

Feasibility Study

2015 Mill & Overlay Project

Baxter, Minnesota

City Project No. 4415
SEH No. BAXTE 131772

May 19, 2015

Council Approval Date: May 19, 2015



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May 19, 2015

RE: Baxter, Minnesota
2015 Mill & Overlay Project
City Project No. 4415
SEH No. BAXTE 131772

Honorable Mayor and City Council
c/o Trevor Walter, PE
City Engineer
City of Baxter
13190 Memorywood Drive
Baxter, MN 56425

Dear Mayor and Members of the City Council:

Short Elliott Hendrickson Inc. (SEH) is pleased to present this Feasibility Report for the project referenced above. It illustrates the proposed improvements, opinions of probable cost, and preliminary assessments.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Scott D. Hedlund".

Scott D. Hedlund, PE
Project Manager

mrb

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2015 Mill & Overlay Project
Feasibility Study
Baxter, Minnesota

City Project No. 4415
SEH No. BAXTE 131772

May 19, 2015

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.



Scott D. Hedlund, PE
Project Manager

Date: 05/19/15

Lic. No.: 40686

Reviewed By: _____



Chad Katzenberger, PE

Date: 05/19/15

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Table of Contents

Letter of Transmittal
Certification Page
Table of Contents

	Page
1.0 Introduction	1
2.0 Existing Conditions	1
2.1 Street.....	1
2.1.1 Subproject Area #1.....	1
2.1.2 Subproject Area #2.....	2
2.1.3 Pavement Evaluation.....	2
2.2 Storm Water.....	3
3.0 Project Improvements	3
3.1 Street.....	3
3.2 Storm Water.....	6
4.0 Opinion of Probable Costs	6
5.0 Financial Considerations	7
5.1 Mill & Overlay (M&O) and Full Depth Reclamation (FDR).....	7
5.2 Storm Water.....	8
5.3 Financial Summary.....	8
6.0 Feasibility and Recommendations	8

List of Tables

Table 1 Existing Conditions Summary.....	2
Table 2 Proposed Improvements Summary.....	5
Table 3 Option 1 – Combination M&O and FDR per RFP.....	6
Table 4 Option 2 – FDR Only.....	7
Table 5 Financial Summary Option 1 – Combination M&O and FDR per RFP.....	8
Table 6 Financial Summary Option 2 – FDR Only.....	8

List of Figures

- Figure 1 – Project Location Map
- Figure 2 – Existing Conditions
- Figure 3 – Proposed Typical Sections
- Figure 4 – Proposed Traffic Access to Businesses
- Figure 5 – Subproject Area Map
- Figure 6 – Preliminary Assessment Parcel Map
- Figure 7 – Project Limits Exhibit from RFP

Table of Contents (Continued)

List of Appendices

Appendix A	Opinion of Probable Costs
Appendix B	Preliminary Assessment Worksheets
Appendix C	Pavement Evaluation Report

Feasibility Study

2015 Mill & Overlay Project

Prepared for City of Baxter, Minnesota

1.0 Introduction

As authorized by the City Council, this Feasibility Report was prepared for street improvements to portions of Edgewood Drive, Dellwood Drive, Clearwater Road, Fairview Road (east of TH 371), Foley Road, Elder Drive, and Glory Road. The street improvements include approximately 5.4 miles of roadway. The location of the street segments included in this project are shown in Figure 1.

This report contains cost estimates and design recommendations for construction of streets and has been developed based on field observations, a pavement evaluation report, discussions with City staff and Council, and the Minnesota Department of Transportation (MnDOT).

2.0 Existing Conditions

2.1 Street

The street improvements are clustered into two subproject areas as shown on Figure 5. Figure 2 shows the existing segments in detail.

2.1.1 Subproject Area #1

Subproject Area #1 generally parallels TH 371 north of TH 210, and TH 210 east of TH 371, and consists of the segments of Edgewood Drive and Dellwood Drive between Woida Road and Excelsior Road, Clearwater Road between Dellwood Drive and Golf Course Drive, and Fairview Road from Baxter Drive and Conservation Drive. The segments of Edgewood Drive and Dellwood Drive between Clearwater Road and Excelsior Road, and Clearwater Road are designated municipal state aid streets (MSAS) and thus are eligible for state gas tax funding. Edgewood Drive and Dellwood Drive serve as frontage roads to TH 371 in a busy commercial area. Clearwater Road connects Cypress Drive, Golf Course Drive, and Dellwood Drive to TH 371. Fairview Road serves as a frontage road to TH 210 providing access to adjacent businesses. The project streets have 2-lane urban (curb and gutter) sections with the exception of Dellwood Drive between Design Road and Excelsior Road where it has a rural section on the TH 371 side. Each street has striped turn lanes at major intersections. The existing pavement on these roads is in a varying deteriorated condition with significant transverse and longitudinal cracking visible in some areas. Some segments have more severe block and alligator cracking. The cracking is evident in Figure 2.

2.1.2 Subproject Area #2

Subproject Area #2 is located in the southwest quadrant of the TH 371 / TH 210 intersection and consists of the segments of Foley Road between Elder Drive and Forthun Road, Elder Drive from TH 210 to Glory Road, and Glory Road from TH 371 to approximately 780 feet west of Falcon Drive. These streets serve an important role providing access to a busy commercial, industrial, retail area of the City including several "big box" retail centers. Glory Road and Elder Drive have direct connections to TH 371 and TH 210 respectively. Foley Road provides access to commercial property and residential areas further west. Glory Road also provides access to a residential area along the east side of Perch Lake. All roads have an urban section. Glory Road has a 4-lane divided section while Elder Drive and Foley Road have 2-lane sections with turn lanes at intersections. Elder Drive also has raised concrete medians to help control access. This area of the City has been in a steady state of flux with various access and turn lane improvements being implemented as adjacent property is developed. This has resulted in a "patch work quilt" of street segments of varying age and condition, with a prevalence of problematic seams. The pavement on these roads is in an overall deteriorated condition with significant transverse and longitudinal cracking visible. Rutting is visible on Foley Road and portions of Glory Road. Some segments have severe block and alligator cracking. The cracking is evident in Figure 2.

2.1.3 Pavement Evaluation

SEH hired Braun Intertec, Inc. to complete a pavement evaluation report of the existing pavement and upper subgrade. Braun utilized a ground penetrating radar (GPR) to obtain a continuous measurement of the thicknesses of the bituminous and base below. They also conducted a series of pavement cores and hand auger borings to physically verify pavement thicknesses and classify upper subgrade material. The full report is included in Appendix C. Table 1 below provides a summary of existing condition data compiled from the Braun report, the City, and MNDOT for the various project street segments.

Table 1
Existing Conditions Summary

Roadway	Segment	Record Drawing Existing Bit, Aggregate Base	Ground Penetrating Radar (GPR) Average Existing Bituminous & Base Thickness	GPR Existing Total Average Bituminous & Base Thickness	Year Built	Assumed Existing ADT for Pavement Design Purposes	Average Road Width
Glory Road	TH 371 to Elder Dr	4.5", 6.0"	4.7", 7.4"	12.1"	2000	10,000	65'
Glory Road	Elder Dr to Isle Dr	4.5", 6.0"	4.4", 8.5"	12.9"	2000	10,000	65'
Glory Road	Isle Dr to 780' West of Falcon Dr	3.5", 5.0"	3.7", 7.3"	11"	2000	1,000	44'
Elder Drive	Glory Rd to Forthun Rd	3.5", 6.0", 12.0" (select)	4.1", 7.7"	11.8"	1998	10,000	44'
Elder Drive	Forthun Rd to RRr Tracks	3.5", 6.0", 12.0" (select)	4.1", 7.5"	11.6"	1998	10,000	44'
Foley Road	Elder Dr to Forthun Rd		3.8", 3.9"	7.7"	1998	5,000	24'
Edgewood Drive	Excelsior Rd to Clearwater Rd		3.5", 6.1"	9.6"	1993	8,000	32'

Table 1 (Continued)

Roadway	Segment	Record Drawing Existing Bit, Aggregate Base	Ground Penetrating Radar (GPR) Average Existing Bituminous & Base Thickness	GPR Existing Total Average Bituminous & Base Thickness	Year Built	Assumed Existing ADT for Pavement Design Purposes	Average Road Width
Edgewood Drive	Clearwater Rd to Woida Rd		4.0", 6.4"	10.4"	1993	8,000	32'
Edgewood Drive	Woida Rd to 550' North	3.5", 5.0"	3.6", 6.8"	10.4"	2002	8,000	36'
Dellwood Drive	Excelsior Rd to Design Rd		4.5", 6.8"	11.3"	1985/2002	8,000	36'
Dellwood Drive	Design Rd to Universal Rd		4.3", 7.2"	11.5"	1993	8,000	32'
Dellwood Drive	Universal Rd to Clearwater Rd		4.0", 6.8"	10.8"	1995	8,000	32'
Dellwood Drive	Clearwater Rd to Woida Rd		4.1", 6.9"	11"	1993	8,000	32'
Dellwood Drive	Woida Rd to 700' North	3.5", 5.0"	4.3", 5.7"	10"	2002	8,000	32'
Clearwater Road	Dellwood Dr to Golf Course Dr		3.7", 4.8"	8.5"	1991?	8,000	44'
Fairview Road	Baxter Dr to Conservation Dr		4.2", 8.7"	12.9"	1998?	3,000	32'

2.2 Storm Water

There are multiple existing storm sewer systems in the curb and gutter portions of the project roadway segments. It is understood that these systems are functioning properly.

3.0 Project Improvements

3.1 Street

The City's Capital Improvement Plan (CIP) identified a combination of approximately 6.0 miles of mill and overlay (M&O) and 0.8 miles of full depth reclamation (FDR) street improvements for construction in 2015. See Figure 7 for the 2015 Proposed Mill and Overlay & Full Depth Reclamation exhibit provided by the City in the request for proposals (RFP) process. The CIP proposed project was based on recommendations in the City's Pavement Management Plan completed in 2013. Option 1 of this report summarizes the improvements and costs shown on Figure 7 with the exception of Foley Road west of Forthun Rd was removed after discussion with the City Council and Staff, with the plan to re-evaluate this segment next year.

The City is also considering FDR on all project road segments. The improvements would include maintaining or upgrading to a 10-ton pavement design. Option 2 of this report summarizes the improvements and costs for FDR with a 10-ton pavement design for all streets highlighted on Figure 1.

Figure 2 shows the limits of the two proposed street improvement options in detail.

The scope of project Mill and Overlay (M&O) improvements includes a 1.5-inch deep full-width milling of the existing pavement followed by a 2-inch bituminous overlay. This is considered a temporary fix in the 5 to 10 year range. See Figure 3.

The scope of Full Depth Reclamation (FDR) improvements includes pulverizing the existing pavement surface and mixing it with the existing aggregate base below in one pass, shaping and compacting the mixed material, and then overlaying with bituminous surfacing. In areas with existing concrete curb and gutter that remains, the shaping and grading step includes salvaging and hauling away some material in order to maintain street grades. In some areas it is necessary to subcut after the reclaim pass and remove the necessary thickness of subgrade material to achieve the pavement design bituminous and aggregate base thicknesses requirements. The most noticeable benefit of FDR in lieu of M&O is the ability to mitigate reflective cracking. With M&O, typically any cracks in the pavement that remain after milling will likely reflect through the new overlay pavement within a year or two. Another benefit of FDR include a longer pavement life, typically 20 plus years with proper maintenance. These benefits translate to improved ride quality and reduced maintenance costs. FDR does have a higher initial cost than a mill and overlay. See Figure 3 for FDR typical section.

The proposed FDR improvements presented in this report assume a 10-ton design pavement section. FDR depths range from approximately 7 to 11 inches depending on existing pavement sections. Some of the new 10-ton road segments would include windrowing the reclaim mixture to the side, up to a 4.5-inch subcut, and then placement of the salvaged reclaim material and 3.5 to 6-inches of bituminous surfacing. Pavement designs are based on assumed existing average daily traffic volumes (ADT) from various sources and discussion with City Staff, Minnesota Department of Transportation (MNDOT) 2014 State Aid For Local Transportation (SALT) Heavy Commercial Vehicle percentage default value of 3.6% except in Subproject Area #2 7.1% was assumed based on higher percentage of trucks as evidenced by visual observations, and the MNDOT SALT default traffic projection factor of 1.7 for Crow Wing County. These improvements would be eligible for State Aid funding for the MSAS designated streets. See Table 2 below for the pavement designs by road segment.

**Table 2
Proposed Improvements Summary**

Roadway	Segment	City CIP: Mill & Overlay (M&O) Full Depth Reclamation (FDR)	Assumed Existing ADT for Pavement Design Purposes	Assumed % Heavy Commercial Vehicle for Pavement Design Purposes	Needed Bituminous & Aggregate Base Thicknesses for 10-ton Design	Construction Method To Achieve 10- Ton Pavement Design	Average Road Width
Glory Road	TH 371 to Isle Dr	M&O	10,000	7.1%	6.0", 6.0"	11.5" FDR, 5.5" Stockpile Excess ABM, 6" ABM, 6" Bit	65'
Glory Road	Isle Dr to 780' West of Falcon Dr	M&O	1,000	3.6%	3.5", 5.0"	8" FDR, 3" Stockpile Excess ABM, 5" ABM, 3.5" Bit	44'
Elder Drive	Glory Rd to Railroad Tracks	M&O	10,000	7.1%	6.0", 6.0"	11.5" FDR, 5.5" Stockpile Excess ABM, 6" ABM, 6" Bit	44'
Foley Road	Elder Dr to Forthun Rd	M&O	5,000	7.1%	5.0", 6.0"	7" FDR, 4.5" Subcut, 7" ABM, 5" Bit	24'
Edgewood Drive	Excelsior Rd to Wolda Rd	M&O	5,000	3.6%	4.5", 6.0"	10" FDR, 4" Stockpile Excess ABM, 6" ABM, 4.5" Bit	32'
Edgewood Drive	Wolda Rd to 550' North	FDR	8,000	3.6%	4.5", 6.0"	10" FDR, 4" Stockpile Excess ABM, 6" ABM, 4.5" Bit	36'
Dellwood Drive	Excelsior Rd to Design Rd	M&O	8,000	3.6%	4.5", 6.0"	10" FDR, 4" Stockpile Excess ABM, 6" ABM, 4.5" Bit	36'
Dellwood Drive	Design Rd to Wolda Rd	M&O/ FDR	8,000	3.6%	4.5", 6.0"	10" FDR, 4" Stockpile Excess ABM, 6" ABM, 4.5" Bit	32'
Dellwood Drive	Wolda Rd to 700' North	FDR	8,000	3.6%	4.5", 6.0"	10" FDR, 4" Stockpile Excess ABM, 6" ABM, 4.5" Bit	32'
Clearwater Road	Dellwood Dr to Golf Course Dr	M&O	8,000	3.6%	4.5", 6.0"	8" FDR, 4" Subcut, 8" ABM, 4.5" Bit	44'
Fairview Road	Baxter Dr to Conservation Dr	M&O	3,000	3.6%	4.0", 6.0"	9.5" FDR, 3.5" Stockpile Excess ABM, 6" ABM, 4" Bit	32'

With Option 2 it is anticipated that the traffic signal loop detectors located in the pavement on the project segment legs of the intersections of TH 371/Glory Road and Glory Rd/Elder Drive will be disturbed by the street project and will need to be replaced. Temporarily operating the signals in a pre-timed mode during construction of the affected approaches is anticipated. This will create longer delays traversing the intersections.

Maintaining traffic during construction will present some challenges and inconveniences to property owners and businesses adjacent to the project corridors and to the traveling public. It appears the frontage roads of Dellwood Drive and Edgewood Drive pose the biggest challenges as many adjacent parcels have limited or no alternate access other than the project roads. It is anticipated for FDR improvement areas that strategic segments of the road will need to be reduced to one lane/one-way traffic, and in some areas closed completely for periods of time in order to facilitate construction. Figure 4 depicts alternate routes that can be taken during staging of construction and highlights properties with limited access. It may be necessary in FDR areas to have local traffic drive on unpaved roads until they are re-paved. It is also anticipated that special work hours and flaggers will be necessary to facilitate construction in a few of the limited access option areas. Coordination with property owners and seeking their preference and input on construction times, durations, and staging will be an important element of final design.

3.2 Storm Water

Subproject Area #1 is within the watershed of the envisioned regional stormwater pond on the former golf course property. The City should consider incorporating some form of pretreatment into the street improvements such as sumped manhole/grit chamber devices. No stormwater treatment improvements have been factored into the costs listed in this report for Subproject Area #1.

All project options include replacement of existing catch basin castings and damaged curb segments as a maintenance function.

4.0 Opinion of Probable Costs

Itemized breakdowns of probable cost are presented in Appendix A. The breakdowns are presented to provide insight into the costs of various items of the total project. Total project costs are summarized in the following tables.

Table 3
Option 1 – Combination M&O and FDR per RFP

Street	Construction	Contingency	Engineering, Administrative, Legal, Miscellaneous	Total
Foley Road	\$100,307	\$10,031	\$20,061	\$130,399
Elder Drive	\$247,578	\$24,758	\$49,516	\$321,852
Glory Road	\$329,865	\$32,987	\$65,973	\$428,825
Dellwood Drive	\$379,648	\$37,965	\$75,930	\$493,543
Edgewood Drive	\$412,001	\$41,200	\$82,400	\$535,601
Clearwater Road	\$98,447	\$9,845	\$19,689	\$127,981
Fairview Road East	\$51,823	\$5,182	\$10,364	\$67,369
Total	\$1,619,669	\$161,968	\$323,933	\$2,105,570

Table 4
Option 2 – FDR Only

Street	Construction	Contingency	Engineering, Administrative, Legal, Miscellaneous	Total
Foley Road	\$178,981	\$17,898	\$35,796	\$232,676
Elder Drive	\$478,504	\$47,851	\$95,701	\$622,055
Glory Road	\$624,193	\$62,419	\$124,839	\$811,451
Dellwood Drive	\$593,982	\$59,398	\$118,796	\$772,176
Edgewood Drive	\$585,401	\$58,540	\$117,080	\$761,021
Clearwater Road	\$129,223	\$12,922	\$25,845	\$167,990
Fairview Road East	\$71,424	\$7,143	\$14,285	\$92,851
Total	\$2,661,708	\$266,171	\$532,342	\$3,460,220

5.0 Financial Considerations

The proposed project presented is Full Depth Reclamation (FDR) and or Mill and Overlay (M&O) road improvement project. Generally, these types of improvements are financed through special assessments to benefiting properties in the project area. The City must ultimately decide the method of financing.

Based on discussions with City staff, it is understood that project financing strategies could include any combination of Municipal State Aid, City Funds (Collector Road, Storm Water Utility, General Fund), and special assessments.

The following breakdowns are provided to assist the City in determining what portion of the total project cost the City may be responsible for. These figures are estimates and final figures would be determined at the completion of the project. Figure 6 is a map of the proposed project assessment area. A detailed breakdown of the assessments is included in the Appendix B.

5.1 Mill & Overlay (M&O) and Full Depth Reclamation (FDR)

It is the City's policy to assess benefiting properties for street full depth reclamation (FDR), and mill and overlay (M&O) improvements. The assessment for Glory Road will be based on a 44 foot wide road, whereas all other road segments will be 100% assessed for M&O and or FDR depending on the option. The City would pay the remaining street costs. Casting adjustments, curb repair, and traffic signal loop detector costs are included in the M&O and or FDR assessments. A detailed breakdown of the assessments is included in Appendix B.

Option 1 - Subproject Area	#1	#2
Assessment Rate per Foot		
FDR	\$45.75	
M&O	\$38.51	\$74.35
Estimated Cost	\$1,224,494	\$881,076
Estimated Assessment	\$654,449	\$773,982
Estimated City Cost	\$570,045	\$107,094

Option 2 - Subproject Area	#1	#2
Assessment Rate per Foot	\$65.51	\$119.41
Estimated Cost	\$1,794,038	\$1,666,182
Estimated Assessment	\$968,808	\$1,243,037
Estimated City Cost	\$825,230	\$423,145

5.2 Storm Water

The proposed storm water improvements are included in section 5.1 of this report.

5.3 Financial Summary

In summary, the totals are as follows:

Table 5
Financial Summary
Option 1 – Combination M&O and FDR per RFP

Subproject Area	Estimated Costs	Estimated Assessments	Estimated City Cost
1	\$1,224,494	\$654,449	\$570,045
2	\$881,076	\$773,982	\$107,094
Total	\$2,105,570	\$1,428,431	\$677,139

Table 6
Financial Summary
Option 2 – FDR Only

Subproject Area	Estimated Costs	Estimated Assessments	Estimated City Cost
1	\$1,794,038	\$968,808	\$825,230
2	\$1,666,182	\$1,243,037	\$423,145
Total	\$3,460,220	\$2,211,845	\$1,248,375

6.0 Feasibility and Recommendations

The project, as presented in this report, is both cost effective and feasible from an engineering standpoint. The estimated project costs are presented to assist the City in deciding the feasibility of the project from a monetary standpoint. The improvements are necessary to replace and rehabilitate deteriorating streets in the area and improve drainage.

Based on information presented in this report, we make the following recommendations:

1. Construct street and storm water improvements as recommended herein.
2. Right-of-way and easements should be dedicated or retained as determined by the final project design.
3. Review estimated costs for financial planning.
4. Schedule the proposed improvements in 2015 with the funding schedules, as required.
5. Update estimated costs, if necessary.
6. Schedule and hold public hearings and begin the formal process required for an assessment project.

Figures

Figure 1 – Project Location Map

Figure 2 – Existing Conditions

Figure 3 – Proposed Typical Sections

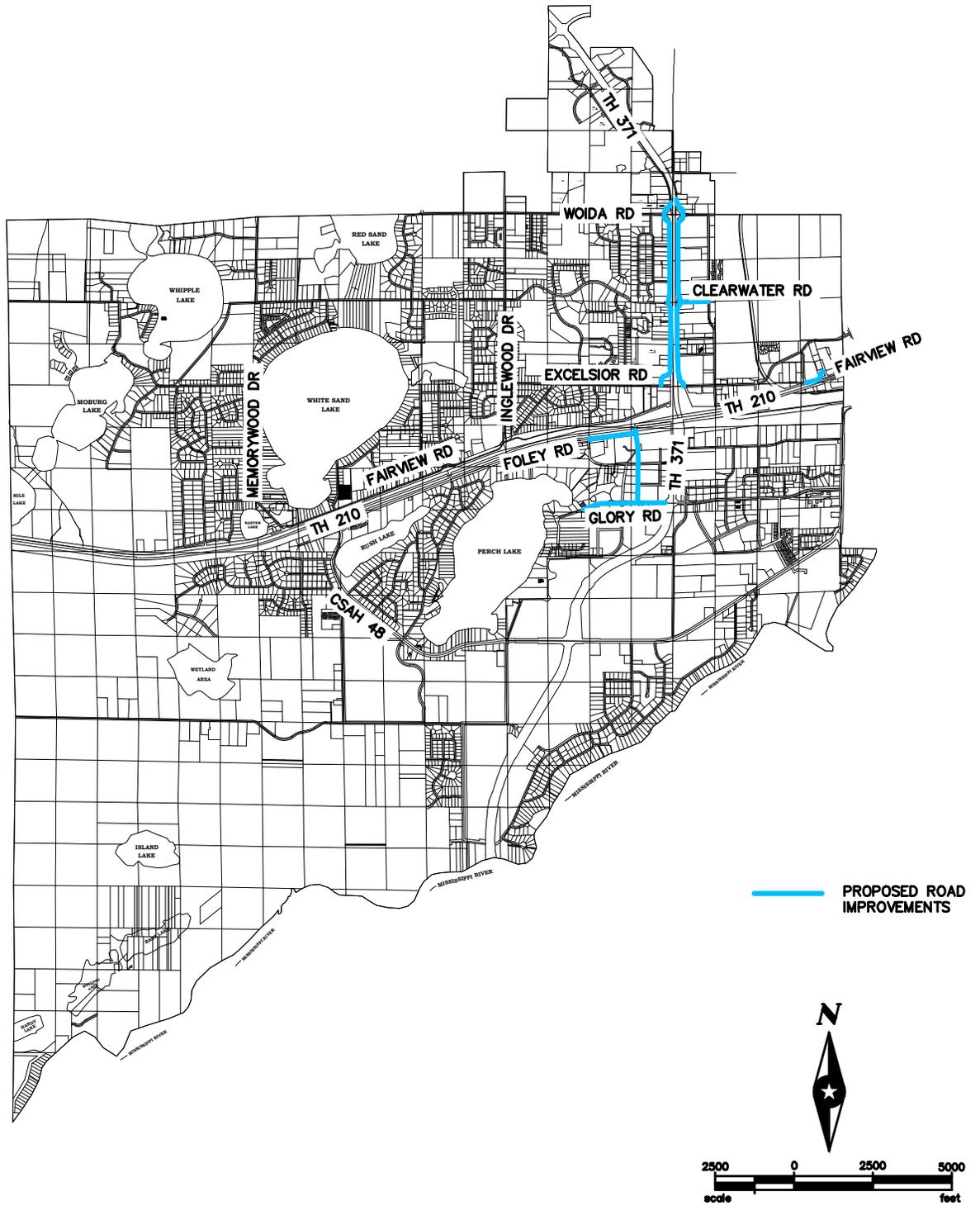
Figure 4 – Proposed Traffic Access to Businesses

Figure 5 – Subproject Area Map

Figure 6 – Preliminary Assessment Parcel Map

Figure 7 – Project Limits Exhibit from RFP

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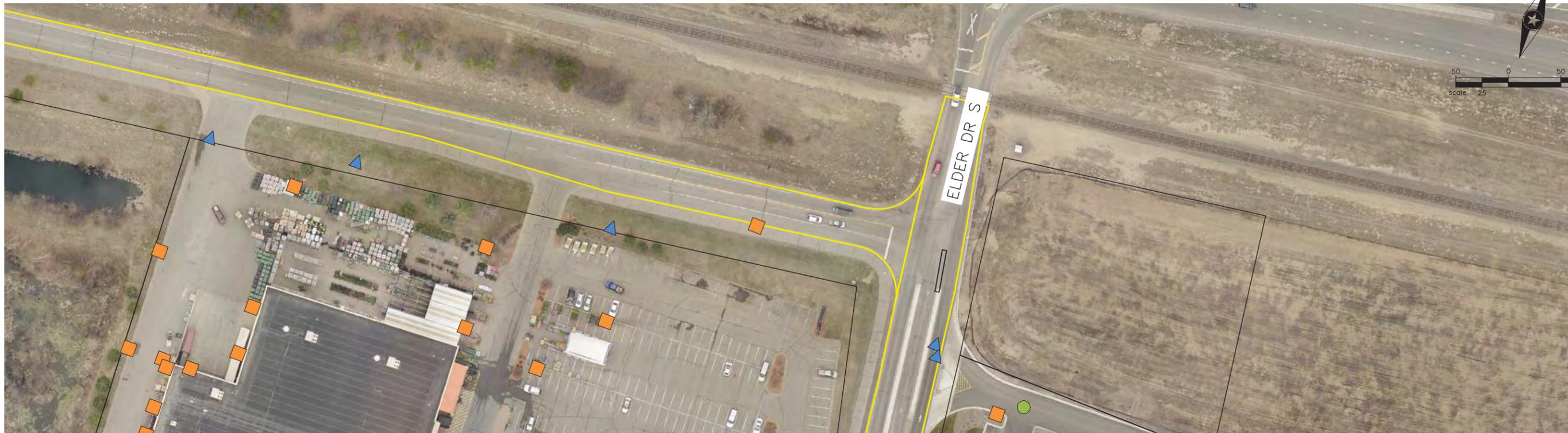
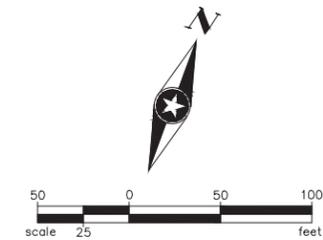
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2015 MILL AND OVERLAY PROJECT
LOCATION MAP
BAXTER, MINNESOTA

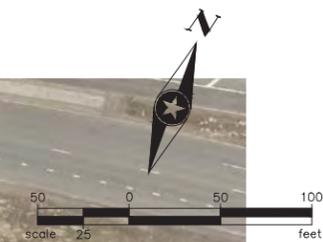
FIGURE
NO. 1



FOLEY RD



FOLEY RD



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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

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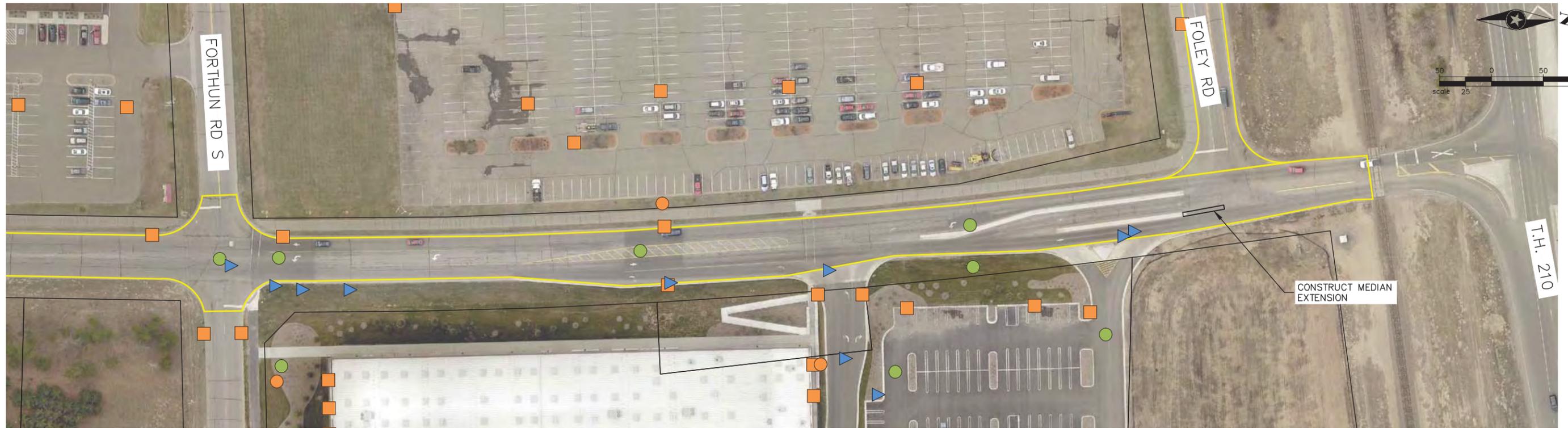
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PROJECT
BAXTER, MINNESOTA**

