



2025 Street & Utility Improvements

Feasibility Report

City of Wabasha, MN
March 2025

Submitted by:

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**BOLTON
& MENK**

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Certification

Feasibility Report

For

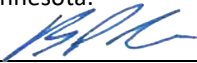
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City of Wabasha, MN
BOLTON & MENK No. 25X.138081.000

March 2025

PROFESSIONAL ENGINEER

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

Signature: 

Typed or Printed Name: Brian P. Malm, P.E.

Date: 3/30/25 License Number: 40457

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I. EXECUTIVE SUMMARY

This Feasibility Report considers street and selected utility infrastructure improvements along the following streets, to be referred to as the project area.

- Buena Vista Drive – Between Bruegger Valley Road and its terminus
- Prospect Avenue – Between Hiawatha Drive and Walnut Avenue
- 4th Street West – Between Maiden Avenue and Shields Avenue
- 3rd Street West – Between Shields Avenue and Cratte Avenue
- 3rd Street West – Between Maiden Avenue and Shields Avenue
- Maiden Avenue – Between 5th Grant Boulevard West and 3rd Street West
- Skyline Drive – Between TH 60 and its terminus
- 4th Grant Boulevard – Between Market Street East and Pembroke Avenue
- Bailey Avenue – Between 3rd Street East and Lawrence Boulevard East
- Alley – Between Lawrence Boulevard East and Main Street East
- Washington Avenue – Between Market Street and 240-feet north of Hiawatha Drive
- 11th Street East – Between Broadway Avenue and Pierce Avenue
- Market Street East – Between Pierce Avenue and Main Street East

Market Street East is the only street section in this report proposed for a full replacement and reconstruction of the bituminous pavement, curb and gutter, sanitary sewer, watermain, storm sewer, and related improvements. The other street segments in this report are each proposed for a bituminous mill and overlay, which also includes replacement of bituminous curb, spot repair of concrete curb & gutter, valve adjustments and casting adjustments.

The existing streets in the project area are deteriorated and in need of repair as described in this report. If the recommended improvements are not made, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail.

The total estimated cost of the proposed improvements is \$2,252,286.50. Funding for the improvements is proposed to come from capital improvement funds, improvement bonds, and special assessments.

Based on the City's Local Improvement policy, the estimated total amount to be assessed for the mill & overlay portion of the project is \$243,725.70, with an estimated assessment for a single family residential property of \$1,762.93.

The estimated total amount to be assessed for the full reconstruction of Market Street East is \$131,647.46. The estimated water service assessment for a single family residential property is \$4,039.38. The estimated sanitary sewer service assessment for a single family residential property is \$3,727.65. The estimated street assessment for a single family residential property is \$7,397.74.

From an engineering standpoint, the proposed improvements are feasible, cost effective, necessary, and can be best accomplished by letting competitive bids for the work. We recommend that the Council accept this Feasibility Report and call for a public hearing on the proposed improvements.

The proposed schedule for the project can be seen in section “VII. Proposed Schedule.”

II. PROJECT INTRODUCTION

This Feasibility Report considers pavement and select utility improvements for the streets shown in the Executive Summary for the City of Wabasha.

The project location within the City of Wabasha and the specific streets being considered for improvement are shown in Appendix A.

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

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

The project as proposed would consist of a full replacement and reconstruction of the bituminous pavement, curb & gutter, sanitary sewer, watermain, storm sewer, and related improvements for Market Street East only, and a bituminous mill and overlay that includes replacement of bituminous curb, spot repair of concrete curb & gutter, valve adjustments and casting adjustments for the other street segments in the project.

III. EXISTING CONDITIONS

A. STREET

MILL & OVERLAY PROJECT SEGMENTS

The streets in the mill & overlay project areas vary in width between 14-45 feet and are bituminous surfaced. Some of these streets have no existing curb, while others have bituminous curb or concrete curb & gutter. The platted right of way width for the streets in the project area varies between 55-90 feet.

The bituminous pavements in the project area show signs of oxidation, fatigue cracking, block cracking, some rutting and patched areas. City staff completed a visual review of the streets in this study area, and felt the streets warranted pavement preservation by completing a mill & overlay for each street.

The condition of the existing bituminous curb ranges from fair to poor, with some areas where the curb has nearly been obliterated. The condition of the existing concrete curb and gutter ranges from good to fair, although there are some locations that require replacement due to settlement or severe cracks.

The following are some representative photos of the condition of the existing streets in the mill & overlay area.



Skyline Drive turnaround looking northeast



4th Street West (West of Maiden Avenue) looking west



Alley mid-block between Lawrence Boulevard East and Main Street East looking south



11th Street East mid-block between Milligan Avenue and Pierce Avenue looking East

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

Market Street East is bituminous surfaced with bituminous curb on both sides. The road has an existing width of 30 feet measured from face of bituminous curb to face of bituminous curb, and a platted right of way width of 80 feet.

Like the mill & overlay street segments in this project, Market Street East also shows signs of oxidation, fatigue cracking, block cracking, and some rutting and patched areas. The condition of the existing bituminous curb is fair to poor, with some areas completely deteriorated.

The need for pavement preservation along with the age and condition of the utilities beneath Market Street East make this road a candidate for full reconstruction.

The following are some representative photos of the condition of the existing street:



Intersection of Market Street East and Washington Avenue looking West



Intersection of Market Street East and Washington Avenue looking South



Market Street East mid-block between Washington Avenue and 2nd Street East looking West

B. STORM DRAINAGE

MILL & OVERLAY PROJECT SEGMENTS

The existing storm drainage systems in the mill & overlay project areas consist of surface drainage flowing along the curb lines to adjacent streets where storm sewer does exist, and ditch culverts conveying water along roads that do not have a curb line to catch the runoff. Storm catch basins are present on 3rd Street West, Maiden Avenue, Bailey Avenue, and Washington Avenue. The rest of the mill & overlay segments either surface drain to catch basins outside the project area or drain to ditches along the roads where there are no curb lines.

The condition of the catch basins and castings in the project area ranges from fair to good.

The existing storm drainage system is shown in Appendix A.

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

The existing storm drainage system in Market Street East consists of surface drainage to catch basins at the intersections of Market Street East & Pierce Avenue and Market Street East & Main Street East. The age of the storm sewer in Market Street East is unknown, but assumed to be older than its predicted service life and made of either vitrified clay pipe (VCP) or reinforced concrete pipe (RCP).

Currently, stormwater flows eastward down Market Street East before being intercepted by catch basins in the radii of Market Street & Main Street that ultimately discharge into a lower wooded area southeast of the intersection of Market Street East & Main Street East. This lower wooded area is a stormwater outlet for several blocks south of Market Street East and a few blocks west and north of Market Street East.

C. SANITARY SEWER

MILL & OVERLAY PROJECT SEGMENTS

Sanitary sewer exists in the mill & overlay project area under multiple segments of street, including 3rd Street West, 4th Street West, 4th Grant Boulevard East, the Alley between Lawrence Boulevard East and Main Street East, Washington Avenue, 11th Street East, and Skyline Drive. The blocks of streets that don't have sanitary sewer in the road also don't have mid-block homes, and drain to side streets that have sanitary sewer main. Based on information available, most of the sanitary sewer in the project area is estimated to have been constructed anywhere from 1913 to 1950. Exceptions to this include the sanitary sewer in the alley between Lawrence Boulevard East and Main Street East, which was constructed in 1971, and the sanitary sewer in 4th Street West, constructed in 1972. A forcemain serves the homes on Skyline Drive, which was constructed in 2004 and extended in 2012.

4th Street West and Skyline Drive are the only known street segments with polyvinyl chloride (PVC) sanitary main. The rest of the mill & overlay project area have VCP, which is a known to be a significant source of inflow and infiltration due to poor joint seals and cracked pipe. Sanitary sewer services are likely clay or cast iron in areas with VCP main. The services on the blocks with PVC main are assumed to be PVC from the main to city right of way, but could also be VCP.

The existing sanitary sewer system is shown in Appendix A.

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

Existing sanitary sewer in Market Street East was constructed in 1950 and consists of 8-inch VCP. As mentioned above, VCP is a known to be a significant source of inflow and infiltration due to poor pipe joint seals and cracked pipe. This pipe is well past its recommended service life, and if not addressed, will continue to deteriorate and cause maintenance issues for city staff.

Services in this road are likely VCP or cast iron pipe.

D. WATERMAIN

MILL & OVERLAY PROJECT SEGMENTS

The existing water distribution system in the mill & overlay project area is believed to consist of 4-8 inch diameter pipe assumed to be mostly cast iron and ductile iron. Based on information available, the water main in the project area mostly ranges in age from 50 to 100 years old.

The existing watermain system is shown in Appendix A.

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

The existing watermain in Market Street East is 4-inches in diameter and anywhere from 95-112 years old. The material is assumed to be cast iron, which tends to corrode and deteriorate over the life of the pipe, leading to diminished water quality and increased risks of pipe failures.

The existing water services in the street are assumed to be ¾-inch in diameter and made of either lead or copper.

E. OTHER UTILITIES

Other non-municipal owned utilities are present in the right-of-way along the project areas. These include electric, natural gas and telecommunication. The condition of these utilities are unknown.

IV. PROPOSED IMPROVEMENTS

A. STREET

MILL & OVERLAY PROJECT SEGMENTS

All of the mill & overlay project area streets will be milled and overlaid with a new 2-inch thick layer of bituminous pavement. On streets with existing bituminous curb, the curb will be removed by milling and will be replaced with new bituminous curb. On streets with existing concrete curb & gutter the curb will remain in place, except for selected areas where the curb is severely damaged or has settled. In areas where significant structural deterioration has occurred, full depth patches will be constructed prior to constructing the 2-inch overlay.

While mill and overlay projects initially produce a new “crack free” bituminous surface, cracks that exist in the underlying bituminous pavement will “reflect” through within the first 1-2 years and additional cracking will continue over the life of the pavement. This is normal and should be expected. As with past mill and overlay projects in the City, those cracks should be sealed as soon as possible.

A mill and overlay improvement is expected to last between 10-15 years, depending upon

the condition of the underlying pavement. With proper maintenance (crack seal and chip seal treatments every 7 years) and a dry, stable underlying base, some of the streets may see extended life of 20-25 years.

Proposed street improvements can be seen in Appendix A.

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

Reconstruction of Market Street East will involve complete removal of the existing street section and placement of new select granular borrow, aggregate base, and bituminous surfacing. The pavement section includes 12-inches of select granular borrow, 10-inches of aggregate base, and 4-inches of bituminous. Both existing bituminous curb and concrete curb & gutter will be removed and replaced with new B624 concrete curb & gutter. The proposed street width will match the existing street width of 30-feet measured from the face of curb to the face of curb.

The new street will also include 6-inch subsurface drains installed below the roadway section to remove subsurface moisture and reduce the risk of frost heaves. Subsurface drains will also give residents and opportunity to connect their sump pump discharge lines to avoid the pavement deterioration commonly associated with surface discharge onto the street.

At the junction of Market Street East, Main Street East, and Washington Avenue, it is proposed to reconstruct the intersection as is now, except for tightening up the SW curb radius. An alternative to reconstructing the existing geometry in this intersection would be to construct a mini roundabout. Mini roundabouts help provide smoother traffic flow and defined geometry within the intersection. For this alternative, the center of the roundabout and the splitter medians would be concrete drive-over type, meaning larger vehicles and commercial trucks that cannot make the roundabout turn in the driving lane will have the option to drive over the center and medians without causing damage to the road or vehicles. Roundabouts are proven to be a safer alternative in intersections as they slow traffic down, so any collisions that do occur are likely to be non-life-threatening. Ultimately, the City will decide on how they would like to reconstruct this intersection.

B. STORM DRAINAGE

MILL & OVERLAY PROJECT SEGMENTS

Given the scope of the mill & overlay proposed project areas as only a mill and overlay surfacing improvement project, no improvements to the storm sewer system (aside from manhole and catch basin adjustments) are proposed. If the storm sewer were to be replaced, most of the street surface would be disturbed, and the project would essentially become a full reconstruction.

It should be noted that on mill and overlay projects it is very difficult to solve drainage issues, as the new pavement generally follows the grade of the existing street. If the existing streets are flat and have localized “bird bath” type ponding along the edge of street, it should be expected that for the most part those ponds will remain. While attempts will be made during the design and construction process to address these issues where possible, the City should note that full street reconstruction with the complete replacement or addition of concrete curb and gutter would be necessary to fully address such localized ponding.

MARKET STREET EAST FULL RECONSTRUCT PROJECT SEGMENT

The proposed storm sewer improvements on Market Street East include the replacement of the existing storm system with new reinforced concrete pipe (RCP) and precast concrete structures. Upon final storm sewer analysis and design, storm sewer may be added to aid in surface water drainage. Preliminary analysis indicates that the new system will consist of pipe sizes ranging from 12-inches in diameter to 36-inches in diameter.

