



**UTILITY COMMISSION AGENDA**  
**Wednesday, July 6, 2016**  
**5:30 p.m.**

1. **Meeting Called to Order**
2. **Roll Call**
3. **Consent Agenda**  
*The following items are considered non-controversial by staff and are recommended to be read and passed in one motion. Any commission member, staff, citizen or meeting attendee can request one or more items be pulled from the consent agenda and the item will be pulled and addressed immediately after the passage of the consent agenda. Otherwise, the following will be passed in one motion:*
  - A) Approval of Special Meeting Minutes from June 22, 2016 (pp. 4 - 5).

**Agenda**

4. Variance for New Home on Fairfax Court (pp. 6 – 9).
5. Preliminary & Final Plat for Vaughans Lots (pp. 10 – 13).  
*\*Staff recommends advising the Planning and Zoning Commission that the Utilities Commission has no concerns with the Vaughans Lots Preliminary & Final Plat contingent on a development agreement be in place before a building permit is issued.*
6. Vaughans Townhomes 100-Year Stormwater Plan (pp. 14 – 33).  
*\*Staff recommends the Utilities Commission make a motion to City Council to approve the Chosen Valley Testing and Schultz Engineering 100-Year Stormwater Management Plan for the Vaughans Townhomes Development.*
7. Forest Land Conversion Conditional Use Permit and Grading Permit for Property located on Isle Drive (pp. 34 – 35).  
*\*Staff recommends advising the Planning & Zoning Commission that the Utilities Commission has no concerns with the Forest Land Conversion Conditional Use Permit and Grading Permit for Property on Isle Drive contingent on the following:*
  1. *A formal Stormwater Pollution Prevention Plan is submitted to the City of Baxter.*

2. *A formal grading permit be submitted to the City of Baxter and pay all associated fees.*
8. 2015 Mill & Overlay Project Update (pg. 36).  
*\*Information only.*
9. 2016 Fairview Road Improvements Project Monthly Update (pp. 37 – 38).  
*\*Information only.*
10. 2016 Fairview Road Improvements Project Partial Pay Estimate No. 1 (pp. 39 – 42).  
*\*Staff recommends the Utilities Commission make a motion to City Council to approve the Anderson Brothers Partial Pay Estimate No. 1 in the amount of \$106,179.65 for the 2015 Fairview Road Improvements Project.*
11. 2016 City of Baxter Chip Sealing Project (pg. 43).  
*\*Information only.*
12. 2016 Golf Course Drive Improvements Project Monthly Update (pg. 44 - 46).  
*\*Information only.*
13. 2016 Golf Course Drive Bid Review (To be presented).  
*\*Staff recommends the Utilities Commission make a motion to City Council to award the contract to \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ for the 2016 Golf Course Drive Improvements Project.*
14. Excelsior Road Feasibility Study (Enclosed in packet).
15. Water Treatment Plant Emergency Generator for 2017 Budgeting Purposes (pp. 47 – 51).  
*\*Staff recommends the Utilities Commission make a motion to City Council to look at incorporating Option (A/B/C) into the 2017 Budget and 5 year Capital Improvements Plan.*
16. 2016 Mill and Overlay, Full Depth Reclamation and Right Turn Lane Construction Monthly Update and Project Schedule & Memo (pp. 52 - 58).  
*\*Information only.*
17. 2016 Mill and Overlay, Full Depth Reclamation and Right Turn Lane Construction Project Maplewood Drive Corner Options (pp. 59 – 62).
18. 2016 Mill and Overlay, Full Depth Reclamation and Right Turn Lane Construction Project Change Order No. 1 (pp. 63 – 65).  
*\*Staff recommends the Utilities Commission make a motion to City Council to approve the Tri-City Paving Change Order No. 1 for a two week extension*

*request for the 2016 Mill and Overlay, Full Depth Reclamation and Right Turn Lane Construction Project.*

19. 2015 Dellwood Drive and Novotny Road, Inglewood Drive and Independence Road Improvements Project Monthly Update (pg. 66).  
*\*Information only.*
20. Lift Station No. 8 Reconstruction Project Monthly Update (pg. 67).  
*\*Information only.*
21. TKDA Engineering Contract for AMR's (pp. 68 – 72).  
*\*Staff recommends the Utilities Commission make a motion to City Council to approve the TDKA Engineering Proposal for Additional Engineering Services for the Water Meter Replacement Project Construction Administration in the estimated amount of \$9,960.00.*
22. Certificate of Survey Golf Course Drive (pp. 73 – 74).
23. Adjourn.

**UTILITIES COMMISSION**  
**June 22, 2016**

The regular meeting of the Baxter Utilities Commission was called to order at 5:30 p.m. by Chairman Rock Yliniemi.

MEMBERS PRESENT: Commissioner Shawn Crochet, Doug Wolf and Acting Chairman Dave Franzen.

MEMBERS ABSENT: Commissioner Jack Christofferson, Chairman Rock Yliniemi and Council Liaison Mark Cross.

STAFF PRESENT: Public Works Director/City Engineer Trevor Walter and Administrative Assistant Mary Haugen.

OTHERS PRESENT: WSN Consulting Engineer Aric Welch, SEH Consulting Engineer Scott Hedlund, and Bolton & Menk Consulting Engineers Mike Rardin and Bryan Drown.

**APPROVAL OF MINUTES**

**MOTION** by Commissioner Crochet, seconded by Commissioner Wolf to approve the Utilities Commission minutes of June 8, 2016. Motion carried unanimously.

**ELDER DRIVE AND GLORY ROAD IMPROVEMENTS FEASIBILITY STUDY**

WSB Consulting Engineer Rickart reviewed the Elder Drive and Glory Road feasibility report with the commission.

Mr. Rickart gave a brief power point presentation of the history of the proposed project, existing conditions, reviewed the site locations and site plans adjustments that were made to accommodate truck traffic and turning lanes.

Estimated project costs were reviewed and the costs will be assessed to the developer once the project has been completed in the fall of 2016.

**MOTION** by Commissioner Wolf, seconded by Commissioner Crochet to recommend City Council approve the WSB Elder Drive and Glory Road Feasibility Report for the HJ Junior Box and Multi-Tenant Developments. Motion carried unanimously.

**2016 ELDER DRIVE AND GLORY ROAD IMPROVEMENTS PROJECT**  
**ENGINEERING REQUEST FOR PROPOSALS**

Public Works Director/City Engineer Walter reviewed the request for proposals that were submitted for the 2016 Elder Drive and Glory Road Improvements Project.

Staff had requested proposal's from the four local engineering firms. Bolton & Menk submitted a letter stating that based on our evaluation of the project scope in conjunction with their current

commitments and staffing, they regretfully declined to submit a proposal at this time. Bolton & Menk requested the City continue to consider Bolton & Menk for future projects.

- SEH, Inc. \$58,302.00
- WSB \$42,800.00
- WSN \$58,227.00

Public Works Director/City Engineer Walter recommended approval of the WSB proposal since they were low quoter of engineering services, are very familiar with the development site location, traffic flow and have completed the feasibility report.

**MOTION** by Commissioner Crochet, seconded by Commissioner Wolf to recommend City Council award the professional engineering and related services contract for the 2016 Elder Drive and Glory Road Improvements Project to WSB in the not to exceed amount of \$42,800.00. Motion carried unanimously.

**ADJOURNMENT**

**MOTION** by Commissioner Wolf, seconded by Commissioner Crochet to adjourn the meeting at 6:00 p.m. Motion carried unanimously.

Approved by:

Submitted by,

---

Dave Franzen  
Acting Chairman

---

Mary Haugen  
Administrative Assistant



JUN 23 2016

For Internal Use Only  
Project # 16-19-6  
Fees Paid: \$ 350-  
Escrow Paid \$ 0  
Receipt # 97931  
Escrow Code \_\_\_\_\_

# CITY OF BAXTER LAND USE APPLICATION FORM

Type of Application (check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Architectural Review                        | <input type="checkbox"/> Final Plat                             |
| <input type="checkbox"/> Conditional Use Permit                      | <input type="checkbox"/> Vacation (Street/Easements)            |
| <input type="checkbox"/> Interim Use Permit                          | <input type="checkbox"/> Comprehensive Plan Amendment           |
| <input checked="" type="checkbox"/> Variance <u>350<sup>00</sup></u> | <input type="checkbox"/> Zoning/Subdivision Ordinance Amendment |
| <input type="checkbox"/> Sketch Plan Review                          | <input type="checkbox"/> Shore Land Alteration Permit           |
| <input type="checkbox"/> Administrative Subdivision                  | <input type="checkbox"/> Other _____                            |
| <input type="checkbox"/> Preliminary Plat                            |   |

Project Name or Description: Asking for VARIANCE on front line + Back line set Backs.  
F

### Property Information

Address: XXX PID Number: 0326700 20080089  
Legal Description (attach if necessary): Lot 8 BIK 2

### Applicant Information

Name: Mike Kloss Home Builders Construction Company  
Address: 4935 Pine MTN Bch. Rd. S.W Baxter MN 56435 IN  
Street City State Zip  
Phone (W): 320 980-2468 Phone (H): \_\_\_\_\_ Fax: \_\_\_\_\_  
Print or Type Name: \_\_\_\_\_ Email Address: 2468mike@gmail.com  
Contact Person Name (If other than applicant): \_\_\_\_\_  
Phone: \_\_\_\_\_ Address: \_\_\_\_\_

### Owner Information

Name: Chad S. Exit Realty  
Address: Bain Fox Ct Baxter \_\_\_\_\_  
Street City State Zip  
Phone (W): \_\_\_\_\_ Phone (H): \_\_\_\_\_ Fax: \_\_\_\_\_  
Print or Type Name: \_\_\_\_\_ Email Address: chad@exitrealty.com

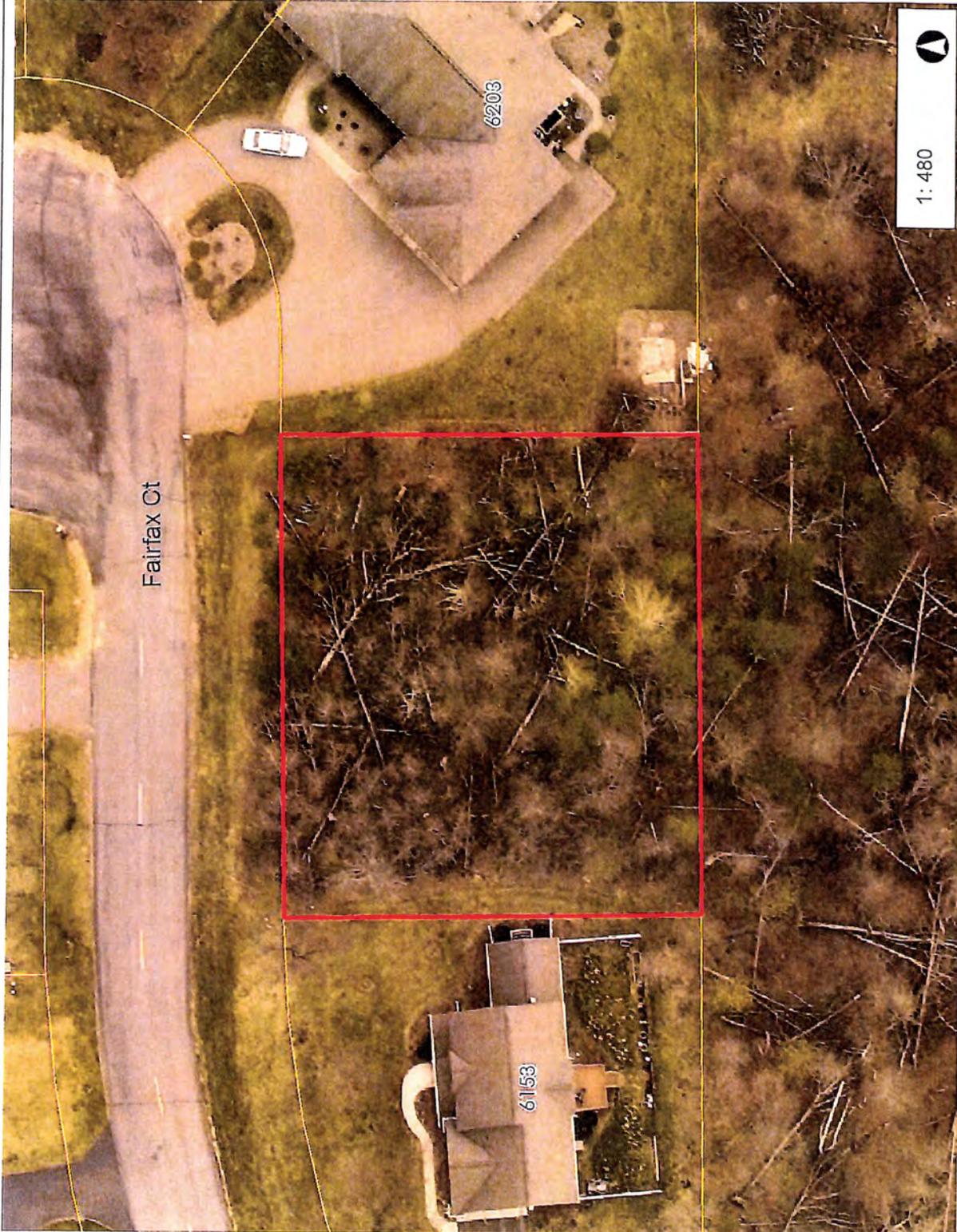
-7- If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature Mike Klass Date 6-21-2016

Applicant's Printed Name Mike Klass

Owner's Signature Signed for Chad Mitchell Date 6-21-2016

Owner's Printed Name Mike Klass



80.0

0 40.00 80.00 Feet  
NAD\_1983\_HARN\_Adj\_MN\_Crow\_Wing\_Feet  
City of Baxter

1:480



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Notes

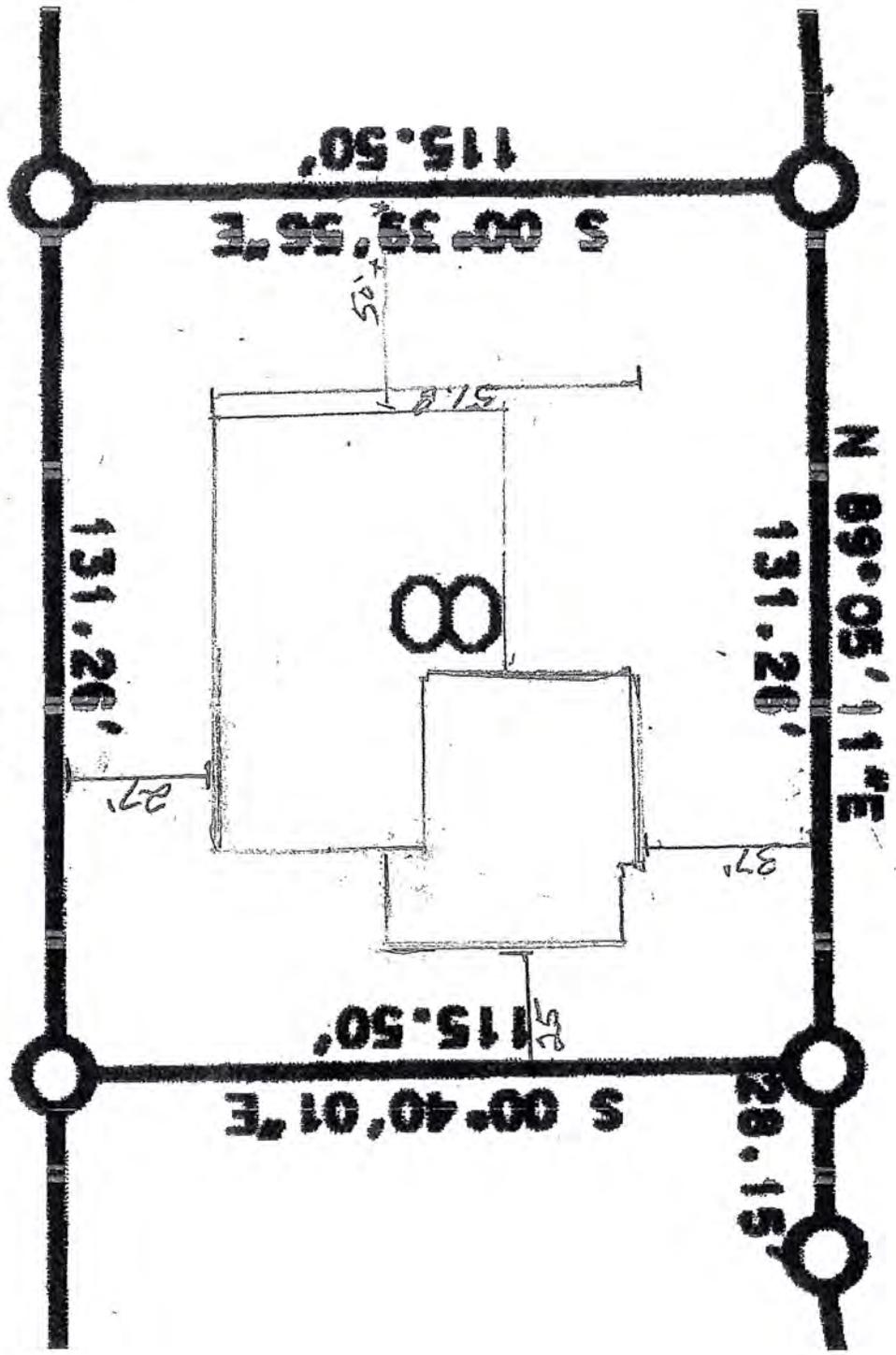
**Legend**

- Streets
- Locations
- Current
- Pending
- Vacant
- Retired
- Other
- Parcels
- Land Use Cases
- Encumbrances
- Municipal Boundaries
- Historical Parcels
- 2016 Imagery
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

State Hwy 210

48

Fairfax Ct. Variance as to 3' off set in front & back Property lines



# BAXTER



"A Growing Community"

## CITY OF BAXTER LAND USE APPLICATION FORM

For Internal Use Only -10-

Project # \_\_\_\_\_

Fees Paid: \$ 780.00

Escrow Paid \$ 1,000.00

Receipt # 97890

Escrow Code \_\_\_\_\_

### Type of Application (check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Architectural Review                         | <input checked="" type="checkbox"/> Final Plat ✓                |
| <input checked="" type="checkbox"/> Conditional Use Permit <u>450</u> | <input type="checkbox"/> Vacation (Street/Easements)            |
| <input type="checkbox"/> Interim Use Permit                           | <input type="checkbox"/> Comprehensive Plan Amendment           |
| <input type="checkbox"/> Variance                                     | <input type="checkbox"/> Zoning/Subdivision Ordinance Amendment |
| <input type="checkbox"/> Sketch Plan Review                           | <input type="checkbox"/> Shore Land Alteration Permit           |
| <input type="checkbox"/> Administrative Subdivision                   | <input type="checkbox"/> Other                                  |
| <input checked="" type="checkbox"/> Preliminary Plat <u>330</u>       |   |

Escrow 1000.00

Project Name or Description: First Addition to Vaughans Lots

### Property Information

Address: \_\_\_\_\_ PID Number: 0342500090A0009

Legal Description (attach if necessary): Outlot A, Vaughans Lots, Crow Wing County, Minnesota.

### Applicant Information

Name: Diversified Construction

Address: 1107 South 6th Street Brainerd MN 56401  
Street City State Zip

Phone (W): 218-820-7841 Phone (H): \_\_\_\_\_ Fax: \_\_\_\_\_

Print or Type Name: \_\_\_\_\_ Email Address: Kpeterson6@live.com

Contact Person Name (If other than applicant): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

### Owner Information

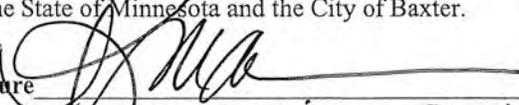
Name: Roger and Paulette Vaughan

Address: 3656 E. Marlene Drive Gilbert AZ 85296  
Street City State Zip

Phone (W): \_\_\_\_\_ Phone (H): \_\_\_\_\_ Fax: \_\_\_\_\_

Print or Type Name: \_\_\_\_\_ Email Address: \_\_\_\_\_

-1 If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature  Date 6/21/16  
Applicant's Printed Name Kristin A. Peterson

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner's Printed Name Roger Vaughan

Preliminary Plat of  
**FIRST ADDITION TO VAUGHANS LOTS**

Outlot A, VAUGHANS LOTS  
 Section 12, Township 133 North, Range 29 West,  
 Crow Wing County, Minnesota.

NOVAK ACRES 2ND ADDITION

NOVAK ACRES

LOT 1

Blair Froese  
 16276 County Road 102  
 Brainerd, MN 56401  
 Parcel 031620010010009  
 Zoning - R2

BLOCK 1

LOT 1

Laverne Circle LLC  
 8273 Industrial Park Road  
 Baxter, MN 56425  
 Parcel 034000010010009  
 Zoning - R2

BLOCK 1

City of Baxter  
 Jeremy Vachek - Finance Director  
 City Hall  
 PO Box 2828  
 Baxter, MN 56425  
 Parcel 020123200000009  
 Zoning - PB

City of Baxter  
 Jeremy Vachek - Finance Director  
 City Hall  
 PO Box 2828  
 Baxter, MN 56425  
 Parcel 020123200000009  
 Zoning - PB

City of Baxter  
 Jeremy Vachek - Finance Director  
 City Hall  
 PO Box 2828  
 Baxter, MN 56425  
 Parcel 020123200000009  
 Zoning - PB

Owner: Roger and Paulette Vaughan  
 3656 East Marlene Drive  
 Gilbert, AZ 85296

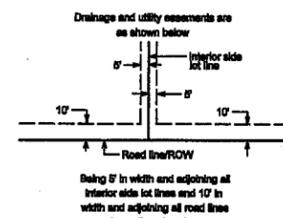
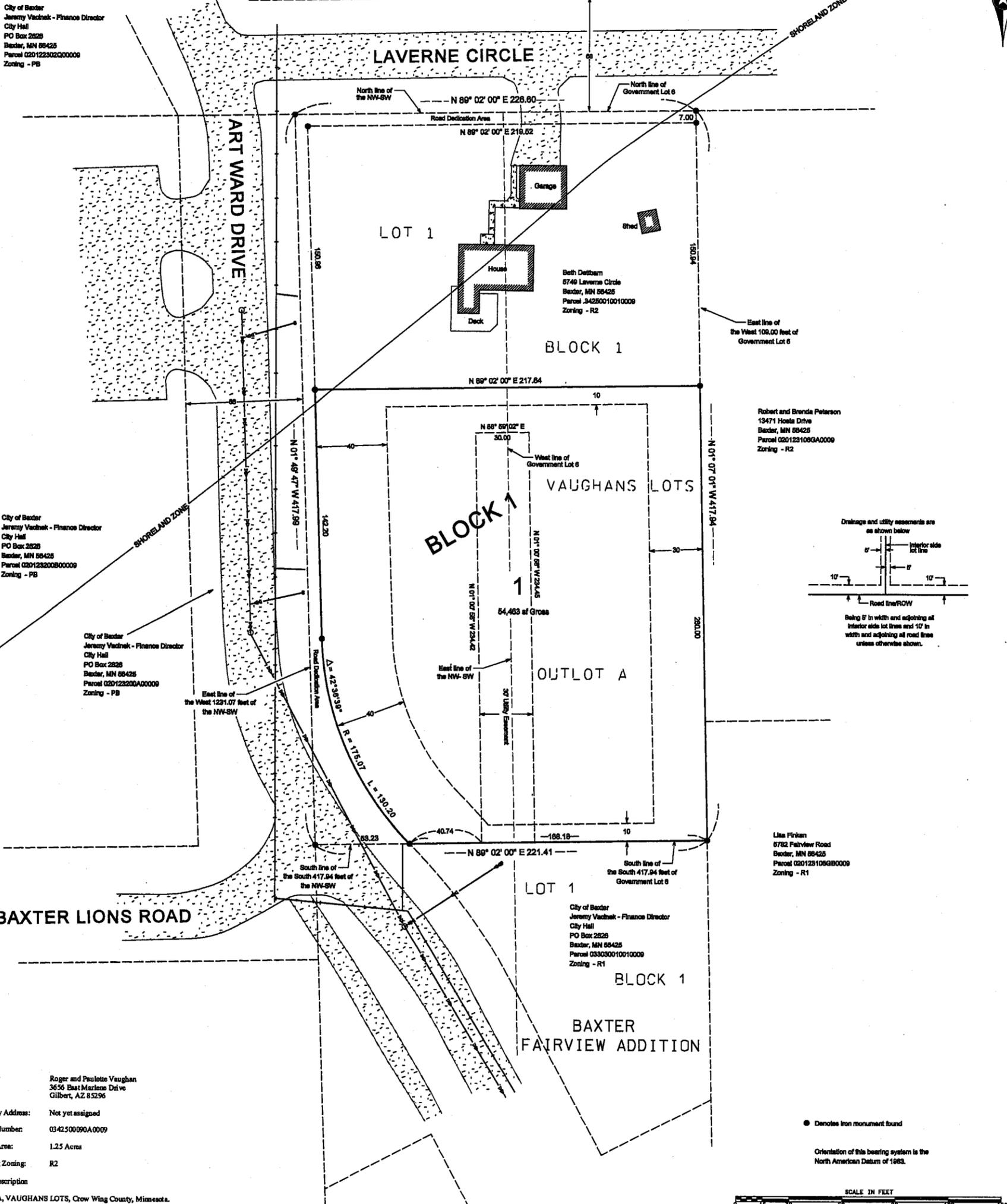
Property Address: Not yet assigned

Parcel Number: 0342500090A0009

Parcel Area: 1.25 Acres

Existing Zoning: R2

Legal description  
 Outlot A, VAUGHANS LOTS, Crow Wing County, Minnesota.



Lisa Finlan  
 5782 Fairview Road  
 Baxter, MN 56425  
 Parcel 0201231060B0009  
 Zoning - R1

City of Baxter  
 Jeremy Vachek - Finance Director  
 City Hall  
 PO Box 2828  
 Baxter, MN 56425  
 Parcel 033030010010009  
 Zoning - R1

● Denotes iron monument found

Orientation of this bearing system is the  
 North American Datum of 1983.



Client Name: Dave Peterson

No.	Date	REVISIONS

Survey By: MB  
 Drawn By: KW  
 Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *James Kramer* DATE: 6-8-2016  
 JAMES KRAMER, MIN LICENSE NUMBER 23668

PROJECT NO. PETED1601

# Preliminary Plat of FIRST ADDITION TO VAUGHANS LOTS

Outlot A, VAUGHANS LOTS  
Section 12, Township 133 North, Range 29 West,  
Crow Wing County, Minnesota.

NOVAK ACRES 2ND ADDITION

NOVAK ACRES

LOT 1  
Blair Froese  
18275 County Road 102  
Brainerd, MN 56401  
Parcel 031820010010009  
Zoning - R2

LOT 1  
Laverne Circle LLC  
8273 Industrial Park Road  
Baxter, MN 56428  
Parcel 034000010010009  
Zoning - R2

City of Baxter  
Jeremy Vacznik - Finance Director  
City Hall  
PO Box 2828  
Baxter, MN 56425  
Parcel 020122302000009  
Zoning - PB

City of Baxter  
Jeremy Vacznik - Finance Director  
City Hall  
PO Box 2828  
Baxter, MN 56425  
Parcel 020122300800009  
Zoning - PB

City of Baxter  
Jeremy Vacznik - Finance Director  
City Hall  
PO Box 2828  
Baxter, MN 56425  
Parcel 020123200A00009  
Zoning - PB

Beth Dettham  
6748 Laverne Circle  
Baxter, MN 56425  
Parcel 342800100100009  
Zoning - R2

Robert and Brenda Peterson  
13471 Hoets Drive  
Baxter, MN 56425  
Parcel 020123108GA0009  
Zoning - R2

Lisa Fritzen  
5782 Fairview Road  
Baxter, MN 56425  
Parcel 020123108GB0009  
Zoning - R1

LOT 1  
City of Baxter  
Jeremy Vacznik - Finance Director  
City Hall  
PO Box 2828  
Baxter, MN 56425  
Parcel 033030010010009  
Zoning - R1

BAXTER LIONS ROAD

BAXTER  
FAIRVIEW ADDITION

Owner: Roger and Paulette Vaughan  
3656 East Marlene Drive  
Gilbert, AZ 85296

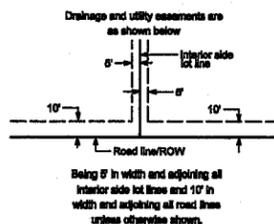
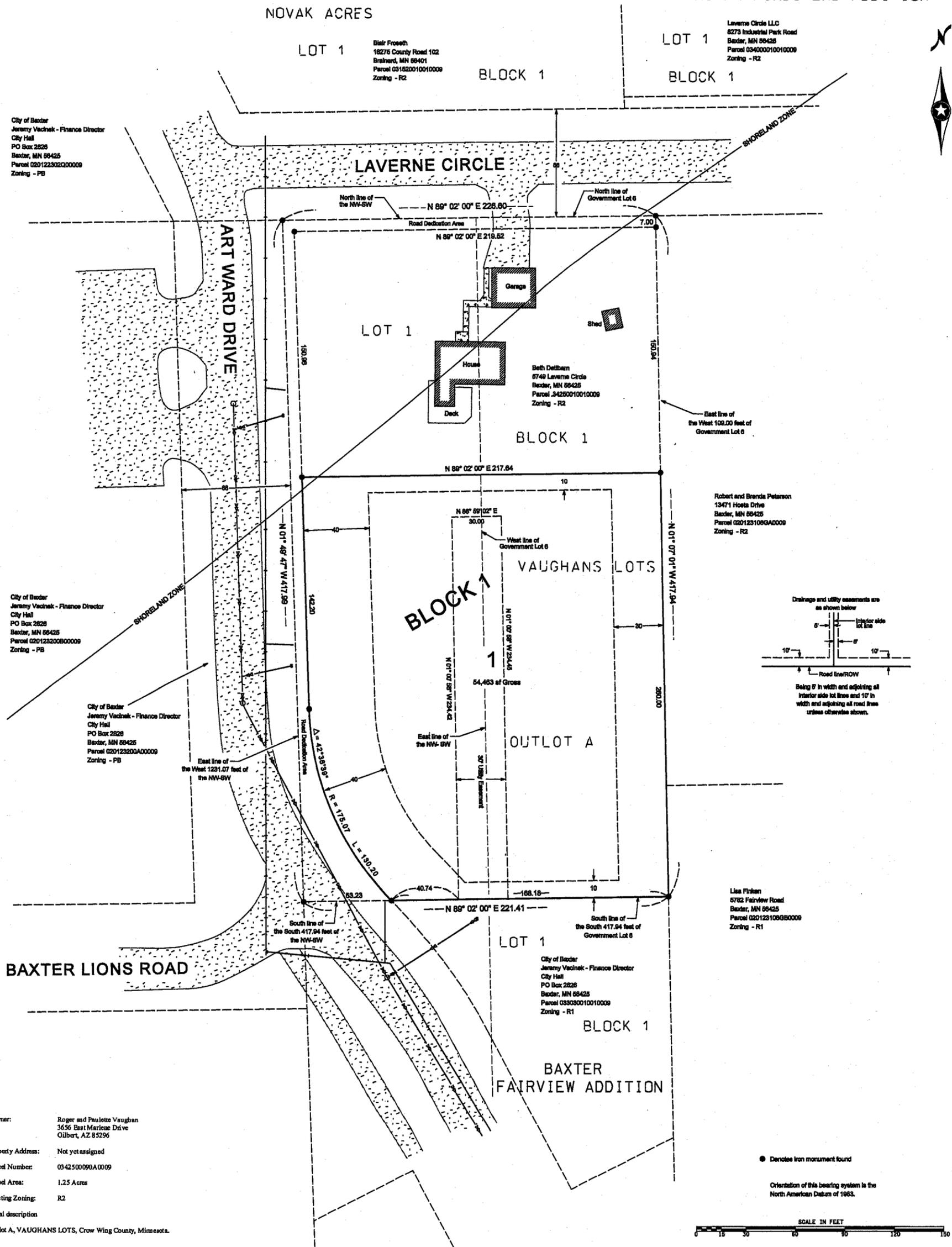
Property Address: Not yet assigned

Parcel Number: 034250090A0009

Parcel Area: 1.25 Acres

Existing Zoning: R2

Legal description  
Outlot A, VAUGHANS LOTS, Crow Wing County, Minnesota.



● Denotes iron monument found

Orientation of this bearing system is the North American Datum of 1983.

SCALE IN FEET  
0 15 30 60 90 120 150

Client Name: Dave Peterson

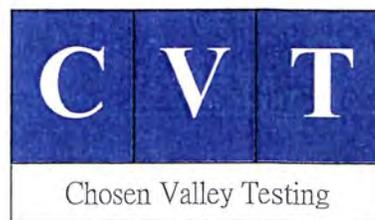
No.	Date	REVISIONS

Survey By: MS  
Drawn By: KW  
Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *James Kramer* DATE: 6-8-2016  
JAMES KRAMER, MIN LICENSE NUMBER 23688

PROJECT NO. PETED1601



**Design Phase Geotechnical Report:**

Vaughn Townhomes  
NE Quadrant of Art Ward Drive & Baxter Lions Road  
Baxter, Minnesota

**Prepared for:**

Mr. Brian Schultz  
Schultz Engineering

June 13, 2016  
9396.16.MNS



# Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing, 31 1<sup>st</sup> Avenue SE, PO Box 66, Rice, Minnesota 56367 (320) 393-3306 fax (320) 393-3309

Mr. Brian Schultz, PE  
Schultz Engineering & Site Design  
18 South Riverside Avenue  
Suite 230  
Sartell, MN 56377  
[schultzeng@live.com](mailto:schultzeng@live.com)

June 13, 2016

**Re: Design Phase Geotechnical Evaluation  
Vaughn Townhomes  
Baxter, Minnesota  
CVT Project #9396.16.MNS**

Dear Mr. Schultz,

As authorized, we have completed the geotechnical evaluation for the proposed Vaughn Townhome project in Baxter, Minnesota. This letter briefly summarizes the findings in the attached report.

## **Summary of Boring Results**

At the surface, the borings initially met around 12 to 16 inches of topsoil. The topsoil primarily consisted of slightly organic silty clayey sand and contained trace amounts of roots and other organic matter.

Below the topsoil, the borings were dominated by glacial sands. All of the soil borings terminated in the sands at a depth of 16 feet.

Water was not observed in any of the soil borings drilled on site. We would expect groundwater levels to fluctuate similarly to nearby lakes and rivers, along with local weather patterns.

## **Summary of Analysis and Recommendations**

Based on the borings, the conditions at the site generally consist of about 1 foot of topsoil underlain by rather clean sands. The topsoil is not suitable for building support and should be stripped and removed from below the building and paved areas. The natural sands appear suitable for reuse as bulk fill in these areas.

Footings are expected to bear on natural sands or possibly a small amount of engineered compacted fill over the natural sands. Based on the assumed loads and implementation of the earthwork recommendations, we are of the opinion that foundations may be designed to exert pressures of up to 3,000 psf. This allowable bearing pressure includes a safety factor of at least 3 against shear failure. Total post-construction settlement are expected to be on the order of 1 inch or less, while differential settlements are expected to be on the order of ½ an inch or less.

Vaughn Townhomes  
Project: 9396.16.MNS

June 13, 2016  
Page - 2

Remarks

We appreciate the opportunity to serve you. The attached report provides more details of our analysis. If you have any questions about our report, please feel free to contact us at (320) 393-3306.

Sincerely,  
**Chosen Valley Testing, Inc.**



Colby T. Verdegan, PE  
Sr. Geotechnical/Materials Engineer

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**BORING LOCATION SKETCH**

**LOG OF BORING # 1-4**

**LEGEND TO SOIL DESCRIPTION**

**Design Phase Geotechnical Report  
Vaughn Townhomes  
NE Quadrant of Art Ward Drive and Baxter Lions Road  
Baxter, Minnesota**

CVT Project Number: 9396.16.MNS

Date: June 13, 2016

## **A. Introduction**

The intent of this report is to present our findings to the client in the same logical sequence that led us to arrive at the opinions and recommendations expressed. Since our services often must be completed before the design is finished, assumptions are often needed to prepare a proper scope and to analyze the data. A complete and thorough review of the entire document, including its assumptions and its appendices, should be undertaken immediately upon receipt.

