

Feasibility Report

2024 2nd Avenue South Improvements

Sauk Rapids, Minnesota

SP No. 191-104-006

SAUKR 168340 | June 26, 2023



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June 26, 2023

RE: 2024 2nd Avenue South Improvements
Feasibility Report
Sauk Rapids, Minnesota
S.P. No. 191-104-006
SEH No. SAUKR 168340 4.00

Honorable Mayor and City Council
c/o Ross Olson, City Administrator
City of Sauk Rapids
250 Summit Avenue North
Sauk Rapids, MN 56379

Dear Mayor and Members of the City Council:

Enclosed is the Feasibility Report for the above referenced improvement. The study includes recommendations, probable costs, and proposed special assessments.

Sincerely,

Scott D. Hedlund, PE, PMP
City Engineer
(Lic. MN, LA)

mrh

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Engineers | Architects | Planners | Scientists

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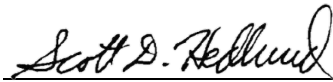
Feasibility Report

2024 2nd Avenue South Improvements
Sauk Rapids, Minnesota

S.P. No. 191-104-006
SEH No. SAUKR 168340

June 26, 2023

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



Scott D. Hedlund, PE, PMP

Date: June 26, 2023

License No.: 40686

Reviewed By: Neil Heinonen, PE

Date: June 26, 2023

Short Elliott Hendrickson Inc.
2351 Connecticut Avenue, Suite 300
Sartell, MN 56377-2485
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Certification Page
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Feasibility Report

2024 2nd Avenue South Improvements

Prepared for City of Sauk Rapids, Minnesota

1 Introduction

As authorized by the City Council, this Feasibility Report was prepared for improvements to 2nd Avenue South from Benton Drive to 10th Street South, and the “side” streets of 6th and 9th Street South from Broadway Avenue South to 2nd Avenue South, 7th Street South from Broadway Avenue South to the railroad tracks, 8th Street South from Broadway to 3rd Avenue South, and 3rd Avenue South from 8th Street South to 9th Street South. The project area is identified in Figure No. 1 in the Appendix. The proposed improvements include street and sidewalk reconstruction; sanitary, storm, and water main improvements; and installation of new street lighting along the 2nd Avenue South segment. In addition, a mini roundabout is proposed at the intersection of 2nd Avenue South and 9th Street South. The improvements are illustrated in the Figures found in the Appendix of this report.

This report contains cost estimates and design recommendations for construction of streets, storm sewer, sanitary sewer, water main, street lighting, and pedestrian facility improvements. This report has been developed based on preliminary field observations and discussions with the Public Works subcommittee and City Staff.

2 Feasibility and Recommendations

The project, as presented in this report, is both cost effective and feasible from an engineering standpoint. The estimated project costs are presented to assist the City in deciding the feasibility of the project from a monetary standpoint. The improvements are necessary to replace deteriorating street and utility infrastructure, address maintenance issues, improve drainage, address ADA sidewalk deficiencies, and improve safety.

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

- Construct street, utility, drainage, and lighting improvements as recommended herein.
- Easements should be dedicated or retained as determined by the final project design.
- Soil borings should be taken throughout project limits to determine subsurface conditions, such as the presence of high bedrock, soil types, and water table elevations. Final design would be subject to results of the geotechnical evaluation.
- Conduct sanitary sewer televising and manhole inspections to determine the appropriate rehabilitation methods. Final design of the sanitary sewer would be subject to the televising and inspection results.
- Conduct storm sewer televising and storm structure inspections where applicable to determine the condition and extent of any rehabilitation needed to the mainline storm sewer – if any.

- City utilities staff should inspect water system valves and appurtenances in the project area that are currently planned to remain. Final design of the water system rehabilitation would be subject to the inspection results.
- Consider levying special assessments to reduce the City's overall cost share associated with the proposed improvements.
- City staff to continue coordination with Xcel Energy to relocate overhead power along the 2nd Avenue South corridor to allow for street lighting improvements.
- Conduct a Traffic Evaluation to provide agency staff justification for implementation of the mini roundabout at the intersection of 2nd Avenue South and 9th Street South. The study and subsequent design would include coordination with the Minnesota Department of Transportation State Aid/Federal Aid staff. Implementation and final design would be subject to the study results.

3 Existing Conditions

3.1 Streets

The bituminous pavement on the major collector roadway (2nd Avenue S) is in poor condition and has outlived its useful life. The streets in the proposed project area show significant signs of aging, including significant pavement cracking and curb sections in poor condition. There are limited drainage facilities on the proposed project area. The roadway serves as a multijurisdictional multimodal connection between the downtowns of Sauk Rapids and St Cloud. A sidewalk exists along the western side of 2nd Avenue South. According to city records, the proposed project area road surface has not seen major improvements for at least forty years.

Numerous complaints from the public have indicated the need for speed controls to combat excessive vehicle speeds in the areas. Refer to subsequent sections of the report for proposed measures to address this concern.

3.1.1 2nd Avenue South

2nd Avenue South is a 40-foot-wide residential street that serves the citizens of Sauk Rapids. The street is lined with residential homes and a 5-foot-wide sidewalk on the west side for pedestrians separated from the road by a 9-foot boulevard. 2nd Avenue South has seen some minor improvement projects over the last 20 years, but in general, the street surface and curb have not seen updates for some time. The asphalt has longitudinal, transverse, block and fatigue cracks over most of its surface due to its age and constant exposure to freeze/thaw from cold winters and is in need of replacement. The pavement surface throughout this segment of 2nd Avenue South is in need of replacement.

3.1.2 6th Street South, 7th Street South, 8th Street South, 9th Street South, & 3rd Avenue South

6th Street South, 7th Street South, 8th Street South, 9th Street South, & 3rd Avenue South are 30-foot wide residential streets that provide the citizens of Sauk Rapids means of accessing their homes and providing access to local roads. The streets are lined with residential homes but have no pedestrian facilities. The street surface and curb have not seen updates for some time. The pavement surface has longitudinal, transverse, block and fatigue cracks over most of the project area due to pavement age and exposure to freeze/thaw from cold winters. The pavements throughout the project area are in need of replacement.

3.2 Storm Sewer

The storm sewer system consists of a 12-inch diameter Reinforced Concrete Pipe (RCP) that runs from two catch basins with drywells at the intersection of 2nd Avenue South and 8th Street South to the South. Two additional catch basins flank either side of 8th Street South as the line turns to the north and runs along the east side of the alley between 2nd Avenue South and Broadway Avenue South from 8th Street South to 6th Street South and beyond the bounds of the project area. Storm manholes are in place where the lines cross 7th Street and 6th Street. According to records, the last work on the storm sewer system was in 1971. Currently, the system relies heavily on the a few select catch basins to collect rainfall and runoff.

One of the City's primary, larger diameter storm systems is in-place near the southern project limits of 2nd Avenue South. A 60-inch storm sewer main exists along 10th Street South, near the intersection of 2nd Avenue S and 10th Street South. Refer to subsequent sections of the report, as this system will be used to collect rainfall and runoff from portions of the project.

3.3 Water Main

There have been miscellaneous updates to the water system in this area resulting in sections of Ductile Iron and Cast Iron pipe, consisting of 4-inch to 8-inch diameter mains. The majority of the system is undersized according to modern standards. The majority of the pipes in the project area have not been updated for over 50 years or more.

Water service pipe throughout the project area include some segments with copper service pipe, but the majority of the project area has a variety of material types. The project area, like many of the older portions of the City, contain suspected galvanized pipe with lead goosenecks. Refer to subsequent sections of the report for discussion on lead service lines, as City Staff recently applied for a grant for replacement of service lines.

3.4 Sanitary Sewer

The existing sanitary sewer system is over 50 years old and consists of 8-inch to 10-inch diameter Vitrified Clay Pipe (VCP). In the bounds of the project area, the system runs below the alley between 2nd Avenue South and Broadway Avenue South, as well as between 2nd Avenue South and 3rd Avenue South. The 2nd/3rd Avenues alley converges to a manhole at 7th Street South and then heads west on 7th street before continuing north in the 2nd/Broadway Alley.

4 Project Improvements

4.1 Street

The proposed street improvements and pavement sections described in the following paragraphs of this report are shown in Figures 2 and 4.

4.1.1 2nd Avenue South

Second Avenue South is a designated Municipal State Aid route, and will be reconstructed as a 38-foot wide urban section roadway, with design parameters to meet State Aid standards. As previously noted, many complaints from the public have indicated the need for speed controls to combat the excessive vehicle speed. Of note in the general project area, the proposed section extending to the South from Benton Drive to 10th Street South is approximately two feet narrower than the existing roadway. The proposed slightly narrower roadway width for 2nd Avenue South will allow for 11-foot wide traffic lanes and an 8-foot parking lane on each side. A mini roundabout is proposed at the intersection of 2nd Avenue South and 9th St South, as a supplemental traffic calming enhancement. The proposed structural section for Second Avenue South is expected to include 15-inches of Class 5 aggregate base, 4-inches of bituminous, and geotextile fabric (see Figure 4). This section is typical for roads in the area of similar function and anticipated subgrade conditions.

The improvements for 2nd Avenue South are proposed in order to modernize the roadway with the improved pavement condition, provide ADA compliant multi-modal facilities, improve safety with increased corridor lighting, improve the pedestrian crossing of the railroad tracks, improve drainage, and generally enhance the functionality of this high value multijurisdictional multimodal connection between the downtowns of Sauk Rapids and St Cloud. Sidewalk is proposed to be replaced on the west side, separated by a trees and grass boulevard.