An infiltration basin is proposed southeast of the intersection of Market Street East & Main Street East. This will help give the water flowing through the outlet pipe a way to infiltrate into the ground rather than runoff over the grass and onto private property. Although the goal of the infiltration basin is to infiltrate as much of the water from the outlet pipe into the ground as possible, it should be noted that during heavy rain events and flooding, water is likely to exceed the basin's capacity before infiltrating. This will cause the water to spill over top of the basin and follow a similar path to what it follows now.

C. SANITARY SEWER

MILL & OVERLAY PROJECT SEGMENTS

Based on the need to minimize inflow and infiltration (I&I, i.e., surface or groundwater) entering the system, it is proposed to replace all sanitary manhole castings within the mill & overlay project areas and install sealed lids and I&I barriers on these structures to prevent surface or ground water from entering the sanitary sewer system through any gaps in the adjusting rings of the existing structures. If the sewer main and services were to be replaced, most of the street surface would be disturbed, and the project would essentially become a full reconstruction. Therefore, no improvements to the sewer main or services are proposed.

MARKET STREET EAST FULL RECONSTRUCT PROJECT AREA

The proposed sanitary sewer improvements include the replacement of the existing system with new polyvinyl chloride (PVC) 8-inch mains and 6-inch services. All sanitary sewer manholes in the project area are proposed to be removed, with new precast structures and new castings installed in appropriate locations as a replacement.

All sewer services are proposed for replacement from the new main to the city right of way line with new PVC wyes and 6-inch PVC pipe.

D. WATERMAIN

MILL & OVERLAY PROJECT SEGMENTS

Given the scope of the proposed mill & overlay project area as only a mill and overlay surfacing improvement project, no improvements to the watermain system (aside from valve box adjustments) are proposed. If the watermain and water services were to be replaced, most of the street surface would be disturbed, and the project would essentially become a full reconstruction.

We understand that the City does not have the funding to pursue a full reconstruction project at this time. As noted in Section 4.A, a mill and overlay improvement has the potential to last 20-25 years with proper maintenance. Given that the watermain is currently 50-100 years old, this means that it may be approaching 70-120 years old by the time the street requires reconstruction. The City should be aware that it is very likely that watermain repairs requiring cutting into the street surface will be necessary during this 20-25 year period. If watermain breaks become a significant problem, it may also mean that the street may need to be reconstructed prior to 20-25 years based on the condition of the

watermain.

MARKET STREET EAST FULL RECONSTRUCT PROJECT AREA

The proposed watermain improvements in Market Street East include full replacement of the existing system with new 6-inch PVC mains, hydrants and valves. Additional 4-inch pipe will be necessary to make connections from the proposed watermain to the existing watermain. Service lines to individual residences are also proposed for replacement with 1-inch copper pipe. The service replacement will be from the new watermain to the city right of way line including the replacement of the curb stop and box. The proposed 6-inch watermain will allow better water pressure for both the residents and fire protection.

E. OTHER UTILITIES

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

F. RIGHT-OF-WAY AND EASEMENTS

The project will be designed to stay within the existing right-of-way limits. Temporary construction easements may be necessary along the project frontage in the full reconstruct portion to accommodate minor construction disturbances at driveway tie-ins and turf grading limits. The location of any temporary construction easements will be determined during final design.

V. APPROVALS AND PERMITS

No formal permits from other government agencies are required for this project. Coordination with MnDOT and Wabasha County related to traffic control or any minor impacts to their right-of-way will be completed during the design and construction phases of the project.

VI. PROJECT COST ESTIMATE AND FINANCING

The total estimated project costs are summarized below. A detailed cost estimate and breakdown is included in Appendix B.

	Total Project Cost
Estimated Construction Cost	\$1,786,856.50
Estimated Engineering, Administration and Legal	\$447,200
Total Estimated Project Cost	\$2,234,056.50

These cost estimates are based on public construction cost information from other recent projects of similar 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.

We understand that the project is proposed to be financed using Capital Improvement Funds, improvement bonds, and special assessments.

The process for determining special assessments for the project is described in the City's Local Improvement Policy. In the policy, the proposed mill & overlay improvements are considered Class E improvements, and the proposed full reconstruction is considered a Class D improvement.

Under Class D and E improvements, the policy states that the cost of street improvements shall be assessed to the benefiting properties on a per unit basis, with a per unit cost equivalent to 20% of the total project cost, but not greater than the benefit to the property. Benefitting properties are those properties that have a benefit from the streets being improved. Assessable units are calculated using an equivalent residential unit. Any residential building lot is considered one unit, while the number of units for non-residential properties is calculated based on frontage.

The preliminary assessment role includes 121 parcels (111 parcels for the mill & overlay areas, 12 parcels for the full reconstruction area with two corner lots bordering both the mill & overlay and reconstruct projects). The estimated total number of equivalent residential units for the mill & overlay project is 138.25. The estimated total number of equivalent residential units for the full reconstruction are 6 for water services, 5 for sanitary sewer services, and 12 for street.

With a total project cost for the mill & overlay street improvements of \$1,218,628.50, the 20% assessable amount is \$243,725.70. Therefore, the estimated per unit assessment for the mill & overlay street improvements is \$1,762.93.

The total project cost for the full reconstruction of Market Street East is \$1,015,428.00. Residents will be assessed the project cost for installation of water and sanitary sewer services of \$4,039.38 per ERU and \$3,727.65 per ERU, respectively. These residents will also be assessed for 20% of the project cost for street construction, which is \$7,397.74 per ERU.

Preliminary assessment rolls of benefiting properties for both the mill & overlay areas and the full reconstruction areas are included in Appendix C of this report. Individual assessments for the mill & overlay areas range from \$1,762.93 to \$37,462.36 with an average assessment of \$2,218.87. Several properties within the project area have been assessed as a part of prior projects, and will receive a \$0 assessment, in accordance with the City's Local Improvement Policy, as a part of this project. Although most of these have been verified, further verification for unknowns will be done prior to preparation of the final assessment roll.

Special assessments must not exceed the special benefit to the property being assessed. Based on court decisions, special benefits have been determined to be equivalent to the market value increase of the property due to the improvement. Therefore, special assessments must not exceed the market value increase. The City's policy also states that the City Council may obtain appraisals to determine the market value increase in the benefiting properties if it is necessary to support the assessments.

VII. PROPOSED SCHEDULE

The following table provides a tentative project schedule. All dates are subject to change.

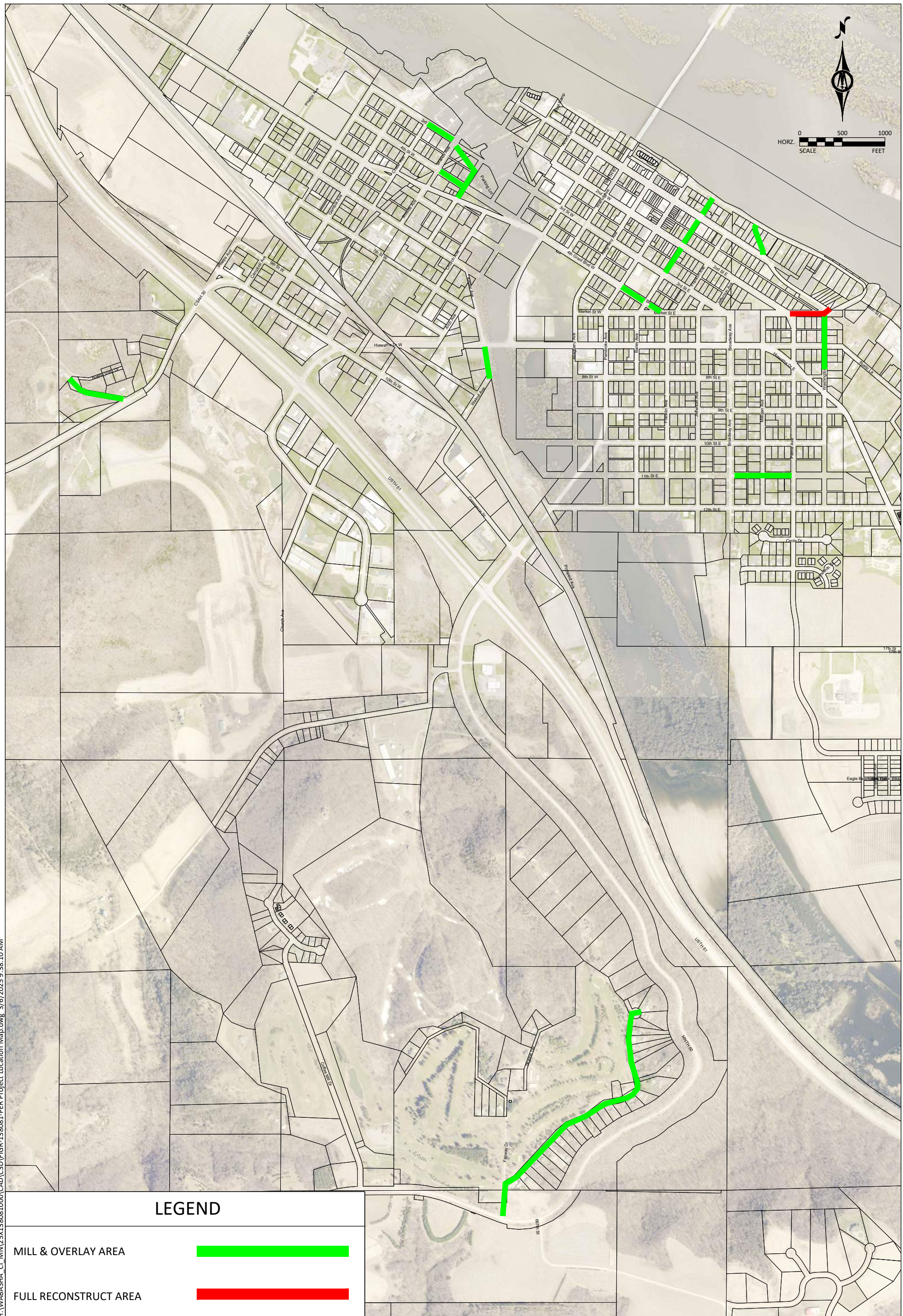
Tentative Project Schedule	
Council Orders Preparation of Feasibility Report	03/04/2025
Resolution Receiving Report & Calling for Hearing on Improvement	04/01/2025
Published Notice of Hearing on Improvement	04/15/2025
	04/22/2025
Mailed Notice of Hearing on Improvement	04/22/2025
Improvement Hearing	05/06/2025
Resolution Ordering Improvement & Preparation of Plans & Specifications	05/06/2025
Prepare Plans and Specifications	05/07/2025 – 06/04/2025
Resolution Approving Plans & Specifications & Ordering Advertisement for Bids	06/03/2025
Advertise for Bids	06/10/2025
Open Bids	07/01/2025
Accept Bids & Call for Assessment Hearing	07/01/2025
Published Notice for Assessment Hearing	07/22/2025
Mailed Notice for Assessment Hearing	07/22/2025
Assessment Hearing	08/05/2025
Resolution Adopting Final Assessment Roll, Awarding Contract	
Begin Construction	Fall 2025
End Construction	Spring or Fall 2026