### **A.1. Purpose**

This geotechnical report was prepared to aid in the design and construction of the proposed Vaughn Townhome project in Baxter, Minnesota. Our services were authorized by Mr. Brian Schultz of Schultz Engineering.

### **A.2. Scope**

To obtain data for analysis, four penetration test borings were requested. Due to access constraints (heavy tree cover), manual borings were drilled instead. The borings were drilled to a depth of 15 feet. Our engineering scope consisted of providing geotechnical recommendations for the proposed building and pavement sections.

### **A.3. Boring Locations and Elevations**

The desired boring locations were provided on a site plan from Schultz Engineering. The sketch in the Appendix of this report shows the approximate boring locations, based on superposing the plan provided onto a satellite view of the project using Google Earth software.

Because of the heavy tree cover, ground surface elevations were not measured.

### **A.4. Geologic Background**

A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.

Geologic maps indicate that the dominant soils in the area primarily consist of glacial lake deposits of sand. The uppermost bedrock is indicated to be more than 150 feet below the surface.

### B. Subsurface Data

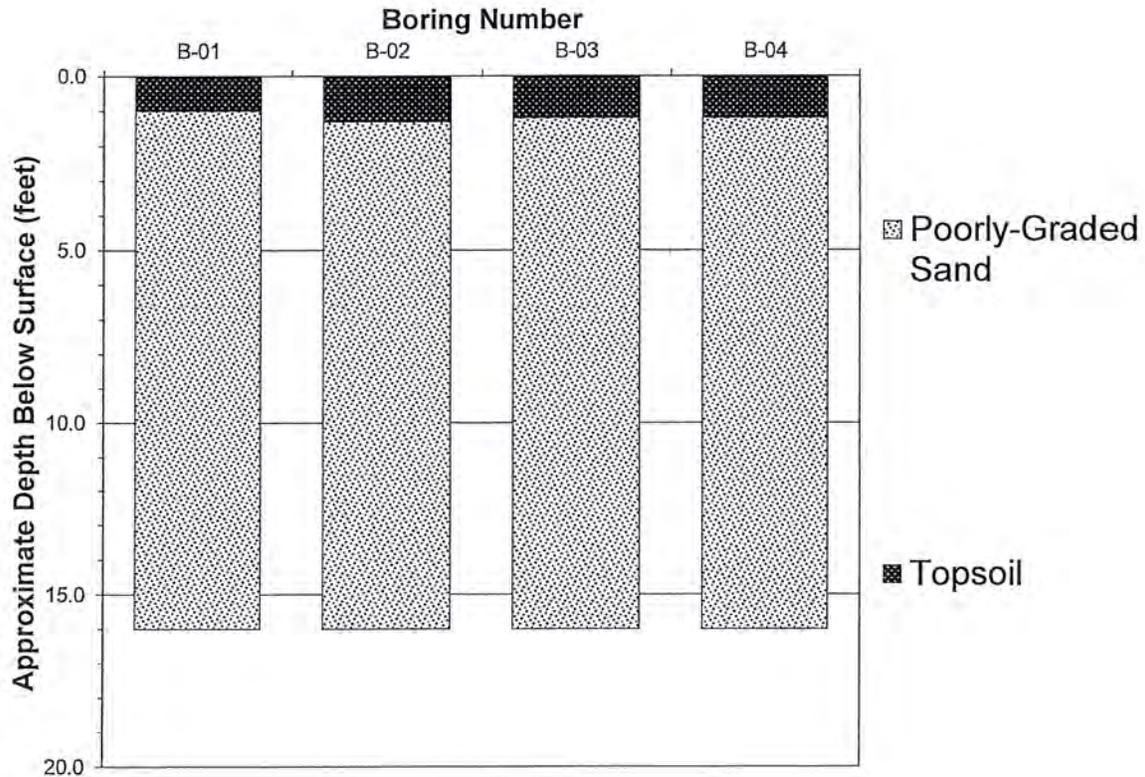
Procedures: The borings were performed in general accordance with penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a bucket was drilled to the desired sampling depth. A 2-inch OD sampling tube was then screwed onto the end of a sampling rod, inserted into the hole, and then driven into the soil with a manual post-pole pounder. The sampler was driven 18 inches into the soil. The samples were generally taken at 2½ to 5-foot intervals. The core of soil obtained was classified and logged by the driller on site and a representative portion was then sealed and delivered to the geotechnical engineer for further review.

#### B.1. Stratification

At the surface, the borings initially met around 12 to 16 inches of topsoil. The topsoil primarily consisted of slightly organic silty clayey sand and contained trace amounts of roots and other organic matter.

Below the topsoil, the borings were dominated by glacial sands. All of the soil borings terminated in the sands at a depth of 16 feet.

For the reader's convenience, we have summarized the soil boring data on the cross-section which follows. The reader is referred to the log sheets in the Appendix for more detailed information.



## **B.2. Groundwater Data**

During drilling, the drillers may note the presence of moisture on the sampler, in the cuttings, or in the borehole itself. These findings are reported on the boring logs. Because water levels vary with weather, time of year, and other factors, the presence or lack of water during exploration is subject to interpretation and is not always conclusive.

Water was not observed in any of the borings drilled on site. We would expect groundwater levels to fluctuate similarly to nearby lakes and rivers, along with local weather patterns.

## **C. Design Data**

Because each structure has a different loading configuration and intensity, different grades, and different structural or performance tolerances, the results of a geotechnical exploration will mean different things for different facilities. If the facility changes, Chosen Valley Testing should be contacted to discuss possible implications of the changes. Without a chance to review such changes, the recommendations of the soils engineer may no longer be valid or appropriate.

The project consists of constructing a two townhouse buildings and associated garages. The townhomes are assumed to be one or two-story, wood-framed buildings. Maximum footing loads are assumed to be on the order of 3,000 pounds per linear foot of wall, while maximum column loads are assumed to be on the order of 40 kips. We assume that less than 5 feet of cutting and filling will be needed to reach the final grades.

Parking and drive areas will be constructed to the west of the townhomes. All areas are expected to experience light vehicle traffic.

## **D. Analysis**

Based on the borings, the conditions at the site generally consist of about 1 foot of topsoil underlain by rather clean sands. The topsoil is not suitable for building support and should be stripped and removed from below the building and paved areas. The natural sands appear suitable for reuse as bulk fill in these areas.

Footings are expected to bear on natural sands or possibly a small amount of engineered compacted fill over the natural sands. Based on the assumed loads and implementation of the earthwork recommendations, we are of the opinion that foundations may be designed to exert pressures of up to 3,000 psf. This allowable bearing pressure includes a safety factor of at least 3 against shear failure. Total post-construction settlement are expected to be on the order of 1 inch or less, while differential settlements are expected to be on the order of ½ an inch or less.

The remainder of the report provides more details of our recommendations.

## E. Building Recommendations

### E.1. Grading Recommendations

**E.1.a. Stripping and Excavation:** We recommend stripping and removing the existing topsoil, along with any other otherwise unsuitable soils that may be encountered during construction. At the boring locations explored, the topsoil thickness was less than 1 ½-foot thick at the locations explored.

**E.1.b. Subgrade Evaluation:** The soils at the bottom of the excavations should be evaluated by qualified geotechnical personnel before placing fill or foundations. Any unsuitable materials observed should be removed and replaced with engineered fill. We recommend that Chosen Valley Testing be retained to evaluate the bearing soils and the overall earthwork operation with regard to the findings in this report and our assumptions.

**E.1.c. Oversizing:** Any stripping or corrective excavations should be oversized at least 1 foot beyond the foundations for each foot of fill needed below footing grade. This oversizing can be reduced by up to 50% if rather precise staking is present during grading.

**E.1.d. Fill Placement and Compaction:** For ease in construction, we recommend using clean sands or gravels having less than 12% particles passing a #200 sieve, where fill is needed below the foundations. The natural sands appeared to be suitable for reuse as structural fill in all areas.

New fill placed on site should be placed in lifts adjusted to the compactor being used and the material being compacted. We recommend limiting lifts to no more than 1 foot. This assumes large, self-propelled or tow-behind compactors are used. All materials below the building, in the oversized areas, or used as backfill for walls should be compacted to a minimum of 95% of its maximum standard Proctor density (ASTM D 698).

### E.2. Building Design

**E.2.a. Foundation Depth:** We recommend placing foundations at least 60 inches below the exposed ground surface for frost protection. Interior foundations in heated areas may be placed directly below slabs.

**E.2.b. Bearing Capacity:** Based on the assumed loads and implementation of the earthwork recommendations, we are of the opinion that foundations may be designed to exert pressures of up to 3,000 psf. This allowable bearing pressure includes a safety factor of at least 3 against shear failure.

**E.2.c. Settlement:** Based on a bearing pressure of 3,000 psf, total post-construction settlements are expected to be on the order of 1 inch or less. Differential settlement between similarly loaded footings is expected to be on the order of ½ inch or less.

**E.2.d. Vapor Barrier:** If the slab will receive coverings that are less permeable than concrete, a vapor barrier should be placed below the slab. Some contractors prefer to place this barrier below the sand, to limit the potential for curling.

**E.2.e. Slab Design:** The completed slab subgrade is expected to consist of small amounts of engineered fill over natural sands. We recommend using a modulus of subgrade reaction of no more than 200 pounds per cubic inch for these conditions.

In addition, we recommend placing a layer of clean sand, having less than 5% particles passing the number 200 sieve, as fill in the upper 4 to 6 inches of the subgrade (just below slabs).

## **F. Pavement Recommendations**

### **F.1. Stripping and Grading**

We recommend stripping the topsoil or otherwise unsuitable soils from below all paved areas to a depth of 3 feet. The near-surface soils should then be scarified to encourage uniformity and compacted as needed to pass a test roll.

### **F.2. Fill Placement and Compaction**

If new fill is needed in paved areas, it should consist of a uniform soil type similar to the near-surface soils already present – which were primarily silty sands.

Fill placed in the upper 3 feet of the subgrade should be compacted to at least 100% of its maximum standard Proctor density. Below 3 feet, compaction to 95% is recommended. The completed pavement subgrade should be able to pass a test roll. Areas not passing the test roll should be reworked and stabilized with additional aggregate base or other means, as needed to pass the test roll.

### **F.3. Pavement Design**

After stripping and grading, the soils present at subgrade elevation are expected to be clean poorly graded sand. The sands would be expected to have an R-value of around 50 to 70. In the absence of traffic loading data, we suggest a flexible pavement section consisting of at least 6 inches of aggregate base and 3 inches of bituminous. The pavement section should be considered preliminary, subject to review by the project engineering consultant, and subject to their experience with pavement design and performance in the area of the project.

## **G. Construction Testing and Documentation**

### **G.1. Excavation**

Stripping can likely be performed with a variety of equipment, though rubber tired equipment will likely have difficulty driving on the sands.

### **G.2. Sideslopes**

The contractor will be required to slope or shore the excavations as needed to meet OSHA requirements for safety. The poorly-graded sand with silt are expected to classify as Type C soils.

**G.3. Cold Weather**

If the excavation occurs during freezing temperatures, good winter construction practices should be used. Frozen fill should be thawed before placing and filling should not be placed on frozen ground. Slab areas should be completely thawed prior to placing concrete.

**G.4. Construction Testing and Documentation**

The bottom of the excavations should be evaluated and documented by qualified geotechnical personnel to assess the soils at bearing depth. Any fill placed below building areas should be evaluated for conformance to the project gradation recommendations and should be tested for compaction. If filling proceeds during periods of freezing weather, full-time testing should be considered to help confirm that imported fill is thawed prior to and during compaction, and that all snow has been removed before placement of the fill.

Although our firm offers testing services relating to civil and structural components of the structure (such as concrete testing, reinforcement observations, etc.), specification of such services are beyond our work scope and the designer should be consulted as to such requirements.

**H. Level of Care**

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

**I. Certification**

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

**J. Certification**

 <p>A circular seal for Colby T. Verdegan, a Licensed Professional Engineer in the State of Minnesota. The seal contains the text: COLBY T. VERDEGAN, LICENSED PROFESSIONAL ENGINEER, 18983, and STATE OF MINNESOTA.</p>	<p>I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.</p> <p><i>Colby T. Verdegan</i></p> <p>Colby T. Verdegan, PE Geotechnical Engineer Registration Number 18983 Date: June 13, 2016</p>
---	---

## Appendix

Boring Location Sketch

Log of Boring # 1-4

Legend to Soil Description



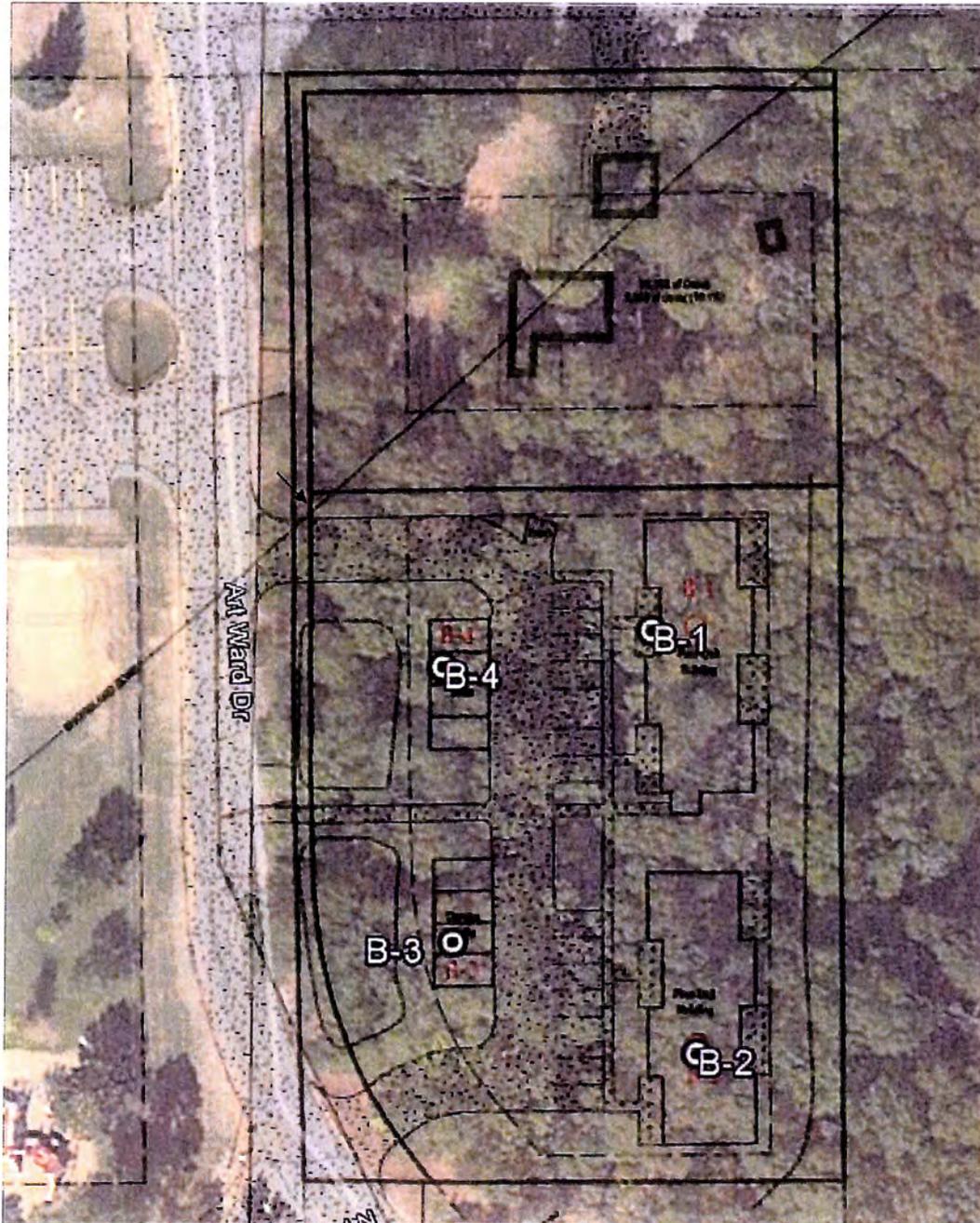
Legend

- ⊙ Boring Location



### Soil Boring Location Sketch

Proposed Vaughn Townhomes  
NE Quad. Art Ward Dr & Baxter Lions Rd  
Baxter, Minnesota  
CVT Project No. 9396.16.MNS



# LOG OF BORING

CHOSEN VALLEY TESTING



Chosen Valley Testing, Inc.

PROJECT: 9396.16.MNS Design Phase Geotechnical Evaluation Vaughn Townhomes NE Quad Art Ward Drive and Baxter Lions Road Baxter, Minnesota	BORING: <b>B-1</b>	
	LOCATION: See attached sketch	
	DATE: 6/3/2016	SCALE: 1" = 3'

Elev.	Depth 0.0	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
	1.0	OL	<u>TOPSOIL</u> , fine grained, Slightly Organic Silty Clayey Sand, trace roots, black, moist to wet.			
		SP	<u>POORLY GRADED SAND</u> , mostly fine grained, brown, moist. (Glacial Outwash)			
	16.0		End of boring Water not observed. Boring backfilled.			

CVT STANDARD 9396.16.MNS(VAUGHN - BAXTER).GPJ LOG A.GNNO6.GDT 6/13/16



PROJECT: 9396.16.MNS Design Phase Geotechnical Evaluation Vaughn Townhomes NE Quad Art Ward Drive and Baxter Lions Road Baxter, Minnesota	BORING: <b>B-2</b>	
	LOCATION: See attached sketch	
	DATE: 6/3/2016	SCALE: 1" = 3'

Elev.	Depth 0.0	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
	1.3	OL	<u>TOPSOIL</u> , fine grained, Slightly Organic Silty Clayey Sand, trace roots, black, moist to wet.			
		SP	<u>POORLY GRADED SAND</u> , mostly fine grained, brown, moist. (Glacial Outwash)			
	16.0		End of boring Water not observed. Boring backfilled.			

CVT STANDARD 9396.16.MNS(VAUGHN - BAXTER).GPJ LOG A GNN08.GDT 6/13/16

# LOG OF BORING

CHOSEN VALLEY TESTING



PROJECT: 9396.16.MNS Design Phase Geotechnical Evaluation Vaughn Townhomes NE Quad Art Ward Drive and Baxter Lions Road Baxter, Minnesota	BORING: <b>B-3</b>	
	LOCATION: See attached sketch	
	DATE: 6/3/2016	SCALE: 1" = 3'

Elev.	Depth 0.0	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
	1.2	OL	<b>TOPSOIL</b> , fine grained, Slightly Organic Silty Clayey Sand, trace roots, black, moist to wet.			
		SP	<b>POORLY GRADED SAND</b> , mostly fine grained, brown, moist. (Glacial Outwash)			
	16.0		End of boring Water not observed. Boring backfilled.			

CVT STANDARD 9396.16.MNS(VAUGHN - BAXTER).GPJ LOG A.GN06.GDT 6/13/16

-29-LOG OF BORING

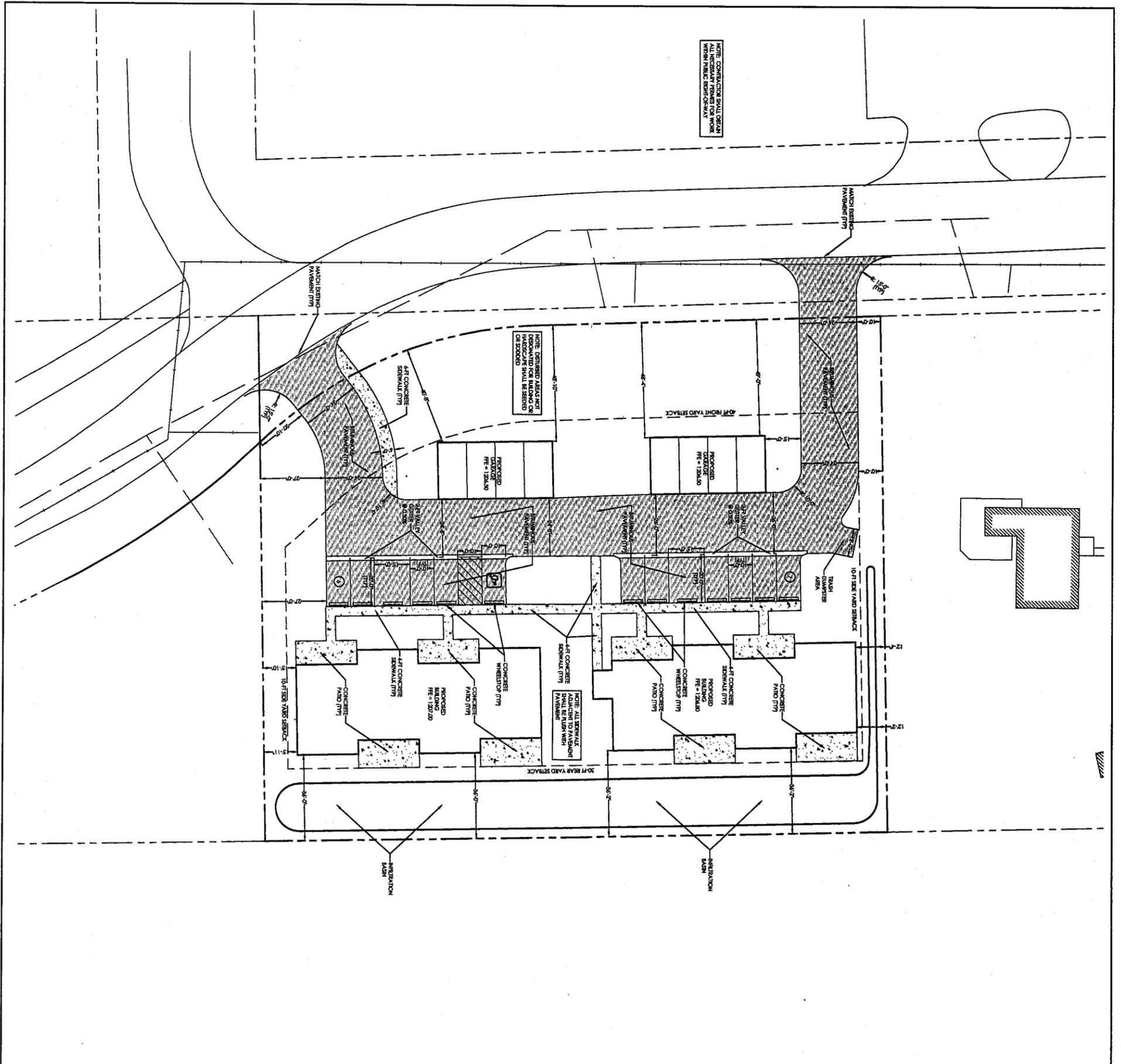
CHOSEN VALLEY TESTING



PROJECT: 9396.16.MNS Design Phase Geotechnical Evaluation Vaughn Townhomes NE Quad Art Ward Drive and Baxter Lions Road Baxter, Minnesota	BORING: <b>B-4</b>	
	LOCATION: See attached sketch	
	DATE: 6/3/2016	SCALE: 1" = 3'

Elev.	Depth 0.0	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
	1.2	OL	<b>TOPSOIL</b> , fine grained, Slightly Organic Silty Clayey Sand, trace roots, black, moist to wet.			
		SP	<b>POORLY GRADED SAND</b> , mostly fine grained, brown, moist. (Glacial Outwash)			
	16.0		End of boring Water not observed. Boring backfilled.			

CVT STANDARD 9396.16.MNS(VAUGHN - BAXTER).GPJ LOG A GNN06.GDT 6/13/16



NOTE: CONCRETE SHALL BE FINISHED WITH PUBLIC RESTROOMS WHEN PUBLIC RESTROOMS ARE REQUIRED.

NOTE: DESTROYED AREAS NOT RECONSTRUCTED FOR BUILDING OR DRIVEWAYS SHALL BE RESEED OR SOILED.

NOTE: ALL SEWERAGE SHALL BE RUSHED WITH PAVEMENT.

**ZONING: R2 MEDIUM DENSITY RESIDENTIAL**

**SETBACKS**

FRONT YARD = 40-FT  
 SIDE YARD (INTERIOR) = 10-FT  
 REAR YARD = 30-FT  
 COVERAGE

**CITY ORDINANCE**

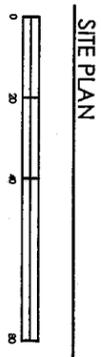
MAXIMUM IMPERVIOUS COVERAGE = 50%  
 ACTUAL COVERAGE  
 PROPOSED IMPERVIOUS AREA = 25,400 SF  
 TOTAL LOT AREA = 54,300 SF  
 ACTUAL IMPERVIOUS COVERAGE = 25,400 / 54,300 = 46.8%

**PARKING CALCULATION**

CITY ORDINANCE  
 1 SPACES PER UNIT  
 REQUIRED SPACES  
 TOTAL NUMBER OF UNITS = 8  
 TOTAL REQUIRED PARKING SPACES = 8 X 2 = 16 SPACES

**PROVIDED SPACES**

DETACHED GARAGE SPACES = 8 SPACES  
 EXTERIOR PARKING SPACES = 13 SPACES  
 TOTAL PROVIDED PARKING SPACES = 21 SPACES



SITE PLAN

16026Site.dwg

**VAUGHAN TOWNHOMES**

BAXTER, MINNESOTA

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/27/2016	REVISIONS PER 06/23/2016 CITY COMMENT
2		
3		
4		

**SCHULTZ ENGINEERING & SITE DESIGN**

18 South Riverside Avenue  
 Suite 230  
 Bartell, MN 56377  
 www.schultzengineeringdesign.com

Ph: (820) 399-0669  
 Fx: (866) 638-1830  
 schultzeng@tve.com

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

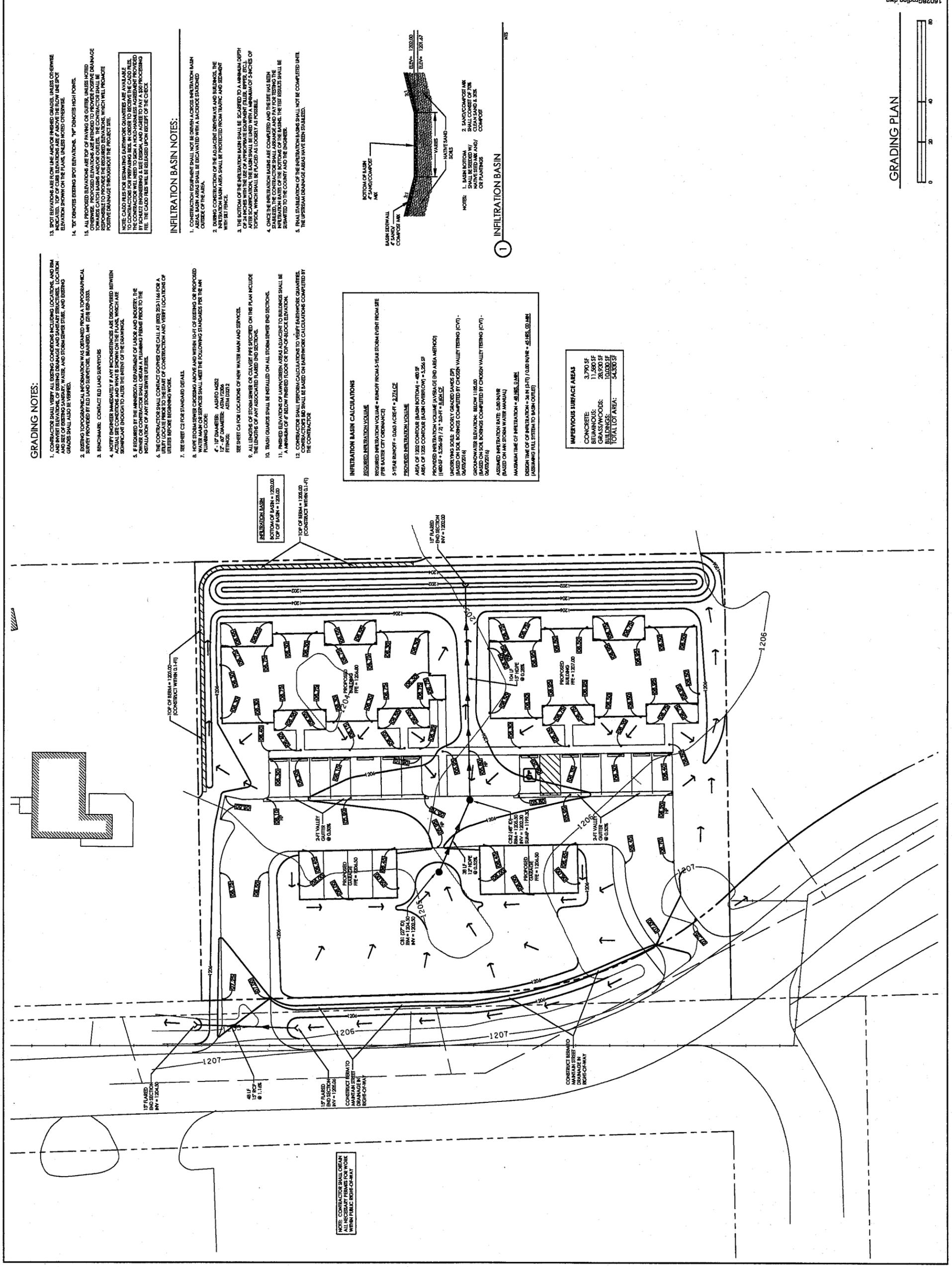
Brian U. Schultz, PE  
 Date: 06/20/2016 License No.: 43129

**SCHULTZ ENGINEERING & SITE DESIGN**  
 18 South Florida Avenue  
 Suite 230  
 Sartell, MN 56477  
 Ph: (820) 330-0699  
 Fax: (866) 633-1830  
 schultzeng@live.com  
 www.schultzengineeringdesign.com

**VAUGHAN TOWNHOMES**  
 PROJECT NUMBER: 16028  
 SCALE: 1"=20'  
 C3 OF 6

NO.	DATE	DESCRIPTION
1	06/27/2016	REVISED PER 06/23/2016 CITY COMMENT
2		
3		
4		

BAXTER, MINNESOTA









# Lot on Isle Drive

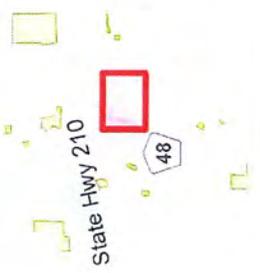


1:7,199



1,199.8  
 NAD\_1983\_HARN\_Adj\_MN\_Crow\_Wing\_Feet  
 City of Baxter

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



## Legend

- Streets
- Parcels
- Land Use Cases
- Encumbrances
- Municipal Boundaries
- Historical Parcels
- 2016 Imagery
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Notes



Proposed  
Clear and Grub Area  
41,000 square feet  
Approximately 3600 yards of fill  
Does not account for compaction/settling

Wetland Area  
from previous determination  
7,022 sq ft

Existing 1292

Existing 1292

Existing 1292

Existing 1292

1292

1290

1290

1292

1292

10

10

10

20

20

20



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## MEMORANDUM

TO: Honorable Mayor and City Council and Utilities Commission  
c/o Trevor Walter  
City of Baxter, Minnesota

FROM: Scott Hedlund, PE

DATE: June 29, 2016

RE: 2015 Mill and Overlay Project  
**Monthly Project Status Update**  
SEH No. BAXTE 131772 20.00

A. The following is an update on the status of the current work tasks on the project:

- Construction
  - **Other than miscellaneous punch list/warranty work, construction on the project is complete.**
  - **Final paperwork and post construction services remain.**
  - **Application for Payment No. 6 - Final is planned for approval by the Utilities Commission and City Council in August/September.**

B. The following is an update on the status of the project budget:

- Total project budget:
  - i. Final costs are anticipated to come in under the total project budget of \$2.5M certified at the assessment hearing.
- Consultant budget:
  - i. There are no unapproved scope changes at this time.

c: Kelly Steele, Jeremy Vacinek – City of Baxter

sh

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Engineers | Architects | Planners | Scientists

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## MEMORANDUM

TO: Honorable Mayor and City Council and Utilities Commission  
c/o Trevor Walter  
City of Baxter, Minnesota

FROM: Scott Hedlund, PE

DATE: June 29, 2016

RE: 2016 Fairview Road Improvements Project  
**Monthly Project Status Update**  
SEH No. BAXTE 133676 20.00

The following is an update on the status of the various work tasks on the project:

### A. Permits

- The necessary wetland permits have been secured.
- The necessary Mn/DOT right of way (ROW) permit has been secured.
- The necessary MPCA NPDES Construction Stormwater Permit will be secured by the contractor prior to start of construction.

### B. Easements

- Easement agreements from all but 2 parcels have been secured to date.
  - The remaining 2 are temporary easements for driveway resloping.
    1. One of the two has given verbal approval.
- Beyond the easements above, 2 additional easements combined with maintenance agreements have been submitted to the school district for approval to cover the existing storm ponds on the west and southeast sides of Baxter Elementary School property.
  - The west pond is planned for improvement with the 2016 Mill & Overlay Project and the southeast pond is planned for improvement with this project.

### C. Bidding

- Bids were opened on May 3, 2016.
  - Two bids were received.
  - Both bids were below the engineer's estimate.
  - Anderson Brothers Construction of Brainerd is the low bidder.
- **City Council awarded the project to Anderson Brothers Construction on June 7, 2016.**

### D. Assessment Hearing

- **The assessment hearing occurred on Thursday, June 2, 2016 and were adopted by the City Council on June 7, 2016.**

### E. Construction

- **The preconstruction conference (for the Contractor, Private Utility Companies, City Staff, and SEH) was held June 9<sup>th</sup> at 9am at City Hall.**
- **The preconstruction neighborhood meeting was held on June 15<sup>th</sup> at 6pm at City Hall.**
- **Construction started June 13<sup>th</sup>.**
- **The following work has been completed:**
  - **Reclaimed the Fairview Road pavement west from Art Ward Drive (Phase 1).**

Engineers | Architects | Planners | Scientists

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- Storm sewer and pond has been installed at the gas station site.
- Part of the gas station island and the east entrance concrete has been poured.
- Much of the road widening grading/fill on the north side of Fairview Road along the wetland west of Inglewood Drive has been completed.
- Completed water main insulating.
- Started road widening and grading on Phase 1.
- **Planned work:**
  - Ongoing road widening and grading.
  - Paving the first lift on Phase 1 could occur as soon as the week of July 11<sup>th</sup>.
  - In order to facilitate Centerpoint Energy's removal of the existing gas main, reclaiming of Fairview Drive east of Art Ward Drive (Phase 2) will likely need to occur prior to Phase 1 being paved.
    1. Reclaiming Phase 2 is tentatively planned for the end of the week of July 4<sup>th</sup>.

F. Utility Relocation Work

- Centerpoint Energy gas main and service relocation/upgrade work has been ongoing and is planned to be completed by mid-July.
  - The new facility work is complete.
  - Planning to start removal of the old gas main on 6/30/16.
    1. Gas main removal will be accomplished by open cut methods and will temporarily disturb the north side of Fairview Road throughout the project including across Memorywood Drive.

The following is an update on the status of the project budget:

G. Total project budget:

- The total project budget based on the as-bid construction costs and figures to be presented at the Assessment Hearing is \$1.3M.

H. Consultant budget:

- There are no unapproved scope changes at this time.

c: Kelly Steele, Jeremy Vacinek – City of Baxter

sh

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June 28, 2016

RE: City of Baxter, Minnesota  
2016 Fairview Road Improvements  
City No. 4113  
SEH No. BAXTE 133676 14.00

Honorable Mayor, City Council, and Utilities Commission  
c/o Mr. Trevor Walter, City Engineer  
City of Baxter  
13190 Memorywood Drive  
PO Box 2626  
Baxter, MN 56425-2626

Dear Mayor, Members of the City Council, and Utilities Commission:

Enclosed please find Application for Payment No. 1 for this project.

