

# 2025 Street & Utility Improvements Project

## Feasibility Report

City of New Richland  
October 24, 2024



Real People. Real Solutions.



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# Certification

Feasibility Report

For

2025 Street & Utility Improvements Project

City of New Richland, MN

0M1.130627

October 24, 2024

**PROFESSIONAL ENGINEER**

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

Signature: Cory L Bienfang

Typed or Printed Name: Cory Bienfang

Date: 10/24/2024 License Number: 51292

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## I. Introduction

This report has been prepared at the request of the City of New Richland for street and utility improvements to the following areas:

- Ash Avenue S from 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW
- Broadway Avenue S from 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW
- 4<sup>th</sup> Street SW from Ash Avenue S to Broadway Avenue S
- 3<sup>rd</sup> Street SE from Broadway Ave S to the east approximately 325'

The report provides an initial analysis of the feasibility, cost-effectiveness and necessity of the proposed improvements. The proposed improvements include the installation of new sanitary sewer, watermain, storm sewer, curb and gutter, street pavement, and additional pedestrian facilities.

The objectives of the proposed improvements are to improve drainage, reconstruct sanitary sewer to limit the amount of rain water entering the sanitary sewer system, upsize watermain to meet fire protection standards, and replace sewer and water services. Estimated costs for the improvements and figures illustrating the proposed improvements are included in the appendix.

## II. Ash Avenue S – 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW

### A. Existing Conditions

Ash Avenue S, formerly known as Waseca Street, from 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW is a local road running north/south in an urban portion of the City of New Richland. The road provides access to the New Richland, Hollandale, Ellendale, and Geneva (NRHEG) High School as well as residential properties further to the south.

There are not any records available for the initial construction of Ash Avenue S. The plat for the project area is dated 1963. Improvements have been made in areas adjacent to Ash Avenue S. In 2003, 2<sup>nd</sup> Street SW was reconstructed and the project limits tied into the end radii of Ash Avenue S. In 2024 improvements were made to the high school parking lot at the southeast corner of 2<sup>nd</sup> Street SW and Ash Avenue S. These improvements included geometric changes, storm sewer updates, pavement replacement, and pedestrian improvements.

The right-of-way width on Ash Avenue S is 64'. The existing road section is a 37.5' wide bituminous roadway with curb and gutter on both sides. The roadway surface shows signs of having been seal coated in the past few years, but the pavement exhibits transverse and longitudinal cracking. There is a concrete sidewalk along the west side of Ash Avenue S adjacent to the high school. South of the high school, there are not any pedestrian facilities.

An existing 8" diameter vitrified clay pipe (VCP) sanitary sewer exists along Ash Avenue S. In 2023, televising of this line was completed. The televising showed that this segment of sanitary sewer exhibits cracking, roots, sags, mineral deposits, and protruding taps. A figure showing the pipe ratings and notes from the televising is shown in **Appendix E**.

There are two separate sanitary sewer systems along this segment of Ash Avenue S. The first system starts just north of 4<sup>th</sup> Street SW and flows north to 2<sup>nd</sup> Street SW. The second system runs from the southernmost property along Ash Avenue S and continues north to 4<sup>th</sup> Street SW where it turns east and flows to Broadway Avenue S.



Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor. During heavy rain events, it has been observed that residents along this stretch of Ash Avenue S have had sewage backup into their basements. Currently, investigations are still ongoing to determine what causes the backup. It is possible that the backup is due to the downstream sanitary sewer becoming inundated and backing up into the project area during heavy rain events.

A 4-inch cast iron pipe (CIP) watermain exists along all of Ash Avenue S. South of the school building it connects to a 4" watermain that loops around the school building. There are water services to the properties throughout the corridor that vary in size and material.

There is an existing storm sewer along Ash Avenue S that flows from the intersection of Ash Avenue S and 4<sup>th</sup> Street SW to 2<sup>nd</sup> Street SW where it flows out of the project area. The storm sewer system consists of 12"-15" reinforced concrete pipe (RCP) with multiple catch basin leads and roof drain connections coming from the school property.

## B. Proposed Improvements

Proposed Improvements can be in **Figures 4-6 of Appendix A**

### 1. Street Improvements

Ash Avenue S is proposed to be reconstructed to a 9-ton bituminous pavement section with curb and gutter. The proposed width of the roadway is 40-feet from face-to-face of curb with two 12-foot driving lanes and two 8-foot parking lanes.

The horizontal and vertical alignment of Ash Avenue S is planned to remain similar to the existing alignment. Curb cuts and concrete aprons will be constructed for all existing driveways. All signage along the project corridor is proposed to be salvaged and reinstalled. The new parking lot improvements are proposed to be protected outside of the right-of-way. The driveway aprons for the parking lot will need to be reconstructed within the right-of-way to tie into the new curb.

A new sidewalk is proposed to be installed at the back of curb on the west side of Ash Avenue S along the school building. The new sidewalk will have a minimum width of 6 feet. South of the school building, a 5-foot-wide sidewalk with a boulevard is proposed to be extended to the south.

### 2. Sanitary Sewer Improvements

Proposed improvements consist of replacing the existing VCP sanitary sewer with new 8" polyvinyl chloride (PVC) pipe throughout Ash Avenue S. All existing manholes will be replaced with new precast concrete manholes. Further analysis will be conducted during final design to determine if the sewer system south of 4<sup>th</sup> Street SW should be rerouted along Ash Avenue S.

All sanitary sewer services will be replaced with PVC matching the size of the existing service up to the ROW. Provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

### 3. Watermain Improvements

Based on the watermain material type, break history, and pipe size; the existing CIP watermain is proposed to be replaced with new 8" PVC watermain. The increased watermain size will provide sufficient flows for fire suppression. New hydrants and gate valves will be installed to increase the operability of the watermain system.

All water services and curb stops, will be removed and replaced with new polyethylene (PE) services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

In 2024, a water services inventory was conducted throughout all New Richland by Bolton & Menk to identify services that are not in compliance with current Minnesota Department of Health (MDH) standards. Any properties that are out of compliance in the project area will be provided with a means of correcting their water service that is not in compliance beyond the ROW. Like the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service at their expense using the City's contractor.

### 4. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be extended throughout Ash Avenue S to provide roadway drainage. New pipes will be allowed to be RCP, PVC, corrugated polyethylene (CP), or polypropylene (PP) and will vary in size from 12" to 21". Structures will be installed throughout the roadway and at the intersection with 4<sup>th</sup> Street SW. The pipe will be designed so that it can continue south along Ash Avenue S for future projects.

A 6" perforated drintile pipe is proposed to be installed behind the back of curb at the bottom of the street section to collect moisture that is contained within the select granular embankment layer of the roadway base. Sump pump connection points will be provided for each property that will connect to the drintile pipe. See **Figure 7 of Appendix A** for a detail of the sump pump connections.

## III. **Broadway Avenue S – 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW**

### A. Existing Conditions

Broadway Avenue S from 2<sup>nd</sup> Street SW (TH 30) to 4<sup>th</sup> Street SW is a local road running north/south in an urban portion of the City of New Richland. The road provides access to residential properties throughout its entire length.

There are not any records available for the initial construction of Broadway Avenue S. The roadway was platted at the same time as Ash Avenue S in 1963. In 2003, 2<sup>nd</sup> Street SW was reconstructed and improvements were made up to the end radii of Broadway Avenue S.

The right-of-way width along Broadway Avenue S is 70'. The existing road section is a 40' wide bituminous roadway with curb and gutter on both sides. The roadway surface shows signs of having been seal coated in the past few years, but the pavement exhibits transverse and longitudinal cracking.

There is a concrete sidewalk along the east and west side of Broadway Avenue S. The sidewalk continues south of 4<sup>th</sup> Street SW on the east side and stops about 300 feet north of 4<sup>th</sup> Street SW on the west side.

An existing 8" diameter VCP sanitary sewer exists along Broadway Avenue S. The sewer main starts on the south end of the roadway and flows north to 2<sup>nd</sup> Street SW where it turns west and flows out of the project area. In 2023, televising of this line was completed. The televising showed that this segment of sanitary sewer exhibits cracking, roots, sags, mineral deposits, point repairs, open joints, and protruding taps. A figure showing the pipe ratings and notes from the televising is shown in **Appendix E**.

Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor. During heavy rain events, it has been observed that residents along this stretch of Broadway Avenue S have had sewage backup into their basements. Currently, investigations are still ongoing to determine what causes the backup. It is possible that the backup is due to the downstream sanitary sewer becoming inundated and backing up into the project area during heavy rain events.

A CIP watermain exists along Broadway Avenue S. From 2<sup>nd</sup> Street SW to 4<sup>th</sup> Street SW the CIP is 6" in diameter, south of 4<sup>th</sup> Street SW, the CIP is 4" in diameter. There are water services to the properties throughout the corridor that vary in size and material.

There is an existing storm sewer along Broadway Avenue S that flows from just south of the intersection of Ash Avenue S and 4<sup>th</sup> Street SW to 2<sup>nd</sup> Street SW where it flows out of the project area. The storm sewer system consists of 12"-18" reinforced concrete pipe (RCP) with catch basin leads near the intersections with 3<sup>rd</sup> Street SE and 4<sup>th</sup> Street SW.

## **B. Proposed Improvements**

Proposed Improvements can be in **Figures 4-6 of Appendix A**

### **1. Street Improvements**

Broadway Avenue S is proposed to be reconstructed to a 9-ton bituminous pavement section with curb and gutter. The proposed width of the roadway is 36-feet from face-to-face of curb with two 11-foot driving lanes and two 7-foot parking lanes. A new 5-foot sidewalk is proposed to be installed on only the west side of the roadway throughout the project limits.

The horizontal and vertical alignment of Broadway Avenue S is planned to remain similar to the existing alignment. Curb cuts and concrete aprons will be constructed for all existing driveways. All signage along the project corridor is proposed to be salvaged and reinstalled.

### **2. Sanitary Sewer Improvements**

Proposed improvements consist of replacing the existing VCP sanitary sewer with new 8" PVC pipe throughout Broadway Avenue S. All existing manholes will be replaced with new precast concrete manholes.

All sanitary sewer services will be replaced with PVC matching the size of the existing service up to the ROW. Provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

### 3. Watermain Improvements

Based on the watermain material type, break history, and pipe size; the existing CIP watermain is proposed to be replaced with new 8" PVC watermain. The increased watermain size will provide sufficient flows for fire suppression. New hydrants and gate valves will be installed to increase the operability of the watermain system.

All water services and curb stops, will be removed and replaced with new polyethylene (PE) services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

In 2024, a water services inventory was conducted throughout all of New Richland by Bolton & Menk to identify services that are or are not in compliance with current MDH standards. Any properties that are out of compliance in the project area will be provided with a means of correcting their water service that is not in compliance beyond the ROW. Like the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service at their expense using the City's contractor.

### 4. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be extended throughout Broadway Avenue S to provide roadway drainage. New pipes will be allowed to be RCP, PVC, corrugated polyethylene (CP), or polypropylene (PP) and will vary in size from 12" to 18". Structures will be installed throughout the roadway and at the intersections with 3<sup>rd</sup> Street SE and 4<sup>th</sup> Street SW. The pipe will be designed so that it can continue south along Broadway Avenue S for future projects.

A 6" perforated draitile pipe is proposed to be installed behind the back of curb at the bottom of the street section to collect moisture that is contained within the select granular embankment layer of the roadway base. Sump pump connection points will be provided for each property that will connect to the draitile pipe. See **Figure 7 of Appendix A** for a detail of the sump pump connections.

## IV. 4<sup>th</sup> Street SW – Ash Avenue S to Broadway Avenue S

### A. Existing Conditions

4<sup>th</sup> Street SW from Ash Avenue S to Broadway Avenue S is a local road running east/west in an urban portion of the City of New Richland. The road provides access to residential properties throughout its entire length.

There are not any records available for the initial construction of 4<sup>th</sup> Street SW. The roadway was platted at the same time as both Ash Avenue S and Broadway Avenue S in 1963.

The right-of-way width along 4<sup>th</sup> Street SW is 33'. The existing road section is a 31' wide bituminous roadway with curb and gutter on both sides. The roadway surface shows signs of having been seal coated in the past few years, but the pavement exhibits transverse and longitudinal cracking.

There is no existing concrete sidewalk along the north side of 4<sup>th</sup> Street SW, and only walk for a portion of the south side of 4<sup>th</sup> Street SW along the property of 401 Ave Avenue S.