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

**FIGURE
NO. 2**
SHEET 1 OF 9



ELDER DR



ELDER DR

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

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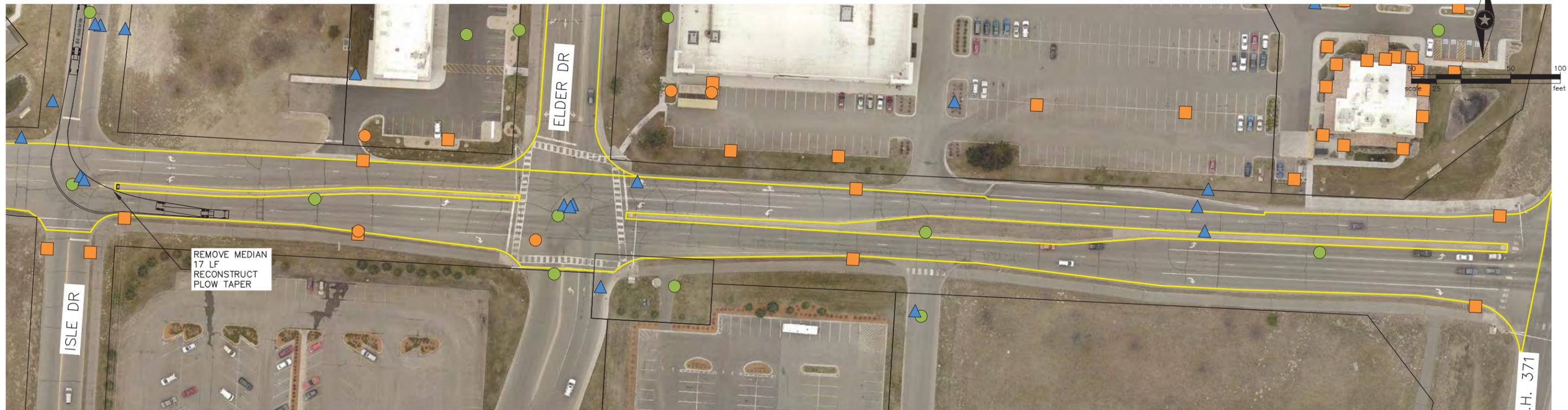
**2015 MILL AND OVERLAY
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**EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS**

**FIGURE
NO. 2**
SHEET 2 OF 9



GLORY RD



GLORY RD

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

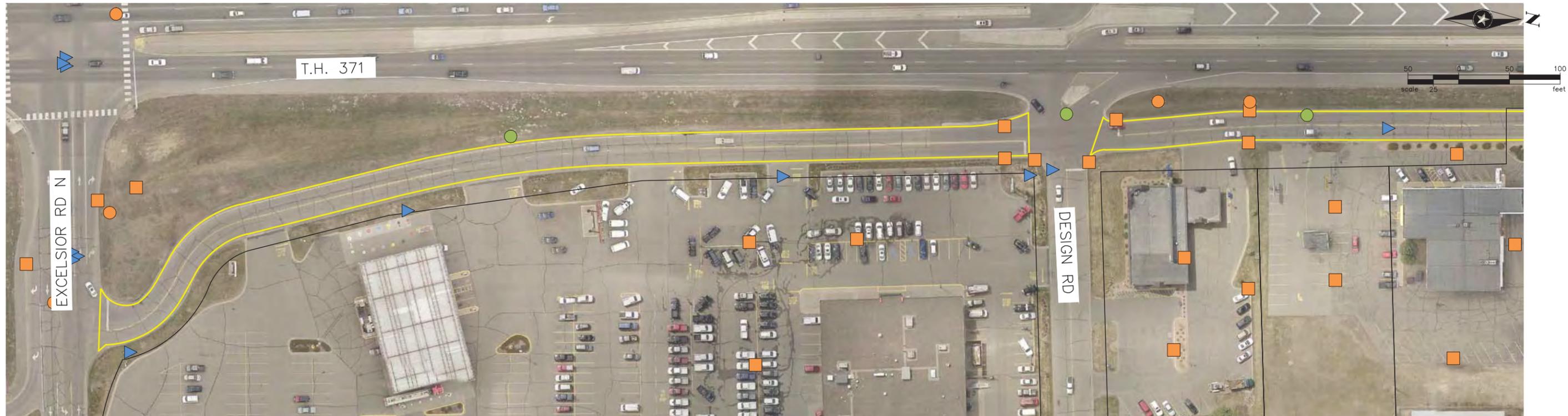
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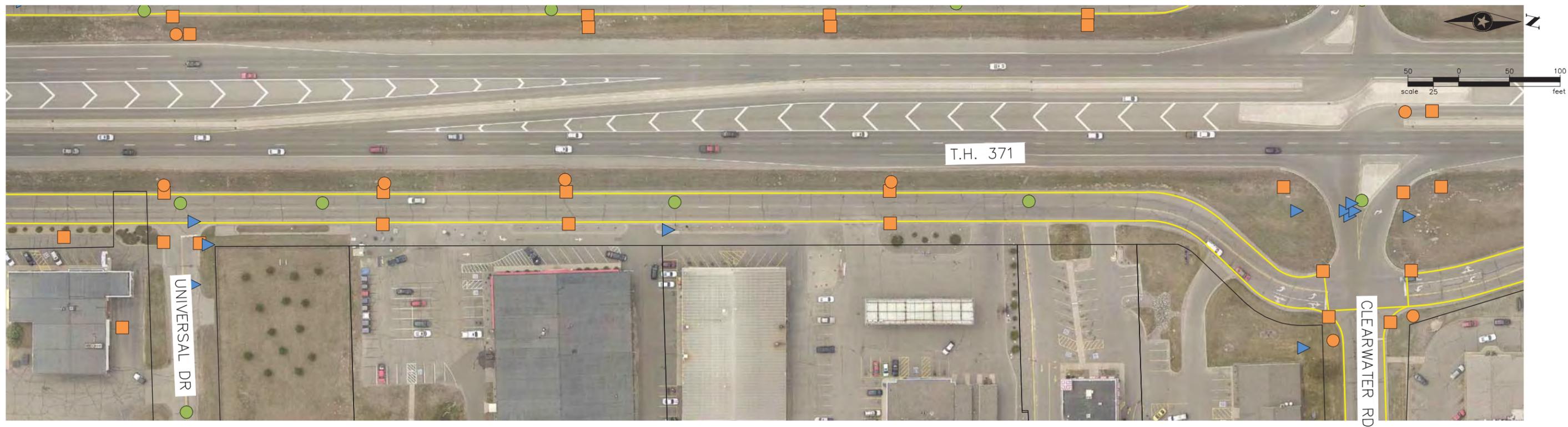
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PROJECT
BAXTER, MINNESOTA

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

FIGURE
NO. 2
SHEET 3 OF 9



DELLWOOD DR



DELLWOOD DR

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

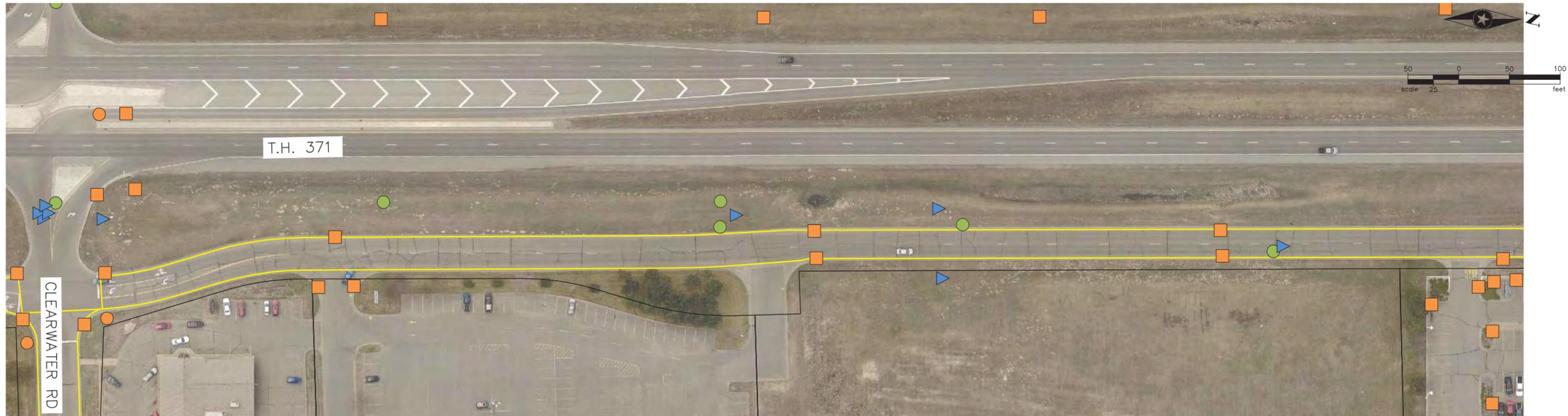
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**EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS**

**FIGURE
NO. 2**
SHEET 4 OF 9



DELLWOOD DR



DELLWOOD DR

P:\AE\B\BAXTE\131772\4-prelim-dgn-rpts\42-insp-eval\40-civil\Baxte_131772_Fig_2.dwg 5/11/2015 1:49 PM rhoehn

- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

FILE NO.
BAXTE 131772
DATE:
05/19/2015

SEH
PHONE: 218.855.1700
416 S 6TH ST, STE 200
BRAINERD, MN 56401-3540
www.sehinc.com

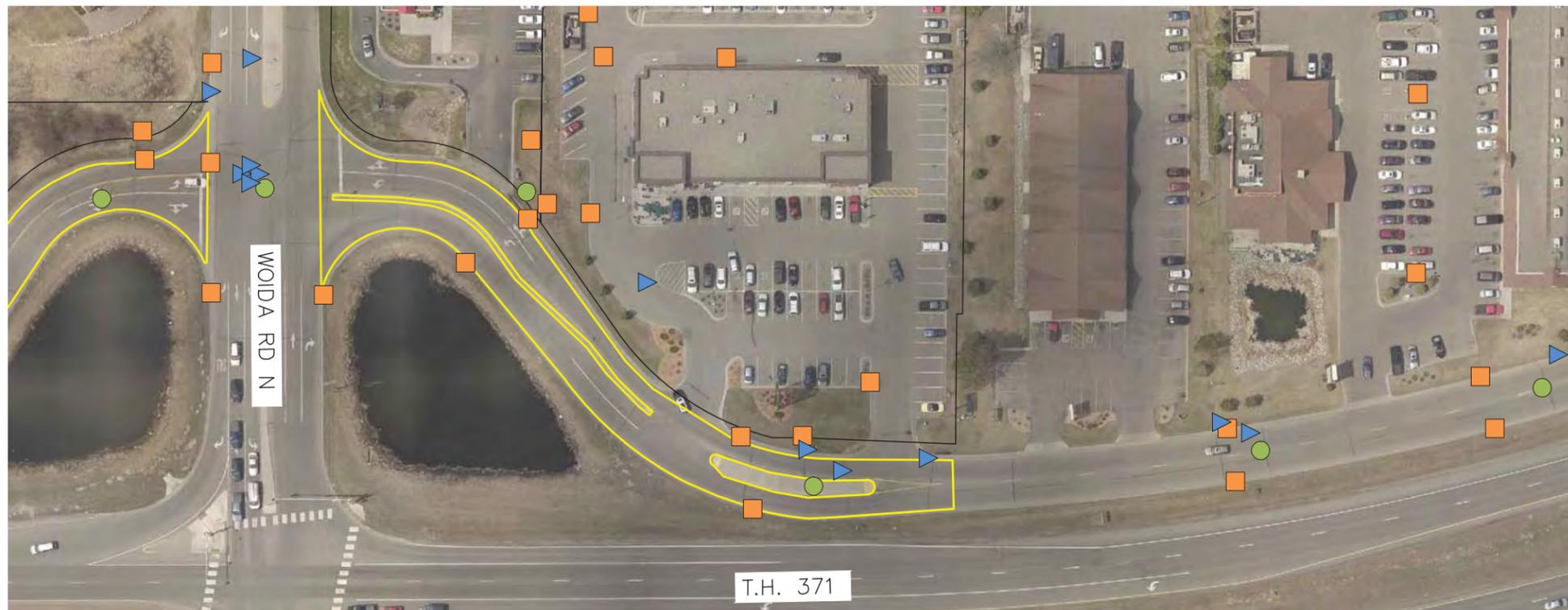
**2015 MILL AND OVERLAY
PROJECT
BAXTER, MINNESOTA**

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

**FIGURE
NO. 2**
SHEET 5 OF 9



DELLWOOD DR



EDGEWOOD DR

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

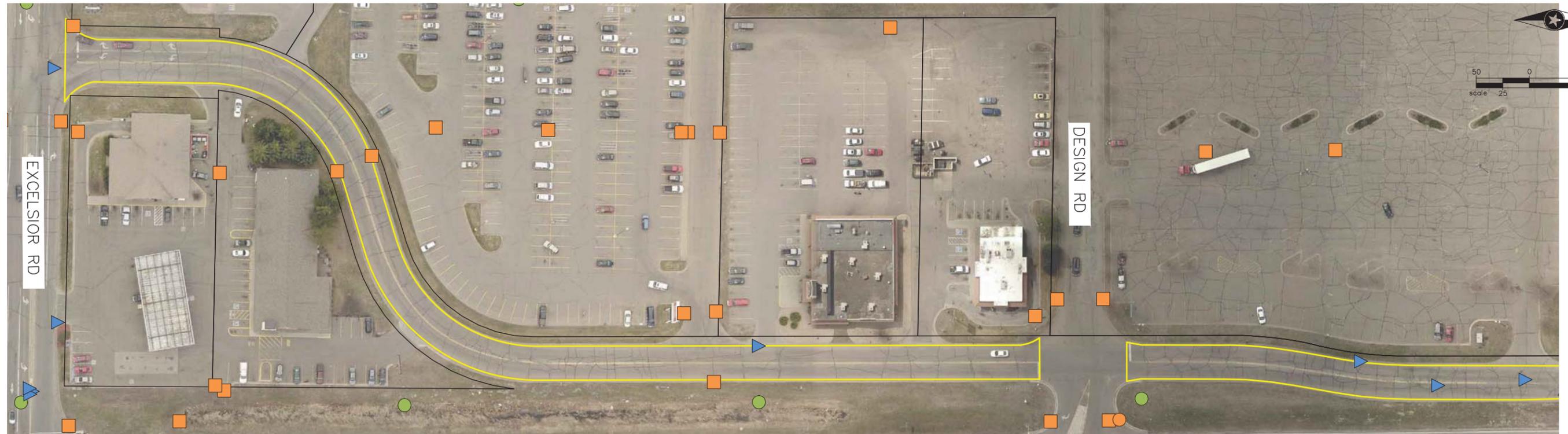
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2015 MILL AND OVERLAY
PROJECT
BAXTER, MINNESOTA

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

FIGURE
NO. 2
SHEET 6 OF 9



EDGEWOOD DR



EDGEWOOD DR

P:\AE\B\BAXTE\131772\4-prelim-dgn-rpts\42-insp-eval\40-civil\Baxte_131772_Fig_2.dwg 5/11/2015 1:49 PM rhsehn

- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

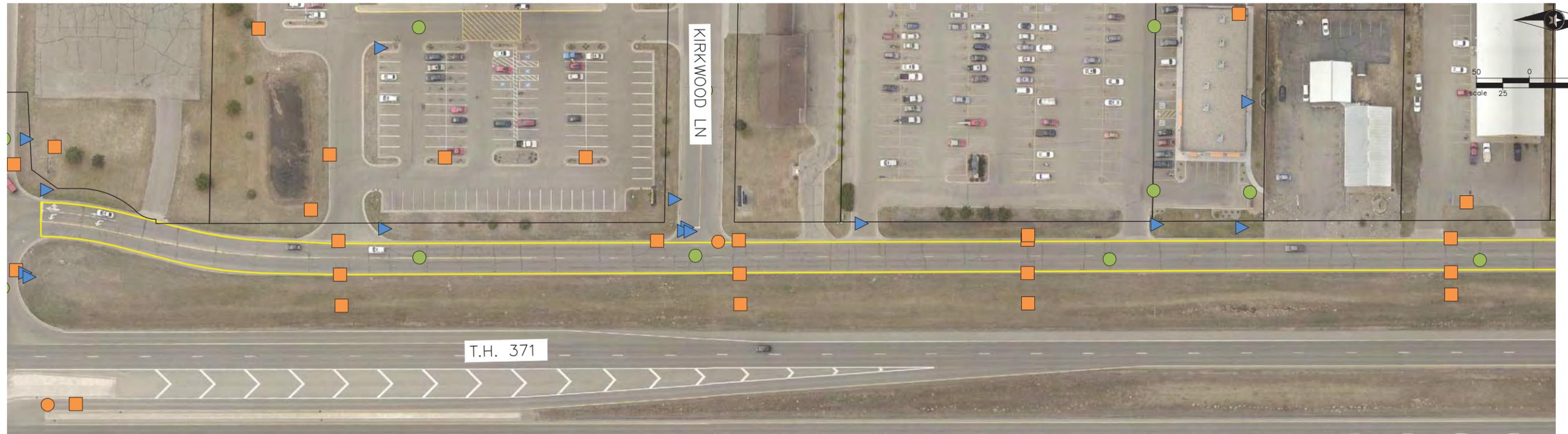
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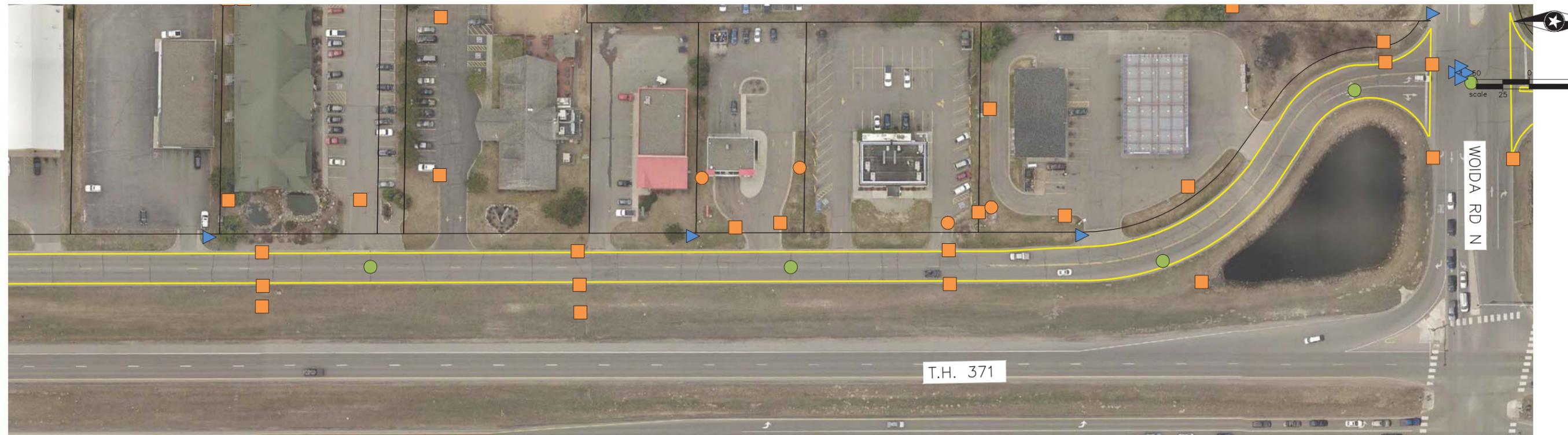
**2015 MILL AND OVERLAY
PROJECT
BAXTER, MINNESOTA**

**EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS**

**FIGURE
NO. 2**
SHEET 7 OF 9



EDGEWOOD DR



EDGEWOOD DR

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

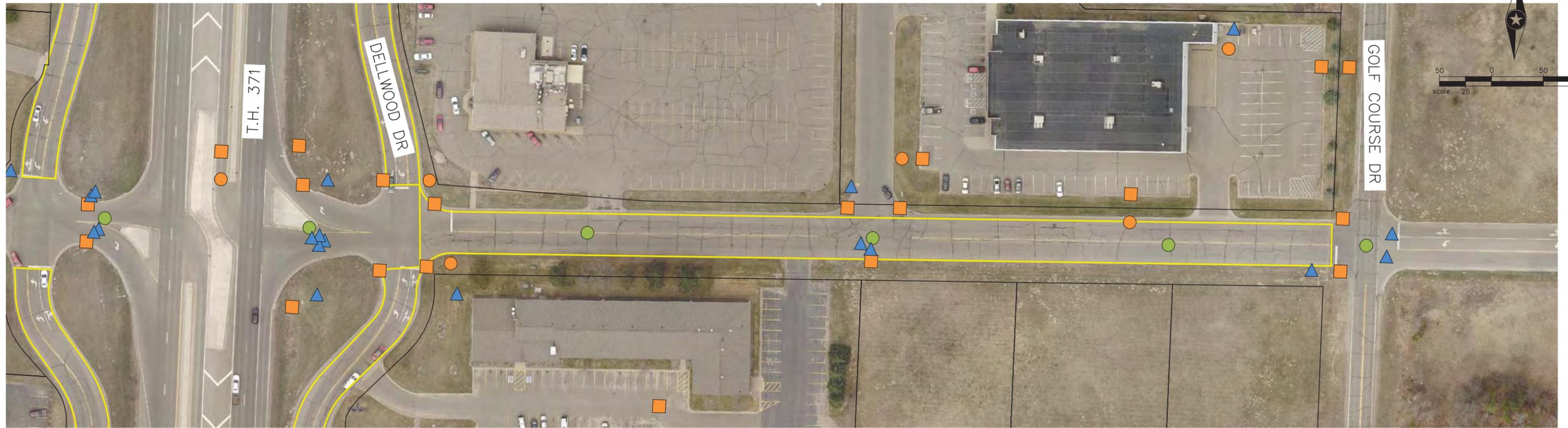
FILE NO.
BAXTE 131772
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**2015 MILL AND OVERLAY
PROJECT
BAXTER, MINNESOTA**

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

**FIGURE
NO. 2**
SHEET 8 OF 9



CLEARWATER RD



FAIRVIEW RD

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- STREET IMPROVEMENTS
- EXISTING SANITARY MH
- EXISTING STORM SEWER CB
- EXISTING WATER VALVE

FILE NO.
BAXTE 131772
DATE:
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2015 MILL AND OVERLAY
PROJECT
BAXTER, MINNESOTA

EXISTING CONDITIONS /
PROPOSED STREET IMPROVEMENTS

FIGURE
NO. 2
SHEET 9 OF 9

**TYPICAL SECTION
FULL DEPTH RECLAMATION (FDR)**
SEE TABLE A - OPTIONS 1,2,3

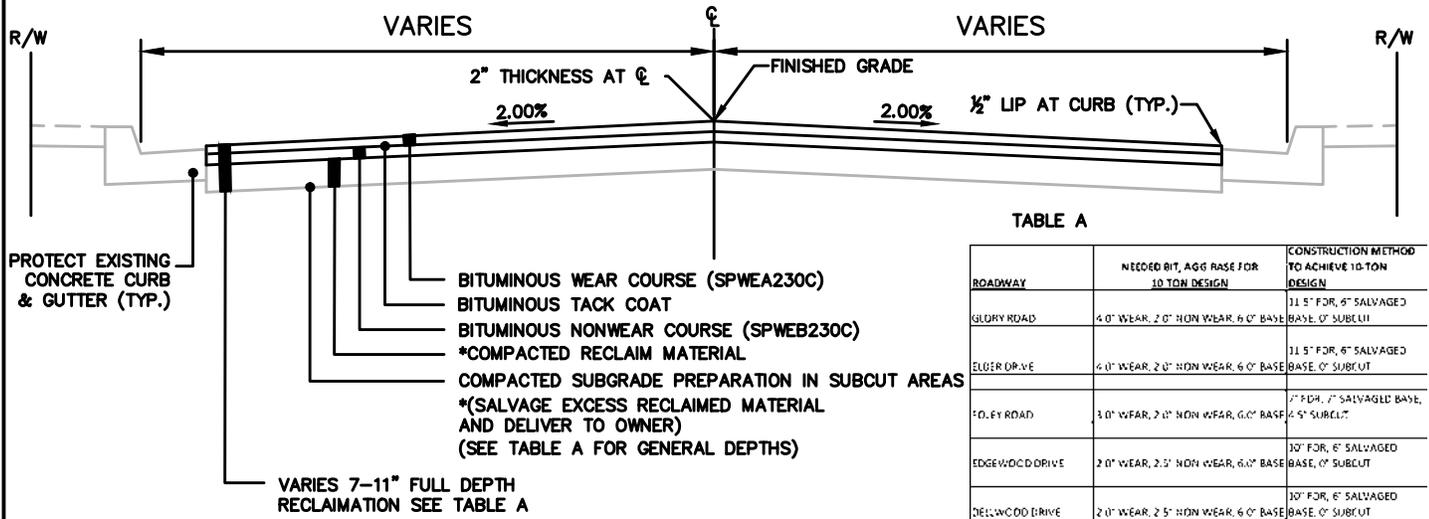
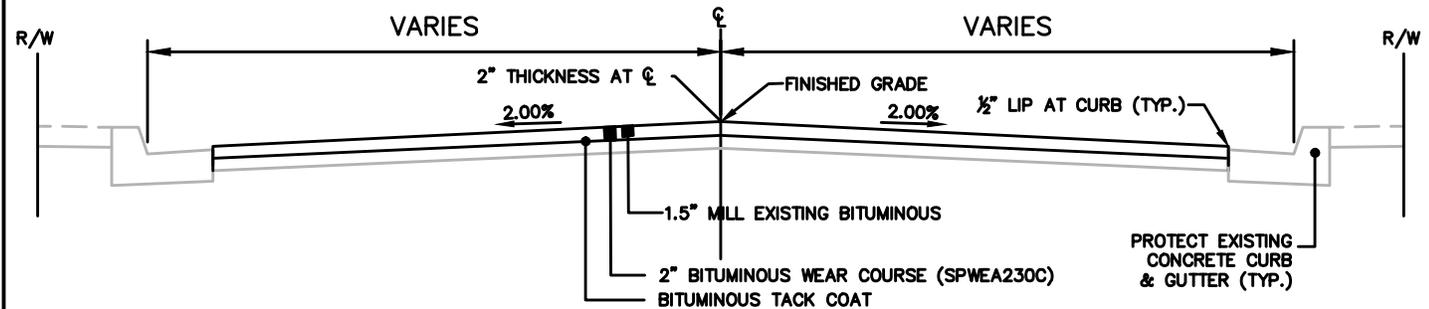


TABLE A

ROADWAY	NEEDED BIT, AGG BASE FOR 10 TON DESIGN	CONSTRUCTION METHOD TO ACHIEVE 10-TON DESIGN
GLORY ROAD	4.0" WEAR, 2.0" NON WEAR, 6.0" BASE	11.5" FDR, 6" SALVAGED BASE, 0" SUBCUT
ELDER DRIVE	4.0" WEAR, 2.0" NON WEAR, 6.0" BASE	11.5" FDR, 6" SALVAGED BASE, 0" SUBCUT
EDDY ROAD	3.0" WEAR, 2.0" NON WEAR, 6.0" BASE	7" FDR, 7" SALVAGED BASE, 4.5" SUBCUT
EDGEWOOD DRIVE	2.0" WEAR, 2.5" NON WEAR, 6.0" BASE	10" FDR, 6" SALVAGED BASE, 0" SUBCUT
DELLWOOD DRIVE	2.0" WEAR, 2.5" NON WEAR, 6.0" BASE	10" FDR, 6" SALVAGED BASE, 0" SUBCUT
CLEARWATER ROAD	2.0" WEAR, 2.5" NON WEAR, 6.0" BASE	8" FDR, 8" SALVAGED BASE, 4" SUBCUT
FAIRVIEW ROAD EAST	2.0" WEAR, 2.0" NON WEAR, 6.0" BASE	9.5" FDR, 6" SALVAGED BASE, 0" SUBCUT

**TYPICAL SECTION
MILL AND OVERLAY**

PARTS OF: EDGEWOOD DR, DELLWOOD DR, CLEARWATER RD, FAIRVIEW RD, ELDER DR, MEMORYWOOD DR AND GLORY RD IN ORIGINAL RFP; FAIRVIEW RD AND MEMORYWOOD DR IN OPTION 1 ONLY



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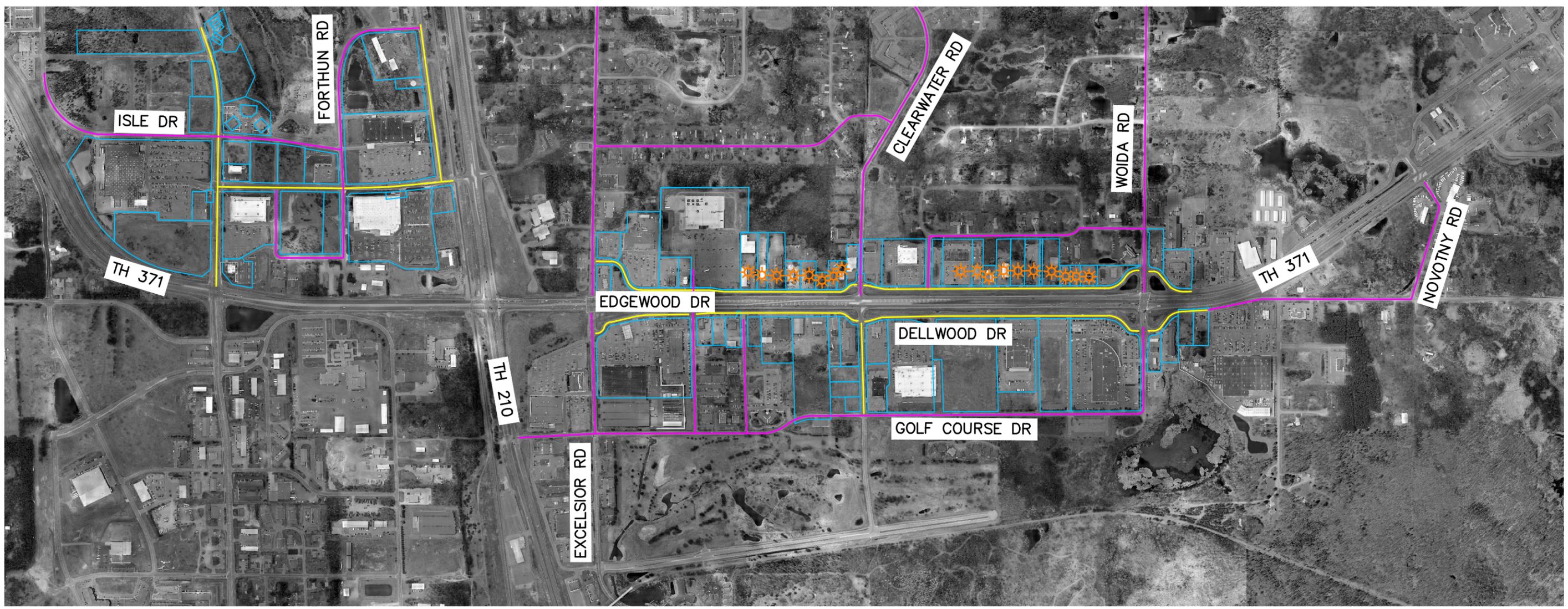
FILE NO.
BAXTE 131772

DATE:
05/19/2015

TYPICAL SECTIONS
2015 MILL AND OVERLAY PROJECT
BAXTER, MINNESOTA

FIGURE
NO. 3

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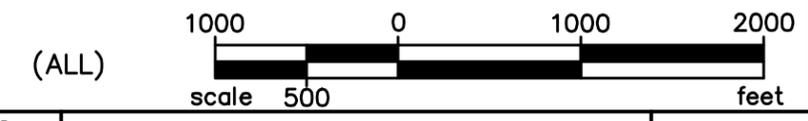


