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DELLWOOD DRIVE & NOVOTNY ROAD UTILITY AND ROADWAY IMPROVEMENTS

CITY PROJECT NO. 4063

FEASIBILITY REPORT

Revised March 2015

Council Approval Date: March 3, 2015

Prepared for
City of Baxter

WSN No. 0102B0274.000

DELLWOOD DRIVE & NOVOTNY ROAD
UTILITY AND ROADWAY IMPROVEMENTS

FEASIBILITY REPORT

Prepared for
City of Baxter

WSN No. 0102B0274.000

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

41983	03-03-03
License Number	Date

Aric Welch
Professional Engineer

CS

DELLWOOD DRIVE & NOVOTNY ROAD
UTILITY AND ROADWAY IMPROVEMENTS
FEASILIBITY STUDY

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LIST OF EXHIBITS

APPENDIX

STATEMENT OF PURPOSE

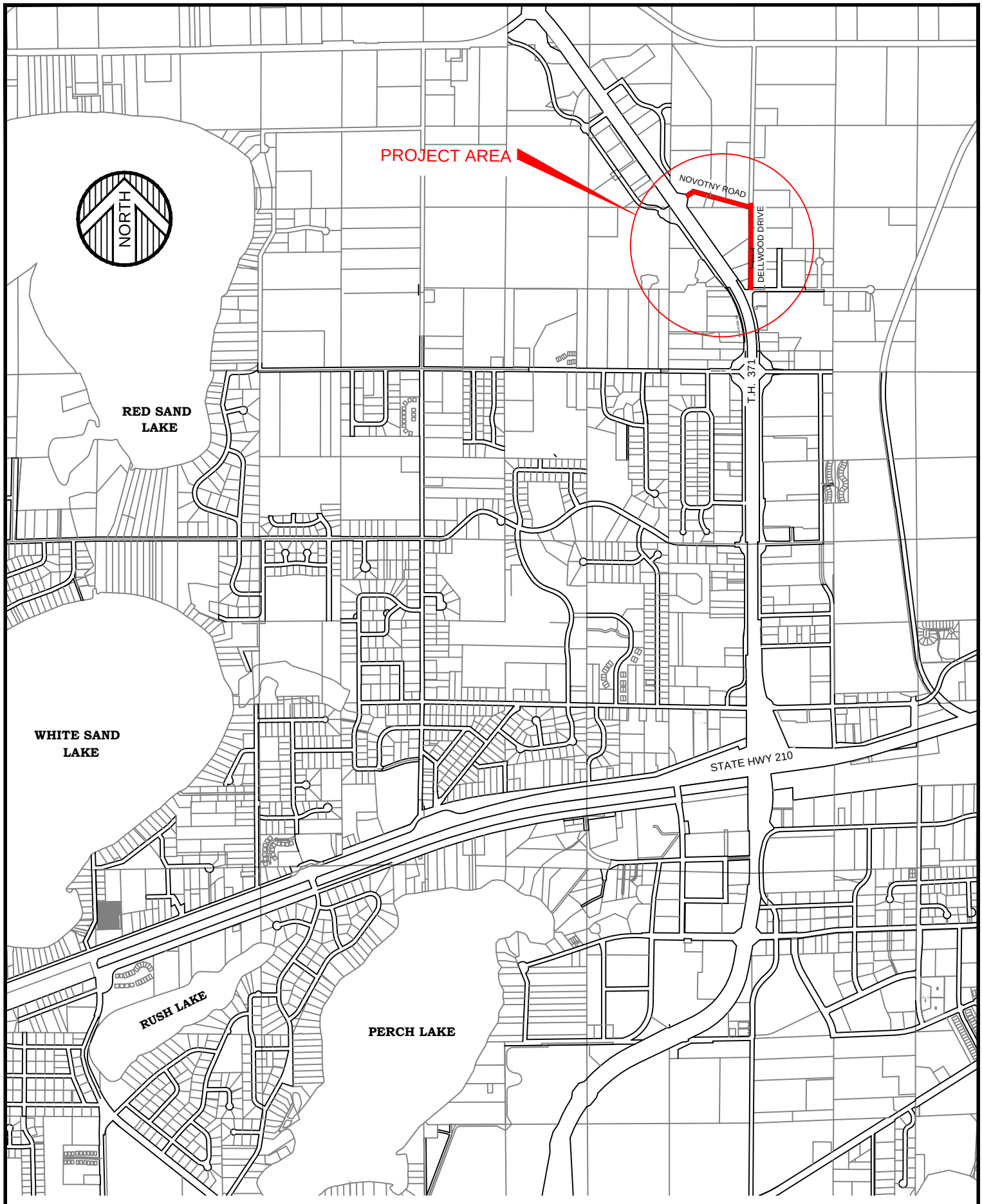
The purpose of this report is to prepare a feasibility study relative to extending municipal sanitary sewer collection, municipal water distribution, roadway, and storm sewer improvements to Dellwood Drive and Novotny Road.

The City of Baxter originally scheduled this project for 2006 as part of their Capital Improvements Plan (CIP). Detailed review of the project area was started on April 19, 2005 when the City entered into a preliminary design services contract for the proposed improvements, including soils investigation and wetland delineation services.

In 2007, the project was removed from the CIP list and the area was designated as “Developer Driven”. The City was approached by a private developer in 2007 requesting municipal utility and roadway improvements. The City conducted a public informational meeting on July 9, 2008 and a preliminary assessment hearing on August 4, 2008 to review the proposed improvements with the public. Concerns were noted relative to desired roadway right-of-way width (66’ or 80’) and portions of the benefitted area being located outside the municipal boundaries of the City. The project was then tabled until a later date.

At this time, the entire project area is located within the municipal boundaries and all preliminary design, wetland delineation, and soils boring services have been completed. The City is currently in the process of officially documenting the existing 66’ wide right-of-way corridors in the project area.

This report will define the existing conditions in the project area, present feasible improvements, estimate project costs, review project implementation, and make conclusions and recommendations regarding proposed improvements. The project area is shown as Exhibit “A”.



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ARIC WELCH DATE: LIC. NO. 41983

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: DECEMBER, 2014
SCALE: NONE
DRAWN BY: K.B.W.
CHECKED BY: A.L.W.
JOB NUMBER: 102B0274

2015 STATE AID IMPROVEMENTS
CITY OF BAXTER
BAXTER MINNESOTA

EXHIBIT A - PROJECT AREA

SHEET NO.
SHEET OF

EXISTING CONDITIONS

The project area is located along Dellwood Drive between Whispering Woods Lane and Novotny Road, and along Novotny Road between TH 371 and Dellwood Drive. Zoning in the area is currently Regional Commercial (C2) and the draft Comprehensive Plan shows land use in the area remaining as Commercial (C).

Existing Municipal Roadways

Dellwood Drive is currently a 24' wide bituminous surfaced roadway constructed prior to 1978. The roadway is currently on the Municipal State Aid System (MSAS) system as route number 116-070. The City of Baxter "Comprehensive Pavement Management System", shows Dellwood Drive, in the project area, having a PASER rating of 3, indicating the roadway is in poor condition. Recommended improvements indicate the roadway should be updated via full-depth reclamation. South of Whispering Woods Lane, Dellwood Drive is a 36' wide face to face, urban roadway with curb/gutter and storm sewer. This segment of Dellwood Drive is in good condition and was constructed as part of the "MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements" constructed in 2002.

The Novotny Road connection to TH 371 and concrete median at the west end of the project were constructed as part of the "2003 Edgewood Drive North Utility and Roadway Extension" project. The remainder of Novotny Road is currently a 24' wide bituminous surfaced roadway constructed prior to 1978. The roadway is currently on the Municipal State Aid System (MSAS) system as route number 114-010. The City of Baxter "Comprehensive Pavement Management System", shows the west half of Novotny Road having a PASER rating of 3, indicating the roadway is in poor condition. The east half of Novotny Road has a PASER rating of 5, or is in fair condition. Recommended improvements indicate the west half of the roadway should be updated via full-depth reclamation and the east half updated via 2" mill and overlay. The roadway segment on the west end at the connection with TH 371 only needs to be seal coated.

The City is currently in the process of officially documenting the existing 66' wide right-of-way corridors in the project area.

Existing Drainage and Storm Sewer Systems

Roadways in the project area are currently rural roadways and drainage is handled via shallow drainage swales located on either side of the roadway. The general drainage pattern in the area is in a northerly direction to a large wetland complex north of Novotny Road. Storm sewer does exist at the Dellwood Drive / Whispering Woods Lane intersection, where an 18" RCP pipe and apron are stubbed north of the intersection for future northerly extension into the project area. Storm water is conveyed southerly from this intersection through a network of pipes in a southerly and easterly direction, discharging to a large basin and wetland complex located east of the Menard's development.

No storm sewer piping currently exists along Novotny Road and surface drainage is generally directed northerly toward the wetland north of the road, or westerly to the MnDOT ditch. An existing 18" RCP currently crosses Novotny Road in a north and south direction conveying the MnDOT ditch flow.

No problems with the existing storm water system in project area are known.

Existing Sanitary Sewer Collection System

The project area is currently not served with municipal sanitary sewer and existing developments utilize private individual on-site sewage treatment systems (ISTS's) for wastewater disposal. The condition and age of the existing on-site sewer systems is unknown at this time; however, it is likely some of the existing systems do not meet current standards. No problems with the existing sanitary sewer systems in project area are known.

Two existing sanitary sewer mains are currently available to serve the project area. A 10" PVC gravity main currently terminates at a manhole in Novotny Road, east of TH 371. This main conveys sanitary sewage westerly and was constructed as part of the "2003 Edgewood Drive Utility Improvements" when the collection piping was stubbed across the highway and encased in a 24" steel casing pipe. This connection point is approximately 10' below grade. A 10" PVC gravity main is also located north of the Whispering Woods / Dellwood Drive intersection, conveying sanitary sewage in a southerly and westerly direction. This main was extended north of the intersection as part of the "MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements" constructed in 2002. This connection point is approximately 8' below grade.

No problems with the existing sanitary sewer collection system in the project area are known.

Existing Water Distribution System

The project area is currently not served with municipal water service and existing developments currently utilize private wells. The individual wells appear to be providing an adequate water supply and there have been no known reports of contamination.

Two existing water distribution mains are currently available to serve the project area. A 12" PVC main currently terminates on the east side of TH 371 at Novotny Road. This main was constructed as part of the "2003 Edgewood Drive Utility Improvements" when the water distribution piping was stubbed across the highway and encased in a 24" steel casing pipe. A hydrant is currently located at the termination point and the connection point is approximately 8' below grade. A 10" PVC main is also located north of the Whispering Woods / Dellwood Drive intersection. This main was extended north of the intersection as part of the "MN 371 Frontage Roads and Whispering Woods Lane Utility Improvements" constructed in 2002. This connection point is approximately 8' below grade.

No problems with the existing water distribution system in the project area are known.

Exhibit "B" shows the existing conditions in the project area.

NORTH

TH 371

DELLWOOD DRIVE

NOVOTNY ROAD

18" RCP
10" DIP SAN. S.
12" DIP WATERMAIN
22" RCP-A
18" RCP
18" RCP

BIT. PARKING LOT
HILLTOP TRAILER SALES
CONC.
BIT.
CONC.
ROTH RV
GAR.
CONC.
HO.
FENCE
BIT. PARKING LOT
FENCE
HO.
DRAINFIELD MOUND
SHED

10" PVC WATERMAIN
10" PVC SAN. S.
GENERAL RENTAL
REAL ESTATE
POSITIVE GMAC
STORAGE BUILDING
GRAVEL
BIT.
DRAINFIELD MOUND
21" RCP ST. S.
18" RCP ST. S.
10" PVC
BIT. 10" PVC WATERMAIN
10" PVC SAN. S.
10" PVC WATERMAIN
BIT.
APPLEBEE'S
BIT.
EDINA REALTY
GRAVEL
WOODED AREA
FENCE
GRAVEL
FENCE
WOODED AREA
H.A.R.T.
GRAVEL
FENCE
WET AREA
WET AREA
GRAVEL
HO.
SHED
SHED
SHED
BARN
WET AREA
GRAVEL
BIT.
BIT.

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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DATE: LIC. NO.

REVISIONS DESCRIPTION	REV#	DATE	BY

DATE: DECEMBER, 2014
SCALE: 1" = 150'
DRAWN BY: K.B.W.
CHECKED BY: A.L.W.
JOB NUMBER: 0102B0274

2015 STATE AID IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

EXHIBIT B - EXISTING CONDITIONS - NOVOTNY / DELLWOOD

SHEET NO.