An existing 8" diameter VCP sanitary sewer exists along 4<sup>th</sup> Street SW. The sewer main starts on the west end of the roadway at Ash Avenue S and flows east to Broadway Avenue S where it turns north and flows outside of the project area to 2<sup>nd</sup> Street SW (TH 30). In 2023, televising of this line was completed. The televising showed that this segment of sanitary sewer exhibits cracking, roots, sags, mineral deposits, point repairs, open joints, and protruding taps. A figure showing the pipe ratings and notes from the televising is shown in **Appendix E**.

Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor. During heavy rain events, it has been observed that residents along this stretch of 4<sup>th</sup> Street SW have had sewage backup into their basements. Currently, investigations are still ongoing to determine what causes the backup. It is possible that the backup is due to the downstream sanitary sewer becoming inundated and backing up into the project area during heavy rain events.

There is currently no existing watermain along 4<sup>th</sup> Street SW from Ash Avenue S to Broadway Avenue S. However, there are water services that serve properties on 4<sup>th</sup> Street SW, currently connecting to the watermain on either Ash Avenue S or Broadway Avenue S.

There is currently no existing storm sewer along 4<sup>th</sup> Street SW from Ash Avenue S to Broadway Avenue S. The existing storm water on 4<sup>th</sup> Street SW is collected with storm sewer catch basins at Ash Avenue S and Broadway Avenue S. Each of these storm sewer systems consist of 12"-18" reinforced concrete pipe (RCP), and flow north out of the project area.

## **B. Proposed Improvements**

Proposed Improvements can be in **Figures 4-6 of Appendix A**

### **1. Street Improvements**

4<sup>th</sup> Street SW is proposed to be reconstructed to a 9-ton bituminous pavement section with curb and gutter. The proposed width of the roadway is 32-feet from face-to-face of curb. A new 5-foot sidewalk is proposed to be installed on only the north side of the roadway, connecting Ash Avenue S to Broadway Avenue S.

The horizontal and vertical alignment of 4<sup>th</sup> Street SW is planned to remain similar to the existing alignment. Curb cuts and concrete aprons will be constructed for all existing driveways. All signage along the project corridor is proposed to be salvaged and reinstalled.

### **2. Sanitary Sewer Improvements**

Proposed improvements consist of replacing the existing VCP sanitary sewer with new 8" polyvinyl chloride (PVC) pipe on 4<sup>th</sup> Street SW. Further analysis will be conducted during final design to determine if the sewer system south of 4<sup>th</sup> Street SW should be rerouted along Ash Avenue S. This would be an improvement that should benefit the flow of the sanitary sewer system considerably. All existing manholes will be replaced with new precast concrete manholes.

All sanitary sewer services will be replaced with PVC matching the size of the existing service up to the ROW. Provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

### 3. Watermain Improvements

A new 8" PVC watermain is proposed on 4<sup>th</sup> Street SW to connect and loop the watermain systems running north/south on Ash Avenue S and Broadway Avenue S. The proposed watermain size will provide sufficient flows for fire suppression. New hydrants and gate valves will be installed to increase the operability of the watermain system. Introduction of a watermain system on 4<sup>th</sup> Street SW will eliminate the need for lengthy private water services on 4<sup>th</sup> Street SW to serve the residents who currently have water services connected to the watermains on either Ash Avenue S or Broadway Avenue S.

All water services and curb stops, will be removed and replaced with new polyethylene (PE) services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

In 2024, a water services inventory was conducted throughout all of New Richland by Bolton & Menk to identify services that are or are not in compliance with current MDH standards. Any properties that are out of compliance in the project area will be provided with a means of correcting their water service that is not in compliance beyond the ROW. Like the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service at their expense using the City's contractor.

### 4. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be replaced on 4<sup>th</sup> Street SW at the intersections of Ash Avenue S and Broadway Avenue S to provide roadway drainage for 4<sup>th</sup> Street SW. New pipes will be allowed to be RCP, PVC, corrugated polyethylene (CP), or polypropylene (PP) and will vary in size from 12" to 18".

A 6" perforated daintile pipe is proposed to be installed behind the back of curb at the bottom of the street section to collect moisture that is contained within the select granular embankment layer of the roadway base. Sump pump connection points will be provided for each property that will connect to the daintile pipe. See **Figure 7 of Appendix A** for a detail of the sump pump connections.

## V. 3<sup>rd</sup> Street SE – Broadway Avenue S to the East 325'

### A. Existing Conditions

3<sup>rd</sup> Street SE from Broadway Avenue S to the east 325' is a local road running east/west in an urban portion of the City of New Richland. The road provides access to residential properties throughout its entire length.

There are not any records available for the initial construction of 3<sup>rd</sup> Street SE. The roadway was platted at the same time as both Ash Avenue S and Broadway Avenue S in 1963.

The right-of-way width along 3<sup>rd</sup> Street SE is 60'. The existing road section is a 39' wide bituminous roadway with curb and gutter on both sides. The paved roadway currently terminates into a pervious surface just west of the existing railroad, approximately 325' east of Broadway Avenue S. The roadway surface shows signs of having been seal coated in the past few years, but the pavement exhibits transverse and longitudinal cracking.

There is no existing concrete sidewalk along both the north and south side of 3<sup>rd</sup> Street SE.



An existing 8" diameter VCP sanitary sewer exists along 3<sup>rd</sup> Street SE. The sewer main starts on the east end of the roadway, approximately 300' east of Broadway Avenue S, and flows west to Broadway Avenue S where it turns north and flows outside of the project area to 2<sup>nd</sup> Street SW (TH 30). In 2023, televising of this line was completed. The televising showed that this segment of sanitary sewer exhibits cracking, roots, sags, mineral deposits, point repairs, open joints, and protruding taps. A figure showing the pipe ratings and notes from the televising is shown in **Appendix E**.

Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor. During heavy rain events, it has been observed that residents along this stretch of 3<sup>rd</sup> Street SE have had sewage backup into their basements. Currently, investigations are still ongoing to determine what causes the backup. It is possible that the backup is due to the downstream sanitary sewer becoming inundated and backing up into the project area during heavy rain events.

A 6-inch cast iron pipe (CIP) watermain exists along all of 3<sup>rd</sup> Street SE, which is connected to the existing 6-inch watermain on Broadway Avenue S. The existing watermain on 3<sup>rd</sup> Street SE dead ends the system with a hydrant approximately 325' east of Broadway Avenue S. There are water services to the properties throughout the corridor that vary in size and material.

There is currently no existing storm sewer along 3<sup>rd</sup> Street SE from Broadway Avenue S to the east 325'. The existing storm water on 3<sup>rd</sup> Street SE is collected with storm sewer catch basins at Broadway Avenue S and conveyed north out of the project area within a storm sewer system consisting of 12"-18" reinforced concrete pipe (RCP).

## **B. Proposed Improvements**

Proposed Improvements can be in **Figures 4-6 of Appendix A**

### **1. Street Improvements**

3<sup>rd</sup> Street SE is proposed to be reconstructed to a 9-ton bituminous pavement section with curb and gutter. The proposed width of the roadway is 32-feet from face-to-face of curb. A cul-de-sac has been proposed at the east end of 3<sup>rd</sup> Street SE to serve as an improvement for terminating the street. A new 5-foot sidewalk is proposed to be installed on only the north side of the roadway, connecting to the proposed walk on Broadway Avenue S.

The horizontal and vertical alignment of 3<sup>rd</sup> Street SE is planned to remain similar to the existing alignment. Curb cuts and concrete aprons will be constructed for all existing driveways. All signage along the project corridor is proposed to be salvaged and reinstalled.

### **2. Sanitary Sewer Improvements**

Proposed improvements consist of replacing the existing VCP sanitary sewer with new 8" polyvinyl chloride (PVC) pipe throughout 3<sup>rd</sup> Street SE. All existing manholes will be replaced with new precast concrete manholes.

All sanitary sewer services will be replaced with PVC matching the size of the existing service up to the ROW. Provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

### 3. Watermain Improvements

Based on the watermain material type, break history, and pipe size; the existing CIP watermain is proposed to be replaced with new 8" PVC watermain. The increased watermain size will provide sufficient flows for fire suppression. New hydrants and gate valves will be installed to increase the operability of the watermain system.

All water services and curb stops, will be removed and replaced with new polyethylene (PE) services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

In 2024, a water services inventory was conducted throughout all of New Richland by Bolton & Menk to identify services that are or are not in compliance with current MDH standards. Any properties that are out of compliance in the project area will be provided with a means of correcting their water service that is not in compliance beyond the ROW. Like the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service at their expense using the City's contractor.

### 4. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be replaced on 3<sup>rd</sup> Street SE at the intersection of Broadway Avenue S to provide roadway drainage for 3<sup>rd</sup> Street SE. New pipes will be allowed to be RCP, PVC, corrugated polyethylene (CP), or polypropylene (PP) and will vary in size from 12" to 18".

A 6" perforated drintile pipe is proposed to be installed behind the back of curb at the bottom of the street section to collect moisture that is contained within the select granular embankment layer of the roadway base. Sump pump connection points will be provided for each property that will connect to the drintile pipe. See **Figure 7 of Appendix A** for a detail of the sump pump connections.

## VI. Project Phasing

Ash Avenue S will need to be constructed during the summer months when school is not in session to avoid impacting the school's operation. Additionally, the Contractor will be required to always maintain access and water service on one of Ash Avenue S or Broadway Avenue S. This will give residents that live both in the project area and south of the project area a means of parking near their property. The watermains along Ash Avenue S and Broadway Avenue S are looped together at 2<sup>nd</sup> Street SW and at the very south end of Broadway Avenue S. Maintaining one of these watermains all the way from 2<sup>nd</sup> Street SW to the south end will allow continuous water service for the properties south of the project area.



## VII. Required Permits

The proposed improvements are planned to be constructed within the existing ROW along Ash Avenue S, Broadway Avenue S, and 3<sup>rd</sup> Street SE.

Upon review of the proposed improvements, it was determined that the following permits will likely be required for the project:

1. MPCA – General Storm Water Permit for Construction Activities under the National Pollutant Elimination System (NPDES) program.
2. MDH Watermain Plan Review Approval for reconstruction of watermain.
3. Minnesota Department of Transportation (MnDOT) Miscellaneous Work on Trunk Highway ROW Permit at 2<sup>nd</sup> Street SW (TH 30) intersections with Ash Avenue S and Broadway Avenue S.
4. Permanent Right-of-Way acquisition along 4<sup>th</sup> Street for roadway improvements.
5. Permanent Easement acquisition along the north side of 4<sup>th</sup> Street for proposed walk.

## VIII. Preliminary Engineer's Estimate

### A. Preliminary Engineer's Estimate

**Appendix B** contains the estimated costs for individual items and portions of the project. Actual project costs will be determined through the public bidding process. Individual prices for work items are estimated based on similar projects previously completed and are subject to market adjustments. A 10% contingency factor has been included to account for items of work not included in the estimate and for variances in unit prices. Additional overhead (soft) costs such as engineering, administration and legal have also been included in the estimate.

### B. Financing

100% of the costs for this project will be paid for by the City of New Richland. The project will be funded through utility enterprise funds, ad valorem (general tax obligation) funds, general obligation bonds, and special assessments per the City's Special Assessment Policy for abutting properties.

## IX. Assessments

The City's Assessment Policy was utilized in determining what percentage of each improvement is assessable.

Corner lots shall be assessed as any other lot for improvement or additions made for sanitary sewer, and city water as provided to said property regardless of whether the improvement is accomplished to the "short side" or "long side" of the individual lot to the extent improvements are made for curb, gutter, road resurfacing, or utility mains, the individual corner lots shall be assessed as all other lots are when the "long side" is improved and shall receive no additional assessment when the "short side" is so improved.

Corner lots shall be assessed for the parcel specific costs when the side they are connected on is improved regardless of whether that side constitutes the "short side" or the "long side".

The assessable costs fall into the following categories and are calculated using estimated construction costs, applicable engineering and financial cost to construct each improvement:

- **Street:** Thirty percent **(30%)** of the cost associated with reconstruction of the street, driveways, and other items associated with surface improvements shall be assessed against benefited property owners on an assessable front footage basis.
- **Water:** Thirty percent **(30%)** of the cost for water system improvements within the base project area, including watermain pipe, fittings, gate valve and boxes, fire hydrants, services, and removal of existing pipes shall be assessed against benefited property owners on a per parcel basis.
- **Sanitary Sewer:** Thirty percent **(30%)** of the cost for sanitary sewer system improvements including sanitary sewer pipes, manholes, and services shall be assessed against benefited property owners on a per parcel basis.
- **Storm Sewer:** The costs for constructing storm sewer improvements will be assessed against the existing storm sewer districts or paid via the stormwater drainage utility fees.

