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Preliminary Engineering Report

Red Wing Avenue Street & Utility Improvements City of Kenyon, Minnesota

August 2019

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Certification

Preliminary Engineering Report

for

Red Wing Avenue Street & Utility Improvements Project

(Also includes 4th Street and Alley Alternate Improvements)

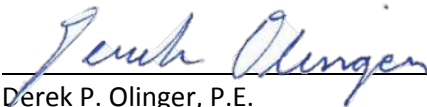
City of Kenyon, Minnesota

N16.116406

August 2019

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

By:



Derek P. Olinger, P.E.

License No. 54287

Date: 8/13/19

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I. PROJECT INTRODUCTION

This Preliminary Engineering Report considers street and utility improvements on the following Streets:

Table 1 – Project Area		
Project	Street	From/To
Base Project	Red Wing Ave	2 nd Street to 10 th Street
Alternate 1	4 th Street	Red Wing Ave to ½ Block West
Alternate 2	Alley (between 2 nd St & 3 rd St)	Red Wing Ave to Forrest St

For the purposes of this report, 4th Street is referred to as Alternate 1 and the Alley as Alternate 2. The area of Red Wing Avenue south of 2nd Street is referred to as the Base Project Area.

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

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

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

The scope of the proposed base project and project alternates is summarized in the table below:

Table 2 – Construction Items				
Item	Pavement Surface Reconstruction	Sanitary Sewer & Services	Watermain and Services	Storm Sewer
Base Project (Red Wing Ave)	X	X	X	X
Alt 1 (4 th St)	X			
Alt 2 (Alley)	X		X	X

II. EXISTING CONDITIONS

A. Street and Surface

Basic street and right-of-way information is provided in Table 3.

Table 3 - Existing Street and Right-of-way Widths					
Street	Street Segment		Existing Street Width (ft)	Rural/Urban Section ¹	Existing R.O.W Width (ft)
	From	To			
Base Project (Red Wing Ave)	2 nd Street	Alley	48	Urban	66
	Alley	3 rd Street	44	Urban	
	3 rd Street	8 th Street	36	Urban	
	8 th Street	10 th Street	22	Rural	
Alt 1 (4 th St)	Red Wing Ave	West Terminus	29	Urban	66
Alt 2 (Alley)	Red Wing Ave	Forest St	~18'	N/A	20

Notes: 1. Rural Section = No Curb & Gutter, Urban Section = Curb & Gutter

The driveways are a mixture of bituminous, concrete, and gravel. The curb and gutter is in fair to poor condition throughout the project. Curb within the north end of the project area is in comparatively worse condition, with several flat or inverse grade segments likely resulting from differential movement of underlying soils. In other areas, segments of curb are heaved due to the presence of several overgrown boulevard trees.

Bituminous pavement throughout the project can also be characterized as fair to poor. Pavement deficiencies include signs of oxidation, fatigue, alligator cracking, block cracking, and heavy potholing in some areas. The condition of the existing street is shown in the following photos.



Exhibit 1 – Street Condition, Red Wing Avenue South End



Exhibit 2 – Street Condition, Red Wing Avenue



Exhibit 3 – Street Condition, 4th Street (Alternate 1)



Exhibit 4 – Street Condition, Alley (Alternate 2)

B. Sidewalk

Sidewalk exists on both sides of Red Wing Avenue between 2nd Street and 7th Street; however, it is not continuous from one end to the other. No public sidewalk exists south of 7th Street. Sidewalk is also not present within the alternate alley and 4th Street areas.

The condition of public sidewalk along Red Wing Avenue (between 2nd Street and 7th Street) varies throughout the corridor. In many areas, the sidewalk has heaved and/or offset joints, surface raveling, and cracked panels. In many cases, the sidewalk heaves are a result of large, overgrown boulevard trees which will likely be removed with the project.

All pedestrian sidewalk ramps within the project corridor (with the exception of newer ramps at the intersection of 2nd Street and Red Wing Ave) are out of compliance with current American Disabilities Act (ADA) requirements.

C. Storm Sewer & Drainage

Storm sewer piping and inlet structures currently exist within Red Wing Avenue between 2nd Street and 5th Street. Currently, drainage from the area between 5th Street and 7th Street is conveyed through curb and gutter within Red Wing Ave toward two curb inlet structures located directly north of 5th Street. Runoff from this area often exceeds the inlet capacity at 5th Street, resulting in overflow conditions further downstream.

Between 2nd Street and the alley ½ blocks south, running grades of the street and curb & gutter are relatively flat. These grade issues result in nuisance ponding issues within the adjacent parking areas.

Aside from the inlet capacity issues near 5th Street, the existing storm sewer system between 2nd and 5th Street appears to be sized for the 5-year rain event using MnDOT Intensity Duration Flow (IDF) data for the Southeast region and the rational method for estimating peak flows. The existing storm sewer mainline appears to be adequately sized, in comparison to typical residential, urban settings. The existing storm sewer system piping and manhole structure was installed in 1984 and appears to be in good structural condition.

The area between 8th Street and 10th Street (south end of Red Wing Avenue) is comprised of rural section roads. Runoff within this area is directed overland to a series of ditches and culverts on both sides of the road before ultimately discharging to the east side of Red Wing Avenue. Some runoff is currently directed into the mobile home park (between 9th St and 10th Street); however most of the runoff from this area is discharged to a grassed area on the north side of the existing mobile home park, east of the intersection of 8th Street and Red Wing Ave. The area directly north of the mobile home park is also used as a park/playground. Some continuous, low-flow conditions exist in this area which result in saturated ground conditions within the park on a regular basis.

The 4th Street area from Red Wing Avenue to approximately ½ block west (Alternate 1) contains a storm sewer pipe extension and one inlet structure on the north side the road. The area draining to the west end of 4th Street includes a public alley. This alley has aggregate surfacing. During rainfall events, runoff from this alley will deposit sand and gravel from the alley to the 4th Street pavement surface. These aggregate deposits often migrate into the downstream storm sewer system within Red Wing Avenue.

The existing alley located ½ block south of 2nd Street (between Red Wing Ave and Forest St) was designed as a rural section with an inverted crown (water is directed toward the middle of the alley). Similar to the north end of Red Wing Avenue, the running grades of the alley are relatively low. Minor grade differentials from either ground settlement or inadequate grading have created some nuisance ponding. In addition to this, some flow near the west end of the alley is allowed to partially drain into the adjacent VFW parking lot.

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

D. Sanitary Sewer

Sanitary mains, structures and services between 2nd Street and 3rd Street were replaced in 2013. PVC piping and reinforced concrete manholes with sealed lids were installed with this project. As we understand the sanitary system is in satisfactory condition within this area.

The existing sanitary sewer main within Red Wing Ave (3rd St to a point approximately 200

feet north of 7th St) consists of 8-inch vitrified clay pipe (VCP). Sanitary sewer televising was completed on December 13, 2018. The vitrified clay pipe showed signs of infiltration, root intrusion, and offset joints. Manholes are mostly concrete block or clay brick structures that are also susceptible to groundwater infiltration. Sanitary services throughout the project area were not televised; however, based on the age of the existing development, services are likely in a similar or worse condition than the main. The openings in clay pipe allows excess groundwater into the sanitary system (infiltration). The additional water in the system must then be treated at the City's wastewater treatment facility, resulting in increased costs. Also, excess flow within the sanitary system can cause sanitary backups, and sometimes emergency discharges of raw wastewater into downstream waterways. As a general rule, the City has been implementing an on-going effort to replace or rehabilitate clay sanitary sewer pipe to reduce flow volumes.

The area of Red Wing Avenue between 7th Street and a location approximately 200 feet north contains small diameter, VCP, private mains which serve approximately 5 properties. These sanitary mains are in an unknown condition and are inaccessible with standard cleaning and inspection equipment. This type of construction does not meet current standards for wastewater collection systems.

There is no sanitary sewer main within the area south of 7th Street. With the exception of the mobile home park located at 901 Red Wing Avenue, properties within this area are either connected to on-site septic systems or do not contain sanitary connections. The mobile home park contains a private gravity collection system which directs wastewater toward a private lift station near the north end of the property. This lift station then pumps wastewater through a private 4-inch diameter forcemain across Red Wing Avenue and into an existing manhole within 8th Street.

There is no sanitary sewer main located in either 4th Street or the alley. Sanitary services for properties adjacent to this alley are directed to either 2nd Street or 3rd Street.

The existing sanitary sewer system is illustrated on the Existing Conditions Map, **Figures 2-4** of **Appendix A**.

E. Watermain

The existing water distribution main is summarized in the following table.

Table 4 - Existing Watermain				
Street	From	To	Main Diam.	Material
Red Wing Ave (Base Project)	2 nd St	Home St	4"	Cast Iron
	Home St	7 th St	8"	Cast Iron
	7 th St	8 th St	8"	Ductile Iron
	8 th St	9 th St	8"	HDPE (Plastic)
	9 th St	10 th St	None	None
4 th St (Alt 1)	RWA ¹	West End	None	None
Alley (Alt 2)	RWA ¹	Forest St	2"	Cast Iron

Note: 1) RWA = Red Wing Avenue

In general, cast iron pipe is brittle and susceptible to watermain breaks due to corrosion over time and loss of the pipe wall thickness. Corrosion buildup on pipe interiors also creates friction energy losses within the system, thereby reducing available fire flow within the project area as well as throughout the community. The existing small (2-inch and 4-inch) diameter mains on the northern end of the project also reduce available fire flows.

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

F. Right-of-Way

A topographic and boundary survey of Red Wing Avenue has been completed to date. As part of the research necessary for locating the public right-of-way, survey staff have been unable to find plat dedication documentation for a portion of Red Wing Avenue, between 4th Street and 10th Street. The area in question is illustrated in **Figures 10-11 of Appendix A**. While it is possible that plat documents do exist, the only objective understanding based on the information found is that this area is not dedicated public right-of-way.

While it is likely that the City does have prescriptive rights to the public road and drainage systems which have been maintained by the City for many years, the City should consult with its attorney prior to moving forward with construction. Corrective actions may include writing an easement, replatting, or other action for correcting the undocumented areas.

G. Other Utilities

Other non-municipal owned utilities are present in the right-of-way. These include natural gas and telecommunication. Municipal electric utilities are also present within the right-of-way. The locations of these utilities has been collected during the initial project survey, using the gopher one call system.

III. PROPOSED IMPROVEMENTS

A. Street and Surface

Streets within the project area will be reconstructed with bituminous surfacing and concrete curb and gutter. The following table summarizes the proposed street widths within the project area.

Table 5 - Proposed Street Widths				
Street	From	To	Proposed Street Width ¹ (ft)	Parking
Red Wing Avenue	10 th St	9 th St	25	N/A
Red Wing Avenue	9 th St	8 th St	30.5	One Side
Red Wing Avenue	8 th St	Alley (Alt 2)	36	Both Sides
Red Wing Avenue	Alley (Alt 2)	2 nd St	44-48	Both Sides
4 th Street ²	Red Wing Ave	West End	28	Both Sides
Alley ³	Red Wing Ave	Forest St	18	N/A

Notes: (1) Width is measured curb face to curb face

(2) Alternate 1

(3) Alternate 2

Street widths of 36 feet will allow for two 10-foot travel lanes and two 8-foot parking lanes. Street widths greater than 36 feet will allow for additional travel lane width. The reduced street width of 25 feet south of 9th Street allows for two 10-foot travel lanes with 2.5-foot recovery areas on both sides of the road. From 9th Street to 8th Street, Red Wing Avenue will widen to allow for two travel lanes and parking on one side of the road.

The addition of curb and gutter to Red Wing Avenue, south of 7th Street will allow the opportunity to more easily control drainage within the corridor. While the addition of curb and gutter will require the extension of storm sewer and inlet structures, this method of stormwater conveyance is a more effective means of preventing nuisance ponding or saturated ground conditions within the corridor. Since curb and gutter and storm sewer piping will be in place to convey stormwater, ditches along the west side of Red Wing Avenue can be filled and driveway culverts removed.

Red Wing Avenue (between 2nd Street and 6th Street) and the Alley Alternate area is anticipated to have higher traffic volumes and heavier traffic in comparison to the average residential city street. For this reason, the proposed pavement section will be upgraded to a 9-ton design. The remainder of areas within the project will be constructed using a typical residential 7-ton design.

Private driveway aprons along the entire project will be reconstructed from the back of the

new curb to the extent necessary to match into the existing driveways.

The proposed typical roadway sections are illustrated in **Figure 9** of **Appendix A**. A plan view of the proposed street and surface improvements are illustrated in **Figures 5-8** of **Appendix A**.

B. Sidewalk

All of the existing public sidewalk within Red Wing Avenue (between 2nd Street and 7th Street) will be replaced with new, 5-foot wide concrete walk. Full replacement of the sidewalk will be required to bring the public walk in compliance with current ADA requirements. In addition, sidewalk replacement will be warranted based on grading and utility impacts.

The existing pedestrian curb ramps throughout the project area are out of compliance with current ADA requirements. The proposed improvements will include replacement and regrading of all curb ramps in order to bring them into ADA compliance. Steep grades in select areas of the project may require the construction of retaining walls or substantial grade revisions within private lots.

Sidewalk improvements are illustrated in the **Figures 5-8** of **Appendix A**.

C. Storm Sewer

The storm sewer system within Red Wing Avenue and other project alternates will be designed to capture and convey runoff from the 5-year rainfall event, with minimal ponding within streets.

The existing Red Wing Avenue storm sewer main between 3rd Street and 5th Street is adequately sized to convey the design event. Within this area, all catch basin structures and pipe leads will be replaced. Additional storm sewer catch basins will also be required to capture the anticipated flow rates for the design event.

As described earlier, the existing curb inlets directly north of 5th Street often become overwhelmed with runoff from a large drainage area upstream (south, along Red Wing Ave). To improve the drainage characteristics of this area, storm sewer will be extended south of 5th Street to a point approximately 250 feet south of 6th Street. Additional curb inlets will be added to this area to provide additional inlet capacity. The addition of storm sewer inlets will reduce the frequency of overflows within the northern half of Red Wing Avenue.

The addition of curb and gutter to most of Red Wing Avenue south of 8th Street will require new storm sewer piping and inlets to replace the existing ditch and culvert conveyance system. This storm sewer system will discharge to the area east of the intersection of Red

Wing Avenue and 8th Street. As currently proposed, the outfall pipe will be extended across this grassed area, effectively shifting the discharge point outside of the grassed park area north of the existing mobile home park. The outfall pipe extension is intended to improve saturated ground conditions that exist with the current layout.

The existing storm sewer system within the alley will be improved with new storm sewer mains and inlet structures located near the center of the pavement. The addition of storm sewer (along with the proposed pavement regrading) is intended to reduce the occurrence of misdirected runoff from the public right-of-way, into private parking areas adjacent to the alley.

Within 4th Street, the existing storm sewer main is undersized and will be replaced with larger diameter pipe. Several new curb inlet structures will also be added to intercept flow from the nearby gravel alley.

Perforated subsurface drain piping is proposed along the back of the curb lines on each street. These drains are proposed to be 6-inch diameter perforated PVC. The new subsurface drains will be connected to downstream catch basins. The purpose of these drains is to remove subsurface water from the pavement section and underlying soils. This will help keep the underlying soils stable and help to preserve the life of the street. PVC services will be extended out from the subsurface drain for later connection to sump pump discharge piping at each property throughout the corridor. This service line will allow property owners to discharge sump pump lines to an underground line which significantly reduces yard maintenance issues near sump discharge points. The primary benefit to the City will be encouragement to property owners to utilize legal sump pump connections, thereby reducing the potential for inflow of clearwater into sanitary sewer services.

The proposed storm sewer construction is shown on ***Figures 5-8 of Appendix A.***

D. Sanitary Sewer

New 8-inch diameter, gasketed PVC pipe with reinforced concrete manhole structures will replace the existing clay pipe main within Red Wing Avenue, between 3rd Street and 7th Street. This new sanitary main will also replace the private sanitary mains located within the boulevards directly north of 7th Street. South of 7th Street, new sanitary sewer main will be extended up to the intersection with 10th Street. The sanitary sewer extension to the south will allow properties which are currently disconnected from the public sanitary system to connect. The extension of new sanitary main to the south end of the project will required that the main within the street be deepened, up to a depth of approximately 25' near the intersection of 7th Street.

All properties abutting the new sanitary sewer main will receive a new PVC sanitary service between the new main and the right-of-way. All new sanitary piping will include a tracer wire system, for future locating.

The proposed sanitary sewer construction is illustrated on **Figures 5-8** of **Appendix A**.

E. Watermain

Given the age, condition, and inadequate size of the existing watermain in the project area, it is proposed that the existing watermain, shown in the table below, be replaced with new ductile iron pipe. In order to provide proper fire protection, 10-inch watermain will be installed to provide additional fire protection throughout the system. The proposed water main reconstruction types on each segment of the project are shown in the following table.

Table 6 – Proposed Watermain		
Street Segment		Proposed Watermain
From	To	
2 nd St	Home St	10-inch
Home St	7 th /8 th St (Mid Block)	10-inch
7 th /8 th St (Mid Block)	9 th St	None ¹
9 th St	10 th St	8-inch
Alternate 1 (4 th Street)		None ²
Alternate 2 (Alley)		8-inch

Notes: 1) Existing main assumed to be in satisfactory condition.
2) No Existing main in place, no main currently proposed

During early 2019, hydraulic modelling of the water system was performed. One of the findings of this analysis was high friction loss within Red Wing Avenue watermain during high flow events (fire fighting). This issue is a result of the small pipe diameters between about 7th Street and 2nd Street. To improve flow characteristics of the system, the proposed watermain within Red Wing Avenue (between the existing water tower connection between 7th and 8th Street, up to the intersection with 2nd Street) will be oversized, 10-inch diameter pipe. This watermain oversizing will benefit the entire community by increasing the supply rate of water during fire flow demand events.

