

Main Street Reconstruction

Feasibility Report
Including 2nd Avenue South



Prepared for:
City of Cold Spring



October 7, 2016

**FEASIBILITY REPORT
FOR THE
MAIN STREET RECONSTRUCTION
COLD SPRING, MINNESOTA**

October 7, 2016

PROJECT NO. 193803508

MAYOR:

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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.



Brian W. Lintgen
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Sign-off Sheet

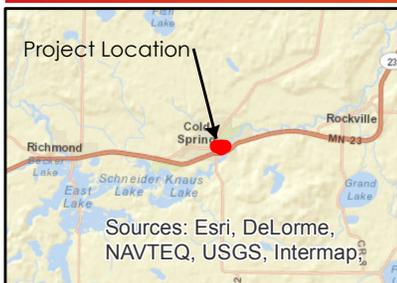
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Prepared by Brian W. Lintgen
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- Legend**
- █ Project Location
 - █ Water Features
 - █ Major Road
 - █ Existing Parks
 - █ Minor Road
 - █ City Boundary
 - █ Streams

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 15N
 2. Base features: Startec, MNDNR, Stearns County
 3. Orthoimagery © Microsoft Bing Maps

Project Location 193803508
 Cold Spring, MN Prepared by JHR on 2016-09-20
 Technical Review by BL on 2016-09-20

Client/Project
 City of Cold Spring
 Main Street Reconstruction

Figure No.
1
 Title

Project Location Map

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FIGURE 1 PROJECT LAYOUT

FIGURE 2 ASSESSMENT DRAWING

MAIN STREET RECONSTRUCTION

Introduction
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1.0 INTRODUCTION

The City Council has directed our firm, Stantec Consulting Services Inc., to conduct a feasibility study and prepare a feasibility report for Main Street and 2nd Avenue South in Cold Spring. This Feasibility Report is being prepared pursuant to Minnesota Statute 429, as some of the costs of these improvements are anticipated to be specially assessed against benefiting properties.

2.0 SCOPE

The project site is located through the heart of Cold Spring. The scope of this report includes the reconstruction of Main Street from the intersection of County State Aid Highway No. 2 (CSAH 2, also known as Red River Avenue) to the west end of the Sauk River Bridge on Main Street (approximately 1,300 feet east of CSAH 2). It also includes 2nd Avenue South from Main Street to 1st Street South. The project includes the installation of new sanitary sewer main, water main, sanitary sewer and water services, storm sewer, street reconstruction, sidewalk, streetscaping, and lighting. Construction will occur within public right-of-way (ROW) and necessary easements will be obtained by the City.

The street surface of both roadways is in need of replacement. Stearns County previously had jurisdiction over Main Street from CSAH 2 to just east of 2nd Avenue (this section was County State Aid Highway No. 58). In 2015 the County turned the roadway jurisdiction back to Cold Spring. With the turn-back, the County provided the City \$60,000 to assist in the restoration of the roadway surface. This amount represents the cost for the County to construct a mill and overlay project. The City anticipates using this payment toward the roadway costs of the project.

Because of the deteriorated roadway surface, the City determined it would be an opportune time to investigate the condition of the City owned underground utilities. Further discussion regarding City utilities is presented below.

The City has also expressed a desire to provide streetscape elements similar to the design that was prepared for the 2016 CSAH 2 Reconstruction project in order to create a uniform appearance for the downtown area. The east end of Main Street also acts as a gateway into Cold Spring.



MAIN STREET RECONSTRUCTION

Design Considerations
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3.0 DESIGN CONSIDERATIONS

3.1 ROADWAYS

The bituminous roadway pavement, concrete curb and gutter, concrete sidewalks, and gravel roadway base material are proposed to be replaced with the project.

The Main Street width will stay the same as the existing street, which is 46 feet from face of curb to face of curb. The ROW width of Main Street is 66 feet. The community expressed a desire to maintain the current roadway width given the traffic on the street and the deliveries that occur at local businesses. Parking will remain on both sides of the street resulting in two twelve foot driving lanes and two eleven foot parking lanes. The sidewalk will be approximately ten feet wide on each side.

The 2nd Avenue South width will be reduced from approximately 52 feet to 44 feet from face of curb to face of curb. The ROW for 2nd Avenue South is 66 feet. Currently there is angled and parallel parking. The new roadway will have parallel parking on both sides. The reduction in width creates room for both a sidewalk and boulevard on both sides. It also creates room for signage, light poles, and utilities in the boulevard area.

Concrete curb and gutter and sidewalks are proposed to be replaced with this project. The sidewalk on Main Street from CSAH 2 to 2nd Avenue will be ten feet wide. The entire boulevard area will be concrete. The sidewalk on Main Street from 2nd Avenue to the Sauk River Bridge will be five feet wide with a five foot boulevard. The sidewalk on 2nd Avenue South will be five feet wide with a six foot boulevard, and the area near Winners Sports Bar will be full width concrete. ADA standards for sidewalk and pedestrian ramps will need to be met. These areas are underdeveloped, and this configuration allows for future upgrades based on proposed development.

The proposed roadway pavement surface will be bituminous. The pavement section for Main Street consists of twelve inches of select granular fill, ten inches of gravel base, and four inches of bituminous. Because the roadway is completely within the jurisdiction of Cold Spring, trucks could be restricted from the roadway. The pavement section for 2nd Avenue South consists of twelve inches of select granular fill, eight inches of gravel base, and four inches of bituminous.

A detour will be required for the project. The final design will determine road closure strategies that adequately divert traffic, yet still provide access for local businesses. Pedestrian detours and temporary access will also be considered. Due to the relatively short distance the project covers, it will not be divided into different stages. CSAH 2 traffic (aside from turning traffic) will not be affected by the Main Street reconstruction. The signal programming at CSAH 2 and Main Street can be adjusted to reflect the closure during construction.

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Based on historical knowledge and soil borings, it is anticipated that soil contamination exists near the Main Street and 2nd Avenue intersection. Additional soil borings will be taken in this area to better determine the extent of any soil contamination. Additional costs have been included as contingency in this report to attempt to capture remediation costs.

3.2 SANITARY SEWER

The Main Street sanitary sewer mains were installed in 1980, but the sanitary sewer services were not replaced at that time. The mainline and service pipe was televised in the spring of 2016. The televising revealed that the mainline pipe from CSAH 2 to 2nd Avenue is PVC and is in serviceable condition. The pipe from 2nd Avenue to the east is clay, with numerous offset joints. The services were mostly clay pipe (starting a few feet away from the main). There were multiple issues with the service pipes. There is a cracked manhole cone at 2nd Avenue as well.

The 2nd Avenue South sewer main is 10 inch clay, with an unknown age. This section of pipe has services as well. The pipe is also undersized based on the upstream pipe to the south (currently 12 inch).

