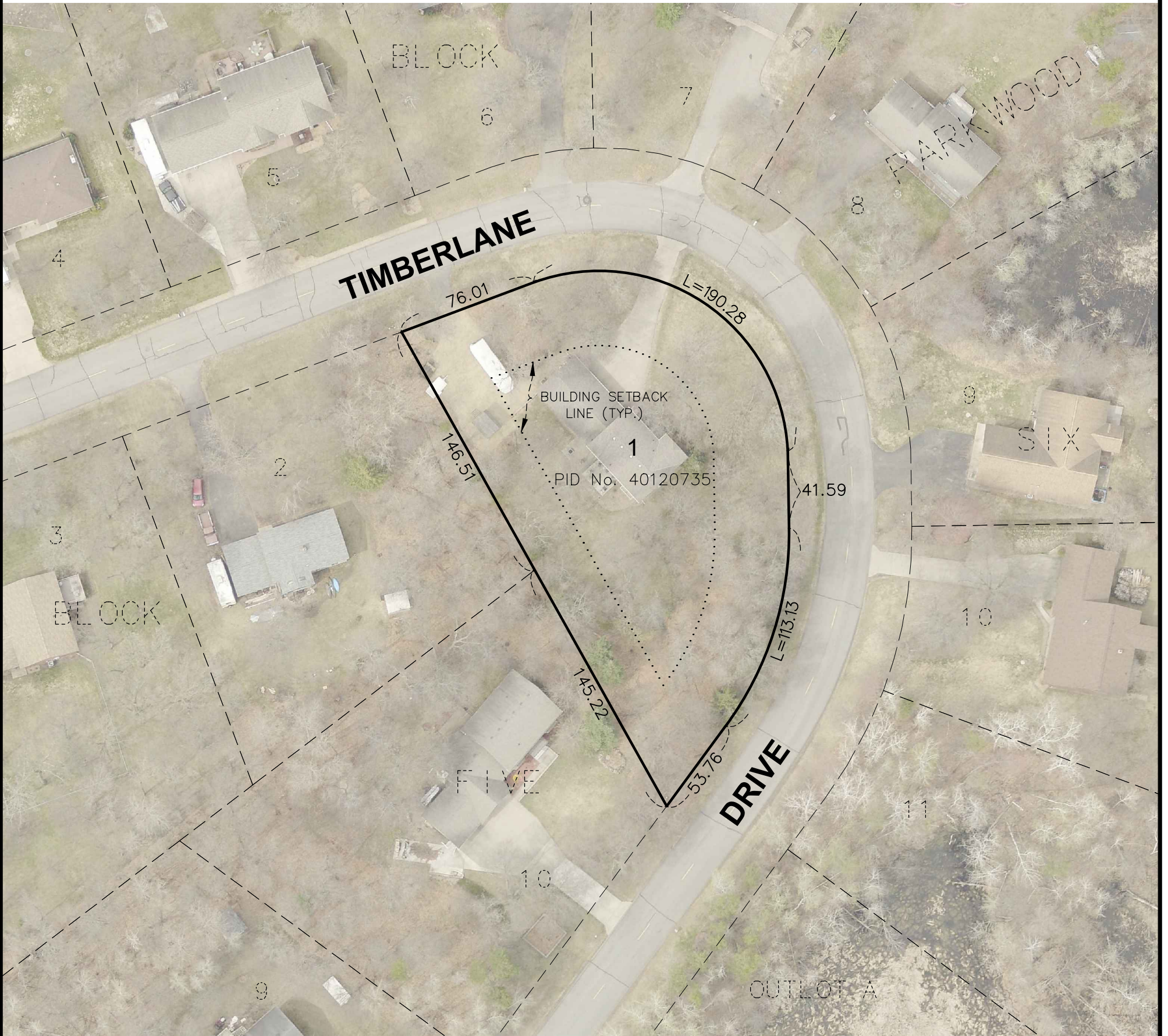


LOT 1, BLOCK 1, PINWOOD ACRES,
SECTION 6, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



PARCEL EXHIBIT

LOT 1, BLOCK 5, PARKWOOD ADDITION
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF LOT 1 IS 34,669± SQ.FT.
TOTAL BUILDABLE AREA OF LOT 1 IS 12,277± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120735.
THE ADDRESS FOR THE SUBJECT PROPERTY IS 13317 TIMBERLANE DR,
BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

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ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
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PARCELS DUE TO A LACK OF SQUARE FOOTAGE.

