TH 250

Reconstruction

City of Lanesboro
June 2025

Real People. Real Solutions.

Submitted by:
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Certification

Feasibility Report

For

TH 250 Reconstruction

City of Lanesboro, MN
BOLTON & MENK No. 24X.136890.000
SP 2319-21

June 2025

PROFESSIONAL ENGINEER

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.

Signature: _____

Typed or Printed Name: Brian P. Malm, P.E.

Date: 7/3/25 License Number: 40457

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I. EXECUTIVE SUMMARY

The City of Lanesboro is proposing a street and utility reconstruction project along Trunk Highway (TH) 250, which includes Parkway Avenue North and South and Ashburn Street East, extending from Sheridan Street West to the southern connection of the north bridge crossing the Root River (bridge 23027). In addition, the project includes proposed street reconstruction and watermain and sanitary improvements along Norway Drive.

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.

The existing pavement has deteriorated and needs replacement. In addition, most pedestrian facilities along TH 250 are out of compliance with current ADA standards and require replacement. Gaps in the pedestrian network limit connectivity throughout the community. Shoulder and parking lane widths vary significantly, with some shoulders serving as informal pedestrian routes and others conflicting with existing pedestrian infrastructure. These inconsistencies necessitate modifications to the street, pedestrian, and bicycle infrastructure along its entire length. The City of Lanesboro's sanitary sewer, and watermain infrastructure along the corridor are original and have reached the end of their useful lift.

To construct the improvements needed, the City of Lanesboro and MnDOT have entered into a partnership agreement to complete a reconstruction project.

The proposed improvements include full reconstruction of the bituminous surface, curb and gutter, sidewalk, storm sewer, sanitary sewer, and watermain systems. The project will also address pedestrian accessibility as well as pedestrian and bicycle infrastructure connectivity by improving sidewalks and crossings to meet ADA standards and adding shared-use trail facilities.

The estimated total cost of the project is approximately $13.05 million. The city plans to assess properties that benefit from the improvements. The assessment policy includes reconstruction costs for street improvements, sidewalks (both residential and commercial), sanitary sewer, watermain, and storm sewer. The total amount estimated to be assessed is approximately $2.7 million, based on City Policy with no adjustments or reductions.

Funding for the proposed improvements is anticipated to come from a combination of sources, including Public Facilities Authority (PFA) low interest loan, possible PFA grants for water and sewer infrastructure, MnDOT grant funding for shared-use trail and sidewalk improvements, utility and improvement bond funds, and special assessments.

From an engineering standpoint, the proposed improvements are feasible, cost-effective, and necessary. The project can be best accomplished by letting competitive bids for the work.

The proposed schedule for the project can be seen in section "VII. Proposed Schedule."

II. PROJECT INTRODUCTION

This Preliminary Engineering Report evaluates the feasibility of street and utility reconstruction along TH 250 (Parkway Avenue North and South and Ashburn Street East) and Norway Drive in the City of Lanesboro, Minnesota. The project area extends from Sheridan Street West to the southern connection of the north bridge crossing the Root River (Bridge 23027) and includes additional improvements along Norway Drive.

In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a feasibility report to define the scope and determine the feasibility of the proposed project. The specific objectives of this Feasibility Report are to:

1. Evaluate the need for the project.
2. Determine the necessary improvements.
3. Provide information on estimated project costs.
4. Outline a proposed project schedule.
5. Assess the overall feasibility of the proposed improvements.

The proposed project includes:

- Full reconstruction of TH 250 (Parkway Avenue North and South and Ashburn Street East), including roadway, curb and gutter, sidewalk, storm sewer, sanitary sewer, and watermain.
- A new watermain connection and sewer infrastructure to serve Norway Drive, which includes horizontal directional drilling of a new watermain line beneath the river and the rehabilitation of the sanitary siphon and replacement of the sanitary mainlines along Norway Drive, and street improvements.
- Upgrades to pedestrian and bicycle facilities to meet ADA standards and improve community connectivity.

III. EXISTING CONDITIONS

A. Street and Surface

The condition of the existing pavement along Trunk Highway (TH) 250, which includes Parkway Avenue North, Parkway Avenue South, and Ashburn Street East, is generally moderate. There are no catastrophic failures observed, though moderate cracking is present throughout the corridor. Norway Drive, in contrast, is in poor condition. The surface exhibits widespread raveling and shoulder failures, with moderate cracking extending along the entire segment under consideration.

Pavement condition ratings are not available for this project. However, visual assessments indicate that both TH 250 and Norway Drive require rehabilitation or reconstruction.

Street widths along Parkway Avenue North and South range from 43 feet to 52 feet within an 80-foot right-of-way, which narrows to 60 feet near the southern edge of Juniper's Restaurant. Ashburn Street East begins with a 31-foot right-of-way and expands to 39 feet as it extends eastward.

Exhibit 1 – Parkway Avenue South Street Condition

Exhibit 2 – Parkway Avenue North and Elmwood St E Intersection Along State Trail Crossing

Exhibit 3 – Ashburn St E Road Conditions

Exhibit 4 – Norway Dr Street Condition

Exhibit 5 – Norway Dr Street Condition

B. Sidewalks and Shared-Use Paths

Sidewalks currently exist in select areas along TH 250. However, the majority of these facilities are not compliant with current Americans with Disabilities Act (ADA) standards. Additionally, there are several gaps in the pedestrian network that limit connectivity throughout the community. In some areas, roadway shoulders are being used informally by pedestrians and bicyclists in the absence of dedicated walkways or shared-use paths. The intersection of TH 250 and CSAH 8/Elmwood Street includes a crossing for the Root River State Trail. Lanesboro is a regional tourism destination, partially due to the Root River State Trail, and this intersection sees significant bicycle and pedestrian traffic during the summer. The intersection trail crossing is very long, at a significant skew, set back from the intersection, and has poor sight lines, and limited available space for bicycles and pedestrians waiting to cross. In addition, the historic Lanesboro Stone Dam, is located along the corridor, south of the Root River State Trail crossing, on the west side of the

roadway. There are no sidewalk or off road bicycle facilities along the west side of the roadway between the trail and the dam, so pedestrians and bicycles currently walk along the grass boulevard or on the street shoulder to reach the dam.

C. Storm Sewer

Storm sewer infrastructure is present throughout portions of the TH 250 corridor, primarily in areas with existing curb and gutter, such as Parkway Avenue North and South. Ashburn Street East includes drainage structures that convey stormwater northward to the Root River but lacks curb and gutter to effectively channel runoff to these systems. Norway Drive does not have any curb and gutter, or storm sewer infrastructure.

The condition of the existing storm sewer system is generally moderate to poor, is under sized for stormwater conveyance, and is considered in need of replacement.

D. Sanitary Sewer

The age of the existing sanitary sewer system varies throughout the project, however, the majority of it is the original system constructed in 1923 and 1939 (80-100 years old). Materials include both vitrified clay pipe (VCP) and polyvinyl chloride (PVC). Some segments, particularly along Parkway Avenue South between Kirkwood Street East and Elmwood Street East, do not meet 10 State Standards for pipe grade based on diameter.

The city's sanitary sewer system experiences significant inflow and infiltration (I&I). Much of this is infiltration entering the system through cracks and joints in the VCP pipe and old manholes, including the portion of the system along TH 250.

The Little Norway area along Norway Drive is currently served with a gravity sanitary sewer that flows to an inverted siphon, crossing under the Root River just below the Lanesboro Dam. The City regularly has to clean and televise the siphon pipe due to lack of adequate cleaning velocities in the pipe.

E. Watermain

The existing watermain system varies in size from 4 inches to 8 inches, and consists of a combination of cast iron, ductile iron, and PVC pipe. Although the age of the system is not well documented, much of the system has never been replaced and was likely construction in the 1950's or earlier. The system is undersized for fire protection purposes and lacks adequate valving, which limits operational flexibility.

The existing 4 inch watermain serving the "Little Norway" area, along Norway Drive, extends from the west end of Coffee Street, where it crosses the Root River on the walking bridge, then extends south between the Bass Pond and the Lanesboro Public Utilities (LPU) power plant, to Norway Drive. This watermain is undersized for fire protection purposes, and is subject to freezing issues in the winter.

F. Other Utilities

Other non-municipal utilities are present within the project right-of-way. These include natural gas, electric, and telecommunication infrastructure. Coordination with utility providers will be necessary during the design and construction phases to avoid conflicts and ensure uninterrupted service.

IV. PROPOSED IMPROVEMENTS

A. Street and Surface

The proposed project includes full reconstruction of TH 250 (Parkway Avenue North, Parkway Avenue South, and Ashburn Street East) and Norway Drive. The new pavement section will generally consist of 15 inches of Select Granular Embankment (CV), 10 inches of Aggregate Base (CV) Class 5, and 6 inches of bituminous pavement.

Curb and gutter will be replaced throughout the corridor and added in areas where it does not currently exist, such as along Ashburn Street East. Norway Drive will not include curb and gutter. All driveway aprons abutting the project will be reconstructed to match the new roadway grades and geometries.

This segment of TH 250 generally includes 12-foot driving lanes. While curb face-to-curb face widths vary to accommodate local businesses and community needs, the 12-foot lane widths will be maintained throughout the corridor to support the high volume of truck and agricultural traffic in and around Lanesboro.

B. Sidewalk and Shared-Use Path

A minimum 6-foot-wide sidewalk will be constructed along at least one side of TH 250 throughout the entire corridor. This will eliminate existing gaps in the pedestrian network and improve connectivity to key community destinations. In the downtown area, existing amenity zones used by businesses will be preserved where feasible, while ensuring ADA-compliant pedestrian access routes (PAR) and adequate boulevard widths.

Between TH 16 and Elmwood Street, a 10-foot-wide shared-use path will be constructed on the west side of TH 250. This facility will provide a safe and accessible route for pedestrians and bicyclists, replacing the current informal use of roadway shoulders and grass boulevards. The path will be located adjacent to the roadway and will not alter the height of the adjacent earthen berm, which, while not FEMA-certified, provides a degree of flood protection.

Enhanced pedestrian crossings will be installed between the park area and the proposed trail. At the CSAH 8/Elmwood Street intersection, the crossings, including the Root River State Trail, will be shortened, and additional space will be provided for pedestrians and bicycles to reduce potential conflicts. Curb bumpouts at the CSAH 8/Elmwood and other intersections along the corridor will also improve sight distance for vehicles and improve visibility of pedestrians and bicyclists.

C. Storm Sewer

All existing storm sewer infrastructure within the project limits will be replaced. Due to the proximity of the Root River sensitive environmental resource, a stormwater pond and thermal cooling system will be constructed prior to stormwater discharge to the river.

Additional catch basins will be installed to improve surface water collection and storm sewer will be sized to improve drainage capacity. Subsurface drainpipes will also be included to enhance drainage along the roadway and provide outlets for sump pumps in residential areas and roof drains for downtown buildings located behind sidewalks.

D. Sanitary Sewer

All sanitary sewer infrastructure within the project limits will be replaced. Existing pipes will be upsized to a minimum of 8 inches in diameter. Segments currently consisting of 10-inch and 12-inch pipes will be replaced with new pipes of the same size, as appropriate. New, watertight manholes will be installed, and new sanitary sewer services will be installed from the main to the right-of-way line for each property.

The existing inverted siphon serving the Little Norway area will be replaced with a submersible pump and forcemain, following the alignment of the current siphon pipe. This pipe will be constructed using trenchless construction methods to avoid disturbance to the river.

E. Watermain

The watermain system will also be fully replaced throughout the project area. All new watermain will be upsized to 8 inches in diameter to meet current standards for fire protection and hydrants will be replaced and added as appropriate. Gate valves will be replaced and several valves will be added to improve system operability. Water services will be replaced from the main to the right-of-way line for each property.

The existing 4 inch pipe serving the Little Norway area will be abandoned and replaced with a new 8 inch watermain, extending from Parkway Avenue (TH 250) and crossing the Root River just below the Lanesboro Dam. This pipe will be constructed using trenchless construction methods to avoid disturbance to the river.

F. Other Utilities

Private utility providers — including natural gas, electric, and telecommunications — will relocate infrastructure as needed to accommodate the proposed improvements, based on coordination that will occur throughout the design and construction phases.

G. Right-of-Way and Easements

Permanent right-of-way acquisitions will be required at various locations to accommodate the proposed infrastructure. Temporary easements are anticipated throughout the corridor to facilitate grading and utility work. These acquisitions will be completed by the City of Lanesboro in accordance with MnDOT's acquisition protocols and processes.

H. Streetscaping

New street lighting will be installed along the corridor in accordance with MnDOT's street lighting requirements using Lanesboro Public Utilities' standard lighting poles and fixtures.

Additionally, the city is considering aesthetic improvements such as tree boxes and landscaping. These features will be coordinated with the city and MnDOT during final design to ensure they do not interfere with highway operations.

V. APPROVALS AND PERMITS

The following approvals and permits are expected to be required for the construction of the proposed improvements:

- **Minnesota Pollution Control Agency (MPCA)**
  - General Construction Stormwater Permit
  - 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 (if applicable)
  - Utility Permit (if applicable)
- **Minnesota Department of Natural Resources (MnDNR)**
  - Public Waters Work Permit
- **Other**
  - Other permits related to possible wetlands, stream impacts, etc. may be required and will be coordinated during the final design process.

VI. PROJECT COST ESTIMATE AND FINANCING

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

Table 1 - Preliminary Cost Estimate			
TOTAL PROJECT			
Item	**Estimated Construction Cost**	**Estimated Engineering, Administration, Inflation, and Financing Cost**	**Total Estimated Project Cost**
Street & Site (Mainline)	$3,623,796.45	$1,630,187.08	$5,253,983.53
Street & Site (Parking)	$270,793.20	$118,406.23	$389,199.43
Sidewalk (Commercial)	$167,138.30	$75,455.96	$242,594.26
Sidewalk (Residential)	$816,748.50	$372,354.61	$1,189,103.11
Storm Sewer	$1,112,599.00	$497,275.74	$1,609,874.74
Sanitary Improvements	$1,139,099.40	$531,293.80	$1,670,393.20
Watermain Improvements	$1,772,185.00	$922,542.90	$2,694,727.90
Total Estimated Project Costs	$8,902,359.85	$4,147,516.31	$13,049,876.16
MnDOT COST SHARE			
Item	**Estimated Construction Cost**	**Estimated Engineering, Administration, Inflation, and Financing Cost**	**Total Estimated Project Cost**
Street & Site (Mainline)	$2,723,556.45	$708,124.68	$3,431,681.13
Street & Site (Parking)	$235,137.00	$61,135.62	$296,272.62
Sidewalk (Commercial)	$111,038.70	$28,870.06	$139,908.76
Sidewalk (Residential)	$555,309.35	$144,380.43	$699,689.78
Storm Sewer	$915,919.00	$238,138.94	$1,154,057.94
Sanitary Improvements	$0.00	$0.00	$0.00
Watermain Improvements	$0.00	$0.00	$0.00
Total Estimated Project Costs	$4,540,960.50	$1,180,649.73	$5,721,610.23

CITY COST SHARE			
Item	**Estimated Construction Cost**	**Estimated Engineering, Administration, Inflation, and Financing Cost**	**Total Estimated Project Cost**
Street & Site (Mainline)	$900,240.00	$922,062.40	$1,822,302.40
Street & Site (Parking)	$35,656.20	$57,270.61	$92,926.81
Sidewalk (Commercial)	$56,099.60	$46,585.90	$102,685.50
Sidewalk (Residential)	$261,439.15	$227,974.18	$489,413.33
Storm Sewer	$196,680.00	$259,136.80	$455,816.80
Sanitary Improvements	$1,139,099.40	$531,293.80	$1,670,393.20
Watermain Improvements	$1,772,185.00	$922,542.90	$2,694,727.90
Total Estimated Project Costs	$4,361,399.35	$2,966,866.58	$7,328,265.93

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.