It is recommended that the service pipes be replaced due to their condition. The clay main east of 2nd Avenue and south of Main Street should also be replaced. Because the PVC sewer main is 36 years old and will be mostly exposed because of the service replacements, it is also recommended that it be replaced as well. The typical design life of sewer infrastructure is estimated at fifty years, meaning this pipe has generally reached 75% of its design life. The new roadway surface as well as the desire to not have staggered ages on utilities influences this decision. The existing pipe sizes in Main Street provide adequate capacity, and will be replaced with the same size pipe. The pipe in 2nd Avenue South will be upsized. Pipe at cross streets will be replaced to approximately the ROW. The new pipes will be PVC, and new pre-cast concrete sanitary manholes will also be installed.

3.3 WATER MAIN

The existing water main on the project varies from four inches to twelve inches in diameter, and materials range from cast iron pipe (CIP) to PVC. The pipe on Main Street from CSAH 2 to just past 2nd Avenue is CIP, and the installation date is unknown. The pipe on Main Street from 2nd Avenue to the Sauk River Bridge is 12" PVC and was installed in 2003. The pipe on 2nd Avenue South is four inch CIP, and the installation date is unknown. It is recommended that 12" PVC pipe be installed on Main Street from CSAH 2 through the 2nd Avenue intersection. The 12 inch size is recommended because this will complete the water main loop from Gold'n Plump to CSAH 2. It is recommended that eight inch PVC pipe be installed on 2nd Avenue South. New hydrants and valves will be installed with the improvements.

MAIN STREET RECONSTRUCTION

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3.4 SERVICES

The existing sanitary and water services are recommended to be replaced with the project. The sanitary televising indicated that most sewer services are clay and in poor condition. New PVC service pipe will be installed. The water services are of unknown materials and age. New HDPE service pipe, in addition to new corporation and curb stops will be installed as part of the water main installation. The size depends on the existing service size and the needs of the property. Tracer wire will be placed with all new services, and all services will be replaced to the ROW unless otherwise noted. If a building is close or on the ROW, the City will work with the property owner to replace the service line into the building. Several services will be placed in anticipation of future development.

3.5 STORM SEWER

The existing storm sewer on the Main Street portion of the project was installed in 1980. The pipe takes runoff from the street and adjacent properties, as well as water from CSAH 2. It flows east from CSAH 2, then north at 2nd Avenue. The storm pipe size on CSAH 2 was increased in 2016. It is recommended that the storm sewer on the project be replaced because of the larger capacity of the upstream pipe, proximity to other utilities being replaced, and its age. New pre-cast concrete pipe, manholes, and catch basins will be provided. Sump manholes and baffles will be provided in select areas to slow storm water and allow larger sediment and debris to settle into the sump. The storm sewer at the intersection of 2nd Avenue South and 1st Street South will be upgraded as well.

There are several businesses along Main Street that have sump pumps that discharge water on a regular basis. A separate six inch HDPE pipe that parallels the storm sewer is proposed to allow for sump pump connections below ground. The water would then flow to the storm sewer, instead of being discharged on the street. This improves the aesthetics of the street, as well as the longevity of the road.

3.6 STREETScape

Over the past two years, the City has been working on a plan for streetscaping in the downtown area. The first phase of this streetscaping is being installed on the CSAH 2 Reconstruction (summer of 2016). For the CSAH 2 project, the City and a downtown committee made up of business owners and community members met on multiple occasions. The goal of the downtown committee was to provide an improved downtown appearance that encouraged people and businesses to frequent it. They wanted to borrow elements from the Granite Landing development, to tie the two areas together. They also didn't want to lose the feel of the existing downtown. Initially they brought in the services of a landscape architect with extensive experience in downtown projects. The result was a framework plan for the downtown and the development of the streetscape elements.

MAIN STREET RECONSTRUCTION

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The committee also held several public meetings and gathered input through surveys. Based on the landscape architect's design, the public input, and the estimated costs of the streetscape elements, the committee made their ultimate recommendation to the City Planning Commission and City Council. The Council ultimately decided on the extent of the streetscaping that was incorporated into the CSAH 2 project. Based on Planning Commission direction, similar streetscape elements are to be included in the Main Street Feasibility Report for consideration. The exact extent and locations of the streetscape elements will be determined in final design. For the purposes of this report, the streetscape elements were applied in a similar manner and frequency as on the CSAH 2 project. This allows the City Council time to make final decisions regarding the streetscaping.

3.6.1 Granite Banding in Sidewalk

Strips of granite pavers will be placed in the sidewalk at select locations. The granite will be approximately three feet wide and extend the width of the sidewalk. The banding will add an aesthetic appeal to the walk and highlight the history of granite in Cold Spring. The look will be similar to what was done on the CSAH 2 project.

3.6.2 Streetlights

Decorative LED streetlights will be installed that match the lights placed on the CSAH 2 project, and the spacing and layout will be similar. The streetlight replacement will extend one block west of CSAH 2 to completely replace the old style streetlights that are currently in the downtown. They will also extend along 2nd Avenue South to tie into the streetlights already placed with the Granite Landing project. The City will own and maintain the lights. A new feed point for the lights will be provided.

3.6.3 Trees

Trees will be installed along Main Street and 2nd Avenue South in a similar manner as CSAH 2. The exact location and variety of tree will be determined in final design. Trees will generally be placed opposite the streetlights and positioned so as not to block businesses. Special attention will be paid to the soil that the trees are planted in. In areas where the tree will be surrounded by concrete, Swedish Soil will be installed, which is a mixture of coarse rock and topsoil that gives the roots room to propagate. In concrete areas, split granite flagstone paving will be provided adjacent to the trees. This type of paving has voids between the pavers that allow for water to enter the roots while still providing a walkable surface. They are used in place of a typical tree grate.

3.6.4 Decorative Fence and Plantings

Decorative fencing and granite piers were provided on the CSAH 2 project in areas where parking lots abutted the roadway. Similar fencing and planting areas are proposed for Main

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Street, specifically near the Country Store, Granite Community Bank, and American Legion parking lots.

3.6.5 Granite Columns

Large granite columns are proposed to be placed near the Sauk River Bridge as a gateway element as motorists and pedestrians enter downtown from the east. A similar design to the CSAH 2 columns is proposed to provide continuity at both edges of downtown. The columns would include welcome to Cold Spring signage.

3.6.6 Miscellaneous Items

Granite benches, bike racks, and trash receptacles are proposed to be placed along Main Street in a similar manner to the placement on the CSAH 2 project. Exact locations will be determined in final design. ADA standards will need to be taken into account.

3.6.7 Utility Relocations

There will be some overhead power line relocations needed on 2nd Avenue South. The existing power line will be in the middle of the sidewalk area. A revision to the guy wire location will also be needed. Some communication revisions will be needed at the 1st Street South intersection to allow for pole removals. Additional costs have been included as contingency in this report to attempt to capture the utility relocation costs.

MAIN STREET RECONSTRUCTION

Cost Estimate
October 7, 2016

4.0 COST ESTIMATE

The following pages provide our best estimate of costs associated with the project. These estimates are the results of our experience and previous exposure to these types of projects. However, these estimates should not be considered as the final cost of the project as some of the costs may change over the course of the final design and construction of the project.

