2905 South Broadway
Rochester, MN 55904-5515
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October 26, 2022

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
2023 Street & Utility Improvements
Feasibility Report

Dear Neil:

The City of Cannon Falls has requested a preliminary feasibility report for the reconstruction of the following streets as part of the 2023 Street & Utility Improvement Project. City Staff and WHKS recommend the following streets, utilities, and method of construction for this year's project.

- Cannon Street (from Trunk Highway 20 to North 3rd Street) – street, sanitary sewer, watermain and storm sewer reconstruction
- North 3rd Street (from the Cannon River bridge to West Dakota Street) – street, sanitary sewer, watermain and storm sewer reconstruction
- North 4th Street (West Cannon Street to West Dakota Street) – sanitary sewer and watermain reconstruction and storm sewer installation
- Replacement of the sanitary sewer bridge over the Cannon River with a lift station and forcemain.

The report will assist in determining the feasibility of the proposed project. The proposed project locations are shown in Figures 2-4.

The scope of this feasibility report includes a summary of the existing conditions, estimated costs, and typical construction details.

Existing Conditions

Cannon Street (from Trunk Highway 20 to North 3rd Street

The street varies from 33 feet wide at the west end to 44 feet wide at the east end in front of Raw Bistro and is bituminous surfaced. Curb and gutter does not exist along the street except for a portion in front of Raw Bistro. The street is in poor condition with severe alligator cracking and rutting along the majority of the roadway. A portion of the roadway has been replaced north of Raw Bistro.

Sanitary sewer and watermain exist along the street. The existing sanitary sewer is 8-inch diameter, and City Staff has indicated that it is in poor condition. There is an existing 6-inch diameter cast iron pipe watermain which runs along the south side of the street for the full length and an existing 12-inch diameter ductile iron pipe watermain which runs along the north side of the street from Trunk Highway 20 to North 4th Street. The 6-inch watermain is presumed to be in poor condition. The 12-inch watermain was constructed in 1972 and its condition is unknown. Pipe that is 50 years of age would typically be replaced during a street reconstruction project.

Storm water runoff west of the South 4th Street intersection drains along the bituminous pavement edge to Trunk Highway 20. Stormwater drainage is poor for this section because the runoff is conveyed along the bituminous pavement edge.

Storm water runoff east of the South 4th Street intersection drains along the bituminous pavement edge to North 3rd Street. There is an existing swale that conveys water to the Cannon River.

Sidewalk does not exist along the street.

North 3rd Street (from the Cannon River bridge to West Dakota Street)

The street is approximately 26 feet wide, bituminous surfaced, with some bituminous curb for the section north of West Cannon Street. Curb and gutter does not exist for the section south of West Cannon Street to the bridge with the exception of the concrete curb and gutter at the southwest corner of the West Cannon Street intersection. The street is in poor to fair condition with some minor longitudinal cracking. The street width does not meet the standard street width for a local road.

Sanitary sewer does not exist along the street. The residents are served by the existing sanitary sewer mains in either North 4th Street or West Cannon Street.

Watermain exists along the street. There is an existing 6-inch diameter cast iron pipe watermain which runs from North Cannon Street to West Dakota Street. The 6-inch watermain is presumed to be in poor condition.

Storm water runoff from a portion of West Dakota Street is conveyed to North 3rd Street via an existing culvert. No other storm sewer exists.

On North 3rd Street storm water flows along the pavement edge or along the bituminous curb. Overall drainage is poor.

Sidewalk does not exist along the street.

North 4th Street (West Cannon Street to West Dakota Street)

The street is 12 feet wide and aggregate surfaced. Curb and gutter does not exist along the street. The street is 285 feet long, provides access to four (4) dwellings and functions more like a shared driveway. The street width does not meet the standard street width for a local road, or the minimum width required for emergency vehicle access and there is no turnaround for emergency vehicles.

Sanitary sewer and watermain exist along the street. The existing sanitary sewer is 12-inch diameter, and City Staff has indicated that it is in poor condition. There is an existing 12-inch diameter

ductile iron pipe watermain which runs from West Cannon Street to West Dakota Street. The 12-inch watermain was constructed in 1972 and its condition is unknown. Pipe that is 50 years of age would typically be replaced during a street reconstruction project.

Storm water runoff from the north and south ends is conveyed within the street to a low point at the north end. The low point drains via a swale through the residential lots to a culvert in North 3rd Street. Stormwater drainage is fair for this section because the runoff is conveyed within the street to the low point which has the potential to create ponding.

Sidewalk does not exist along the street.