A. Funding

Funding for the city share of the project costs is proposed to come from a Public Facilities Authority (PFA) low interest loan, possible PFA grant funding, special assessments. Grant funds available for the project include a MnDOT Transportation Alternatives Program (TAP), which has already been obtained. There is also the potential to obtain a Water Infrastructure (WIF) grant from PFA. PFA low interest loan and grant funding is competitive and subject to funds being available and the city meeting affordability thresholds to qualify. Additional details on assessments are included in the following section. MnDOT will fund it's share of the project costs.

B. Special Assessments

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

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

Table 2 - Lanesboro Assessment Rate Policy Summary		
Project Component	**% Assessable**	**% City Cost**
Street & Site	35%	65%
Sidewalk (Commercial)	100%	0%
Sidewalk (Residential)	50%	50%
Storm Sewer	35%	65%
Sanitary Improvements	35%	65%
Watermain Improvements	35%	65%

Table 3 - 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 & Store Sewer)	Adjusted frontage equals the sum of both sides minus a **side lot allowance of 50 feet.** =(X+Z)-50
Cul-de-sac Lots	Adjusted frontage equals the lot width at the building setback line

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

Based on City Policy, the total amount to be assessed amounts to approximately $2.7 million. For an example lot with 80-ft of frontage (with all elements being assessed), the assessment based on policy would total $20,945 for a commercial lot and $21,819 for a residential lot.

For comparison, on the 2022/2023 reconstruction project along Kirkwood and Coffee/Rochelle/Beacon streets, the Council chose to reduce the assessable costs from the percentages in the policy to 20% for all elements. This resulted in assessments for an example lot with 80-ft of frontage of $17,362 for a commercial lot and $16,245 for a residential lot.

If the same reduction were applied to the TH 250 project the assessments would be reduced to $17,735 for a commercial lot and $17,638 for a residential lot, which is comparable to the 2022/2023 reconstruction project.

A detailed preliminary assessment roll is 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 preliminary estimates and are subject to change based on project costs and City Council direction and approval.**

VII. PROPOSED SCHEDULE

The following table shows the schedule for the project.

Table 4 - Project Schedule	
Open House Meeting	Late March 2025
Resolution Ordering Feasibility Report	4/7/2025
Prepare Feasibility Report	4/8/2025 to 7/7/25/2025
Resolution Receiving Feasibility Report and Calling for Hearing on Improvement	7/7/2025
Targeted Business & Property Owner Meetings	July 2025-September 2026
Published Notice of Hearing on Improvement	8/11/2025 & 8/18/2025
Mailed Notice of Hearing on Improvement	8/11/2025
Open House Meeting	8/28/2025
Improvement Hearing/Municipal Consent Hearing	9/2/2025
Resolution Ordering Improvement/Municipal Consent Resolution	9/2/2025
Targeted Business & Property Owner Meetings	2nd Quarter 2026
Open House Meeting	2nd Quarter 2026
Open House Meeting	3rd Quarter 2026
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	11/2/2026 (Tentative)
Advertise for Bids	November 2026 (Tentative)
Open Bids	December 2026 (Tentative)
Prepare Final Assessment Roll	January 2027 (Tentative)
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	2/1/2027 (Tentative)
Resolution for Hearing on Proposed Assessment	2/1/2027 (Tentative)
Published Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Mailed Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Open House Meeting	2/25/2027 (Tentative)
Assessment Hearing	3/1/2027 (Tentative)
Resolution Adopting Assessment	3/1/2027 (Tentative)
Begin Construction	Spring 2027 (Tentative)
End Construction	TBD (2027 or 2028)

VIII. CONCLUSION AND RECOMMENDATIONS

The existing infrastructure along TH 250 and Norway Drive in the City of Lanesboro is in varying states of deterioration. While TH 250 remains moderately functional, Norway Drive is in poor condition, and both need full reconstruction. Additionally, the corridor lacks consistent ADA-compliant pedestrian facilities and has gaps in the sidewalk network that limit community connectivity. The storm sewer, sanitary sewer, and watermain systems are outdated and require replacement to meet current standards and improve long-term service reliability.

The proposed improvements — including full roadway reconstruction, utility replacement, sidewalk and trail enhancements, and stormwater management upgrades — are necessary to

address these deficiencies. The project will also improve safety, accessibility, and mobility for all users, including pedestrians, cyclists, and vehicles.

From an engineering standpoint, the proposed improvements are feasible, cost-effective, and essential for the continued functionality and livability of the community. The project can be accomplished by letting competitive bids for the work.

It is recommended that the City Council accept this Preliminary Engineering Report and call for a hearing on the proposed improvement.

Appendix A: Figures

S.P. 2319-21 (TH 250)
LANESBORO, MN
JULY 2025

DEPARTMENT OF TRANSPORTATION

BOLTON & MENK

LAYOUT HISTORY

PRELIMINARY LAYOUT	JUNE 2024
THIS PLAN WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
LAYOUT REVISED TO INCLUDE ROUNDABOUT ALTERNATIVE AT CLAYTON AVE.	JUNE 2025
LAYOUT REVISED TO INCLUDE ROUNDABOUT ALTERNATIVE AT KIRKWOOD ST.	JULY 2025

LAYOUT PROJECT LOCATION

LEGEND

- BITUMINOUS PAVEMENT
- BITUMINOUS TRAIL
- BITUMINOUS MILL AND OVERLAY
- CONCRETE WALK / DRIVEWAY
- CONCRETE CURB AND GUTTER
- CONTOURS
- EXISTING RIGHT OF WAY
- CONSTRUCTION LIMITS
- FLOOD LIGHT LAMP

LAYOUT No: 1A

T.H. 250 FROM: 0.3 MILE SOUTH OF BRIDGE NO. 23027
TO: 0.3 MILE NORTH OF BRIDGE NO. 23027

LA COUNTY No: 23

PROJECT DESCRIPTION: IN LANESBORO, FILLMORE COUNTY, FROM THE INTERSECTION OF T.H. 16 TO THE SOUTH END OF BRIDGE NO. 23027

Rev. BOLTON & MENK, INC. 2021 Scale: Hor. 1 inch = 20 ft. Vert. 1 inch = 5 ft. SR. R.

Prepared by	Date completed	Date approved	Prepared by	Approved by
Preliminary layout			Preliminary layout	
Revised layout (Roundabout alternative)			Revised layout (Roundabout alternative)

Figure 1: Parkway Ave S Proposed Utilities - Start to 40+00

July 2025

BOLTON & MENK

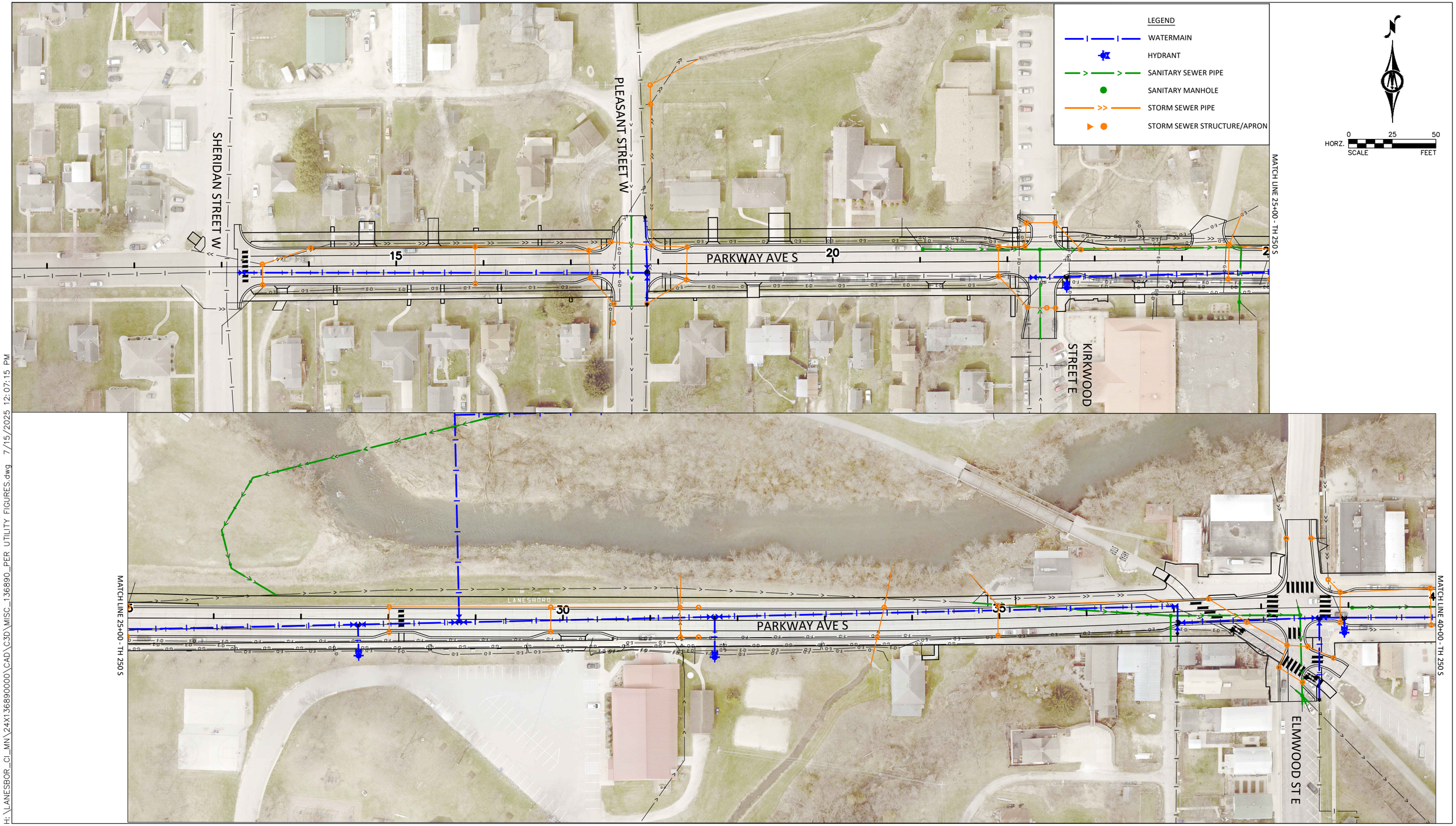

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Figure 2: Parkway Ave N & Ashburn St E Proposed Utilities - 40+00 to End