 PARCELS ADJACENT TO PROJECT

 PROPOSED ROAD IMPROVEMENT AREA

 ALTERNATE BUSINESS ACCESS ROUTES

 PARCEL WITH ACCESS ONLY OFF ONE PROJECT STREET



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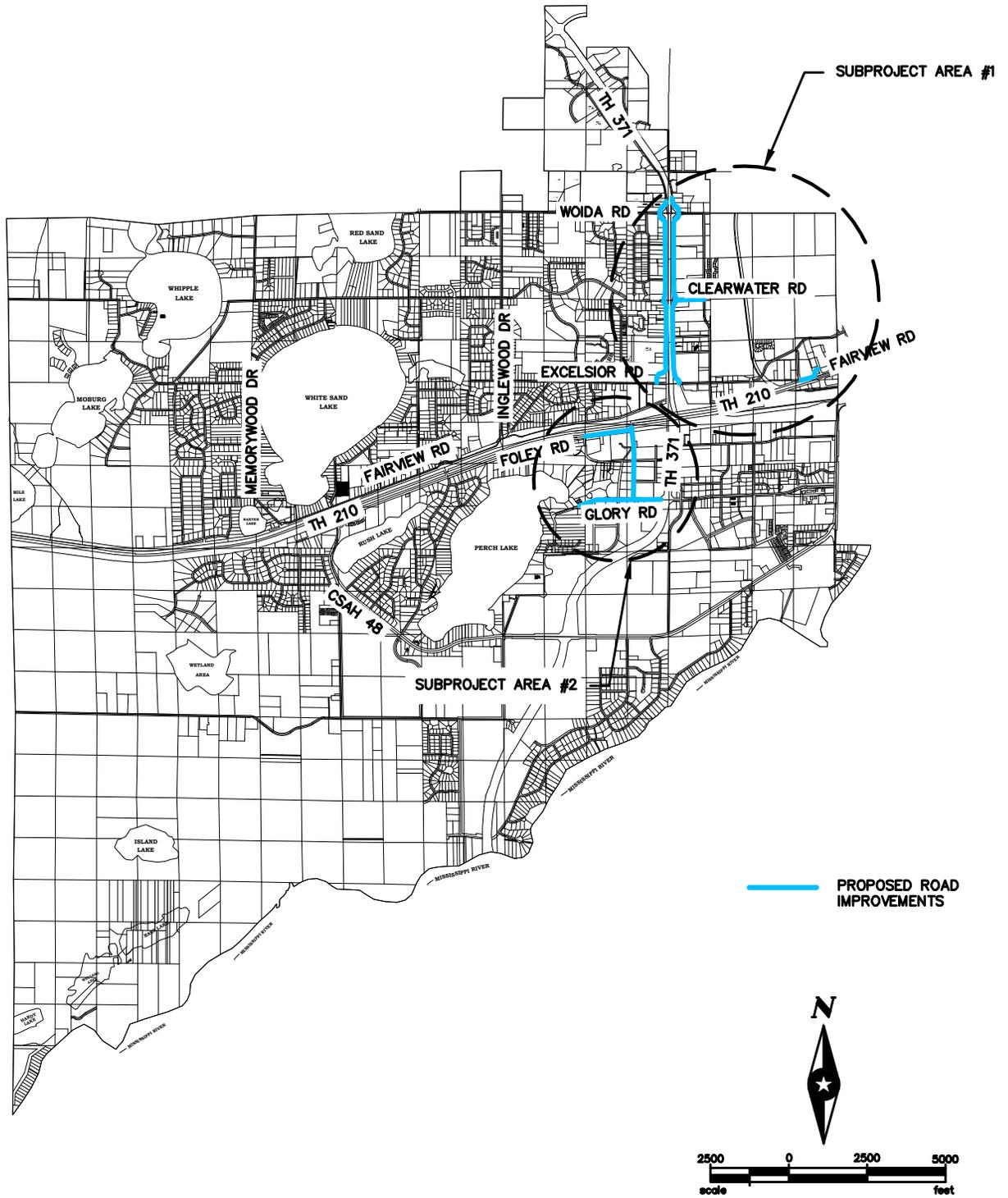
FILE NO.
BAXTE 131772

DATE:
05/19/2015

TRAFFIC ACCESS TO BUSINESSES
2015 MILL AND OVERLAY PROJECT
BAXTER, MINNESOTA

FIGURE
NO. 4

P:\AE\B\BAXTE\131772\4-prelim-dgn-rpts\42-insp-eval\40-civil\Baxte_131772 Fig 5.dwg 5/20/2015 10:14 AM rthoehn



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FILE NO.
 BAXTE131772

DATE:
 5/19/2015

2015 MILL AND OVERLAY PROJECT
 SUBPROJECT AREA MAP
 BAXTER, MINNESOTA

FIGURE
 NO. 5



Path: C:\ZZ_temp\Baxter\11x17_mapbook.mxd



0 100 200 Feet

Project: BAXTE 113772
Print Date: 5/19/15

Map by: msteuernagel
Projection: Crow Wing County Coordinates
Source: Crow Wing County, MnDOT

Preliminary Assessment Parcel Map

2015 Mill and Overlay Project Baxter, Minnesota

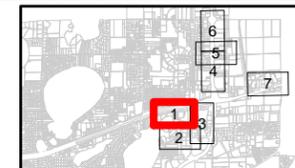
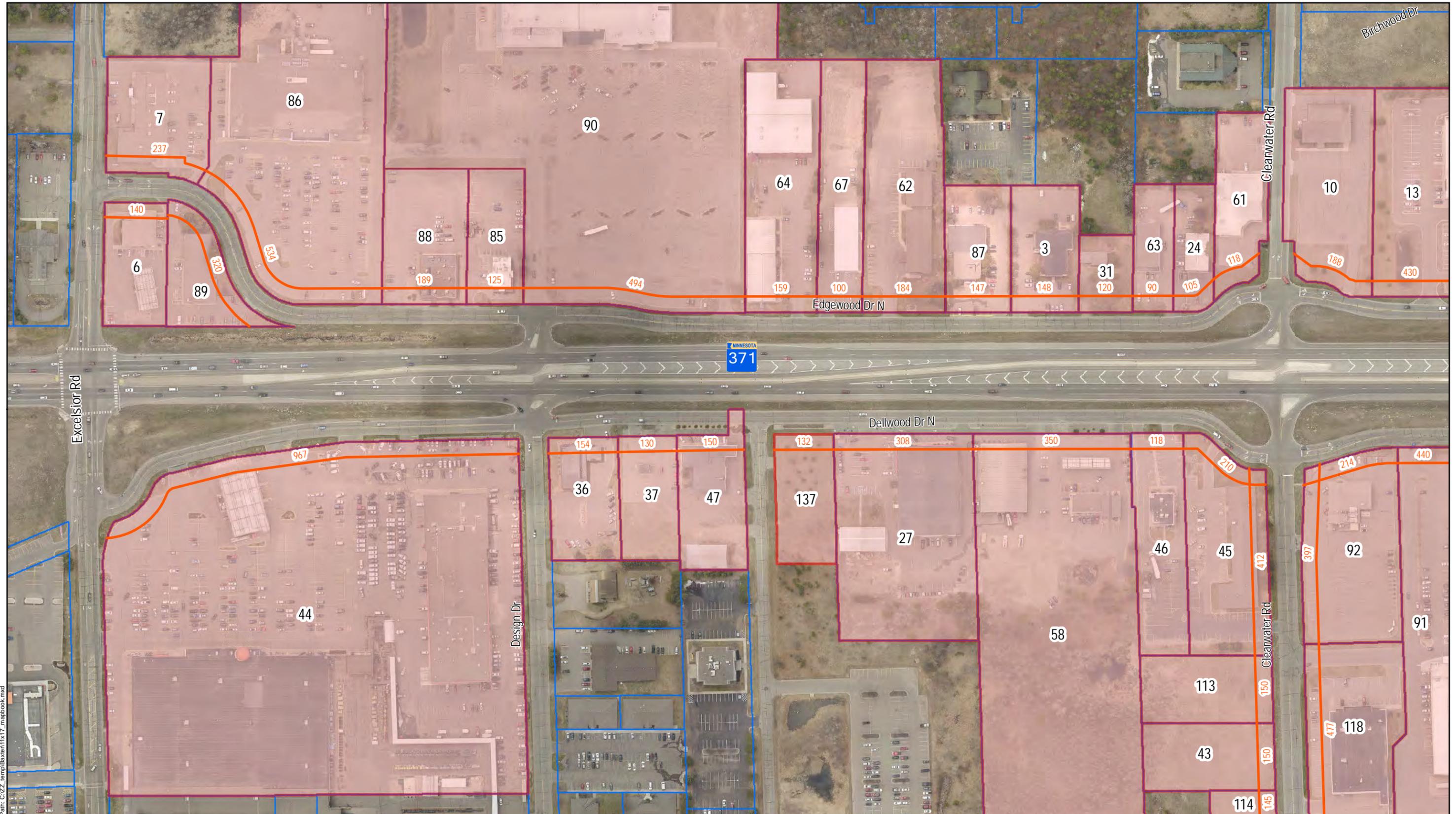


Figure 6
Page 1 of 7

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



Path: C:\ZZZ_temp\Baxter\11x17_mapbook.mxd



0 100 200 Feet

Project: BAXTE 113772
Print Date: 5/19/15

Map by: msteuernagel
Projection: Crow Wing County Coordinates
Source: Crow Wing County, MnDOT

Preliminary Assessment Parcel Map

2015 Mill and Overlay Project Baxter, Minnesota

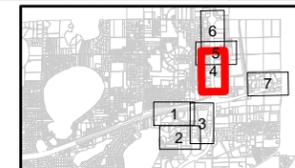
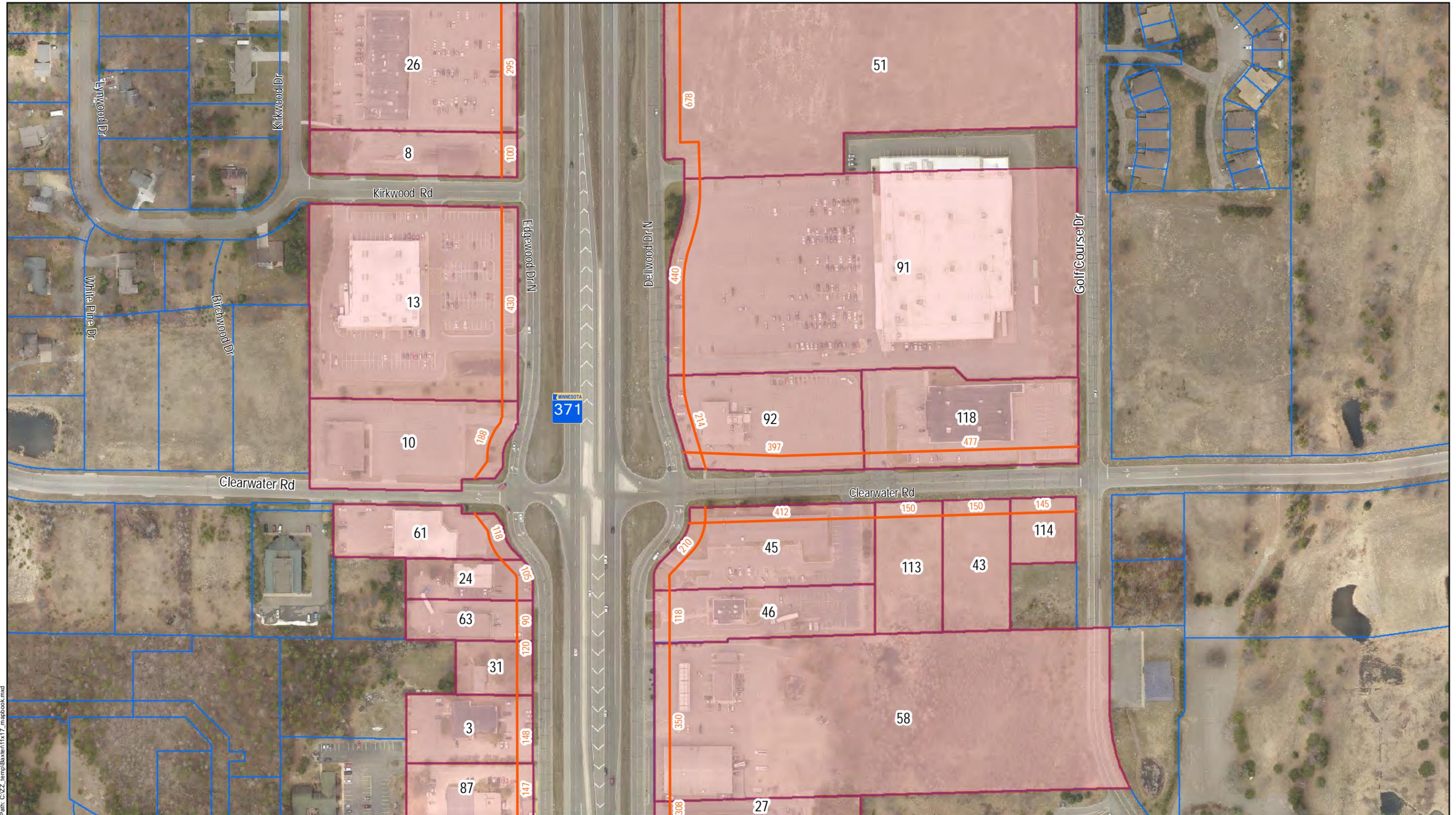


Figure 6
Page 4 of 7

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0 100 200 Feet

Project: BAXTE 113772
Print Date: 5/19/15

Map by: msteuernagel
Projection: Crow Wing County Coordinates
Source: Crow Wing County, MnDOT

Preliminary Assessment Parcel Map

2015 Mill and Overlay Project Baxter, Minnesota

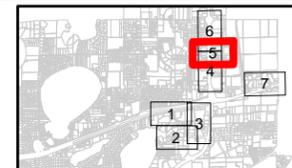
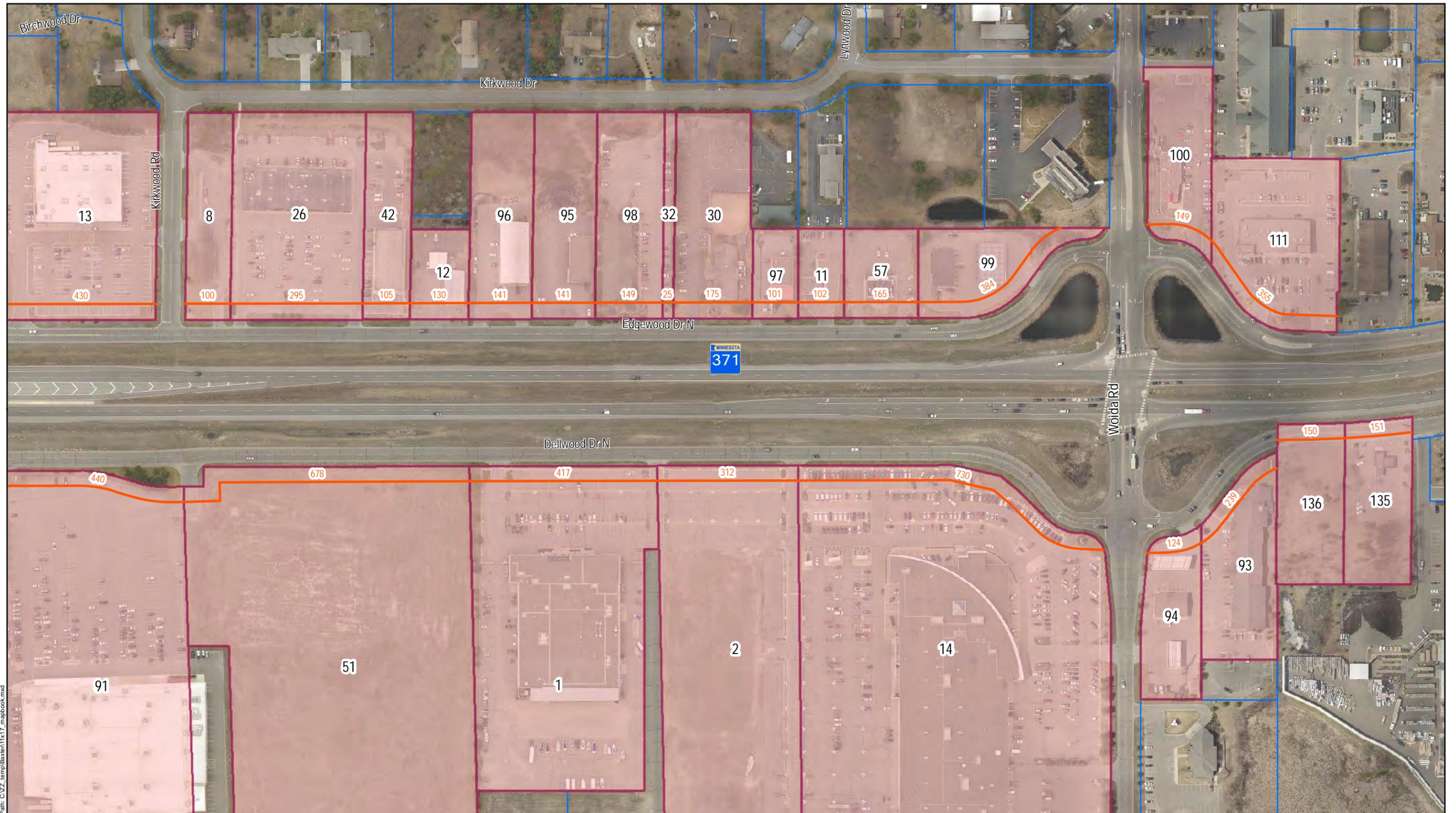


Figure 6
Page 5 of 7

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0 100 200 Feet

Project: BAXTE 113772
Print Date: 5/19/15

Map by: msteuernagel
Projection: Crow Wing County Coordinates
Source: Crow Wing County, MnDOT

Preliminary Assessment Parcel Map

2015 Mill and Overlay Project Baxter, Minnesota

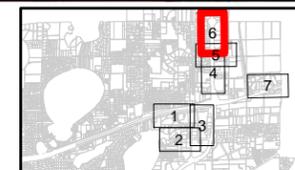


Figure 6
Page 6 of 7

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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0 100 200 Feet

Project: BAXTE 113772
Print Date: 5/19/15

Map by: msteuernagel
Projection: Crow Wing County Coordinates
Source: Crow Wing County, MnDOT

Preliminary Assessment Parcel Map

2015 Mill and Overlay Project
Baxter, Minnesota

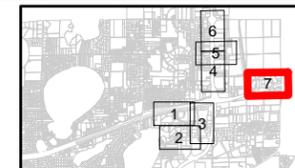
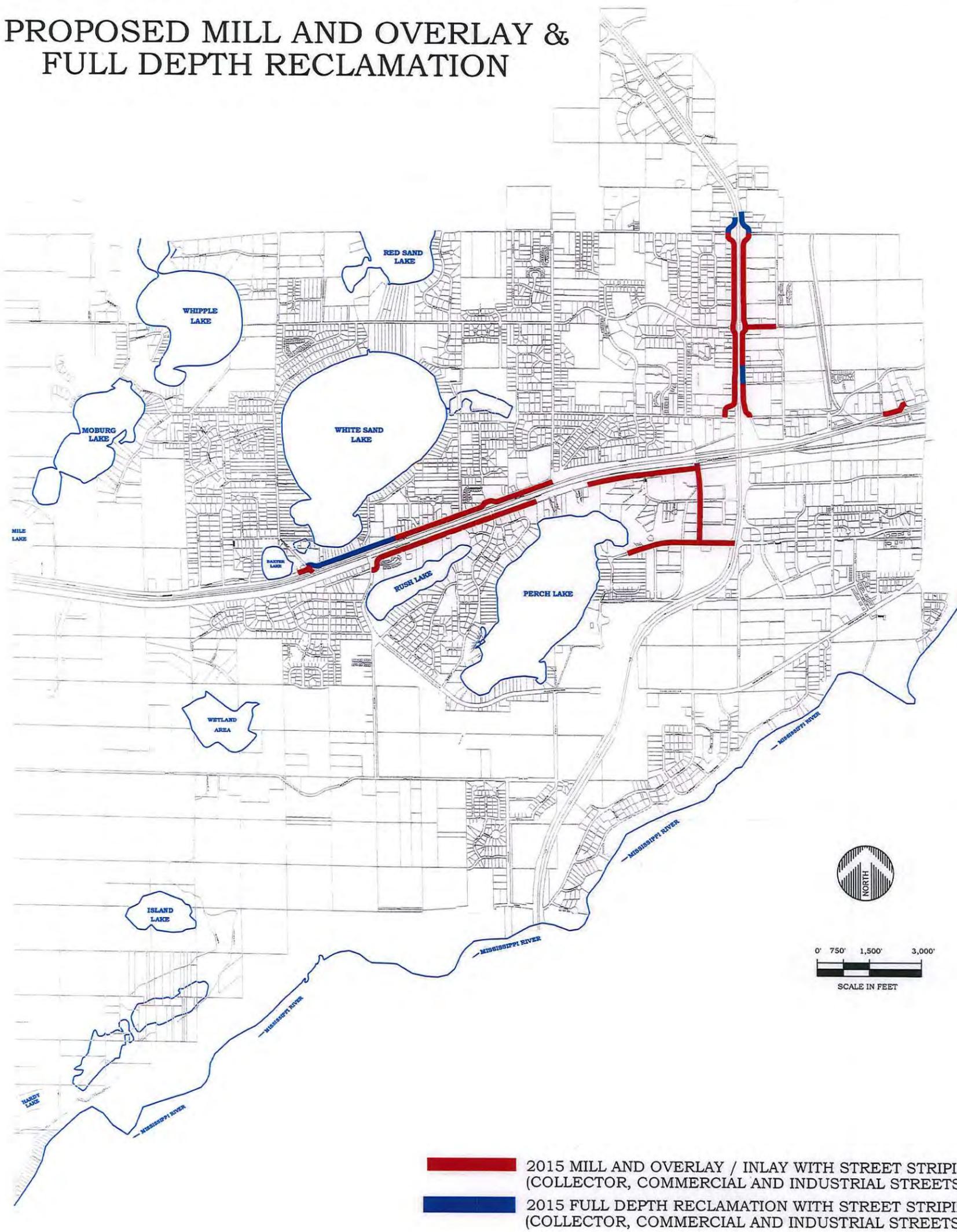


Figure 6
Page 7 of 7

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PROPOSED MILL AND OVERLAY & FULL DEPTH RECLAMATION



Appendix A

Opinion of Probable Costs

**FOLEY ROAD - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	3.00	\$150.00	\$450.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2.00	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	40.00	\$4.25	\$170.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80.00	\$4.00	\$320.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	290.00	\$0.80	\$232.00	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	1,753.00	\$0.65	\$1,139.45	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	1,238.00	\$0.65	\$804.70	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	34.00	\$15.00	\$510.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	1.00	\$1,500.00	\$1,500.00	\$16,426.15
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	5,619	\$2.50	\$14,048.61	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2.C)	TON	723	\$70.00	\$50,625.58	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	281	\$2.75	\$772.67	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	281	\$40.00	\$11,238.89	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	1.00	\$600.00	\$600.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	
2130.501	WATER	MGAL	30.00	\$20.00	\$600.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOURL	5.00	\$125.00	\$625.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	40.00	\$28.00	\$1,120.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$83,880.75
TOTAL BASE BID						\$100,306.90
CONTINGENCY 10%						\$10,030.69
ENGINEERING 10%						\$10,030.69
LEGAL, FISCAL, AND ADMINISTRATIVE						\$10,030.69
GRAND TOTAL						\$130,398.97

P:\AE\B\BAXTE\1317725-final-dgn\54-quant\ Prelim Estimate per B&M City RFP.xlsx\Foley Rd

**ELDER DRIVE - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	14.00	\$150.00	\$2,100.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	4.00	\$650.00	\$2,600.00	
2574.602	INSTALL NEW LOOP DETECTORS	EACH	2.00	\$1,500.00	\$3,000.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	360.00	\$4.25	\$1,530.00	
2105.501	SALVAGE AND REINSTALL DELINEATOR MARKERS	LUMP SUM	1.00	\$3,000.00	\$3,000.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	19.00	\$5.00	\$95.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	15.00	\$7.00	\$105.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	160.00	\$4.00	\$640.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	45.00	\$6.50	\$292.50	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	7.00	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	6.00	\$75.00	\$450.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	4.00	\$75.00	\$300.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	466.00	\$0.80	\$372.80	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	1,688.00	\$0.65	\$1,097.20	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	690.00	\$0.65	\$448.50	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	100.00	\$15.00	\$1,500.00	
2582.501	ZEBRA CROSSWALK, WHITE EPOXY	SQ FT	702.00	\$6.00	\$4,212.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	4.00	\$1,500.00	\$6,000.00	\$43,268.00
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	12,679	\$2.50	\$31,696.67	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	1,632	\$70.00	\$114,222.11	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	634	\$2.75	\$1,743.32	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	634	\$40.00	\$25,357.33	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	18.00	\$600.00	\$10,800.00	
2504.602	ADJUST VALVE BOX	EACH	7.00	\$250.00	\$1,750.00	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	19	\$35.00	\$661.11	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	15	\$50.00	\$750.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOURL	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	360.00	\$28.00	\$10,080.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$204,310.54
TOTAL BASE BID						\$247,578.54
CONTINGENCY 10%						\$24,757.85
ENGINEERING 10%						\$24,757.85
LEGAL, FISCAL, AND ADMINISTRATIVE						\$24,757.85
GRAND TOTAL						\$321,852.10

**GLORY ROAD - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$10,000.00	\$10,000.00	
2573.530	INLET PROTECTION	EACH	13.00	\$150.00	\$1,950.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2.00	\$650.00	\$1,300.00	
2574.602	INSTALL NEW LOOP DETECTORS	EACH	2.00	\$1,500.00	\$3,000.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	260.00	\$4.25	\$1,105.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25.00	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35.00	\$7.00	\$245.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	175.00	\$4.00	\$700.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	20.00	\$6.50	\$130.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	5.00	\$75.00	\$375.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	5.00	\$75.00	\$375.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	2.00	\$75.00	\$150.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	286.00	\$0.80	\$228.80	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	2,767.00	\$0.65	\$1,798.55	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	2,907.00	\$0.65	\$1,889.55	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	148.00	\$15.00	\$2,220.00	
2582.501	ZEBRA CROSSWALK, WHITE EPOXY	SQ FT	1,206.00	\$6.00	\$7,236.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	3.00	\$1,500.00	\$4,500.00	\$52,327.90
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	18,007	\$2.50	\$45,017.50	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	2,318	\$70.00	\$162,225.06	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	900	\$2.75	\$2,475.96	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	900	\$40.00	\$36,014.00	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	19.00	\$600.00	\$11,400.00	
2504.602	ADJUST VALVE BOX	EACH	13.00	\$250.00	\$3,250.00	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35.00	\$50.00	\$1,750.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOURL	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	260.00	\$28.00	\$7,280.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$277,537.53
TOTAL BASE BID						\$329,865.43
CONTINGENCY 10%						\$32,986.54
ENGINEERING 10%						\$32,986.54
LEGAL, FISCAL, AND ADMINISTRATIVE						\$32,986.54
GRAND TOTAL						\$428,825.05

**DELLWOOD DRIVE - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	47.00	\$150.00	\$7,050.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	10.00	\$650.00	\$6,500.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	560.00	\$4.25	\$2,380.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25.00	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35.00	\$7.00	\$245.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	531.00	\$4.00	\$2,124.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50.00	\$6.50	\$325.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	7.00	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	7.00	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	4.00	\$75.00	\$300.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	2,259.00	\$0.80	\$1,807.20	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	237.00	\$0.65	\$154.05	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	3,506.00	\$0.65	\$2,278.90	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	182.00	\$15.00	\$2,730.00	\$42,069.15
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	15,938	\$2.50	\$39,843.89	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	2,051	\$70.00	\$143,581.44	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	797	\$2.75	\$2,191.41	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	797	\$40.00	\$31,875.11	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	9.00	\$800.00	\$7,200.00	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	5.00	\$600.00	\$3,000.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	\$228,441.85
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	4,126	\$2.50	\$10,313.89	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	13	\$400.00	\$5,200.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	531	\$70.00	\$37,167.13	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	385	\$60.00	\$23,076.30	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	206	\$2.75	\$567.26	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35.00	\$50.00	\$1,750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	9.00	\$800.00	\$7,200.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOUR	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	80.00	\$28.00	\$2,240.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B624	LIN FT	500.00	\$28.00	\$14,000.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	75	\$20.00	\$1,498.15	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	150	\$5.00	\$749.07	\$109,136.80
					TOTAL BASE BID	\$379,647.80
					CONTINGENCY 10%	\$37,964.78
					ENGINEERING 10%	\$37,964.78
					LEGAL, FISCAL, AND ADMINISTRATIVE	\$37,964.78
					GRAND TOTAL	\$493,542.14

**EDGEWOOD DRIVE - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	48.00	\$150.00	\$7,200.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	10.00	\$650.00	\$6,500.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	460.00	\$4.25	\$1,955.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25.00	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35.00	\$7.00	\$245.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	531.00	\$4.00	\$2,124.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50.00	\$6.50	\$325.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	10.00	\$75.00	\$750.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	10.00	\$75.00	\$750.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	6.00	\$75.00	\$450.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	2,535.00	\$0.80	\$2,028.00	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	663.00	\$0.65	\$430.95	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	2,753.00	\$0.65	\$1,789.45	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	177.00	\$15.00	\$2,655.00	\$42,327.40
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	18,399	\$2.50	\$45,998.06	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	2,368	\$70.00	\$165,758.59	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	920	\$2.75	\$2,529.89	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	920	\$40.00	\$36,798.44	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	27.00	\$800.00	\$21,600.00	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	7.00	\$600.00	\$4,200.00	
2504.602	ADJUST VALVE BOX	EACH	2.00	\$250.00	\$500.00	\$277,384.99
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	2,498	\$2.50	\$6,245.00	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	60	\$400.00	\$24,000.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	321	\$70.00	\$22,504.48	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	233	\$60.00	\$13,972.56	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	125	\$2.75	\$343.48	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35	\$50.00	\$1,750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	5.00	\$800.00	\$4,000.00	
2504.602	ADJUST VALVE BOX	EACH	5.00	\$250.00	\$1,250.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOUR	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	120.00	\$28.00	\$3,360.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B624	LIN FT	320.00	\$28.00	\$8,960.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	43	\$20.00	\$851.85	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	85	\$5.00	\$425.93	\$92,288.30
					TOTAL BASE BID	\$412,000.68
					CONTINGENCY 10%	\$41,200.07
					ENGINEERING 10%	\$41,200.07
					LEGAL, FISCAL, AND ADMINISTRATIVE	\$41,200.07
					GRAND TOTAL	\$535,600.89

