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Preliminary Engineering Report

2022 Street & Utility Improvements

City of Lanesboro, Minnesota

September 2021

Submitted by:

Bolton & Menk, Inc.
2900 43rd Street NW
Suite 100
Rochester, MN 55901
P: 507-208-4332
F: 507-208-4155

Certification

Preliminary Engineering Report

for

2022 Street & Utility Improvements Project

City of Lanesboro, Minnesota

BMI Project No: 0H1.123756

September 2021

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.

By:



Brian P. Malm, P.E.

License No. 40457

Date: 9/3/21

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I. EXECUTIVE SUMMARY

The existing streets and utilities considered for reconstruction in the project area are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs and the street and utilities will ultimately fail.

The proposed improvements include the replacement of the existing storm sewer, sanitary sewer and watermain systems, bituminous surface, curb and gutter, sidewalk, and driveway aprons. The reconstruction would also include subsurface drainpipe to improve drainage along the street and provide an outlet for sump pumps in residential areas and roof drains for some downtown buildings located behind sidewalk.

A segment of existing watermain is currently attached to the side of the historic bridge crossing the Root River at the west end of Coffee Street. (Bridge No. 7965 - commonly called the Coffee Street Bridge or the Iron Wagon Bridge) It is not recommended to attach new watermain to the side of any bridge if it can be avoided, and in this case would require additional permitting, as this bridge is listed as a Minnesota historic bridge. The proposed improvement for this segment of watermain is to construct the new watermain segment underneath the Root River.

The estimated cost to reconstruct a part of the downtown area consisting of Coffee Street, Rochelle Avenue, Beacon Street, and CRB alley, is approximately \$1,817,000. The cost to replace the aggregate base and pavement for Parkway alley, is approximately \$32,000.

The estimated cost to reconstruct Kirkwood Street E from Parkway Avenue to Ridgeview Lane, which is considered part of the Base Project, is approximately \$1,684,000. The estimated cost to replace a segment of sanitary sewer by the process of pipe bursting on Ridgeview Lane, is approximately \$71,000.

The estimated cost to reconstruct the alley between Sheridan Street W and Pleasant Street W, which is considered part of the Base Project, is approximately \$249,000.

The estimated cost to replace the watermain that currently exists on the bridge over the Root River with a new system that is constructed underneath the river, which is considered Alternate No. 1, is approximately \$84,000.

Funding for the proposed improvements is proposed to come from a Public Facilities Authority low interest loan, revenue bond sales, and grant funding.

From an engineering standpoint, the proposed improvements are feasible, cost effective, necessary, and can be best accomplished by letting competitive bids for the work. We recommend that the Council accept this Preliminary Engineering Report and call for a hearing on the proposed improvements.

The proposed schedule for the project is as follows:

- Improvement Hearing – October 2021
- Design, Approvals, and Bidding – October 2021 to January 2022
- Award of Contract – March 2022
- Construction – May 2022 to June 2023

II. PROJECT INTRODUCTION

This Preliminary Engineering Report considers street and utility improvements for several different areas in the City of Lanesboro, MN.

The proposed project is being broken into six sections for consideration and funding evaluation.

These sections include:

Base Project

- Full Reconstruction of part of the downtown area consisting of Beacon Street W., Rochelle Avenue N., Coffee Street W., and the alley located between Beacon Street W. and Coffee Street W. (also referred to as the CRB Alley in this report).
- Full replacement of pavement and aggregate base for the alley located south of Coffee Street W. and west of Parkway Avenue N. (also referred to as the Parkway Alley in this report).
- Full Reconstruction of Kirkwood Street East from Parkway Avenue to Ridgeview Lane
- Pipe bursting of sanitary sewer pipe on Ridgeview Lane from Kirkwood Street to the next sanitary structure
- Full Reconstruction of the alley between Sheridan Street West and Pleasant Street West

Alternate No. 1

- Replace the watermain that currently exists on the bridge over the Root River with a new system that is constructed underneath the river

Bolton and Menk prepared a Wastewater Treatment Facility Improvements Plan (dated April 2018) which identified needs for sanitary sewer infrastructure rehabilitation and reconstruction. Bolton and Menk performed a pavement evaluation of all city streets (dated March 2016) and collected location information on existing utilities throughout the city. These reports and maps were used to make recommendations for reconstruction segments based on street conditions.

City of Lanesboro staff recognized a need for replacement of sanitary sewer on Ridgeview Lane that abuts with the proposed Kirkwood Street reconstruction project. By combining the sanitary sewer replacement with the proposed reconstruction project, the city could potentially see a decrease in construction costs when compared to a separate sanitary sewer replacement project on Ridgeview Lane.

A project location map is illustrated in **Figure 1** of **Appendix A**.

The specific objectives of this Preliminary Engineering Report are to:

- Evaluate the need for the project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

The project as proposed would consist of fully reconstructing a section of Beacon Street W., Coffee Street W., Rochelle Avenue N., and the alley in between Beacon and Coffee Streets, Kirkwood St E, and the alley between Sheridan and Pleasant Streets (CRB Alley). The project as proposed would also include pavement and aggregate base replacement for the alley south of Coffee Street W. and west of Parkway Avenue N. (Parkway Alley). Specific items of construction will consist of:

- Removal of existing pavement and curb and gutter.
- Removal and replacement of sanitary sewer and services.
- Removal and replacement of watermain and services.
- Removal and replacement of storm sewer and catch basins.
- Construction of subsurface drains with connections for sump pump drain hoses or downtown roof gutters.
- Construction of bituminous pavement with concrete curb and gutter.
- Construction of concrete sidewalk and driveway aprons.
- Establishment of turf.
- Retaining walls.
- Street lighting.
- Landscaping.

The project as proposed would consist of replacing sanitary sewer for a segment on Ridgeview Lane from Kirkwood Street up the hill to the next structure. Specific items of construction will consist of:

- Surface removal and restoration.

- Sanitary sewer main replacement through pipe-bursting.

The project as proposed would consist of installing a new watermain system underneath the Root River, bypassing the existing watermain attached to the historic bridge crossing over the Root River near Coffee Street. Specific items of construction will consist of:

- Removal and replacement of watermain by directional drilling.
- Removal and replacement of trail pavement.
- Turf restoration.

III. EXISTING CONDITIONS

A. Street and Surface

A pavement evaluation on all city streets was completed in 2019 and provided a pavement condition rating. The pavement condition ratings for the areas within the Beacon Street, Coffee Street, and Rochelle Avenue project are 2 (very poor); there was no rating for the CRB alley, but it appears to meet the requirements for a pavement condition rating of 2 (very poor); there was no rating for the Parkway alley, but it appears to meet the requirements for a pavement condition rating of 1 (failed); the pavement condition ratings for the area of the Kirkwood Street East project are a combination of 7 (good) and 3 (poor); the pavement condition rating for the area of the Pleasant Sheridan alley was not rated, but appears to meet the requirements for a pavement condition rating of 3 (poor).

Table 1 – 2019 Pavement Condition Ratings			
	Street	2019 Pavement Rating (1-10)	
Base	Beacon Street	2	Very Poor
	Rochelle Avenue	2	Very Poor
	Coffee Street	2	Very Poor
	CRB Alley	2	Very Poor
	Parkway Alley	2	Very Poor
	Kirkwood Street	7 & 3	Good/ Poor
Alt No. 1	Pleasant/Sheridan Street Alley	3	Poor

The existing streets in the Beacon Street, Coffee Street, and Rochelle Avenue project area are paved with bituminous, with some concrete curb & gutter. Street widths from the back of curb or edge of pavement range between 35' and 62', with an average width of 15' in the alley. The right-of-way width in the area is typically 80', with a small section at 64', and the alley at 20'. The total number of parking stalls in this area of the project is currently 35. The bituminous pavement is in poor condition and the driveway aprons and concrete curb & gutter are in fair to poor condition. In general, the bituminous pavement shows noticeable signs of fatigue, moderate to severe alligator & block cracking, moderate raveling, and some poor to fair patching & potholes. The condition of the existing streets are shown in Exhibits 1 through 5 below.



Exhibit 1 – Street & Curb Condition, Coffee Street



Exhibit 2 – Street Condition, Beacon Street



Exhibit 3 – Street Condition, Rochelle Avenue



Exhibit 4 – Street Condition, CRB Alley



Exhibit 5 – Street Condition, Parkway Alley

The existing streets in the Kirkwood Street East project area are paved with bituminous, with concrete curb & gutter. Street widths from face of curb to face of curb are typically 40', which widen to 49' for a segment in front of the school and include side street widths of 40'. The right-of-way width in the area is 66'. The total number of parking stalls in this area of the project is currently 37. The bituminous pavement is in poor condition and the driveway aprons and concrete curb & gutter are in fair to poor condition. In general, the bituminous pavement shows noticeable signs of fatigue and slight rutting with patching in the wheel path, moderate to severe alligator & block cracking, slight to moderate raveling, and many areas with patches in poor condition. The condition of the existing street are shown in Exhibits 6 and 7 below.



Exhibit 6 – Street Condition, Kirkwood Street Looking West



Exhibit 7 – Street Condition, Kirkwood Street Looking East

The existing alley project between Sheridan and Pleasant Streets are paved with bituminous, with no concrete curb and gutter. The alley has a drainage ditch next to the pavement on one side, and has a typical width from the edges of pavement of 11'. The right-of-way width in the area is 20'. The bituminous pavement is in poor condition and the driveway aprons are gravel, with zero cover material over the drainage culvert or drainage tile in some cases. The road alignment has a few curves to avoid steep slopes, trees, and buildings, and is not currently within the road R/W. In general, the bituminous pavement shows noticeable signs of fatigue with slight rutting, slight to moderate alligator and block cracking with pavement deteriorating and breaking off at the edges, slight raveling, some potholes, and a vertical drop-off of approximately 1' at one location near the drainage ditch, which is causing the pavement to undermine and break off. The condition of the existing alley is shown in Exhibit 8 below.



Exhibit 8 – Street Condition, Pleasant/ Sheridan Alley

B. Sidewalk

Beacon Street and Rochelle Avenue, the CRB alley, the Parkway alley, and the Pleasant/Sheridan alley do not have a sidewalk system. Coffee Street has a sidewalk on the East portion of the project segment and does provide a pedestrian connection with the Historic Bridge that serves pedestrian and bicycle traffic over the Root River. Kirkwood Street has sidewalks on both the north and south sides of the street and connects to sidewalk on Parkway Avenue and all southern Avenue connections. Kirkwood Street does not extend all the way to Ridgeview Lane or continue on Fillmore Avenue on the north side of Kirkwood Street.

C. Storm Sewer

There is no existing storm sewer within the Beacon Street, Coffee Street, Rochelle Avenue, and CRB alley segments. A storm system should be designed to meet the needs of the vehicle and pedestrian traffic in this urban downtown environment.

The existing Storm Sewer on Kirkwood Street consists of 3 systems. Water is collected between Parkway Avenue and Kenilworth Avenue into a single catch basin, which directs the water to the northwest underneath the Parkway Avenue intersection in a 15" RCP pipe and is directed north. Water is also collected between Kenilworth Avenue and Ridgeview Lane into 4 catch basins near Fillmore Avenue, which discharges the water into a concrete gutter to the north on Fillmore Avenue. Some water is also collected near Kenilworth Avenue on the north side of Kirkwood Street and is directed through a system on the school property, which is assumed to have been disrupted during the 2020 School Addition Project. The existing storm system does not have the quantity of catch basins required to adequately collect surface water throughout this segment of road.

The existing storm sewer in the alley between Sheridan and Pleasant Streets consists of a drainage ditch on the East side of the road. Sheridan Street has 2 catch basins that collect and direct surface water to the north along the alley. This water runs north and outlets to the north side of Pleasant Street in a ditch that flows to the Root River.

The existing storm sewer system is illustrated on the Existing Utilities Map, **Figures 2, 3, & 4 of Appendix A.**

D. Sanitary Sewer

The existing sanitary sewer within the Beacon Street, Coffee Street, Rochelle Avenue, and CRB alley segments within the reconstruction project areas consist of 12-inch vitrified clay pipe (VCP). Based on the materials of construction, the entire system is likely over 50 years old. Sanitary sewer record drawings from 1923 show 12" VCP sanitary sewer along Coffee Street and 12" VCP sanitary sewer

along Beacon Street and Rochelle Avenue are shown in record drawings from 1939.

The existing 8" and 10" VCP sanitary sewer on Kirkwood Street is shown in record drawings from 1939, ranging between approximately 7' and 13' deep.

The existing 6" VCP sanitary sewer on Ridgeview Lane is likely the same age as the sanitary sewer on Kirkwood Street and has been requiring consistent maintenance from city staff to keep it in proper working order. A segment of this pipe was fixed in the past to patch it together until replacement. There is not a project planned for this road, so only the sanitary sewer pipe will need to be replaced.

The existing 8" VCP sanitary sewer in the alley between Sheridan and Pleasant Streets is shown in record drawings from 1939, at approximately 7'-7.5' deep.

The city completed a Wastewater Treatment Facility Improvements Plan in 2018, which used MPCA criteria to analyze the City of Lanesboro for inflow & infiltration (I & I) in the collection system. I & I is problematic because it causes increased flows in the sewer system and at the wastewater treatment plant, which increases the risk of sewer backups, increased treatment costs, and the possibility of sewer bypass at the treatment plant. Results from this plan show that the City of Lanesboro exceeds threshold values by nearly 20%. Approximately 80% of the city's existing sewer mains have been determined to be VCP, which over time is susceptible to I & I through deteriorated joints, cracks, and broken pipe segments. A phasing plan was created to phase the replacement of VCP sanitary sewer pipe throughout the city. The City of Lanesboro sent a letter of intended sanitary collection system improvements to the MPCA dated April 17th, 2019, which included improvements on Kirkwood Street, Beacon Street, Coffee Street, and Rochelle Avenue.

The existing sanitary sewer system is shown on the Existing Utilities Map, **Figures 2, 4 & 4** of **Appendix A**.

E. Watermain

The existing water distribution system within the Beacon Street, Coffee Street, Rochelle Avenue, the CRB alley, and Kirkwood Street reconstruction project areas consists of 4-inch (4-inch watermain does not meet current standards for fire protection) cast iron pipe, which based on material is likely over 50 years old. Watermain of this material and age is commonly brittle (susceptible to breaks) and corroded (reduced hydraulic capacity). The condition of the services is unknown at this time, but due to the age of the water system, it is likely they are in poor condition and in need of replacement as well.

The existing 4" watermain at the west end of Coffee Street crosses the Root River by use of hanging brackets on the north side of the historical pedestrian bridge (Bridge No. 7965 - commonly called

the Coffee Street Bridge or the Iron Wagon Bridge) Any work done to this bridge must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. To avoid negatively affecting this historic bridge and avoid what can be a time-consuming process, it is recommended to avoid touching this watermain, and to bypass this segment of watermain by crossing underneath the Root River. The condition of the existing watermain attached to the historic bridge is shown in Exhibit 9 below.



Exhibit 9 – Utility Condition, Watermain attached to Historic Bridge

The existing water distribution system is shown on the Existing Utilities Map, **Figures 2, 3, & 4** of **Appendix A**.

F. Other Utilities

Other non-municipal owned utilities are present in the right-of-way. These include natural gas, electric, and telecommunication.

I. PROPOSED IMPROVEMENTS

A. Street and Surface

Beacon Street, Coffee Street, Rochelle Avenue, CRB alley, and Parkway alley are proposed to be reconstructed with a bituminous surface and concrete curb & gutter. The typical bituminous pavement structure will consist of 4-inch thick bituminous pavement, 8-inches of aggregate base, and 12-inches of select granular borrow. The street width will most typically range from 36' and 43.5' from face of curb to face of curb, with a segment of angled parking that requires 60' face to face of curb. These widths are similar to existing widths to provide similar parking capacity and to accommodate the turning radii of larger vehicles that operate as part of local businesses and the City of Lanesboro. Angled parking will be provided on both side of Coffee Street and the south side of Beacon Street to maximize parking capacity. The total number of parking stall provided along Beacon Street, Coffee Street, and Rochelle Avenue will be 41, an increase of 6 stall from the existing layout.

Sidewalks at the corners of Beacon Street & Parkway Avenue and Coffee Street & Parkway Avenue will be widened to provide additional walkway areas for pedestrian traffic and reduce the street crossing distance. Additionally, these bump-outs have been effective at traffic calming by reducing the speeds that drivers feel comfortable driving.

Kirkwood Street is proposed to be reconstructed with a bituminous surface and concrete curb & gutter. The typical bituminous pavement structure will consist of 4-inch thick bituminous pavement, 8-inches of aggregate base, and 12-inches of select granular borrow. The street width will be 40' from face of curb to face of curb on the eastern half of the project and will range from 47' to 51' in front of the school on the western half of the project to provide space for angled parking, and bus & van loading zones. These widths are similar to existing widths, with some minor modifications being made in front of the school to maximum parking and loading zone areas.

Kirkwood Street between Kenilworth Ave and Fillmore Ave has two options for parking on the south side, angle parking vs parallel parking. The option for angled parking requires a gentle offset of the centerline, and will make the lanes 11' wide instead of 12' wide. It also allows for 10 more parking spaces than the parallel parking option. These two options cost nearly the same to construct. The total number of parking stalls provided along Kirkwood Street will be 32 or 42, depending on the design selected. It is also proposed to add 6 parallel parking stalls along Fillmore Avenue, north of Kirkwood street, by widening the street as a part of the needed storm sewer outlet construction. This would bring the total number of parking stalls in this area to 38 or 48, depending on the design selected, an increase of either 1 or 11 stalls from the existing layout.