JULY 2025

BOLTON & MENK

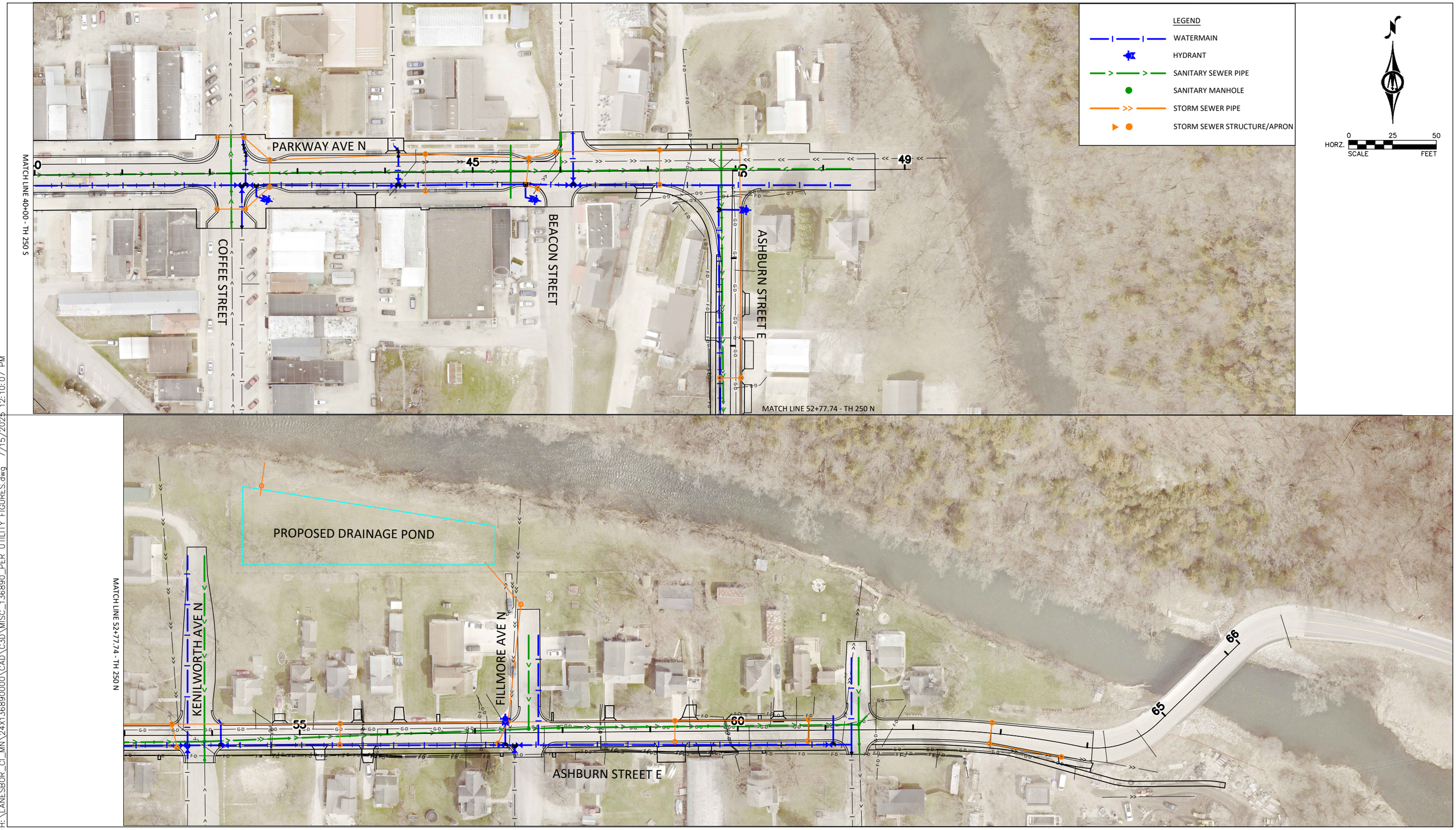

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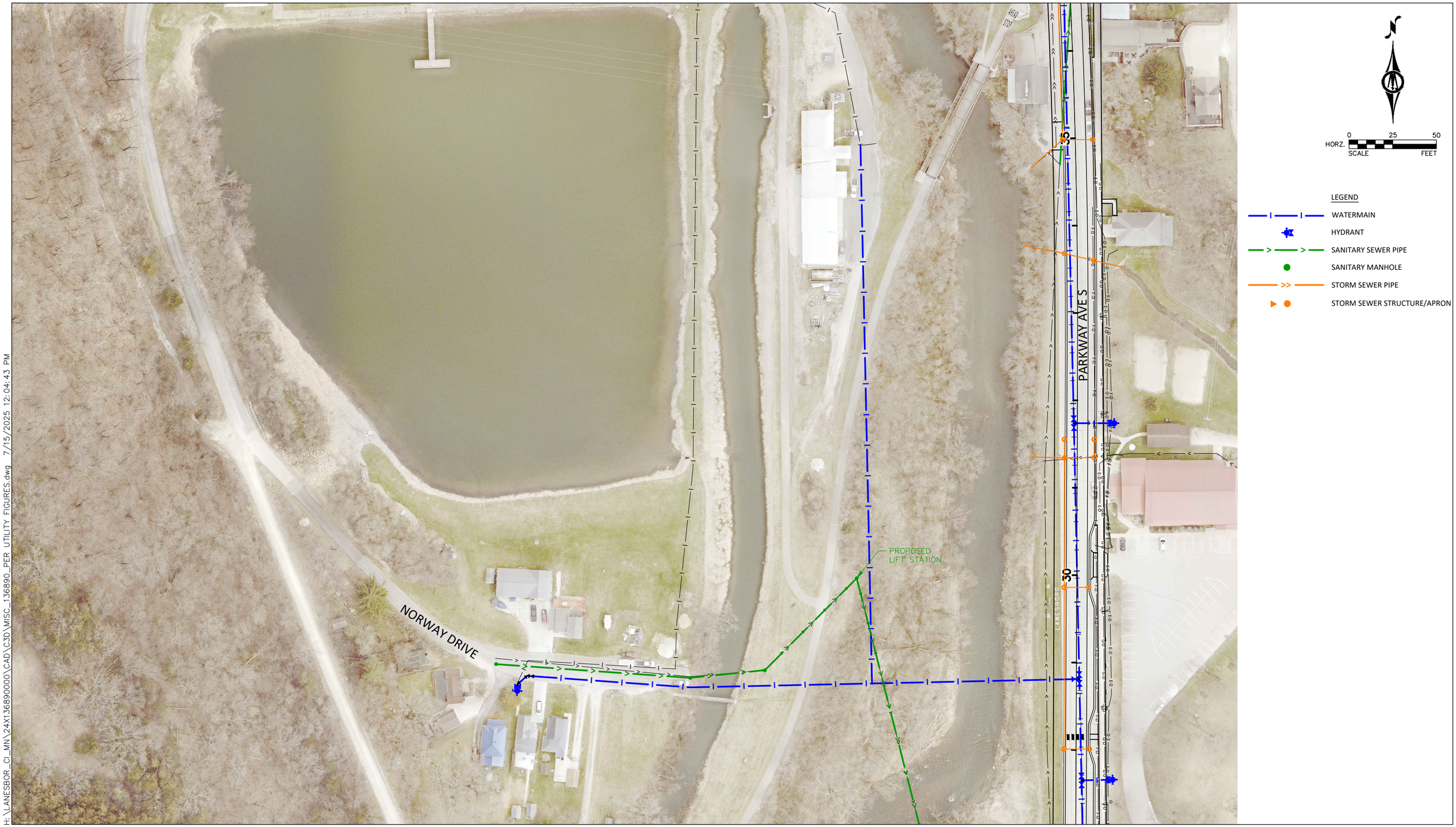
Figure 3 - Norway Drive Proposed Utilities

July 2025

BOLTON & MENK



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Appendix B: Preliminary Cost Estimates

PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 24X.136890.000

Updated: 7/2/2025

ITEM NO.		ITEM DESCRIPTION	TOTAL ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL ESTIMATED COST	SP 2319-21 (90%/10% COST SPLIT) MNDOT QTY	MNDOT COST	CITY OF LANESBORO QTY	CITY OF LANESBORO COST	S.P. 2319-21 QTY	S.P. 2319-21 COST	CITY OF LANESBORO 100% CITY FUNDS QTY	CITY OF LANESBORO 100% CITY FUNDS COST
STREET & SITE (MAINLINE)														
Fixed Costs														
10	2011.601	AS BUILT	0.43	LS	$10,000.00	$4,300.00					0.25	$2,500.00	0.18	$1,800.00
11	2021.501	MOBILIZATION	0.43	LS	$578,000.00	$248,540.00					0.25	$144,500.00	0.18	$104,040.00
12	2031.502	FIELD OFFICE/LAB	0.43	LS	$35,000.00	$15,050.00					0.25	$8,750.00	0.18	$6,300.00
13	2563.601	TRAFFIC CONTROL	0.43	LS	$150,000.00	$64,500.00					0.25	$37,500.00	0.18	$27,000.00
14	2563.601	TRAFFIC CONTROL SUPERVISOR	0.43	LS	$250,000.00	$107,500.00					0.25	$62,500.00	0.18	$45,000.00
15	2573.501	EROSION CONTROL	0.43	LS	$80,000.00	$34,400.00					0.25	$20,000.00	0.18	$14,400.00
16	2575.501	TURF ESTABLISHMENT	0.43	LS	$70,000.00	$30,100.00					0.25	$17,500.00	0.18	$12,600.00
17	?	SIGNING	0.43	LS	$20,000.00	$8,600.00					0.25	$5,000.00	0.18	$3,600.00
18	?	STRIPING	0.43	LS	$30,000.00	$12,900.00					0.25	$7,500.00	0.18	$5,400.00
Street & Site														
10	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	776	LF	$3.00	$2,328.00					776	$2,328.00		
11	2104.503	REMOVE CURB AND GUTTER	6316	LF	$7.50	$47,370.00					6316	$47,370.00		
12	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	374	SY	$12.00	$4,488.00					374	$4,488.00		
13	2104.504	REMOVE BITUMINOUS PAVEMENT	27435	SY	$6.25	$171,468.75					27435	$171,468.75		
14	2106.507	EXCAVATION - COMMON	14862	CY	$9.00	$133,758.00					14862	$133,758.00		
15	2106.507	SELECT GRANULAR EMBANKMENT (CV)	7635	CY	$31.00	$236,685.00					7635	$236,685.00		
16	2511.507	AGGREGATE BASE (CV) CLASS 5	5090	CY	$36.00	$183,240.00					5090	$183,240.00		
17	2511.507	AGGREGATE BASE (CV) CLASS 6	596	CY	$58.00	$34,568.00					596	$34,568.00		
18	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B)	6311	TON	$93.70	$591,340.70					6311	$591,340.70		
19	2502.503	4" PERF PE PIPE DRAIN	9682	LF	$20.00	$193,640.00					9682	$193,640.00		
20	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	10264	LF	$26.00	$266,864.00					10264	$266,864.00		
21	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	606	SY	$76.00	$46,056.00					606	$46,056.00		
22		RETAINING WALL	3400	SF	$150.00	$510,000.00	3040	$456,000.00	360	$54,000.00				
22	2565.616	FLASHING BEACON SYSTEM	2	EACH	$50,000.00	$100,000.00					1	$50,000.00	1	$50,000.00
23	2545.501	LIGHTING SYSTEM	1	LS	$490,000.00	$490,000.00							1	$490,000.00
23	?	TREE BOX	18	EACH	$2,000.00	$36,000.00							18	$36,000.00
24	?	TREE PLANTING	18	EACH	$550.00	$9,900.00							18	$9,900.00
24	?	BIKE RACKS	12	EACH	$850.00	$10,200.00							12	$10,200.00
25	2540.602	BENCHES	12	EACH	$2,500.00	$30,000.00							12	$30,000.00
					SUBTOTAL	$3,623,796.45		$456,000.00		$54,000.00		$2,267,556.45		$846,240.00
					CONTINGENCY	$543,569.47		$68,400.00		$8,100.00		$340,133.47		$126,936.00
					DESIGN ENGINEERING	$688,000.00		$0.00		$0.00		$0.00		$688,000.00
					CONSTRUCTION ENGINEERING	$0.00		$0.00		$0.00		$0.00		$0.00
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$398,617.61		$50,160.00		$5,940.00		$249,431.21		$93,086.40
					TOTAL COST	$5,253,983.53		$574,560.00		$68,040.00		$2,857,121.13		$1,754,262.40
STREET & SITE (PARKING)														
Fixed Costs														
1	2011.601	AS BUILT	0.03	LS	$10,000.00	$300.00					0.02	$200.00	0.01	$100.00
2	2021.501	MOBILIZATION	0.03	LS	$578,000.00	$17,340.00					0.02	$11,560.00	0.01	$5,780.00
3	2031.502	FIELD OFFICE/LAB	0.03	LS	$35,000.00	$1,050.00					0.02	$700.00	0.01	$350.00
4	2563.601	TRAFFIC CONTROL	0.03	LS	$150,000.00	$4,500.00					0.02	$3,000.00	0.01	$1,500.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.03	LS	$250,000.00	$7,500.00					0.02	$5,000.00	0.01	$2,500.00
6	2573.501	EROSION CONTROL	0.03	LS	$80,000.00	$2,400.00					0.02	$1,600.00	0.01	$800.00
7	2575.501	TURF ESTABLISHMENT	0.03	LS	$70,000.00	$2,100.00					0.02	$1,400.00	0.01	$700.00
8	?	SIGNING	0.03	LS	$20,000.00	$600.00					0.02	$400.00	0.01	$200.00
9	?	STRIPING	0.03	LS	$30,000.00	$900.00					0.02	$600.00	0.01	$300.00
Street & Site														
26	2104.504	REMOVE BITUMINOUS PAVEMENT	3244	SY	$6.25	$20,275.00	2920	$18,250.00	324	$2,025.00				
27	2106.507	EXCAVATION - COMMON	3195	CY	$9.00	$28,755.00	2875	$25,875.00	320	$2,880.00				
28	2106.507	SELECT GRANULAR EMBANKMENT (CV)	1396	CY	$31.00	$43,276.00	1256	$38,936.00	140	$4,340.00				
29	2511.507	AGGREGATE BASE (CV) CLASS 5	930	CY	$36.00	$33,480.00	838	$30,168.00	92	$3,312.00				
30	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B)	1156	TON	$93.70	$108,317.20	1040	$97,448.00	116	$10,869.20				
					SUBTOTAL	$270,793.20		$210,677.00		$23,426.20		$24,460.00		$12,230.00
					CONTINGENCY	$40,618.98		$31,601.55		$3,513.93		$3,669.00		$1,834.50
					DESIGN ENGINEERING	$48,000.00		$0.00		$0.00		$0.00		$48,000.00
					CONSTRUCTION ENGINEERING	$0.00		$0.00		$0.00		$0.00		$0.00
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$29,787.25		$23,174.47		$2,576.88		$2,690.60		$1,345.30
					TOTAL COST	$389,199.43		$265,453.02		$29,517.01		$30,819.60		$63,409.80

PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 24X.136890.000

Updated: 7/2/2025

ITEM NO.		ITEM DESCRIPTION	TOTAL ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL ESTIMATED COST	SP 2319-21 (90%/10% COST SPLIT) MNDOT QTY	MNDOT COST	CITY OF LANESBORO QTY	CITY OF LANESBORO COST	S.P. 2319-21 QTY	S.P. 2319-21 COST	CITY OF LANESBORO 100% CITY FUNDS QTY	CITY OF LANESBORO 100% CITY FUNDS COST
SIDEWALK (COMMERCIAL)														
Fixed Costs														
1	2011.601	AS BUILT	0.02	LS	$10,000.00	$200.00					0.01	$100.00	0.01	$100.00
2	2021.501	MOBILIZATION	0.02	LS	$578,000.00	$11,560.00					0.01	$5,780.00	0.01	$5,780.00
3	2031.502	FIELD OFFICE/LAB	0.02	LS	$35,000.00	$700.00					0.01	$350.00	0.01	$350.00
4	2563.601	TRAFFIC CONTROL	0.02	LS	$150,000.00	$3,000.00					0.01	$1,500.00	0.01	$1,500.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.02	LS	$250,000.00	$5,000.00					0.01	$2,500.00	0.01	$2,500.00
6	2573.501	EROSION CONTROL	0.02	LS	$80,000.00	$1,600.00					0.01	$800.00	0.01	$800.00
7	2575.501	TURF ESTABLISHMENT	0.02	LS	$70,000.00	$1,400.00					0.01	$700.00	0.01	$700.00
8	?	SIGNING	0.02	LS	$20,000.00	$400.00					0.01	$200.00	0.01	$200.00
9	?	STRIPING	0.02	LS	$30,000.00	$600.00					0.01	$300.00	0.01	$300.00
Sidewalk (commercial)														
26	2104.504	REMOVE BITUMINOUS PAVEMENT	18	SY	$6.25	$112.50	6	$37.50	1	$6.25	0		11	$68.75
27	2104.518	REMOVE CONCRETE WALK	5275	SF	$1.50	$7,912.50	2701	$4,051.50	301	$451.50	0		2273	$3,409.50
28	2106.507	EXCAVATION - COMMON	1621	CY	$9.00	$14,589.00	1154	$10,386.00	129	$1,161.00	0		338	$3,042.00
29	2106.507	SELECT GRANULAR EMBANKMENT (CV)	702	CY	$31.00	$21,762.00	542	$16,802.00	61	$1,891.00	0		99	$3,069.00
30	2511.507	AGGREGATE BASE (CV) CLASS 5	85	CY	$36.00	$3,060.00	74	$2,664.00	9	$324.00	0		2	$72.00
31	2511.507	AGGREGATE BASE (CV) CLASS 6	172	CY	$58.00	$9,976.00	111	$6,438.00	13	$754.00	0		48	$2,784.00
32	2521.518	4" CONCRETE WALK	8511	SF	$7.50	$63,832.50	5518	$41,385.00	614	$4,605.00	0		2379	$17,842.50
33	2521.518	7" CONCRETE WALK	679	SF	$13.00	$8,827.00	452	$5,876.00	50	$650.00	0		177	$2,301.00
34	2531.618	TRUNCATED DOMES	35	SF	$55.00	$1,925.00	31	$1,705.00	4	$220.00	0		0	$0.00
35	2360.509	TYPE 12.5 WEARING COURSE MIXTURE (3,B)	114	TON	$93.70	$10,681.80	101	$9,463.70	12	$1,124.40	0		1	$93.70
					SUBTOTAL	$167,138.30		$98,808.70		$11,187.15		$12,230.00		$44,912.45
					CONTINGENCY	$25,070.75		$14,821.31		$1,678.07		$1,834.50		$6,736.87
					DESIGN ENGINEERING	$32,000.00		$0.00		$0.00		$0.00		$32,000.00
					CONSTRUCTION ENGINEERING	$0.00		$0.00		$0.00		$0.00		$0.00
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$18,385.21		$10,868.96		$1,230.59		$1,345.30		$4,940.37
					TOTAL COST	$242,594.26		$124,498.96		$14,095.81		$15,409.80		$88,589.69
SIDEWALK (RESIDENTIAL)														
Fixed Costs														
1	2011.601	AS BUILT	0.1	LS	$10,000.00	$1,000.00					0.06	$600.00	0.04	$400.00
2	2021.501	MOBILIZATION	0.1	LS	$578,000.00	$57,800.00					0.06	$34,680.00	0.04	$23,120.00
3	2031.502	FIELD OFFICE/LAB	0.1	LS	$35,000.00	$3,500.00					0.06	$2,100.00	0.04	$1,400.00
4	2563.601	TRAFFIC CONTROL	0.1	LS	$150,000.00	$15,000.00					0.06	$9,000.00	0.04	$6,000.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.1	LS	$250,000.00	$25,000.00					0.06	$15,000.00	0.04	$10,000.00
6	2573.501	EROSION CONTROL	0.1	LS	$80,000.00	$8,000.00					0.06	$4,800.00	0.04	$3,200.00
7	2575.501	TURF ESTABLISHMENT	0.1	LS	$70,000.00	$7,000.00					0.06	$4,200.00	0.04	$2,800.00
8	?	SIGNING	0.1	LS	$20,000.00	$2,000.00					0.06	$1,200.00	0.04	$800.00
9	?	STRIPING	0.1	LS	$30,000.00	$3,000.00					0.06	$1,800.00	0.04	$1,200.00
Sidewalk (residential)														
36	2104.504	REMOVE BITUMINOUS PAVEMENT	78	SY	$6.25	$487.50	25	$156.25	4	$25.00	0	$0.00	49	$306.25
37	2104.518	REMOVE CONCRETE WALK	25747	SF	$1.50	$38,620.50	13187	$19,780.50	1465	$2,197.50	0	$0.00	11095	$16,642.50
38	2106.507	EXCAVATION - COMMON	7908	CY	$9.00	$71,172.00	5633	$50,697.00	626	$5,634.00	0	$0.00	1649	$14,841.00
39	2106.507	SELECT GRANULAR EMBANKMENT (CV)	3420	CY	$31.00	$106,020.00	2646	$82,026.00	294	$9,114.00	0	$0.00	480	$14,880.00
40	2511.507	AGGREGATE BASE (CV) CLASS 5	407	CY	$36.00	$14,652.00	357	$12,852.00	40	$1,440.00	0	$0.00	10	$360.00
41	2511.507	AGGREGATE BASE (CV) CLASS 6	831	CY	$58.00	$48,198.00	540	$31,320.00	60	$3,480.00	0	$0.00	231	$13,398.00
42	2521.518	4" CONCRETE WALK	41545	SF	$7.50	$311,587.50	26937	$202,027.50	2993	$22,447.50	0	$0.00	11615	$87,112.50
43	2521.518	7" CONCRETE WALK	3307	SF	$13.00	$42,991.00	2202	$28,626.00	245	$3,185.00	0	$0.00	860	$11,180.00
44	2531.618	TRUNCATED DOMES	167	SF	$55.00	$9,185.00	150	$8,250.00	17	$935.00	0	$0.00	0	$0.00
45	2360.509	TYPE 12.5 WEARING COURSE MIXTURE (3,B)	550	TON	$93.70	$51,535.00	493	$46,194.10	55	$5,153.50	0	$0.00	2	$187.40
					SUBTOTAL	$816,748.50		$481,929.35		$53,611.50		$73,380.00		$207,827.65
					CONTINGENCY	$122,512.28		$72,289.40		$8,041.73		$11,007.00		$31,174.15
					DESIGN ENGINEERING	$160,000.00		$0.00		$0.00		$0.00		$160,000.00
					CONSTRUCTION ENGINEERING	$0.00		$0.00		$0.00		$0.00		$0.00
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$89,842.34		$53,012.23		$5,897.27		$8,071.80		$22,861.04
					TOTAL COST	$1,189,103.11		$607,230.98		$67,550.49		$92,458.80		$421,862.84

PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 24X.136890.000

BOLTON & MENK

Updated: 7/2/2025

ITEM NO.		ITEM DESCRIPTION	TOTAL ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL ESTIMATED COST	SP 2319-21 (90%/10% COST SPLIT) MNDOT QTY	MNDOT COST	CITY OF LANESBORO QTY	CITY OF LANESBORO COST	S.P. 2319-21 QTY	S.P. 2319-21 COST	CITY OF LANESBORO 100% CITY FUNDS QTY	CITY OF LANESBORO 100% CITY FUNDS COST
STORM SERWER														
Fixed Costs														
1	2011.601	AS BUILT	0.13	LS	$10,000.00	$1,300.00					0.07	$700.00	0.06	$600.00
2	2021.501	MOBILIZATION	0.13	LS	$578,000.00	$75,140.00					0.07	$40,460.00	0.06	$34,680.00
3	2031.502	FIELD OFFICE/LAB	0.13	LS	$35,000.00	$4,550.00					0.07	$2,450.00	0.06	$2,100.00
4	2563.601	TRAFFIC CONTROL	0.13	LS	$150,000.00	$19,500.00					0.07	$10,500.00	0.06	$9,000.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.13	LS	$250,000.00	$32,500.00					0.07	$17,500.00	0.06	$15,000.00
6	2573.501	EROSION CONTROL	0.13	LS	$80,000.00	$10,400.00					0.07	$5,600.00	0.06	$4,800.00
7	2575.501	TURF ESTABLISHMENT	0.13	LS	$70,000.00	$9,100.00					0.07	$4,900.00	0.06	$4,200.00
8	?	SIGNING	0.13	LS	$20,000.00	$2,600.00					0.07	$1,400.00	0.06	$1,200.00
9	?	STRIPING	0.13	LS	$30,000.00	$3,900.00					0.07	$2,100.00	0.06	$1,800.00
Storm Sewer														
36	2104.502	REMOVE PIPE APRON	6	EACH	$275.00	$1,650.00	5	$1,375.00	1	$275.00				
37	2104.502	REMOVE DRAINAGE STRUCTURE	39	EACH	$550.00	$21,450.00	35	$19,250.00	4	$2,200.00				
38	2104.503	REMOVE SEWER PIPE (STORM)	3450	LF	$18.00	$62,100.00	3105	$55,890.00	345	$6,210.00				
39	2501.502	15" RC PIPE APRON	4	EACH	$885.00	$3,540.00	3	$2,655.00	1	$885.00				
40	2501.502	24" RC PIPE APRON	5	EACH	$1,250.00	$6,250.00	4	$5,000.00	1	$1,250.00				
41	2501.502	36" RC PIPE APRON	2	EACH	$1,500.00	$3,000.00			2	$3,000.00				
42	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	2425	LF	$75.00	$181,875.00	2380	$178,500.00	45	$3,375.00				
43	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	1607	LF	$125.00	$200,875.00	1288	$161,000.00	319	$39,875.00				
44	2503.503	36" RC PIPE SEWER DESIGN 3006 CLASS III	256	LF	$185.00	$47,360.00	230	$42,550.00	26	$4,810.00				
45	2506.602	VIDEO TAPE PIPE SEWER	4288	LF	$3.00	$12,864.00	3898	$11,694.00	390	$1,170.00				
46	2606.502	CASTING ASSEMBLY	65	EACH	$925.00	$60,125.00	59	$54,575.00	6	$5,550.00				
47	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN G	160	LF	$700.00	$112,000.00	144	$100,800.00	16	$11,200.00				
48	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	100	LF	$750.00	$75,000.00	90	$67,500.00	10	$7,500.00				
49	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTRE	2	EACH	$1,500.00	$3,000.00	2	$3,000.00						
50	2554.602	GUIE POST TYPE SPECIAL	8	EACH	$65.00	$520.00	8	$520.00						
51	?	THERMAL COOLING SYSTEM	11	EACH	$12,000.00	$132,000.00	8	$96,000.00	3	$36,000.00				
52	2106.609	EXCAVATE, HAUL & DISPOSE CONTAMINATED SOIL	200	CY	$150.00	$30,000.00	200	$30,000.00						
					SUBTOTAL	$1,112,599.00		$830,309.00		$123,300.00		$85,610.00		$73,380.00
					CONTINGENCY	$166,889.85		$124,546.35		$18,495.00		$12,841.50		$11,007.00
					DESIGN ENGINEERING	$208,000.00		$0.00		$0.00		$0.00		$208,000.00
					CONSTRUCTION ENGINEERING	$0.00		$0.00		$0.00		$0.00		$0.00
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$122,385.89		$91,333.99		$13,563.00		$9,417.10		$8,071.80
					TOTAL COST	$1,609,874.74		$1,046,189.34		$155,358.00		$107,868.60		$300,458.80
SANITARY IMPROVEMENTS														
Fixed Costs														
1	2011.601	AS BUILT	0.09	LS	$10,000.00	$900.00							0.09	$900.00
2	2021.501	MOBILIZATION	0.09	LS	$578,000.00	$52,020.00							0.09	$52,020.00
3	2031.502	FIELD OFFICE/LAB	0.09	LS	$35,000.00	$3,150.00							0.09	$3,150.00
4	2563.601	TRAFFIC CONTROL	0.09	LS	$150,000.00	$13,500.00							0.09	$13,500.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.09	LS	$250,000.00	$22,500.00							0.09	$22,500.00
6	2573.501	EROSION CONTROL	0.09	LS	$80,000.00	$7,200.00							0.09	$7,200.00
7	2575.501	TURF ESTABLISHMENT	0.09	LS	$70,000.00	$6,300.00							0.09	$6,300.00
8	?	SIGNING	0.09	LS	$20,000.00	$1,800.00							0.09	$1,800.00
9	?	STRIPING	0.09	LS	$30,000.00	$2,700.00							0.09	$2,700.00
Sanitary Improvements														
26	2104.502	REMOVE MANHOLE	17	EACH	$675.00	$11,475.00							17	$11,475.00
27	2104.503	REMOVE SANITARY SEWER PIPE	4286	LF	$5.40	$23,144.40							4286	$23,144.40
28	2451.607	ROCK EXCAVATION IN TRENCH	1100	CY	$90.00	$99,000.00							1100	$99,000.00
29	2503.602	SANITARY SEWER SERVICE	3228	LF	$54.00	$174,312.00							3228	$174,312.00
30	2503.602	CONNECT TO EXISTING SANITARY SEWER	14	EACH	$1,440.00	$20,160.00							14	$20,160.00
31	2503.603	8" PIPE SEWER	634	LF	$72.00	$45,648.00							634	$45,648.00
32	2503.603	10" PIPE SEWER	1536	LF	$90.00	$138,240.00							1536	$138,240.00
33	2503.603	12" PIPE SEWER	1658	LF	$99.00	$164,142.00							1658	$164,142.00
34	2506.502	CASTING ASSEMBLY	17	EACH	$720.00	$12,240.00							17	$12,240.00
35	?	CONSTRUCT MANHOLE (SANITARY)	205	LF	$450.00	$92,250.00							205	$92,250.00
36	2503.602	SANITARY WYE	93	EACH	$441.00	$41,013.00							93	$41,013.00
	?	SANITARY LIFT STATION	1	EACH	$120,000.00	$120,000.00							1	$120,000.00
	?	SANITARY FORCEMAIN	537	LF	$65.00	$34,905.00							537	$34,905.00
37	2106.609	EXCAVATE, HAUL & DISPOSE CONTAMINATED SOIL	350	CY	$150.00	$52,500.00							350	$52,500.00
					SUBTOTAL	$1,139,099.40		$0.00		$0.00		$0.00		$1,139,099.40
					CONTINGENCY	$170,864.91		$0.00		$0.00		$0.00		$170,864.91
					DESIGN ENGINEERING	$144,000.00		$0.00		$0.00		$0.00		$144,000.00
					CONSTRUCTION ENGINEERING	$91,127.95		$0.00		$0.00		$0.00		$91,127.95
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$125,300.93		$0.00		$0.00		$0.00		$125,300.93
					TOTAL COST	$1,670,393.20		$0.00		$0.00		$0.00		$1,670,393.20

PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 24X.136890.000

Updated: 7/2/2025

ITEM NO.		ITEM DESCRIPTION	TOTAL ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL ESTIMATED COST	SP 2319-21 (90%/10% COST SPLIT) MNDOT QTY	MNDOT COST	CITY OF LANESBORO QTY	CITY OF LANESBORO COST	S.P. 2319-21 QTY	S.P. 2319-21 COST	CITY OF LANESBORO 100% CITY FUNDS QTY	CITY OF LANESBORO 100% CITY FUNDS COST
WATERMAIN IMPROVEMENTS														
Fixed Costs														
1	2011.601	AS BUILT	0.2	LS	$10,000.00	$2,000.00							0.20	$2,000.00
2	2021.501	MOBILIZATION	0.2	LS	$578,000.00	$115,600.00							0.20	$115,600.00
3	2031.502	FIELD OFFICE/LAB	0.2	LS	$35,000.00	$7,000.00							0.20	$7,000.00
4	2563.601	TRAFFIC CONTROL	0.2	LS	$150,000.00	$30,000.00							0.20	$30,000.00
5	2563.601	TRAFFIC CONTROL SUPERVISOR	0.2	LS	$250,000.00	$50,000.00							0.20	$50,000.00
6	2573.501	EROSION CONTROL	0.2	LS	$80,000.00	$16,000.00							0.20	$16,000.00
7	2575.501	TURF ESTABLISHMENT	0.2	LS	$70,000.00	$14,000.00							0.20	$14,000.00
8	?	SIGNING	0.2	LS	$20,000.00	$4,000.00							0.20	$4,000.00
9	?	STRIPING	0.2	LS	$30,000.00	$6,000.00							0.20	$6,000.00
Watermain Improvements														
38	2104.502	REMOVE HYDRANT	10	EACH	$550.00	$5,500.00							10	$5,500.00
39	2104.503	REMOVE WATER MAIN	4766	LF	$9.00	$42,894.00							4766	$42,894.00
40	2504.601	TEMPORARY WATER SYSTEM	2	LS	$72,000.00	$144,000.00							2	$144,000.00
41	2451.607	ROCK EXCAVATION IN TRENCH	700	CY	$90.00	$63,000.00							700	$63,000.00
42	2504.602	CONNECT TO EXISTING WATER MAIN	13	EACH	$2,250.00	$29,250.00							13	$29,250.00
43	2504.602	1" CORPORATION STOP	111	EACH	$540.00	$59,940.00							111	$59,940.00
44	2504.602	1" CURB STOP AND BOX	111	EACH	$675.00	$74,925.00							111	$74,925.00
45	2504.603	1" TYPE K COPPER PIPE	3608	LF	$54.00	$194,832.00							3608	$194,832.00
46	2504.602	HYDRANT	12	EACH	$7,650.00	$91,800.00							12	$91,800.00
47	2504.602	6" GRATE VALVE AND BOX	12	EACH	$2,520.00	$30,240.00							12	$30,240.00
48	2504.602	8" GRATE VALVE AND BOX	33	EACH	$4,140.00	$136,620.00							33	$136,620.00
49	2504.603	6" WATER MAIN (HDD)	500	LF	$135.00	$67,500.00							500	$67,500.00
50	?	6" WATER MAIN - WHAT TYPE?	315	LF	$83.00	$26,145.00							315	$26,145.00
51	?	8" WATER MAIN - WHAT TYPE?	4877	LF	$87.00	$424,299.00							4877	$424,299.00
52	2504.608	WATERMAIN FITTINGS	4065	POUND	$16.00	$65,040.00							4065	$65,040.00
	?	DIRECTIONAL DRILLING	320	LS	$130.00	$41,600.00							320	$41,600.00
53	2106.609	EXCAVATE, HAUL & DISPOSE CONTAMINATED SOIL	200	CY	$150.00	$30,000.00							200	$30,000.00
					SUBTOTAL	$1,772,185.00		$0.00		$0.00		$0.00		$1,772,185.00
					CONTINGENCY	$265,827.75		$0.00		$0.00		$0.00		$265,827.75
					DESIGN ENGINEERING	$320,000.00		$0.00		$0.00		$0.00		$320,000.00
					CONSTRUCTION ENGINEERING	$141,774.80		$0.00		$0.00		$0.00		$141,774.80
					MnDOT INFLATION FACTOR, MIDPOINT (FY 2027)	$194,940.35		$0.00		$0.00		$0.00		$194,940.35
					TOTAL COST	$2,694,727.90		$0.00		$0.00		$0.00		$2,694,727.90

SUBTOTAL	$8,902,359.85	$2,077,724.05	$265,524.85	$2,463,236.45	$4,095,874.50
CONTINGENCY	$1,335,353.98	$311,658.61	$39,828.73	$369,485.47	$614,381.18
DESIGN ENGINEERING	$1,600,000.00	$0.00	$0.00	$0.00	$1,600,000.00
CONSTRUCTION ENGINEERING	$232,902.75	$0.00	$0.00	$0.00	$232,902.75
MnDOT INFLATION FACTOR, MIDPOINT (FY 2027):	$979,259.58	$228,549.65	$29,207.73	$270,956.01	$450,546.20
TOTAL CONSTRUCTION COSTS	$13,049,876.16	$2,617,932.30	$334,561.31	$3,103,677.93	$6,993,704.62

Appendix C: Preliminary Assessment Roll

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS

BMI PROJECT NO.: 24X.136890.000
Updated: 7/2/2025

BOLTON & MENK

PROPERTY OWNER	PARCEL I.D.	ADDRESS	ACTUAL TOTAL FRONTAGE	LOT TYPE	CORNER LOT	CUL-DE-SAC LOT	STREET & SITE				SIDEWALK (COMMERCIAL)				SIDEWALK (RESIDENTIAL)			
							EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)
							COST PER FRONTAGE = $65.46				COST PER FRONTAGE = $10.03				COST PER FRONTAGE = $24.11			
CITY OF LANESBORO	190241000	202 PARKWAY AVE S	311.00	IRREGULAR (LINEAR)	NO	NO	0.00	311.00	$0.00	$20,358.66	0.00	311.00	$0.00	$3,118.67	0.00	311.00	$0.00	$7,497.17
KEVIN RISSMAN AND	190198000	101 PARKWAY AVE S	143.00	IRREGULAR (LINEAR)	YES	NO	54.00	89.00	$3,534.94	$5,826.11	54.00	89.00	$541.51	$892.48	54.00	89.00	$1,301.76	$2,145.49
ERIC THISS	190021000	NO ADDRESS	104.00	IRREGULAR	NO	NO	34.00	70.00	$2,225.71	$4,582.34	34.00	70.00	$340.95	$701.95	34.00	70.00	$819.63	$1,687.47
SHARON A MCINTIRE	190051000	200 ASHBURN ST E	51.00	RECTANGULAR	NO	NO	0.00	51.00	$0.00	$3,338.56	0.00	51.00	$0.00	$511.42	0.00	51.00	$0.00	$1,229.44
JEFFERY L NORBY &	190043000	401 FILLMORE AVE N	190.00	RECTANGULAR	YES	NO	50.00	140.00	$3,273.10	$9,164.67	50.00	140.00	$501.39	$1,403.90	50.00	140.00	$1,205.33	$3,374.93
COTTAGE HOUSE LLC	190072000	215 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
BUNGE CONSTRUCTION,INC	190173000	104 PARKWAY AVE N	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33
JUDITH M SWENSON	190065000	300 KENILWORTH AVE N	101.00	IRREGULAR (LINEAR)	NO	NO	0.00	101.00	$0.00	$6,611.66	0.00	101.00	$0.00	$1,012.82	0.00	101.00	$0.00	$2,434.77
CRAIG E & MICHELLE K HANSON	190053000	301 KENILWORTH AVE N	87.00	RECTANGULAR	NO	NO	0.00	87.00	$0.00	$5,695.19	0.00	87.00	$0.00	$872.43	0.00	87.00	$0.00	$2,097.28
GREGORY QUALY &	190044000	301 FILLMORE AVE N	125.00	RECTANGULAR	NO	NO	0.00	125.00	$0.00	$8,182.74	0.00	125.00	$0.00	$1,253.49	0.00	125.00	$0.00	$3,013.33
ERIC THISS	190021000	NO ADDRESS	111.00	IERREGULAR	NO	NO	0.00	133.00	$0.00	$8,706.44	0.00	133.00	$0.00	$1,333.71	0.00	133.00	$0.00	$3,206.19
BRENT A KOHN &	190061000	100 ASHBURN ST E	252.00	RECTANGULAR	YES	NO	50.00	202.00	$3,273.10	$13,223.31	50.00	202.00	$501.39	$2,025.63	50.00	202.00	$1,205.33	$4,869.54
LYNCH REVOCABLE LIVING TRUST	190020010	NO ADDRESS	222.00	IRREGULAR (LINEAR)	NO	NO	0.00	222.00	$0.00	$14,532.55	0.00	222.00	$0.00	$2,226.19	0.00	222.00	$0.00	$5,351.68
CITY OF LANESBORO	190037000	403 ASHBURN ST E	109.00	IRREGULAR (LINEAR)	NO	NO	0.00	109.00	$0.00	$7,135.35	0.00	109.00	$0.00	$1,093.04	0.00	109.00	$0.00	$2,627.63
JESSICA MCCABE	190037020	401 ASHBURN ST E	77.00	RECTANGULAR	NO	NO	0.00	77.00	$0.00	$5,040.57	0.00	77.00	$0.00	$772.15	0.00	77.00	$0.00	$1,856.21
COMMONWEAL THEATRE CO	190096000	206 PARKWAY AVE N	60.00	RECTANGULAR	NO	NO	0.00	60.00	$0.00	$3,927.72	0.00	60.00	$0.00	$601.67	0.00	60.00	$0.00	$1,446.40
MIKEL R WOMBACHER	190038000	400 ASHBURN ST E	255.00	IRREGULAR	NO	NO	72.00	183.00	$4,713.26	$11,979.53	72.00	183.00	$722.01	$1,835.10	72.00	183.00	$1,735.68	$4,411.52
ERIK WREDE &	190039000	308 ASHBURN ST E	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33
LYNCH REVOCABLE LIVING TRUST	190040000	306 ASHBURN ST E	90.00	RECTANGULAR	NO	NO	0.00	90.00	$0.00	$5,891.57	0.00	90.00	$0.00	$902.51	0.00	90.00	$0.00	$2,169.60
AARON GAGE &	190041000	302 ASHBURN ST E	60.00	RECTANGULAR	NO	NO	0.00	60.00	$0.00	$3,927.72	0.00	60.00	$0.00	$601.67	0.00	60.00	$0.00	$1,446.40
BRIAN J MILLER	190042000	300 ASHBURN ST E	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33
ANTON SEMMEN	190046000	301 ASHBURN ST	100.00	RECTANGULAR	NO	NO	0.00	100.00	$0.00	$6,546.19	0.00	100.00	$0.00	$1,002.79	0.00	100.00	$0.00	$2,410.67
GREGORY QUALY &	190045000	301 FILLMORE AVE N	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00
WENDELL JOHN HUNGERHOLT	190047000	208 ASHBURN ST E	241.00	RECTANGULAR	YES	NO	50.00	191.00	$3,273.10	$12,503.23	50.00	191.00	$501.39	$1,915.33	50.00	191.00	$1,205.33	$4,604.37
GREGORY M THOEN TRUST	190049000	204 ASHBURN AVE E	51.00	RECTANGULAR	NO	NO	0.00	51.00	$0.00	$3,338.56	0.00	51.00	$0.00	$511.42	0.00	51.00	$0.00	$1,229.44
KARL M KNUTSON &	190050000	202 ASHBURN ST E	51.00	RECTANGULAR	NO	NO	0.00	51.00	$0.00	$3,338.56	0.00	51.00	$0.00	$511.42	0.00	51.00	$0.00	$1,229.44
MICHON Z PINGREE	190052000	198 ASHBURN ST E	190.00	RECTANGULAR	YES	NO	50.00	140.00	$3,273.10	$9,164.67	50.00	140.00	$501.39	$1,403.90	50.00	140.00	$1,205.33	$3,374.93
NENA HIGHUM	190056000	300 FILLMORE AVE N	102.00	RECTANGULAR	NO	NO	0.00	102.00	$0.00	$6,677.12	0.00	102.00	$0.00	$1,022.84	0.00	102.00	$0.00	$2,458.88
JEFFREY T BROGLE &	190055000	203 ASHBURN ST E	51.00	RECTANGULAR	NO	NO	0.00	51.00	$0.00	$3,338.56	0.00	51.00	$0.00	$511.42	0.00	51.00	$0.00	$1,229.44
JEROME A RITTER &	190054000	201 ASHBURN ST E	61.00	RECTANGULAR	NO	NO	0.00	61.00	$0.00	$3,993.18	0.00	61.00	$0.00	$611.70	0.00	61.00	$0.00	$1,470.51
SERDAHL INVESTMENTS,LLC	190057000	400 KENILWORTH AVE N	205.00	RECTANGULAR	YES	NO	50.00	155.00	$3,273.10	$10,146.60	50.00	155.00	$501.39	$1,554.32	50.00	155.00	$1,205.33	$3,736.53
DARRELL HUMMEL	190058000	104 ASHBURN ST E	53.00	RECTANGULAR	NO	NO	0.00	53.00	$0.00	$3,469.48	0.00	53.00	$0.00	$531.48	0.00	53.00	$0.00	$1,277.65
BRENT A KOHN &	190058010	102 ASHBURN ST E	53.00	RECTANGULAR	NO	NO	0.00	53.00	$0.00	$3,469.48	0.00	53.00	$0.00	$531.48	0.00	53.00	$0.00	$1,277.65
ERIC THISS	190060010	400 PARKWAY AVE N	64.00	RECTANGULAR	NO	NO	0.00	64.00	$0.00	$4,189.56	0.00	64.00	$0.00	$641.78	0.00	64.00	$0.00	$1,542.83
GARY B DANIELSON &	190057010	402 KENILWORTH AVE N	161.00	RECTANGULAR	NO	NO	0.00	161.00	$0.00	$10,539.37	0.00	161.00	$0.00	$1,614.49	0.00	161.00	$0.00	$3,881.17
STONE MILL HOTEL & SUITES LLC	190062000	100 BEACON ST E	91.00	IRREGULAR	NO	NO	10.00	81.00	$654.62	$5,302.42	10.00	81.00	$100.28	$812.26	10.00	81.00	$241.07	$1,952.64
ERIC THISS	190066030	400 PARKWAY AVE N	56.00	RECTANGULAR	NO	NO	0.00	56.00	$0.00	$3,665.87	0.00	56.00	$0.00	$561.56	0.00	56.00	$0.00	$1,349.97
DAVID L & NORMA J SMITH	190066020	405 PARKWAY AVE N	40.00	RECTANGULAR	NO	NO	0.00	40.00	$0.00	$2,618.48	0.00	40.00	$0.00	$401.12	0.00	40.00	$0.00	$964.27
PREBLE FARMERS MUTUAL	190086000	205 PARKWAY AVE N	42.00	IRREGULAR	NO	NO	0.00	42.00	$0.00	$2,749.40	0.00	42.00	$0.00	$421.17	0.00	42.00	$0.00	$1,012.48
PREBLE FARMERS MUTUAL	190088000	205 PARKWAY AVE N	70.00	IRREGULAR (LINEAR)	NO	NO	0.00	70.00	$0.00	$4,582.34	0.00	70.00	$0.00	$701.95	0.00	70.00	$0.00	$1,687.47
GOOD FOOD LLC	190090000	201 PARKWAY AVE N	28.00	IRREGULAR (LINEAR)	NO	NO	0.00	28.00	$0.00	$1,832.93	0.00	28.00	$0.00	$280.78	0.00	28.00	$0.00	$674.99
COTTAGE HOUSE LLC	190075000	207 PARKWAY AVE N	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33
COTTAGE HOUSE LLC	190074000	209 PARKWAY AVE N	18.00	RECTANGULAR	NO	NO	0.00	18.00	$0.00	$1,178.31	0.00	18.00	$0.00	$180.50	0.00	18.00	$0.00	$433.92
COTTAGE HOUSE LLC	190076000	209 PARKWAY AVE N	22.00	RECTANGULAR	NO	NO	0.00	22.00	$0.00	$1,440.16	0.00	22.00	$0.00	$220.61	0.00	22.00	$0.00	$530.35
COTTAGE HOUSE LLC	190073000	211 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
ALAN D MASON &	190093000	210 PARKWAY AVE N	29.00	RECTANGULAR	NO	NO	0.00	29.00	$0.00	$1,898.40	0.00	29.00	$0.00	$290.81	0.00	29.00	$0.00	$699.09
ALAN D MASON &	190094000	208 PARKWAY AVE N	38.00	RECTANGULAR	NO	NO	0.00	38.00	$0.00	$2,487.55	0.00	38.00	$0.00	$381.06	0.00	38.00	$0.00	$916.05
JOSEPH O'KOREN IV	190098000	204 PARKWAY AVE N	24.00	RECTANGULAR	NO	NO	0.00	24.00	$0.00	$1,571.09	0.00	24.00	$0.00	$240.67	0.00	24.00	$0.00	$578.56
BRETT J STECHER &	190100000	202 PARKWAY AVE N	30.00	RECTANGULAR	NO	NO	0.00	30.00	$0.00	$1,963.86	0.00	30.00	$0.00	$300.84	0.00	30.00	$0.00	$723.20
PATRICK S SHANAHAN AND	190099000	100 COFFEE ST E	122.00	RECTANGULAR	YES	NO	50.00	72.00	$3,273.10	$4,713.26	50.00	72.00	$501.39	$722.01	50.00	72.00	$1,205.33	$1,735.68
BARBARA C SOMA	190185000	105 PARKWAY AVE N	25.00	IRREGULAR (LINEAR)	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
SCOTT TAYLOR	190194000	121 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
JOHN K CAPRON	190193000	119 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
SETTING SUN PROPERTIES,LLC	190192000	117 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
LIVINGSTONE HOLDINGS LLC	190191000	115 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
DAVID & LORI BAKKE TRUST	190190000	113 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
HARVEY HIGH COURT LLC	190188000	109 PARKWAY AVE N	25.00	IRREGULAR (LINEAR)	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
ELIZABETH M BUCHEIT	190187010	107 PARKWAY AVE N	25.00	IRREGULAR (LINEAR)	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
TILTED TIKI INC	190186000	105 3/4 PARKWAY AVE N	25.00	IRREGULAR (LINEAR)	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
HOTEL SKELLY LLC	190183000	101 PARKWAY AVE N	96.00	IRREGULAR (LINEAR)	YES	NO	50.00	46.00	$3,273.10	$3,011.25	50.00	46.00	$501.39	$461.28	50.00	46.00	$1,205.33	$1,108.91
LANESBORO ARTS CENTER	190184000	103 PARKWAY AVE N	25.00	IRREGULAR (LINEAR)	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
MERCHANTS BANK,NATIONAL	190179000	118 PARKWAY AVE N	68.00	RECTANGULAR	YES	NO	28.00	40.00	$1,832.93	$2,618.48	28.00	40.00	$280.78	$401.12	28.00	40.00	$674.99	$964.27
VICTORIA ANN MCKINNEY	190178000	116 PARKWAY AVE N	35.00	RECTANGULAR	NO	NO	0.00	35.00	$0.00	$2,291.17	0.00	35.00	$0.00	$350.98	0.00	35.00	$0.00	$843.73
ACE TELEPHONE ASSOCIATION	190177000	114 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
ACE TELEPHONE ASSOCIATION	190176000	114 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
JON L WILLFORD &	190175000	108 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67
BUNGE CONSTRUCTION,INC	190174000	106 PARKWAY AVE N	26.00	RECTANGULAR	NO	NO	0.00	26.00	$0.00	$1,702.01	0.00	26.00	$0.00	$260.72	0.00	26.00	$0.00	$626.77
DAVID A & LAURIE M APPLEN	190171000	102 PARKWAY AVE N	30.00	IRREGULAR (LINEAR)	NO	NO	0.00	30.00	$0.00	$1,963.86	0.00	30.00	$0.00	$300.84	0.00	30.00	$0.00	$723.20
BROOKLYN 55949 LLC	190172000	100 PARKWAY AVE N	83.00	IRREGULAR (LINEAR)	YES	NO	41.00	42.00	$2,683.94	$2,749.40	41.00	42.00	$411.14	$421.17	41.00	42.00	$988.37	$1,012.48
LIVINGSTONE HOLDINGS, LLC	190212010	106 PARKWAY AVE S	47.00	RECTANGULAR	NO	NO	0.00	47.00	$0.00	$3,076.71	0.00	47.00	$0.00	$471.31	0.00	47.00	$0.00	$1,133.01
CITY OF LANESBORO RESERVOIR	190240020	101 JOHNSON DR	226.00	IRREGULAR (LINEAR)	NO	NO	0.00	226.00	$0.00	$14,794.40	0.00	226.00	$0.00	$2,266.30	0.00	226.00	$0.00	$5,448.10
SONS OF NORWAY	190240010	200 PARKWAY AVE S	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00
LIVINGSTONE HOLDINGS, LLC	190212000	104 PARKWAY AVE S	71.00	RECTANGULAR	NO	NO	0.00	71.00	$0.00	$4,647.80	0.00	71.00	$0.00	$711.98	0.00	71.00	$0.00	$1,711.57

