



**BOLTON  
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City of Spring Valley

# **Preliminary Engineering Report**

## **2018 Street & Utility Improvements**

September 2017

**Submitted by:**

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# Certification

Preliminary Engineering Report

for

2018 Street & Utility Improvements

City of Spring Valley, MN

BMI No. H19.113652

September 2017

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

By:



Brian P. Malm, P.E.

License No. 40457

Date: September 23, 2017

# Table of Contents

<b>1.0</b>	<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>2.0</b>	<b>PROJECT INTRODUCTION.....</b>	<b>3</b>
<b>3.0</b>	<b>EXISTING CONDITIONS .....</b>	<b>4</b>
3.1	Street and Surface .....	4
3.2	Storm Sewer .....	7
3.3	Sanitary Sewer.....	8
3.4	Water main.....	13
3.5	Other Utilities.....	14
<b>4.0</b>	<b>PROPOSED IMPROVEMENTS.....</b>	<b>15</b>
4.1	Street.....	15
4.2	Storm Sewer .....	15
4.3	Sanitary Sewer.....	15
4.4	Water main.....	16
4.5	Other Utilities.....	16
4.6	Right-of-Way and Easements.....	17
<b>5.0</b>	<b>APPROVALS AND PERMITS .....</b>	<b>18</b>
<b>6.0</b>	<b>PROJECT COST ESTIMATE AND FINANCING .....</b>	<b>19</b>
<b>7.0</b>	<b>PROPOSED SCHEDULE.....</b>	<b>21</b>
<b>8.0</b>	<b>CONCLUSION AND RECOMMENDATIONS.....</b>	<b>22</b>

## Appendix

### **Appendix A: Figures**

- Figure No. 1: Vicinity Map
- Figure No. 2: Existing Utility Map
- Figure No. 3: Typical Section
- Figure No. 4: Proposed Project

### **Appendix B: Exhibits**

- Exhibit No. 1: Preliminary Cost Estimate
- Exhibit No. 2: Preliminary Assessment Roll

### **Appendix C: Project Schedule**

- Proposed Schedule

## 1.0 EXECUTIVE SUMMARY

The existing streets and utilities within the project area are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs, and ultimately the street and utilities will fail.

The proposed improvements include the replacement of the existing sanitary sewer and water main systems, bituminous surface, curb and gutter, and the addition of concrete sidewalk. The reconstruction would also include the replacement and addition of storm sewer to improve drainage along the street and provide an outlet for sump pumps.


The estimated cost of the proposed improvements is \$5,591,434. Funding for the proposed improvements is proposed to come from the sale of an improvement bond, to be repaid through special assessments, enterprise funds and ad valorem funds.

Due to a large number of corner lots within the project area the assessment rate was modified to 20% assessable. The proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, and Storm Sewer – 20% Assessable, 80% City Cost
- Water main – 0% Assessable, 100% Spring Valley Public Utilities Cost
- Applying the assessment policy to the project costs, results in a per foot assessment rate of \$96.08 per foot. The average assessment is \$8,553.46 per parcel. Actual per parcel assessments will vary depending on lot frontage.

According to Minnesota Statute 429, special assessments for improvement projects must not exceed the special benefit to the properties being assessed. Based on court cases, the special benefit has been determined to be equivalent to the increase in property value as a result of the improvement. In addition, the statute states that projects financed through an improvement bond must assess at least 20% of the total project cost.





From an engineering standpoint, the proposed improvements are feasible, cost effective, necessary, and can be best be accomplished by letting competitive bids for the work. If the Council chooses to proceed with this project, we recommend that the Council accept this Preliminary Engineering Report and call for a public hearing on the proposed improvements. The proposed schedule for the project is as follows:

- Design, Hearings, Approvals and Bidding – September 2017 – March 2018
- Assessment Notices, Hearings and Contract Award – March 2018 – April 2018
- Construction – May 2018 – June 2019

## 2.0 PROJECT INTRODUCTION

This Preliminary Engineering Report considers street and utility reconstruction on South Washington Avenue from Main Street to Sample Road, Fremont Street from Hudson Avenue to Broadway Avenue, Franklin Street from Hudson Avenue to Broadway Avenue, High Street from Washington Avenue to Broadway Avenue, Church Street from Washington Avenue to Broadway Avenue, High Street from Territorial Road to Hudson Avenue and Park Street from Broadway Avenue to Section Avenue. The project location is shown on Figure No. 1 of Appendix A.

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

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

The project as proposed would consist of reconstructing the streets indicated above, with a total length of 6,995 feet. Specific items of construction along the project corridor will consist of:

1. Removal of existing pavement and curb and gutter.
2. Removal and replacement of sanitary sewer and services.
3. Removal and replacement of water main and services.
4. Removal and replacement of storm sewer.
5. Installation of bituminous pavement with concrete curb and gutter.
6. Installation of concrete sidewalk and driveway aprons.
7. Turf establishment
8. Other miscellaneous work items necessary to complete the project.

## 3.0 EXISTING CONDITIONS

### 3.1 STREET AND SURFACE

The streets considered here are all bituminous surfaced with varying widths. South Washington from Main Street to the bridge over Spring Valley Creek is 40' wide from lip of curb to lip of curb with concrete curb and gutter. From the bridge to approximately 590' south of Fremont Street the street is 36' wide with bituminous curb. From this point south to Sample Road the street is a rural section with 20' wide bituminous pavement and shallow to non-existent ditches. Fremont Street, Franklin Street, High Street, Church Street and Park Street are 36' wide with bituminous curb. All streets show significant structural failure to the point where full reconstruction, rather than rehabilitation, is warranted. The condition of the existing streets are shown in the photos below.



**Franklin Street**





**High Street**



**Freemont Street**





**South Washington Avenue**



**Church Street**

### 3.2 STORM SEWER

Surface runoff from within the project area is collected by multiple storm sewer systems. In South Washington Avenue there are three storm sewer systems. The first system is located in the south third of the project area. This storm sewer system collects runoff from Spring Street and Gideon Street, and discharges to the west of South Washington in a drainage ditch that drains northwest and ultimately discharges to the Spring Valley Creek. The remainder, and majority of, the south portion of South Washington is a rural section and does not have storm sewer. The second storm sewer system in South Washington is located in the middle third of the project area. This system collects runoff from Fremont Street to the Spring Valley Creek and discharges directly into the creek at the bridge crossing. The third system collects runoff on the north third of the project, from the bridge north to Main Street. This system discharges to the creek in the park on the east side of South Washington Avenue, approximately where Park Street would be.

High Street has limited storm sewer. The only storm sewer locations are at the intersection of South Hudson Avenue and at Territorial Road. The system in South Hudson Avenue discharges runoff adjacent to the creek on the west side of Hudson. The discharge is routed through a bio-swale to help with sediment loading into the creek. The bio-swale was built with the South Hudson Avenue Project. The storm sewer system located at Territorial Road collects runoff and discharges into a ditch that drains north across the park and into the Spring Valley Creek. This is the same ditch that the south portion of South Washington discharges storm water to.

The remaining streets, Fremont Street, Franklin Street, High Street, Church Street, and Park Street do not have any storm sewer within them. The runoff from these streets flows to adjacent streets, South Washington Avenue, South Broadway Avenue, or South Hudson Avenue and is collected in storm sewer systems located in these streets.

The existing storm water drainage system is shown on Figure No. 2 in Appendix A.

The storm sewer systems within the project area are all in need of reconstruction. The catch basins and pipe size are inadequate to handle the runoff to meet the city's design standards. Additionally, with the conversion from a rural street section to an urban street section storm sewer will need to be extended throughout the project area.

### 3.3 SANITARY SEWER

Sanitary sewer within the project area exists in High Street, Washington Avenue and Park Street. Fremont Street, Franklin Street, High Street and Church Street do not have any sanitary sewer in them, due to the fact that they are side streets. The houses adjacent to these streets receive sewer service from either Hudson Avenue, Washington Avenue or Broadway Avenue.

South Washington Avenue has two separate sanitary sewer systems. The first system starts approximately 1350' south of Fremont Street and drains north to a trunk sanitary sewer main on the south side of Spring Valley Creek. The system receives flow from the adjacent properties. The second sewer system is located between Park Street and Main Street. This system receives flow from Park Street, and small portions of Hudson Avenue and Huron Avenue. This system drains north and connects to a sewer main in Main Street. These two sewer systems combined have 2,670' of sewer main 9 manholes and associated sewer services to serve the adjacent properties.

High Street has one sewer system that generally is located along the center line of the street. This system collects flow from Parsons Avenue and Territorial Road, along with the adjacent properties, drains easterly to approximately 200' west of Hudson Avenue. At this location it turns northeast and drains through private property and under a house where it ultimately connects to a sewer main in Hudson Avenue. This system consists of 910' of sewer main, 5 manholes and associated sewer services to serve the adjacent properties.

Park Street has the trunk sanitary sewer main that serves the southwest portion of the city. The sewer main drains from Broadway Avenue half down Park Street to the east where it turns and parallels Spring Valley Creek.

The existing sanitary sewer system is shown on Figure No. 2 in Appendix A. There are existing septic systems within the project area as well.

Previous televising of the sewer main indicates that all the sewer within the project area is in very poor condition and is in need of replacement. The following photos indicate the condition of the sewer mains and manholes within the project area. Given the condition of the main and the age of the system in general, it is likely the sewer services are also in poor condition and are in need of replacement.

















### 3.4 WATER MAIN

The existing water distribution system within the project area varies in diameter from 4-inch to 8-inch. The water main in South Washington is mainly 4-inch diameter, with a few areas 8-inch and 6-inch diameter. South Washington has loop connections in Freemont Street and Franklin Street. Freemont Street is an 8-inch diameter pipe and Franklin Street has a 4-inch diameter pipe. The water main in High Street is a 4-inch diameter pipe. This pipe has been a source of poor water quality for a long time. Spring Valley Public Utilities Department has fixed several water main breaks or leaks in within the project over the past several years and the existing cast iron pipe observed during these repairs is corroded and brittle. The limited number of operable valves in many locations results in difficulties in isolating portions of the existing water main system for maintenance and repairs. Many of the existing fire hydrants have less capacity than what would be provided with modern hydrants. The existing hydrants are also spaced beyond the upper limit of recommended hydrant intervals. Since the services were installed at the same time as the mainline, the services are expected to be in the same poor condition.

The existing water main system is shown on Figure No. 2 in Appendix A.



### 3.5 OTHER UTILITIES

Other non-municipal owned utilities are present in the right-of-way. These include natural gas and telecommunication.

Natural gas lines are present, generally running along the east side of South Washington Avenue, the north side of Franklin Street with services crossing the street. All other utilities are located overhead, which includes Spring Valley Public Utilities electrical lines. The condition of these utilities are unknown.

## 4.0 PROPOSED IMPROVEMENTS

### 4.1 STREET

Washington Avenue, Freemont Street, Franklin Street, High Street, Church Street and Park Street will be reconstructed as 36-feet wide bituminous street with concrete curb and gutter on both sides. West High Street will be reconstructed as 34-feet wide bituminous street with concrete curb and gutter on both sides. Concrete sidewalks will be constructed on both sides of the street, per city policy. Concrete driveway aprons will be constructed from the back of the curb to the sidewalk. Where necessary the driveways may be reconstructed beyond the sidewalk. In these locations the driveway will be reconstructed of the same type as the remaining existing driveway.

All streets will be constructed with 4- inches of bituminous pavement over 10-inches of aggregate base. PVC subdrain will be constructed behind the curb and gutter to facilitate subsurface drainage. A subdrain service will be constructed to each property that will allow future sump pump connection should the property need it.

Boulevards will be restored with topsoil and sod in all disturbed areas. Trees and or bushes located within the street right of way will be removed, per city policy.