Other small diameter and/or cast iron watermain located within the project boundaries (including the alternate 2 alley improvements) will be replaced with new, 8-inch diameter ductile iron watermain pipe. It should also be noted that the proposed 8-inch watermain within Red Wing Avenue (between 9th Street and 10th Street) is a new extension. The extension of watermain to this area will provide service to adjacent properties, which are not currently connected to the City system.

Hydrants with dedicated valves will be installed at appropriate intervals and main line valves

will be installed to properly isolate the system for flushing, repair, and maintenance. New, 1-inch copper water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. Larger diameter services will be installed, where required for commercial or industrial users. During construction, temporary water service will be provided. Prior to finalizing design, temporary water system requirements will be discussed with industrial users (i.e. Foldcraft) to ensure that temporary service piping is adequately sized to supply fire suppression systems which may be in place. In the event that temporary piping cannot adequately supply these systems during construction, water system replacement can be phased to limit the amount of time that industrial users are disconnected to the underground water system.

The proposed watermain construction is illustrated on *Figures 5-8 of Appendix A*.

F. Other Utilities

The design of the proposed improvements will be coordinated with utility owners. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocations necessary. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

G. Right-of-Way and Easements

Although one of the project design goals will be to limit construction to within the existing 66-foot right-of-way, it is possible that minor disturbances on private property will occur during construction of sidewalks, driveways, and utility service lines. Additional work may also be necessary to address the undocumented Right-of-Way, as discussed earlier.

IV. APPROVALS AND PERMITS

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

- MPCA General Construction Storm Water Permit
- MPCA Sanitary Sewer Extension Permit
- MDH Plan Review
- MnDOT Right-of-Way Permit(s)
- DNR/Army Corps Wetland Permitting (possible)

V. PROJECT COSTS AND FUNDING

A. Cost Estimates

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

Table 7 – Lot Frontage Adjustments				
Project Component	Total Estimated Cost			
	Base Project: Red Wing Ave	Alternate 1: 4 th Street	Alternate 2: Alley	Base Project + Alt 1 & 2
Street & Site	\$ 1,691,746.37	\$ 91,328.18	\$ 88,095.71	\$ 1,871,170.26
Sidewalk	\$ 256,187.45			\$ 256,187.45
Sanitary Sewer & Services	\$ 383,159.39			\$ 383,159.39
Watermain & Services	\$ 676,808.79		\$ 61,463.81	\$ 738,272.60
Storm Sewer	\$ 388,575.55	\$ 42,189.40	\$ 27,730.45	\$ 458,495.40
Total	\$ 3,396,477.37	\$ 133,517.58	\$ 177,289.97	\$ 3,707,284.92

The total estimated cost of completing the base project area *and* the two alternate areas is approximately \$3.707 million. Detailed cost estimates for the base project area and the two alternate areas 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, 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.

B. Funding

Funding for the proposed improvement is proposed to come from the sale of bonds, to be repaid through special assessments, City enterprise funds, reserve funds and/or tax levy. Additional details on assessments are included in the following section.

C. Assessments

The following table contains a summary of the City's Assessment Policy (Administrative Policy #21):

Table 8 – Assessment Policy Summary		
Project Component	% Assessable	% City Cost
Street (Reconstruction/Rehab Urban or Rural Section) ¹	32% ¹	68%
Sidewalk	50%	50%
Storm Sewer	0%	100%
Watermain (Reconstruction)	0%	100%
Watermain (Extension)	100% ³	0%
Sanitary Sewer Main (Reconstruction)	0%	100%
Sanitary Sewer Main (Private) ⁴	33.3%	66.7%
Sanitary and Water Services	100%	0%

Notes:

- 1) Includes sidewalk, driveway approaches, drain tile and sump connections, and other miscellaneous costs associated with reconstruction projects.
- 2) City Policy is 50%, Council provided direction for reduced assessment rate during 7/23/19 work session.
- 3) Percentage used in actual assessment rolls is 50%, due to lack of improvement on east side of road (mobile home park already connected to City water system).
- 4) Private Sanitary Sewer applies to area between 8th St and ½ block north of 7th, where no public sanitary sewer main exists.

The assessable street cost assessment rate has been reduced from the rate set forth in the City Assessment Policy. Following discussion with the City Council during a workshop meeting on July 23, 2019, the City Council provided direction to reduce the street assessments to 32% (reduced from 50%). This revision was made in an effort to proceed with assessment estimates that are generally consistent with previous street and utility improvement assessments. It should be noted that the assessable percentages noted above are portions of standard street and utility costs. For the purposes of assessments, a standard residential 7-ton street section was used for calculations. A standard street width of 28 feet was used. Project costs required to build improvements beyond these standards is considered “oversizing” and is considered a 100% City cost. Utility oversizing adjustments do not affect assessment calculations on this project.

The following table summarizes the calculation methods used for the various assessment calculations:

Table 9 – Assessment Calculation Method ¹		
Project Component ¹	Basis of Assessment	
	Front Foot	Per Lot
Street (Reconstruction/Rehab Urban or Rural Section)	X	
Sidewalk	X	
Watermain (Extension)	X	
Sanitary Sewer Main (Private)	X	
Sanitary Sewer Main (Extension)	X	
Sanitary and Water Services		X

Notes: 1) Only project components with assessable costs included.

Additional details relating to adjustments to front footage are summarized in the table below:

Table 10 – Lot Frontage Adjustments	
Project Component	Adjustment
Lots with Multiple Frontages (Residential)	100% of front footage, 20% of rear & side footage
Lots with Multiple Frontages (Non-Residential)	100% of front footage, 50% of rear & side footage
Minimum/Maximum Frontage	50' Min / 150' Max (Residential), 300' Max (Non-Residential)
Rectangular Lots	$(\text{Area of lot (sq ft)} / 1500) \times 50 = \text{adjusted frontage}^1$
Triple Frontage	Third side of lot is not assessed

The City's Assessment policy has several adjustments for many specific scenarios. A summary of the calculated assessment rates is provided in the table below.

Table 11 – Assessment Rates				
Project Component	Assessment Rate			
	RWA ²	4 th St (Alt 1)	Alley (Alt 2)	
Street (Reconstruction/Rehab Urban or Rural Section) ¹	See below	\$60.89	\$28.68	Per Ft
9 th St - 10 th St → Segment A (RWA ² , 2nd St - 8th St)	\$57.39			Per Ft
Segment B (RWA ² , 8 th St – 9 th St)	\$77.62			Per Ft
2 nd St - 8 th St → Segment C (RWA ² , 9th St - 10th St)	\$77.62			Per Ft
Sidewalk	\$22.51			Per Ft
Storm Sewer	\$0.00	\$0.00	\$0.00	-
Watermain (Reconstruction)	\$0.00	\$0.00	\$0.00	Per Ft
Watermain (Extension)	\$59.83			Per Ft
Water Service	\$2,513.67 ³		\$1,976.76	Per Lot
Sanitary Sewer Main (Reconstruction)	\$0.00			Per Ft
Sanitary Sewer Main (Private/Extension)	\$12.79			Per Ft
Sanitary Service	\$2,005.97			Per Lot

Notes: 1) Street segments A, B, and C, include assessments applicable to the specific street and sidewalk improvements proposed as well as overall project costs that are equal, regardless of the street segment proposed (i.e. erosion control, mobilization, etc.)

2) RWA = Red Wing Avenue

3) Additional assessment rate for larger water services. See attached assessment roll.

A copy of the preliminary assessment roll for the base project (Red Wing Avenue), Alternate 1 (4th Street), and Alternate 2 (Alley) included in **Appendix C**. A Parcel Map, illustrating the approximate limits of each assessable property abutting the improvements is included in **Figures 10-11** of **Appendix A**. Refer to the City Assessment Policy for details relating to payment of assessments and

options for assessment deferral. Please note that all assessments should be considered *preliminary* and are subject to change up until the final assessment hearing. The final assessment hearing is tentatively scheduled for the fall of 2020, near the substantial completion of the project.

VI. PUBLIC INVOLVEMENT

In accordance with the City Assessment Policy and Chapter 429 of the Minnesota State Statutes, a minimum of two public hearings are required to assess adjacent property owners for the proposed improvements.

The first of which is known as the “Improvement Hearing”. This hearing will be held after the feasibility report is received and is intended to describe the general nature of the improvements, and to provide reasonable estimates of project costs and assessments.

The second required hearing is the “assessment hearing”. The current project timeline has the assessment hearing scheduled during the fall of 2020, near the substantial completion date. By this time, bid costs will be known and final material and labor quantities will be better understood. Prior to the assessment hearing, a *final* assessment roll will be prepared using the project final project costs. The primary purpose of this meeting is to notify property owners of the final assessment due provide an opportunity for public input and comment. Once the public assessment hearing is closed, the final assessment roll can be approved and certified to 2021 taxes.

To increase public knowledge and understanding of the project, it is recommended that public informational meetings be held during various stages of the project planning and design process. These meetings can be held as an informal, neighborhood-style meeting where residents can collect additional information about the project, ask questions, learn about how the project will affect residents during construction.

VII. PROJECT SCHEDULE

Below is a tentative schedule for the Red Wing Avenue (and potential project alternates) Improvement project. This schedule is based on construction during the summer of 2020 and certifying final assessments to the county auditor by November 30, 2020.

Table 12 – Tentative Project Schedule	
Council Authorize Preliminary Engineering Report	3/12/2019
Prepare Feasibility Report	Summer 2019
Council Work Session (Review Draft Feasibility Report)	6/25/2019
Council Work Session (Review Assessments/Financing)	7/23/2019
Resolution Receiving Report and Calling for Hearing on Improvement	8/13/2019
Mail Notice for Neighborhood Meeting #1	8/22/2019
Advertise for Improvement Hearing (2x in newspaper)	8/29, 9/5/2019 ¹
Mail Notices for Improvement Hearing	8/29/2019 ¹
Neighborhood Meeting #1	9/5/2019
Hold Improvement Hearing, Resolution Ordering Improvement and Preparation of Plans and Specifications	9/10/2019
Prepare Plans and Specifications	Oct 2019– Jan 2019
Hold Utility Coordination Meeting	Late Nov 2019
Mail Notice for Neighborhood Meeting #2	Jan 2020
Neighborhood Meeting #2	Jan 2020
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	2/11/2020
Advertise for Bids (in newspaper, 3 weeks prior to opening)	2/13/2020
Open Bids	3/6/2020
Resolution Accepting Low Bid and Awarding Contract	3/10/2020
Neighborhood Meeting #3 (optional)	April 2020
Begin Construction	April/May 2020
Order Advertisement of Assessment Hearing (Resolution)	10/13/2020
Advertise for Assessment Hearing (in newspaper, 2 weeks prior to meeting)	10/15/2020 ¹
Mail Notices for Assessment Hearing	10/15/2020 ¹
Neighborhood Meeting #4 (optional)	10/22/2020
Hold Assessment Hearing (Resolution Approving Final Assessment Roll)	10/29/2020
Substantial Completion of Construction	10/30/2020
Deadline for pre-payment of assessments	11/30/2020
Assessment certified to 2021 Taxes	11/30/2020
Final Completion of Construction	June 2021

Notes: 1) Dates should be considered last available newspaper publish date or postmark date for mailed notices.

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

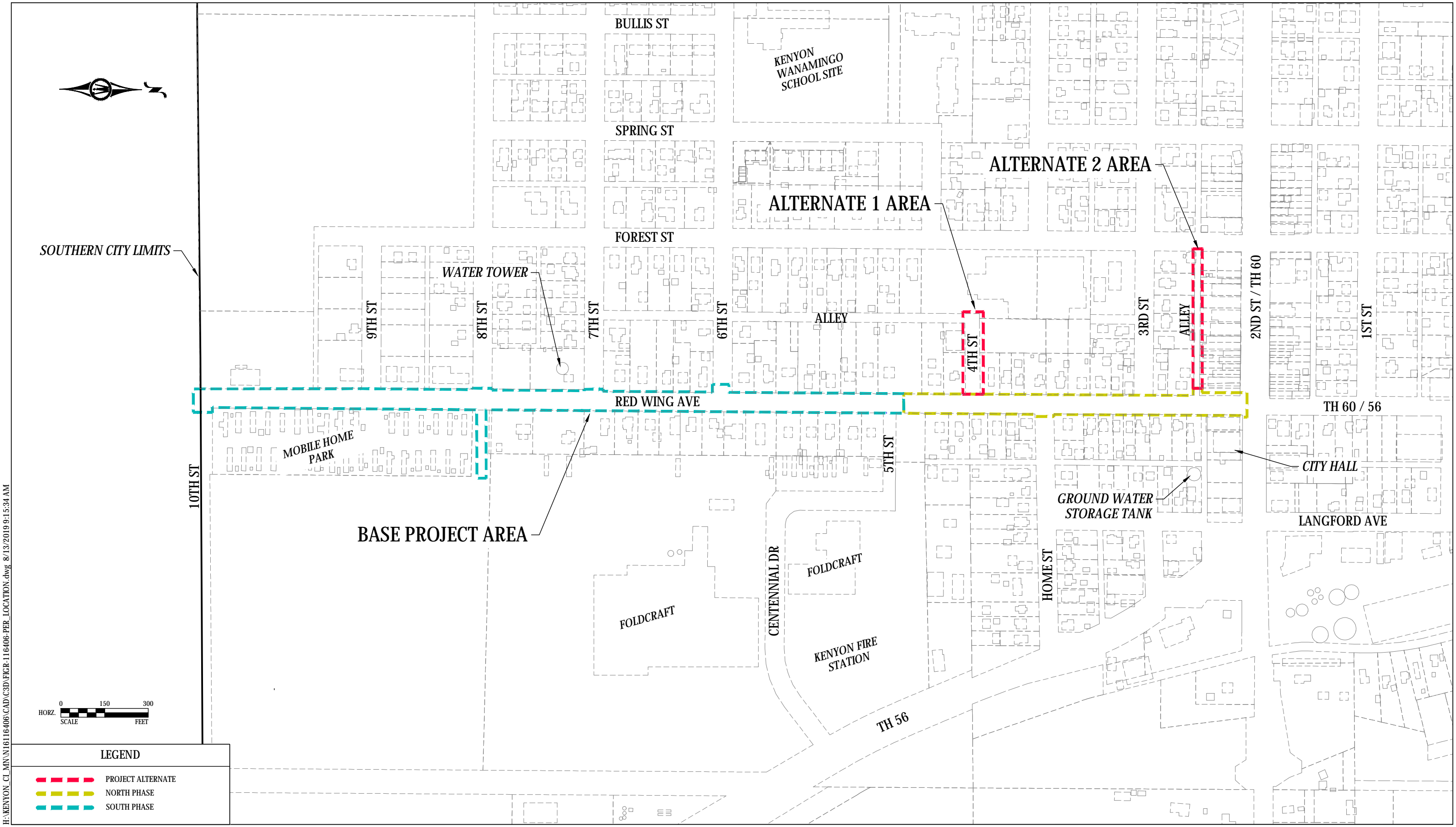
VIII. CONCLUSION AND RECOMMENDATIONS

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

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

We recommend that the Council accept this report and call for a hearing on the proposed improvements. Prior to calling for the assessment hearing, the Council should provide direction relating to the selection of project areas discussed in this report (base project area, 4th Street alternate and Alley alternate), as this will affect the required mailings for the improvement hearing.