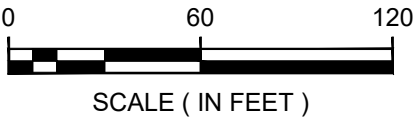
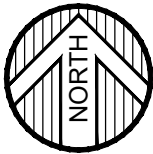
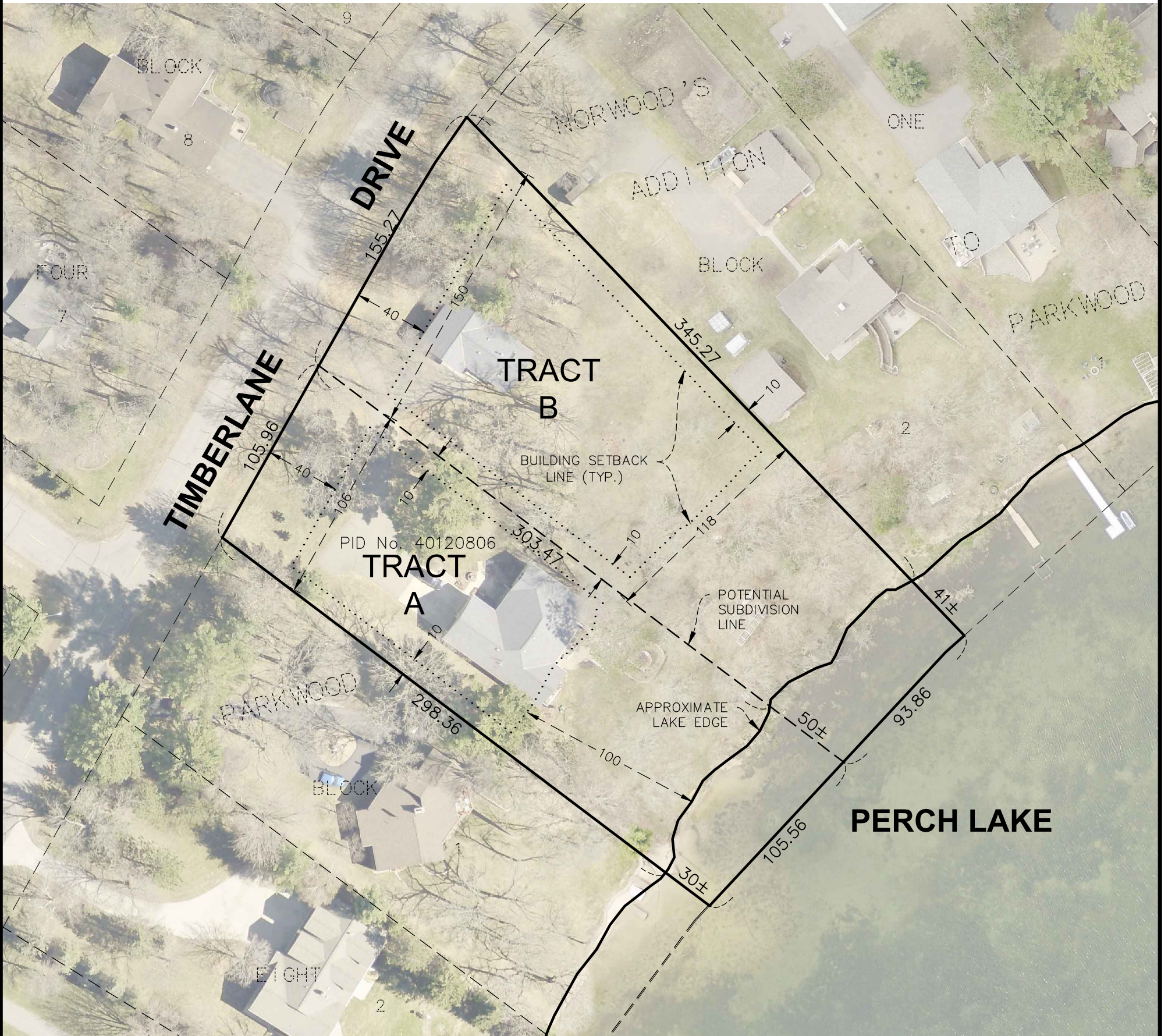
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DRAWN BY:	JLV						
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233					CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643



PARCEL EXHIBIT

PART OF LOT 1, BLOCK 8, PARKWOOD ADDITION, AND, PART OF GOVERNMENT LOT 9,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF SUBJECT PROPERTY IS 72,154± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 31,184± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 12,967± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT B IS 40,969± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 20,117± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120806.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13152 TIMBERLANE DR,
BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE
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ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS.