We reviewed this application and it appears to be in order. When payment is made, sign all copies and distribute as follows:

Anderson Brothers Construction Company of Brainerd, LLC  
SEH  
City of Baxter  
Utilities Commission

Please feel free contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Scott D. Hedlund".

Scott Hedlund, PE  
Project Manager

mrh

Enclosure

c: Kelly Steele, City of Baxter  
Jeremy Vacinek, City of Baxter

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Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 416 South 6th Street, Suite 200, Brainerd, MN 56401-3540

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OWNER  
CONTRACTOR  
SEH

APPLICATION FOR PAYMENT NO. 1

CONTRACTOR FOR:

2016 FAIRVIEW ROAD IMPROVEMENTS

PROJECT NO. BAXTE 133676  
CITY NO. 4113  
OWNER CITY OF BAXTER, MN  
CONTRACTOR ANDERSON BROTHERS CONSTRUCTION CO.

AGREEMENT DATE:

6/7/2016

FOR WORK ACCOMPLISHED THROUGH:

6/21/2016

ITEM	DESCRIPTION	UNIT	UNIT COST	CONTRACT		THIS PAYMENT		WORK TO DATE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
<b>FULL DEPTH RECLAMATION</b>									
1	MOBILIZATION	LUMP SUM	\$49,606.60	1.00	\$49,606.60	0.50	\$24,803.30	0.50	\$24,803.30
2	TRAFFIC CONTROL	LUMP SUM	\$4,500.00	1.00	\$4,500.00	0.15	\$875.00	0.15	\$875.00
3	TEMPORARY MAIL BOX BANK SYSTEM	LUMP SUM	\$275.00	1.00	\$275.00		\$0.00	0.00	\$0.00
4	SALVAGE & INSTALL SWING AWAY MAIL BOX	EACH	\$140.00	3.00	\$420.00		\$0.00	0.00	\$0.00
5	SALVAGE MAIL BOX	EACH	\$22.00	30.00	\$660.00		\$0.00	0.00	\$0.00
6	SWING AWAY MAIL BOX SUPPORT	EACH	\$110.00	30.00	\$3,300.00		\$0.00	0.00	\$0.00
7	CLEARING	ACRE	\$4,150.00	0.08	\$332.00	0.08	\$332.00	0.08	\$332.00
8	CLEARING	TREE	\$165.00	21.00	\$3,465.00	14.00	\$2,310.00	14.00	\$2,310.00
9	GRUBBING	ACRE	\$4,150.00	0.08	\$332.00	0.08	\$332.00	0.08	\$332.00
10	GRUBBING	TREE	\$165.00	27.00	\$4,455.00	14.00	\$2,310.00	14.00	\$2,310.00
11	CLEAN EXISTING STORM POND (BAXTER ELEMENTARY)	LUMP SUM	\$850.00	1.00	\$850.00	1.00	\$850.00	1.00	\$850.00
12	CLEAN EXISTING STORM SEWER SYSTEM (BAXTER ELEMENTARY)	LUMP SUM	\$3,500.00	1.00	\$3,500.00	1.00	\$3,500.00	1.00	\$3,500.00
13	CLEAN EXISTING CULVERT AND APRON ENDS	LUMP SUM	\$1,100.00	4.00	\$4,400.00	2.00	\$2,200.00	2.00	\$2,200.00
14	REMOVE PIPE CULVERTS	LIN FT	\$13.25	50.00	\$662.50		\$0.00	0.00	\$0.00
15	REMOVE CURB AND GUTTER	LIN FT	\$6.00	840.00	\$5,040.00	840.00	\$5,040.00	840.00	\$5,040.00
16	REMOVE CONCRETE MEDIAN	SQ FT	\$8.25	1,260.00	\$10,395.00	1,050.00	\$8,662.50	1,050.00	\$8,662.50
17	REMOVE CONCRETE WALK	SQ FT	\$5.25	108.00	\$567.00		\$0.00	0.00	\$0.00
18	REMOVE & REPLACE CONCRETE CURB AND GUTTER	LIN FT	\$28.75	30.00	\$862.50		\$0.00	0.00	\$0.00
19	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$5.25	100.00	\$525.00	80.00	\$420.00	80.00	\$420.00
20	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$2.75	2,400.00	\$6,600.00	1,066.00	\$2,931.50	1,066.00	\$2,931.50
21	SAWING BITUMINOUS PAVEMENT	LIN FT	\$1.65	1,400.00	\$2,310.00		\$0.00	0.00	\$0.00
22	SAWING CONCRETE PAVEMENT	LIN FT	\$5.50	80.00	\$440.00		\$0.00	0.00	\$0.00
23	SALVAGE 911 SIGN	EACH	\$11.00	32.00	\$352.00		\$0.00	0.00	\$0.00
24	SALVAGE SIGN PANEL TYPE C	EACH	\$28.00	50.00	\$1,400.00	42.00	\$1,176.00	42.00	\$1,176.00
25	SALVAGE & INSTALL PERMANENT BARRICADES	EACH	\$195.00	2.00	\$390.00		\$0.00	0.00	\$0.00
26	SALVAGE & INSTALL PIPE APRON	EACH	\$530.00	1.00	\$530.00		\$0.00	0.00	\$0.00
27	SALVAGE & INSTALL LANDSCAPING (SUPER AMERICA)	LUMP SUM	\$2,500.00	1.00	\$2,500.00	0.50	\$1,250.00	0.50	\$1,250.00
28	SALVAGE & INSTALL LANDSCAPING (5418 FAIRVIEW RD)	LUMP SUM	\$1,000.00	1.00	\$1,000.00		\$0.00	0.00	\$0.00
29	SALVAGE & INSTALL CHAIN LINK FENCE (ELEMENATARY SCHOOL POND)	LIN FT	\$5.00	40.00	\$200.00	20.00	\$100.00	20.00	\$100.00
30	SALVAGE & INSTALL WOOD SPLIT RAIL FENCE (LAKEWOOD CHURCH)	LIN FT	\$10.00	50.00	\$500.00		\$0.00	0.00	\$0.00
31	REMOVE WOOD RAIL FENCE (6072 FAIRVIEW RD)	LIN FT	\$5.00	30.00	\$150.00		\$0.00	0.00	\$0.00
32	CONIFEROUS TREE (COLORADO BLUE SPRUCE, 8 FT)	TREE	\$775.00	1.00	\$775.00		\$0.00	0.00	\$0.00
33	DECIDUOUS TREE (RIVER BIRCH, 2-INCH, B&B)	TREE	\$775.00	1.00	\$775.00		\$0.00	0.00	\$0.00
34	ORNAMENTAL TREE (CRAB APPLE, 1.5-INCH, CONTAINER)	TREE	\$775.00	1.00	\$775.00		\$0.00	0.00	\$0.00
35	DECIDUOUS SHRUB (COMMON LILAC, CONTAINER)	SHRUB	\$105.00	1.00	\$105.00		\$0.00	0.00	\$0.00
36	TRANSPLANT TREE (TREE SPADE)	TREE	\$1,650.00	3.00	\$4,950.00		\$0.00	0.00	\$0.00
37	TRANSPLANT SHRUB	SHRUB	\$105.00	5.00	\$525.00	1.00	\$105.00	1.00	\$105.00
38	COMMON EXCAVATION	CU YD	\$13.05	3,504.00	\$45,727.20		\$0.00	0.00	\$0.00
39	SUBGRADE EXCAVATION	CU YD	\$13.75	1,300.00	\$17,875.00		\$0.00	0.00	\$0.00
40	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$200.00	79.00	\$15,800.00		\$0.00	0.00	\$0.00
41	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$125.00	20.00	\$2,500.00	2.00	\$250.00	2.00	\$250.00
42	WATER	MGAL	\$43.50	500.00	\$21,750.00	16.00	\$696.00	16.00	\$696.00
43	AGGREGATE BASE, CL 5 (CV)	CU YD	\$22.65	465.00	\$10,532.25		\$0.00	0.00	\$0.00
44	AGGREGATE SURFACING, CL1 (CV)	CU YD	\$38.00	212.00	\$8,056.00		\$0.00	0.00	\$0.00

OWNER  
CONTRACTOR  
SEH

APPLICATION FOR PAYMENT NO. 1

CONTRACTOR FOR:

2016 FAIRVIEW ROAD IMPROVEMENTS

PROJECT NO. BAXTE 133676

AGREEMENT DATE:

6/7/2016

CITY NO. 4113

OWNER CITY OF BAXTER, MN

FOR WORK ACCOMPLISHED THROUGH:

6/21/2016

CONTRACTOR ANDERSON BROTHERS CONSTRUCTION CO.

ITEM	DESCRIPTION	UNIT	UNIT COST	CONTRACT		THIS PAYMENT		WORK TO DATE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
45	AGGREGATE DRIVEWAY RESTORATION, CLASS 5	SQ YD	\$10.00	55.00	\$550.00		\$0.00	0.00	\$0.00
46	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	\$1.00	22,633.00	\$22,633.00	10,133.00	\$10,133.00	10,133.00	\$10,133.00
47	MILL BITUMINOUS SURFACE 1.5"	SQ YD	\$7.50	990.00	\$7,425.00		\$0.00	0.00	\$0.00
48	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$46.00	2,963.00	\$136,298.00		\$0.00	0.00	\$0.00
49	TYPE SP 12.5 WEARING COURSE MIXTURE (2,C)	TON	\$47.00	3,788.00	\$178,036.00		\$0.00	0.00	\$0.00
50	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) - TRAIL	TON	\$70.00	40.00	\$2,800.00		\$0.00	0.00	\$0.00
51	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$2.00	1,630.00	\$3,260.00		\$0.00	0.00	\$0.00
52	RESIDENTIAL BITUMINOUS DRIVEWAY RESTORATION	SQ YD	\$29.00	1,090.00	\$31,610.00		\$0.00	0.00	\$0.00
53	COMMERCIAL BITUMINOUS DRIVEWAY RESTORATION	SQ YD	\$24.00	687.00	\$16,488.00		\$0.00	0.00	\$0.00
54	ADJUST SANITARY SEWER CLEAN-OUT (NEW CASTING)	EACH	\$225.00	48.00	\$10,800.00		\$0.00	0.00	\$0.00
55	ADJUST CURB BOX	EACH	\$150.00	40.00	\$6,000.00		\$0.00	0.00	\$0.00
56	ADJUST VALVE BOX	EACH	\$250.00	27.00	\$6,750.00		\$0.00	0.00	\$0.00
57	INSULATION	SQ YD	\$46.00	700.00	\$32,200.00	7.00	\$322.00	7.00	\$322.00
58	CONCRETE WALK, 4"	SQ FT	\$8.25	120.00	\$990.00		\$0.00	0.00	\$0.00
59	CONCRETE WALK, 6"	SQ FT	\$8.00	700.00	\$5,600.00		\$0.00	0.00	\$0.00
60	CONCRETE CURB & GUTTER, DESIGN B612	LIN FT	\$17.75	512.00	\$9,088.00		\$0.00	0.00	\$0.00
61	24" RIBBON CURB	LIN FT	\$16.50	147.00	\$2,425.50		\$0.00	0.00	\$0.00
62	CONCRETE VALLEY GUTTER	LIN FT	\$47.00	80.00	\$3,760.00		\$0.00	0.00	\$0.00
63	6" CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	\$73.00	65.00	\$4,745.00		\$0.00	0.00	\$0.00
64	PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	\$800.00	4.00	\$3,200.00		\$0.00	0.00	\$0.00
65	ADJUST FRAME & RING CASTING (SANITARY)	EACH	\$500.00	28.00	\$14,000.00		\$0.00	0.00	\$0.00
68	SIGN PANELS TYPE C	SQ FT	\$25.00	105.00	\$2,625.00		\$0.00	0.00	\$0.00
67	INSTALL 911 SIGN	EACH	\$22.00	38.00	\$836.00		\$0.00	0.00	\$0.00
68	INSTALL SIGN PANEL TYPE C	EACH	\$133.00	68.00	\$9,044.00		\$0.00	0.00	\$0.00
69	OBJECT MARKER/DELINEATOR	EACH	\$140.00	1.00	\$140.00		\$0.00	0.00	\$0.00
70	SILT FENCE, TYPE MS	LIN FT	\$2.75	730.00	\$2,007.50	733.00	\$2,015.75	733.00	\$2,015.75
71	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$5.00	1,750.00	\$8,750.00	730.00	\$3,650.00	730.00	\$3,650.00
72	ROCK CONSTRUCTION EXIT	EACH	\$550.00	6.00	\$3,300.00		\$0.00	0.00	\$0.00
73	TOPSOIL BORROW	CU YD	\$31.50	800.00	\$25,200.00		\$0.00	0.00	\$0.00
74	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRAULIC MATRIX TYPE FRM)	SQ YD	\$2.75	21,000.00	\$57,750.00		\$0.00	0.00	\$0.00
75	TEMPORARY SEEDING (INCLUDES SEEDING, SEED MIX, AND MULCH)	SQ YD	\$0.40	15,000.00	\$6,000.00		\$0.00	0.00	\$0.00
76	PAVEMENT MESSAGE PAINT - LT ARROW	SQ FT	\$5.00	15.00	\$75.00		\$0.00	0.00	\$0.00
77	PAVEMENT MESSAGE PAINT - RT ARROW	SQ FT	\$5.00	15.00	\$75.00		\$0.00	0.00	\$0.00
78	PAVEMENT MESSAGE WHITE - BIKE SYMBOL - POLY PREFORM (GROUND IN)	SQ FT	\$75.00	35.00	\$2,625.00		\$0.00	0.00	\$0.00
79	8" SOLID WHITE LINE, POLY PREFORM (GROUND IN)	LIN FT	\$8.25	1,000.00	\$8,250.00		\$0.00	0.00	\$0.00
80	8" DOTTED WHITE LINE, POLY PREFORM (GROUND IN)	LIN FT	\$8.25	76.00	\$627.00		\$0.00	0.00	\$0.00
81	4" SOLID WHITE LINE, PAINT	LIN FT	\$0.10	295.00	\$29.50		\$0.00	0.00	\$0.00
82	8" SOLID WHITE LINE, PAINT	LIN FT	\$0.15	14,148.00	\$2,122.20		\$0.00	0.00	\$0.00
83	12" SOLID WHITE LINE, PAINT	LIN FT	\$2.75	143.00	\$393.25		\$0.00	0.00	\$0.00
84	12" SOLID YELLOW LINE, PAINT	LIN FT	\$3.00	63.00	\$189.00		\$0.00	0.00	\$0.00
85	STOP BAR, 24" WHITE PAINT	LIN FT	\$3.30	290.00	\$957.00		\$0.00	0.00	\$0.00
86	4" BROKEN YELLOW LINE, PAINT	LIN FT	\$0.10	860.00	\$86.00		\$0.00	0.00	\$0.00

OWNER  
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APPLICATION FOR PAYMENT NO. 1

CONTRACTOR FOR: 2016 FAIRVIEW ROAD IMPROVEMENTS

PROJECT NO. BAXTE 133676

AGREEMENT DATE: 6/7/2016

CITY NO. 4113

OWNER CITY OF BAXTER, MN

FOR WORK ACCOMPLISHED THROUGH: 6/21/2016

CONTRACTOR ANDERSON BROTHERS CONSTRUCTION CO.

ITEM	DESCRIPTION	UNIT	UNIT COST	CONTRACT		THIS PAYMENT		WORK TO DATE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
87	4" DOUBLE SOLID YELLOW LINE, PAINT	LIN FT	\$0.20	3,575.00	\$715.00		\$0.00	0.00	\$0.00
<b>STORM SEWER</b>									
88	COMMON EXCAVATION (SUPER AMERICA POND)	CU YD	\$10.00	892.00	\$8,920.00	892.00	\$8,920.00	892.00	\$8,920.00
89	EXCAVATE AND DISPOSE OF CONTAMINATED MATERIAL	CU YD	\$50.00	350.00	\$17,500.00		\$0.00	0.00	\$0.00
90	REMOVE CHAIN LINK FENCE	LIN FT	\$5.00	30.00	\$150.00		\$0.00	0.00	\$0.00
91	REPAIR CHAIN LINK FENCE	LIN FT	\$10.00	100.00	\$1,000.00		\$0.00	0.00	\$0.00
92	60" CHAIN LINK FENCE	LIN FT	\$14.00	220.00	\$3,080.00		\$0.00	0.00	\$0.00
93	60" CHAIN LINK VEHICULAR GATE	EACH	\$825.00	1.00	\$825.00		\$0.00	0.00	\$0.00
94	RANDOM RIPRAP, CLASS III	CU YD	\$65.00	31.00	\$2,015.00		\$0.00	0.00	\$0.00
95	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	\$1,350.00	1.00	\$1,350.00		\$0.00	0.00	\$0.00
96	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-2024	EACH	\$1,700.00	1.00	\$1,700.00	1.00	\$1,700.00	1.00	\$1,700.00
97	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	2.00	\$7,000.00	1.00	\$3,500.00	1.00	\$3,500.00
98	12" CM PIPE CULVERT	LIN FT	\$27.00	98.00	\$2,592.00		\$0.00	0.00	\$0.00
99	15" RCP PIPE SEWER DESIGN 3006, CL V	LIN FT	\$53.00	50.00	\$2,650.00		\$0.00	0.00	\$0.00
100	18" RC PIPE SEWER DES 3006, CL V	LIN FT	\$51.00	443.00	\$22,593.00	434.00	\$22,134.00	434.00	\$22,134.00
101	12" CS PIPE APRON	EACH	\$145.00	4.00	\$580.00		\$0.00	0.00	\$0.00
102	15" RCP APRON W/TRASH GUARD	EACH	\$1,100.00	1.00	\$1,100.00		\$0.00	0.00	\$0.00
103	18" RCP APRON W/TRASH GUARD	EACH	\$1,450.00	1.00	\$1,450.00	1.00	\$1,450.00	1.00	\$1,450.00
TOTAL ITEMS BID					\$945,625.00		\$111,768.05		\$111,768.05
<b>SUMMARY</b>									
TOTAL ITEMS BID					\$945,625.00		\$111,768.05		\$111,768.05
<b>CHANGE ORDER</b>									
TOTAL					\$945,625.00		\$111,768.05		\$111,768.05

The undersigned Contractor certifies that all previous payments received from the Owner for work done under this contract have been applied to discharge in full all obligations the Contractor incurred in connection with the work covered by said progress payments. The undersigned Contractor agrees to pay all subcontractors within 10 days of receipt of payment from the municipality for undisputed services provided by the subcontractor. The Contractor agrees to pay interest as described under Minnesota state statute. In accordance with Minnesota Uniform Transaction Act, an electronic signature on this document is binding and afforded the same effect as if the document was signed by hand

Gross Amount Due \$111,768.05  
Less Retainage (5%) \$5,588.40

Amount Eligible to Date \$106,179.65  
Less Previous Payments \$0.00

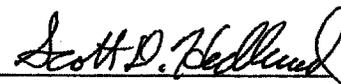
**Amount Due This Application \$106,179.65**

SUBMITTED ANDERSON BROTHERS CONSTRUCTION CO. O  
PO BOX 668  
BRainerd, MN 56401-0668

BY: 

DATE: 6/28/16

RECOMMENDED SEH  
416 S 6TH ST STE 200  
BRainerd, MN 56401

BY: 

DATE: 6-28-16

APPROVED CITY OF BAXTER  
PO BOX 2626  
BAXTER, MN 56425-2626

BY: Kelly Steele, Asst. City Administrator/Clerk

DATE:

APPROVED CITY OF BAXTER  
PO BOX 2626  
BAXTER, MN 56425-2626

BY: Darrel Olson, Mayor

DATE:

APPROVED CITY OF BAXTER - UTILITIES COMMISSION  
PO BOX 2626  
BAXTER, MN 56425-2626

BY:

DATE:



# BOLTON & MENK, INC.

## Consulting Engineers & Surveyors

7656 Design Road, Suite 200 • Baxter, MN 56425-8676

Phone (218) 825-0684 • Fax (218) 825-0685

www.bolton-menk.com

### 2016 Chip Seal Project

**Date:** June 28, 2016  
**To:** Baxter Utilities Commission  
**From:** Mike Rardin, PE *MR*  
**Cc:** Trevor Walter, PE – City Engineer/Public Works Director  
**Subject:** Project Update  
2016 Chip Seal Project

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#### Work Completed - Third Update

During mid-June the Contractor hauled street and trail sealcoat aggregates to the City's north water tower site. Subsequent gradations show neither material meets specification requirements and is unacceptable for use. This was communicated to the Contractor on June 24<sup>th</sup> and the City is waiting to hear how the Contractor intends to proceed.

On June 22<sup>nd</sup>, the contractor requested an early construction start which was denied due to lack of notice. A contract start date (after July 4<sup>th</sup>) was requested by the City on June 23<sup>rd</sup>. No response has been provided by the Contractor as of this time; five working days' advance notice to start work is required by the City so property owners can be notified of the pending work.

#### Project Schedule and Completion

The project is currently on schedule with no delays anticipated. The following schedule and completion requirements were incorporated into this project:

1. Construction operations are not to be started prior to Tuesday, July 5, 2016, except stockpiling of aggregate materials.
2. The contractor is to notify the City of their proposed work schedule at least five (5) working days in advance of beginning work.
3. All seal coat, fog, and interim pavement marking work required under this Contract is to be completed no later than August 15, 2016 and within ten (10) working days from project initiation.
4. All construction operations are to be completed no later than August 26, 2016.

#### Engineering Costs

The City contracted with BMI for design services for this project in early March. Because the City was uncertain over Franchise Fee creation and street maintenance funding during late February and early March, construction services were not contracted for by the City. Design services were completed by BMI with the submittal of project plans and specifications to the County on March 7, 2016.

On April 12, 2016, a proposal for construction Observation Services was submitted to the City in the amount of \$11,000. The cost proposed is higher than what would normally be expected on this type of project. This is based on past experience associated with this Contractor.



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Phone (218) 825-0684 • Fax (218) 825-0685

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### Golf Course Drive Improvement Project

**Date:** June 28, 2016  
**To:** Baxter Utilities Commission  
**From:** Mike Rardin, PE *MR*  
**Cc:** Trevor Walter, PE – City Engineer/Public Works Director  
**Subject:** Project Update  
 Golf Course Drive Improvement Project  
 Municipal Project Number 4110

#### Work Progress - Third Update

Final plans and specifications were completed on June 9, 2016. Advertisement for bids were placed in the Brainerd Daily Dispatch, Finance & Commerce, and on the QuestCDN website during June. Bids are to be received at 9:00 am on Wednesday, July 6, 2016. No project or plan concerns have been noted to date.

Assessment Hearing notices were mailed on Thursday, June 16, 2016 and notices were published Friday, June 17, 2016.

A bid tabulation, assessment review, and contract award recommendation are planned to be presented to the Utility Commission at the July 6<sup>th</sup> meeting.

#### Project Information

*Plan Details* - the following summarizes the final plans proposed for this project:

1. Project begins on the south side of Excelsior Road and ends at the south side of Wolda Road
2. Full Depth Reclamation - Excelsior Road to Universal Road  
- Links Lane to Wolda Road
3. Complete Reconstruction - Universal Road to Links Lane
4. Storm Sewer Replacement (same diameter) - Universal Road to Links Lane  
- 240' west on Universal Road
5. Spot concrete curb replacement in FDR areas
6. Curb & gutter entire project length
7. Replace all catch basin castings and grates
8. Rehabilitate all catch basins
9. Grout joints in the 66" RCP Storm Sewer from Golf Course Drive to the outlet
10. Sign and stripe 5' wide bike lanes
11. Widths:
  - a. traffic lanes - 11'
  - b. bike lanes - 5'
  - c. curb to curb - 36'
12. Pavement - 10 ton design
13. storm sewer - 10-yr design frequency (city standard)
14. Pedestrian Facilities - ADA compliant

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 Bolton & Menk is an equal opportunity employer



- 15. South pedestrian crossing (Mills Motors) - removed
- 16. Meets MnDOT State Aid Standards

*Specification Requirements* - the following is a listing of significant contract requirements:

- 1. Bids good for 60 days
- 2. Contract completion time:
  - a. Substantial Completion - September 30
  - b. Final Completion - October 14
- 3. Liquidated Damages - \$1,000 / day
- 4. Working Hours - 7 am to 10 pm, Monday through Friday
- 5. No work on weekends or government holidays without prior approval
- 6. Contractor required to local maintain traffic
- 7. Clearwater Rd to be closed one day for storm sewer construction
- 8. Property Access - entrances to remain open except for short periods
- 9. Notice to be provided property owners / residents (door hanger) before access restrictions
- 10. Contractor required to provide a traffic control plan
- 11. All traffic controls as per MN MUTCD supplied by the Contractor
- 12. Storm sewer to remain operational during reconstruction
- 13. Pavement markings to be latex paint
- 14. Turf - 30 day maintenance period

**Project Schedule**

The project has been delayed approximately four (4) weeks due to considering the possible relocation of the storm sewers on the Mill's site. However, the project is still on schedule for 2016 construction. Assuming bids are reasonable (at or below the Engineer's estimate) and assessment hearing results are acceptable, Council will be in a position to consider adopting assessments and awarding a contract for this project on July 19, 2016. Construction of this proposed project is estimated to take approximately six to eight weeks.

The following is a summary of major activities proposed to move this project forward:

Bid Opening	Wednesday, July 6, 2016
Bid review with Utilities Commission	Wednesday, July 6, 2016
Assessment Hearing	Thursday, July 7, 2016
Resolution Adopting Assessments	Tuesday, July 19, 2016
Award Contract (contingent on no objections to assessments)	Tuesday, July 19, 2016
Notice of Award	Wednesday, July 20, 2016
Project Update	Wednesday, August 3, 2016
End of Assessment Appeal Period	Thursday, August 18, 2016
Begin Construction	August 2016
Construction	August - Sept - Oct
Project Update	Wednesday, September 7, 2016
Project Update	Wednesday, October 4, 2016
Construction Complete	Friday, October 14, 2016



City of Baxter – Golf Course Drive Improvement Project  
Project Update  
June 28, 2016  
Page 3

**Completion Dates**

The revised schedule attached allows for project completion during the first half of October. Further delays to the project will likely cause construction to be delayed to 2017. It is estimated that it will take approximately six to eight weeks to construct this project.

**Easements**

No easements or right of way acquisition are anticipated for this project as it is currently proposed.

**Costs**

The City should be aware that the work associated with the possible sewer relocations has resulted in extra work and costs. The City Council was apprised of the estimated costs for this extra work, the sewer inspection costs, and the sewer capacity analysis costs at their meeting on March 3<sup>rd</sup>. An amendment to the agreement based on those discussions will be provided for approval in the near future.

Other work on the project has been continuing as agreed to according to the existing “Not to Exceed” contract.



**MEMO**

**Date:** June 29, 2016  
**To:** Kevin Cassady, Trevor Walter  
**From:** Mark Hallan  
**Cc:** Aric Welch, Jim Szustek  
**Project Name:** Water Treatment Plant Electrical Generator  
**Project No.:** 0102B0000.076  
**Subject:** Electric Generator Budget Costs

Brainerd/Baxter  
 7804 Industrial Park Road  
 PO Box 2720  
 Baxter, MN 56425-2720

218.829.5117  
 218.829.2517  
 Brainerd@wsn.us.com  
 WidsmithSmithNotting.com

Widseth Smith Nolting worked with Randy Praught of Holden Electric and representatives from Ziegler Power Systems (Cat) and Pioneer Critical Power Inc. (Generac) to develop budget figures for electrical generator installation at the water treatment plant.

Specification Section 16200 – Standby Power Generation System from the original water treatment plant project in 2006, as provided by the City, was used as the start/base to develop project cost estimates for budgeting purposes. The original generator sizing was based on the initial water plant plus expansion in the future with additional wells, filters and high service pump(s). Note this specification section called for a “walk-in” type enclosure. Both Cat and Generac representatives suggested this feature not be included due to cost. All cost estimates provided below do not include a “walk-in” type enclosure.

On Friday June 24<sup>th</sup> a measure of the amp draw from the existing 480 volt, 3 phase service from the Crow Wing Power 750 kVA electrical transformer was completed. The measurement was taken when the water plant was backwashing one of the four filters with two well pumps in operation supplying 1,400 gpm to the other three filters. In addition, two of the high service pumps were placed in operation sending water into the distribution system and filling of the water towers. This scenario was run to simulate the electrical demand an electrical generator would need to meet during a prolonged power outage that required backwashing of the filters while supplying water to the system.

The average amp draw measured by Holden Electric during this operational scenario was 332 amps. Typical maintenance facility and water plant ancillary power demand (lighting, controls, HVAC, etc.) is included in the 332-amp measurement. Allowing for a possible peak operational demand (aeration blower, compressor, third high service pump (or well pump), and winter operation of heating systems, the total draw is estimated at 500 amps.

Planned future expansion includes an additional 125 HP high service pump and two 40 hp well pumps. The estimated amp draw of these items is 260 amps which brings the total estimated future load to 760 amps.

Option A – 1,000 kW Diesel Generator: \$456,000

This option is for a 1,000 kW diesel generator per the original specification, except as noted above. The out of a 1,000 kW generator is estimated at 1,500 amps. The equipment cost estimate of \$223,000 is the weighted average between the budget figures provided by Cat and Generac. This option is being presented for comparison purposes only and is not recommended based on the required future electrical demands outlined above.

Option B – 750 kW Diesel Generator: \$378,000

A 750 kW diesel generator has an output of 1,130 amps. This option will meet current and anticipated future demands. The electrical generator estimated cost is \$170,000.

Engineering | Architecture | Surveying | Environmental

Option C – 500 kW Diesel Generator:

\$285,000

A 500 kW electrical generator has an estimated output of 752 amps, which would meet the estimated current 500-amp maximum operational demand for both facilities. This option will not meet the future anticipated demand of 760 amps as outlined above. The electrical generator cost is \$85,000. An MPS system can be added for an additional \$13,000 which is included in the \$285,00 estimated cost. This would allow the City to add parallel generator in the future as demand requires. For example, a 250 kW generator could be added to bring the total output up to 1,125 amps, which would meet anticipated future demands. The estimated cost to add a 250 kw diesel generator is \$130,000 bringing the total future cost of this option to \$415,000.

In summary, a 1,000 kW generator is not required based on future anticipated demands. A 750 kW generator will meet current and future demands and should be considered if the City plans to expand the water treatment plant in the next 10 to 15 years. If water plant expansion is not anticipated within the next 15 years plus, the 500 kW generator should be considered. If the City plans on expanding the plant in the near future, the 500 kW generator option with the future addition of a 250 kW generator is not attractive because the total cost exceeds the 750 kW generator option and the City would have the hassle and expense of maintaining two generators. The City should also be aware that larger generators (750 Kw verses 500 Kw) have increased yearly operational and maintenance costs.

<b>Option A - 1000kW Diesel Generator Cost Estimate</b>				
<b>Item No.</b>	<b>Description</b>	<b>Equipment/ Materials</b>	<b>Labor/ Installation</b>	<b>Total</b>
1	Mobilization, Bonding, Insurance, Administrative		\$ 30,000.00	\$ 30,000.00
2	Sawcut existing slab, extend conduits to proper location for diesel generator to be installed	\$ 1,500.00	\$ 8,500.00	\$ 10,000.00
3	Install electrical/signal wiring for generator and controls - ATS is existing	\$ 20,000.00	\$ 10,000.00	\$ 30,000.00
4	Install controls for diesel generator	\$ 5,000.00	\$ 15,000.00	\$ 20,000.00
5	Unload and install diesel generator, includes mobilization of crane and horizontal transfer system	\$ 10,000.00	\$ 40,000.00	\$ 50,000.00
6	1000kW diesel generator (FOB Baxter, MN)	\$ 223,000.00		\$ 223,000.00
7	Load bank test		\$ 2,500.00	\$ 2,500.00
8	Initial diesel fuel fill (1,800 gallons)	\$ 6,000.00		\$ 6,000.00
9	Water Plant Controls Update	\$ 500.00	\$ 3,500.00	\$ 4,000.00
10	Generator Startup and Testing		\$ 1,500.00	\$ 1,500.00
				\$ -
				\$ -
				\$ -
	Equipment/Materials Sales Tax (7.375%)	\$ 19,617.50		\$ 19,617.50
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$ 396,617.50</b>
<b>PROJECT CONTINGENCY (10%)</b>				<b>\$ 39,661.75</b>
<b>FINAL DESIGN, BIDDING, CONSTRUCTION OBSERVATION, PERMITTING (5%)</b>				<b>\$ 19,830.88</b>
<b>TOTAL ESTIMATED BUDGET</b>				<b>\$ 456,110.13</b>

<b>Option B - 750kW Diesel Generator Cost Estimate</b>				
<b>Item No.</b>	<b>Description</b>	<b>Equipment/ Materials</b>	<b>Labor/ Installation</b>	<b>Total</b>
1	Mobilization, Bonding, Insurance, Administrative		\$ 28,000.00	\$ 28,000.00
2	Sawcut existing slab, extend conduits to proper location for diesel generator to be installed	\$ 1,500.00	\$ 8,500.00	\$ 10,000.00
3	Install electrical/signal wiring for generator and controls - ATS is existing	\$ 18,000.00	\$ 10,000.00	\$ 28,000.00
4	Install controls for diesel generator	\$ 5,000.00	\$ 13,000.00	\$ 18,000.00
5	Unload and install diesel generator, includes mobilization of crane and horizontal transfer system	\$ 10,000.00	\$ 35,000.00	\$ 45,000.00
6	750kW diesel generator (FOB Baxter, MN)	\$ 170,000.00		\$ 170,000.00
7	Load bank test		\$ 2,000.00	\$ 2,000.00
8	Initial diesel fuel fill (1,500 gallons)	\$ 3,750.00		\$ 3,750.00
9	Water Plant Controls Update	\$ 500.00	\$ 3,500.00	\$ 4,000.00
10	Generator Startup and Testing		\$ 1,500.00	\$ 1,500.00
				\$ -
				\$ -
				\$ -
	Equipment/Materials Sales Tax (7.375%)	\$ 15,395.31		\$ 15,395.31
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$ 325,645.31</b>
<b>PROJECT CONTINGENCY (10%)</b>				<b>\$ 32,564.53</b>
<b>FINAL DESIGN, BIDDING, CONSTRUCTION OBSERVATION, PERMITTING (6%)</b>				<b>\$ 19,538.72</b>
<b>TOTAL ESTIMATED BUDGET</b>				<b>\$ 377,748.56</b>

<b>Option C - 500kW Diesel Generator Cost Estimate - Setup for future parallel 300kW</b>				
<b>Item No.</b>	<b>Description</b>	<b>Equipment/ Materials</b>	<b>Labor/ Installation</b>	<b>Total</b>
1	Mobilization, Bonding, Insurance, Administrative		\$ 26,500.00	\$ 26,500.00
2	Sawcut existing slab, extend conduits to proper location for diesel generator to be installed	\$ 1,500.00	\$ 8,500.00	\$ 10,000.00
3	Install electrical/signal wiring for generator and controls - ATS is existing	\$ 17,000.00	\$ 10,000.00	\$ 27,000.00
4	Install controls for diesel generator	\$ 5,000.00	\$ 13,000.00	\$ 18,000.00
5	Unload and install diesel generator, includes mobilization of crane and horizontal transfer system	\$ 10,000.00	\$ 35,000.00	\$ 45,000.00
6	500kW diesel generator (FOB Baxter, MN)	\$ 85,000.00		\$ 85,000.00
7	Load bank test		\$ 1,500.00	\$ 1,500.00
8	Initial diesel fuel fill (1,000 gallons)	\$ 2,500.00		\$ 2,500.00
9	Water Plant Controls Update	\$ 500.00	\$ 3,500.00	\$ 4,000.00
10	Generator Startup and Testing		\$ 1,500.00	\$ 1,500.00
11	MPS Provisional Configuration for future 300kW electrical generator	\$ 12,000.00	\$ 1,000.00	\$ 13,000.00
				\$ -
				\$ -
	Equipment/Materials Sales Tax (7.375%)	\$ 9,845.63		\$ 9,845.63
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$ 243,845.63</b>
<b>PROJECT CONTINGENCY (10%)</b>				<b>\$ 24,384.56</b>
<b>FINAL DESIGN, BIDDING, CONSTRUCTION OBSERVATION, PERMITTING (7%)</b>				<b>\$ 17,069.19</b>
<b>TOTAL ESTIMATED BUDGET</b>				<b>\$ 285,299.38</b>



**MEMO**

**Date:** June 28, 2016  
**To:** **Baxter Utilities Commission**  
**From:** Aric Welch  
**Cc:** Trevor Walter  
**Project Name:** 2016 Mill and Overlay, FDR and Turn Lane Improvements  
**Project No.:** 0102B0379.000  
**Subject:** **Project Update**

Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

218.829.5117 ☎  
218.829.2517 ☎  
Brainerd@wsn.us.com ☎  
WidsethSmithNolting.com

**Summary of Work Completed Since Last Update**

The Assessment Hearing was held on Monday, June 13, 2016. Approximately 30-40 residents were in attendance.