No.	Item	Units	Qty	EE Unit Price	EE Total Price
MAIN STREET RECONSTRUCTION					
1	REMOVE SEWER PIPE (STORM)	LIN FT	1119	\$5.00	\$5,595.00
2	REMOVE SEWER PIPE (SANITARY)	LIN FT	1199	\$3.00	\$3,597.00
3	REMOVE WATER MAIN	LIN FT	835	\$5.00	\$4,175.00
4	REMOVE WATER SERVICE PIPE	LIN FT	360	\$1.00	\$360.00
5	REMOVE HYDRANT ASSEMBLY	EACH	2	\$400.00	\$800.00
6	REMOVE GATE VALVE & BOX	EACH	7	\$150.00	\$1,050.00
7	REMOVE CURB STOP	EACH	11	\$25.00	\$275.00
8	REMOVE MANHOLE (STORM)	EACH	11	\$200.00	\$2,200.00
9	REMOVE MANHOLE (SANITARY)	EACH	3	\$250.00	\$750.00
10	REMOVE CURB AND GUTTER	LIN FT	2638	\$1.50	\$3,957.00
11	REMOVE CONCRETE WALK	SQ YD	2188	\$3.00	\$6,564.00
12	REMOVE BITUMINOUS PAVEMENT	SQ YD	7000	\$2.00	\$14,000.00
13	SAWING BITUMINOUS PAVEMENT	LIN FT	267	\$2.00	\$534.00
14	ADJUST VALVE BOX	EACH	3	\$200.00	\$600.00
15	ADJUST FRAME & RING CASTING	EACH	1	\$275.00	\$275.00
16	ADJUST HYDRANT	EACH	1	\$1,000.00	\$1,000.00
17	COMMON EXCAVATION (P)	CY	6200	\$8.00	\$49,600.00
18	ROCK EXCAVATION	CU YD	75	\$350.00	\$26,250.00
19	SELECT GRANULAR BORROW (LV)	CU YD	4053	\$9.00	\$36,477.00
20	GEOTEXTILE FABRIC TYPE V	SQ YD	8291	\$1.50	\$12,436.50
21	AGGREGATE BASE (LV) CLASS 5	CU YD	3819	\$16.00	\$61,104.00
22	BITUMINOUS WEARING COURSE MIXTURE	TN	886	\$65.00	\$57,590.00
23	BITUMINOUS NON WEARING COURSE MIXTURE	TN	886	\$65.00	\$57,590.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
24	4" CONCRETE WALK	SQ FT	19115	\$5.00	\$95,575.00
25	6" CONCRETE WALK	SQ FT	576	\$7.50	\$4,320.00
26	TRUNCATED DOMES	SQ FT	192	\$45.00	\$8,640.00
27	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	2638	\$14.00	\$36,932.00
28	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	208	\$55.00	\$11,440.00
29	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	98	\$33.00	\$3,234.00
30	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	129	\$35.00	\$4,515.00
31	18" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	71	\$39.00	\$2,769.00
32	30" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	788	\$60.00	\$47,280.00
33	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	5	\$1,500.00	\$7,500.00
34	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EACH	4	\$2,300.00	\$9,200.00
35	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EACH	5	\$3,000.00	\$15,000.00
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	EACH	1	\$4,500.00	\$4,500.00
37	CONNECT TO EXISTING STORM SEWER	EACH	3	\$400.00	\$1,200.00
38	CONNECT INTO EXISTING MANHOLE	EACH	1	\$600.00	\$600.00
39	6" PERF PE PIPE DRAIN	LIN FT	2175	\$5.00	\$10,875.00
40	6" PE PIPE CLEANOUT	EACH	21	\$400.00	\$8,400.00
41	8" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	357	\$30.00	\$10,710.00
42	10" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	799	\$34.00	\$27,166.00
43	12" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	43	\$40.00	\$1,720.00
44	CONSTRUCT SANITARY MANHOLE	EACH	4	\$2,500.00	\$10,000.00
45	SANITARY MANHOLE OVERDEPTH	LF	10	\$150.00	\$1,500.00
46	8"X4" PVC WYE	EACH	3	\$250.00	\$750.00
47	8"X6" PVC WYE	EACH	3	\$300.00	\$900.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
48	10"X4" PVC WYE	EACH	12	\$300.00	\$3,600.00
49	4" PVC SANITARY SERVICE PIPE	LIN FT	690	\$16.00	\$11,040.00
50	6" PVC SANITARY SERVICE PIPE	LIN FT	99	\$26.00	\$2,574.00
51	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	18	\$250.00	\$4,500.00
52	CONNECT TO EXISTING SANITARY SEWER	EACH	5	\$500.00	\$2,500.00
53	TELEWISE SANITARY SEWER	LIN FT	1199	\$1.50	\$1,798.50
54	TEMPORARY SANITARY BYPASS	LUMP SUM	1	\$5,000.00	\$5,000.00
55	4" PVC WATERMAIN	LIN FT	15	\$20.00	\$300.00
56	6" PVC WATERMAIN	LIN FT	203	\$24.00	\$4,872.00
57	8" PVC WATERMAIN	LIN FT	142	\$26.00	\$3,692.00
58	10" PVC WATERMAIN	LIN FT	35	\$30.00	\$1,050.00
59	12" PVC WATERMAIN	LIN FT	800	\$40.00	\$32,000.00
60	6" GATE VALVE AND BOX	EACH	6	\$1,600.00	\$9,600.00
61	8" GATE VALVE AND BOX	EACH	3	\$2,200.00	\$6,600.00
62	10" GATE VALVE AND BOX	EACH	1	\$2,900.00	\$2,900.00
63	12" GATE VALVE AND BOX	EACH	4	\$3,400.00	\$13,600.00
64	5" HYDRANT	EACH	2	\$4,000.00	\$8,000.00
65	FITTINGS	POUND	2788	\$6.50	\$18,122.00
66	1.5" WATER BUILDING CONNECTION	EA	10	\$400.00	\$4,000.00
67	1.5" CORPORATION STOP	EACH	13	\$350.00	\$4,550.00
68	TRACER WIRE ACCESS BOX	EACH	11	\$225.00	\$2,475.00
69	1.5" CURB STOP & BOX	EACH	13	\$410.00	\$5,330.00
70	1.5" HDPE SERVICE PIPE	LIN FT	425	\$18.00	\$7,650.00
71	CONNECT TO EXISTING WATER SERVICE	EACH	7	\$250.00	\$1,750.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
72	3" POLYSTYRENE INSULATION	SQ YD	180	\$35.00	\$6,300.00
73	TEMPORARY WATER SYSTEM	LUMP SUM	1	\$10,000.00	\$10,000.00
74	SEED AND HYDROMULCH	SQ YD	600	\$3.00	\$1,800.00
75	SEEDING WITH FILTER BLANKET	SQ YD	1400	\$1.50	\$2,100.00
76	SILT FENCE, TYPE MACHINE SLICED	LIN FT	800	\$3.00	\$2,400.00
77	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	6	\$600.00	\$3,600.00
78	CONCRETE WASHOUT AREA	EACH	1	\$500.00	\$500.00
79	STORM DRAIN INLET PROTECTION	EACH	17	\$250.00	\$4,250.00
80	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	10	\$125.00	\$1,250.00
81	TRAFFIC CONTROL	LUMP SUM	1	\$8,000.00	\$8,000.00
82	DETOUR SIGNING	LUMP SUM	1	\$6,000.00	\$6,000.00
83	SIGN SUPPORT	EACH	4	\$250.00	\$1,000.00
84	STREET LIGHTS	EACH	24	\$7,800.00	\$187,200.00
85	DECIDUOUS TREE 2.5" CAL B&B	EACH	14	\$450.00	\$6,300.00
86	STRUCTURAL SOIL	CU YD	434	\$75.00	\$32,550.00
87	DECIDUOUS SHRUB NO 5CONT	EACH	188	\$60.00	\$11,280.00
88	PERENNIAL NO 3 CONT	EACH	188	\$20.00	\$3,760.00
89	BOULEVARD TOPSOIL BORROW (LV)	CU YD	20	\$16.00	\$320.00
90	STONE MONUMENT	EACH	2	\$50,000.00	\$100,000.00
91	GRANITE SIDEWALK PAVERS	SQ FT	180	\$55.00	\$9,900.00
92	GRANITE PAVERS	SQ FT	1620	\$55.00	\$89,100.00
93	GRANITE FENCE PIER	EACH	6	\$4,000.00	\$24,000.00
94	ORNAMENTAL FENCE	LIN FT	170	\$225.00	\$38,250.00
95	STONE BENCH	EACH	4	\$2,000.00	\$8,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
96	WASTE RECEPTACLE	EACH	2	\$2,000.00	\$4,000.00
97	BICYCLE RACK	EACH	2	\$300.00	\$600.00