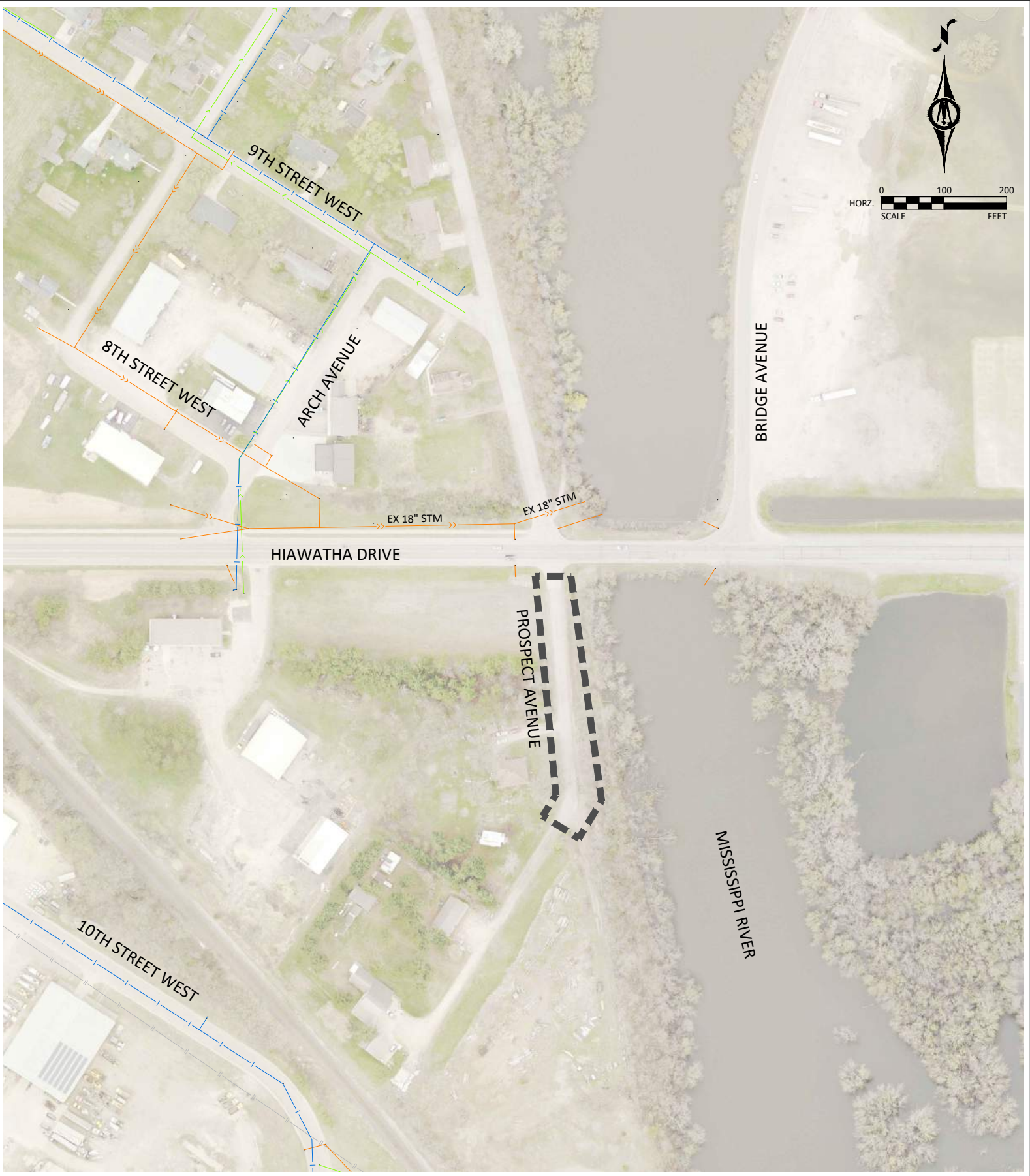
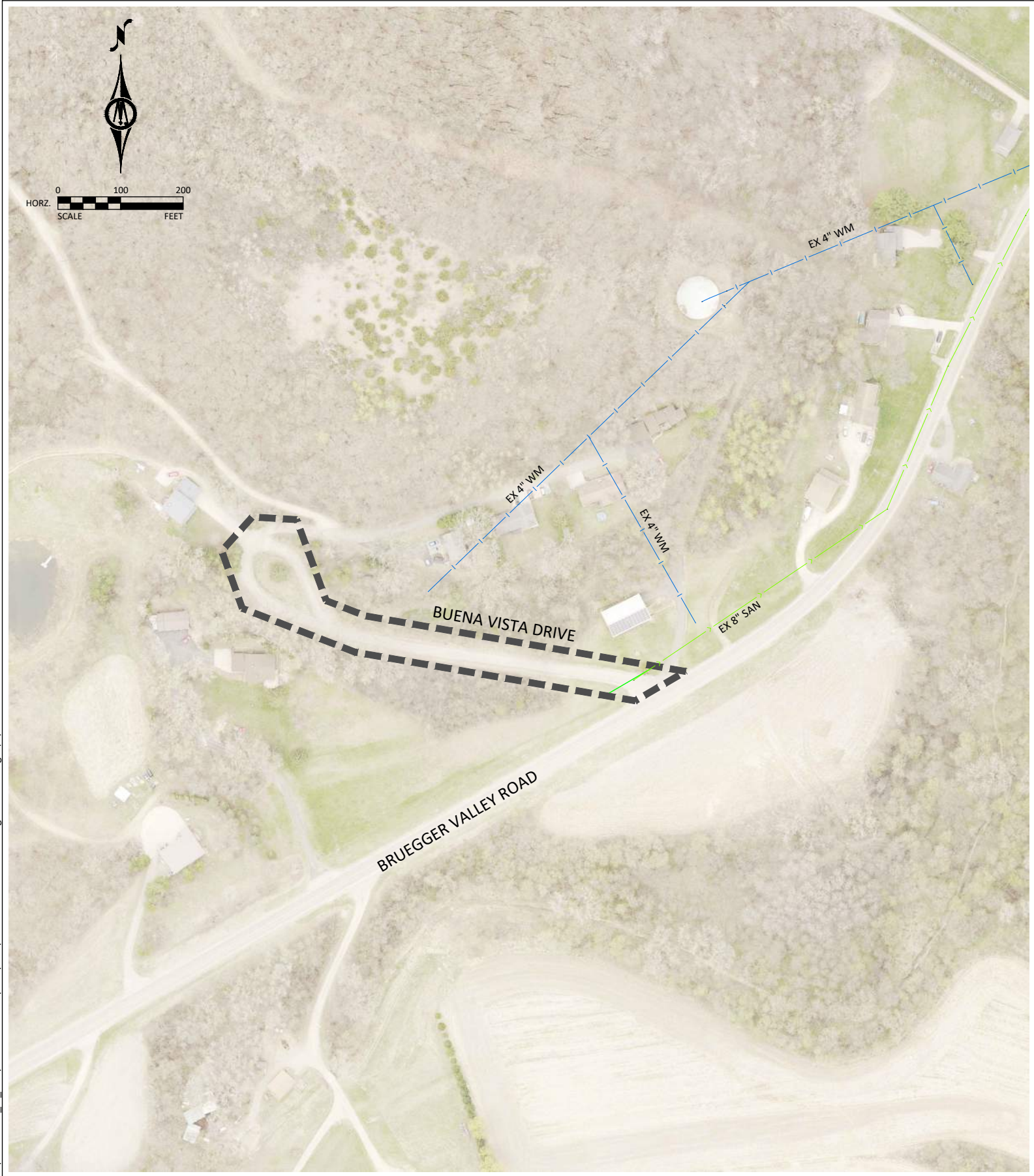
VIII. CONCLUSION AND RECOMMENDATIONS

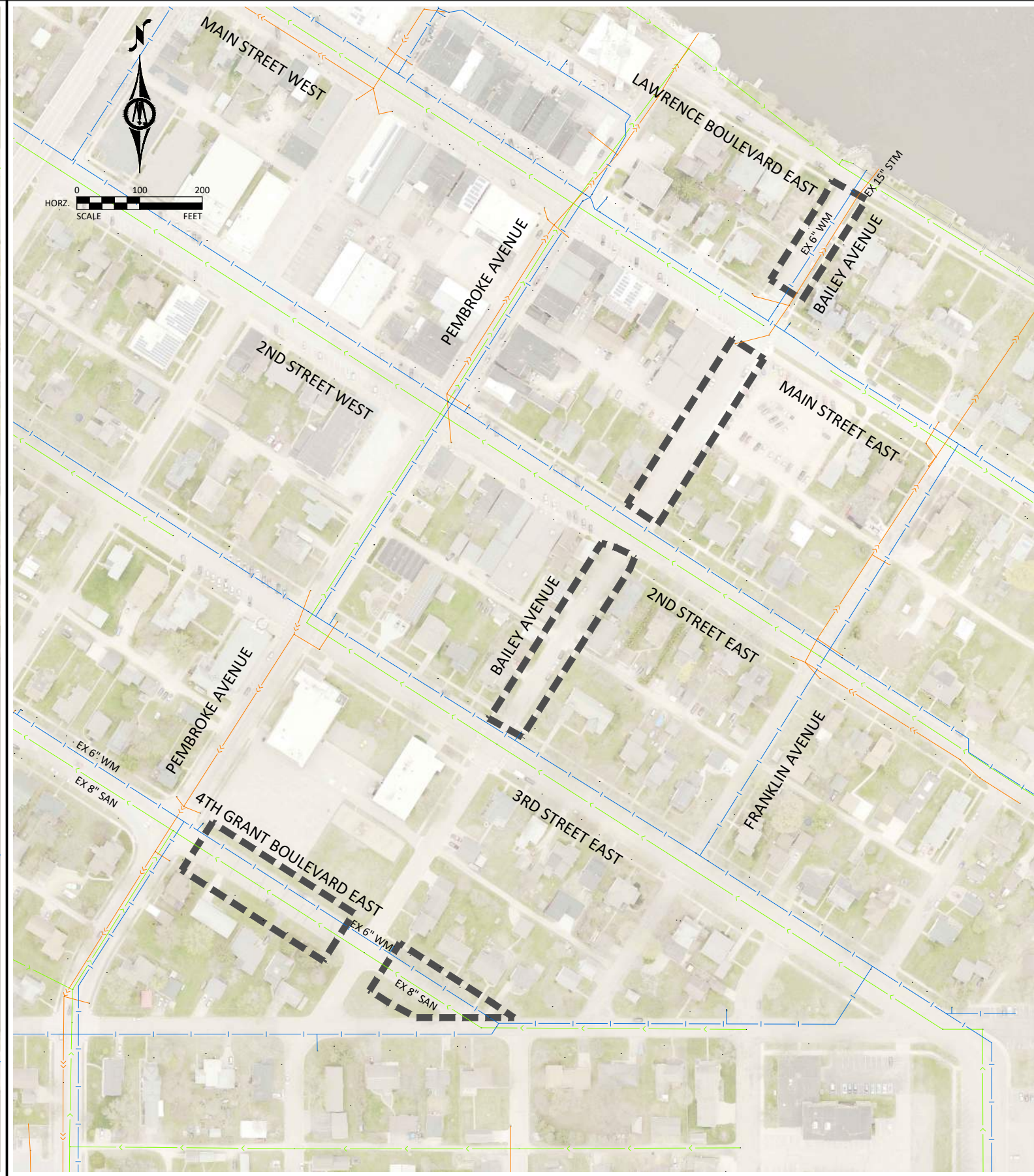
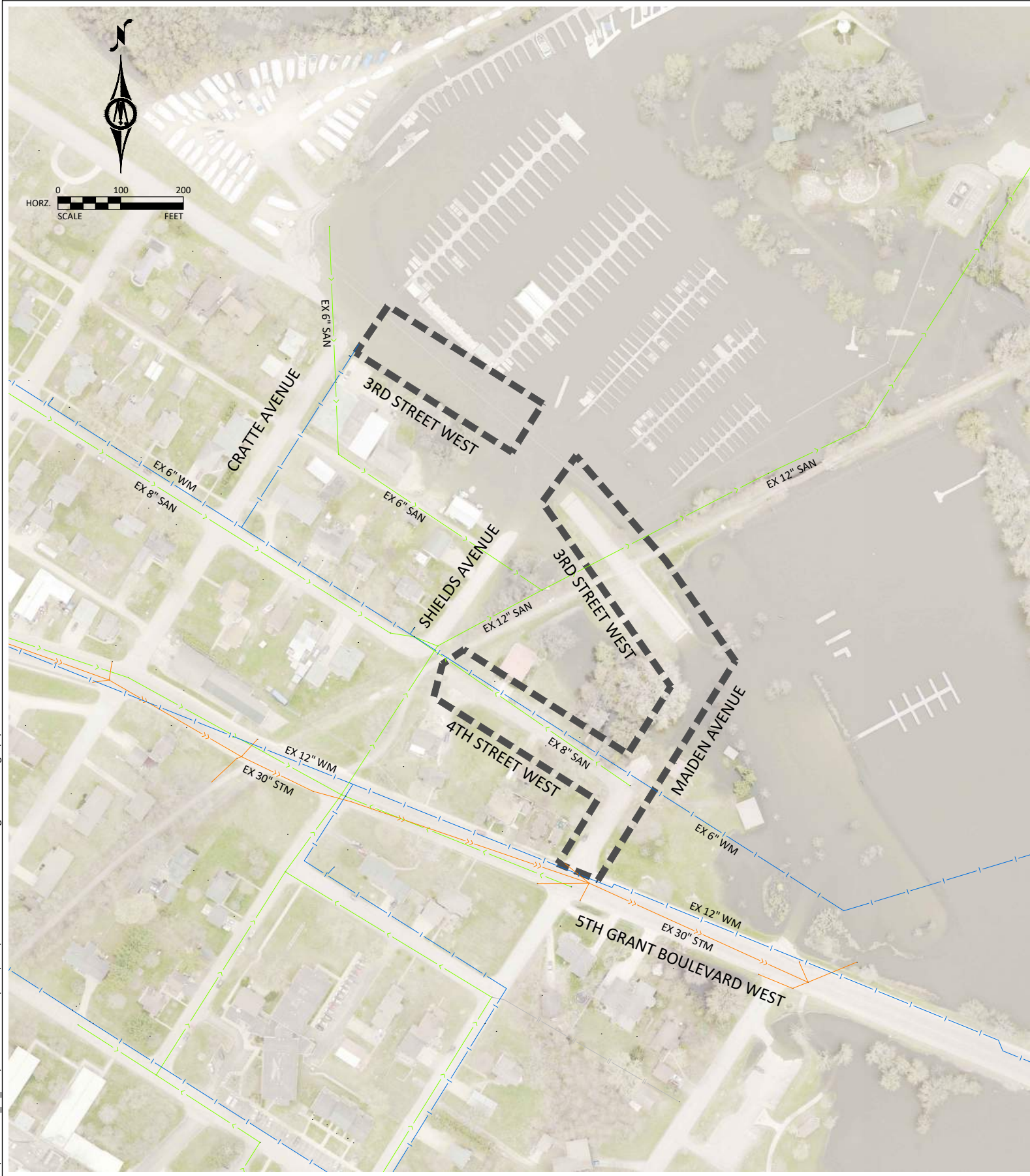
The existing street and utility infrastructure in the project area is deteriorated and in need of repair as described in this report. If the recommended improvements are not made, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail. From 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.