The remaining costs of the street, sanitary sewer, and watermain improvement costs shall be paid by the public.

**Appendix C** shows both a figure showing adjacent property owners to the project as well as the Preliminary Assessment Roll.

## X. Project Schedule

Table 1 - Project Schedule	
Task	Date
City Council Authorizes Preparation of Preliminary Engineering Report	5/28/2024
City Council Work Session Preliminary Engineering Report	9/24/2024
Present Preliminary Engineering Report to City Council*	10/14/2024
City Council to Call for Improvement Hearing*	
City Council Orders Preparation of an Amended Preliminary Engineering Report*	10/28/2024
Present Amended Preliminary Engineering Report and Call for Improvement Hearing*	10/28/2024
Mail Neighborhood Info Meeting & Project Questionnaire (Open House #1) Notice	10/29/2024
Mail Notice of Hearing to Affected Property Owners	11/4/2024
Hold Neighborhood Info Meeting (Open House #1)	11/14/2024
Publish Notice of Hearing in NRHEG Star Eagle	11/7/2024 & 11/14/2024
Hold Improvement Hearing*	11/25/2024
City Council to Order Improvement and Authorize Preparation of Plans & Specifications*	
Hold Public Neighborhood Info Meeting (Open House #2)	2/18/2025

City Council Approve Plans & Specifications and Authorizes Advertise for Bids*	3/10/2025
Advertise for Bids in NRHEG Star Eagle and QuestCDN	3/20/2025, 3/27/2025, & 4/3/2025
Open Bids	4/10/2025
Award Bid*	4/28/2025
Preconstruction Meeting	5/12/2025
Hold Neighborhood Info Construction Meeting (Open House #3)	5/14/2025
Begin Construction	5/19/2025
Substantial Completion	10/31/2025
City Council to Declare Costs to be Assessed and Order Preparation of Proposed Assessment Roll*	9/8/2025
City Council to Call for Assessment Hearing*	
Advertise and Mail Notices for Assessment Hearing	9/25/2025
Hold Assessment Hearing*	10/13/2025
City Council to Approve Final Assessment Roll*	
Final Completion	6/26/2026

\*City Council Meeting

## XI. Public Involvement

The City of New Richland seeks the active participation of all interested and/or affected members of the public in all phases of the project. It is the City's goal to ensure that differing values and concerns from the public are identified and considered.

Public open houses, city council meetings, public hearings, individual contacts, and project newsletters will be used throughout the project to ensure that opportunities for participation are made available to all interested and/or affected members of the public. Additionally, a project questionnaire sheet will be created and sent to all abutting property owners to gain specific feedback along the project corridor. A sample questionnaire sheet is included in **Appendix D**.

## XII. Recommendations

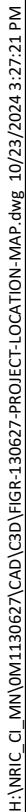
Based on the findings presented in this report, the proposed improvements are necessary, cost effective and feasible and can be best accomplished by letting competitive bids for the work. The proposed project will provide necessary street and utility improvements.

Bolton & Menk, Inc. recommends that if these improvements are deemed financially feasible, the City Council pass a resolution to receive this report and call for a public hearing on the improvements. It is also recommended that the Council authorize the preparation of plans and specifications for the proposed improvements.

Assessments will be certified following construction and the required formal assessment hearing process.

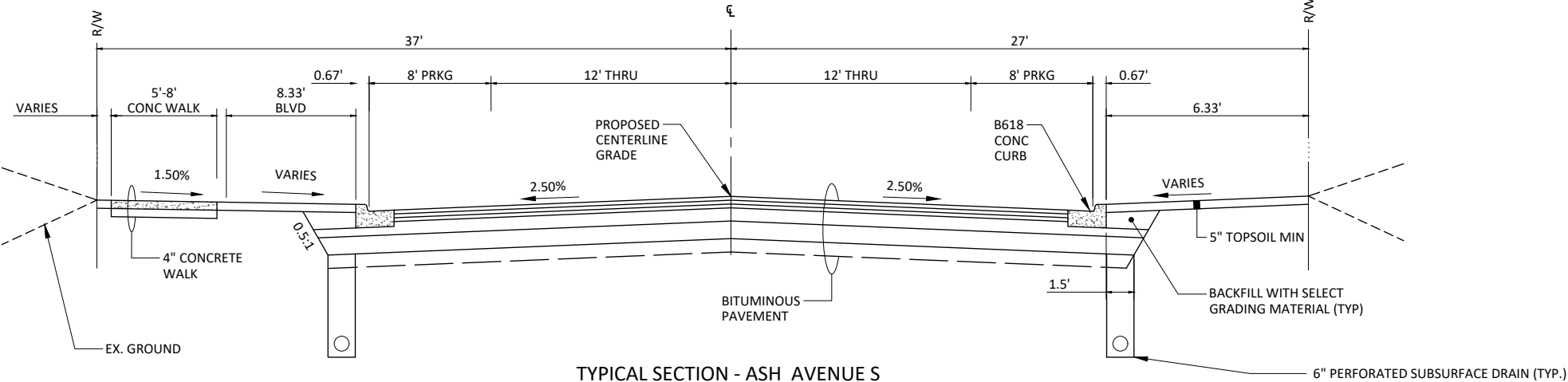
## Appendix A: Figures



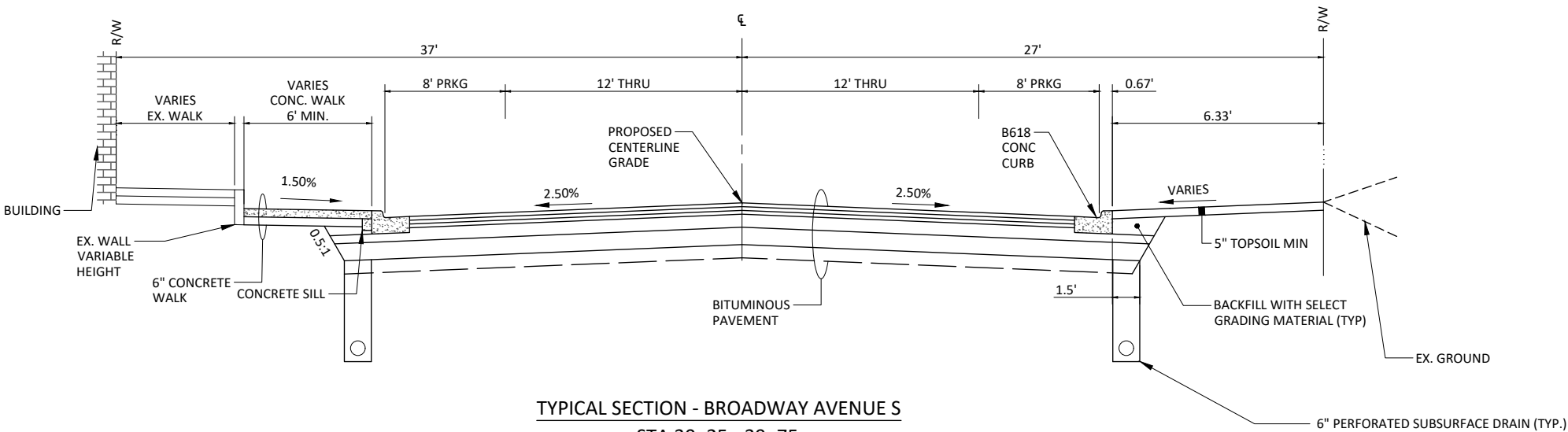




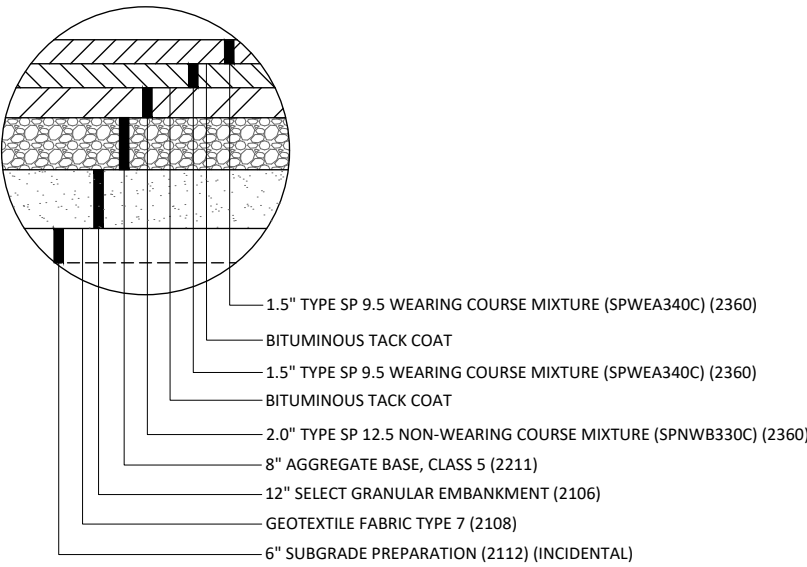
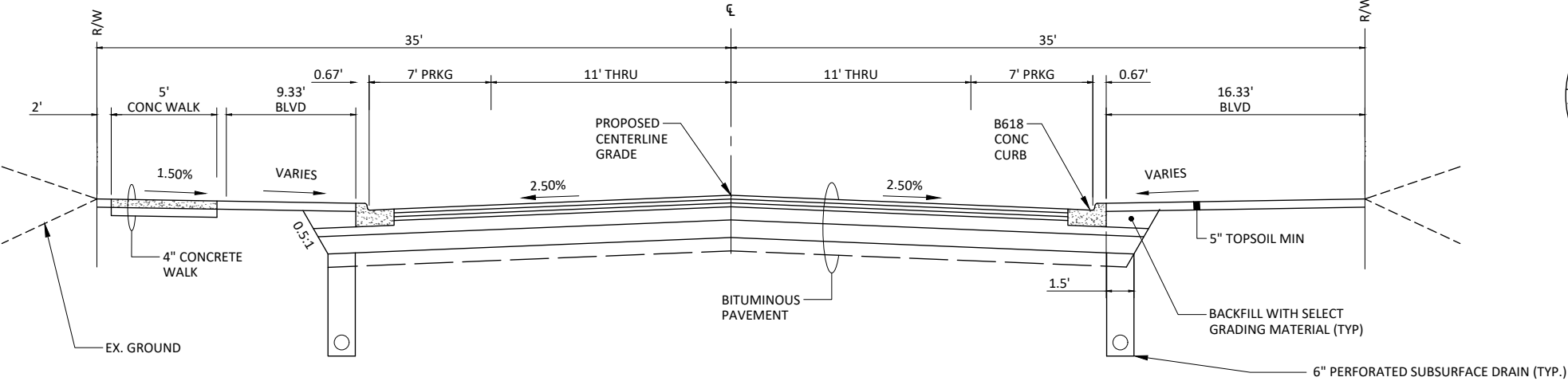
TYPICAL SECTION - ASH AVENUE S  
STAA 10+40 - 15+00



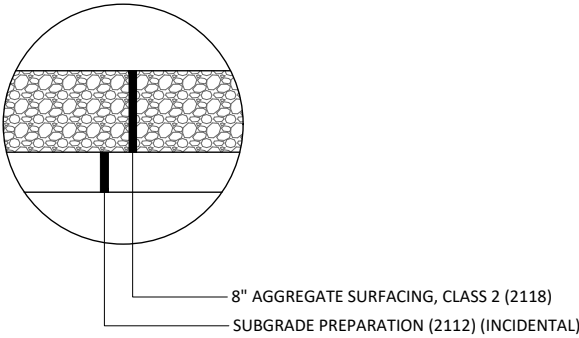
TYPICAL SECTION - ASH AVENUE S  
STA 15+00 - 19+25



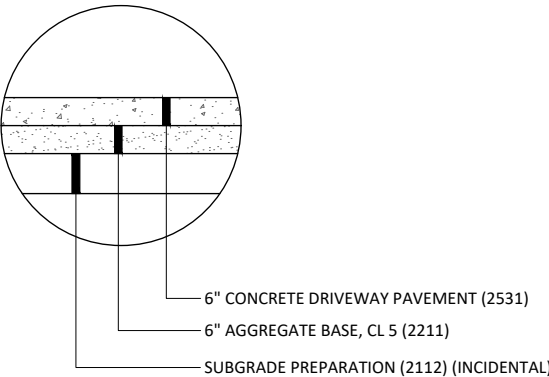
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STA 30+25 - 39+75