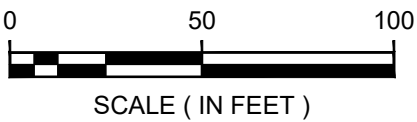
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DRAWN BY:	JLV						
CHECKED BY:	CMC						
FILE NUMBER:	2024-10233					CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643

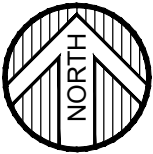


PARCEL EXHIBIT

LOT 1, BLOCK 1 CHRIST LUTHERAN ADDITION TO BAXTER,
SECTION 6, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



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



PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 166,206± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 107,165± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120927 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

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

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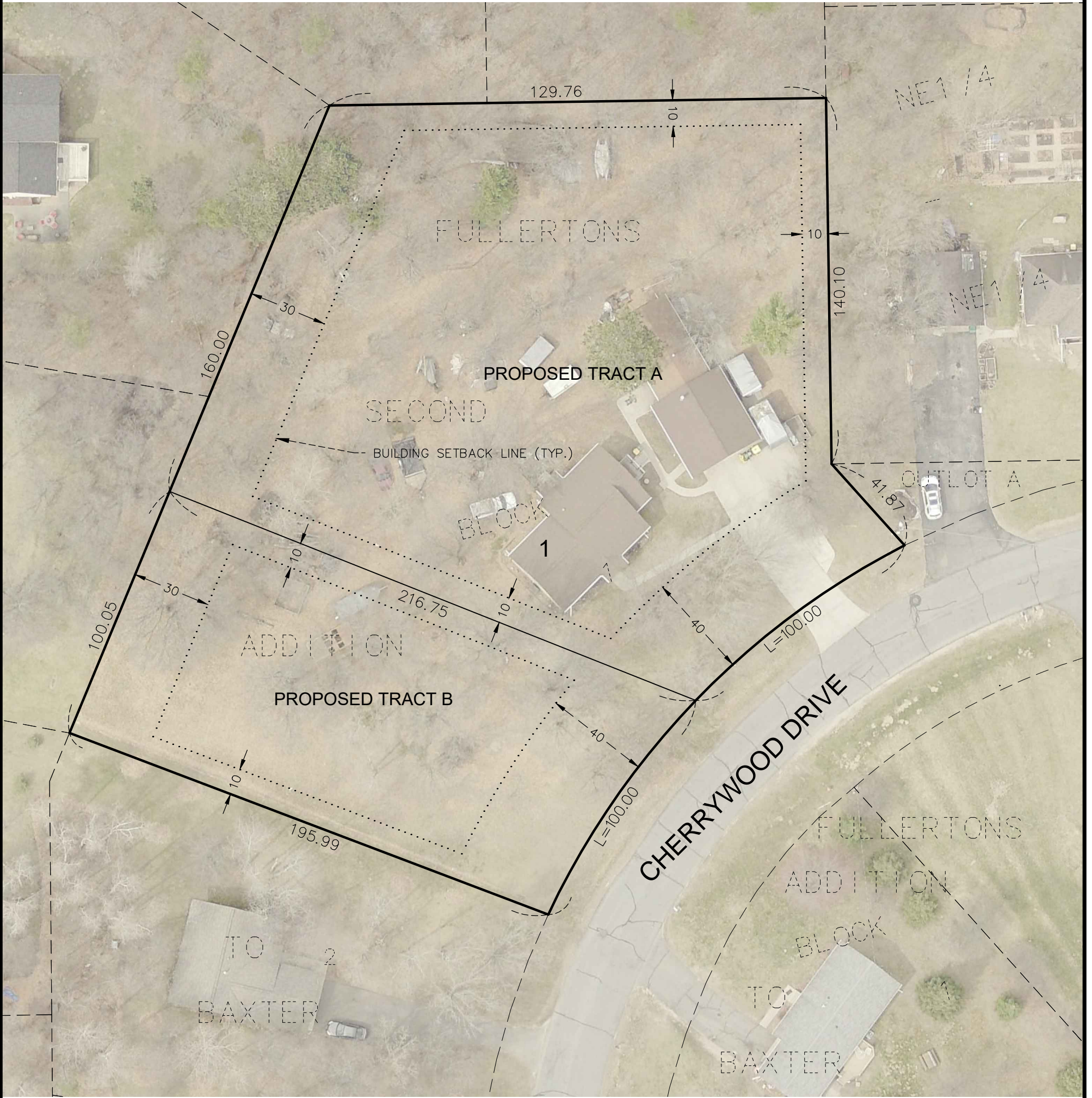
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DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC							LIC. NO.	41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 1, BLOCK 1, FULLERTONS SECOND ADDITION TO BAXTER,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 64,769± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 44,216± SQ. FT.