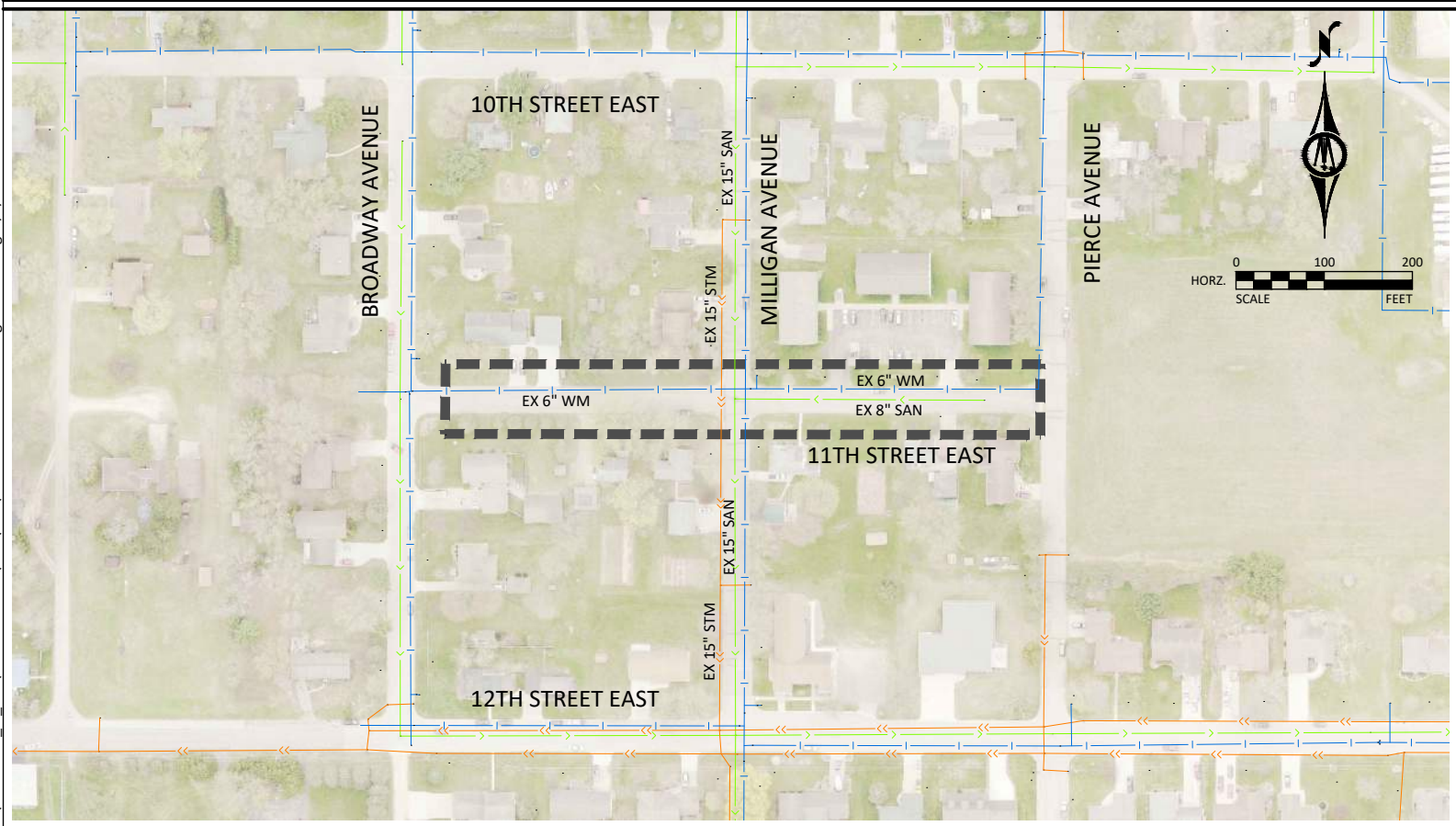
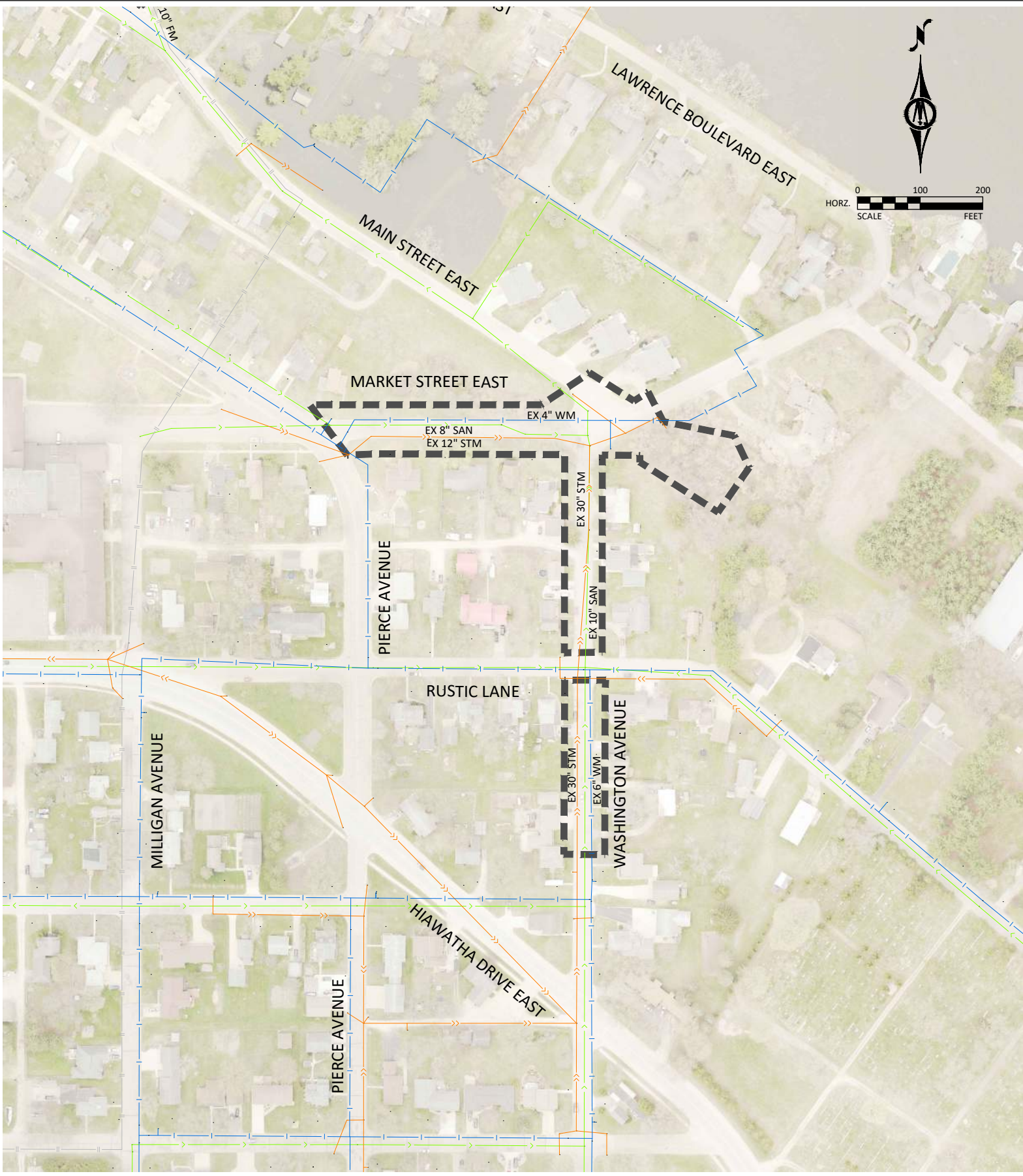
We recommend that the City Council accept this report, call for a hearing on the proposed improvements, and consider scheduling a separate neighborhood informational meeting prior to the improvement hearing to provide an additional, less formal opportunity for public involvement on the project.