**CLEARWATER ROAD - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	8.00	\$150.00	\$1,200.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2.00	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	40.00	\$4.25	\$170.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80.00	\$4.00	\$320.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50.00	\$6.50	\$325.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	785.00	\$0.80	\$628.00	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	21.00	\$15.00	\$315.00	\$19,258.00
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	3,944	\$2.50	\$9,860.56	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	508	\$70.00	\$35,533.50	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	197	\$2.75	\$542.33	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	197	\$40.00	\$7,888.44	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	19.00	\$600.00	\$11,400.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	
2231.604	BITUMINOUS STREET PATCH	SQ YD	197	\$38.00	\$7,494.02	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	2.00	\$800.00	\$1,600.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	
2130.501	WATER	MGAL	40.00	\$20.00	\$800.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOUR	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	40.00	\$28.00	\$1,120.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	10	\$20.00	\$200.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	100	\$5.00	\$500.00	\$79,188.85
TOTAL BASE BID						\$98,446.85
CONTINGENCY 10%						\$9,844.69
ENGINEERING 10%						\$9,844.69
LEGAL, FISCAL, AND ADMINISTRATIVE						\$9,844.69
GRAND TOTAL						\$127,980.91

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**FAIRVIEW ROAD EAST - OPTION 1
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1.00	\$3,000.00	\$3,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1.00	\$3,000.00	\$3,000.00	
2573.530	INLET PROTECTION	EACH	3.00	\$150.00	\$450.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2.00	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	60.00	\$4.25	\$255.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	0.00	\$5.00	\$0.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	0.00	\$7.00	\$0.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80.00	\$4.00	\$320.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50.00	\$6.50	\$325.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	708.00	\$0.80	\$566.40	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	20.00	\$15.00	\$300.00	\$9,516.40
MILL AND OVERLAY						
2232.501	MILL BITUMINOUS SURFACE (1.5")	SQ YD	2,517	\$2.50	\$6,293.06	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	324	\$70.00	\$22,677.66	
2361.601	BITUMINOUS MATERIAL FOR TACK COAT	GAL	126	\$2.75	\$346.12	
2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	126	\$40.00	\$5,034.44	
2506.602	ADJUST FRAME & RING CASTING (MINOR)	EACH	3.00	\$600.00	\$1,800.00	
2504.602	ADJUST VALVE BOX	EACH	3.00	\$250.00	\$750.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	0.00	\$50.00	\$0.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	2.00	\$800.00	\$1,600.00	
2130.501	WATER	MGAL	40.00	\$20.00	\$800.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOUR	5.00	\$125.00	\$625.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	60.00	\$28.00	\$1,680.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	10	\$20.00	\$200.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	100	\$5.00	\$500.00	\$42,306.27
TOTAL BASE BID						\$51,822.67
CONTINGENCY 10%						\$5,182.27
ENGINEERING 10%						\$5,182.27
LEGAL, FISCAL, AND ADMINISTRATIVE						\$5,182.27
GRAND TOTAL						\$67,369.47

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**FOLEY ROAD - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$5,000.00	\$5,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	3	\$150.00	\$450.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	40	\$4.25	\$170.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80	\$4.00	\$320.00	
2573.502	SILT FENCE, TYPE HI	LIN FT	2,000	\$1.25	\$2,500.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	290	\$0.80	\$232.00	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	1,753	\$0.65	\$1,139.45	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	1,238	\$0.65	\$804.70	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	34	\$15.00	\$510.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	1	\$1,500.00	\$1,500.00	\$18,926.15
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	5,619	\$2.50	\$14,048.61	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	16	\$400.00	\$6,400.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	1,048	\$70.00	\$73,342.18	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	723	\$60.00	\$43,393.35	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	281	\$2.75	\$772.67	
2105.501	COMMON EXCAVATION	CU YD	702	\$22.00	\$15,453.47	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	1.00	\$800.00	\$800.00	
2130.501	WATER	MGAL	30.00	\$20.00	\$600.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	hour	5.00	\$125.00	\$625.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	40.00	\$28.00	\$1,120.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$160,055.29
					TOTAL BASE BID	\$178,981.44
					CONTINGENCY 10%	\$17,898.14
					ENGINEERING 10%	\$17,898.14
					LEGAL, FISCAL, AND ADMINISTRATIVE	\$17,898.14
					GRAND TOTAL	\$232,675.87

**ELDER DRIVE - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	14	\$150.00	\$2,100.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	4	\$650.00	\$2,600.00	
2574.602	INSTALL NEW LOOP DETECTORS	EACH	1	\$15,000.00	\$15,000.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	360	\$4.25	\$1,530.00	
2105.501	SALVAGE AND REINSTALL DELINEATOR MARKERS	LUMP SUM	1	\$3,000.00	\$3,000.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	19	\$5.00	\$95.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	15	\$7.00	\$105.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	160	\$4.00	\$640.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	45	\$6.50	\$292.50	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	7	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	6	\$75.00	\$450.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	4	\$75.00	\$300.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	466	\$0.80	\$372.80	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	1,688	\$0.65	\$1,097.20	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	690	\$0.65	\$448.50	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	100	\$15.00	\$1,500.00	
2582.501	ZEBRA CROSSWALK, WHITE EPOXY	SQ FT	702	\$6.00	\$4,212.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	4	\$1,500.00	\$6,000.00	\$55,268.00
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	12,679	\$2.50	\$31,696.67	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	23	\$400.00	\$9,200.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	3263	\$70.00	\$228,444.22	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	1,632	\$60.00	\$97,904.66	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	634	\$2.75	\$1,743.32	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	1,936	\$10.00	\$19,356.10	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	19	\$35.00	\$661.11	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	15	\$50.00	\$750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	18	\$800.00	\$14,400.00	
2504.602	ADJUST VALVE BOX	EACH	7	\$250.00	\$1,750.00	
2130.501	WATER	MGAL	150	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	hour	6	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	360	\$28.00	\$10,080.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$423,236.07
					TOTAL BASE BID	\$478,504.07
					CONTINGENCY 10%	\$47,850.41
					ENGINEERING 10%	\$47,850.41
					LEGAL, FISCAL, AND ADMINISTRATIVE	\$47,850.41
					GRAND TOTAL	\$622,055.29

**GLORY ROAD - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$20,000.00	\$20,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$10,000.00	\$10,000.00	
2573.530	INLET PROTECTION	EACH	13	\$150.00	\$1,950.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2	\$650.00	\$1,300.00	
2574.602	INSTALL NEW LOOP DETECTORS	EACH	3	\$15,000.00	\$45,000.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	260	\$4.25	\$1,105.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35	\$7.00	\$245.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	175	\$4.00	\$700.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	20	\$6.50	\$130.00	
2573.502	SILT FENCE, TYPE HI	LIN FT	1,000	\$1.25	\$1,250.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	5	\$75.00	\$375.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	5	\$75.00	\$375.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	2	\$75.00	\$150.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	286	\$0.80	\$228.80	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	2,767	\$0.65	\$1,798.55	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	2,907	\$0.65	\$1,889.55	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	148	\$15.00	\$2,220.00	
2582.501	ZEBRA CROSSWALK, WHITE EPOXY	SQ FT	1,206	\$6.00	\$7,236.00	
2531.602	RECONSTRUCT PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	3	\$1,500.00	\$4,500.00	\$100,577.90
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	18,007	\$2.50	\$45,017.50	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	26	\$400.00	\$10,400.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	3,815	\$70.00	\$267,027.18	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	2,318	\$60.00	\$139,050.05	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	900	\$2.75	\$2,475.96	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	2,404	\$10.00	\$24,039.34	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35	\$50.00	\$1,750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	19.00	\$800.00	\$15,200.00	
2504.602	ADJUST VALVE BOX	EACH	13.00	\$250.00	\$3,250.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOURL	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	260.00	\$28.00	\$7,280.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	50	\$20.00	\$1,000.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	500	\$5.00	\$2,500.00	\$523,615.04
				TOTAL BASE BID		\$624,192.94
				CONTINGENCY 10%		\$62,419.29
				ENGINEERING 10%		\$62,419.29
				LEGAL, FISCAL, AND ADMINISTRATIVE		\$62,419.29
				GRAND TOTAL		\$811,450.82

**DELLWOOD DRIVE - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	47	\$150.00	\$7,050.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	10	\$650.00	\$6,500.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	800	\$4.25	\$3,400.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35	\$7.00	\$245.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	531	\$4.00	\$2,124.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50	\$6.50	\$325.00	
2573.502	SILT FENCE, TYPE HI	LIN FT	2,000	\$1.25	\$2,500.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	7	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	7	\$75.00	\$525.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	4	\$75.00	\$300.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	2,259	\$0.80	\$1,807.20	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	237	\$0.65	\$154.05	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	3,506	\$0.65	\$2,278.90	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	182	\$15.00	\$2,730.00	\$45,589.15
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	20,051	\$2.50	\$50,127.22	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	62	\$400.00	\$24,800.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	2,581	\$70.00	\$180,638.46	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	3,226	\$60.00	\$193,541.21	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,003	\$2.75	\$2,757.00	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	2,226	\$10.00	\$22,256.49	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35	\$50.00	\$1,750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	50.00	\$800.00	\$40,000.00	
2504.602	ADJUST VALVE BOX	EACH	13.00	\$250.00	\$3,250.00	
2130.501	WATER	MGAL	150.00	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	HOURL	6.00	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	120.00	\$28.00	\$3,360.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B624	LIN FT	680.00	\$28.00	\$19,040.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	75	\$20.00	\$1,498.15	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	150	\$5.00	\$749.07	\$548,392.59
				TOTAL BASE BID		\$593,981.74
				CONTINGENCY 10%		\$59,398.17
				ENGINEERING 10%		\$59,398.17
				LEGAL, FISCAL, AND ADMINISTRATIVE		\$59,398.17
				GRAND TOTAL		\$772,176.26

**EDGEWOOD DRIVE - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	48	\$150.00	\$7,200.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	10	\$650.00	\$6,500.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	460	\$4.25	\$1,955.00	
2104.503	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	25	\$5.00	\$125.00	
2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	35	\$7.00	\$245.00	
2573.502	SILT FENCE, TYPE HI	LIN FT	2,000	\$1.25	\$2,500.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	531	\$4.00	\$2,124.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50	\$6.50	\$325.00	
2582.501	PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EACH	10	\$75.00	\$750.00	
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EACH	10	\$75.00	\$750.00	
2582.501	PAVEMENT MESSAGE (UP ARROW) EPOXY	EACH	6	\$75.00	\$450.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	2,535	\$0.80	\$2,028.00	
2582.502	4" SOLID WHITE LINE, EPOXY	LIN FT	663	\$0.65	\$430.95	
2582.502	4" BROKEN WHITE LINE, EPOXY	LIN FT	2,753	\$0.65	\$1,789.45	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	177	\$15.00	\$2,655.00	\$44,827.40
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	20,897	\$2.50	\$52,242.50	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	60	\$400.00	\$24,000.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	2,689	\$70.00	\$188,261.07	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	3,362	\$60.00	\$201,708.29	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,045	\$2.75	\$2,873.34	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	2,320	\$10.00	\$23,195.67	
2360.601	BITUMINOUS DRIVEWAY PAVEMENT RESTORATION	SQ YD	25	\$35.00	\$875.00	
2531.507	CONCRETE DRIVEWAY PAVEMENT RESTORATION	SQ YD	35	\$50.00	\$1,750.00	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	32	\$800.00	\$25,600.00	
2504.602	ADJUST VALVE BOX	EACH	7	\$250.00	\$1,750.00	
2130.501	WATER	MGAL	150	\$20.00	\$3,000.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	hour	6	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	120	\$28.00	\$3,360.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B624	LIN FT	320	\$28.00	\$8,960.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	75	\$20.00	\$1,498.15	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	150	\$5.00	\$749.07	\$540,573.10
					TOTAL BASE BID	\$585,400.50
					CONTINGENCY 10%	\$58,540.05
					ENGINEERING 10%	\$58,540.05
					LEGAL, FISCAL, AND ADMINISTRATIVE	\$58,540.05
					GRAND TOTAL	\$761,020.64

**CLEARWATER ROAD - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$10,000.00	\$10,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	
2573.530	INLET PROTECTION	EACH	8	\$150.00	\$1,200.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	40	\$4.25	\$170.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80	\$4.00	\$320.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50	\$6.50	\$325.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	785	\$0.80	\$628.00	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	21	\$15.00	\$315.00	\$19,258.00
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	3,944	\$2.50	\$9,860.56	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	9	\$400.00	\$3,600.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	508	\$70.00	\$35,533.50	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	635	\$60.00	\$38,071.61	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	197	\$2.75	\$542.33	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	0	\$10.00	\$0.00	
2105.501	COMMON EXCAVATION	SQ YD	438	\$38.00	\$16,636.73	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	2	\$800.00	\$1,600.00	
2504.602	ADJUST VALVE BOX	EACH	3	\$250.00	\$750.00	
2130.501	WATER	MGAL	40	\$20.00	\$800.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	hour	6	\$125.00	\$750.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	40	\$28.00	\$1,120.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	10	\$20.00	\$200.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	100	\$5.00	\$500.00	\$109,964.72
TOTAL BASE BID						\$129,222.72
CONTINGENCY 10%						\$12,922.27
ENGINEERING 10%						\$12,922.27
LEGAL, FISCAL, AND ADMINISTRATIVE						\$12,922.27
GRAND TOTAL						\$167,989.53

**FAIRVIEW ROAD EAST - OPTION 2
 OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
BASE BID						
GENERAL						
2021.501	MOBILIZATION	LUMP SUM	1	\$3,000.00	\$3,000.00	
2012.602	TRAFFIC CONTROL	LUMP SUM	1	\$3,000.00	\$3,000.00	
2573.530	INLET PROTECTION	EACH	3	\$150.00	\$450.00	
2573.602	ROCK CONSTRUCTION ENTRANCE	EACH	2	\$650.00	\$1,300.00	
2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	60	\$4.25	\$255.00	
2104.513	SAWING BITUMINOUS PAVEMENT	LIN FT	80	\$4.00	\$320.00	
2104.511	SAWING CONCRETE PAVEMENT	LIN FT	50	\$6.50	\$325.00	
2582.502	4" DOUBLE SOLID YELLOW LINE, EPOXY	LIN FT	708	\$0.80	\$566.40	
2582.502	STOP BAR, 24" WHITE EPOXY	LIN FT	20	\$15.00	\$300.00	\$9,516.40
FULL DEPTH RECLAMATION						
2215.501	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	2,517	\$2.50	\$6,293.06	
2112.603	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	8	\$400.00	\$3,200.00	
2360.601	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	324	\$70.00	\$22,677.66	
2360.601	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	324	\$60.00	\$19,437.99	
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	126	\$2.75	\$346.12	
2105.607	HAUL & STOCKPILE EXCESS MATERIAL	CU YD	245	\$10.00	\$2,447.58	
2506.602	ADJUST FRAME & RING CASTING (MAJOR)	EACH	4	\$800.00	\$3,200.00	
2504.602	ADJUST VALVE BOX	EACH	2	\$250.00	\$500.00	
2130.501	WATER	MGAL	40	\$20.00	\$800.00	
2123.610	STREET SWEEPER (TYPE WET PICKUP)	hour	5	\$125.00	\$625.00	
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	60	\$28.00	\$1,680.00	
2574.525	SCREENED TOPSOIL BORROW (LV)	CU YD	10	\$20.00	\$200.00	
2575.555	TURF ESTABLISHMENT (INCLUDES SEEDING, SEED MIX, FERTILIZER, AND HYDRO MULCH)	SQ YD	100	\$5.00	\$500.00	\$61,907.40
TOTAL BASE BID						\$71,423.80
CONTINGENCY 10%						\$7,142.38
ENGINEERING 10%						\$7,142.38
LEGAL, FISCAL, AND ADMINISTRATIVE						\$7,142.38
GRAND TOTAL						\$92,850.94

Appendix B

Preliminary Assessment Worksheets

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - FOLEY ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$74.35

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	19	010071300D00009	NORTHWOOD EQUIPMENT INC	1120 2ND ST NW AITKIN, MN 56431	NORTHWOOD EQUIPMENT INC	1120 2ND ST NW AITKIN, MN 56431	7045 FOLEY RD	THAT PT OF SW1/4 OF NE1/4 DESC: COMM AT THE S QTR COR OF SD SEC 7 THEN N 1D 12'47" W PT OF SW1/4 OF NE1/4 DESC AS FOL: COMM AT THE S1/2 COR OF SD SEC 7 THEN N 01D 12'47" W ASSM BEAR ALG THE N-S 1/4 LINE OF SD SEC 7 3641.29FT TO S'LY ROW LINE OF THE BURLINGTON NORTHERN RR THEN N 81D 10'05" E ALG SD S'LY ROW LINE 470.33FT TO NE COR OF	449.99		449.99	\$33,457.67
2	134	010071300C00009	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425			100		100.00	\$7,435.20
3	127	0324100090C0009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348		OUTLOT C SUBJECT TO EASEMENTS OF RECORD, FORTHUN PARK SECOND ADDITION	233.66		233.66	\$17,373.10
4	9	032410010010009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	7207 FOLEY RD	LOT 1, BLOCK 1, FORTHUN PARK SECOND ADDITION	656.72		656.72	\$48,828.47
5			CITY COST FOOTAGE						1440.37		1440.37	\$107,094.45
			TOTAL			TOTAL			2880.74	0.00	2880.74	\$214,188.89

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - GLORY ROAD

5/19/2015

2015 Mill and Overlay Project
Baxter, Minnesota
SEH No. BAXTE131772

IMPROVEMENTS PER LF \$74.35

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	38	033640010070009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 7 BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	308.59		0.00	\$0.00
2	131	033640010010009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 1, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
3	124	033640010020009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 2, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
4	123	033640010030009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 3, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
5	132	033640010040009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 4, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
6	125	033640010050009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 5, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
7	130	033640010060009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 6, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$3,824.05
8	102	03248001001A009	BRAINERD SAVINGS & LOAN	P O BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	P O BOX 503 BRAINERD, MN 56401		LOT 1 BLOCK 1 SUBJECT TO EASEMENTS OF RECORD, EXCEPT THAT PART OF LOT 1 BLOCK 1 LYING S. & W. OF THE FOLLOWING DESCRIBED LINE; BEG. AT THE NW CORNER OF SAID LOT 1 BLOCK 1, THEN N. 73 DEG 21 MIN 22 SEC E. 412.88 FT ALONG THE N. LINE OF SAID LOT 1 BLOCK 1, 1ST ADDITION TO WILDFLOWER (ASSESSED ELSEWHERE/DECLARATIONS DOC #735112) LOT 4 BLOCK 1, MARSHVIEW PROFESSIONAL CENTRE	510.69		510.69	\$37,970.84
9	110	033590010040009	COMMON AREA		COMMON AREA			LOT 3 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	301.03		0.00	\$0.00
10	122	033590010030009	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425		LOT 1 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$7,460.73
11	128	033590010010009	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	13359 ISLE DR	LOT 2 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$7,460.73
12	129	033590010020009	J & R PROPERTY INVESTMENTS LLC	13367 ISLE DR BAXTER, MN 56425	J & R PROPERTY INVESTMENTS LLC	13367 ISLE DR BAXTER, MN 56425	13367 ISLE DR	LOT 2 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$7,460.73
13	48	0341400090A0009	CITY OF BAXTER	ECONMOIC DEVELOPMENT AUTHORITY JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	ECONMOIC DEVELOPMENT AUTHORITY JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425		OUTLOT A, NYSTROM ADDITION	222.66		222.66	\$16,555.22
14	20	0334400090A0009	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425		OUTLOT A, 2ND ADDITION TO ISLE ROAD OFFICE PARK	355.12		355.12	\$26,403.90
15	108	033180010010009	BRAINERD SAVINGS AND LOAN	524 6TH ST S BRAINERD, MN 56401	BRAINERD SAVINGS AND LOAN	524 6TH ST S BRAINERD, MN 56401		LOT 1 BLOCK 1, ISLE ROAD OFFICE PARK	355.33		355.33	\$26,419.51
16	115	033920010010009	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425		LOT 1 BLOCK 1 SUBJ TO & TOG/W ESMNT OF REC, ELDER ACRES 2ND ADDN	226.06		226.06	\$16,808.02
17	116	033920010020009	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255		LOT 2, BLOCK 1 ELDER ACRES 2ND ADDITION	170.46		170.46	\$12,674.05
18	104	032920010010009	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	7295 GLORY RD	LOT 1 BLOCK 1, CENTRAL LAKES CROSSING	500.23		500.23	\$37,193.12
19	59	032920010020009	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	7299 GLORY RD	LOT 2 BLOCK 1, CENTRAL LAKES CROSSING	288.19		288.19	\$21,427.51
20	126	0329200090A0009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		OUTLOT A. SUBJ TO & TOG/W ESMNT, CENTRAL LAKES CROSSING	582.97		582.97	\$43,345.01
21	112	033580010010009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	J C PENNEY PROPERTIES INC	6501 LEGACY DR PLANO, TX 75024	7352 GLORY RD	LOT 1, BLOCK 1, CENTRAL LAKES CROSSING 2ND ADDITION		666.50	666.50	\$49,555.63

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - GLORY ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF	\$74.35
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ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
22	29	033960010020009	GMRI INC	1000 DARDEN CENTER DR ORLANDO, FL 32837	GMRI INC	1000 DARDEN CENTER DR ORLANDO, FL 32837		LOT 2 BLOCK 1, CENTRAL LAKES CROSSING 3RD ADDN	300.57		300.57	\$22,347.99
				TOTAL		TOTAL			4731.50	666.50	4788.40	\$356,027.30

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - ELDER ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$74.35

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	116	033920010020009	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255		LOT 2, BLOCK 1 ELDER ACRES 2ND ADDITION		264.52	264.52	\$19,667.60
2	103	032940010020009	GOERS, WILLIAM J & VICKY	1601 LYMAN BLVD CHANHASSEN, MN 55317	GOERS, WILLIAM J & VICKY	1601 LYMAN BLVD CHANHASSEN, MN 55317		LOT 2 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, ELDER ACRES	274.38		274.38	\$20,400.71
3	60	032940010030009	LONG RONG LLC	15323 EDGEWOOD DR BAXTER, MN 56425	LONG RONG LLC	15323 EDGEWOOD DR BAXTER, MN 56425		LOT 3 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, ELDER ACRES	260.09		260.09	\$19,338.22
4	119	033370010010009	INTEGRITY PLUS INVESTMENTS LLC	7818 EXCELSIOR RD BAXTER, MN 56425	INTEGRITY PLUS INVESTMENTS LLC	7818 EXCELSIOR RD BAXTER, MN 56425	13495 ELDER DR	LOT 1 BLOCK 1, ELDER ACRES FIRST ADDITION	342.79		342.79	\$25,487.14
5	112	033580010010009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	J C PENNEY PROPERTIES INC	ATTN: RICH WRIGHT 6501 LEGACY DR PLANO, TX 75024	7352 GLORY RD	LOT 1, BLOCK 1, CENTRAL LAKES CROSSING 2ND ADDITION	529.5		529.50	\$39,369.40
6	65	010074100AC0009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		PT OF SE1/4 OF NE1/4 & PT NE1/4 OF SE1/4 DESC: COMM AT POINT B-19 AS SHOWN ON MN DOT ROW PLAT #18-46 DATED 2-26-88 FILED 3-16-88 AS DOC #524940 THEN E'LY TO POINT B-20 ON SD PLAT THEN S'LY TO POINT B-26 ON SD PLAT THEN W'LY TO POINT B-24 ON SD PLAT THEN	427.31		427.31	\$31,771.37
7	15	010071400BAD009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		PT OF SE1/4 OF NE1/4 & PT OF NE1/4 OF SE1/4 DESC: COMM AT POINT B-19 AS SHOWN ON MN DOT ROW PLAT #18-46 DATED 2-26-88 FILED 3-16-88 AS DOC #524940 THEN E'LY TO POINT B-20 ON SD PLAT THEN S'LY TO POINT B-26 ON SD PLAT THEN W'LY TO POINT B-24 ON SD PLAT TH	152.33		152.33	\$11,326.05
8	9	032410010010009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	7207 FOLEY RD	LOT 1, BLOCK 1, FORTHUN PARK SECOND ADDITION		877.18	877.18	\$65,220.12
9	28	033970010010009	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990		LOT 1 BLOCK 1, COSTCO ADDITION	854.71		854.71	\$63,549.43
10	117	0339700090A0009	MICHAEL HOLDINGS OF BAXTER LLC	7002 6TH ST N OAKDALE, MN 55128	MICHAEL HOLDINGS OF BAXTER LLC	7002 6TH ST N OAKDALE, MN 55128		OUTLOT A, COSTCO ADDITION	198.11		198.11	\$14,729.88
11	66	33970010020009	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990		OUTLOT B, COSTCO ADDITION			0.00	\$0.00
12	16	010084200D00009	LUTHERAN SOCIAL SERVICE	LUTHERAN SOCIAL SERVICE OF MINNESOTA 2485 COMO AVE ST PAUL MN 55108	LIG LLC	13401 BIRCH DR BAXTER, MN 56425		OUTLOT C, COSTCO ADDITION			0.00	\$0.00
TOTAL									3039.22	1141.70	4180.92	\$310,859.92

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - EDGEWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
Baxter, Minnesota
SEH No. BAXTE131772

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	IMPROVEMENTS PER LF		ASSESSED FOOTAGE	FDR	MO
									ABUTTING FOOTAGE			TOTAL SPECIAL ASSESSMENT FDR	TOTAL SPECIAL ASSESSMENT MO
									FDR	MO			
1	100	032300010010009	LAVARDA LLC	C/O DAWN PETERSON 3368 COUNTY 5 NW HACKENSACK, MN 56452	LAVARDA LLC	C/O DAWN PETERSON 3368 COUNTY 5 NW HACKENSACK, MN 56452	15065 EDGEWOOD DR	LOT 1 BLOCK 1 SUBJECT TO EASEMENTS OF RECORD, WOIDA CENTER	149.44		149.44	\$6,836.20	
2	111	033480010020009	EDGEWOOD GROUP LLC	7818 EXCELSIOR RD BAXTER, MN 56425	EDGEWOOD GROUP LLC	7818 EXCELSIOR RD BAXTER, MN 56425	15091 EDGEWOOD DR	LOT 2 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, RAPID RIVER SECOND ADDITION	355.49		355.49	\$16,262.06	
3			CITY COST FOOTAGE						504.93		504.93	\$23,098.26	
4	6	031770010010009	QUISBERG, STEVEN M	14133 EDGEWOOD DR BAXTER, MN 56425	QUISBERG, STEVEN M	14133 EDGEWOOD DR BAXTER, MN 56425	7472 EXCELSIOR RD	LOT 1 BLOCK 1 EXC PT CONVEYED TO STATE OF MN SHOWN AS PARCEL #87 ON MN DOT ROW PLAT #18-44 SUBJ TO AN ESMNT OF RECORD, COUNTY MARKET ADDITION			140	140.00	\$5,391.24
5	89	031770010020009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	COBORN'S, INCORPORATED	P O BOX 6146 ST CLOUD, MN 56302	14092 EDGEWOOD DR	LOT 2 BLOCK 1 EXC PT CONVEYED TO STATE OF MN SHOWN AS PARCEL #89 ON MN DOT ROW PLAT #18-44, COUNTY MARKET ADDITION			320.33	320.33	\$12,335.54
6	7	03177002001B009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	14039 EDGEWOOD DR	THAT PART OF LOT 1 BLOCK 2 LYING S'LY OF THE FOLLOWING DESCRIBED LINE; COMM. AT THE SW CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE E. LINE OF THE W. 660 FT OF THE SE1/4 OF SE1/4 SECTION 6 TWP. 133 N, RANGE 28 W, AND THE N'LY RIGHT-O, COUNTY MARKET ADDITION			236.98	236.98	\$9,125.83
7	86	03177002001A009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	14133 EDGEWOOD DR	LOT 1 BLOCK 2, EXCEPT THAT PART OF LOT 1 BLOCK 2 LYING S'LY OF THE FOLLOWING DESCRIBED LINE; COMM. AT THE SW CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE E. LINE OF THE W. 660 FT OF THE SE1/4 OF SE1/4 SECTION 6 TWP. 133 N, RANGE 28 W, COUNTY MARKET ADDITION			534.06	534.06	\$20,566.04
8	88	031750010030009	COCINA MEXICANA LLC	PO BOX 2538 BAXTER, MN 56425	COCINA MEXICANA LLC	PO BOX 2538 BAXTER, MN 56425	14151 EDGEWOOD DR	LOT 3 BLOCK 1, BAXTER WAL-MART SUBDIVISION			188.56	188.56	\$7,261.23
9	85	031750010020009	MARVIN DEVELOPMENT III LLC	ATTN: BARB SCHNEIDER 965 DECATUR AVE N GOLDEN VALLEY, MN 55427	TACO BELL #9467, BORDER FOODS INC	5425 BOONE AVE N NEW HOPE, MN 55428	14175 EDGEWOOD DR	LOT 2 BLOCK 1 (SUBJECT TO A 20 YEAR LEASE RUNNING TO TACO BELL, DATED FROM JULY 1993 TO 2013, WITH RENEWAL OPTIONS), BAXTER WAL-MART SUBDIVISION			125.02	125.02	\$4,814.38
10	90	031840010010AC0	KTJ 243 LLC	5125 COUNTY RD 101, SUITE 100 MINNETONKA, MN 55345	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	14275 EDGEWOOD DR	UND. 394/10000 INT. IN LOT 1 BLOCK 1, 2ND ADDN TO BAXTER WAL-MART SUBDIVISION			494.22	494.22	\$19,031.84
11	64	010064100FC0009	BAXTER EDGEWOOD PROPERTIES LL	C/O RICHARD & INGRID MILESKI 3773 320TH ST CUSHING MN 56443	BAXTER EDGEWOOD PROPERTIES LL	C/O RICHARD & INGRID MILESKI 3773 320TH ST CUSHING MN 56443	14305 EDGEWOOD DR	ALL THAT PT OF NESE DAF: COMMAT NE COR OF SD NESE THEN S 1D 51'11" W 1130 FT ALG E LINE OF SD NESE TO POB OF TRACT TO BE DESC THEN REV N 51'0" E 100 FT ALG SD E LINE OF NESE THEN N 87D 56'9" W PARA/W S LINE OF SD NESE 660 FT TO AN I/P/M THEN S 51'0" W PA			158.86	158.86	\$6,117.52
12	67	010064100G00009	DIEMER, THOMAS W	2833 72ND ST SW PEQUOT LAKES, MN 56472	DIEMER, THOMAS W	2833 72ND ST SW PEQUOT LAKES, MN 56472	14317 EDGEWOOD DR	PT OF NE1/4 OF SE1/4 DESC AS FOL: BEG AT THE POINT ON THE E LINE OF SD NESE WHICH IS 00D 51' W ASSM/BEAR 930FT FROM NE COR OF SD NESE THEN CONT S 00D 51' W 100FT ALG SD E LINE THEN N 87D 55'30" W 660FT ALG A LINE PARALLEL TO S LINE OF SD NESE THEN N 00D			100.02	100.02	\$3,851.65
13	62	010064100FA0889	IVES, MICHAEL J & MARY F	973 NE 4TH ST GRAND RAPIDS, MN 55744	973 NE 4TH ST GRAND RAPIDS, MN 55744	973 NE 4TH ST GRAND RAPIDS, MN 55744	14341 EDGEWOOD DR	PT OF NE1/4 OF SE1/4 SEC 6 DESC AS FOL: COMM AT NE COR OF SD NESE THEN S 00D 51'00" W ASSM/BEAR 741.8FT ALG E LINE OF SD NESE, THE POB OF TRACT TO BE DESC THEN S 00D 51'00" W 188.2FT CONT ALG SD E LINE OF NESE THEN N 87D 56'09" W 660FT PARALLEL TO S LINE			184.46	184.46	\$7,103.34
14	87	031730010010009	CONSOLIDATED TELEPHONE COMPAN	1102 MADISON ST P O BOX 972 BRAINERD, MN 56401	CONSOLIDATED TELEPHONE COMPAN	1102 MADISON ST P O BOX 972 BRAINERD, MN 56401	14385 EDGEWOOD DR	LOT 1 BLOCK 1, NOR-SON OFFICE PARK			146.75	146.75	\$5,651.17
15	3	031730010020009	BRAINERD REALTY BUILDING LLC	14391 EDGEWOOD DR N BAXTER, MN 56425	BRAINERD REALTY BUILDING LLC	14391 EDGEWOOD DR N BAXTER, MN 56425	14391 EDGEWOOD DR	LOT 2 BLOCK 1, NOR-SON OFFICE PARK			148.49	148.49	\$5,718.18
16	31	032120010010009	CHRISTENSEN, DALE A & SHARON	11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON	11656 RIVER VISTA DR BAXTER, MN 56425	14417 EDGEWOOD DR	LOT 1 BLOCK 1, 1ST ADDITION TO NOR-SON OFFICE PARK			120.03	120.03	\$4,622.22
17	63	010064100BB0009	JESTER, JOSEPH R II LLC	10862 HICKMAN RD CLIVE, IA 50325-3736	JESTER, JOSEPH R II LLC	10862 HICKMAN RD CLIVE, IA 50325-3736	14451 EDGEWOOD DR	S 90FT OF S 180FT OF E 381.5FT OF N 330FT OF NE1/4 OF SE1/4 SEC 6. SUBJ TO ESMNT OF REC. S 180FT OF E 381.5FT OF N 330FT OF NE1/4 OF SE1/4 SEC 6 EX THE S 90FT OF S 180FT OF E 381.5FT OF N 330FT OF NESE SEC 6.			90.02	90.02	\$3,466.57
18	24	010064100BA0009	ODPROPS LLC	14453 EDGEWOOD DR BAXTER, MN 56425	ODPROPS LLC	14453 EDGEWOOD DR BAXTER, MN 56425	14453 EDGEWOOD DR				104.75	104.75	\$4,033.80