The proposed street improvements are shown on Figure No. 3 in Appendix A.

The proposed typical street section is shown on Figure No. 4 in Appendix A.


### 4.2 STORM SEWER

The city's design standard for storm sewer is a 10-year design storm frequency. The new storm sewer system will be constructed to adequately convey the 10-year event. New catch basins will be constructed at intervals necessary to adequately convey the surface runoff to the storm sewer pipe. Storm sewer manholes will be constructed at catch basin locations and at changes in vertical or horizontal alignment. Storm sewer pipes ranging from 12-inch to 36-inch diameter will be constructed at appropriate locations throughout the project area.

The proposed storm sewer construction is shown on Figure No. 3 in Appendix A.

### 4.3 SANITARY SEWER

Based on the sanitary sewer televising completed in 2014 and 2015, the sanitary sewer within the project area is in very poor condition, therefore construction of a new sanitary sewer is recommended. The new sanitary sewer will be constructed of PVC pipe and precast concrete manholes in order to provide for a water tight system. Manholes will be



spaced at a maximum of 400-foot intervals and at vertical and horizontal alignment changes to facilitate maintenance and cleaning. New sanitary sewer services will be constructed from the sewer main to the right of way line. The new services will be connected to the existing services by water tight means.

The southerly portion of Washington Avenue cannot feasibly be served by gravity sewer, due to the excessive depth required and the large amount of bedrock that would need to be excavated during construction. This project will construct a pressure sewer system to serve the properties in this area. A 4-inch diameter PVC force main will be constructed within the right of way and each property will be provided a connection to the force main. A pumping station will be constructed near the house, which will pump the sanitary sewer from the house into the force main and ultimately discharge into the gravity sewer system. Upon completion of this project the home owners will own the pump stations and will be responsible for all future costs and maintenance of the pumping stations.

The proposed sanitary sewer construction is shown on Figure No. 3 in Appendix A.

#### 4.4 WATER MAIN

Given the age, condition, and inadequate size of the existing water main within the project area, it is recommended that the existing cast iron water main be replaced with new ductile iron pipe (DIP) water main. In order to provide proper fire protection, the current standard for minimum water main size is 8-inch diameter pipe. Hydrants will be installed at appropriate intervals and valves will be provided to properly isolate the system for flushing, repair, and maintenance.

New 1-inch copper water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed.

The proposed water main construction is shown on Figure No. 3 in Appendix A.

#### 4.5 OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, telephone, cable television and electrical service. A design coordination meeting will be held with all utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.



#### 4.6 RIGHT-OF-WAY AND EASEMENTS

Although the project will be designed to limit construction of the proposed improvements to within the existing 66-foot right-of-way, it is inevitable that minor disturbances to private property will occur during construction of sidewalks, driveways and services. Therefore, temporary construction easements may be necessary along the project frontage to accommodate these minor disturbances.

Additionally, consideration should be given to completing a road right of way declaration on the south portion of Washington Avenue and West High Street, in accordance with Minnesota Statute 160.05, Subdivision 1. The adjacent deeds “carve out” the 66-foot right of way, but no evidence was found dedicating the parcels as right of way. The declaration would involve the City Council passing a resolution dedicating the right-of-way to the public use based on a survey description of the right-of-way. The right of way declaration process can be facilitated during the final design with assistance of the city attorney.





## 5.0 APPROVALS AND PERMITS

Approvals and Permits are required from various agencies for the construction of the project.

They include:

- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Fillmore County Work in the Right of Way Permit
- Minnesota Department of Natural Resources License to Cross Public Lands and Waters

## 6.0 PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below. A detailed cost estimate and breakdown is included in Exhibit No. 1 in Appendix B.

### Estimated Project Costs


Project	Location	Spring Valley Public Utilities	City of Spring Valley	Total Project Costs
South Washington	Sample Road to Fremont Street	\$384,436.16	\$1,905,378.80	\$2,289,814.96
South Washington	Fremont Street to Main Street	\$322,193.87	\$1,423,638.03	\$1,745,831.90
West High Street	Hudson Avenue to Territorial Road	\$146,650.84	\$633,489.57	\$780,140.41
Fremont Street	Hudson Avenue to Broadway Avenue	\$6,707.00	\$206,179.69	\$212,886.69
Franklin Street	Hudson Avenue to Broadway Avenue	\$90,152.88	\$311,271.33	\$401,424.21
High Street	Washington Avenue to Broadway Avenue	\$22,425.49	\$138,910.39	\$161,335.88
Church Street	Washington Avenue to Broadway Avenue	\$0.00	\$143,220.07	\$143,220.07
Park Street	Broadway Avenue to Section Avenue	\$89,725.72	\$223,247.33	\$312,973.05
	Total	\$972,566.23	\$4,618,867.81	\$5,591,434.04

These cost estimates are based on public construction cost information from other recent projects similar in scope. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

Funding for the proposed improvement is proposed to come from the sale of an improvement bond, to be repaid through special assessments, utility enterprise funds and ad valorem funds. According to the City's assessment policy, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, and Storm Sewer – 20% Assessable, 80% City Cost
- Water main – 0% Assessable, 100% Spring Valley Public Utilities Cost

Costs are assessed on a front footage basis with adjustments made for corner, cul-de-sac, curved frontage, and irregular shaped lots.



According to Minnesota Statute 429, special assessments for improvement projects must not exceed the special benefit to the properties being assessed. Based on court cases, the special benefit has been determined to be equivalent to the increase in property value as a result of the improvement. In addition, the statute states that projects financed through an improvement bond must assess at least 20% of the total project cost.

Should the City choose to proceed with the project, assessment proceedings (hearings, notices, etc.) for the project would follow the requirements of Minnesota Statute Chapter 429. It is also recommended that City staff seek input from the City's financial advisor related to project financing.

## 7.0 PROPOSED SCHEDULE

The schedule for the project is shown below. A more detailed project schedule is shown in Appendix C

Resolution Ordering Preparation of Report	4/24/17
Neighborhood Informational Meeting	5/11/17
Prepare Feasibility Report	4/23/17 - 9/24/17
Resolution Receiving Report and Calling for Hearing on Improvement	9/24/17
Published Notice of Hearing on Improvement	10/11/17 and 10/18/17
Mailed Notice of Hearing on Improvement	10/11/17
Neighborhood Informational Meeting	10/19/17
Improvement Hearing	10/23/17
Resolution Ordering Improvement and Preparation of Plans and Specifications	10/23/17
Prepare Plans and Specifications	10/23/17 - 2/12/18
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	2/12/18
Advertise for Bids	2/14/18
Open Bids	3/7/18
Prepare Assessment Roll & Contractor Evaluations	3/7/18-3/12/18
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	3/12/18
Resolution for Hearing on Proposed Assessment	3/12/18
Published Notice of Hearing on Proposed Assessment	3/14/18
Mailed Notice of Hearing on Proposed Assessment	3/14/18
Neighborhood Informational Meeting	4/5/18
Assessment Hearing	4/9/18
Resolution Adopting Assessment	4/9/18
Resolution Awarding Contract	4/9/18
Begin Construction	May 2018
End Construction	June 2019



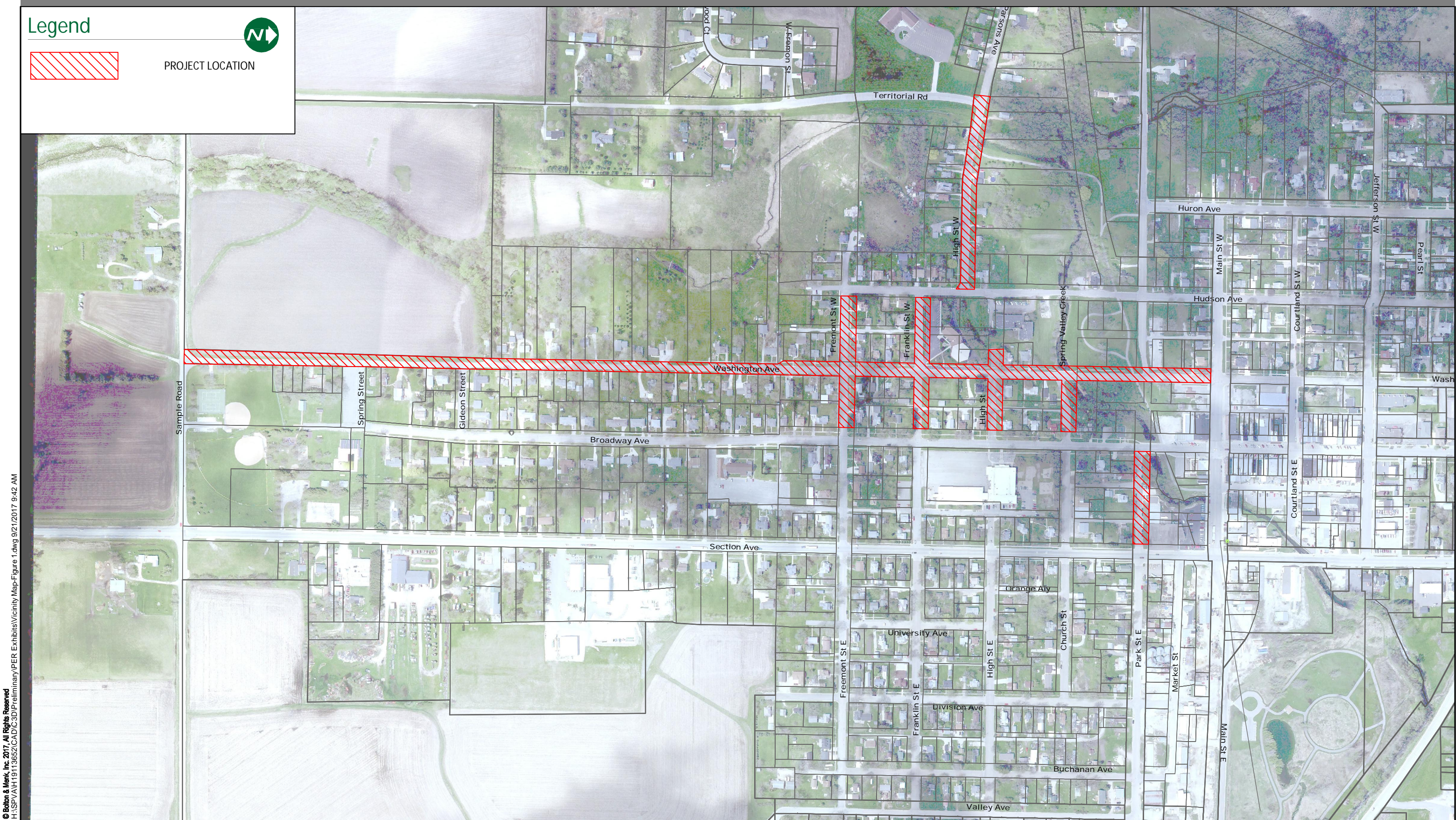
## 8.0 CONCLUSION AND RECOMMENDATIONS

The existing streets and utilities within the project areas are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail. From an engineering standpoint, this project is feasible, cost effective, necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