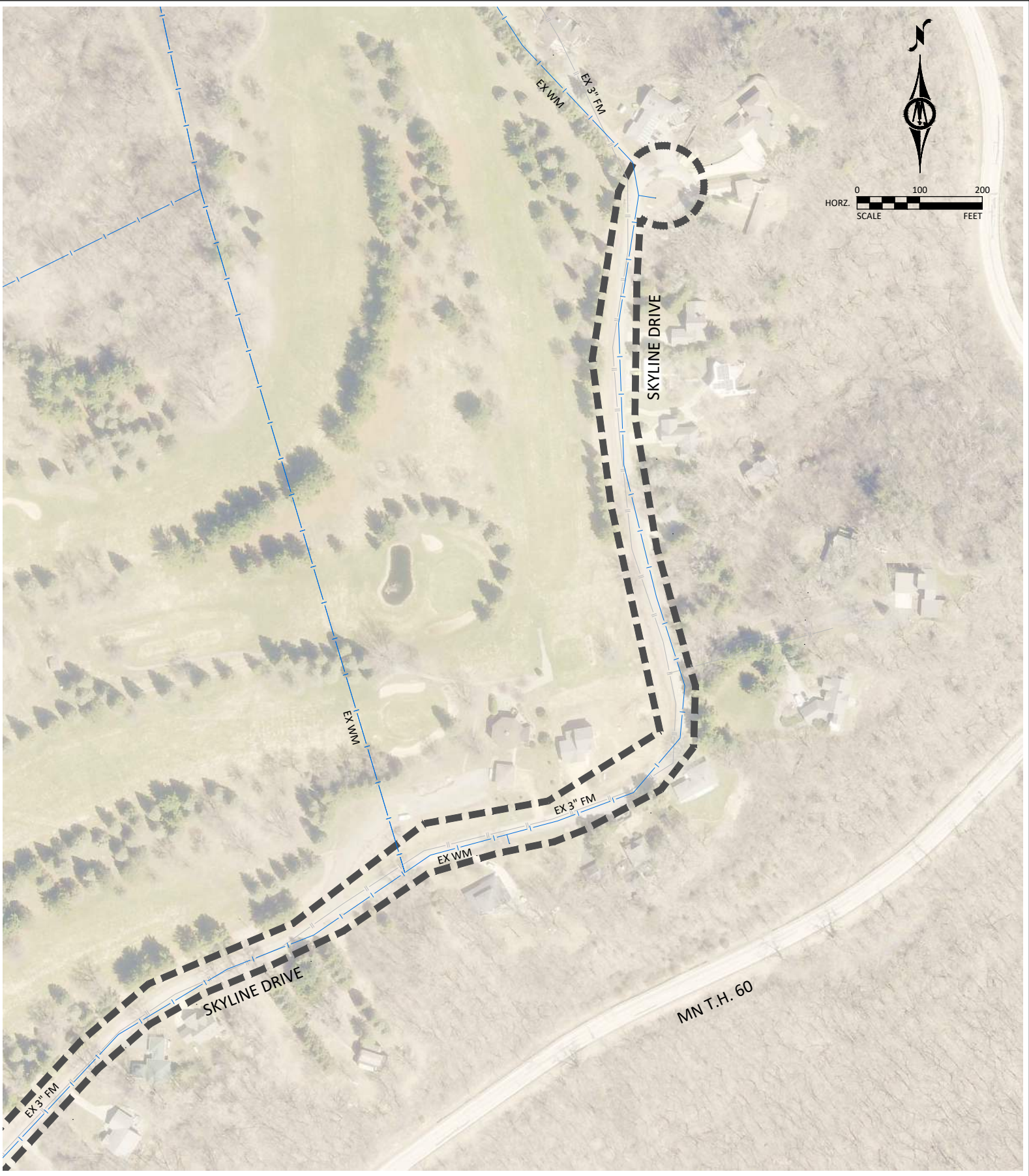
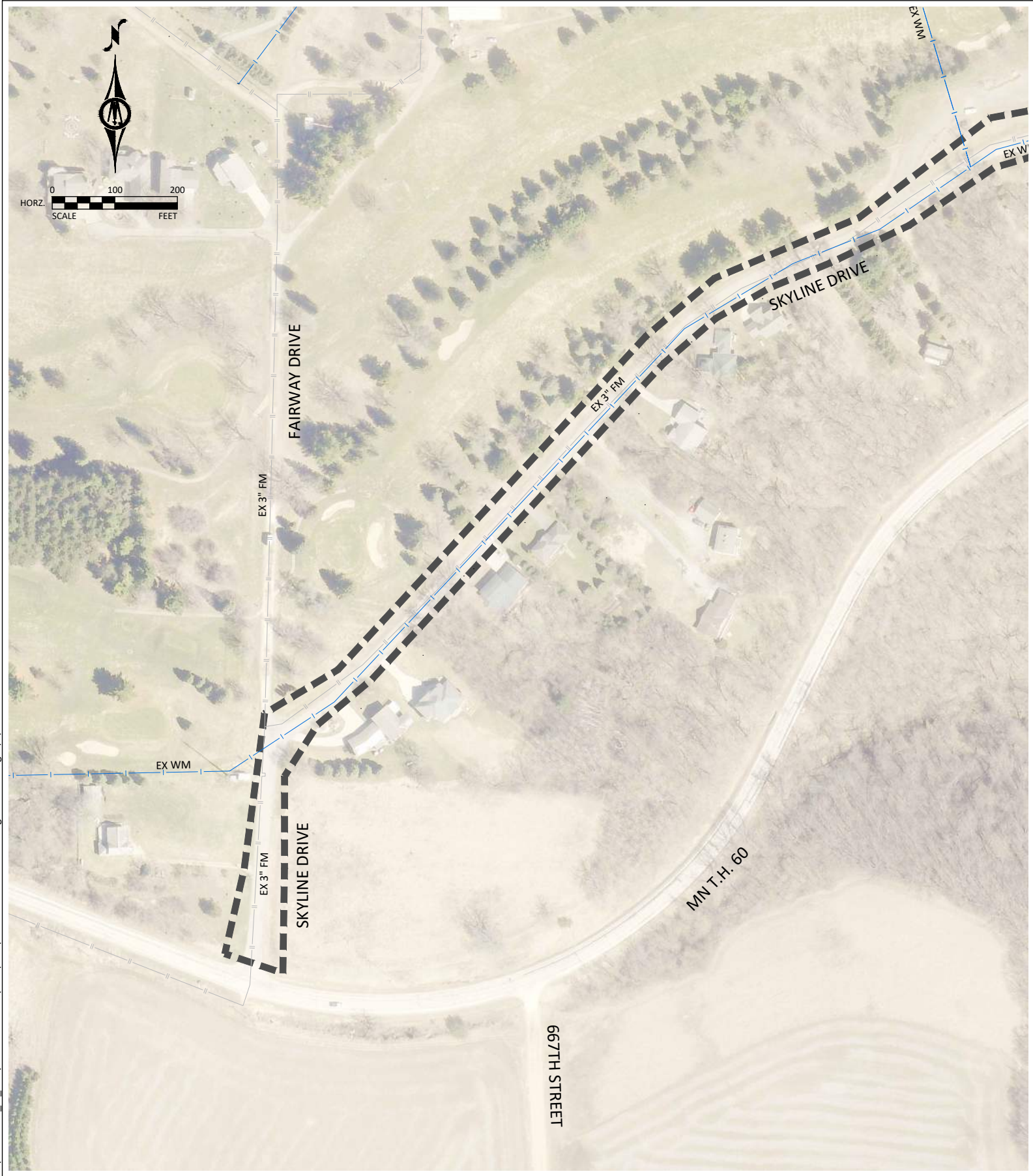
Appendix A: Figures