Crosswalks at the intersections of Kirkwood Street & Parkway Avenue, Kenilworth Avenue, and Fillmore Avenue will be narrowed to provide additional walkway areas for pedestrian traffic and reduce the street crossing distance. Additionally, these bump-outs have been effective at traffic calming by reducing the speeds that drivers feel comfortable driving. These bump-outs are intended to provide safer crossings for students walking to school and still allow city staff to remove snow effectively.

Concrete driveway aprons along Beacon Street, Coffee Street, Rochelle Avenue, the alley between Beacon & Coffee Streets, and Kirkwood Street will be reconstructed from the back of the new curb to the back of existing or proposed sidewalk or property line, and any additional length necessary to adequately match into the existing driveway. Any existing approach sidewalks from the street to building will be reconstructed in a similar fashion as the driveways.

The alley between Pleasant and Sheridan Streets is proposed to be reconstructed with a bituminous surface, "Drive-over" concrete curb & gutter for most of the alley on the east side and regular concrete curb & gutter near the alley entrances. The typical bituminous pavement structure will consist of 4-inch-thick bituminous pavement and 8-inches of aggregate base. The alley width will be 13' from edge of bituminous to face of concrete curb. A valley gutter on the south end will direct water coming from Pleasant Street to the south side of the alley and into the storm sewer system. Pavement will be replaced on Sheridan and Parkway Streets to allow for the replacement of utilities which extend from the alley across these streets. All driveways will be surfaced with Class 5 to match into existing gravel driveways and lots.

All disturbed turf will be restored with an adequate topsoil and seeded. Trees and or bushes located within the street right of way may need to be removed to facilitate underground utility reconstruction. Attempts will be made to reduce impacts to existing trees; however, some tree removals may be necessary.

The proposed street and surface improvements for Kirkwood Street are illustrated on **Figure 5** of **Appendix A**.

The proposed street and surface improvements for Coffee Street, Beacon Street, Rochelle Avenue, the CRB alley, and Parkway alley are illustrated on **Figures 6** of **Appendix A**.

The proposed street and surface improvements for Pleasant Street & Sheridan Street Alley are illustrated on **Figures 7** of **Appendix A**.

B. Sidewalk

Coffee Street, Beacon Street, and Rochelle Avenue are proposed to be reconstructed with a minimum 5' concrete sidewalk on at least one side, between 8'-10' of sidewalk in front of businesses on Coffee Street, and up to 23' wide sidewalks at the bump-outs on the western corners at the intersection of Coffee Street and Parkway Avenue.

Kirkwood Street is proposed to be reconstructed with a minimum 5' concrete sidewalk on both sides from Parkway Avenue to Ridgeview Lane. Pedestrian crossings will be located at 5 intersections, 3 of which are in front of the school, and an additional crossing mid-block in front of the school.

The alley between Pleasant Street & Sheridan Street does not have any proposed sidewalk.

The proposed street and surface improvements for Kirkwood Street are illustrated on **Figure 5 of Appendix A**.

The proposed street and surface improvements for Coffee Street, Beacon Street, Rochelle Avenue, the CRB alley, and Parkway alley are illustrated on **Figures 6 of Appendix A**.

C. Storm Sewer

The proposed projects are all to be reconstructed with new storm sewer consisting of gasketed joint reinforced concrete pipe and precast structures. The proposed storm sewer system will include additional catch basins to supplement the collection and underground conveyance of the run-off. Perforated subsurface drain piping is proposed along the back of the curb lines on each street. These drains are proposed to be 6-inch diameter perforated PVC. The new subsurface drains will be connected to downstream catch basins. The purpose of these drains is to remove subsurface water from the pavement section and underlying soils. This will help keep the underlying soils stable and help to preserve the life of the street. Additionally, sump pump services will be provided to each lot in residential areas, and roof drain collectors will be provided to prevent water from crossing sidewalks in the downtown area. Buried sump service connections provide homeowners with an additional option for sump pumps which may reduce the number of illegal sanitary connections and is generally more favorable than discharging water to yards or the street gutter.

Beacon Street, Coffee Street, and Rochelle Avenue will include 12-inch and 15-inch pipe, with 24-inch pipe at the outlet into the river. The design of the new outlet to the river in the location will consider alternatives for mitigating stormwater related water temperature increases. Kirkwood Street will include 12-inch and 18-inch pipes. The alley between Pleasant & Sheridan Streets will include 12-inch and 18-inch pipe.

The proposed storm sewer improvements for Kirkwood Street are illustrated on **Figure 5 of**

Appendix A.

The proposed storm sewer improvements for Coffee Street, Beacon Street, Rochelle Avenue, the CRB alley, and Parkway alley are illustrated on ***Figures 6 of Appendix A.***

The proposed storm sewer improvements for Pleasant Street & Sheridan Street Alley are illustrated on ***Figures 7 of Appendix A.***

D. Sanitary Sewer

Reconstruction

The new sanitary sewer will be constructed of gasketed joint, PVC pipe and precast concrete manholes. The proposed pipe will meet the standard minimum diameter of 8- inches. Manholes will be spaced at a maximum of 400-foot intervals to facilitate maintenance and cleaning.

Sanitary sewer shallower than 7-feet deep will be insulated to protect against frost and freezing conditions. Additionally, sanitary sewer services in the same areas will also be insulated up to the connection point within the right of way.

New, gasketed PVC sanitary sewer services will be constructed from the sewer main to the right-of-way line. Residential connections generally require a 4-inch diameter service and Commercial connections generally require a 6-inch diameter service. The new services will be connected to the existing services by watertight means, typically a rubber coupling.

Pipe Bursting

Ridgeview Lane sanitary sewer will be replaced using the process of pipe bursting. The street pavement and base will be excavated and a new precast concrete structure will be installed on both ends of the segment. Then a machine will pull an 8" PVC pipe through the 6" VCP pipe, breaking apart the old pipe and leaving the new pipe in its place.

The proposed sanitary sewer improvements for Kirkwood Street are illustrated on ***Figure 5 of Appendix A.***

The proposed sanitary sewer improvements for Coffee Street, Beacon Street, Rochelle Avenue, the CRB alley, and Parkway alley are illustrated on ***Figures 6 of Appendix A.***

The proposed sanitary sewer improvements for Pleasant Street & Sheridan Street Alley are illustrated on ***Figures 7 of Appendix A.***

E. Watermain

Reconstruction

Given the age, condition, and inadequate size of the existing watermain in the project area, it is proposed that the existing watermain be replaced with new watermain. To provide proper fire protection, the current standard for minimum watermain size is 8-inch diameter pipe. Hydrants with dedicated valves will be installed at appropriate intervals and main line valves will be installed to properly isolate the system for flushing, repair, and maintenance.

New, 1-inch copper water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. The School on Kirkwood Street will have a new 1.5" copper water service and 2 – 4" PVC services. Commercial connections on Coffee Street, Beacon Street, Rochelle Avenue, and the alley in between Beacon and Coffee Streets will be 4" PVC, 1" copper, 2" copper, or 2" HDPE.

Root River Crossing

The watermain that currently exists on the bridge over the Root River will be replaced with a new system that is constructed underneath the river. This system will include an 8" PVC main, a water valve vault with air-release on either side of the river, and a new alignment that will avoid disturbing the bridge. This portion of the project is being considered as an alternate that could be eliminated from the project. During final design, further evaluation will be of the possibility of constructing a new watermain crossing from Parkway Avenue South to Norway Drive, which may allow for the abandonment of the existing bridge crossing.

The proposed watermain improvements for Kirkwood Street are illustrated on **Figure 5 of Appendix A**.

The proposed watermain improvements for Coffee Street, Beacon Street, Rochelle Avenue, the CRB alley, and Parkway alley are illustrated on **Figures 6 of Appendix A**.

The proposed watermain improvements for the Root River crossing are illustrated on **Figures 6 of Appendix A**.

F. Other Utilities

The design of the proposed improvements will be coordinated with the owners of other utilities such as natural gas, electric, and communications. A design coordination meeting will be held with all private utility companies to identify those utilities that conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules

for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

G. Right-of-Way and Easements

Although the project will be designed to limit construction of the proposed improvements to within the existing right-of-way, it is possible that minor disturbances on private property will occur during construction of sidewalks, driveways, and sewer and water services. Therefore, temporary construction easements may be necessary along the project frontage to accommodate these minor disturbances.

H. Streetscaping

Streetscape Trees & Plantings

Trees, shrubs, and perennials along a streetscape can help create a pedestrian friendly environment. Landscape, and hardscape treatments can act as traffic calming device by reducing drivers speed as they become aware of entering a downtown or business district. Coffee Street acts as the main entrance into the Coffee Street, Rochelle Street, and Beacon Street loop. There is opportunity for 6-8 Canopy Trees to provide shade and landscape enhancements along the streetscape with a mix of tree grates and/or placing the tree in planter beds.

Street Light Poles

Street light poles must tie to the culture and architectural character of an area. As you drive down a corridor, the style of light poles changes as you transition districts. Light fixtures identify a sense of place and branding. Colorful banners, flower baskets, light fixture styles, and light fixture height, all play a role in matching the character of the streetscape.

Downtown Lanesboro is a historical area, so picking a light fixture with a lantern head, detailed fixture arm, hanging planters, and removable banners will give downtown Lanesboro a strong sense of place that speaks to the existing character. Providing more provenance to the intersection, fixture styles could change to a taller 20–25-foot pole with downward facing light fixture that will provide a uniformly illuminated intersection while keeping a historic downtown feel. Mid-block between the intersections would remain similar to the existing style and upgraded to efficient LED fixtures.

Coffee Street and Beacon Street streetscape can be designed to accommodate four post top lantern style fixtures on each street that will pull the pedestrian centric street character from Parkway Avenue to the west, down the corridor.

Rochelle Street will maintain a different character that is well suited for the use is of taller historic

fixtures like the fixtures recommended to be used at all intersections on Parkway Avenue. Coffee Street, Rochelle Street, and Beacon Street is estimated to include eight post top fixtures and five taller downward casting fixtures (one located at each intersection and three located on Rochelle).

Hardscape Treatments

Hardscape treatments can include colored concrete, scoring patterns, stamping, or sandblasting. All these options create a sense of place. Sandblasting art/patterns at focus points, and colored concrete can break up spaces and be a traffic calming device to alert drivers of entering a pedestrian area.

Colored concrete bands on widen sidewalks and crosswalks will enhance the aesthetic of downtown Lanesboro. Sandblasted designs in designated areas will add unique character to downtown Lanesboro.

Historic Bridge Plaza / Entry

The Historic Bridge southwest of Coffee Street ties the park and businesses together. This space has an opportunity to pull users from one space to another. Enhancing this space with art, lighting, hardscape treatments, seating, and monuments will become a focus point to pull people in.

IV. APPROVALS AND PERMITS

Approvals and Permits are required from various agencies for the construction of the project. They include the following:

- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Minnesota Pollution Control Agency (MPCA) Plan Review for Sanitary Sewer Construction
- Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension Permit
- Minnesota Department of Health (MDH) Plan Review for Watermain Construction
- Minnesota Department of Transportation (MnDOT) Work in the Right-of-Way Permit
- Minnesota Department of Natural Resources (MnDNR) Public Waters Work Permit
- Minnesota State Aid Variance Approval

V. PROJECT COST ESTIMATE AND FINANCING

The estimated project costs for the base project and alternate are summarized in the following table.

Table 2 – Preliminary Cost Estimate				
	Item	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
Base	Street & Utility Reconstruction of Beacon Street, Coffee Street, and Rochelle Avenue	\$1,359,042	\$339,800	\$1,698,842
	Street & Utility Reconstruction of CRB Alley	\$94,187	\$23,600	\$117,787
	Pavement Reconstruction of Parkway Alley	\$25,278	\$6,400	\$31,678
	Street & Utility Reconstruction of Kirkwood Street	\$1,347,243	\$336,900	\$1,684,143
	Sanitary Sewer pipe bursting on Ridgeview Lane	\$57,182	\$14,300	\$71,482
	Street & Utility Reconstruction of Pleasant/Sheridan Alley	\$199,053	\$49,800	\$248,853
Alt No. 1	Root River Watermain Crossing	\$67,013	\$16,800	\$83,813
Total Estimated Project Costs		\$3,148,998	\$787,600	\$3,936,598

Detailed cost estimates are included in **Appendix B**.

These cost estimates are based on public construction cost information from other recent projects which are similar in scope. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

Funding

Funding for the improvements are proposed to come from a Public Facilities Authority (PFA) low interest loan, revenue bond sales, grant funding, and special assessments. The City of Lanesboro formally requested the MN Public Facilities Authority (PFA) to add these projects to the Intended Use plan (IUP) for the Clean Water Revolving Loan (CWRL) Fund and the Drinking Water Revolving Loan (DWRL) Fund in letters dated June 5th, 2020. The draft IUP was released on 9/1/21, and the proposed projects were included on the list as eligible for loan and grant funding. The PFA loan and revenue bond are proposed to be repaid through enterprise funds. Grant funds available for the

project include a MnDOT LRIP Grant in the amount of \$600,000 and a WIF grant from PFA. Although the exact amount of the WIF grant is not currently known, it is expected to range from \$1.9 to \$2.2 million¹, depending on final PFA funding package, grant fund availability, and as-bid costs. Additional details on assessments are included in the following section.

The City of Lanesboro formally requested the MN Public Facilities Authority (PFA) to add these projects to the Intended Use plan (IUP) for the Clean Water Revolving Loan (CWRL) Fund and the Drinking Water Revolving Loan (DWRL) Fund in letters dated June 5th, 2020.

Special Assessments

The city plans to fund a portion of the reconstruction improvements costs through special assessments to benefiting property owners, in accordance with Chapter 429 of the Minnesota State Statutes.

As a general rule, 20% of the applicable project costs funded through a general obligation bond should be assessed to avoid the need for an election. If this 20% threshold is not met, the City should consult its financial advisor and bond counsel.

The following tables contains a summary of the City's assessment rate policy, assessment calculation methods, and lot frontage adjustments.

Table 3 – Lanesboro Assessment Rate Policy Summary		
Project Component	% Assessable	% City Cost
Street & Site	35%	65%
Sidewalk (Residential)	50%	50%
Sidewalk (Commercial)	100%	0%
Storm Sewer	35%	65%
Sanitary Sewer	35%	65%
Watermain	35%	65%

In some cases, a parcel may have street frontage and alley frontage. To keep assessment costs to an individual parcel at a reasonable cost and follow the city policy as closely as possible, it is recommended to only assess a parcel to one of these frontages. Based on this, it is recommended to assess parcels on the Coffee Street, Beacon Street, Rochelle Avenue, CRB alley, and Kirkwood Street projects. Assessments are also not recommended for the Ridgeview sanitary sewer improvement as

¹ The draft PFA DWRF and CWRP Intended Use Plans indicate \$1.9 million in estimated WIF grant funding, based on a prior, lower total project cost. The \$2.2 million figure represents 80% of current estimated PFA eligible costs.

no abutting lots receive direct service from the pipe being improved. Assessments are also not recommended for the Parkway alley and Pleasant & Sheridan alley. This is due to the fact that parcels abutting those alleys have frontage on other major streets, and it is difficult to justify special benefit for improvements made to the front and back of lots. Typically, assessments are reserved for the major street frontage. However, the City's policy is silent on this issue, and it is within the City Council's discretion to apply assessments for these portions of the project.

Table 4 – Assessment Calculation Methods		
Project Component	Basis of Assessment	
	Front Foot	Per Lot
Street & Site	X	
Sidewalk (Residential)	X	
Sidewalk (Commercial)	X	
Storm Sewer	X	
Sanitary Sewer	X	
Sanitary Service		X
Watermain	X	
Water Service		X

Table 5 – Lot Frontage Adjustments ⁽¹⁾	
Lot Type	Adjustment
Rectangular Interior Lots	Frontage equals the dimension of the side of the lot abutting the improvement
Irregular Shaped Lots	Adjusted frontage equals the average width of the lot
Corner Lots (Sanitary Sewer & Watermain)	Adjusted frontage equals the average front footage of both sides $= (X+Y)/2$
Corner Lots (Street & Storm Sewer)	Adjusted frontage equals the sum of both sides minus a side lot allowance of 50 feet. $= (X+Z)-50$
Corner Lots (Sidewalks)	Adjusted frontage equals the sum of both sides abutting the improvement, not including the intersection $= X+Y$

1 – Only Lot Frontage Adjustment types used for this project are shown.

For the purposes of this report, we have analyzed two different assessment scenarios, as follows:

- Option 1 – Assess according to the City assessment policy, as noted in Table 3.
- Option 2 – Reduce assessable costs to 20% of total project cost.

Option 2 is consistent with what was done on the City's last assessment project along Auburn Avenue South and Zenith Street.

Detailed preliminary assessment rolls for both options are included in ***Appendix C***.

Assessment proceedings (hearing, notices, etc.) for the project would follow the requirements of Chapter 429. **The assessment estimates included in this report are subject to change.**

VI. PROPOSED SCHEDULE

The following table shows the schedule for the project.