4.1.2 Side Streets (6th, 7th, 8th, and 9th Street South, 3rd Avenue South)

These streets will be reconstructed to 30-foot-wide urban section roadways between Benton Drive and Broadway Avenue South with the exception of 9th St South which will be reconstructed between Broadway Avenue South and a portion of 9th Street South to the east of 2nd Avenue South, to transition from the new mini-roundabout (see Figure 3). New sidewalks will be constructed along 6th and 9th Street South.

The proposed structural section for these streets includes 12-inches of Class 5 aggregate base, 3 ½ -inches of bituminous, and geotextile fabric (see Figure 4). This section is typical for roads in the area of similar function and anticipated subgrade conditions.

4.2 Improved Railroad Pedestrian Crossing

The current rail crossing does not contain any special features for pedestrians. With the current configuration, a pedestrian or bicyclist needs to navigate the roadway shoulder to cross the tracks. The intent of the project is to provide enhancements at the rail crossing for pedestrian traffic.

The improvements proposed at the rail crossing include extending the walk through the rail crossing and providing different pedestrian cues to alert walk users of the railroad. Multiple concepts for the rail crossing were presented to BNSF staff for review and comment. The precise configuration and layout of the walk and the associated pedestrian features will be determined after further review and discussion with BNSF personnel. Interaction with the Public Works Subcommittee will be ongoing to determine the appropriate and allowable crossing features.

4.3 Street Lighting

It is proposed to install street lighting along the Second Avenue South corridor, using fixtures that are similar to the type used on the 2nd Avenue North project segment between 4th and 8th Street North.

4.4 Storm Sewer

The proposed storm sewer improvements are shown on Figure 3. New collection elements consisting of reinforced concrete pipe, catch basins, and manhole structures are proposed to be installed along Second Avenue South. One system will discharge to an existing 60-inch diameter RCP storm line within 10th Street South. The other system will connect to an existing 12-inch RCP storm sewer at the alley on 6th Street South between Broadway and 2nd Avenue South.

Storm water treatment is proposed to be provided by an underground storage chamber system method. The goal is for the system to provide sedimentation, rate control, and volume control. The precise location and size will be determined during the design process, after groundwater and bedrock information is gathered to confirm the appropriate depth and materials for the chamber system.

4.5 Sanitary Sewer

The proposed sanitary sewer improvements are shown on Figure 3. The proposed improvements include replacing the existing vitrified clay pipe (VCP) along 7th Street South with new polyvinyl chloride (PVC) pipe.

The improvements include new PVC pipe systems and manholes at the intersection of 6th, 7th, 8th, and 9th Street South, and the alley between Second Avenue South and Broadway Avenue South as well as the intersections of 7th and 8th Street South and the alley between 2nd and 3rd Avenue South.

Sewer services will be constructed from the sewer main to the property line along the new sanitary main in areas sanitary sewer is replaced.

4.6 Water Main

The proposed water main improvements are shown on Figure 3. The existing undersized 6-inch diameter water main along 2nd Avenue South will be replaced with new 8-inch ductile iron water main. Additional 8-inch water main will be installed on 9th Street South and 6th Street South from Broadway Avenue South to 2nd Avenue South, 8th Street South from Broadway Avenue South to 3rd Avenue South, 7th Street South from Broadway Avenue South to connect to the existing network at Benton Drive. New watermain will be constructed on 8th Street South and along 3rd Avenue South to provide a loop in the overall system, and to allow services to be extended to several parcels.

Water services will be constructed from the main to the property line along most segments along 2nd Avenue South. Single-family residential water services will be 1-inch diameter copper pipe, which is standard for most single-family water services.

Water services will be constructed from the main to within 10 feet of the property line in areas where mains are replaced throughout the project area. New 1-inch diameter copper water service pipe is proposed to be installed. It is also proposed that existing water services containing lead service components or pipe will be replaced between the curb stop and the home. City staff applied for a grant for this work, and any work beyond the curb stop and property line will be contingent on the City receiving private lead service replacement grant funding and individual property owner consent.

5 Opinion of Probable Cost

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

Table 5-1 – Summary of Costs

Item	2 nd Avenue South	Side Streets	Total Project
Construction	\$2,391,253.50	\$1,520,022.00	\$3,911,275.50
Contingency	\$239,125.35	\$152,002.20	\$391,127.55
Engineering	\$478,250.70	\$304,004.40	\$782,255.10
Legal, Admin, Geotechnical, Miscellaneous	\$71,737.61	\$45,600.66	\$117,338.27
Total	\$3,180,367.16	\$2,021,629.26	\$5,201,996.42

6 Financial Considerations

The proposed project presented is a street and utility reconstruction. The City received a federal transportation grant through the St Cloud Area Planning Organization for construction along 2nd Avenue South. In addition, 2nd Avenue South is a State Aid route, so State Aid Funds may be used for street related costs. Generally, these types of improvements are partially financed through special assessments to benefiting properties in the project area. The City must ultimately decide the method of financing and the time when City fees and charges will be collected.

The following breakdowns are provided to assist the City in determining what portion of the total project cost the City may be responsible for. These figures are estimates and final figures would be determined by City staff at the completion of the project.

6.1 Street

In conformance with current City assessment policy for street reconstruction, it is assumed all lots adjacent to the roadway being reconstructed will be assessed at a rate of 25 percent of the street cost. Single family residential lot assessments are based on the cost up to a typical 32-foot wide street in areas where wider streets are present, whereas assessment on all other properties are based on the actual street width.

The street costs for Second Avenue South are eligible for State Aid and Federal Aid funding. Any costs over the assessed and State Aid or Federal Aid amounts are assumed to be a City cost. For reference, Federal Aid funds are capped at \$1,135,120.00. The City can apply these funds to State Aid Eligible construction items along 2nd Avenue South. Remaining eligible items for this project can be covered with State Aid funds.

Table 6-1 – Street Costs

Item	2 nd Avenue South	Side Streets	Total Project
Estimated Total Cost	\$1,661,347.56	\$1,053,570.14	\$2,714,917.70
Special Assessment Rate: 30-32 ft Street (\$/FF)			\$77.32
Estimated Special Assessments	\$228,016.68	\$100,438.68	\$328,455.36
Estimated State Aid/Federal Aid*	\$1,661,347.56	\$0.00	\$1,661,347.56
Estimated City Cost	(\$228,016.68)	\$953,131.46	\$725,114.78
*Federal Aid Cap of \$1,135,120			

6.2 Lighting

Street lighting is proposed only for the Second Avenue South corridor between 6th and 10th Street South. Current City policy is to not assess for street lighting on reconstruction projects outside of the downtown commercial area. Lighting costs are assumed eligible for State Aid or Federal Aid funds.

Table 6-2 – Lighting Costs

Item	2 nd Avenue South	Side Streets	Total Project
Total Lighting Cost	\$339,150.00	\$0.00	\$339,150.00
Special Assessment Rate: Lighting	\$0.00	\$0.00	N/A
Estimated Special Assessments	\$0.00	\$0.00	\$0.00
Estimated State Aid/Federal Aid	\$339,150.00	\$0.00	\$339,150.00
Estimated City Cost	\$0.00	\$0.00	\$0.00

6.3 Storm Sewer

Current City drainage assessment policy for reconstructed storm sewer infrastructure is \$0.22 per square foot (SF) of property. For properties included in the storm sewer assessment area, the entire parcel will be assessed for the storm sewer improvements. It is assumed that up to 80 percent of storm sewer costs on Second Avenue are State Aid or Federal Aid funds.

Table 6-3 – Storm Sewer Costs

Item	2 nd Avenue South	Side Streets	Total Project
Total Storm Sewer Cost	\$450,630.60	\$115,103.52	\$565,734.12
Special Assessment Rate: Storm Sewer (\$/SF)			\$0.22
Total Special Assessments	\$90,638.24	\$38,476.46	\$129,114.70
Estimated State Aid/Federal Aid	\$360,504.48	\$0.00	\$360,504.48
Estimated City Cost	(\$512.12)	\$76,627.06	\$76,114.94

6.4 Sanitary Sewer

Current City policy is to not assess for replacement of sanitary sewer mains or services. The City is assumed responsible for all of the sanitary sewer costs for this project.

Table 6-4 – Sanitary Sewer Costs

Item	2 nd Avenue South	Side Streets	Total Project
Total Sanitary Sewer Cost	\$0.00	\$288,117.90	\$288,117.90
Estimated Special Assessments	\$0.00	\$0.00	\$0.00
Estimated State Aid/Federal Aid	\$0.00	\$0.00	\$0.00
Estimated City Cost	\$0.00	\$288,117.90	\$288,117.90

6.5 Water Main

Current City policy is to not assess for water mains or service replacements. In cases where existing unserved lots are served with new main and services, assessments will be applied to the subject parcels. In addition to assessments, any new water service users will be responsible for a Water Access Charge, estimated at \$2,040.00 per residential connection according to the City's current Fee Schedule for calendar year 2023. The following table identifies a line for Grant Funding, as the City recently applied to the Minnesota Public Facilities Authority (PFA) for a grant for residents to replace water services from the curb stop to their home, at the homeowner's discretion. Aside from the few assessed parcels, and the anticipated lead service replacement grant, the City is assumed responsible for the remainder of the water main costs for this project.