2nd AVENUE S RECONSTRUCTION

201	REMOVE SEWER PIPE (SANITARY)	LIN FT	402	\$3.00	\$1,206.00
202	REMOVE WATER MAIN	LIN FT	305	\$5.00	\$1,525.00
203	REMOVE WATER SERVICE PIPE	LIN FT	35	\$1.00	\$35.00
204	REMOVE CURB STOP	EACH	1	\$25.00	\$25.00
205	REMOVE CURB AND GUTTER	LIN FT	715	\$1.50	\$1,072.50
206	REMOVE CONCRETE WALK	SQ YD	446	\$3.00	\$1,338.00
207	REMOVE BITUMINOUS PAVEMENT	SQ YD	2080	\$2.00	\$4,160.00
208	SAWING BITUMINOUS PAVEMENT	LIN FT	140	\$2.00	\$280.00
209	SALVAGE PIPE DRAIN	LIN FT	60	\$8.00	\$480.00
210	SALVAGE STORM MANHOLE	EACH	1	\$200.00	\$200.00
213	ADJUST VALVE BOX	EACH	2	\$200.00	\$400.00
214	ADJUST FRAME & RING CASTING	EACH	2	\$275.00	\$550.00
215	COMMON EXCAVATION (P)	CY	1200	\$8.00	\$9,600.00
217	SELECT GRANULAR BORROW (LV)	CU YD	1017	\$9.00	\$9,153.00
218	GEOTEXTILE FABRIC TYPE V	SQ YD	2080	\$1.50	\$3,120.00
219	AGGREGATE BASE (LV) CLASS 5	CU YD	764	\$16.00	\$12,224.00
220	BITUMINOUS WEARING COURSE MIXTURE	TN	219	\$65.00	\$14,235.00
221	BITUMINOUS NON WEARING COURSE MIXTURE	TN	219	\$65.00	\$14,235.00
222	4" CONCRETE WALK	SQ FT	3823	\$5.00	\$19,115.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
223	6" CONCRETE WALK	SQ FT	114	\$7.50	\$855.00
224	TRUNCATED DOMES	SQ FT	20	\$45.00	\$900.00
225	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	727	\$14.00	\$10,178.00
226	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	64	\$55.00	\$3,520.00
239	8" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	35	\$30.00	\$1,050.00
240	12" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	402	\$40.00	\$16,080.00
241	CONSTRUCT SANITARY MANHOLE	EACH	1	\$2,500.00	\$2,500.00
242	SANITARY MANHOLE OVERDEPTH	LF	2.5	\$150.00	\$375.00
243	12"X4" PVC WYE	EACH	4	\$250.00	\$1,000.00
244	4" PVC SANITARY SERVICE PIPE	LIN FT	140	\$16.00	\$2,240.00
245	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	1	\$250.00	\$250.00
246	CONNECT TO EXISTING SANITARY MANHOLE	EACH	1	\$500.00	\$500.00
247	TELEWISE SANITARY SEWER	LIN FT	402	\$1.50	\$603.00
248	TEMPORARY SANITARY BYPASS	LUMP SUM	1	\$5,000.00	\$5,000.00
249	8" PVC WATERMAIN	LIN FT	350	\$26.00	\$9,100.00
250	8" GATE VALVE AND BOX	EACH	1	\$2,200.00	\$2,200.00
251	FITTINGS	POUND	72	\$6.50	\$468.00
252	1.5" WATER BUILDING CONNECTION	EA	1	\$400.00	\$400.00
253	1.5" CORPORATION STOP	EACH	4	\$350.00	\$1,400.00
254	TRACER WIRE ACCESS BOX	EACH	5	\$225.00	\$1,125.00
255	1.5" CURB STOP & BOX	EACH	4	\$410.00	\$1,640.00
256	1.5" HDPE SERVICE PIPE	LIN FT	140	\$18.00	\$2,520.00
257	CONNECT TO EXISTING WATER SERVICE	EACH	1	\$250.00	\$250.00
259	TEMPORARY WATER SYSTEM	LUMP SUM	1	\$10,000.00	\$10,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
260	SEED AND HYDROMULCH	SQ YD	900	\$3.00	\$2,700.00
262	SILT FENCE, TYPE MACHINE SLICED	LIN FT	450	\$3.00	\$1,350.00
263	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	1	\$600.00	\$600.00
264	CONCRETE WASHOUT AREA	EACH	1	\$500.00	\$500.00
265	STORM DRAIN INLET PROTECTION	EACH	3	\$250.00	\$750.00
266	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	\$125.00	\$625.00
268	DETOUR SIGNING	LUMP SUM	1	\$1,000.00	\$1,000.00
269	SIGN SUPPORT	EACH	4	\$250.00	\$1,000.00
270	STREET LIGHTS	EACH	6	\$7,800.00	\$46,800.00
271	DECIDUOUS TREE 2.5" CAL B&B	EACH	7	\$450.00	\$3,150.00

ESTIMATED CONSTRUCTION COST \$1,617,051.50

Project Development & Easements (est) \$33,705.82

Design \$112,352.74

Construction Administration (est) \$44,941.10

Construction Staking & Observation (est) \$112,352.74

Assessments & Record Drawings (est) \$33,705.82

Admin, Fiscal & Legal (est) \$56,596.80

Contingencies (est) \$135,852.58

TOTAL ESTIMATED PROJECT COST \$2,146,559.09

5.0 PROJECT FINANCING (PROPOSED ASSESSMENTS)

In project areas where assessments will be levied against benefiting property, previously established City of Cold Spring assessment policies will be used.