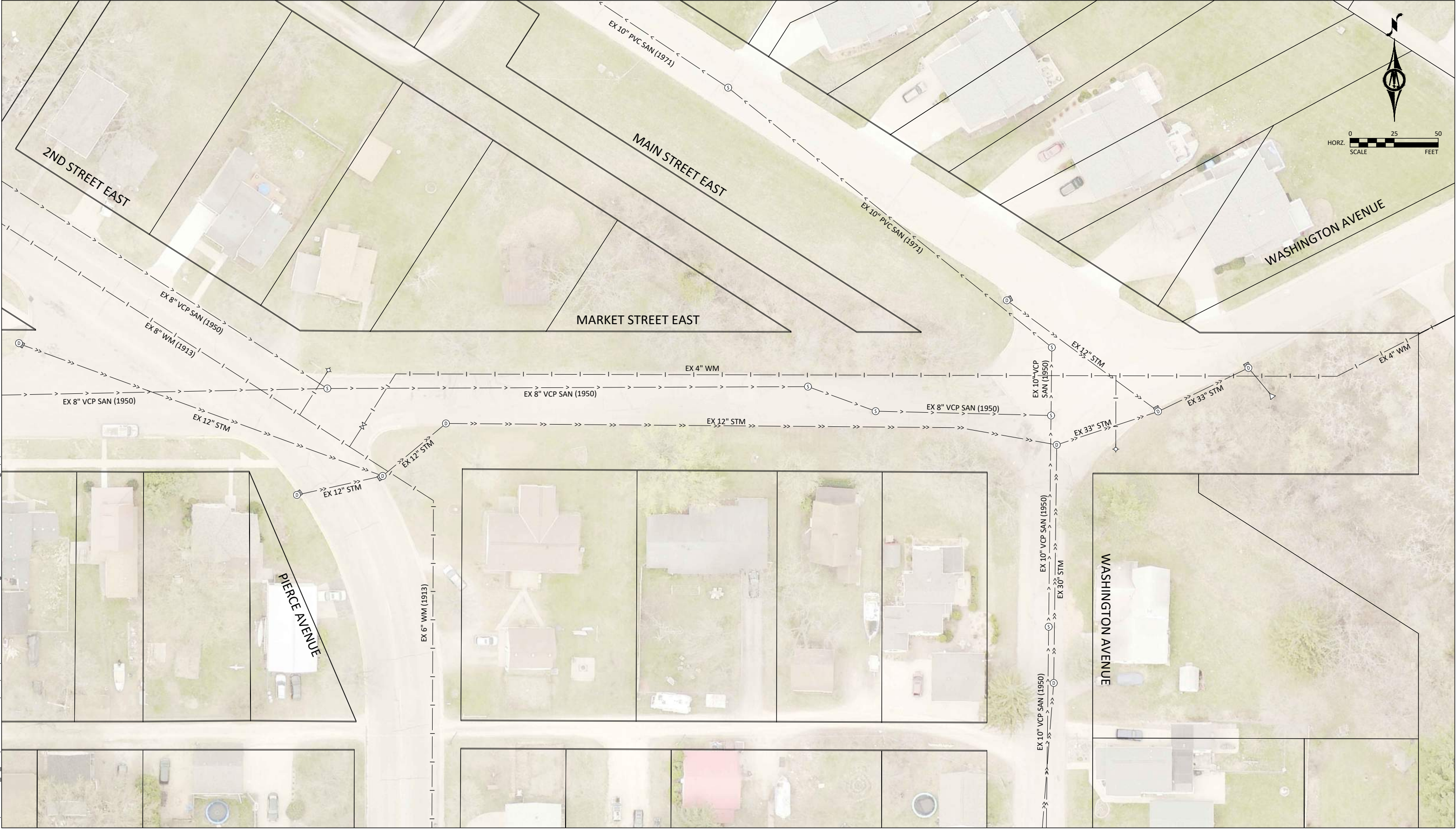




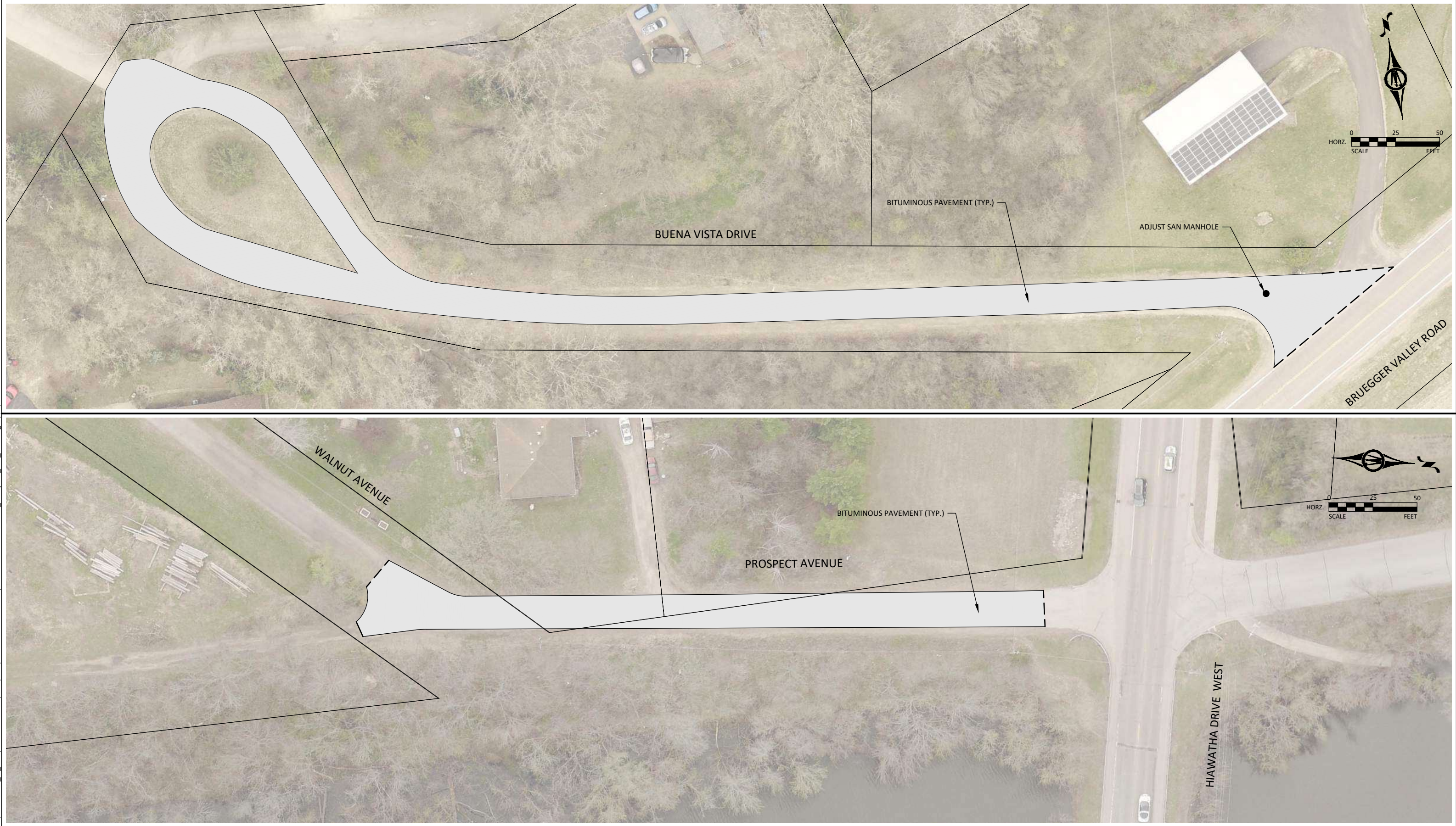


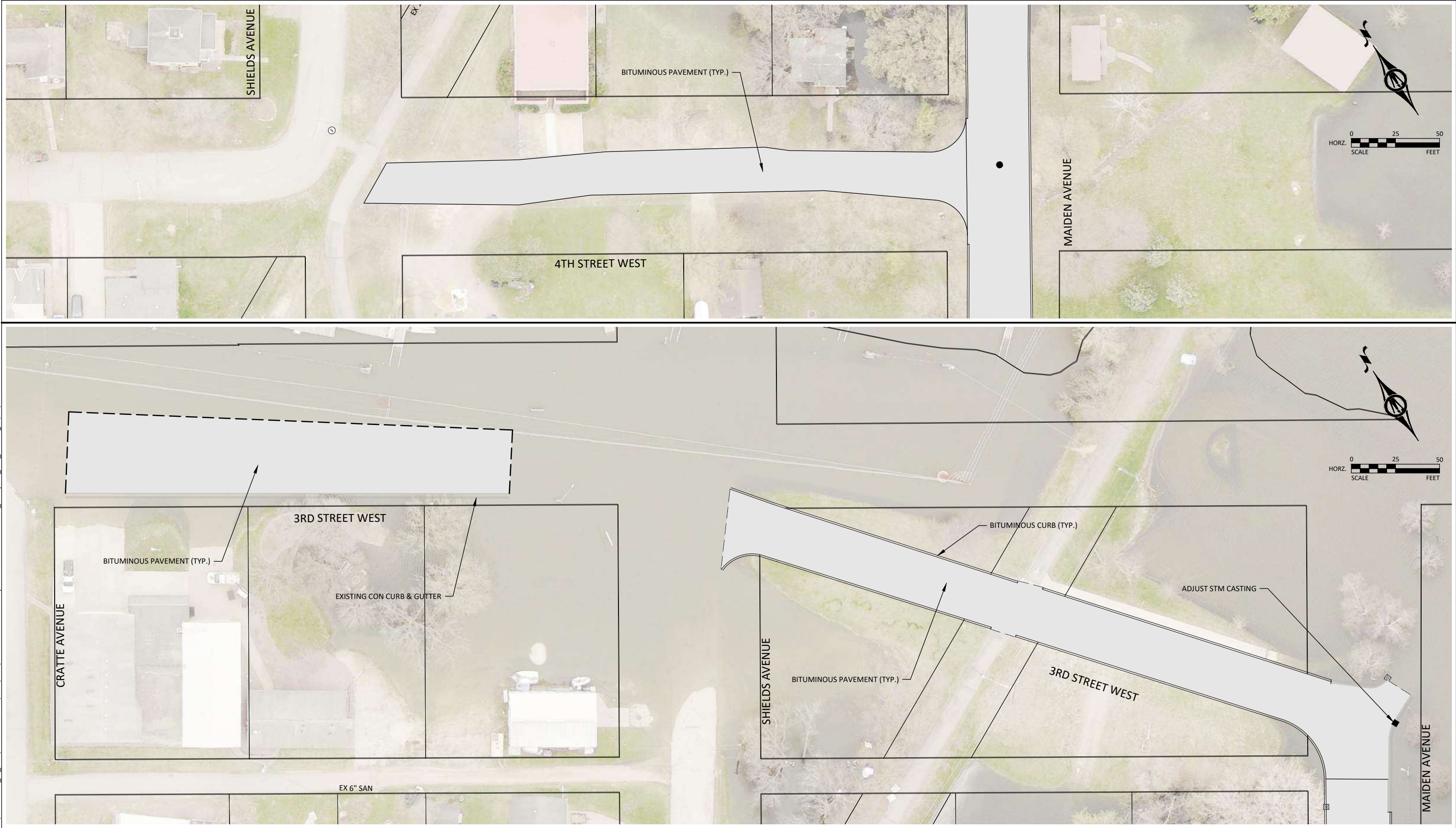


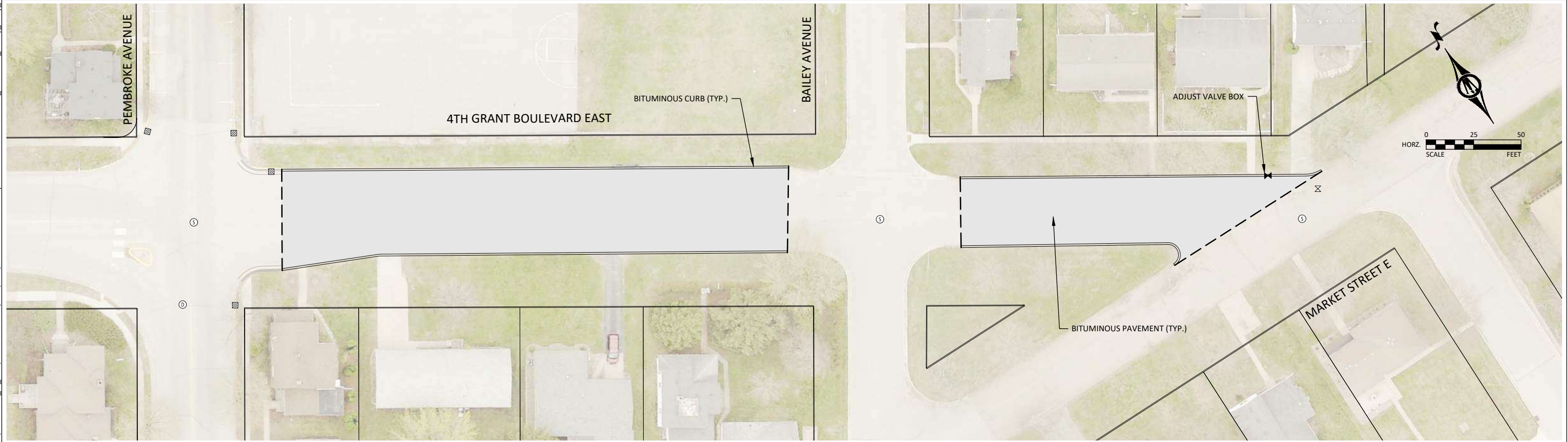
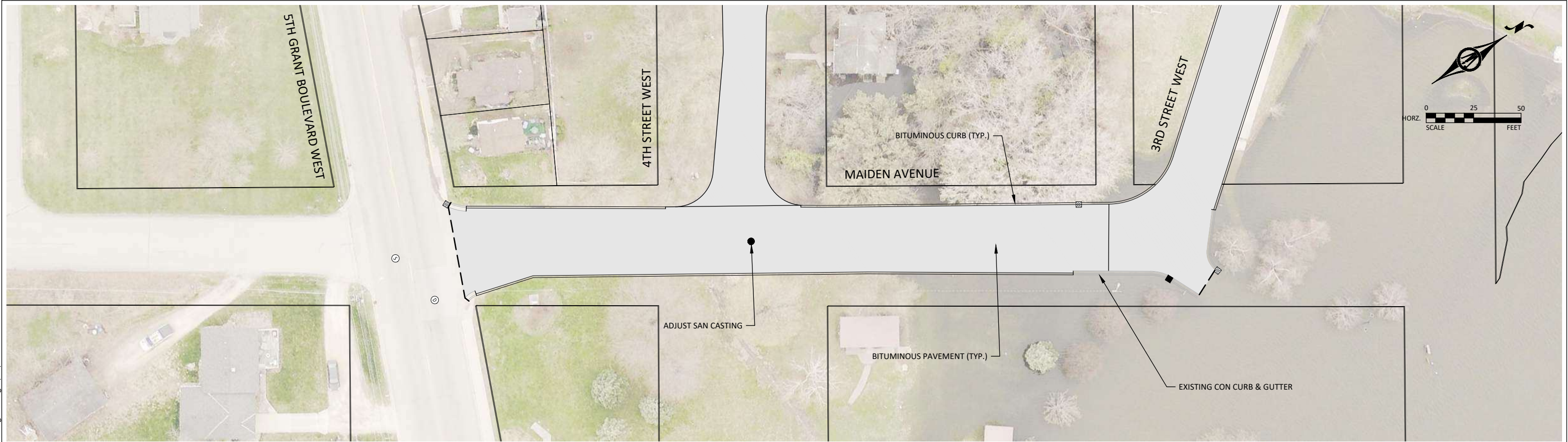