Table 6-5 – Water Main Costs

Item	2 nd Avenue South	Side Streets	Total Project
Total Water Main Cost	\$729,239.00	\$564,837.70	\$1,294,076.70
Special Assessment Rate: Water Main (\$/FF)			\$79.10
Special Assessment Rate: Water Service (\$/EA)			\$3,995.00
Estimated Special Assessments	\$0.00	\$46,038.00	\$46,038.00
Estimated Grant Funding (Water Services)	\$257,400.00	\$85,800.00	\$343,200.00
Estimated State Aid/Federal Aid	\$0.00	\$0.00	\$0.00
Estimated City Cost	\$471,839.00	\$432,999.70	\$904,838.70

7 Financial Summary

In summary, the totals are as follows:

Table 7-1 – Financial Summary

Item	2 nd Avenue South	Side Streets	Total Project
Total Project Cost	\$3,180,367.16	\$2,021,629.26	\$5,201,996.42
Estimated Special Assessments	\$318,654.92	\$184,953.14	\$503,608.06
Estimated Grant Funding (Water Services)	\$257,400.00	\$85,800.00	\$343,200.00
Estimated State Aid/Federal Aid*	\$2,361,002.04	\$0.00	\$2,361,002.04
Estimated City Cost	\$243,310.20	\$1,750,876.12	\$1,994,186.32
* Federal Aid Cap of \$1,135,120			

Figures

Figure 1 – Project Location

Figure 2 – Street Improvements

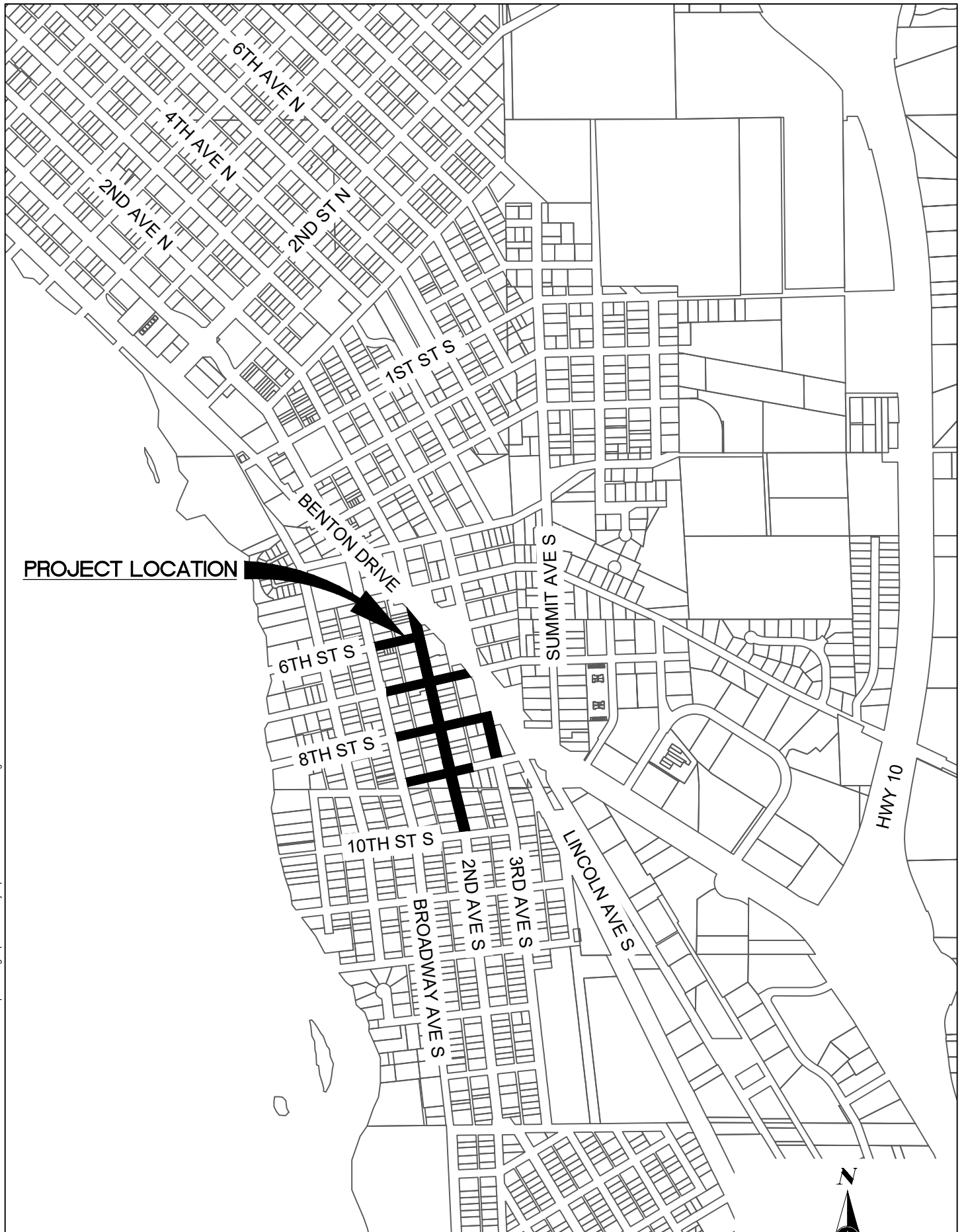
Figure 3 – Sanitary Sewer, Watermain & Storm Sewer

Figure 4 – Typical Sections

Figure 5 – Site Plan / Construction Limits

Figure 6 – Preliminary Assessment Worksheet Map

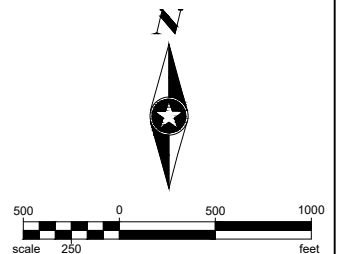
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PROJECT NO.
SAUKR 168340
DATE:
06/26/23

**2024 2ND AVE S IMPROVEMENTS
PROJECT LOCATION MAP
SAUK RAPIDS, MINNESOTA**

FIGURE
NO. 1

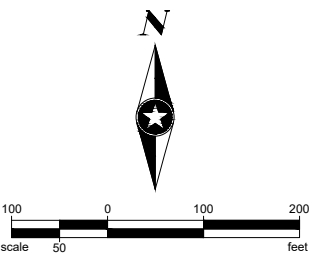
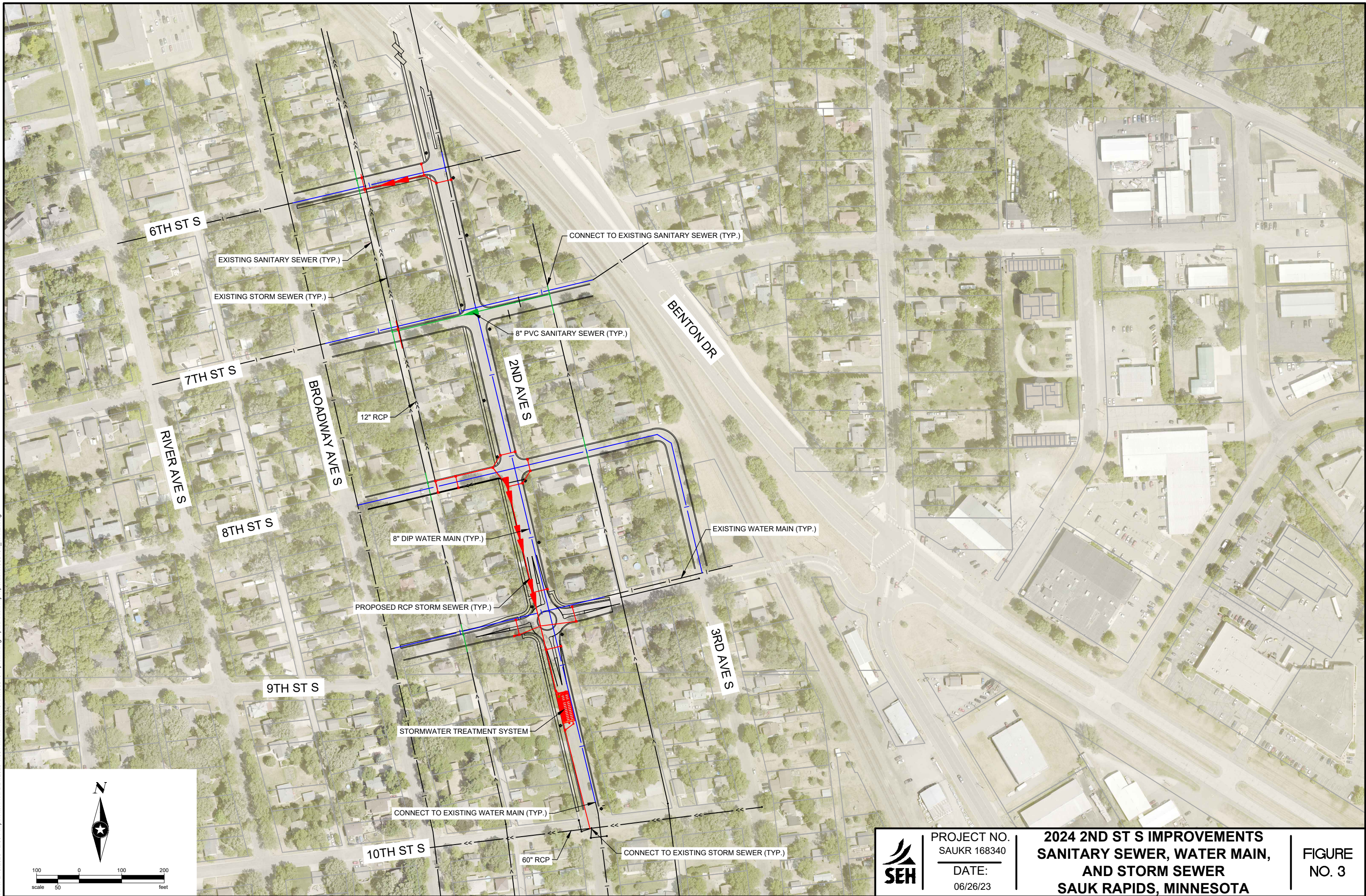