A preliminary utility meeting was held for the College Road and Cypress Drive turn lane project on Thursday, June 16<sup>th</sup>. The location of the proposed improvements and city supplied utility easement was discussed with each facility owner along with relocation requirements. The tentative plan agreed to by all present was to relocate facilities running parallel to College Road in a joint trench located along the south edge of the utility easement.

The Council passed motions to award the construction contract to Try-City Paving, Inc. and to adopt the assessment rolls on Tuesday, June 21, 2016.

On Friday, June 24, 2016 a pre-construction meeting was held. The meeting began at the College Road and Cypress Drive turn lane project to review the utility relocation plan. Attendees included representatives from the City, Try-City Paving, sub-contractors, WSN, Crow Wing Power, Charter Communications, Xcel Energy, CTC and CenturyLink.

Contractor documents have been reviewed by the City Attorney and we anticipate the City will sign the agreement and issue the Notice to Proceed on Wednesday, June 29, 2016.

**Project Schedule**

Week of June 27<sup>th</sup>: Removals along College Road necessary for utility relocation work, sanitary sewer and water service work on College Road.

Week of July 4<sup>th</sup>: Curb along west side of School. Private site work along south side of College Road.

Week of July 11<sup>th</sup>: Utility relocation work along College Road. Project open house.

A detailed schedule was requested from the Contractor at the pre-construction meeting but was unavailable to be included with the memo.

### **Changes**

#### **John Street**

- A culvert will be added to the project under the driveway along the south side of John Street.

#### **Maplewood Drive**

- The City has requested possible curb and gutter and storm sewer to address drainage and traffic issues on the corner of Maplewood Drive. An exhibit and cost estimate will be prepared and discussed with the Council at next weeks' Council workshop.

#### **Contract Time Extension Request**

- The Contractor has submitted a contract time extension request to move the substantial completion date back two weeks to August 26, 2016 and the final completion date back one week to September 2, 2106. See Change Order No. 2 documentation for additional information.

### **Utility Relocation Issues**

Xcel Energy submitted an email on June 27<sup>th</sup> stating they do not plan on relocating the existing gas main in contrary to what was agreed to at the preliminary utility meeting and preconstruction meeting. WSN issued a response to the email on June 27<sup>th</sup> requesting the gas main be relocated based on health/safety concerns, city ordinance 7-4-22 and State Statute 7819.31000. A copy of our letter and supporting documentation is attached for your information.



Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

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218.829.2517  
Brainerd@wsn.us.com

WidsethSmithNolting.com

June 27, 2016

Sharon Thorson  
Xcel Energy  
17246 State Highway 371 N  
Baxter, MN 56425

RE: 2016 Mill & Overlay, Full Depth Reclamation and Turn Lane Improvements  
Municipal Project Number 4416  
WSN Job No. 0102B0379.000

Dear Ms. Thorson,

This letter is written in response to the attached email addressed to Trevor Walter dated June 27, 2016 regarding the relocation of the existing gas main located along the College Drive and Cypress Drive Turn Lane project. The gas main is currently located under the existing curb line as shown on the attached drawing and highlighted in yellow. If left as is, the line will be located directly under the proposed right turn lane.

We are requesting the existing gas main be relocated approximately 35' south of its current location to the utility easement acquired by the City for this purpose as shown in the attached drawing and highlighted in red. The request is being made based on the following reasons and criteria:

1. The existing gas main is in direct conflict with the proposed improvements. Construction of the turn lane to a 10-ton design strength will require the subcut and removal of unsuitable materials located below the turn lane. This will require the removal/replacement and compaction of the top 3 feet of subgrade material. During this operation the gas main will likely be exposed creating a health and safety concern for the contractor and public.
2. This request is being made in accordance with City Ordinance 7-4-22.B (see attached). The City has supplied an alternate corridor for underground facilities in the utility easement that was acquired for this project. Utilities with facilities in the existing right-of-way that are not within the designated corridor shall move the facilities no later than the next reconstruction or excavation of the affected area.
3. State Statute 7819.31000 Relocation of Existing Facilities subpart 1 requires the relocation of existing facilities in the right-of-way when it is necessary to prevent interference in connection with (1) a present or future local government use of the right-of-way; (2) the public health and safety; or (3) the safety and convenience of travel over the right-of-way. It is our opinion the gas main is in conflict with the proposed improvements as stated above and in accordance with State Statute 7918.31000 subpart 1 should be relocated at the facility owners expense.

Based on the above request, please schedule the relocation of the existing gas main located along the south side of College Road. In accordance with the schedule discussed at the pre-construction meeting, utility relocations can begin the week of July 11, 2016. Based on previous meetings and discussions, it is our understanding Crow Wing Power, Xcel Energy, Consolidated Telephone Company and Charter Communications will relocate to a joint trench located along the south side of the City acquired utility easement.



If you have any questions or require additional information necessary to complete the relocation of the existing facility, please feel free to give me a call.

Sincerely,

WIDSETH SMITH NOLTING

A handwritten signature in black ink that reads "Aric Welch". The signature is written in a cursive, flowing style.

Aric Welch, P.E.

Enc.

Cc: Trevor Walter, City of Baxter  
Brad Person, Baxter City Attorney

---

**From:** Thorson, Sharon A [mailto:[sharon.a.thorson@xcelenergy.com](mailto:sharon.a.thorson@xcelenergy.com)]  
**Sent:** Monday, June 27, 2016 9:15 AM  
**To:** Trevor Walter  
**Cc:** Klein, Joseph N  
**Subject:** College Dr

Trevor,

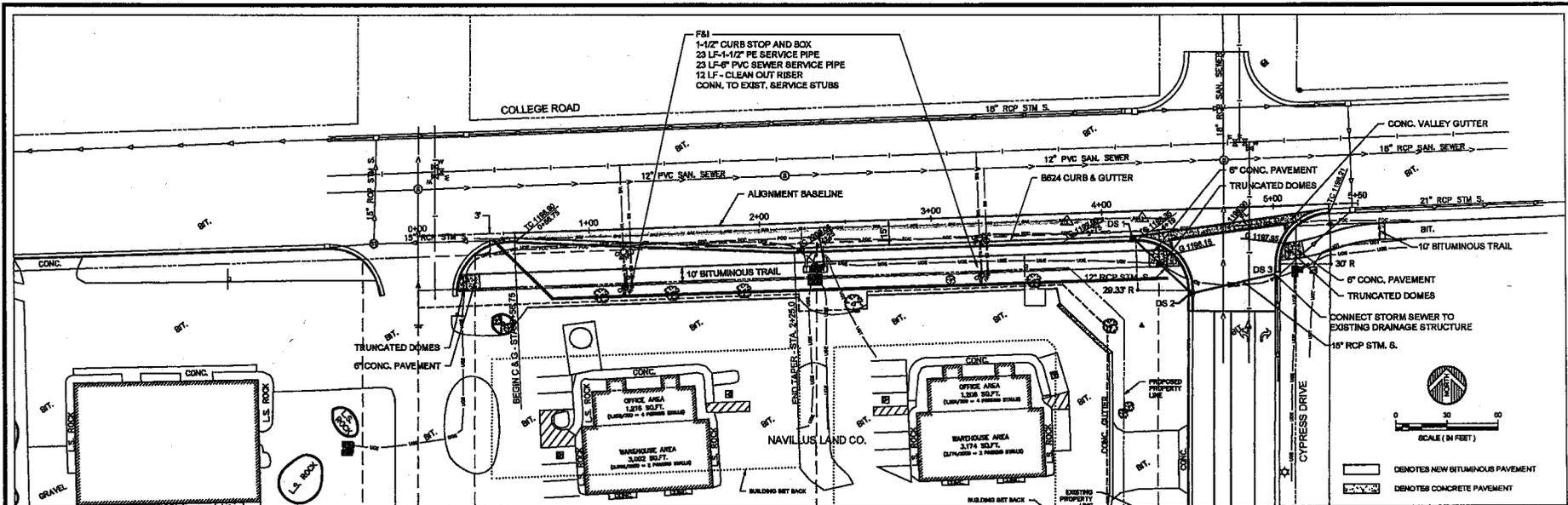
In reviewing the plan for College Dr we have determined that the 4" gas main is not actually in conflict with the work being done to construct the new turning lane. The gas main will still be under the road to the west and east of this turning lane after its built. We do plan on installing a small piece of main going to the south on Cypress to clear the area for the future signal light in that intersection.

**Sharon Thorson**  
**Xcel Energy | Responsible by Nature**  
**Gas Designer**  
17246 State Hwy 371 N, Brainerd, MN 56401  
P: 218-825-2306 C: 218-232-4379 F: 218-828-9830  
E: [sharon.a.thorson@xcelenergy.com](mailto:sharon.a.thorson@xcelenergy.com)

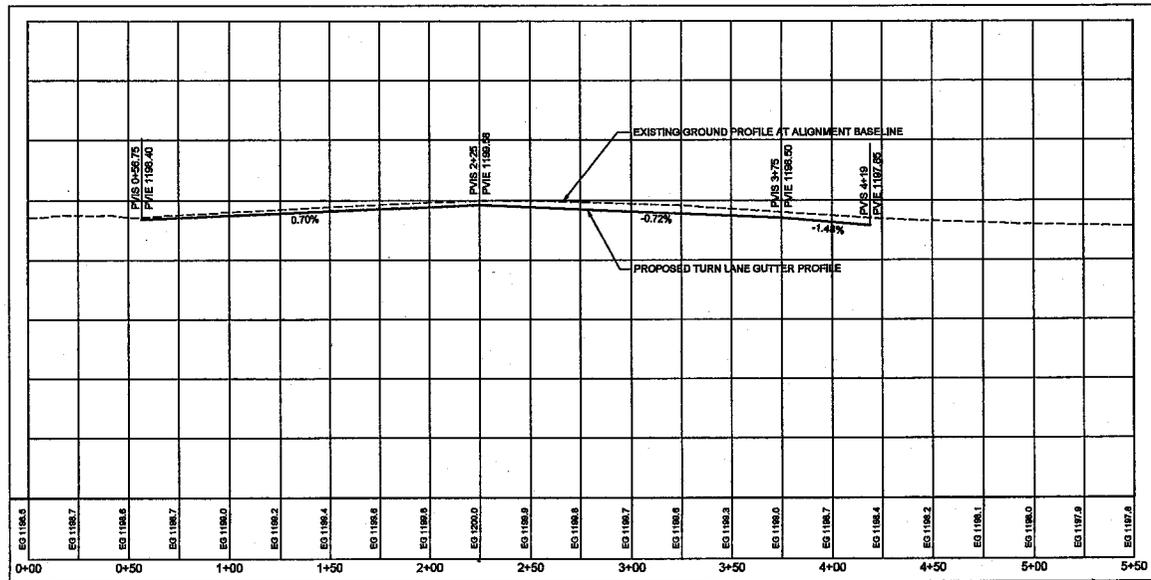
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**XCELENERGY.COM**

Please consider the environment before printing this email



**COLLEGE ROAD/CYPRESS DRIVE TURN LANE**



J:\2015\City of Baxter\012280000\City Engineer\012280000\College & Cypress Turn Lane Layout\012280000\College & Cypress Turn Lane Layout\012280000\College & Cypress Turn Lane Layout\012280000.dwg Plotted by: AIA V&A 8/27/2015 4:17:51 PM © 2015 WIDSETH SMITH NOLTING

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental



WE CERTIFY THAT THE PLANS, SPECIFICATIONS, OR REPORTS PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND CONTROL ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

DATE: 8/27/2015, L.C. NO. 1188

DATE	REVISION DESCRIPTION
08-24-15	ADDendum #1

SCALE: AS SHOWN  
 CHECKED BY: AIA  
 JOB NUMBER: 012280000.dwg

**COLLEGE ROAD/CYPRESS DRIVE TURN LANE**  
**CITY OF BAXTER**  
**BAXTER, MINNESOTA**  
**PLAN & PROFILE - COLLEGE ROAD TURN LANE**

## City Ordinance:

### 7-4-22: LOCATION AND RELOCATION OF FACILITIES:

- A. Placement: Placement, location, and relocation of facilities must comply with the act, with other applicable law, and with Minnesota rules 7819.3100, 7819.5000 and 7819.5100, to the extent the rules do not limit authority otherwise available to cities.

If any facility is now underground, any relocation or replacement of said facility shall remain underground unless there is no feasible location in the corridor to place such facilities. (Ord. 2015-15, 9-1-2015)

- B. Corridors: The city may assign a specific area within the right of way, or any particular segment thereof as may be necessary, for each type of facility that is or, pursuant to current technology, the city expects will someday be located within the right of way. All excavation, or other permits issued by the city involving the installation or replacement of facilities shall designate the proper corridor for the facilities at issue.

Any registrant who has facilities in the right of way in a position at variance with the corridors established by the city shall, no later than at the time of the next reconstruction or excavation of the area where the facilities are located, move the facilities to the assigned position within the right of way, unless this requirement is waived by the city for good cause shown, upon consideration of such factors as the remaining economic life of the facilities, public safety, customer service needs and hardship to the registrant.

- C. Limitation Of Space: To protect health, safety, and welfare, or when necessary to protect the right of way and its current use, the city shall have the power to prohibit or limit the placement of new or additional facilities within the right of way. In making such decisions, the city shall strive to the extent possible to accommodate all existing and potential users of the right of way, but shall be guided primarily by considerations of the public interest, the public's needs for the particular utility service, the condition of the right of way, the time of year with respect to essential utilities, the protection of existing facilities in the right of way, and future city plans for public improvements and development projects which have been determined to be in the public interest. (Ord. 2010-6, 5-4-2010)



**MEMO**

**Date:** June 29, 2016  
**To:** **Baxter City Council**  
**From:** Aric Welch  
**Cc:** Trevor Walter, City of Baxter

Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

218.829.5117  
218.829.2517  
Brainerd@wsn.us.com  
WidsethSmithNolting.com

**Project Name:** 2016 Mill and Overlay, FDR and Turn Lane Improvements  
**Project No.:** 0102B0379.000  
**Subject:** **Maplewood Drive Corner Options**

As requested, we have reviewed potential options for the corner on Maplewood Drive. The existing pavement around the corner is broken up as a result of poor drainage and vehicle traffic cutting the corner and damaging the bituminous edge. The plan called for full depth bituminous repair and ditch excavation (swale) but did not include any provisions to keep traffic from cutting the corner. Below are three options with estimated costs to address the concerns at this location.

Option A – Curb & Gutter with Storm Sewer and Pond \$27,110

This option includes construction of curb and gutter along the east and south sides of the road. The curb would begin approximately 25' before the curve and end approximately 25' past the curve. A shallow storm sewer structure would be placed in the radius to collect stormwater from the curb & gutter. 12" RC pipe would extend north across Maplewood Drive to a stormwater infiltration basin located on the existing 66' right-of-way between the roadway and White Sand Lake. The infiltration basin would be approximately 3' deep and occupy an area 24' x 60'. The basin would be located along the east side of the existing right-of-way to leave room for lake access along the west side of the right-of-way. Construction would require the removal of existing trees between the roadway and lake. We may be able to negotiate a better price for the 12" storm sewer pipe to help lower the cost.

Option B – Curb & Gutter with Spillway and Swale \$7,670

This option includes construction of curb and gutter along the east and south sides of the road. The curb would begin approximately 25' before the curve and end approximately 25' past the curve. A shallow swale/ditch would be constructed behind the curb and water would be directed to the swale through a spillway in the curb & gutter. This option would likely require some property acquisition and tree removal to complete the required ditching behind the curb. Costs for property acquisition have been estimated and are included in the cost estimate.

Option C – Swale with Delineators \$2,460

This option includes the construction of swale /ditch and installation of delineators to keep traffic on the roadway surface.

Exhibits and cost estimates for each option are attached. Cost estimates were completed using bid unit prices when available. Some unit prices were estimated and would need to be reviewed with the contractor and finalized in a change order. Engineering costs would also need to be addressed in a contract amendment.

Please review the options and costs and provide direction on how you would like to proceed.

**2016 MILL AND OVERLAY  
MAPLEWOOD DRIVE CORNER OPTIONS  
BAXTER, MN  
Wednesday, June 29, 2016**

**OPTION A - CURB & GUTTER AND STORM SEWER**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$1,000.00	1	\$1,000.00
2	2101.502	CLEARING	TREE	\$100.00	8	\$800.00
3	2101.507	GRUBBING	TREE	\$100.00	8	\$800.00
4	2105.501	COMMON EXCAVATION	CU YD	\$12.00	60	\$720.00
5	2501.515	12" RC PIPE APRON	EACH	\$400.00	1	\$400.00
6	2503.541	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$50.00	130	\$6,500.00
7	2511.501	RANDOM RIPRAP CLASS III	CU YD	\$70.00	4	\$280.00
8	2511.515	GEOTEXTILE FILTER TYPE IV	SQ YD	\$4.00	4	\$16.00
9	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$300.00	4	\$1,200.00
10	2506.516	CASTING ASSEMBLY (700-7)	EACH	\$750.00	1	\$750.00
11	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$25.00	125	\$3,125.00
12	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$120.00	1	\$120.00
13	2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	\$30.00	75	\$2,250.00
14	2575.604	SITE RESTORATION	SQ YD	\$4.50	650	\$2,925.00

ESTIMATED CONSTRUCTION COST: \$20,886.00  
 CONTINGENCIES (10%): \$2,088.60  
 SUBTOTAL: \$22,974.60  
 ENGINEERING (18%): \$4,135.43  
 TOTAL: \$27,110.03

**OPTION B - CURB & GUTTER WITH SPILLWAY**

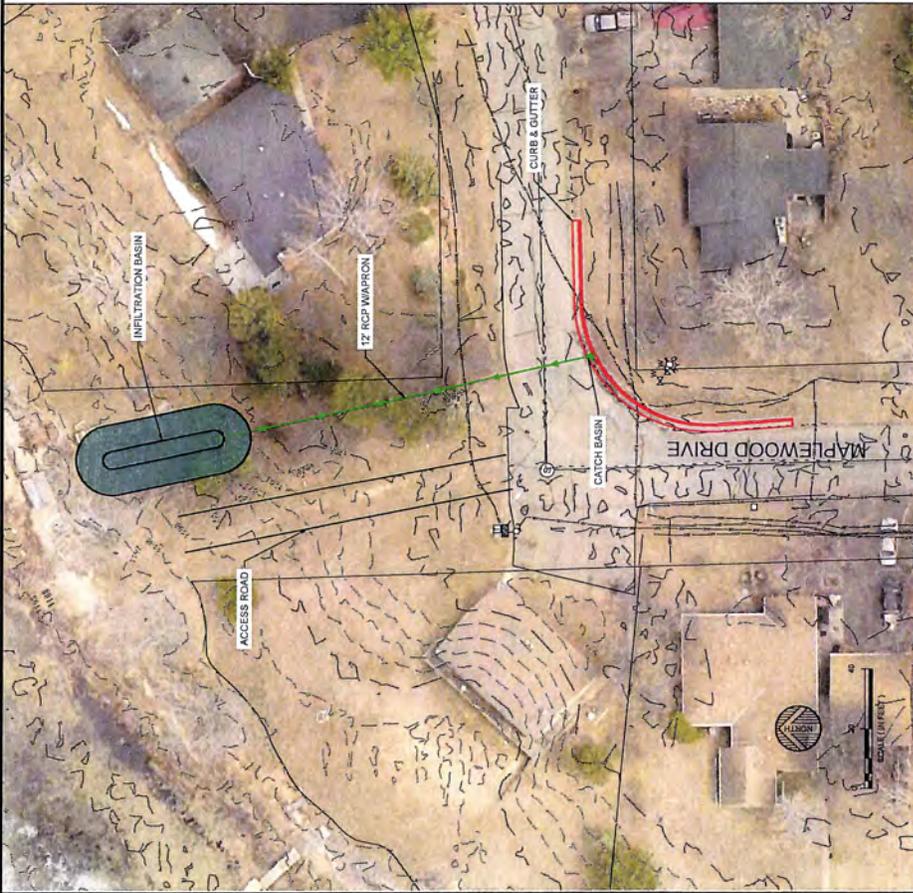
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$500.00	1	\$500.00
2	2101.502	CLEARING	TREE	\$100.00	1	\$100.00
3	2101.507	GRUBBING	TREE	\$100.00	1	\$100.00
4	2105.604	DITCH EXCAVATION	SQ YD	\$3.00	120	\$360.00
5	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$25.00	125	\$3,125.00
6	2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	\$30.00	14	\$420.00
7	2575.604	SITE RESTORATION	SQ YD	\$4.50	120	\$540.00
8	-	SCOURSTOP TRANSITION MAT	SQ YD	\$150.00	4	\$600.00

ESTIMATED CONSTRUCTION COST: \$5,745.00  
 CONTINGENCIES (10%): \$574.50  
 SUBTOTAL: \$6,319.50  
 ENGINEERING (18%): \$1,137.51  
 PROPERTY ACQUISITION (210 SF): \$210.00  
 TOTAL: \$7,667.01

**OPTION C - SWALE AND DELINEATORS**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$150.00	1	\$150.00
4	2105.604	DITCH EXCAVATION	SQ YD	\$3.00	120	\$360.00
9	2564.550	DELINEATOR TYPE X4-13	EACH	\$85.00	5	\$425.00
11	2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	\$30.00	14	\$420.00
12	2575.604	SITE RESTORATION	SQ YD	\$4.50	120	\$540.00

ESTIMATED CONSTRUCTION COST: \$1,895.00  
 CONTINGENCIES (10%): \$189.50  
 SUBTOTAL: \$2,084.50  
 ENGINEERING (18%): \$375.21  
 TOTAL: \$2,459.71



OPTION A - CURB & GUTTER, STORM SEWER AND POND



OPTION B - CURB & GUTTER AND SWALE



MAPLEWOOD DRIVE CORNER OPTIONS CITY OF BAXTER BAXTER, MINNESOTA 2016 MILL AND OVERLAY PROJECT SHEET NO.		JOB NUMBER: 012020179.000 DRAWN BY: E.A.B. SCALE: AS SHOWN DATE:	REVISION DESCRIPTION DATE:	DATE: 06/20/18 DATE: 06/20/18 DATE: 06/20/18 DATE: 06/20/18 DATE: 06/20/18	WIDSETH SMITH NOLTING Engineering   Architecture   Surveying   Environmental 4145 W. 13TH AVE. SUITE 100 BLOOMINGTON, MN 55425 TEL: 612.835.1100 FAX: 612.835.1101 WWW.WSNOLTING.COM
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Date of Issuance:	Effective Date:	Council Approval
Owner: City of Baxter	Owner's Contract No.: 4416	
Contractor: Tri-City Paving, Inc.	Contractor's Project No.:	
Engineer: Widseth Smith Nolting	Engineer's Project No.: 0102B0379.000	
Project: 2016 Mill & Overlay, Full Depth Reclamation and Turn Lane Improvements	Contract Name: Municipal Project Numbers 4416	

The Contract is modified as follows upon execution of this Change Order:

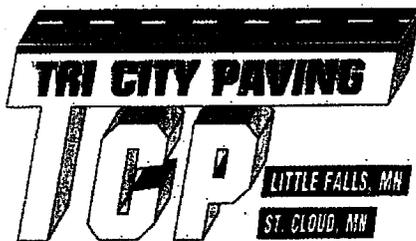
Description: Change In Contract Time

Attachments: Tri-City Paving, Inc. Letter dated June 24, 2016 and WSN Memo dated June 28, 2016.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price:  <u>\$806,167.45</u>	Original Contract Times: Substantial Completion: <u>August 12, 2016</u> Ready for Final Payment: <u>August 26, 2016</u> days or dates
[Increase] [Decrease] from previously approved Change Orders:  <u>\$ 0</u>	Increase from previously approved Change Orders:  Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u>
Contract Price prior to this Change Order:  <u>\$806,167.45</u>	Contract Times prior to this Change Order: Substantial Completion: <u>August 12, 2016</u> Ready for Final Payment: <u>August 26, 2016</u> days or dates
[Increase] [Decrease] of this Change Order:  <u>\$ 0</u>	Increase of this Change Order: Substantial Completion: <u>August 26, 2016</u> Ready for Final Payment: <u>September 2, 2016</u> days or dates
Contract Price incorporating this Change Order:  <u>\$ 806,167.45</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>August 26, 2016</u> Ready for Final Payment: <u>September 2, 2016</u> days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: _____	Title _____	Title _____
Date: _____	Date _____	Date _____

- Hot Mix
- Seal Coating
- Roadways
- Driveways
- Dust Control
- Sand & Gravel



BOX 326 • LITTLE FALLS, MINNESOTA 56345  
(320) 632-5435 or (320) 251-1818  
LITTLE FALLS ST. CLOUD

-64-  
REDI-MIX  
CONCRETE

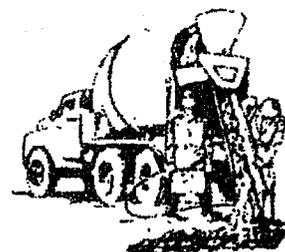
Project: City of Baxter

Attn: Aric Welsh

Tri-City Paving is requesting the substantial completion date on the 2016 Baxter mill and overlay project changed from the August 12, 2016 date to August 26<sup>th</sup>, 2016, with the final completion from August 26, 2016 to September 2, 2016. Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Tim Otremba". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Tim Otremba



June 28, 2016



Tim Otremba  
Tri-City Paving, Inc.  
13504 Haven Road  
PO Box 326  
Little Falls, MN 56345

Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

218.829.5117  
218.829.2517  
Brainerd@wsn.us.com

[WidsethSmithNolting.com](http://WidsethSmithNolting.com)

Re: Contract Time Extension Request  
2016 Mill & Overlay, Full Depth Reclamation and Turn Lane Improvements  
Municipal Project Numbers 4416  
Baxter, Minnesota  
WSN Job No. 0102B0379.000

Dear Mr. Otremba:

This letter is written in response to the letter received by email on June 24, 2016 regarding a contract time extension request (see attached). This letter will be copied to the City and serve as the Engineer's recommendation and formal action regarding the received written request.

Our review and recommendation is to approve the request based on the following:

1. Additional time will be necessary to allow utility companies to relocate their facilities on College Road and Cypress Drive. The existing facilities will be located under the proposed right-turn lane and trail and need to be relocated south into the utility easement provide by the City.
2. The extension will allow more time for Dechantal Excavating, Inc. to complete the reconstruction of Lift Station No. 8. This will avoid conflicts during construction and possible marring of the new bituminous pavement surface as a result of lift station construction work.
3. The Golf Course Drive project has been delayed and conflicts with this project are not anticipated with the time extension.

The time extension will result in the following revised completion dates:

Substantial Completion:	August 26, 2016
Final Completion:	September 2, 2016

This letter will serve as the Engineer's recommendation on the attached correspondence and a change order will be prepared reflecting the decisions outlined above. In accordance with the General Conditions, the Engineer's decision is final and binding. If the City or Contractor are not in agreement with the Engineer's determination, please refer to General Conditions Article 12.

Please feel free to give me a call if you have any questions regarding our review and recommendations as presented.

Sincerely,

Widseth Smith Nolting & Associates, Inc.

Aric Welch, P.E.

Enc.

Cc: Trevor Walter, City of Baxter



**MEMO**

**Date:** June 28, 2016  
**To:** **Baxter Utilities Commission**  
**From:** Aric Welch  
**Cc:** Trevor Walter  
**Project Name:** Dellwood, Novotny, Inglewood and Independence Improvements  
**Project No.:** 0102B0274.000  
**Subject:** **Project Update**

Brainerd/Baxter  
 7804 Industrial Park Road  
 PO Box 2720  
 Baxter, MN 56425-2720

218.829.5117  
 218.829.2517  
 Brainerd@wsn.us.com  
 WidsethSmithNolting.com

**Work Completed Since Last Update**

The contractor has completed work on all major punch list items. There are still some outstanding warranty issues that need to be addressed including turf establishment along Inglewood Drive. One resident has complained of weeds and poor growth. We have notified the Contractor and will continue to monitor the project to determine if additional action is required.

**Project Schedule**

Address warrant items as needed.

**Completion Dates**

The Contractor reached substantial completion on May 26, 2016 and the Certificate of Substantial Completion was issued initiating the start of the one-year warranty period. In accordance with the Contract documents, the project was to be complete and ready for final payment on June 9, 2016. To date all items necessary to reach final completion have not been satisfied including the submittal of IC-134's.

**Easements**

Two roadway easements remain to be signed (Tanner and Wicklund). John Tanner has indicated he intends to sign the easement document when his wife returns from out of town. Additional informational has been supplied to Wicklund as requested and we are waiting for a response. We have been reaching out to both parties on a weekly basis.

Hilltop Trailer Sales easement is still being held up by the bank financing the property.

When Tanner has signed off on the easement and agreement documents, we will work with the City to schedule a vacation hearing for the Positive Realty, General Rental and Tanner properties.

**Changes**

The Contractor has submitted a substantial change order request. The request was submitted too late for us to provide a complete response and recommendation prior to the June Utilities Commission meeting. We are in the process of scheduling a meeting to review the change request with the Contractor and will issue our formal action as soon as possible.

**Potential Law Suit**

We are of a potential law suit between the Contractor and sub-contractor regarding the directional drilled pipe between Novotny Road and Audubon Way. The sub-contractor has been in contact with us and has requested a copy of the Contractors bonding information. This will likely hold up final completion of the project because final payment cannot be made until all sub-contractors have been paid and IC-134's have been supplied by the Contractor.



## MEMO

**Date:** June 28, 2016  
**To:** **Baxter Utilities Commission**  
**From:** Aric Welch  
**Cc:** Trevor Walter  
**Project Name:** Lift Station No. 8 Reconstruction  
**Project No.:** 0102B0375.000  
**Subject:** **Project Update**

Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

218.829.5117   
218.829.2517   
Brainerd@wsn.us.com   
**WidsethSmithNolting.com**

---

### Summary of Work Completed Since Last Update

Shop drawing reviews are complete and the concrete structures are in production. The Contractor has scheduled a utility meet for Thursday, June 30<sup>th</sup>.

### Project Schedule

A utility meeting and pre-construction conference is scheduled for Thursday, June 30, 2016. The Contractor will be delivering supplies to the site the week of July 4<sup>th</sup> and work will likely begin the week of July 11<sup>th</sup>. Work should be complete by the end of July prior to the planned mill & overlay work.



444 Cedar Street, Suite 1500  
Saint Paul, MN 55101  
651.292.4400  
tkda.com

June 15, 2016

Via Email Only: [trevor.walter@ci.baxter.mn.us](mailto:trevor.walter@ci.baxter.mn.us)

Mr. Trevor Walter, PE  
Public Works Director/City Engineer  
City of Baxter  
13190 Memorywood Drive  
Baxter, Minnesota 56425

Re: Proposal for Additional Engineering Services  
Water Meter Replacement Project Construction Administration  
TKDA Project No. 16035.000

Dear Mr. Walter:

In response to your request, we propose to provide Additional Construction Administration Services for the Water Meter Replacement Project for the City of Baxter. Our services will be provided in the manner described in this Proposal subject to the terms and conditions set forth in the attached "General Provisions of Engineer-Architect Agreement" dated July 2009.

I. PROJECT DESCRIPTION

TKDA worked with the City of Baxter to obtain competitive bids for replacing 2,900 water meters in the service area and the original contract had a limited amount of Construction Administration included to process pay requests and change orders. This proposal is for additional Construction Administration items that we can provide.

II. SERVICES TO BE PROVIDED BY TKDA

We propose to provide the following Additional Construction Administration Services:

- A. Coordinate weekly construction progress meetings with attendance via a conference call.
- B. Process monthly contractor pay applications and change orders as required.
- C. Other coordination between the contractor and the City.
- D. Project closeout including contractor final payment with consent of surety, MN IC 134 form, and lien releases as specified.

III. ADDITIONAL SERVICES

- A. Attend onsite Project meetings including time and mileage, if required by the CLIENT.
- B. Additional construction phase assistance beyond that included in SECTION II.
- C. Observations during the guarantee period and related services.

IV. CLIENT'S RESPONSIBILITIES

These responsibilities include, but are not limited to, the following:

- A. Designate one individual to act as a representative with respect to the work to be performed, and such person shall have complete authority to transmit instructions, receive information, interpret and define policies, and make decisions with respect to critical elements pertinent to the Project. This individual shall be identified in the signature block area of this Proposal.
- B. Provide local onsite support as needed for the project.

V. PERIOD OF SERVICE

The schedule for services is anticipated to begin immediately and will be completed by November 30, 2016. If additional time is required due to meter installations not being completed by October 31, 2016, then additional time and compensation may be requested.

VI. COMPENSATION

Compensation to TKDA for services provided as described shall be on an Hourly Time and Materials basis in the estimated amount of \$10,000.

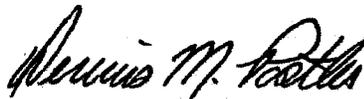
VII. CONTRACTUAL INTENT

We thank you for the opportunity to submit this Proposal. We agree that this letter and attachments constitute a contract between us upon its signature by an authorized official of the City of Baxter and the return of a signed copy to us. This Proposal will be open for acceptance for 30 days, unless the provisions herein are changed by us in writing prior to that time.

Sincerely,



Matthew R. Ellingson, PE  
Project Engineer



Dennis M. Postler, PE  
Vice President, Municipal Services

MRE:DMP:prd  
ATTACHMENTS: PROJECT FEE ESTIMATE  
GENERAL PROVISIONS

ACCEPTED FOR THE CITY OF BAXTER, MINNESOTA

By: \_\_\_\_\_  
(signature) Printed Name/Title Date

CLIENT'S DESIGNATED REPRESENTATIVE:

\_\_\_\_\_  
Name/Title Phone Email





**Project Fee Estimate**

<b>Client:</b>		City of Baxter, Minnesota		<b>Date:</b>		6/14/2016	
<b>Project:</b>		Water Meter Replacement Project Construction Administration		<b>Prepared By:</b>		MRE	
Task No.	Task Description	Estimated Person Hours Required		Total Hours	Total Dollars	Major Section Dollars	
		Jacobsen Sr Reg	Ellingson Reg				
1	Weekly Construction Progress Meetings		20	20	\$ 1,660		
2	Process Pay Applications and Change Orders		15	15	\$ 1,245		
3	Coordination with Contractor and City		40	40	\$ 3,320		
4	Project Closeout Documents		10	10	\$ 830		
5	Project Management	10	15	25	\$ 2,905		
<b>Total Person Hours</b>		10	100	110			
<b>Billing Rate/Hr x Multiplier</b>		\$ 166	\$ 83				
<b>Total Billable for Charged Time</b>		\$ 1,660	\$ 8,300			\$ 9,960	
<b>Expenses:</b>							
Travel & Subsistence (TS)							
Miscellaneous (MI)							
Reproduction & Reprographics (RR)							
<b>Total Project Fees</b>						\$ 9,960	
<b>ROUNDED TO ESTIMATED AMOUNT OF</b>						\$ 10,000	

General Provisions of Engineer-Architect Agreement

ARTICLE 1. GENERAL

These General Provisions supplement and become part of the Agreement between Toltz, King, Duvall, Anderson and Associates, Incorporated, a Minnesota Corporation, hereinafter referred to as TKDA, and the other Party to the Agreement, hereinafter referred to as CLIENT, wherein the CLIENT engages TKDA to provide certain Engineering, Architectural, and/or Planning services. Either Party to this Agreement may be referred to as a "Party" or collectively as "Parties."