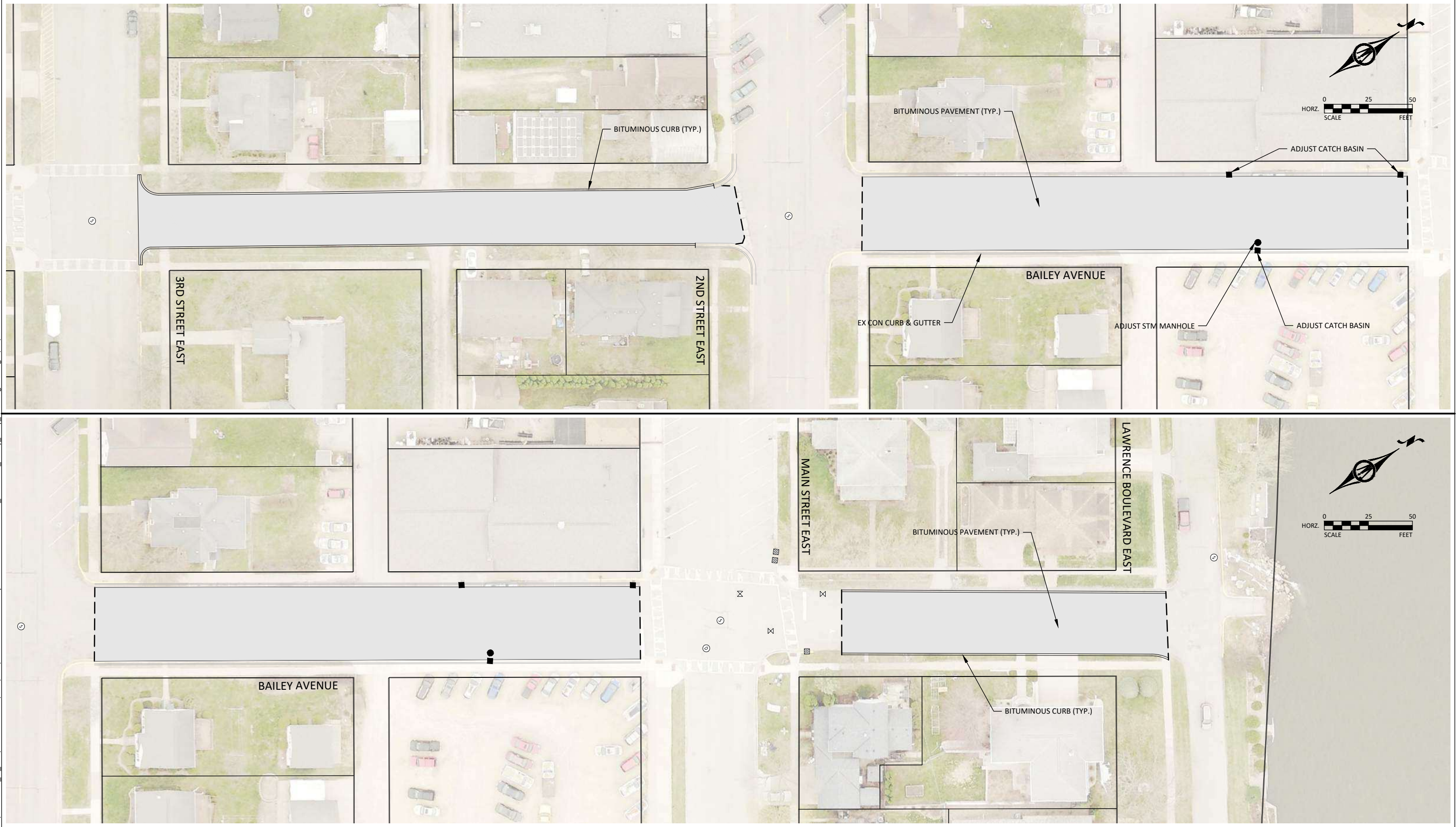


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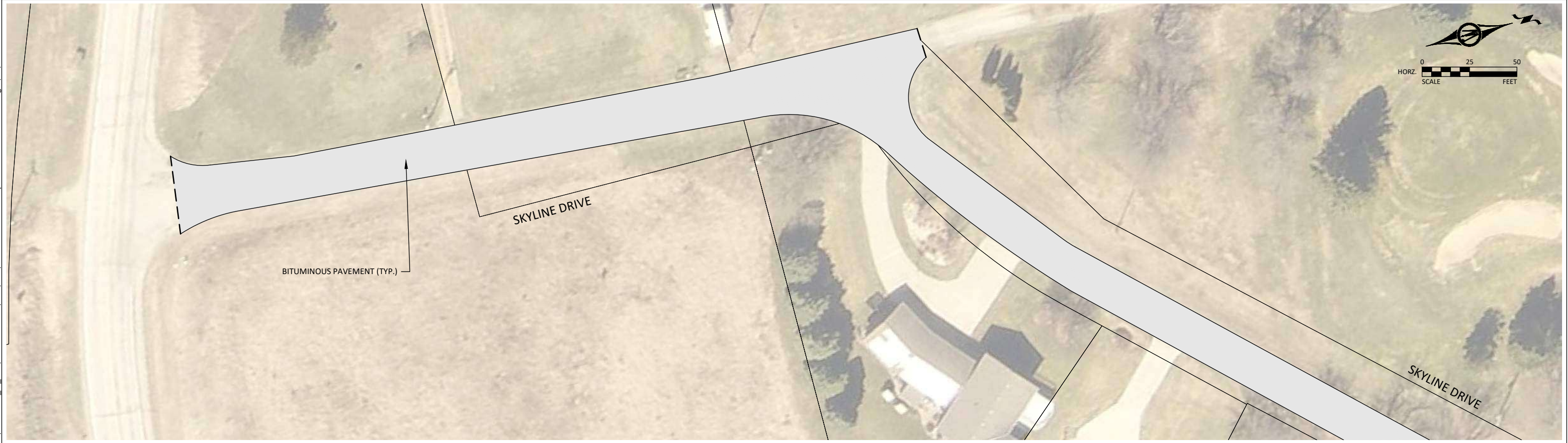
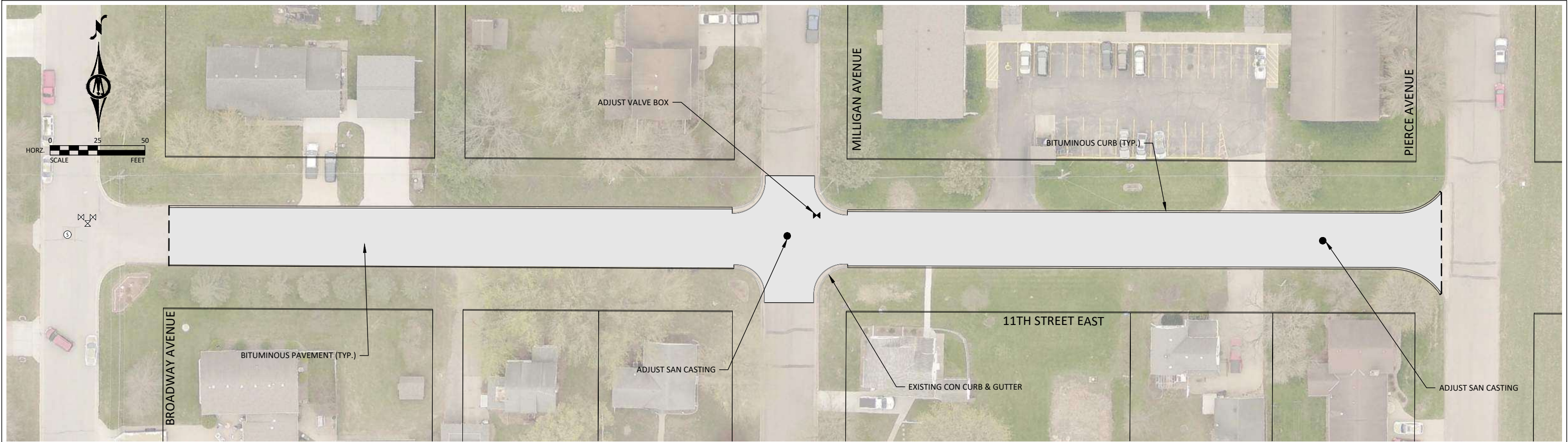


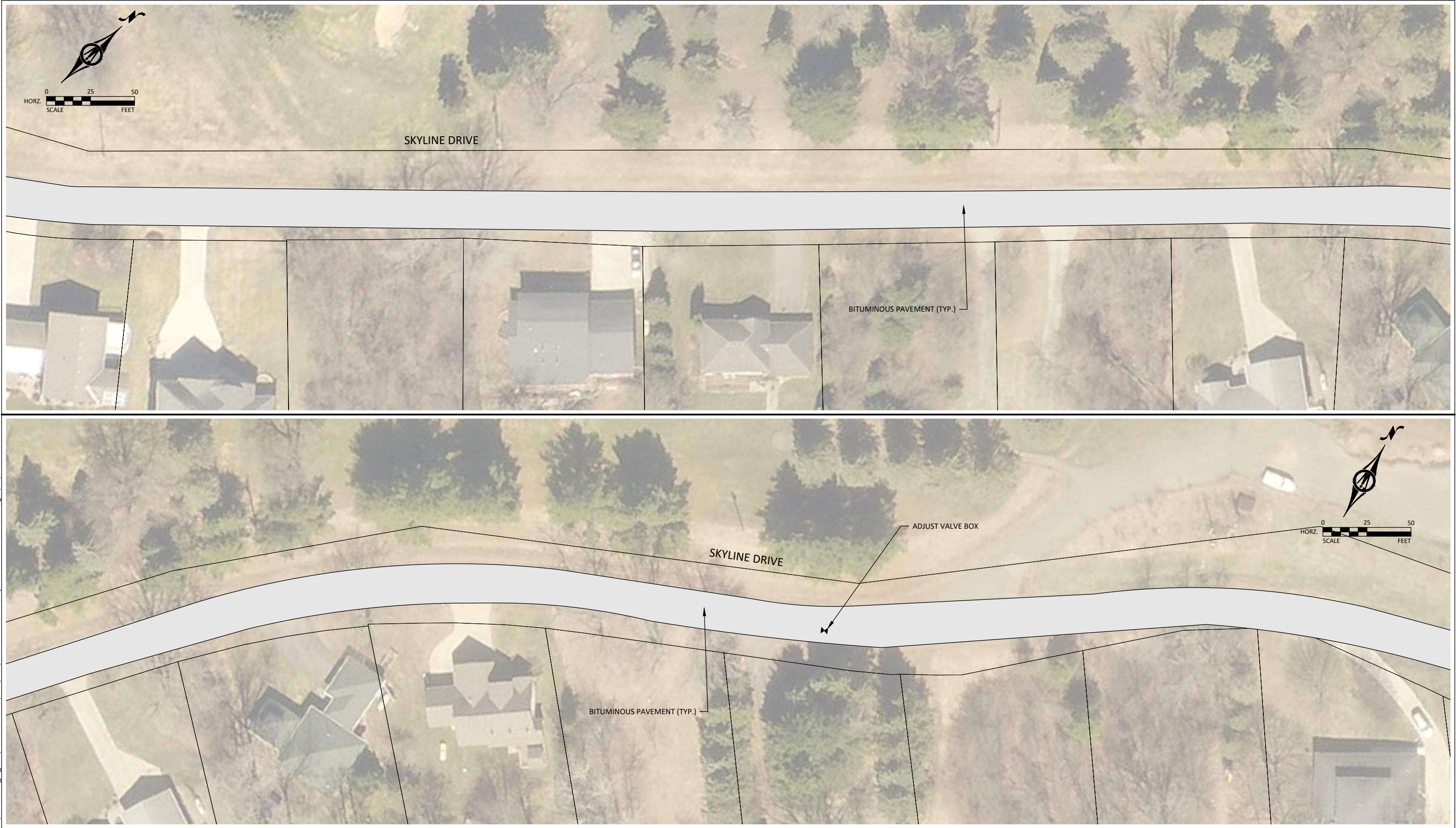


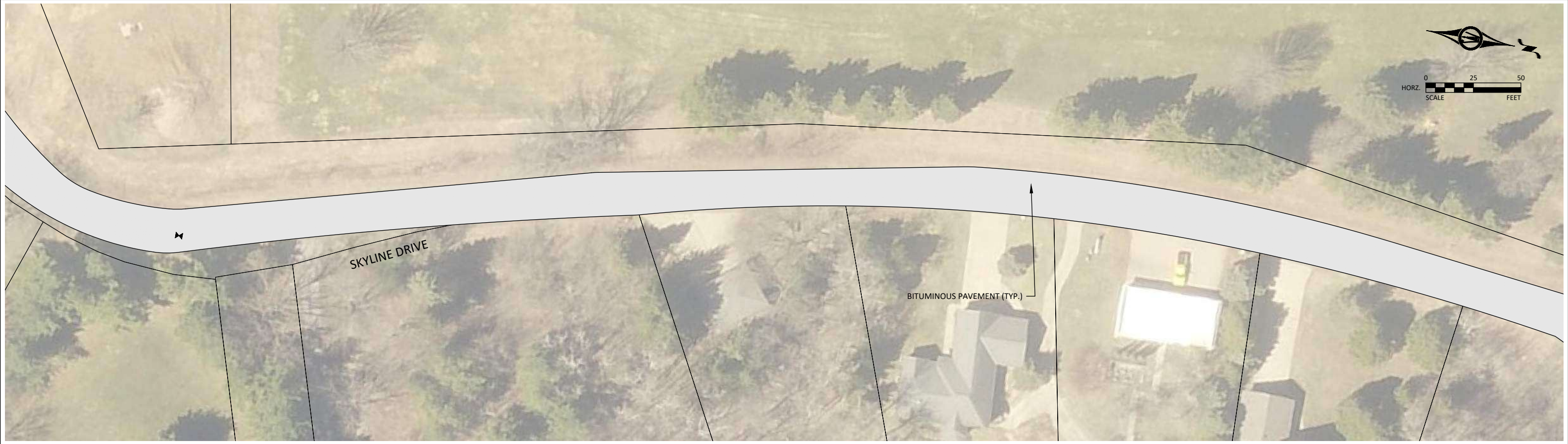
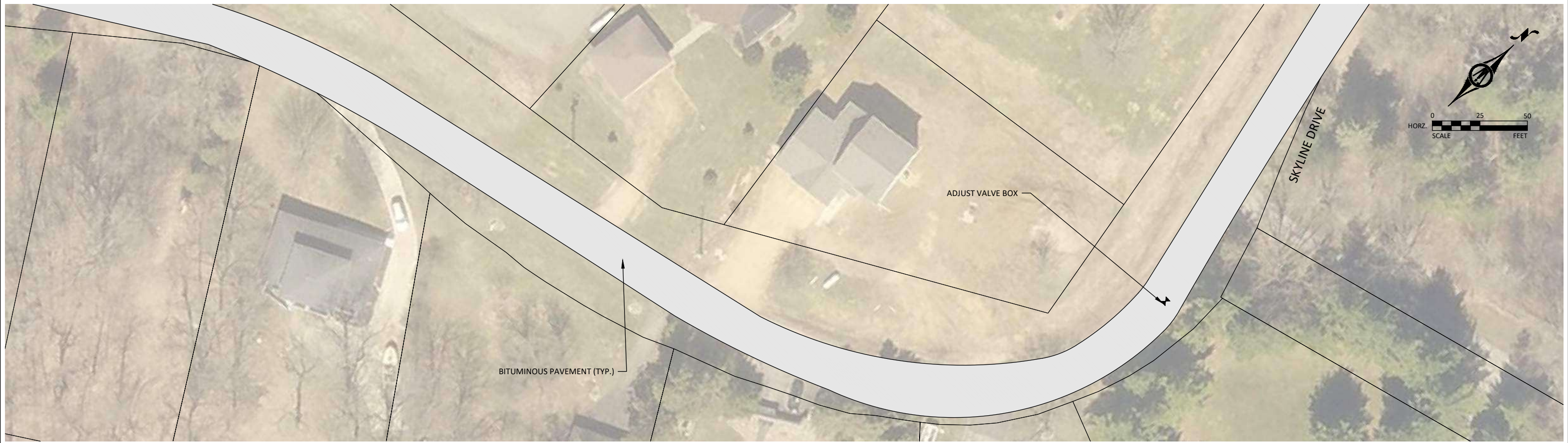




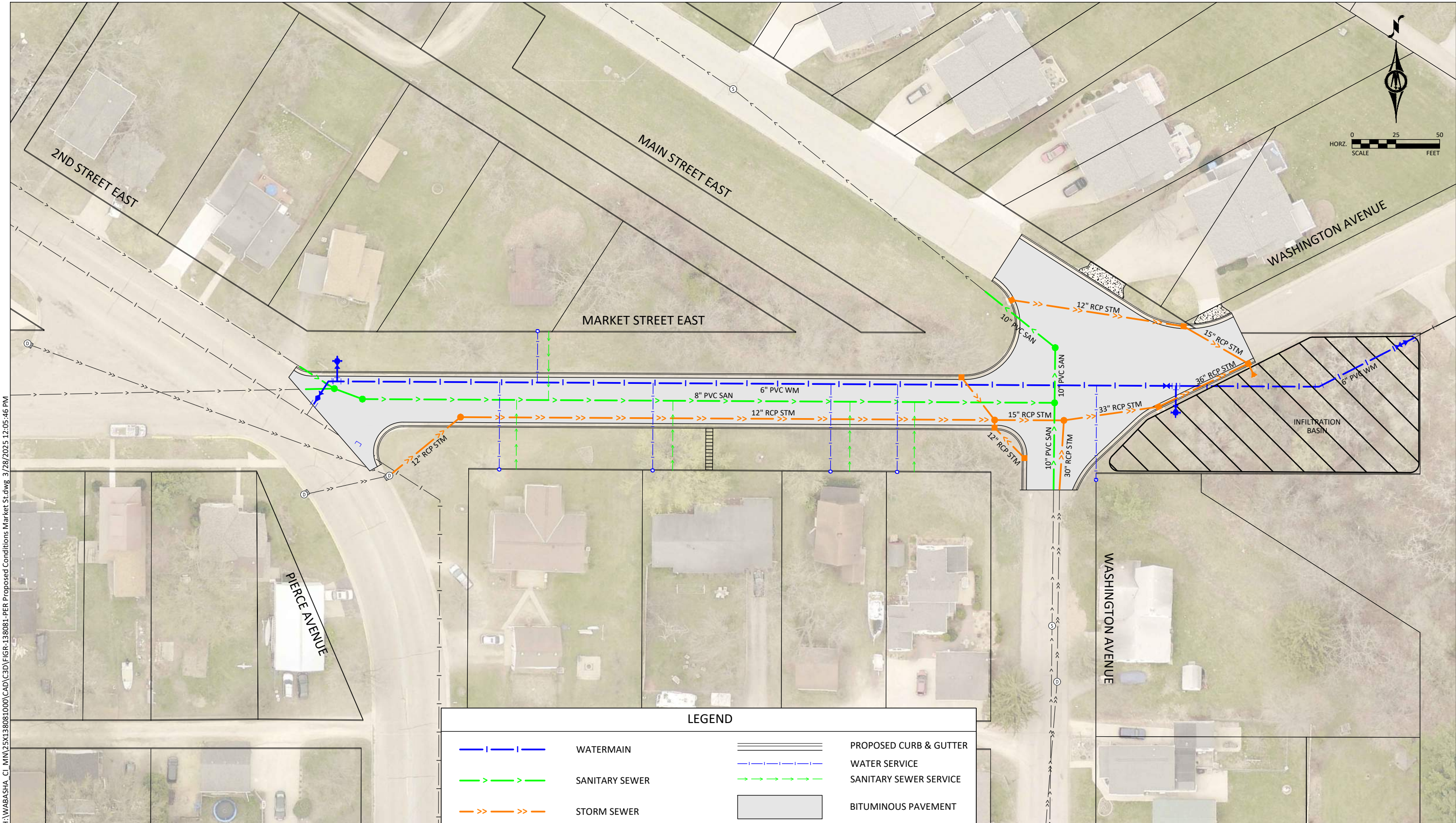
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Appendix B: Preliminary Cost Estimates