Table 7 – Project Schedule	
Resolution Ordering Preparation of Feasibility Report	7/6/21
Neighborhood Informational Meeting	7/22/21
Prepare Feasibility Report	7/7/21 – 9/3/21
Resolution Receiving Report and Calling for Hearing on Improvement	9/7/21
Published Notice of Hearing on Improvement	9/13/21
	9/20/21
Mailed Notice of Hearing on Improvement	9/20/21
Neighborhood Information Meeting	9/30/21
Improvement Hearing	10/4/21
Resolution Ordering Improvement and Preparation of Plans and Specifications	10/4/21
Prepare Plans and Specifications	10/5/21 – 12/5/21
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/6/22
Advertise for Bids	1/3/22
Open Bids	1/26/22
Prepare Assessment Roll	1/27/22 – 2/4/22
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	2/7/22
Resolution for Hearing on Proposed Assessment	2/7/22
Published Notice of Hearing on Proposed Assessment	2/14/22
Mailed Notice of Hearing on Proposed Assessment	2/14/22
Neighborhood Informational Meeting	2/23/22
Assessment Hearing	3/7/22
Resolution Adopting Assessment	3/7/22
Resolution Awarding Contract	3/7/22
Begin Construction	May 2022
End Construction	June 2023

Note the above schedule is tentative and all dates contained herein are subject to change, depending on the progression of design and construction.

VII. CONCLUSION AND RECOMMENDATIONS

The existing streets and utilities within the project area are deteriorated and in need of repair.

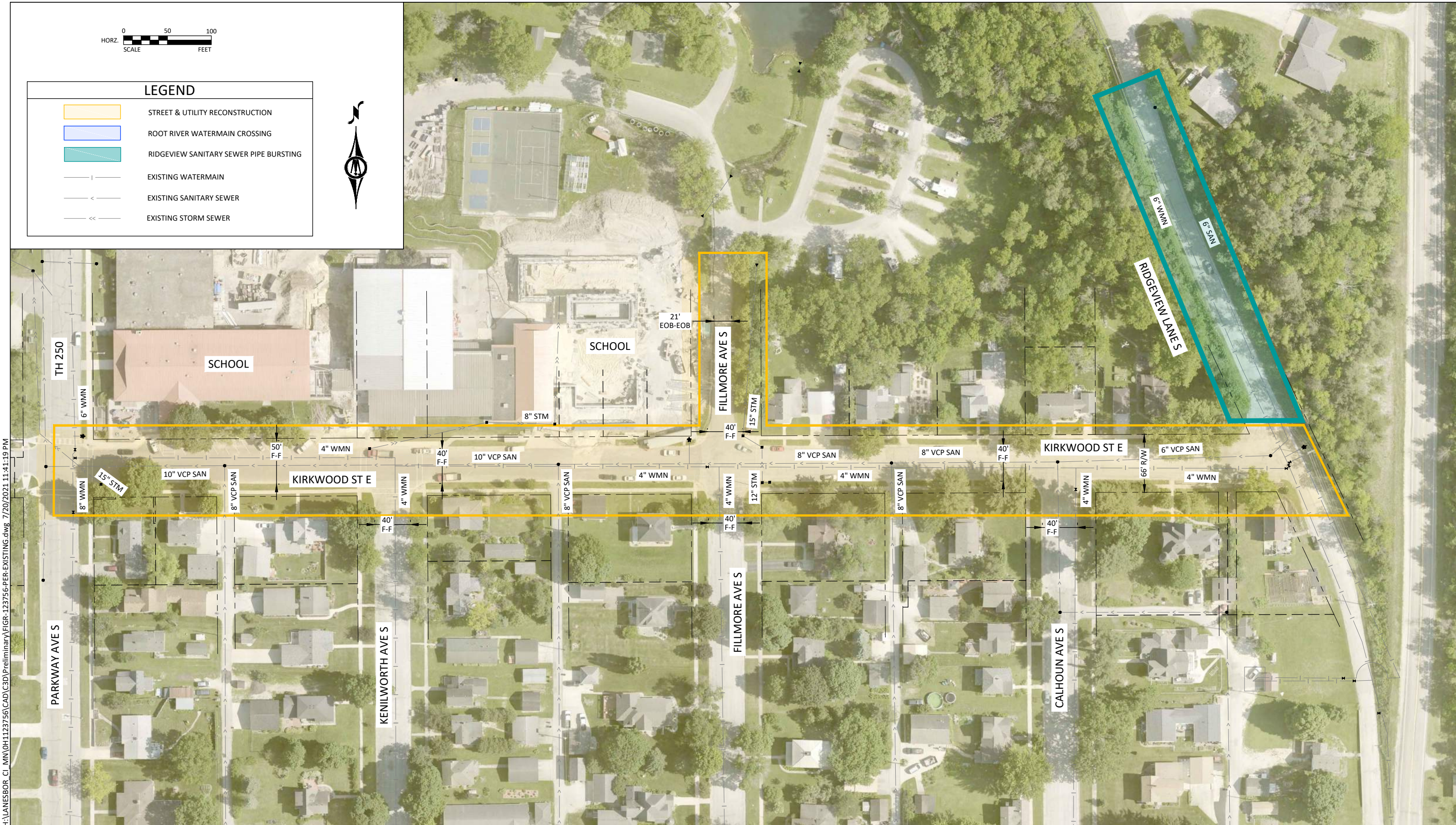
Without replacement, maintenance costs will continue to rise, and the infrastructure will ultimately fail. From an engineering standpoint, this project is feasible, cost effective, necessary, and can be best accomplished by letting competitive bids for the work.

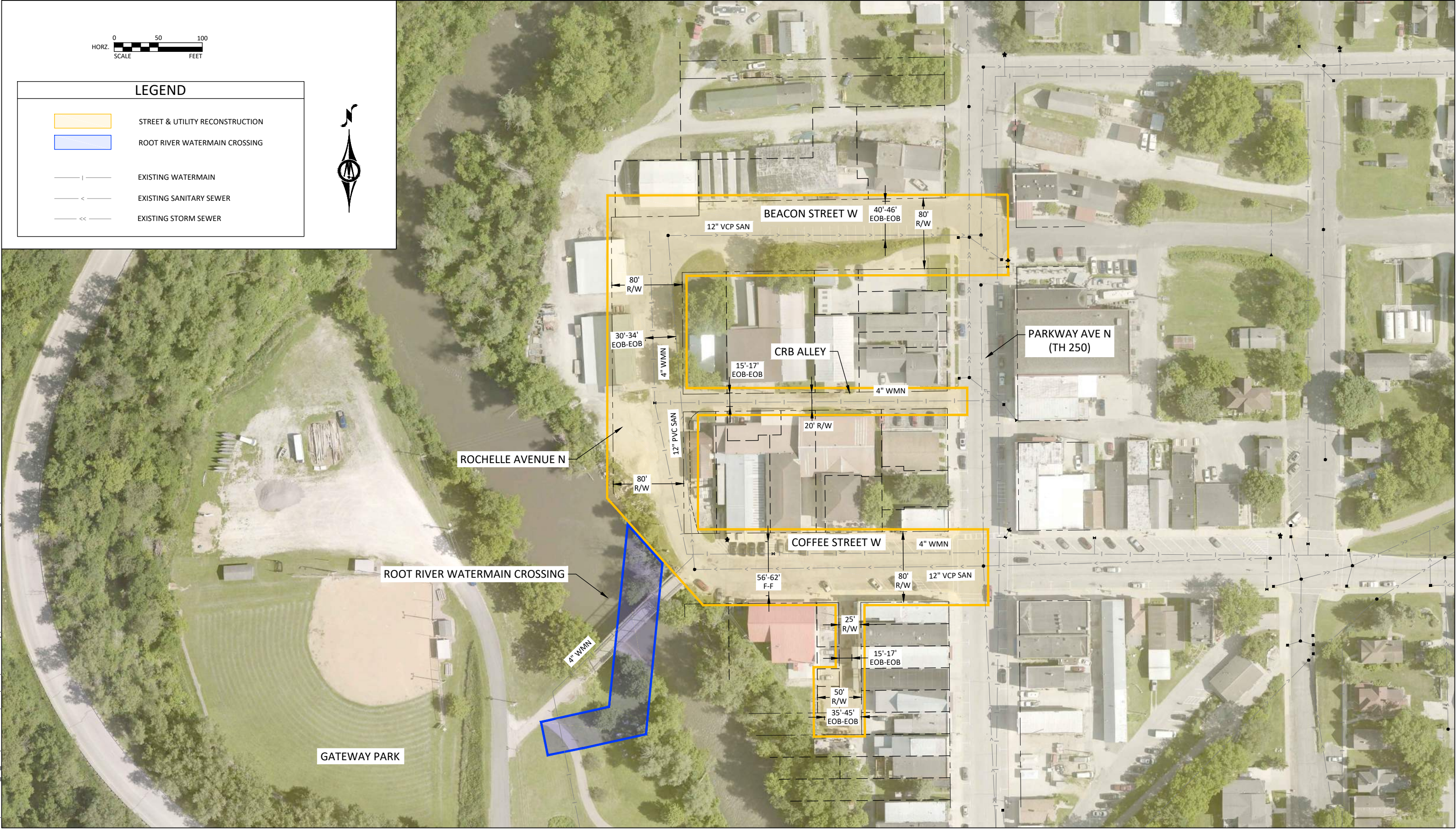
We recommend that the Council accept this report and call for a hearing on the proposed improvement.