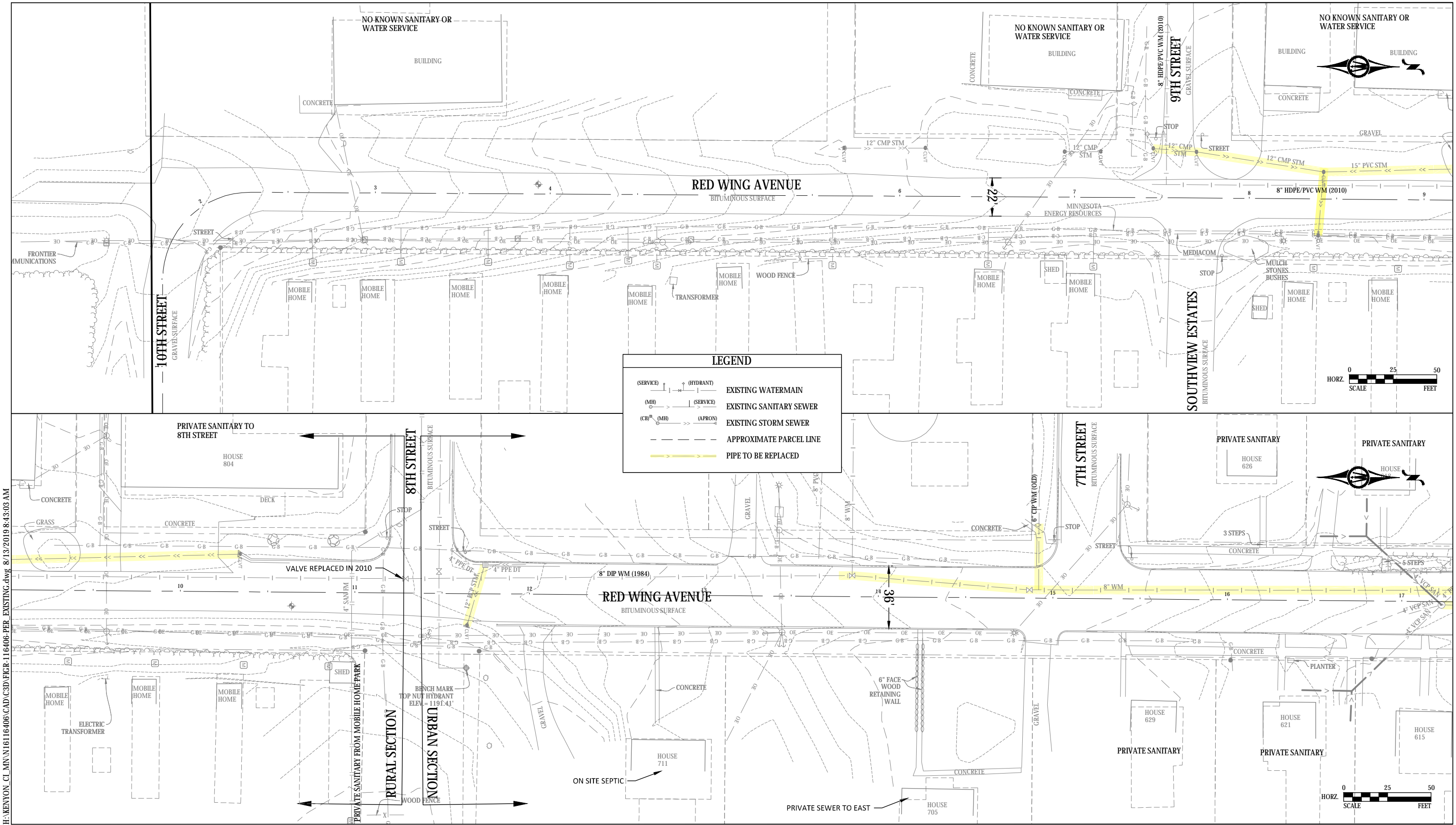
Appendix A: Figures

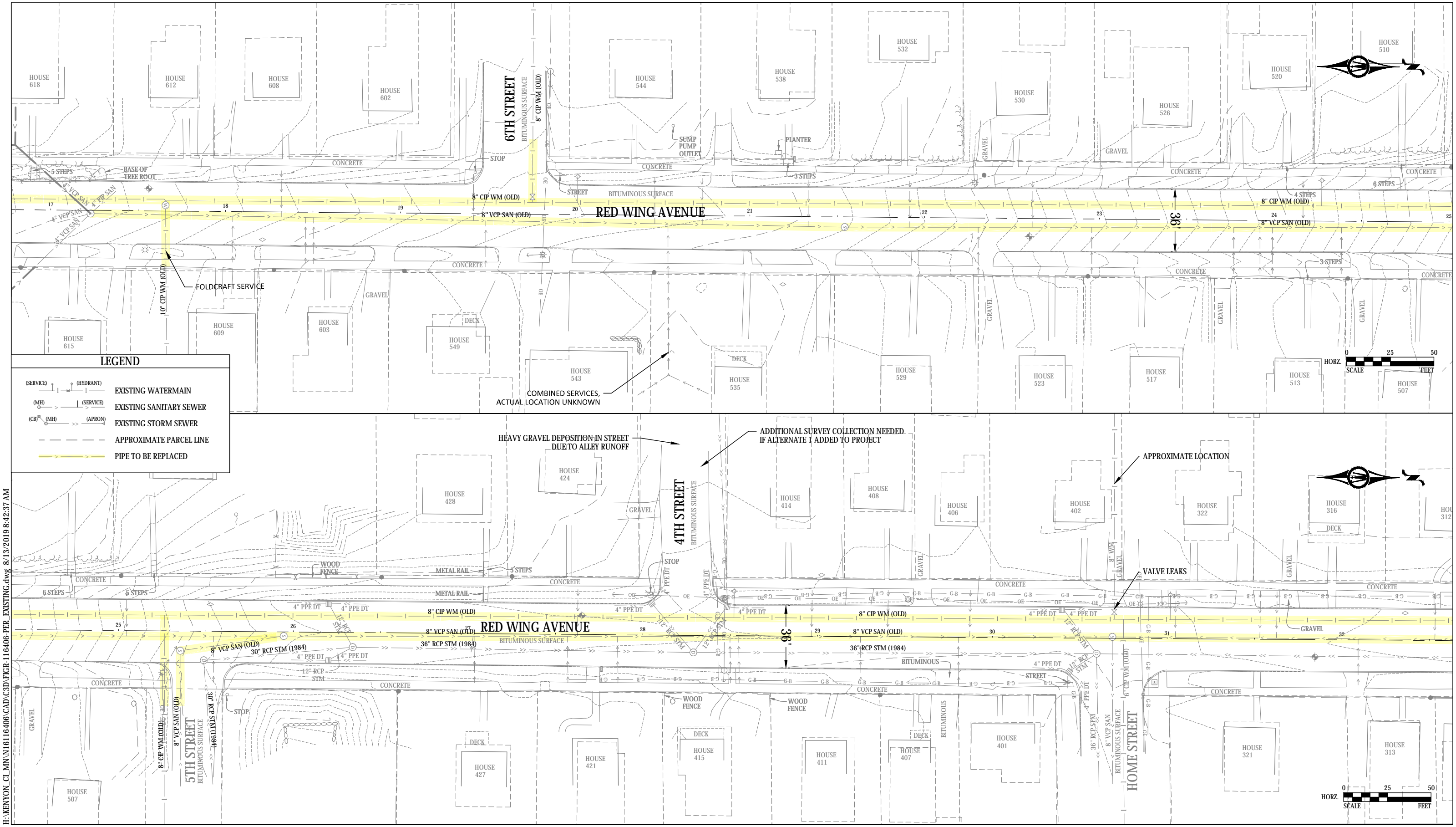




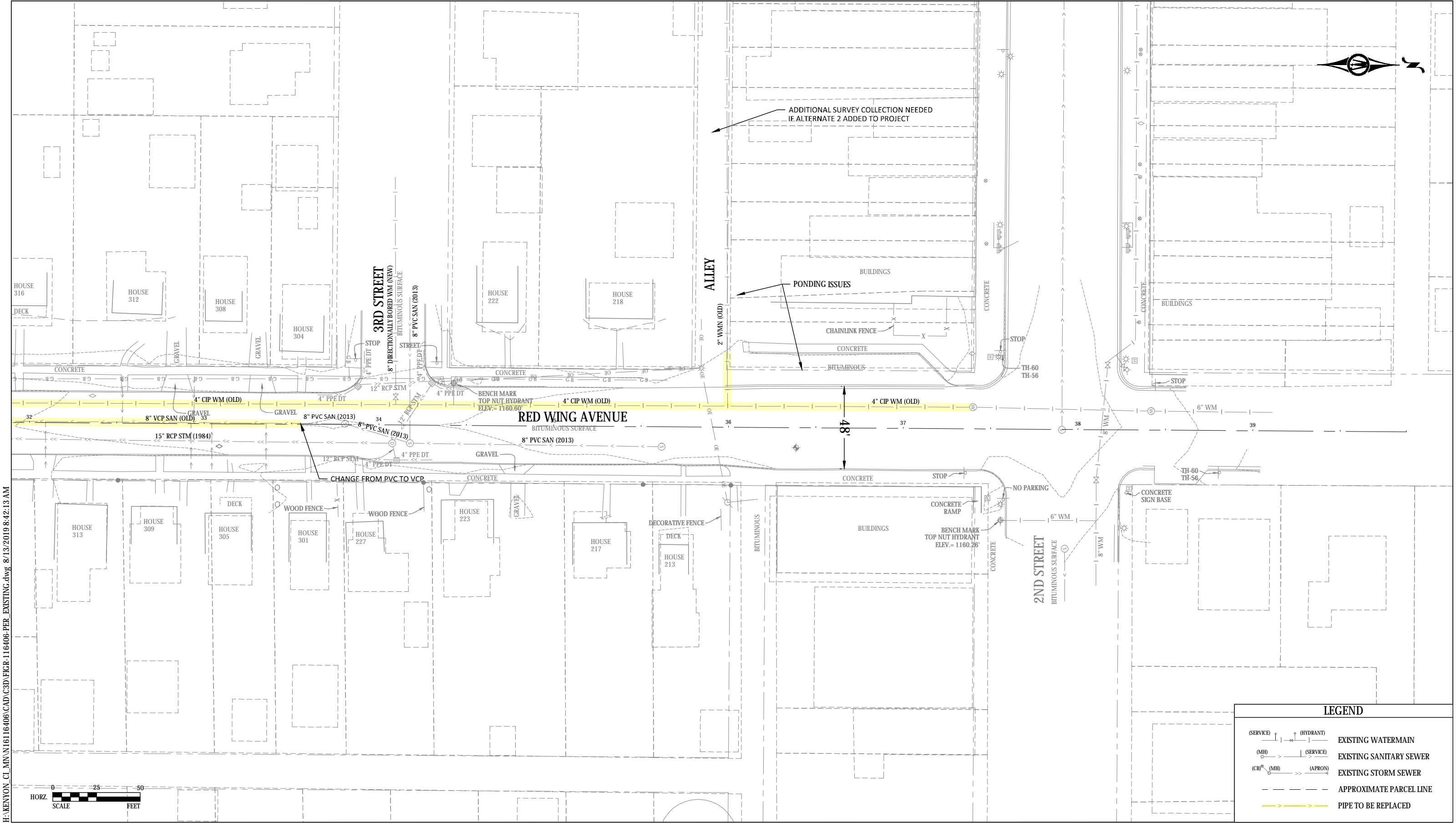
Red Wing Avenue Street & Utility Improvements
City of Kenyon, Minnesota

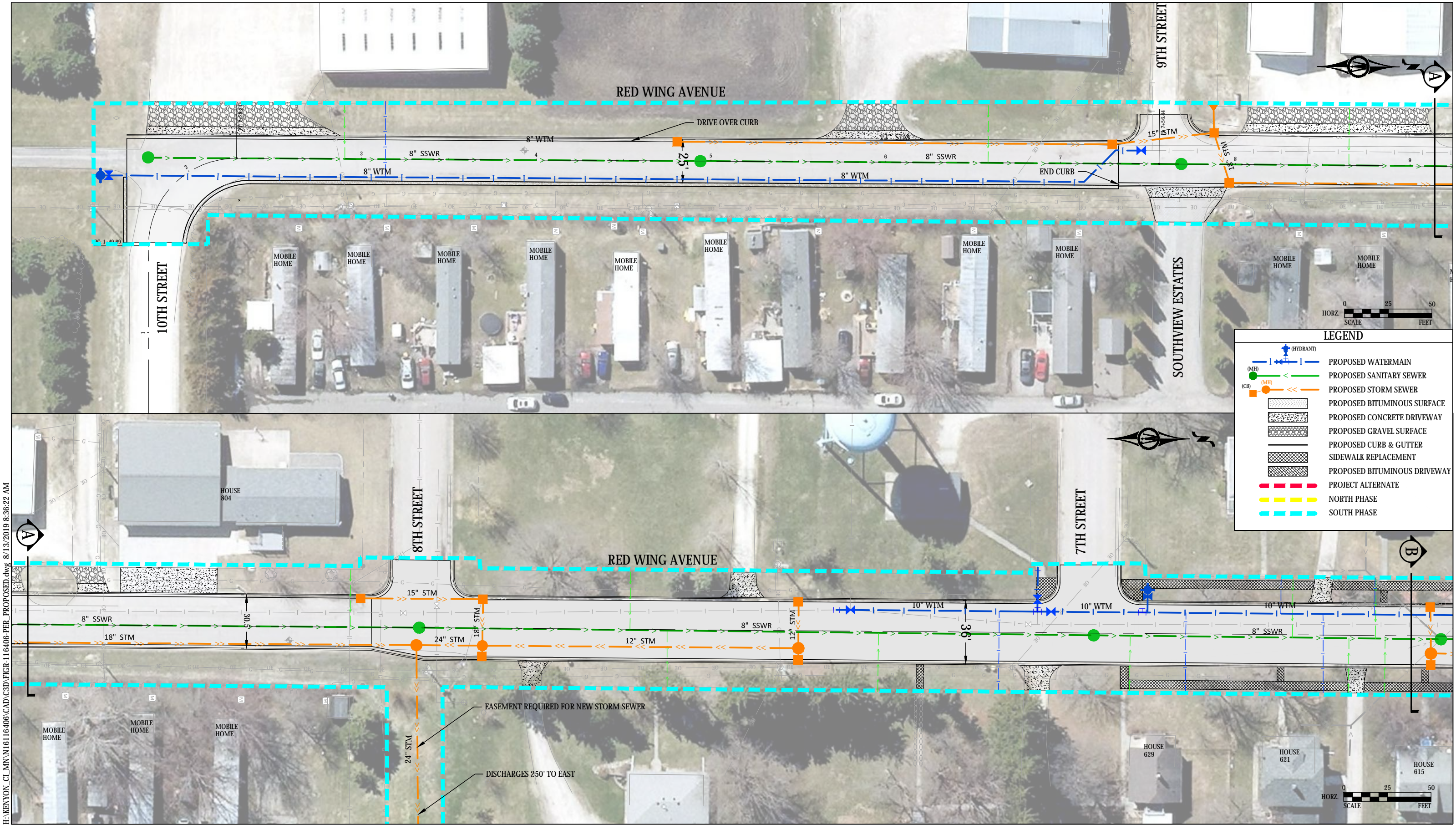
Figure 2: Existing Conditions Map
August 2019





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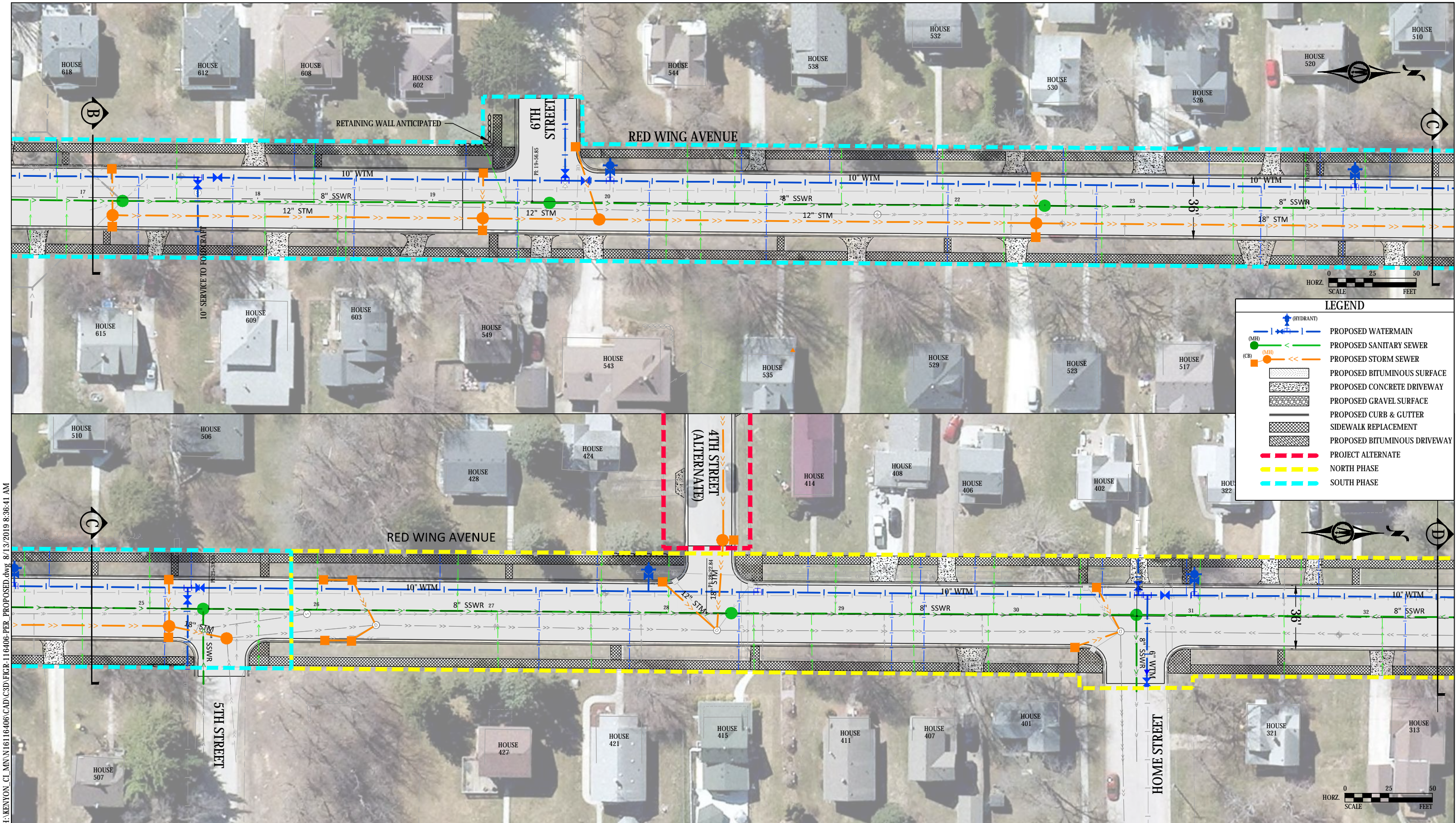