SHEET OF

J:\0102B-City of Baxter\0102B0274-Dellwood Drive and Novotny\0102B0274.000-2005 Road Improvements\CADD\Civil\Feasibility Study\Novotny Dellwood Study.dwg Plotted by: Kevin Wernberg 1/21/2015 11:15:31 AM

PROPOSED IMPROVEMENTS

Proposed improvements include extension of municipal sanitary sewer collection piping, water distribution piping, storm sewer and roadway improvements with all related restoration.

Proposed Roadways

Proposed roadway improvements to Dellwood Drive consist of reconstructing the roadway from the intersection with Whispering Woods Lane to approximately 200' north of the Novotny Road intersection. The southerly 1000' feet of the roadway is proposed to be a 36' wide, face to face, bituminous surfaced, urban roadway with curb/gutter and storm sewer. North of this point the roadway is proposed to be a 36' wide, bituminous surfaced, rural section with no curb/gutter or storm sewer.

Proposed roadway improvements to Novotny Road consist of reconstructing the westerly 400' to a 36' wide, face to face, bituminous surfaced, urban roadway with curb/gutter and storm sewer. The remaining easterly 1000' will be constructed to a 36' rural section with no curb/gutter or storm sewer. Minor alignment adjustments are proposed to Novotny Road to match the defined right-of-way corridor and create a perpendicular intersection with Dellwood Drive.

All roadway improvements are proposed to a 10-ton design strength and will be striped to meet State-Aid design requirements.

Intersection lighting is also proposed at the Novotny Road and Dellwood Drive intersection to improve visibility and security.

Proposed Drainage and Storm Sewer

Drainage on the southerly 1000' feet of Dellwood Drive (urban section) is proposed to be collected and convey southerly to the existing storm sewer network at the intersection of Whispering Woods Lane. Three sets of drainage structures are proposed along the route to collect roadway storm water runoff. Storm water runoff from the north segment of Dellwood Drive (rural section) will be conveyed transversely from the centerline of the roadway to the existing grassed areas and swales on either side of the roadway. The west ditch of Dellwood Drive will convey surface runoff southerly to an apron and inlet to the storm sewer system.

Surface water runoff from the west 500' feet of Novotny Road (urban section) is proposed to be collected and convey westerly to concrete spillways discharging into the existing MnDOT TH 371 ditch. No storm sewer piping or drainage structures are proposed. Storm water runoff from the easterly portion of Novotny Road (rural section) will be conveyed transversely from the centerline of the roadway to swales constructed on either side of the roadway. The southerly swale of Novotny Road will convey surface runoff easterly to a low area constructed in the southwest corner of the Novotny Road / Dellwood intersection. Overflow from this area will then flow southerly to an apron and inlet to the Dellwood Drive storm sewer system. The northerly swale of Novotny Road will convey surface runoff in a generally northeasterly direction to a low lying area constructed in the northwest corner of the Novotny Road / Dellwood Drive intersection. Overflow from this area will then flow northerly to a wetland complex.

Proposed Sanitary Sewer Improvements

Ten inch sanitary sewer collection piping is proposed to be connected to the stub north of Whispering Woods Lane, and extended northerly along Dellwood Drive for a distance of approximately 550' to a point where cover limits further extension. Sanitary sewage will be conveyed by gravity southerly through this pipe to the existing system.

Sanitary sewer service for the remainder of the project area will be provided from the existing stub on the east side of TH 371. A 10" PVC main will be connected to the existing stub and extended easterly along the centerline of Novotny Road to the intersection of Dellwood Drive. From there an 8" PVC main will be extended southerly along the centerline of Dellwood Drive, a distance of approximately 630'. Sanitary sewage will be conveyed by gravity northerly and westerly through these mains to the existing system. An 8" PVC gravity main will also be extended approximately 100' north of the intersection along Dellwood Drive for future service north of the project area.

Manholes will be constructed at a maximum 400' intervals. Service will be provided by extension of 6" PVC gravity service pipes from the main to the property line. Services are proposed at various locations in the project area to accommodate existing and potential future developments. Specific service locations will be determined by the property owner during design and construction procedures. Sewer mains and services on the east end of Novotny Road and in Dellwood Drive would be insulated to provide frost protection.

Based on a previous soil investigation report and visual observation, dewatering will be required to construct the underground utilities. Ground water elevations vary significantly over time, and the extent of dewatering required will depend on ground water elevations at the time of construction.

Please note, the availability of gravity service to all existing developments cannot be determined at this time. Gravity sanitary sewer service is dependent on ground and building elevations and distances from the facilities to the municipal mains.

Proposed Water Distribution Improvements

Water distribution system improvements consist of connecting to the existing stub near Whispering Woods Lane and extending a 10" PVC watermain northerly along Dellwood Drive to a point approximately 100' north of the Novotny Road intersection.

A 12" PVC main will also be connected to the existing stub on the east side of TH 371 and extended easterly along Novotny Road, connecting to the proposed 10" main in the Dellwood Drive intersection.

The proposed water system extensions include hydrants spaced at maximum 600-foot intervals to provide fire protection. Since no detailed development plans are available for the larger parcels along Dellwood Drive, 8" PVC mainline stubs are proposed at hydrant locations to allow future extension of mainline service and provide fire protection. Gate valves will be located on the mains to isolate portions of the system for future repairs and maintenance operations.

Services will be provided by the extension of 1 ½" service pipes from the main to the property line. Services will be provided at various locations in the project area to accommodate existing and potential future lots. Specific service locations will be determined by the property owner during design and construction procedures.

Based on a previous soil investigation report and visual observation, dewatering will be required to construct the underground utilities. Ground water elevations vary significantly over time, and the extent of dewatering required will depend on ground water elevations at the time of construction.

Restoration

Turf restoration is proposed utilizing 4-inches of topsoil and a combination of seed and sod. Seed is proposed in disturbed areas that are currently undeveloped and no maintained yards currently exist. Sod and erosion protection blankets will be incorporated during construction where developments have existing mowed and maintained areas or in locations where steeper grades have the potential to create erosion problems.

Alternates Considered

The only other option considered as part of this report was the “Do Nothing” approach. This option was eliminated since it does not accomplish any of the utility or transportation goals for the area or provide any benefit to property owners in the project area.

Exhibit “C” shows the proposed improvements and Exhibit “D” shows the proposed typical roadway sections.

NORTH

TH 371

18" RCP

10" DIP SAN. S.

12" DIP WATERMAIN

22" RCP

18" RCP

RCP

CONNECT TO EXISTING SANITARY AND WATER

10" SANITARY

12" WATER

36' WIDE RURAL ROADWAY

CONC.

CONC.

CONC.

END CURB / GUTTER

36' WIDE RURAL ROADWAY

NOVOTNY ROAD

DRAINFIELD & MOUND

36' WIDE RURAL ROADWAY

10" SANITARY

12" WATER

WET AREA

WET AREA

WET AREA

10" PVC WATERMAIN

10" PVC SAN. S.

CONNECT TO EXISTING SANITARY, STORM AND WATER

DRAINFIELD MOUND

21" RCP ST. S.

18" RCP ST. S.

10" PVC

10" PVC WATERMAIN

DELLWOOD DRIVE

10" SANITARY

END CURB / GUTTER

8" SANITARY

8" SANITARY

36' WIDE URBAN ROADWAY

36' WIDE RURAL ROADWAY

10" PVC SAN. S.

10" PVC WATERMAIN

WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental

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DATE: LIC. NO.

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: DECEMBER, 2014
SCALE: 1" = 150'
DRAWN BY: K.B.W.
CHECKED BY: A.J.W.
JOB NUMBER: 0102B0274

2015 STATE AID IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

C - PROPOSED IMPROVEMENTS - NOVOTNY / DELLWOOD

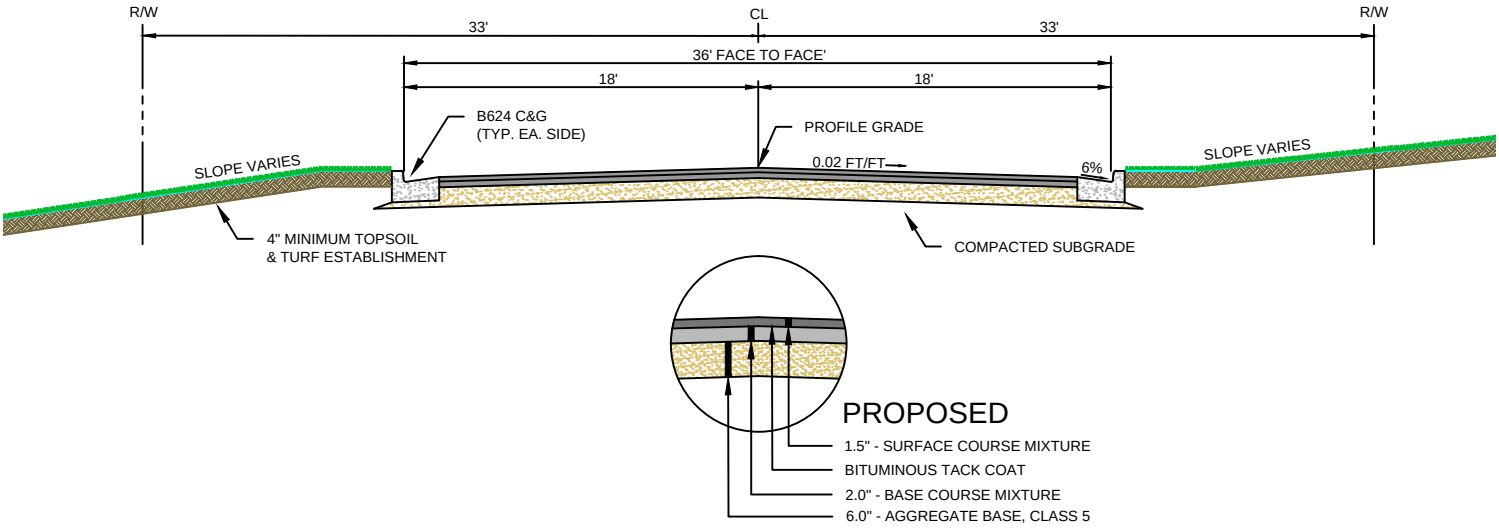
SHEET NO.

SHEET OF

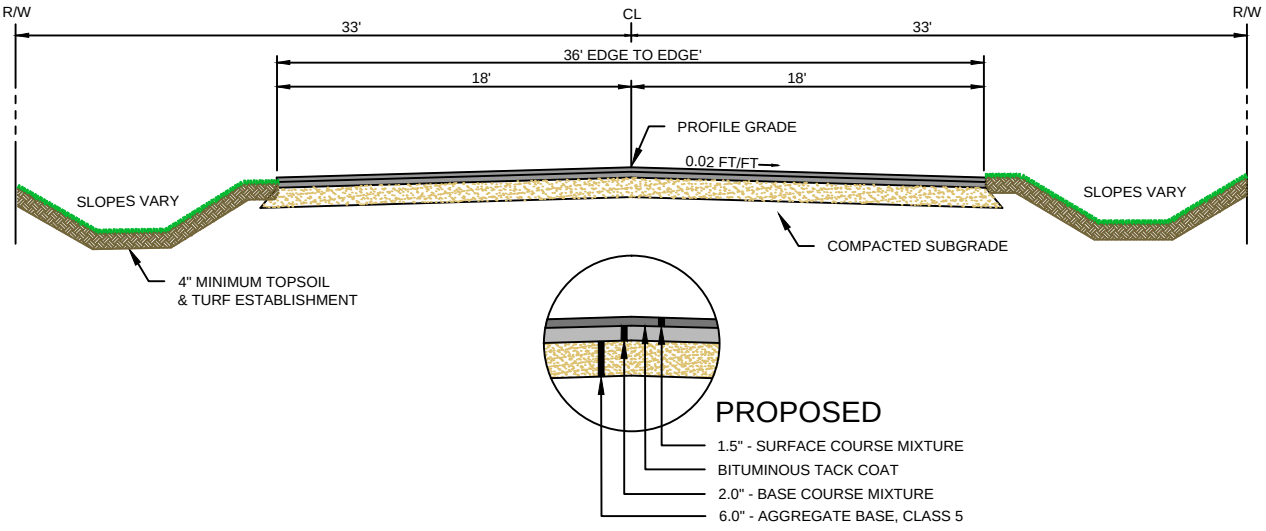
J:\0102B-City of Baxter\0102B0274-Dellwood Drive and Novotny\0102B0274.000-2005 Road Improvements\CADD\Civil\Feasibility Study\Novotny Dellwood Study.dwg Plotted by: Kevin Wernberg 1/21/2015 11:16:17 AM

PROPOSED TYPICAL ROADWAY SECTION
NOVOTNY ROAD AND DELLWOOD DRIVE

TYPICAL URBAN SECTION



TYPICAL RURAL SECTION



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DATE: LIC. NO.