Sanitary Sewer Bridge

Sanitary sewer from the portion of the City north of the Cannon River is conveyed to the existing collection system south of Cannon River via a sanitary sewer bridge. The bridge consists of a steel beam with an abutment in the river channel for structural support. A 16-inch pipe is attached to the beam. The pipe is exposed to elements and is susceptible to freezing and damage from debris and ice during high water events.

Proposed Construction

The proposed construction of the project consists of the following:

Cannon Street (from Trunk Highway 20 to North 3rd Street)

The proposed street width is 32 feet from the face of the curb to face of curb. The street section will consist of concrete curb and gutter, 4 inches of bituminous pavement over 10 inches of aggregate base on 6 inches of stabilizing aggregate (breaker run) if needed. A geotextile fabric is also included beneath the proposed street section as a separation layer.

New concrete driveway entrances will be provided for all properties.

New 12-inch PVC sanitary sewer with new precast concrete manholes, inflow, and infiltration barriers will replace the existing main and manholes. Castings will be self-sealing. New sanitary sewer services will be provided to all properties to the property line.

New 12-inch PVC watermain will replace the existing 12 inch main from Trunk Highway 20 to the 4th Street Intersection. The existing 6-inch watermain along the section will be abandoned. New 8-inch PVC watermain will replace the existing 6 inch main from the South 4th Street intersection to North 3rd Street. New hydrants and water services will be provided to all properties along this section.

New storm sewer and structures will be installed from the South 4th Street intersection to North 3rd Street. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

North 3rd Street (from the Cannon River bridge to West Dakota Street)
The proposed street width is 32 feet from the face of the curb to face of curb. The street section will consist of concrete curb and gutter, 4 inches of bituminous pavement over 10 inches of aggregate base on 6 inches of stabilizing aggregate (breaker run) if needed. A geotextile fabric is also included beneath the proposed street section as a separation layer.

New concrete driveway entrances will be provided for all properties.

New 8-inch PVC watermain will replace the existing 6 inch main. New hydrants and water services will be provided to all properties.

New storm sewer and structures will be installed along the road. The storm sewer system will connect to the existing catch basin at the southeast corner of the intersection with West Dakota Street to eliminate the existing culvert outfall. The storm sewer will discharge to a proposed storm water management pond east of the West Cannon Street intersection. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

North 4th Street (West Cannon Street to West Dakota Street)

New 12-inch PVC sanitary sewer with new precast concrete manholes, inflow, and infiltration barriers will replace the existing main and manholes. Castings will be self-sealing. New sanitary sewer services will be provided to all properties to the property line.

New 12-inch PVC watermain will replace the existing 12 inch main from West Cannon Street to the West Dakota Street intersection. New hydrants and water services will be provided to all properties along this section.

New storm sewer and structures will be installed from West Cannon Street to West Dakota Street. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

The existing street will be replaced with new aggregate back to its original width of 12 feet. The street will not be changed during this project.

Driveway entrances affected by utility reconstruction will be replaced in kind.

Lift Station and Forcemain

A siphon vs lift station was evaluated to replace the existing sanitary sewer bridge. Presently there is 0.61 feet of existing elevation head (drop) across the river. Potential sewer modifications could provide an additional 0.2 feet of elevation head. The 0.82 feet of elevation head is not adequate to construct a siphon under the river.

The lift station is tentatively proposed east of North 3rd Street just north of the West Cannon Street intersection. The lift station sizing will be determined during the design phase, but an approximate size was used for the basis of this report.

The lift station would be constructed as a wet well configuration with submersible pumps and will include a backup generator. The lift station will require electrical, control and telemetry cabinet(s). The concrete structures and piping will have a 50-year design life and the pumping and electrical equipment will have a 20-year design life.

A force main will be directionally drilled from the lift station to the existing 30-inch diameter trunk line located south of the river. The forcemain sizing will be determined during the design phase, but an approximate size was used for the basis of this report.

Land acquisition and easements will be required to construct the improvements.

Stormwater Management Facility

A stormwater management facility is proposed east of North 3rd Street within the non-buildable vacant land which is susceptible to flooding. This area is designated as floodway.

The stormwater management facility will be sized to treat runoff from the new proposed impervious coverage.

Street Right-of-way, Easements and Permits

The platted street right-of-way for the project streets varies from 80 to 66 feet which is adequate to construct the proposed improvements, with the exception that there is no existing right-of-way for the portion of North 3rd Street just north of the W Cannon Street intersection. Acquisition of property will be required for this portion of North 3rd Street.

Acquisition of property will be required for the stormwater management facility and the above noted portion of North 3rd Street and West Cannon Street intersection.