Red Wing Avenue Street & Utility Improvements

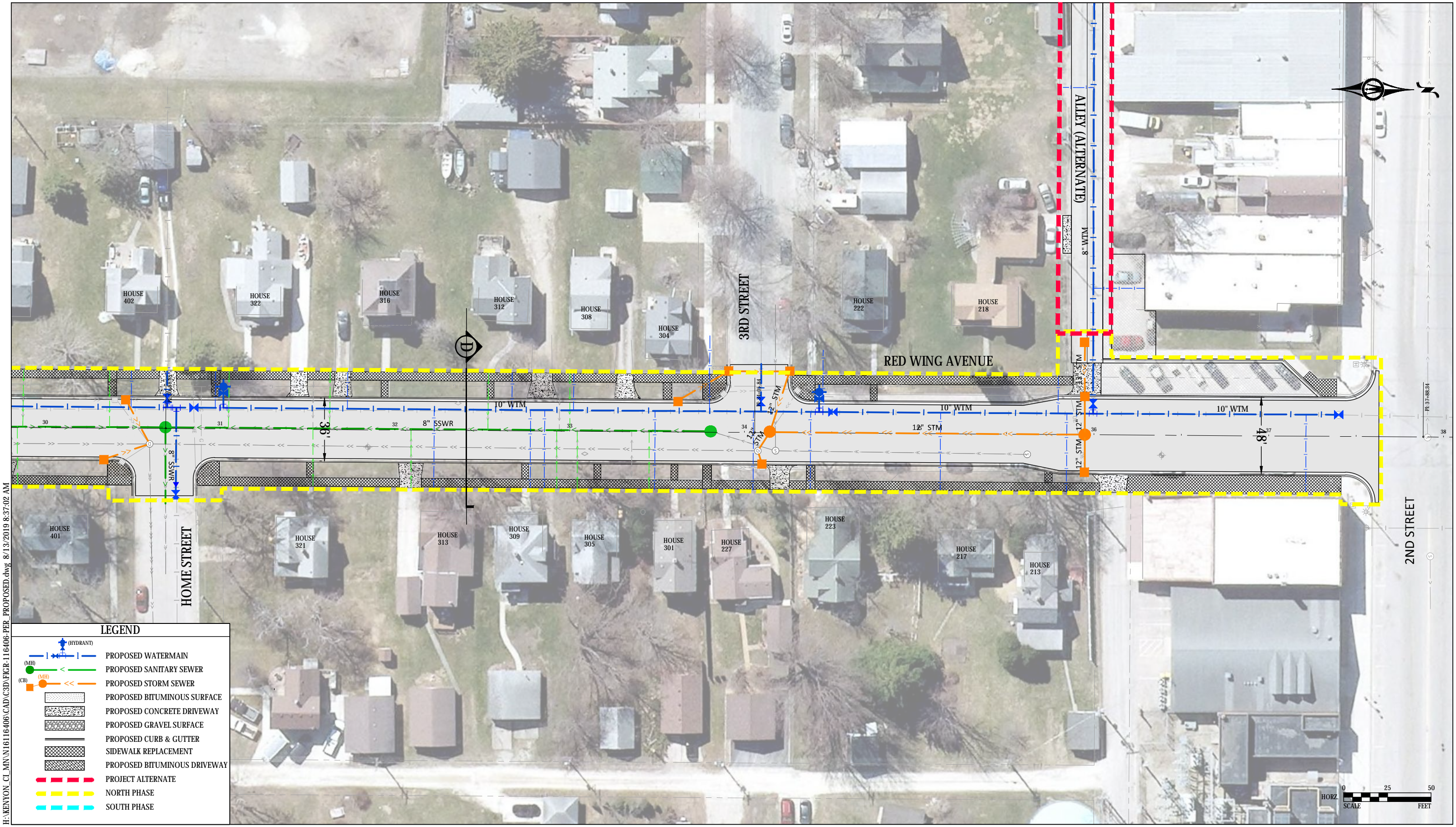
City of Kenyon, Minnesota

Appendix A

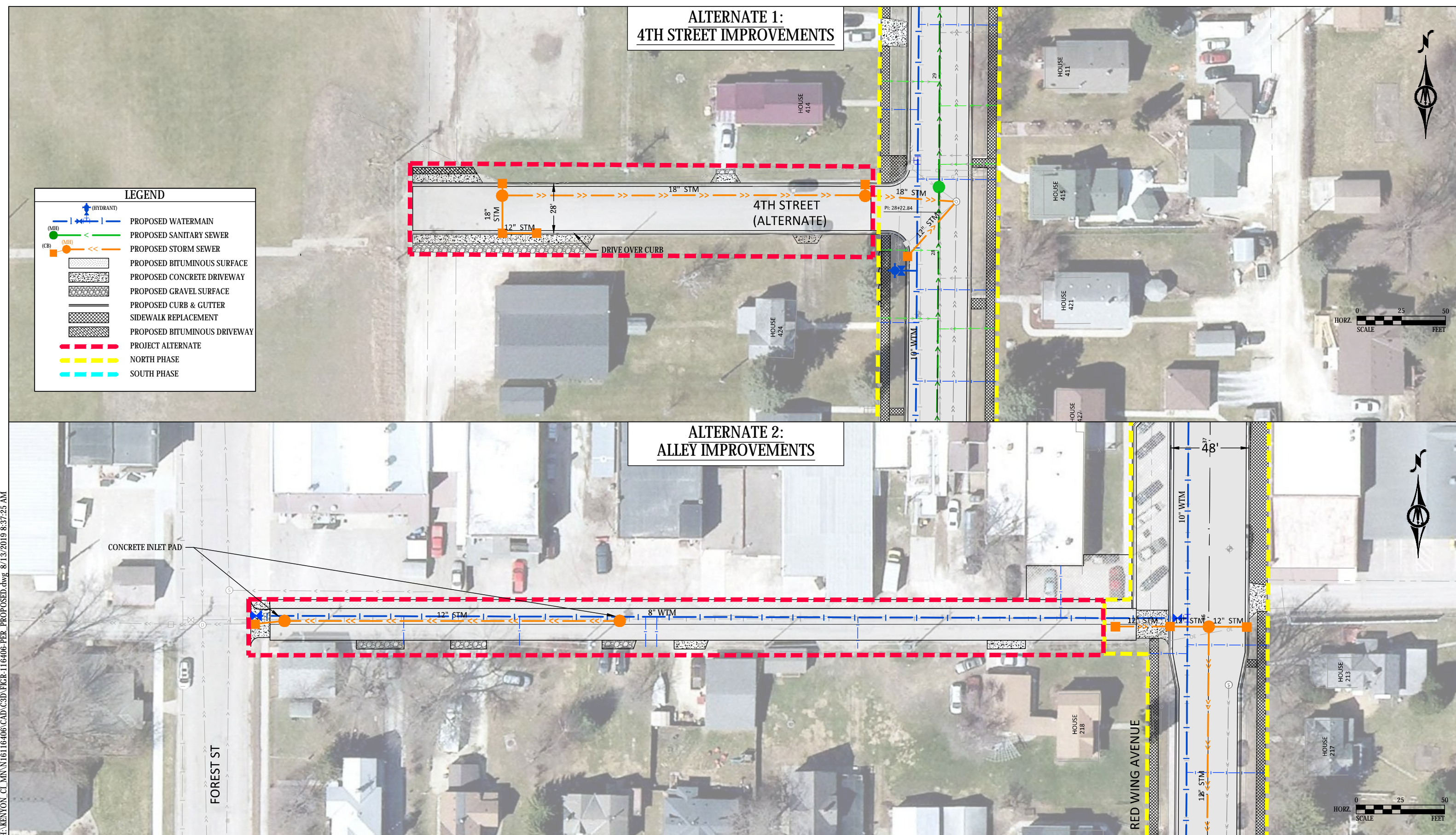
Figure 6: Proposed Conditions Map
August 2019

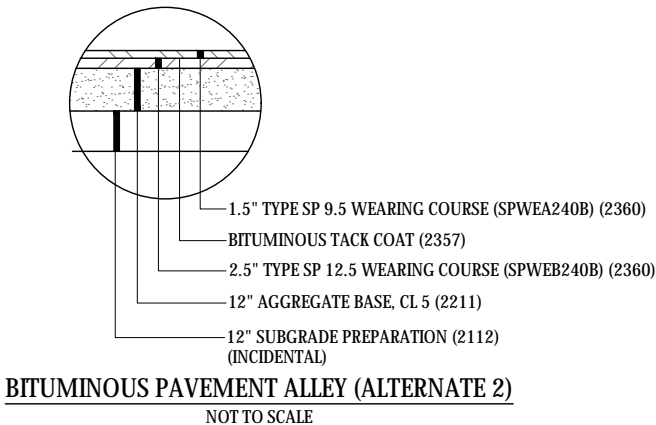
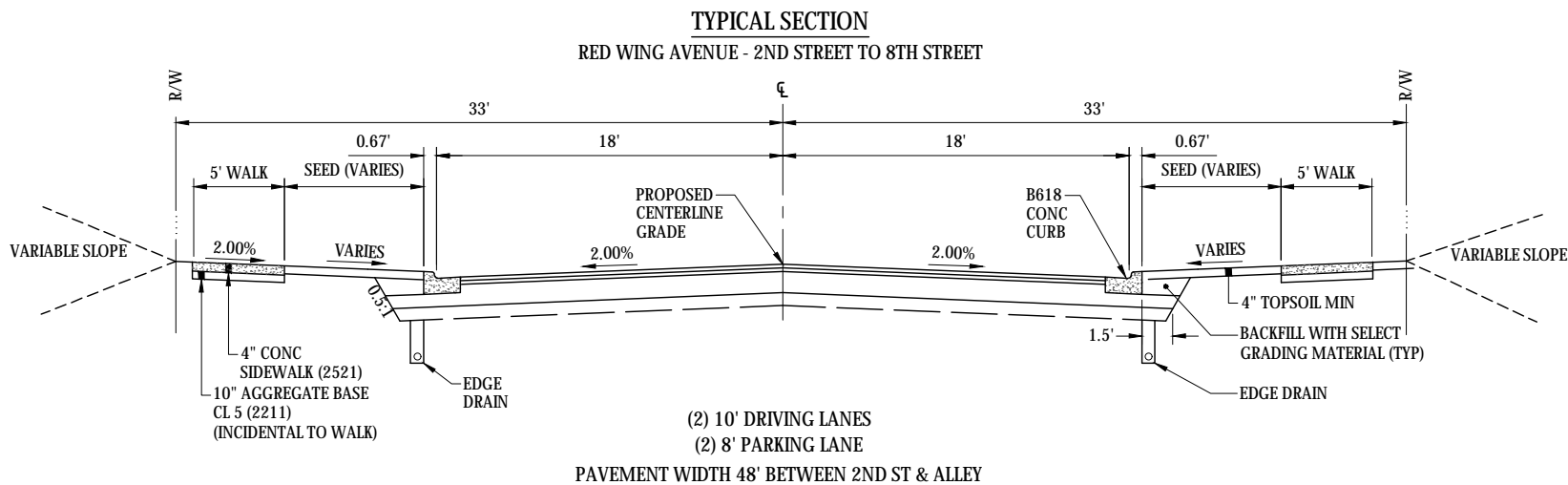
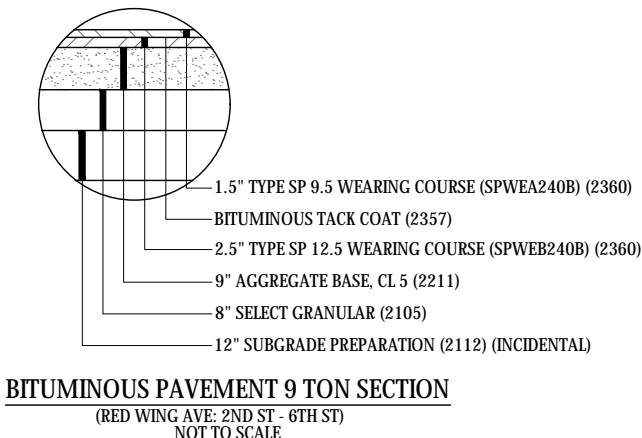
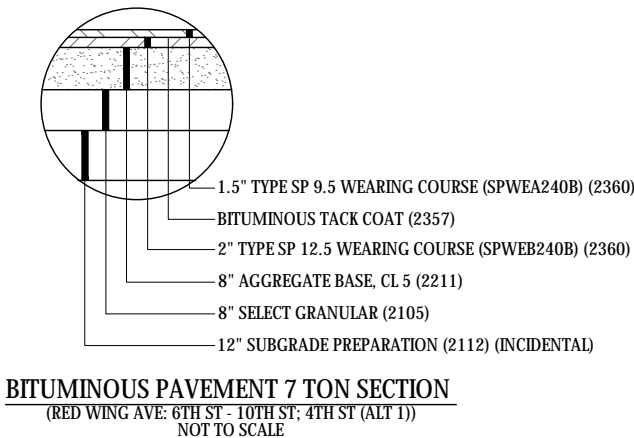
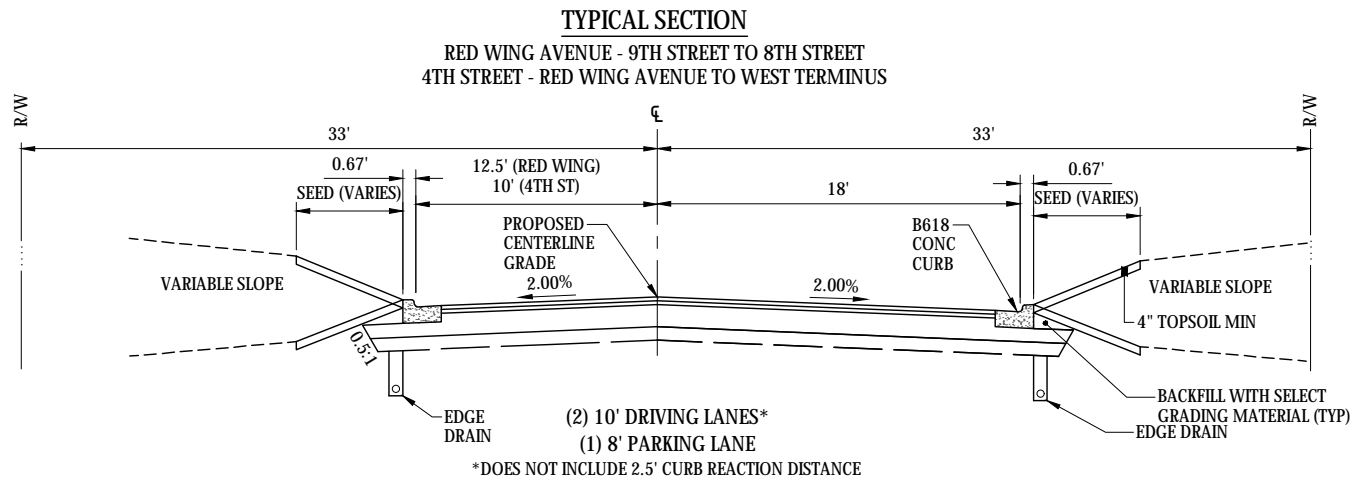
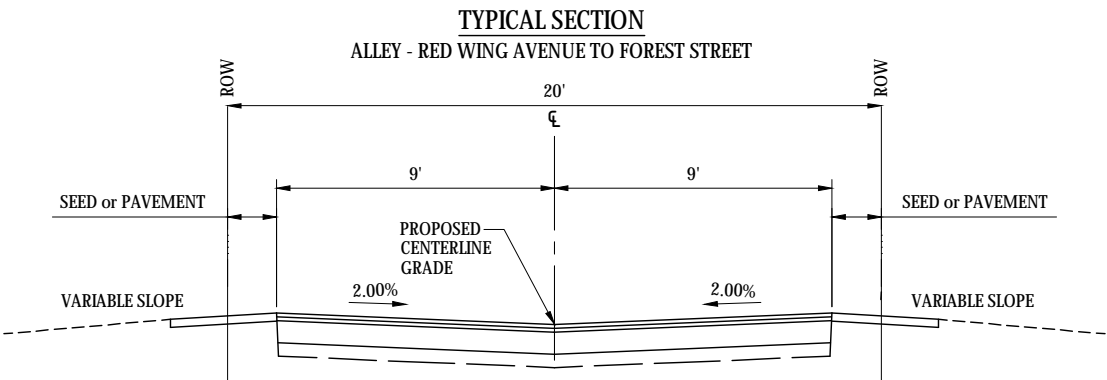
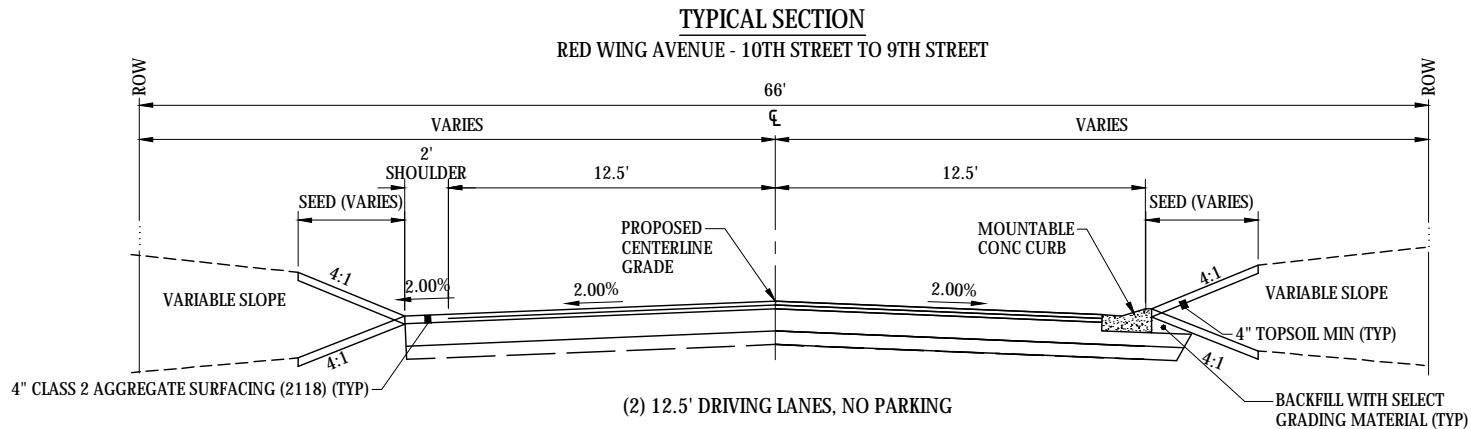