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: DECEMBER, 2014
SCALE: NONE
DRAWN BY: K.B.W.
CHECKED BY: A.L.W.
JOB NUMBER: 0102B0274

STATE AID IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

EXHIBIT D - TYPICAL ROADWAY SECTIONS

SHEET NO.
SHEET OF

ESTIMATED PROJECT COSTS

Estimated costs for the improvements to Dellwood Drive and Novotny Road are as follows:

Roadway Improvements:	$517,080
Storm Sewer / Drainage Improvements:	$110,980
Sanitary Sewer Collection Improvements:	$242,100
Water Distribution Improvements:	$288,720
ESTIMATED TOTAL PROJECT COST:	**$1,158,880**

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, 10% contingencies, and soft costs including engineering, administration, financing, and legal fees.

The costs are calculated in 2015 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

PROJECT IMPLEMENTATION

Funding for improvements in the study areas will be obtained from City of Baxter contributions and assessments to benefitted property owners. Assessments were estimated based on the current City of Baxter policy utilizing the “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 above, the following were determined:

Roadway Improvements

Total Estimated Project Costs:	$517,080
City Costs (40% for roadways less than 44’ wide):	$206,830
Remaining Assessable Costs:	$310,250
Total Assessable Front Footage (all property):	4,702
Cost per Assessable Front Foot:	$65.98

Storm Sewer / Drainage Improvements

Total Estimated Project Costs:	$110,980
City Costs (40% for coordinated project):	$44,390
Remaining Assessable Costs:	$66,590
Total Assessable Front Footage (all property):	2,805
Cost per Assessable Front Foot:	$23.74

Sanitary Sewer Collection Improvements

Total Estimated Project Costs:	$242,110
City Costs (15% for coordinated project):	$36,320
Remaining Assessable Costs:	$205,790
Total Assessable Front Footage (all property):	4,702
Cost per Assessable Front Foot:	$43.77

Water Distribution Improvements

Total Estimated Project Costs:	$288,720
City Costs (15% for coordinated project):	$43,310
Remaining Assessable Costs:	$245,410
Total Assessable Front Footage (all property):	4,702
Cost per Assessable Front Foot:	$52.19

Other Property Owner Costs – Property owners with existing structures/buildings must be aware of other costs that will be incurred as a result of the project. One of the largest additional costs is the construction of sanitary sewer and water service lines on private property. Estimates for construction of these service lines should be obtained from locally licensed plumbing contractors.

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC), Water Availability Charge (WAC), WAC tax (commercial only) and Lift Station Fee (residential only). Per City ordinance, these fees are to be collected when sewer and water services are made available to the property.

Current residential rates for SAC, WAC and lift station fee are as follows:

✓Sewer Availability Charge (SAC):	$600 (existing homes)	$3,000 (new homes)
✓Water Availability Charge (WAC):	$600 (existing homes)	$2,800 (new homes)
✓Lift Station Fee:	$500 (existing homes)	

Commercial SAC and WAC charges are based on building area and use. Per City Code, if an existing facility has not paid a SAC and WAC fee since 1990, the SAC and WAC fee will be based on the original use of the building at the 1990 SAC and WAC rate. Detailed SAC and WAC calculations and drawings are included in the appendix for existing structures with outstanding SAC and WAC charges.

SAC, WAC, WAC tax and lift station fees are added to the assessments by default. Property owners may elect to have these charges and fees removed from their assessment, however; all charges and fees are due at time of connection to City utilities. Property owners have until December 31st of the year following completion of the project to connect to City services.

Other non-assessable City fees:

✓City Inspection Fee:	$40
✓City Excavation Permit:	$45
✓Water Meter:	$360±

Estimated Cost Summary

Assessments Totals:

BRAK 1 LLC:		$116,050
Pine Grove Church of Christ:		$66,312
Heartland Animal Rescue Team:		$66,200
Reikofski:		$20,485
Bjornson:		$63,723
Pearo Land Company:		$138,571
Wicklund:		$63,329
Johnson:		$21,214
MTHE LLC:		$57,084
Tanner:		$99,629
Mau:		$124,075
Positive Realty & Investments, Inc.:		$32,767
Total Assessed Costs:	(72.4%)	$869,439
Estimated City Cost:	(27.6%)	$330,847
Total Estimated Project Costs:		$1,200,286

Detailed individual assessment calculations (including charges and fees) are shown in the preliminary cost estimate included in the Appendix along with a drawing showing estimated assessment distances.

CONCLUSIONS AND RECOMMENDATIONS

This report has studied the feasibility of providing municipal water distribution piping, sanitary sewer collection piping together with urban and rural roadway improvements and street lighting to the Novotny Road and Dellwood Drive area. The proposed improvements are necessary to provide municipal services and upgrade transportation corridors in an existing commercially developed area of the City. The improved infrastructure will also be beneficial to promote potential future development. All improvements are proposed to be at commercial standards.

Funding for the improvements is likely to be obtained from the benefitted property owner and contributions from the City of Baxter. The current estimated project cost (without City charges and fees) of $1,158,880 is considerably higher than the estimate presented in 2008 of $861,000. However, the current estimated commercial assessment rate of $185.68 per front foot (road, storm sewer, water and sanitary sewer) is lower than the rate of $204.53 presented in 2008. This reduction is a result of revisions made to the assessment policy. The total estimated City contribution to the project is estimated at $330,847 or 28.5% of the total estimated project cost.

As with all utilities projects, minor inconveniences such as construction noise, dust, detours, traffic disturbance and interruption of mail service can be expected. These situations would be temporary in nature and we would anticipate the project to take approximately two months to complete.

In conclusion, the improvements as proposed are feasible and no major construction obstacles were noted. We do not foresee any major problems with construction of sanitary sewer and watermain with the exception of dewatering and underground utilities (gas, electric, telephone, cable TV, etc.). Dewatering may be a concern depending on the condition of the existing soils and elevation of the groundwater table at the time of construction. Conflicts with underground utilities in developed areas such as this can become a real problem and we strongly recommend utility companies be informed of the project as soon as possible so any potential conflicts can be dealt with during the design phase and prior to construction.

We recommend the City proceed as follows:

1. Review report and provide concerns or comments, as desired.
2. Review estimated assessments for conformance to the new policy.
3. Review the estimated project schedule.
4. Modify the report, if necessary.
5. Determine if the proposed improvements are justified.
6. Conduct a financial review of the project to determine impacts to City finances.
7. Conduct meetings or hearings with affected parties to obtain public input.
8. Complete documentation of the existing right-of-way corridor.
9. Revise long-range capital improvement plans, if necessary.
10. Update estimated costs as necessary.
11. Proceed with other requirements associated with an assessment project, if desired.

APPENDICES

Preliminary Cost Estimate

Estimated Assessment Distances Drawings

SAC and WAC Calculations

City of Baxter Finance Department Memo

Estimated Project Schedule

ENGINEER'S ESTIMATE
DELLWOOD NOVOTNY IMPROVEMENTS
BAXTER, MN
Tuesday, March 03, 2015

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	WATER		SANITARY SEWER		ROADWAY		STORM SEWER		PROJECT TOTAL	
					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	$22,000.00	0.25	$5,500.00	0.21	$4,620.00	0.47	$10,340.00	0.07	$1,540.00	1	$22,000.00
2	2101.501	CLEARING	ACRE	$2,500.00					0.12	$300.00			0.12	$300.00
3	2101.502	CLEARING	TREE	$200.00					58	$11,600.00			58	$11,600.00
4	2101.506	GRUBBING	ACRE	$2,500.00					0.12	$300.00			0.12	$300.00
5	2101.507	GRUBBING	TREE	$200.00					58	$11,600.00			58	$11,600.00
6	2104.501	REMOVE SEWER PIPE (STORM)	LIN FT	$7.50							22	$165.00	22	$165.00
7	2104.501	REMOVE CURB AND GUTTER	LIN FT	$4.50					76	$342.00			76	$342.00
8	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$2.00					528	$1,056.00			528	$1,056.00
9	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	$1.25					7882	$9,852.50			7882	$9,852.50
10	2104.509	REMOVE CONCRETE APRON	EACH	$150.00					1	$150.00			1	$150.00
11	2104.509	REMOVE CATCH BASIN	EACH	$300.00							1	$300.00	1	$300.00
12	2104.509	REMOVE SIGN TYPE C	EACH	$35.00					6	$210.00			6	$210.00
13	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$4.00					268	$1,072.00			268	$1,072.00
14	2104.521	SALVAGE FENCE	LIN FT	$5.00					257	$1,285.00			257	$1,285.00
15	2104.523	SALVAGE SIGN	EACH	$25.00					10	$250.00			10	$250.00
16	2105.501	COMMON EXCAVATION (P)	CU YD	$7.00					1670	$11,690.00			1670	$11,690.00
17	2105.521	GRANULAR BORROW (CV)	CU YD	$10.00					2420	$24,200.00			2420	$24,200.00
18	2105.601	DEWATERING	LUMP SUM	$54,000.00	0.5	$27,000.00	0.5	$27,000.00					1	$54,000.00
19	2118.501	AGGREGATE SURFACING CLASS 5	TON	$16.50					26	$429.00			26	$429.00
20	2123.501	COMMON LABORERS	HOUR	$65.00	5	$325.00	5	$325.00	5	$325.00	5	$325.00	20	$1,300.00
21	2123.503	MOTOR GRADER	HOUR	$120.00	5	$600.00	5	$600.00	5	$600.00	5	$600.00	20	$2,400.00
22	2123.615	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$130.00	5	$650.00	5	$650.00	5	$650.00	5	$650.00	20	$2,600.00
23	2130.501	WATER	M GALLON	$30.00	25	$750.00	25	$750.00	25	$750.00	25	$750.00	100	$3,000.00
24	2211.501	AGGREGATE BASE CLASS 5	TON	$15.50					173	$2,681.50			173	$2,681.50
25	2211.503	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	$24.00					1723	$41,352.00			1723	$41,352.00
26	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	$80.00					70	$5,600.00			70	$5,600.00
27	2360.501	TYPE SP 12.5 WEARING COURSE MIXTURE (2,C)	TON	$66.00					2413	$159,258.00			2413	$159,258.00
28	2501.515	12" RC PIPE APRON	EACH	$380.00							1	$380.00	1	$380.00
29	2501.515	15" RC PIPE APRON	EACH	$400.00							1	$400.00	1	$400.00
30	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	$26.00							107	$2,782.00	107	$2,782.00
31	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	$27.00							385	$10,395.00	385	$10,395.00
32	2503.541	18" RC PIPE SEWER DES 3006 CL III	LIN FT	$29.00							654	$18,966.00	654	$18,966.00
33	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	$500.00			1	$500.00					1	$500.00
34	2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EACH	$1,000.00			1	$1,000.00					1	$1,000.00
35	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER - MAINLINE	LIN FT	$2.25			2549	$5,735.25					2549	$5,735.25
36	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER - SERVICE	LIN FT	$2.25			698	$1,570.50					698	$1,570.50
37	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	$1,000.00	2	$2,000.00							2	$2,000.00
38	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	$370.00							27.07	$10,015.90	27.07	$10,015.90
39	2506.516	CASTING ASSEMBLY	EACH	$660.00							7	$4,620.00	7	$4,620.00
40	2506.602	CONNECT INTO EXISTING STORM SEWER	EACH	$1,000.00							1	$1,000.00	1	$1,000.00
41	2511.501	RANDOM RIPRAP CLASS III	CU YD	$66.00							4.4	$290.40	4.4	$290.40
42	2511.515	GEOTEXTILE FILTER TYPE IV	SQ YD	$2.50							9	$22.50	9	$22.50
43	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	$12.00					758	$9,096.00	2080	$24,960.00	2838	$34,056.00
44	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	$60.00					105	$6,300.00			105	$6,300.00
45	2540.602	MAIL BOX SUPPORT	EACH	$110.00					13	$1,430.00			13	$1,430.00
46	2540.602	TEMPORARY POSTAL SERVICE	EACH	$50.00					13	$650.00			13	$650.00
47	2557.603	INSTALL FENCE	LIN FT	$7.50					257	$1,927.50			257	$1,927.50
48	2563.601	TRAFFIC CONTROL	LUMP SUM	$5,000.00	0.25	$1,250.00	0.25	$1,250.00	0.25	$1,250.00	0.25	$1,250.00	1	$5,000.00
49	2564.602	INSTALL SIGN	EACH	$50.00					10	$500.00			10	$500.00
50	2564.602	FURNISH TYPE C SIGN	EACH	$180.00					9	$1,620.00			9	$1,620.00
51	2573.502	SILT FENCE, TYPE MS	LIN FT	$2.25	267.5	$601.88	267.5	$601.88	267.5	$601.88	267.5	$601.88	1070	$2,407.50
52	2573.530	STORM DRAIN INLET PROTECTION	EACH	$110.00							10	$1,100.00	10	$1,100.00
53	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	$400.00	0.75	$300.00	0.75	$300.00	0.75	$300.00	0.75	$300.00	3	$1,200.00
54	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	$1,000.00	0.25	$250.00	0.25	$250.00	0.25	$250.00	0.25	$250.00	1	$1,000.00
55	2573.602	CULVERT END CONTROLS	EACH	$150.00							2	$300.00	2	$300.00
56	2574.508	FERTILIZER TYPE 1	POUND	$2.25					244	$549.00			244	$549.00
57	2574.525	COMMON TOPSOIL BORROW	CU YD	$18.00					1105	$19,890.00			1105	$19,890.00
58	2575.501	SEEDING	ACRE	$300.00					2.8	$840.00			2.8	$840.00
59	2575.502	SEED MIXTURE 22-111	POUND	$2.25					79	$177.75			79	$177.75
60	2575.502	SEED MIXTURE 25-131	POUND	$4.50					325	$1,462.50			325	$1,462.50
61	2575.505	SODDING TYPE LAWN	SQ YD	$4.75					5575	$26,481.25			5575	$26,481.25
62	2575.511	MULCH MATERIAL TYPE 3	TON	$400.00					4	$1,600.00			4	$1,600.00
63	2575.519	DISK ANCHORING	ACRE	$200.00					2	$400.00			2	$400.00
64	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	$1.75					2613	$4,572.75			2613	$4,572.75
65	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	$1.50					569	$853.50			569	$853.50
66	2582.501	PAVEMENT MESSAGE (RIGHT ARROW) PAINT	EACH	$200.00					1	$200.00			1	$200.00
67	2582.502	4" SOLID LINE WHITE-PAINT	LIN FT	$0.35					135	$47.25			135	$47.25
68	2582.502	4" SOLID LINE YELLOW-PAINT	LIN FT	$0.35					620	$217.00			620	$217.00
69	2582.502	24" SOLID LINE YELLOW-PAINT	LIN FT	$4.50					65	$292.50			65	$292.50
70	2582.502	4" BROKEN LINE YELLOW-PAINT	LIN FT	$0.30					410	$123.00			410	$123.00
71	2582.502	4" DOUBLE SOLID LINE YELLOW-PAINT	LIN FT	$0.70					960	$672.00			960	$672.00
72	2600.4D	INSULATION (4' X 88' X 2" THICK)	SQ YD	$11.00			832	$9,152.00					832	$9,152.00
73	2611.4A	6" PVC WATERMAIN PIPE	LIN FT	$22.00	78	$1,716.00							78	$1,716.00
74	2611.4A	8" PVC WATERMAIN PIPE	LIN FT	$26.00	66	$1,716.00							66	$1,716.00
75	2611.4A	10" PVC WATERMAIN PIPE	LIN FT	$33.00	1384	$45,672.00							1384	$45,672.00
76	2611.4A	12" PVC WATERMAIN PIPE	LIN FT	$40.00	1191	$47,640.00							1191	$47,640.00
77	2611.4A	1.5" POLYETHYLENE SERVICE PIPE	LIN FT	$17.50	554	$9,695.00							554	$9,695.00