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - EDGEWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
Baxter, Minnesota
SEH No. BAXTE131772

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	IMPROVEMENTS PER LF		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT FDR	TOTAL SPECIAL ASSESSMENT MO		
									FDR					MO	
									ABUTTING FOOTAGE FDR	ABUTTING FOOTAGE MO				ABUTTING FOOTAGE FDR	ABUTTING FOOTAGE MO
19	61	010064100C00009	BAXTER REAL PROPERTY LLC	725 2ND AVE N MINNEAPOLIS, MN 55405	BAXTER REAL PROPERTY LLC	725 2ND AVE N MINNEAPOLIS, MN 55405	7447 CLEARWATER RD	THAT PT OF S 117FT OF N 150FT OF NE1/4 OF SE1/4 DESC AS COMM AT NE COR OF SD NESE THEN S 00D 07' 36" E BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 150.03FT ALG E LINE OF SD NESE TO S LINE OF N 150FT OF SD NESE THEN N 88D 59'20" W 120.48FT ALG SD S L PT OF SE1/4 OF NE1/4 SEC 6 DESC AS FOL: BEG AT SE COR OF SD SENE THEN N 88D 59'20" W BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 593.31FT ALG S LINE OF SD SENE TO SE COR OF L 22 BLK 2 KIRKWOOD ACCORD TO REC PLAT THERE- OF THEN N 00D 03'43" W 225.04F			117.75	117.75	\$4,534.42		
20	10	010061400D00009	LAKES STATE BANK	PO BOX 366 PEQUOT LAKES, MN 56472	LAKES STATE BANK	PO BOX 366 PEQUOT LAKES, MN 56472	14521 EDGEWOOD DR	THAT PT OF SE1/4 OF NE1/4 DESC AS FOL: COMM AT SE COR OF SD SE1/4 NE1/4 THEN N 88D 59'20" W BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 593.31FT ALG S LINE OF SD SENE TO SE COR OF L 22 BLK 2 KIRKWOOD ACCORD TO REC PLAT THEREOF THEN N 00D 03'43" W 22 N 100 FT OF S 133 FT OF N 1/2 OF SENE SEC 6 LYING E OF E LINE OF LYNWOOD DR KIRKWOOD ACCORD TO REC PLAT THEREOF ON FILE IN CWC REC OFFICE. SUBJ TO ESMNT OF REC FOR RD PURPOSES.			187.83	187.83	\$7,233.12		
21	13	010061400BB0009	VITALE BAXTER 1, LLP	P O BOX 628 25054 NISSWA LAKE LN NISSWA, MN 56468-0628	VITALE BAXTER 1, LLP	P O BOX 628 25054 NISSWA LAKE LN NISSWA, MN 56468-0628	14555 EDGEWOOD DR	LOT 2 BLOCK 1, NORTH POINTE CENTRE DEVELOPMENT			430.02	430.02	\$16,559.57		
22	8	010061400AGA009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	14633 EDGEWOOD DR	LOT 1 BLOCK 1, NORTH POINTE CENTRE REDEVELOPMENT			100.49	100.49	\$3,869.75		
23	26	033910010020009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	14715 EDGEWOOD DR	LOT 2 BLOCK 1, SOMMERS ADDITION			294.53	294.53	\$11,342.01		
24	42	033910010010009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	14775 EDGEWOOD DR	LOT 1 BLOCK 1, SOMMERS ADDITION			105.02	105.02	\$4,044.20		
25	12	010061400AAA009	LEEGE, KANDY K	P O BOX 2630 BAXTER, MN 56425 C/O JILLIAM NORBY	LEEGE, KANDY K	P O BOX 2630 BAXTER, MN 56425 C/O JILLIAM NORBY	14751 EDGEWOOD DR	LOT 3 BLOCK 1, EXCEPT THE N. 75 FT THEREOF, CHRISTMAS POINT ADDITION			129.94	129.94	\$5,003.84		
26	96	032010010020009	NAPA INVESTORS LLC	7400 W 27TH ST MINNEAPOLIS, MN 55426	NAPA INVESTORS LLC	7400 W 27TH ST MINNEAPOLIS, MN 55426	14751 EDGEWOOD DR	LOT 2 BLOCK 1, WOIDA ADDITION TO BAXTER			141.11	141.11	\$5,433.98		
27	95	032010010010009	GETTY PROPERTIES LLC	21850 TALL TIMBERS RD NISSWA, MN 56468	GETTY PROPERTIES LLC	21850 TALL TIMBERS RD NISSWA, MN 56468	14775 EDGEWOOD DR	LOT 1 BLOCK 1, CHRISTMAS POINT ADDITION			141.04	141.04	\$5,431.29		
28	98	032090010040009	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR N BAXTER, MN 56425	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR N BAXTER, MN 56425	14803 EDGEWOOD DR	LOT 3 BLOCK 1, EXCEPT THE N. 75 FT THEREOF, CHRISTMAS POINT ADDITION			149.02	149.02	\$5,738.59		
29	32	03209001003B009	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR BAXTER, MN 56425	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR BAXTER, MN 56425	14803 EDGEWOOD DR	LOT 2 BLOCK 1 AND N 75 FT OF LOT 3 BLOCK 1, SUBJECT TO AN EASEMENT OF RECORD, CHRISTMAS POINT ADDITION			25	25.00	\$962.72		
30	30	032090010020009	VANVALKENBURG, MARCIA M REV TR	7969 PINNACLE AVE NE OTSEGO, MN 55330	VANVALKENBURG, MARCIA M REV TR	7969 PINNACLE AVE NE OTSEGO, MN 55330	14819 EDGEWOOD DR	LOT 1 BLOCK 1, CHRISTMAS POINT ADDITION			175.02	175.02	\$6,739.82		
31	97	032090010010009	14843 EDGEWOOD DRIVE LLP	15244 STATE HIGHWAY 371 N BAXTER, MN 56425	14843 EDGEWOOD DRIVE LLP	15244 STATE HIGHWAY 371 N BAXTER, MN 56425	14843 EDGEWOOD DR	S 102FT OF N 1/2 OF E 330FT OF GL 1. SUBJ TO ESMNTS/RESERV/RESTR OF REC.			101.01	101.01	\$3,889.78		
32	11	010061101AB0009	ALAMAR PROPERTIES LLC	18267 GULL LAKE LOOP RD NE TENSTRIKE, MN 56683	ALAMAR PROPERTIES LLC	18267 GULL LAKE LOOP RD NE TENSTRIKE, MN 56683	14871 EDGEWOOD DR	LOT 2 BLOCK 1, WOIDA ADDITION TO BAXTER			102.01	102.01	\$3,928.29		
33	57	032250010020009	TANNER, WENDY S REVOCABLE TRUS	6361 PELICAN BAY BLVD #1101 NAPLES, FL 34108 ATTN: PORTFOLIO MANAGEMENT	TANNER, WENDY S REVOCABLE TRUS	6361 PELICAN BAY BLVD #1101 NAPLES, FL 34108	14901 EDGEWOOD DR	LOT 1 BLOCK 1, WOUDA ADDITION TO BAXTER			165.02	165.02	\$6,354.73		
34	99	032250010010009	REALTY INCOME PROPERTIES 3 LLC	600 LA TERRAZA BLVD ESCONDIDO, CA 92025	NORTHERN TIER RETAIL LLC	TAX DEPT 576 BIELENBERG DR STE 200 WOODBURY, MN 55125	14963 EDGEWOOD DR				384.2	384.20	\$14,795.10		
35			CITY COST FOOTAGE								1009.86	5381.23	\$207,224.97		
36			CITY COST FOOTAGE								1009.86	5381.23	\$46,196.52		
			TOTAL			TOTAL					2019.72	11222.79	\$478,373.23		

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - DELLWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
Baxter, Minnesota
SEH No. BAXTE131772

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	IMPROVEMENTS PER LF				FDR		MO	
									ABUTTING FOOTAGE FDR	ABUTTING FOOTAGE MO	ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT FDR	TOTAL SPECIAL ASSESSMENT MO			
1	36	031470010010009	BREMER BANK OF BRAINERD	321 7TH ST S BRAINERD, MN 56401	BREMER BANK OF BRAINERD	321 7TH ST S BRAINERD, MN 56401	7558 DESIGN RD	LOT 1 BLOCK 1, CITIZEN'S ADDITION	154.25				154.25	\$7,056.24		
2	37	031470010020009	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER, MN 56425	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER, MN 56425	14242 DELLWOOD DR	LOT 2 BLOCK 1, CITIZEN'S ADDITION	129.76				129.76	\$5,935.93		
3	47	010053200IBB009	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER MN 56425	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER MN 56425	14244 DELLWOOD DR	THAT PT OF NW1/4 OF SW1/4 AND THE SW1/4 OF SW1/4 SEC 5 DESC AS FOL: COMM AT SW COR OF SD NWSW THEN S 1D 31' W ASSMBEAR 16.01FT ALG W LINE OF SD SWSW TO S LINE OF N 16FT OF SD SWSW THEN E 150.05FT ALG SD S LINE TO ELY ROW LINE OF STATE HWY 371, THE POB ALL OF LOT 2 BLOCK 1 & THE S. 135 FT OF THE W. 90 FT OF LOT 3 BLOCK 1. SUBJECT TO EASEMENTS OF RECORD, COUNTRY ESTATES ADDITION TO BAXTER	149.97				149.97	\$6,860.45		
4	94	03197001002Z009	HOLIDAY STATIONSTORE, S INC	P O BOX 1224 MINNEAPOLIS, MN 55440	HOLIDAY STATIONSTORE, S INC	P O BOX 1224 MINNEAPOLIS, MN 55440	15052 DELLWOOD DR		123.66				123.66	\$5,656.88		
5	93	031970010010009	HOSPITALITY INVESTORS LLC	4257 HAINES RD SUITE A DULUTH, MN 55811	HOSPITALITY INVESTORS LLC	4257 HAINES RD SUITE A DULUTH, MN 55811	15058 DELLWOOD DR	LOT 1 BLOCK 1, COUNTRY ESTATES ADDITION TO BAXTER	239.1				239.10	\$10,937.74		
6	136	030323300F00009	NORTHERN NATIONAL, BANK	P O BOX 706 BRAINERD, MN 56401	NORWEST PROPERTIES INC	WELLS FARGO BANK C/O DELOITTE TAX LLP P O BOX 2609 CARLSBAD, CA 92018		PART OF SW1/4 OF SW1/4 SEC. 32 DESCRIBED AS FOLLOWS: COMM. AT THE SW CORNER OF THE SWSW OF SEC. 32, THEN DUE N. ALONG THE W. LINE OF SAID SEC. 32, WHICH LIES IS ALSO THE CENTERLINE OF HWY 371, FOR A DISTANCE OF 338 TO THE POINT OF BEG, THEN S. 89 DEG 40 THAT PART OF SW1/4 OF SW1/4 SEC. 32 DESCRIBED AS FOLL; COMM. AT THE SW CORNER OF THE SWSW SEC. 32, THEN DUE N. ALONG THE W. LINE OF SAID SEC. 32 WHICH LINE IS ALSO THE CENTERLINE OF U. S. HWY #371, FOR A DISTANCE OF 488 FT TO THE POINT OF BEG,	150.26				150.26	\$6,873.71		
7	135	030323300E00009	NORTHERN NATIONAL, BANK	P O BOX 706 BRAINERD, MN 56401	NORWEST PROPERTIES INC	WELLS FARGO BANK C/O DELOITTE TAX LLP P O BOX 2609 CARLSBAD, CA 92018	15146 DELLWOOD DR		150.8				150.80	\$6,898.42		
8									1097.8				1097.80	\$50,219.37		
9	44	010053300DB0009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		SW1/4 OF SW1/4 SEC 5 EX N 366FT THEREOF AND EX E 388FT THEREOF. SUBJ TO ESMNT OF REC. AND EX PT TO STATE OF MINNESOTA.			967.08		967.08		\$37,241.14	
10	137	034190010030009	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425		LOT 3 BLOCK 1, JOHNSON CENTRE			132.05		132.05	\$5,085.09		
11	27	033930010010009	STEIGER, JOAN & STEIGER TRUST JO	22961 OLD GOVT TRL NISSWA, MN 56468	AMIGOS BAXTER LLC	P O BOX 977 BAXTER, MN 56425		LOT 1 BLOCK 1, RADCO			308.37		308.37	\$11,874.97		
12	58	010053200BAA009	HOLLAND, DERRILL G	C/O TRIANGLE 66 OIL CO PO BOX 2777 BAXTER MN 56425	TRIANGLE 66 OIL CO	C/O TRIANGLE 66 OIL CO 14370 DELLWOOD DR STE 110 PO BOX 2777 BAXTER MN 56425	14398 DELLWOOD DR	S 1/2 OF N 1/2 OF NW1/4 OF SW1/4 SEC 5 & ALSO N 23.7FT OF N 1/2 OF S 1/2 OF NWSW SEC 5 EX PT TO JOHN BYER & EX THAT PT OF S 1/2 OF N 1/2 OF NWSW SEC 5 DESC AS FOL: COMM AT NW COR OF SD S 1/2 OF N 1/2 THE POB THEN ELY ALG N LINE OF SD S 1/2 OF N 1/2 A DI			349.8		349.80	\$13,470.39		
13	46	033700010020009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	14430 DELLWOOD DR	LOT 2 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK			117.98		117.98	\$4,543.27		
14	45	033700010010009	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	14466 DELLWOOD DR	LOT 1, BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK			209.95		209.95	\$8,084.93		
15	92	031860010020009	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	14540 DELLWOOD DR	LOT 2, BLOCK 1 TARGET ADDITION TO BAXTER			214.47		214.47	\$8,258.99		
16	91	031860010010009	DAYTON HUDSON CORP TARGET STO	C/O PROPETY TAX DEPT TPN - 0950 P O BOX 9456 MINNEAPOLIS MN 55440-9456	DAYTON HUDSON CORPORATION T65	C/O PROP TAX DEPT TPN - 0659 P O BOX 9456 MINNEAPOLIS MN 55440-9456	14546 DELLWOOD DR	LOT 1 BLOCK 1, TARGET ADDITION TO BAXTER			440.49		440.49	\$16,962.76		
17	51	010052300CAB009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		SW1/4 OF NW1/4 SEC 5 EX E 200FT THEREOF & EX PART PLATTED AS TARGET ADDITION TO BAXTER & EX N 90FT OF S 778FT OF W 550FT OF E 750FT OF SWNW. SUBJ TO ROW FOR TRUNK HWY 371 DELLWOOD DR AND GOLF COURSE RD.			677.53		677.53	\$26,090.90		
18	1	010052204CB0009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	14742 DELLWOOD DR	THAT PT OF GL 4 SEC 5 DESC AS FOL: COMM AT SW COR OF SD GL 4 THEN N 88D 36'19" E 194.05FT ALG S LINE OF SD GL 4 TO E LINE OF DELLWOOD DR THE POB OF TRACT TO BE DESC THEN N 00D 07' 55" W 417.51FT ALG SD E LINE OF DELLWOOD DR THEN N 89D 52'05" E 186.72FT T			417.39		417.39	\$16,073.21		
19	2	010052204D00009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		THE S 1/2 OF GL 4 (NW1/4 OF NW1/4) SEC 5 EX S 414.39FT THEREOF & EX E 200FT THEREOF & EX STATE HWY 371 ROW. SUBJ TO ESMNTS/RSV/RST OF REC.			312.5		312.50	\$12,034.01		
20	14	010052204ABA009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	14858 DELLWOOD DR	THAT PT OF N 1/2 OF GL 4 (FRACTIONAL N 1/2 OF NWNW) SEC 5 LYING S OF FOL DESC LINE: COMM AT NW COR OF SD N 1/2 OF GL 4 THEN S 00D 07'55" E 351.72FT ALG W LINE OF SD N 1/2 OF GL 4 TO POB OF LINE TO BE DESC THEN N 89D 41'40" E 1336.61FT TO E LINE OF SD N 1			730.23		730.23	\$28,120.32		
21											4877.84		4877.84	\$187,840.00		
22									2195.6				2195.60	\$100,438.75		
					TOTAL	TOTAL			4391.20	0.00	9755.68	0.00	14146.88	\$100,438.75	\$476,118.74	

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - CLEARWATER ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$38.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	45	033700010010009	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	14466 DELLWOOD DR	LOT 1, BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK		412.45	412.45	\$15,882.97
2	113	033700010030009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425		LOT 3 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	150.06		150.06	\$5,778.64
3	43	033700010040009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425		LOT 4 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	150.06		150.06	\$5,778.64
4	114	033700010050009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425		LOT 5 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	145.06		145.06	\$5,586.09
5	92	031860010020009	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	14540 DELLWOOD DR	LOT 2, BLOCK 1 TARGET ADDITION TO BAXTER		397.03	397.03	\$15,289.17
6	118	031860010030009	OFFBRAIN LLC	C/O CORELOGIC COMMERCIA TAX SERV P O BOX 961009 FORT WORTH, TX 76161-0009	OFFBRAIN LLC	C/O CORELOGIC COMMERCIA TAX SERV P O BOX 961009 FORT WORTH, TX 76161-0009	7626 CLEARWATER RD	LOT 3 BLOCK 1, TARGET ADDITION TO BAXTER	476.84		476.84	\$18,362.56
TOTAL									922.02	809.48	1731.50	\$66,678.07

FDR OR MO OPTION 1 PRELIMINARY ASSESSMENT WORKSHEET - FAIRVIEW EAST

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$38.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	5	010054400DZ0009	WESTPORT MALL LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	WESTPORT MALL LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401		PT OF SE1/4 OF SE1/4 SEC 5 DESC AS FOL: COMM SE COR OF SD SESE THEN N 1D 36'38"W BAXTER COORDINAT DATABASE 247.2 FT ALG E LINE OF SD SESE THEN S 72D 51'22"W 576.3 FT TO SE COR OF TRACT TO FOURSOME ENTERPRISES ON DOC # 46146 THEN N 17D 8'38"W 640.57 FT AL	736.04		736.04	\$28,344.05
2			CITY COST FOOTAGE						736.04		736.04	\$28,344.05
			TOTAL			TOTAL			1472.08	0.00	1472.08	\$56,688.10

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - FOLEY ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$119.41

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	19	010071300D00009	NORTHWOOD EQUIPMENT INC	1120 2ND ST NW AITKIN, MN 56431	NORTHWOOD EQUIPMENT INC	1120 2ND ST NW AITKIN, MN 56431	7045 FOLEY RD	THAT PT OF SW1/4 OF NE1/4 DESC: COMM AT THE S QTR COR OF SD SEC 7 THEN N 1D 12'47" W PT OF SW1/4 OF NE1/4 DESC AS FOL: COMM AT THE S1/2 COR OF SD SEC 7 THEN N 01D 12'47" W ASSM BEAR ALG THE N-S 1/4 LINE OF SD SEC 7 3641.29FT TO S'LY ROW LINE OF THE BURLINGTON NORTHERN RR THEN N 81D 10'05" E ALG SD S'LY ROW LINE 470.33FT TO NE COR OF	449.99		449.99	\$53,734.01
2	134	010071300C00009	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425			100		100.00	\$11,941.16
3	127	0324100090C0009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348		OUTLOT C SUBJECT TO EASEMENTS OF RECORD, FORTHUN PARK SECOND ADDITION	233.66		233.66	\$27,901.71
4	9	032410010010009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	7207 FOLEY RD	LOT 1, BLOCK 1, FORTHUN PARK SECOND ADDITION	656.72		656.72	\$78,419.96
5			CITY COST FOOTAGE						1440.37		1440.37	\$171,996.83
			TOTAL			TOTAL			2880.74	0.00	2880.74	\$343,993.67

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - GLORY ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$119.41

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	38	033640010070009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 7 BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	308.59		0.00	\$0.00
2	131	033640010010009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 1, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
3	124	033640010020009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 2, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
4	123	033640010030009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 3, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
5	132	033640010040009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 4, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
6	125	033640010050009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 5, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
7	130	033640010060009	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	PO BOX 503 BRAINERD, MN 56401		LOT 6, BLOCK 1, WOODRIDGE TOWNHOMES SECOND ADDITION	51.43		51.43	\$6,141.54
8	102	03248001001A009	BRAINERD SAVINGS & LOAN	P O BOX 503 BRAINERD, MN 56401	BRAINERD SAVINGS & LOAN	P O BOX 503 BRAINERD, MN 56401		LOT 1 BLOCK 1 SUBJECT TO EASEMENTS OF RECORD, EXCEPT THAT PART OF LOT 1 BLOCK 1 LYING S. & W. OF THE FOLLOWING DESCRIBED LINE; BEG. AT THE NW CORNER OF SAID LOT 1 BLOCK 1, THEN N. 73 DEG 21 MIN 22 SEC E. 412.88 FT ALONG THE N. LINE OF SAID LOT 1 BLOCK 1, 1ST ADDITION TO WILDFLOWER (ASSESSED ELSEWHERE/DECLARATIONS DOC #735112) LOT 4 BLOCK 1, MARSHVIEW PROFESSIONAL CENTRE	510.69		510.69	\$60,982.29
9	110	033590010040009	COMMON AREA		COMMON AREA			LOT 3 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	301.03		0.00	\$0.00
10	122	033590010030009	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425		LOT 1 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$11,982.15
11	128	033590010010009	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	LAKES MEDICAL LLC	13359 ISLE DR STE 2 BAXTER, MN 56425	13359 ISLE DR	LOT 2 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$11,982.15
12	129	033590010020009	J & R PROPERTY INVESTMENTS LLC	13367 ISLE DR BAXTER, MN 56425	J & R PROPERTY INVESTMENTS LLC	13367 ISLE DR BAXTER, MN 56425	13367 ISLE DR	LOT 2 BLOCK 1 (COMMON ELEMENT PARCEL 033590010040009 DECLARATION DOC #735112), MARSCHVIEW PROFESSIONAL CENTRE	100.34		100.34	\$11,982.15
13	48	0341400090A0009	CITY OF BAXTER	ECONMOIC DEVELOPMENT AUTHORITY JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	ECONMOIC DEVELOPMENT AUTHORITY JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425		OUTLOT A, NYSTROM ADDITION	222.66		222.66	\$26,588.18
14	20	0334400090A0009	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425	CITY OF BAXTER	JEREMY VACINEK FINANCE DIR CITY HALL P O BOX 2626 BAXTER, MN 56425		OUTLOT A, 2ND ADDITION TO ISLE ROAD OFFICE PARK	355.12		355.12	\$42,405.43
15	108	033180010010009	BRAINERD SAVINGS AND LOAN	524 6TH ST S BRAINERD, MN 56401	BRAINERD SAVINGS AND LOAN	524 6TH ST S BRAINERD, MN 56401		LOT 1 BLOCK 1, ISLE ROAD OFFICE PARK	355.33		355.33	\$42,430.51
16	115	033920010010009	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425		LOT 1 BLOCK 1 SUBJ TO & TOG/W ESMNT OF REC, ELDER ACRES 2ND ADDN	226.06		226.06	\$26,994.18
17	116	033920010020009	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255		LOT 2, BLOCK 1 ELDER ACRES 2ND ADDITION	170.46		170.46	\$20,354.90
18	104	032920010010009	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	7295 GLORY RD	LOT 1 BLOCK 1, CENTRAL LAKES CROSSING	500.23		500.23	\$59,733.25
19	59	032920010020009	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	7299 GLORY RD	LOT 2 BLOCK 1, CENTRAL LAKES CROSSING	288.19		288.19	\$34,413.22
20	126	0329200090A0009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		OUTLOT A. SUBJ TO & TOG/W ESMNT, CENTRAL LAKES CROSSING	582.97		582.97	\$69,613.36
21	112	033580010010009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	J C PENNEY PROPERTIES INC	6501 LEGACY DR PLANO, TX 75024	7352 GLORY RD	LOT 1, BLOCK 1, CENTRAL LAKES CROSSING 2ND ADDITION		666.50	666.50	\$79,587.81

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - GLORY ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF	\$119.41
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ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
22	29	033960010020009	GMRI INC	1000 DARDEN CENTER DR ORLANDO, FL 32837	GMRI INC	1000 DARDEN CENTER DR ORLANDO, FL 32837		LOT 2 BLOCK 1, CENTRAL LAKES CROSSING 3RD ADDN	300.57		300.57	\$35,891.53
				TOTAL		TOTAL			4731.50	666.50	4788.40	\$571,790.33

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - ELDER ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$119.41

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	116	033920010020009	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255		LOT 2, BLOCK 1 ELDER ACRES 2ND ADDITION		264.52	264.52	\$31,586.75
2	103	032940010020009	GOERS, WILLIAM J & VICKY	1601 LYMAN BLVD CHANHASSEN, MN 55317	GOERS, WILLIAM J & VICKY	1601 LYMAN BLVD CHANHASSEN, MN 55317		LOT 2 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, ELDER ACRES	274.38		274.38	\$32,764.14
3	60	032940010030009	LONG RONG LLC	15323 EDGEWOOD DR BAXTER, MN 56425	LONG RONG LLC	15323 EDGEWOOD DR BAXTER, MN 56425		LOT 3 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, ELDER ACRES	260.09		260.09	\$31,057.75
4	119	033370010010009	INTEGRITY PLUS INVESTMENTS LLC	7818 EXCELSIOR RD BAXTER, MN 56425	INTEGRITY PLUS INVESTMENTS LLC	7818 EXCELSIOR RD BAXTER, MN 56425	13495 ELDER DR	LOT 1 BLOCK 1, ELDER ACRES FIRST ADDITION	342.79		342.79	\$40,933.09
5	112	033580010010009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	J C PENNEY PROPERTIES INC	ATTN: RICH WRIGHT 6501 LEGACY DR PLANO, TX 75024	7352 GLORY RD	LOT 1, BLOCK 1, CENTRAL LAKES CROSSING 2ND ADDITION	529.5		529.50	\$63,228.42
6	65	010074100AC0009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		PT OF SE1/4 OF NE1/4 & PT NE1/4 OF SE1/4 DESC: COMM AT POINT B-19 AS SHOWN ON MN DOT ROW PLAT #18-46 DATED 2-26-88 FILED 3-16-88 AS DOC #524940 THEN E'LY TO POINT B-20 ON SD PLAT THEN S'LY TO POINT B-26 ON SD PLAT THEN W'LY TO POINT B-24 ON SD PLAT THEN	427.31		427.31	\$51,025.76
7	15	010071400BAD009	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439	CENTRAL LAKES PROPERTIES LLC	7400 METRO BLVD #105 EDINA, MN 55439		PT OF SE1/4 OF NE1/4 & PT OF NE1/4 OF SE1/4 DESC: COMM AT POINT B-19 AS SHOWN ON MN DOT ROW PLAT #18-46 DATED 2-26-88 FILED 3-16-88 AS DOC #524940 THEN E'LY TO POINT B-20 ON SD PLAT THEN S'LY TO POINT B-26 ON SD PLAT THEN W'LY TO POINT B-24 ON SD PLAT TH	152.33		152.33	\$18,189.96
8	9	032410010010009	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	HOME DEPOT USA INC	PROPERTY TAX DEPT RE 2818 P O BOX 105842 ATLANTA GA 30348	7207 FOLEY RD	LOT 1, BLOCK 1, FORTHUN PARK SECOND ADDITION		877.18	877.18	\$104,745.44
9	28	033970010010009	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990		LOT 1 BLOCK 1, COSTCO ADDITION	854.71		854.71	\$102,062.26
10	117	0339700090A0009	MICHAEL HOLDINGS OF BAXTER LLC	7002 6TH ST N OAKDALE, MN 55128	MICHAEL HOLDINGS OF BAXTER LLC	7002 6TH ST N OAKDALE, MN 55128		OUTLOT A, COSTCO ADDITION	198.11		198.11	\$23,656.62
11	66	33970010020009	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990	COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 1122 999 LAKE CR ISSAQUAH, WA 98027-8990		OUTLOT B, COSTCO ADDITION			0.00	\$0.00
12	16	010084200D00009	LUTHERAN SOCIAL SERVICE	LUTHERAN SOCIAL SERVICE OF MINNESOTA 2485 COMO AVE ST PAUL MN 55108	LIG LLC	13401 BIRCH DR BAXTER, MN 56425		OUTLOT C, COSTCO ADDITION			0.00	\$0.00
TOTAL									3039.22	1141.70	4180.92	\$499,250.20