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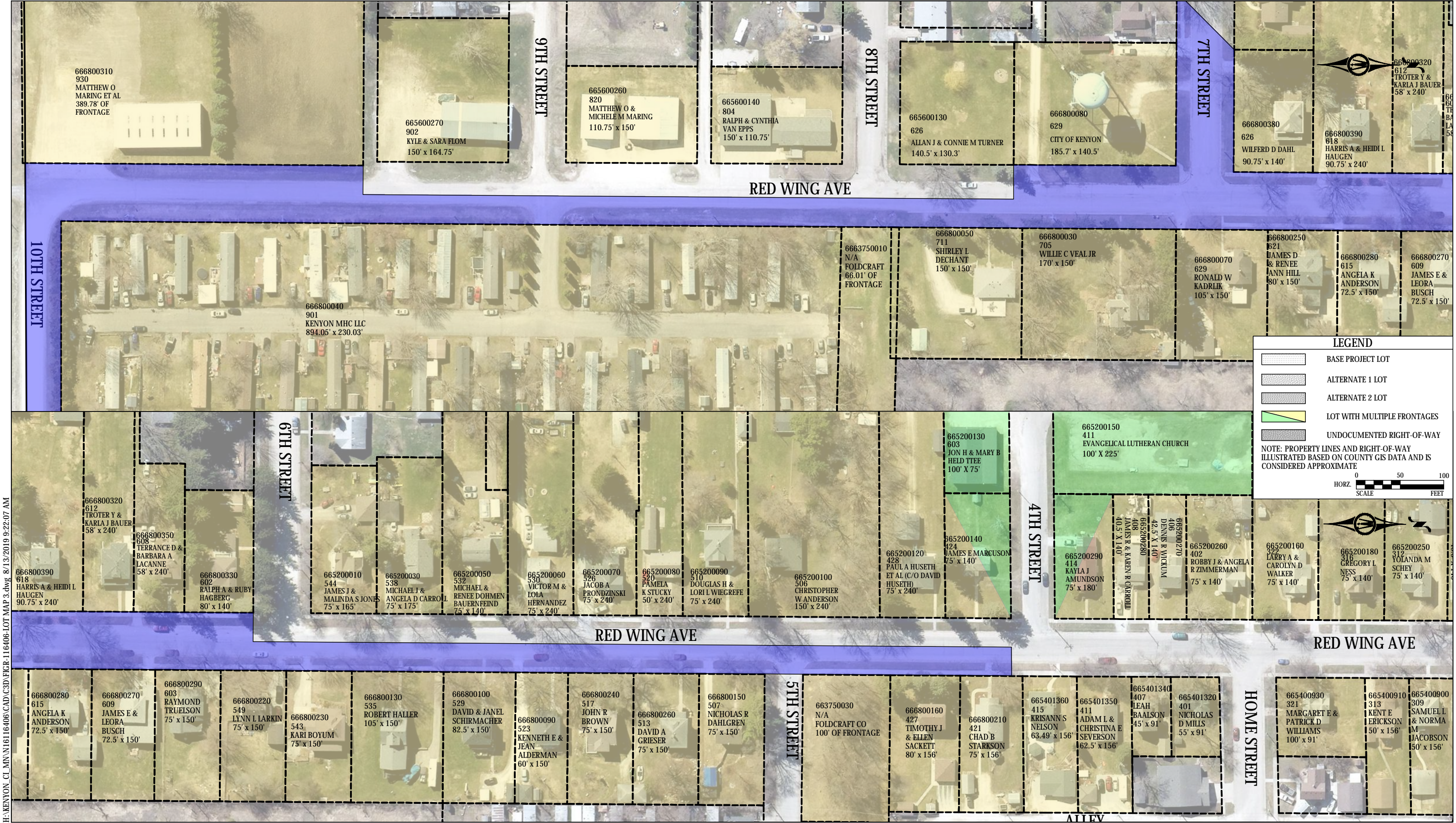


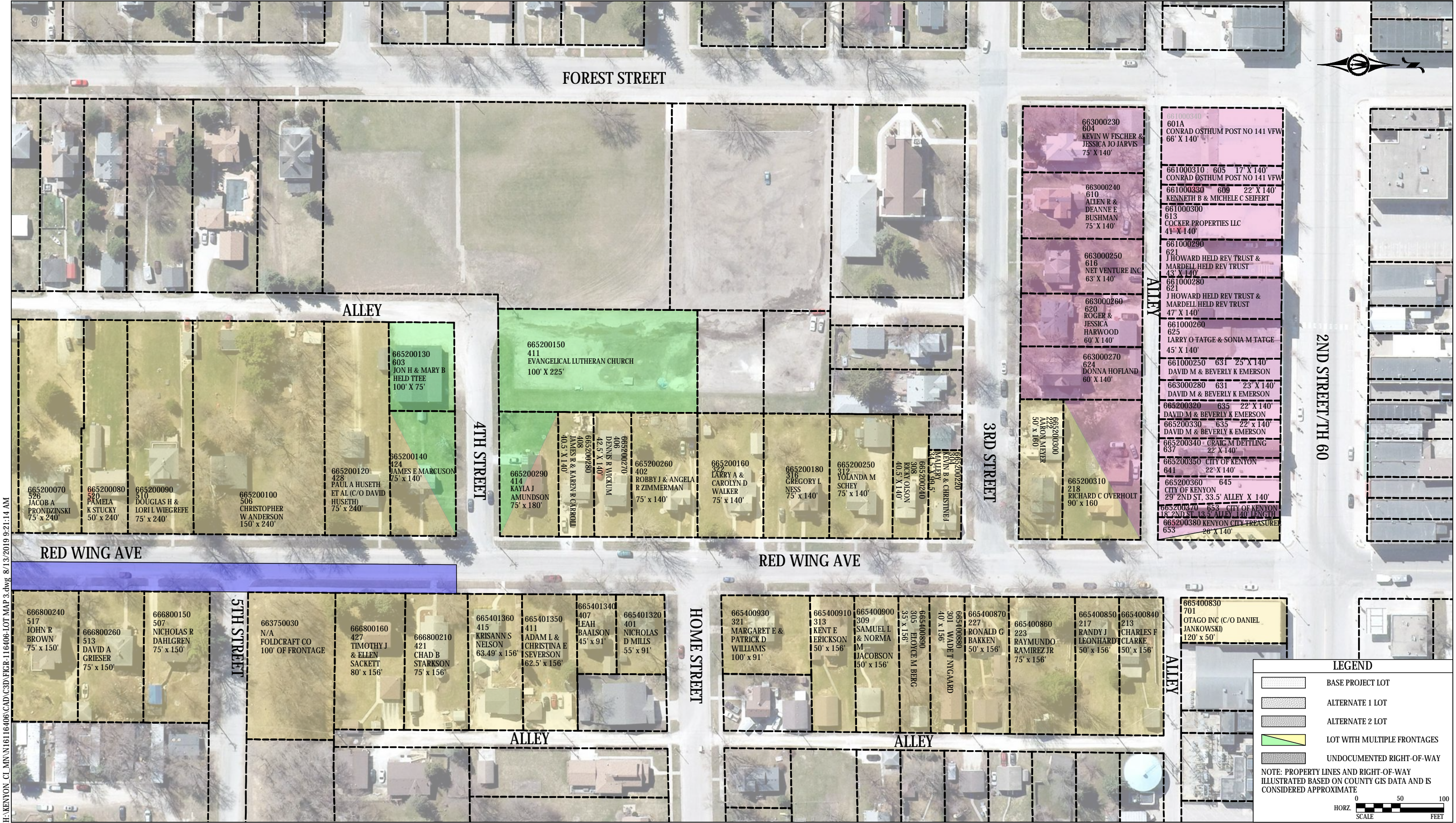




Red Wing Avenue Street & Utility Improvements
City of Kenyon, Minnesota

Figure 10: Parcel Map
August 2019





Appendix B: Detailed Cost Estimate



Appendix B
ENGINEER'S PRELIMINARY COST ESTIMATE

Red Wing Avenue Street & Utility Improvements
(Red Wing Avenue, 4th Street Alternate and Alley Alternate)
City of Kenyon, Minnesota
BMI Project No.: N16.116406



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Date: 7/17/19

Item	Unit	Estimated Unit Price	North Phase		South Phase		Total Project	
			Estimated Quantity	Amount	Estimated Quantity	Amount	Estimated Quantity	Amount
BASE PROJECT: RED WING AVENUE								
SEGMENT A (10TH ST - 9TH ST, 25' SUB-URBAN SECTION)								
STREET & SITE								
MOBILIZATION, TRAFFIC CONTROL, EROSION CONTROL	LS	\$110,000.00			0.16	\$17,600.00	0.16	\$17,600.00
REMOVE BITUMINOUS PAVEMENT	SY	\$3.00			1680	\$5,040.00	1680	\$5,040.00
SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$4.00			80	\$320.00	80	\$320.00
COMMON EXCAVATION (EV) (P)	CY	\$11.50			1430	\$16,445.00	1430	\$16,445.00
GEOTEXTILE FABRIC	SY	\$1.75			2010	\$3,517.50	2010	\$3,517.50
SUBGRADE EXCAVATION (EV)	CY	\$12.50			150	\$1,875.00	150	\$1,875.00
STABILIZING AGGREGATE (CV)	CY	\$30.00			150	\$4,500.00	150	\$4,500.00
AGGREGATE BASE CLASS 5 (CV) (P)	CY	\$30.00			410	\$12,300.00	410	\$12,300.00
AGGREGATE SHOULDERING CLASS 2 (CV) (P)	CY	\$35.00			43	\$1,505.00	43	\$1,505.00
SELECT GRANUAL BORROW (CV)	CY	\$20.00			410	\$8,200.00	410	\$8,200.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 1.5" THICK (P)	SY	\$6.25			1680	\$10,500.00	1680	\$10,500.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.0" THICK (P)	SY	\$8.10			1680	\$13,608.00	1680	\$13,608.00
6" PERFORATED PVC PIPE DRAIN	LF	\$12.50			1140	\$14,250.00	1140	\$14,250.00
6" PVC PIPE DRAIN CLEANOUT	EA	\$300.00			2	\$600.00	2	\$600.00
SUMP PUMP SERVICE	EA	\$750.00			2	\$1,500.00	2	\$1,500.00
CONCRETE CURB & GUTTER (DRIVE OVER)	LF	\$16.00			570	\$9,120.00	570	\$9,120.00
AGGREGATE SURFACING, CLASS 2 (DRIVEWAYS)	CY	\$25.00			40	\$1,000.00	40	\$1,000.00
7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	SY	\$70.00			84	\$5,880.00	84	\$5,880.00
AMENDED TOPSOIL BORROW (LV)	CY	\$30.00			220	\$6,600.00	220	\$6,600.00
SEED, FERTILIZE & HYDROMULCH	SY	\$3.50			1400	\$4,900.00	1400	\$4,900.00
SUBTOTAL						\$139,260.50		\$139,260.50
10% CONTINGENCY						\$13,926.05		\$13,926.05
ESTIMATED CONSTRUCTION COST						\$153,186.55		\$153,186.55
ENGINEERING, ADMINISTRATION, FINANCING						\$41,360.37		\$41,360.37
ESTIMATED PROJECT COST - SEGMENT A STREET & SITE						\$194,546.92		\$194,546.92
SEGMENT B (9TH ST - 8TH ST, 30.5' URBAN SECTION)								
STREET & SITE								
MOBILIZATION, TRAFFIC CONTROL, EROSION CONTROL	LS	\$110,000.00			0.1	\$11,000.00	0.1	\$11,000.00
REMOVE BITUMINOUS PAVEMENT	SY	\$3.00			1275	\$3,825.00	1275	\$3,825.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$6.00			90	\$540.00	90	\$540.00
REMOVE CURB & GUTTER	LF	\$3.00			100	\$300.00	100	\$300.00
SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	\$5.50			55	\$302.50	55	\$302.50
SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$4.00			80	\$320.00	80	\$320.00
COMMON EXCAVATION (EV) (P)	CY	\$11.50			1040	\$11,960.00	1040	\$11,960.00
GEOTEXTILE FABRIC	SY	\$1.75			1500	\$2,625.00	1500	\$2,625.00
SUBGRADE EXCAVATION (EV)	CY	\$12.50			110	\$1,375.00	110	\$1,375.00
STABILIZING AGGREGATE (CV)	CY	\$30.00			110	\$3,300.00	110	\$3,300.00
AGGREGATE BASE CLASS 5 (CV) (P)	CY	\$30.00			320	\$9,600.00	320	\$9,600.00
SELECT GRANUAL BORROW (CV)	CY	\$20.00			320	\$6,400.00	320	\$6,400.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 1.5" THICK (P)	SY	\$6.25			1220	\$7,625.00	1220	\$7,625.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.0" THICK (P)	SY	\$8.10			1220	\$9,882.00	1220	\$9,882.00
6" PERFORATED PVC PIPE DRAIN	LF	\$12.50			750	\$9,375.00	750	\$9,375.00
6" PVC PIPE DRAIN CLEANOUT	EA	\$300.00			2	\$600.00	2	\$600.00
SUMP PUMP SERVICE	EA	\$750.00			2	\$1,500.00	2	\$1,500.00
AGGREGATE SURFACING, CLASS 2 (DRIVEWAYS)	CY	\$25.00			30	\$750.00	30	\$750.00
BITUMINOUS DRIVEWAY PATCH	SY	\$40.00			55	\$2,200.00	55	\$2,200.00
7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	SY	\$70.00			190	\$13,300.00	190	\$13,300.00
CONCRETE CURB & GUTTER DESIGN B618	LF	\$16.00			750	\$12,000.00	750	\$12,000.00
AMENDED TOPSOIL BORROW (LV)	CY	\$30.00			140	\$4,200.00	140	\$4,200.00
SEED, FERTILIZE & HYDROMULCH	SY	\$3.50			930	\$3,255.00	930	\$3,255.00
SUBTOTAL						\$116,234.50		\$116,234.50
10% CONTINGENCY						\$11,623.45		\$11,623.45
ESTIMATED CONSTRUCTION COST						\$127,857.95		\$127,857.95
ENGINEERING, ADMINISTRATION, FINANCING						\$34,521.65		\$34,521.65
ESTIMATED PROJECT COST - SEGMENT B STREET & SITE						\$162,379.60		\$162,379.60
SEGMENT C (8TH ST - 2ND ST, 36'-44' URBAN SECTION)								
STREET & SITE								
MOBILIZATION, TRAFFIC CONTROL, EROSION CONTROL	LS	\$110,000.00	0.33	\$36,300.00	0.41	\$45,100.00	0.74	\$81,400.00
REMOVE BITUMINOUS PAVEMENT	SY	\$3.00	4885	\$14,655.00	5930	\$17,790.00	10815	\$32,445.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$6.00	364	\$2,184.00	429	\$2,574.00	793	\$4,758.00
REMOVE CONCRETE WALK (PRIVATE OUTWALKS)	SF	\$1.00	534	\$534.00	484	\$484.00	1018	\$1,018.00
REMOVE CURB & GUTTER	LF	\$3.00	2496	\$7,488.00	2979	\$8,937.00	5475	\$16,425.00
SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	\$5.50	315	\$1,732.50	410	\$2,255.00	725	\$3,987.50
SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$4.00	200	\$800.00	160	\$640.00	360	\$1,440.00
CLEARING	TREE	\$450.00	16	\$7,200.00	19	\$8,550.00	35	\$15,750.00
GRUBBING	TREE	\$450.00	16	\$7,200.00	19	\$8,550.00	35	\$15,750.00
COMMON EXCAVATION (EV) (P)	CY	\$11.50	4170	\$47,955.00	5090	\$58,535.00	9260	\$106,490.00
GEOTEXTILE FABRIC	SY	\$1.75	5780	\$10,115.00	7030	\$12,302.50	12810	\$22,417.50
SUBGRADE EXCAVATION (EV)	CY	\$12.50	420	\$5,250.00	510	\$6,375.00	930	\$11,625.00
STABILIZING AGGREGATE (CV)	CY	\$30.00	420	\$12,600.00	510	\$15,300.00	930	\$27,900.00
AGGREGATE BASE CLASS 5 (CV) (P)	CY	\$30.00	1265	\$37,950.00	1320	\$39,600.00	2585	\$77,550.00
SELECT GRANUAL BORROW (CV)	CY	\$20.00	1060	\$21,200.00	1295	\$25,900.00	2355	\$47,100.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 1.5" THICK (P)	SY	\$6.25	4860	\$30,375.00	5930	\$37,062.50	10790	\$67,437.50
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.0" THICK (P)	SY	\$8.10	0	\$0.00	3189	\$25,830.90	3189	\$25,830.90
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.5" THICK (P)	SY	\$10.10	4860	\$49,086.00	2742	\$27,694.20	7602	\$76,780.20
6" PERFORATED PVC PIPE DRAIN	LF	\$12.50	2496	\$31,200.00	2979	\$37,237.50	5475	\$68,437.50
6" PVC PIPE DRAIN CLEANOUT	EA	\$300.00	8	\$2,400.00	8	\$2,400.00	16	\$4,800.00
SUMP PUMP SERVICE	EA	\$750.00	31	\$23,250.00	30	\$22,500.00	61	\$45,750.00
AGGREGATE SURFACING, CLASS 2 (DRIVEWAYS)	CY	\$25.00	25	\$625.00	25	\$625.00	50	\$1,250.00
6" CONCRETE DRIVEWAY PAVEMENT (RESIDENTIAL)	SY	\$65.00	268	\$17,420.00	429	\$27,885.00	697	\$45,305.00
7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	SY	\$70.00	96	\$6,720.00			96	\$6,720.00
BITUMINOUS DRIVWAY PATCH	SY	\$40.00	25	\$1,000.00			25	\$1,000.00
4" CONCRETE WALK (PRIVATE OUTWALKS)	SF	\$6.00	534	\$3,204.00	484	\$2,904.00	1018	\$6,108.00
CONCRETE CURB & GUTTER DESIGN B618	LF	\$16.00	2496	\$39,936.00	2979	\$47,664.00	5475	\$87,600.00
AMENDED TOPSOIL BORROW (LV)	CY	\$30.00	440	\$13,200.00	550	\$16,500.00	990	\$29,700.00
SEED, FERTILIZE & HYDROMULCH	SY	\$3.50	2880	\$10,080.00	3610	\$12,635.00	6490	\$22,715.00
SUBTOTAL				\$441,659.50		\$513,830.60		\$955,490.10
10% CONTINGENCY				\$44,165.95		\$51,383.06		\$95,549.01
ESTIMATED CONSTRUCTION COST				\$485,825.45		\$565,213.66		\$1,051,039.11
ENGINEERING, ADMINISTRATION, FINANCING				\$131,172.87		\$152,607.69		\$283,780.56
ESTIMATED PROJECT COST - SEGMENT C STREET & SITE				\$616,998.32		\$717,821.35		\$1,334,819.67
PUBLIC SIDEWALK								
REMOVE CONCRETE WALK	SF	\$1.00	11250	\$11,250.00	9762	\$9,762.00	21012	\$21,012.00
4" CONCRETE WALK	SF	\$6.00	11250	\$67,500.00	9762	\$58,572.00	21012	\$126,072.00
TRUNCATED DOMES	SF	\$55.00	180	\$9,900.00	130	\$7,150.00	310	\$17,050.00
RETAINING WALL	SF	\$55.00	70	\$3,850.00	280	\$15,400.00	350	\$19,250.00
SUBTOTAL				\$92,500.00		\$90,884.00		\$183,384.00
10% CONTINGENCY				\$9,250.00		\$9,088.40		\$18,338.40
ESTIMATED CONSTRUCTION COST				\$101,750.00		\$99,972.40		\$201,722.40
ENGINEERING, ADMINISTRATION, FINANCING				\$27,472.50		\$26,992.55		\$54,465.05
ESTIMATED PROJECT COST - PUBLIC SIDEWALK				\$129,222.50		\$126,964.95		\$256,187.45