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	WATER		SANITARY SEWER		ROADWAY		STORM SEWER		PROJECT TOTAL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
78	2611.4B	6" GATE VALVE & BOX w/ ADAPTOR	EACH	$1,500.00	4	$6,000.00							4	$6,000.00
79	2611.4B	8" GATE VALVE & BOX w/ ADAPTOR	EACH	$1,900.00	1	$1,900.00							1	$1,900.00
80	2611.4B	10" GATE VALVE & BOX w/ ADAPTOR	EACH	$2,500.00	3	$7,500.00							3	$7,500.00
81	2611.4B	12" GATE VALVE & BOX w/ ADAPTOR	EACH	$3,500.00	1	$3,500.00							1	$3,500.00
82	2611.4B	VALVE OPERATOR EXTENSION	EACH	$200.00	9	$1,800.00							9	$1,800.00
83	2611.4C	1.5" CORPORATION STOP & SADDLE	EACH	$525.00	16	$8,400.00							16	$8,400.00
84	2611.4D	1.5" CURB STOP & BOX	EACH	$575.00	16	$9,200.00							16	$9,200.00
85	2611.4E	HYDRANT	EACH	$3,700.00	4	$14,800.00							4	$14,800.00
86	2611.4I	DUCTILE IRON WATERMAIN FITTINGS	POUND	$4.25	3095	$13,153.75							3095	$13,153.75
87	2611.4J	HYDRANT EXTENSION (12")	EACH	$550.00	1	$550.00							1	$550.00
88	2611.4J	HYDRANT EXTENSION (18")	EACH	$650.00	1	$650.00							1	$650.00
89	2621.4A	8" PVC SEWER PIPE (SDR 26)	LIN FT	$30.00			758	$22,740.00					758	$22,740.00
90	2621.4A	10" PVC SEWER PIPE (SDR 26)	LIN FT	$33.00			1791	$59,103.00					1791	$59,103.00
91	2621.4B	SANITARY SEWER MANHOLE, MnDOT DESIGN 4007C	EACH	$2,200.00			9	$19,800.00					9	$19,800.00
92	2621.4B1	MANHOLE EXCESS DEPTH	LIN FT	$160.00			10.95	$1,752.00					10.95	$1,752.00
93	2621.4F	6" PVC SERVICE PIPE (SCH 40)	LIN FT	$21.00			698	$14,658.00					698	$14,658.00
94	2621.4G	8" X 6" PVC WYE	EACH	$320.00			5	$1,600.00					5	$1,600.00
95	2621.4G	10" X 6" PVC WYE	EACH	$420.00			11	$4,620.00					11	$4,620.00
ESTIMATED CONSTRUCTION COST:				$851,857.80	25.02%	$213,119.63	20.96%	$178,577.63	44.40%	$378,196.88	9.62%	$81,963.68	100.00%	$851,857.80
CONTINGENCIES (10%):				$85,185.78		$21,311.96		$17,857.76		$37,819.69		$8,196.37		$85,185.78
SUBTOTAL:				$937,043.58		$234,431.59		$196,435.39		$416,016.56		$90,160.04		$937,043.58
ENGINEERING - RIGHT OF WAY:				$4,225.75		$1,057.21		$885.86		$1,876.09		$406.59		$4,225.75
ENGINEERING - DESIGN & RIGHT-OF-WAY (ESTIMATED):				$93,505.00		$23,393.28		$19,601.75		$41,513.15		$8,996.82		$93,505.00
ENGINEERING - CONSTRUCTION / POST CONSTRUCTION (ESTIMATED):				$94,000.00		$23,517.12		$19,705.52		$41,732.91		$9,044.45		$94,000.00
SOIL BORINGS - Northern Technologies, Inc.:				$905.00		$226.41		$189.72		$401.79		$87.08		$905.00
LEGAL FEES (ESTIMATED):				$5,000.00		$1,250.91		$1,048.17		$2,219.84		$481.09		$5,000.00
ADMINISTRATION (2%):				$18,740.87		$4,688.63		$3,928.71		$8,320.33		$1,803.20		$18,740.87
MPCA SANITARY SEWER EXTENSION PERMIT:				$310.00				$310.00						$310.00
MNDOH WATERMAIN EXTENSION PLAN REVIEW FEE:				$150.00		$150.00								$150.00
CROW WING POWER - STREET LIGHTS (ESTIMATED):				$5,000.00						$5,000.00		$0.00		$5,000.00
TOTAL:				$1,158,880.20	24.91%	$288,715.16	20.89%	$242,105.10	44.62%	$517,080.67	9.58%	$110,979.27		$1,158,880.20

ASSESSMENT CALCULATIONS

	WATER	SANITARY SEWER	ROADWAY	STORM SEWER
TOTAL COSTS:	$288,715.16	$242,105.10	$517,080.67	$110,979.27
CITY SHARE - 15% OF WATER COSTS - COORDINATED PROJECT:	$43,307.27			
CITY SHARE - 15% OF SANITARY SEWER COSTS - COORDINATED PROJECT:		$36,315.76		
CITY SHARE - 40% OF ROADWAYS LESS THAN 44' IN WIDTH:			$206,832.27	
CITY SHARE - 40% OF STORM SEWER COSTS - COORDINATED PROJECT:				$44,391.71
REMAINING ASSESABLE COSTS:	$245,407.88	$205,789.33	$310,248.40	$66,587.56
ASSESSABLE FOOTAGE:	4,702	4,702	4,702	2,805
COST PER ASSESSABLE FOOT:	$52.19	$43.77	$65.98	$23.74

ESTIMATED INDIVIDUAL ASSESSMENT CALCULATIONS

PARCEL REFERENCE NUMBER	OWNER	WATER FRONT FOOTAGE	SANITARY SEWER FRONT FOOTAGE	ROADWAY FRONT FOOTAGE	STORM SEWER FRONT FOOTAGE	SAC	WAC	WAC TAX	LIFT STATION FEE	TOTAL ASSESSMENT	TOTALS BY OWNER
1	BRAK 1 LLC	290	290	290	290					$53,847.11	
2	BRAK 1 LLC	124	124	124	124					$23,024.28	$116,049.80
3	BRAK 1 LLC	211	211	211	211					$39,178.41	
4	PINE GROVE CHURCH OF CHRIST	332	332	332	332	$2,250.00	$2,250.00	$165.94		$66,311.59	$66,311.59
5	HEARTLAND ANIMAL RESCUE TEAM	332	332	332	98	$4,875.00	$4,875.00	$359.53		$66,200.28	$66,200.28
6	CRAIG REIKOFSKI	116	116	116		$600.00	$600.00		$500.00	$20,485.13	$20,485.13
7	MELVIN O BJORNSON	383	383	383		$600.00	$600.00		$500.00	$63,723.32	$63,723.32
8	PEARO LAND COMPANY	246	246	246						$39,837.44	$138,570.70
9	PEARO LAND COMPANY	497	497	497	392	$4,312.50	$4,312.50	$318.05		$98,733.27	
10	THURSTON WICKLUND	318	318	318	263	$2,475.00	$2,475.00	$138.28	$500.00	$63,328.78	$63,328.78
11	RANDY JOHNSON	131	131	131						$21,214.24	$21,214.24
12	MTHE LLC	342	342	342		$600.00	$600.00		$500.00	$57,083.75	$57,083.75
13	JOHN T TANNER	573	573	573	288					$99,628.87	$99,628.87
14	STEVE MAU	391	391	391	391	$562.50	$562.50	$41.48		$73,767.23	$124,075.43
15	STEVE MAU	250	250	250	250	$1,875.00	$1,875.00	$138.28		$50,308.20	
16	POSITIVE REALTY & INVESTMENTS, INC	166	166	166	166	$937.50	$937.50	$69.14		$32,766.97	$32,766.97
		4702	4702	4702	2805						
		$245,407.88	$205,789.33	$310,248.40	$66,587.56	$19,087.50	$19,087.50	$1,230.70	$2,000.00	$869,438.89	$869,438.89

PROJECT COST SUMMARY

ASSESSED PROJECT COSTS:	68.99%	$828,033.19
ASSESSED SAC, WAC, WAC TAX AND LIFT STATION FEES:	3.45%	$41,405.70
TOTAL ASSESSED COSTS:	72.44%	$869,438.89
CITY COST:	27.56%	$330,847.02
TOTAL PROJECT COST:		$1,200,285.90

NORTH

TH 371

DELLWOOD DRIVE

NOVOTNY ROAD

S,W,R,ST 140'

PEARO LAND COMPANY

9

S,W,R,ST 263'

10

WICKLUND, THURSTON

S,W,R,ST 252'

S,W,R 55'

End Urban

JOHNSON, RANDY

11

S,W,R 131'

S,W,R 105'

MTHE LLC

12

S,W,R 342'

PEARO LAND COMPANY

S,W,R 245'

8

BJORNSON, MELVIN O

7

S,W,R 383'

WET AREA

TANNER, JOHN T

13

S,W,R 285'

S,W,R,ST 51'

End Urban

End Road

S,W,R,ST 237'

MAU, STEVE

14

S,W,R,ST 391'

MAU, STEVE

15

S,W,R,ST 250'

POSITIVE REALTY & INVESTMENTS, INC

16

S,W,R,ST 166'

1

290' S,W,R,ST

1

BRAK 1 LLC

124' S,W,R,ST

2

BRAK 1 LLC

211' S,W,R,ST

3

BRAK 1 LLC

332' S,W,R,ST

4

PINE GROVE CHURCH OF CHRIST

98' S,W,R,ST

234' S,W,R

5

HEARTLAND ANIMAL RESCUE TEAM

116' S,W,R

6

REIKOFSKI, CRAIG

WET AREA

WET AREA

WET AREA

WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental

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

DATE: LIC. NO.