Required permits for the construction of the proposed improvements are as follows:

- Utility crossing permit for the forcemain crossing of the Cannon River from the Minnesota Department of Natural Resources.
- NPDES construction stormwater permit for the construction of the proposed improvements from the Minnesota Pollution Control Agency.
- Sanitary sewer extension permit for the construction of the lift station and sanitary sewer system from the Minnesota Pollution Control Agency.
- Minnesota Department of Health watermain extension permit.
- An Army Corps of Engineers permit may be required.

Opinion of Construction Costs

The following cost opinions are based on anticipated 2023 construction costs. City Officials are reminded that construction costs may change significantly after an extended period of time. The cost opinions contained in this report should be updated if more than one-year elapses before construction begins. The cost opinions include an allowance for engineering and a 10% allowance for construction contingencies. No land acquisition costs have been included in the opinion. A breakdown of costs is shown in Tables 1, 2, and 3 in the appendix.

Preliminary Project Cost Summary

Improvement	Project Cost
Street	$886,000
Sanitary Sewer	$234,000
Water Main	$384,000
Lift Station and Forcemain	$528,000
Stormwater Management Facility	$50,000
Total Preliminary Project Cost	**$2,082,000**

Recommendations and Schedule

This project is feasible from an engineering standpoint. It is recommended that the City conduct a legal and fiscal review of the proposed project.

It is recommended that the City recover part of the roadway, sanitary sewer, storm sewer and watermain reconstruction project costs through special assessments per City Policy.

Per the Cannon Falls Assessment Policy and Practices for Public Improvements, all street and utility reconstruction shall be assessed at a rate set by the City Council. Based on discussions with City Staff an assessment rate of 20%, of the overall project assessable costs, is proposed to be assessed against the benefiting properties. The adjusted front foot method outlined in the Cannon Falls Assessment Policy and Practices for Public Improvements was utilized for the street and utility reconstruction assessments. See Figure 1 for a map of parcels to be assessed and the assessment type (street, sanitary sewer, watermain).

Preliminary assessments amounts are as follows:

Improvement	Assessable Amount
Streets	$155,000
Sanitary Sewer	$40,000
Watermain	$69,000
Total	**$264,000**

Improvement	Assessment per Adjusted Front Foot
Streets	$76
Sanitary Sewer	$19
Watermain	$32

Based on the above the preliminary assessment amount for a residential lot ranges from $3,800 to $26,400.

The City Council should review this report and provide direction on the project schedule. The following are tasks to be completed:

• Receive Engineer's Feasibility Report.	November 1, 2022
• Order Public Improvement Hearing.	November 1, 2022
• Public Informational Meeting	November 30, 2022
• Hold Public Improvement Hearing.	December 6, 2022
• Order the Improvement.	December 6, 2022
• Authorize Preparation of Plans and Specifications.	December 6, 2022
• Present Plans and Specifications and Authorize Advertisement for Bids.	March 7, 2023
• Receive Bids.	April 11, 2023
• Hold Final Assessment Hearing.	May 16, 2023
• Award Contract.	May 16, 2023
• Begin Construction.	June, 2023
• Complete Construction.	Fall, 2023

Please contact us with any questions.

Sincerely,

***WHKS** & co.*

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.

William K. Angerman, P.E.
License No. 26436

WKA/dds

Cc: Neil Jensen, City Administrator

APPENDIX

LEGEND

- WATERMAIN ASSESSMENT
- SANITARY SEWER ASSESSMENT
- ROADWAY & STORM SEWER ASSESSMENT
- (X) LOT ID (LINE NUMBER)

NOTES:

(A) STREET ASSESSMENT IS FOR CANNON STREET W ONLY. THERE IS NO STREET ASSESSMENT FOR 4TH STREET N.

(B) FOR THE STREET ASSESSMENT THE PERCENTAGES OF THE CORNER LOT EQUATIONS WERE MODIFIED TO 50% FOR THE SHORT SIDE AND 25% FOR THE LONG SIDE TO ACCOUNT FOR PREVIOUS STREET IMPROVEMENTS THAT WERE CONSTRUCTED BY THE OWNER.