As used herein, the term "Agreement" refers to (1) TKDA's original Engagement Letter or proposal (the "Engagement Letter") which forms the basis for the Agreement; (2) these General Provisions, and (3) any attached Exhibits, as if they were part of one and the same document. With respect to the order of precedence, any attached Exhibits shall govern over these General Provisions and the Engagement Letter shall govern over any attached Exhibits and these General Provisions.

ARTICLE 2. PERIOD OF SERVICE

The term of this Agreement for the performance of services hereunder shall be as set forth in TKDA's Engagement Letter. Any lump sum or estimated maximum payment amounts set forth in the Engagement Letter have been established in anticipation of the orderly and continuous progress of the project in accordance with the schedule set forth in the Engagement Letter or any Exhibits attached thereto.

ARTICLE 3. COMPENSATION TO TKDA

A. Compensation to TKDA for services shall be as designated in the Engagement Letter. The CLIENT shall make monthly payments to TKDA within 30 days of date of invoice.

B. The CLIENT will pay the balance stated on the invoice unless CLIENT notifies TKDA in writing of the particular item that is alleged to be incorrect within 15 days from the date of invoice, in which case all undisputed items shall be paid and amounts in dispute shall become due upon an adjudicated resolution or upon agreement of the parties. All accounts unpaid after 30 days from the date of original invoice shall be subject to a service charge of 1-1/2% per month, or the maximum amount authorized by law, whichever is less. TKDA shall be entitled to recover all reasonable costs and disbursements, including reasonable attorneys' fees, incurred in connection with collecting amounts owed by CLIENT. In addition, TKDA may, after giving seven days' written notice to the CLIENT, suspend services under this Agreement until TKDA has been paid in full for all amounts then due for services, expenses and charges. CLIENT agrees that it shall waive any and all claims against TKDA and that TKDA shall not be responsible for any claims arising from suspension of services hereunder.

ARTICLE 4. EXTRA WORK

If TKDA is of the opinion that any work it has been directed to perform is beyond the Scope of this Agreement, or that the level of effort required exceeds that estimated due to changed conditions and thereby constitutes extra work, it shall notify the CLIENT of that fact. Upon written notification to CLIENT, TKDA shall be entitled to additional compensation for same, and to an extension of time for completion absent timely written objection by CLIENT to additional services.

ARTICLE 5. ABANDONMENT, CHANGE OF PLAN AND TERMINATION

Either Party has the right to terminate this Agreement upon seven days' written notice for convenience of either CLIENT or TKDA. In addition, the CLIENT may at any time reduce the scope of this Agreement. Such reduction in scope shall be set forth in a written notice from the CLIENT to TKDA. In the event of unresolved dispute over change in scope or changed conditions, this Agreement may also be terminated upon seven days' written notice as provided above.

In the event of a termination or reduction in scope of the project work, TKDA shall be paid for the work performed and expenses incurred on the project work and for any completed and abandoned work for which payment has not been made, computed in accordance with the provisions of the Engagement Letter and payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with TKDA's subconsultants, costs of producing copies of file materials and other related close-out costs.

ARTICLE 6. DISPOSITION OF PLANS, REPORTS AND OTHER DATA

All documents, including reports, drawings, calculations, specifications, CADD materials, computer software or hardware or other work product prepared by TKDA pursuant to this Agreement are TKDA's Instruments of Service and TKDA retains all ownership interests in said Instruments of Service, including copyrights. Any use or reuse of such Instruments of Service, except for the specific purpose intended, by the CLIENT or others without written consent, verification, or adaptation by TKDA will be at the CLIENT's risk and full legal responsibility. In this regard, the CLIENT will indemnify and hold harmless TKDA from any and all suits or claims of third parties arising out of such use or reuse which is not specifically verified, adapted, or authorized by TKDA.

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by TKDA's Engineer or Architect. Files in electronic format furnished to the CLIENT are only for convenience of the CLIENT. Any conclusion or information obtained or derived from such electronic files

will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern. In the event electronic copies of documents are made available to the CLIENT, the CLIENT acknowledges that the useful life of electronic media may be limited because of deterioration of the media, obsolescence of the computer hardware and/or software systems or other causes outside of TKDA's control. Therefore, TKDA makes no representation that such media will be fully usable beyond 30 days from date of delivery to CLIENT.

If requested, at the time of completion or termination of the work, TKDA shall make available to the CLIENT at CLIENT's expense copies of the Instruments of Service upon (i) payment of amounts due and owing for work performed and expenses incurred under this Agreement, and (ii) fulfillment of the CLIENT's obligations under this Agreement.

ARTICLE 7. CLIENT'S ACCEPTANCE BY PURCHASE ORDER

In lieu of or in addition to execution of the Engagement Letter, the CLIENT may authorize TKDA to commence services by issuing a purchase order by a duly authorized representative. Such authority to commence services or purchase order shall incorporate by reference the terms and conditions of this Agreement. In the event the terms and conditions of this Agreement conflict with those contained in the CLIENT's purchase order, the terms and conditions of this Agreement shall govern. Notwithstanding any purchase order provisions to the contrary, no warranties, express or implied, are made by TKDA. In order to implement the intent of Parties to this Agreement, the Parties agree that the Engagement Letter, these General Provisions, and any Exhibits constitute the entire Agreement between them. The Parties further agree that the preprinted terms and conditions of any CLIENT-generated purchase order issued to request work pursuant to this Agreement will not apply to the work, regardless of whether TKDA executes the purchase order in acceptance of the work.

ARTICLE 8. CLIENT'S RESPONSIBILITIES

A. To permit TKDA to perform the services required hereunder, the CLIENT shall supply, in proper time and sequence, the following at no expense to TKDA:

1. All necessary information regarding its requirements as necessary for orderly progress of the work.
2. Designate in writing a person to act as CLIENT's representative with respect to the services to be rendered under this Agreement. Such person shall have authority to transmit instructions, receive instructions, receive information, and interpret and define CLIENT's policies with respect to TKDA's services.
3. Furnish, as required for performance of TKDA's services (except to the extent provided otherwise in the Engagement Letter or any Exhibits attached thereto), data prepared by or services of others, including without limitation, soil borings, probing and subsurface explorations, hydrographic and geohydrologic surveys, laboratory tests and inspections of samples, materials and equipment; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys; property descriptions; zoning, deed and other land use restriction; and other special data not covered in the Engagement Letter or any Exhibits attached thereto.
4. Provide access to, and make all provisions for TKDA to enter upon publicly or privately owned property as required to perform the work.
5. Act as liaison with other agencies or involved parties to carry out necessary coordination and negotiations; furnish approvals and permits from all governmental authorities having jurisdiction over the project and such approvals and consents from others as may be necessary for completion of the project.
6. Examine all reports, sketches, drawings, specifications and other documents prepared and presented by TKDA, obtain advice of an attorney, insurance counselor or others as CLIENT deems necessary for such examination, and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of TKDA.
7. Give prompt written notice to TKDA whenever the CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of TKDA's services or any defect in the work of Construction Contractor(s), subconsultants or TKDA.
8. Initiate action, where appropriate, to identify and investigate the nature and extent of asbestos, petroleum and/or pollution in the project and to abate and/or remove the same as may be required by federal, state or local statute, ordinance, code, rule, or regulation now existing or hereinafter enacted or amended. For purposes of this Agreement, "pollution" and "pollutant" shall mean any solid, liquid, gaseous or thermal irritant or contaminant, including petroleum, smoke, vapor, soot, alkalis, chemicals and hazardous or toxic waste. Hazardous Materials means any substance, waste, pollutant or contaminant (including petroleum) now or hereafter included within such terms under any federal, state or local statute, ordinance, code, rule or regulation now existing or hereinafter enacted or amended. Waste further includes materials to be recycled, reconditioned or reclaimed. CLIENT further agrees it

will, where appropriate, endeavor to identify, remove and/or encapsulate asbestos products, petroleum, pollutants or Hazardous Materials located in the project area prior to accomplishment by TKDA of any work on the project.

If TKDA encounters, or reasonably suspects that it has encountered, asbestos or pollution in the project, TKDA shall cease activity on the project and promptly notify the CLIENT, who shall proceed as set forth above. Unless otherwise specifically provided in the Engagement Letter, the services to be provided by TKDA do not include identification of asbestos or pollution, and TKDA has no duty to identify or attempt to identify the same within the area of the project.

With respect to the foregoing, CLIENT acknowledges and agrees that TKDA is not a user, handler, generator, operator, treater, storer, transporter or disposer of asbestos, petroleum, Pollutant, or other Hazardous Materials which may be encountered by TKDA on the project. CLIENT agrees to hold harmless, indemnify and defend TKDA and TKDA's officers, subconsultant(s), subcontractor(s), employees and agents from and against any and all claims, lawsuits, damages, liability and costs, including, but not limited to, costs of defense, arising out of or in any way connected with the presence, discharge, release, or escape of asbestos, petroleum or other Hazardous Materials or waste on the site. This indemnification is intended to apply only to existing conditions present at the site prior to TKDA's commencement of services, and does not apply to conditions that arise subsequent to TKDA's commencement of services that are caused or created by TKDA.

- 9. Provide such accounting, independent cost estimating and insurance counseling services as may be required for the project, such legal services as the CLIENT may require or TKDA may reasonably request with regard to legal issues pertaining to the project including any that may be raised by contractor(s), such auditing service as CLIENT may require to ascertain how or for what purpose any contractor has used the monies paid under the construction contract, and such inspection services as CLIENT may require to ascertain that contractor(s) are complying with any law, rule, regulation, ordinance, code or order applicable to their furnishing and performing the work.
- 10. Provide "record" drawings and specifications for all existing physical plants or facilities which are pertinent to the project.
- 11. Act promptly to approve all pay requests, Supplemental Agreements, or requests for information by TKDA as set forth herein.
- 12. Require all Utilities with facilities in the CLIENT's right-of-way to locate and mark said utilities upon request, relocate and/or protect said utilities as determined necessary to accommodate work of the project, submit a schedule of the necessary relocation/protection activities to the CLIENT for review and comply with agreed upon schedule.
- 13. Provide other services, materials, or data as may be set forth in the Engagement Letter or any Exhibits attached thereto.

B. TKDA shall be entitled to rely on the accuracy and completeness of information furnished by the CLIENT. If TKDA finds that any information furnished by the CLIENT is in error or is inadequate for its purpose, TKDA shall promptly notify the CLIENT.

**ARTICLE 9. OPINIONS OF COST**

Opinions of probable project cost, construction cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs provided for in the Engagement Letter or any Exhibits attached thereto, are made on the basis of TKDA's experience and qualifications and represent TKDA's judgment as an experienced and qualified design professional. It is recognized that TKDA does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices, and that any evaluation of any facility to be constructed, or acquired, or work to be performed on the basis of TKDA's cost opinions, must of necessity, be speculative until completion of construction or acquisition. Accordingly, TKDA does not guarantee that proposals, bids or actual costs will not substantially vary from opinions, evaluations or studies submitted by TKDA to CLIENT hereunder. TKDA assumes no responsibility for the accuracy of opinions of probable project costs or construction costs, and provides these estimates for the sole convenience of the CLIENT for the purposes of general project budgeting.

**ARTICLE 10. CONSTRUCTION PHASE SERVICES**

CLIENT acknowledges that it is customary for the Architect or Engineer who is responsible for the preparation and furnishing of Drawings and Specifications and other construction-related documents to be employed to provide professional services during the Construction Phases of the project, (1) to interpret and clarify the documentation so furnished and to modify the same as circumstances revealed during bidding and construction may dictate, (2) in connection with acceptance of substitute of or-equal items of materials and equipment proposed by bidders and contractor(s), (3) in connection with review of shop drawings and sample submittals, and (4) as a result of and in response to TKDA's detecting in advance of performance of affected work inconsistencies or irregularities in such documentation. CLIENT agrees that if TKDA is not employed to provide such professional services during the Construction Phases of the project, TKDA will not be responsible for, and CLIENT shall indemnify and hold TKDA (and TKDA's professional associates and consultants) harmless from, all claims,

damages, losses and expenses including attorneys' fees arising out of, or resulting from, any interpretation, clarification, substitution acceptance, shop drawing or sample approval or modification of such documentation issued or carried out by CLIENT or others. Nothing contained in this paragraph shall be construed to release TKDA (or TKDA's professional associates or consultants) from liability for failure to perform in accordance with professional standards any duty or responsibility which TKDA has undertaken or assumed under this Agreement.

**ARTICLE 11. INSURANCE**

TKDA shall procure and maintain insurance for protection from claims against it under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees, and from claims against it for damages because of injury to or destruction of property.

Also, TKDA shall procure and maintain professional liability insurance for protection from claims arising out of performance of professional services caused by any negligent act, error, or omission for which TKDA is legally liable.

Certificates of insurance will be provided to the CLIENT upon request.

**ARTICLE 12. ASSIGNMENT**

This Agreement, being intended to secure the personal service of the individuals employed by and through whom TKDA performs work hereunder, shall not be assigned, sublet or transferred without the written consent of TKDA and the CLIENT. Any assignment of the Agreement, or claims arising under or relating to the Agreement without the written consent of both Parties shall be null and void.

**ARTICLE 13. CONTROLLING LAW**

This Agreement is to be governed by the laws of the State of Minnesota.

**ARTICLE 14. SEVERABILITY**

Any provision or portion thereof in this Agreement which is held to be void or unenforceable under any law shall be deemed stricken, and all remaining provisions shall continue to be valid and binding between CLIENT and TKDA.

**ARTICLE 15. WAIVER OF CONSEQUENTIAL DAMAGES**

CLIENT and TKDA waive consequential damages for claims, disputes or other matters in question arising out of or relating to TKDA's services under this Agreement. This mutual waiver of consequential damages applies and survives termination of this Agreement.

**ARTICLE 16. LIMITATION OF LIABILITY**

In recognition of the relative risks of CLIENT and TKDA relating to the work, CLIENT agrees, to the extent permitted by law, that TKDA's liability to the CLIENT or anyone claiming through CLIENT for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes including, but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied, of TKDA or its officers, directors, partners, employees, agents, or consultants, or any of them, shall not exceed the total insurance proceeds paid or available on behalf of or to TKDA by its insurers in settlement or satisfaction of CLIENT's claims against TKDA under the terms and conditions of TKDA's insurance policies applicable thereto.

**ARTICLE 17. CONFLICT RESOLUTION**

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and TKDA agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation as a precondition to any formal legal proceedings.

**ARTICLE 18. CONFIDENTIALITY**

TKDA agrees to keep confidential and not to disclose to any person or entity, other than TKDA's employees, subconsultants and the general contractor and subcontractors, if appropriate, any data and information furnished to TKDA and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that comes into the public domain, nor shall it restrict TKDA from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other authority with proper jurisdiction, or if it is reasonably necessary for TKDA to complete services under the Agreement or defend itself from any suit or claim.

**ARTICLE 19. UNDERGROUND UTILITIES**

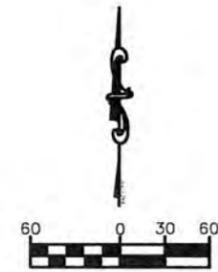
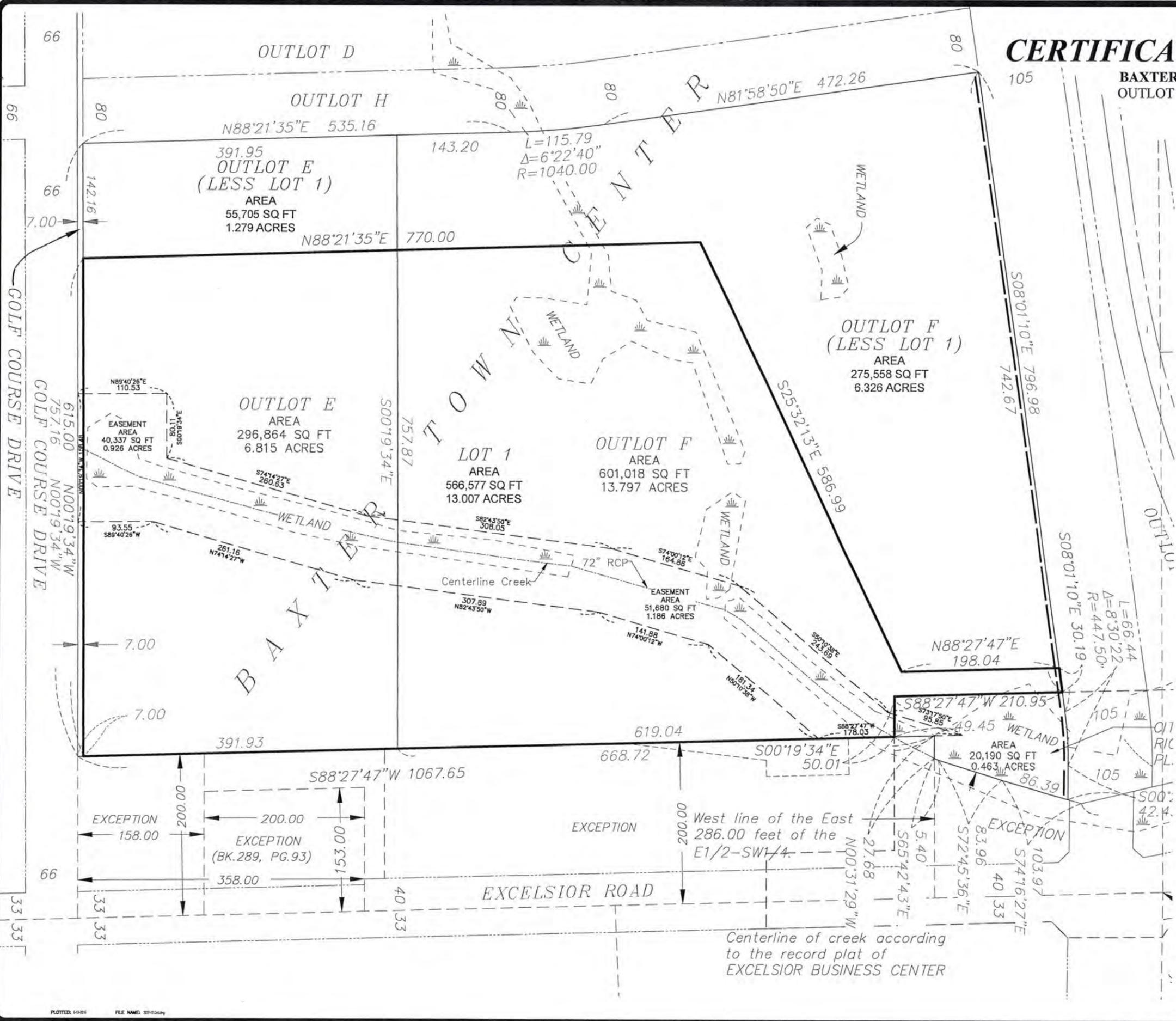
If authorized in the Engagement Letter, TKDA and/or its authorized subconsultant will conduct the research that in its professional opinion is necessary and will prepare a plan indicating the locations intended for subsurface penetrations with respect to assumed locations of underground improvements. Such services by TKDA or its subconsultant will be performed in a manner consistent with the ordinary standard of care. The CLIENT recognizes that the research may not identify all underground improvements and that the information upon which TKDA relies may contain errors or may not be complete.

The CLIENT agrees, to the fullest extent permitted by law, to waive all claims and causes of action against TKDA and anyone for whom TKDA may be legally liable, for claims by CLIENT or its contractors for delay or additional compensation relating to the identification, removal, relocation, or restoration of utilities, or damages to underground improvements resulting from subsurface penetration locations established by TKDA.

73
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# CERTIFICATE OF SURVEY

**BAXTER TOWN CENTER  
OUTLOT E AND OUTLOT F**



**PROPERTY DESCRIPTION**  
Outlots E and F, BAXTER TOWN CENTER.

- NOTES**
1. COORDINATE SYSTEM: MINNESOTA COUNTY COORDINATES, STEARNS COUNTY COORDINATES, US
  2. SURVEY FOOT OWNERS: G&M DEHLER TRUST
  3. DATA OF SUVEY: \_\_\_\_\_

- LEGEND**
- FOUND MONUMENT (PER PLAT)
  - SET MONUMENT (PER PLAT)
  - PROPERTY BOUNDARY
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - EXISTING RIGHT-OF-WAY LINE
  - SECTION LINE
  - QUARTER LINE
  - 16TH LINE
  - CONTROLLED ACCESS
  - WETLAND

**SURVEYOR'S CERTIFICATE**

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 Land Surveyor under the laws of the State of Minnesota.

Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License # \_\_\_\_\_

**CERTIFICATE OF SURVEY**  
BAXTER TOWN CENTER  
BAXTER, MN

**PROJECT NO.**  
P: 02037-120

**DRAWING TYPE**  
CERTIFICATE OF SURVEY

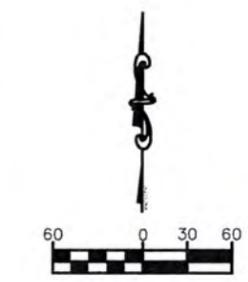
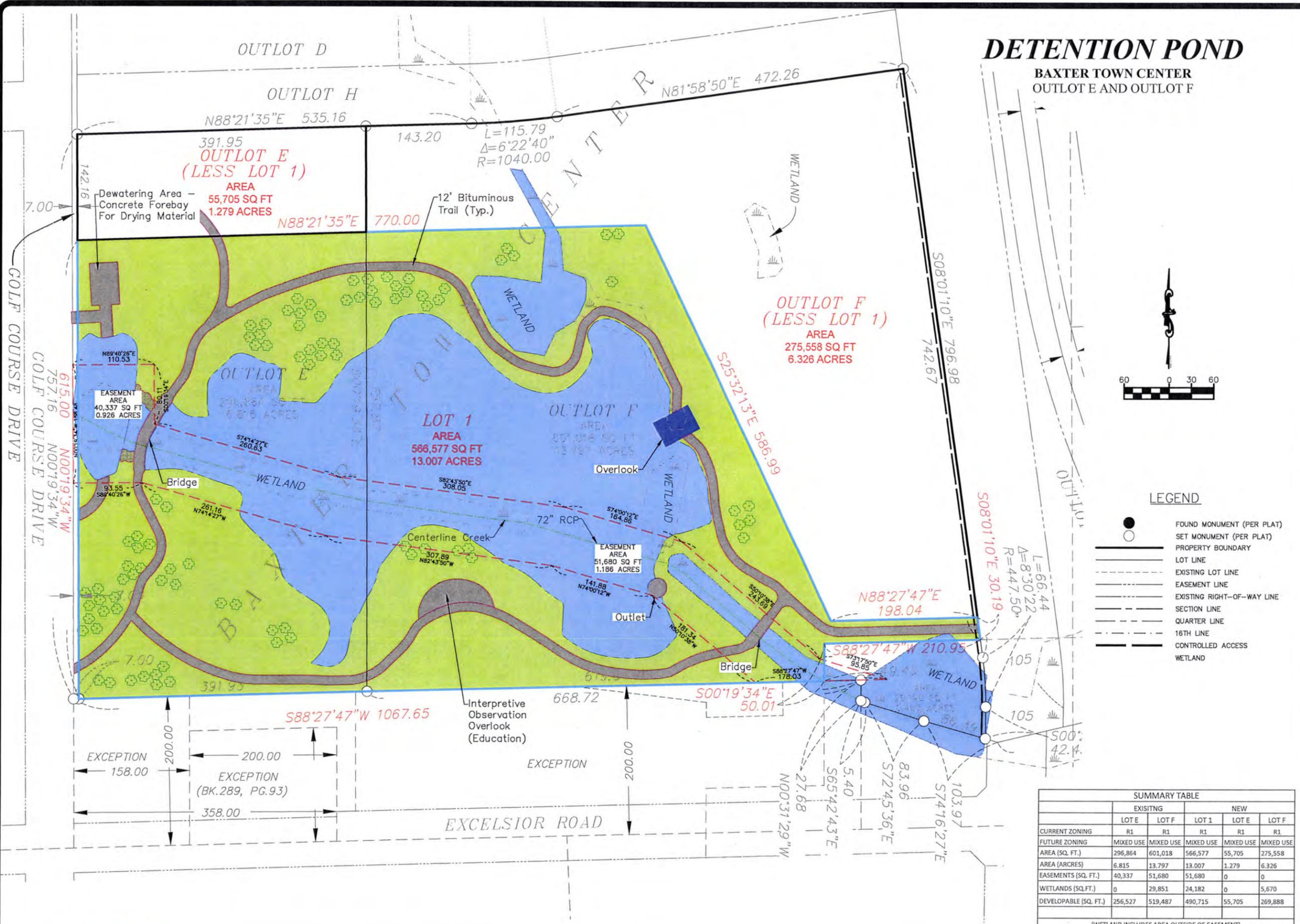
**DRAFTER**  
CKJ

**REVIEWED**  
PH

**SHEET**  
1 OF 1

# DETENTION POND

BAXTER TOWN CENTER  
OUTLOT E AND OUTLOT F



### LEGEND

- FOUND MONUMENT (PER PLAT)
- SET MONUMENT (PER PLAT)
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER LINE
- 16TH LINE
- CONTROLLED ACCESS
- WETLAND

**DETENTION POND**  
 BAXTER TOWN CENTER  
 BAXTER, MN  
 EXTENDED DETENTION POND

PROJECT NO.  
02037-120

DRAWING TYPE  
CONCEPT PLAN

DRAFTER  
CKJ

REVIEWED  
PH

SHEET  
1 OF 1

	EXISTING		NEW		
	LOT E	LOT F	LOT 1	LOT E	LOT F
CURRENT ZONING	R1	R1	R1	R1	R1
FUTURE ZONING	MIXED USE				
AREA (SQ. FT.)	296,864	601,018	566,577	55,705	275,558
AREA (ACRES)	6.815	13.797	13.007	1.279	6.326
EASEMENTS (SQ. FT.)	40,337	51,680	51,680	0	0
WETLANDS (SQ. FT.)	0	29,851	24,182	0	5,670
DEVELOPABLE (SQ. FT.)	256,527	519,487	490,715	55,705	269,888

(WETLAND INCLUDES AREA OUTSIDE OF EASEMENT)

PLOTTED: 6/16/2016 FILE NAME: 25-0-000.dwg



Brainerd/Baxter  
7804 Industrial Park Road  
PO Box 2720  
Baxter, MN 56425-2720

218.829.5117   
218.829.2517 

Brainerd@wsn.us.com 

[WidethSmithNotling.com](http://WidethSmithNotling.com)

# EXCELSIOR ROAD, FAIRVIEW ROAD AND EDGEWOOD DRIVE IMPROVEMENTS

## MUNICIPAL PROJECT NO. 4097

### FEASIBILITY REPORT

Council Approval Date:

**Prepared for**  
City of Baxter

**WSN No. 0102B0373.000**

**EXCELSIOR ROAD, FAIRVIEW ROAD AND EDGEWOOD DRIVE  
IMPROVEMENTS**

**MUNICIPAL PROJECT NO. 4097**

**FEASIBILITY REPORT**

Prepared for  
City of Baxter

WSN No. 0102B0373.000

DRAFT

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.

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Aric Welch Professional Engineer	41983 License Number	Date
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# EXCELSIOR ROAD, FAIRVIEW ROAD AND EDGEWOOD DRIVE IMPROVEMENTS

## FEASIBILITY STUDY

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- “A” Project Area
- “B” Existing Conditions
- “C” Proposed Improvements – Utilities
- “D” Proposed Improvements - Roadway
- “E” – “F” Assessment Exhibits

### APPENDIX

- Preliminary Cost Estimate
- Estimated Project Schedule

## **STATEMENT OF PURPOSE**

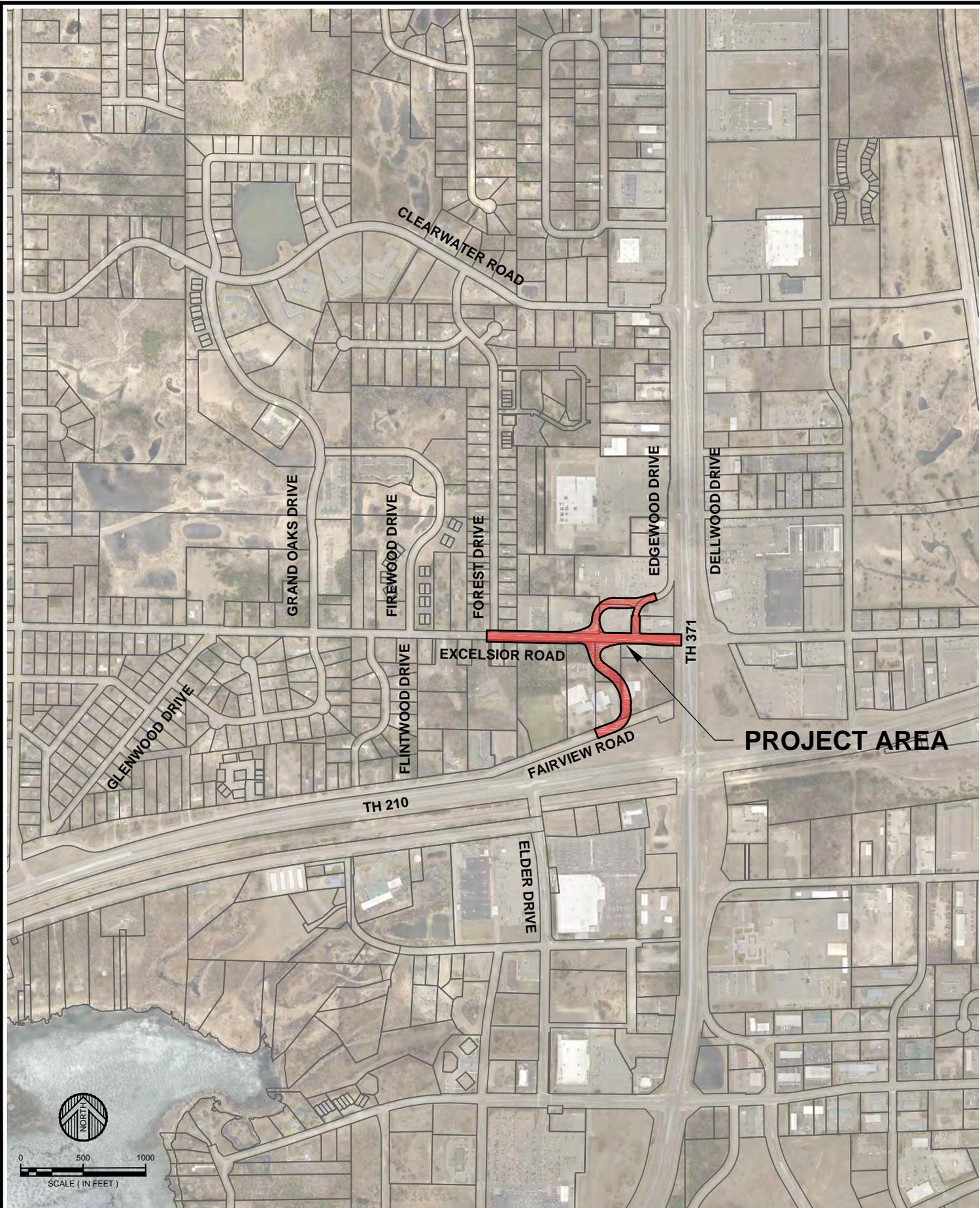
The purpose of this report is to study the feasibility of reconfiguring an existing transportation corridor configuration located northwest of the T.H. 210 / T.H. 371 intersection to improve traffic safety and efficiency. The report also reviews the feasibility of providing street and municipal utility improvements for redevelopment of the area. The project area is shown in Exhibit A.

The City has been considering these improvements for many years and the concept has been included as part of the Long Range Transportation and Functional Classification Street Map presented as part of the City's Comprehensive Plan. Considerable development has occurred since roadways in the project area were constructed, resulting in increased vehicular traffic flows, traffic safety concerns and additional potential conflict points. In addition, the need for non-motorized (pedestrian and bicycle) access has also increased and the project area currently does not provide defined non-motorized access routes. Recently two private developments (one north of Excelsior and one south of Excelsior) in the project area have been under consideration, expediting the need for consideration of the proposed improvements.

On August 4, 2015, the Baxter City Council approved the "Excelsior Area Transportation Study" as prepared by WSB and Associates, Inc. Following that meeting, two alternatives were prepared and presented by WSB to address concerns related to the potential for development occurring at different times on the north and/or south of Excelsior Road. In addition to the study an Intersection Control Evaluation (ICE) was prepared by WSB. The recommendation is to construct a single lane roundabout at the intersection of Excelsior Road with Fairview Drive from the south and Edgewood Drive from the north. Geometrics of the intersection should include the option for a free right turn for southbound traffic on Edgewood Drive.

On December 15, 2015, the City Council authorized WSN to complete a Feasibility Study of the project area.

This report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation and present conclusions and recommendations for the project area.



**PROJECT AREA**

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	REV	REVISIONS DESCRIPTION	BY

## **EXISTING CONDITIONS**

The project area is located northwest of the T.H. 210 and T.H. 371 intersection.

### **Zoning and Development**

Zoning is currently Regional Commercial (C2) for the first ¼ mile west lying of T.H. 371, encompassing the project area. West of there, the zoning changes to Low Density Residential (R-1) and Medium Density Residential (R-2) north of Excelsior Road, and Low Density Residential (R-1) and Neighborhood Commercial (C1) south of Excelsior Road. Based on the 2015 Comprehensive Plan Update, future land use in the project area will be Commercial for areas currently zoned C-2 and OS. The only exception would be the Excelsior Court parcel that would be zoned High Density Residential in the future.

Commercial development located immediately adjacent to the project area and north of Excelsior Road consists of a grocery store, strip mall, liquor store and fuel / convenience facility, funeral home and apartment complex. Additional development north of Excelsior, but not immediately adjacent to the project area includes a sporting goods retailer, fast food restaurant and sit down restaurant. Development south of Excelsior Road consists of a bank, a church and a development previously utilized as a beverage distribution facility.

### **Existing Roadways**

Excelsior Road is currently a combination of urban and rural segments. West of the Edgewood Drive intersection, the roadway is rural (no curb/gutter) approximately 34' in width. This section of roadway was constructed in 1989 when sanitary sewer and water improvements were installed. East of Edgewood Drive, the roadway is a divided section with a combination of urban construction (curb/gutter) on the north side and rural on the south side with varying width. This segment of roadway was constructed in 2000 by MnDOT as part of the T.H. 371 Bypass project. Excelsior Road is on the Baxter State-Aid System (MSAS) as Route number 106.

Edgewood Drive is currently an urban roadway approximately 36' in width from face of curb to face of curb. This roadway was originally constructed in 1990 as part of the County Market (Cub) development. In 2015 the south 575' of Edgewood Drive was updated with a mill and overlay process. North of there the roadway was completely reconstructed using full-depth reclamation. Edgewood Drive is also on the Baxter State-Aid System (MSAS) as Route number 115.

Fairview Road is currently a rural roadway approximately 24' in width and was constructed in 1998 by MnDOT as part of the "T.H. 210 improvements". Fairview Road currently terminates in a cul-de-sac approximately 100' in diameter. Storm water is handled via swales on either side of the roadway edges.

The City of Baxter "Comprehensive Pavement Management System" indicates existing bituminous surface conditions in 2013 varied from fair to good. Recommended roadway improvements include a combination of sealcoating and mill / overlay. Detailed PASER ratings by roadway segment are as follows:

<u>Roadway Segment</u>	<u>PASER Rating</u>	<u>Description</u>
Excelsior – East of Edgewood	5	Fair
Excelsior – West of Edgewood	4	Fair
Edgewood Drive	NA	Improved 2015
Fairview	6	Good

Existing Drainage and Storm Sewer Systems

Surface drainage on Excelsior Road, from a point approximately 150' west of Edgewood Drive, currently is collected in drainage structures and conveyed easterly through a storm sewer network across T.H. 371. Pipes in this network vary from 12" Reinforced Concrete Pipe (RCP) to 36" RCP.