DATE:	REV#	REVISIONS DESCRIPTION	BY:

DATE: DECEMBER, 2014
SCALE: 1" = 150'
DRAWN BY: K.B.W.
CHECKED BY: A.L.W.
JOB NUMBER: 0102B0274

2015 STATE AID IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

ESTIMATED ASSESSMENTS - NOVOTNY / DELLWOOD

SHEET NO.

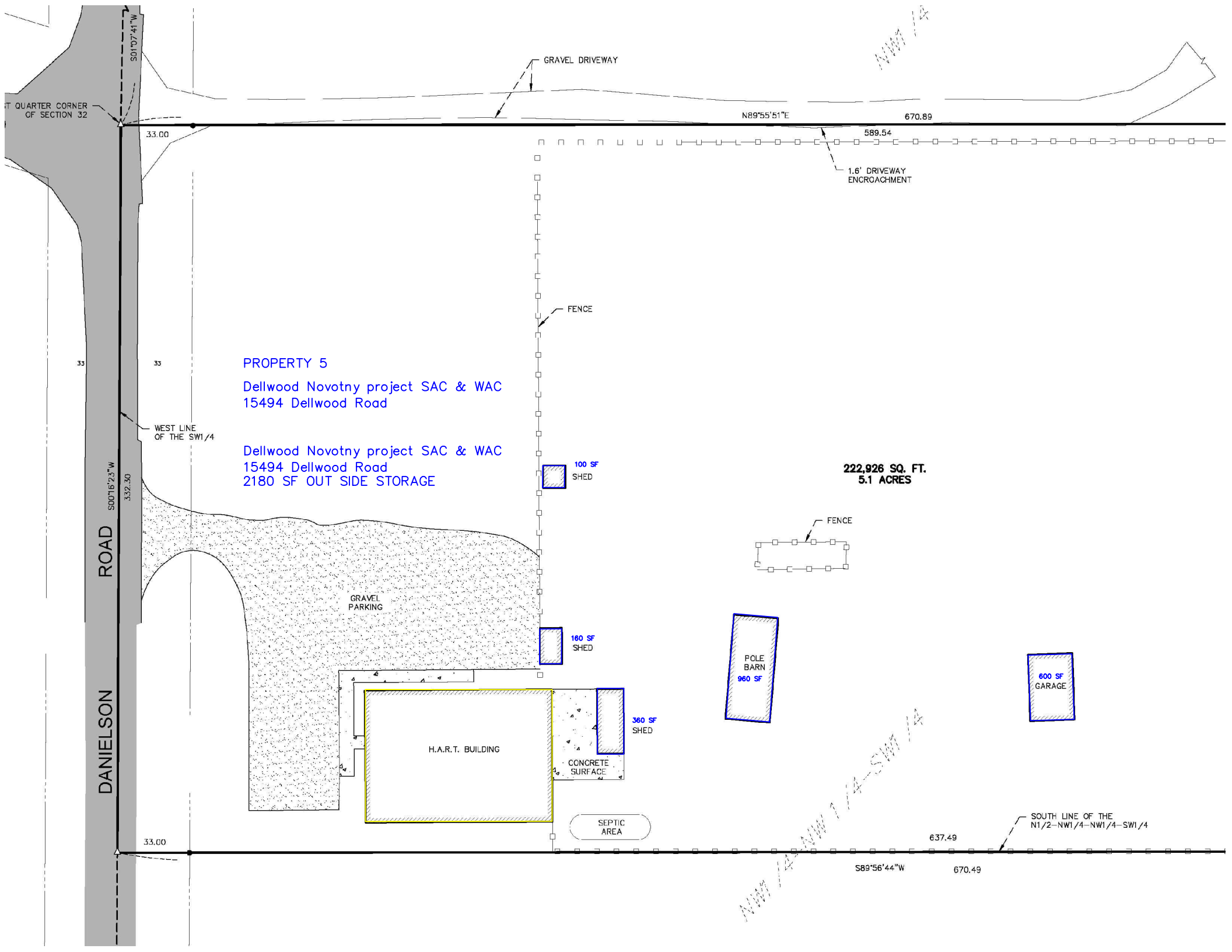
SHEET OF

J:\0102B-City of Baxter\0102B0274-Dellwood Drive and Novotny\0102B0274.000-2005 Road Improvements\CADD\Civil\Feasibility Study\Novotny Dellwood Study.dwg Plotted by:Aric Welch 3/6/2015 11:08:51 AM

PROPERTY 4
15416 DELLWOOD DRIVE
Dellwood Novotny project SAC & WAC

1st FLOOR SANCTUARY 1680 SF / 7 = 240 SEATS / 275 SEATS =0.87 UNITS
BASEMENT BANQUET 1680SF /825=2.04 UNITS
TOTAL UNIT =2.91 UNITS

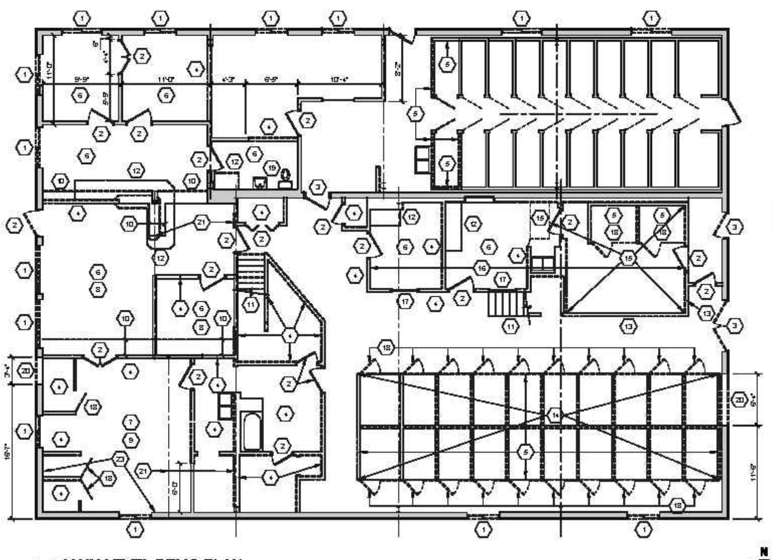
SAC 3.00 Units	X	$750	=2250.00
WAC 3.00 Units	X	$750	=2250.00
Tax On water only			= 165.94
			=$4665.94


T QUARTER CORNER
OF SECTION 32
S01°07'41"W
GRAVEL DRIVEWAY
N89°55'51"E
670.89
589.54
33.00
1.6' DRIVEWAY
ENCROACHMENT
FENCE
33
33
PROPERTY 5
Dellwood Novotny project SAC & WAC
15494 Dellwood Road
WEST LINE
OF THE SW1/4
Dellwood Novotny project SAC & WAC
15494 Dellwood Road
2180 SF OUT SIDE STORAGE
100 SF
SHED
222,926 SQ. FT.
5.1 ACRES
FENCE
S00°16'23"W
332.30
ROAD
DANIELSON
GRAVEL
PARKING
160 SF
SHED
POLE
BARN
960 SF
600 SF
GARAGE
360 SF
SHED
H.A.R.T. BUILDING
CONCRETE
SURFACE
SEPTIC
AREA
SOUTH LINE OF THE
N1/2-NW1/4-NW1/4-SW1/4
637.49
33.00
S89°56'44"W
670.49

PROPERTY 5

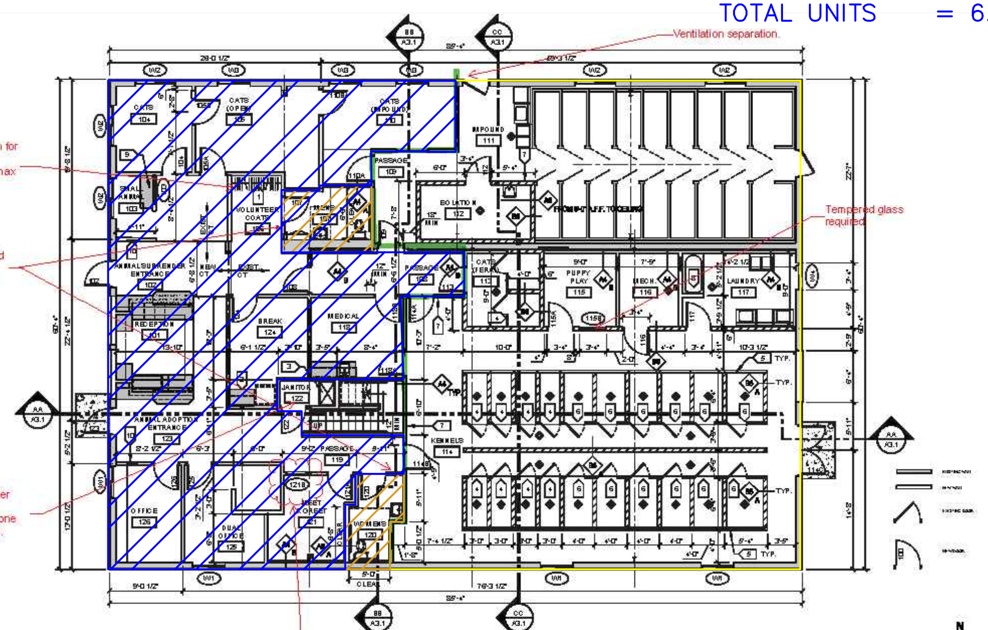
Dellwood Novotny project SAC & WAC
15494 Dellwood Road

OUT SIDE STORAGE	2180 SF / 7000=	0.31
1st FLOOR – OFFICE SPACE	1976 SF / 2400=	0.82
2nd FLOOR – OFFICE SPACE	635 SF / 2400=	0.26
2nd FLOOR – WAREHOUSSE SPACE	363 SF / 7000=	0.05
FUTURE UNITS	87 / 17 =	5.12
TOTAL UNITS	=	6.56



1 MAIN LEVEL DEMO PLAN
1/8" = 1'-0"

Provide portable fire extinguishers at each level during construction. IBC 3309



2 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

A. EXISTING WALLS TO REMAIN ARE SHOWN AS SOLID LINES

B. DASHED LINES INDICATE REMOVAL OF, DEMOLITION OF, OR RELOCATION OF ITEMS

C. PATCH ALL EXISTING CMU WALLS AS NECESSARY

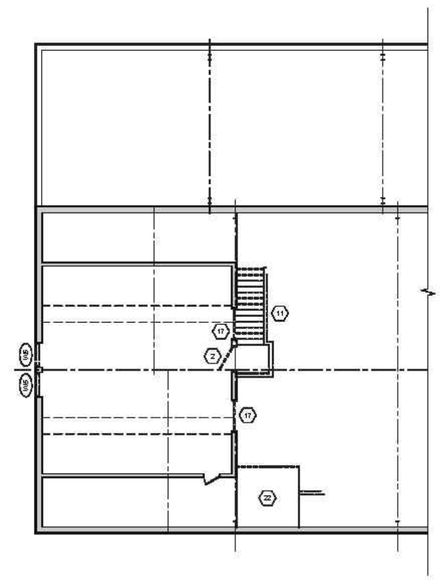
HAZARDOUS MATERIAL, MOLD AND LEAD BASED PAINTS

1. REFER TO ASBESTOS INSPECTION AND HAZARDOUS MATERIALS ASSESSMENT REPORT DATED FEBRUARY, 2012. THE ARCHITECT MAKES NO REPRESENTATIONS REGARDING HAZARDOUS MATERIALS, NOR WILL THEY ADVISE OR OTHERWISE ASSIST IN ANY MATTERS CONCERNING OR ASSOCIATED WITH HAZARDOUS MATERIALS, MOLD OR LEAD BASED PAINTS.