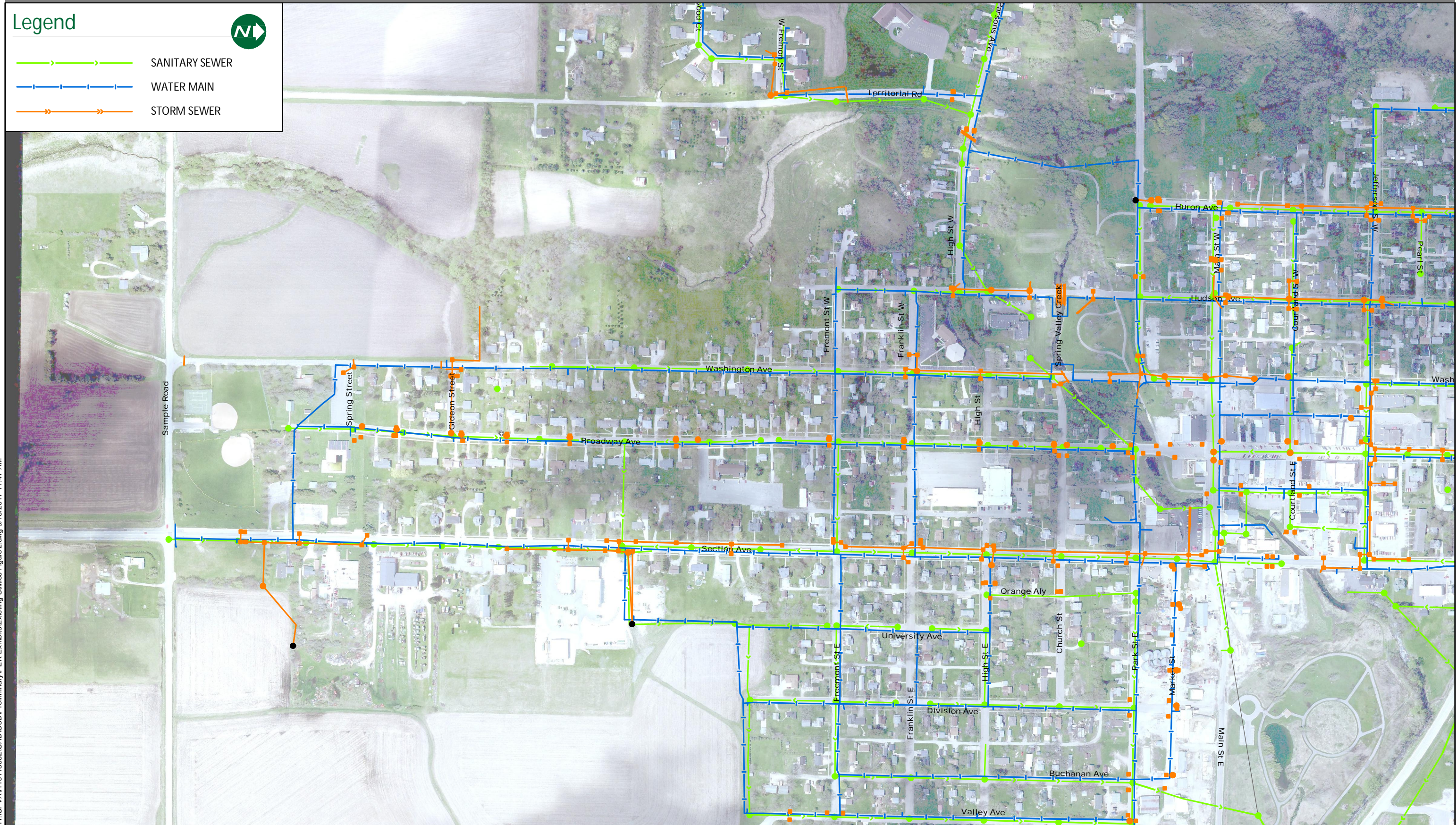
If the Council wishes to proceed with the project in any form, we recommend that the Council accept this report, call for a hearing on the proposed improvements, and consider scheduling a neighborhood meeting to solicit further public input on this project.

## Appendix A: Figures





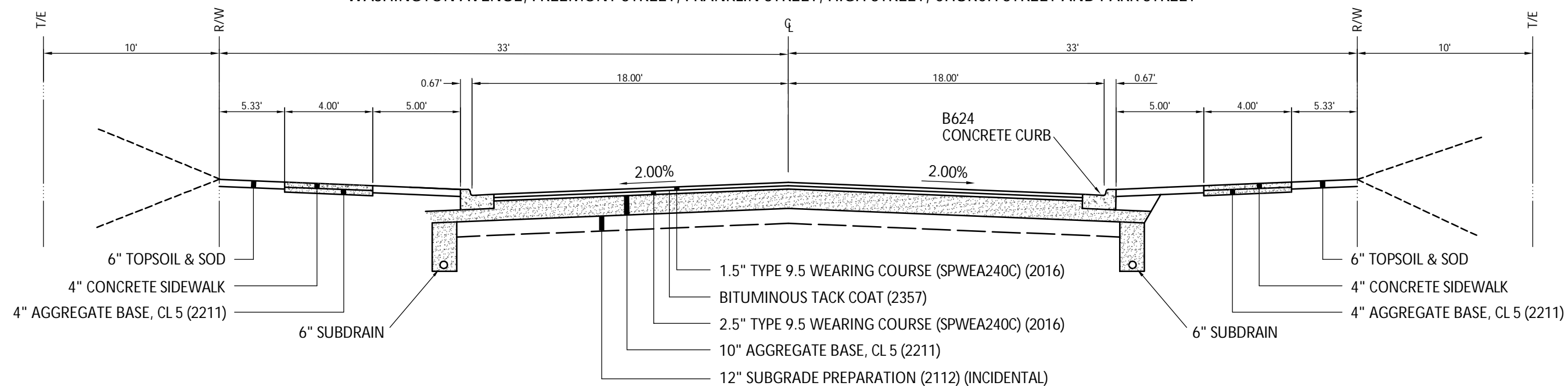






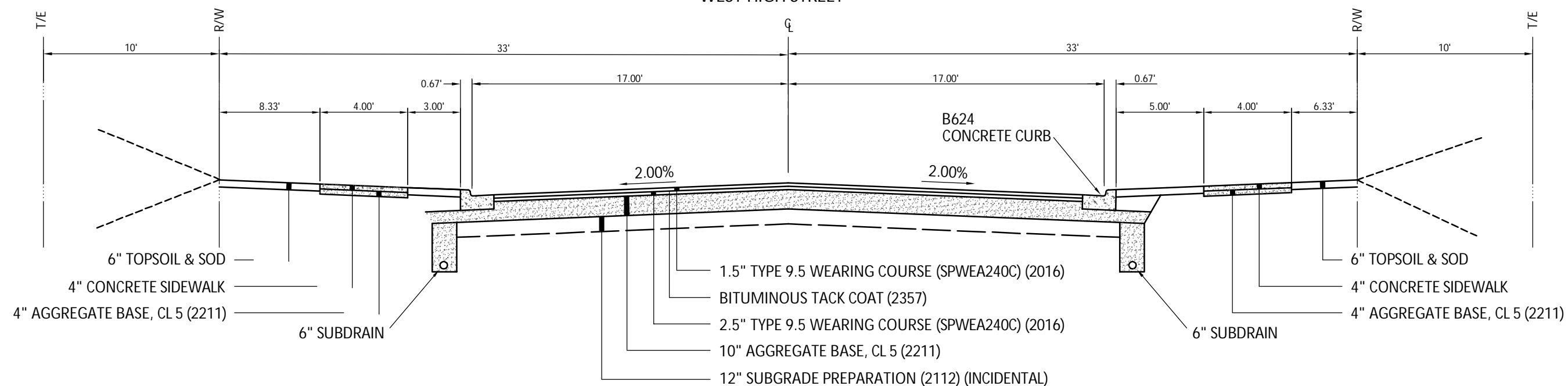
### TYPICAL SECTION

WASHINGTON AVENUE, FREEMONT STREET, FRANKLIN STREET, HIGH STREET, CHURCH STREET AND PARK STREET

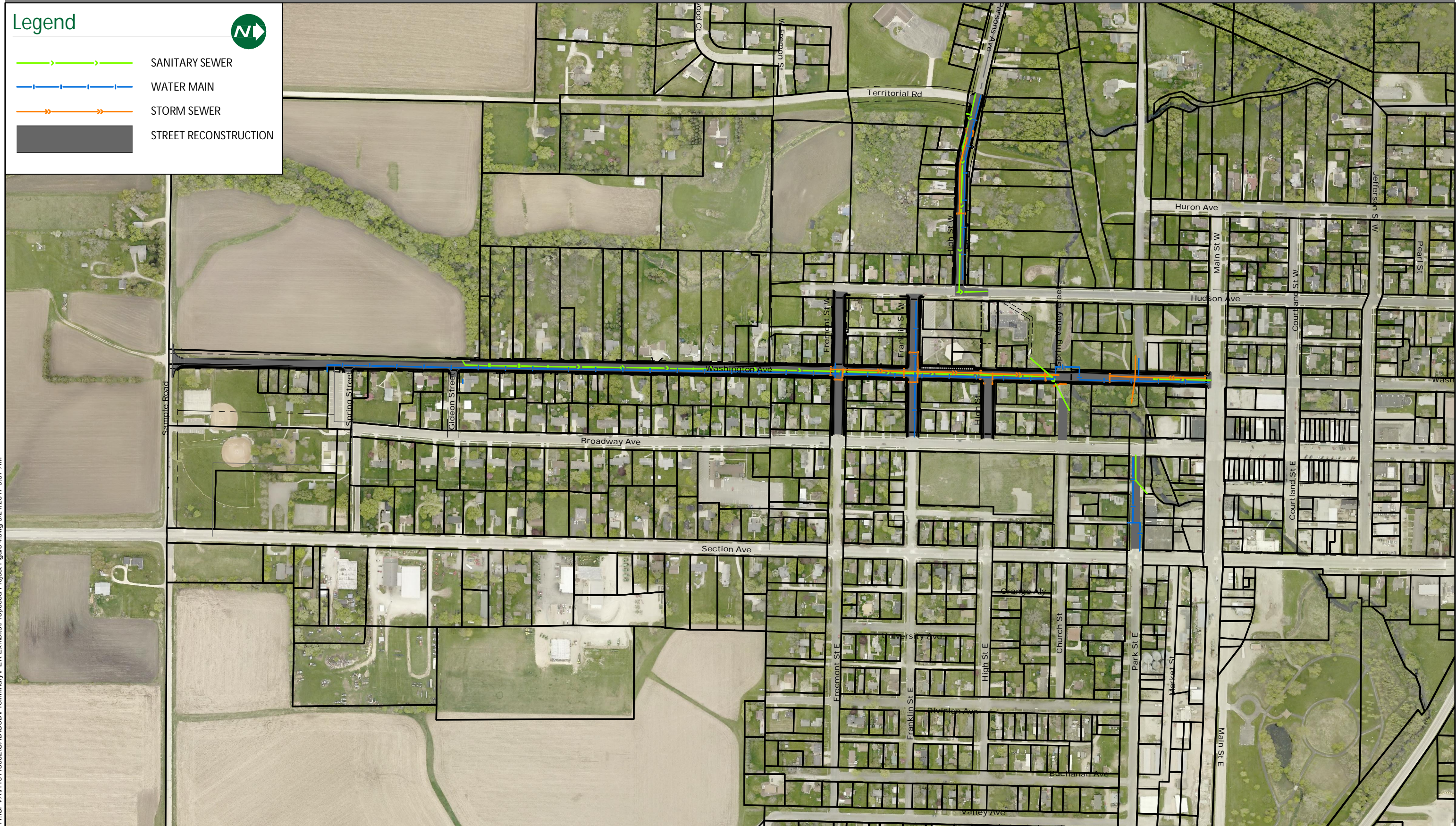


### TYPICAL SECTION

WEST HIGH STREET









## Appendix B: Exhibits

**Preliminary Cost Estimate**

**Washington Avenue - Sample Road to Main Street**

**Spring Valley, Minnesota**

H:\SPVA\H19113652\3\_Design\A\_Calculations\Assessments\113652 Preliminary Assessment Roll 09-18-17.xlsx\Assessment List