Appendix B
ENGINEER'S PRELIMINARY COST ESTIMATE

Red Wing Avenue Street & Utility Improvements
(Red Wing Avenue, 4th Street Alternate and Alley Alternate)
City of Kenyon, Minnesota
BMI Project No.: N16.116406



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Date: 7/17/19

Item	Unit	Estimated Unit Price	North Phase		South Phase		Total Project	
			Estimated Quantity	Amount	Estimated Quantity	Amount	Estimated Quantity	Amount
BASE PROJECT: RED WING AVENUE								
SANITARY SEWER MAIN RECONSTRUCTION								
REMOVE SEWER PIPE (SANITARY)	LF	\$4.00	834	\$3,336.00	903	\$3,612.00	1737	\$6,948.00
REMOVE MANHOLE (SANITARY)	EA	\$400.00	3	\$1,200.00	3	\$1,200.00	6	\$2,400.00
EXPLORATORY EXCAVATION	HR	\$400.00	4	\$1,600.00	6	\$2,400.00	10	\$4,000.00
CONNECT TO EXISTING SANITARY	EA	\$650.00	2	\$1,300.00	3	\$1,950.00	5	\$3,250.00
SANITARY SEWER BYPASS	LS	\$2,500.00	0.48	\$1,200.00	0.52	\$1,300.00	1	\$2,500.00
8" PIPE SEWER	LF	\$36.00	834	\$30,024.00	903	\$32,508.00	1737	\$62,532.00
CONSTRUCT MANHOLE (SANITARY)	LF	\$310.00	30	\$9,300.00	48	\$14,880.00	78	\$24,180.00
ADJUST CASTING (SANITARY)	EA	\$350.00	3	\$1,050.00		\$0.00	3	\$1,050.00
CASTING FRAME & RING ASSEMBLY (SANITARY)	EA	\$750.00	3	\$2,250.00	4	\$3,000.00	7	\$5,250.00
SANITARY SEWER TRACER WIRE SYSTEM	LS	\$4,000.00	0.48	\$1,920.00	0.52	\$2,080.00	1	\$4,000.00
SUBTOTAL				\$53,180.00		\$62,930.00		\$116,110.00
10% CONTINGENCY				\$5,318.00		\$6,293.00		\$11,611.00
ESTIMATED CONSTRUCTION COST				\$58,498.00		\$69,223.00		\$127,721.00
ENGINEERING, ADMINISTRATION, FINANCING				\$15,794.46		\$18,690.21		\$34,484.67
ESTIMATED PROJECT COST - SANITARY SEWER IMPROVEMENTS				\$74,292.46		\$87,913.21		\$162,205.67
PRIVATE SANITARY SEWER MAIN								
8" PIPE SEWER	LF	\$36.00			1553	\$55,908.00	1553	\$55,908.00
CONSTRUCT MANHOLE (SANITARY)	LF	\$310.00			63	\$19,530.00	63	\$19,530.00
CASTING ASSEMBLY (SANITARY)	EA	\$750.00			5	\$3,750.00	5	\$3,750.00
SUBTOTAL						\$79,188.00		\$79,188.00
10% CONTINGENCY						\$7,918.80		\$7,918.80
ESTIMATED CONSTRUCTION COST						\$87,106.80		\$87,106.80
ENGINEERING, ADMINISTRATION, FINANCING						\$23,518.84		\$23,518.84
ESTIMATED PROJECT COST - SANITARY SEWER IMPROVEMENTS						\$110,625.64		\$110,625.64
SANITARY SEWER SERVICES								
4" PIPE SEWER SERVICE	LF	\$30.00	890	\$26,700.00	1300	\$39,000.00	2190	\$65,700.00
8"x4" WYE BRANCH	EA	\$225.00	24	\$5,400.00	35	\$7,875.00	59	\$13,275.00
SUBTOTAL				\$32,100.00		\$46,875.00		\$78,975.00
10% CONTINGENCY				\$3,210.00		\$4,687.50		\$7,897.50
ESTIMATED CONSTRUCTION COST				\$35,310.00		\$51,562.50		\$86,872.50
ENGINEERING, ADMINISTRATION, FINANCING				\$9,533.70		\$13,921.88		\$23,455.58
ESTIMATED PROJECT COST - SANITARY SEWER SERVICES				\$44,843.70		\$65,484.38		\$110,328.08
WATERMAIN RECONSTRUCTION								
REMOVE WATERMAIN	LF	\$5.00	1340	\$6,700.00	1350	\$6,750.00	2690	\$13,450.00
REMOVE HYDRANT	EA	\$300.00	4	\$1,200.00	2	\$600.00	6	\$1,800.00
REMOVE GATE VALVE & BOX	EA	\$250.00	4	\$1,000.00	6	\$1,500.00	10	\$2,500.00
EXPLORATORY EXCAVATION	HR	\$400.00	5	\$2,000.00	5	\$2,000.00	10	\$4,000.00
CONNECT TO EXISTING WATERMAIN	EA	\$850.00	5	\$4,250.00	4	\$3,400.00	9	\$7,650.00
6" WATERMAIN, DUCTILE IRON, CL 52	LF	\$50.00	70	\$3,500.00	40	\$2,000.00	110	\$5,500.00
8" WATERMAIN, DUCTILE IRON, CL 52	LF	\$55.00	90	\$4,950.00	100	\$5,500.00	190	\$10,450.00
10" WATERMAIN, DUCTILE IRON, CL 52	LF	\$70.00	1180	\$82,600.00	1210	\$84,700.00	2390	\$167,300.00
HYDRANT	EA	\$4,000.00	4	\$16,000.00	2	\$8,000.00	6	\$24,000.00
6" GATE VALVE & BOX	EA	\$1,600.00	4	\$6,400.00	4	\$6,400.00	8	\$12,800.00
8" GATE VALVE & BOX	EA	\$2,000.00	3	\$6,000.00	4	\$8,000.00	7	\$14,000.00
10" GATE VALVE & BOX	EA	\$3,000.00	3	\$9,000.00	5	\$15,000.00	8	\$24,000.00
WATERMAIN FITTINGS	LB	\$9.50	2000	\$19,000.00	100	\$950.00	2100	\$19,950.00
TEMPORARY WATER SERVICE	LS	\$15,000.00	0.5	\$7,500.00	0.5	\$7,500.00	1	\$15,000.00
SUBTOTAL				\$170,100.00		\$152,300.00		\$322,400.00
10% CONTINGENCY				\$17,010.00		\$15,230.00		\$32,240.00
ESTIMATED CONSTRUCTION COST				\$187,110.00		\$167,530.00		\$354,640.00
ENGINEERING, ADMINISTRATION, FINANCING				\$50,519.70		\$45,233.10		\$95,752.80
ESTIMATED PROJECT COST - WATER SYSTEM IMPROVEMENTS				\$237,629.70		\$212,763.10		\$450,392.80
WATERMAIN EXTENSION								
CONNECT TO EXISTING WATERMAIN	EA	\$850.00			1	\$850.00	1	\$850.00
6" WATERMAIN, DUCTILE IRON, CL 52	LF	\$50.00			5	\$250.00	5	\$250.00
8" WATERMAIN, DUCTILE IRON, CL 52	LF	\$55.00			670	\$36,850.00	670	\$36,850.00
HYDRANT	EA	\$4,000.00			1	\$4,000.00	1	\$4,000.00
6" GATE VALVE & BOX	EA	\$1,600.00			1	\$1,600.00	1	\$1,600.00
8" GATE VALVE & BOX	EA	\$2,000.00			1	\$2,000.00	1	\$2,000.00
WATERMAIN FITTINGS	LB	\$9.50			72	\$684.00	72	\$684.00
SUBTOTAL						\$46,234.00		\$46,234.00
10% CONTINGENCY						\$4,623.40		\$4,623.40
ESTIMATED CONSTRUCTION COST						\$50,857.40		\$50,857.40
ENGINEERING, ADMINISTRATION, FINANCING						\$13,731.50		\$13,731.50
ESTIMATED PROJECT COST - WATER SYSTEM IMPROVEMENTS						\$64,588.90		\$64,588.90
WATER SERVICES (STANDARD)								
1" CORPORATION STOP & TAPPING SADDLE	EA	\$400.00	26	\$10,400.00	29	\$11,600.00	55	\$22,000.00
1" CURB STOP & BOX	EA	\$350.00	26	\$9,100.00	29	\$10,150.00	55	\$19,250.00
1" TYPE K COPPER WATER SERVICE	LF	\$35.00	901	\$31,535.00	1005	\$35,175.00	1906	\$66,710.00
SUBTOTAL				\$51,035.00		\$56,925.00		\$107,960.00
10% CONTINGENCY				\$5,103.50		\$5,692.50		\$10,796.00
ESTIMATED CONSTRUCTION COST				\$56,138.50		\$62,617.50		\$118,756.00
ENGINEERING, ADMINISTRATION, FINANCING				\$15,157.40		\$16,906.73		\$32,064.13
ESTIMATED PROJECT COST - WATER SERVICES (STANDARD)				\$71,295.90		\$79,524.23		\$150,820.13
WATER SERVICES (OVERSIZED)								
10" WATERMAIN, DUCTILE IRON, CL 52	LF	\$70.00			45	\$3,150.00	45	\$3,150.00
10" GATE VALVE & BOX	EA	\$3,000.00			1	\$3,000.00	1	\$3,000.00
WATERMAIN FITTINGS	LB	\$9.50			182	\$1,729.00	182	\$1,729.00
SUBTOTAL						\$7,879.00		\$7,879.00
10% CONTINGENCY						\$787.90		\$787.90
ESTIMATED CONSTRUCTION COST						\$8,666.90		\$8,666.90
ENGINEERING, ADMINISTRATION, FINANCING						\$2,340.06		\$2,340.06
ESTIMATED PROJECT COST - WATER SERVICE (FOLDCRAFT)						\$11,006.96		\$11,006.96
STORM SEWER IMPROVEMENTS								
REMOVE SEWER PIPE (STORM)	LF	\$12.00	264	\$3,168.00	387	\$4,644.00	651	\$7,812.00
12" PIPE SEWER	LF	\$40.00	570	\$22,800.00	1200	\$48,000.00	1770	\$70,800.00
15" PIPE SEWER	LF	\$42.00			130	\$5,460.00	130	\$5,460.00
18" PIPE SEWER	LF	\$45.00	52	\$2,340.00	710	\$31,950.00	762	\$34,290.00
24" PIPE SEWER	LF	\$70.00			290	\$20,300.00	290	\$20,300.00
CONNECT TO EXISTING STORM SEWER	EA	\$850.00	9	\$7,650.00	2	\$1,700.00	11	\$9,350.00
REMOVE CATCH BASIN	EA	\$450.00	9	\$4,050.00			9	\$4,050.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LF	\$350.00	70	\$24,500.00	90	\$31,500.00	160	\$56,000.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	\$375.00	10	\$3,750.00	90	\$33,750.00	100	\$37,500.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LF	\$600.00	10	\$6,000.00			10	\$6,000.00
12" PIPE APRON	EA	\$500.00			1	\$500.00	1	\$500.00
24" PIPE APRON	EA	\$800.00			1	\$800.00	1	\$800.00
CASTING ASSEMBLY (STORM)	EA	\$750.00	15	\$11,250.00	27	\$20,250.00	42	\$31,500.00
ADJUST FRAME & RING CASTING (STORM)	EA	\$400.00	4	\$1,600.00		\$0.00	4	\$1,600.00
SUBTOTAL				\$83,940.00		\$194,210.00		\$278,150.00
10% CONTINGENCY				\$8,394.00		\$19,421.00		\$27,815.00
ESTIMATED CONSTRUCTION COST				\$92,334.00		\$213,631.00		\$305,965.00
ENGINEERING, ADMINISTRATION, FINANCING				\$24,930.18		\$57,680.37		\$82,610.55
ESTIMATED PROJECT COST - STORM SEWER IMPROVEMENTS				\$117,264.18		\$271,311.37		\$388,575.55
BASE PROJECT TOTALS:				\$1,291,546.76		\$2,104,930.61		\$3,396,477.37



Appendix B
ENGINEER'S PRELIMINARY COST ESTIMATE

Red Wing Avenue Street & Utility Improvements
(Red Wing Avenue, 4th Street Alternate and Alley Alternate)

City of Kenyon, Minnesota
BMI Project No.: N16.116406



BOLTON
& MENK

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Date: 7/17/19

Item	Unit	Estimated Unit Price	TOTAL PROJECT	
			Estimated Quantity	Amount
ALTERNATE 1: 4TH STREET IMPROVEMENTS				
STREET & SITE				
MOBILIZATION, TRAFFIC CONTROL, EROSION CONTROL	LS	\$5,000.00	1	\$5,000.00
REMOVE BITUMINOUS PAVEMENT (INCLUDES BIT CURB)	SY	\$3.00	933	\$2,799.00
SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$4.00	35	\$140.00
COMMON EXCAVATION (EV) (P)	CY	\$11.50	640	\$7,360.00
SUBGRADE EXCAVATION (EV)	CY	\$12.50	50	\$625.00
STABILIZING AGGREGATE (CV)	CY	\$30.00	50	\$1,500.00
AGGREGATE BASE CLASS 5 (CV) (P)	CY	\$30.00	200	\$6,000.00
AGGREGATE SURFACING, CLASS 2 (DRIVEWAYS)	CY	\$25.00	20	\$500.00
SELECT GRANUAL BORROW (CV)	CY	\$20.00	165	
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 1.5" THICK (P)	SY	\$6.25	740	\$4,625.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.0" THICK (P)	SY	\$8.10	740	\$5,994.00
6" CONCRETE DRIVEWAY PAVEMENT (RESIDENTIAL)	SY	\$65.00	20	\$1,300.00
7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	SY	\$70.00	95	\$6,650.00
6" PERFORATED PVC PIPE DRAIN	LF	\$12.50	519	\$6,487.50
6" PVC PIPE DRAIN CLEANOUT	EA	\$300.00	2	\$600.00
SUMP PUMP SERVICE	EA	\$750.00	3	\$2,250.00
CONCRETE CURB & GUTTER DESIGN B618	LF	\$16.00	519	\$8,304.00
AMENDED TOPSOIL BORROW (LV)	CY	\$30.00	100	\$3,000.00
SEED, FERTILIZE & HYDROMULCH	SY	\$3.50	640	\$2,240.00
SUBTOTAL				\$65,374.50
10% CONTINGENCY				\$6,537.45
ESTIMATED CONSTRUCTION COST				\$71,911.95
ENGINEERING, ADMINISTRATION, FINANCING				\$19,416.23
ESTIMATED PROJECT COST - STREET & SITE (ALT 1)				\$91,328.18
STORM SEWER IMPROVEMENTS				
REMOVE SEWER PIPE (STORM)	LF	\$12.00	230	\$2,760.00
REMOVE CATCH BASIN	EA	\$450.00	1	\$450.00
18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	\$45.00	230	\$10,350.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LF	\$350.00	20	\$7,000.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	\$375.00	20	\$7,500.00
CONNECT TO EXISTING STORM SEWER	EA	\$850.00	1	\$850.00
CASTING ASSEMBLY (STORM)	EA	\$750.00	6	\$4,500.00
SUBTOTAL				\$30,200.00
10% CONTINGENCY				\$3,020.00
ESTIMATED CONSTRUCTION COST				\$33,220.00
ENGINEERING, ADMINISTRATION, FINANCING				\$8,969.40
ESTIMATED PROJECT COST - STORM SEWER IMPROVEMENTS (ALT 1)				\$42,189.40
4TH ST (ALTERNATE 1) TOTAL:				\$133,517.58