PROPERTY OWNER	PARCEL I.D.	SANITARY SEWER				WATERMAIN				STORM SEWER				CREDITS	TOTAL PRELIMINARY ASSESSMENT	CITY COST
		EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	(PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	(PROP OWNER)			
		COST PER FRONTAGE = $67.91				COST PER FRONTAGE = $100.74				COST PER FRONTAGE = $16.09						
CITY OF LANESBORO	190241000	0.00	311.00	$0.00	$21,120.03	0.00	311.00	$0.00	$31,331.03	0.00	311.00	$0.00	$5,003.09	$0.00	$88,428.65	$0.00
KEVIN RISSMAN AND	190198000	73.00	70.00	$4,957.43	$4,753.70	73.00	70.00	$7,354.23	$7,052.00	54.00	89.00	$868.70	$1,431.75	$0.00	$22,101.54	$18,558.58
ERIC THISS	190021000	34.00	70.00	$2,308.94	$4,753.70	34.00	70.00	$3,425.26	$7,052.00	34.00	70.00	$546.96	$1,126.10	$0.00	$19,903.56	$9,667.44
SHARON A MCINTIRE	190051000	0.00	51.00	$0.00	$3,463.41	0.00	51.00	$0.00	$5,137.89	0.00	51.00	$0.00	$820.44	$0.00	$14,501.16	$0.00
JEFFERY L NORBY &	190043000	95.00	95.00	$6,451.45	$6,451.45	95.00	95.00	$9,570.57	$9,570.57	50.00	140.00	$804.36	$2,252.20	$0.00	$32,217.73	$21,806.21
COTTAGE HOUSE LLC	190072000	25.00	0.00	$1,697.75	$0.00	25.00	0.00	$2,518.57	$0.00	25.00	0.00	$402.18	$0.00	$0.00	$2,489.91	$4,618.50
BUNGE CONSTRUCTION,INC	190173000	0.00	50.00	$0.00	$3,395.50	0.00	50.00	$0.00	$5,037.14	0.00	50.00	$0.00	$804.36	$0.00	$14,216.83	$0.00
JUDITH M SWENSON	190065000	0.00	101.00	$0.00	$6,858.92	0.00	101.00	$0.00	$10,175.03	0.00	101.00	$0.00	$1,624.80	$0.00	$28,717.99	$0.00
CRAIG E & MICHELLE K HANSON	190053000	0.00	87.00	$0.00	$5,908.17	0.00	87.00	$0.00	$8,764.63	0.00	87.00	$0.00	$1,399.58	$0.00	$24,737.28	$0.00
GREGORY QUALY &	190044000	0.00	125.00	$0.00	$8,488.76	0.00	125.00	$0.00	$12,592.86	0.00	125.00	$0.00	$2,010.89	$0.00	$35,542.06	$0.00
ERIC THISS	190021000	0.00	133.00	$0.00	$9,032.04	0.00	133.00	$0.00	$13,398.80	0.00	133.00	$0.00	$2,139.59	$0.00	$37,816.76	$0.00
BRENT A KOHN &	190061000	126.00	126.00	$8,556.67	$8,556.67	126.00	126.00	$12,693.60	$12,693.60	50.00	202.00	$804.36	$3,249.60	$0.00	$44,618.35	$27,034.45
LYNCH REVOCABLE LIVING TRUST	190020010	0.00	222.00	$0.00	$15,076.03	0.00	222.00	$0.00	$22,364.92	0.00	222.00	$0.00	$3,571.34	$0.00	$63,122.70	$0.00
CITY OF LANESBORO	190037000	0.00	109.00	$0.00	$7,402.20	0.00	109.00	$0.00	$10,980.97	0.00	109.00	$0.00	$1,753.50	$0.00	$30,992.68	$0.00
JESSICA MCCABE	190037020	0.00	77.00	$0.00	$5,229.07	0.00	77.00	$0.00	$7,757.20	0.00	77.00	$0.00	$1,238.71	$0.00	$21,893.91	$0.00
COMMONWEAL THEATRE CO	190096000	0.00	60.00	$0.00	$4,074.60	0.00	60.00	$0.00	$6,044.57	0.00	60.00	$0.00	$965.23	$0.00	$17,060.19	$0.00
MIKEL R WOMBACHER	190038000	72.00	183.00	$4,889.52	$12,427.54	72.00	183.00	$7,253.49	$18,435.95	72.00	183.00	$1,158.27	$2,943.94	$0.00	$52,033.58	$20,472.23
ERIK WREDE &	190039000	0.00	50.00	$0.00	$3,395.50	0.00	50.00	$0.00	$5,037.14	0.00	50.00	$0.00	$804.36	$0.00	$14,216.83	$0.00
LYNCH REVOCABLE LIVING TRUST	190040000	0.00	90.00	$0.00	$6,111.90	0.00	90.00	$0.00	$9,066.86	0.00	90.00	$0.00	$1,447.84	$0.00	$25,590.29	$0.00
AARON GAGE &	190041000	0.00	60.00	$0.00	$4,074.60	0.00	60.00	$0.00	$6,044.57	0.00	60.00	$0.00	$965.23	$0.00	$17,060.19	$0.00
BRIAN J MILLER	190042000	0.00	50.00	$0.00	$3,395.50	0.00	50.00	$0.00	$5,037.14	0.00	50.00	$0.00	$804.36	$0.00	$14,216.83	$0.00
ANTON SEMMEN	190046000	0.00	100.00	$0.00	$6,791.00	0.00	100.00	$0.00	$10,074.29	0.00	100.00	$0.00	$1,608.71	$0.00	$28,433.65	$0.00
GREGORY QUALY &	190045000	0.00	75.00	$0.00	$5,093.25	0.00	75.00	$0.00	$7,555.72	0.00	75.00	$0.00	$1,206.53	$0.00	$21,325.24	$0.00
WENDELL JOHN HUNGERHOLT	190047000	120.00	121.00	$8,149.21	$8,217.12	120.00	121.00	$12,089.14	$12,189.89	50.00	191.00	$804.36	$3,072.64	$0.00	$42,502.57	$26,022.53
GREGORY M THOEN TRUST	190049000	0.00	51.00	$0.00	$3,463.41	0.00	51.00	$0.00	$5,137.89	0.00	51.00	$0.00	$820.44	$0.00	$14,501.16	$0.00
KARL M KNUTSON &	190050000	0.00	51.00	$0.00	$3,463.41	0.00	51.00	$0.00	$5,137.89	0.00	51.00	$0.00	$820.44	$0.00	$14,501.16	$0.00
MICHON Z PINGREE	190052000	95.00	95.00	$6,451.45	$6,451.45	95.00	95.00	$9,570.57	$9,570.57	50.00	140.00	$804.36	$2,252.20	$0.00	$32,217.73	$21,806.21
NENA HIGHUM	190056000	0.00	102.00	$0.00	$6,926.83	0.00	102.00	$0.00	$10,275.77	0.00	102.00	$0.00	$1,640.89	$0.00	$29,002.32	$0.00
JEFFREY T BROGLE &	190055000	0.00	51.00	$0.00	$3,463.41	0.00	51.00	$0.00	$5,137.89	0.00	51.00	$0.00	$820.44	$0.00	$14,501.16	$0.00
JEROME A RITTER &	190054000	0.00	61.00	$0.00	$4,142.51	0.00	61.00	$0.00	$6,145.32	0.00	61.00	$0.00	$981.31	$0.00	$17,344.53	$0.00
SERDAHL INVESTMENTS,LLC	190057000	103.00	102.00	$6,994.74	$6,926.83	103.00	102.00	$10,376.52	$10,275.77	50.00	155.00	$804.36	$2,493.50	$0.00	$35,133.55	$23,155.43
DARRELL HUMMEL	190058000	0.00	53.00	$0.00	$3,599.23	0.00	53.00	$0.00	$5,339.37	0.00	53.00	$0.00	$852.62	$0.00	$15,069.83	$0.00
BRENT A KOHN &	190058010	0.00	53.00	$0.00	$3,599.23	0.00	53.00	$0.00	$5,339.37	0.00	53.00	$0.00	$852.62	$0.00	$15,069.83	$0.00
ERIC THISS	190060010	0.00	64.00	$0.00	$4,346.24	0.00	64.00	$0.00	$6,447.54	0.00	64.00	$0.00	$1,029.58	$0.00	$18,197.54	$0.00
GARY B DANIELSON &	190057010	0.00	161.00	$0.00	$10,933.52	0.00	161.00	$0.00	$16,219.60	0.00	161.00	$0.00	$2,590.02	$0.00	$45,778.18	$0.00
STONE MILL HOTEL & SUITES LLC	190062000	10.00	81.00	$679.10	$5,500.71	10.00	81.00	$1,007.43	$8,160.17	10.00	81.00	$160.87	$1,303.06	$0.00	$23,031.26	$2,843.37
ERIC THISS	190066030	0.00	56.00	$0.00	$3,802.96	0.00	56.00	$0.00	$5,641.60	0.00	56.00	$0.00	$900.88	$0.00	$15,922.84	$0.00
DAVID L & NORMA J SMITH	190066020	0.00	40.00	$0.00	$2,716.40	0.00	40.00	$0.00	$4,029.71	0.00	40.00	$0.00	$643.48	$0.00	$11,373.46	$0.00
PREBLE FARMERS MUTUAL	190086000	0.00	42.00	$0.00	$2,852.22	0.00	42.00	$0.00	$4,231.20	0.00	42.00	$0.00	$675.66	$0.00	$11,942.13	$0.00
PREBLE FARMERS MUTUAL	190088000	0.00	70.00	$0.00	$4,753.70	0.00	70.00	$0.00	$7,052.00	0.00	70.00	$0.00	$1,126.10	$0.00	$19,903.56	$0.00
GOOD FOOD LLC	190090000	0.00	28.00	$0.00	$1,901.48	0.00	28.00	$0.00	$2,820.80	0.00	28.00	$0.00	$450.44	$0.00	$7,961.42	$0.00
COTTAGE HOUSE LLC	190075000	0.00	50.00	$0.00	$3,395.50	50.00	0.00	$5,037.14	$0.00	50.00	0.00	$804.36	$0.00	$0.00	$8,375.33	$5,841.50
COTTAGE HOUSE LLC	190074000	0.00	18.00	$0.00	$1,222.38	0.00	18.00	$0.00	$1,813.37	0.00	18.00	$0.00	$289.57	$0.00	$5,118.06	$0.00
COTTAGE HOUSE LLC	190076000	0.00	22.00	$0.00	$1,494.02	0.00	22.00	$0.00	$2,216.34	0.00	22.00	$0.00	$353.92	$0.00	$6,255.40	$0.00
COTTAGE HOUSE LLC	190073000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
ALAN D MASON &	190093000	0.00	29.00	$0.00	$1,969.39	0.00	29.00	$0.00	$2,921.54	0.00	29.00	$0.00	$466.53	$0.00	$8,245.76	$0.00
ALAN D MASON &	190094000	0.00	38.00	$0.00	$2,580.58	0.00	38.00	$0.00	$3,828.23	0.00	38.00	$0.00	$611.31	$0.00	$10,804.79	$0.00
JOSEPH O'KOREN IV	190098000	0.00	24.00	$0.00	$1,629.84	0.00	24.00	$0.00	$2,417.83	0.00	24.00	$0.00	$386.09	$0.00	$6,824.08	$0.00
BRETT J STECHER &	190100000	0.00	30.00	$0.00	$2,037.30	0.00	30.00	$0.00	$3,022.29	0.00	30.00	$0.00	$482.61	$0.00	$8,530.10	$0.00
PATRICK S SHANAHAN AND	190099000	61.00	61.00	$4,142.51	$4,142.51	61.00	61.00	$6,145.32	$6,145.32	50.00	72.00	$804.36	$1,158.27	$0.00	$18,617.05	$16,072.01
BARBARA C SOMA	190185000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
SCOTT TAYLOR	190194000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
JOHN K CAPRON	190193000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
SETTING SUN PROPERTIES,LLC	190192000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
LIVINGSTONE HOLDINGS LLC	190191000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
DAVID & LORI BAKKE TRUST	190190000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
HARVEY HIGH COURT LLC	190188000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
ELIZABETH M BUCHEIT	190187010	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
TILTED TIKI INC	190186000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
HOTEL SKELLY LLC	190183000	48.00	48.00	$3,259.68	$3,259.68	48.00	48.00	$4,835.66	$4,835.66	50.00	46.00	$804.36	$740.01	$0.00	$13,416.79	$13,879.52
LANESBORO ARTS CENTER	190184000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
MERCHANTS BANK,NATIONAL	190179000	34.00	34.00	$2,308.94	$2,308.94	34.00	34.00	$3,425.26	$3,425.26	28.00	40.00	$450.44	$643.48	$0.00	$10,361.54	$8,973.34
VICTORIA ANN MCKINNEY	190178000	0.00	35.00	$0.00	$2,376.85	0.00	35.00	$0.00	$3,526.00	0.00	35.00	$0.00	$563.05	$0.00	$9,951.78	$0.00
ACE TELEPHONE ASSOCIATION	190177000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
ACE TELEPHONE ASSOCIATION	190176000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
JON L WILLFORD &	190175000	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	$0.00	$402.18	$0.00	$7,108.41	$0.00
BUNGE CONSTRUCTION,INC	190174000	0.00	26.00	$0.00	$1,765.66	0.00	26.00	$0.00	$2,619.31	0.00	26.00	$0.00	$418.26	$0.00	$7,392.75	$0.00
DAVID A & LAURIE M APPLEN	190171000	0.00	30.00	$0.00	$2,037.30	0.00	30.00	$0.00	$3,022.29	0.00	30.00	$0.00	$482.61	$0.00	$8,530.10	$0.00
BROOKLYN 55949 LLC	190172000	42.00	41.00	$2,852.22	$2,784.31	42.00	41.00	$4,231.20	$4,130.46	41.00	42.00	$659.57	$675.66	$0.00	$11,773.48	$11,826.45
LIVINGSTONE HOLDINGS, LLC	190212010	0.00	47.00	$0.00	$3,191.77	0.00	47.00	$0.00	$4,734.91	0.00	47.00	$0.00	$756.09	$0.00	$13,363.82	$0.00
CITY OF LANESBORO RESERVOIR	190240020	0.00	226.00	$0.00	$15,347.67	0.00	226.00	$0.00	$22,767.89	0.00	226.00	$0.00	$3,635.69	$0.00	$64,260.05	$0.00
SONS OF NORWAY	190240010	0.00	75.00	$0.00	$5,093.25	0.00	75.00	$0.00	$7,555.72	0.00	75.00	$0.00	$1,206.53	$0.00	$21,325.24	$0.00
LIVINGSTONE HOLDINGS, LLC	190212000	0.00	71.00	$0.00	$4,821.61	0.00	71.00	$0.00	$7,152.74	0.00	71.00	$0.00	$1,142.18	$0.00	$20,187.89	$0.00