8/3/2017

**STREET IMPROVEMENTS**

					SAMPLE ROAD TO FREMONT STREET		FREMONT STREET TO MAIN STREET	
ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$65,000.00	1	\$65,000.00	1	\$65,000.00
2	2101.502	CLEARING	TREE	\$300.00	33	\$9,900.00	6	\$1,800.00
3	2101.507	GRUBBING	TREE	\$300.00	33	\$9,900.00	6	\$1,800.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25	40	\$130.00	845	\$2,746.25
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	6117	\$6,117.00	6496	\$6,496.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50	150	\$1,125.00	80	\$600.00
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	9060	\$29,445.00	7634	\$24,810.50
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25	180	\$945.00	100	\$525.00
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	120	\$510.00	240	\$1,020.00
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	8750	\$113,750.00	6800	\$88,400.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	1000	\$12,000.00	800	\$9,600.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	1000	\$28,000.00	800	\$22,400.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	3650	\$109,500.00	2080	\$62,400.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	900	\$1,350.00	455	\$682.50
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	10550	\$79,125.00	6450	\$48,375.00
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	10550	\$97,587.50	6450	\$59,662.50
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	12488	\$81,172.00	12580	\$81,770.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00	500	\$4,500.00	380	\$3,420.00
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	210	\$10,500.00		
20	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00	400	\$16,000.00	1520	\$60,800.00
20	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	4606	\$82,908.00	3250	\$58,500.00
21	2531.501	VALLEY GUTTER	LIN FT	\$32.00			232	\$7,424.00
21	2531.618	TRUNCATED DOMES	SQ FT	\$60.00	96	\$5,760.00	112	\$6,720.00
22	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00	1	\$5,000.00
22	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	6	\$1,500.00	8	\$2,000.00
23	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00	1	\$4,500.00
24	2573.532	SILT FENCE	LIN FT	\$2.00	2500	\$5,000.00	1120	\$2,240.00
25	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00	3200	\$9,600.00		
26	2475.525	TOPSOIL BORROW	CY	\$30.00	500	\$15,000.00	350	\$10,500.00
27	2575.605	SOD	SQ YD	\$6.00	8445	\$50,670.00	7250	\$43,500.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$856,494.50		\$682,691.75

**STORM SEWER IMPROVEMENTS**

					SAMPLE ROAD TO FREMONT STREET		FREMONT STREET TO MAIN STREET	
ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
28	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00	6	\$2,100.00	20	\$7,000.00
29	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50	720	\$5,400.00	1495	\$11,212.50
30	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	4600	\$57,500.00	3250	\$40,625.00
31	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	37	\$27,750.00	16	\$12,000.00
32	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00	805	\$28,175.00	385	\$13,475.00
33	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00	530	\$21,200.00	280	\$11,200.00
34	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00	245	\$11,760.00	650	\$31,200.00
35	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00				
36	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00	355	\$19,525.00	622	\$34,210.00
37	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00				
38	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00	100	\$6,500.00	200	\$13,000.00
39	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00	430	\$30,100.00		
40	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00				
41	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00	1	\$2,000.00		
42	2507.501	CONSTRUCT 30" RC APRON	EACH	\$1,750.00			1	\$1,750.00
43	2506.501	CONSTRUCT 27" RC APRON	EACH	\$1,250.00				
44	2506.501	CONSTRUCT 24" RC APRON	EACH	\$825.00				
45	2507.501	CONSTRUCT 12" RC APRON	EACH	\$675.00				
46	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00	56	\$14,280.00	92	\$23,460.00
47	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00	42	\$11,550.00	60	\$16,500.00
48	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00	12	\$3,840.00		
49	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00				
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00				
50	2506.501	RIP RAP	CU YD	\$60.00	40	\$2,400.00	40	\$2,400.00
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$244,080.00		\$218,032.50

## Preliminary Cost Estimate

### Washington Avenue - Sample Road to Main Street

### Spring Valley, Minnesota

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8/3/2017

#### SANITARY SEWER IMPROVEMENTS

					SAMPLE ROAD TO FREMONT STREET		FREMONT STREET TO MAIN STREET	
ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
51	2104.509	REMOVE MANHOLE	EACH	\$500.00	4	\$2,000.00	4	\$2,000.00
52	2451.607	ROCK EXCAVATION IN TRENCH	CU YD	\$65.00	898	\$58,370.00	670	\$43,550.00
53	2503.602	SANITARY SEWER SERVICE	EACH	\$1,600.00	37	\$59,200.00	16	\$25,600.00
54	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00	1	\$650.00	3	\$1,950.00
55	2503.603	10" PIPE SEWER	LIN FT	\$50.00			170	\$8,500.00
56	2503.603	8" PIPE SEWER	LIN FT	\$50.00	1316	\$65,800.00	1314	\$65,700.00
57	2504.603	SANITARY FORCEMAIN	LIN FT	\$40.00	376	\$15,040.00		
58	2505.603	SANITARY PUMP STATION (INDIVIDUAL)	EACH	\$9,500.00	8	\$76,000.00		
59	2505.603	SANITARY PRESSURE SERVICE(INCLUDES ELECTRICAL)	EACH	\$2,500.00	8	\$20,000.00		
60	2506.516	CASTING ASSEMBLY	EACH	\$750.00	7	\$5,250.00	6	\$4,500.00
61	2506.522	ADJUST FRAME & RING CASTING	EACH	\$500.00				
62	2506.603	CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00	60.2	\$15,042.50	50	\$12,600.00
TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS						\$317,352.50		\$164,400.00

#### WATER MAIN IMPROVEMENTS

					SAMPLE ROAD TO FREMONT STREET		FREMONT STREET TO MAIN STREET	
ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
63	2104.509	REMOVE HYDRANT	EACH	\$500.00	4	\$2,000.00	4	\$2,000.00
64		TEMPORARY WATER SYSTEM	LUMP SUM	\$25,000.00	1	\$25,000.00	1	\$25,000.00
65		EXPLORATORY EXCAVATION	HRS	\$350.00	10	\$3,500.00	8	\$2,800.00
66	2451.607	ROCK EXCAVATION IN TRENCH	CU YD	\$65.00	300	\$19,500.00	240	\$15,600.00
67	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$850.00	1	\$850.00	3	\$2,550.00
68	2504.602	WATER SERVICE SYSTEM	EACH	\$1,250.00	37	\$46,250.00	16	\$20,000.00
69	2504.602	HYDRANT	EACH	\$3,700.00	7	\$25,900.00	6	\$22,200.00
70	2504.602	6" GATE VALVE AND BOX	EACH	\$1,400.00	7	\$9,800.00	10	\$14,000.00
71	2504.602	8" GATE VALVE AND BOX	EACH	\$2,400.00	5	\$12,000.00	12	\$28,800.00
72	2504.603	6" WATER MAIN	LIN FT	\$48.00	80	\$3,840.00	220	\$10,560.00
73	2504.603	8" WATER MAIN	LIN FT	\$55.00	2375	\$130,625.00	1735	\$95,425.00
74	2504.608	WATER MAIN FITTINGS	POUND	\$8.00	580	\$4,640.00	460	\$3,680.00
TOTAL ESTIMATED WATER MAIN IMPROVEMENTS						\$283,905.00		\$242,615.00

#### SUMMARY OF IMPROVEMENTS

CONSTRUCTION SUBTOTAL	\$1,701,832.00	\$1,307,739.25
CONSTRUCTION CONTINGENCY	\$187,201.52	\$130,773.93
TOTAL ESTIMATED CONSTRUCTION COSTS	\$1,889,033.52	\$1,438,513.18
DESIGN AND CONSTRUCTION ENGINEERING	\$306,329.76	\$235,393.07
ADMINISTRATION AND LEGAL	\$94,451.68	\$71,925.66
TOTAL ESTIMATED PROJECT COSTS	\$2,289,814.96	\$1,745,831.90
Spring Valley Public Utilities Total Project Costs	\$384,436.16	\$322,193.87
City of Spring Valley Total Project Costs	\$1,905,378.80	\$1,423,638.03

**Preliminary Cost Estimate****West High Street - Hudson Avenue to Territorial Road****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$35,000.00	1	\$35,000.00
2	2101.502	CLEARING	TREE	\$300.00	1	\$300.00
3	2101.507	GRUBBING	TREE	\$300.00	1	\$300.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25	4	\$13.00
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	2160	\$2,160.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50	52	\$390.00
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	3590	\$11,667.50
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	70	\$297.50
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	1200	\$15,600.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	400	\$4,800.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	400	\$11,200.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	1025	\$30,750.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	211	\$316.50
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	3010	\$22,575.00
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	3010	\$27,842.50
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	6580	\$42,770.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00	60	\$540.00
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	150	\$7,500.00
20	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00		
20	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	1645	\$29,610.00
21	2531.618	TRUNCATED DOMES	SQ FT	\$60.00	20	\$1,200.00
22	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00
23	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	6	\$1,500.00
24	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
25	2573.532	SILT FENCE	LIN FT	\$2.00	325	\$650.00
26	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00	1200	\$3,600.00
27	2475.525	TOPSOIL BORROW	CY	\$30.00	50	\$1,500.00
28	2575.605	SOD	SQ YD	\$6.00	1850	\$11,100.00
		<b>TOTAL ESTIMATED STREET IMPROVEMENTS</b>				<b>\$272,682.00</b>

**STORM SEWER IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
29	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00	4	\$1,400.00
30	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50	40	\$300.00
31	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	1645	\$20,562.50
32	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	11	\$8,250.00
33	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00	20	\$700.00
34	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00	315	\$12,600.00
35	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
36	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
37	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
38	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
39	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
40	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
41	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
42	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
43	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
44	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
45	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
46	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
47	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00	24	\$6,120.00
48	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00	12	\$3,300.00
49	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
50	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
50	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
51	2506.501	RIP RAP	CU YD	\$60.00		
		<b>TOTAL ESTIMATED STORM SEWER IMPROVEMENTS</b>				<b>\$53,232.50</b>

**Preliminary Cost Estimate****West High Street - Hudson Avenue to Territorial Road****Spring Valley, Minnesota**

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8/3/2017

**SANITARY SEWER IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
52	2104.509 REMOVE MANHOLE	EACH	\$500.00	4	\$2,000.00
53	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	585	\$49,725.00
54	2503.602 SANITARY SEWER SERVICE	EACH	\$1,600.00	10	\$16,000.00
55	2503.602 CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00	3	\$1,950.00
56	2503.603 10" PIPE SEWER	LIN FT	\$50.00		
57	2503.603 8" PIPE SEWER	LIN FT	\$50.00	1100	\$55,000.00
58	2504.603 SANITARY FORCEMAIN	LIN FT	\$40.00		
59	2505.603 SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
60	2506.516 CASTING ASSEMBLY	EACH	\$750.00	7	\$5,250.00
61	2506.522 ADJUST FRAME & RING CASTING	EACH	\$500.00		
62	2506.603 CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00	52.0	\$13,000.00
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>					<b>\$142,925.00</b>

**WATER MAIN IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
63	2104.509 REMOVE HYDRANT	EACH	\$500.00	1	\$500.00
64	TEMPORARY WATER SYSTEM	LUMP SUM	\$15,000.00	1	\$15,000.00
65	EXPLORATORY EXCAVATION	HRS	\$350.00	8	\$2,800.00
66	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	65	\$5,525.00
67	2504.602 CONNECT TO EXISTING WATER MAIN	EACH	\$850.00	3	\$2,550.00
68	2504.602 WATER SERVICE SYSTEM	EACH	\$1,250.00	8	\$10,000.00
69	2504.602 HYDRANT	EACH	\$3,700.00	2	\$7,400.00
70	2504.602 6" GATE VALVE AND BOX	EACH	\$1,400.00	3	\$4,200.00
71	2504.602 8" GATE VALVE AND BOX	EACH	\$2,400.00	4	\$9,600.00
72	2504.603 6" WATER MAIN	LIN FT	\$48.00	50	\$2,400.00
73	2504.603 8" WATER MAIN	LIN FT	\$55.00	880	\$48,400.00
74	2504.608 WATER MAIN FITTINGS	POUND	\$8.00	325	\$2,600.00
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>					<b>\$110,975.00</b>