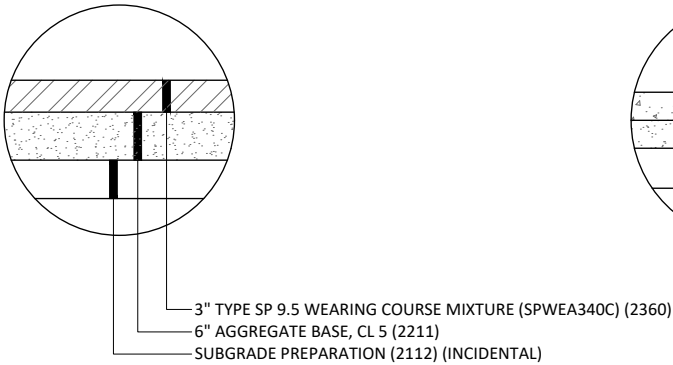
**BITUMINOUS PAVEMENT**  
NOT TO SCALE



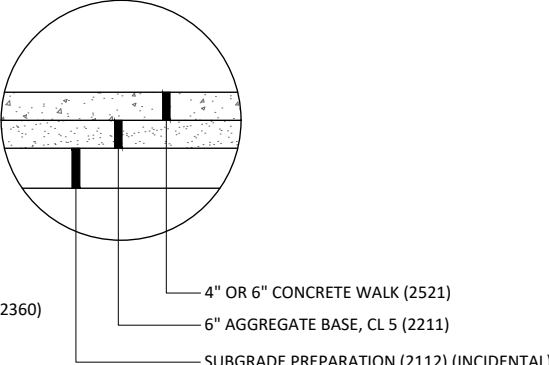
**AGGREGATE SURFACING**  
NOT TO SCALE



**CONCRETE DRIVEWAY PAVEMENT**  
NOT TO SCALE

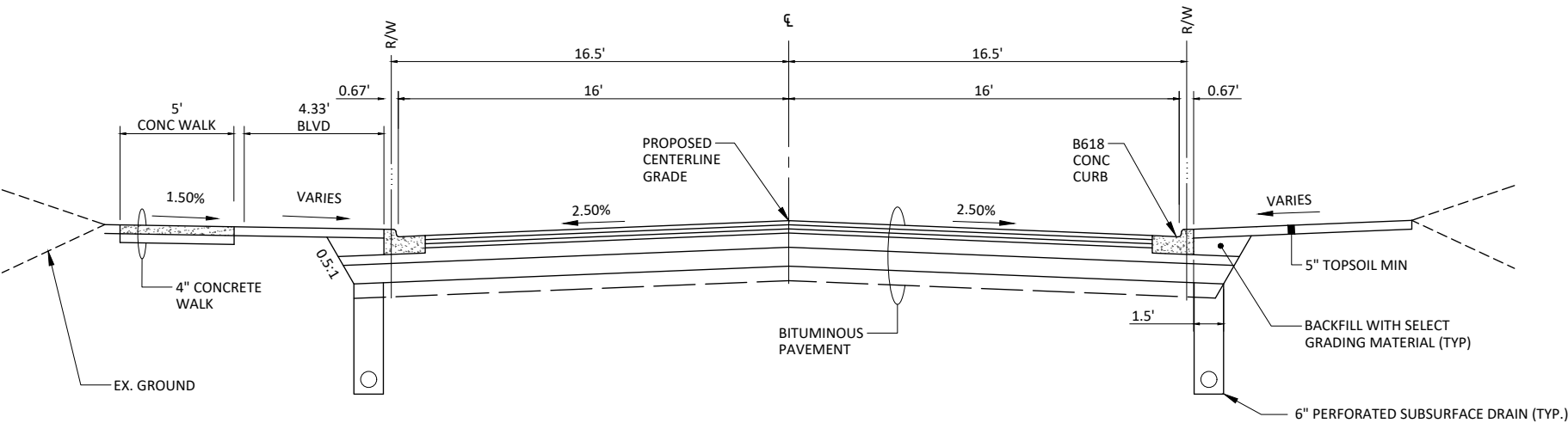


**BITUMINOUS DRIVEWAY PAVEMENT**  
NOT TO SCALE

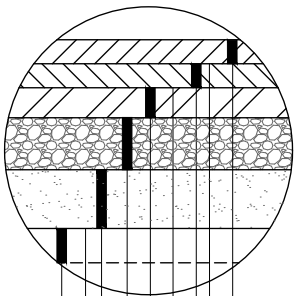
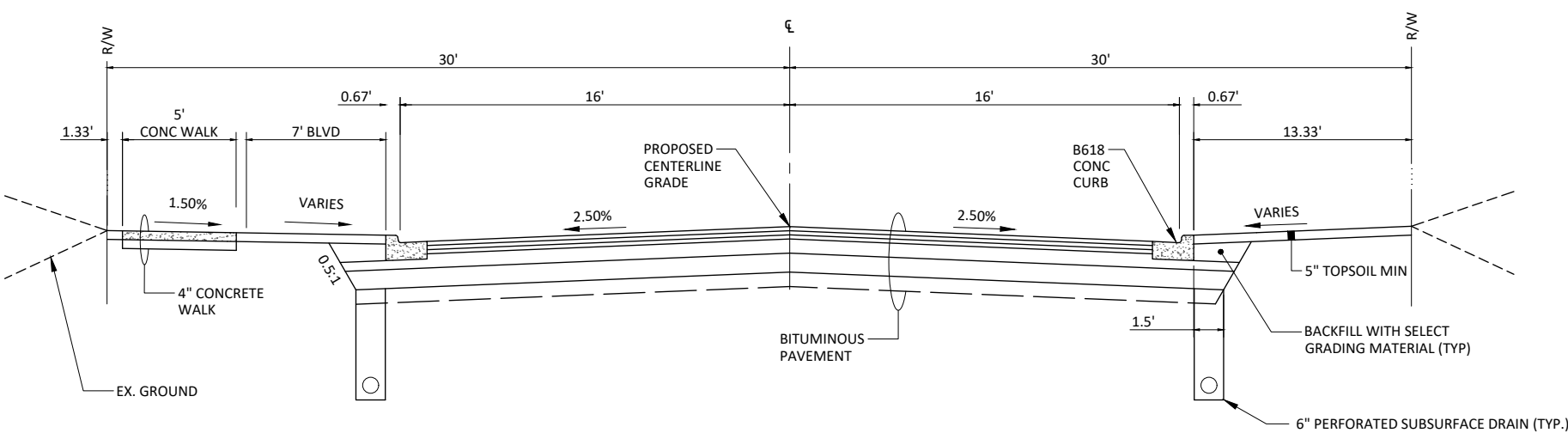


**CONCRETE WALK**  
NOT TO SCALE

TYPICAL SECTION - 4TH STREET SW  
STAA 50+75 - 53+75

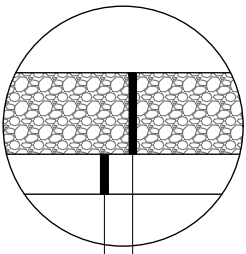


TYPICAL SECTION - 3RD STREET SE  
STA 60+75 - 64+00



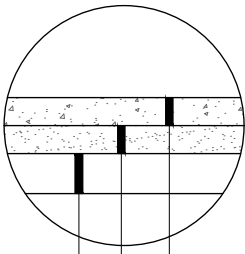
- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT
- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT
- 2.0" TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2360)
- 8" AGGREGATE BASE, CLASS 5 (2211)
- 12" SELECT GRANULAR EMBANKMENT (2106)
- GEOTEXTILE FABRIC TYPE 7 (2108)
- 6" SUBGRADE PREPARATION (2112) (INCIDENTAL)

**BITUMINOUS PAVEMENT**  
NOT TO SCALE



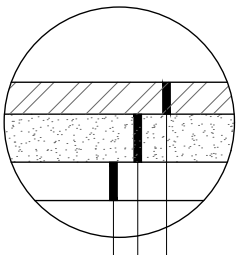
- 8" AGGREGATE SURFACING, CLASS 2 (2118)
- SUBGRADE PREPARATION (2112) (INCIDENTAL)

**AGGREGATE SURFACING**  
NOT TO SCALE



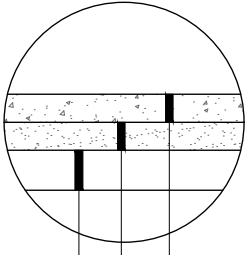
- 6" CONCRETE DRIVEWAY PAVEMENT (2531)
- 6" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112) (INCIDENTAL)

**CONCRETE DRIVEWAY PAVEMENT**  
NOT TO SCALE



- 3" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- 6" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112) (INCIDENTAL)

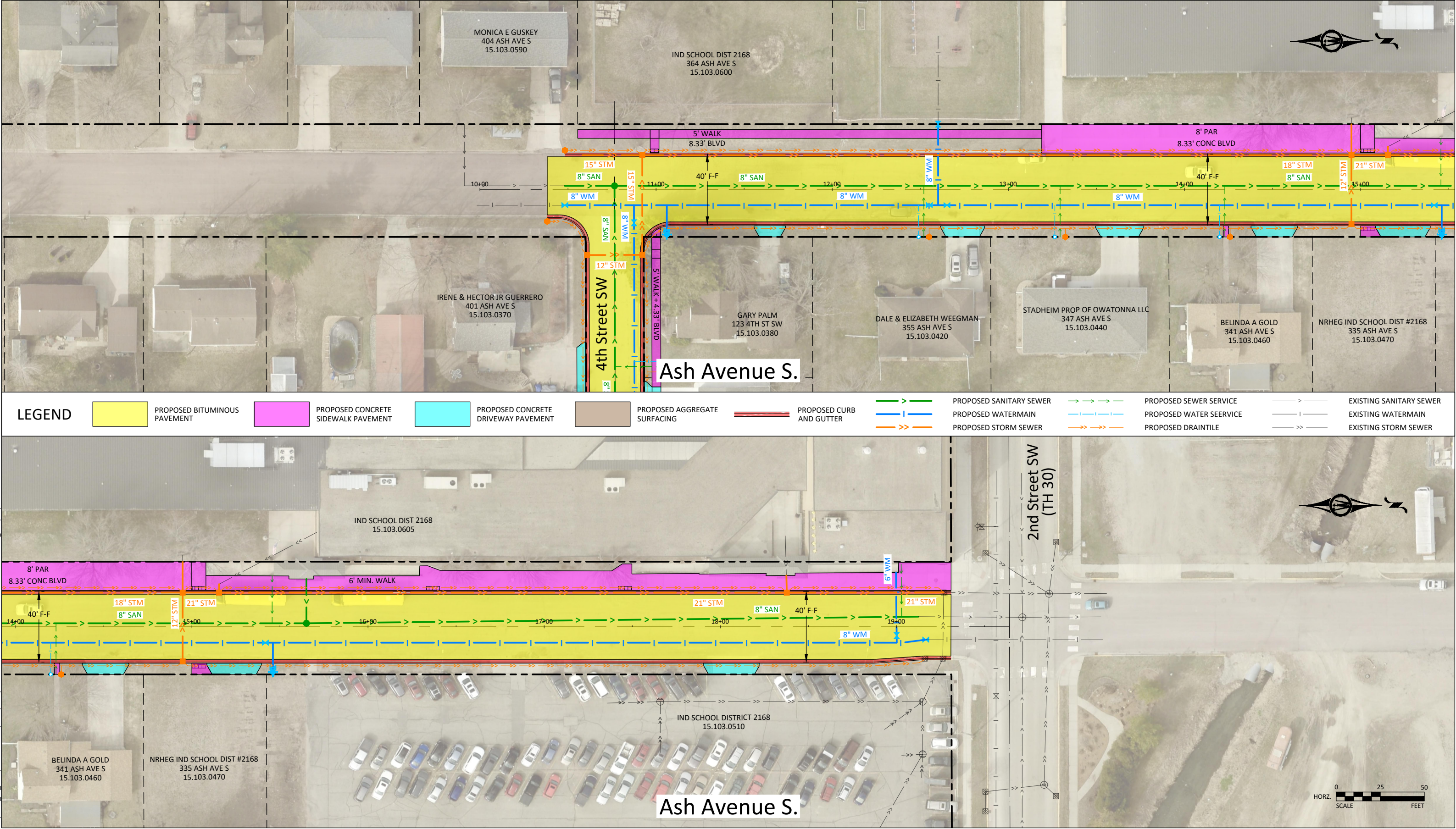
**BITUMINOUS DRIVEWAY PAVEMENT**  
NOT TO SCALE