ASSESSMENT ROLL CONTINUES ONTO FOLLOWING PAGE

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS

BMI PROJECT NO.: 24X.136890.000

Updated: 7/2/2025

							STREET & SITE				SIDEWALK (COMMERCIAL)				SIDEWALK (RESIDENTIAL)				SANITARY SEWER				WATERMAIN				STORM SEWER						
PROPERTY OWNER	PARCEL I.D.	ADDRESS	ACTUAL TOTAL FRONTAGE	LOT TYPE	CORNER LOT	CUL-DE-SAC LOT	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	EXCESS FRONTAGE	ASSESSABLE FRONTAGE	COST (CITY)	COST (PROP OWNER)	CREDITS	TOTAL PRELIMINARY ASSESSMENT	CITY COST
							COST PER FRONTAGE = $65.46				COST PER FRONTAGE = $10.03				COST PER FRONTAGE = $24.11				COST PER FRONTAGE = $87.91				COST PER FRONTAGE = $100.74				COST PER FRONTAGE = $16.09						
AMERICAN LEGION POST 40	190209000	103 ELMWOOD ST E	43.00	RECTANGULAR	NO	NO	0.00	43.00	$0.00	$2,814.86	0.00	43.00	$0.00	$431.20	0.00	43.00	$0.00	$1,036.59	0.00	43.00	$0.00	$2,920.13	0.00	43.00	$0.00	$4,331.94	0.00	43.00	$0.00	$691.75	$0.00	$12,226.47	$0.00
PETER C BILKEY REVOCABLE TRUST	190210000	100 PARKWAY AVE S	66.00	RECTANGULAR	NO	NO	0.00	66.00	$0.00	$4,320.49	0.00	66.00	$0.00	$661.84	0.00	66.00	$0.00	$1,591.04	0.00	66.00	$0.00	$4,482.06	0.00	66.00	$0.00	$6,649.03	0.00	66.00	$0.00	$1,061.75	$0.00	$18,766.21	$0.00
WILLIAM FERRIE	190211000	102 PARKWAY AVE S	47.00	RECTANGULAR	NO	NO	0.00	47.00	$0.00	$3,076.71	0.00	47.00	$0.00	$471.31	0.00	47.00	$0.00	$1,133.01	0.00	47.00	$0.00	$3,191.77	0.00	47.00	$0.00	$4,734.91	0.00	47.00	$0.00	$756.09	$0.00	$13,363.82	$0.00
CITY OF LANESBORO	190200000	105 PARKWAY AVE S	72.00	RECTANGULAR	NO	NO	0.00	72.00	$0.00	$4,713.26	0.00	72.00	$0.00	$722.01	0.00	72.00	$0.00	$1,735.68	0.00	72.00	$0.00	$4,889.52	0.00	72.00	$0.00	$7,253.49	0.00	72.00	$0.00	$1,158.27	$0.00	$20,472.23	$0.00
JUNIPERS RESTAURANT,LLC	190199000	109 PARKWAY AVE S	155.00	IRREGULAR (TRIANGLE)	NO	NO	49.00	106.00	$3,207.63	$6,938.97	49.00	106.00	$491.37	$1,062.96	49.00	106.00	$1,181.23	$2,555.31	49.00	106.00	$3,327.59	$7,198.47	49.00	106.00	$4,936.40	$10,678.74	49.00	106.00	$788.27	$1,705.23	$0.00	$30,139.67	$13,932.49
CITY OF LANESBORO	190015000	NO ADDRESS	1018.00	IRREGULAR (LINEAR)	NO	NO	0.00	1018.00	$0.00	$66,640.25	0.00	1,018.00	$0.00	$10,208.38	0.00	1,018.00	$0.00	$24,540.58	0.00	1,018.00	$0.00	$69,132.43	0.00	1,018.00	$0.00	$102,556.24	0.00	1,018.00	$0.00	$16,378.68	$0.00	$289,454.56	$0.00
DAVID GRAY AND	190257000	401 PARKWAY AVE S	290.00	IRREGULAR (LINEAR)	YES	NO	39.00	251.00	$2,553.02	$16,430.95	39.00	251.00	$391.09	$2,517.00	39.00	251.00	$940.16	$6,050.77	145.00	145.00	$9,846.96	$9,846.96	145.00	145.00	$14,607.72	$14,607.72	39.00	251.00	$627.40	$4,037.86	$0.00	$53,491.25	$28,966.33
IND SCHOOL DIST 229	190254000	100 KIRKWOOD ST E	463.00	IRREGULAR	NO	NO	63.00	400.00	$4,124.10	$26,184.77	63.00	400.00	$631.76	$4,011.15	63.00	400.00	$1,518.72	$9,642.66	63.00	400.00	$4,278.33	$27,164.02	63.00	400.00	$6,346.80	$40,297.15	63.00	400.00	$1,013.49	$6,434.84	$0.00	$113,734.60	$17,913.20
CITY OF LANESBORO	190241010	NO ADDRESS	98.00	RECTANGULAR	NO	NO	0.00	98.00	$0.00	$6,415.27	0.00	98.00	$0.00	$982.73	0.00	98.00	$0.00	$2,362.45	0.00	98.00	$0.00	$6,655.18	0.00	98.00	$0.00	$9,872.80	0.00	98.00	$0.00	$1,576.54	$0.00	$27,864.98	$0.00
SPARROW VALLEY PROPERTIES LLC	190259000	505 PARKWAY AVE S	150.00	IRREGULAR (LINEAR)	NO	NO	0.00	150.00	$0.00	$9,819.29	0.00	150.00	$0.00	$1,504.18	0.00	150.00	$0.00	$3,616.00	0.00	150.00	$0.00	$10,186.51	0.00	150.00	$0.00	$15,111.43	0.00	150.00	$0.00	$2,413.07	$0.00	$42,650.48	$0.00
ANDREW P KANDELS &	190331020	609 PARKWAY AVE S	89.00	RECTANGULAR	NO	NO	0.00	89.00	$0.00	$5,826.11	0.00	89.00	$0.00	$892.48	0.00	0.00	$0.00	$0.00	89.00	0.00	$6,043.99	$0.00	0.00	89.00	$0.00	$8,966.12	0.00	89.00	$0.00	$1,431.75	$0.00	$17,116.46	$6,043.99
DANIEL G ANDERSON REV TRUST	190259020	511 PARKWAY AVE S	72.00	RECTANGULAR	NO	NO	0.00	72.00	$0.00	$4,713.26	0.00	72.00	$0.00	$722.01	0.00	72.00	$0.00	$1,735.68	0.00	72.00	$0.00	$4,889.52	0.00	72.00	$0.00	$7,253.49	0.00	72.00	$0.00	$1,158.27	$0.00	$20,472.23	$0.00
JOAN E GROSZBACH	190259010	509 PARKWAY AVE S	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00	0.00	75.00	$0.00	$5,093.25	0.00	75.00	$0.00	$7,555.72	0.00	75.00	$0.00	$1,206.53	$0.00	$21,325.24	$0.00
LANESBORO HOUSING DEV INC	190258000	503 PARKWAY AVE S	188.00	IRREGULAR (LINEAR)	YES	NO	39.00	149.00	$2,553.02	$9,753.83	39.00	149.00	$391.09	$1,494.15	39.00	149.00	$940.16	$3,591.89	94.00	94.00	$6,383.54	$6,383.54	94.00	94.00	$9,469.83	$9,469.83	39.00	149.00	$627.40	$2,396.98	$0.00	$33,090.23	$20,365.03
JAMES LYNN IVERSON	190329000	601 PARKWAY AVE S	100.00	RECTANGULAR	NO	NO	0.00	100.00	$0.00	$6,546.19	0.00	100.00	$0.00	$1,002.79	0.00	100.00	$0.00	$2,410.67	100.00	0.00	$6,791.00	$0.00	0.00	100.00	$0.00	$10,074.29	0.00	100.00	$0.00	$1,608.71	$0.00	$21,642.65	$6,791.00
JENNIFER J JOHNSON	190330000	603 PARKWAY AVE S	100.00	RECTANGULAR	NO	NO	0.00	100.00	$0.00	$6,546.19	0.00	100.00	$0.00	$1,002.79	0.00	100.00	$0.00	$2,410.67	100.00	0.00	$6,791.00	$0.00	0.00	100.00	$0.00	$10,074.29	0.00	100.00	$0.00	$1,608.71	$0.00	$21,642.65	$6,791.00
ROGER & DELINDA F WIGNER	190331000	607 PARKWAY AVE S	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33	50.00	0.00	$3,395.50	$0.00	0.00	50.00	$0.00	$5,037.14	0.00	50.00	$0.00	$804.36	$0.00	$10,821.32	$3,395.50
S & A PETROLEUM	190331010	100 SHERIDAN ST W	61.00	RECTANGULAR	NO	NO	0.00	61.00	$0.00	$3,993.18	0.00	61.00	$0.00	$611.70	0.00	61.00	$0.00	$1,470.51	61.00	0.00	$4,142.51	$0.00	0.00	61.00	$0.00	$6,145.32	0.00	61.00	$0.00	$981.31	$0.00	$13,202.01	$4,142.51
REBECCA A BECKER	190264000	510 PARKWAY AVE S	102.00	RECTANGULAR	NO	NO	0.00	102.00	$0.00	$6,677.12	0.00	102.00	$0.00	$1,022.84	0.00	102.00	$0.00	$2,458.88	0.00	102.00	$0.00	$6,926.83	0.00	102.00	$0.00	$10,275.77	0.00	102.00	$0.00	$1,640.89	$0.00	$29,002.32	$0.00
GUEST HUS LLC	190324000	610 PARKWAY AVE S	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00	75.00	0.00	$5,093.25	$0.00	0.00	75.00	$0.00	$7,555.72	0.00	75.00	$0.00	$1,206.53	$0.00	$16,231.98	$5,093.25
THE CONNOLLY FAMILY TRUST AGRE	190269000	500 PARKWAY AVE S	98.00	RECTANGULAR	NO	NO	0.00	98.00	$0.00	$6,415.27	0.00	98.00	$0.00	$982.73	0.00	98.00	$0.00	$2,362.45	98.00	0.00	$6,655.18	$0.00	98.00	0.00	$9,872.80	$0.00	98.00	0.00	$1,576.54	$0.00	$0.00	$9,760.45	$18,104.52
ELVE R ALBRECHT	190268000	502 PARKWAY AVE S	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33	0.00	50.00	$0.00	$3,395.50	0.00	50.00	$0.00	$5,037.14	0.00	50.00	$0.00	$804.36	$0.00	$14,216.83	$0.00
STEPHEN D & MELANIE J BACON	190267000	504 PARKWAY AVE S	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33	50.00	0.00	$3,395.50	$0.00	50.00	0.00	$5,037.14	$0.00	50.00	0.00	$804.36	$0.00	$0.00	$4,979.82	$9,237.00
KATHLEEN A GRUETT	190266000	506 PARKWAY AVE S	30.00	RECTANGULAR	NO	NO	0.00	30.00	$0.00	$1,963.86	0.00	30.00	$0.00	$300.84	0.00	30.00	$0.00	$723.20	30.00	0.00	$2,037.30	$0.00	0.00	30.00	$0.00	$3,022.29	$0.00	30.00	0.00	$482.61	$0.00	$0.00	$2,987.89	$5,542.20
KING 2012 FAMILY TRUST	190255000	508 PARKWAY AVE S	70.00	RECTANGULAR	NO	NO	0.00	70.00	$0.00	$4,582.34	0.00	70.00	$0.00	$701.95	0.00	70.00	$0.00	$1,687.47	70.00	0.00	$4,753.70	$0.00	0.00	70.00	$0.00	$7,052.00	$0.00	70.00	0.00	$1,126.10	$0.00	$0.00	$8,971.75	$12,951.80