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	\$579,814.50
CONSTRUCTION CONTINGENCY	\$63,779.60
TOTAL ESTIMATED CONSTRUCTION COSTS	\$643,594.10
DESIGN AND CONSTRUCTION ENGINEERING	\$104,366.61
ADMINISTRATION AND LEGAL	\$32,179.70
TOTAL ESTIMATED PROJECT COSTS	\$780,140.41

Spring Valley Public Utilities Total Project Costs	\$146,650.84
City of Spring Valley Total Project Costs	\$633,489.57

**Preliminary Cost Estimate****Freemont Street - Hudson Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$12,000.00	1	\$12,000.00
2	2101.502	CLEARING	TREE	\$300.00	4	\$1,200.00
3	2101.507	GRUBBING	TREE	\$300.00	4	\$1,200.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25	25	\$81.25
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	2555	\$2,555.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50		
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	2360	\$7,670.00
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	75	\$318.75
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	290	\$3,770.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	25	\$300.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	25	\$700.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	100	\$3,000.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	145	\$217.50
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	2025	\$15,187.50
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	2025	\$18,731.25
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	4580	\$29,770.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00	135	\$1,215.00
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	39	\$1,950.00
20	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	28	\$1,820.00
21	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00		
22	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	1150	\$20,700.00
23	2531.618	TRUNCATED DOMES	SQ FT	\$60.00	16	\$960.00
24	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	2	\$500.00
26	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
27	2573.532	SILT FENCE	LIN FT	\$2.00		
28	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00		
29	2475.525	TOPSOIL BORROW	CY	\$30.00	10	\$300.00
30	2575.605	SOD	SQ YD	\$6.00	1200	\$7,200.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$140,846.25

**STORM SEWER IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
31	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00		
32	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50		
33	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	1150	\$14,375.00
34	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	4	\$3,000.00
35	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00		
36	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00		
37	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
38	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
39	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
40	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
41	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
42	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
43	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
44	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
45	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
46	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
47	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
48	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00		
50	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00		
51	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
52	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
52	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
53	2506.501	RIP RAP	CU YD	\$60.00		
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$17,375.00



**Preliminary Cost Estimate****Freemont Street - Hudson Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**SANITARY SEWER IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
54	2104.509 REMOVE MANHOLE	EACH	\$500.00		
55	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
56	2503.602 SANITARY SEWER SERVICE	EACH	\$1,600.00		
57	2503.602 CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00		
58	2503.603 10" PIPE SEWER	LIN FT	\$50.00		
59	2503.603 8" PIPE SEWER	LIN FT	\$50.00		
60	2504.603 SANITARY FORCEMAIN	LIN FT	\$40.00		
61	2505.603 SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
62	2506.516 CASTING ASSEMBLY	EACH	\$750.00		
63	2506.522 ADJUST FRAME & RING CASTING	EACH	\$500.00		
64	2506.603 CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00		
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>					

**WATER MAIN IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
65	2104.509 REMOVE HYDRANT	EACH	\$500.00		
66	TEMPORARY WATER SYSTEM	LUMP SUM	\$10,000.00		
67	EXPLORATORY EXCAVATION	HRS	\$350.00		
68	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
69	2504.602 CONNECT TO EXISTING WATER MAIN	EACH	\$850.00		
70	2504.602 WATER SERVICE SYSTEM	EACH	\$1,250.00		
71	2504.602 HYDRANT	EACH	\$3,700.00		
72	2504.602 6" GATE VALVE AND BOX	EACH	\$1,400.00		
73	2504.602 8" GATE VALVE AND BOX	EACH	\$2,400.00		
74	2504.603 6" WATER MAIN	LIN FT	\$48.00		
75	2504.603 8" WATER MAIN	LIN FT	\$55.00		
76	2504.608 WATER MAIN FITTINGS	POUND	\$8.00		
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>					

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	\$158,221.25
CONSTRUCTION CONTINGENCY	\$17,404.34
TOTAL ESTIMATED CONSTRUCTION COSTS	\$175,625.59
DESIGN AND CONSTRUCTION ENGINEERING	\$28,479.83
ADMINISTRATION AND LEGAL	\$8,781.28
TOTAL ESTIMATED PROJECT COSTS	\$212,886.69

Spring Valley Public Utilities Total Project Costs	\$6,707.00
City of Spring Valley Total Project Costs	\$206,179.69

**Preliminary Cost Estimate****Franklin Street - Hudson Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$12,000.00	1	\$12,000.00
2	2101.502	CLEARING	TREE	\$300.00	33	\$9,900.00
3	2101.507	GRUBBING	TREE	\$300.00	33	\$9,900.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25		
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	120	\$120.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50		
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	2385	\$7,751.25
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	130	\$552.50
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	850	\$11,050.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	100	\$1,200.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	100	\$2,800.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	725	\$21,750.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	145	\$217.50
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	2010	\$15,075.00
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	2010	\$18,592.50
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	4528	\$29,432.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00	125	\$1,125.00
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	75	\$3,750.00
20	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	25	\$1,625.00
21	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00	125	\$5,000.00
22	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	1130	\$20,340.00
23	2531.618	TRUNCATED DOMES	SQ FT	\$60.00	16	\$960.00
24	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	12	\$3,000.00
26	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
27	2573.532	SILT FENCE	LIN FT	\$2.00		
28	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00		
29	2475.525	TOPSOIL BORROW	CY	\$30.00	40	\$1,200.00
30	2575.605	SOD	SQ YD	\$6.00	2525	\$15,150.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$201,990.75

**STORM SEWER IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
31	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00	2	\$700.00
32	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50	104	\$780.00
33	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	1130	\$14,125.00
34	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	4	\$3,000.00
35	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00	150	\$5,250.00
36	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00		
37	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
38	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
39	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
40	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
41	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
42	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
43	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
44	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
45	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
46	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
47	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
48	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00	8	\$2,040.00
50	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00		
51	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
52	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
52	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
53	2506.501	RIP RAP	CU YD	\$60.00		
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$25,895.00

**Preliminary Cost Estimate****Franklin Street - Hudson Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**SANITARY SEWER IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
54	2104.509	REMOVE MANHOLE	EACH	\$500.00		
55	2451.607	ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
56	2503.602	SANITARY SEWER SERVICE	EACH	\$1,600.00		
57	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00		
58	2503.603	10" PIPE SEWER	LIN FT	\$50.00		
59	2503.603	8" PIPE SEWER	LIN FT	\$50.00		
60	2504.603	SANITARY FORCEMAIN	LIN FT	\$40.00		
61	2505.603	SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
62	2506.516	CASTING ASSEMBLY	EACH	\$750.00		
63	2506.522	ADJUST FRAME & RING CASTING	EACH	\$500.00		
64	2506.603	CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00		
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>						

**WATER MAIN IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
65	2104.509	REMOVE HYDRANT	EACH	\$500.00		
66		TEMPORARY WATER SYSTEM	LUMP SUM	\$10,000.00	1	\$10,000.00
67		EXPLORATORY EXCAVATION	HRS	\$350.00	5	\$1,750.00
68	2451.607	ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	190	\$16,150.00
69	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$850.00	2	\$1,700.00
70	2504.602	WATER SERVICE SYSTEM	EACH	\$1,250.00	6	\$7,500.00
71	2504.602	HYDRANT	EACH	\$3,700.00		
72	2504.602	6" GATE VALVE AND BOX	EACH	\$1,400.00	4	\$5,600.00
73	2504.602	8" GATE VALVE AND BOX	EACH	\$2,400.00		
74	2504.603	6" WATER MAIN	LIN FT	\$48.00	525	\$25,200.00
75	2504.603	8" WATER MAIN	LIN FT	\$55.00		
76	2504.608	WATER MAIN FITTINGS	POUND	\$8.00	320	\$2,560.00
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>						<b>\$70,460.00</b>

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	\$298,345.75
CONSTRUCTION CONTINGENCY	\$32,818.03
TOTAL ESTIMATED CONSTRUCTION COSTS	\$331,163.78
DESIGN AND CONSTRUCTION ENGINEERING	\$53,702.24
ADMINISTRATION AND LEGAL	\$16,558.19
TOTAL ESTIMATED PROJECT COSTS	\$401,424.21

Spring Valley Public Utilities Total Project Costs	\$90,152.88
City of Spring Valley Total Project Costs	\$311,271.33

**Preliminary Cost Estimate****High Street - Washington Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$5,500.00	1	\$5,500.00
2	2101.502	CLEARING	TREE	\$300.00	2	\$600.00
3	2101.507	GRUBBING	TREE	\$300.00	2	\$600.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25		
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	200	\$200.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50		
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	1080	\$3,510.00
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	35	\$148.75
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	125	\$1,625.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	25	\$300.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	25	\$700.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	150	\$4,500.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	62	\$93.00
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	870	\$6,525.00
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	870	\$8,047.50
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	2025	\$13,162.50
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00		
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	20	\$1,000.00
20	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	32	\$2,080.00
21	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00	600	\$24,000.00
22	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	500	\$9,000.00
23	2531.618	TRUNCATED DOMES	SQ FT	\$60.00		
24	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1	\$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	2	\$500.00
26	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
27	2573.532	SILT FENCE	LIN FT	\$2.00		
28	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00		
29	2475.525	TOPSOIL BORROW	CY	\$30.00	20	\$600.00
30	2575.605	SOD	SQ YD	\$6.00	700	\$4,200.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$96,391.75

**STORM SEWER IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
31	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00		
32	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50		
33	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	500	\$6,250.00
34	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	2	\$1,500.00
35	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00		
36	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00		
37	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
38	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
39	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
40	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
41	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
42	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
43	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
44	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
45	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
46	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
47	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
48	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00		
50	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00		
51	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
52	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
52	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
53	2506.501	RIP RAP	CU YD	\$60.00		
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$7,750.00



**Preliminary Cost Estimate****High Street - Washington Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**SANITARY SEWER IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
54	2104.509 REMOVE MANHOLE	EACH	\$500.00		
55	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
56	2503.602 SANITARY SEWER SERVICE	EACH	\$1,600.00		
57	2503.602 CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00		
58	2503.603 10" PIPE SEWER	LIN FT	\$50.00		
59	2503.603 8" PIPE SEWER	LIN FT	\$50.00		
60	2504.603 SANITARY FORCEMAIN	LIN FT	\$40.00		
61	2505.603 SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
62	2506.516 CASTING ASSEMBLY	EACH	\$750.00		
63	2506.522 ADJUST FRAME & RING CASTING	EACH	\$500.00		
64	2506.603 CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00		
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>					

**WATER MAIN IMPROVEMENTS****SAMLE ROAD TO FREMONT STREET**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
65	2104.509 REMOVE HYDRANT	EACH	\$500.00		
66	TEMPORARY WATER SYSTEM	LUMP SUM	\$25,000.00		
67	EXPLORATORY EXCAVATION	HRS	\$350.00		
68	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
69	2504.602 CONNECT TO EXISTING WATER MAIN	EACH	\$850.00		
70	2504.602 WATER SERVICE SYSTEM	EACH	\$1,250.00	1	\$1,250.00
71	2504.602 HYDRANT	EACH	\$3,700.00	1	\$3,700.00
72	2504.602 6" GATE VALVE AND BOX	EACH	\$1,400.00	2	\$2,800.00
73	2504.602 8" GATE VALVE AND BOX	EACH	\$2,400.00		
74	2504.603 6" WATER MAIN	LIN FT	\$48.00	167	\$8,016.00
75	2504.603 8" WATER MAIN	LIN FT	\$55.00		
76	2504.608 WATER MAIN FITTINGS	POUND	\$8.00		
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>					<b>\$15,766.00</b>