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - EDGEWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	6	031770010010009	QUISBERG, STEVEN M	14133 EDGEWOOD DR BAXTER, MN 56425	QUISBERG, STEVEN M	14133 EDGEWOOD DR BAXTER, MN 56425	7472 EXCELSIOR RD	LOT 1 BLOCK 1 EXC PT CONVEYED TO STATE OF MN SHOWN AS PARCEL #87 ON MN DOT ROW PLAT #18-44 SUBJ TO AN ESMNT OF RECORD, COUNTY MARKET ADDITION	140		140.00	\$9,170.79
2	89	031770010020009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	COBORN'S, INCORPORATED	P O BOX 6146 ST CLOUD, MN 56302	14092 EDGEWOOD DR	LOT 2 BLOCK 1 EXC PT CONVEYED TO STATE OF MN SHOWN AS PARCEL #89 ON MN DOT ROW PLAT #18-44, COUNTY MARKET ADDITION	320.33		320.33	\$20,983.43
3	7	03177002001B009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	14039 EDGEWOOD DR	THAT PART OF LOT 1 BLOCK 2 LYING S'LY OF THE FOLLOWING DESCRIBED LINE; COMM. AT THE SW CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE E. LINE OF THE W. 660 FT OF THE SE1/4 OF SE1/4 SECTION 6 TWP. 133 N, RANGE 28 W, AND THE N'LY RIGHT-O, COUNTY MARKET ADDITION	236.98		236.98	\$15,523.54
4	86	03177002001A009	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	QUISBERG, STEVEN M & RUTH E	1523 SUNSETVIEW BRAINERD, MN 56401	14133 EDGEWOOD DR	LOT 1 BLOCK 2, EXCEPT THAT PART OF LOT 1 BLOCK 2 LYING S'LY OF THE FOLLOWING DESCRIBED LINE; COMM. AT THE SW CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE E. LINE OF THE W. 660 FT OF THE SE1/4 OF SE1/4 SECTION 6 TWP. 133 N, RANGE 28 W, COUNTY MARKET ADDITION	534.06		534.06	\$34,983.96
5	88	031750010030009	COCINA MEXICANA LLC	PO BOX 2538 BAXTER, MN 56425	COCINA MEXICANA LLC	PO BOX 2538 BAXTER, MN 56425	14151 EDGEWOOD DR	LOT 3 BLOCK 1, BAXTER WAL-MART SUBDIVISION	188.56		188.56	\$12,351.75
6	85	031750010020009	MARVIN DEVELOPMENT III LLC	ATTN: BARB SCHNEIDER 965 DECATUR AVE N GOLDEN VALLEY, MN 55427	TACO BELL #9467, BORDER FOODS INC	5425 BOONE AVE N NEW HOPE, MN 55428	14175 EDGEWOOD DR	LOT 2 BLOCK 1 (SUBJECT TO A 20 YEAR LEASE RUNNING TO TACO BELL, DATED FROM JULY 1993 TO 2013, WITH RENEWAL OPTIONS), BAXTER WAL-MART SUBDIVISION	125.02		125.02	\$8,189.52
7	90	031840010010AC0	KTJ 243 LLC	5125 COUNTY RD 101, SUITE 100 MINNETONKA, MN 55345	WAL-MART STORES INC , 1654	PROPERTY TAX DEPT P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	14275 EDGEWOOD DR	UND. 394/10000 INT. IN LOT 1 BLOCK 1, 2ND ADDN TO BAXTER WAL-MART SUBDIVISION	494.22		494.22	\$32,374.22
8	64	010064100FC0009	BAXTER EDGEWOOD PROPERTIES LL	C/O RICHARD & INGRID MILESKI 3773 320TH ST CUSHING MN 56443	BAXTER EDGEWOOD PROPERTIES LL	C/O RICHARD & INGRID MILESKI 3773 320TH ST CUSHING MN 56443	14305 EDGEWOOD DR	ALL THAT PT OF NESE DAF: COMMAT NE COR OF SD NESE THEN S 1D 51'11" W 1130 FT ALG E LINE OF SD NESE TO POB OF TRACT TO BE DESC THEN REV N 51'0" E 100 FT ALG SD E LINE OF NESE THEN N 87D 56'9" W PARA/W S LINE OF SD NESE 660 FT TO AN I/P/M THEN S 51'0" W PA	158.86		158.86	\$10,406.23
9	67	010064100G00009	DIEMER, THOMAS W	2833 72ND ST SW PEQUOT LAKES, MN 56472	DIEMER, THOMAS W	2833 72ND ST SW PEQUOT LAKES, MN 56472	14317 EDGEWOOD DR	PT OF NE1/4 OF SE1/4 DESC AS FOL: BEG AT THE POINT ON THE E LINE OF SD NESE WHICH IS 00D 51' W ASSM/BEAR 930FT FROM NE COR OF SD NESE THEN CONT S 00D 51' W 100FT ALG SD E LINE THEN N 87D 55'30" W 660FT ALG A LINE PARALLEL TO S LINE OF SD NESE THEN N 00D PT OF NE1/4 OF SE1/4 SEC 6 DESC AS FOL: COMM AT NE COR OF SD NESE THEN S 00D 51'00" W ASSM/BEAR 741.8FT ALG E LINE OF SD NESE, THE POB OF TRACT TO BE DESC THEN S 00D 51'00" W 188.2FT CONT ALG SD E LINE OF NESE THEN N 87D 56'09" W 660FT PARALLEL TO S LINE	100.02		100.02	\$6,551.88
10	62	010064100FA0889	IVES, MICHAEL J & MARY F	973 NE 4TH ST GRAND RAPIDS, MN 55744	973 NE 4TH ST GRAND RAPIDS, MN 55744	973 NE 4TH ST GRAND RAPIDS, MN 55744	14341 EDGEWOOD DR		184.46		184.46	\$12,083.18
11	87	031730010010009	CONSOLIDATED TELEPHONE COMPAN	1102 MADISON ST P O BOX 972 BRAINERD, MN 56401	CONSOLIDATED TELEPHONE COMPAN	1102 MADISON ST P O BOX 972 BRAINERD, MN 56401	14385 EDGEWOOD DR	LOT 1 BLOCK 1, NOR-SON OFFICE PARK	146.75		146.75	\$9,612.96
12	3	031730010020009	BRAINERD REALTY BUILDING LLC	14391 EDGEWOOD DR N BAXTER, MN 56425	BRAINERD REALTY BUILDING LLC	14391 EDGEWOOD DR N BAXTER, MN 56425	14391 EDGEWOOD DR	LOT 2 BLOCK 1, NOR-SON OFFICE PARK	148.49		148.49	\$9,726.94
13	31	032120010010009	CHRISTENSEN, DALE A & SHARON	11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON	11656 RIVER VISTA DR BAXTER, MN 56425	14417 EDGEWOOD DR	LOT 1 BLOCK 1, 1ST ADDITION TO NOR-SON OFFICE PARK	120.03		120.03	\$7,862.65
14	63	010064100BB0009	JESTER, JOSEPH R II LLC	10862 HICKMAN RD CLIVE, IA 50325-3736	JESTER, JOSEPH R II LLC	10862 HICKMAN RD CLIVE, IA 50325-3736	14451 EDGEWOOD DR	S 90FT OF S 180FT OF E 381.5FT OF N 330FT OF NE1/4 OF SE1/4 SEC 6. SUBJ TO ESMNT OF REC.	90.02		90.02	\$5,896.82
15	24	010064100BA0009	ODPROPS LLC	14453 EDGEWOOD DR BAXTER, MN 56425	ODPROPS LLC	14453 EDGEWOOD DR BAXTER, MN 56425	14453 EDGEWOOD DR	S 180FT OF E 381.5FT OF N 330FT OF NE1/4 OF SE1/4 SEC 6 EX THE S 90FT OF S 180FT OF E 381.5FT OF N 330FT OF NESE SEC 6.	104.75		104.75	\$6,861.72

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - EDGEWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
16	61	010064100C00009	BAXTER REAL PROPERTY LLC	725 2ND AVE N MINNEAPOLIS, MN 55405	BAXTER REAL PROPERTY LLC	725 2ND AVE N MINNEAPOLIS, MN 55405	7447 CLEARWATER RD	THAT PT OF S 117FT OF N 150FT OF NE1/4 OF SE1/4 DESC AS COMM AT NE COR OF SD NESE THEN S 00D 07' 36" E BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 150.03FT ALG E LINE OF SD NESE TO S LINE OF N 150FT OF SD NESE THEN N 88D 59'20" W 120.48FT ALG SD S L	117.75		117.75	\$7,713.29
17	10	010061400D00009	LAKES STATE BANK	PO BOX 366 PEQUOT LAKES, MN 56472	LAKES STATE BANK	PO BOX 366 PEQUOT LAKES, MN 56472	14521 EDGEWOOD DR	PT OF SE1/4 OF NE1/4 SEC 6 DESC AS FOL: BEG AT SE COR OF SD SENE THEN N 88D 59'20" W BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 593.31FT ALG S LINE OF SD SENE TO SE COR OF L 22 BLK 2 KIRKWOOD ACCORD TO REC PLAT THERE- OF THEN N 00D 03'43" W 225.04F	187.83		187.83	\$12,303.93
18	13	010061400BB0009	VITALE BAXTER 1, LLP	P O BOX 628 25054 NISSWA LAKE LN NISSWA, MN 56468-0628	VITALE BAXTER 1, LLP	P O BOX 628 25054 NISSWA LAKE LN NISSWA, MN 56468-0628	14555 EDGEWOOD DR	THAT PT OF SE1/4 OF NE1/4 DESC AS FOL: COMM AT SE COR OF SD SE1/4 NE1/4 THEN N 88D 59'20" W BEAR BASED ON CITY OF BAXTER COOR DATA NAD 83/88 593.31FT ALG S LINE OF SD SENE TO SE COR OF L 22 BLK 2 KIRKWOOD ACCORD TO REC PLAT THEREOF THEN N 00D 03'43" W 22 N 100 FT OF S 133 FT OF N 1/2 OF SENE SEC 6 LYING E OF E LINE OF LYNWOOD DR KIRKWOOD ACCORD TO REC PLAT THEREOF ON FILE IN CWC REC OFFICE. SUBJ TO ESMNT OF REC FOR RD PURPOSES.	430.02		430.02	\$28,168.75
19	8	010061400AGA009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	14633 EDGEWOOD DR	LOT 2 BLOCK 1, NORTH POINTE CENTRE DEVELOPMENT	100.49		100.49	\$6,582.67
20	26	033910010020009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	17018 COMMERCIAL PARK RD	LOT 1 BLOCK 1, NORTH POINTE CENTRE REDEVELOPMENT	294.53		294.53	\$19,293.39
21	42	033910010010009	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	NK INDUSTRIES, LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	17018 COMMERCIAL PARK RD	N 130FT OF THE N 1/2 OF THE E 330FT OF SENE SEC 6. SUBJ TO ESMNTS/RESERV/RESTR OF REC.	105.02		105.02	\$6,879.41
22	12	010061400AAA009	LEEGE, KANDY K	P O BOX 2630 BAXTER, MN 56425 C/O JILLIAM NORBY	LEEGE, KANDY K	P O BOX 2630 BAXTER, MN 56425 C/O JILLIAM NORBY	14715 EDGEWOOD DR	LOT 2 BLOCK 1, SOMMERS ADDITION	129.94		129.94	\$8,511.81
23	96	032010010020009	NAPA INVESTORS LLC	7400 W 27TH ST MINNEAPOLIS, MN 55426	NAPA INVESTORS LLC	7400 W 27TH ST MINNEAPOLIS, MN 55426	14751 EDGEWOOD DR	LOT 1 BLOCK 1, SOMMERS ADDITION	141.11		141.11	\$9,243.51
24	95	032010010010009	GETTY PROPERTIES LLC	21850 TALL TIMBERS RD NISSWA, MN 56468	GETTY PROPERTIES LLC	21850 TALL TIMBERS RD NISSWA, MN 56468	14775 EDGEWOOD DR	LOT 4 BLOCK 1, CHRISTMAS POINT ADDITION	141.04		141.04	\$9,238.92
25	98	032090010040009	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR N BAXTER, MN 56425	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR N BAXTER, MN 56425	14803 EDGEWOOD DR	LOT 3 BLOCK 1, EXCEPT THE N. 75 FT THEREOF, CHRISTMAS POINT ADDITION	149.02		149.02	\$9,761.66
26	32	03209001003B009	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR BAXTER, MN 56425	OLIN FAMILY LIMITED PARTNERSHIP	14803 EDGEWOOD DR BAXTER, MN 56425	14803 EDGEWOOD DR	LOT 2 BLOCK 1 AND N 75 FT OF LOT 3 BLOCK 1, SUBJECT TO AN EASEMENT OF RECORD, CHRISTMAS POINT ADDITION	25		25.00	\$1,637.64
27	30	032090010020009	VANVALKENBURG, MARCIA M REV TRU	7969 PINNACLE AVE NE OTSEGO, MN 55330	VANVALKENBURG, MARCIA M REV TRU	7969 PINNACLE AVE NE OTSEGO, MN 55330	14819 EDGEWOOD DR	LOT 1 BLOCK 1, CHRISTMAS POINT ADDITION	175.02		175.02	\$11,464.80
28	97	032090010010009	14843 EDGEWOOD DRIVE LLP	15244 STATE HIGHWAY 371 N BAXTER, MN 56425	14843 EDGEWOOD DRIVE LLP	15244 STATE HIGHWAY 371 N BAXTER, MN 56425	14843 EDGEWOOD DR	S 102FT OF N 1/2 OF E 330FT OF GL 1. SUBJ TO ESMNTS/RESERV/RESTR OF REC.	101.01		101.01	\$6,616.73
29	11	010061101AB0009	ALAMAR PROPERTIES LLC	18267 GULL LAKE LOOP RD NE TENSTRIKE, MN 56683	ALAMAR PROPERTIES LLC	18267 GULL LAKE LOOP RD NE TENSTRIKE, MN 56683	14871 EDGEWOOD DR	LOT 2 BLOCK 1, WOIDA ADDITION TO BAXTER	102.01		102.01	\$6,682.23
30	57	032250010020009	TANNER, WENDY S REVOCABLE TRUS	6361 PELICAN BAY BLVD #1101 NAPLES, FL 34108 ATTN: PORTFOLIO MANAGEMENT	TANNER, WENDY S REVOCABLE TRUS	6361 PELICAN BAY BLVD #1101 NAPLES, FL 34108 TAX DEPT	14901 EDGEWOOD DR	LOT 1 BLOCK 1, WOUDA ADDITION TO BAXTER	165.02		165.02	\$10,809.75
31	99	032250010010009	REALTY INCOME PROPERTIES 3 LLC	600 LA TERRAZA BLVD ESCONDIDO, CA 92025 C/O DAWN PETERSON	NORTHERN TIER RETAIL LLC	576 BIELENBERG DR STE 200 WOODBURY, MN 55125	14963 EDGEWOOD DR	LOT 1 BLOCK 1 SUBJECT TO EASEMENTS OF RECORD, WOIDA CENTER	384.2		384.20	\$25,167.28
32	100	032300010010009	LAVARDA LLC	3368 COUNTY 5 NW HACKENSACK, MN 56452	LAVARDA LLC	C/O DAWN PETERSON 3368 COUNTY 5 NW HACKENSACK, MN 56452	15065 EDGEWOOD DR	LOT 2 BLOCK 1, SUBJECT TO AND TOGETHER WITH AN EASEMENT OF RECORD, RAPID RIVER SECOND ADDITION	149.44		149.44	\$9,789.17
33	111	033480010020009	EDGEWOOD GROUP LLC	7818 EXCELSIOR RD BAXTER, MN 56425	EDGEWOOD GROUP LLC	7818 EXCELSIOR RD BAXTER, MN 56425	15091 EDGEWOOD DR		355.49		355.49	\$23,286.61
34			CITY COST FOOTAGE						5886.16		5886.16	\$385,576.89
				TOTAL		TOTAL			12232.65	0.00	12232.65	\$801,308.02

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - DELLWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	44	010053300DB0009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		SW1/4 OF SW1/4 SEC 5 EX N 366FT THEREOF AND EX E 388FT THEREOF. SUBJ TO ESMNT OF REC. AND EX PT TO STATE OF MINNESOTA.	967.08		967.08	\$63,349.23
2	36	031470010010009	BREMER BANK OF BRAINERD	321 7TH ST S BRAINERD, MN 56401	BREMER BANK OF BRAINERD	321 7TH ST S BRAINERD, MN 56401	7558 DESIGN RD	LOT 1 BLOCK 1, CITIZEN'S ADDITION	154.25		154.25	\$10,104.25
3	37	031470010020009	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER, MN 56425	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER, MN 56425	14242 DELLWOOD DR	LOT 2 BLOCK 1, CITIZEN'S ADDITION	129.76		129.76	\$8,500.02
4	47	010053200IBB009	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER MN 56425	KW PROPERTIES INC	14242 DELLWOOD DR BAXTER MN 56425	14244 DELLWOOD DR	THAT PT OF NW1/4 OF SW1/4 AND THE SW1/4 OF SW1/4 SEC 5 DESC AS FOL: COMM AT SW COR OF SD NWSW THEN S 1D 31' W ASSM/BEAR 16.01FT ALG W LINE OF SD SWSW TO S LINE OF N 16FT OF SD SWSW THEN E 150.05FT ALG SD S LINE TO E'LY ROW LINE OF STATE HWY 371, THE POB	149.97		149.97	\$9,823.89
5	137	034190010030009	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425	ARNOLD S JOHNSON PROPERTIES LL	14275 GOLF COURSE DR SUITE 120 BAXTER, MN 56425		LOT 3 BLOCK 1, JOHNSON CENTRE	132.05		132.05	\$8,650.02
6	27	033930010010009	STEIGER, JOAN & STEIGER TRUST JO	22961 OLD GOVT TRL NISSWA, MN 56468	AMIGOS BAXTER LLC	P O BOX 977 BAXTER, MN 56425		LOT 1 BLOCK 1, RADCO	308.37		308.37	\$20,199.99
7	58	010053200BAA009	HOLLAND, DERRILL G	C/O TRIANGLE 66 OIL CO PO BOX 2777 BAXTER MN 56425	TRIANGLE 66 OIL CO	C/O TRIANGLE 66 OIL CO 14370 DELLWOOD DR STE 110 PO BOX 2777 BAXTER MN 56425	14398 DELLWOOD DR	S 1/2 OF N 1/2 OF NW1/4 OF SW1/4 SEC 5 & ALSO N 23.7FT OF N 1/2 OF S 1/2 OF NWSW SEC 5 EX PT TO JOHN BYER & EX THAT PT OF S 1/2 OF N 1/2 OF NWSW SEC 5 DESC AS FOL: COMM AT NW COR OF SD S 1/2 OF N 1/2 THE POB THEN E'LY ALG N LINE OF SD S 1/2 OF N 1/2 A DI	349.8		349.80	\$22,913.89
8	46	033700010020009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	14430 DELLWOOD DR	LOT 2 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	117.98		117.98	\$7,728.36
9	45	033700010010009	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	14466 DELLWOOD DR	LOT 1, BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	209.95		209.95	\$13,752.92
10	92	031860010020009	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	14540 DELLWOOD DR	LOT 2, BLOCK 1 TARGET ADDITION TO BAXTER	214.47		214.47	\$14,049.00
11	91	031860010010009	DAYTON HUDSON CORP TARGET STO	C/O PROPETY TAX DEPT TPN - 0950 P O BOX 9456 MINNEAPOLIS MN 55440-9456	DAYTON HUDSON CORPORATION T65	C/O PROP TAX DEPT TPN - 0659 P O BOX 9456 MINNEAPOLIS MN 55440-9456	14546 DELLWOOD DR	LOT 1 BLOCK 1, TARGET ADDITION TO BAXTER	440.49		440.49	\$28,854.60
12	51	010052300CAB009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		SW1/4 OF NW1/4 SEC 5 EX E 200FT THEREOF & EX PART PLATTED AS TARGET ADDITION TO BAXTER & EX N 90FT OF S 778FT OF W 550FT OF E 750FT OF SWNW. SUBJ TO ROW FOR TRUNK HWY 371 DELLWOOD DR AND GOLF COURSE RD.	677.53		677.53	\$44,382.06
13	1	010052204CB0009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	14742 DELLWOOD DR	THAT PT OF GL 4 SEC 5 DESC AS FOL: COMM AT SW COR OF SD GL 4 THEN N 88D 36'19" E 194.05FT ALG S LINE OF SD GL 4 TO E LINE OF DELLWOOD DR THE POB OF TRACT TO BE DESC THEN N 00D 07' 55" W 417.51FT ALG SD E LINE OF DELLWOOD DR THEN N 89D 52'05" E 186.72FT T	417.39		417.39	\$27,341.41
14	2	010052204D00009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401		THE S 1/2 OF GL 4 (NW1/4 OF NW1/4) SEC 5 EX S 414.39FT THEREOF & EX E 200FT THEREOF & EX STATE HWY 371 ROW. SUBJ TO ESMNTS/RSV/RST OF REC.	312.5		312.50	\$20,470.52
15	14	010052204ABA009	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	MILLS PROPERTIES, INC	P O BOX 5055 BRAINERD, MN 56401	14858 DELLWOOD DR	THAT PT OF N 1/2 OF GL 4 (FRACTIONAL N 1/2 OF NWNW) SEC 5 LYING S OF FOL DESC LINE: COMM AT NW COR OF SD N 1/2 OF GL 4 THEN S 00D 07'55" E 351.72FT ALG W LINE OF SD N 1/2 OF GL 4 TO POB OF LINE TO BE DESC THEN N 89D 41'40" E 1336.61FT TO E LINE OF SD N 1	730.23		730.23	\$47,834.21
16	94	03197001002Z009	HOLIDAY STATIONSTORE, S INC	P O BOX 1224 MINNEAPOLIS, MN 55440	HOLIDAY STATIONSTORE, S INC	P O BOX 1224 MINNEAPOLIS, MN 55440	15052 DELLWOOD DR	ALL OF LOT 2 BLOCK 1 & THE S. 135 FT OF THE W. 90 FT OF LOT 3 BLOCK 1. SUBJECT TO EASEMENTS OF RECORD, COUNTRY ESTATES ADDITION TO BAXTER	123.66		123.66	\$8,100.43
17	93	031970010010009	HOSPITALITY INVESTORS LLC	4257 HAINES RD SUITE A DULUTH, MN 55811	HOSPITALITY INVESTORS LLC	4257 HAINES RD SUITE A DULUTH, MN 55811	15058 DELLWOOD DR	LOT 1 BLOCK 1, COUNTRY ESTATES ADDITION TO BAXTER	239.1		239.10	\$15,662.41

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - DELLWOOD DRIVE

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
18	136	030323300F00009	NORTHERN NATIONAL, BANK	P O BOX 706 BRAINERD, MN 56401	NORWEST PROPERTIES INC	WELLS FARGO BANK C/O DELOITTE TAX LLP P O BOX 2609 CARLSBAD, CA 92018		PART OF SW1/4 OF SW1/4 SEC. 32 DESCRIBED AS FOLLOWS; COMM. AT THE SW CORNER OF THE SWSW OF SEC. 32, THEN DUE N. ALONG THE W. LINE OF SAID SEC. 32, WHICH LIES IS ALSO THE CENTERLINE OF HWY 371, FOR A DISTANCE OF 338 TO THE POINT OF BEG, THEN S. 89 DEG 40	150.26		150.26	\$9,842.88
19	135	030323300E00009	NORTHERN NATIONAL, BANK	P O BOX 706 BRAINERD, MN 56401	NORWEST PROPERTIES INC	WELLS FARGO BANK C/O DELOITTE TAX LLP P O BOX 2609 CARLSBAD, CA 92018	15146 DELLWOOD DR	THAT PART OF SW1/4 OF SW1/4 SEC. 32 DESCRIBED AS FOLL; COMM. AT THE SW CORNER OF THE SWSW SEC. 32, THEN DUE N. ALONG THE W. LINE OF SAID SEC. 32 WHICH LINE IS ALSO THE CENTERLINE OF U. S. HWY #371, FOR A DISTANCE OF 488 FT TO THE POINT OF BEG, THEN S. 89	150.8		150.80	\$9,878.26
20			CITY COST FOOTAGE						5975.64		5975.64	\$391,438.34
			TOTAL			TOTAL			11951.28	0.00	11951.28	\$782,876.69

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - CLEARWATER ROAD

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	45	033700010010009	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	WATLAND PROPERTIES INC	14430 DELLWOOD DR BAXTER, MN 56425	14466 DELLWOOD DR	LOT 1, BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK		412.45	412.45	\$27,017.82
2	113	033700010030009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425		LOT 3 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	150.06		150.06	\$9,829.78
3	43	033700010040009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER MN 56425		LOT 4 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	150.06		150.06	\$9,829.78
4	114	033700010050009	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425	KFC BUILDING PARTNERSHIP	14430 DELLWOOD DR BAXTER, MN 56425		LOT 5 BLOCK 1, GOLF COURSE DRIVE COMMERCIAL PARK	145.06		145.06	\$9,502.25
5	92	031860010020009	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	MTHE LLC	14706 FAIRWAY DR BAXTER, MN 56425	14540 DELLWOOD DR	LOT 2, BLOCK 1 TARGET ADDITION TO BAXTER		397.03	397.03	\$26,007.72
6	118	031860010030009	OFFBRAIN LLC	C/O CORELOGIC COMMERCIA TAX SERV P O BOX 961009 FORT WORTH, TX 76161-0009	OFFBRAIN LLC	C/O CORELOGIC COMMERCIA TAX SERV P O BOX 961009 FORT WORTH, TX 76161-0009	7626 CLEARWATER RD	LOT 3 BLOCK 1, TARGET ADDITION TO BAXTER	476.84		476.84	\$31,235.73
TOTAL									922.02	809.48	1731.50	\$113,423.08

FDR OPTION 2 PRELIMINARY ASSESSMENT WORKSHEET - FAIRVIEW EAST

5/19/2015

2015 Mill and Overlay Project
 Baxter, Minnesota
 SEH No. BAXTE131772

IMPROVEMENTS PER LF \$65.51

ITEM NO.	MAP NO.	PARCEL ID NO.	PROPERTY OWNER	OWNER ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS	PROPERTY ADDRESS	PROPERTY DESCRIPTION	ABUTTING FOOTAGE		ASSESSED FOOTAGE	TOTAL SPECIAL ASSESSMENT
									SIDE 1	SIDE 2		
1	5	010054400DZ0009	WESTPORT MALL LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401	WESTPORT MALL LLC	17018 COMMERCIAL PARK RD BRAINERD, MN 56401		PT OF SE1/4 OF SE1/4 SEC 5 DESC AS FOL: COMM SE COR OF SD SESE THEN N 1D 36'38"W BAXTER COORDINAT DATABASE 247.2 FT ALG E LINE OF SD SESE THEN S 72D 51'22"W 576.3 FT TO SE COR OF TRACT TO FOURSOME ENTERPRISES ON DOC # 46146 THEN N 17D 8'38"W 640.57 FT AL	736.04		736.04	\$48,214.80
2			CITY COST FOOTAGE						736.04		736.04	\$48,214.80
			TOTAL			TOTAL			1472.08	0.00	1472.08	\$96,429.60

Appendix C

Pavement Evaluation Report

Pavement Evaluation Report

Various City Streets
Baxter, Minnesota

Prepared for

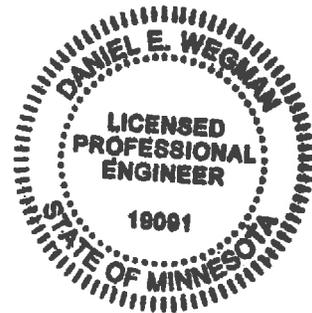
Short Elliott Hendrickson, Inc.

Professional Certification:

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.



Daniel E. Wegman, PE
Principal Engineer
License Number: 19091
April 29, 2015



Project B1502726

Braun Intertec Corporation



Braun Intertec Corporation
1826 Buerkle Road
Saint Paul, MN 55110

Phone: 651.487.3245
Fax: 651.487.1812
Web: braunintertec.com

April 29, 2015

Project B1502726

Mr. Scott Hedlund
Short Elliott Hendrickson, Inc.
416 S. 6th Street, Suite 200
Brainerd, MN 56401

Re: Pavement Evaluation Report
Various City Streets
Baxter, Minnesota

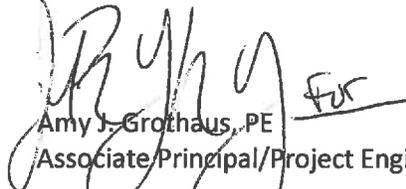
Dear Mr. Hedlund:

We are pleased to present this Pavement Evaluation Report for various city streets in Baxter, Minnesota. The purpose of our work was to assess the subsurface conditions and layer thicknesses and to determine the feasibility of the planned repair options.

Please see the attached report for a detailed discussion on the field exploration results and our recommendations. The report should be read in its entirety.

Sincerely,

BRAUN INTERTEC CORPORATION


Amy J. Grothaus, PE
Associate Principal/Project Engineer


Daniel E. Wegman, PE
Principal Engineer

Table of Contents

Description	Page
A. Introduction.....	1
A.1. Project Description.....	1
A.2. Purpose.....	1
A.3. Background Information and Reference Documents.....	1
A.4. Scope of Services.....	1
B. Results.....	2
B.1. Pavement Core and Hand Auger Boring Results.....	2
B.2. GPR Results.....	3
C. Basis for Recommendations.....	5
C.1. Design Details.....	5
C.1.a. Potential Pavement Repairs.....	5
C.1.b. Anticipated Traffic.....	5
C.1.c. Anticipated Grade Changes.....	6
C.1.d. Precautions Regarding Changed Information.....	6
C.2. Design and Construction Considerations.....	6
C.2.a. Pavement Repair Options.....	6
D. Repair Recommendations.....	8
D.1. Pavement Subgrade Preparation.....	8
D.1.a. Removals and Scarification.....	8
D.1.b. Proofroll.....	9
D.1.c. Design Sections.....	9
D.1.d. Materials and Compaction.....	10
E. Procedures.....	10
E.1. Pavement Coring and Hand Auger Borings.....	10
E.2. Ground Penetrating Radar.....	10
E.2.a. GPR Data Collection.....	10
E.2.b. GPR Analysis.....	11
F. Qualifications.....	11
F.1. Continuity of Professional Responsibility.....	11
F.1.a. Plan Review.....	11
F.1.b. Construction Observations and Testing.....	11
F.2. Use of Report.....	11
F.3. Standard of Care.....	12

Appendix

Project Location Sketch

GPR Figures

A. Introduction

A.1. Project Description

This Pavement Evaluation Report addresses various City Streets located in Baxter, Minnesota. The City of Baxter plans to rehabilitate the streets using either a mill and overlay or full-depth reclamation (FDR) approach. Approximately 6.9 total miles in length, the streets currently have a bituminous surface and are shown on the attached sketch.

We understand that some of the streets are classified as Municipal State Aid (MSA) streets, which are to be designed to meet State Aid standards.

A.2. Purpose

The purpose of our pavement evaluation was to assess the subsurface conditions and layer thicknesses to determine the feasibility of the planned repair options.