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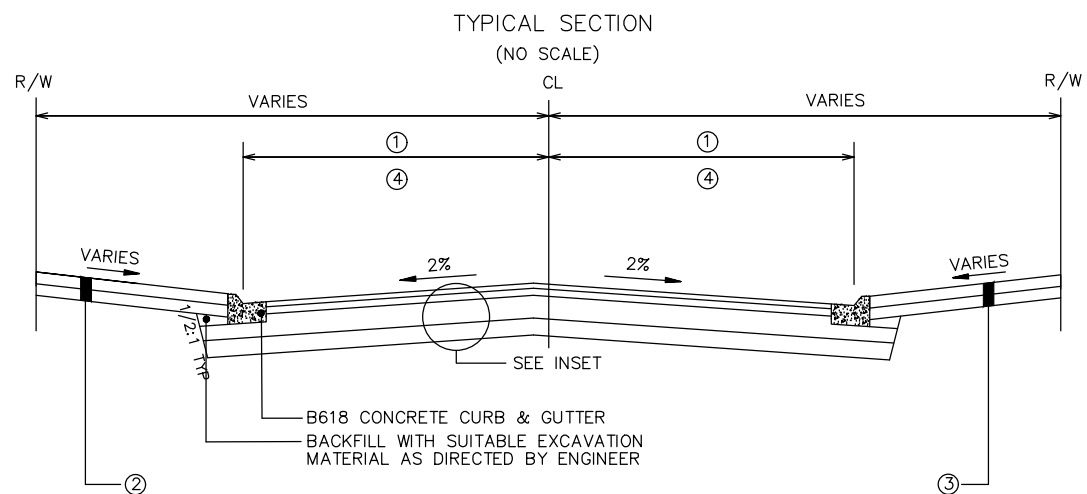
FIGURE
NO. 2

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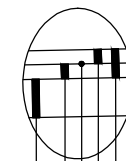


	PROJECT NO. SAUKR 168340	2024 2ND ST S IMPROVEMENTS SANITARY SEWER, WATER MAIN, AND STORM SEWER SAUK RAPIDS, MINNESOTA	FIGURE NO. 3
	DATE: 06/26/23		

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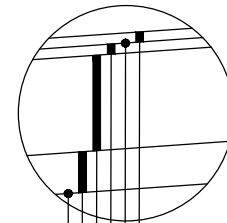


- ① 2ND AVE S - 6TH ST S TO 10TH ST S - 19'
- ① 6TH ST S - BROADWAY AVE S TO 2ND AVE S - 15'
- ① 7TH ST S - BROADWAY AVE S TO DEAD END - 15'
- ① 8TH ST S - BROADWAY AVE S TO 3RD AVE S - 15'
- ① 9TH ST S - BROADWAY AVE S TO 2ND AVE S - 15'
- ① 3RD AVE S - 8TH ST S TO 9TH ST S - 15'
- ② 2ND AVE S - TURF BOULEVARD
- ② 6TH ST S - TURF BOULEVARD
- ② 7TH ST S - TURF BOULEVARD
- ② 8TH ST S - TURF BOULEVARD
- ② 9TH ST S - 6' CONCRETE WALK BEHIND CURB
- ② 3RD AVE S - TURF BOULEVARD
- ③ 2ND AVE S - 6' CONCRETE WALK W/ 9.33' TURF BOULEVARD
- ③ 6TH ST S - 6' CONCRETE WALK BEHIND CURB
- ③ 7TH ST S - TURF BOULEVARD
- ③ 8TH ST S - TURF BOULEVARD
- ③ 9TH ST S - TURF BOULEVARD
- ③ 3RD AVE S - TURF BOULEVARD
- ④ 2ND AVE S - EXISTING 20' +/-
- ④ 6TH ST S, 7TH ST S, 8TH ST S, 9TH ST S, 3RD AVE S - EXISTING 15' +/-



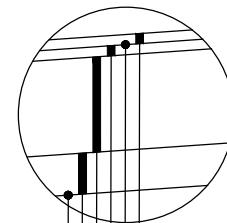
2ND AVE S QUIET ZONE RESURFACING

- REMOVE EXISTING BITUMINOUS
- 2" TYPE SP9.5 WEARING COURSE MIXTURE (SPWEA240C)
- BITUMINOUS TACK COAT
- 2" TYPE SP12.5 WEARING COURSE MIXTURE (SPWEB240C)
- EXISTING AGGREGATE BASE TO REMAIN INPLACE



INSET A - 2ND AVE S, 9TH ST STA 83+40-85+20

- 2" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA240C)
- TACK COAT
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB240C)
- 15" AGGREGATE BASE (CV), CLASS 5 100% CRUSHED QUARRY ROCK
- VARIABLE DEPTH SUBGRADE EXCAVATION BACKFILL WITH AGGREGATE BASE (LV) CLASS 5, 100% CRUSHED QUARRY ROCK
- GEOTEXTILE FABRIC TYPE 7



INSET B - 3RD AVE S, 6TH ST S, 7TH ST S, 8TH ST S, 9TH ST S STA 80+80-83+40 & 85+20-86+40

- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA240C)
- TACK COAT
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB240C)
- 15" AGGREGATE BASE (CV), CLASS 5 100% CRUSHED QUARRY ROCK
- VARIABLE DEPTH SUBGRADE EXCAVATION BACKFILL WITH AGGREGATE BASE (LV) CLASS 5, 100% CRUSHED QUARRY ROCK
- GEOTEXTILE FABRIC TYPE 7