TOTAL AREA OF PROPOSED TRACT A IS 44,726± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 30,970± SQ. FT.

TOTAL AREA OF PROPOSED TRACT B IS 20,043± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 10,367± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120673
ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW
DENSITY RESIDENTIAL ZONING DISTRICT.

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

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TWO PARCELS.

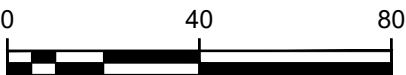
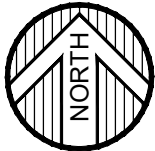
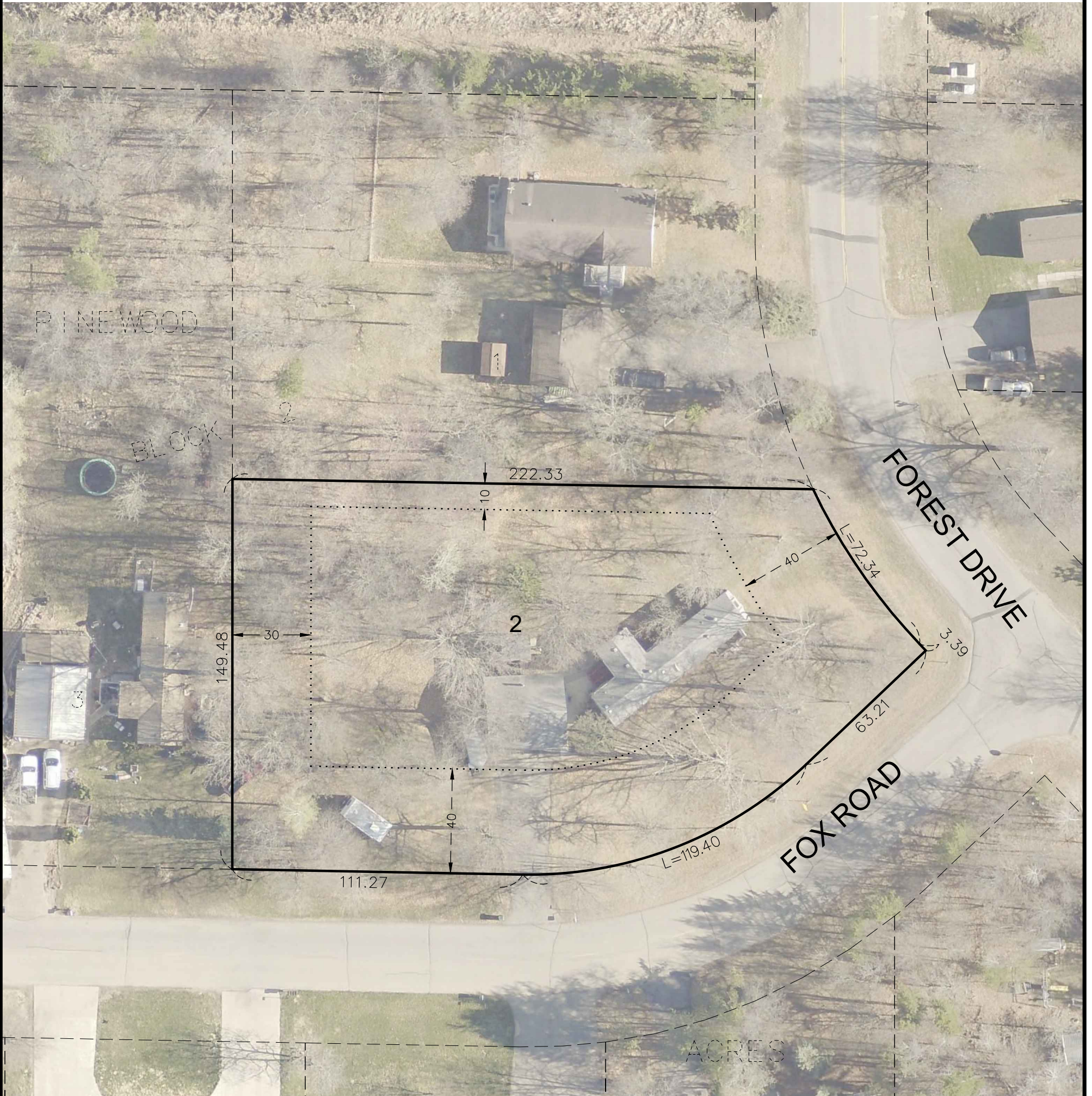
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DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC							LIC. NO. 41643	
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 2, BLOCK 2, PINEWOOD ACRES,
SECTION 6, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)
ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY BAXTER COORDINATE
DATABASE NAD 83

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 33,695± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 15,653± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40060804
ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-2 MEDIUM DENSITY
ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
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ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
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PARCELS DUE TO A LACK OF SQUARE FOOTAGE.