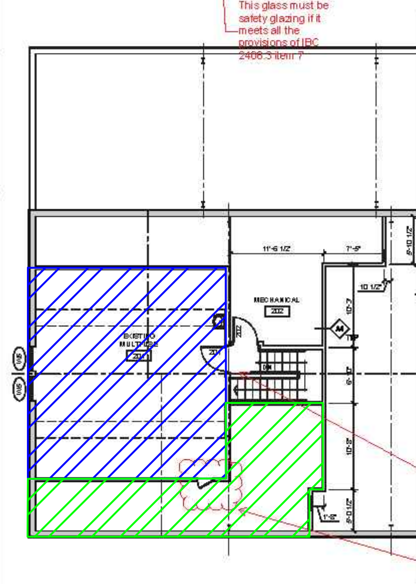
2. IN THE EVENT THAT THE PRIME CONTRACTORS OR SUB-CONTRACTORS DISCOVER OR SUSPECT THAT SUSPICIOUS MATERIALS ARE OR COULD BE HAZARDOUS OR MOLD CONTAINING, THEY SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE AT ONCE AND SHALL TAKE SUCH ACTION AS SHALL BE DIRECTED. THE OWNER SHALL BE FULLY RESPONSIBLE FOR PROPER JURISDICTIONALLY REQUIRED INSPECTIONS, ABATEMENT, REPLACEMENT, ENCAPSULATION, REMOVAL AND/OR DISPOSAL OF PRODUCTS, MATERIALS OR PROCESSES CONTAINING HAZARDOUS MATERIALS, MOLD OR LEAD BASED PAINTS.

DEMOLITION NOTES

1. REMOVE EXISTING VINYL WINDOW.
2. REMOVE EXISTING PREHUNG DOOR & FRAME.
3. REMOVE EXISTING METAL DOOR & FRAME.
4. REMOVE EXISTING WOOD STUD PARTITION.
5. REMOVE EXISTING 6'-0" HIGH C.M.U. KENNEL PARTITIONS.
6. REMOVE EXISTING CERAMIC TILE FLOORING.
7. REMOVE EXISTING SHEET VINYL FLOORING.
8. REMOVE EXISTING GYPSUM BOARD CEILING.
9. REMOVE EXISTING CEILING TILE & SUSPENSION GRID.
10. REMOVE EXISTING GYPSUM BOARD SOFFIT.
11. REMOVE EXISTING STAIR INCLUDING LANDING.
12. REMOVE EXISTING WOOD CABINETRY.
13. REMOVE EXISTING PARTITION OF 6' HIGH C.M.U. & WOOD FRAMING ABOVE.
14. REMOVE EXISTING RAISED CONC. FLOOR AT KENNELS (SEE STRUCTURAL).
15. REMOVE EXISTING RAISED CONC. FLOOR & RAMP. (SEE STRUCTURAL)
16. REMOVE CEILING/LOFT JOISTS & PLYWOOD FLOORING.
17. REMOVE EXISTING INTERIOR WINDOW & FRAME.
18. CAREFULLY REMOVE KENNEL METAL GATES TO BE MODIFIED AND REUSED.
19. SEE MECHANICAL FOR PLUMBING FIXTURES IN PUBLIC TOILET.
20. REMOVE PORTION OF WALL FOR NEW DOOR.
21. PROVIDE TEMPORARY BRACING FOR CEILING/FLOOR FRAMING @ EXIST. BEAM & BEARING WALL LOCATIONS.
22. REMOVE EXISTING PLYWOOD FLOOR & JOISTS AS NECESSARY THIS AREA.
23. REMOVE EXISTING PANELING FROM WALLS.



3 UPPER LEVEL DEMO PLAN
1/8" = 1'-0"



4 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

PARTITION TYPE SYMBOL LEGEND

PARTITION TYPE SYMBOL
PARTITION TYPE SERIES
PARTITION THICKNESS DESIGNATOR
PARTITION TYPE MODIFIER
PARTITION GENERAL NOTE
PARTITION FIRE RATING

PARTITION TYPE NOTES:

1. ALL INTERIOR PARTITIONS SHALL BE TYPE (A) UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS SHALL EXTEND AND BE SEALED TO STRUCTURE ABOVE (U.N.O.) PROVISIONS ARE TO BE MADE FOR DEFLECTION OF OVERHEAD STRUCTURE.
3. PARTITIONS OF DIFFERING THICKNESS ARE TO ALIGN AND BE CONTINUOUS ON THE FACE INDICATED, OR IF NOT INDICATED, ON THE MORE EXPOSED FACE.
4. GYPSUM BOARD PARTITIONS ARE TO BE PROVIDED WITH CONTROL JOINTS AS SHOWN. WHERE NOT SHOWN PROVIDE CONTROL JOINTS AT LOCATIONS AS RECOMMENDED BY THE GYPSUM ASSOCIATION.
5. ALL INTERIOR PARTITIONS TO BE INSULATED UNLESS NOTED OTHERWISE.
6. FINISH ALL WALLS TO MINIMUM 6" ABOVE CEILING UNLESS NOTED OTHERWISE.

WALL TYPES:

(A) INTERIOR WALLS:
- 5/8" TYPE "X" GYPSUM BOARD EACH SIDE
- WOOD STUDS AT 16" O.C.
- FULL THICKNESS BATT INSULATION

(A-A) PROVIDE 1/2" PLYWOOD TO DECK, AND 1/4" TILE BACKER BOARD AND TILE ON RESTROOM SIDE(S) TO FINISH CEILING.

(A-B) 5/8" GYPSUM BOARD ON ONE SIDE ONLY.

(B) STANDARD WEIGHT CONCRETE MASONRY UNITS:
- HORIZONTAL JOINT REINFORCEMENT @ 16" O/C.

(B-A) 6'-0" HIGH WALL

NUMBERED NOTES:

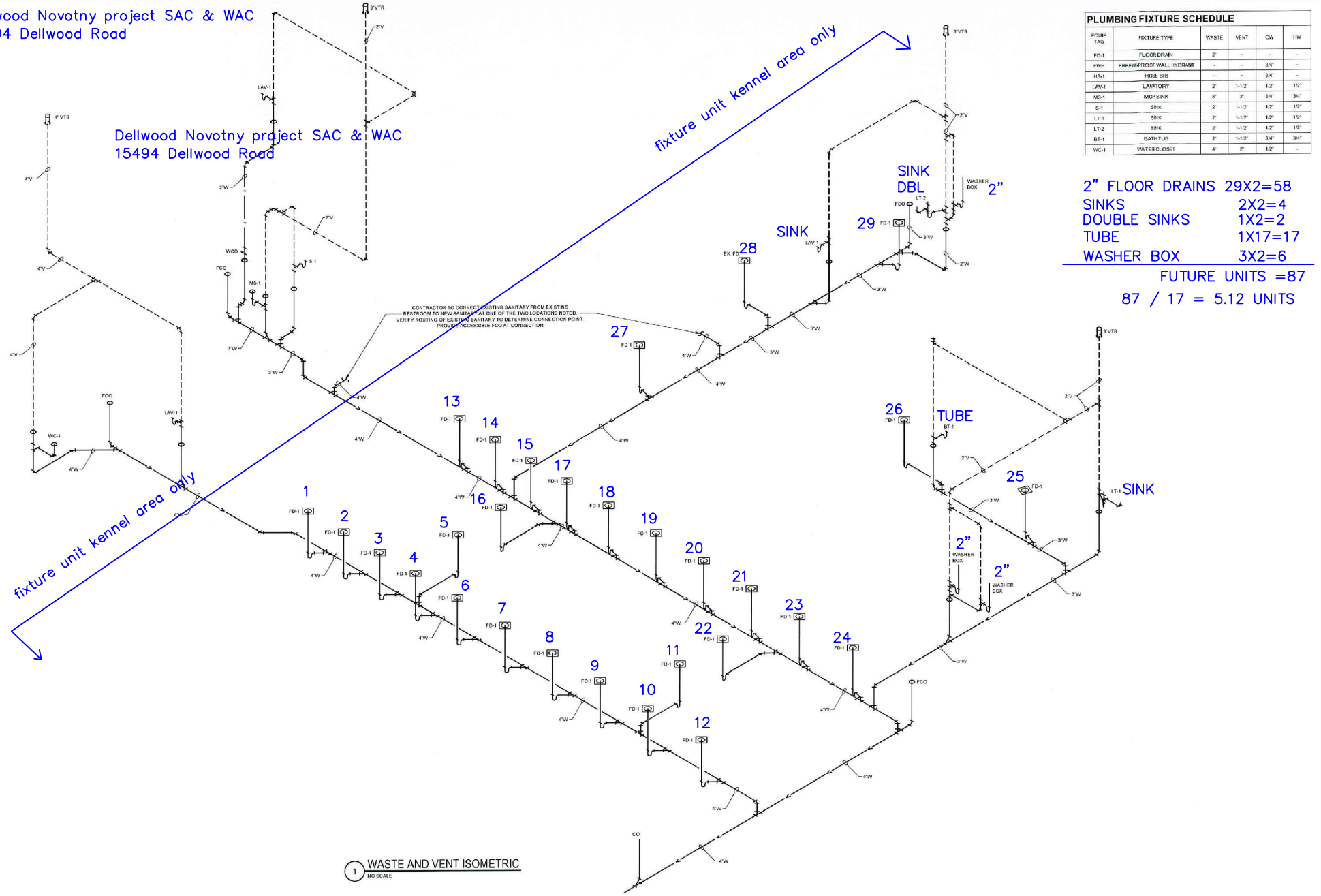
1. SHELF & ROD
2. 3'-0" BASE & WALL CABINET, SEE ELEVATION 15/A4.1
3. JANITORS MOP SINK (SEE MECH)
4. MODIFY EXISTING KENNEL FRONTS/DOORS AND REINSTALL. SEE DETAIL 4/A2.1
5. PROVIDE NEW KENNEL BACK PANELS. SEE DETAIL 5/A2.1
6. REINSTALL EXISTING KENNEL DOORS.
7. WALL TO CEILING SLIP JOINT. SEE DETAIL 10/S1.1
8. RAISED TUB 14" A.F.F., FRAME AS REQ'D.
9. 4'-0" COUNTERTOP W/ SHELF, SEE ELEVATION 16/A4.1
10. ELECTRIC UNIT HEATER, SEE MECH. / ELEC.

6.50 X 750	=	4,875.00
6.55 X 750	=	4,875.00
TAX WATER ONLY	=	359.53
TOTAL	=	$10109.53

PROPERTY 5

Dellwood Novotny project SAC & WAC
15494 Dellwood Road

Dellwood Novotny project SAC & WAC
15494 Dellwood Road



1 WASTE AND VENT ISOMETRIC
NO SCALE

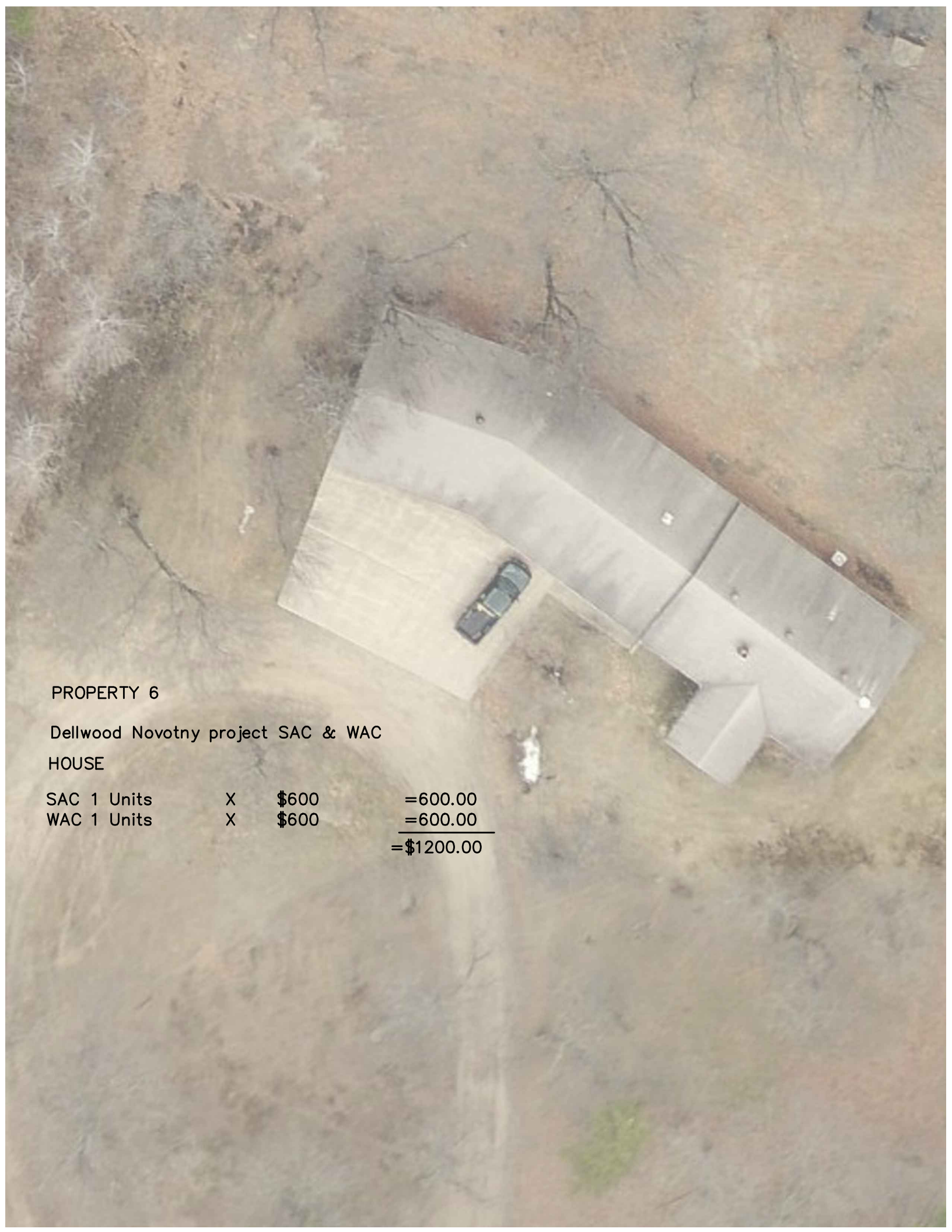
PLUMBING FIXTURE SCHEDULE

EQUIP TAG	FIXTURE TYPE	WASTE	VENT	CW	HW
FD-1	FLOOR DRAIN	2"	-	-	-
FWH	FREEZEPROOF WALL HYDRANT	-	-	3/4"	-
HB-1	HOSE BIB	-	-	3/4"	-
LAV-1	LAVATORY	2"	1-1/2"	1/2"	1/2"
MS-1	MOP SINK	3"	2"	3/4"	3/4"
S-1	SINK	2"	1-1/2"	1/2"	1/2"
LT-1	SINK	2"	1-1/2"	1/2"	1/2"
LT-2	SINK	2"	1-1/2"	1/2"	1/2"
BT-1	BATH TUB	2"	1-1/2"	3/4"	3/4"
WC-1	WATER CLOSET	4"	2"	1/2"	-