Item	Unit	Estimated Unit Price	TOTAL PROJECT	
			Estimated Quantity	Amount
ALTERNATE 2: ALLEY IMROVEMENTS				
SURFACE IMPROVEMENTS				
REMOVE BITUMINOUS PAVEMENT	SY	\$3.00	980	\$2,940.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	\$3.00	427	\$1,281.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$6.00	50	\$300.00
SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	\$5.50	38	\$209.00
SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$4.00	525	\$2,100.00
COMMON EXCAVATION (EV) (P)	CY	\$13.50	490	\$6,615.00
SUBGRADE EXCAVATION (EV)	CY	\$14.50	50	\$725.00
STABILIZING AGGREGATE (CV)	CY	\$30.00	50	\$1,500.00
EXPLORATORY EXCAVATION	HR	\$400.00	2	\$800.00
AGGREGATE BASE CLASS 5 (CV) (P)	CY	\$30.00	315	\$9,450.00
AGGREGATE SURFACING CLASS 5	TON	\$30.00	20	\$600.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 1.5" THICK (P)	SY	\$6.25	980	\$6,125.00
TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.0" THICK (P)	SY	\$8.10	980	\$7,938.00
BITUMINOUS DRIVEWAY PATCH	SY	\$40.00	427	\$17,080.00
6" CONCRETE DRIVEWAY PAVEMENT (RESIDENTIAL)	SY	\$65.00	25	\$1,625.00
7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	SY	\$70.00	30	\$2,100.00
AMENDED TOPSOIL BORROW (LV)	CY	\$30.00	50	\$1,500.00
SEED, FERTILIZE & HYDROMULCH	SY	\$3.50	310	\$1,085.00
SUBTOTAL				\$63,973.00
10% CONTINGENCY				\$6,397.30
ESTIMATED CONSTRUCTION COST				\$70,370.30
ENGINEERING, ADMINISTRATION, FINANCING				\$17,725.41
ESTIMATED PROJECT COST - SURFACE IMPROVEMENTS				\$88,095.71
WATERMAIN RECONSTRUCTION				
REMOVE WATERMAIN	LF	\$5.00	508	\$2,540.00
REMOVE GATE VALVE & BOX	EA	\$250.00	1	\$250.00
CONNECT TO EXISTING WATERMAIN	EA	\$850.00	1	\$850.00
8" WATERMAIN, DUCTILE IRON, CL 52	LF	\$55.00	508	\$27,940.00
8" GATE VALVE & BOX	EA	\$2,000.00	1	\$2,000.00
WATERMAIN FITTINGS	LB	\$9.50	36	\$342.00
TEMPORARY WATER SERVICE	LS	\$3,000.00	1	\$3,000.00
2" CORPORATION STOP & TAPPING SADDLE	LF	\$650.00	1	\$650.00
2" CURB STOP & BOX	LF	\$500.00	1	\$500.00
2" TYPE K COPPER WATER SERVICE	LF	\$40.00	30	\$1,200.00
SUBTOTAL				\$36,922.00
10% CONTINGENCY				\$3,692.20
ESTIMATED CONSTRUCTION COST				\$40,614.20
ENGINEERING, ADMINISTRATION, FINANCING				\$10,965.83
ESTIMATED PROJECT COST - WATER SYSTEM IMPROVEMENTS				\$51,580.03
WATER SERVICES				
1" CORPORATION STOP & TAPPING SADDLE	EA	\$400.00	5	\$2,000.00
1" CURB STOP & BOX	EA	\$350.00	5	\$1,750.00
1" TYPE K COPPER WATER SERVICE	LF	\$35.00	95	\$3,325.00
SUBTOTAL				\$7,075.00
10% CONTINGENCY				\$707.50
ESTIMATED CONSTRUCTION COST				\$7,782.50
ENGINEERING, ADMINISTRATION, FINANCING				\$2,101.28
ESTIMATED PROJECT COST - WATER SERVICES				\$9,883.78
STORM SEWER IMPROVEMENTS				
12" PIPE SEWER	LF	\$40.00	200	\$8,000.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN G	LF	\$350.00	25	\$8,750.00
CONNECT TO EXISTING STORM SEWER	EA	\$850.00	1	\$850.00
CASTING ASSEMBLY (STORM)	EA	\$750.00	3	\$2,250.00
CONCRETE INLET PAD	EA	\$500.00	2	\$1,000.00
SUBTOTAL				\$19,850.00
10% CONTINGENCY				\$1,985.00
ESTIMATED CONSTRUCTION COST				\$21,835.00
ENGINEERING, ADMINISTRATION, FINANCING				\$5,895.45
ESTIMATED PROJECT COST - STORM SEWER IMPROVEMENTS				\$27,730.45
ALTERNATE 2 TOTAL:				\$177,289.97

Total Base Project Cost	\$3,396,477.37
Total Base Project with Alternate 1 Cost	\$3,529,994.95
Total Base Project with Alternate 2 Cost	\$3,573,767.34
Total Base Project with Alternate 1 & 2 Cost	\$3,707,284.92

Appendix C: Preliminary Assessment Rolls

City of Kenyon
Red Wing Avenue Improvements (Base Project)
Preliminary Assessment Roll
BMI Project No. N15.116406

ALL ASSESSMENTS ARE PRELIMINARY, UPDATED ASSESSMENT VALUES WILL BE PROVIDED AT UPCOMING PUBLIC MEETINGS. FINAL ASSESSMENTS WILL NOT BE AVAILABLE UNTIL THE ASSESSMENT HEARING (FALL 2020)

Base Project - Red Wing Avenue

Updated: 8/12/19

Property Address	PIN	Property Owner	Owner Mailing Address	Front Footage (ft)	Side Footage (ft)	Total Project Frontage (ft)	Note	Street			Sidewalk		Water					Sanitary Sewer					Total Assessment
								Assessable Frontage (ft)	Street Segment	Street Assessment	Assessable Frontage (ft)	Sidewalk Assessment	Water Extension Frontage	Water Extension Assessment	Water Service	Water Service Assessment	Total Water Assessment	Private Sanitary Frontage	Private Sanitary Assessment	Sanitary Service	Sanitary Service Assessment	Total San Sewer Assessment	
								A B C	\$57.39 Per Ft \$77.62 Per Ft \$77.62 Per Ft		\$22.51 Per Ft		\$59.83 Per Ft		\$2,513.67 Per Lot			\$12.79 Per Ft		\$2,005.97 Per Each			
West Side																							
653 2ND ST	665200380	KENYON CITY TREASURER		26	140	140	4, 5	70	C	\$5,433.40	70	\$1,575.70				\$0.00	\$0.00					\$7,009.10	
218 RED WING AVE	665200310	RICHARD C OVERHOLT	218 RED WING AVE	90		90	5	90	C	\$6,985.80	90	\$2,025.90			1	\$2,513.67	\$2,513.67					\$11,525.37	
222 RED WING AVE	665200300	AARON MEYER	222 RED WING AVE	50		50	1	50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67					\$7,520.17	
304 RED WING AVE	665200220	KEVIN B & CHRISTINE J MALLERY	5765 COUNTY 12 BLVD	34.5		34.5	1	50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
308 RED WING AVE	665200240	RICKY OLSON	308 RED WING AVE	40.5		40.5	1	50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
312 RED WING AVE	665200250	YOLANDA M SCHEY	312 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
316 RED WING AVE	665200180	GREGORY L NESS	16344 560TH ST	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
322 RED WING AVE	665200160	LARRY A & CAROLYN D WALKER	322 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
402 RED WING AVE	665200260	ROBBY J & ANGELA R ZIMMERMAN	402 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
406 RED WING AVE	665200270	DENNIS R WICKUM	406 RED WING AVE	42.5		42.5	1	50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
408 RED WING AVE	665200280	JAMES R & KAREN R CARROLL	408 RED WING AVE	40.5		40.5	1	50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
414 RED WING AVE	665200290	KAYLA J AMUNDSON	414 RED WING AVE	67		67	5	67	C	\$5,200.54	67	\$1,508.17			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$11,228.35
603 4TH ST KENYON	665200130	JON H & MARY B HELD TTEE	47585 HIGHWAY 56 BLVD				5								1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$4,519.64
424 RED WING AVE	665200140	JAMES E MARCUSON	424 RED WING AVE	75		75	5	75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
428 RED WING AVE	665200120	PAUL A HUSETH ET AL (C/O DAVID HUSETH)	421 WILFAWN WAY	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
506 RED WING AVE	665200100	CHRISTOPHER W ANDERSON	506 RED WING AVE	150		150		150	C	\$11,643.00	150	\$3,376.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$19,539.14
510 RED WING AVE	665200090	DOUGLAS H & LORI L WIEGREFE	2640 12 5/8 ST	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
520 RED WING AVE	665200080	PAMELA K STUCKY	45336 60TH AVE	50		50		50	C	\$3,881.00	50	\$1,125.50			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
526 RED WING AVE	665200070	JACOB A PRONDZINSKI	526 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
530 RED WING AVE	665200060	VICTOR M & LOLA HERNANDEZ	530 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
532 RED WING AVE	665200050	MICHAEL & RENEE DOHMEN BAUERNFE	532 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
538 RED WING AVE	665200030	MICHAEL J & ANGELA D CARROLL	538 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
544 RED WING AVE	665200010	JAMES J & MALINDA S JONES	544 RED WING AVE	75		75		75	C	\$5,821.50	75	\$1,688.25			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
602 RED WING AVE	666800330	RALPH A & RUBY HAGBERG	602 RED WING AVE	80		80		80	C	\$6,209.60	80	\$1,800.80			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,530.04
608 RED WING AVE	666800350	TERRANCE D & BARBARA A LACANNE	45674 10TH AVENUE	58		58		58	C	\$4,501.96	58	\$1,305.58			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$10,327.18
612 RED WING AVE	666800320	TROTTER Y & KARLA J BAUER	612 RED WING AVE	58		58		58	C	\$4,501.96	58	\$1,305.58			1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$10,327.18
618 RED WING AVE	666800390	HARRIS A & HEIDI L HAUGEN	618 RED WING AVE	90.75		90.75		90.75	C	\$7,044.02	90.75	\$2,042.78			1	\$2,513.67	\$2,513.67	90.75	\$1,160.69	1	\$2,005.97	\$3,166.66	\$14,767.13
626 RED WING AVE	666800380	WILFERD D DAHL	626 RED WING AVE	90.75		90.75		90.75	C	\$7,044.02	90.75	\$2,042.78			1	\$2,513.67	\$2,513.67	90.75	\$1,160.69	1	\$2,005.97	\$3,166.66	\$14,767.13
629 7TH ST	666800080	CITY OF KENYON		140.5	185.7	185.7	3	37.14	C	\$2,882.81						\$0.00	\$0.00	37.14	\$475.02			\$475.02	\$3,357.83
626 8TH ST	665600130	ALLAN J & CONNIE M TURNER		140.5	130.3	130.3	3	26.06	C	\$2,022.78						\$0.00	\$0.00	26.06	\$333.31			\$333.31	\$2,356.08
804 RED WING AVE	665600140	RALPH & CYNTHIA VAN EPPS	804 RED WING AVE	150		150	2	110.75	B	\$8,596.42					1	\$2,513.67	\$2,513.67	110.75	\$1,416.49			\$1,416.49	\$12,526.58
820 1/2 RED WING AVE	665600260	MATTHEW O & MICHELE M MARING	PO BOX 37	150		150	2	110.75	B	\$8,596.42					1	\$2,513.67	\$2,513.67	110.75	\$1,416.49			\$1,416.49	\$12,526.58
																						\$0.00	
902 RED WING AVE	665600270	KYLE & SARA FLOM	5865 KENYON BLVD	150		150		150	A	\$8,608.50			150	\$8,974.50	1	\$2,513.67	\$11,488.17	150	\$1,918.50			\$1,918.50	\$22,015.17
930 RED WING AVE	666800310	MATTHEW O MARING ET AL	PO BOX 37	389.78		389.78		389.78	A	\$22,369.47			389.78	\$23,320.54	1	\$2,513.67	\$25,834.21	389.78	\$4,985.29			\$4,985.29	\$53,188.97

City of Kenyon
Red Wing Avenue Improvements (Base Project)
Preliminary Assessment Roll
BMI Project No. N15.116406

ALL ASSESSMENTS ARE PRELIMINARY, UPDATED ASSESSMENT VALUES WILL BE PROVIDED AT UPCOMING PUBLIC MEETINGS. FINAL ASSESSMENTS WILL NOT BE AVAILABLE UNTIL THE ASSESSMENT HEARING (FALL 2020)

Base Project - Red Wing Avenue

Updated: 8/12/19

Property Address	PIN	Property Owner	Owner Mailing Address	Front Footage (ft)	Side Footage (ft)	Total Project Frontage (ft)	Note	Street			Sidewalk		Water					Sanitary Sewer					Total Assessment
								Assessable Frontage (ft)	Street Segment	Street Assessment	Assessable Frontage (ft)	Sidewalk Assessment	Water Extension Frontage	Water Extension Assessment	Water Service	Water Service Assessment	Total Water Assessment	Private Sanitary Frontage	Private Sanitary Assessment	Sanitary Service	Sanitary Service Assessment	Total San Sewer Assessment	
								A	\$57.39 Per Ft		\$22.51 Per Ft		\$59.83 Per Ft		\$2,513.67 Per Lot			\$12.79 Per Ft		\$2,005.97 Per Each			
								B	\$77.62 Per Ft														
								C	\$77.62 Per Ft														
East Side																							
701 2ND ST	665400830	OTAGO INC (C/O DANIEL JANKOWSKI)	701 2ND ST	KENYON MN 55946	50	120	120	4	60	C	\$4,657.20	60	\$1,350.60			\$0.00	\$0.00				\$0.00	\$6,007.80	
213 RED WING AVE	665400840	CHARLES F CLARKE	213 RED WING AVE	KENYON MN 55946	50		50		50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
217 RED WING AVE	665400850	RANDY J LEONHARDT	217 RED WING AVE	KENYON MN 55946	50		50		50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
223 RED WING AVE	665400860	RAYMUNDO RAMIREZ JR	223 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
227 RED WING AVE	665400870	RONALD G BAKKEN	227 RED WING AVE	KENYON MN 55946	50		50		50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
301 RED WING AVE	665400880	WADE T NYGAARD	508 2ND ST	KENYON MN 55946	40		40	1	50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
305 RED WING AVE	665400890	ELOYCE M BERG	305 RED WING AVE	KENYON MN 55946	35		35	1	50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
309 RED WING AVE	665400900	SAMUEL L & NORMA M JACOBSON	309 RED WING AVE	KENYON MN 55946	50		50		50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
313 RED WING AVE	665400910	KENT E ERICKSON	313 RED WING AVE	KENYON MN 55946	50		50		50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
321 RED WING AVE	665400930	MARGARET E & PATRICK D WILLIAMS	8216 FLORIDA CT N	BROOKLYN PARK MN 55445	100	91	100	2	61	C	\$4,734.82	61	\$1,373.11		0	\$0.00	\$0.00			0	\$0.00	\$0.00	\$6,107.93
401 RED WING AVE	665401320	NICHOLAS D MILLS	401 RED WING AVE	KENYON MN 55946	55		55		55	C	\$4,269.10	55	\$1,238.05		0	\$0.00	\$0.00			1	\$2,005.97	\$2,005.97	\$7,513.12
407 RED WING AVE	665401340	LEAH BAALSON	407 RED WING AVE	KENYON MN 55946	45		45	1	50	C	\$3,881.00	50	\$1,125.50		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$9,526.14
411 RED WING AVE	665401350	ADAM L & CHRISTINA E SEVERSON	411 RED WING AVE	KENYON MN 55946	62.5		62.5		62.5	C	\$4,851.25	62.5	\$1,406.88		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$10,777.77
415 RED WING AVE	665401360	KRISANN S NELSON	415 RED WING AVE	KENYON MN 55946	63.49		63.49		63.49	C	\$4,928.09	63.49	\$1,429.16		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$10,876.89
421 RED WING AVE	666800210	CHAD B STARKSON	421 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
427 RED WING AVE	666800160	TIMOTHY J & ELLEN SACKETT	427 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
	663750030	FOLDCRAFT CO	615 CENTENNIAL DR	KENYON MN 55946	100		100		100	C	\$7,762.00	100	\$2,251.00			\$0.00	\$0.00			1	\$2,005.97	\$2,005.97	\$12,018.97
507 RED WING AVE	666800150	NICHOLAS R DAHLGREN	507 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
513 RED WING AVE	666800260	DAVID A GRIESER	513 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
517 RED WING AVE	666800240	JOHN R BROWN	517 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
523 RED WING AVE	666800090	KENNETH E & JEAN ALDERMAN	523 RED WING AVE	KENYON MN 55946	60		60		60	C	\$4,657.20	60	\$1,350.60		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$10,527.44
529 RED WING AVE	666800100	DAVID & JANEL SCHIRMACHER	529 RED WING AVE	KENYON MN 55946	82.5		82.5		82.5	C	\$6,403.65	82.5	\$1,857.08		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,780.37
535 RED WING AVE	666800130	ROBERT HALLER	535 RED WING AVE	KENYON MN 55946	105		105		105	C	\$8,150.10	105	\$2,363.55		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$15,033.29
543 RED WING AVE	666800230	KARI BOYUM	9144 COUNTY 30 BLVD	WANAMINGO MN 55983	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
549 RED WING AVE	666800220	LYNN L LARKIN	549 RED WING AVE	KENYON MN 55946	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
603 RED WING AVE	666800290	RAYMOND TRUELSON	7858 SE 28TH ST #A501	MERCER ISLAND WA 98040	75		75		75	C	\$5,821.50	75	\$1,688.25		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$12,029.39
609 RED WING AVE	666800270	JAMES E & LEORA BUSCH	609 RED WING AVE	KENYON MN 55946	72.5		72.5		72.5	C	\$5,627.45	72.5	\$1,631.98		1	\$2,513.67	\$2,513.67			1	\$2,005.97	\$2,005.97	\$11,779.07
615 CENTENNIAL DR	663750020	FOLDCRAFT CO	615 CENTENNIAL DR	KENYON MN 55946	0		0		0		\$0.00	0	\$0.00		1*	\$11,006.96	\$11,006.96					\$11,006.96	
615 RED WING AVE	666800280	ANGELA K ANDERSON	615 RED WING AVE	KENYON MN 55946	72.5		72.5		72.5	C	\$5,627.45	72.5	\$1,631.98		1	\$2,513.67	\$2,513.67	72.5	\$927.28	1	\$2,005.97	\$2,933.25	\$12,706.34
621 RED WING AVE	666800250	JAMES D & RENEE ANN HILL	621 RED WING AVE	KENYON MN 55946	80		80		80	C	\$6,209.60	80	\$1,800.80		1	\$2,513.67	\$2,513.67	80	\$1,023.20	1	\$2,005.97	\$3,029.17	\$13,553.24
629 RED WING AVE	666800070	RONALD W KADRLIK	629 RED WING AVE	KENYON MN 55946	105		105		105	C	\$8,150.10	105	\$2,363.55		1	\$2,513.67	\$2,513.67	105	\$1,342.95			\$1,342.95	\$14,370.27
705 RED WING AVE	666800030	WILLIE C VEAL JR	705 RED WING AVE		176		176		176	C	\$13,661.12				1	\$2,513.67	\$2,513.67	176	\$2,251.04			\$2,251.04	\$18,425.83
711 RED WING AVE	666800050	SHIRLEY L DECHANT	23484 STATE HIGHWAY 16	TOMAH WI 54660-6833	150		150		150	C	\$11,643.00				1	\$2,513.67	\$2,513.67	150	\$1,918.50	1	\$2,005.97	\$3,924.47	\$18,081.14
	663750010	FOLDCRAFT CO	615 CENTENNIAL DR	KENYON MN 55946	66.01		66.01		66.01	B	\$5,123.70					\$0.00	\$0.00	66.01	\$844.27	1	\$2,005.97	\$2,850.24	\$7,973.93
901 RED WING AVE	666800040	KENYON MHC LLC	4833 FRONT ST UNIT B-313	CASTLE ROCK CO 80104	545.05		545.05	5	545.05	A	\$31,280.42							545.05	\$6,971.19			\$6,971.19	\$38,251.61
901 RED WING AVE	666800040	KENYON MHC LLC	4833 FRONT ST UNIT B-313	CASTLE ROCK CO 80104	349		349	6	349	B	\$27,089.38				1	\$2,513.67	\$2,513.67	349	\$4,463.71	1	\$2,005.97	\$6,469.68	\$36,072.73