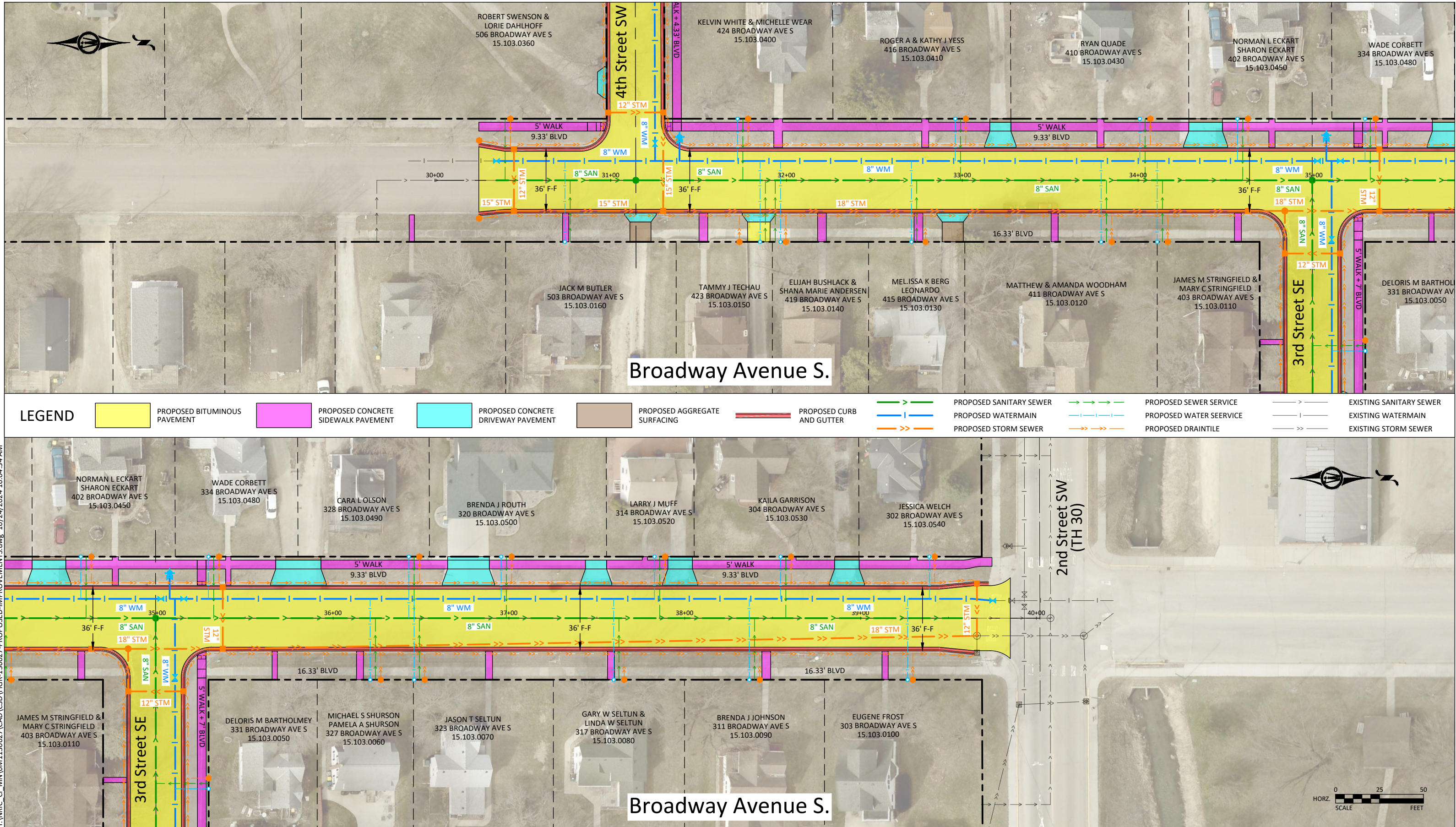
- 4" OR 6" CONCRETE WALK (2521)
- 6" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112) (INCIDENTAL)

**CONCRETE WALK**  
NOT TO SCALE

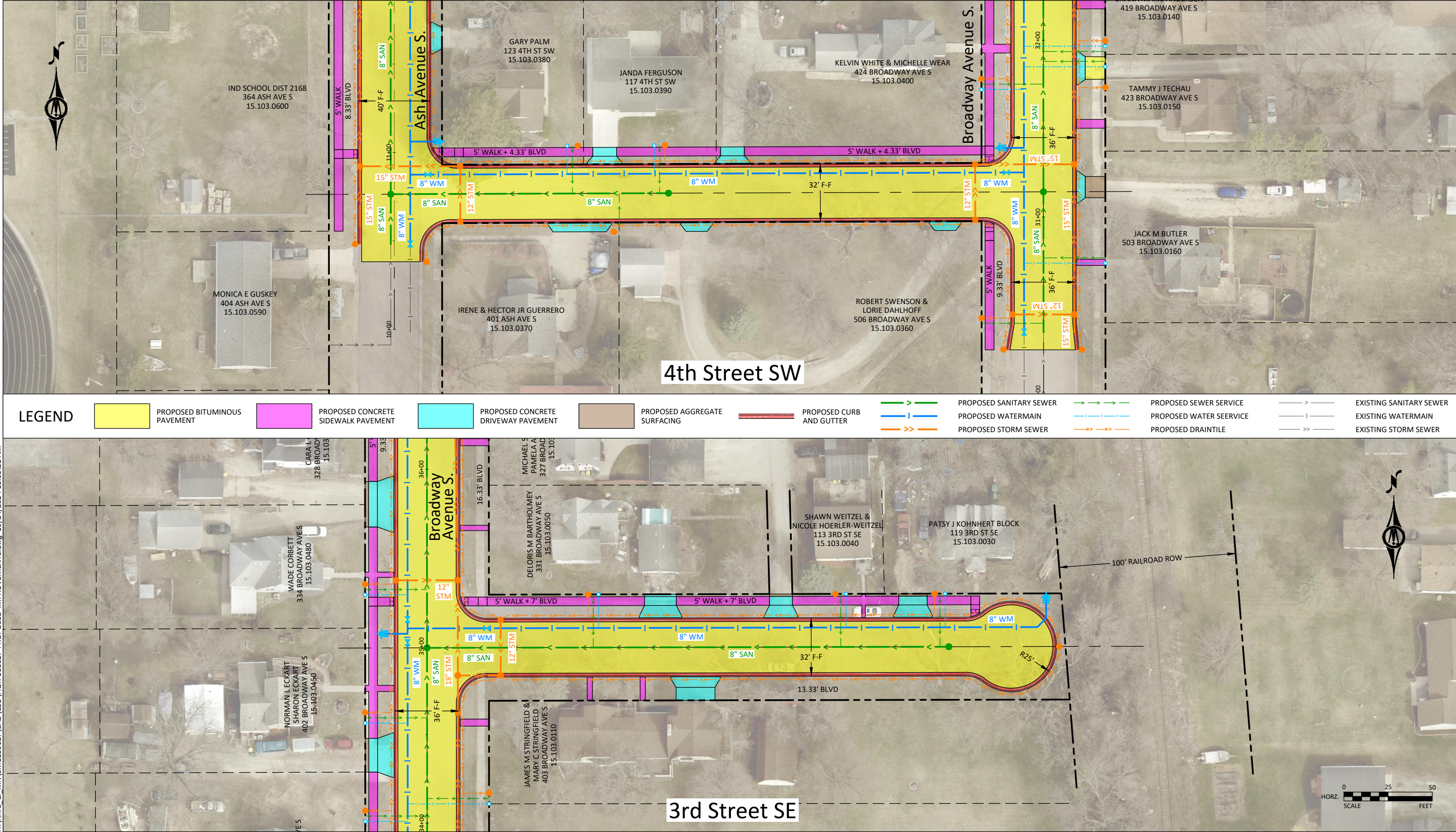




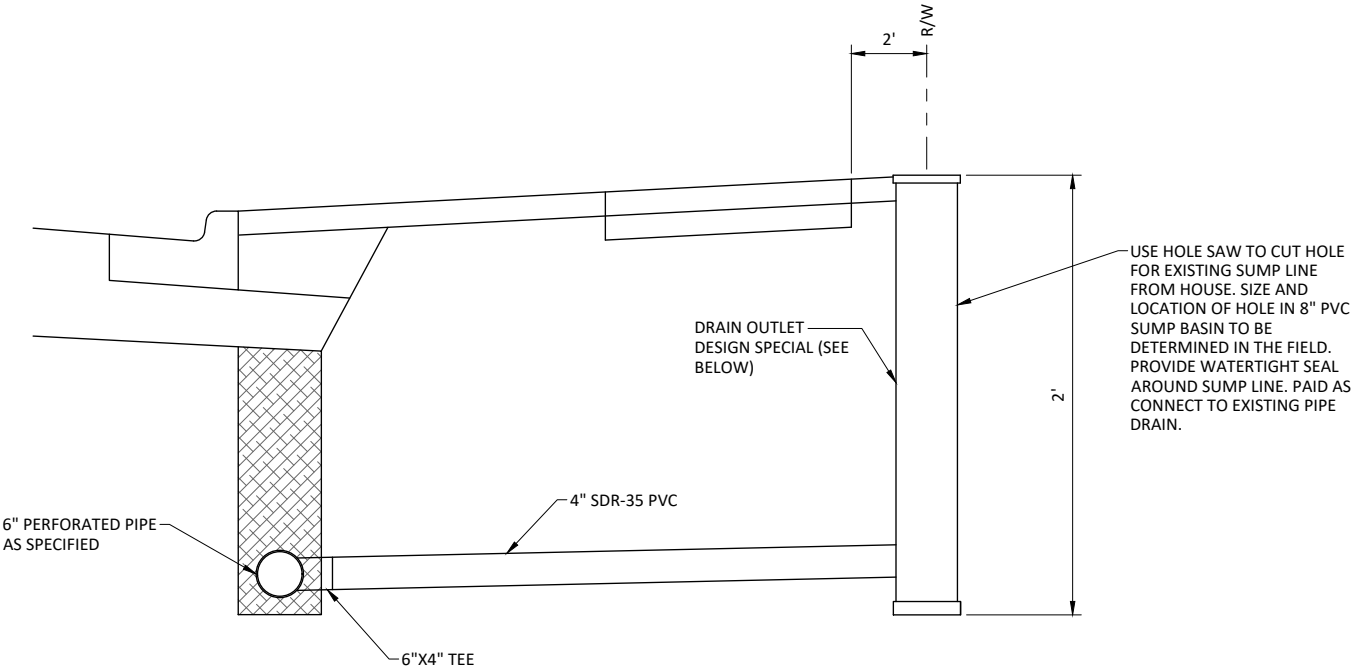




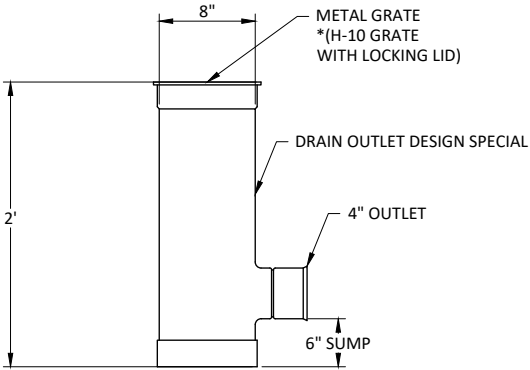








- NOTES:
- 1. DRAIN OUTLET DESIGN SPECIAL TO BE NYLOPLAST OR APPROVED EQUAL.
  - 2. BID PRICE FOR DRAIN OUTLET DESIGN SPECIAL INCLUDES 6"x4" TEE, CONNECTION OF NEW 4" PVC TO NYLOPLAST STRUCTURE, 8" NYLOPLAST DRAIN BASIN, AND CASTING. 4" PIPE TO BE PAID SEPARATELY. TO BE INSTALLED WHERE INDICATED ON THE PLANS.
  - 3. BID PRICE FOR CONNECT TO EXISTING PIPE DRAIN SHALL INCLUDE ALL FITTINGS AND/OR PIPE REQUIRED TO CONNECTING EXISTING SUMP LINE INTO DRAIN OUTLET DESIGN SPECIAL. IT SHALL ALSO INCLUDE CUTTING AND SEALING THE HOLE IN THE 8" PVC SURFACE DRAIN.