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REVISIONS

NO.	DATE	DESCRIPTION

FIGURE 1

2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
CHECKED BY: DS
SHEET 01 OF 04

FILE PATH: S:\Jobs\Cannon Falls\9574 2023 Street Improvements\Drawings\9574_Assessments.dwg PLOT DATE: 10/25/2022 3:43 PM

ROGER ZIMMERMAN
330 CANNON ST W
PARCEL ID: 524800790

JOSEPH MALLOY
326 CANNON ST W
PARCEL ID: 524800800

PHYLLIS ERICKSON
322 CANNON ST W
PARCEL ID: 524800810

HAYES MALLOY
314 CANNON ST W
PARCEL ID: 525000020

RICHARD MALLOY
310 CANNON ST W
PARCEL ID: 525000010

RICHARD MALLOY
CANNON ST W & 3RD ST N
PARCEL ID: 525000030

ROBERT LORENTZ TTEE
PARCEL ID: 525000400

ROGER ZIMMERMAN
PARCEL ID: 524800801

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 525000390

5TH ST N

3RD ST N

EX. 6" DIP WATERMAIN

EX. 12" DIP WATERMAIN

EX 12" SANITARY SEWER

CANNON ST W

EX 10" SANITARY SEWER

EX. 8" DIP WATERMAIN

EX. 6" DIP WATERMAIN

EX. 6" DIP WATERMAIN

EX. 6" DIP WATERMAIN

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 521004040

NOTE:
EXISTING UTILITIES ARE APPROXIMATED BASED ON GIS DATA WILL BE VERIFIED DURING PROJECT SURVEY. PROPOSED UTILITY ALIGNMENTS ARE NOT FINAL AND MAY CHANGE DURING DESIGN.

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DRAKE SPEIGHT
329 CANNON ST W
PARCEL ID: 521004400

JACOB GERMAN
325 CANNON ST W
PARCEL ID: 521004350

ROBERT & KIMBERLY DURDAHL
321 CANNON ST W
PARCEL ID: 521004340

STEVEN ROSS
317 CANNON ST W
PARCEL ID: 521004360

BROCK MALLOY
313 CANNON ST W
PARCEL ID: 521004370

PATRICIA GREENE TTEE
305 CANNON ST W
PARCEL ID: 521004380

PATRICIA GREENE TTEE
305 CANNON ST W
PARCEL ID: 521004380

CANNON ST W

ABANDONED WATERMAIN

EX. 6" DIP WATERMAIN

RICHARD MALLOY
CANNON ST W & 3RD ST N
PARCEL ID: 525000030

BRIAN GOPLEN
900 3RD ST N
PARCEL ID: 525000330

DNL PROPERTIES LLC
315 DAKOTA ST W
PARCEL ID: 525000340

RAYMOND RAPP
320 DAKOTA ST W
PARCEL ID: 525000411

DAKOTA ST W

EX. 6" DIP WATERMAIN

EX. 10" SANITARY SEWER

EX. 6" DIP WATERMAIN

3RD ST N

EX. 6" DIP WATERMAIN

EX. 6" DIP WATERMAIN

EX. 8" DIP WATERMAIN

GILBERTSON FEED & GRAIN INC
216 DAKOTA ST W
PARCEL ID: 52500420

NOTE:
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RIVERSIDE TERRACE COURT LLP
PARCEL ID: 521004040

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 525000390

ROBERT LORENTZ TTEE
PARCEL ID: 525000400

CHAD SHORTER
215 DAKOTA ST W
PARCEL ID: 525000370

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FIGURE 2
2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
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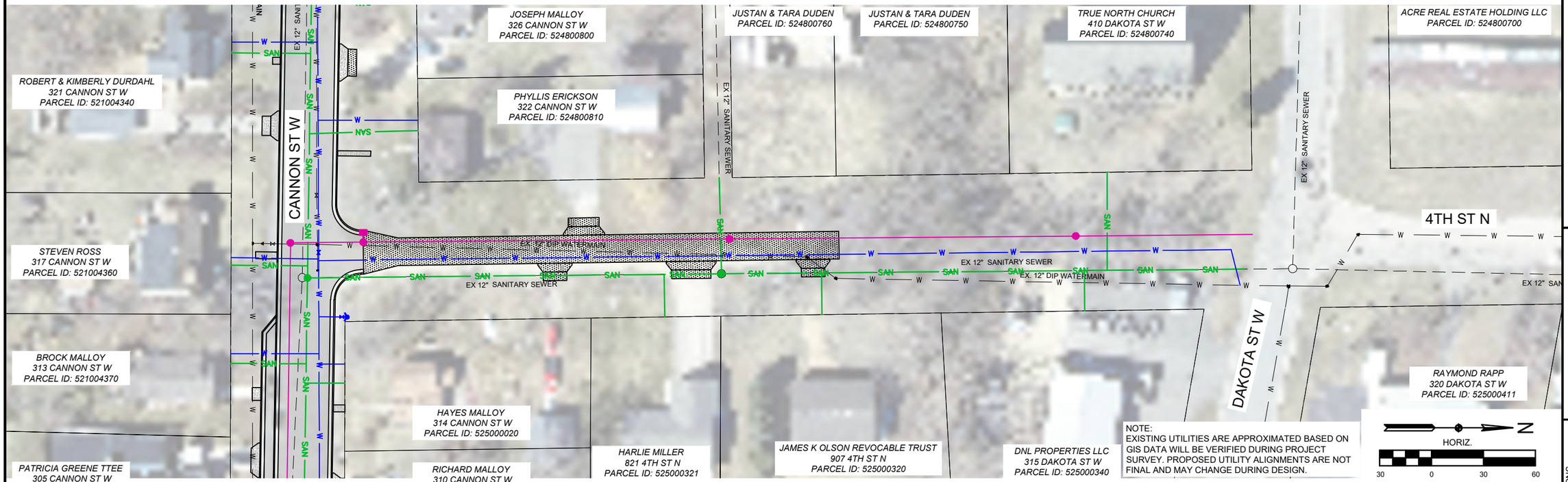
SHEET 02 OF 04