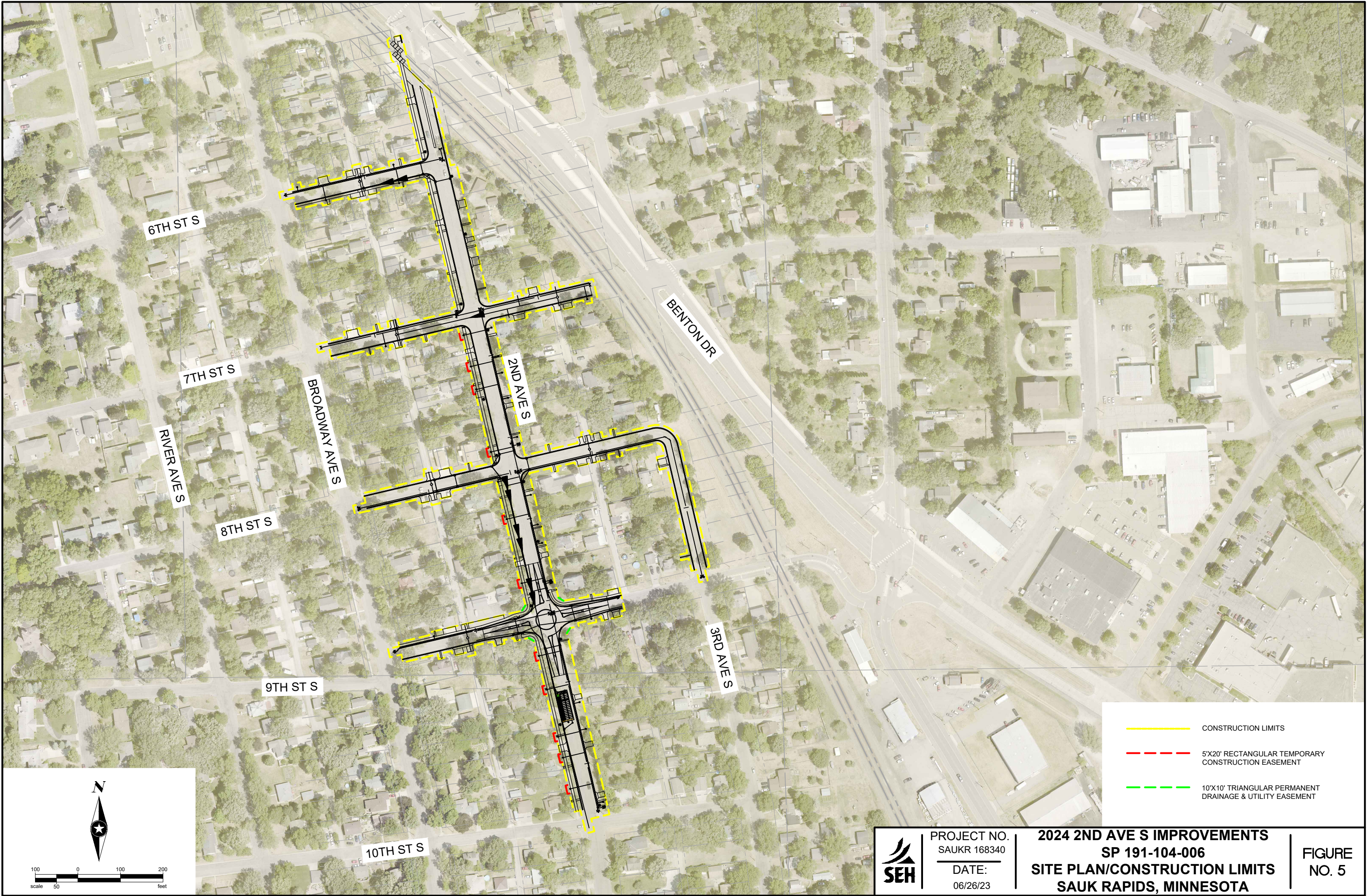


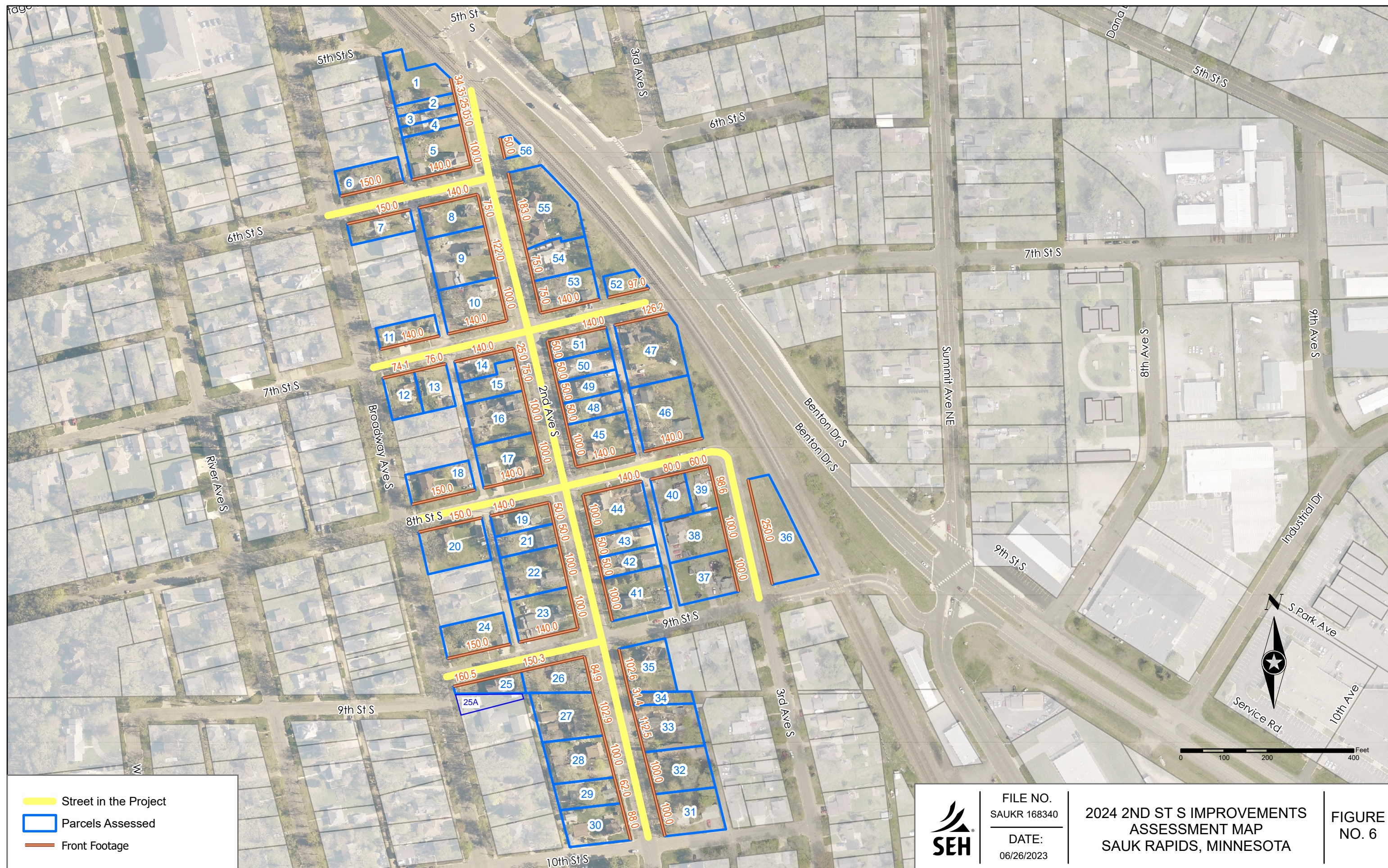
FILE NO.
SAUKR 168340
DATE:
06/26/23

2024 2ND AVE S IMPROVEMENTS
TYPICAL SECTIONS
SAUK RAPIDS, MINNESOTA

FIGURE
NO. 4

Save: 6/21/2023 3:08 PM jknettel Plot: 6/22/2023 10:10 AM X:\PT\S\SAUKR\168340\4-prelim-dsgn-rpt\sr\Feeability report\SR168340\INDOT CRU EX.dwg





Appendix A

Opinion of Probable Cost



OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	TOTAL QUANTITY	ESTIMATED QUANTITY		UNIT PRICE	COST		TOTAL PROJECT
				2ND AVENUE S	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S		2ND AVENUE N	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S	
STREET									
1	MOBILIZATION	LUMP SUM	1.00	0.59	0.41	\$200,000.00	\$118,000.00	\$82,000.00	\$200,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	0.59	0.41	\$25,000.00	\$14,750.00	\$10,250.00	\$25,000.00
3	SAWCUT BITUMINOUS PAVEMENT	LIN FT	469.00	82.00	387.00	\$3.50	\$287.00	\$1,354.50	\$1,641.50
4	SAWCUT CONCRETE PAVEMENT	LIN FT	678.00	266.00	412.00	\$6.00	\$1,596.00	\$2,472.00	\$4,068.00
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	15,696.00	8,000.00	7,696.00	\$4.00	\$32,000.00	\$30,784.00	\$62,784.00
6	REMOVE CONCRETE PAVEMENT	SQ YD	2,867.00	1,754.00	1,113.00	\$6.00	\$10,524.00	\$6,678.00	\$17,202.00
7	REMOVE CONCRETE CURB & GUTTER	LIN FT	7,853.00	3,482.00	4,371.00	\$4.00	\$13,928.00	\$17,484.00	\$31,412.00
8	REMOVE SANITARY MANHOLE	EACH	5.00	0.00	5.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00
9	REMOVE RC STORM SEWER PIPE	LIN FT	393.00	40.00	353.00	\$15.00	\$600.00	\$5,295.00	\$5,895.00
10	REMOVE DRAINAGE STRUCTURE	EACH	8.00	4.00	4.00	\$650.00	\$2,600.00	\$2,600.00	\$5,200.00
11	SALVAGE & REINSTALL IRRIGATION HEAD	EACH	15.00	5.00	10.00	\$200.00	\$1,000.00	\$2,000.00	\$3,000.00
12	REMOVE GATE VALVE & BOX	EACH	14.00	13.00	1.00	\$400.00	\$5,200.00	\$400.00	\$5,600.00
13	SALVAGE HYDRANT & DELIVER TO CITY	EACH	5.00	4.00	1.00	\$750.00	\$3,000.00	\$750.00	\$3,750.00
14	REMOVE WATER MAIN	LIN FT	2,809.00	1,557.00	1,252.00	\$8.00	\$12,456.00	\$10,016.00	\$22,472.00
15	CLEAR & GRUB	TREE	15.00	5.00	10.00	\$600.00	\$3,000.00	\$6,000.00	\$9,000.00
16	PRIVATE UTILITY TRENCHING	LIN FT	400.00	200.00	200.00	\$10.00	\$2,000.00	\$2,000.00	\$4,000.00
17	COMMON EXCAVATION (P)	CU YD	9,316.00	5,167.00	4,149.00	\$15.00	\$77,505.00	\$62,235.00	\$139,740.00
18	SHAPE AND COMPACT EXISTING AGGREGATE BASE	SQ YD	672.00	672.00	0.00	\$4.00	\$2,688.00	\$0.00	\$2,688.00
19	AGGREGATE BASE CL 5 (CV) 100% CRUSHED QUARRY R	CU YD	6,862.00	4,062.00	2,800.00	\$36.00	\$146,232.00	\$100,800.00	\$247,032.00
20	SUBGRADE EXCAVATION	CU YD	2,930.00	1,625.00	1,305.00	\$12.00	\$19,500.00	\$15,660.00	\$35,160.00
21	AGGREGATE BASE CL 5 (LV)	CU YD	3,956.00	2,194.00	1,762.00	\$29.00	\$63,626.00	\$51,098.00	\$114,724.00
22	GEOTEXTILE FABRIC TYPE 7	SQ YD	17,692.00	9,752.00	7,940.00	\$3.50	\$34,132.00	\$27,790.00	\$61,922.00
23	TYPE WEARING COURSE MIXTURE	TON	1,740.00	964.00	776.00	\$100.00	\$96,400.00	\$77,600.00	\$174,000.00
24	TYPE NON-WEARING COURSE MIXTURE	TON	1,564.00	964.00	600.00	\$95.00	\$91,580.00	\$57,000.00	\$148,580.00
25	BITUMINOUS MATERIAL FOR TACK COAT	GAL	720.00	399.00	321.00	\$3.50	\$1,396.50	\$1,123.50	\$2,520.00
26	B618 CONCRETE CURB & GUTTER	LIN FT	8,553.00	4,514.00	4,039.00	\$18.00	\$81,252.00	\$72,702.00	\$153,954.00
27	R424 CONCRETE CURB & GUTTER	LIN FT	125.00	125.00	0.00	\$18.00	\$2,250.00	\$0.00	\$2,250.00
28	4" CONCRETE WALK	SQ FT	12,738.00	10,285.00	2,453.00	\$7.00	\$71,995.00	\$17,171.00	\$89,166.00
29	4" CONCRETE MEDIAN	SQ FT	1,373.00	1,373.00	0.00	\$7.00	\$9,611.00	\$0.00	\$9,611.00
30	PEDESTRIAN RAMP W/ TRUNCATED DOMES	EACH	12.00	10.00	2.00	\$2,500.00	\$25,000.00	\$5,000.00	\$30,000.00



OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	TOTAL QUANTITY	ESTIMATED QUANTITY		UNIT PRICE	COST		TOTAL PROJECT
				2ND AVENUE S	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S		2ND AVENUE N	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S	
31	RAILROAD PEDESTRIAN CROSSING	LUMP SUM	1.00	1.00	0.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
32	8" CONCRETE PAVEMENT	SQ YD	159.00	159.00	0.00	\$80.00	\$12,720.00	\$0.00	\$12,720.00
33	CONCRETE DRIVEWAY RESTORATION	SQ YD	1,345.00	585.00	760.00	\$75.00	\$43,875.00	\$57,000.00	\$100,875.00
34	BITUMINOUS DRIVEWAY RESTORATION	SQ YD	90.00	45.00	45.00	\$45.00	\$2,025.00	\$2,025.00	\$4,050.00
35	RETAINING WALL	SQ FT	360.00	240.00	120.00	\$80.00	\$19,200.00	\$9,600.00	\$28,800.00
36	SIGNING	LUMP SUM	1.00	0.55	0.45	\$10,000.00	\$5,500.00	\$4,500.00	\$10,000.00
37	STRIPING	LUMP SUM	1.00	1.00	0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
38	SEEDING	LUMP SUM	1.00	0.33	0.67	\$25,000.00	\$8,250.00	\$16,750.00	\$25,000.00
39	TOPSOIL BORROW	CU YD	1,825.00	1,345.00	480.00	\$24.00	\$32,280.00	\$11,520.00	\$43,800.00
40	DECIDUOUS TREE (2.5" B&B)	EACH	15.00	5.00	10.00	\$750.00	\$3,750.00	\$7,500.00	\$11,250.00
41	SILT FENCE, TYPE PRE-ASSEMBLED	LIN FT	300.00	100.00	200.00	\$5.00	\$500.00	\$1,000.00	\$1,500.00
42	INLET PROTECTION	EACH	29.00	21.00	8.00	\$350.00	\$7,350.00	\$2,800.00	\$10,150.00
43	ROCK CONSTRUCTION ENTRANCE	EACH	8.00	3.00	5.00	\$1,000.00	\$3,000.00	\$5,000.00	\$8,000.00
44	PICK-UP STREET SWEEPER	HR	23.00	9.00	14.00	\$175.00	\$1,575.00	\$2,450.00	\$4,025.00
SUBTOTAL STREET CONSTRUCTION							\$1,249,133.50	\$792,158.00	\$2,041,291.50
CONTINGENCY							\$124,913.35	\$79,215.80	\$204,129.15
ENGINEERING							\$249,826.70	\$158,431.60	\$408,258.30
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$37,474.01	\$23,764.74	\$61,238.75
TOTAL STREET							\$1,661,347.56	\$1,053,570.14	\$2,714,917.70
LIGHTING									
45	STREET LIGHTING	LUMP SUM	1.00	1.00	0.00	\$255,000.00	\$255,000.00	\$0.00	\$255,000.00
SUBTOTAL LIGHTING							\$255,000.00	\$0.00	\$255,000.00
CONTINGENCY							\$25,500.00	\$0.00	\$25,500.00
ENGINEERING							\$51,000.00	\$0.00	\$51,000.00
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$7,650.00	\$0.00	\$7,650.00
TOTAL LIGHTING							\$339,150.00	\$0.00	\$339,150.00



OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	TOTAL QUANTITY	ESTIMATED QUANTITY		UNIT PRICE	COST		TOTAL PROJECT
				2ND AVENUE S	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S		2ND AVENUE N	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S	
STORM SEWER									
46	CONNECT TO EXISTING STORM SEWER	EACH	4.00	0.00	4.00	\$4,000.00	\$0.00	\$16,000.00	\$16,000.00
47	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	1.00	1.00	0.00	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00
48	ROCK EXCAVATION	CU YD	75.00	25.00	50.00	\$200.00	\$5,000.00	\$10,000.00	\$15,000.00
49	12" RCP, CL V 3006	LIN FT	80.00	0.00	80.00	\$80.00	\$0.00	\$6,400.00	\$6,400.00
50	15" RCP, CL V 3006	LIN FT	750.00	550.00	200.00	\$90.00	\$49,500.00	\$18,000.00	\$67,500.00
51	18" RCP, CL IV 3006	LIN FT	28.00	0.00	28.00	\$100.00	\$0.00	\$2,800.00	\$2,800.00
52	21" RCP, CL IV 3006	LIN FT	195.00	55.00	140.00	\$110.00	\$6,050.00	\$15,400.00	\$21,450.00
53	24" RCP, CL IV 3006	LIN FT	360.00	360.00	0.00	\$120.00	\$43,200.00	\$0.00	\$43,200.00
54	30" RCP, CL IV 3006	LIN FT	500.00	500.00	0.00	\$130.00	\$65,000.00	\$0.00	\$65,000.00
55	JET CLEAN STORM SEWER	LIN FT	1,913.00	1,465.00	448.00	\$3.00	\$4,395.00	\$1,344.00	\$5,739.00
56	DRAINAGE STRUCTURE, DESIGN H	LIN FT	39.00	27.00	12.00	\$375.00	\$10,125.00	\$4,500.00	\$14,625.00
57	DRAINAGE STRUCTURE 4020 (48")	LIN FT	63.00	41.00	22.00	\$550.00	\$22,550.00	\$12,100.00	\$34,650.00
58	DRAINAGE STRUCTURE 4020 (48")	LIN FT	34.00	34.00	0.00	\$750.00	\$25,500.00	\$0.00	\$25,500.00
59	STORMWATER TREATMENT	LUMP SUM	1.00	1.00	0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00
SUBTOTAL STORM SEWER CONSTRUCTION							\$338,820.00	\$86,544.00	\$425,364.00
CONTINGENCY							\$33,882.00	\$8,654.40	\$42,536.40
ENGINEERING							\$67,764.00	\$17,308.80	\$85,072.80
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$10,164.60	\$2,596.32	\$12,760.92
TOTAL STORM SEWER							\$450,630.60	\$115,103.52	\$565,734.12



OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	TOTAL QUANTITY	ESTIMATED QUANTITY		UNIT PRICE	COST		TOTAL PROJECT
				2ND AVENUE S	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S		2ND AVENUE N	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S	
WATER MAIN									
60	CONNECT TO EXISTING WATER MAIN	EACH	11.00	4.00	7.00	\$2,000.00	\$8,000.00	\$14,000.00	\$22,000.00
61	ROCK EXCAVATION	CU YD	125.00	50.00	75.00	\$200.00	\$10,000.00	\$15,000.00	\$25,000.00
62	TEMPORARY WATER SERVICE	LUMP SUM	1.00	0.50	0.50	\$15,000.00	\$7,500.00	\$7,500.00	\$15,000.00
63	HYDRANT	EACH	4.00	3.00	1.00	\$6,500.00	\$19,500.00	\$6,500.00	\$26,000.00
64	8" GATE VALVE AND BOX	EACH	23.00	15.00	8.00	\$3,200.00	\$48,000.00	\$25,600.00	\$73,600.00
65	6" GATE VALVE AND BOX	EACH	4.00	3.00	1.00	\$2,500.00	\$7,500.00	\$2,500.00	\$10,000.00
66	8" WATER MAIN - DUCTILE IRON CL 52	LIN FT	3,859.00	1,537.00	2,322.00	\$100.00	\$153,700.00	\$232,200.00	\$385,900.00
67	6" WATER MAIN - DUCTILE IRON CL 52	LIN FT	64.00	52.00	12.00	\$90.00	\$4,680.00	\$1,080.00	\$5,760.00
68	FITTINGS	POUND	1,270.00	700.00	570.00	\$15.00	\$10,500.00	\$8,550.00	\$19,050.00
69	1" CORPORATION	EACH	37.00	24.00	13.00	\$600.00	\$14,400.00	\$7,800.00	\$22,200.00
70	1" CURB STOP	EACH	37.00	24.00	13.00	\$700.00	\$16,800.00	\$9,100.00	\$25,900.00
71	1" COPPER WATER SERVICE	LIN FT	1,340.00	880.00	460.00	\$50.00	\$44,000.00	\$23,000.00	\$67,000.00
72	CONNECT TO EXISTING WATER SERVICE	EACH	32.00	24.00	8.00	\$500.00	\$12,000.00	\$4,000.00	\$16,000.00
73	PRIVATE WATER SERVICE REPLACEMENT BEYOND RW	EACH	48.00	24.00	8.00	\$7,800.00	\$187,200.00	\$62,400.00	\$249,600.00
74	TRACER WIRE SYSTEM	LUMP SUM	1.00	0.40	0.60	\$8,000.00	\$3,200.00	\$4,800.00	\$8,000.00
75	3" INSULATION	SQ YD	33.00	22.00	11.00	\$60.00	\$1,320.00	\$660.00	\$1,980.00
SUBTOTAL WATER MAIN CONSTRUCTION							\$548,300.00	\$424,690.00	\$972,990.00
CONTINGENCY							\$54,830.00	\$42,469.00	\$97,299.00
ENGINEERING							\$109,660.00	\$84,938.00	\$194,598.00
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$16,449.00	\$12,740.70	\$29,189.70
TOTAL WATER MAIN							\$729,239.00	\$564,837.70	\$1,294,076.70