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DRAWN BY:	ABS					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10233				CHAD M. CONNER	DATE: LIC. NO. 41643



Appendix E

Project Schedule

PROPOSED PROJECT SCHEDULE
2026 Mill & Overlay and Full Depth Reclamation Improvements Project, CPF 4426
BAXTER, MN
Tuesday, August 26, 2025

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
Authorize Ordering Preparation of Feasibility Report	Tuesday, January 16, 2024	City Council Meeting	
Staff Review (Preliminary)	Thursday, March 21, 2024		
Authorize Obtaining Jetting & Televising Quotes	Wednesday, July 3, 2024	Utilities Commission Meeting	
Authorize Obtaining Jetting & Televising Quotes	Tuesday, July 16, 2024	City Council Meeting	
Resolution Ordering Preparation of Feasibility Report	Wednesday, March 5, 2025	Utilities Commission Meeting	
Resolution Ordering Preparation of Feasibility Report	Tuesday, March 18, 2025	City Council Meeting	
Approve Survey to be Completed	Wednesday, May 7, 2025	Utilities Commission Meeting	
Approve Survey to be Completed	Friday, June 6, 2025	City Council Meeting	
Recommendation to Approve Feasibility Report	Wednesday, May 7, 2025	Utilities Commission Meeting	
Review Feasibility Report	Tuesday, September 16, 2025	City Council Workshop	
Resolution Receiving Feasibility Report and Calling Improvement Hearing	Tuesday, September 16, 2025	City Council Meeting	
Send Publication to Paper	Friday, September 19, 2025		
Mailed Notice for Improvement Hearing	Friday, September 19, 2025	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Wednesday, September 24, 2025	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Wednesday, October 1, 2025		
Improvement Hearing	Thursday, October 9, 2025		
Ordering Preparation of Plans	Wednesday, November 5, 2025	Utilities Commission Meeting	
Resolution Ordering Preparation of Plans	Tuesday, November 18, 2025	City Council Meeting	
Design and Preparation of Plans and Specifications	November, 2025-January, 2026		
Review Plans and Specifications	Wednesday, February 4, 2026	Utilities Commission Meeting	
Review Plans and Specifications	Tuesday, February 17, 2026	City Council Workshop	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	Tuesday, February 17, 2026	City Council Meeting	
Send Publication to Paper	Friday, February 20, 2026		
Bidding Publication	Wednesday, February 25, 2026	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, March 19, 2026	By default bid remains subject to acceptance for 60 days after the Bid opening. @10am	
Resolution Ordering Assessment Hearing	Tuesday, April 7, 2026	City Council Meeting	
Bid review with Utilities Commission	Wednesday, April 8, 2026	Utilities Commission Meeting	
Send Publication to Paper	Friday, April 10, 2026		
Mailed Notice for Assessment Hearing	Friday, April 10, 2026	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Wednesday, April 15, 2026	Once in local newspaper at least two weeks prior to hearing.	3,4
Assessment Hearing	Thursday, April 30, 2026		
Resolution Adopting Assessment Rolls	Tuesday, May 19, 2026	City Council Meeting	
Resolution Accepting Bids		City Council Meeting	
Notice of Award		City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
End of Assessment Appeal Period	Thursday, June 18, 2026	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Pre-Construction Meeting	May/June, 2026		
Public Information Meeting - Construction	May/June, 2026		
Begin Construction	May/June, 2026	3 Months of Full Time Construction	
Construction Complete	Summer/Fall 2026		

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 F

Jetting & Televising Summary

Jetting And Televising Summary

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

Joneswood Drive

Sanitary: Evidence of mid-pipe staining indicating past water backups.

Marble Road (West of Jasperwood)

Sanitary: Evidence of mid-pipe staining indicating past water backups.

Forest Drive

Sanitary: Evidence of mid-pipe staining throughout many sections of Forest Drive. There are pipe sags up to 15%.

Fox Road

Sanitary: Mid-pipe staining occurs around the halfway point from SSMH-842 to SSMH-843.