SUMP LINE INSTALLATION  
NOT TO SCALE

## Appendix B: Preliminary Engineer's Estimate

2025 STREET & UTILITY IMPROVEMENTS  
CITY OF NEW RICHLAND, MINNESOTA  
BMI PROJECT NO. 0M1.130627  
DATE: 10/24/24

FILENAME: H:\WRIIC\_CL\_MN\0M1130627\2\_Preliminary\A\_Calculations\2024-10-15 - Updates Including 3rd St & 4th St\130627 Preliminary Engineer's Estimate.xlsx\ENG EST

PRELIMINARY ENGINEER'S ESTIMATE															
LINE NO.	ITEM NO.	EXT. NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		STREET IMPROVEMENTS		SANITARY SEWER IMPROVEMENTS		WATERMAIN IMPROVEMENTS		STORM SEWER IMPROVEMENTS	
						ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
1	2021.501	00010	MOBILIZATION	LUMP SUM	\$150,000.00	1	\$150,000.00	0.52	\$78,000.00	0.13	\$19,500.00	0.19	\$28,500.00	0.16	\$24,000.00
2	2101.502	00020	CLEARING	EACH	\$250.00	25	\$6,250.00	25	\$6,250.00		\$0.00		\$0.00		\$0.00
3	2101.502	00030	GRUBBING	EACH	\$150.00	25	\$3,750.00	25	\$3,750.00		\$0.00		\$0.00		\$0.00
4	2104.502	00780	REMOVE MANHOLE (SANITARY)	EACH	\$450.00	6	\$2,700.00		\$0.00	6	\$2,700.00		\$0.00		\$0.00
5	2104.502	00880	REMOVE HYDRANT	EACH	\$500.00	4	\$2,000.00		\$0.00		\$0.00	4	\$2,000.00		\$0.00
6	2104.502	00910	REMOVE DRAINAGE STRUCTURE	EACH	\$400.00	16	\$6,400.00		\$0.00		\$0.00		\$0.00	16	\$6,400.00
7	2104.502	03300	SALVAGE SIGN	EACH	\$50.00	20	\$1,000.00	20	\$1,000.00		\$0.00		\$0.00		\$0.00
8	2104.502	03590	SALVAGE MAIL BOX SUPPORT	EACH	\$100.00	31	\$3,100.00	31	\$3,100.00		\$0.00		\$0.00		\$0.00
9	2104.503	00195	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$8.00	460	\$3,680.00	460	\$3,680.00		\$0.00		\$0.00		\$0.00
10	2104.503	00205	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	170	\$680.00	170	\$680.00		\$0.00		\$0.00		\$0.00
11	2104.503	00270	REMOVE WATER MAIN	LIN FT	\$6.00	2345	\$14,070.00		\$0.00		\$0.00	2345	\$14,070.00		\$0.00
12	2104.503	00285	REMOVE SEWER PIPE (STORM)	LIN FT	\$10.00	2115	\$21,150.00		\$0.00		\$0.00		\$0.00	2115	\$21,150.00
13	2104.503	00290	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$6.00	2480	\$14,880.00		\$0.00	2480	\$14,880.00		\$0.00		\$0.00
14	2104.503	00315	REMOVE CURB AND GUTTER	LIN FT	\$3.50	5115	\$17,902.50	5115	\$17,902.50		\$0.00		\$0.00		\$0.00
15	2104.504	00080	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$8.00	545	\$4,360.00	545	\$4,360.00		\$0.00		\$0.00		\$0.00
16	2104.504	00110	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$10.00	20	\$200.00	20	\$200.00		\$0.00		\$0.00		\$0.00
17	2104.504	00120	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$4.50	9972	\$44,874.00	9972	\$44,874.00		\$0.00		\$0.00		\$0.00
18	2104.518	00140	REMOVE CONCRETE WALK	SQ FT	\$1.00	15050	\$15,050.00	15050	\$15,050.00		\$0.00		\$0.00		\$0.00
19	2104.518	00150	REMOVE CONCRETE FLOOR	SQ FT	\$40.00	120	\$4,800.00		\$0.00	60	\$2,400.00	60	\$2,400.00		\$0.00
20	2106.507	00010	EXCAVATION - COMMON	CU YD	\$16.00	8970	\$143,520.00	8970	\$143,520.00		\$0.00		\$0.00		\$0.00
21	2106.507	00040	EXCAVATION - SUBGRADE	CU YD	\$13.00	990	\$12,870.00	990	\$12,870.00		\$0.00		\$0.00		\$0.00
22	2106.507	00080	SELECT GRANULAR EMBANKMENT	CU YD	\$23.00	3875	\$89,125.00	3875	\$89,125.00		\$0.00		\$0.00		\$0.00
23	2106.507	00140	STABILIZING AGGREGATE	CU YD	\$35.00	990	\$34,650.00	990	\$34,650.00		\$0.00		\$0.00		\$0.00
24	2108.504	00037	GEOTEXTILE FABRIC TYPE 7	SQ YD	\$2.50	11840	\$29,600.00	11840	\$29,600.00		\$0.00		\$0.00		\$0.00
25	2118.509	00030	AGGREGATE SURFACING CLASS 2	TON	\$50.00	15	\$750.00	15	\$750.00		\$0.00		\$0.00		\$0.00
26	2123.510	00010	COMMON LABORERS	HOURL	\$90.00	25	\$2,250.00	6	\$540.00	7	\$630.00	6	\$540.00	6	\$540.00
27	2123.510	00080	3.0 CU YD SHOVEL	HOURL	\$170.00	10	\$1,700.00	2	\$340.00	3	\$510.00	3	\$510.00	2	\$340.00
28	2123.510	00130	DOZER	HOURL	\$150.00	10	\$1,500.00	2	\$300.00	2	\$300.00	3	\$450.00	3	\$450.00
29	2123.510	00150	10 CU YD TRUCK	HOURL	\$120.00	10	\$1,200.00	2	\$240.00	2	\$240.00	3	\$360.00	3	\$360.00
30	2123.510	00240	3.0 CU YD FRONT END LOADER	HOURL	\$140.00	10	\$1,400.00	2	\$280.00	2	\$280.00	3	\$420.00	3	\$420.00
31	2123.610	00370	SKID LOADER	HOURL	\$120.00	10	\$1,200.00	2	\$240.00	2	\$240.00	3	\$360.00	3	\$360.00
32	2123.610	00410	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$160.00	16	\$2,560.00	16	\$2,560.00		\$0.00		\$0.00		\$0.00
33	2123.610		COMMON LABORERS SPECIAL	HOURL	\$120.00	24	\$2,880.00		\$0.00	12	\$1,440.00	12	\$1,440.00		\$0.00
34	2211.507	00170	AGGREGATE BASE (CV) CLASS 5	CU YD	\$35.00	3010	\$105,350.00	3010	\$105,350.00		\$0.00		\$0.00		\$0.00
35	2301.604		CONCRETE PAVEMENT (SPECIAL)	SQ YD	\$150.00	12	\$1,800.00		\$0.00	6	\$900.00	6	\$900.00		\$0.00
36	2360.504	13330	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 3.0" THICK	SQ YD	\$50.00	20	\$1,000.00	20	\$1,000.00		\$0.00		\$0.00		\$0.00
37	2360.509	13300	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C)	TON	\$85.00	1685	\$143,225.00	1685	\$143,225.00		\$0.00		\$0.00		\$0.00
38	2360.509	23205	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3;B)	TON	\$75.00	1125	\$84,375.00	1125	\$84,375.00		\$0.00		\$0.00		\$0.00
39	2411.607	04100	CONCRETE STEPS	EACH	\$450.00	10	\$4,500.00	10	\$4,500.00		\$0.00		\$0.00		\$0.00
40	2451.607	00400	TRENCH STABILIZATION MATERIAL	CU YD	\$50.00	330	\$16,500.00		\$0.00	125	\$6,250.00	125	\$6,250.00	80	\$4,000.00
41	2502.503	01040	4" TP PIPE DRAIN	LIN FT	\$20.00	375	\$7,500.00		\$0.00		\$0.00		\$0.00	375	\$7,500.00
42	2502.503	08060	6" PERF TP PIPE DRAIN	LIN FT	\$15.00	5115	\$76,725.00		\$0.00		\$0.00		\$0.00	5115	\$76,725.00
43	2502.602	00100	DRAIN OUTLET DESIGN SPECIAL	EACH	\$500.00	30	\$15,000.00		\$0.00		\$0.00		\$0.00	30	\$15,000.00
44	2502.602	00170	CONNECT TO EXISTING PIPE DRAIN	EACH	\$250.00	15	\$3,750.00		\$0.00		\$0.00		\$0.00	15	\$3,750.00
45	2502.602	00270	6" TP PIPE DRAIN CLEANOUT	EACH	\$250.00	6	\$1,500.00		\$0.00		\$0.00		\$0.00	6	\$1,500.00
46	2502.602		CONNECT DRAIN TILE TO EXISTING DRAINAGE STRUCTURE	EACH	\$750.00	3	\$2,250.00		\$0.00		\$0.00		\$0.00	3	\$2,250.00
47	2503.503	04040	4" TP PIPE SEWER	LIN FT	\$30.00	20	\$600.00		\$0.00		\$0.00		\$0.00	20	\$600.00
48	2503.503	04080	8" TP PIPE SEWER	LIN FT	\$50.00	5	\$250.00		\$0.00		\$0.00		\$0.00	5	\$250.00
49	2503.503	04100	10" TP PIPE SEWER	LIN FT	\$60.00	10	\$600.00		\$0.00		\$0.00		\$0.00	10	\$600.00
50	2503.503	19125	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$60.00	200	\$12,000.00		\$0.00		\$0.00		\$0.00	200	\$12,000.00
51	2503.503	19155	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$65.00	235	\$15,275.00		\$0.00		\$0.00		\$0.00	235	\$15,275.00
52	2503.503	19183	18" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	\$70.00	1245	\$87,150.00		\$0.00		\$0.00		\$0.00	1245	\$87,150.00
53	2503.503	19213	21" RC PIPE SEWER DES 3006 CL III	LIN FT	\$80.00	435	\$34,800.00		\$0.00		\$0.00		\$0.00	435	\$34,800.00
54	2503.602	00300	CONNECT TO EXISTING SANITARY SEWER	EACH	\$1,200.00	5	\$6,000.00		\$0.00	5	\$6,000.00		\$0.00		\$0.00
55	2503.602	00320	CONNECT TO EXISTING STORM SEWER	EACH	\$1,200.00	3	\$3,600.00		\$0.00		\$0.00		\$0.00	3	\$3,600.00
56	2503.602	13403	8"x6" PVC WYE	EACH	\$500.00	31	\$15,500.00		\$0.00	31	\$15,500.00		\$0.00		\$0.00
57	2503.603	21008	8" PVC PIPE SEWER (SDR 35)	LIN FT	\$55.00	2480	\$136,400.00		\$0.00	2480	\$136,400.00		\$0.00		\$0.00
58	2503.603	24004	4" PVC SANITARY SERVICE PIPE (SPECIAL)	LIN FT	\$35.00	150	\$5,250.00		\$0.00	150	\$5,250.00		\$0.00		\$0.00
59	2503.603	24006	6" PVC SANITARY SERVICE PIPE	LIN FT	\$40.00	1035	\$41,400.00		\$0.00	1035	\$41,400.00		\$0.00		\$0.00
60	2504.601	00040	TEMPORARY WATER SERVICE	LUMP SUM	\$20,000.00	1	\$20,000.00		\$0.00		\$0.00	1	\$20,000.00		\$0.00
61	2504.602	00010	CONNECT TO EXISTING WATER MAIN	EACH	\$1,500.00	6	\$9,000.00		\$0.00		\$0.00	6	\$9,000.00		\$0.00
62	2504.602	00020	HYDRANT	EACH	\$6,500.00	5	\$32,500.00		\$0.00		\$0.00	5	\$32,500.00		\$0.00
63	2504.602	00034	ADJUST VALVE BOX	EACH	\$350.00	1	\$350.00	1	\$350.00		\$0.00		\$0.00		\$0.00
64	2504.602	00410	1" CORPORATION STOP	EACH	\$350.00	29	\$10,150.00		\$0.00		\$0.00	29	\$10,150.00		\$0.00
65	2504.602	00804	4" GATE VALVE & BOX	EACH	\$2,000.00	3	\$6,000.00		\$0.00		\$0.00	3	\$6,000.00		\$0.00
66	2504.602	00806	6" GATE VALVE & BOX	EACH	\$2,500.00	5	\$12,500.00		\$0.00		\$0.00	5	\$12,500.00		\$0.00
67	2504.602	00808	8" GATE VALVE & BOX	EACH	\$3,500.00	10	\$35,000.00		\$0.00		\$0.00	10	\$35,000.00		\$0.00
68	2504.602	03100	1" CURB STOP & BOX	EACH	\$450.00	29	\$13,050.00		\$0.00		\$0.00	29	\$13,050.00		\$0.00
69	2504.603	00810	1" TYPE PE PIPE	LIN FT	\$32.00	915	\$29,280.00		\$0.00		\$0.00	915	\$29,280.00		\$0.00
70	2504.603	00810	1" TYPE PE PIPE (SPECIAL)	LIN FT	\$40.00	150	\$6,000.00		\$0.00		\$0.00	150	\$6,000.00		\$0.00
71	2504.603	02004	4" PVC WATERMAIN	LIN FT	\$55.00	15	\$825.00		\$0.00		\$0.00	15	\$825.00		\$0.00
72	2504.603	02006	6" PVC WATERMAIN	LIN FT	\$55.00	120	\$6,600.00		\$0.00		\$0.00	120	\$6,600.00		\$0.00
73	2504.603	02008	8" PVC WATERMAIN	LIN FT	\$55.00	2690	\$147,950.00		\$0.00		\$0.00	2690	\$147,950.00		\$0.00
74	2504.604	01100	4" POLYSTYRENE INSULATION	SQ YD	\$45.00	40	\$1,800.00		\$0.00		\$0.00	40	\$1,800.00		\$0.00
75	2504.608	00015	WATERMAIN FITTINGS	POUND	\$13.00	2825	\$36,725.00		\$0.00		\$0.00	2825	\$36,725.00		\$0.00
76	2506.502	06000	CASTING ASSEMBLY	EACH	\$1,000.00	21	\$21,000.00		\$0.00	5	\$5,000.00		\$0.00	16	\$16,000.00