MAIN STREET RECONSTRUCTION

Assessment Groups	Project Costs	Units		Actual Rate Per Unit	Assessment Discount	Proposed Rate Per Unit
46' Street	\$ 504,849.44	2,373.74	ft.	\$212.6815 /ft.	65%	\$74.4385 /ft.
44' Street	\$ 117,554.55	667.76	ft.	\$176.0431 /ft.	65%	\$61.6151 /ft.
Sidewalk	\$ 213,320.29	3,041.50	ft.	\$70.1367 /ft.	65%	\$24.5478 /ft.
Streetscaping	\$ 302,738.82	2,329.74	ft.	\$129.9456 /ft.	65%	\$45.4810 /ft.
Sanitary Sewer	\$ 113,444.76	2,515.11	ft.	\$45.1053 /ft.	65%	\$15.7869 /ft.
Water Main	\$ 158,427.48	2,013.98	ft.	\$78.6639 /ft.	65%	\$27.5324 /ft.
Res. San. Serv.	\$ 1,502.01	1.00	ea.	\$1,502.01 /ea.	50%	\$751.0050 /ea.
Comm. San. Serv.	\$ 28,538.24	19.00	ea.	\$1,502.01 /ea.	0%	\$1,502.0100 /ea.
Res. Wat. Serv.	\$ 2,105.49	1.00	ea.	\$2,105.49 /ea.	50%	\$1,052.7450 /ea.
Comm. Wat. Serv.	\$ 35,793.28	17.00	ea.	\$2,105.49 /ea.	0%	\$2,105.4900 /ea.
Lg. San. Service	\$ 10,817.41	4.00	ea.	\$2,704.35 /ea.	0%	\$2,704.3500 /ea.
Lg. Wat. Service	\$ 23,817.15	5.00	ea.	\$4,763.43 /ea.	0%	\$4,763.4300 /ea.
Storm Sewer	\$ 165,099.25	334,171.00	sf.	\$0.4941 /sf.	65%	\$0.1729 /sf.
Streetlighting	\$ 248,499.11	3,041.50	ft.	\$81.7029 /ft.	65%	\$28.5960 /ft.

Estimated Revenues Generated by Assessments:

	RATE	FOOTAGE	ASSESSMENT DISCOUNT	REVENUES
46' Street	\$212.6815 /ft.	2,373.74	65%	\$176,697.33
44' Street	\$176.0431 /ft.	667.76	65%	\$41,144.09
Sidewalk	\$70.1367 /ft.	3,041.50	65%	\$74,662.15
Streetscaping	\$129.9456 /ft.	2,329.74	65%	\$105,958.58
Sanitary Sewer	\$45.1053 /ft.	2,515.11	65%	\$39,705.68
Water Main	\$78.6639 /ft.	2,013.98	65%	\$55,449.63
Res. San. Serv.	\$1,502.0100 /ea.	1.00	50%	\$751.01
Comm. San. Serv.	\$1,502.0100 /ea.	19.00	0%	\$28,538.19
Res. Wat. Serv.	\$2,105.4900 /ea.	1.00	50%	\$1,052.75
Comm. Wat. Serv.	\$2,105.4900 /ea.	17.00	0%	\$35,793.33
Lg. San. Service	\$2,704.3500 /ea.	4.00	0%	\$10,817.40
Lg. Wat. Service	\$4,763.4300 /ea.	5.00	0%	\$23,817.15
Storm Sewer	\$0.4941 /sf.	334,171.00	65%	\$57,789.86
Streetlighting	\$81.7029 /ft.	3,041.50	65%	\$86,974.64
Total				\$739,151.79

Estimated City Revenues:

Total Project Cost	(\$2,146,559.09)
Total Assessment Proceeds	\$739,151.79
Stearns County Turnback Funds	\$60,000.00
Total City Expense	(\$1,347,407.30)

MAIN STREET RECONSTRUCTION

Permits/Easements/Acquisitions
October 7, 2016

6.0 PERMITS/EASEMENTS/ACQUISITIONS

Stantec will work with City and property owners to obtain needed easements.

Stantec will work with the City to submit the necessary permits for construction. Required permits will include: MN Department of Health water main permit and the MN Pollution Control Agency stormwater construction permit.

7.0 FUNDING/ASSESSMENTS

The project is proposed to follow the current City of Cold Spring assessment policy. Benefiting property owners will be assessed at the rates set forth in the policy. Properties that are to be assessed on both the Main Street side and 2nd Avenue South side have separate assessments for each side of their property. The remainder of the project costs will be financed by the City through the sale of bonds and the \$60,000 in turnback funds the City received from Stearns County.

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
1	The Wenner Co. 319 Main St Cold Spring, MN 56320-2543	48.29824.0000 W109' of Lots 1-3, Blk 19 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	109.00 - 109.00 109.00 109.00 109.00 - 2.00 - 1.00 - - - -	\$ 8,113.80 \$ 0.00 \$ 2,675.72 \$ 4,957.42 \$ 1,720.77 \$ 3,001.03 \$ 0.00 \$ 3,004.02 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	\$ 28,695.22
2	Daniel E. Charles 313 Main St Cold Spring, MN 56320.2534	48.29826.0000 W30' of E56' of Lots 1- 2 & N32' of E26' of Lt 2, Blk 19 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	43.44 - 43.44 43.44 43.44 43.44 - 1.00 - 1.00 - - 4,854.00 43.44	\$ 3,233.24 \$ 0.00 \$ 1,066.24 \$ 1,975.47 \$ 685.70 \$ 1,195.87 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 839.43 \$ 1,242.07	\$ 13,845.52
3	Weber Properties LLC 27156 Schulz Rd Cold Spring, MN 56320	48.29825.0000 E26' pf Lot 1 & S34' of E26' of Lot 2, Blk 19 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	26.01 - 26.01 26.01 26.01 26.01 - 1.00 - 1.00 - - 2,604.00 26.01	\$ 1,936.15 \$ 0.00 \$ 638.49 \$ 1,182.96 \$ 410.62 \$ 716.12 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 450.32 \$ 743.78	\$ 9,685.94