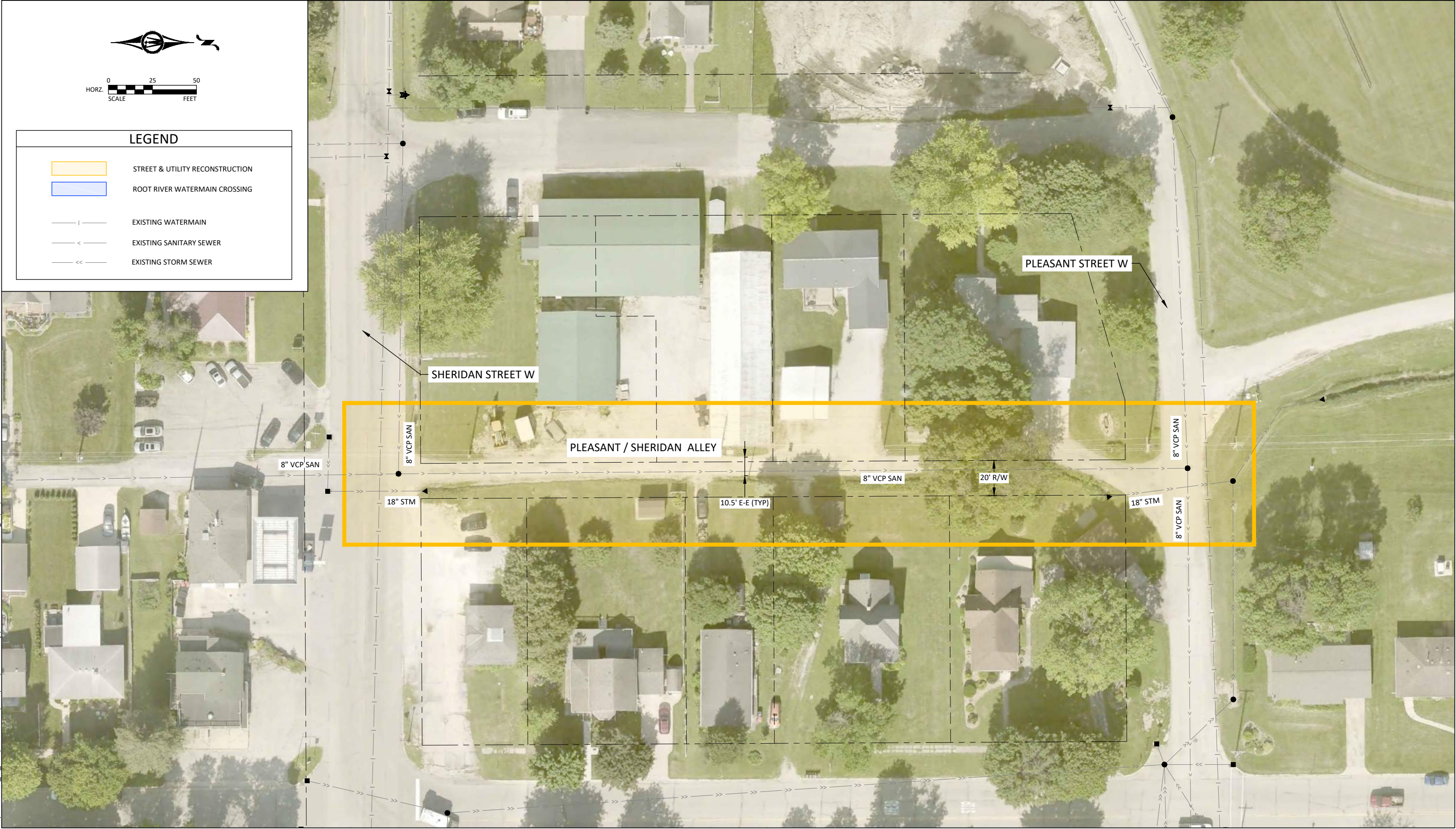
Appendix A: Figures

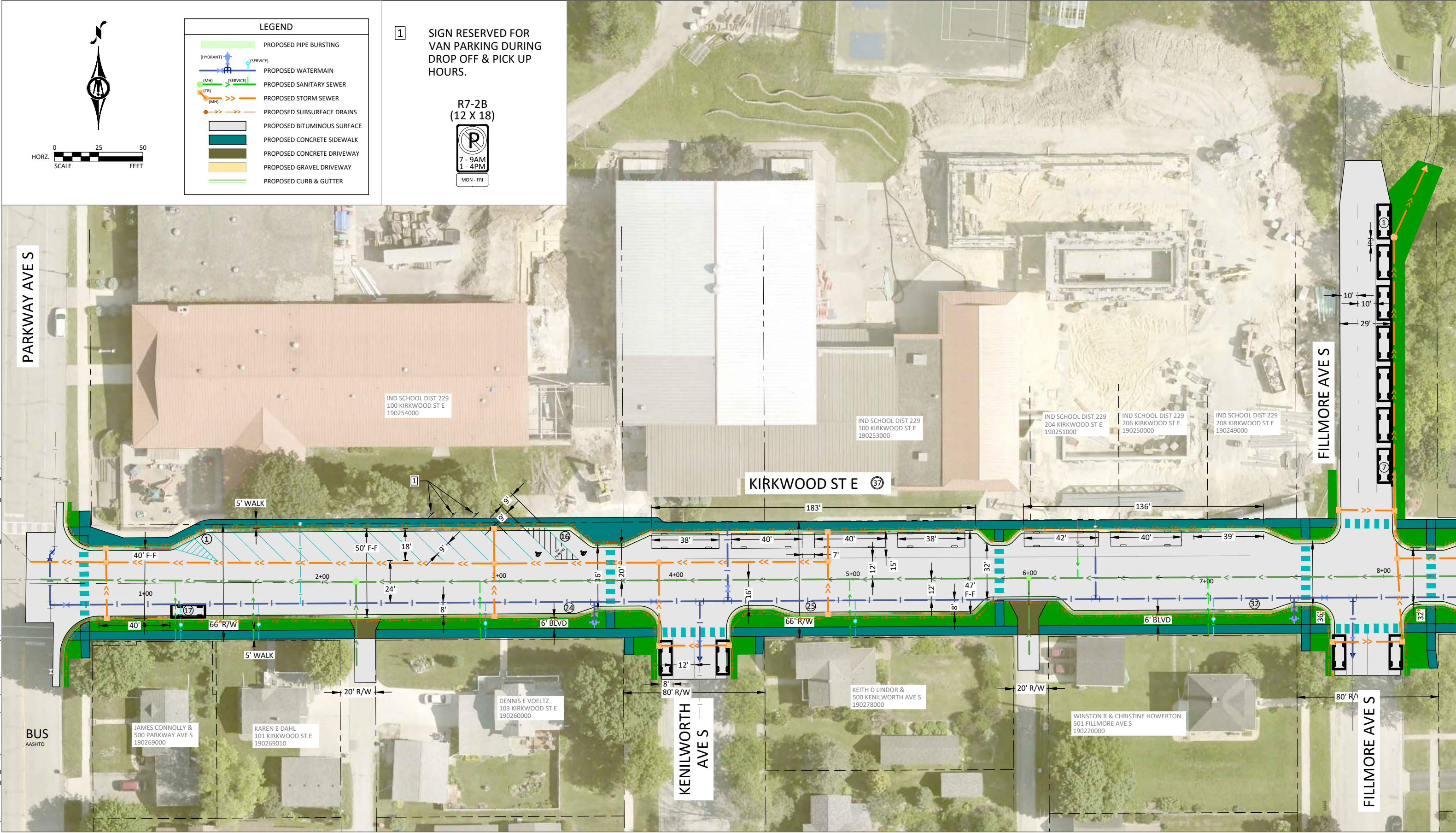


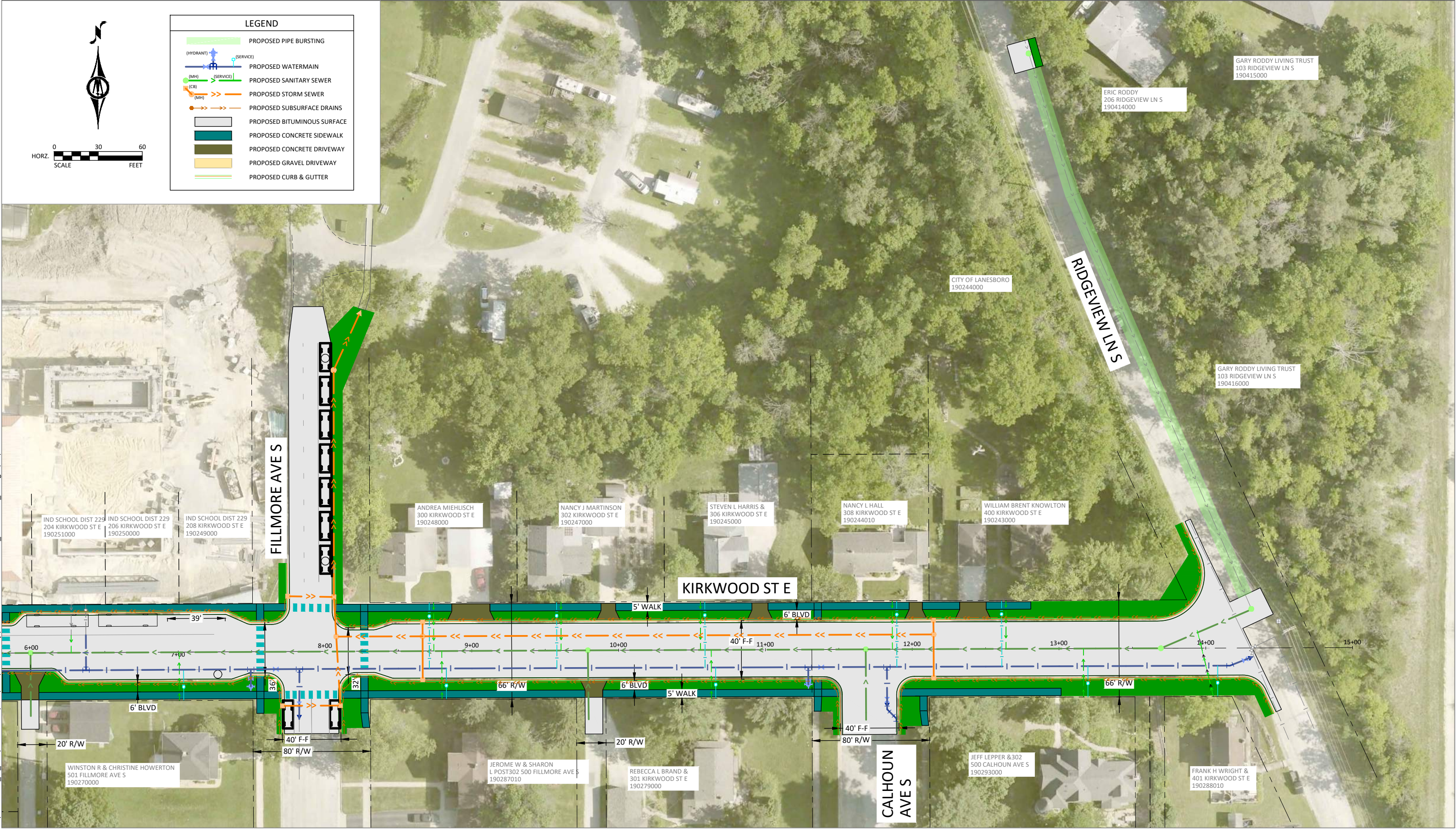
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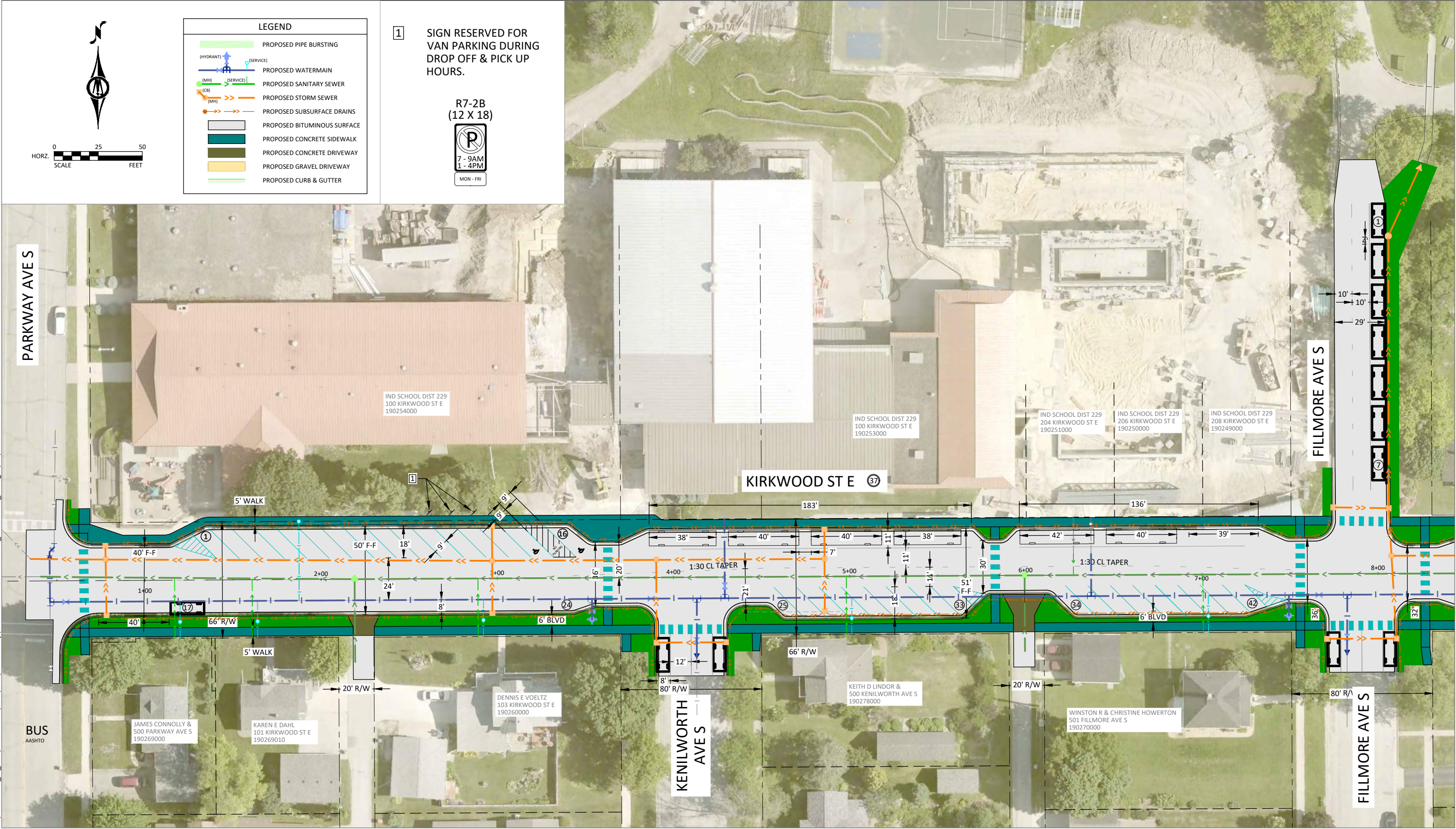