OPINION OF PROBABLE COST

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	TOTAL QUANTITY	ESTIMATED QUANTITY		UNIT PRICE	COST		TOTAL PROJECT
				2ND AVENUE S	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S		2ND AVENUE N	6TH ST S, 7TH ST S, 8TH ST S, 3RD AVE S, & 9TH ST S	
SANITARY SEWER									
76	ROCK EXCAVATION	CU YD	50.00	0.00	50.00	\$200.00	\$0.00	\$10,000.00	\$10,000.00
77	CONNECT TO EXISTING SANITARY SEWER	EACH	12.00	0.00	12.00	\$2,000.00	\$0.00	\$24,000.00	\$24,000.00
78	SANITARY SEWER BYPASS PUMPING	LUMP SUM	1.00	0.00	1.00	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00
79	8" PVC SANITARY SEWER (SDR 35)	LIN FT	664.00	0.00	664.00	\$75.00	\$0.00	\$49,800.00	\$49,800.00
80	10" PVC SANITARY SEWER (SDR 35)	LIN FT	99.00	0.00	99.00	\$90.00	\$0.00	\$8,910.00	\$8,910.00
81	SANITARY SEWER MANHOLE (0 - 8 FT)	EACH	6.00	0.00	6.00	\$6,500.00	\$0.00	\$39,000.00	\$39,000.00
82	EXCESS MANHOLE DEPTH	LIN FT	36.00	0.00	36.00	\$450.00	\$0.00	\$16,200.00	\$16,200.00
83	COARSE FILTER AGGREGATE (CV)	CU YD	160.00	0.00	160.00	\$35.00	\$0.00	\$5,600.00	\$5,600.00
84	8" X 4" PVC SERVICE WYE (SDR 26)	EACH	2.00	0.00	2.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00
85	4" PVC SERVICE PIPE (SDR 26)	LIN FT	46.00	0.00	46.00	\$50.00	\$0.00	\$2,300.00	\$2,300.00
86	CONNECT TO EXISTING SERVICE	EACH	2.00	0.00	2.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00
87	TRACER WIRE SYSTEM	LUMP SUM	1.00	0.00	1.00	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00
88	CLEAN AND TELEVIEW SANITARY SEWER	LIN FT	664.00	0.00	664.00	\$5.00	\$0.00	\$3,320.00	\$3,320.00
SUBTOTAL SANITARY SEWER CONSTRUCTION							\$0.00	\$216,630.00	\$216,630.00
CONTINGENCY							\$0.00	\$21,663.00	\$21,663.00
ENGINEERING							\$0.00	\$43,326.00	\$43,326.00
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$0.00	\$6,498.90	\$6,498.90
TOTAL SANITARY SEWER							\$0.00	\$288,117.90	\$288,117.90
SUMMARY									
SUBTOTAL CONSTRUCTION							\$2,391,253.50	\$1,520,022.00	\$3,911,275.50
CONTINGENCY							\$239,125.35	\$152,002.20	\$391,127.55
ENGINEERING							\$478,250.70	\$304,004.40	\$782,255.10
LEGAL, ADMIN, GEOTECHNICAL, MISCELLANEOUS							\$71,737.61	\$45,600.66	\$117,338.27
TOTAL							\$3,180,367.16	\$2,021,629.26	\$5,201,996.42

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Appendix B

Preliminary Assessment Worksheet

APPENDIX B: PRELIMINARY ASSESSMENT WORKSHEET
2024 2ND AVENUE SOUTH IMPROVEMENTS
SAUK RAPIDS, MINNESOTA
SEH No. SAUKR 168340

Assessment Rates	
30 TO 32 FT WIDE STREET (25%)	\$77.32 /LF
WATERMAIN	\$79.10 /LF
WATER SERVICE	\$3995.00 /EA
STORM SEWER	\$0.22 /SF

PARCEL	PARCEL ID NO.	OWNER OF RECORD	PROPERTY DESCRIPTION	PROPERTY ADDRESS	Lot Footage		Equivalent 30/32 Foot Wide Street			Water Main		Water Service		Storm Sewer		Total	Total
					Actual	Adjusted	Adjusted Footage	Assessment	City Cost	Adjusted Footage	Assessment	Each	Assessment	Square Foot	Assessment	Assessment	City Cost
1	190039400	STATE OF MINNESOTA	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-012 Block-041 13 & 14 & LESS RR R/W & LOTS 19 & 20	517 2ND AVE S	34		34	\$2,628.88						12203	\$2,684.66	\$5,313.54	\$0.00
2	190039300	CHRISTOPHER M WEBER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-011 Block-041	517 2ND AVE S	25		25	\$1,933.00						3500	\$770.00	\$2,703.00	\$0.00
3	190039200	CHRISTOPHER M WEBER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-010 Block-041	517 2ND AVE S	25		25	\$1,933.00						3500	\$770.00	\$2,703.00	\$0.00
4	190039100	CHRISTOPHER M WEBER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-009 Block-041	517 2ND AVE S	25		25	\$1,933.00						3500	\$770.00	\$2,703.00	\$0.00
5	190039000	LUCAS JEFFERY CRIPPS & ELIZABETH CRIPPS	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-041 & LOTS 2 THRU 8	521 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14000	\$3,080.00	\$10,812.00	\$10,824.80
6	190040000	BRANDON WILLIAM KOHL & MCKAELA JEAN GEROY	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-034 Block-041 S 9 FT OF LOT 34 & ALL OF LOTS 35 THRU 40 & ELY 10 FT VAC	524 BROADWAY AVE S	150	58	58	\$4,484.56	\$7,113.44					8850	\$1,947.00	\$6,431.56	\$7,113.44
7	190037500	BRICK ASSETS EAST LLC	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-021 Block-040 & LOTS 22,23,24,25,26 & ELY 10 FT OF VAC	600 BROADWAY AVE S	150	50	50	\$3,866.00	\$7,732.00					7500	\$1,650.00	\$5,516.00	\$7,732.00
8	190037400	EASY LIVIN LLC	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-014 Block-040 & LOTS 15 THRU 20	601 2ND AVE S	215	75	75	\$5,799.00	\$10,824.80					10500	\$2,310.00	\$8,109.00	\$10,824.80
9	190037100	RAY S THOMPSON & JULIE M THOMPSON	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-009 Block-040 LESS SLY 3 FT & LOTS 10,11,12 & 13	611 2ND AVE S	122		122	\$9,433.04						17080	\$3,757.60	\$13,190.64	\$0.00
10	190036500	ESTON VOGEL & CARRIE VOGEL	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-040 & LOTS 2, 3, 4, 5, 6, 7, 8, & SLY 3 FT LOT 9	617 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14420	\$3,172.40	\$10,904.40	\$10,824.80
11	190038500	CAROL LYNN HEINEN & MATTHEW FRANCIS HEINEN	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-035 Block-040 & LOTS 36, 37, 38, 39, AND 40	622 BROADWAY AVE S	140	50	50	\$3,866.00	\$6,958.80					7000	\$1,540.00	\$5,406.00	\$6,958.80
12	190036000	BRYANNE UMBARGER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-025 Block-039 & LOT 26 & THE WLY 14.05 FT OF LOT 24 & THE WLY 64.05 FT	702 BROADWAY AVE S	74		74	\$5,721.68						7405	\$1,629.10	\$7,350.78	\$0.00
13	190035900	SCHOGER PROPERTIES LLC	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-021 Block-039 & LOTS 22 & 23 & ELY 8.45 FT OF LOT 24 & THE ELY 75.95 FT OF	110 7TH ST S	76		76	\$5,876.32						7595	\$1,670.90	\$7,547.22	\$0.00
14	190035800	BOSLEY ENTERPRISES LLC	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-016 Block-039 & LOTS 17,18,19 & 20	114 7TH ST S	165	25	25	\$1,933.00	\$10,824.80					5750	\$1,265.00	\$3,198.00	\$10,824.80
15	190035700	CONIC HOMES LLC	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-013 Block-039 & LOTS 14 & 15	707 2ND AVE S	75		75	\$5,799.00						8250	\$1,815.00	\$7,614.00	\$0.00
16	190035600	DALE S MCLAIRD & JENNIFER M MCLAIRD	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-009 Block-039 & LOTS 10,11 & 12	709 2ND AVE S	100		100	\$7,732.00						14000	\$3,080.00	\$10,812.00	\$0.00
17	190035300	DALE L SCHULTZ & LISA A ABRAHAMSON	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-039 & LOTS 2 THUR 8	723 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14000	\$3,080.00	\$10,812.00	\$10,824.80
18	190036400	RONALD A FINK	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-034 Block-039 S 20 FT OF LOT 34 LOTS 35 THRU 40 INC BLK 39 & 10 FT OF	724 BROADWAY AVE S	150	69	69	\$5,335.08	\$6,262.92					10500	\$2,310.00	\$7,645.08	\$6,262.92
19	190034801	LEANNE J DOUGLASS & PETER D DOUGLASS	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-006 Block-038	801 2ND AVE S	190	50	50	\$3,866.00	\$10,824.80					7000	\$1,540.00	\$5,406.00	\$10,824.80
20	190034900	AUSTIN V MEYER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-007 Block-038 & LOT 8 & 10 FT OF PARTIALLY VAC BROADWAY AVE LYING ADJ	800 BROADWAY AVE S	150	99	99	\$7,654.68	\$3,943.32					15000	\$3,300.00	\$10,954.68	\$3,943.32
21	190034800	ROBERT/VICTORIA EIZENHOEFER FT	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-005 Block-038	805 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
22	190034700	KAYE I SAUER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-003 Block-038 & LOT 4	813 2ND AVE S	100		100	\$7,732.00						14000	\$3,080.00	\$10,812.00	\$0.00
23	190034600	JAMES E GOEDKER & NANCY R GOEDKER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-038 & LOT 2	823 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14000	\$3,080.00	\$10,812.00	\$10,824.80
24	190035200	JEROME ALLEN CARLSON	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-012 Block-038 & S1/2 OF LOT 11 & ELY 10 FT VAC BROADWAY ADJ SAID LOTS	822 BROADWAY AVE S	150	74	74	\$5,721.68	\$5,876.32					11250	\$2,475.00	\$8,196.68	\$5,876.32
25	190008700	PAUL W SCHELSKE & SARA SCHELSKE	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-001 & 2 & VAC ST ADJ ON S & ELY 10 FT BROADWAY ADJ TO LOT 1	900 BROADWAY AVE S	161	17	17	\$1,314.44	\$11,134.08					5538	\$1,218.36	\$2,532.80	\$11,134.08
25A	190122800	PAUL W SCHELSKE & SARA SCHELSKE	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-001 & 2 & VAC ST ADJ ON S & ELY 10 FT BROADWAY ADJ TO LOT 1	900 BROADWAY AVE S	51	51	51	\$3,943.32						4883	\$1,074.26	\$5,017.58	