FILE PATH: S:\Jobs\Cannon Falls\9574 2023 Street Improvements\Drawings\9574_Existing-Utilities.dwg PLOT DATE: 10/26/2022 4:36 PM



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NO.	DATE	DESCRIPTION

FIGURE 3

2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
CHECKED BY: DS
SHEET 03 OF 04

FILE PATH: S:\Jobs\Cannon Falls\9574 2023 Street Improvements\Drawings\9574_Existing-Utilities.dwg PLOT DATE: 10/26/2022 4:36 PM

RICHARD MALLOY
CANNON ST W & 3RD ST N
PARCEL ID: 525000030

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 525000390

KEVIN ROBINSON
111 DAKOTA ST W
PARCEL ID: 525000360

STMH 227

PROPOSED POND

PROPOSED LIFT STATION

POND OUTLET

EX 10" SANITARY SEWER

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 521004040

PROPOSED FORCEMAIN

EX. 6" DIP WATERMAIN

EX 10" SANITARY SEWER

CANNON ST W

EX. 6" DIP WATERMAIN

EX. 8" DIP WATERMAIN

3RD ST N

RIVERSIDE TERRACE COURT LLP
PARCEL ID: 521004040

PROPOSED FORCEMAIN

EX 16" SANITARY SEWER

JACOB HALLING
PARCEL ID: 521004042

CITY OF CANNON FALLS
PARCEL ID: 521004043

EX 30" SANITARY SEWER

EX 30" SANITARY SEWER

EX 30" SANITARY SEWER

JACOB HALLING
PARCEL ID: 521000010

CITY OF CANNON FALLS
PARCEL ID: 521000080

NOTE:
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NO. | DATE | DESCRIPTION

FIGURE 4

2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
CHECKED BY: DS
SHEET 04 OF 04

FILE PATH: S:\Jobs\Cannon Falls\9574 2023 Street Improvements\Drawings\9574_Existing-Utilities.dwg PLOT DATE: 10/26/2022 4:36 PM

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity		Unit Price		Total
Street Items - Assessable						
1	Mobilization	1	L.S.	$ 13,000	$	13,000
2	Remove Driveway Pavement	150	S.Y.	$ 5	$	750
3	Remove Curb & Gutter	250	L.F.	$ 7	$	1,750
4	Removed Street Pavement	2,300	S.Y.	$ 8	$	18,400
5	Excavation	1,650	C.Y.	$ 10	$	16,500
6	Geotextile Fabric	2,950	S.Y.	$ 2	$	5,900
7	10" Aggregate Base (CV)	800	C.Y.	$ 35	$	28,000
8	6" Aggregate Subbase (CV)	500	C.Y.	$ 20	$	10,000
9	4" Bit. Pavement	750	Ton	$ 100	$	75,000
10	Concrete Curb & Gutter	1,600	L.F.	$ 20	$	32,000
11	Concrete Driveway Pavement	110	S.Y.	$ 75	$	8,250
12	Concrete Sidewalk	250	S.F.	$ 10	$	2,500
13	Aggregate Driveway	10	C.Y.	$ 25	$	250
14	Sod	1,500	S.Y.	$ 8	$	12,000
15	Catchbasin	2	Each	$ 2,000	$	4,000
16	12" Storm Sewer	10	L.F.	$ 60	$	600
17	15" Storm Sewer	25	L.F.	$ 65	$	1,625
18	30" Storm Sewer	300	L.F.	$ 120	$	36,000
19	Storm manhole	2	Each	$ 4,000	$	8,000
20	Erosion Control	1	L.S.	$ 2,000	$	2,000
				Construction Cost	$	276,525
				Contingencies 10%	$	28,000
				Engineering	$	55,000
				Estimated Street Cost	$	360,000