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	\$119,907.75
CONSTRUCTION CONTINGENCY	\$13,189.85
TOTAL ESTIMATED CONSTRUCTION COSTS	\$133,097.60
DESIGN AND CONSTRUCTION ENGINEERING	\$21,583.40
ADMINISTRATION AND LEGAL	\$6,654.88
TOTAL ESTIMATED PROJECT COSTS	\$161,335.88

Spring Valley Public Utilities Total Project Costs	\$22,425.49
City of Spring Valley Total Project Costs	\$138,910.39

**Preliminary Cost Estimate****Church Street - Washington Avenue to Broadway Avenue****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$5,500.00	1	\$5,500.00
2	2101.502	CLEARING	TREE	\$300.00	12	\$3,600.00
3	2101.507	GRUBBING	TREE	\$300.00	12	\$3,600.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25		
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	40	\$40.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50		
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	910	\$2,957.50
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	32	\$136.00
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	125	\$1,625.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	25	\$300.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	25	\$700.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	150	\$4,500.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	65	\$97.50
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	925	\$6,937.50
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	925	\$8,556.25
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	2064	\$13,416.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00		
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00	18	\$900.00
20	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	16	\$1,040.00
21	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00		
22	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	516	\$9,288.00
23	2531.618	TRUNCATED DOMES	SQ FT	\$60.00		
24	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	2	\$500.00
26	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
27	2573.532	SILT FENCE	LIN FT	\$2.00	350	\$700.00
28	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00		
29	2475.525	TOPSOIL BORROW	CY	\$30.00	20	\$600.00
30	2575.605	SOD	SQ YD	\$6.00	700	\$4,200.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$78,693.75

**STORM SEWER IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
31	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00		
32	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50		
33	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	516	\$6,450.00
34	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	2	\$1,500.00
35	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00		
36	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00		
37	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
38	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
39	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
40	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
41	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
42	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
43	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
44	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
45	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
46	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
47	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
48	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00		
50	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00		
51	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
52	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
52	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
53	2506.501	RIP RAP	CU YD	\$60.00		
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$7,950.00

**Preliminary Cost Estimate****Church Street - Washington Avenue to Broadway Avenue****Spring Valley, Minnesota**

H:\SPVA\H19113652\3\_Design\A\_Calculations\Assessments\[113652 Preliminary Assessment Roll 09-18-17.xlsx]Assessment List

8/3/2017

**SANITARY SEWER IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
54	2104.509 REMOVE MANHOLE	EACH	\$500.00	1	\$500.00
55	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	80	\$6,800.00
56	2503.602 SANITARY SEWER SERVICE	EACH	\$1,600.00	1	\$1,600.00
57	2503.602 CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00	1	\$650.00
58	2503.603 10" PIPE SEWER	LIN FT	\$50.00	130	\$6,500.00
59	2503.603 8" PIPE SEWER	LIN FT	\$50.00		
60	2504.603 SANITARY FORCEMAIN	LIN FT	\$40.00		
61	2505.603 SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
62	2506.516 CASTING ASSEMBLY	EACH	\$750.00	1	\$750.00
63	2506.522 ADJUST FRAME & RING CASTING	EACH	\$500.00		
64	2506.603 CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00	12.0	\$3,000.00
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>					<b>\$19,800.00</b>

**WATER MAIN IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
65	2104.509 REMOVE HYDRANT	EACH	\$500.00		
66	TEMPORARY WATER SYSTEM	LUMP SUM	\$25,000.00		
67	EXPLORATORY EXCAVATION	HRS	\$350.00		
68	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00		
69	2504.602 CONNECT TO EXISTING WATER MAIN	EACH	\$850.00		
70	2504.602 WATER SERVICE SYSTEM	EACH	\$1,250.00		
71	2504.602 HYDRANT	EACH	\$3,700.00		
72	2504.602 6" GATE VALVE AND BOX	EACH	\$1,400.00		
73	2504.602 8" GATE VALVE AND BOX	EACH	\$2,400.00		
74	2504.603 6" WATER MAIN	LIN FT	\$48.00		
75	2504.603 8" WATER MAIN	LIN FT	\$55.00		
76	2504.608 WATER MAIN FITTINGS	POUND	\$8.00		
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>					

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	\$106,443.75
CONSTRUCTION CONTINGENCY	\$11,708.81
TOTAL ESTIMATED CONSTRUCTION COSTS	\$118,152.56
DESIGN AND CONSTRUCTION ENGINEERING	\$19,159.88
ADMINISTRATION AND LEGAL	\$5,907.63
TOTAL ESTIMATED PROJECT COSTS	\$143,220.07

Spring Valley Public Utilities Total Project Costs  
City of Spring Valley Total Project Costs

**\$143,220.07**

**Preliminary Cost Estimate****Park Street - Broadway Avenue to Section Avenue****Spring Valley, Minnesota**

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8/3/2017

**STREET IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$5,500.00	1	\$5,500.00
2	2101.502	CLEARING	TREE	\$300.00	1	\$300.00
3	2101.507	GRUBBING	TREE	\$300.00	1	\$300.00
4	2104.501	REMOVE CURB AND GUTTER	LIN FT	\$3.25	112	\$364.00
5	2104.501	REMOVE CONCRETE SIDEWALK	SQ FT	\$1.00	1160	\$1,160.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50		
7	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$3.25	1872	\$6,084.00
8	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.25		
9	2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$4.25	171	\$726.75
10	2105.501	COMMON EXCAVATION	CU YD	\$13.00	600	\$7,800.00
11	2105.507	SUBGRADE EXCAVATION	CU YD	\$12.00	150	\$1,800.00
12	2105.522	STABILIZING AGGREGATE (CV)	CU YD	\$28.00	150	\$4,200.00
13	2211.501	AGGREGATE BASE CLASS 5	CU YD	\$30.00	485	\$14,550.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.50	100	\$150.00
15	2360.501	TYPE SP 9.5 WEARING COURSE, 2.0" DEPTH	SQ YD	\$7.50	1410	\$10,575.00
16	2360.502	TYPE SP 9.5 WEAR COURSE, 2.5" DEPTH	SQ YD	\$9.25	1410	\$13,042.50
17	2521.501	4" CONCRETE WALK	SQ FT	\$6.50	3450	\$22,425.00
18	2521.501	6" CONCRETE WALK	SQ FT	\$9.00		
19	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$50.00		
20	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$65.00	52	\$3,380.00
21	2521.501	MODULAR BLOCK RETAINING WALL	SQ FT	\$40.00		
22	2531.501	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$18.00	790	\$14,220.00
23	2531.618	TRUNCATED DOMES	SQ FT	\$60.00		
24	2563.601	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1.0	\$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION	EACH	\$250.00	2	\$500.00
26	2573.530	CONSTRUCTION ENTRANCE	EACH	\$4,500.00	1	\$4,500.00
27	2573.532	SILT FENCE	LIN FT	\$2.00	150	\$300.00
28	2573.533	EROSION BLANKET WITH SEEDING	SQ YD	\$3.00		
29	2475.525	TOPSOIL BORROW	CY	\$30.00	20	\$600.00
30	2575.605	SOD	SQ YD	\$6.00	900	\$5,400.00
TOTAL ESTIMATED STREET IMPROVEMENTS						\$122,877.25

**STORM SEWER IMPROVEMENTS**

ITEM NUMBER		ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
31	2104.509	REMOVE MANHOLE OR CATCH BASIN	EACH	\$350.00		
32	2104.509	REMOVE STORM SEWER PIPE	LIN FT	\$7.50		
33	2502.541	6" PERFORATED PVC PIPE DRAIN	LIN FT	\$12.50	790	\$9,875.00
34	2502.573	SUMP PUMP SERVICE	EACH	\$750.00	2	\$1,500.00
35	2503.511	12" RC PIPE SEWER DES 3006 CL V	LIN FT	\$35.00		
36	2503.511	15" RC PIPE SEWER DES 3006 CL V	LIN FT	\$40.00		
37	2504.511	18" RC PIPE SEWER DES 3006 CL V	LIN FT	\$48.00		
38	2505.511	21" RC PIPE SEWER DES 3006 CL V	LIN FT	\$50.00		
39	2506.511	24" RC PIPE SEWER DES 3006 CL V	LIN FT	\$55.00		
40	2507.511	27" RC PIPE SEWER DES 3006 CL V	LIN FT	\$58.00		
41	2507.511	30" RC PIPE SEWER DES 3006 CL V	LIN FT	\$65.00		
42	2508.511	36" RC PIPE SEWER DES 3006 CL V	LIN FT	\$70.00		
43	2509.511	42" RC PIPE SEWER DES 3006 CL V	LIN FT	\$80.00		
44	2506.501	CONSTRUCT 36" RC APRON	EACH	\$2,000.00		
45	2507.501	CONSTRUCT 30" RC APRON	EACH	\$950.00		
46	2506.501	CONSTRUCT 27" RC APRON	EACH	\$750.00		
47	2506.501	CONSTRUCT 24" RC APRON	EACH	\$750.00		
48	2507.501	CONSTRUCT 15" RC APRON	EACH	\$350.00		
49	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 2'X3'	LIN FT	\$255.00		
50	2503.501	CONSTRUCT DRAINAGE STRUCTURE, 48" DIA	LIN FT	\$275.00		
51	2504.501	CONSTRUCT DRAINAGE STRUCTURE, 60" DIA	LIN FT	\$320.00		
52	2505.501	CONSTRUCT DRAINAGE STRUCTURE, 72" DIA	LIN FT	\$350.00		
52	2506.501	CONSTRUCT DRAINAGE STRUCTURE, 84" DIA	LIN FT	\$425.00		
53	2506.501	RIP RAP	CU YD	\$60.00		
TOTAL ESTIMATED STORM SEWER IMPROVEMENTS						\$11,375.00



**Preliminary Cost Estimate****Park Street - Broadway Avenue to Section Avenue****Spring Valley, Minnesota**

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8/3/2017

**SANITARY SEWER IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
54	2104.509 REMOVE MANHOLE	EACH	\$500.00	1	\$500.00
55	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	100	\$8,500.00
56	2503.602 SANITARY SEWER SERVICE	EACH	\$1,600.00	2	\$3,200.00
57	2503.602 CONNECT TO EXISTING SANITARY SEWER	EACH	\$650.00	2	\$1,300.00
58	2503.603 10" PIPE SEWER	LIN FT	\$50.00	170	\$8,500.00
59	2503.603 8" PIPE SEWER	LIN FT	\$50.00		
60	2504.603 SANITARY FORCEMAIN	LIN FT	\$40.00		
61	2505.603 SANITARY SEWER LIFT STATION	LUMP SUM	\$150,000.00		
62	2506.516 CASTING ASSEMBLY	EACH	\$750.00	1	\$750.00
63	2506.522 ADJUST FRAME & RING CASTING	EACH	\$500.00		
64	2506.603 CONSTRUCT MANHOLE (SANITARY)	LIN FT	\$250.00	12.0	\$3,000.00
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS</b>					<b>\$25,750.00</b>