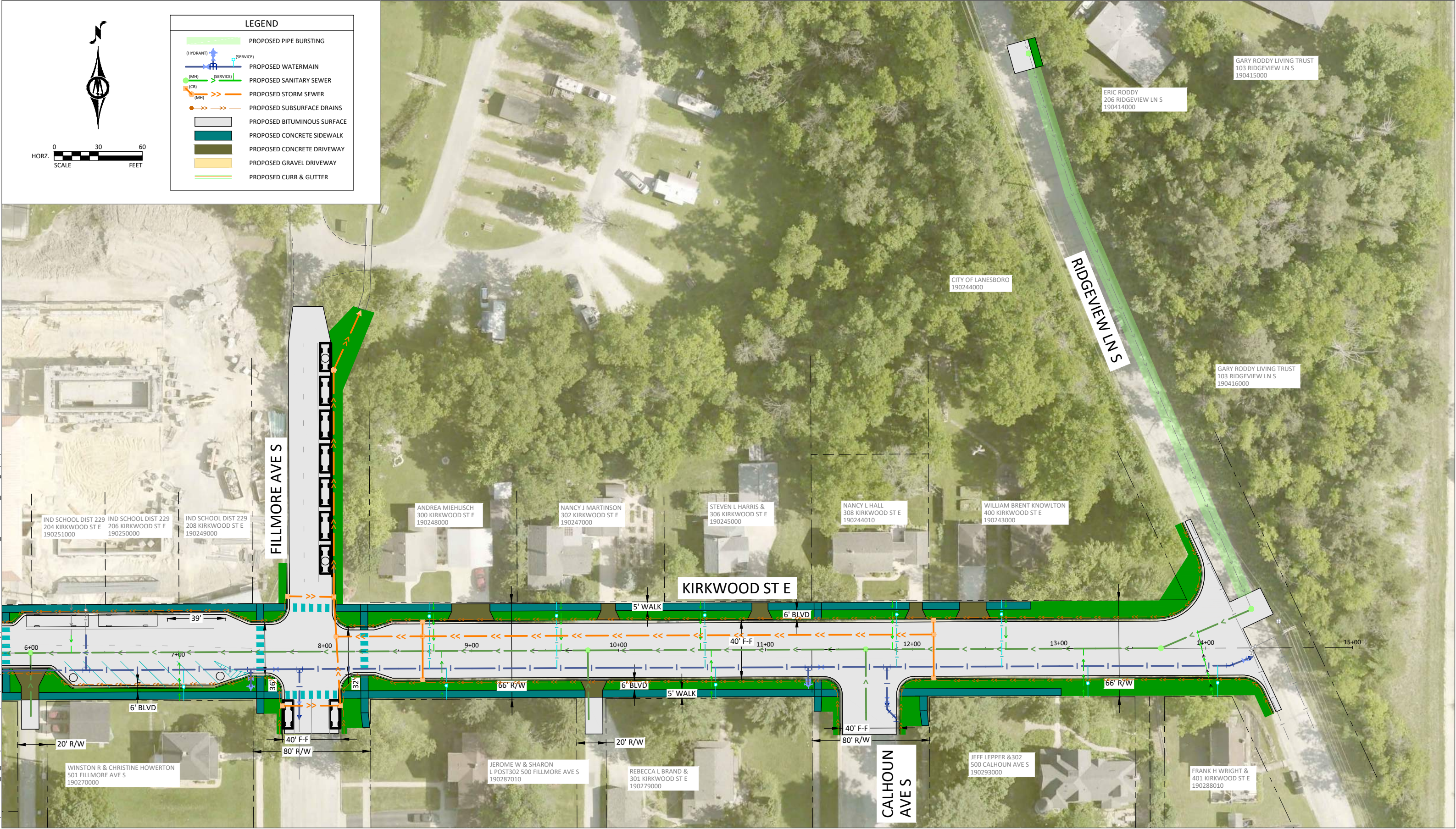




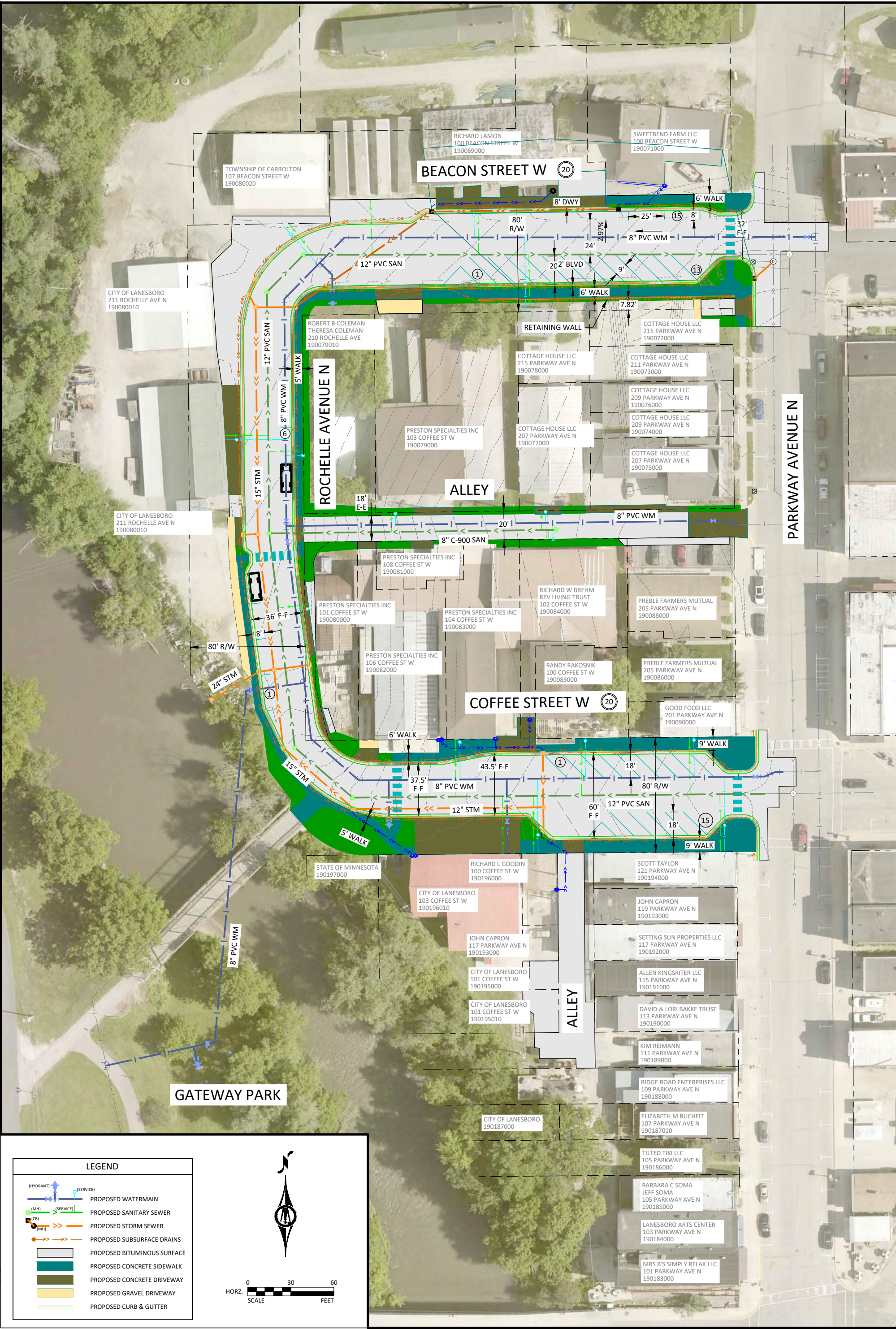




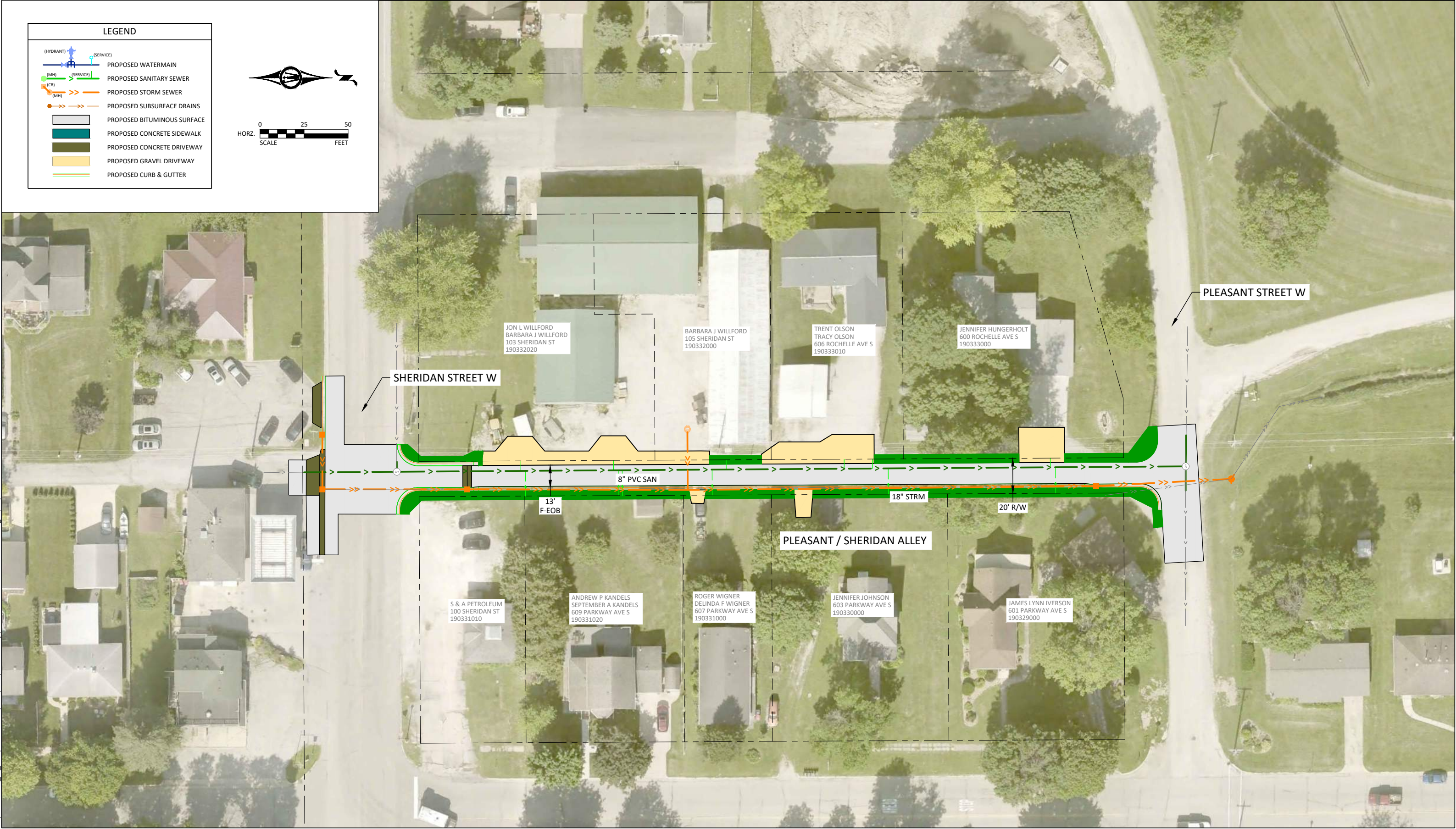


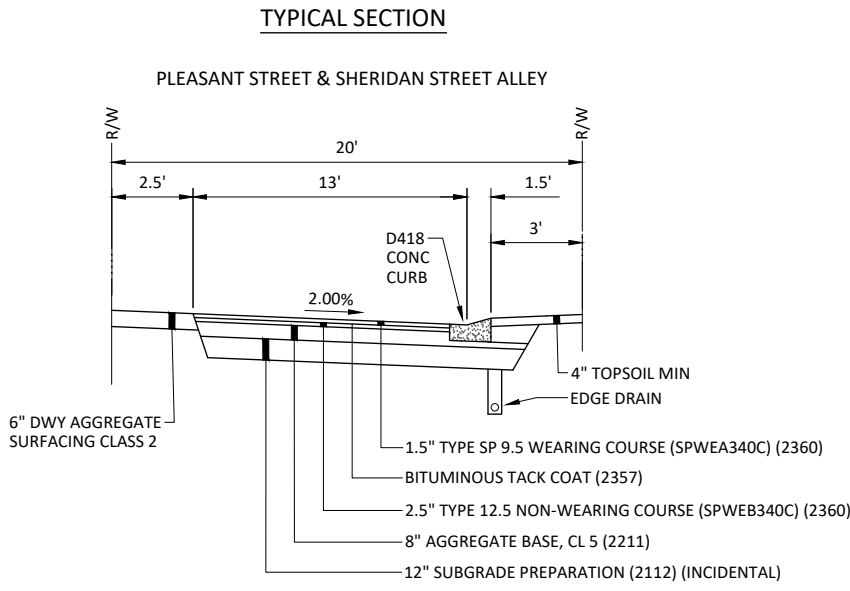
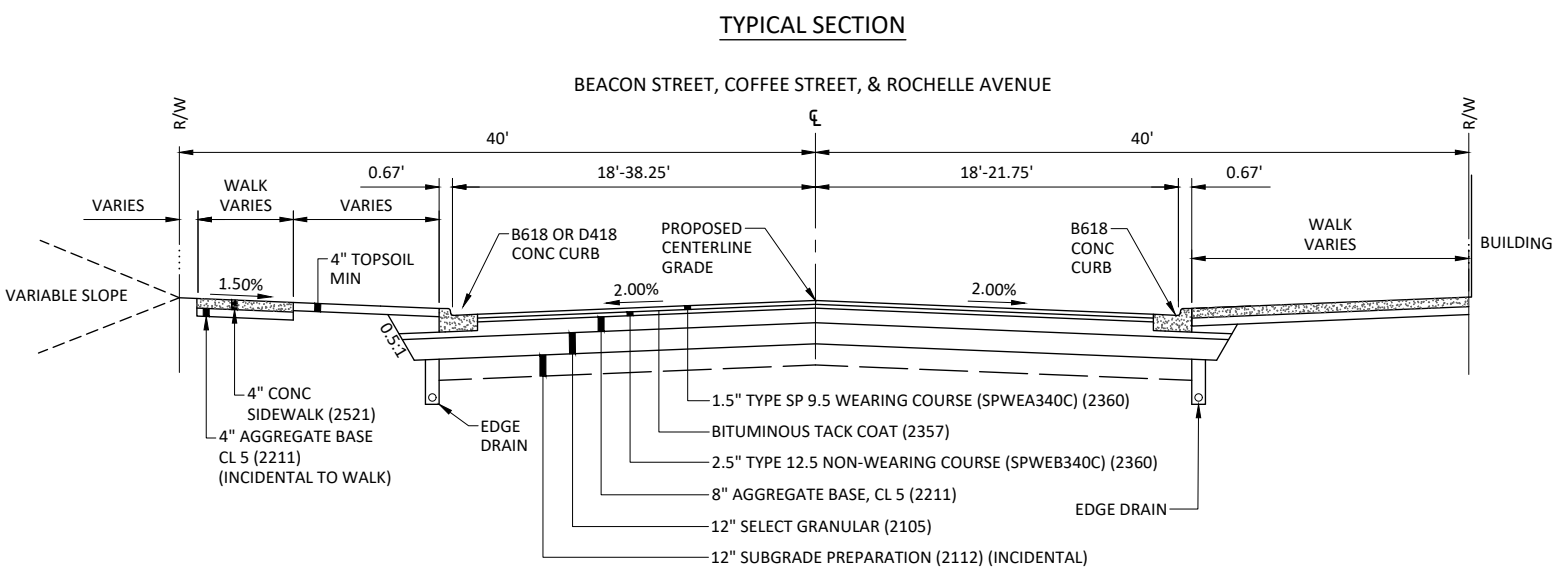
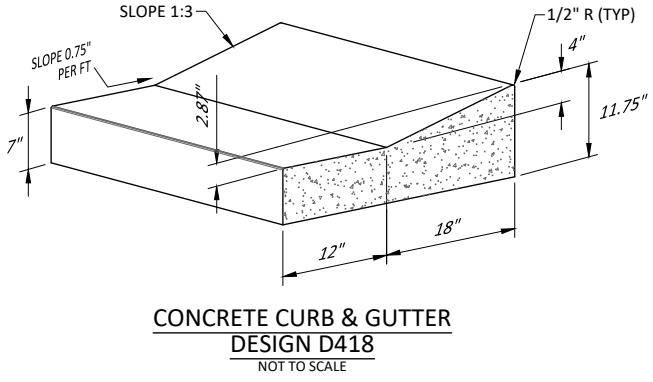
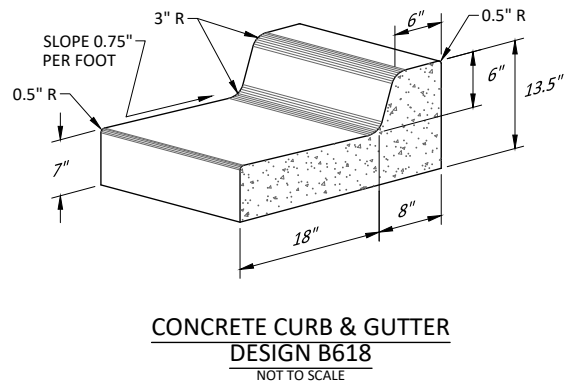
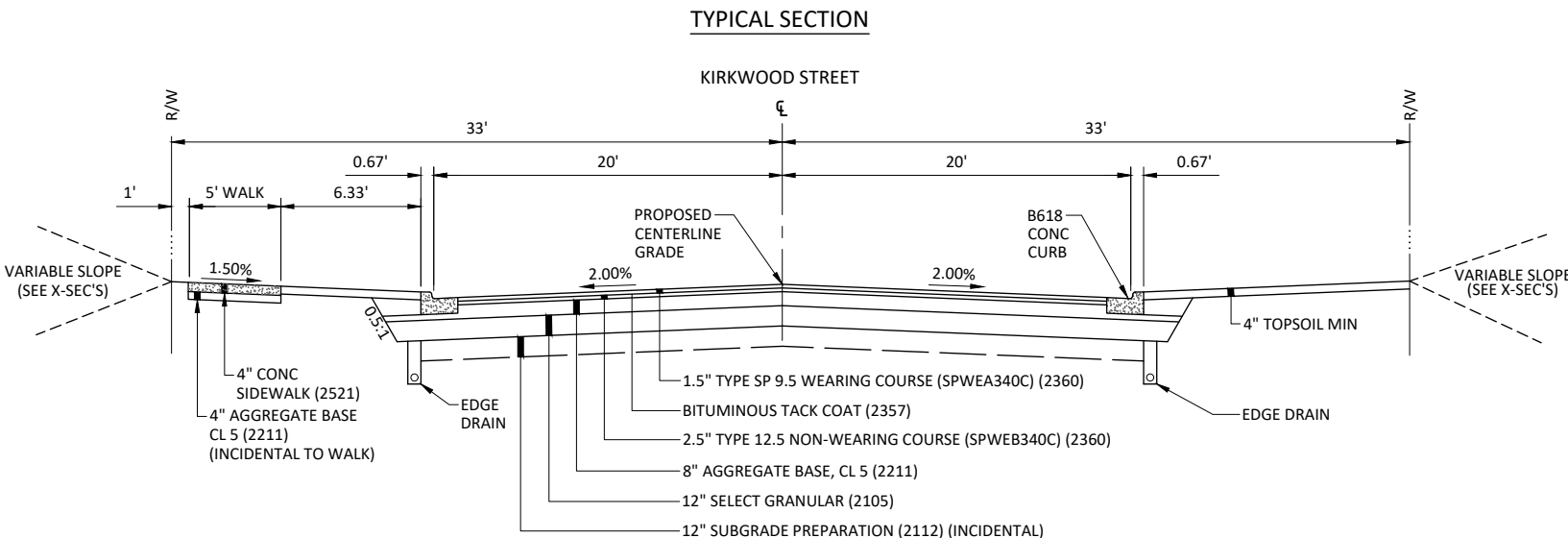


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Appendix B: Preliminary Cost Estimates



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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COFFEE, BEACON, & ROCHELLE RECONSTRUCTION STREET AND SITE

1	MOBILIZATION	1	LS	\$70,000.00	\$70,000.00
2	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
3	TREE TRIMMING / CLEAR & GRUB	2	EA	\$800.00	\$1,600.00
4	SALVAGE SIGN	10	EA	\$150.00	\$1,500.00
5	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	525	LF	\$3.00	\$1,575.00
6	SAWING CONCRETE PAVEMENT (FULL DEPTH)	325	LF	\$5.00	\$1,625.00
6	REMOVE CURB & GUTTER	350	LF	\$3.00	\$1,050.00
7	REMOVE CONCRETE DRIVEWAY PAVEMENT	470	SY	\$10.00	\$4,700.00
8	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	90	SY	\$3.00	\$270.00
9	REMOVE CONCRETE WALK	3825	SF	\$1.50	\$5,737.50
10	COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	4072	CY	\$12.00	\$48,864.00
11	SUBGRADE EXCAVATION (EV)	460	CY	\$12.00	\$5,520.00
12	STABILIZING AGGREGATE (CV)	460	CY	\$30.00	\$13,800.00
13	AGGREGATE SURFACING CLASS 2	90	TON	\$20.00	\$1,800.00
14	GEOTEXTILE FABRIC	1380	SY	\$2.00	\$2,760.00
15	SELECT GRANULAR BORROW (12") (CV) (P)	1538	CY	\$20.00	\$30,760.00
16	AGGREGATE BASE CLASS 5 (8") (CV) (P)	1350	CY	\$30.00	\$40,500.00
17	BITUMINOUS NON WEAR COURSE (2.5")	800	TON	\$92.00	\$73,600.00
18	BITUMINOUS WEAR COURSE (1.5")	470	TON	\$90.00	\$42,300.00
19	CONSTRUCT CONCRETE DRIVEWAY (7")	720	SY	\$80.00	\$57,600.00
20	CONCRETE CURB & GUTTER DESIGN B618	1698	LF	\$18.00	\$30,564.00
21	CONCRETE CURB & GUTTER DESIGN D418	425	LF	\$20.00	\$8,500.00
22	4" CONC WALK	8100	SF	\$7.00	\$56,700.00
23	6" CONC WALK	1150	SF	\$11.00	\$12,650.00
24	TRUNCATED DOMES	128	SF	\$55.00	\$7,040.00
25	REINSTALL SIGN	10	EA	\$250.00	\$2,500.00
26	MODULAR BLOCK RETAINING WALL	1584	SF	\$40.00	\$63,360.00
27	RETAINING WALL FENCE	185	LF	\$100.00	\$18,500.00
28	6" PVC UNDERDRAIN	2123	LF	\$14.00	\$29,722.00
29	6" UNDERDRAIN CLEANOUT	7	EA	\$200.00	\$1,400.00
30	AMENDED TOPSOIL BORROW (LV)	160	CY	\$30.00	\$4,800.00
31	SEED, FERTILIZE & HYDROMULCH	950	SY	\$8.00	\$7,600.00
32	STABILIZED CONSTRUCTION EXIT/ENTRANCE	1	LS	\$2,000.00	\$2,000.00
33	EROSION & SEDIMENT CONTROL	1	LS	\$7,000.00	\$7,000.00
34	4" SOLID LINE PAINT	850	LF	\$2.00	\$1,700.00
35	CROSSWALK PAINT	290	SF	\$12.00	\$3,480.00
				SUBTOTAL:	\$673,077.50

SANITARY SEWER

36	REMOVE DRAINAGE STRUCTURE (SANITARY)	2	EA	\$450.00	\$900.00
37	REMOVE SANITARY SEWER PIPE	1015	LF	\$4.00	\$4,060.00
38	48" SANITARY MANHOLE	40	LF	\$375.00	\$15,000.00
39	SANITARY SEWER TRACER WIRE SYSTEM	1	LS	\$3,000.00	\$3,000.00
40	SANITARY SEWER CASTING ASSEMBLY	5	EA	\$1,000.00	\$5,000.00
41	CONNECT TO EXIST SANITARY	2	EA	\$700.00	\$1,400.00
42	12" PVC SANITARY SEWER	988	LF	\$60.00	\$59,280.00
43	12"x6" SANITARY WYE	13	EA	\$300.00	\$3,900.00
44	6" SEWER SERVICE	434	LF	\$40.00	\$17,360.00
				SUBTOTAL:	\$109,900.00



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
WATERMAIN					
45	TEMPORARY WATER SERVICE	1	LS	\$10,000.00	\$10,000.00
46	REMOVE WATERMAIN PIPE	1030	LF	\$5.00	\$5,150.00
47	REMOVE GATE VALVE & BOX	2	EA	\$250.00	\$500.00
48	REMOVE HYDRANT	1	EA	\$300.00	\$300.00
49	CONNECT TO EXIST WATERMAIN	3	EA	\$1,200.00	\$3,600.00
50	8" GATE VALVE & BOX	4	EA	\$2,000.00	\$8,000.00
51	6" GATE VALVE & BOX	2	EA	\$1,800.00	\$3,600.00
52	4" GATE VALVE & BOX	1	EA	\$1,600.00	\$1,600.00
53	HYDRANT (8.5' BURY)	2	EA	\$4,500.00	\$9,000.00
54	8" PVC WATERMAIN	1006	LF	\$50.00	\$50,300.00
55	6" PVC WATERMAIN	47	LF	\$45.00	\$2,115.00
56	4" PVC WATERMAIN	19	LF	\$40.00	\$760.00
57	1" CURB STOP & BOX	9	EA	\$450.00	\$4,050.00
58	1" CORPORATION STOP & SADDLE	9	EA	\$400.00	\$3,600.00
59	1" COPPER WATER SERVICE PIPE	296	LF	\$35.00	\$10,360.00
60	2" HDPE WATER SERVICE PIPE	56	LF	\$40.00	\$2,240.00
61	2" CORPORATION STOP & SADDLE	2	EA	\$700.00	\$1,400.00
62	2" CURB STOP & BOX	2	EA	\$800.00	\$1,600.00
63	4" PVC WATER SERVICE PIPE	52	LF	\$50.00	\$2,600.00
64	WATERMAIN TRACER WIRE SYSTEM	1	LS	\$3,000.00	\$3,000.00
65	WATERMAIN FITTINGS	950	LB	\$10.00	\$9,500.00
				SUBTOTAL:	\$133,275.00
STORM SEWER					
66	REMOVE STORM SEWER STRUCTURE	1	EA	\$500.00	\$500.00
67	REMOVE STORM SEWER PIPE, ALL SIZES	10	LF	\$15.00	\$150.00
68	CONNECT TO EXISTING STORM	2	EA	\$800.00	\$1,600.00
69	8" PVC STORM SEWER	320	LF	\$45.00	\$14,400.00
70	12" STORM SEWER	525	LF	\$45.00	\$23,625.00
71	15" STORM SEWER	373	LF	\$50.00	\$18,650.00
72	24" STORM SEWER	51	LF	\$65.00	\$3,315.00
73	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	44	LF	\$450.00	\$19,800.00
74	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4022	23	LF	\$550.00	\$12,650.00
75	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4020	15	LF	\$500.00	\$7,500.00
76	CONSTRUCT DRAINAGE STRUCTURE, DESIGN SPECIAL 1 (24" NYLOPLAST)	1	EA	\$1,500.00	\$1,500.00
77	STORM SEWER CASTING ASSEMBLY	18	EA	\$1,000.00	\$18,000.00
78	24" RC PIPE APRON	1	EA	\$900.00	\$900.00
79	RIPRAP CLASS IV	15	CY	\$100.00	\$1,500.00
				SUBTOTAL:	\$124,090.00
LANDSCAPE ENHANCEMENTS					
80	TREE	8	EA	\$800.00	\$6,400.00
81	TREE GATE W/ SOIL	4	EA	\$5,000.00	\$20,000.00
82	PERENNIAL W/ SOIL	300	EA	\$25.00	\$7,500.00
83	STREET LIGHTS (FIXTURES, POLES, CIRCUITRY, & ACCESSORIES)	13	EA	\$9,000.00	\$117,000.00
84	HARDSCAPE ENHANCEMENTS	300	SY	\$67.00	\$20,100.00
85	MONUMENT STRUCTURE W/ WAYFINDING	1	EA	\$80,000.00	\$80,000.00
86	BENCH	2	EA	\$1,500.00	\$3,000.00
				SUBTOTAL:	\$254,000.00