A.3. Background Information and Reference Documents

To facilitate our evaluation, we were provided with or reviewed the following information or documents:

- Sketch indicating the location of the project, provided by Short Elliott Hendrickson, Inc. (SEH)
- Aerial Maps available from Google Earth
- USDA Web Soil Survey map.

A.4. Scope of Services

Our scope of services for this project was originally submitted as a Proposal to Mr. Scott Hedlund, dated April 7, 2015. We received authorization to proceed on April 8, 2015. Our scope of services was performed under the terms of our General Conditions dated September 1, 2013.

Tasks performed in accordance with our authorized scope of services included:

- Extracting bituminous cores and performing hand auger borings at sixteen (16) locations, noting the core conditions, measuring the layer thicknesses of the bituminous and aggregate base, if present, and noting underlying subbase materials.
- Collecting pavement thickness data with an air-coupled Ground Penetrating Radar (GPR).
- Preparing a sketch of the pavement core and hand auger locations.
- Preparing this report containing results of coring and hand auger borings, GPR, and providing a discussion related to the planned repair options.

B. Results

B.1. Pavement Core and Hand Auger Boring Results

We performed pavement coring and hand auger borings at sixteen (16) locations as shown on the attached sketch. All locations were selected randomly by Braun Intertec. Information from the cores and hand auger borings was used to obtain pavement layer thicknesses for the bituminous and aggregate base layers, if present, as well as to assess bituminous material conditions. The information was also used to corroborate pavement layer thickness information measured by the GPR.

Directly below the bituminous pavement at each of the exploration locations was base material that appeared to be sandy fill with gravel. Hand auger borings were extended slightly into the underlying subbase. A Web Soil Survey of the area indicated underlying soils consist primarily of fine-grained loamy sand. According to the USCS Soil Classification system, it is our opinion that the soils directly below the base material are fine-grained sands, as noted in the table below.

With the exception of C-12, all of the cores were observed to be in good condition with no material stripping present. Results are provided below in Table 1.

Table 1. Pavement Core and Hand Auger Results

Core #	Street Name	Bituminous Core Thickness (in)	Base Thickness (in)	Core Condition Notes	Underlying Subbase Material
C-1	Edgewood Drive	3.0	5.0	Good condition	Sand
C-2	Edgewood Drive	3.75	4.25	Good condition	Sand
C-3	Dellwood Drive	3.5	5.5	Good condition	Sand
C-4	Clearwater Road	3.0	4.5	Good condition	Sand
C-5	Edgewood Drive	3.5	6.5	Good condition	Sand
C-6	Dellwood Drive	4.0	6.0	Good condition	Sand
C-7	Fairview Road	3.5	9.5	Good condition	Sand
C-8	Elder Drive	4.0	8.0	Good condition	Sand
C-9	Glory Road	3.0	7.0	Good condition	Sand
C-10	Glory Road	3.75	8.25	Good condition	Sand
C-11	Foley Road	3.75	1.0	Good condition	Sand
C-12	Fairview Road	4.5	3.0	Top 1 inch of core separated from rest of core	Sand
C-13	Fairview Road	2.5	4.5	Good condition	Sand
C-14	Fairview Road	3.0	4.0	Good condition	Sand
C-15	Foley Road	4.0	5.0	Good condition	Sand
C-16	Foley Road	3.75	3.25	Good condition	Sand

B.2. GPR Results

GPR was used to determine approximate pavement layer thicknesses. GPR data was collected at a nominal one-foot interval in a single direction of travel. Where “ground-truth” data (pavement cores) were performed, the interpreted layers from the GPR scan were compared directly to the measured thicknesses from the cores and hand auger borings to validate the accuracy of the GPR analysis.

Figures of the GPR scans for each of the tested roadways are provided in the Appendix and depict both the bituminous and aggregate base layers. Table 2 below provides a summary of the GPR scan results for each of the tested roadways.

Table 2. GPR Scan Results

Street Name	Segment	Approx. Length (ft)	Average Bituminous Thickness (in)	Average Base Thickness (in)	Planned Repair Method
Clearwater Road	Dellwood Dr to Golf Course Dr	883	3.7	4.8	Mill & Overlay
Dellwood Drive	Excelsior Rd to Design Rd	1,045	4.5	6.8	Mill & Overlay
Dellwood Drive	Design Rd to Universal Rd	541	4.3	7.2	FDR
Dellwood Drive	Universal Rd to Clearwater Rd	1,242	4.0	6.8	Mill & Overlay
Dellwood Drive	Clearwater Rd to Woida Rd	2,778	4.1	6.9	Mill & Overlay
Dellwood Drive	Woida Rd to 700' North	716	4.3	5.7	FDR
Edgewood Drive	Excelsior Rd to Clearwater Rd	2,764	3.5	6.1	Mill & Overlay
Edgewood Drive	Clearwater Rd to Woida Rd	2,866	4.0	6.4	Mill & Overlay
Edgewood Drive	Woida Rd to 550' North	546	3.6	6.8	FDR
Elder Drive	Glory Rd to Forthun Rd	1,193	4.1	7.7	Mill & Overlay
Elder Drive	Forthun Rd to RR Tracks	1,119	4.1	7.5	Mill & Overlay
Fairview Road	Memorywood Dr to 350' West	344	3.5	5.4	Mill & Overlay
Fairview Road	Memorywood Dr to 2,650' East	2,634	3.1	4.2	FDR
Fairview Road	2,650' East of Memorywood Dr to Art Ward Dr	782	3.0	4.2	Mill & Overlay
Fairview Road	Art Ward Dr to Knollwood Dr	2,166	3.1	4.6	Mill & Overlay
Fairview Road	Knollwood Dr to Inglewood Dr	2,122	3.1	4.5	Mill & Overlay
Fairview Road	Conservation Dr to Baxter Dr	780	4.2	8.7	Mill & Overlay
Foley Road	2,900' East of Knollwood Dr to Forthun Rd	1,700	3.6	2.7	Mill & Overlay
Foley Road	Forthun Rd to Elder Dr	1,475	3.8	3.9	Mill & Overlay
Foley Road	CSAH 48 to 1,280' East of Knollwood Dr	5,314	4.3	5.6	Mill & Overlay
Glory Road	780' West of Falcon Dr to Isle Dr	1,614	3.7	7.3	Mill & Overlay
Glory Road	Isle Dr to Elder Dr	531	4.4	8.5	Mill & Overlay
Glory Road	Elder Dr to TH 371	992	4.7	7.4	Mill & Overlay
Memorywood Drive	TH 210 to 250' North	250	4.1	3.6	Mill & Overlay

C. Basis for Recommendations

C.1. Design Details

C.1.a. Potential Pavement Repairs

We understand that the repair option under consideration include mill and overlay or full-depth reclamation (FDR).

C.1.b. Anticipated Traffic

Based on the provided traffic volumes, Table 3 shows the anticipated traffic for each tested road segment. To estimate the projected 20-year ESALs, the Crow Wing County traffic projection factor of 1.7 was used and the Heavy Commercial Average Daily Truck (HCADT) percentage was provided as 7 percent.

Table 3. Anticipated Traffic

Street Name	Segment	Assumed ADT	Estimated 20-Year ESALs
Clearwater Road	Dellwood Dr to Golf Course Dr	8,000	1,784,000
Dellwood Drive	Excelsior Rd to Design Rd	10,000	2,230,000
Dellwood Drive	Design Rd to Universal Rd	10,000	2,230,000
Dellwood Drive	Universal Rd to Clearwater Rd	10,000	2,230,000
Dellwood Drive	Clearwater Rd to Woida Rd	10,000	2,230,000
Dellwood Drive	Woida Rd to 700' North	5,000	1,115,000
Edgewood Drive	Excelsior Rd to Clearwater Rd	8,000	1,784,000
Edgewood Drive	Clearwater Rd to Woida Rd	5,000	1,115,000
Edgewood Drive	Woida Rd to 550' North	3,000	669,000
Elder Drive	Glory Rd to Forthun Rd	10,000	2,230,000
Elder Drive	Forthun Rd to RR Tracks	10,000	2,230,000
Fairview Road	Memorywood Dr to 350' West	1,000	222,000
Fairview Road	Memorywood Dr to 2,650' East	3,000	669,000
Fairview Road	2,650' East of Memorywood Dr to Art Ward Dr	3,000	669,000
Fairview Road	Art Ward Dr to Knollwood Dr	3,000	669,000
Fairview Road	Knollwood Dr to Inglewood Dr	3,000	669,000
Fairview Road	Conservation Dr to Baxter Dr	3,000	669,000
Foley Road	2,900' East of Knollwood Dr to Forthun Rd	3,000	669,000
Foley Road	Forthun Rd to Elder Dr	3,000	669,000
Foley Road	CSAH 48 to 1,280' East of Knollwood Dr	3,000	669,000
Glory Road	780' West of Falcon Dr to Isle Dr	1,000	222,000

Glory Road	Isle Dr to Elder Dr	8,000	1,784,000
Glory Road	Elder Dr to TH 371	10,000	2,230,000
Memorywood Drive	TH 210 to 250' North	3,850	859,000

C.1.c. Anticipated Grade Changes

We assume grade changes will be minimal given the presence of curb and gutter at various locations. The increased traffic loads may necessitate consideration of base stabilization in order to meet structural requirements for a 10 - ton road. Base stabilization with engineered emulsion provides a minimum GE of 1.5 per inch of stabilized base. Base stabilization is not within the scope of this report.

C.1.d. Precautions Regarding Changed Information

We have attempted to describe our understanding of the proposed issues to the extent they were reported to us. Depending on the extent of available information, assumptions may have been made based on our experiences with similar projects. If we have not correctly recorded or interpreted the project details, we should be notified. New or changed information could require additional evaluation, analyses and/or recommendations.

C.2. Design and Construction Considerations

C.2.a. Pavement Repair Options

We understand that the repair options being considered include mill and overlay or FDR. In general, the FDR process involves pulverizing and blending the existing bituminous pavement along with a portion of underlying aggregate base. The reclaimed material can either be left in place or windrowed and stockpiled so that grading, excavation work, or stabilization of subgrade soils can be performed. The left-in-place or replaced reclaim is then compacted and overlaid with bituminous pavement.

Table 4 shows the 10 - ton required GE value for each tested road segment based on the estimated ESALs from Table 3, and an R-value of 50. The GE values were calculated using the MnDOT 10-ton FlexPave tool.

Table 4. MnDOT 10-ton FlexPave Required GE Values

Street Name	Segment	FlexPave Required GE
Clearwater Road	Dellwood Dr to Golf Course Dr	19.94
Dellwood Drive	Excelsior Rd to Design Rd	21.66
Dellwood Drive	Design Rd to Universal Rd	21.66
Dellwood Drive	Universal Rd to Clearwater Rd	21.66
Dellwood Drive	Clearwater Rd to Woida Rd	21.66
Dellwood Drive	Woida Rd to 700' North	17.25
Edgewood Drive	Excelsior Rd to Clearwater Rd	19.94
Edgewood Drive	Clearwater Rd to Woida Rd	17.25
Edgewood Drive	Woida Rd to 550' North	14.7
Elder Drive	Glory Rd to Forthun Rd	21.66
Elder Drive	Forthun Rd to RR Tracks	21.66
Fairview Road	Memorywood Dr to 350' West	10.78
Fairview Road	Memorywood Dr to 2,650' East	14.7
Fairview Road	2,650' East of Memorywood Dr to Art Ward Dr	14.7
Fairview Road	Art Ward Dr to Knollwood Dr	14.7
Fairview Road	Knollwood Dr to Inglewood Dr	14.7
Fairview Road	Conservation Dr to Baxter Dr	14.7
Foley Road	2,900' East of Knollwood Dr to Forthun Rd	14.7
Foley Road	Forthun Rd to Elder Dr	14.7
Foley Road	CSAH 48 to 1,280' East of Knollwood Dr	14.7
Glory Road	780' West of Falcon Dr to Isle Dr	10.78
Glory Road	Isle Dr to Elder Dr	19.94
Glory Road	Elder Dr to TH 371	21.66
Memorywood Drive	TH 210 to 250' North	15.95

From a design perspective, it is our opinion that FDR is a suitable repair alternative; however, we provide the following considerations:

- FDR is a viable alternative to milling, but due to the need to match existing curb and gutter, there will be excess pulverized material. We recommend this material be used in rural shoulder areas or to facilitate drainage.

- Base materials directly underlying the bituminous pavement consist of sandy fill with gravel. This material is suitable for the reclamation process.
- Reclamation should not extend into materials that are unsuitable for reclamation, such as silts and clays. These types of material were not encountered in our evaluation.

If performed, FDR reduces the potential for reflective cracking by disrupting existing crack patterns. Variation of existing pavement depth should be anticipated. As such, adjustments to the reclamation process may be required where the bituminous section depth changes along the roadway. Unlike a milling operation, the reclamation process requires operating the reclaimer at the depth of existing pavement or greater.

From a design perspective, a bituminous mill and overlay could be performed; however, we provide the following consideration:

- Mill and overlay will provide a smooth, uniform surface; however, reflective cracking could develop within a year or two when existing distresses are not completely eliminated by pulverizing or milling the entire in place pavement. When milling the entire in place pavement, any cracks originating from the existing base should be eliminated through scarification and recompaction or pulverization.

Our complete recommendations are presented below in Section D.

D. Repair Recommendations

D.1. Pavement Subgrade Preparation

D.1.a. Removals and Scarification

If FDR is performed, we recommend following MnDOT Specification 2215 for the reclaiming process. We recommend pulverizing to a depth of approximately 6 inches. Following reclamation, excess material should be graded to an increased crown to facilitate better drainage and to allow for the bituminous section provided in Section D.1.c. If an increased crown is not desired or allowed by geometric standards, excess pulverized material will need to be utilized elsewhere or another rehabilitation option should be considered. This option is often preferred in rural design sections. The reclaiming process may need to be optimized during construction as bituminous thicknesses will likely vary. We anticipate there will be sufficient structure to support construction traffic.

Should a mill and overlay be the desired rehabilitation option, we recommend milling through the entire depth of the in place bituminous material. Additional base material may be removed to facilitate a thicker bituminous pavement than what is currently in place. If a 10 ton pavement structure is desired, consideration should be given to increasing the existing pavement thickness in areas where the combination of existing base and pavement does not meet the required GE provided for each segment in Table 4. The underlying base should be scarified and re-compacted in areas where cracking is evident in the underlying base.

D.1.b. Proofroll

For the FDR approach, following reclamation, re-compaction, and removal of excess material, we recommend the top of the recycled material be proof rolled to check for the presence of localized weak areas. The proofroll should be performed with a fully loaded, tandem axle dump truck at walking speed. The proofroll should be observed by a geotechnical engineer or qualified observer. Any detected weak areas should be corrected with a subcut and backfilled with excess reclaimed material or other material such as MnDOT Class 5 aggregate base.

D.1.c. Design Sections

Laboratory tests to determine an R-value for pavement design were not included in the scope of this project. Based on materials encountered in the hand auger borings and a review of available Web Soil Survey data, it is our opinion that an R-value of 50 can be assumed for design purposes.

Based upon the anticipated traffic loads and assumed R-value, we recommend a pavement section meeting the required GE values in Table 4. For the full depth reclamation and the milling options, we recommend using a 2.25 GE for every inch of new bituminous and a 1.0 GE for every inch of existing base, whether remaining from the original pavement structure or created in the pulverization process. Additional new bituminous can be added to those areas with insufficient base in order to achieve a ten ton structure. Removal of additional base after milling can provide for the increased bituminous thickness while matching the existing curb and gutter.

The pavement design is based upon an approximate 20-year performance life. This is the amount of time before major reconstruction is anticipated. This performance life assumes maintenance, such as seal coating and crack sealing, is routinely performed. The actual pavement service life will vary depending on variations in weather, traffic conditions and maintenance.

D.1.d. Materials and Compaction

We recommend that reclaimed materials meet MnDOT Specification 3138 (Modified Aggregate Bases). We recommend that the materials be compacted using the Penetration Index Method as per MnDOT Specification 2211.

We recommend bituminous mixes meeting MnDOT designation SPWEB240C and SPNWEB230C, and the requirements outlined in MnDOT Specification 2360.

We recommend tack coat meeting MnDOT Specification 2357 be placed between the lifts and on milled surfaces.

E. Procedures

E.1. Pavement Coring and Hand Auger Borings

Exploration locations were selected randomly and were conducted using a 4-inch core barrel. The bituminous pavement was repaired with a cold-mix bituminous patch immediately after coring. The cores were measured to obtain approximate bituminous thickness and their material conditions were noted based on visual observation.

E.2. Ground Penetrating Radar

E.2.a. GPR Data Collection

GPR data was collected on April 15, 2015. GPR collection occurred at posted speed limits and data was recorded continuously to a depth of up to 2 feet. Analysis of this data provides a continuous estimate of layer thickness for identifiable layers.

Scans of the pavement were collected according to GSSI, Inc. (manufacturer) SIR-20 processor settings at a specified interval of approximately one scan per lineal foot in the outer wheel path in a single travel direction. A calibration file, required for data post-processing, was collected at the onset of testing. The RoadScan system from GSSI, Inc. allows for the entry of user marks to note roadway events such as bridges and intersections. This capability was used to mark and tie in pavement core locations. Distance along the roadway is measured using a Distance Measuring Instrument (DMI).

E.2.b. GPR Analysis

Data collected by the GPR unit was returned to our office and analyzed to estimate the pavement thickness. Pavement layer interpretation was accomplished using RADAN 7.0, a software package included with the GSSI RoadScan system. The software includes tools to aid in delineating pavement layer transitions and automatically calculates their depths from the pavement surface using the calibration file(s) collected prior to or following testing.

Where “ground-truth” data (cores) were collected, the interpreted layers from the GPR scan were compared directly to the measured thicknesses from the cores to validate the accuracy of the GPR analysis. Ground-truth thickness data was used to normalize the GPR scan readings in the vicinity of each core hole in order to calculate layer thickness.

F. Qualifications

F.1. Continuity of Professional Responsibility

F.1.a. Plan Review

This report is based on a limited amount of information, and a number of assumptions were necessary to help us develop our recommendations. It is recommended that our firm review the geotechnical and pavement material aspects of the designs and specifications, and evaluate whether the design is as expected, if any design changes have affected the validity of our recommendations, and if our recommendations have been correctly interpreted and implemented in the designs and specifications.

F.1.b. Construction Observations and Testing

It is recommended that we be retained to perform observations and tests during construction. This will allow correlation of the subsurface conditions encountered during construction with those encountered by our evaluation, and provide continuity of professional responsibility.

F.2. Use of Report

This report is for the exclusive use of the parties to which it has been addressed. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

F.3. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



LEGEND

- Pavement Core and Hand Auger Boring
- GPR Testing

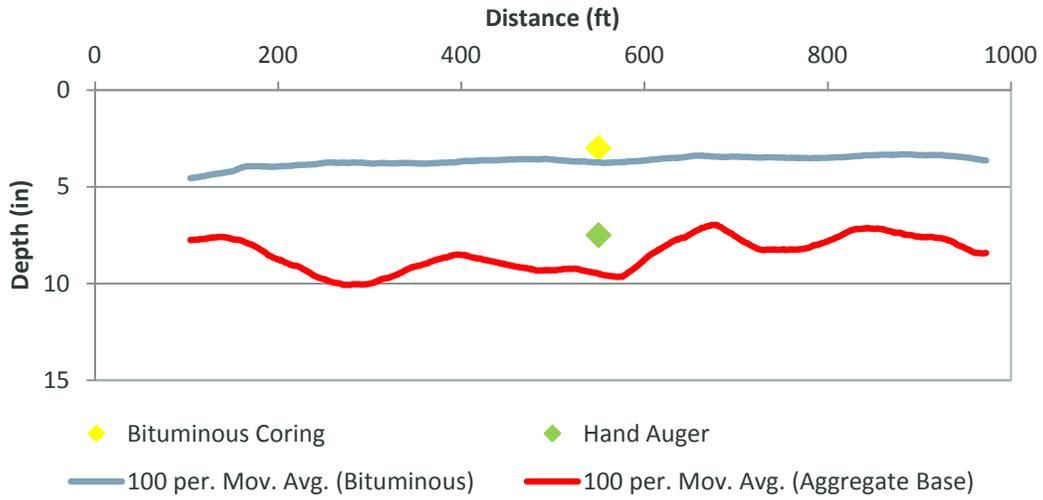
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 PAVEMENT EVALUATION
 VARIOUS CITY STREETS
 BAXTER, MN

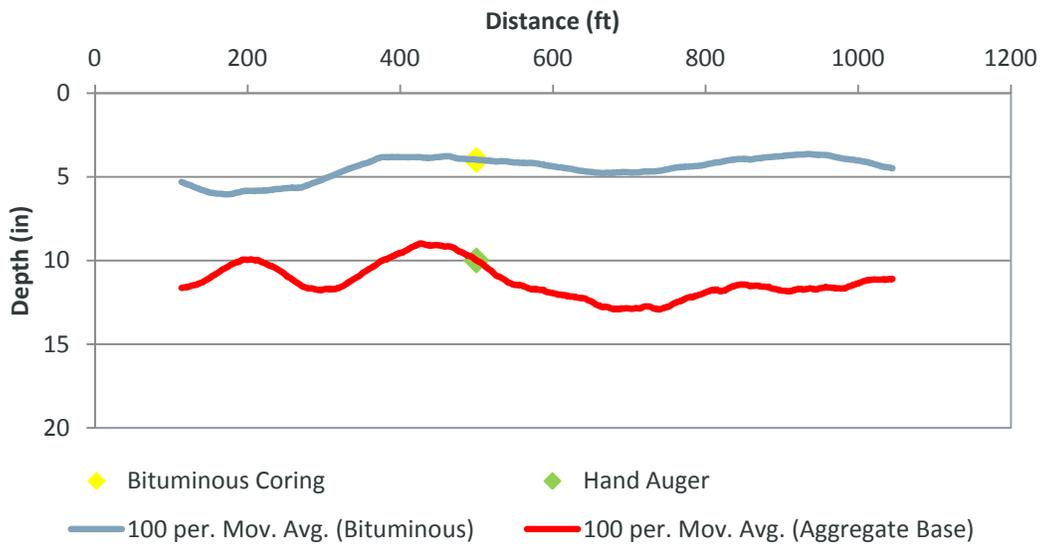
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Sheet:	1 of 1
Fig.:	2

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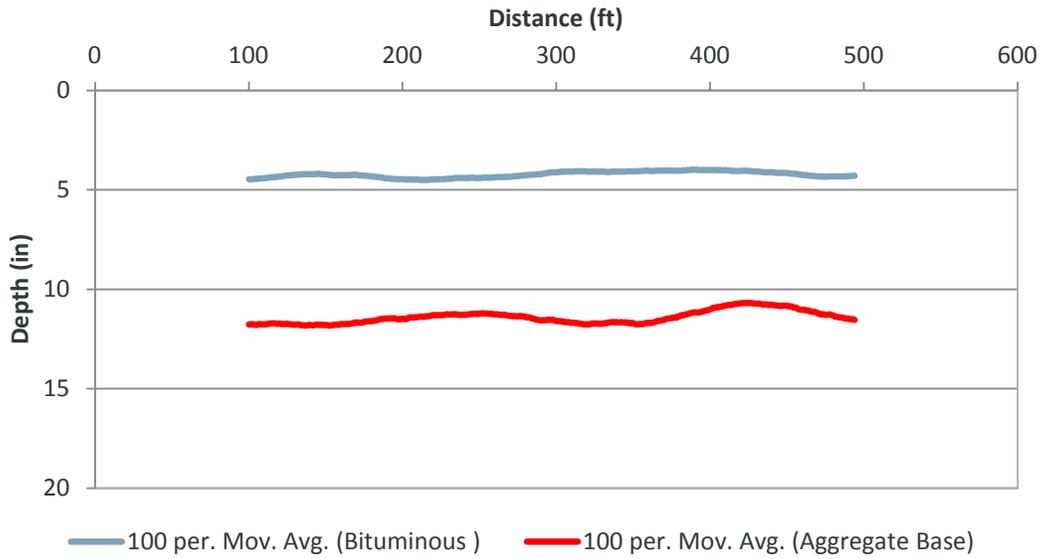
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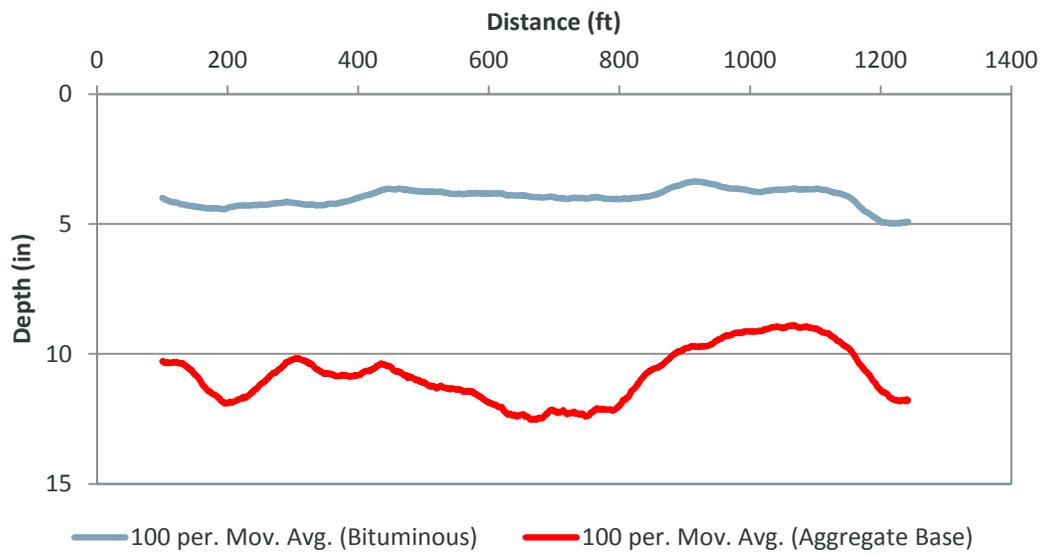
Dellwood Drive Excelsior Road to Design Drive



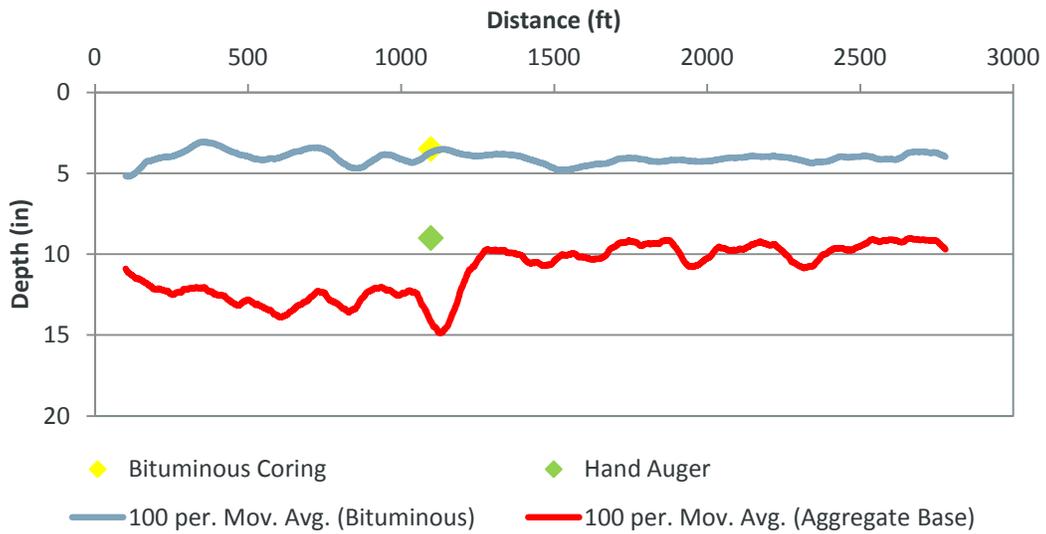
Dellwood Drive Design Drive to Universal Road



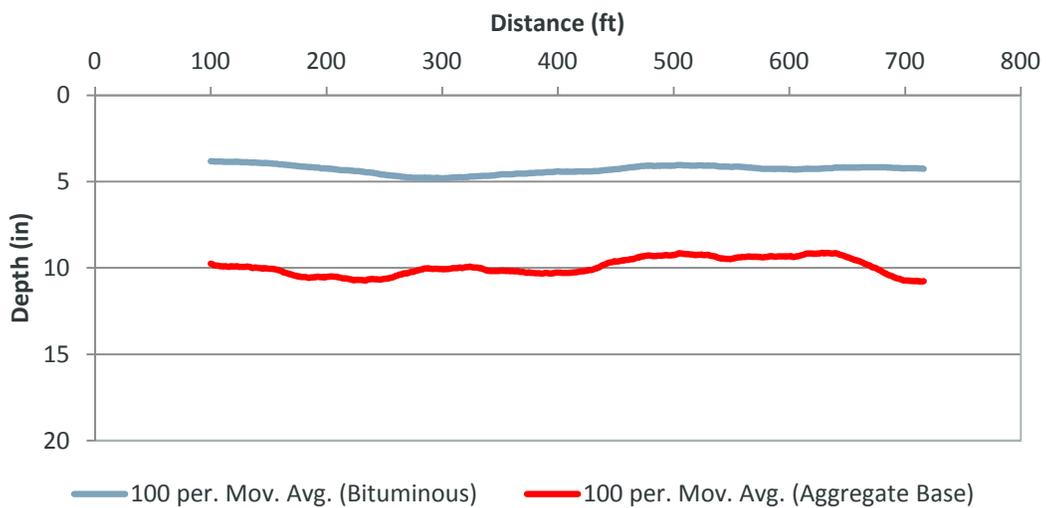
Dellwood Drive Universal Road to Clearwater Road



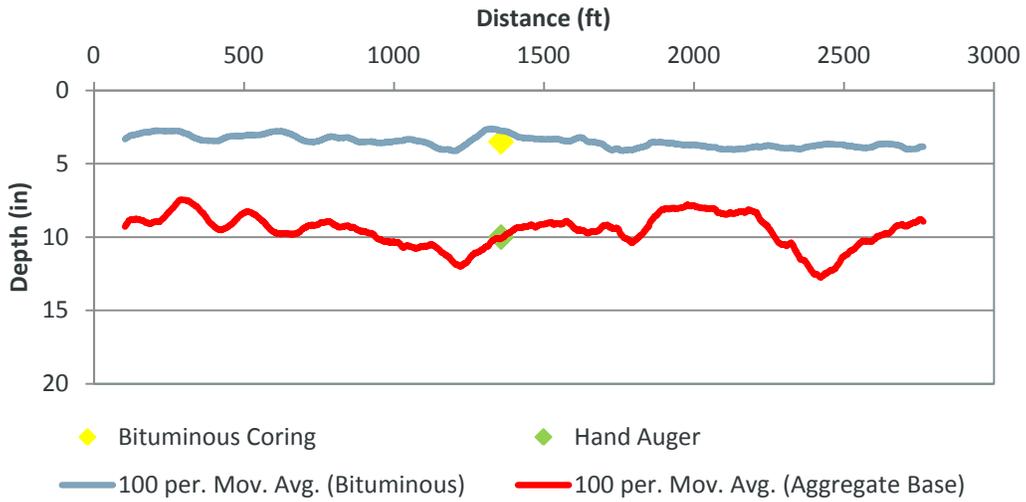
Dellwood Drive Clearwater Road to Woida Road