PRELIMINARY ENGINEER'S ESTIMATE															
LINE NO.	ITEM NO.	EXT. NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		STREET IMPROVEMENTS		SANITARY SEWER IMPROVEMENTS		WATERMAIN IMPROVEMENTS		STORM SEWER IMPROVEMENTS	
						ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
77	2506.502	06020	ADJUST FRAME AND RING CASTING	EACH	\$500.00	5	\$2,500.00	5	\$2,500.00		\$0.00		\$0.00		\$0.00
78	2506.503	02007	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	LIN FT	\$525.00	56	\$29,400.00		\$0.00	56	\$29,400.00		\$0.00		\$0.00
79	2506.503	02420	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	\$550.00	55	\$30,250.00		\$0.00		\$0.00		\$0.00	55	\$30,250.00
80	2506.602	06200	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$1,200.00	3	\$3,600.00		\$0.00		\$0.00		\$0.00	3	\$3,600.00
81	2506.602	06430	CASTING ASSEMBLY SPECIAL 1	EACH	\$250.00	4	\$1,000.00		\$0.00		\$0.00	4	\$1,000.00		\$0.00
82	2506.603	30010	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	LIN FT	\$500.00	24	\$12,000.00		\$0.00		\$0.00		\$0.00	24	\$12,000.00
83	2521.518	00040	4" CONCRETE WALK	SQ FT	\$7.00	11100	\$77,700.00	11100	\$77,700.00		\$0.00		\$0.00		\$0.00
84	2521.518	00060	6" CONCRETE WALK	SQ FT	\$11.00	5140	\$56,540.00	5140	\$56,540.00		\$0.00		\$0.00		\$0.00
85	2521.602	00030	DRILL & GROUT REINFORCEMENT BAR (EPOXY COATED)	EACH	\$15.00	150	\$2,250.00	150	\$2,250.00		\$0.00		\$0.00		\$0.00
86	2531.503	02315	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	\$19.00	5115	\$97,185.00	5115	\$97,185.00		\$0.00		\$0.00		\$0.00
87	2531.504	00060	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$80.00	490	\$39,200.00	490	\$39,200.00		\$0.00		\$0.00		\$0.00
88	2531.504	00080	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$95.00	55	\$5,225.00	55	\$5,225.00		\$0.00		\$0.00		\$0.00
89	2531.603	24020	CONCRETE SILL	LIN FT	\$10.00	410	\$4,100.00	410	\$4,100.00		\$0.00		\$0.00		\$0.00
90	2531.618	00010	TRUNCATED DOMES	SQ FT	\$60.00	130	\$7,800.00	130	\$7,800.00		\$0.00		\$0.00		\$0.00
91	2540.602	00140	INSTALL MAIL BOX SUPPORT	EACH	\$150.00	31	\$4,650.00	31	\$4,650.00		\$0.00		\$0.00		\$0.00
92	2563.601	00010	TRAFFIC CONTROL	LUMP SUM	\$10,000.00	1	\$10,000.00	0.52	\$5,200.00	0.13	\$1,300.00	0.19	\$1,900.00	0.16	\$1,600.00
93	2564.602	01515	INSTALL SIGN	EACH	\$250.00	20	\$5,000.00	20	\$5,000.00		\$0.00		\$0.00		\$0.00
94	2573.501	00025	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$1,000.00	1	\$1,000.00	1	\$1,000.00		\$0.00		\$0.00		\$0.00
95	2573.501	00030	EROSION CONTROL SUPERVISOR	LUMP SUM	\$1,500.00	1	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00
96	2573.502	00110	STORM DRAIN INLET PROTECTION	EACH	\$200.00	31	\$6,200.00	31	\$6,200.00		\$0.00		\$0.00		\$0.00
97	2573.503	00064	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	\$2.75	200	\$550.00	200	\$550.00		\$0.00		\$0.00		\$0.00
98	2574.507		COMMON TOPSOIL BORROW (LV)	CU YD	\$30.00	475	\$14,250.00	475	\$14,250.00		\$0.00		\$0.00		\$0.00
99	2574.508	00013	FERTILIZER TYPE 1	POUND	\$1.50	415	\$622.50	415	\$622.50		\$0.00		\$0.00		\$0.00
100	2575.504	00320	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	\$2.50	5970	\$14,925.00	5970	\$14,925.00		\$0.00		\$0.00		\$0.00
101	2575.505	00021	SEEDING	ACRE	\$500.00	1.3	\$650.00	1.3	\$650.00		\$0.00		\$0.00		\$0.00
102	2575.523	00020	RAPID STABILIZATION METHOD 3	MGAL	\$600.00	8	\$4,800.00	8	\$4,800.00		\$0.00		\$0.00		\$0.00
103	2575.608	25070	SEED SOUTHERN BOULEVARD	POUND	\$2.50	285	\$712.50	285	\$712.50		\$0.00		\$0.00		\$0.00
104	2582.518	06020	CROSSWALK MULTI-COMPONENT GROUND IN	SQ FT	\$15.00	228	\$3,420.00	228	\$3,420.00		\$0.00		\$0.00		\$0.00
			SUBTOTAL			\$2,290,111.50		\$1,188,641.50		\$290,520.00		\$428,480.00		\$382,470.00	
			CONTINGENCY			10%		\$229,011.15		\$118,864.15		\$29,052.00		\$42,848.00	
			TOTAL ESTIMATED CONSTRUCTION COST			\$2,519,122.65		\$1,307,505.65		\$319,572.00		\$471,328.00		\$420,717.00	
			ENGINEERING, LEGAL, & ADMINISTRATION			20%		\$503,824.53		\$261,501.13		\$63,914.40		\$94,265.60	
			TOTAL ESTIMATED PROJECT COST			\$3,022,947.18		\$1,569,006.78		\$383,486.40		\$565,593.60		\$504,860.40	

## Appendix C: Preliminary Special Assessment Roll



PRELIMINARY SPECIAL ASSESSMENT ROLL  
2025 STREET & UTILITY IMPROVEMENTS PROJECT

CITY OF NEW RICHLAND, MINNESOTA  
BMI PROJECT NO.: 0M1.130627  
DATE: 10/24/2024

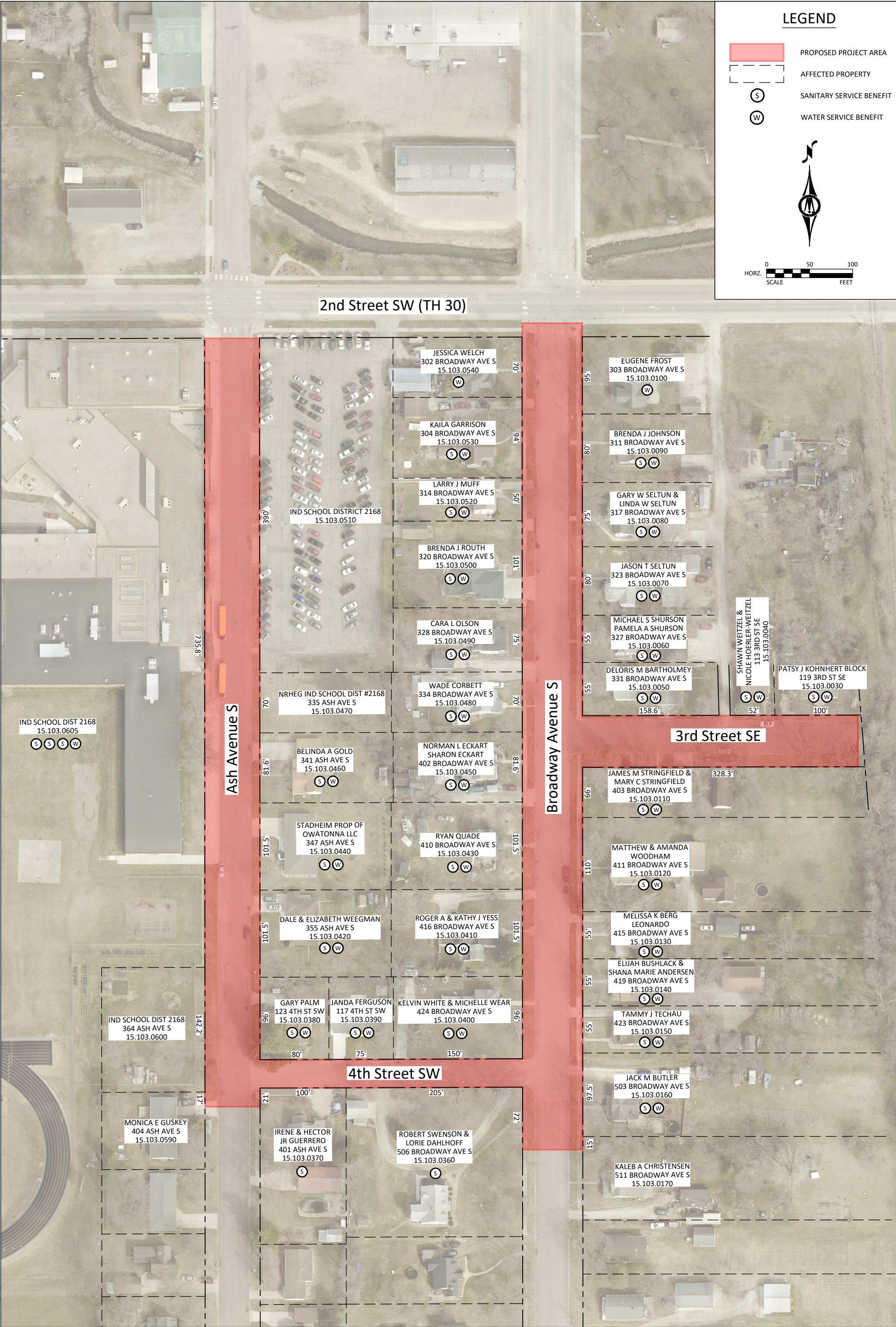
PROJECT IMPROVEMENTS

PROJECT ITEM	CITY COST	ASSESSABLE PERCENTAGE	ASSESSED AMOUNT	UNASSESSED CITY COST
STREET IMPROVEMENTS	\$ 1,569,006.78	30%	\$ 470,702.03	\$ 1,098,304.75
SANITARY SEWER IMPROVEMENTS	\$ 383,486.40	30%	\$ 115,045.92	\$ 268,440.48
WATERMAIN IMPROVEMENTS	\$ 565,593.60	30%	\$ 169,678.08	\$ 395,915.52
STORM SEWER IMPROVEMENTS	\$ 504,860.40	0%	\$ -	\$ 504,860.40
TOTALS	\$ 3,022,947.18	N/A	\$ 755,426.03	\$ 2,267,521.15