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity	Unit Price	Total
Sanitary Sewer - Assessable				
21	Mobilization	1 L.S.	$ 5,000	$ 5,000
22	Remove Structure	3 Each	$ 500	$ 1,500
23	Remove Sanitary Sewer	840 L.F.	$ 5	$ 4,200
24	Sanitary manhole	3 Each	$ 5,500	$ 16,500
25	8" Sanitary sewer	240 L.F.	$ 60	$ 14,400
26	12" Sanitary sewer	600 L.F.	$ 80	$ 48,000
27	4" Sanitary services	11 Each	$ 750	$ 8,250
28	6" Sanitary services	1 Each	$ 1,000	$ 1,000
			Construction Cost	$ 98,850
			Contingencies 10%	$ 10,000
			Engineering	$ 20,000
			Estimated Sanitary Sewer Cost	$ 129,000
Watermain - Assessable				
29	Mobilization	1 L.S.	$ 8,000	$ 8,000
30	Remove Hydrant	2 Each	$ 500	$ 1,000
31	Remove Watermain	1,400 L.F.	$ 10	$ 14,000
32	6" Watermain	175 L.F.	$ 50	$ 8,750
33	8" Watermain	80 L.F.	$ 60	$ 4,800
34	12" Watermain	700 L.F.	$ 80	$ 56,000
35	6" Gate Valve	4 Each	$ 2,000	$ 8,000
36	8" Gate Valve	2 Each	$ 2,500	$ 5,000
37	12" Gate Valve	4 Each	$ 3,000	$ 12,000
38	Hydrants	3 Each	$ 6,000	$ 18,000
39	1" Water services	11 Each	$ 750	$ 8,250
40	2" Water services	1 Each	$ 1,000	$ 1,000

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity	Unit Price		Total
41	Fittings	1,100 Pounds	$ 12	$	13,200
			Construction Cost	$	158,000
			Contingencies 10%	$	16,000
			Engineering	$	31,000
			Estimated Watermain Cost	$	205,000
			Grand Total		694,000

Table 2
Engineer's Opinion of Probable Construction Costs
N 3rd St Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity		Unit Price	Total
Street Items - Assessable					
1	Mobilization	1	L.S.	$ 13,500	$ 13,500
2	Remove Driveway Pavement	75	S.Y.	$ 5	$ 375
3	Remove Curb & Gutter	50	L.F.	$ 7	$ 350
4	Removed Street Pavement	2,200	S.Y.	$ 8	$ 17,600
5	Excavation	1,200	C.Y.	$ 10	$ 12,000
6	Geotextile Fabric	2,700	S.Y.	$ 2	$ 5,400
7	10" Aggregate Base (CV)	750	C.Y.	$ 35	$ 26,250
8	6" Aggregate Subbase (CV)	450	C.Y.	$ 20	$ 9,000
9	4" Bit. Pavement	550	Ton	$ 100	$ 55,000
10	Concrete Curb & Gutter	1,300	L.F.	$ 20	$ 26,000
11	Concrete Driveway Pavement	40	S.Y.	$ 75	$ 3,000
12	Aggregate Driveway	30	C.Y.	$ 25	$ 750
13	Sod	1,400	S.Y.	$ 8	$ 11,200
14	Remove Storm Sewer	60	L.F.	$ 10	$ 600
15	Catchbasin	10	Each	$ 2,000	$ 20,000
16	12" Storm Sewer	130	L.F.	$ 60	$ 7,800
17	15" Storm Sewer	340	L.F.	$ 65	$ 22,100
18	18" Storm Sewer	140	L.F.	$ 75	$ 10,500
19	24" Storm Sewer	40	L.F.	$ 90	$ 3,600
20	30" Storm Sewer	75	L.F.	$ 120	$ 9,000
21	36" Storm Sewer	60	L.F.	$ 150	$ 9,000
22	36" Storm Sewer Apron	1	Each	$ 1,500	$ 1,500
23	Storm manhole	4	Each	$ 4,000	$ 16,000