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
4 Weber Properties LLC 27156 Schulz Rd Cold Spring, MN 56320 309 Main St		48.29833.0000	46' Street	212.6815	65%	40.00	\$ 2,977.54	
		W40' of Lots 9 & 10,	44' Street	176.0431	65%	-	\$ 0.00	
		Blk 19 of the Townsite of Cold Spring	Sidewalk	70.1367	65%	40.00	\$ 981.91	
			Streetscaping	129.9456	65%	40.00	\$ 1,819.24	
			Sanitary Sewer	45.1053	65%	40.00	\$ 631.47	
			Water Main	78.6639	65%	40.00	\$ 1,101.29	
			Res. San. Serv.	1502.0100	50%	-	\$ 0.00	
			Comm. San. Serv.	1502.0100	0%	1.00	\$ 1,502.01	
			Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00	
			Comm. Wat. Serv.	2105.4900	0%	1.00	\$ 2,105.49	
			Lg. San. Service	2704.3500	0%	-	\$ 0.00	
			Lg. Wat. Service	4763.4300	0%	-	\$ 0.00	
			Storm Sewer	0.4941	65%	5,284.00	\$ 913.79	
			Streetlighting	81.7029	65%	40.00	\$ 1,143.84	\$ 13,176.58
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5 First National Bank of Cold Spring 301 Main St Cold Spring, MN 56320-0416 301 Main St		48.29834.0000	46' Street	212.6815	65%	125.44	\$ 9,337.20	
		E125' of Lots 9 & 10,	44' Street	176.0431	65%	-	\$ 0.00	
		Blk 19 of the Townsite of Cold Spring	Sidewalk	70.1367	65%	125.44	\$ 3,079.16	
			Streetscaping	129.9456	65%	125.44	\$ 5,704.90	
			Sanitary Sewer	45.1053	65%	125.44	\$ 1,980.22	
			Water Main	78.6639	65%	125.44	\$ 3,453.52	
			Res. San. Serv.	1502.0100	50%	-	\$ 0.00	
			Comm. San. Serv.	1502.0100	0%	-	\$ 0.00	
			Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00	
			Comm. Wat. Serv.	2105.4900	0%	-	\$ 0.00	
			Lg. San. Service	2704.3500	0%	-	\$ 0.00	
			Lg. Wat. Service	4763.4300	0%	-	\$ 0.00	
			Storm Sewer	0.4941	65%	16,565.00	\$ 2,864.67	
			Streetlighting	81.7029	65%	125.44	\$ 3,586.94	\$ 30,006.61
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6 Robert Sartoris Rev Trust 1115 Club View Dr, P.O. Box 1592 Monticello, MN 55362-1592 219 Main St		48.29835.0000	46' Street	212.6815	65%	43.04	\$ 3,203.46	
		W43' of Lot 1 & W43'	44' Street	176.0431	65%	-	\$ 0.00	
		of S44' of Lot 2, Blk 20 of the Townsite of Cold Spring	Sidewalk	70.1367	65%	43.04	\$ 1,056.42	
			Streetscaping	129.9456	65%	43.04	\$ 1,957.27	
			Sanitary Sewer	45.1053	65%	43.04	\$ 679.39	
			Water Main	78.6639	65%	43.04	\$ 1,184.86	
			Res. San. Serv.	1502.0100	50%	-	\$ 0.00	
			Comm. San. Serv.	1502.0100	0%	-	\$ 0.00	
			Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00	
			Comm. Wat. Serv.	2105.4900	0%	-	\$ 0.00	
			Lg. San. Service	2704.3500	0%	-	\$ 0.00	
			Lg. Wat. Service	4763.4300	0%	-	\$ 0.00	
			Storm Sewer	0.4941	65%	4,739.00	\$ 819.54	
			Streetlighting	81.7029	65%	43.04	\$ 1,230.63	\$ 10,131.57

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
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10 Stonecrest Income & Oppurtunity Fund 1 LLC 4300 Stevens Creek Blvd #275 San Jose, CA 95129	48.29897.0000 W51' of Lot 1 & W51' of S1.25' of Lot 2, Blk 33 of the Townsite of Cold Spring	46' Street	212.6815	65%	51.00	\$	3,796.36	
		44' Street	176.0431	65%	-	\$	0.00	
		Sidewalk	70.1367	65%	51.00	\$	1,251.94	
		Streetscaping	129.9456	65%	51.00	\$	2,319.53	
		Sanitary Sewer	45.1053	65%	51.00	\$	805.13	
		Water Main	78.6639	65%	-	\$	0.00	
		Res. San. Serv.	1502.0100	50%	-	\$	0.00	
		Comm. San. Serv.	1502.0100	0%	1.00	\$	1,502.01	
		Res. Wat. Serv.	2105.4900	50%	-	\$	0.00	
		Comm. Wat. Serv.	2105.4900	0%	-	\$	0.00	
		Lg. San. Service	2704.3500	0%	-	\$	0.00	
		Lg. Wat. Service	4763.4300	0%	-	\$	0.00	
		Storm Sewer	0.4941	65%	3,072.00	\$	531.26	
		Streetlighting	81.7029	65%	51.00	\$	1,458.40	\$ 11,664.63

11 Jillian Conrad 115 Main St Cold Spring, MN 56320 115 Main St Residential	48.29894.0000 E44' of W95' of Lots 1&2, Blk 33 of the Townsite of Cold Spring	46' Street	212.6815	65%	44.00	\$	3,275.30	
		44' Street	176.0431	65%	-	\$	0.00	
		Sidewalk	70.1367	65%	44.00	\$	1,080.11	
		Streetscaping	129.9456	65%	-	\$	0.00	
		Sanitary Sewer	45.1053	65%	44.00	\$	694.62	
		Water Main	78.6639	65%	-	\$	0.00	
		Res. San. Serv.	1502.0100	50%	1.00	\$	751.01	
		Comm. San. Serv.	1502.0100	0%	-	\$	0.00	
		Res. Wat. Serv.	2105.4900	50%	1.00	\$	1,052.75	
		Comm. Wat. Serv.	2105.4900	0%	-	\$	0.00	
		Lg. San. Service	2704.3500	0%	-	\$	0.00	
		Lg. Wat. Service	4763.4300	0%	-	\$	0.00	
		Storm Sewer	0.4941	65%	5,500.00	\$	951.14	
		Streetlighting	81.7029	65%	44.00	\$	1,258.22	\$ 9,063.15

12 James & Sandra Svihel 15553 23rd St Cold Spring, MN 56320-9734 113 Main St	48.29895.0000 W30' of E70' of Lots 1&2, Blk 33 of the Townsite of Cold Spring	46' Street	212.6815	65%	30.00	\$	2,233.16	
		44' Street	176.0431	65%	-	\$	0.00	
		Sidewalk	70.1367	65%	30.00	\$	736.44	
		Streetscaping	129.9456	65%	30.00	\$	1,364.43	
		Sanitary Sewer	45.1053	65%	30.00	\$	473.61	
		Water Main	78.6639	65%	-	\$	0.00	
		Res. San. Serv.	1502.0100	50%	-	\$	0.00	
		Comm. San. Serv.	1502.0100	0%	1.00	\$	1,502.01	
		Res. Wat. Serv.	2105.4900	50%	-	\$	0.00	
		Comm. Wat. Serv.	2105.4900	0%	1.00	\$	2,105.49	
		Lg. San. Service	2704.3500	0%	-	\$	0.00	
		Lg. Wat. Service	4763.4300	0%	-	\$	0.00	
		Storm Sewer	0.4941	65%	3,750.00	\$	648.51	
		Streetlighting	81.7029	65%	30.00	\$	857.88	\$ 9,921.53