Surface drainage on Edgewood Drive currently is collected in drainage structures and conveyed northerly and westerly through a storm sewer network discharging into a drainage basin between the Cub Foods store and Gander Mountain. Pipes in this network vary from 12" RCP to 36" RCP. This storm water network is part of the larger "Section 6" storm water handling and conveyance system.

Excelsior Road, west of Edgewood Drive, and Fairview Road are currently rural roadways and drainage is handled via shallow drainage swales located on either side of the roadway.

There are no known stormwater issues in the immediate project area. We are aware of a stormwater ponding concern west of the project area on Excelsior Road between Forest Drive

and Firewood Drive.

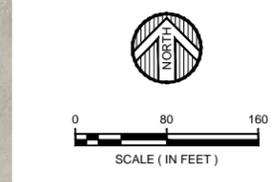
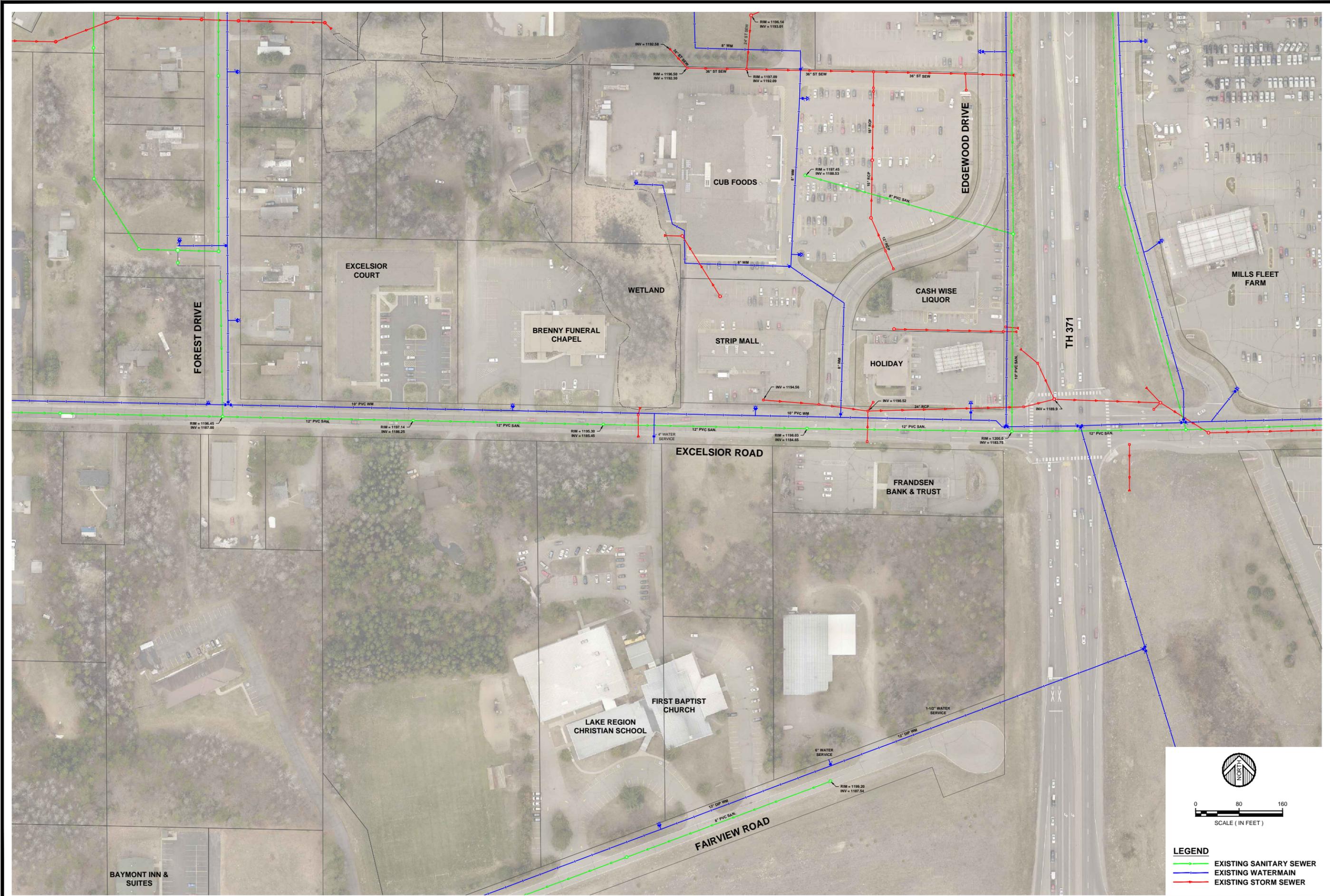
#### Existing Sanitary Sewer Collection System

Sanitary sewer service was originally extended to the project area as part of the “1977 Municipal Sanitary Sewer and Water Improvements” when twelve inch sanitary sewer collection piping was extended from the east, along Excelsior Road, crossing T.H. 371 to the west back slope of T.H. 371. From there 10” sanitary sewer was extended northerly along the west back slope of T.H. 371. A twelve-inch PVC sanitary sewer main was continued westerly along Excelsior as part of the “1989 Sewer and Water Improvements, Municipal Project No. 87-2”. An eight inch PVC sanitary sewer main was then extended from the west back slope of T.H. 371, across Edgewood Drive, to the grocery store as part of the County Market development in 1990. The sanitary sewer collection system, north of Excelsior Road, conveys sanitary waste in a southerly and easterly direction. An eight-inch PVC sanitary sewer main was constructed along the centerline of Fairview Drive project area in 1998 by MnDOT as part of the “T.H. 210 improvements”. Sanitary waste is conveyed in a westerly direction along Fairview Road. Manholes are located along all sanitary sewer collection mains allowing maintenance of the system. Adjoining properties are serviced with four or six inch sanitary sewer services. No problems with the existing sanitary sewer system in the project area are known.

#### Existing Water Distribution System

Municipal water service was originally extended to the project area as part of the 1977 Municipal Sanitary Sewer and Water Improvements. Ten inch Ductile Iron Pipe (DIP) water main was extended from the east along Excelsior Road, across T.H. 371 and through the project area. An eight inch PVC water main was then extended northerly and westerly along Edgewood Drive and through the grocery store parking area as part of the “County Market” development in 1990. Municipal water service was extended to the Fairview Drive project area as part of the 1977 Municipal Sanitary Sewer and Water Improvements. Twelve inch Ductile Iron Pipe (DIP) water main was extended between T.H. 371 and Flintwood Drive. Hydrants and valves are located along all water distribution mains allowing operation and maintenance of the system and adjoining properties are connected to the mains. No problems with the existing water distribution system in the project area are known.

Exhibit “B” shows the existing conditions in the project area.



**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental

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

DATE	REVISION DESCRIPTION	BY

DATE: DEC 2015 AS SHOWN  
 SCALE: A.L.W.  
 DRAWN BY: A.L.W.  
 CHECKED BY: A.L.W.  
 JOB NUMBER: 0102B0373.000  
 DATE: 5/4/2016  
 LIC. NO.: 41883  
 DATE: 5/4/2016  
 DATE: 5/4/2016

**EXHIBIT B - EXISTING CONDITIONS**

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA

SHEET NO. **B**

## **PROPOSED IMPROVEMENTS**

Proposed improvements include:

- South of Excelsior Road, extension of Fairview Road to Excelsior Road
- North of Excelsior Road, realignment of Edgewood Drive
- Relocation and replacement of the Excelsior Road and Edgewood Drive / Fairview Road intersection.

The geometric layouts presented in this report are the same as those presented in the “Excelsior Area Transportation Study” and Intersection Control Evaluation (ICE) reports prepared by WSB and Associated, Inc., and approved by the City of Baxter. Please note, these layouts are conceptual only at this time.

### **Proposed Roadways**

Proposed roadway and traffic safety improvements include relocation of the existing Excelsior Road / Edgewood Drive intersection to approximately 320' west of its current location. North of Excelsior Road, Edgewood Drive would be realigned from its current location on the east side of the strip mall, to extend along the north and west side of the strip mall. South of Excelsior Road, Fairview Road would be extended northerly through Fruth Beverage parcel to connect with the relocated Edgewood Drive location. The easterly end of Fairview Road and the cul-de-sac would be removed. The intersection is proposed to be a single lane roundabout with provisions to construct a free right lane in the future, for southbound Edgewood Drive traffic wishing to continue in a westerly direction.

East of Edgewood Drive, Excelsior Road is proposed to be a single-lane divided urban (curb/gutter) roadway approximately 44' in width. West of Edgewood Drive, Excelsior Road is proposed to be a single-lane urban (curb/gutter) undivided section approximately 36' in width from Edgewood Drive through the Forest Drive intersection. North of Excelsior Road, Edgewood Drive is proposed to be a single-lane undivided urban (curb/gutter) roadway with a minimum width of 36'. South of Excelsior Road, Fairview Road is proposed to be a single-lane urban (curb/gutter) undivided section approximately 40' in width from Excelsior Road to 740' east of Elder Drive where the new alignment matches into the existing alignment.

All roadways are proposed to meet a 10-ton design strength with pavement markings meeting State-Aid design requirements.

#### Proposed Trail and Pedestrian Facilities

Currently the project area does not provide a defined off road network of non-motorized trails. To improve traffic safety, the proposed project provides the framework for trail improvements throughout the area. Proposed trail improvements include a 10' wide bituminous surfaced trail on the south side of Excelsior Road from the T.H. 371 crosswalk to the west side of the Fairview Road connection. This trail continues southerly along the west side of Fairview Road and westerly along the north side of Excelsior Road. West of Edgewood Drive, a 10' wide bituminous surfaced trail is also proposed on the north side of Excelsior Road. This trail continues northerly along the west side of Edgewood Drive. It should be noted that 10' trails are proposed, in lieu of City standard trail width of 12', to minimize property acquisition.

#### Proposed Storm Sewer System

The proposed urban roadway sections will require the installation of storm sewer networks. Surface drainage on Excelsior Road is proposed to be collected in drainage basins and pipes connecting to the existing storm water network that crosses T.H. 371, conveying surface runoff in an easterly direction. This network also handles drainage from the southerly 100' of Edgewood Drive and the northerly 400' of Fairview Road. The southerly portion of Fairview Road will also contain a storm sewer network that collects surface run off in drainage basins and conveys it southerly to a new storm water basin proposed east of Fairview Road in the area currently occupied by the roadway, but being abandoned. The northerly end of Edgewood Drive will also contain minimal new drainage structures and piping connecting to the existing Section 6 storm water network in the Cub Foods parking lot. All storm sewer piping is proposed to be Reinforced Concrete Pipe (RCP) varying between 12' and 24" in diameter.

Based on the conceptual review of the existing storm water system on Excelsior Road, it does not appear that significant additional drainage area will be added to the system as a result of the proposed improvements. This has been confirmed by the supplemental storm sewer analysis performed by Bolton & Menk for the Golf Course Drive project.

Wetlands

Constructing the roadway and trails as proposed will result in impacts to existing wetland areas lying north of Excelsior Road and west of Cub Foods. Based on our conceptual layouts, we estimate approximately 17,240 square feet of wetland will be impacted. The estimated wetland impact area by improvement type is as follows:

<u>Improvement</u>	<u>Estimated Wetland Impact</u>
Roadway	13,570 sf
<u>Separated 10' Trail</u>	<u>3,670 sf</u>
Total	17,240 sf

Please note, the areas listed above are estimated based on our knowledge of the area. We are not aware of any official wetland delineations conducted by the City. It is likely the property owner may have more specific information on the actual delineated wetland edges that should be requested if additional detail is necessary.

Previous discussions with Crow Wing County Land Services Department and the Technical Evaluation Panel (TEP) have indicated the roadway portion of the project may qualify for the Minnesota Local Government Road Wetland Replacement Program (LGRWRP) but the trail improvements may not. To be eligible for this program, the City must demonstrate the improvements are necessary for the health and safety of the traveling public.

It can be argued that widening the roadway with designated bike/pedestrian lanes with the additional separated trail will increase the overall safety of the roadway by minimizing conflicts between vehicles and pedestrians. We recommend the City move forward with the LGRWRP application with the trail included. If the TEP does not approve the trail portion of the application, the City could look at the following options:

- Mitigate the wetland impacts.
- Find an alternate separated trail alignment that does not impact existing wetlands.
- Move the trail to the east side of the roadway.
- Construct a boardwalk across the wetland.

### Sanitary Sewer Improvements

No significant improvements to the sanitary sewer are being proposed with this project. The only change proposed is on the south end of Fairview Road where the existing roadway and sanitary sewer will be removed and 8" PVC gravity flow sanitary sewer pipes extended northerly along the newly realigned Fairview Road. Sanitary sewer manholes will be installed at approximately 400' intervals and 6" PVC services will be installed to provide service to each existing and potential developable parcels. During design, all existing manholes, mainline sewers, and service lines should be inspected to determine if any repairs or modifications are required.

### Water Improvements

The only proposed improvement to the water distribution system is the construction of a new 8" PVC watermain along the realigned segment of Fairview Road. This line will connect the existing watermain along Fairview Road to the existing main along Excelsior Road. Construction of this main not only provides service to the area, but also loops the system improving maintenance and flow characteristics. Hydrants and valves will be installed along the new watermain to facilitate fire protection and maintenance operations. 1 ½" water services will be installed to each existing and potential developable parcels. During design, all existing mainline pipes, hydrants, valves and services should be inspected to determine if any repairs or modifications are required.

### Property Acquisition

A considerable amount of property acquisition will be necessary as part of this project. For purposes of this report we have estimated property acquisition costs based on zoning and land use/type.

For purposes of this report, it was assumed that the developments currently being considered both north (Cub) and South (Fruth) of Excelsior Road, would donate property for the new roadway corridors as part of the development process. This would be typical of any development being considered in the City. In exchange, the City would dedicate any vacated property back to the proposed developers. For the proposed development on Cub and Fruth parcels, we have assumed no payment for property acquisition would be required.

### Dewatering

Based on previous soil investigation reports and visual observation, dewatering will likely be required to install the municipal utility (sewer and water) lines as proposed. 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. Proposed restoration improvements include placement of a tree screen along the east side of the Brenny property.

### Existing Private Developments

Reconfiguration of the roadways and utility systems as proposed in this report will have significant impacts to existing private developments in the project area. Potential impacts include ingress / egress changes, grading modifications, parking reconfiguration, lighting modifications, private utility (gas, telephone, fiber-optics, power) changes, storm sewer modifications, screening and landscaping.

Detailed review of all private site developments was not included with the original scope of this study. However, during preparation of the report the City requested additional analysis of the following:

- Cub Foods parking and drive aisle
- Strip Mall parking and drive aisle
- Brenny Funeral Chapel screening

Improvements to the Cub Foods property will include parking lot reconfiguration and realignment of the drive aisle leading to the store front. The proposed improvements will result in the loss of approximately 37 parking stalls. City Staff has determined the remaining parking is adequate for the current use of the property. The drive aisle was realigned to match the proposed entrance into the Strip Mall to the south. The realignment will leave an area between the drive aisle and store that has the potential to become a nice landscaped outdoor space adjacent to the

proposed City trail and Cub Foods store front. Improvements as proposed will require a variance a variance from the required setbacks for the existing building and parking lot.

Improvements to the Strip Mall property will include parking modifications and drive aisle realignment. To meet parking requirements, it will be necessary to vacate the existing right-of-way between the Strip Mall and Holiday/Cash Wise Liquor (the City will need to retain an easement over the existing watermain). This area will be used to create a new parking area containing 20 parking stalls. City staff has determined the proposed parking lot configuration meets the required number of parking stalls for the existing building; however, a variance will be required for the set back from the right-of-way. A variance will also be required for the building set back along the west side. The drive aisle located across from the realigned Cub Foods entrance will provide access off of Edgewood Drive to the Strip Mall, Holiday and Cash Wise Liquor. Holiday would retain the right in/right out access off Excelsior Road and Cash Wise liquor would retain the existing access to Edgewood Drive located north of their building.

Brenny Funeral Chapel has expressed concern with proximity of the roundabout and roadway along the east side of building where the receiving entrance is located. Due to the nature of the business, they have requested screening be built into the project to protect the privacy of their clients. For the purposes of this report, we have included provisions for a 125' long and 8' high privacy wall/fence constructed of precast panels fabricated to match the exterior of the existing building. Depending on the design of the fence/wall and whether it connects to the building, a variance or conditional use permit will be required.

For the purposes of this report, we have calculated private site improvement costs based on the preliminary layout work completed for the study with an allowance for additional work that will likely be necessary to offset the impacts of the proposed roadway and intersection improvements. Private site improvement costs are included with the roadway portion of the cost estimate.

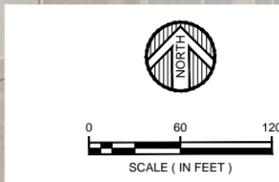
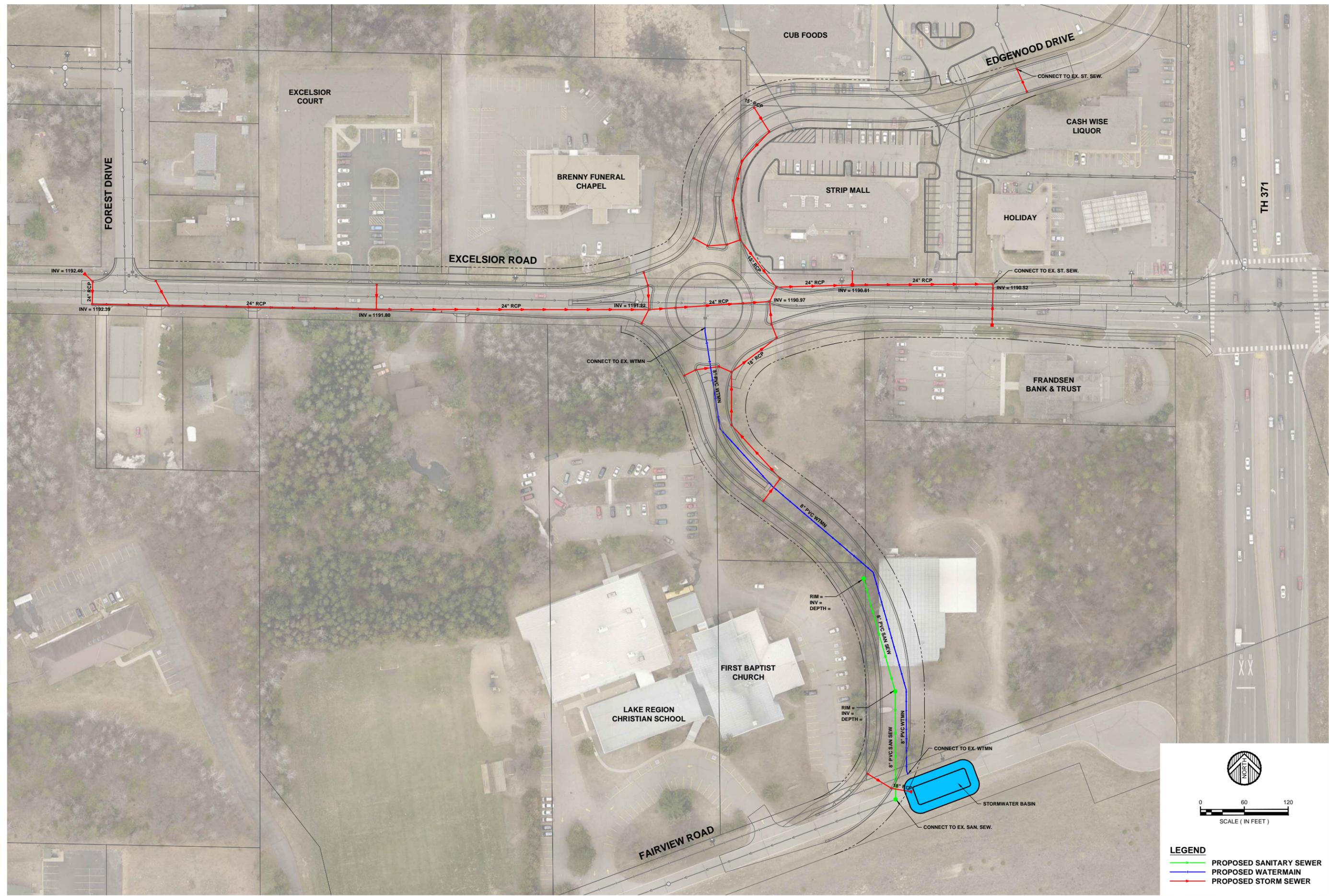
Additional review and analysis of private development impacts will likely be required once the City has presented this report to business owners in the project area.

Alternatives

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 utility improvements and Exhibit “D” shows the proposed roadway and trail improvements.

DRAFT



**LEGEND**

- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER

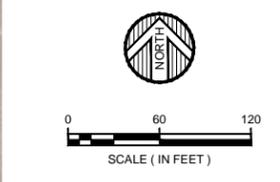
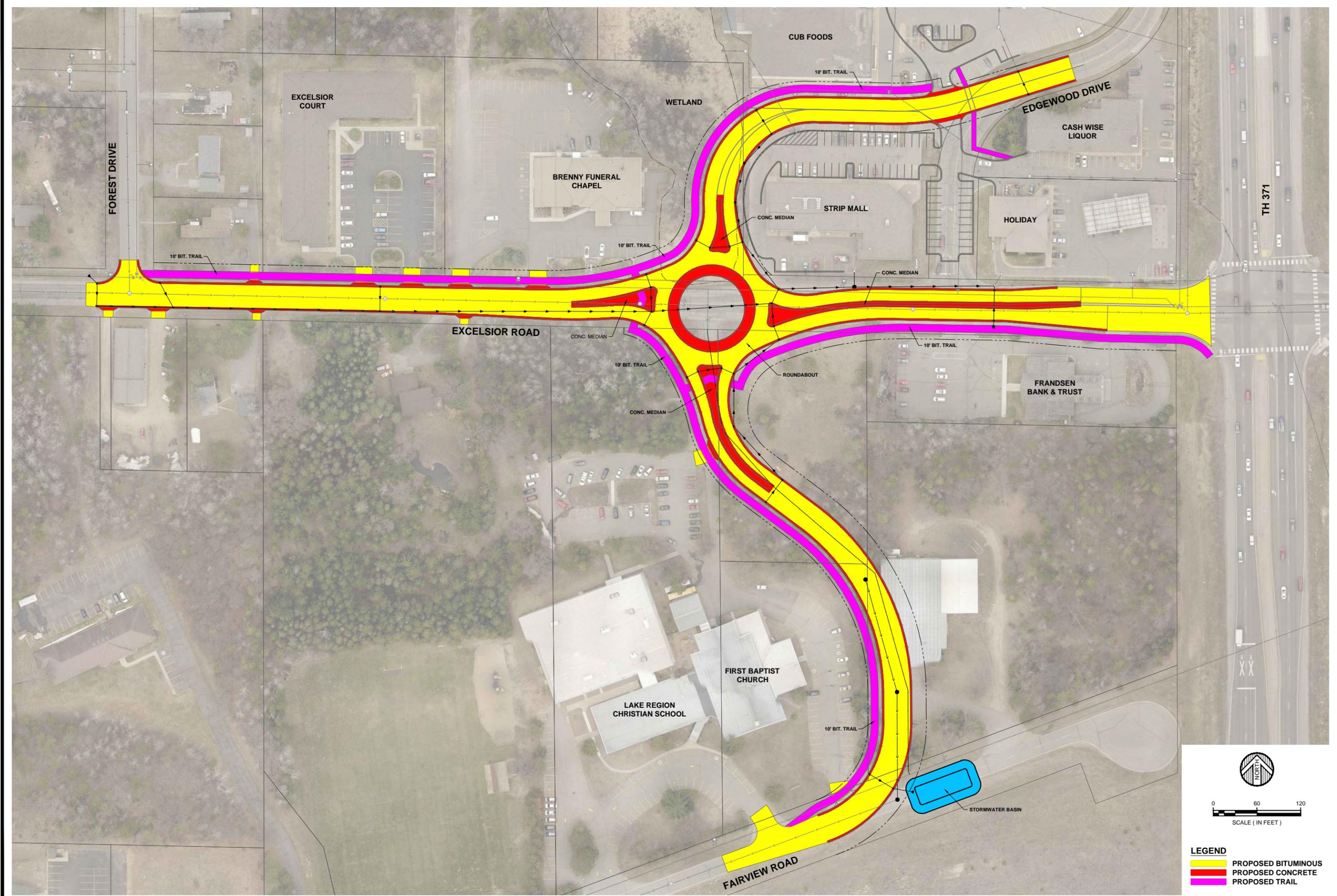


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE	REV	REVISIONS DESCRIPTION	BY

DATE: DEC 2015  
 SCALE: AS SHOWN  
 DRAWN BY: A.L.W.  
 CHECKED BY: A.L.W.  
 JOB NUMBER: 0102B0373.000

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA  
**EXHIBIT C - PROPOSED UTILITY IMPROVEMENTS**



**LEGEND**  
 PROPOSED BITUMINOUS  
 PROPOSED CONCRETE  
 PROPOSED TRAIL

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

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DATE	REVISION DESCRIPTION	BY
MAR 2018	AS SHOWN	
	ALL W.	
	ALL W.	

DATE: MAR 2018  
 SCALE: AS SHOWN  
 DRAWN BY: A.L.W.  
 CHECKED BY: A.L.W.  
 JOB NUMBER: 0102B0373.000

DATE: ###  
 UIC. NO. 41883  
 ALC. NO. 41883

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA

EXHIBIT D - PROSED ROADWAY IMPROVEMENTS

SHEET NO. **D**

J:\0102B-City of Baxter\0102B0373-Excelsior, Fairview & Edgewood Improv\0102B0373.000-Excelsior, Fairview & Edgewood Improv\CADD\CivilC-SP-0102B0373.000 old.dwg Plotted by: Aric Welch 5/4/2016 10:56:08 AM © 2016 WIDSETH SMITH NOLTING

## ESTIMATED PROJECT COSTS

Estimated costs for the proposed improvements to Excelsior Road, Fairview Road and Edgewood Drive are as follows:

Excelsior Road (West of Roundabout):	\$469,650
Excelsior Road (East of Roundabout):	\$395,750
Edgewood Drive:	\$919,160
Fairview Road:	\$738,350
Roundabout:	\$926,130
City Trails:	<u>\$511,700</u>
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$3,960,740</b>

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.

Please note the following relative to the cost estimates listed above:

- \$379,126 in estimated property acquisition costs were included in the roadway costs
- \$62,500 in estimated private utility (gas, phone, power) relocation were included

**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 the City of Baxter and assessments to benefitted property owners. Due to the size and complexity of this project, two assessment methods are proposed to allocate need and benefit for the proposed improvements. The estimated assessments included in this report were calculated in accordance with City policy, and utilized one of the following two methods: (1) Front Footage Assessment Method or (2) Area 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”.

### **Excelsior Road (West of Roundabout)**

In accordance with the Assessment Policy, the following City costs were assumed:

- 40% of storm sewer project costs.
- 40% of roadway project costs.

Since the underlying zoning of the project area along Excelsior Road is commercial, 100% of the remaining project costs are assessed to the abutting properties on a front footage basis. The one residential property located on Forest Drive would not be assessed because it is a corner lot addressed off of Forest Drive.

Using the City’s procedures outlined above, the following costs were estimated:

### **Storm Sewer Improvements**

Total Estimated Project Costs:	\$110,345
Estimated City Costs – 40%:	\$44,140
Estimated Remaining Assessable Costs:	\$66,205
Total Assessable Front Footage:	1,350
Estimated Cost per Assessable Front Foot:	\$49.04

### Roadway Improvements

Total Estimated Project Costs:	\$359,305
Estimated City Costs – 40%:	\$143,720
Estimated Remaining Assessable Costs:	\$215,585
Total Assessable Front Footage:	1,350
Estimated Cost per Assessable Front Foot:	\$159.69

### Excelsior Road (East of Roundabout)

This area already has a commercial roadway meeting current standards with concrete curb & gutter and storm sewer. Since the planned improvements are more to accommodate the roundabout and to address access issues, the normal assessment policy is not recommended. If this project is not constructed, the properties adjacent to this section of roadway would be subject to a full depth reclamation (FDR) assessment when the improvements are made. For the purposes of this report we have assumed the properties would receive a FDR assessment consistent with recently completed projects with the City picking up the remainder of the cost.

Based on the above described methodology, the following was determined:

Total Estimated Project Costs:	\$395,750
Front Footage:	1,178
Cost per Assessable Foot (Historic FDR Value):	\$80.00
Estimated Assessable Costs:	\$94,240
Estimated Remaining City Costs:	\$301,510

### Edgewood Drive

In accordance with the Assessment Policy, the following City costs were assumed:

- 40% of storm sewer project costs.
- 40% of roadway project costs.
- Edgewood Drive realignment impact costs.

Since the underlying zoning of the project area along Edgewood Drive is commercial, 100% of the remaining project costs area assessed to the abutting properties on a front footage basis.

Using the City's procedures outlined above, the following costs were estimated:

**Storm Sewer Improvements**

Total Estimated Project Costs:	\$43,975
Estimated City Costs – 40%:	\$17,590
Estimated Remaining Assessable Costs:	\$26,385
Total Assessable Front Footage:	429
Estimated Cost per Assessable Front Foot:	\$61.50

**Roadway Improvements**

Total Estimated Project Costs:	\$757,855
Estimated City Costs:	\$543,690
Estimated Remaining Assessable Costs:	\$214,165
Total Assessable Front Footage:	753
Estimated Cost per Assessable Front Foot:	\$284.41

The City may be able to recoup some or all of the Edgewood Drive realignment impact costs when adjacent properties are redeveloped or when new traffic generating developments along the Edgewood corridor are developed.

**Fairview Road**

Fairview Road is considered a "Developer Requested Project" and is therefore not eligible to receive City participation unless specifically agreed to by the City.

Based on the City's procedures outlined above, the following costs were determined and assessed on a front footage basis to the proposed development area:

**Sanitary Sewer Improvements**

Total Estimated Project Costs:	\$42,280
Total Assessable Front Footage:	382
Estimated Cost per Assessable Front Foot:	\$110.68

**Water Improvements**

Total Estimated Project Costs:	\$85,885
Total Assessable Front Footage:	588
Estimated Cost per Assessable Front Foot:	\$146.06

**Storm Sewer Improvements**

Total Estimated Project Costs:	\$126,755
Total Assessable Front Footage:	588
Estimated Cost per Assessable Front Foot:	\$215.57

**Roadway Improvements**

Total Estimated Project Costs:	\$483,430
Total Assessable Front Footage:	588
Estimated Cost per Assessable Front Foot:	\$822.16

**Roundabout**

The roundabout was determined to benefit all commercial properties in and around the project area with the exception of Low-Density Residential properties. Assessment calculation for roundabout improvements was allocated using the Area Assessment Method with the following assumptions:

- ✓ City pays for 50% of the project cost or two legs of the roundabout.
- ✓ Fruth property responsible for 25% of the roundabout cost based on Fairview Road being a “Developer Driven Project” and the traffic control needed for development.
- ✓ 25% of costs assessed on an area wide basis to benefitting properties.
- ✓ Benefitted area determined to be commercial zoned properties in the following areas:
  - Fairview Road from halfway between Inglewood Drive and Flintwood Drive to Excelsior Road
  - Excelsior Road from Forest Drive to T.H. 371
  - Edgewood Drive from Excelsior Road to T.H. 371 <sup>3</sup>/<sub>4</sub> access located at Clearwater Road
- ✓ Property areas were based on City parcel mapping and assumed right-of-way acquisitions and turn backs.
- ✓ Area calculations were based on the estimated developable area with large wetland

areas or other un-developable areas not included in the area calculation.

Based on the above, the following was determined:

Total Estimated Project Costs:	\$926,130
Estimated City Costs – 50%:	\$463,070
Estimated Developer Driven Costs (25%):	\$231,530
Estimated Assessable Costs (25%):	\$231,530
Estimated Service Area (SF):	3,806,973
Estimated Assessable Cost per SF:	\$0.0608
Estimated Developer Driven Service Area (SF):	187,785
Estimated Developer Driven Assessable Cost per SF:	\$1.2330

**City Trails**

In accordance with the Assessment Policy, 100% of trails costs are paid by the City and are not assessed to the abutting properties.

Detailed individual assessment calculations are shown in the preliminary cost estimate included in the Appendix.

**Project Cost Summary**

Estimated City Costs:	\$2,142,750	54%
Estimated Assessable Costs:	<u>\$1,817,990</u>	46%
Total Project Cost:	\$3,960,740	

**Other Property Owner Costs**

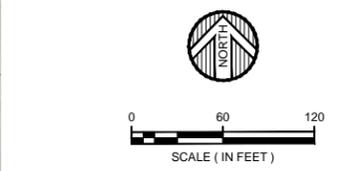
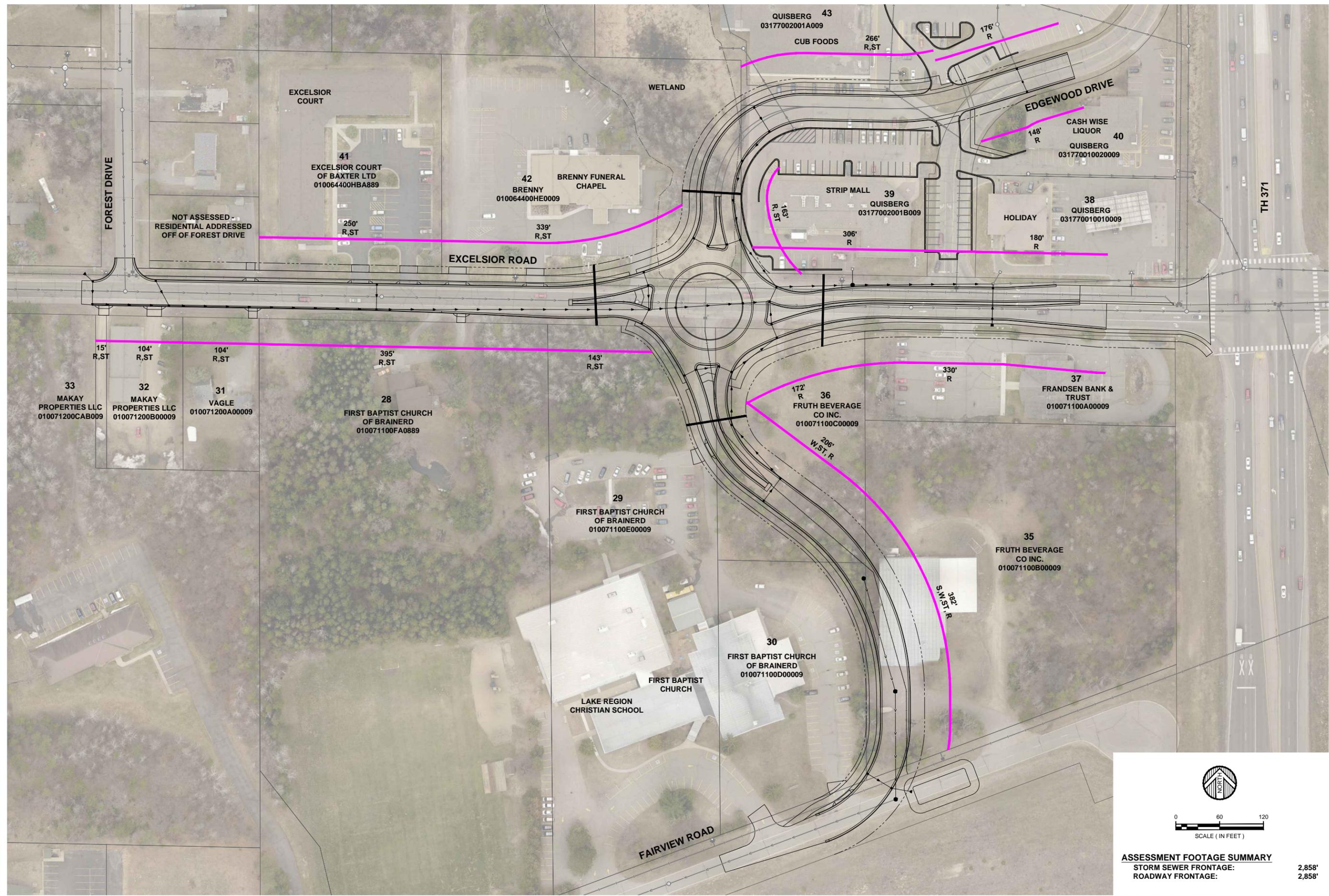
Property owners with existing structures/buildings must be aware of other costs that will be incurred as a result of the project. One of the largest additional costs is the construction of sanitary sewer and water service lines on private property. Estimates for construction of these service lines should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

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. All existing buildings, with the exception of the Fruth Beverage building, were assumed to be up to date on all SAC and WAC fees. It was assumed the existing Fruth Beverage building would be removed as part the project and therefore no SAC and WAC was calculated. SAC and WAC on future buildings will be calculated and collected when building permits are issued. It is recommended that the City complete an audit of all existing properties to determine if SAC and WAC fees should be added to the assessments.