Table 2
Engineer's Opinion of Probable Construction Costs
N 3rd St Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity	Unit Price	Total
24	Erosion Control	1 L.S.	$ 2,000	$ 2,000
			Construction Cost	$ 282,525
			Contingencies 10%	$ 28,000
			Engineering	$ 56,000
			Estimated Street Cost	$ 367,000
Watermain Items - Assessable				
25	Mobilization	1 L.S.	$ 3,000	$ 3,000
26	Remove Hydrant	1 Each	$ 500	$ 500
27	Remove Watermain	500 L.F.	$ 10	$ 5,000
28	6" Watermain	15 L.F.	$ 50	$ 750
29	8" Watermain	500 L.F.	$ 60	$ 30,000
30	6" Gate Valve	1 Each	$ 2,000	$ 2,000
31	8" Gate Valve	2 Each	$ 2,500	$ 5,000
32	Hydrants	1 Each	$ 6,000	$ 6,000
33	1" Water services	2 Each	$ 750	$ 1,500
34	Fittings	240 Pounds	$ 12	$ 2,880
			Construction Cost	$ 56,630
			Contingencies 10%	$ 6,000
			Engineering	$ 11,000
			Estimated Watermain Cost	$ 74,000
			Grand Total	441,000

Table 3
Engineer's Opinion of Probable Construction Costs
4th St N from Cannon St W to Dakota St W Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity		Unit Price	Total
Street Items - Assessable					
1	Mobilization	1	L.S.	$ 7,000	$ 7,000
2	Remove Driveway Pavement	700	S.Y.	$ 5	$ 3,500
3	Remove Curb & Gutter	100	L.F.	$ 7	$ 700
4	Removed Street Pavement	250	S.Y.	$ 8	$ 2,000
5	Excavation	170	C.Y.	$ 10	$ 1,700
6	Geotextile Fabric	850	S.Y.	$ 2	$ 1,700
7	10" Aggregate Base (CV)	80	C.Y.	$ 35	$ 2,800
8	6" Aggregate Subbase (CV)	50	C.Y.	$ 20	$ 1,000
9	4" Bit. Pavement	70	Ton	$ 100	$ 7,000
10	Concrete Curb & Gutter	100	L.F.	$ 20	$ 2,000
11	Aggregate Driveway	150	C.Y.	$ 25	$ 3,750
12	Sod	2,900	S.Y.	$ 8	$ 23,200
13	Catchbasin	2	Each	$ 2,000	$ 4,000
14	12" Storm Sewer	40	L.F.	$ 60	$ 2,400
15	24" Storm Sewer	360	L.F.	$ 90	$ 32,400
16	30" Storm Sewer	250	L.F.	$ 120	$ 30,000
17	Storm manhole	3	Each	$ 4,000	$ 12,000
18	Erosion Control	1	L.S.	$ 2,000	$ 2,000
				Construction Cost	$ 139,150
				Contingencies 10%	$ 14,000
				Engineering	$ 28,000
				Estimated Street Cost	$ 181,000
Sanitary Sewer Items - Assessable					
19	Mobilization	1	L.S.	$ 3,500	$ 3,500
20	Remove Structure	1	Each	$ 500	$ 500
21	Remove Sanitary Sewer	570	L.F.	$ 5	$ 2,850

Table 3
Engineer's Opinion of Probable Construction Costs
4th St N from Cannon St W to Dakota St W Construction
Cannon Falls, MN
10/26/2022

No.	Item	Quantity	Unit Price	Total
22	Sanitary manhole	2 Each	$ 5,500	$ 11,000
23	12" Sanitary sewer	625 L.F.	$ 80	$ 50,000
24	4" Sanitary services	4 Each	$ 750	$ 3,000
25	6" Sanitary services	2 Each	$ 1,000	$ 2,000
			Construction Cost	$ 72,850
			Contingencies 10%	$ 7,000
			Engineering	$ 14,000
			Estimated Sanitary Sewer Cost	$ 94,000

Watermain Items - Assessable

26	Mobilization	1 L.S.	$ 3,500	$ 3,500
27	Remove Watermain	600 L.F.	$ 10	$ 6,000
28	12" Watermain	600 L.F.	$ 80	$ 48,000
29	8" Gate Valve	1 Each	$ 2,500	$ 2,500
30	12" Gate Valve	2 Each	$ 3,000	$ 6,000
31	1" Water services	4 Each	$ 750	$ 3,000
32	2" Water services	2 Each	$ 1,000	$ 2,000
33	Fittings	125 Pounds	$ 12	$ 1,500
			Construction Cost	$ 72,500
			Contingencies 10%	$ 7,000
			Engineering	$ 14,000
			Estimated Watermain Cost	$ 94,000

Grand Total 369,000

Cannon Falls Assessment Policy Summary

2023 Street & Utility Improvements

November 10, 2022

Used adjusted front footage method

Variable sized lots

Used 20% of total project costs

Street Assessment

100% Short Side

50% Long Side up to 150’

100% Long Side over 150’

Utility Assessment

100% Short Side

0% Long Side up to 150’

100% Long Side over 150’

Oversizing of pipes greater than 8” paid by the City

LEGEND

- WATERMAIN ASSESSMENT
- SANITARY SEWER ASSESSMENT
- ROADWAY & STORM SEWER ASSESSMENT
- (X) LOT ID (LINE NUMBER)

NOTES:

(A) STREET ASSESSMENT IS FOR CANNON STREET W ONLY. THERE IS NO STREET ASSESSMENT FOR 4TH STREET N.