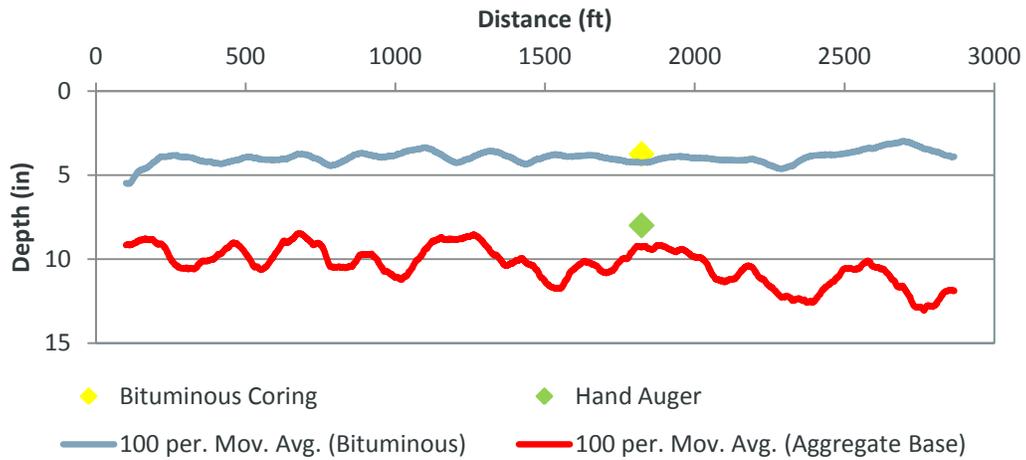
Dellwood Drive Woida Road to Approx. 700' North



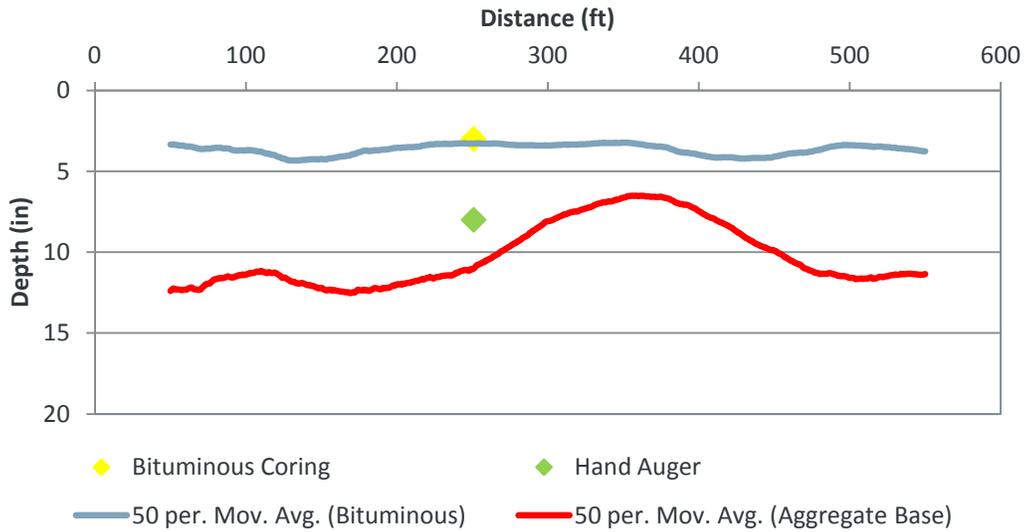
Edgewood Drive Excelsior Road to Clearwater Road



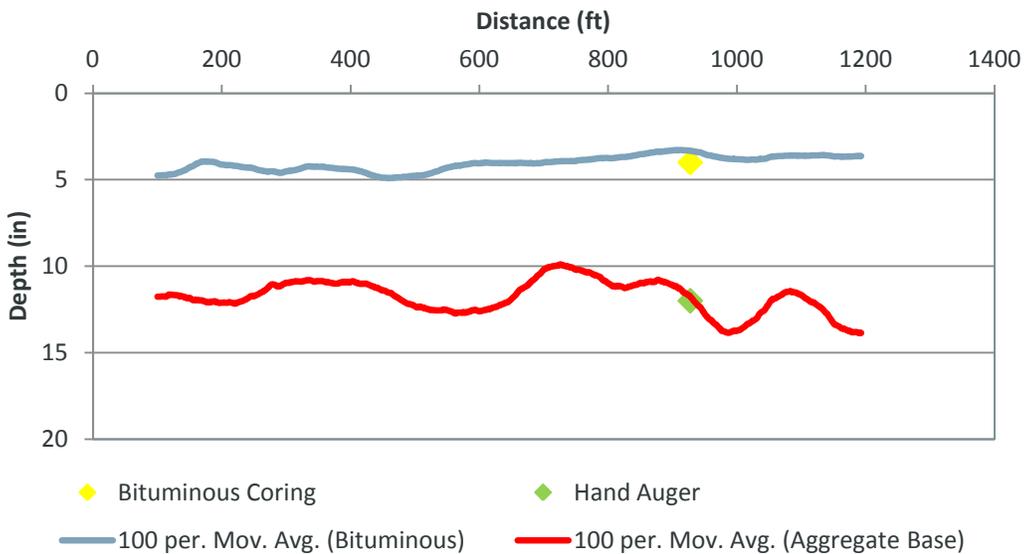
Edgewood Drive Clearwater Road to Woida Road



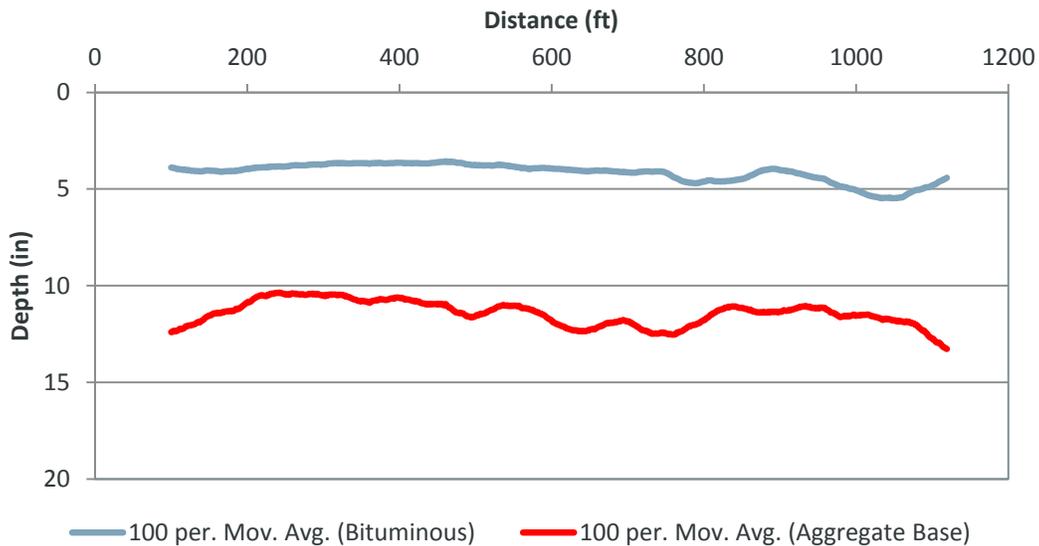
Edgewood Drive Woida Road to Approx. 550' North



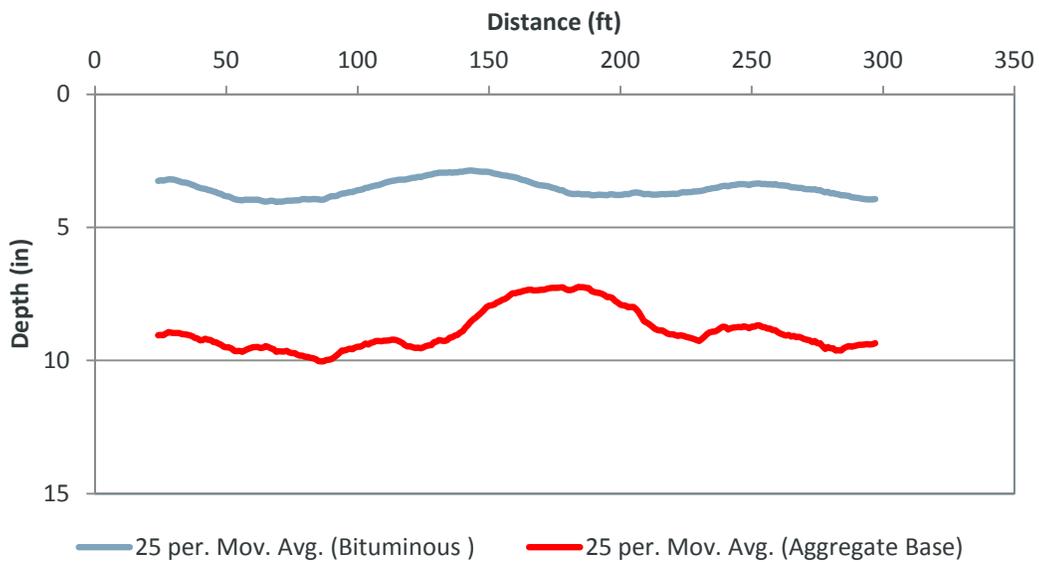
Elder Drive Glory Road to Forthun Road



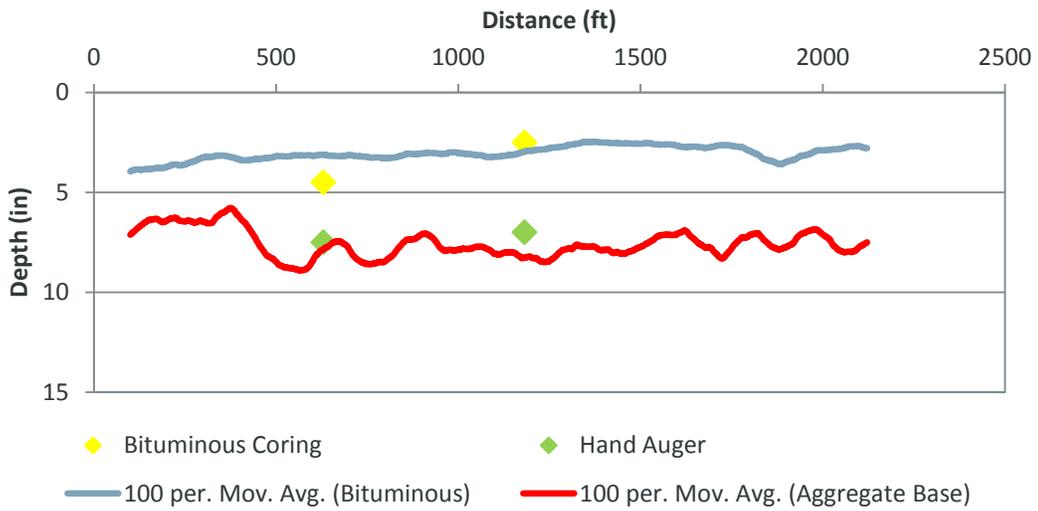
Elder Drive Forthun Road to RR Tracks



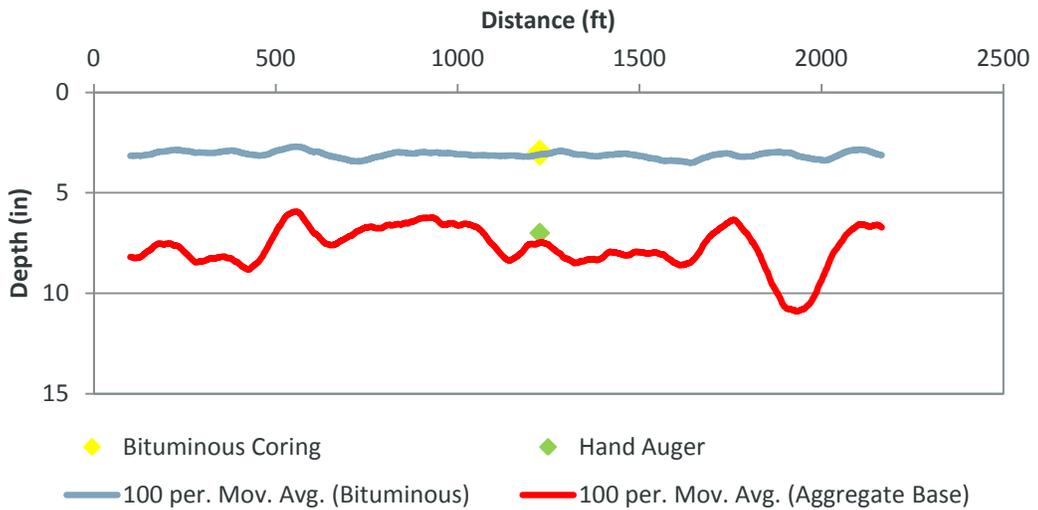
Fairview Road Memorywood Drive to Approx. 350' West



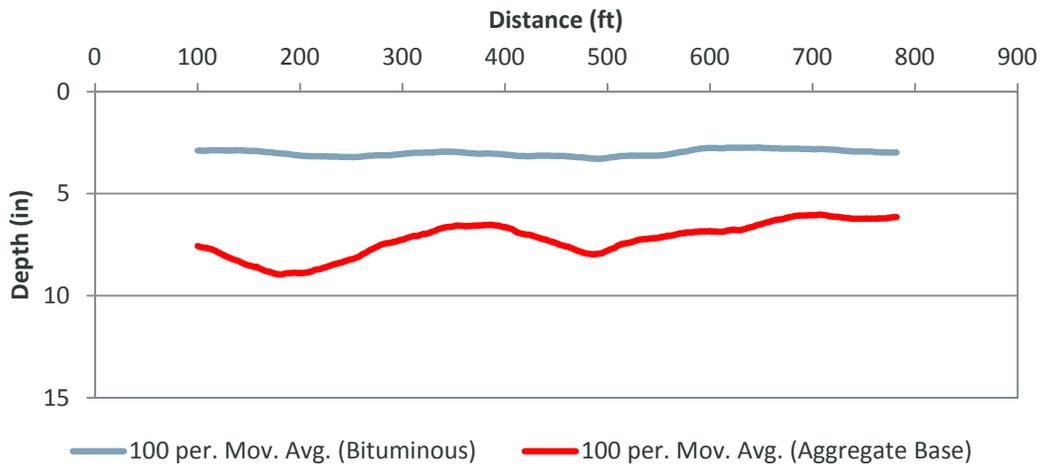
Fairview Road Inglewood Drive to Knollwood Drive



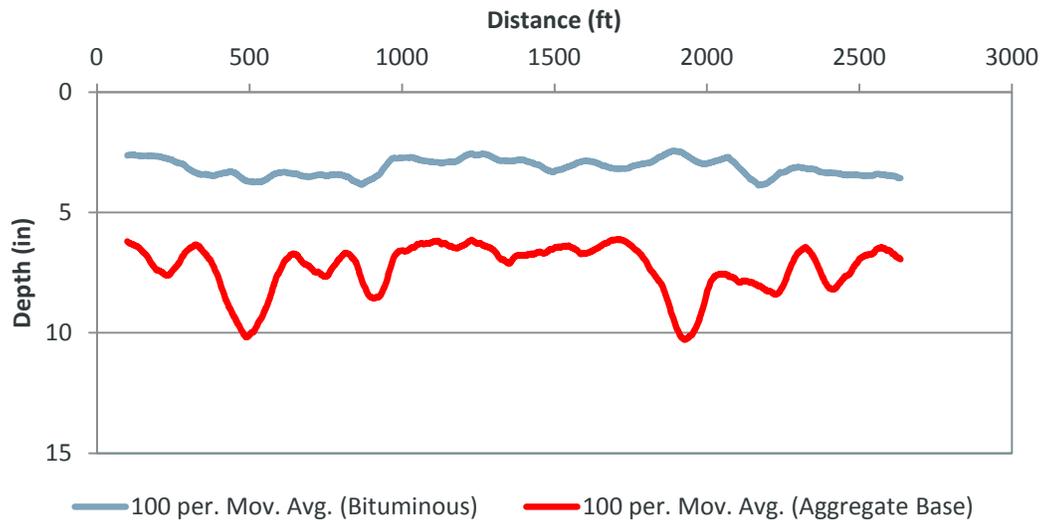
Fairview Road Knollwood Drive to Art Ward Drive



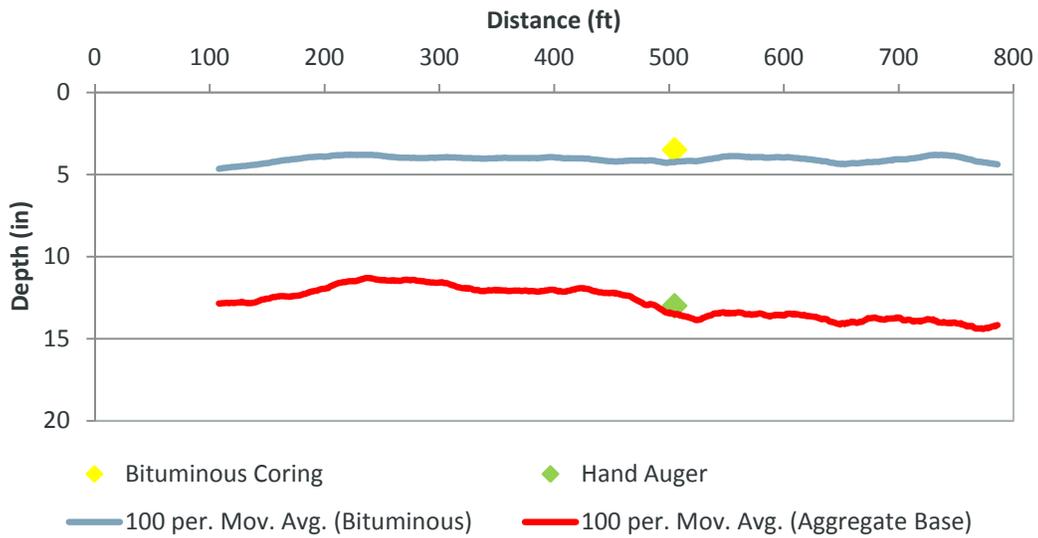
Fairview Road Art Ward Drive to Approx. 2650' East of Memorywood Drive



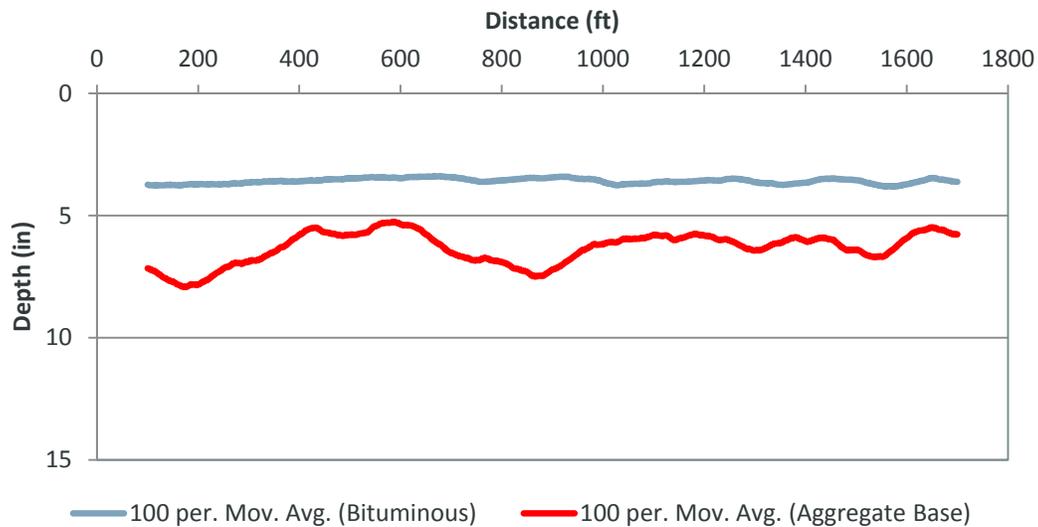
Fairview Road Approx. 2650' East to Memorywood Drive



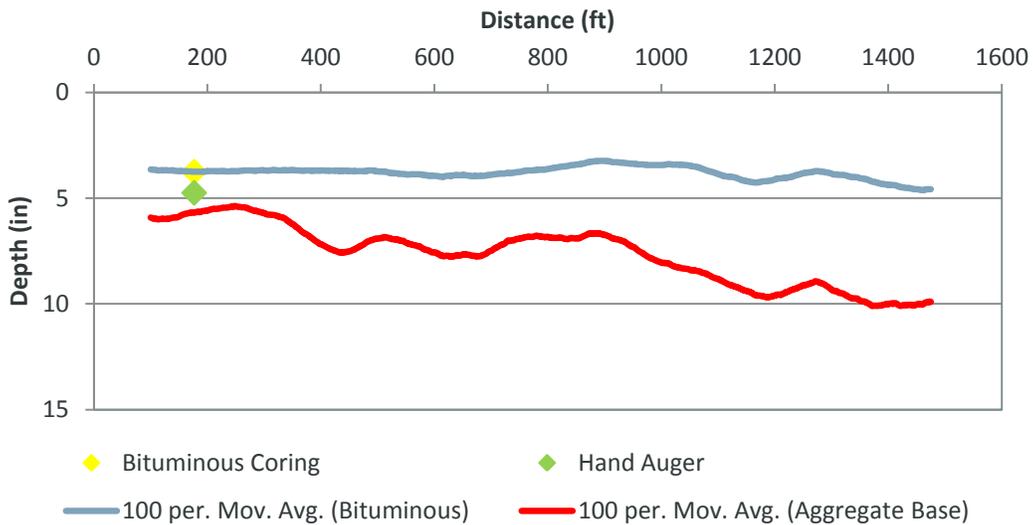
Fairview Road Conservation Drive to Baxter Drive



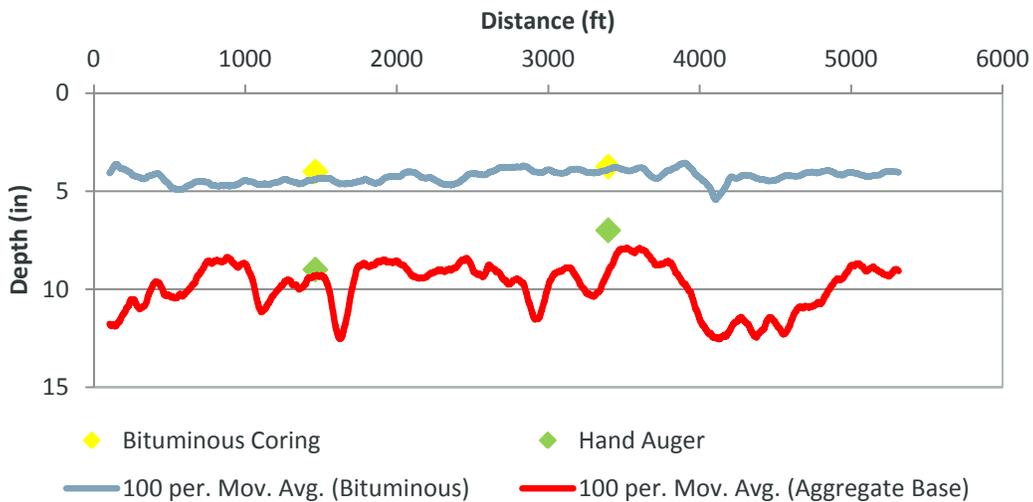
Foley Road Approx. 2,900' East of Knollwood Drive to Forthun Road



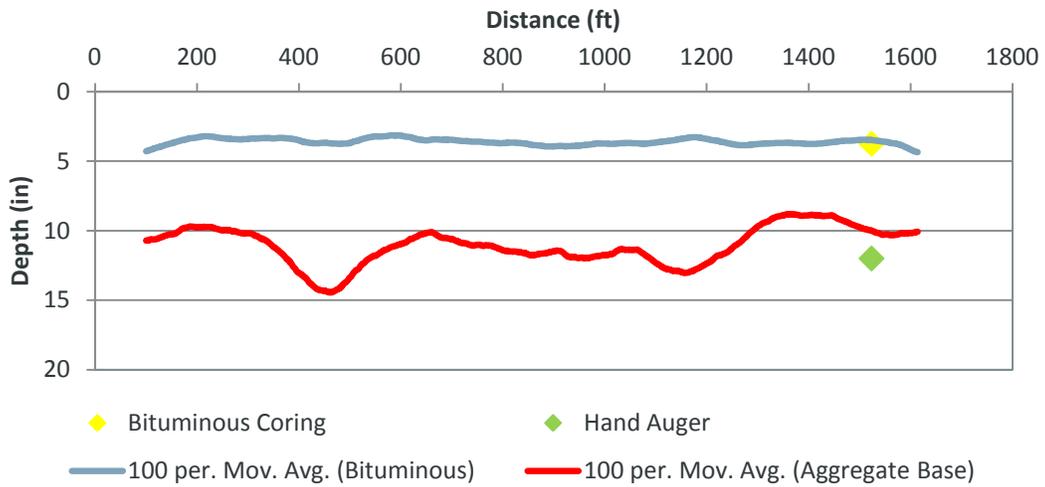
Foley Road Forthun Road to Elder Drive



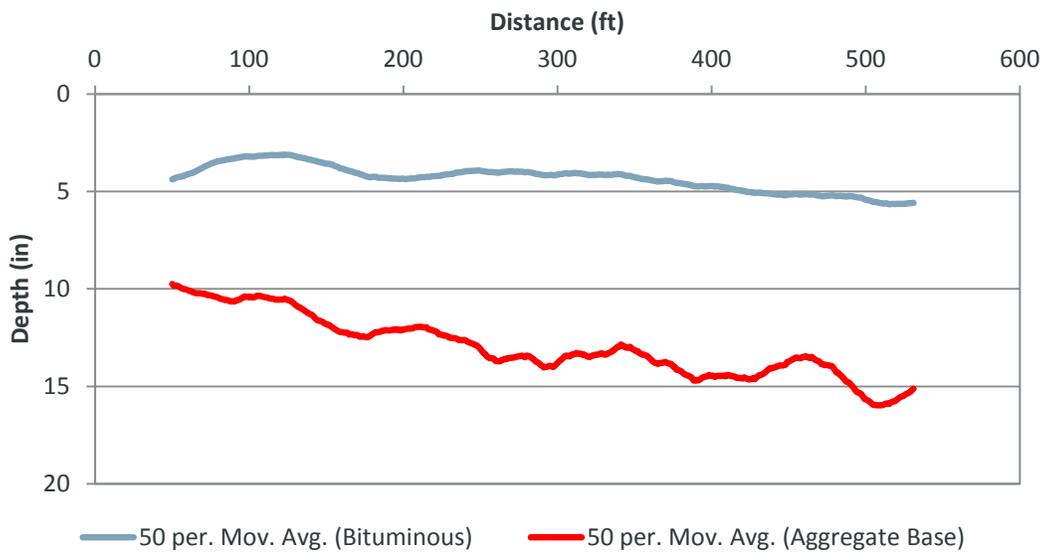
Foley Road CSAH 48 to Approx. 1,280' East of Knollwood Drive



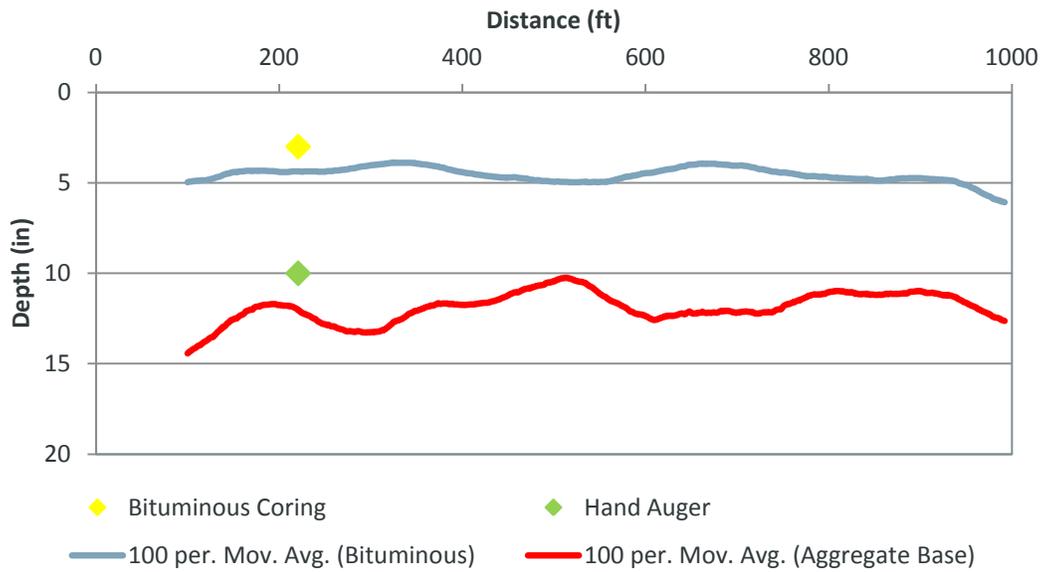
Glory Road Approx. 780' West of Falcon Drive to Isle Drive



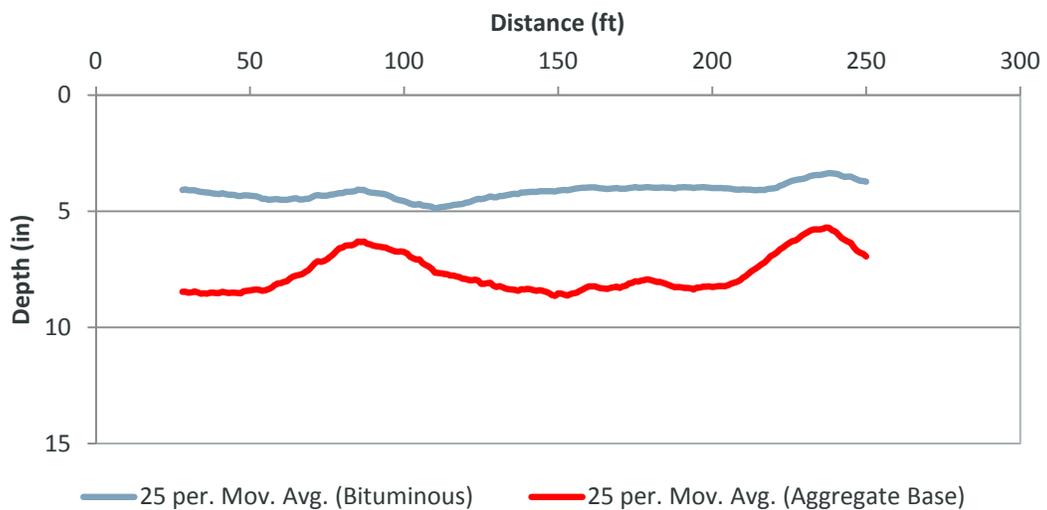
Glory Road Isle Drive to Elder Drive



Glory Road Elder Drive to TH 371



Memorywood Drive TH 210 to Approx. 250' North





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