Totals				6328.83	667	6547.83		6119.53	\$453,051.81	4008.99	\$90,242.36		\$32,295.04	60	\$194,122.20		\$32,608.62	55	\$142,936.97	\$880,353.34
Total Less City-Owned Lots									\$444,735.60		\$88,666.66				\$194,122.20				\$142,461.95	\$869,986.41

Project Component	Total Project Cost	Oversizing Costs	Contingency	Total Project Cost (No Oversizing, Contin)	% Assessable	Assessable Project Cost	Assessable Frontage or Units	Assessment Rate
Red Wing Ave (Base Project)								
Street & Site (Segment A)	\$194,546.92			\$194,546.92	32%	\$62,255.01	1084.83 Ft	\$57.39 Per Ft
Street & Site (Segment B & C)	\$1,497,199.27	\$172,139.70		\$1,325,059.57	32%	\$424,019.06	5463.00 Ft	\$77.62 Per Ft
Public Sidewalk	\$256,187.45	\$71,339.00		\$184,848.45	50%	\$92,424.23	4105.99 Ft	\$22.51 Per Ft
Sanitary Sewer Main Reconstruction	\$162,205.67			\$162,205.67	0%	\$0.00		
Private Sanitary Sewer Main	\$110,625.64			\$110,625.64	33.3%	\$36,838.34	2880.84 Ft	\$12.79 Per Ft
Sanitary Sewer Services	\$110,328.08			\$110,328.08	100%	\$110,328.08	55 Lots	\$2,005.97 Per Lot
Watermain Reconstruction	\$450,392.80			\$450,392.80	0%	\$0.00		
Watermain Extension	\$64,588.90			\$64,588.90	50%	\$32,294.45	539.78 Ft	\$59.83 Per Ft
Water Services (Standard)	\$150,820.13			\$150,820.13	100%	\$150,820.13	60 Lots	\$2,513.67 Per Lot
Water Services (Oversized)	\$11,006.96			\$11,006.96	100%	\$11,006.96	1 Lot	\$11,006.96 Per Lot
Storm Sewer Improvements	\$388,575.55			\$388,575.55	0%	\$0.00		
Totals	\$3,396,477.37	\$243,478.70	\$0.00	\$3,152,998.67		\$919,986.26		

- Notes:
- 1 Assessment Policy, Section IV.1: 50' minimum, 150' maximum
 - 2 Assessment Policy, Section IV.3: Rectangular Lots where frontage is greater than depth
 - 3 Assessment Policy, Section IV.6.A.i: Corner Lot - 20% of side footage
 - 4 Assessment Policy, Section IV.6.A.ii: Corner Lot - Non-Residential - 50% of side footage
 - 5 Multiple Project Frontages, See Remainder of Assessment Roll for additional assessments
 - 6 Subject to Note 2, Rule not applied due to increase in assessable frontage
 - 7 Assessment Policy, Section IV.8 Triple Frontage, 3rd Side not assessed
- * Foldcraft oversized 10" water service

City of Kenyon
Red Wing Avenue Improvements (Alternate 1: 4th Street)
Preliminary Assessment Roll
BMI Project No. N15.116406

ALL ASSESSMENTS ARE PRELIMINARY, UPDATED ASSESSMENT VALUES WILL BE PROVIDED AT UPCOMING PUBLIC MEETINGS. FINAL ASSESSMENTS WILL NOT BE AVAILABLE UNTIL THE ASSESSMENT HEARING (FALL 2020)

Alternate 1 - 4th Street Updated: 8/12/19

Property Address	PIN	Property Owner	Owner Mailing Address	Front Footage (ft)	Side Footage (ft)	Total Alt 1 Frontage (ft)	Note	Street			Sidewalk		Water		Water		Water		Sanitary Sewer			Total Assessment		
								Assessable Frontage (ft)	Street Segment	Street Assessment	Assessable Frontage (ft)	Sidewalk Assessment	Water Extension Frontage	Water Extension Assessment	Water Service	Water Service Assessment	Total Water Assessment	Private Sanitary Frontage	Private Sanitary Assessment	Sanitary Service	Sanitary Service Assessment		Total San Sewer Assessment	
								\$60.89 Per FT																
North Side																								
414 RED WING AVE KENY	665200290	KAYLA J AMUNDSON	414 RED WING AVE	KENYON MN 55946	67	140	140	3, 5	28	NA	\$1,704.92											\$1,704.92		
411 FOREST ST KENYON	665200150	EVANGELICAL LUTHERAN CHURCH	not given	not given	225	100	100	4	50	NA	\$3,044.50											\$3,044.50		
South Side																								
603 4TH ST KENYON	665200130	JON H & MARY B HELD TTEE	47585 HIGHWAY 56 BLVD	KENYON MN 55946	100	75	100	5	100	NA	\$6,089.00											\$6,089.00		
424 RED WING AVE KENY	665200140	JAMES E MARCUSON	424 RED WING AVE	KENYON MN 55946	75	140	140	3, 5	28	NA	\$1,704.92											\$1,704.92		
Totals								467	455	480	9	206	\$12,543.34											\$12,543.34
																				Total Less City-Owned Lots		\$12,543.34		

Project Component	Total Project Cost	Contingency Costs	Total Project Cost (w/o Contingency)	% Assessable	Assessable Project Cost	Assessable Frontage or Units	Assessment Rate
4th Street (Alternate 1)							
Street & Site	\$91,328.18		\$91,328.18	32%	\$29,225.02	480 Ft	\$60.89 Per Ft
Public Sidewalk	\$0.00		\$0.00	50%	\$0.00		
Sanitary Sewer Main Reconstruction	\$0.00		\$0.00	0%	\$0.00		
Private Sanitary Sewer Main	\$0.00		\$0.00	33.3%	\$0.00		
Sanitary Sewer Services	\$0.00		\$0.00	100%	\$0.00		
Watermain Reconstruction	\$0.00		\$0.00	0%	\$0.00		
Watermain Extension	\$0.00		\$0.00	50%	\$0.00		
Water Services (Standard)	\$0.00		\$0.00	100%	\$0.00		
Water Services (Oversized)	\$0.00		\$0.00	100%	\$0.00		
Storm Sewer Improvements	\$42,189.40		\$42,189.40	0%	\$0.00		
Totals	\$133,517.58	\$0.00	\$133,517.58		\$29,225.02		

- Notes:
- 1 Assessment Policy, Section IV.1: 50' minimum, 150' maximum
 - 2 Assessment Policy, Section IV.3: Rectangular Lots where frontage is greater than depth
 - 3 Assessment Policy, Section IV.6.A.i: Corner Lot - 20% of side footage
 - 4 Assessment Policy, Section IV.6.A.ii: Corner Lot - Non-Residential - 50% of side footage
 - 5 Multiple Project Frontages, See Remainder of Assessment Roll for additional assessments
 - 7 Assessment Policy, Section IV.8 Triple Frontage, 3rd Side not assessed

City of Kenyon
Red Wing Avenue Improvements (Alternate 2: Alley)
Preliminary Assessment Roll
BMI Project No. N15.116406

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Alternate 2 - Alley

Updated: 8/12/19

Property Address	PIN	Property Owner	Owner Mailing Address	Front Footage (ft)	Side Footage (ft)	Total Project Frontage (ft)	Note	Street			Sidewalk		Water					Sanitary Sewer					Total Assessment
								Assessable Frontage (ft)	Street Segment	Street Assessment	Assessable Frontage (ft)	Sidewalk Assessment	Water Extension Frontage	Water Extension Assessment	Water Service	Water Service Assessment	Total Water Assessment	Private Sanitary Frontage	Private Sanitary Assessment	Sanitary Service	Sanitary Service Assessment	Total San Sewer Assessment	
									\$28.68	Per FT					\$1,976.76	Per Lot							
North Side																							
653 2ND ST KENYON	665200380	KENYON CITY TREASURER		26	26	26	7	0	NA	\$0.00													\$0.00
653 2ND ST KENYON	665200370	CITY OF KENYON		18	13.5	13.5	4	6.75	NA	\$193.59													\$193.59
645 2ND ST KENYON	665200360	CITY OF KENYON		29	33.5	33.5	4	16.75	NA	\$480.39													\$480.39
641 2ND ST KENYON	665200350	CITY OF KENYON		22	22	22	4	11	NA	\$315.48													\$315.48
637 2ND ST KENYON	665200340	CRAIG M DETTLING	637 2ND ST	KENYON MN 55946-1335	22	22	22	4	11	NA	\$315.48												\$315.48
635 2ND ST KENYON	665200330	DAVID M & BEVERLY K EMERSON	631 2ND ST	KENYON MN 55946-1225	22	22	22	4	11	NA	\$315.48												\$315.48
635 2ND ST KENYON	665200320	DAVID M & BEVERLY K EMERSON	631 2ND ST	KENYON MN 55946-1225	22	22	22	4	11	NA	\$315.48												\$315.48
	663000280	DAVID M & BEVERLY K EMERSON	631 2ND ST	KENYON MN 55946-1225	23	23	23	4	11.5	NA	\$329.82												\$329.82
631 2ND ST KENYON	661000250	DAVID M & BEVERLY K EMERSON	631 2ND ST	KENYON MN 55946-1225	25	25	25	4	12.5	NA	\$358.50												\$358.50
625 2ND ST KENYON	661000260	LARRY O TATGE & SONIA M TATGE	322 TRONDHEIM RD	KENYON MN 55946	45	45	45	4	22.5	NA	\$645.30												\$645.30
621 2ND ST KENYON	661000280	J HOWARD HELD REV TRUST & MARDELL	215 HUSETH ST APT 102	KENYON MN 55946	47	47	47	4	23.5	NA	\$673.98												\$673.98
621 2ND ST KENYON	661000290	J HOWARD HELD REV TRUST & MARDELL	215 HUSETH ST APT 102	KENYON MN 55946	43	43	43	4	21.5	NA	\$616.62												\$616.62
613 2ND ST KENYON	661000300	COCKER PROPERTIES LLC	PO BOX 1085	PINE ISLAND MN 55963	41	41	41	4	20.5	NA	\$587.94												\$587.94
609 2ND ST KENYON	661000330	KENNETH B & MICHELE C SEIFERT	222 GUNDERSON BLVD	KENYON MN 55946	22	22	22	4	11	NA	\$315.48												\$315.48
605 2ND ST KENYON	661000310	CONRAD OSTHUM POST NO 141 VFW	601 2ND ST PO BOX 51	KENYON MN 55946	17	17	17	4	8.5	NA	\$243.78												\$243.78
601A 2ND ST KENYON	661000340	CONRAD OSTHUM POST NO 141 VFW	601 2ND ST PO BOX 51	KENYON MN 55946	66	66	66	7	0	NA	\$0.00												\$0.00
										\$0.00													
South Side										\$0.00													
218 RED WING AVE KENYON	665200310	RICHARD C OVERHOLT	218 RED WING AVE	KENYON MN 55946	90	160	160	3	32	NA	\$917.76												\$917.76
624 3RD ST KENYON	663000270	DONNA HOFLAND	624 3RD ST	KENYON MN 55946	60	60	60	3	12	NA	\$344.16				1	\$1,976.76	\$1,976.76						\$2,320.92
620 3RD ST KENYON	663000260	ROGER & JESSICA HARWOOD	620 3RD ST	KENYON MN 55946	60	60	60	3	12	NA	\$344.16				1	\$1,976.76	\$1,976.76						\$2,320.92
616 3RD ST KENYON	663000250	NET VENTURE INC	PO BOX 1045	ELLSWORTH WI 54011	63	63	63	3	12.6	NA	\$361.37				1	\$1,976.76	\$1,976.76						\$2,338.13
610 3RD ST KENYON	663000240	ALLEN R & DEANNE E BUSHMAN	610 3RD ST	KENYON MN 55946	75	75	75	3	15	NA	\$430.20				1	\$1,976.76	\$1,976.76						\$2,406.96
604 3RD ST KENYON	663000230	KEVIN W FISCHER & JESSICA JO JARVIS	604 3RD ST	KENYON MN 55946	75	75	75	7	0	NA	\$0.00				1	\$1,976.76	\$1,976.76						\$1,976.76
Totals				913	983	983	92	282.6		\$8,104.97					5	\$9,883.80	\$9,883.80						\$17,988.77
										\$7,115.51							\$9,883.80	Total Less City-Owned Lots					\$16,999.31

Project Component	Total Project Cost	Contingency Costs	Total Project Cost (w/o Contingency)	% Assessable	Assessable Project Cost	Assessable Frontage or Units	Assessment Rate
Alley (Alternate 2)							
Street & Site	\$88,095.71		\$88,095.71	32%	\$28,190.63	983 Ft	\$28.68 Per Ft
Public Sidewalk	\$0.00		\$0.00	50%	\$0.00		
Sanitary Sewer Main Reconstruction	\$0.00		\$0.00	0%	\$0.00		
Private Sanitary Sewer Main	\$0.00		\$0.00	33.3%	\$0.00		
Sanitary Sewer Services	\$0.00		\$0.00	100%	\$0.00		
Watermain Reconstruction	\$51,580.03		\$51,580.03	0%	\$0.00		
Watermain Extension	\$0.00		\$0.00	50%	\$0.00		
Water Services (Standard)	\$9,883.78		\$9,883.78	100%	\$9,883.78	5 Lots	\$1,976.76 Per Lot
Water Services (Oversized)	\$0.00		\$0.00	100%	\$0.00		
Storm Sewer Improvements	\$27,730.45		\$27,730.45	0%	\$0.00		
Totals	\$177,289.97	\$0.00	\$177,289.97		\$38,074.41		

Notes:
1 Assessment Policy, Section IV.1: 50' minimum, 150' maximum
2 Assessment Policy, Section IV.3: Rectangular Lots where frontage is greater than depth
3 Assessment Policy, Section IV.6.A.i: Corner Lot - 20% of side footage
4 Assessment Policy, Section IV.6.A.ii: Corner Lot - Non-Residential - 50% of side footage
5 Multiple Project Frontages, See Remainder of Assessment Roll for additional assessments
7 Assessment Policy, Section IV.8 Triple Frontage, 3rd Side not assessed