CONSTRUCTION SUBTOTAL:	\$1,294,342.50
CONSTRUCTION CONTINGENCIES (5%):	\$64,700.00
CONSTRUCTION COST:	\$1,359,042.50
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$339,800.00
ESTIMATED CBR RECONSTRUCTION PROJECT TOTAL:	\$1,698,842.50



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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CRB ALLEY RECONSTRUCTION IMPROVEMENTS

STREET AND SITE

1	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	75	LF	\$3.00	\$225.00
2	SAWING CONCRETE PAVEMENT (FULL DEPTH)	140	LF	\$5.00	\$700.00
3	REMOVE CONCRETE DRIVEWAY PAVEMENT	60	SY	\$10.00	\$600.00
4	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	35	SY	\$3.00	\$105.00
5	COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	465	CY	\$12.00	\$5,580.00
6	SUBGRADE EXCAVATION (EV)	40	CY	\$12.00	\$480.00
7	STABILIZING AGGREGATE (CV)	40	CY	\$30.00	\$1,200.00
8	GEOTEXTILE FABRIC	120	SY	\$2.00	\$240.00
9	SELECT GRANULAR BORROW (12") (CV) (P)	135	CY	\$20.00	\$2,700.00
10	AGGREGATE BASE CLASS 5 (8") (CV) (P)	108	CY	\$30.00	\$3,240.00
11	BITUMINOUS NON WEAR COURSE (2.5")	79	TON	\$92.00	\$7,268.00
12	BITUMINOUS WEAR COURSE (1.5")	47	TON	\$90.00	\$4,230.00
13	CONSTRUCT CONCRETE DRIVEWAY (7")	165	SY	\$80.00	\$13,200.00
14	AMENDED TOPSOIL BORROW (LV)	38	CY	\$30.00	\$1,140.00
15	SEED, FERTILIZE & HYDROMULCH	223	SY	\$8.00	\$1,784.00
16	STABILIZED CONSTRUCTION EXIT/ENTRANCE	1	LS	\$1,000.00	\$1,000.00
17	EROSION & SEDIMENT CONTROL	1	LS	\$500.00	\$500.00
SUBTOTAL:					\$44,192.00

SANITARY SEWER

48" SANITARY MANHOLE	7	LF	\$375.00	\$2,625.00
SANITARY SEWER TRACER WIRE SYSTEM	1	LS	\$500.00	\$500.00
SANITARY SEWER CASTING ASSEMBLY	1	EA	\$1,000.00	\$1,000.00
8" PVC SANITARY SEWER (C-900)	200	LF	\$48.00	\$9,600.00
8"x6" SANITARY WYE	3	EA	\$300.00	\$900.00
6" SEWER SERVICE	45	LF	\$40.00	\$1,800.00
				\$16,425.00

WATERMAIN

TEMPORARY WATER SERVICE	1	LS	\$2,000.00	\$2,000.00
REMOVE WATERMAIN PIPE	305	LF	\$5.00	\$1,525.00
CONNECT TO EXIST WATERMAIN	1	EA	\$1,200.00	\$1,200.00
8" GATE VALVE & BOX	1	EA	\$1,800.00	\$1,800.00
8" PVC WATERMAIN	304	LF	\$50.00	\$15,200.00
4" PVC WATERMAIN	13	LF	\$40.00	\$520.00
1" CURB STOP & BOX	3	EA	\$450.00	\$1,350.00
1" CORPORATION STOP & SADDLE	3	EA	\$400.00	\$1,200.00
1" COPPER WATER SERVICE PIPE	45	LF	\$35.00	\$1,575.00
WATERMAIN TRACER WIRE SYSTEM	1	LS	\$500.00	\$500.00
WATERMAIN FITTINGS	220	LB	\$10.00	\$2,200.00
SUBTOTAL:			\$29,070.00	\$29,070.00

CONSTRUCTION SUBTOTAL:	\$89,687.00
CONSTRUCTION CONTINGENCIES (5%):	\$4,500.00
CONSTRUCTION COST:	\$94,187.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$23,600.00
ESTIMATED CRB ALLEY RECONSTRUCTION IMPROVEMENTS PROJECT TOTAL:	\$117,787.00



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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PARKWAY ALLEY PAVEMENT IMPROVEMENTS

STREET AND SITE

SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	270	LF	\$3.00	\$810.00
COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	331	CY	\$12.00	\$3,972.00
SUBGRADE EXCAVATION (EV)	41	CY	\$12.00	\$492.00
STABILIZING AGGREGATE (CV)	41	CY	\$30.00	\$1,230.00
GEOTEXTILE FABRIC	123	SY	\$2.00	\$246.00
SELECT GRANULAR BORROW (12") (CV) (P)	138	CY	\$20.00	\$2,760.00
AGGREGATE BASE CLASS 5 (8") (CV) (P)	110	CY	\$30.00	\$3,300.00
BITUMINOUS NON WEAR COURSE (2.5")	74	TON	\$92.00	\$6,808.00
BITUMINOUS WEAR COURSE (1.5")	44	TON	\$90.00	\$3,960.00
EROSION & SEDIMENT CONTROL	1	LS	\$500.00	\$500.00
SUBTOTAL:				\$24,078.00

CONSTRUCTION SUBTOTAL: \$24,078.00

CONSTRUCTION CONTINGENCIES (5%): \$1,200.00

CONSTRUCTION COST: \$25,278.00

ESTIMATED ENGINEERING, ADMIN & LEGAL: \$6,400.00

ESTIMATED PARKWAY ALLEY PAVEMENT IMPROVEMENTS PROJECT TOTAL: \$31,678.00

ALTERNATE 1 - ROOT RIVER CROSSING

STREET AND SITE

1 MOBILIZATION	1	LS	\$3,000.00	\$3,000.00
2 TRAFFIC CONTROL	1	LS	\$500.00	\$500.00
3 TREE TRIMMING / CLEAR & GRUB	1	EA	\$800.00	\$800.00
4 SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	25	LF	\$3.00	\$75.00
5 COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	12	CY	\$12.00	\$144.00
6 AGGREGATE BASE CLASS 5 (6") (CV) (P)	8	CY	\$30.00	\$240.00
7 BITUMINOUS WEAR COURSE (3")	9	TON	\$110.00	\$990.00
8 AMENDED TOPSOIL BORROW (LV)	29	CY	\$30.00	\$870.00
9 SEED, FERTILIZE & HYDROMULCH	688	SY	\$8.00	\$5,504.00
10 EROSION & SEDIMENT CONTROL	1	LS	\$1,500.00	\$1,500.00
SUBTOTAL:				\$13,623.00

WATERMAIN

11 REMOVE WATERMAIN PIPE	30	LF	\$5.00	\$150.00
12 CONNECT TO EXIST WATERMAIN	1	EA	\$1,200.00	\$1,200.00
13 8" GATE VALVE & BOX	3	EA	\$2,000.00	\$6,000.00
14 HYDRANT (8.5' BURY)	1	EA	\$4,500.00	\$4,500.00
15 60" WATER VALVE VAULT HEIGHT	18	LF	\$400.00	\$7,200.00
16 1" CORPORATION STOP	4	EA	\$400.00	\$1,600.00
17 6" GATE VALVE & BOX	1	EA	\$1,800.00	\$1,800.00
18 6" WATERMAIN	10	LF	\$45.00	\$450.00
19 8" PVC WATERMAIN	122	LF	\$45.00	\$5,490.00
20 8" WATERMAIN (DIRECTIONALLY DRILLED)	240	LF	\$75.00	\$18,000.00
21 WATERMAIN FITTINGS	380	LB	\$10.00	\$3,800.00
SUBTOTAL:				\$50,190.00

CONSTRUCTION SUBTOTAL: \$63,813.00

CONSTRUCTION CONTINGENCIES (5%): \$3,200.00

CONSTRUCTION COST: \$67,013.00

ESTIMATED ENGINEERING, ADMIN & LEGAL: \$16,800.00

ESTIMATED ALTERNATE 1 - ROOT RIVER CROSSING PROJECT TOTAL: \$83,813.00



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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KIRKWOOD RECONSTRUCTION

STREET AND SITE

1	MOBILIZATION	1	LS	\$80,000.00	\$80,000.00
2	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
3	TREE TRIMMING / CLEAR & GRUB	12	EA	\$800.00	\$9,600.00
4	SALVAGE SIGN	12	EA	\$150.00	\$1,800.00
5	SALVAGE MAIL BOX SUPPORT	4	EA	\$100.00	\$400.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	530	LF	\$3.00	\$1,590.00
7	SAWING CONCRETE PAVEMENT (FULL DEPTH)	205	LF	\$5.00	\$1,025.00
8	REMOVE CURB & GUTTER	2800	LF	\$3.00	\$8,400.00
9	REMOVE CONCRETE DRIVEWAY PAVEMENT	124	SY	\$10.00	\$1,240.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	27	SY	\$3.00	\$81.00
11	REMOVE CONCRETE WALK	12810	SF	\$1.50	\$19,215.00
12	COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	5687	CY	\$12.00	\$68,244.00
13	SUBGRADE EXCAVATION (EV)	700	CY	\$12.00	\$8,400.00
14	STABILIZING AGGREGATE (CV)	700	CY	\$30.00	\$21,000.00
15	SELECT GRANULAR BORROW (12") (CV) (P)	2338	CY	\$20.00	\$46,760.00
16	AGGREGATE BASE CLASS 5 (8") (CV) (P)	1865	CY	\$30.00	\$55,950.00
17	BITUMINOUS NON WEAR COURSE (2.5")	1100	TON	\$92.00	\$101,200.00
18	BITUMINOUS WEAR COURSE (1.5")	647	TON	\$90.00	\$58,230.00
19	CONSTRUCT CONCRETE DRIVEWAY (6")	110	SY	\$70.00	\$7,700.00
20	CONSTRUCT CONCRETE DRIVEWAY (7")	80	SY	\$80.00	\$6,400.00
21	CONCRETE CURB & GUTTER DESIGN B618	3032	LF	\$18.00	\$54,576.00
22	4" CONC WALK	11530	SF	\$7.00	\$80,710.00
23	6" CONC WALK	1510	SF	\$11.00	\$16,610.00
24	TRUNCATED DOMES	198	SF	\$55.00	\$10,890.00
25	REINSTALL SIGN	12	EA	\$250.00	\$3,000.00
26	TEMPORARY MAILBOX	10	EA	\$100.00	\$1,000.00
27	INSTALL MAIL BOX SUPPORT	4	EA	\$150.00	\$600.00
28	6" PVC UNDERDRAIN	3032	LF	\$14.00	\$42,448.00
29	6" UNDERDRAIN CLEANOUT	7	EA	\$200.00	\$1,400.00
30	6"x4" SUMP TEE (INCLUDES 12 LF OF 4" PIPE)	14	EA	\$750.00	\$10,500.00
31	AMENDED TOPSOIL BORROW (LV)	510	CY	\$30.00	\$15,300.00
32	SEED, FERTILIZE & HYDROMULCH	4510	SY	\$8.00	\$36,080.00
33	STABILIZED CONSTRUCTION EXIT/ENTRANCE	1	LS	\$3,000.00	\$3,000.00
34	EROSION & SEDIMENT CONTROL	1	LS	\$8,000.00	\$8,000.00
35	4" SOLID LINE PAINT	1810	LF	\$2.00	\$3,620.00
36	CROSSWALK PAINT	770	SF	\$12.00	\$9,240.00
SUBTOTAL:					\$804,209.00

SANITARY SEWER

37	REMOVE DRAINAGE STRUCTURE (SANITARY)	5	EA	\$450.00	\$2,250.00
38	REMOVE SANITARY SEWER PIPE	1580	LF	\$4.00	\$6,320.00
39	48" SANITARY MANHOLE	71	LF	\$375.00	\$26,625.00
40	SANITARY SEWER TRACER WIRE SYSTEM	1	LS	\$3,000.00	\$3,000.00
41	SANITARY SEWER CASTING ASSEMBLY	6	EA	\$1,000.00	\$6,000.00
42	CONNECT TO EXIST SANITARY	6	EA	\$700.00	\$4,200.00
43	10" PVC SANITARY SEWER	178	LF	\$55.00	\$9,790.00
44	8" PVC SANITARY SEWER	1183	LF	\$48.00	\$56,784.00
45	10"x4" SANITARY WYE	2	EA	\$375.00	\$750.00
46	8"x4" SANITARY WYE	15	EA	\$325.00	\$4,875.00
47	4" SEWER SERVICE	514	LF	\$35.00	\$17,990.00
SUBTOTAL:					\$138,584.00

WATERMAIN

48	TEMPORARY WATER SERVICE	1	LS	\$9,500.00	\$9,500.00
49	REMOVE WATERMAIN PIPE	1570	LF	\$5.00	\$7,850.00
50	REMOVE GATE VALVE & BOX	4	EA	\$250.00	\$1,000.00
51	REMOVE HYDRANT	1	EA	\$300.00	\$300.00
52	CONNECT TO EXIST WATERMAIN	6	EA	\$1,200.00	\$7,200.00
53	8" GATE VALVE & BOX	8	EA	\$2,000.00	\$16,000.00
54	6" GATE VALVE & BOX	3	EA	\$1,800.00	\$5,400.00
55	4" GATE VALVE & BOX	1	EA	\$1,600.00	\$1,600.00
56	HYDRANT (8.5' BURY)	2	EA	\$4,500.00	\$9,000.00
57	HYDRANT (9.5' BURY)	1	EA	\$5,000.00	\$5,000.00
58	8" PVC WATERMAIN	1494	LF	\$50.00	\$74,700.00
59	6" PVC WATERMAIN	36	LF	\$45.00	\$1,620.00
60	4" PVC WATERMAIN	10	LF	\$40.00	\$400.00
61	1" CURB STOP & BOX	15	EA	\$450.00	\$6,750.00
62	1" CORPORATION STOP & SADDLE	15	EA	\$400.00	\$6,000.00



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
63	1" COPPER WATER SERVICE PIPE	459	LF	\$35.00	\$16,065.00
64	4" PVC WATER SERVICE PIPE	62	LF	\$50.00	\$3,100.00
65	WATERMAIN TRACER WIRE SYSTEM	1	LS	\$3,000.00	\$3,000.00
66	WATERMAIN FITTINGS	1100	LB	\$10.00	\$11,000.00
				SUBTOTAL:	\$185,485.00

STORM SEWER

67	REMOVE STORM SEWER APRON	1	EA	\$250.00	\$250.00
68	REMOVE STORM SEWER PIPE, ALL SIZES	460	LF	\$15.00	\$6,900.00
69	REMOVE STORM SEWER STRUCTURE	6	EA	\$500.00	\$3,000.00
70	CONNECT TO EXISTING STORM	1	EA	\$800.00	\$800.00
71	12" STORM SEWER	898	LF	\$45.00	\$40,410.00
72	18" STORM SEWER	551	LF	\$55.00	\$30,305.00
73	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	68	LF	\$450.00	\$30,600.00
74	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4020	32	LF	\$500.00	\$16,000.00
75	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4022	5	LF	\$550.00	\$2,750.00
75	STORM SEWER CASTING ASSEMBLY	23	EA	\$1,000.00	\$23,000.00
76	18" RC PIPE APRON	1	EA	\$750.00	\$750.00
				SUBTOTAL:	\$154,765.00

CONSTRUCTION SUBTOTAL:	\$1,283,043.00
CONSTRUCTION CONTINGENCIES (5%):	\$64,200.00
CONSTRUCTION COST:	\$1,347,243.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$336,900.00
ESTIMATED KIRKWOOD RECONSTRUCTION PROJECT TOTAL:	\$1,684,143.00

RIDGEVIEW PIPE BURSTING SANITARY SEWER STREET AND SITE

1	MOBILIZATION	1	LS	\$6,000.00	\$6,000.00
2	TRAFFIC CONTROL	1	LS	\$3,000.00	\$3,000.00
3	TEMPORARY TRENCH RESTORATION	47	SY	\$10.00	\$466.67
4	SELECT GRANULAR BORROW (10") (CV, P)	14	CY	\$20.00	\$280.00
5	AGGREGATE BASE CLASS 5 (8") (CV,P)	11	CY	\$30.00	\$330.00
6	BITUMINOUS WEAR COURSE (2")	6	TON	\$90.00	\$540.00
7	BITUMINOUS WEAR COURSE (2")	6	TON	\$90.00	\$540.00
8	EROSION & SEDIMENT CONTROL	1	LS	\$1,000.00	\$1,000.00
				SUBTOTAL:	\$12,156.67

SANITARY SEWER

9	REMOVE SANITARY SEWER PIPE	25	LF	\$4.00	\$100.00
10	REMOVE DRAINAGE STRUCTURE (SANITARY)	1	EA	\$425.00	\$425.00
11	SANITARY SEWER TRACER WIRE SYSTEM	1	LS	\$3,000.00	\$3,000.00
12	48" SANITARY MANHOLE	10	LF	\$325.00	\$3,250.00
13	SANITARY SEWER CASTING ASSEMBLY	1	EA	\$1,000.00	\$1,000.00
14	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$800.00	\$800.00
15	8" PIPE BURST SANITARY SEWER	390	LF	\$80.00	\$31,200.00
16	8" PVC PIPE SEWER (SDR 35)	25	LF	\$48.00	\$1,200.00
17	8"x4" PVC WYE	1	EA	\$300.00	\$300.00
18	4" PVC SANITARY SERVICE PIPE	30	LF	\$35.00	\$1,050.00
				SUBTOTAL:	\$42,325.00