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
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13 Cold Spring Granite Co. 17482 Granite West Rd Cold Spring, MN 56320-4578	48.29401.0008 Outlot G of Granite Landing	46' Street	212.6815	65%	418.64	\$ 31,162.57		
		44' Street	176.0431	65%	-	\$ 0.00		
		Sidewalk	70.1367	65%	418.64	\$ 10,276.59		
		Streetscaping	129.9456	65%	418.64	\$ 19,039.92		
		Sanitary Sewer	45.1053	65%	113.12	\$ 1,785.81		
		Water Main	78.6639	65%	-	\$ 0.00		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	-	\$ 0.00		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	-	\$ 0.00		
		Lg. San. Service	2704.3500	0%	1.00	\$ 2,704.35		
		Lg. Wat. Service	4763.4300	0%	2.00	\$ 9,526.86		
		Storm Sewer	0.4941	65%	64,804.00	\$ 11,206.88		
		Streetlighting	81.7029	65%	418.64	\$ 11,971.29	\$ 97,674.27	

14 Cold Spring Granite Co. 17482 Granite West Rd Cold Spring, MN 56320-4578	48.29401.0006 Outlot H of Granite Landing	46' Street	212.6815	65%	483.88	\$ 36,019.31		
		44' Street	176.0431	65%	-	\$ 0.00		
		Sidewalk	70.1367	65%	483.88	\$ 11,878.21		
		Streetscaping	129.9456	65%	483.88	\$ 22,007.33		
		Sanitary Sewer	45.1053	65%	237.16	\$ 3,744.01		
		Water Main	78.6639	65%	-	\$ 0.00		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	-	\$ 0.00		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	-	\$ 0.00		
		Lg. San. Service	2704.3500	0%	2.00	\$ 5,408.70		
		Lg. Wat. Service	4763.4300	0%	2.00	\$ 9,526.86		
		Storm Sewer	0.4941	65%	71,970.00	\$ 12,446.13		
		Streetlighting	81.7029	65%	483.88	\$ 13,837.04	\$ 114,867.59	

14w Cold Spring Granite Co. 17482 Granite West Rd Cold Spring, MN 56320-4578	48.29401.0006 Outlot H of Granite Landing	46' Street	212.6815	65%	-	\$ 0.00		
		44' Street	176.0431	65%	287.10	\$ 17,689.69		
		Sidewalk	70.1367	65%	287.10	\$ 7,047.69		
		Streetscaping	129.9456	65%	-	\$ 0.00		
		Sanitary Sewer	45.1053	65%	287.10	\$ 4,532.41		
		Water Main	78.6639	65%	287.10	\$ 7,904.54		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	-	\$ 0.00		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	-	\$ 0.00		
		Lg. San. Service	2704.3500	0%	1.00	\$ 2,704.35		
		Lg. Wat. Service	4763.4300	0%	1.00	\$ 4,763.43		
		Storm Sewer	0.4941	65%	20,565.00	\$ 3,556.41		
		Streetlighting	81.7029	65%	287.10	\$ 8,209.92	\$ 56,408.44	

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
15	Jeffrey D & Lurae J Scoles 9304 Narcissus Rd St. Joseph, MN 56374-9655	48.29855.0000 E62' of Lots 6&7, Blk 21 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	62.00 - 62.00 62.00 62.00 62.00 - - - - - - 8,178.00 62.00	\$ 4,615.19 \$ 0.00 \$ 1,521.97 \$ 2,819.82 \$ 978.79 \$ 1,707.01 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,414.26 \$ 1,772.95	\$ 14,829.99
15e	Jeffrey D & Lurae J Scoles 9304 Narcissus Rd St. Joseph, MN 56374-9655	48.29855.0000 E62' of Lots 6&7, Blk 21 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	- 131.90 131.90 - 131.90 131.90 - 1.00 - 1.00 - - - 131.90	\$ 0.00 \$ 8,127.03 \$ 3,237.86 \$ 0.00 \$ 2,082.29 \$ 3,631.52 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,771.81	\$ 24,458.01
16	Cold Spring Lanes D T Inc. P.O. Box 459 Cold Spring, MN 56320-0459	48.29856.0000 W71' of E133' of Lots 6&7, N19' of E133' of Lot 8, S47' of E69' of Lot 8 & N3' of E69' of Lot 9, Blk 21 of the Townsite of Clod Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	71.00 - 71.00 71.00 71.00 71.00 - 1.00 - 1.00 - - 10,279.00 71.00	\$ 5,285.14 \$ 0.00 \$ 1,742.90 \$ 3,229.15 \$ 1,120.87 \$ 1,954.80 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 1,777.60 \$ 2,030.32	\$ 20,748.28

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL	
17	M&M Holdings of Cold Spring LLC 210 Main St Cold Spring, MN 56320	48.29857.0000 W32' of Lots 6&7 & E4.5' of Lots 4&5, Blk 21 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	36.50 - 36.50 36.50 36.50 36.50 - 1.00 - 1.00 - - 4,816.00 36.50	\$ 2,717.01 \$ 0.00 \$ 896.00 \$ 1,660.06 \$ 576.22 \$ 1,004.93 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 832.85 \$ 1,043.75		12,338.32
18	M&M Holdings of Cold Spring LLC 210 Main St Cold Spring, MN 56320	48.29853.0002 Lots 4&5 less W78', Blk 21 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	82.66 - 82.66 82.66 82.66 82.66 - 1.00 - 1.00 - - 10,907.00 82.66	\$ 6,153.09 \$ 0.00 \$ 2,029.12 \$ 3,759.46 \$ 1,304.94 \$ 2,275.83 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 1,886.20 \$ 2,363.75		23,379.89
19	US Properties of Cold Spring LLC P.O. Box 309 Cold Spring, MN 56320	48.29853.0000 N5' of W78' of Lot 4 & E53' of W78' of Lot 5, Blk 21 of the Townsite of Cold Spring	46' Street 44' Street Sidewalk Streetscaping Sanitary Sewer Water Main Res. San. Serv. Comm. San. Serv. Res. Wat. Serv. Comm. Wat. Serv. Lg. San. Service Lg. Wat. Service Storm Sewer Streetlighting	212.6815 176.0431 70.1367 129.9456 45.1053 78.6639 1502.0100 1502.0100 2105.4900 2105.4900 2704.3500 4763.4300 0.4941 81.7029	65% 65% 65% 65% 65% 65% 50% 0% 50% 0% 0% 0% 65% 65%	65.50 - 65.50 65.50 65.50 65.50 - 1.00 - 1.00 - - 3,887.00 65.50	\$ 4,875.72 \$ 0.00 \$ 1,607.88 \$ 2,979.00 \$ 1,034.04 \$ 1,803.37 \$ 0.00 \$ 1,502.01 \$ 0.00 \$ 2,105.49 \$ 0.00 \$ 0.00 \$ 672.20 \$ 1,873.04		18,452.75