Exhibits "E" through "G" show the estimated assessment distances and areas used for assessment calculation purposes. Detailed City cost and assessment calculations are shown in the preliminary cost estimate included in the Appendix.



ASSESSMENT FOOTAGE SUMMARY	
STORM SEWER FRONTAGE:	2,858'
ROADWAY FRONTAGE:	2,858'

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA  
 EXHIBIT E - PROPOSED IMPROVEMENTS

DATE	REVISION DESCRIPTION	BY
DEC 2015 <td>AS SHOWN <td></td> </td>	AS SHOWN <td></td>	
	ALL W.	
	ALL W.	

DATE: DEC 2015  
 SCALE: AS SHOWN  
 DRAWN BY: A.L.W.  
 CHECKED BY: A.L.W.  
 JOB NUMBER: 0102B0373.000

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

ERIC WELCH  
 DATE: ###/###/###  
 LIC. NO.: 41883

SHEET NO.  
**E**



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT  
 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
 THAT I AM A FULLY LICENSED ENGINEER UNDER THE LAWS OF THE  
 STATE OF MINNESOTA.

DATE	REVISION DESCRIPTION	BY

DATE: DEC 2015  
 SCALE: AS SHOWN  
 DRAWN BY: A.L.W.  
 CHECKED BY: A.L.W.  
 JOB NUMBER: 0102B0373.000

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA  
**EXHIBIT F - PROPOSED IMPROVEMENTS**

SHEET NO.  
**F**

**ASSESSMENT AREA SUMMARY**  
 ROUNDABOUT AREA: **541,694 SF**



  
 0 100 200  
 SCALE (IN FEET)

**ASSESSMENT AREA SUMMARY**  
 ROUNDABOUT AREA: **1,963,956 SF**

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental



DATE	SCALE	DRAWN BY	CHECKED BY	JOB NUMBER
DEC 2015	AS SHOWN	A.L.W.	A.L.W.	0102B0373.000

REVISIONS DESCRIPTION	DATE	REV#	BY

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

ARIK WELCH      DATE: ###/###/###      LIC. NO. #1883

**EXHIBIT F - PROPOSED IMPROVEMENTS**

EXCELSIOR, FAIRVIEW AND EDGEWOOD IMPROVEMENTS  
 CITY OF BAXTER  
 BAXTER, MINNESOTA

SHEET NO. **G**

J:\0102B-City of Baxter\0102B0373-Excelsior, Fairview & Edgewood Improv\0102B0373.000-Excelsior, Fairview & Edgewood Improv\CADD\Civil\SP-0102B0373.000 old.dwg    Plotted by: Arik Welch    5/4/2016 10:57:37 AM    © 2016 WIDSETH SMITH NOLTING



## CONCLUSIONS AND RECOMMENDATIONS

This report has studied the feasibility of re-aligning Edgewood Drive and Fairview Road and construction of a new roundabout intersection with Excelsior Road. The proposed improvements are consistent with the City's comprehensive plan and necessary to meet the City's long range transportation needs and improve traffic safety in the roadway corridor.

The estimated project cost is \$3,960,740 and the project is proposed to be funded via a combination of City contributions and assessments to benefitted properties. Assessable project costs were estimated in accordance with the "City of Baxter – Assessment Policy for Public Initiated Improvements". Assessable costs were calculated using the per foot and area assessment methods and were estimated to be \$1,817,990 or 46% of the total project cost. The City cost was estimated to be \$2,142,750 or 54% of the total project cost.

The project as proposed creates significant impacts to wetland areas on the north side of Excelsior Road. The City may need to consider alternate designs depending on the outcome of the LGRWRP application and meetings with property owners. For the purposes of this report, project costs have been calculated assuming the roadway and trail can be constructed as proposed. It should be noted that any future modifications required by permitting agencies or requested by the City will not affect the assessment methodology but the estimated assessment calculations presented in this report would likely change.

The project as proposed also creates significant impacts to existing private developments located in the project area. The impacts to each of these existing developments will need to be studied in further detail as the project unfolds and individual businesses become aware of the proposed improvements. Specific items noted that need to be addressed include:

- Loss of westbound egress from Frandsen Bank & Trust
- Site concerns at the Brenny Funeral Chapel
- Access and parking modifications to Cub Foods and strip mall

It should also be noted that the developments currently being considered on either side of Excelsior Road are not likely to occur at the same time. If the development south of Excelsior Road occurs first, the roundabout would be constructed as planned with a  $\frac{3}{4}$  intersection remaining at the Edgewood Drive connection. If the development north of Excelsior Road occurs

first, the roundabout would be constructed as planned with no connection to Fairview Road. The timing of these developments will have an effect on completion of the improvements as proposed and will tend to increase costs slightly due to duplication of mobilization and other costs associated with construction. The WSB traffic study addresses these concerns in further detail.

As with all street projects, minor inconveniences such as construction noise, dust, detours, and traffic disturbance can be expected. These situations would be temporary in nature and we would anticipate the project to take approximately six 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 roadways, stormwater systems, sanitary sewer collection, water distribution or trail construction with the exception of dewatering, underground utilities (gas, electric, telephone, cable TV, etc.) and wetland permitting. 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 and relocations can be dealt with during the design phase and prior to construction. Wetland permitting should be reviewed with permitting agency early in the design process to determine if the proposed trail improvements are feasible.

We recommend the City proceed as follows:

1. Review report and provide concerns or comments, as desired.
2. Direct City staff and project engineer's to meet directly with affected property owners to review the draft report.
3. Review estimated assessments and adjustment for conformance assessment policy.
4. Review the estimated project schedule.
5. Modify the report, if necessary.
6. Determine if the proposed improvements are justified.
7. Conduct a financial review of the project to determine impacts to City finances.
8. Update proposed new development owners on the planned improvements.
9. Conduct meetings or hearings with affected parties to obtain public input.

10. Begin reviewing detailed existing business needs when owners are aware of the project
11. Begin the property acquisition process as soon as possible
12. Revise long-range capital improvement plans, if necessary.
13. Update estimated costs as necessary.
14. Proceed with other requirements associated with a Chapter 429 assessment project, if desired.

DRAFT

# APPENDICES

Preliminary Cost Estimate  
Estimated Project Schedule

DRAFT

**EXCELSIOR ROAD, FAIRVIEW ROAD AND EDGEWOOD DRIVE IMPROVEMENTS  
BAXTER, MN  
Thursday, May 05, 2016**

EXCELSIOR ROAD (WEST OF ROUNDABOUT)						STORM SEWER		ROADWAY		TOTAL	
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE		ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00		0.03	\$3,450.00	0.1	\$11,500.00	0.13	\$14,950.00
2	2101.501	CLEARING	ACRE	\$5,000.00				0.5	\$2,500.00	0.5	\$2,500.00
3	2101.502	CLEARING	TREE	\$250.00				25	\$6,250.00	25	\$6,250.00
4	2101.506	GRUBBING	ACRE	\$5,000.00				0.5	\$2,500.00	0.5	\$2,500.00
5	2101.507	GRUBBING	TREE	\$250.00				25	\$6,250.00	25	\$6,250.00
7	2104.501	REMOVE PIPE CULVERTS	LIN FT	\$10.00				200	\$2,000.00	200	\$2,000.00
9	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$5.00				32	\$160.00	32	\$160.00
14	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80				3380	\$6,084.00	3380	\$6,084.00
20	2104.509	REMOVE SIGN	EACH	\$25.00				4	\$100.00	4	\$100.00
22	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$3.00				100	\$300.00	100	\$300.00
23	2104.513	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$3.50				20	\$70.00	20	\$70.00
24	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00				300	\$1,200.00	300	\$1,200.00
25	2104.523	SALVAGE HYDRANT AND VALVE	EACH	\$650.00				1	\$650.00	1	\$650.00
30	2104.523	SALVAGE MAILBOX	EACH	\$30.00				7	\$210.00	7	\$210.00
32	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00				3000	\$30,000.00	3000	\$30,000.00
36	2118.501	AGGREGATE SURFACING CLASS 5	TON	\$25.00				100	\$2,500.00	100	\$2,500.00
37	2123.501	COMMON LABORERS	HOUR	\$85.00		5	\$425.00	15	\$1,275.00	20	\$1,700.00
38	2123.503	MOTOR GRADER	HOUR	\$170.00		5	\$850.00	15	\$2,550.00	20	\$3,400.00
39	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$110.00				10	\$1,100.00	10	\$1,100.00
40	2211.501	AGGREGATE BASE CLASS 5	TON	\$22.00				100	\$2,200.00	100	\$2,200.00
41	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00				660	\$13,200.00	660	\$13,200.00
44	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00				880	\$52,800.00	880	\$52,800.00
46	2501.567	24" RC SAFETY APRON AND GRATE DESIGN 3128	EACH	\$850.00		1	\$850.00			1	\$850.00
48	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00		80	\$2,240.00			80	\$2,240.00
51	2503.541	24" RC PIPE SEWER DES 3006 CL III	LIN FT	\$37.00		1040	\$38,480.00			1040	\$38,480.00
57	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00		20	\$8,500.00			20	\$8,500.00
58	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	\$550.00		20	\$11,000.00			20	\$11,000.00
59	2506.516	CASTING ASSEMBLY	EACH	\$750.00		6	\$4,500.00			6	\$4,500.00
61	2506.522	ADJUST FRAME AND RING CASTING	EACH	\$300.00				2	\$600.00	2	\$600.00
62	2511.501	RANDOM RIPRAP CLASS III	CU YD	\$75.00		10	\$750.00			10	\$750.00
63	2511.515	GEOTEXTILE FILTER FABRIC	SQ YD	\$3.50		20	\$70.00			20	\$70.00
65	2521.501	6" CONCRETE WALK	SQ FT	\$6.25				145	\$906.25	145	\$906.25
68	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$16.00				1400	\$22,400.00	1400	\$22,400.00
71	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00				150	\$9,750.00	150	\$9,750.00
74	2540.602	MAIL BOX SUPPORT	EACH	\$150.00				7	\$1,050.00	7	\$1,050.00
76	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00				2	\$3,800.00	2	\$3,800.00
77	2545.513	LUMINAIRE (LED)	EACH	\$600.00				2	\$1,200.00	2	\$1,200.00
78	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00				2	\$1,400.00	2	\$1,400.00
79	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00				450	\$2,250.00	450	\$2,250.00
81	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25				1350	\$1,687.50	1350	\$1,687.50
82	2545.541	SERVICE CABINET - TYPE L1 (MOD)	EACH	\$4,500.00				0.25	\$1,125.00	0.25	\$1,125.00
83	2545.544	SERVICE EQUIPMENT	EACH	\$2,000.00				0.25	\$500.00	0.25	\$500.00
84	2545.545	EQUIPMENT PAD B	EACH	\$900.00				0.25	\$225.00	0.25	\$225.00
85	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00				3	\$3,000.00	3	\$3,000.00
86	2550.601	ELECTRICAL SERVICE	LUMP SUM	\$5,000.00				0.25	\$1,250.00	0.25	\$1,250.00
87	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00		0.03	\$600.00	0.1	\$2,000.00	0.13	\$2,600.00
89	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00				20	\$800.00	20	\$800.00
91	2564.552	HAZARD MARKER X4-2	EACH	\$80.00				1	\$80.00	1	\$80.00
93	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00				20	\$9,000.00	20	\$9,000.00
94	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00				20	\$9,000.00	20	\$9,000.00
95	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75		300	\$825.00	300	\$825.00	600	\$1,650.00
96	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00		6	\$1,200.00			6	\$1,200.00
97	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00		0.5	\$400.00	0.5	\$400.00	1	\$800.00
98	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00		0.03	\$90.00	0.1	\$300.00	0.13	\$390.00
99	2573.602	CULVERT END CONTROLS	EACH	\$250.00		1	\$250.00			1	\$250.00
100	2574.508	FERTILIZER TYPE 1	POUND	\$1.25				240	\$300.00	240	\$300.00
101	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00				430	\$6,450.00	430	\$6,450.00
102	2575.501	SEEDING	ACRE	\$800.00				1.6	\$1,280.00	1.6	\$1,280.00
103	2575.502	SEED MIXTURE 22-111	POUND	\$4.00				32	\$128.00	32	\$128.00
104	2575.502	SEED MIXTURE 25-131	POUND	\$3.00				320	\$960.00	320	\$960.00
106	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00				1.6	\$680.00	1.6	\$680.00
107	2575.519	DISK ANCHORING	ACRE	\$200.00				0.8	\$160.00	0.8	\$160.00
108	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00				1000	\$2,000.00	1000	\$2,000.00
110	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$3.50				3120	\$10,920.00	3120	\$10,920.00
112	2582.502	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.35				665	\$232.75	665	\$232.75
117	2611.4A	6" PVC WATERMAIN PIPE	LIN FT	\$23.00				20	\$460.00	20	\$460.00
						23.50%	\$74,480.00	76.50%	\$242,518.50	100.00%	\$316,998.50
ESTIMATED CONSTRUCTION COST:					\$316,998.50						
CONTINGENCIES (15%):					\$47,549.78						
SUBTOTAL:					\$364,548.28						
ENGINEERING:					\$91,137.07						
ADMINISTRATION:					\$7,290.97						
LEGAL & BONDING:					\$6,673.72						
<b>ESTIMATED TOTAL PROJECT COST:</b>					<b>\$469,650.03</b>		<b>\$110,346.06</b>		<b>\$359,303.98</b>		<b>\$469,650.03</b>

**ASSESSMENT CALCULATIONS**

CITY COSTS:

40% OF STORM SEWER PROJECT COSTS:	\$44,138.42		\$44,138.42
40% OF ROADWAY PROJECT COSTS:		\$143,721.59	\$143,721.59

**ESTIMATED REMAINING ASSESSABLE COSTS:**

ESTIMATED ASSESSABLE FOOTAGE:	\$66,207.63	\$215,582.39	\$281,790.02
ESTIMATED COST PER ASSESSABLE FOOT:	1,350	1,350	
	\$49.04	\$159.69	\$208.73

**TOTAL ESTIMATED CITY COST:**

\$44,138.42	\$143,721.59	\$187,860.01
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**ESTIMATED INDIVIDUAL ASSESSMENTS**

PARCEL NUMBER	OWNER	STORM SEWER		ROADWAY		TOTAL ESTIMATED ASSESSMENT
		ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	
28	FIRST BAPTIST CHURCH OF BRAINERD	395	\$19,371.86	395	\$63,077.81	\$82,449.67
29	FIRST BAPTIST CHURCH OF BRAINERD	143	\$7,013.10	143	\$22,835.76	\$29,848.87
31	VAGLE	104	\$5,100.44	104	\$16,607.83	\$21,708.27
32	MAKAY PROPERTIES, LLC	104	\$5,100.44	104	\$16,607.83	\$21,708.27
33	MAKAY PROPERTIES, LLC	15	\$735.64	15	\$2,395.36	\$3,131.00
41	EXCESLSIOR COURT OF BAXTER LTD	250	\$12,260.67	250	\$39,922.66	\$52,183.34
42	BRENNY	339	\$16,625.47	339	\$54,135.13	\$70,760.60
		1,350	\$66,207.63	1,350	\$215,582.39	\$281,790.02

**EXCELSIOR ROAD (EAST OF ROUNDABOUT)**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	STORM SEWER		ROADWAY		TOTAL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00	0.04	\$4,600.00	0.07	\$8,050.00	0.11	\$12,650.00
2	2101.502	CLEARING	TREE	\$250.00			10	\$2,500.00	10	\$2,500.00
3	2101.507	GRUBBING	TREE	\$250.00			10	\$2,500.00	10	\$2,500.00
7	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$5.00			820	\$4,100.00	820	\$4,100.00
11	2104.503	REMOVE CONCRETE MEDIAN	SQ FT	\$2.00			360	\$720.00	360	\$720.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80			3000	\$5,400.00	3000	\$5,400.00
15	2104.509	REMOVE CATCH BASIN	EACH	\$150.00	2	\$300.00			2	\$300.00
16	2104.509	REMOVE CASTING	EACH	\$125.00	2	\$250.00			2	\$250.00
18	2104.509	REMOVE SIGN	EACH	\$25.00			10	\$250.00	10	\$250.00
20	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$3.00			200	\$600.00	200	\$600.00
21	2104.513	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$3.50			20	\$70.00	20	\$70.00
22	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00			650	\$2,600.00	650	\$2,600.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00			1650	\$16,500.00	1650	\$16,500.00
35	2123.501	COMMON LABORERS	hour	\$85.00			10	\$850.00	10	\$850.00
36	2123.503	MOTOR GRADER	hour	\$170.00			10	\$1,700.00	10	\$1,700.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	hour	\$110.00			5	\$550.00	5	\$550.00
38	2211.501	AGGREGATE BASE CLASS 5	TON	\$22.00			75	\$1,650.00	75	\$1,650.00
39	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00			360	\$7,200.00	360	\$7,200.00
40	2215.501	FULL DEPTH RECLAMATION	SQ YD	\$5.00			1050	\$5,250.00	1050	\$5,250.00
42	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00			715	\$42,900.00	715	\$42,900.00
46	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00	220	\$6,160.00			220	\$6,160.00
47	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$30.00	75	\$2,250.00			75	\$2,250.00
48	2503.541	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$33.00	220	\$7,260.00			220	\$7,260.00
49	2503.541	24" RC PIPE SEWER DES 3006 CL III	LIN FT	\$37.00	350	\$12,950.00			350	\$12,950.00
54	2504.603	INSTALL SPRINKLER SYSTEM	LIN FT	\$7.00			650	\$4,550.00	650	\$4,550.00
55	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00	70	\$29,750.00			70	\$29,750.00
56	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	\$550.00	42	\$23,100.00			42	\$23,100.00
57	2506.516	CASTING ASSEMBLY	EACH	\$750.00	20	\$15,000.00			20	\$15,000.00
58	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	1	\$1,000.00			1	\$1,000.00
59	2506.522	ADJUST FRAME AND RING CASTING	EACH	\$300.00			2	\$600.00	2	\$600.00
66	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$16.00			720	\$11,520.00	720	\$11,520.00
74	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00			2	\$3,800.00	2	\$3,800.00
75	2545.513	LUMINAIRE (LED)	EACH	\$600.00			2	\$1,200.00	2	\$1,200.00
76	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00			2	\$1,400.00	2	\$1,400.00
77	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00			450	\$2,250.00	450	\$2,250.00
79	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25			1350	\$1,687.50	1350	\$1,687.50
80	2545.541	SERVICE CABINET - TYPE L1 (MOD)	EACH	\$4,500.00			0.25	\$1,125.00	0.25	\$1,125.00
81	2545.544	SERVICE EQUIPMENT	EACH	\$2,000.00			0.25	\$500.00	0.25	\$500.00
82	2545.545	EQUIPMENT PAD B	EACH	\$900.00			0.25	\$225.00	0.25	\$225.00
83	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00			3	\$3,000.00	3	\$3,000.00
84	2550.601	ELECTRICAL SERVICE	LUMP SUM	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00	0.04	\$800.00	0.07	\$1,400.00	0.11	\$2,200.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00			15	\$600.00	15	\$600.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00			15	\$6,750.00	15	\$6,750.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00			15	\$6,750.00	15	\$6,750.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75			300	\$825.00	300	\$825.00
94	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00	6	\$1,200.00			6	\$1,200.00
95	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00	0.5	\$400.00	0.5	\$400.00	1	\$800.00
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00	0.04	\$120.00	0.07	\$210.00	0.11	\$330.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25			90	\$112.50	90	\$112.50
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00			150	\$2,250.00	150	\$2,250.00
100	2575.501	SEEDING	ACRE	\$800.00			0.6	\$480.00	0.6	\$480.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00			12	\$48.00	12	\$48.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00			120	\$360.00	120	\$360.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00			0.6	\$255.00	0.6	\$255.00

105	2575.519	DISK ANCHORING	ACRE	\$200.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$3.50
109	2582.501	PAVEMENT MESSAGE-PAINT	EACH	\$60.00
110	2582.502	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.35
113	2582.503	CROSSWALK PAINT	SQ FT	\$4.00

		0.3	\$60.00	0.3	\$60.00
		370	\$740.00	370	\$740.00
		900	\$3,150.00	900	\$3,150.00
		6	\$360.00	6	\$360.00
		600	\$210.00	600	\$210.00
		130	\$520.00	130	\$520.00

ESTIMATED CONSTRUCTION COST:	\$267,118.00	39.36%	\$105,140.00	60.64%	\$161,978.00	100.00%	\$267,118.00
CONTINGENCIES (15%):	\$40,067.70		\$15,771.00		\$24,296.70		\$40,067.70
SUBTOTAL:	\$307,185.70		\$120,911.00		\$186,274.70		\$307,185.70
ENGINEERING:	\$76,796.43		\$30,227.75		\$46,568.68		\$76,796.43
ADMINISTRATION (2%):	\$6,143.71		\$2,418.22		\$3,725.49		\$6,143.71
LEGAL & BONDING (2%):	\$5,623.60		\$2,213.50		\$3,410.10		\$5,623.60
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$395,749.43</b>		<b>\$155,770.47</b>		<b>\$239,978.97</b>		<b>\$395,749.43</b>

**ASSESSMENT CALCULATIONS**

FRONT FOOT FULL DEPTH RECLAMATION ASSESSMENT (HISTORIC VALUE):	\$80.00
FRONT FOOTAGE:	1,178
<b>ESTIMATED TOTAL ASSESSED COSTS:</b>	<b>\$94,240.00</b>
<b>ESTIMATED REMAINING CITY COSTS:</b>	<b>\$301,509.43</b>

**ESTIMATED INDIVIDUAL ASSESSMENTS**

PARCEL NUMBER	OWNER	ROADWAY	
		ASSESSABLE FOOTAGE	ASSESSMENT
36	FRUTH BEVERAGE CO INC	172	\$13,760.00
37	FRANDSEN BANK & TRUST	426	\$34,080.00
38	QUISBERG	274	\$21,920.00
39	QUISBERG	306	\$24,480.00
		<b>1,178</b>	<b>\$94,240.00</b>

**EDGEWOOD DRIVE**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	STORM SEWER		ROADWAY		TOTAL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00	0.01	\$1,150.00	0.1	\$11,500.00	0.11	\$12,650.00
2	2101.501	CLEARING	ACRE	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
2	2101.502	CLEARING	TREE	\$250.00			10	\$2,500.00	10	\$2,500.00
3	2101.506	GRUBBING	ACRE	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
3	2101.507	GRUBBING	TREE	\$250.00			10	\$2,500.00	10	\$2,500.00
6	2104.501	REMOVE SEWER PIPE (STORM)	LIN FT	\$10.00	140	\$1,400.00			140	\$1,400.00
7	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$5.00			970	\$4,850.00	970	\$4,850.00
10	2104.503	REMOVE CONCRTE SIDEWALK	SQ FT	\$1.50			1800	\$2,700.00	1800	\$2,700.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80			3720	\$6,696.00	3720	\$6,696.00
15	2104.509	REMOVE CATCH BASIN	EACH	\$150.00			3	\$450.00	3	\$450.00
16	2104.509	REMOVE CASTING	EACH	\$125.00			3	\$375.00	3	\$375.00
17	2104.509	REMOVE GATE VALVE AND BOX	EACH	\$125.00			1	\$125.00	1	\$125.00
18	2104.509	REMOVE SIGN	EACH	\$25.00			10	\$250.00	10	\$250.00
19	2104.509	REMOVE LIGHT FOUNDATION	EACH	\$250.00			1	\$250.00	1	\$250.00
20	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$3.00			200	\$600.00	200	\$600.00
21	2104.513	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$3.50			100	\$350.00	100	\$350.00
22	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00			750	\$3,000.00	750	\$3,000.00
23	2104.523	SALVAGE HYDRANT AND VALVE	EACH	\$650.00			1	\$650.00	1	\$650.00
24	2104.523	SALVAGE LIGHTING UNIT	EACH	\$350.00			1	\$350.00	1	\$350.00
25	2104.523	SALVAGE SIGN	EACH	\$50.00			10	\$500.00	10	\$500.00
26	2104.523	SALVAGE CASTING	EACH	\$250.00			3	\$750.00	3	\$750.00
28	2104.523	SALVAGE MAILBOX	EACH	\$30.00			1	\$30.00	1	\$30.00
29	2104.602	RELOCATE FLAG POLE	EACH	\$2,500.00			1	\$2,500.00	1	\$2,500.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00			1850	\$18,500.00	1850	\$18,500.00
31	2105.522	COMMON BORROW (CV)	CU YD	\$12.00			2000	\$24,000.00	2000	\$24,000.00
35	2123.501	COMMON LABORERS	HOUR	\$85.00			15	\$1,275.00	15	\$1,275.00
36	2123.503	MOTOR GRADER	HOUR	\$170.00			15	\$2,550.00	15	\$2,550.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$110.00			10	\$1,100.00	10	\$1,100.00
38	2211.501	AGGREGATE BASE CLASS 5	TON	\$22.00			100	\$2,200.00	100	\$2,200.00
39	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00			510	\$10,200.00	510	\$10,200.00
42	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00			710	\$42,600.00	710	\$42,600.00
46	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00	74	\$2,072.00			74	\$2,072.00
47	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$30.00	108	\$3,240.00			108	\$3,240.00
54	2504.603	INSTALL SPRINKLER SYSTEM	LIN FT	\$7.00			750	\$5,250.00	750	\$5,250.00
55	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00	30	\$12,750.00			30	\$12,750.00
57	2506.516	CASTING ASSEMBLY	EACH	\$750.00	6	\$4,500.00			6	\$4,500.00
58	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	2	\$2,000.00			2	\$2,000.00
66	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$16.00			1090	\$17,440.00	1090	\$17,440.00
70	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$65.00			100	\$6,500.00	100	\$6,500.00
72	2540.602	MAIL BOX SUPPORT	EACH	\$150.00			1	\$150.00	1	\$150.00
73	2540.602	TEMPORARY POSTAL SERVICE	EACH	\$100.00			1	\$100.00	1	\$100.00
74	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00			2	\$3,800.00	2	\$3,800.00
75	2545.513	LUMINAIRE (LED)	EACH	\$600.00			2	\$1,200.00	2	\$1,200.00
76	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00			2	\$1,400.00	2	\$1,400.00
77	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00			450	\$2,250.00	450	\$2,250.00
79	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25			1350	\$1,687.50	1350	\$1,687.50
80	2545.541	SERVICE CABINET - TYPE L1 (MOD)	EACH	\$4,500.00			0.25	\$1,125.00	0.25	\$1,125.00
81	2545.544	SERVICE EQUIPMENT	EACH	\$2,000.00			0.25	\$500.00	0.25	\$500.00

82	2545.545	EQUIPMENT PAD B	EACH	\$900.00
83	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00
84	2550.601	ELECTRICAL SERVICE	LUMP SUM	\$5,000.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00
86	2564.602	INSTALL SIGN	EACH	\$80.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75
94	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00
95	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00
100	2575.501	SEEDING	ACRE	\$800.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00
105	2575.519	DISK ANCHORING	ACRE	\$200.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$1.50
110	2582.502	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.35
122	2611.4E	HYDRANT	EACH	\$4,150.00

		0.25	\$225.00	0.25	\$225.00
		3	\$3,000.00	3	\$3,000.00
		0.25	\$1,250.00	0.25	\$1,250.00
0.01	\$200.00	0.1	\$2,000.00	0.11	\$2,200.00
		10	\$800.00	10	\$800.00
		36	\$1,440.00	36	\$1,440.00
		20	\$9,000.00	20	\$9,000.00
		20	\$9,000.00	20	\$9,000.00
		300	\$825.00	300	\$825.00
6	\$1,200.00			6	\$1,200.00
0.5	\$400.00	0.5	\$400.00	1	\$800.00
0.01	\$30.00	0.1	\$300.00	0.11	\$330.00
		105	\$131.25	105	\$131.25
		180	\$2,700.00	180	\$2,700.00
		0.7	\$560.00	0.7	\$560.00
		14	\$56.00	14	\$56.00
		140	\$420.00	140	\$420.00
		0.7	\$297.50	0.7	\$297.50
		0.35	\$70.00	0.35	\$70.00
		450	\$900.00	450	\$900.00
		1100	\$1,650.00	1100	\$1,650.00
		765	\$267.75	765	\$267.75
		1	\$4,150.00	1	\$4,150.00

ESTIMATED CONSTRUCTION COST:	\$255,638.00	11.32%	\$28,942.00	88.68%	\$226,696.00	100.00%	\$255,638.00
CONTINGENCIES (15%):	\$38,345.70		\$4,341.30		\$34,004.40		\$38,345.70
SUBTOTAL:	\$293,983.70		\$33,283.30		\$260,700.40		\$293,983.70
ENGINEERING:	\$73,495.93		\$8,320.83		\$65,175.10		\$73,495.93
ADMINISTRATION:	\$5,879.67		\$665.67		\$5,214.01		\$5,879.67
LEGAL & BONDING:	\$5,381.91		\$609.31		\$4,772.60		\$5,381.91
PROPERTY ACQUISITION:	\$9,672.96		\$1,095.12		\$8,577.84		\$9,672.96
PRIVATE UTILITY RELOCATIONS:	\$12,500.00				\$12,500.00		\$12,500.00
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$400,914.17</b>		<b>\$43,974.22</b>		<b>\$356,939.94</b>		<b>\$400,914.17</b>

**ASSESSMENT CALCULATIONS**

CITY COSTS:							
40% OF STORM SEWER PROJECT COSTS:			\$17,589.69				\$17,589.69
40% OF ROADWAY PROJECT COSTS:					\$142,775.98		\$142,775.98
<b>ESTIMATED REMAINING ASSESSABLE COSTS:</b>			<b>\$26,384.53</b>		<b>\$214,163.97</b>		<b>\$240,548.50</b>
ESTIMATED ASSESSABLE FOOTAGE:			429		753		
ESTIMATED COST PER ASSESSABLE FOOT:			\$61.50		\$284.41		\$345.92
<b>TOTAL ESTIMATED CITY COST:</b>			<b>\$17,589.69</b>		<b>\$142,775.98</b>		<b>\$160,365.67</b>

**ESTIMATED INDIVIDUAL ASSESSMENTS**

PARCEL NUMBER	OWNER	STORM SEWER		ROADWAY		TOTAL ESTIAMTED ASSESSMENT
		ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	
39	QUISBERG	163	\$10,024.89	163	\$46,359.53	\$56,384.42
40	QUISBERG		\$0.00	148	\$42,093.32	\$42,093.32
43	QUISBERG	266	\$16,359.64	442	\$125,711.12	\$142,070.76
		429	\$26,384.53	753	\$214,163.97	\$240,548.50

**FAIRVIEW ROAD**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		WATER		STORM SEWER		ROADWAY		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	\$115,000.00	0.01	\$1,150.00	0.02	\$2,300.00	0.04	\$4,600.00	0.13	\$14,950.00	0.2	\$23,000.00
2	2101.501	CLEARING	ACRE	\$5,000.00							0.65	\$3,250.00	0.65	\$3,250.00
2	2101.502	CLEARING	TREE	\$250.00							20	\$5,000.00	20	\$5,000.00
3	2101.506	GRUBBING	ACRE	\$5,000.00							0.65	\$3,250.00	0.65	\$3,250.00
3	2101.507	GRUBBING	TREE	\$250.00							20	\$5,000.00	20	\$5,000.00
4	2103.501	BUILDING REMOVAL	LUMP SUM	\$20,000.00							1	\$20,000.00	1	\$20,000.00
8	2104.501	REMOVE SANITARY SEWER SERVICE PIPE	LIN FT	\$7.00							40	\$280.00	40	\$280.00
9	2104.501	REMOVE WATER SERVICE PIPE	LIN FT	\$7.00							30	\$210.00	30	\$210.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80							3550	\$6,390.00	3550	\$6,390.00
17	2104.509	REMOVE GATE VALVE AND BOX	EACH	\$125.00			1	\$125.00					1	\$125.00
20	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$3.00							100	\$300.00	100	\$300.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00							3160	\$31,600.00	3160	\$31,600.00
32	2105.607	EXCAVATION SPECIAL	CU YD	\$10.00					4000	\$40,000.00			4000	\$40,000.00
35	2123.501	COMMON LABORERS	hour	\$85.00							15	\$1,275.00	15	\$1,275.00
36	2123.503	MOTOR GRADER	hour	\$170.00							15	\$2,550.00	15	\$2,550.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	hour	\$110.00							10	\$1,100.00	10	\$1,100.00
39	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00							805	\$16,100.00	805	\$16,100.00
42	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00							2210	\$132,600.00	2210	\$132,600.00
43	2501.515	18" RC PIPE APRON	EACH	\$650.00					1	\$650.00			1	\$650.00
46	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00					80	\$2,240.00			80	\$2,240.00
47	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$30.00					175	\$5,250.00			175	\$5,250.00
48	2503.541	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$33.00					40	\$1,320.00			40	\$1,320.00
50	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$1,000.00	1	\$1,000.00							1	\$1,000.00
51	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LIN FT	\$2.00	800	\$1,600.00							800	\$1,600.00
52	2504.601	TRACER WIRE SYSTEM	LUMP SUM	\$3,000.00	0.5	\$1,500.00	0.5	\$1,500.00					1	\$3,000.00