DALE C FORSTER &	190328000	600 PARKWAY AVE S	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00	75.00	0.00	$5,093.25	$0.00	0.00	75.00	$0.00	$7,555.72	0.00	75.00	0.00	$1,206.53	$0.00	$16,231.98	$5,093.25
BLAINE TUFTE &	190327000	602 PARKWAY AVE S	76.00	RECTANGULAR	NO	NO	0.00	76.00	$0.00	$4,975.11	0.00	76.00	$0.00	$762.12	0.00	76.00	$0.00	$1,832.11	76.00	0.00	$5,161.16	$0.00	0.00	76.00	$0.00	$7,656.46	0.00	76.00	0.00	$1,222.62	$0.00	$0.00	$16,448.41	$5,161.16
ROGER W PERRY &	190326000	604 PARKWAY AVE S	50.00	RECTANGULAR	NO	NO	0.00	50.00	$0.00	$3,273.10	0.00	50.00	$0.00	$501.39	0.00	50.00	$0.00	$1,205.33	50.00	0.00	$3,395.50	$0.00	0.00	50.00	$0.00	$5,037.14	0.00	50.00	0.00	$804.36	$0.00	$0.00	$10,821.32	$3,395.50
ROGER B BOTHUN	190325000	606 PARKWAY AVE S	75.00	RECTANGULAR	NO	NO	0.00	75.00	$0.00	$4,909.65	0.00	75.00	$0.00	$752.09	0.00	75.00	$0.00	$1,808.00	75.00	0.00	$5,093.25	$0.00	0.00	75.00	$0.00	$7,555.72	0.00	75.00	0.00	$1,206.53	$0.00	$0.00	$16,231.98	$5,093.25
LISA K BENSON	190324010	608 PARKWAY AVE S	52.00	RECTANGULAR	NO	NO	0.00	52.00	$0.00	$3,404.02	0.00	52.00	$0.00	$521.45	0.00	52.00	$0.00	$1,253.55	52.00	0.00	$3,531.32	$0.00	0.00	52.00	$0.00	$5,238.63	0.00	52.00	0.00	$836.53	$0.00	$0.00	$11,254.18	$3,531.32
CITY OF LANESBORO	190037010	405 ASHBURN ST E	67.00	IRREGULAR (LINEAR)	NO	NO	0.00	67.00	$0.00	$4,385.95	0.00	67.00	$0.00	$671.87	0.00	67.00	$0.00	$1,615.15	0.00	67.00	$0.00	$4,549.97	0.00	67.00	$0.00	$7,149.77	0.00	67.00	0.00	$1,077.84	$0.00	$0.00	$19,050.55	$0.00
LANESBORO ARTS CENTER	190097000	206 PARKWAY AVE N	27.00	RECTANGULAR	NO	NO	0.00	27.00	$0.00	$1,767.47	0.00	27.00	$0.00	$270.75	0.00	27.00	$0.00	$650.88	0.00	27.00	$0.00	$1,833.57	0.00	27.00	$0.00	$2,720.06	0.00	27.00	0.00	$434.35	$0.00	$0.00	$7,677.09	$0.00
HIGHLAND RIVER LLC	190066000	101 RIVERS EDGE DR	19.00	IRREGULAR (LINEAR)	NO	NO	0.00	19.00	$0.00	$1,243.78	0.00	19.00	$0.00	$190.53	0.00	19.00	$0.00	$458.03	0.00	19.00	$0.00	$1,290.29	0.00	19.00	$0.00	$1,914.11	0.00	19.00	0.00	$305.66	$0.00	$0.00	$5,402.39	$0.00
CHARLENE KNUTSON & JAMIE	190066010	401 PARKWAY AVE N	62.00	RECTANGULAR	NO	NO	0.00	62.00	$0.00	$4,058.64	0.00	62.00	$0.00	$621.73	0.00	62.00	$0.00	$1,494.61	0.00	62.00	$0.00	$4,210.42	0.00	62.00	$0.00	$6,246.06	0.00	62.00	0.00	$997.40	$0.00	$0.00	$17,628.86	$0.00
SWEETBEAND FARM LLC	190071000	100 BEACON ST W	105.00	IRREGULAR (LINEAR)	NO	NO	0.00	105.00	$0.00	$6,873.50	0.00	105.00	$0.00	$1,052.93	0.00	105.00	$0.00	$2,531.20	0.00	105.00	$0.00	$7,130.56	0.00	105.00	$0.00	$10,578.00	0.00	105.00	0.00	$1,689.15	$0.00	$0.00	$29,855.33	$0.00
MAKE FINE DREAMS, LLC	190189000	111 PARKWAY AVE N	25.00	RECTANGULAR	NO	NO	0.00	25.00	$0.00	$1,636.55	0.00	25.00	$0.00	$250.70	0.00	25.00	$0.00	$602.67	0.00	25.00	$0.00	$1,697.75	0.00	25.00	$0.00	$2,518.57	0.00	25.00	0.00	$402.18	$0.00	$0.00	$7,108.41	$0.00
RICK LAMON & CHERYL LAMON	190064000	101 ASHBURN ST E	121.00	IRREGULAR (LINEAR)	YES	NO	22.00	99.00	$220.61	$6,480.73	22.00	99.00	$530.35	$2,386.56	61.00	60.00	$1,472.51	$4,074.69	61.00	60.00	$4,142.51	$4,044.67	61.00	60.00	$6,145.32	$6,044.57	22.00	99.00	$353.92	$1,592.62	$0.00	$21,571.85	$12,832.87
RICHARD LAMON	190419010	NO ADDRESS	180.00	IRREGULAR (LINEAR)	YES	NO	50.00	130.00	$3,273.10	$8,510.05	50.00	130.00	$501.39	$1,303.62	50.00	130.00	$1,205.33	$3,133.87	90.00	90.00	$6,111.90	$6,111.90	90.00	90.00	$9,066.86	$9,066.86	50.00	130.00	$804.36	$2,091.32	$0.00	$30,217.63	$20,962.94
STATE OF MINNESOTA	190421000	NO ADDRESS	54.00	IRREGULAR (LINEAR)	NO	NO	0.00	54.00	$0.00	$3,534.94	0.00	54.00	$0.00	$541.51	0.00	54.00	$0.00	$1,301.76	0.00	54.00	$0.00	$3,667.14	0.00	54.00	$0.00	$5,440.12	0.00	54.00	0.00	$868.70	$0.00	$0.00	$15,354.17	$0.00
HENRY M GUTTORMSON POST NO 40	190210010	NO ADDRESS	82.00	RECTANGULAR	YES	NO	50.00	32.00	$3,273.10	$2,094.78	50.00	32.00	$501.39	$320.89	50.00	32.00	$1,205.33	$771.41	41.00	41.00	$2,784.31	$2,784.31	41.00	41.00	$4,130.46	$4,130.46	50.00	32.00	$804.36	$514.79	$0.00	$0.00	$10,616.64	$12,698.95
CITY OF LANESBORO	190405010	NO ADDRESS	40.00	IRREGULAR (LINEAR)	NO	YES	0.00	57.00	$0.00	$3,731.33	0.00	57.00	$0.00	$571.59	0.00	57.00	$0.00	$1,374.08	0.00	57.00	$0.00	$3,870.87	0.00	57.00	$0.00	$5,742.34	0.00	57.00	0.00	$916.97	$0.00	$0.00	$16,207.18	$0.00
RONALD A & SANDRA DANIELSON	190016000	100 NORWAY DR	136.00	IRREGULAR	NO	NO	0.00	230.00	$0.00	$15,056.25	0.00	230.00	$0.00	$2,306.41	0.00	230.00	$0.00	$5,544.53	0.00	230.00	$0.00	$15,619.31	0.00	230.00	$0.00	$23,170.86	0.00	230.00	0.00	$3,700.04	$0.00	$0.00	$65,397.40	$0.00
JAMES C SHEELEY	190402000	114 NORWAY DR	76.00	IRREGULAR	NO	YES	0.00	126.00	$0.00	$8,248.20	0.00	126.00	$0.00	$1,263.51	0.00	126.00	$0.00	$3,037.44	0.00	126.00	$0.00	$8,556.67	0.00	126.00	$0.00	$12,693.60	0.00	126.00	0.00	$2,026.98	$0.00	$0.00	$35,826.40	$0.00
JOHN R & KAREN J LAWSTUEN	190011000	105 NORWAY DR	50.00	IRREGULAR	NO	NO	0.00	96.00	$0.00	$6,284.35	0.00	96.00	$0.00	$962.68	0.00	96.00	$0.00	$2,314.24	0.00	96.00	$0.00	$6,519.36	0.00	96.00	$0.00	$9,671.32	0.00	96.00	0.00	$1,544.36	$0.00	$0.00	$27,296.30	$0.00
MELISSA L JOHNSON	190403000	109 NORWAY DR	46.00	RECTANGULAR	NO	NO	0.00	46.00	$0.00	$3,011.25	0.00	46.00	$0.00	$461.28	0.00	46.00	$0.00	$1,108.91	0.00	46.00	$0.00	$3,123.86	0.00	46.00	$0.00	$4,634.17	0.00	46.00	0.00	$740.01	$0.00	$0.00	$13,079.48	$0.00
PAUL B & DIANE HANSON	190404000	107 NORWAY DR	33.00	RECTANGULAR	NO	NO	0.00	33.00	$0.00	$2,160.24	0.00	33.00	$0.00	$330.92	0.00	33.00	$0.00	$795.52	0.00	33.00	$0.00	$2,241.03	0.00	33.00	$0.00	$3,324.51	0.00	33.00	0.00	$530.87	$0.00	$0.00	$9,383.10	$0.00
RONALD A & SANDRA DANIELSON	190017000	100 NORWAY DR	72.00	IRREGULAR	NO	YES	0.00	101.00	$0.00	$6,611.66	0.00	101.00	$0.00	$1,012.82	0.00	101.00	$0.00	$2,434.77	0.00	101.00	$0.00	$6,858.92	0.00	101.00	$0.00	$10,175.03	0.00	101.00	0.00	$1,624.80	$0.00	$0.00	$28,717.99	$0.00
TOTALS			**10883**				**901**	**10240**	**$58,981.20**	**$670,330.22**	**901**	**10240**	**$9,035.12**	**$102,685.50**	**901**	**10151**	**$21,720.10**	**$244,706.66**	**2532**	**8609**	**$111,948.25**	**$584,637.62**	**1779**	**9362**	**$179,221.57**	**$943,154.77**	**1224**	**9917**	**$19,690.62**	**$159,535.88**	**$0.00**	**$2,705,050.65**	**$460,596.86**

ASSESSMENT SUMMARY

ITEM	PERCENTAGE ASSESSED	TOTAL COST	CITY SHARE	ASSESSABLE COST	NON ASSESSABLE COST	ASSESSABLE FRONTAGE	NO. ASSESSABLE LOTS	COST PER FRONTAGE	COST PER LOT	NOTES
STREET & SITE (MAINLINE)	35%	$5,253,983.53	$1,822,302.40	$637,805.84	$1,184,496.56	10240	N/A	$62.29	N/A	
STREET & SITE (PARKING)	35%	$389,199.43	$92,926.81	$32,524.38	$60,402.43	10240	N/A	$3.18	N/A	
SIDEWALK (COMMERCIAL)	100%	$242,594.26	$102,685.50	$102,685.50	$0.00	10240	N/A	$10.03	N/A	
SIDEWALK (RESIDENTIAL)	50%	$1,189,103.11	$489,413.33	$244,706.66	$244,706.66	10151	N/A	$24.11	N/A	
SANITARY SEWER	35%	$1,670,393.20	$1,670,393.20	$584,637.62	$1,085,755.58	8609	N/A	$87.91	N/A	
WATERMAIN	35%	$2,694,727.90	$2,694,727.90	$943,154.77	$1,751,573.13	9362	N/A	$100.74	N/A	
STORM SEWER	35%	$1,609,874.74	$455,816.80	$159,535.88	$296,280.92	9917	N/A	$16.09	N/A	
PROJECT TOTALS	**-**	**$13,049,876.16**	**$7,328,265.93**	**$2,705,050.65**	**$4,623,215.28**	**-**	**-**	**-**	**-**	**-**