2" FLOOR DRAINS 29X2=58
SINKS 2X2=4
DOUBLE SINKS 1X2=2
TUBE 1X17=17
WASHER BOX 3X2=6

FUTURE UNITS =87

87 / 17 = 5.12 UNITS



PROPERTY 6

Dellwood Novotny project SAC & WAC

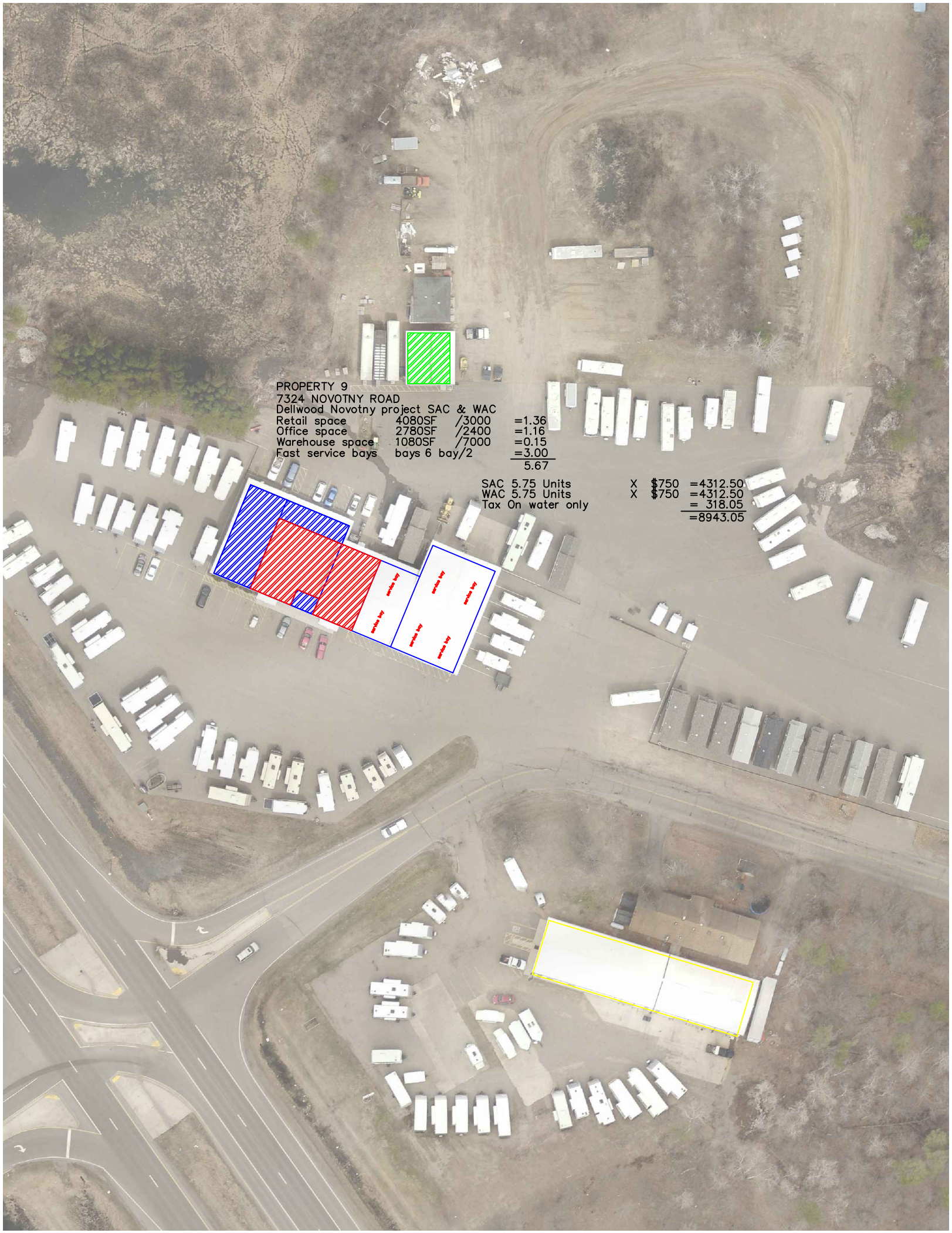
HOUSE

SAC 1 Units	X	$600	=600.00
WAC 1 Units	X	$600	=600.00
			=$1200.00

PROPERTY 7
7444 NOVOTNY ROAD
Dellwood Novotny project SAC & WAC

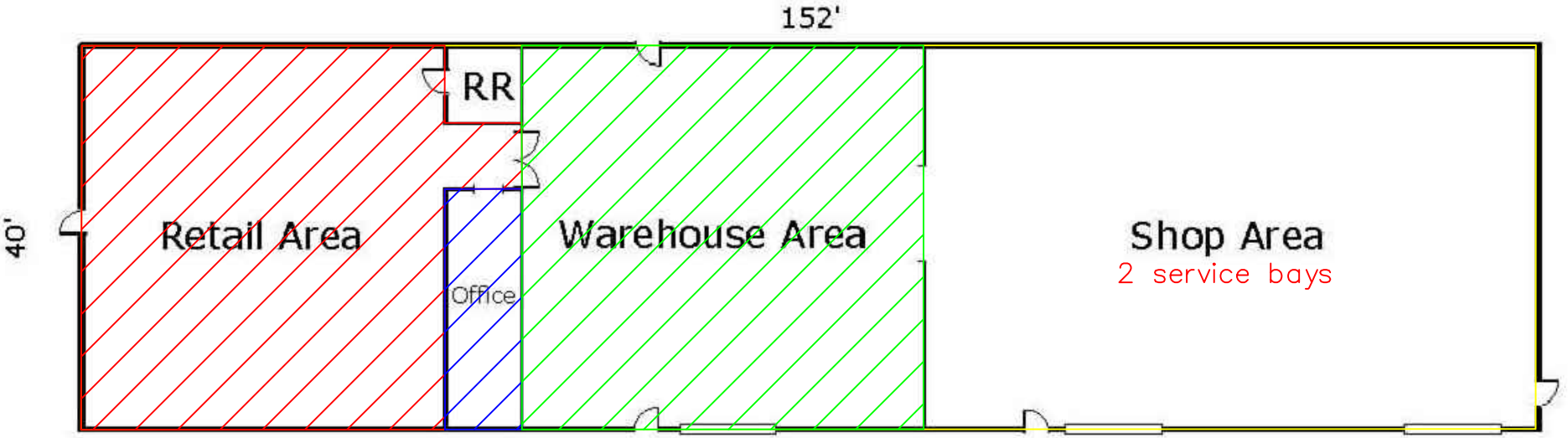
HOUSE

SAC 1 Units	X	$600	=600.00
WAC 1 Units	X	$600	=600.00
			=$1200.00


PROPERTY 9
7324 NOVOTNY ROAD
Dellwood Novotny project SAC & WAC
Retail space 4080SF /3000 =1.36
Office space 2780SF /2400 =1.16
Warehouse space 1080SF /7000 =0.15
Fast service bays bays 6 bay/2 =3.00
5.67
SAC 5.75 Units X $750 =4312.50
WAC 5.75 Units X $750 =4312.50
Tax On water only = 318.05
=8943.05
service bay
service bay
service bay
service bay
service bay

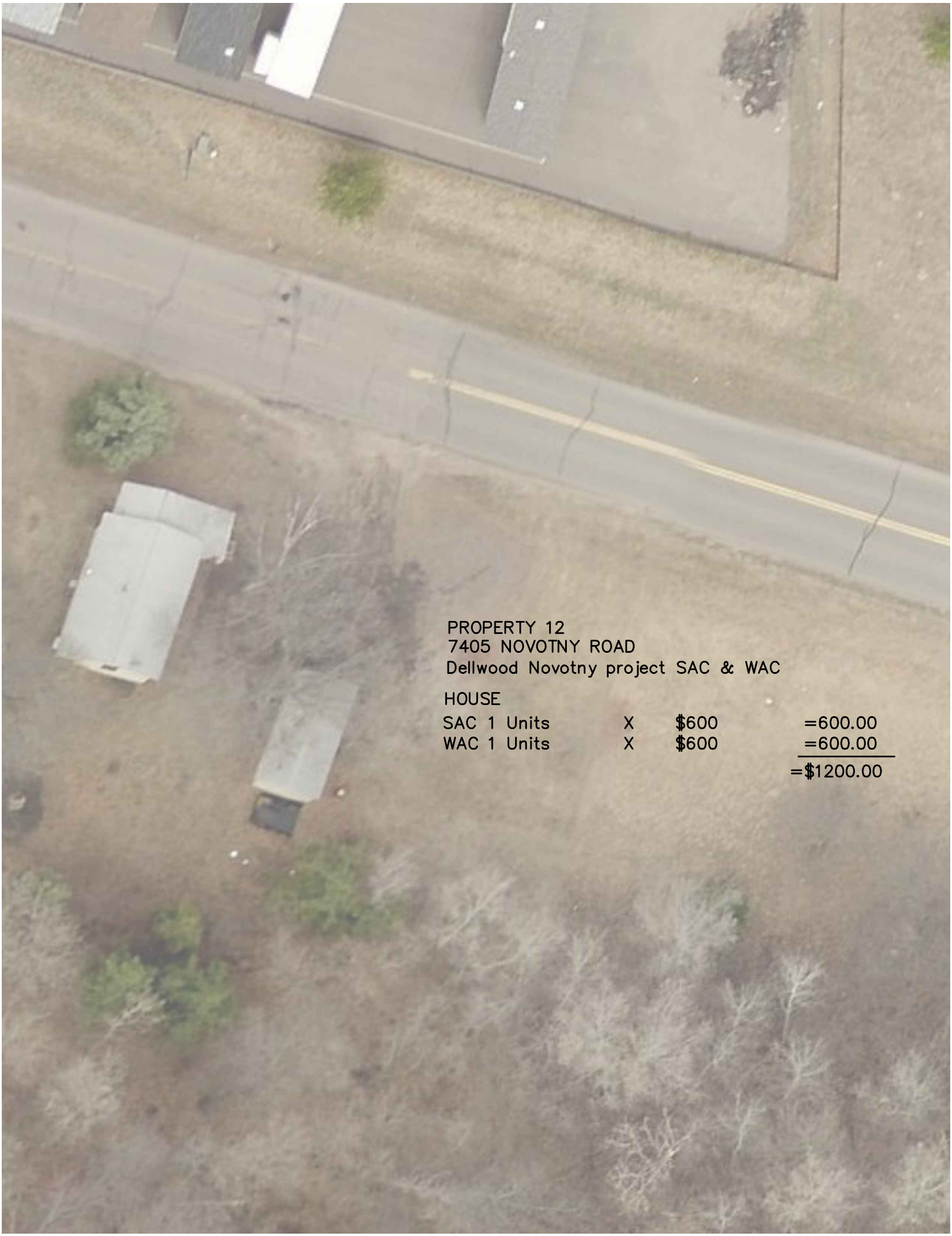
PROPERTY 10

Dellwood Novotny project SAC & WAC
7313 Novotny Road



Office space	202SF	/2400	=0.08
Retail space	1575SF	/3000	=0.53
Warehouse space	1680	/7000	=0.24
2 Fast service	bays 2	bay/2	=1.00
			=2.57