(B) FOR THE STREET ASSESSMENT THE PERCENTAGES OF THE CORNER LOT EQUATIONS WERE MODIFIED TO 50% FOR THE SHORT SIDE AND 25% FOR THE LONG SIDE TO ACCOUNT FOR PREVIOUS STREET IMPROVEMENTS THAT WERE CONSTRUCTED BY THE OWNER.

HORIZ.
60 0 60 120

N

whks
engineers + planners + land surveyors

REVISIONS

NO.	DATE	DESCRIPTION

FIGURE 1

2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
CHECKED BY: DS
SHEET 01 OF 04

FILE PATH: S:\Jobs\Cannon Falls\9574 2023 Street Improvements\Drawings\9574_Assessments.dwg PLOT DATE: 10/25/2022 3:43 PM

PRELIMINARY ASSESSMENT ROLL
2023 STREET IMPROVEMENTS PROJECT
CANNON FALLS, MN

WHKS JOB # 9574

LINE	PRIMARY TAXPAYER/Owner	ASSESSMENT AMOUNT				Notes
			UTILITIES			
		STREET	SANITARY SEWER	WATERMAIN	TOTAL	
1	RIVERSIDE TERRACE COURT LLP C/O JAMES JOHNSON	$13,674	$0	$0	$13,674	Street Only - Purchase for storm water basin
2	ROBERT C DURDAHL	$8,356	$2,060	$3,554	$13,970	
3	JACOB B GERMAN	$5,318	$1,311	$2,262	$8,890	
4	STEVEN W ROSS	$5,318	$1,311	$2,262	$8,890	
5	CANNON STREET #313 LLC C/O PATRICIA G. GREENE	$5,395	$1,330	$2,294	$9,020	
6	PATRICIA G GREENE TTEE	$7,217	$2,622	$4,523	$14,362	Adjusted by half due to previous work within ROW. Short side now 50%, long side 25%, adjusted for bridge
7	DRAKE SPEIGHT	$8,356	$2,060	$3,554	$13,970	Did not use corner lot formula
8	TRUE NORTH CHURCH	$0	$2,622	$4,523	$7,145	Sewer & Water only, short side is 4th.
9	JUSTAN A DUDEN	$0	$1,873	$3,231	$5,104	Sewer & Water only - could combine parcel
10	ROGER ZIMMERMAN	$9,876	$2,435	$4,200	$16,510	Did not use corner lot formula
11	JOSEPH H MALLOY	$8,356	$2,060	$3,554	$13,970	
Deleted						
13	PHYLLIS M ERICKSON	$4,558	$1,311	$2,262	$8,130	long side 160', no storm sewer on 4th
14	RICHARD MALLOY	$5,697	$1,405	$2,423	$9,525	
15	HAYES MALLOY	$5,697	$1,405	$2,423	$9,525	long side 142'
16	RICHARD MALLOY	$16,485	$2,659	$4,588	$23,732	Large Lot, - Purchase a portion for right of way
17	JAMES K OLSON REVOCABLE TRUST C/O JAMES K OLSON TRUSTEE	$0	$2,404	$4,146	$6,550	Sewer & Water only, no storm sewer
18	HARLIE P MILLER	$0	$1,405	$2,423	$3,828	Sewer & Water only, no storm sewer
19	BRIAN W GOPLEN	$15,801	$3,896	$6,720	$26,416	Large Lot
20	DNL PROPERTIES LLC	$7,141	$1,798	$3,102	$12,040	Frontage on 3 sides- long side on 4th (152'), short side on 3rd
21	CHAD R SHORTER	$6,229	$131	$226	$6,586	long side 157'
22	RIVERSIDE TERRACE COURT LLP C/O JAMES JOHNSON	$5,697	$0	$0	$5,697	Street Only - Purchase for storm water basin
23	ROBERT J LORENTZ TTEE, T&E LORENTZ LTD PARTNERSHIP	$15,830	$3,903	$6,732	$26,465	Large Lot
		$155,000	**$40,000**	**$69,000**	**$264,000**	