**WATER MAIN IMPROVEMENTS**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
65	2104.509 REMOVE HYDRANT	EACH	\$500.00	2	\$1,000.00
66	TEMPORARY WATER SYSTEM	LUMP SUM	\$2,500.00	1	\$2,500.00
67	EXPLORATORY EXCAVATION	HRS	\$350.00	10	\$3,500.00
68	2451.607 ROCK EXCAVATION IN TRENCH	CU YD	\$85.00	100	\$8,500.00
69	2504.602 CONNECT TO EXISTING WATER MAIN	EACH	\$850.00	3	\$2,550.00
70	2504.602 WATER SERVICE SYSTEM	EACH	\$1,250.00	3	\$3,750.00
71	2504.602 HYDRANT	EACH	\$3,700.00	2	\$7,400.00
72	2504.602 6" GATE VALVE AND BOX	EACH	\$1,400.00	2	\$2,800.00
73	2504.602 8" GATE VALVE AND BOX	EACH	\$2,400.00	2	\$4,800.00
74	2504.603 6" WATER MAIN	LIN FT	\$48.00	20	\$960.00
75	2504.603 8" WATER MAIN	LIN FT	\$55.00	595	\$32,725.00
76	2504.608 WATER MAIN FITTINGS	POUND	\$8.00	265	\$2,120.00
<b>TOTAL ESTIMATED WATER MAIN IMPROVEMENTS</b>					<b>\$72,605.00</b>

**SUMMARY OF IMPROVEMENTS**

CONSTRUCTION SUBTOTAL	<b>\$232,607.25</b>
CONSTRUCTION CONTINGENCY	<b>\$25,586.80</b>
TOTAL ESTIMATED CONSTRUCTION COSTS	<b>\$258,194.05</b>
DESIGN AND CONSTRUCTION ENGINEERING	<b>\$41,869.31</b>
ADMINISTRATION AND LEGAL	<b>\$12,909.70</b>
TOTAL ESTIMATED PROJECT COSTS	<b>\$312,973.05</b>

Spring Valley Public Utilities Total Project Costs	<b>\$89,725.72</b>
City of Spring Valley Total Project Costs	<b>\$223,247.33</b>

Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
H19.113652

NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360483000	BRIAN J OLSON	301 HIGH ST W	26001 740TH GRAND MEADOW, MN 55936	X	130	65	\$96.08	\$6,244.96
360116000	KOBY S REICHSTADT	315 HIGH ST W	412 BUCHANAN SPRING VALLEY, MN 55975		115	115	\$96.08	\$11,048.77
360117000	SECRETARY OF HOUSING & URB DEV	319 HIGH ST W	2401 23RD OKLAHOMA CITY, OK 73107		196	196	\$96.08	\$18,830.95
360659000	ANTHONY D PAVLISICH	403 HIGH ST W	403 W HIGH SPRING VALLEY, MN 55975		72	72	\$96.08	\$6,917.49
360660000	CITY OF SPRING VALLEY	407 HIGH ST W	201 BROADWAY SPRING VALLEY, MN 55975		150	150	\$96.08	\$14,411.44
360661000	PHILIP MICHAEL ALLMANN	425 HIGH ST W	225 MILLPOND CHATFIELD, MN 55923		124	124	\$96.08	\$11,913.46
360663000	MICHAEL TAYLOR	501 HIGH ST W	501 HIGH SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360121010	BRYAN OWENS & KARI SWENSON	412 HIGH ST W	208 W GRANT SPRING VALLEY, MN 55975	X	197	98.5	\$96.08	\$9,463.51
360122000	STEVE WEERHEIM	408 HIGH ST W	408 W HIGH SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360123000	LYLE TAYLOR	404 HIGH ST W	14885 270TH SPRING VALLEY, MN 55975		64	64	\$96.08	\$6,148.88
360124000	AMANDA L BENEDICT	402 HIGH ST W	402 HIGH SPRING VALLEY, MN 55975		64	64	\$96.08	\$6,148.88
360124010	GERALD P CLEVELAND & KAREN CLEVELAND	400 HIGH ST W	510 S HUDSON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360125000	MALON PROPERTIES OF SE MN, LLC	318 HIGH ST W	313 MINNESOTA RACINE, MN 55967		204	204	\$96.08	\$19,599.56
360560000	GERALD A MILAND	508 HUDSON AVE S	508 S HUDSON SPRING VALLEY, MN 55975	X	130	65	\$96.08	\$6,244.96
360313010	SANDRA K LONG	202 WASHINGTON AVE S	6919 NAVA GRAND PRAIRIE, TX 75054	X	73	36.5	\$96.08	\$3,506.78
360314010	CITY OF SPRING VALLEY	204 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		50	50	\$96.08	\$4,803.81
360314000	CITY OF SPRING VALLEY	204 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		60	60	\$96.08	\$5,764.58
360314020	CITY OF SPRING VALLEY	206 WASHINGTON S	201 BROADWAY SPRING VALLEY, MN 55975		80	80	\$96.08	\$7,686.10
360315000	CITY OF SPRING VALLEY	210 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		60	60	\$96.08	\$5,764.58
360319000	CITY OF SPRING VALLEY	302 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		132	132	\$96.08	\$12,682.07
360320000	CITY OF SPRING VALLEY	306 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		132	132	\$96.08	\$12,682.07
360343000	SPRING VALLEY ELDERLY HOUSING	409 HUDSON AVE S	405 S HUDSON SPRING VALLEY, MN 55975	X	132	66	\$96.08	\$6,341.04
360341000	SUZANNE M GARDNER	408 WASHINGTON AVE S	408 WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360342000	SHELLEY RASMUSSEN	412 WASHINGTON AVE S	412 WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04

Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
H19.113652

NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360484000	CHURCH OF ST IGNATIUS	213 FRANKLIN ST W	213 W FRANKLIN SPRING VALLEY, MN 55975	X	132	66	\$96.08	\$6,341.04
360485000	CHURCH OF ST IGNATIUS	213 FRANKLIN ST W	213 W FRANKLIN SPRING VALLEY, MN 55975	X	278	139	\$96.08	\$13,354.60
360485010	CHURCH OF ST IGNATIUS	213 FRANKLIN ST W	213 W FRANKLIN SPRING VALLEY, MN 55975	X	147	73.5	\$96.08	\$7,061.61
360558000	GERALD A & KRISTEN M WOLF	212 FRANKLIN ST W	212 WEST FRANKLIN SPRING VALLEY, MN 55975	X	65	32.5	\$96.08	\$3,122.48
360556010	JOHN O'CONNELL	208 FRANKLIN ST W	208 FRANKLIN SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360555000	STEVEN SORENSON & LOIS MOORE	600 WASHINGTON AVE S	600 S WASHINGTON SPRING VALLEY, MN 55975	X	193	96.5	\$96.08	\$9,271.36
360556000	TIMOTHY D KURTH & DEEANNA LECY	604 WASHINGTON AVE S	PO BOX 213 SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360557000	KRIS R RENTSCHLER	608 WASHINGTON AVE S	608 S WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360557010	JAY S JOHNSON & DENISE M JOHNSON	612 WASHINGTON AVE S	612 WASHINGTON SPRING VALLEY, MN 55975	X	193	96.5	\$96.08	\$9,271.36
360559000	MARILYN GEHRKING	213 FREMONT ST W	213 W FREMONT SPRING VALLEY, MN 55975	X	130	65	\$96.08	\$6,244.96
360573000	MATTHEW T RAMAKER & JOLEEN D RAMAKER	212 FREMONT ST W	212 FREMONT SPRING VALLEY, MN 55975		130	130	\$96.08	\$12,489.92
360569000	FLORENCE BARCEL	700 WASHINGTON AVE S	700 WASHINGTON AVE SPRING VALLEY, MN 55975	X	190	95	\$96.08	\$9,127.25
360569010	FLORENCE BARCEL	704 WASHINGTON AVE S	700 WASHINGTON AVE SPRING VALLEY, MN 55975		68	68	\$96.08	\$6,533.19
360570000	ERIN L MEYER	712 WASHINTON AVE S	712 WASHINGTON AVE SPRING VALLEY, MN 55975		120	120	\$96.08	\$11,529.16
360571000	BRIAN R & JENNIFER M NIEMEYER	800 WASHINGTON AVE S	800 SOUTH WASHINGTON SPRING VALLEY, MN 55975		24	24	\$96.08	\$2,305.83
360184000	BRIAN R & JENNIFER M NIEMEYER	800 WASHINGTON AVE S	800 SOUTH WASHINGTON SPRING VALLEY, MN 55975		90	90	\$96.08	\$8,646.87
360182000	JOANNE M SHORTER	808 WASHINGTON AVE S	808 S WASHINGTON SPRING VALLEY, MN 55975		58	58	\$96.08	\$5,572.43
360181000	SUSAN MARIE SMITH	812 WASHINGTON AVE S	812 S WASHINGTON SPRING VALLEY, MN 55975		198	198	\$96.08	\$19,023.11
360180000	MICHAEL BORGSTROM	908 WASHINGTON AVE S	908 WASHINGTON SPRING VALLEY, MN 55975		177	177	\$96.08	\$17,005.50
360179000	WAYNE D BEISELL	912 WASHINGTON AVE S	912 WASHINGTON SPRING VALLEY, MN 55975		70	70	\$96.08	\$6,725.34
360178000	MELANIE HAMERSMA	1000 WASHINGTON AVE S	1000 SOUTH WASHINGTON SPRING VALLEY, MN 55975		82	82	\$96.08	\$7,878.26
360177000	JOSEPH R AARSVOLD & REBECCA AARSVOLD	1008 WASHINGTON AVE S	1008 WASHINGTON SPRING VALLEY, MN 55975		140	140	\$96.08	\$13,450.68

Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
H19.113652

NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360177010	TYLER S VOLKART	1012 WASHINGTON AVE S	1004 SECTION SPRING VALLEY, MN 55975		50	50	\$96.08	\$4,803.81
360175000	JONATHAN F PETERSON & SAMANTHA PETERSON	1020 WASHINGTON AVE S	1020 WASHINGTON SPRING VALLEY, MN 55975		165	165	\$96.08	\$15,852.59
360174010	JEANNETTE R NIEMEYER	1104 WASHINGTON AVE S	1104 S WASHINGTON SPRING VALLEY, MN 55975		72	72	\$96.08	\$6,917.49
360174000	ROGER E TANGEN	1108 WASHINGTON AVE S	1108 WASHINGTON SPRING VALLEY, MN 55975		95	95	\$96.08	\$9,127.25
360150000	EUGENE F SIMON	1112 WASHINGTON AVE S	PO BOX 174 OSTRANDER, MN 55961		66	66	\$96.08	\$6,341.04
360829000	CITY OF SPRING VALLEY	1300 BROADWAY AVE S	201 BROADWAY SPRING VALLEY, MN 55975		355	355	\$96.08	\$34,107.08
360828000	DOUGLAS G WESSELS	1403 WASHINGTON AVE S	1403 WASHINGTON SPRING VALLEY, MN 55975		45	45	\$96.08	\$4,323.43
360827000	DOUGLAS G WESSELS	1403 WASHINGTON AVE S	1403 WASHINGTON SPRING VALLEY, MN 55975		45	45	\$96.08	\$4,323.43
360826000	DOUGLAS G WESSELS	1403 WASHINGTON AVE S	1403 WASHINGTON SPRING VALLEY, MN 55975		45	45	\$96.08	\$4,323.43
360825000	DOUGLAS G WESSELS	1403 WASHINGTON AVE S	1403 WASHINGTON SPRING VALLEY, MN 55975		132	132	\$96.08	\$12,682.07
360823000	CITY OF SPRING VALLEY	1401 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		25	25	\$96.08	\$2,401.91
360141000	JAY R BROSSOIT & CAROL R BROSSOIT	1309 WASHINGTON AVE S	29057 670TH AVE DEXTER, MN 55926	X	68	34	\$96.08	\$3,266.59
360151000	LYLE E CLARK & CLARICE E CLARK	1307 WASHINGTON AVE S	1307 WASHINGTON AVE S SPRING VALLEY, MN 55975		202	202	\$96.08	\$19,407.41
360148010	RONALD D & KIMBERLY A KAPPERS	1213 WASHINGTON AVE S	1213 S WASHINGTON SPRING VALLEY, MN 55975	X	153	76.5	\$96.08	\$7,349.84
360173000	TIMOTHY W & JULIETA ENGESSER	1113 SOUTH WASHINGTON	1113 SOUTH WASHINGTON SPRING VALLEY, MN 55975	X	126	63	\$96.08	\$6,052.81
360168040	EVELYN K JAHNKE	1109 WASHINGTON AVE S	1109 S WASHINGTON SPRING VALLEY, MN 55975		51	51	\$96.08	\$4,899.89

Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
H19.113652

NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360168030	RICHARD THORSON & DEBORAH THORSON	1105 WASHINGTON AVE S	1105 WASHINGTON SPRING VALLEY, MN 55975		68	68	\$96.08	\$6,533.19
360168010	DANIEL J O'CONNELL	1101 WASHINGTON AVE S	22745 795TH SPRING VALLEY, MN 55975		52	52	\$96.08	\$4,995.97
360168070	RICHARD J MORIN	1021 WASHINGTON AVE S	1021 S WASHINGTON SPRING VALLEY, MN 55975		70	70	\$96.08	\$6,725.34
360167020	MELISSA K VREEMAN	1017 WASHINGTON AVE S	1017 S WASHINGTON SPRING VALLEY, MN 55975		55	55	\$96.08	\$5,284.20
360168000	MACKENZIE A REED & ANGELESSA M SCHMIDT	1013 WASHINGTON AVE S	1013 WASHINGTON SPRING VALLEY, MN 55975		76	76	\$96.08	\$7,301.80
360167010	ROSE M MCCLIMON	1009 WASHINGTON AVE S	29383 COUNTY 5 WYKOFF, MN 55990		70	70	\$96.08	\$6,725.34
360166050	SHAWN NAUMAN	1003 WASHINGTON AVE S	1003 WASHINGTON SPRING VALLEY, MN 55975		45	45	\$96.08	\$4,323.43
360166040	ROGER F TIENTER	1001 WASHINGTON AVE S	1001 WASHINGTON SPRING VALLEY, MN 55975		45	45	\$96.08	\$4,323.43
360166000	MARY JANE TERESA WHALEN	909 WASHINGTON AVE S	909 S WASHINGTON SPRING VALLEY, MN 55975		189	189	\$96.08	\$18,158.42
360169020	BARBARA J CUTTS	905 WASHINGTON AVE S	905 S WASHINGTON SPRING VALLEY, MN 55975		84	84	\$96.08	\$8,070.41
360165010	MICHAEL B GOODSSELL	901 WASHINGTON AVE S	901 WASHINGTON SPRING VALLEY, MN 55975		75	75	\$96.08	\$7,205.72
360165000	MICHAEL & DONNETTE VIKSE	813 WASHINGTON AVE S	813 S WASHINGTON SPRING VALLEY, MN 55975		106	106	\$96.08	\$10,184.09
360164000	MICHAEL QUINN	809 WASHINGTON AVE S	809 WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360163000	LAURIE L BICKNESE	805 WASHINGTON AVE S	805 WASHINGTON SPRING VALLEY, MN 55975		100	100	\$96.08	\$9,607.63
360162000	JON BREMEN AND GWEN E BREMEN	801 WASHINGTON AVE S	107 LAKESHORE STEWARTVILLE, MN 55976		100	100	\$96.08	\$9,607.63
360598010	BARBARA J OSTERHUS	709 WASHINGTON AVE S	709 WASHINGTON SPRING VALLEY, MN 55975		100	100	\$96.08	\$9,607.63
360598000	TAMMY R WOLFGAM	705 WASHINGTON AVE S	705 WASHINGTON SPRING VALLEY, MN 55975		78	78	\$96.08	\$7,493.95
360599000	RUSSELL H HANCOCK & B LORRAINE HANCOCK	112 FREMONT ST W	112 W FREMONT SPRING VALLEY, MN 55975	X	197	98.5	\$96.08	\$9,463.51
360595000	MARK DAVID VIKSE	700 BROADWAY AVE S	700 S BROADWAY SPRING VALLEY, MN 55975	X	120	60	\$96.08	\$5,764.58
360553000	JOHN LORIUS	612 BROADWAY AVE S	612 SOUTH BROADWAY SPRING VALLEY, MN 55975	X	103	51.5	\$96.08	\$4,947.93
360553010	MATTHEW R ROWE & HOLLI ROWE	113 FREMONT ST W	113 FREEMONT SPRING VALLEY, MN 55975	X	161	80.5	\$96.08	\$7,734.14
360553010	MATTHEW R ROWE & HOLLI ROWE	113 FREMONT ST W	113 FREEMONT SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360552010	JUDITH L SADLER	607 WASHINGTON AVE S	607 WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04



Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
H19.113652

NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360551010	JASON PAULING	605 WASHINGTON AVE S	605 WASHINGTON SPRING VALLEY, MN 55975		66	66	\$96.08	\$6,341.04
360554000	RUDY D MARTIN	112 FRANKLIN ST W	112 W FRANKLIN SPRING VALLEY, MN 55975	X	112	56	\$96.08	\$5,380.27
360554010	MARK H RATH	110 FRANKLIN ST W	110 FRANKLIN SPRING VALLEY, MN 55975		44	44	\$96.08	\$4,227.36
360551000	CRAIG SCHNEIDER & ASHLEY CLOUSE	604 BROADWAY AVE S	604 BROADWAY SPRING VALLEY, MN 55975	X	103	51.5	\$96.08	\$4,947.93
360488000	JAMES R ROOT	512 BROADWAY AVE S	512 S BDWY SPRING VALLEY, MN 55975	X	326	163	\$96.08	\$15,660.44
360489000	DAMON L GROTH	501 WASHINGTON AVE S	501 WASHINGTON SPRING VALLEY, MN 55975	X	222	111	\$96.08	\$10,664.47
360487000	THOMAS BRUHNKE & AMBER BRUHNKE	500 BROADWAY AVE S	500 BROADWAY SPRING VALLEY, MN 55975	X	104	52	\$96.08	\$4,995.97
360338000	AMBER FRANK	408 BROADWAY AVE S	408 BROADWAY SPRING VALLEY, MN 55975	X	104	52	\$96.08	\$4,995.97
360339000	TISHA J SEXTON	113 HIGH ST W	PO BOX 64 SPRING VALLEY, MN 55975	X	186	93	\$96.08	\$8,935.10
360339010	CAROLYN L SHIPTON	405 WASHINGTON AVE S	405 S WASHINGTON SPRING VALLEY, MN 55975		89	89	\$96.08	\$8,550.79
	BILL HOLMES	112 CHURCH ST W	112 CHURCH ST W SPRING VALLEY, MN 55975	X	176	88	\$96.08	\$8,454.71
360336000	CHRIS HANSEN	400 BROADWAY AVE S	400 BROADWAY SPRING VALLEY, MN 55975	X	105	52.5	\$96.08	\$5,044.01
360325010	LYNN SCHMELING	308 BROADWAY AVE S	15285 740TH BLOOMING PRAIRIE, MN 55917	X	324	162	\$96.08	\$15,564.36
	CITY OF SPRING VALLEY	207 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		210	210	\$96.08	\$20,176.02
360310000	CITY OF SPRING VALLEY	209 WASHINGTON AVE S	201 BROADWAY SPRING VALLEY, MN 55975		140	140	\$96.08	\$13,450.68

Preliminary Assessment Roll  
City of Spring Valley  
2018 Street & Utility Improvements  
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NOTE: Multiple Frontage lots receive 50% reduction in footage.

09/21/17

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Project Footage	Assessable Footage	Assessment Rate	Assessment Amount
360311000	SECURITY BANK LEWISTON-WYKOFF	212 WASHINGTON AVE S	PO BOX 217 WYKOFF, MN 55990	X	174	87	\$96.08	\$8,358.64
360185000	RCS ACQUISITIONS, LLC	101 PARK STREET E	4219 N FRONTAGE HWY 14 WEST ROCHESTER, MN 55901	X	164	82	\$96.08	\$7,878.26
360192000	RCS ACQUISITIONS, LLC	105 PARK STREET E	4219 N FRONTAGE HWY 14 WEST ROCHESTER, MN 55901		140	140	\$96.08	\$13,450.68
360306000	RCS ACQUISITIONS, LLC	113 PARK STREET E	4219 N FRONTAGE HWY 14 WEST ROCHESTER, MN 55901	X	109	54.5	\$96.08	\$5,236.16
360329000	BRANDON J BUSH & ELIZABETH R BUSH	300 SECTION AVE S	300 SECTION AVE SPRING VALLEY, MN 55975	X	109	54.5	\$96.08	\$5,236.16
360332000	JUDI A MARKOWSKI	106 PARK STREET E	106 PARK STREET SPRING VALLEY, MN 55975		106	106	\$96.08	\$10,184.09
360326000	CITY OF SPRING VALLEY	301 BROADWAY AVE S	201 BROADWAY SPRING VALLEY, MN 55975		100	100	\$96.08	\$9,607.63
360326010	SARAH A BUECHELE	104 PARK STREET E	15362 COUNTY 14 SPRING VALLEY, MN 55975		55	55	\$96.08	\$5,284.20

Total Assessable Footage	9615
Total Estimated Project Costs	\$4,618,867.81
Total Estimated Assessable Costs (20%)	\$923,773.56
Estimated Assessment Rate(per foot)	\$96.08
Average Assessment per Parcel (108 parcels)	\$8,553.46

## Appendix C: Project Schedule

## Proposed Schedule

### 2018 Street & Utility Improvement Project

City of Spring Valley

H:\SPVA\H19113652\0\_2018 Street & Utility Improvement\A\_Project Management\[Spring Valley 2018 Street & Utility Improvements Schedule 9-18-17.xls]Sheet 1

9/19/2017

Steps Required	Action Required By	Date	Comments
Resolution Ordering Preparation of Report	City Council	4/24/17	
Neighborhood Informational Meeting	City Engineer, City Staff	5/11/17	
Prepare Feasibility Report	City Engineer	4/23/17 - 9/24/17	
Resolution Receiving Report and Calling for Hearing on Improvement	City Council	9/24/17	
Published Notice of Hearing on Improvement	City Engineer, City Staff	10/11/17 and 10/18/17	Notice must be published twice, at least a week apart, with the last publication appearing at least 3 days prior to hearing.
Mailed Notice of Hearing on Improvement	City Engineer, City Staff	10/11/17	Notice must be mailed to each property owner in the proposed assessment area at least 10 days prior to hearing.
Neighborhood Informational Meeting	City Engineer, City Staff	10/19/17	
Improvement Hearing	City Council, City Engineer	10/23/17	
Resolution Ordering Improvement and Preparation of Plans and Specifications	City Council	10/23/17	Requires 4/5 vote of Council to pass since project is Council initiated.
Prepare Plans and Specifications	City Engineer	10/23/17 - 2/12/18	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	City Council	2/12/18	
Advertise for Bids	City Engineer, City Staff	2/14/18	
Open Bids	City Engineer, City Staff	3/7/18	
Prepare Assessment Roll & Contractor Evaluations	City Engineer	3/7/18-3/12/18	
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	City Council	3/12/18	
Resolution for Hearing on Proposed Assessment	City Council	3/12/18	
Published Notice of Hearing on Proposed Assessment	City Engineer	3/14/18	Published at least once, at least two weeks prior to hearing.
Mailed Notice of Hearing on Proposed Assessment	City Engineer	3/14/18	Notice must be mailed at least two weeks prior to hearing.
Neighborhood Informational Meeting	City Engineer, City Staff	4/5/18	
Assessment Hearing	City Council, City Engineer	4/9/18	
Resolution Adopting Assessment	City Council	4/9/18	
Resolution Awarding Contract	City Council	4/9/18	
Begin Construction	Contractor	May 2018	
End Construction	Contractor	June 2019	All construction except bituminous wearing course completed in October 2018. Bituminous wearing course completed in Summer 2019.