CONSTRUCTION SUBTOTAL:	\$54,481.67
CONSTRUCTION CONTINGENCIES (5%):	\$2,700.00
CONSTRUCTION COST:	\$57,181.67
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$14,300.00
ESTIMATED RIDGEVIEW PIPE BURSTING PROJECT TOTAL:	\$71,481.67



PRELIMINARY ENGINEER'S ESTIMATE

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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PLEASANT & SHERIDAN ALLEY RECONSTRUCTION

STREET AND SITE

1	MOBILIZATION	1	LS	\$10,000.00	\$10,000.00
2	TRAFFIC CONTROL	1	LS	\$1,500.00	\$1,500.00
3	TREE TRIMMING / CLEAR & GRUB	5	EA	\$800.00	\$4,000.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	120	LF	\$3.00	\$360.00
5	COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	757	CY	\$12.00	\$9,084.00
6	SUBGRADE EXCAVATION (EV)	100	CY	\$12.00	\$1,200.00
7	STABILIZING AGGREGATE (CV)	100	CY	\$30.00	\$3,000.00
8	AGGREGATE SURFACING CLASS 2	60	TON	\$20.00	\$1,200.00
9	SELECT GRANULAR BORROW (12") (CV) (P)	314	CY	\$20.00	\$6,280.00
10	AGGREGATE BASE CLASS 5 (8") (CV) (P)	251	CY	\$30.00	\$7,530.00
11	BITUMINOUS NON WEAR COURSE (2.5")	124	TON	\$92.00	\$11,408.00
12	BITUMINOUS WEAR COURSE (1.5")	132	TON	\$90.00	\$11,880.00
13	CONCRETE CURB & GUTTER DESIGN B618	102	LF	\$18.00	\$1,836.00
14	CONCRETE CURB & GUTTER DESIGN D418	400	LF	\$20.00	\$8,000.00
15	8" CONCRETE VALLEY GUTTER	245	SF	\$20.00	\$4,900.00
16	AMENDED TOPSOIL BORROW (LV)	50	CY	\$30.00	\$1,500.00
17	SEED, FERTILIZE & HYDROMULCH	300	SY	\$8.00	\$2,400.00
18	STABILIZED CONSTRUCTION EXIT/ENTRANCE	1	LS	\$2,000.00	\$2,000.00
19	EROSION & SEDIMENT CONTROL	1	LS	\$2,000.00	\$2,000.00
SUBTOTAL:					\$90,078.00

SANITARY SEWER

20	REMOVE DRAINAGE STRUCTURE (SANITARY)	2	EA	\$425.00	\$850.00
21	REMOVE SANITARY SEWER PIPE	488	LF	\$4.00	\$1,952.00
22	48" SANITARY MANHOLE	18	LF	\$325.00	\$5,850.00
23	SANITARY SEWER TRACER WIRE SYSTEM	1	LS	\$1,500.00	\$1,500.00
24	SANITARY SEWER CASTING ASSEMBLY	2	EA	\$1,000.00	\$2,000.00
25	CONNECT TO EXIST SANITARY	4	EA	\$700.00	\$2,800.00
26	8" PVC SANITARY SEWER	539	LF	\$48.00	\$25,872.00
27	8"x4" SANITARY WYE	12	EA	\$325.00	\$3,900.00
28	4" SEWER SERVICE	120	LF	\$35.00	\$4,200.00
SUBTOTAL:					\$48,924.00

STORM SEWER

29	REMOVE STORM SEWER APRON	2	EA	\$250.00	\$500.00
30	REMOVE CULVERT	41	LF	\$11.00	\$451.00
31	REMOVE STORM SEWER PIPE, ALL SIZES	88	LF	\$15.00	\$1,320.00
32	8"PVC SDR 26	35	LF	\$45.00	\$1,575.00
33	12" STORM SEWER	113	LF	\$45.00	\$5,085.00
34	18" STORM SEWER	434	LF	\$55.00	\$23,870.00
35	CONSTRUCT DRAINAGE MANHOLE, DESIGN SPECIAL	1	EA	\$400.00	\$400.00
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	5	LF	\$450.00	\$2,250.00
37	CONSTRUCT DRAINAGE MANHOLE, DESIGN 60-4020	6	LF	\$750.00	\$4,500.00
38	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4022	12	LF	\$550.00	\$6,600.00
39	STORM SEWER CASTING ASSEMBLY	4	EA	\$1,000.00	\$4,000.00
SUBTOTAL:					\$50,551.00

CONSTRUCTION SUBTOTAL:	\$189,553.00
CONSTRUCTION CONTINGENCIES (5%):	\$9,500.00
CONSTRUCTION COST:	\$199,053.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$49,800.00
ESTIMATED PLEASANT & SHERIDAN ALLEY RECONSTRUCTION PROJECT TOTAL:	\$248,853.00

TOTAL PROJECT COST SUMMARY

ESTIMATED CBR RECONSTRUCTION PROJECT TOTAL:	\$1,698,842.50
ESTIMATED CRB ALLEY RECONSTRUCTION IMPROVEMENTS PROJECT TOTAL:	\$117,787.00
ESTIMATED PARKWAY ALLEY PAVEMENT IMPROVEMENTS PROJECT TOTAL:	\$31,678.00
ESTIMATED ALTERNATE 1 - ROOT RIVER CROSSING PROJECT TOTAL:	\$83,813.00
ESTIMATED KIRKWOOD RECONSTRUCTION PROJECT TOTAL:	\$1,684,143.00
ESTIMATED RIDGEVIEW PIPE BURSTING PROJECT TOTAL:	\$71,481.67
ESTIMATED PLEASANT & SHERIDAN ALLEY RECONSTRUCTION PROJECT TOTAL:	\$248,853.00
TOTAL PROJECT COST:	\$3,936,598.17

Appendix C: Preliminary Assessment Role

Preliminary Assessment Roll-City Policy



2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021


TOTALS			1632	650		2282	310	2004	\$61,033.99	\$394,555.23	\$10,998.73	\$71,101.47	122.5	2274.5	15	\$2,844.70	\$63,667.66	16	1	\$3,799.81	\$85,237.52	\$614,561.87	\$78,677.24
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2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

ASSESSMENT SUMMARY														SUMMARY OF CITY COSTS	
ITEM	PERCENTAGE ASSESSED	TOTAL COST	ASSESSABLE COST					NON ASSESABLE COST	ASSESSABLE FRONTAGE	NO. ASSESABLE LOTS	COST PER FRONTAGE	COST PER LOT	NOTES	ITEM	COST
STREET & SITE	35%	\$775,630.08	\$271,470.53					\$504,159.55	1545	N/A	\$175.77	N/A		NON-ASSESABLE STREET & SITE	\$504,159.55
SIDEWALK (COMMERCIAL)	100%	\$107,793.48	\$107,793.48					\$0.00	1490.5	N/A	\$72.32	N/A		NON-ASSESABLE SIDEWALK (COMMERCIAL)	\$0.00
STORM SEWER	35%	\$162,869.85	\$57,004.45					\$105,865.40	1545	N/A	\$36.91	N/A		NON-ASSESABLE STORM SEWER	\$105,865.40
SANITARY SEWER MAIN	35%	\$116,341.23	\$40,719.43					\$75,621.80	1701.5	NA	\$23.93	NA		NON-ASSESABLE SANITARY SEWER MAIN	\$75,621.80
STANDARD SANITARY SEWER SERVICE	35%	\$27,904.05	\$9,766.42					\$18,137.63	N/A	14	N/A	\$697.60		NON-ASSESABLE SANITARY SEWER SERVICES	\$18,137.63
WATERMAIN	35%	\$140,996.80	\$49,348.88					\$91,647.92	1701.5	NA	\$29.00	NA		NON-ASSESABLE WATERMAIN	\$91,647.92
STANDARD WATER SERVICE (1")	35%	\$26,273.82	\$9,195.84					\$17,077.98	N/A	11	N/A	\$835.99		NON-ASSESABLE WATERMAIN STANDARD SERVICES	\$17,077.98
WATER SERVICE (2")	35%	\$6,877.57	\$2,407.15					\$4,470.42	N/A	2	N/A	\$1,203.58		NON-ASSESABLE WATERMAIN (2") SERVICES	\$4,470.42
WATER SERVICE (4")	35%	\$3,740.82	\$1,309.29					\$2,431.54	N/A	1	N/A	\$1,309.29		NON-ASSESABLE WATERMAIN (4") SERVICES	\$2,431.54
PROJECT TOTALS	-	\$1,368,427.71	\$549,015.46					\$819,412.25	-	-	-	-	-		\$819,412.25

BOLTON
& MENK

PRELIMINARY ASSESSMENT ROLL-CITY POLICY

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

CRB ALLEY

Updated: 8-24-2021

PROPERTY OWNER	PARCEL I.D.	ADDRESS	ALLEY FRONTAGE	TOTAL IMPROVED FRONTAGE	LOT TYPE	STREET & SITE				SANITARY FRONTAGE		SANITARY SEWER			WATERMAIN FRONTAGE		WATERMAIN			TOTAL PRELIMINARY ASSESSMENT	CITY COST
						EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	ASSESSABLE PARCEL	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	ASSESSABLE PARCEL (1")	COST (CITY)	COST (PROP OWNER)		
						COST PER FRONTAGE = \$183.00				COST PER SERVICE =		\$1,241.08		COST PER LF = \$56.84		COST PER SERVICE = \$835.99		COST PER LF = \$103.30			
COTTAGE HOUSE LLC/O ERIC BUNGE	190077000	207 PARKWAY AVE N	50.00	50.00	RECTANGULAR ALLEY	0	50	\$0.00	\$9,150.12	0	50	1	\$0.00	\$4,082.89	0	50	1	0	\$6,000.94	\$19,233.95	\$0.00
PRESTON SPECIALITIES INCA MINNESOTA CORP	190081000	108 COFFEE STREET W	61.00	61.00	RECTANGULAR ALLEY	0	61	\$0.00	\$11,163.14	0	61	0	\$0.00	\$3,467.01	0	61	0	0	\$6,301.24	\$20,931.40	\$0.00
TOTALS				111		0	111	\$0.00	\$20,313.26	0	111	1	0	\$7,549.90	0	111	1		\$12,302.18	\$40,165.34	\$0.00

ASSESSMENT SUMMARY										SUMMARY OF CITY COSTS		
ITEM	PERCENTAGE ASSESSED	TOTAL COST	ASSESSABLE COST		NON ASSESSABLE COST	ASSESSABLE FRONTAGE	NO. ASSESSABLE LOTS	COST PER FRONTAGE	COST PER LOT	NOTES	ITEM	COST
STREET & SITE	35%	\$58,037.88	\$20,313.26		\$37,724.62	111	N/A	\$183.00	N/A		NON-ASSESSABLE STREET & SITE	\$37,724.62
SANITARY SEWER MAIN	35%	\$18,025.21	\$6,308.82		\$11,716.38	111	NA	\$56.84	NA		NON-ASSESSABLE SANITARY SEWER MAIN	\$11,716.38
STANDARD SANITARY SEWER SERVICE	35%	\$3,545.94	\$1,241.08		\$2,304.86	N/A	1	N/A	\$1,241.08		NON-ASSESSABLE SANITARY SEWER SERVICES	\$2,304.86
WATERMAIN	35%	\$32,760.56	\$11,466.20		\$21,294.37	111	NA	\$103.30	NA		NON-ASSESSABLE WATERMAIN	\$21,294.37
STANDARD WATER SERVICE (1")	35%	\$2,388.53	\$835.99		\$1,552.54	N/A	1	N/A	\$835.99		NON-ASSESSABLE WATERMAIN STANDARD SERVICES	\$1,552.54
PROJECT TOTALS	-	\$114,758.12	\$40,165.34		\$74,592.78	-	-	-	-	-		\$74,592.78

Preliminary Assessment Roll-Reduced



PRELIMINARY ASSESSMENT ROLL-REDUCED TO 20%

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

PROPERTY OWNER	PARCEL I.D.	ADDRESS	FRONT YARD FRONTAGE	SIDE STREET FRONTAGE	ADJUSTED FRONT YARD FRONTAGE	CORNER UNIMPROVED SIDE	TOTAL FRONTAGE	LOT TYPE	STREET & SITE				STORM SEWER		SANITARY & WATERMAIN FRONTAGE		SANITARY SEWER			WATERMAIN				TOTAL PRELIMINARY ASSESSMENT	CITY COST			
									EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP. OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP. OWNER)	STD. ASSESSABLE PARCEL	ASSESSABLE PARCEL (#*)	COST (CITY)	COST (PROP. OWNER)								
									COST PER LF = \$105.35	COST PER LF = \$20.27	COST PER SERVICE = \$413.30			COST PER LF = \$13.27			\$477.71 \$748.17				COST PER LF = \$17.73							
INDEPENDENT SCHOOL DISTRICT #229	190254009	100 KIRKWOOD STREET E	300.00				300.00	RECTANGULAR FRONT YARD	0	309	\$0.00	\$1,605.62	\$0.00	\$6,082.25	0	300	0	\$	-	\$	3,980.92	1	0	\$	-	\$5,795.23	\$47,463.72	\$0.00
INDEPENDENT SCHOOL DISTRICT #229	190253000	100 KIRKWOOD STREET E	230.00				230.00	RECTANGULAR FRONT YARD	0	230	\$0.00	\$24,230.75	\$0.00	\$4,663.06	0	230	0	\$	-	\$	3,052.04	1	0	\$	-	\$36,770.78	\$0.00	\$0.00
INDEPENDENT SCHOOL DISTRICT #229	190251000	204 KIRKWOOD STREET E	50.00				50.00	RECTANGULAR FRONT YARD	0	50	\$0.00	\$5,267.55	\$0.00	\$1,013.71	0	50	1	\$	-	\$	1,076.70	1	0	\$	-	\$1,363.96	\$6,722.01	\$0.00
INDEPENDENT SCHOOL DISTRICT #229	190255000	206 KIRKWOOD STREET E	50.00				50.00	RECTANGULAR FRONT YARD	0	50	\$0.00	\$5,267.55	\$0.00	\$1,013.71	0	50	0	\$	-	\$	663.49	0	0	\$	-	\$886.25	\$7,831.00	\$0.00
INDEPENDENT SCHOOL DISTRICT #229	190249000	206 KIRKWOOD STREET E	50.00				50.00	RECTANGULAR FRONT YARD	0	50	\$0.00	\$5,267.55	\$0.00	\$1,013.71	0	50	0	\$	-	\$	663.49	0	0	\$	-	\$886.25	\$7,831.00	\$0.00
ANDREA MIEHLISCH	190248000	300 KIRKWOOD STREET E	100.00				100.00	RECTANGULAR FRONT YARD	0	100	\$0.00	\$10,535.11	\$0.00	\$2,027.42	0	100	1	\$	-	\$	1,740.27	1	0	\$	-	\$2,250.22	\$16,553.01	\$0.00
NANCY MARTINSON	190247000	302 KIRKWOOD STREET E	100.00				100.00	RECTANGULAR FRONT YARD	0	100	\$0.00	\$10,535.11	\$0.00	\$2,027.42	0	100	1	\$	-	\$	1,740.27	1	0	\$	-	\$2,250.22	\$16,553.01	\$0.00
STEVEN L HARRISSUSAN L HARRIS	190245000	306 KIRKWOOD STREET E	100.00				100.00	RECTANGULAR FRONT YARD	0	100	\$0.00	\$10,535.11	\$0.00	\$2,027.42	0	100	1	\$	-	\$	1,740.27	1	0	\$	-	\$2,250.22	\$16,553.01	\$0.00
NANCY L HALL	190244010	308 KIRKWOOD STREET E	80.00				80.00	RECTANGULAR FRONT YARD	0	80	\$0.00	\$8,428.09	\$0.00	\$1,621.93	0	80	1	\$	-	\$	1,474.88	1	0	\$	-	\$1,895.72	\$13,420.61	\$0.00
WILLIAM BRENT KNOWLTON	190243000	400 KIRKWOOD STREET E	176.00			310.00	176.00	IRREGULAR CORNER SIDE STREET ONLY	60	116	\$6,321.06	\$12,220.72	\$1,216.45	\$2,351.80	0	213	1	\$	-	\$	3,239.75	1	0	\$	-	\$4,253.15	\$22,065.43	\$7,537.51
FRANK W WRIGHTMARGARET J HANSON	190288010	401 KIRKWOOD STREET E	46.00		78.00		140.00	IRREGULAR CORNER SIDE STREET ONLY	0	78	\$0.00	\$8,217.38	\$0.00	\$1,581.38	0	109	1	\$	-	\$	1,859.70	1	0	\$	-	\$2,409.74	\$14,068.21	\$0.00
JEFF LEPPEROLLIE LEPPER	190293000	500 CALHOUN AVE S		160.00			140.00	CORNER SIDE STREET ONLY	50	110	\$5,267.55	\$11,588.62	\$1,013.71	\$2,230.16	10	150	1	\$	132.70	\$	2,403.76	1	0	\$	177.25	\$3,136.47	\$19,359.01	\$6,591.21
REBECCA BRANDANDRON BRAND	190279000	301 KIRKWOOD STREET E	140.00				100.00	CORNER FRONT YARD ONLY	0	140	\$0.00	\$14,749.15	\$0.00	\$2,838.38	20	120	1	\$	265.30	\$	2,005.67	1	0	\$	354.50	\$2,604.72	\$22,197.92	\$6,919.90
JEROME W POSTSHARON L POST	190287010	500 FILLMORE AVE S		140.00			100.00	CORNER SIDE STREET ONLY	50	90	\$5,267.55	\$9,481.60	\$1,013.71	\$1,824.67	20	120	1	\$	265.30	\$	2,005.67	1	0	\$	354.50	\$2,604.72	\$15,916.66	\$6,901.16
WINSTON R HOWERTONCHRISTINE HOWERTON	190270000	501 FILLMORE AVE S		140.00			100.00	CORNER SIDE STREET ONLY	50	90	\$5,267.55	\$9,481.60	\$1,013.71	\$1,824.67	20	120	1	\$	265.30	\$	2,005.67	1	0	\$	354.50	\$2,604.72	\$15,916.66	\$6,901.16
KEITH D LINDORNORALANE M LINDOR	190278000	500 KENILWORTH AVE S		140.00			75.00	CORNER SIDE STREET ONLY	0	90	\$5,267.55	\$9,481.60	\$1,013.71	\$1,824.67	32.5	107.5	1	\$	431.27	\$	1,839.80	1	0	\$	576.07	\$2,383.16	\$15,529.22	\$7,288.59
DENNIS E VOELTZ	190260000	103 KIRKWOOD STREET E	140.00				100.00	CORNER FRONT YARD ONLY	0	140	\$0.00	\$14,749.15	\$0.00	\$2,838.38	20	120	1	\$	265.30	\$	2,005.67	1	0	\$	354.50	\$2,604.72	\$22,197.92	\$6,919.90
KAREN E DAHL	190269010	101 KIRKWOOD STREET E	70.00				70.00	RECTANGULAR FRONT YARD	0	70	\$0.00	\$7,374.58	\$0.00	\$1,419.19	0	70	1	\$	-	\$	1,342.18	1	0	\$	-	\$1,718.46	\$11,854.41	\$0.00
THE CONNOLLY FAMILY TRUST AGREEMENT	190269000	500 PARKWAY AVE S		70.00			100.00	CORNER SIDE STREET ONLY	50	20	\$5,267.55	\$2,107.02	\$1,013.71	\$405.48	0	85	1	\$	-	\$	1,541.23	1	0	\$	-	\$1,984.34	\$6,038.07	\$6,281.26
TOTALS			1632	650			2282		310	2004	\$32,658.83	\$211,123.55	\$6,284.99	\$40,629.41	122.5	2274.5	15	\$1,625.54	\$36,381.52		16	1	\$2,171.32	\$48,707.21	\$336,841.69	\$42,740.69		

