



**BOLTON
& MENK**

Real People. Real Solutions.

1501 South State Street
Suite 100
Fairmont, MN 56031-4467
Ph: (507) 238-4738
Fax: (507) 238-4732
Bolton-Menk.com

January 21, 2025

Honorable Mayor and City Council
City of Pipestone
119 2nd Avenue SW
Pipestone, MN 56164

RE: Preliminary Engineering Report
Industrial Road Improvements
City of Pipestone, MN
Project No.: F18.116289

Dear Mayor and Council;

Per your request, I have completed my analysis on the pavement construction needed to improve the street surfacing on the gravel portion of Industrial Road. See the attached Figure A for the preliminary layout of the improvements. This report summarizes the findings of the investigation and is submitted in accordance with Minnesota Statutes Chapter 429.

I. EXISTING CONDITIONS

The existing street surface is gravel with concrete curb and gutter. This street corridor had major improvements completed in 2009 with utility construction of the sanitary sewer, watermain and storm sewer. At that same time the street was improved with B624 concrete curb and gutter, but due to lack of funds the street was finished with gravel instead of a permanent pavement surface. The existing right-of-way is 60-feet and the existing street is approximately 28-feet from face of curb to face of curb with 18-inches of aggregate base. The existing utilities are expected to be in good condition and have had no issues since installation.

II. PROPOSED IMPROVEMENTS

Since the underground utilities in this corridor are felt to be in good condition, their replacement is not being considered as a part of this improvement. The purpose of this improvement is to provide the permanent hard surface pavement that was not completed in 2009. The improvements include the removal of the existing aggregate material necessary to construct a new concrete pavement with a depth of seven inches. It is anticipated that there will be some removal and replacement of existing curb and gutter needed due to issues accumulated over the last nine years.

A preliminary layout of the proposed improvements is attached to this report.

III. PROJECT CONSIDERATIONS

Construction projects which disturb more than one acre of existing ground cover must obtain an MPCA Storm Water Permit for Construction Activities. At this time, it is not anticipated that the construction will disturb one acre since the underlying soils will not be disturbed in the road bed.

A cost estimate has been prepared for the proposed improvement. Based on the improvements discussed the construction costs are estimated at \$261,000. Cost estimates are based upon recent, public bidding cost information and are subject to variation for many reasons, including number of bidders, weather conditions at the time of bidding, other similar work in the area, construction schedule, changing costs of construction materials, etc. Consequently, no guarantees can be given as to the accuracy of cost estimates prepared for this preliminary investigation. The estimated costs include allowances for normal construction condition variations, and unforeseen construction conditions. Because of the uncertainties in construction estimates, it is recommended that final project funding be based upon actual bid prices with appropriate allowances and contingencies. A detailed preliminary cost estimate is attached with this report.

It is our understanding that the Council would anticipate funding this project with assessments to benefited property owners. Council and staff are advised that specialized appraisal services may be useful for establishing project benefits and assessments. It is recommended that the City consult with its public financial consultant regarding funding sources, bonding and other cost matters. Preliminary assessments for the benefited property owners is attached based upon 30% funding through assessments.

IV. CONCLUSION

To the best of our knowledge and in our professional opinion, the proposed improvement is feasible as described herein and is necessary to complete the street surface construction. The improvement, as described, represents a cost-effective means of providing the desired service in a manner that is compatible with the standards used on similar projects in similar situations in area communities.

The procedures necessary to continue forward with the project are described in Minnesota Statutes Chapter 429 and reference is made thereto regarding necessary process. If the Council wishes to proceed with the proposed project, a public hearing should be scheduled with affected property owners to advise them of the results of this report.

Sincerely,

Bolton & Menk, Inc.



Travis L. Winter, P.E.
City Engineer

Enclosures



PRELIMINARY ASSESSMENT ROLL
INDUSTRIAL ROAD IMPROVEMENTS
PIPESTONE, MINNESOTA

1/8/2025

GENERAL DESCRIPTION					STREET ASSESSMENT LENGTH (FT.)	STREET ASSESSMENT
P.I.N.	TAXPAYER NAME & ADDRESS	LOT DESCRIPTION	FRONTAGE (FT.)			
INDUSTRIAL ROAD						\$42.00
18.500.0020	GORTER CLAY & DAIRY EQUIPMENT 1400 7TH ST SE E HWY 30 PIPESTONE, MN 56164	1ST SUB-DIV SEC 18 LOT 2 1769	135.8	67.9	\$2,851.80	
18.500.0040	SCHNEIDER LIVING TRUST 912 PARK DR PIPESTONE, MN 56164	1ST SUB-DIV SEC 18 LOT 3 & 4 1771	230.0	115.0	\$4,830.00	
18.740.0020	EVERETT JNT RLT/STEVEN & LORI 723 5TH AVENUE SW PIPESTONE, MN 56164	2ND SUB-DIV SEC 18 LOTS 1, 2, 3, & 4 1854	509.8	254.9	\$10,705.80	
18.740.0030	B.D.H. LLC PO BOX 603 HUMBOLDT, IA 50548	2ND SUB-DIV SEC 18 LOT 5 1855	145.2	145.2	\$6,098.40	
18.740.0070	PBM LAND MANAGEMENT LLC 812 INDUSTRIAL ROAD PO BOX 424 PIPESTONE, MN 56164	2ND SUB-DIV SEC 18 LOTS 6 & 7 1859	294.1	294.1	\$12,352.20	
18.740.0100	SCHNEIDER LIVING TRUST PO BOX 185 PIPESTONE, MN 56164	2ND SUB-DIV SEC 18 LOTS 9, 10, 11, 12, 13 & 14 1860	987.0	987.0	\$41,454.00	
TOTAL PRELIMINARY ASSESSMENTS					1,864.1	\$78,292.20