IMPROVEMENT	TOTAL FRONTAGE / COUNT / AREA	ASSESSMENT RATES
STREET IMPROVEMENTS	4811.6	\$ 97.83
SANITARY SEWER IMPROVEMENTS	32	\$ 3,595.19
WATERMAIN IMPROVEMENTS	30	\$ 5,655.94

PROPERTY OWNER	PARCEL I.D.	ADDRESS	FRONTAGE		STREET				SANITARY SEWER		WATERMAIN		TOTAL PRELIMINARY CITY COSTS	TOTAL PRELIMINARY ASSESSMENT
			FRONT	SIDE	EXCESS FRONTAGE	ADJUSTED FRONTAGE	COST (CITY)	COST (ADJ FRONT)	SEWER SERVICE INSTALLED	COST	WATER SERVICE INSTALLED	COST		
IRENE & HECTOR JR GUERRERO	15.103.0370	401 ASH AVE S	21	100	100	21	\$9,782.65	\$2,054.36	1	\$3,595.19	0	\$0.00	\$9,782.65	\$5,649.55
GARY PALM	15.103.0380	123 4TH ST SW	96	80	80	96	\$7,826.12	\$9,391.34	1	\$3,595.19	1	\$5,655.94	\$7,826.12	\$18,642.47
DALE & ELIZABETH WEEGMAN	15.103.0420	355 ASH AVE S	101.5		0	101.5	\$0.00	\$9,929.39	1	\$3,595.19	1	\$5,655.94	\$0.00	\$19,180.52
STADHEIM PROP OF OWATONNA LLC	15.103.0440	347 ASH AVE S	101.5		0	101.5	\$0.00	\$9,929.39	1	\$3,595.19	1	\$5,655.94	\$0.00	\$19,180.52
BELINDA A GOLD	15.103.0460	341 ASH AVE S	81.6		0	81.6	\$0.00	\$7,982.64	1	\$3,595.19	1	\$5,655.94	\$0.00	\$17,233.77
IND SCHOOL DIST 2168	15.103.0470	335 ASH AVE S	70		0	70	\$0.00	\$6,847.86	0	\$0.00	0	\$0.00	\$0.00	\$6,847.86
MONICA E GUSKEY	15.103.0590	404 ASH AVE S	17		0	17	\$0.00	\$1,663.05	0	\$0.00	0	\$0.00	\$0.00	\$1,663.05
IND SCHOOL DIST 2168	15.103.0600	364 ASH AVE S	142.2		0	142.2	\$0.00	\$13,910.93	0	\$0.00	0	\$0.00	\$0.00	\$13,910.93
IND SCHOOL DIST 2168	15.103.0605		735.8		0	735.8	\$0.00	\$71,980.75	3	\$10,785.56	1	\$5,655.94	\$0.00	\$88,422.25
IND SCHOOL DIST 2168	15.103.0510		390		0	390	\$0.00	\$38,152.34	0	\$0.00	0	\$0.00	\$0.00	\$38,152.34
PATSY J KOHNHERT BLOCK	15.103.0030	119 3RD ST SE	100		0	100	\$0.00	\$9,782.65	1	\$3,595.19	1	\$5,655.94	\$0.00	\$19,033.78
SHAWN WEITZEL & NICOLE HOERLER-WEITZEL	15.103.0040	113 3RD ST SE	52		0	52	\$0.00	\$5,086.98	1	\$3,595.19	1	\$5,655.94	\$0.00	\$14,338.11
DELORIS M BARTHOLMEY	15.103.0050	331 BROADWAY AVE S	158.6	55	55	158.6	\$5,380.46	\$15,515.28	1	\$3,595.19	1	\$5,655.94	\$5,380.46	\$24,766.41
MICHAEL S & PAMELA A SHURSON	15.103.0060	327 BROADWAY AVE S	55		0	55	\$0.00	\$5,380.46	1	\$3,595.18	1	\$5,655.94	\$0.00	\$14,631.58
JASON T SELTUN	15.103.0070	323 BROADWAY AVE S	80		0	80	\$0.00	\$7,826.12	1	\$3,595.18	1	\$5,655.94	\$0.00	\$17,077.24
GARY W & LINDA W SELTUN	15.103.0080	317 BROADWAY AVE S	75		0	75	\$0.00	\$7,336.99	1	\$3,595.18	1	\$5,655.94	\$0.00	\$16,588.11
BRENDA J JOHNSON	15.103.0090	311 BROADWAY AVE S	80		0	80	\$0.00	\$7,826.12	1	\$3,595.18	1	\$5,655.94	\$0.00	\$17,077.24
EUGENE FROST	15.103.0100	303 BROADWAY AVE S		95	95	0	\$9,293.52	\$0.00	0	\$0.00	1	\$5,655.94	\$9,293.52	\$5,655.94
JAMES M & MARY C STRINGFIELD	15.103.0110	403 BROADWAY AVE S	328.3	66	66	328.3	\$6,456.55	\$32,116.44	1	\$3,595.18	1	\$5,655.94	\$6,456.55	\$41,367.56
MATTHEW & AMANDA WOODHAM	15.103.0120	411 BROADWAY AVE S	110		0	110	\$0.00	\$10,760.92	1	\$3,595.18	1	\$5,655.94	\$0.00	\$20,012.04
MELISA K BERG LEONARDO	15.103.0130	415 BROADWAY AVE S	55		0	55	\$0.00	\$5,380.46	1	\$3,595.18	1	\$5,655.94	\$0.00	\$14,631.58
ELIJAH BUSHLACK	15.103.0140	419 BROADWAY AVE S	55		0	55	\$0.00	\$5,380.46	1	\$3,595.18	1	\$5,655.94	\$0.00	\$14,631.58
TAMMY J TECHAU	15.103.0150	423 BROADWAY AVE S	55		0	55	\$0.00	\$5,380.46	1	\$3,595.18	1	\$5,655.94	\$0.00	\$14,631.58
JACK M BUTLER	15.103.0160	503 BROADWAY AVE S	97.5		0	97.5	\$0.00	\$9,538.08	1	\$3,595.18	1	\$5,655.94	\$0.00	\$18,789.20
KALEB A CHRISTENSEN	15.103.0170	511 BROADWAY AVE S	15		0	15	\$0.00	\$1,467.40	0	\$0.00	0	\$0.00	\$0.00	\$1,467.40
ROBERT SWENSON	15.103.0360	506 BROADWAY AVE S	205	72	72	205	\$7,043.51	\$20,054.43	1	\$3,595.18	0	\$0.00	\$7,043.51	\$23,649.61
JANDA FERGUSON	15.103.0390	117 4TH ST SW	75		0	75	\$0.00	\$7,336.99	1	\$3,595.18	1	\$5,655.94	\$0.00	\$16,588.11
KELVIN WHITE	15.103.0400	424 BROADWAY AVE S	150	96	96	150	\$9,391.34	\$14,673.98	1	\$3,595.18	1	\$5,655.94	\$9,391.34	\$23,925.10
ROGER A & KATHY J YESS	15.103.0410	416 BROADWAY AVE S	101.5		0	101.5	\$0.00	\$9,929.39	1	\$3,595.18	1	\$5,655.94	\$0.00	\$19,180.51
RYAN QUADE	15.103.0430	410 BROADWAY AVE S	101.5		0	101.5	\$0.00	\$9,929.39	1	\$3,595.18	1	\$5,655.94	\$0.00	\$19,180.51
NORMAN L & SHARON ECKART	15.103.0450	402 BROADWAY AVE S	81.6		0	81.6	\$0.00	\$7,982.64	1	\$3,595.18	1	\$5,655.94	\$0.00	\$17,233.76
WADE CORBETT	15.103.0480	334 BROADWAY AVE S	70		0	70	\$0.00	\$6,847.86	1	\$3,595.18	1	\$5,655.94	\$0.00	\$16,098.98
CARA L OLSON	15.103.0490	328 BROADWAY AVE S	75		0	75	\$0.00	\$7,336.99	1	\$3,595.18	1	\$5,655.94	\$0.00	\$16,588.11
BRENDA J ROUTH	15.103.0500	320 BROADWAY AVE S	101		0	101	\$0.00	\$9,880.48	1	\$3,595.18	1	\$5,655.94	\$0.00	\$19,131.60
LARRY J MUFF	15.103.0520	314 BROADWAY AVE S	50		0	50	\$0.00	\$4,891.33	1	\$3,595.18	1	\$5,655.94	\$0.00	\$14,142.45
KAILA GARRISON	15.103.0530	304 BROADWAY AVE S	94		0	94	\$0.00	\$9,195.69	1	\$3,595.18	1	\$5,655.94	\$0.00	\$18,446.81
JESSICA WELCH	15.103.0540	302 BROADWAY AVE S		70	70	0	\$6,847.86	\$0.00	0	\$0.00	1	\$5,655.94	\$6,847.86	\$5,655.94
TOTALS					634	4177.6	\$62,022.01	\$408,680.04	32	\$115,045.86	30	\$169,678.20	\$62,022.01	\$693,404.10







## Appendix D: Example Questionnaire Sheet



# 2025 STREET & UTILITY IMPROVEMENTS PROJECT QUESTIONNAIRE

## NEW RICHLAND, MN

The City values input from residents and business owners along the project corridor (attached) as you have firsthand knowledge of how the streets and utilities function. Your comments/concerns will assist us during the final design phase of our project. We encourage you to take a few minutes to fill out the following questionnaire:

Please mail to:      Cory Bienfang                              or      Place in Comment  
                         Bolton & Menk                              Box at upcoming  
                         1960 Premier Drive                              Open House  
                         Mankato, MN 56001

### 1. Have you observed street ponding after a significant rain?

\_\_\_\_ No, I have not observed street ponding after a significant rain.

\_\_\_\_ Yes, I have observed street ponding after a significant rain.

If you have observed street ponding after a significant rain, please provide a location.

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### 2. Have you had any problems with stormwater drainage within your property?

\_\_\_\_ No, I have not had any problems with stormwater drainage within my property.

\_\_\_\_ Yes, I have had problems with stormwater drainage within my property.

If you have had problems with stormwater drainage within your property, please explain \_\_\_\_\_

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### 3. Have you experienced any problems with your sanitary sewer service?

\_\_\_\_ N/A, we are not connected to City sanitary sewer.

\_\_\_\_ No, we have not experienced any problems with our sanitary sewer service.

\_\_\_\_ Yes, we have experienced problems with our sanitary sewer service.

If you have had problems with your sanitary sewer service, please explain \_\_\_\_\_

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Continued on back....



# 2025 STREET & UTILITY IMPROVEMENTS PROJECT QUESTIONNAIRE

## NEW RICHLAND, MN

### 4. Have you experienced any problems with your water service?

\_\_\_\_ N/A, we are not connected to City watermain.

\_\_\_\_ We **DO** / **DO NOT** / **UNSURE** have a lead water service (please circle one).

\_\_\_\_ Has your water service ever frozen **YES** / **NO** (please circle one).

\_\_\_\_ No, we have not experienced any problems with our water service.

\_\_\_\_ Yes, we have experienced problems with our water service.

If you have had problems with your water service, please explain

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### 5. Are you aware of any encroachments along your property within the City Right-of-Way that include but are not limited to (irrigation, landscaping, retaining walls, permanent mailboxes, underground dog fences, etc.)

\_\_\_\_ No, we are not aware of any encroachments along our property within the City Right-of-Way.

\_\_\_\_ Yes, we are aware of encroachments along our property within the City Right-of-Way.

If you are aware of any encroachments along your property, please explain

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### 6. Please note any additional thoughts or concerns you have about this project

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The following information is optional and will remain confidential but is needed in the event we have a question on any of your responses:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Appendix E: 2023 Televising Review Pipe Rating Summary