NOTES:

[illegible]



PRELIMINARY ASSESSMENT ROLL-REDUCED TO 20%

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

PROPERTY OWNER	PARCEL I.D.	ADDRESS	FRONT YARD FRONTAGE	ADJUSTED FRONT YARD FRONTAGE	SIDE STREET FRONTAGE	CORNER UNIMPROVED SIDE	TOTAL IMPROVED FRONTAGE	LOT TYPE	STREET & SITE				STORM SEWER		SIDEWALK (COMMERCIAL)		SANITARY FRONTAGE		SANITARY SEWER		WATERMAIN FRONTAGE		WATERMAIN					TOTAL PRELIMINARY ASSESSMENT	CITY COST	
									EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP. OWNER)	ASSESSABLE FRONTAGE	COST (PROP. OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	ASSESSABLE PARCEL	COST (CITY)	COST (PROP. OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	STD. ASSESSABLE PARCEL (1')	ASSESSABLE PARCEL (2')	ASSESSABLE PARCEL (4')	COST (CITY)	COST (PROP. OWNER)				
									COST PER LF = \$109.28				COST PER LF = \$21.09		COST PER LF = \$14.46		COST PER SERVICE = \$398.64		COST PER LF = \$113.68		COST PER SERVICE = \$477.71		COST PER SERVICE = \$748.17		COST PER LF = \$16.57					
TOWNSHIP OF CARROLLTON/LUANNE STORELEE TOWNSHIP CLERK	19008020	187 BEACON STREET WEST	68.0				68	RECTANGULAR FRONT YARD	0.0	68.0	\$0.00	\$7,430.88	\$0.00	\$1,434.17	0.0	\$0.00	0.0	68.0	1	\$0.00	\$1,328.56	0.0	68.0	1	0	0	\$0.00	\$1,604.71	\$11,798.33	\$0.00
RICHARD LAMONCHERY/LAMON	19008000	100 BEACON STREET WEST	192.0	186.0			192	IRREGULAR FRONT YARD	6.0	186.0	\$655.67	\$20,325.06	\$126.54	\$3,822.87	0.0	\$0.00	6.0	186.0	1	\$82.05	\$2,942.26	6.0	186.0	0	1	0	\$99.44	\$3,770.45	\$30,961.24	\$963.70
SWEETBEND FARM LLC	19007100	100 BEACON STREET WEST	68.0	64.0		105.0	68	IRREGULAR CORNER FRONT YARD ONLY	0.0	64.0	\$0.00	\$10,272.11	\$0.00	\$1,962.53	64.0	\$1,309.65	0.0	64.0	0	\$0.00	\$1,360.70	0.0	64.0	0	0	0	\$0.00	\$1,649.07	\$16,624.05	\$0.00
ROBERT B COLEMAN/THERESA COLEMAN	19007910	210 ROCHELLE AVE N	138.0		50.0		188	CORNER BOTH SIDES	50.0	138.0	\$5,463.89	\$15,080.32	\$1,054.54	\$2,910.52	188.0	\$2,719.30	0.0	188.0	1	\$0.00	\$2,969.61	0.0	188.0	1	0	0	\$0.00	\$3,593.54	\$27,273.29	\$6,518.42
PRESTON SPECIALTIES INCA MINNESOTA CORP	19007600	163 COFFEE STREET WEST	100.0				100	RECTANGULAR FRONT YARD	0.0	100.0	\$0.00	\$10,927.77	\$0.00	\$2,109.07	100.0	\$1,446.44	0.0	100.0	1	\$0.00	\$1,766.18	0.0	100.0	1	0	0	\$0.00	\$2,135.06	\$16,384.52	\$0.00
COTTAGE HOUSE LLC/DI ERIC BUNGE	19007600	215 PARKWAY AVE N	50.0				50	RECTANGULAR FRONT YARD	0.0	50.0	\$0.00	\$5,463.89	\$0.00	\$1,054.54	0.0	\$0.00	0.0	50.0	1	\$0.00	\$1,052.41	0.0	50.0	1	0	0	\$0.00	\$1,306.39	\$8,907.22	\$0.00
COTTAGE HOUSE LLC/DI ERIC BUNGE	19007200	210 PARKWAY AVE N	50.0		100.0		100	CORNER SIDE STREET ONLY	50.0	50.0	\$5,463.89	\$5,463.89	\$1,054.54	\$1,054.54	100.0	\$1,446.44	37.5	62.5	0	\$512.83	\$654.71	37.5	62.5	0	0	0	\$621.51	\$1,055.65	\$9,855.43	\$7,652.76
RICHARD W BREHM REV/LIVING TRUST	19008400	162 COFFEE STREET W	10.0	42.5			10	IRREGULAR FRONT YARD	0.0	42.5	\$0.00	\$4,944.30	\$0.00	\$896.36	42.5	\$614.73	0.0	42.5	1	\$0.00	\$879.84	0.0	42.5	1	0	0	\$0.00	\$1,162.09	\$8,317.32	\$0.00
PRESTON SPECIALTIES INCA MINNESOTA CORP	19008300	154 COFFEE STREET W	52.0	45.5			52	IRREGULAR FRONT YARD	6.5	45.5	\$710.31	\$4,972.14	\$137.09	\$899.63	45.5	\$668.13	6.5	45.5	1	\$88.89	\$1,030.67	6.5	45.5	1	0	0	\$107.73	\$1,231.81	\$8,842.57	\$1,044.01
PRESTON SPECIALTIES INCA MINNESOTA CORP	19008300	106 COFFEE STREET W	61.0	37.0			61	IRREGULAR FRONT YARD	24.0	37.0	\$2,622.67	\$4,043.28	\$506.18	\$780.36	37.0	\$535.18	24.0	37.0	0	\$328.21	\$505.99	24.0	37.0		0	0	\$397.77	\$613.22	\$6,476.02	\$3,854.82
PRESTON SPECIALTIES INCA MINNESOTA CORP	19008300	101 COFFEE STREET W	37.0		138.0		175	CORNER BOTH SIDES	50.0	125.0	\$5,463.89	\$13,659.71	\$1,054.54	\$2,636.34	175.0	\$2,531.26	0.0	175.0	1	\$0.00	\$2,791.83	0.0	175.0	1	0	0	\$0.00	\$3,378.08	\$24,967.23	\$6,518.42
RANDY RAKOSIN/LOR RAKOSIN	19008500	160 COFFEE STREET	65.0				65	RECTANGULAR FRONT YARD	0.0	65.0	\$0.00	\$7,103.05	\$0.00	\$1,370.90	65.0	\$940.18	0.0	65.0	1	\$0.00	\$1,287.54	0.0	65.0	0	1	0	\$0.00	\$1,765.05	\$12,466.72	\$0.00
GOOD FOOD LLC	19009000	201 PARKWAY AVE N			75.0	28.0	75	CORNER SIDE STREET ONLY	50.0	25.0	\$5,463.89	\$2,731.94	\$1,054.54	\$227.27	75.0	\$1,084.83	23.5	51.5	1	\$521.37	\$1,102.52	23.5	51.5	1	0	0	\$389.48	\$1,331.25	\$6,778.20	\$7,229.27
CITY OF LANESBORO	19008010	211 ROCHELLE AVE N	316.0				316	RECTANGULAR FRONT YARD	0.0	316.0	\$0.00	\$34,422.46	\$0.00	\$6,543.57	316.0	\$4,595.27	0.0	316.0	1	\$0.00	\$4,708.39	0.0	316.0	0	0	0	\$0.00	\$5,698.38	\$95,027.09	\$0.00
CITY OF LANESBORO	190196010	163 COFFEE STREET WEST	100.0				100	RECTANGULAR FRONT YARD	0.0	100.0	\$0.00	\$10,927.77	\$0.00	\$2,109.07	100.0	\$1,446.44	0.0	100.0	1	\$0.00	\$1,766.18	0.0	100.0	0	0	1	\$0.00	\$2,495.53	\$18,054.98	\$0.00
RICHARD I GOODIN/CHRISTINE A GOODIN	19019600	100 COFFEE STREET	25.0				25	RECTANGULAR FRONT YARD	0.0	25.0	\$0.00	\$2,731.94	\$0.00	\$527.27	25.0	\$361.61	0.0	25.0	1	\$0.00	\$740.62	0.0	25.0	1	0	0	\$0.00	\$882.05	\$5,253.39	\$0.00
STATE OF MINNESOTA	19019700	NA	50.0	26.5			50	IRREGULAR FRONT YARD	21.5	28.5	\$2,349.47	\$3,114.41	\$453.45	\$601.09	28.5	\$412.23	21.5	26.5	0	\$264.02	\$389.75	21.5	26.5		0	0	\$356.33	\$472.36	\$4,989.83	\$3,453.27
SCOTT TAYLOR	19019400	121 PARKWAY AVE N			100.0	25.0	100	CORNER SIDE STREET ONLY	50.0	50.0	\$5,463.89	\$5,463.89	\$1,054.54	\$1,054.54	100.0	\$1,446.44	37.5	62.5	1	\$512.83	\$1,253.35	37.5	62.5	1	0	0	\$621.51	\$1,513.56	\$10,731.76	\$7,652.76
TOTALS			1361	434	463		1614		308	1646	\$33,697.54	\$168,779.43	6486	\$32,074.60	1466.8	\$21,669.11		1701.6	14	2140	\$28,649.61	198.6	1701.6	11	2	1		\$36,676.42	\$287,341.16	\$44,087.44

NOTES:

ASSESSMENT SUMMARY														SUMMARY OF CITY COSTS	
ITEM	PERCENTAGE ASSESSED	TOTAL COST	ASSESSABLE COST					NON ASSESSEABLE	COST	ASSESSABLE FRONTAGE	NO. ASSESSEABLE LOTS	COST PER FRONTAGE	COST PER LOT	NOTES	COST
STREET & SITE	20%	\$843,897.17	\$168,779.43					\$675,117.73		1545	N/A	\$109.28	N/A	NON-ASSESSEABLE STREET & SITE	\$675,117.73
SIDEWALK (COMMERCIAL)	20%	\$107,795.57	\$21,559.11					\$86,236.46		1460.5	N/A	\$14.46	N/A	NON-ASSESSEABLE SIDEWALK (COMMERCIAL)	\$86,236.46
STORM SEWER	20%	\$160,879.01	\$32,174.80					\$128,704.20		1546	N/A	\$71.09	N/A	NON-ASSESSEABLE STORM SEWER	\$128,704.20
SANITARY SEWER MAIN	20%	\$116,343.49	\$23,268.70					\$93,074.79		1701.6	N/A	\$113.68	N/A	NON-ASSESSEABLE SANITARY SEWER MAIN	\$93,074.79
STANDARD SANITARY SEWER SERVICE	20%	\$27,804.59	\$5,560.92					\$22,243.67		N/A	14	N/A	\$398.64	NON-ASSESSEABLE SANITARY SEWER SERVICES	\$22,323.67
WATERMAIN	20%	\$140,999.54	\$28,199.91					\$112,799.63		1701.6	N/A	\$16.57	N/A	NON-ASSESSEABLE WATERMAIN	\$112,799.63
STANDARD WATER SERVICE (1")	20%	\$26,274.00	\$5,254.80					\$21,019.20		N/A	11	N/A	\$477.71	NON-ASSESSEABLE WATERMAIN STANDARD SERVICES	\$21,019.20
WATER SERVICE (2")	20%	\$6,877.71	\$1,375.54					\$5,502.16		N/A	2	N/A	\$687.77	NON-ASSESSEABLE WATERMAIN (2") SERVICES	\$5,502.16
WATER SERVICE (4")	20%	\$3,740.80	\$748.17					\$2,992.68		N/A	1	N/A	\$748.17	NON-ASSESSEABLE WATERMAIN (4") SERVICES	\$2,992.68
PROJECT TOTALS	-	\$1,456,765.92	\$287,341.16					\$1,169,364.74		-	-	-	-		\$1,169,364.74



PRELIMINARY ASSESSMENT ROLL-REDUCED TO 20%

2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 0H1.123756

Updated: 8-24-2021

PROPERTY OWNER	PARCEL I.D.	ADDRESS	ALLEY FRONTAGE	UTILITY	LOT TYPE	STREET & SITE				SANITARY FRONTAGE		SANITARY SEWER			WATERMAIN FRONTAGE		WATERMAIN		TOTAL PRELIMINARY ASSESSMENT	CITY COST	
						EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	ASSESSABLE PARCEL	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	STD. ASSESSABLE PARCEL (1")	COST (CITY)			COST (PROP OWNER)
COST PER FRONTAGE = \$104.57						COST PER SERVICE =		COST PER LF =			COST PER SERVICE =		COST PER LF =								
COTTAGE HOUSE LLC/O ERIC BUNGE	190077000	207 PARKWAY AVE N	50.00	50.00	RECTANGULAR ALLEY	0	50	\$0.00	\$5,228.64	0	50	1	\$0.00	\$2,333.08	0	50	1	0	\$3,429.11	\$10,990.83	\$0.00
PRESTON SPECIALITIES INCA MINNESOTA CORP	190081000	108 COFFEE STREET W	61.00	61.00	RECTANGULAR ALLEY	0	61	\$0.00	\$6,378.94	0	61	0	\$0.00	\$1,981.15	0	61	0	0	\$3,600.71	\$11,960.80	\$0.00
TOTALS				111		0	111	\$0.00	\$11,607.58	0	111	1	0	\$4,314.23	0	111	1		\$7,029.82	\$22,951.63	\$0.00

NOTES:

ASSESSMENT SUMMARY											SUMMARY OF CITY COSTS		
ITEM	PERCENTAGE ASSESSED	TOTAL COST	ASSESSABLE COST		NON ASSESSABLE	COST	ASSESSABLE FRONTAGE	NO. ASSESSABLE LOTS	COST PER FRONTAGE	COST PER LOT	NOTES	ITEM	COST
STREET & SITE	20%	\$58,037.88	\$11,607.58		\$46,430.30		111	N/A	\$104.57	N/A		NON-ASSESSABLE STREET & SITE	\$46,430.30
SANITARY SEWER MAIN	20%	\$18,025.21	\$3,605.04		\$14,420.16		111	NA	\$32.48	NA		NON-ASSESSABLE SANITARY SEWER MAIN	\$14,420.16
STANDARD SANITARY SEWER SERVICE	20%	\$3,545.94	\$709.19		\$2,836.75		N/A	1	N/A	\$709.19		NON-ASSESSABLE SANITARY SEWER SERVICES	\$2,836.75
WATERMAIN	20%	\$32,760.56	\$6,552.11		\$26,208.45		111	NA	\$59.03	NA		NON-ASSESSABLE WATERMAIN	\$26,208.45
STANDARD WATER SERVICE (1")	20%	\$2,388.55	\$477.71		\$1,910.84		N/A	1	N/A	\$477.71		NON-ASSESSABLE WATERMAIN STANDARD SERVICES	\$1,910.84
PROJECT TOTALS	-	\$114,758.13	\$22,951.63		\$91,806.51		-	-	-	-	-		\$91,806.51