53	2504.602	CONNECT TO EXISTING WATERMAIN	EACH	\$1,000.00			2	\$2,000.00				2	\$2,000.00	
55	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00					23	\$9,775.00		23	\$9,775.00	
57	2506.516	CASTING ASSEMBLY	EACH	\$750.00					5	\$3,750.00		5	\$3,750.00	
60	2511.501	RANDOM RIPRAP CLASS III	CU YD	\$75.00					6	\$450.00		6	\$450.00	
61	2511.515	GEOTEXTILE FILTER FABRIC	SQ YD	\$3.50					12	\$42.00		12	\$42.00	
66	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$16.00							1680	\$26,880.00	1680	\$26,880.00
69	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00							40	\$2,600.00	40	\$2,600.00
74	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00							3	\$5,700.00	3	\$5,700.00
75	2545.513	LUMINAIRE (LED)	EACH	\$600.00							3	\$1,800.00	3	\$1,800.00
76	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00							3	\$2,100.00	3	\$2,100.00
77	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00							700	\$3,500.00	700	\$3,500.00
79	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25							2100	\$2,625.00	2100	\$2,625.00
80	2545.541	SERVICE CABINET - TYPE L1 (MOD)	EACH	\$4,500.00							0.25	\$1,125.00	0.25	\$1,125.00
81	2545.544	SERVICE EQUIPMENT	EACH	\$2,000.00							0.25	\$500.00	0.25	\$500.00
82	2545.545	EQUIPMENT PAD B	EACH	\$900.00							0.25	\$225.00	0.25	\$225.00
83	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00							2	\$2,000.00	2	\$2,000.00
84	2550.601	ELECTRICAL SERVICE	LUMP SUM	\$5,000.00							0.25	\$1,250.00	0.25	\$1,250.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00	0.01	\$200.00	0.02	\$400.00	0.04	\$800.00	0.13	\$2,600.00	0.2	\$4,000.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00							25	\$1,000.00	25	\$1,000.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00							10	\$4,500.00	10	\$4,500.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00							10	\$4,500.00	10	\$4,500.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75	200	\$550.00	200	\$550.00	200	\$550.00	200	\$550.00	800	\$2,200.00
94	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00							5	\$1,000.00	5	\$1,000.00
95	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00	0.25	\$200.00	0.25	\$200.00	0.25	\$200.00	0.25	\$200.00	1	\$800.00
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00	0.01	\$30.00	0.02	\$60.00	0.04	\$120.00	0.13	\$390.00	0.2	\$600.00
97	2573.602	CULVERT END CONTROLS	EACH	\$250.00							1	\$250.00	1	\$250.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25							150	\$187.50	150	\$187.50
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00							260	\$3,900.00	260	\$3,900.00
100	2575.501	SEEDING	ACRE	\$800.00							1	\$800.00	1	\$800.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00							20	\$80.00	20	\$80.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00							200	\$600.00	200	\$600.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00							1	\$425.00	1	\$425.00
105	2575.519	DISK ANCHORING	ACRE	\$200.00							0.5	\$100.00	0.5	\$100.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00							600	\$1,200.00	600	\$1,200.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$1.50							1470	\$2,205.00	1470	\$2,205.00
110	2582.502	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.35							675	\$236.25	675	\$236.25
115	2611.4A	6" PVC WATERMAIN PIPE	LIN FT	\$23.00			20	\$460.00				20	\$460.00	
116	2611.4A	8" PVC WATERMAIN PIPE	LIN FT	\$26.00			760	\$19,760.00				760	\$19,760.00	
117	2611.4A	1 1/2" POLYETHYLENE SERVICE PIPE	LIN FT	\$15.00			100	\$1,500.00				100	\$1,500.00	
118	2611.4B	6" GATE VALVE & BOX w/ ADAPTOR	EACH	\$1,250.00			2	\$2,500.00				2	\$2,500.00	
119	2611.4B	8" GATE VALVE & BOX w/ ADAPTOR	EACH	\$1,850.00			3	\$5,550.00				3	\$5,550.00	
120	2611.4C	1 1/2" CORPORATION STOP & SADDLE	EACH	\$550.00			3	\$1,650.00				3	\$1,650.00	
121	2611.4D	1 1/2" CURB STOP & BOX	EACH	\$750.00			3	\$2,250.00				3	\$2,250.00	
122	2611.4E	HYDRANT	EACH	\$4,150.00			2	\$8,300.00				2	\$8,300.00	
123	2611.4I	DUCTILE IRON WATERMAIN FITTINGS	POUND	\$2.75			2000	\$5,500.00				2000	\$5,500.00	
124	2621.4A	8" PVC SEWER PIPE (SDR 26)	LIN FT	\$26.00	320	\$8,320.00						320	\$8,320.00	
125	2621.4B	SANITARY SEWER MANHOLE, MnDOT DESIGN 4007C	EACH	\$2,600.00	3	\$7,800.00						3	\$7,800.00	
126	2621.4B1	MANHOLE EXCESS DEPTH	LIN FT	\$135.00	6	\$810.00						6	\$810.00	
127	2621.4F	6" PVC SERVICE PIPE (SCH 40)	LIN FT	\$16.00	120	\$1,920.00						120	\$1,920.00	
128	2621.4G	8" X 6" PVC WYE	EACH	\$550.00	3	\$1,650.00						3	\$1,650.00	

ESTIMATED CONSTRUCTION COST:	\$469,965.75	5.69%	\$26,730.00	11.62%	\$54,605.00	17.18%	\$80,730.75	65.52%	\$307,900.00	100.00%	\$469,965.75
CONTINGENCIES (15%):	\$70,494.86		\$4,009.50		\$8,190.75		\$12,109.61		\$46,185.00		\$70,494.86
SUBTOTAL:	\$540,460.61		\$30,739.50		\$62,795.75		\$92,840.36		\$354,085.00		\$540,460.61
ENGINEERING:	\$135,115.15		\$7,684.88		\$15,698.94		\$23,210.09		\$88,521.25		\$135,115.15
ADMINISTRATION:	\$10,809.21		\$614.79		\$1,255.92		\$1,856.81		\$7,081.70		\$10,809.21
LEGAL & BONDING:	\$9,894.12		\$562.74		\$1,149.59		\$1,699.61		\$6,482.17		\$9,894.12
PROPERTY ACQUISITION:	\$41,610.00		\$2,366.63		\$4,834.64		\$7,147.77		\$27,260.96		\$41,610.00
PERMITS											\$0.00
MPCA SANITARY SEWER EXTENSION PERMIT:	\$310.00		\$310.00								\$310.00
MNDOH PLAN REVIEW FEE:	\$150.00				\$150.00						\$150.00
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$738,349.10</b>		<b>\$42,278.54</b>		<b>\$85,884.83</b>		<b>\$126,754.64</b>		<b>\$483,431.09</b>		<b>\$738,349.10</b>

<b>ASSESSMENT CALCULATIONS</b>											
ESTIMATED CITY COSTS:			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ESTIMATED REMAINING ASSESSABLE COSTS:			\$42,278.54		\$85,884.83		\$126,754.64		\$483,431.09		\$738,349.10
ESTIMATED ASSESSABLE FOOTAGE:			382		588		588		588		
ESTIMATED COST PER ASSESSABLE FOOT:			\$110.68		\$146.06		\$215.57		\$822.16		

PARCEL NUMBER	OWNER	SANITARY SEWER		WATER		STORM SEWER		ROADWAY		TOTAL ESTIMATED ASSESSMENT
		ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	ASSESSABLE FOOTAGE	ASSESSMENT	
35	FRUTH BEVERAGE CO INC	382	\$42,278.54	382	\$55,795.93	382	\$82,347.40	382	\$314,065.77	\$494,487.64
36	FRUTH BEVERAGE CO INC		\$0.00	206	\$30,088.90	206	\$44,407.24	206	\$169,365.31	\$243,861.45
		382	\$42,278.54	588	\$85,884.83	588	\$126,754.64	588	\$483,431.09	\$738,349.10

**ROUNDBOUT**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	STORM SEWER		ROADWAY		TOTAL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00	0.04	\$4,600.00	0.17	\$19,550.00	0.21	\$24,150.00
2	2101.501	CLEARING	ACRE	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
2	2101.502	CLEARING	TREE	\$250.00			5	\$1,250.00	5	\$1,250.00
3	2101.506	GRUBBING	ACRE	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
3	2101.507	GRUBBING	TREE	\$250.00			5	\$1,250.00	5	\$1,250.00
6	2104.501	REMOVE SEWER PIPE (STORM)	LIN FT	\$10.00	100	\$1,000.00			100	\$1,000.00
7	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$5.00			600	\$3,000.00	600	\$3,000.00
11	2104.503	REMOVE CONCRTE MEDIAN	SQ FT	\$2.00			840	\$1,680.00	840	\$1,680.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80			3200	\$5,760.00	3200	\$5,760.00
14	2104.509	REMOVE CONCRETE APRON (STORM)	EACH	\$100.00	2	\$200.00			2	\$200.00
15	2104.509	REMOVE CATCH BASIN	EACH	\$150.00	2	\$300.00			2	\$300.00
16	2104.509	REMOVE CASTING	EACH	\$125.00	2	\$250.00			2	\$250.00
18	2104.509	REMOVE SIGN	EACH	\$25.00			2	\$50.00	2	\$50.00
22	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00			470	\$1,880.00	470	\$1,880.00
28	2104.523	SALVAGE MAILBOX	EACH	\$30.00			7	\$210.00	7	\$210.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00			2000	\$20,000.00	2000	\$20,000.00
31	2105.522	COMMON BORROW (CV)	CU YD	\$12.00			3000	\$36,000.00	3000	\$36,000.00
32	2105.607	EXCAVATION SPECIAL	CU YD	\$10.00			1000	\$10,000.00	1000	\$10,000.00
35	2123.501	COMMON LABORERS	HOUR	\$85.00	15	\$1,275.00	15	\$1,275.00	30	\$2,550.00
36	2123.503	MOTOR GRADER	HOUR	\$170.00	10	\$1,700.00	10	\$1,700.00	20	\$3,400.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$110.00	5	\$550.00	10	\$1,100.00	15	\$1,650.00
39	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00			1000	\$20,000.00	1000	\$20,000.00
41	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	\$60.00			500	\$30,000.00	500	\$30,000.00
42	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00			1500	\$90,000.00	1500	\$90,000.00
46	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00	100	\$2,800.00			100	\$2,800.00
47	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$30.00	205	\$6,150.00			205	\$6,150.00
48	2503.541	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$33.00	130	\$4,290.00			130	\$4,290.00
49	2503.541	24" RC PIPE SEWER DES 3006 CL III	LIN FT	\$37.00	300	\$11,100.00			300	\$11,100.00
54	2504.603	INSTALL SPRINKLER SYSTEM	LIN FT	\$7.00			470	\$3,290.00	470	\$3,290.00
55	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00	75	\$31,875.00			75	\$31,875.00
56	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	\$550.00	25	\$13,750.00			25	\$13,750.00
57	2506.516	CASTING ASSEMBLY	EACH	\$750.00	18	\$13,500.00			18	\$13,500.00
58	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	2	\$2,000.00			2	\$2,000.00
59	2506.522	ADJUST FRAME AND RING CASTING	EACH	\$300.00			1	\$300.00	1	\$300.00
62	2521.501	4" CONCRETE WALK (MEDIAN)	SQ FT	\$5.00			7500	\$37,500.00	7500	\$37,500.00
65	2531.501	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	\$14.00			300	\$4,200.00	300	\$4,200.00
66	2531.501	CONCRETE CURB AND GUTTER DESIGN B624	LIN FT	\$16.00			900	\$14,400.00	900	\$14,400.00
67	2531.501	CONCRETE CURB AND GUTTER DESIGN S524	LIN FT	\$18.00			400	\$7,200.00	400	\$7,200.00
74	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00			6	\$11,400.00	6	\$11,400.00
75	2545.513	LUMINAIRE (LED)	EACH	\$600.00			6	\$3,600.00	6	\$3,600.00
76	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00			6	\$4,200.00	6	\$4,200.00
77	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00			1200	\$6,000.00	1200	\$6,000.00
78	2545.523	3" NON-METALLIC CONDUIT	LF	\$7.00			200	\$1,400.00	200	\$1,400.00
79	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25			5600	\$7,000.00	5600	\$7,000.00
80	2545.541	SERVICE CABINET - TYPE L1 (MOD)	EACH	\$4,500.00			0.25	\$1,125.00	0.25	\$1,125.00
81	2545.544	SERVICE EQUIPMENT	EACH	\$2,000.00			0.25	\$500.00	0.25	\$500.00
82	2545.545	EQUIPMENT PAD B	EACH	\$900.00			0.25	\$225.00	0.25	\$225.00
83	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00			3	\$3,000.00	3	\$3,000.00
84	2550.601	ELECTRICAL SERVICE	LUMP SUM	\$5,000.00			0.25	\$1,250.00	0.25	\$1,250.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00	0.04	\$800.00	0.17	\$3,400.00	0.21	\$4,200.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00			190	\$7,600.00	190	\$7,600.00
88	2564.531	SIGN PANELS - TYPE D	SQ FT	\$50.00			96	\$4,800.00	96	\$4,800.00
89	2564.552	HAZARD MARKER X4-2	EACH	\$80.00			6	\$480.00	6	\$480.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00			10	\$4,500.00	10	\$4,500.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00			10	\$4,500.00	10	\$4,500.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75			300	\$825.00	300	\$825.00
94	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00	18	\$3,600.00			18	\$3,600.00
95	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00			1	\$800.00	1	\$800.00
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00	0.04	\$120.00	0.17	\$510.00	0.21	\$630.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25			225	\$281.25	225	\$281.25
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00			300	\$4,500.00	300	\$4,500.00
100	2575.501	SEEDING	ACRE	\$800.00			1.5	\$1,200.00	1.5	\$1,200.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00			30	\$120.00	30	\$120.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00			300	\$900.00	300	\$900.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00			1.5	\$637.50	1.5	\$637.50
105	2575.519	DISK ANCHORING	ACRE	\$200.00			0.75	\$150.00	0.75	\$150.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00			900	\$1,800.00	900	\$1,800.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$1.50			2200	\$3,300.00	2200	\$3,300.00
109	2582.501	PAVEMENT MESSAGE-PAINT	EACH	\$60.00			8	\$480.00	8	\$480.00
111	2582.502	8" DOTTED LINE PAINT	LIN FT	\$0.50			400	\$200.00	400	\$200.00

ESTIMATED CONSTRUCTION COST:	\$494,638.75	20.19%	\$99,860.00	79.81%	\$394,778.75	100.00%	\$494,638.75
CONTINGENCIES (15%):	\$74,195.81		\$14,979.00		\$59,216.81		\$74,195.81
SUBTOTAL:	\$568,834.56		\$114,839.00		\$453,995.56		\$568,834.56
ENGINEERING:	\$142,208.64		\$28,709.75		\$113,498.89		\$142,208.64
ADMINISTRATION:	\$11,376.69		\$2,296.78		\$9,079.91		\$11,376.69
LEGAL & BONDING:	\$10,413.56		\$2,102.34		\$8,311.22		\$10,413.56
PROPERTY ACQUISITION:	\$168,294.00		\$33,975.99		\$134,318.01		\$168,294.00
PRIVATE UTILITY RELOCATIONS:	\$25,000.00		\$5,047.12		\$19,952.88		\$25,000.00
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$926,127.45</b>		<b>\$186,970.97</b>		<b>\$739,156.48</b>		<b>\$926,127.45</b>

**ASSESSMENT CALCULATIONS**

ESTIMATED CITY COSTS (50% - 2 LEGS):

\$93,485.49

\$369,578.24

\$463,063.73

**ESTIMATED FRUTH PROPERTY ROUNDABOUT COSTS (25% - 1 LEG):**

\$46,742.74

\$184,789.12

\$231,531.86

**ESTIMATED REMAINING ASSESSABLE COSTS:**

\$46,742.74

\$184,789.12

\$231,531.86

ESTIMATED ASSESSABLE AREA (SF):

3,806,973

ESTIMATED COST PER ASSESSABLE SF:

\$0.0608

FRUTH ESTIMATED ASSESSABLE AREA (SF):

187,785

FRUTH ESTIMATED COST PER ASSESSABLE SF:

\$1.2330

**ESTIMATED INDIVIDUAL ASSESSMENTS**

PARCEL NUMBER	OWNER	ROUNDABOUT	
		ASSESSABLE AREA	TOTAL ASSESSMENT
1	ON THE WING INVESTMENTS, LLC	69,426	\$4,222.34
2	FAIRVIEW OFFICE PARK ASSOC, INC	45,738	\$2,781.69
3	FAIRVIEW OFFICE PARK ASSOC, INC	18,282	\$1,111.87
4	ON THE WING INVESTMENTS, LLC	6,681	\$406.32
5	ON THE WING INVESTMENTS, LLC	3,378	\$205.44
6	AYDIN GROUP, LLC	3,420	\$208.00
7	ON THE WING INVESTMENTS, LLC	6,800	\$413.56
8	ON THE WING INVESTMENTS, LLC	7,480	\$454.92
9	ON THE WING INVESTMENTS, LLC	7,480	\$454.92
10	ON THE WING INVESTMENTS, LLC	5,441	\$330.91
11	STROOT	2,550	\$155.09
12	JOBE	2,549	\$155.02
13	ON THE WING INVESTMENTS, LLC	6,800	\$413.56
14	FAIRVIEW OFFICE PARK ASSOC, INC	7,533	\$458.14
15	ARFSTROM	42,305	\$2,572.90
16	ARFSTROM	86,209	\$5,243.04
17	HANSON	43,123	\$2,622.65
18	DENS LEASING, LLC	43,075	\$2,619.73
19	DENS LEASING, LLC	42,366	\$2,576.61
20	LEONARD	52,054	\$3,165.81
21	SEDLACHK PROPERTIES, LLC	39,004	\$2,372.14
22	SHANKS	41,594	\$2,529.66
23	SHANKS	35,203	\$2,140.97
24	JDB, LLC	69,231	\$4,210.48
25	210 MOTEL, LLC	62,010	\$3,771.31
26	FRANSEN BANK & TRUST	51,590	\$3,137.59
27	MINNESOTA NORTH DISTRICT, LCMS	24,658	\$1,499.65
28	FIRST BAPTIST CHURCH OF BRAINERD	318,267	\$19,356.31
29	FIRST BAPTIST CHURCH OF BRAINERD	157,809	\$9,597.60
30	FIRST BAPTIST CHURCH OF BRAINERD	62,783	\$3,818.33
31	VAGLE	21,835	\$1,327.96
32	MAKAY PROPERTIES, LLC	21,835	\$1,327.96
33	MAKAY PROPERTIES, LLC	3,135	\$190.66
34	MINNESOTA NORTH DISTRICT, LCMS	233,673	\$14,211.49
35	FRUTH BEVERAGE CO INC	153,083	\$188,745.60
36	FRUTH BEVERAGE CO INC	34,702	\$42,786.26
37	FRANSEN BANK & TRUST	47,373	\$2,881.12
38	QUISBERG	38,237	\$2,325.49
39	QUISBERG	62,485	\$3,800.20
40	QUISBERG	37,135	\$2,258.47
41	EXCELSIOR COURT OF BAXTER LTD	72,514	\$4,410.14
42	BRENNY	77,573	\$4,717.82
43	QUISBERG	226,672	\$13,785.70
44	QUISBERG	93,002	\$5,656.18
45	QUISBERG	17,557	\$1,067.78
46	COCINA MEXICANA, LLC	56,464	\$3,434.02
47	MARVIN DEVELOPMENT III, LLC	37,499	\$2,280.61
48	KTJ 243, LLC	727,564	\$44,248.87
49	KTJ 243, LLC	89,918	\$5,468.62
50	BAXTER EDGEWOOD PROPERTIES, LLC	91,894	\$5,588.79
51	BRANCK 2 PROPERTIES, LLC	56,037	\$3,408.05
52	IVES	98,912	\$6,015.61
53	CONSOLIDATED TELEPHONE COMPANY	41,161	\$2,503.32
54	CHRISTENSEN	58,176	\$3,538.14
55	BRAINERD REALTY BUILDING, LLC	42,399	\$2,578.62
56	CHRISTENSEN	20,451	\$1,243.79
57	CHRISTENSEN	74,856	\$4,552.58
58	JESTER	25,381	\$1,543.62
59	ODPROPS, LLC	25,169	\$1,530.72
60	BAXTER REAL PROPERTY, LLC	43,227	\$2,628.97
		<u>3,994,758</u>	<u>\$463,063.73</u>

**CITY TRAILS**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TRAIL	
					ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00	0.1	\$11,500.00
2	2101.501	CLEARING	ACRE	\$5,000.00	0.5	\$2,500.00
2	2101.502	CLEARING	TREE	\$250.00	11	\$2,750.00
3	2101.506	GRUBBING	ACRE	\$5,000.00	0.5	\$2,500.00
3	2101.507	GRUBBING	TREE	\$250.00	11	\$2,750.00
22	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00	490	\$1,960.00
29	2104.602	RELOCATE FLAG POLE	EACH	\$2,500.00	1	\$2,500.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00	2890	\$28,900.00
31	2105.522	COMMON BORROW (CV)	CU YD	\$12.00	2000	\$24,000.00
35	2123.501	COMMON LABORERS	HOURL	\$85.00	15	\$1,275.00
36	2123.503	MOTOR GRADER	HOURL	\$170.00	10	\$1,700.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$110.00	5	\$550.00
54	2504.603	INSTALL SPRINKLER SYSTEM	LIN FT	\$7.00	490	\$3,430.00
63	2521.501	6" CONCRETE WALK	SQ FT	\$6.25	2620	\$16,375.00
64	2521.511	2" BITUMINOUS WALK	SQ FT	\$2.00	30635	\$61,270.00
71	2531.618	TRUNCATED DOMES	SQ FT	\$45.00	240	\$10,800.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00	0.1	\$2,000.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00	95	\$3,800.00
90	2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYSTEM	\$7,500.00	1	\$7,500.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00	15	\$6,750.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00	15	\$6,750.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75	550	\$1,512.50
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00	0.1	\$300.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25	290	\$362.50
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00	385	\$5,775.00
100	2575.501	SEEDING	ACRE	\$800.00	1.5	\$1,200.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00	37.5	\$150.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00	225	\$675.00
103	2575.505	SODDING TYPE LAWN	SQ YD	\$4.50	2050	\$9,225.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00	1.9	\$807.50
105	2575.519	DISK ANCHORING	ACRE	\$200.00	1	\$200.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00	1725	\$3,450.00
107	2575.533	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	\$4.00	150	\$600.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$1.50	865	\$1,297.50
111	2582.502	8" DOTTED LINE PAINT	LIN FT	\$0.50	200	\$100.00
113	2582.503	CROSSWALK PAINT	SQ FT	\$4.00	510	\$2,040.00

ESTIMATED CONSTRUCTION COST:	\$229,255.00
CONTINGENCIES (15%):	\$34,388.25
SUBTOTAL:	\$263,643.25
ENGINEERING:	\$65,910.81
ADMINISTRATION:	\$5,272.87
LEGAL & BONDING:	\$4,826.47
PROPERTY ACQUISITION:	\$159,549.04
PRIVATE UTILITY RELOCATIONS:	\$12,500.00
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$511,702.44</b>

**ADDITIONAL EDGEWOOD DRIVE COSTS**

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TRAIL	
					ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$115,000.00	0.14	\$16,100.00
7	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$5.00	900	\$4,500.00
10	2104.503	REMOVE CONCRTE SIDEWALK	SQ FT	\$1.50	1000	\$1,500.00
11	2104.503	REMOVE CONCRTE MEDIAN	SQ FT	\$2.00	200	\$400.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$1.80	4500	\$8,100.00
13	2104.505	REMOVE CONCRETE PAVEMENT	SQ YD	\$8.00	500	\$4,000.00
15	2104.509	REMOVE CATCH BASIN	EACH	\$150.00	6	\$900.00
16	2104.509	REMOVE CASTING	EACH	\$125.00	6	\$750.00
17	2104.509	REMOVE GATE VALVE AND BOX	EACH	\$125.00	2	\$250.00
18	2104.509	REMOVE SIGN	EACH	\$25.00	10	\$250.00
19	2104.509	REMOVE LIGHT FOUNDATION	EACH	\$250.00	1	\$250.00
20	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$3.00	1000	\$3,000.00
21	2104.513	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$3.50	200	\$700.00
22	2104.523	SALVAGE SPRINKLER SYSTEM	LIN FT	\$4.00	1000	\$4,000.00
23	2104.523	SALVAGE HYDRANT AND VALVE	EACH	\$650.00	1	\$650.00
24	2104.523	SALVAGE LIGHTING UNIT	EACH	\$350.00	1	\$350.00
25	2104.523	SALVAGE SIGN	EACH	\$50.00	25	\$1,250.00
29	2104.602	RELOCATE FLAG POLE	EACH	\$2,500.00	1	\$2,500.00
30	2105.501	COMMON EXCAVATION (P)	CU YD	\$10.00	2000	\$20,000.00
31	2105.522	COMMON BORROW (CV)	CU YD	\$12.00	1000	\$12,000.00
35	2123.501	COMMON LABORERS	HOURL	\$85.00	20	\$1,700.00
36	2123.503	MOTOR GRADER	HOURL	\$170.00	20	\$3,400.00
37	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$110.00	15	\$1,650.00
39	2211.503	AGGREGATE BASE (CV) CLASS 6 (P)	CU YD	\$20.00	800	\$16,000.00
41	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	\$60.00	100	\$6,000.00
42	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$60.00	1150	\$69,000.00
46	2503.541	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$28.00	250	\$7,000.00
47	2503.541	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$30.00	200	\$6,000.00
54	2504.603	INSTALL SPRINKLER SYSTEM	LIN FT	\$7.00	1000	\$7,000.00

55	2506.501	CONST DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$425.00	30	\$12,750.00
57	2506.516	CASTING ASSEMBLY	EACH	\$750.00	6	\$4,500.00
58	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	2	\$2,000.00
59	2506.522	ADJUST FRAME AND RING CASTING	EACH	\$300.00	4	\$1,200.00
62	2521.501	4" CONCRETE WALK (MEDIAN)	SQ FT	\$5.00	6110	\$30,550.00
65	2531.501	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	\$14.00	2180	\$30,520.00
69	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	100	\$6,500.00
74	2545.511	LIGHTING UNIT TYPE 9-40	EACH	\$1,900.00	2	\$3,800.00
75	2545.513	LUMINAIRE (LED)	EACH	\$600.00	2	\$1,200.00
76	2545.515	LIGHT FOUNDATION DESIGN E	EACH	\$700.00	2	\$1,400.00
77	2545.523	2" NON-METALLIC CONDUIT	LF	\$5.00	250	\$1,250.00
78	2545.523	3" NON-METALLIC CONDUIT	LF	\$7.00	250	\$1,750.00
79	2545.531	UNDERGROUND WIRE 1 COND NO 6	LF	\$1.25	500	\$625.00
83	2545.602	INSTALL HANDHOLE	EACH	\$1,000.00	1	\$1,000.00
85	2563.601	TRAFFIC CONTROL	LUMP SUM	\$20,000.00	0.14	\$2,800.00
86	2564.602	INSTALL SIGN	EACH	\$80.00	10	\$800.00
87	2564.531	SIGN PANELS - TYPE C	SQ FT	\$40.00	50	\$2,000.00
91	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$450.00	30	\$13,500.00
92	2571.502	DECIDUOUS TREE 2.5' CAL B&B	EACH	\$450.00	30	\$13,500.00
93	2573.502	SILT FENCE, TYPE MS	LIN FT	\$2.75	500	\$1,375.00
94	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$200.00	6	\$1,200.00
95	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$800.00	1	\$800.00
96	2573.550	EROSION CONTROL SUPERVISOR	LUMP SUM	\$3,000.00	0.14	\$420.00
98	2574.508	FERTILIZER TYPE 1	POUND	\$1.25	75	\$93.75
99	2574.525	COMMON TOPSOIL BORROW	CU YD	\$15.00	150	\$2,250.00
100	2575.501	SEEDING	ACRE	\$800.00	0.5	\$400.00
101	2575.502	SEED MIXTURE 22-111	POUND	\$4.00	10	\$40.00
102	2575.502	SEED MIXTURE 25-131	POUND	\$3.00	100	\$300.00
104	2575.511	MULCH MATERIAL TYPE 3	TON	\$425.00	0.5	\$212.50
105	2575.519	DISK ANCHORING	ACRE	\$200.00	0.25	\$50.00
106	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.00	300	\$600.00
108	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$1.50	750	\$1,125.00
109	2582.501	PAVEMENT MESSAGE-PAINT	EACH	\$60.00	10	\$600.00
110	2582.502	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.35	3000	\$1,050.00

ESTIMATED CONSTRUCTION COST:	\$341,361.25
CONTINGENCIES (15%):	\$51,204.19
SUBTOTAL:	\$392,565.44
ENGINEERING:	\$98,141.36
ADMINISTRATION:	\$7,851.31
LEGAL & BONDING:	\$7,186.63
PRIVATE UTILITY RELOCATIONS:	\$12,500.00
<b>ESTIMATED TOTAL PROJECT COST:</b>	<b>\$518,244.73</b>

#### ASSESSMENT SUMMARY

PARCEL NUMBER	OWNER	EXCELSIOR ROAD W	EXCELSIOR ROAD E	EDGEWOOD DRIVE	FAIRVIEW ROAD	ROUNDABOUT	TOTAL
1	ON THE WING INVESTMENTS, LLC					\$4,222.34	\$4,222.34
2	FAIRVIEW OFFICE PARK ASSOC, INC					\$2,781.69	\$2,781.69
3	FAIRVIEW OFFICE PARK ASSOC, INC					\$1,111.87	\$1,111.87
4	ON THE WING INVESTMENTS, LLC					\$406.32	\$406.32
5	ON THE WING INVESTMENTS, LLC					\$205.44	\$205.44
6	AYDIN GROUP, LLC					\$208.00	\$208.00
7	ON THE WING INVESTMENTS, LLC					\$413.56	\$413.56
8	ON THE WING INVESTMENTS, LLC					\$454.92	\$454.92
9	ON THE WING INVESTMENTS, LLC					\$454.92	\$454.92
10	ON THE WING INVESTMENTS, LLC					\$330.91	\$330.91
11	STROOT					\$155.09	\$155.09
12	JOBE					\$155.02	\$155.02
13	ON THE WING INVESTMENTS, LLC					\$413.56	\$413.56
14	FAIRVIEW OFFICE PARK ASSOC, INC					\$458.14	\$458.14
15	ARFSTROM					\$2,572.90	\$2,572.90
16	ARFSTROM					\$5,243.04	\$5,243.04
17	HANSON					\$2,622.65	\$2,622.65
18	DENS LEASING, LLC					\$2,619.73	\$2,619.73
19	DENS LEASING, LLC					\$2,576.61	\$2,576.61
20	LEONARD					\$3,165.81	\$3,165.81
21	SEDLACHK PROPERTIES, LLC					\$2,372.14	\$2,372.14
22	SHANKS					\$2,529.66	\$2,529.66
23	SHANKS					\$2,140.97	\$2,140.97
24	JDB, LLC					\$4,210.48	\$4,210.48
25	210 MOTEL, LLC					\$3,771.31	\$3,771.31
26	FRANDSEN BANK & TRUST					\$3,137.59	\$3,137.59
27	MINNESOTA NORTH DISTRICT, LCMS					\$1,499.65	\$1,499.65
28	FIRST BAPTIST CHURCH OF BRAINERD	\$82,449.67				\$19,356.31	\$101,805.98
29	FIRST BAPTIST CHURCH OF BRAINERD	\$29,848.87				\$9,597.60	\$39,446.47
30	FIRST BAPTIST CHURCH OF BRAINERD					\$3,818.33	\$3,818.33
31	VAGLE	\$21,708.27				\$1,327.96	\$23,036.23
32	MAKAY PROPERTIES, LLC	\$21,708.27				\$1,327.96	\$23,036.23
33	MAKAY PROPERTIES, LLC	\$3,131.00				\$190.66	\$3,321.66
34	MINNESOTA NORTH DISTRICT, LCMS					\$14,211.49	\$14,211.49

35	FRUTH BEVERAGE CO INC			\$494,487.64	\$188,745.60	\$683,233.24	
36	FRUTH BEVERAGE CO INC	\$13,760.00		\$243,861.45	\$42,786.26	\$300,407.72	
37	FRANDSEN BANK & TRUST	\$34,080.00			\$2,881.12	\$36,961.12	
38	QUISBERG	\$21,920.00			\$2,325.49	\$24,245.49	
39	QUISBERG	\$24,480.00	\$56,384.42		\$3,800.20	\$84,664.63	
40	QUISBERG		\$42,093.32		\$2,258.47	\$44,351.79	
41	EXCELSIOR COURT OF BAXTER LTD	\$52,183.34			\$4,410.14	\$56,593.48	
42	BRENNY	\$70,760.60			\$4,717.82	\$75,478.43	
43	QUISBERG		\$142,070.76		\$13,785.70	\$155,856.46	
44	QUISBERG				\$5,656.18	\$5,656.18	
45	QUISBERG				\$1,067.78	\$1,067.78	
46	COCINA MEXICANA, LLC				\$3,434.02	\$3,434.02	
47	MARVIN DEVELOPMENT III, LLC				\$2,280.61	\$2,280.61	
48	KTJ 243, LLC				\$44,248.87	\$44,248.87	
49	KTJ 243, LLC				\$5,468.62	\$5,468.62	
50	BAXTER EDGEWOOD PROPERTIES, LLC				\$5,588.79	\$5,588.79	
51	BRANCK 2 PROPERTIES, LLC				\$3,408.05	\$3,408.05	
52	IVES				\$6,015.61	\$6,015.61	
53	CONSOLIDATED TELEPHONE COMPANY				\$2,503.32	\$2,503.32	
54	CHRISTENSEN				\$3,538.14	\$3,538.14	
55	BRAINERD REALTY BUILDING, LLC				\$2,578.62	\$2,578.62	
56	CHRISTENSEN				\$1,243.79	\$1,243.79	
57	CHRISTENSEN				\$4,552.58	\$4,552.58	
58	JESTER				\$1,543.62	\$1,543.62	
59	ODPROPS, LLC				\$1,530.72	\$1,530.72	
60	BAXTER REAL PROPERTY, LLC				\$2,628.97	\$2,628.97	
		<b>\$281,790.02</b>	<b>\$94,240.00</b>	<b>\$240,548.50</b>	<b>\$738,349.10</b>	<b>\$463,063.73</b>	<b>\$1,817,991.34</b>

**PROJECT COST ALLOCATION**

	TOTAL	ASSESSED	CITY
EXCELSIOR ROAD (WEST OF ROUNDABOUT):	\$469,650.03	\$281,790.02	\$187,860.01
EXCELSIOR ROAD (EAST OF ROUNDABOUT):	\$395,749.43	\$94,240.00	\$301,509.43
EDGEWOOD DRIVE:	\$400,914.17	\$240,548.50	\$160,365.67
FAIRVIEW ROAD:	\$738,349.10	\$738,349.10	\$0.00
ROUNDABOUT:	\$926,127.45	\$463,063.73	\$463,063.73
CITY TRAILS:	\$511,702.44	\$0.00	\$511,702.44
ADDITIONAL EDGEWOOD DRIVE COSTS:	\$518,244.73	\$0.00	\$518,244.73
<b>TOTAL</b>	<b>\$3,960,737.35</b>	<b>\$1,817,991.34</b>	<b>\$2,142,746.01</b>
		45.90%	54.10%

**PROJECT COST DISTRIBUTION**

PROJECT COST	TOTAL	EXCELSIOR ROAD W	EXCELSIOR ROAD E	EDGEWOOD DRIVE	FAIRVIEW ROAD	ROUNDABOUT	CITY TRAILS	ADD. EDGEWOOD DR. COSTS	TOTALS
ESTIMATED CONSTRUCTION COST:	\$2,374,975.25	\$316,998.50	\$267,118.00	\$255,638.00	\$469,965.75	\$494,638.75	\$229,255.00	\$341,361.25	\$2,374,975.25
CONTINGENCIES (15%):	\$356,246.29	\$47,549.78	\$40,067.70	\$38,345.70	\$70,494.86	\$74,195.81	\$34,388.25	\$51,204.19	\$356,246.29
SUBTOTAL:	\$2,731,221.54	\$364,548.28	\$307,185.70	\$293,983.70	\$540,460.61	\$568,834.56	\$263,643.25	\$392,565.44	\$2,731,221.54
PERCENTAGE OF TOTAL CONSTRUCTION COST:		13.35%	11.25%	10.76%	19.79%	20.83%	9.65%	14.37%	100.00%
ENGINEERING (25%):	\$682,805.38	\$91,137.07	\$76,796.43	\$73,495.93	\$135,115.15	\$142,208.64	\$65,910.81	\$98,141.36	\$682,805.38
ADMINISTRATION (2%):	\$54,624.43	\$7,290.97	\$6,143.71	\$5,879.67	\$10,809.21	\$11,376.69	\$5,272.87	\$7,851.31	\$54,624.43
LEGAL & BONDING (2%):	\$50,000.00	\$6,673.72	\$5,623.60	\$5,381.91	\$9,894.12	\$10,413.56	\$4,826.47	\$7,186.63	\$50,000.00
PROPERTY ACQUISITION:	\$379,126.00			\$9,672.96	\$41,610.00	\$168,294.00	\$159,549.04		\$379,126.00
PRIVATE UTILITY RELOCATION:	\$62,500.00			\$12,500.00		\$25,000.00	\$12,500.00	\$12,500.00	\$62,500.00
PERMITS									
MPCA SANITARY SEWER EXTENSION PERMIT:	\$310.00				\$310.00				\$310.00
MNDOH PLAN REVIEW FEE:	\$150.00				\$150.00				\$150.00
<b>PROJECT TOTALS:</b>	<b>\$3,960,737.35</b>	<b>\$469,650.03</b>	<b>\$395,749.43</b>	<b>\$400,914.17</b>	<b>\$738,349.10</b>	<b>\$926,127.45</b>	<b>\$511,702.44</b>	<b>\$518,244.73</b>	<b>\$3,960,737.35</b>