APPENDIX B: PRELIMINARY ASSESSMENT WORKSHEET
2024 2ND AVENUE SOUTH IMPROVEMENTS
SAUK RAPIDS, MINNESOTA
SEH No. SAUKR 168340

Assessment Rates	
30 TO 32 FT WIDE STREET (25%)	\$77.32 /LF
WATERMAIN	\$79.10 /LF
WATER SERVICE	\$3995.00 /EA
STORM SEWER	\$0.22 /SF

PARCEL	PARCEL ID NO.	OWNER OF RECORD	PROPERTY DESCRIPTION	PROPERTY ADDRESS	Lot Footage		Equivalent 30/32 Foot Wide Street			Water Main		Water Service		Storm Sewer		Total	Total
					Actual	Adjusted	Adjusted Footage	Assessment	City Cost	Adjusted Footage	Assessment	Each	Assessment	Square Foot	Assessment	Assessment	City Cost
26	190008800	FRANCIS A BROWNIE & JANICE A BROWNIE	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-003 Block-001 & LOTS 4 & 5	901 2ND AVE S	235	85	85	\$6,572.20	\$11,598.00					10298	\$2,265.56	\$8,837.76	\$11,598.00
27	190122700	AARON CONWELL	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-006 Block-004 & VAC ST ADJ ON THE N	909 2ND AVE S	103		103	\$7,963.96						15707	\$3,455.54	\$11,419.50	\$0.00
28	190122600	BETH A NEUBERT	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-004 Block-004 & LOT 5	913 2ND AVE S	100		100	\$7,732.00						14147	\$3,112.34	\$10,844.34	\$0.00
29	190122500	DENISE K ROSSMAN	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-003 Block-004 & N 12 FT OF LOT 2	925 2ND AVE S	62		62	\$4,793.84						8750	\$1,925.00	\$6,718.84	\$0.00
30	190122400	DENISE K ROSSMAN	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-001 Block-004 & LOT 2 EXC N 12 FT OF LOT 2	931 2ND AVE S	88		88	\$6,804.16						12391	\$2,726.02	\$9,530.18	\$0.00
31	190122300	PATRICK J WOLNEY	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-011 Block-003 & LOT 12	926 2ND AVE S	100		100	\$7,732.00						14075	\$3,096.50	\$10,828.50	\$0.00
32	190122200	DALE D DIERKES	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-009 Block-003 & LOT 10	920 2ND AVE S	100		100	\$7,732.00						14075	\$3,096.50	\$10,828.50	\$0.00
33	190122100	WILLIAM A DELOVELY	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-008 Block-003 & PART OF LOT 7 & VAC 9 1/2 ST S LYING SLY OF FOLL	910 2ND AVE S	113		113	\$8,737.16						14947	\$3,288.34	\$12,025.50	\$0.00
34	190122102	SHARON R ROONEY & SCOTT J ROONEY	Sect-26 Twp-036 Range-031 LEECH'S ADDN TO SAUK RAPIDS Lot-007 Block-003 PART OF LOT 7 & VAC 9 1/2 ST S LYING NLY OF FOLL LINE:	N/A	31		31	\$2,396.92						4243	\$933.46	\$3,330.38	\$0.00
35	190009000	SHARON R ROONEY & SCOTT J ROONEY	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-007 Block-001 & LOT 8 & WLY 10 FT OF LOT 9	900 2ND AVE S	223	103	103	\$7,963.96	\$9,278.40					12610	\$2,774.20	\$10,738.16	\$9,278.40
36	190009501	CITY OF SAUK RAPIDS	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-002 LOTS 1 THRU 4 & 5 EXC RR R/W VACANT LAND 3RD AVE & 8TH	N/A	250		250		\$19,330.00	250	SEE NOTE (1) \$19,775.00			19944	SEE NOTE (1) \$4,387.68		\$43,492.68
37	190033900	TIMOTHY KUEBELBECK & CRYSTAL R KUEBELBECK	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-037 & LOT 2	823 3RD AVE S	100		100	\$7,732.00						14000	\$3,080.00	\$10,812.00	\$0.00
38	190034000	ROY J LISTER & JUDITH M LISTER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-003 Block-037 & LOT 4	807 3RD AVE S	100		100	\$7,732.00		100	\$7,910.00	1	\$3,995.00	14000	\$3,080.00	\$22,717.00	\$0.00
39	190034100	MICHAEL KROTZER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-005 Block-037 NELY 60 FEET OF LOTS 5 & 6	803 3RD AVE S	159	60	60	\$4,639.20	\$7,654.68	60	\$4,746.00	1	3995	5924	\$1,303.28	\$14,683.48	\$7,654.68
40	190034101	SHERRI L LOEHRER	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-005 Block-037 LOTS 5 & 6 LESS NELY 60 FT	214 8TH ST S	80		80	\$6,185.60		80	\$6,328.00	1	\$3,995.00	7924	\$1,743.28	\$18,251.88	\$0.00
41	190034500	JAMES CATES & SAMANTHA CATES	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-011 Block-037 & LOT 12	822 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					13954	\$3,069.88	\$10,801.88	\$10,824.80
42	190034400	DON J GIRTZ	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-010 Block-037	812 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
43	190034300	C&B PROPERTIES NORTH LLC C/O CHRIS & BOBBI BARTHELEMY	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-009 Block-037	808 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
44	190034200	VICKYE LYNN KLEINSCHMIDT	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-007 Block-037 & LOT 8	800 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14000	\$3,080.00	\$10,812.00	\$10,824.80
45	190033800	GERALYNN A SEGELSTROM	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-011 Block-036 & LOT 12	722 2ND AVE S	240	100	100	\$7,732.00	\$10,824.80					14000	\$3,080.00	\$10,812.00	\$10,824.80
46	190033200	STANLEY J FAUST & JUDITH K FAUST	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-036 & LOTS 2 & 3	202 8TH ST S	140		140	\$10,824.80		140	\$11,074.00	1	\$3,995.00	21000	\$4,620.00	\$30,513.80	\$0.00
47	190033300	ALLAN PIKARSKI & SUE DIETZ	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-004 Block-036 & LOTS 5 & 6 EXC RR R/W	201 7TH ST S	126		126	\$9,742.32						20774	\$4,570.28	\$14,312.60	\$0.00
48	190033700	HAROLD SIMONS	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-010 Block-036	712 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
49	190033600	JUSTIN D HAGSTROM	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-009 Block-036	708 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
50	190033500	MELANIE F PROBASCO	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-008 Block-036	704 2ND AVE S	50		50	\$3,866.00						7000	\$1,540.00	\$5,406.00	\$0.00
51	190033400	NANCY ROBATCEK	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-007 Block-036	702 2ND AVE S	190	50	50	\$3,866.00	\$10,824.80					7000	\$1,540.00	\$5,406.00	\$10,824.80

APPENDIX B: PRELIMINARY ASSESSMENT WORKSHEET
2024 2ND AVENUE SOUTH IMPROVEMENTS
SAUK RAPIDS, MINNESOTA
SEH No. SAUKR 168340

Assessment Rates	
30 TO 32 FT WIDE STREET (25%)	\$77.32 /LF
WATERMAIN	\$79.10 /LF
WATER SERVICE	\$3995.00 /EA
STORM SEWER	\$0.22 /SF

PARCEL	PARCEL ID NO.	OWNER OF RECORD	PROPERTY DESCRIPTION	PROPERTY ADDRESS	Lot Footage		Equivalent 30/32 Foot Wide Street			Water Main		Water Service		Storm Sewer		Total	Total
					Actual	Adjusted	Adjusted Footage	Assessment	City Cost	Adjusted Footage	Assessment	Each	Assessment	Square Foot	Assessment	Assessment	City Cost
52	190032800	PAUL M HAAKONSON & STEPHANIE A HAAKONSON	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-001 Block-035 EXC RR RT OF WAY & W OF RR R/W	616 2ND AVE S	97	50	50	\$3,866.00	\$3,634.04					4265	\$938.30	\$4,804.30	\$3,634.04
53	190033100	COREY J WICHMAN & SANDRA WICHMAN	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-012 Block-035 & S 1/2 OF LOT 11	620 2ND AVE S	215	75	75	\$5,799.00	\$10,824.80					10500	\$2,310.00	\$8,109.00	\$10,824.80
54	190033000	STEPHANIE A LANZ & GENE C LANZ	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-010 Block-035 EXC RR R/W & N 1/2 OF LOT 11 & PART OF LOT 9	616 2ND AVE S	75		75	\$5,799.00						11010	\$2,422.20	\$8,221.20	\$0.00
55	190032900	DYANN M WELLS REV TR	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-007 Block-035 & LOTS 8 & 9 EXC NP RR R/W EXC PART OF LOT 9	614 2ND AVE S	183		183	\$14,149.56						21979	\$4,835.38	\$18,984.94	\$0.00
56	190032701	STATE OF MINNESOTA BUREAU OF REAL ESTATE MGMT	Sect-26 Twp-036 Range-031 TOWN OF SAUK RAPIDS Lot-012 Block-034 TRI PIECE IN EXTREME SW CORNER	N/A	50		50	\$3,866.00						2088	\$459.36	\$4,325.36	\$0.00

\$503,608.06 \$254,576.28

TOTAL ASSESSMENTS:	\$328,455.36			\$30,058.00		\$15,980.00		\$129,114.70
CITY COST:		\$230,413.60		\$19,775.00				\$4,387.68
(1) - CITY ASSESSMENT				(1) - CITY ASSESSMENT				

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