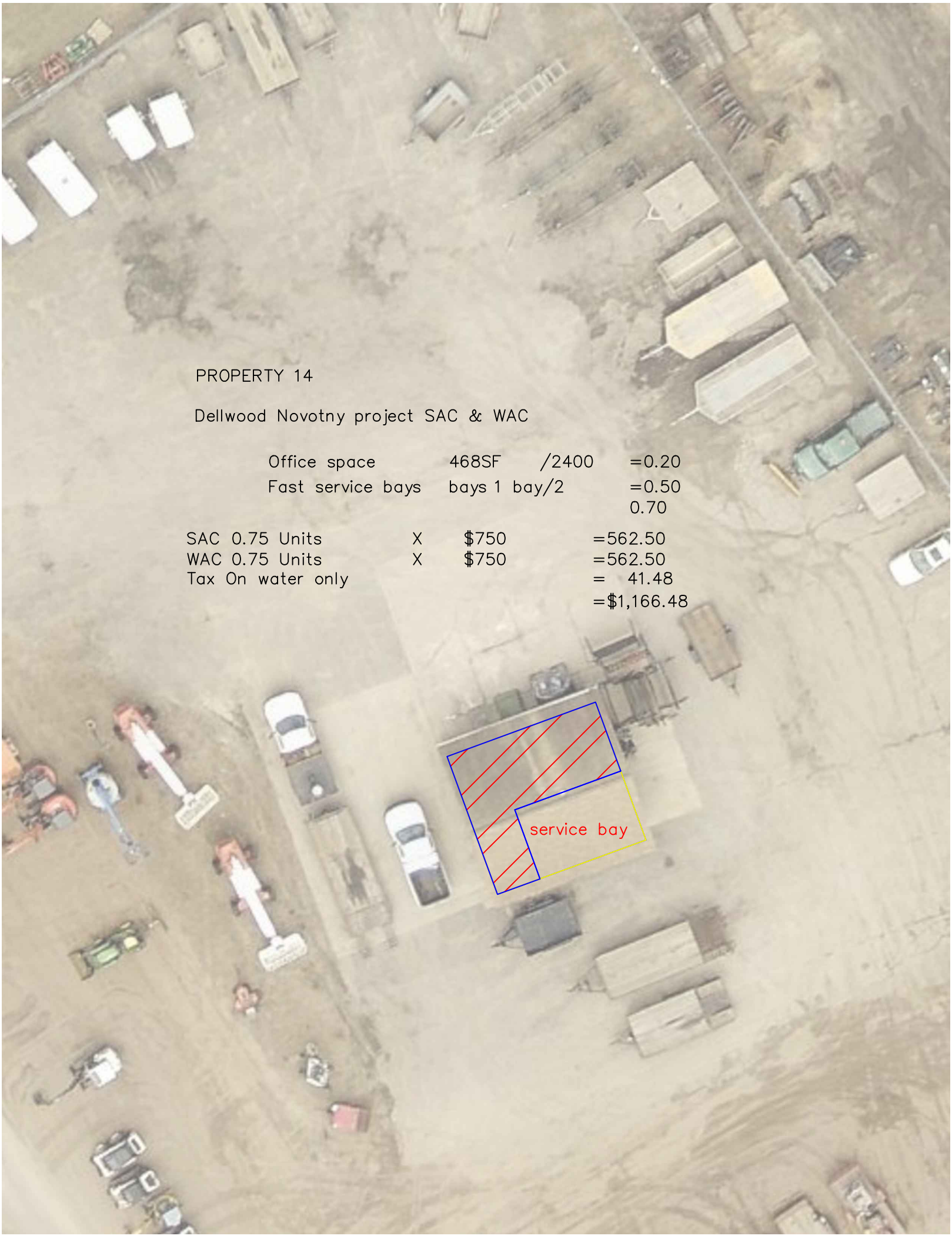
SAC 2.5 Units	X	$750	=1,875.00	HOUSE SAC 1 Units	X	$600	=600.00
WAC 2.5 Units	X	$750	=1,875.00	WAC 1 Units	X	$600	=600.00
Tax On water only			= 138.28				=$1200.00
			=$3,888.28				



PROPERTY 12
7405 NOVOTNY ROAD
Dellwood Novotny project SAC & WAC

HOUSE

SAC 1 Units	X	$600	=600.00
WAC 1 Units	X	$600	=600.00
			=$1200.00



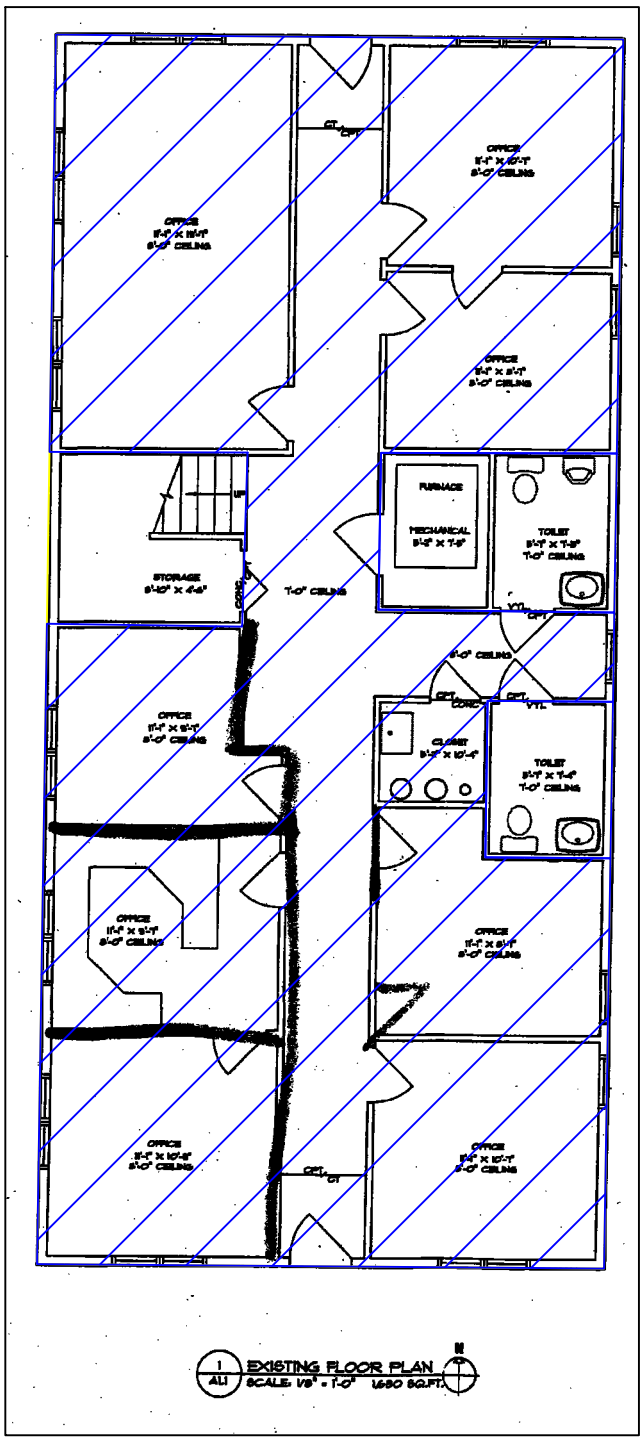
PROPERTY 14

Dellwood Novotny project SAC & WAC

Office space	468SF	/2400	=0.20
Fast service bays	bays 1	bay/2	=0.50
			0.70

SAC 0.75 Units	X	$750	=562.50
WAC 0.75 Units	X	$750	=562.50
Tax On water only			= 41.48
			=$1,166.48


PROPERTY 15
15248 STATE HIGHWAY 371
Dellwood Novotny project SAC & WAC
Retail space 1574SF /3000 =0.52
Office space 456SF /2400 =0.19
Warehouse space 2587SF /7000 =0.37
Fast service bays bays 3 bay/2 =1.50
2.58
SAC 2.50 Units X $750 =1875.00
WAC 2.50 Units X $750 =1875.00
Tax On water only = 138.28
=3888.28
service bay
service bay
service bay



Property 16

Dellwood Novotny project SAC & WAC

15244 HWY 317

1st Floor = 1565 SF

2nd Floor = 1710 SF

Office space 3275SF/2400=1.36

SAC 1.25 Units X $750=937.50

WAC 1.25 Units X $750=937.50

Tax On water only = 69.14

=$1944.14

CITY OF BAXTER FINANCE DEPARTMENT MEMO

This is a place holder for the City of Baxter Finance Department memo regarding assessment procedures for properties currently located outside of the City limits. The City Memo will be inserted into the Feasibility Study when it is available. If you have specific questions regarding this issue, please contact the project engineer at:

Aric Welch, PE
Project Engineer
Widseth Smith Nolting & Associates, Inc.
Tel: 218-316-3645
Cell: 218-820-7516
Aric.Welch@wsn.us.com

PROJECT SCHEDULE
DELLWOOD DRIVE, NOVOTNY ROAD, INGLEWOOD DRIVE AND INDEPENDENCE ROAD IMPROVEMENTS
BAXTER, MN
3/3/2015

TASK DESCRIPTION	DATES	NOTES
Dellwood/Novotny Draft Feasibility Report	Thursday, January 15, 2015	
Dellwood/Novotny Right-of-Way	Ongoing	
Review of Draft Dellwood/Novotny Feasibility Report	Tuesday, January 20, 2015	Council Workshop
Resolution Receiving Dellwood/Novotny Report and Calling Improvement Hearing	Tuesday, January 20, 2015	Second Council Meeting in January
First Published Notice for Dellwood/Novotny Improvement Hearing	Friday, February 13, 2015	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.
Mailed Notice for Dellwood/Novotny Improvement Hearing	Friday, February 13, 2015	One notice at least 10 days prior to hearing
Second Published Notice for Dellwood/Novotny Improvement Hearing	Friday, February 20, 2015	
Dellwood/Novotny Improvement Hearing	Thursday, March 05, 2015	Special Council Meeting in March
Inglewood Draft Feasibility Study and Design	Wednesday, March 11, 2015	
Review of Draft Inglewood Feasibility Study Present Preliminary Financial Staff Recommendations	Tuesday, March 17, 2015	Council Workshop
Approve Financial Plan Resolution Receiving Inglewood Report and Calling Improvement Hearing Resolution authorization preparation of final Dellwood/Novotny Plans and Specifications	Tuesday, March 17, 2015	Second Council Meeting in March
First Published Notice for Inglewood Improvement Hearing	Friday, March 20, 2015	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.
Mailed Notice for Inglewood Improvement Hearing	Friday, March 20, 2015	One notice at least 10 days prior to hearing
Second Published Notice for Inglewood Improvement Hearing	Friday, March 27, 2015	
Recommendation to approve Plans and Specifications	Wednesday, April 08, 2015	April Utilities Meeting
Inglewood Improvement Hearing Resolution Authorization Preparation of Final Plans and Specifications	Thursday, April 09, 2015	Special Council Meeting in April
Resolution Approving Plans and Advertisement for Bids Resolution Calling Dellwood/Novotny, Inglewood Drive and Independence Road Assessment Hearing	Tuesday, May 05, 2015	First Council meeting in May
Bidding Publication	Friday, May 08, 2015	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.
Published Notice for Dellwood/Novotny, Inglewood Drive and Independence RoadAssessment Hearing	Thursday, May 21, 2015	Once in local newspaper at least two weeks prior to hearing.
Mailed Notice for Dellwood/Novotny, Inglewood Drive and Independence RoadAssessment Hearing	Thursday, May 21, 2015	One notice at least two weeks prior to hearing
Bid Opening	Tuesday, June 02, 2015	By default bid remains subject to acceptance for 60 days after the Bid opening.
Assessment Hearing - Dellwood/Novotny, Inglewood Drive and Independence Road Resolution Adopting Assessment Rolls	Thursday, June 04, 2015	Special Council Meeting in June (Hearings held back-to-back)
Bid review with Utilities Commission	Wednesday, June 17, 2015	Special Utilitlies Meeting in June
End of Assessment Appeal Period	Saturday, July 04, 2015	Appeals to district court must be made within 30 days after adoption of the assessment roll.
Notice of Award	Tuesday, July 07, 2015	First Council meeting in July. Contractor has 15 days to deliver signed agreement, bonds and insurance certificates.
Begin Construction	Monday, July 27, 2015	
Construction Complete	Friday, October 30, 2015	