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
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23 Cold Spring Granite Co. 17482 Granite West Rd Cold Spring, MN 56320-4578	48.29861.0000	46' Street	212.6815	65%	-	\$ 0.00		
	E 131' of Lot 10, Blk	44' Street	176.0431	65%	65.96	\$ 4,064.13		
	21 of Townsite of	Sidewalk	70.1367	65%	65.96	\$ 1,619.18		
	Cold Spring	Streetscaping	129.9456	65%	-	\$ 0.00		
		Sanitary Sewer	45.1053	65%	65.96	\$ 1,041.30		
		Water Main	78.6639	65%	65.96	\$ 1,816.03		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	1.00	\$ 1,502.01		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	1.00	\$ 2,105.49		
		Lg. San. Service	2704.3500	0%	-	\$ 0.00		
		Lg. Wat. Service	4763.4300	0%	-	\$ 0.00		
		Storm Sewer	0.4941	65%	8,640.00	\$ 1,494.16		
		Streetlighting	81.7029	65%	65.96	\$ 1,886.19	\$ 15,528.49	

24 Cold Spring Granite Co. 17482 Granite West Rd Cold Spring, MN 56320-4578	48.29854.0000	46' Street	212.6815	65%	-	\$ 0.00		
	S 30' of E 80' of Lot 9	44' Street	176.0431	65%	77.95	\$ 4,802.90		
	& N 33' of S 63' of	Sidewalk	70.1367	65%	77.95	\$ 1,913.50		
	E82.5' of Lot 9, Blk 21	Streetscaping	129.9456	65%	-	\$ 0.00		
	of Townsite of Cold	Sanitary Sewer	45.1053	65%	77.95	\$ 1,230.59		
	Spring	Water Main	78.6639	65%	77.95	\$ 2,146.15		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	1.00	\$ 1,502.01		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	1.00	\$ 2,105.49		
		Lg. San. Service	2704.3500	0%	-	\$ 0.00		
		Lg. Wat. Service	4763.4300	0%	-	\$ 0.00		
		Storm Sewer	0.4941	65%	5,118.00	\$ 885.08		
		Streetlighting	81.7029	65%	77.95	\$ 2,229.06	\$ 16,814.78	

25 Cold Spring Lanes D T Inc. P.O. Box 459 Cold Spring, MN 56320-0459	48.29859.0000	46' Street	212.6815	65%	-	\$ 0.00		
	N 19' of E 82.5' & S	44' Street	176.0431	65%	68.95	\$ 4,248.05		
	47' of E 69' of Lot 8 &	Sidewalk	70.1367	65%	68.95	\$ 1,692.45		
	N 3' of E 69' of Lot 9,	Streetscaping	129.9456	65%	-	\$ 0.00		
	Blk 21 Townsite of	Sanitary Sewer	45.1053	65%	68.95	\$ 1,088.42		
	Cold Spring	Water Main	78.6639	65%	68.95	\$ 1,898.22		
		Res. San. Serv.	1502.0100	50%	-	\$ 0.00		
		Comm. San. Serv.	1502.0100	0%	1.00	\$ 1,502.01		
		Res. Wat. Serv.	2105.4900	50%	-	\$ 0.00		
		Comm. Wat. Serv.	2105.4900	0%	1.00	\$ 2,105.49		
		Lg. San. Service	2704.3500	0%	-	\$ 0.00		
		Lg. Wat. Service	4763.4300	0%	-	\$ 0.00		
		Storm Sewer	0.4941	65%	5,014.00	\$ 867.10		
		Streetlighting	81.7029	65%	68.95	\$ 1,971.55	\$ 15,373.29	

**ASSESSMENT ROLL - COLD SPRING, MINNESOTA
MAIN STREET RECONSTRUCTION**

PROJECT NO. - 193803508

DATE - TO BE DETERMINED

46' Street	212.6815	per L.F.
44' Street	176.0431	per L.F.
Sidewalk	70.1367	per L.F.
Streetscaping	129.9456	per L.F.
Sanitary Sewer	45.1053	per L.F.
Water Main	78.6639	per L.F.
Res. San. Serv.	1502.0100	per EACH
Comm. San. Serv.	1502.0100	per EACH
Res. Wat. Serv.	2105.4900	per EACH
Comm. Wat. Serv.	2105.4900	per EACH
Lg. San. Service	2704.3500	per EACH
Lg. Wat. Service	4763.4300	per EACH
Storm Sewer	0.4941	per S.F.
Streetlighting	81.7029	per L.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
26	BNSF RAILWAY COMPANY PO Box 961089 Fort Worth, TX 76161-0089	48.30599.0000	46' Street	212.6815	65%	-	\$ 0.00	
			That part of Lot 1,	176.0431	65%	35.91	\$ 2,212.29	
			Block 32 and that part	70.1367	65%	35.91	\$ 881.39	
			of vacated 1st Street	129.9456	65%	-	\$ 0.00	
			South, lying northerly	45.1053	65%	61.76	\$ 974.92	
			of a line drawn 15 feet	78.6639	65%	35.91	\$ 988.55	
			northerly of the	1502.0100	50%	-	\$ 0.00	
			centerline of the main	1502.0100	0%	-	\$ 0.00	
			tracks and lying	2105.4900	50%	-	\$ 0.00	
			southerly of Outlot E	2105.4900	0%	-	\$ 0.00	
			Granite Landing.	2704.3500	0%	-	\$ 0.00	
			Lg. San. Service	4763.4300	0%	-	\$ 0.00	
			Lg. Wat. Service	4763.4300	0%	-	\$ 0.00	
			Storm Sewer	0.4941	65%	5,386.00	\$ 931.43	
			Streetlighting	81.7029	65%	35.91	\$ 1,026.74	\$ 7,015.32

MAIN STREET RECONSTRUCTION

Conclusion
October 7, 2016

9.0 CONCLUSION

For environmental and health reasons, the City, except in rare circumstances, prohibits private sewage systems. Therefore, the sanitary sewer collection system is necessary. The City also has a water system that provides potable water to residential, industrial, commercial, and governmental users; this project provides that service. An adequate storm water run-off containment system is necessary to protect the wellbeing of the property owners adjacent to the project as well as within the proposed reconstruction. The street provides for a safe and integrated transportation system.

The costs associated with these improvements are identified previously in this Engineering Report. It is my professional opinion that the benefits derived from this project exceed the costs associated with the project. This project is feasible and cost effective as proposed. Construction costs are based on estimates consistent with the construction industry standards. Costs may vary significantly depending on circumstances prevalent at the time of bidding and construction.