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Buena Vista Drive)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	6000	UNIT	\$1.00	\$6,000.00
2	MOBILIZATION	1	LS	\$4,700.00	\$4,700.00
3	TRAFFIC CONTROL	1	LS	\$1,000.00	\$1,000.00
4	BITUMINOUS PATCH SPECIAL	95	SY	\$90.00	\$8,550.00
5	MILL BITUMINOUS SURFACE (2.0")	1875	SY	\$4.50	\$8,437.50
6	BITUMINOUS MATERIAL FOR TACK COAT	245	GAL	\$2.50	\$612.50
7	BITUMINOUS WEAR COURSE	258	TON	\$120.00	\$30,960.00
8	TURF ESTABLISHMENT	615	SY	\$10.00	\$6,150.00
9	INLET PROTECTION	2	EA	\$210.00	\$420.00
SUBTOTAL:					\$66,830.00
SANITARY SEWER					
10	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	1	EA	\$2,100.00	\$2,100.00
11	SANITARY SEWER CASTING ASSEMBLY	1	EA	\$1,275.00	\$1,275.00
12	SANITARY SEWER I&I BARRIER	1	EA	\$370.00	\$370.00
SUBTOTAL:					\$3,745.00

BASE CONSTRUCTION SUBTOTAL:	\$70,575.00
CONSTRUCTION CONTINGENCIES (5%):	\$3,500.00
BASE CONSTRUCTION COST:	\$74,075.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$18,600.00
ESTIMATED BASE PROJECT TOTAL:	\$92,675.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Prospect Avenue)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	2050	UNIT	\$1.00	\$2,050.00
2	MOBILIZATION	1	LS	\$1,950.00	\$1,950.00
3	TRAFFIC CONTROL	1	LS	\$750.00	\$750.00
4	BITUMINOUS PATCH SPECIAL	45	SY	\$90.00	\$4,050.00
5	MILL BITUMINOUS SURFACE (2.0")	900	SY	\$4.50	\$4,050.00
6	BITUMINOUS MATERIAL FOR TACK COAT	120	GAL	\$2.50	\$300.00
7	BITUMINOUS WEAR COURSE	112	TON	\$120.00	\$13,440.00
8	TURF ESTABLISHMENT	260	SY	\$10.00	\$2,600.00
				SUBTOTAL:	\$29,190.00

BASE CONSTRUCTION SUBTOTAL:	\$29,190.00
CONSTRUCTION CONTINGENCIES (5%):	\$1,500.00
BASE CONSTRUCTION COST:	\$30,690.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$7,700.00
ESTIMATED BASE PROJECT TOTAL:	\$38,390.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (4th Street West)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	2150	UNIT	\$1.00	\$2,150.00
2	MOBILIZATION	1	LS	\$2,050.00	\$2,050.00
3	TRAFFIC CONTROL	1	LS	\$775.00	\$775.00
4	BITUMINOUS PATCH SPECIAL	50	SY	\$90.00	\$4,500.00
5	MILL BITUMINOUS SURFACE (2.0")	940	SY	\$4.50	\$4,230.00
6	BITUMINOUS MATERIAL FOR TACK COAT	125	GAL	\$2.50	\$312.50
7	BITUMINOUS WEAR COURSE	120	TON	\$120.00	\$14,400.00
8	TURF ESTABLISHMENT	230	SY	\$10.00	\$2,300.00
				SUBTOTAL:	\$30,717.50

BASE CONSTRUCTION SUBTOTAL:	\$30,717.50
CONSTRUCTION CONTINGENCIES (5%):	\$1,500.00
BASE CONSTRUCTION COST:	\$32,217.50
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$8,100.00
ESTIMATED BASE PROJECT TOTAL:	\$40,317.50



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (3rd Street West)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	6500	UNIT	\$1.00	\$6,500.00
2	MOBILIZATION	1	LS	\$6,000.00	\$6,000.00
3	TRAFFIC CONTROL	1	LS	\$1,500.00	\$1,500.00
4	REMOVE CURB & GUTTER	20	LF	\$8.50	\$170.00
5	BITUMINOUS PATCH SPECIAL	130	SY	\$90.00	\$11,700.00
6	MILL BITUMINOUS PAVEMENT	2555	SY	\$4.50	\$11,497.50
7	BITUMINOUS MATERIAL FOR TACK COAT	335	GAL	\$2.50	\$837.50
8	BITUMINOUS WEAR COURSE	320	TON	\$120.00	\$38,400.00
9	B618 CONCRETE CURB & GUTTER	20	LF	\$55.00	\$1,100.00
10	BITUMINOUS CURB & GUTTER	710	LF	\$8.50	\$6,035.00
11	TURF ESTABLISHMENT	270	SY	\$10.00	\$2,700.00
12	INLET PROTECTION	7	EA	\$210.00	\$1,470.00
SUBTOTAL:					\$87,910.00
STORM SEWER					
13	ADJUST FRAME AND RING CASTING (STORM)	1	EA	\$1,050.00	\$1,050.00
14	STORM SEWER CASTING ASSEMBLY	1	EA	\$1,275.00	\$1,275.00
SUBTOTAL:					\$2,325.00

BASE CONSTRUCTION SUBTOTAL:	\$90,235.00
CONSTRUCTION CONTINGENCIES (5%):	\$4,500.00
BASE CONSTRUCTION COST:	\$94,735.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$23,700.00
ESTIMATED BASE PROJECT TOTAL:	\$118,435.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Maiden Avenue)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	3550	UNIT	\$1.00	\$3,550.00
2	MOBILIZATION	1	LS	\$3,500.00	\$3,500.00
3	TRAFFIC CONTROL	1	LS	\$800.00	\$800.00
4	REMOVE CURB & GUTTER	5	LF	\$8.50	\$42.50
5	BITUMINOUS PATCH SPECIAL	70	SY	\$90.00	\$6,300.00
6	MILL BITUMINOUS PAVEMENT	1370	SY	\$4.50	\$6,165.00
7	BITUMINOUS MATERIAL FOR TACK COAT	180	GAL	\$2.50	\$450.00
8	BITUMINOUS WEAR COURSE	170	TON	\$120.00	\$20,400.00
9	B618 CONCRETE CURB & GUTTER	5	LF	\$55.00	\$275.00
10	BITUMINOUS CURB & GUTTER	585	LF	\$8.50	\$4,972.50
11	TURF ESTABLISHMENT	25	SY	\$10.00	\$250.00
12	INLET PROTECTION	2	EA	\$210.00	\$420.00
				SUBTOTAL:	\$47,125.00
SANITARY SEWER					
13	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	1	EA	\$2,100.00	\$2,100.00
14	SANITARY SEWER CASTING ASSEMBLY	1	EA	\$1,275.00	\$1,275.00
15	SANITARY SEWER I&I BARRIER	1	EA	\$370.00	\$370.00
				SUBTOTAL:	\$3,745.00

BASE CONSTRUCTION SUBTOTAL:	\$50,870.00
CONSTRUCTION CONTINGENCIES (5%):	\$2,500.00
BASE CONSTRUCTION COST:	\$53,370.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$13,400.00
ESTIMATED BASE PROJECT TOTAL:	\$66,770.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (4th Grant Boulevard East)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	4850	UNIT	\$1.00	\$4,850.00
2	MOBILIZATION	1	LS	\$4,700.00	\$4,700.00
3	TRAFFIC CONTROL	1	LS	\$750.00	\$750.00
4	BITUMINOUS PATCH SPECIAL	100	SY	\$90.00	\$9,000.00
5	MILL BITUMINOUS PAVEMENT	1950	SY	\$4.50	\$8,775.00
6	BITUMINOUS MATERIAL FOR TACK COAT	255	GAL	\$2.50	\$637.50
7	BITUMINOUS WEAR COURSE	245	TON	\$120.00	\$29,400.00
8	BITUMINOUS CURB & GUTTER	855	LF	\$8.50	\$7,267.50
9	TURF ESTABLISHMENT	285	SY	\$10.00	\$2,850.00
10	INLET PROTECTION	3	EA	\$210.00	\$630.00
SUBTOTAL:					\$68,860.00
WATERMAIN					
11	ADJUST VALVE BOX	1	EA	\$420.00	\$420.00
SUBTOTAL:					\$420.00
BASE CONSTRUCTION SUBTOTAL:					\$69,280.00
CONSTRUCTION CONTINGENCIES (5%):					\$3,500.00
BASE CONSTRUCTION COST:					\$72,780.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:					\$18,200.00
ESTIMATED BASE PROJECT TOTAL:					\$90,980.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Bailey Avenue)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	8700	UNIT	\$1.00	\$8,700.00
2	MOBILIZATION	1	LS	\$8,400.00	\$8,400.00
3	TRAFFIC CONTROL	1	LS	\$1,500.00	\$1,500.00
4	REMOVE CURB & GUTTER	35	LF	\$8.50	\$297.50
5	BITUMINOUS PATCH SPECIAL	165	SY	\$90.00	\$14,850.00
6	MILL BITUMINOUS PAVEMENT	3280	SY	\$4.50	\$14,760.00
7	BITUMINOUS MATERIAL FOR TACK COAT	430	GAL	\$2.50	\$1,075.00
8	BITUMINOUS WEAR COURSE	410	TON	\$120.00	\$49,200.00
9	B618 CONCRETE CURB & GUTTER	35	LF	\$55.00	\$1,925.00
10	BITUMINOUS CURB & GUTTER	1030	LF	\$8.50	\$8,755.00
11	TURF ESTABLISHMENT	340	SY	\$10.00	\$3,400.00
12	INLET PROTECTION	6	EA	\$210.00	\$1,260.00
				SUBTOTAL:	\$114,122.50
STORM SEWER					
13	ADJUST FRAME AND RING CASTING (STORM)	4	EA	\$1,050.00	\$4,200.00
14	STORM SEWER CASTING ASSEMBLY	4	EA	\$1,275.00	\$5,100.00
15	CHIMNEY SEAL (STORM)	1	EA	\$525.00	\$525.00
				SUBTOTAL:	\$9,825.00

BASE CONSTRUCTION SUBTOTAL: \$123,947.50

CONSTRUCTION CONTINGENCIES (5%): \$6,200.00

BASE CONSTRUCTION COST: \$130,147.50

ESTIMATED ENGINEERING, ADMIN & LEGAL: \$32,600.00

ESTIMATED BASE PROJECT TOTAL: \$162,747.50



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Alley)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	2050	UNIT	\$1.00	\$2,050.00
2	MOBILIZATION	1	LS	\$2,000.00	\$2,000.00
3	TRAFFIC CONTROL	1	LS	\$450.00	\$450.00
4	BITUMINOUS PATCH SPECIAL	35	SY	\$90.00	\$3,150.00
5	MILL BITUMINOUS PAVEMENT	665	SY	\$4.50	\$2,992.50
6	BITUMINOUS MATERIAL FOR TACK COAT	90	GAL	\$2.50	\$225.00
7	BITUMINOUS WEAR COURSE	85	TON	\$120.00	\$10,200.00
8	TURF ESTABLISHMENT	85	SY	\$10.00	\$850.00
				SUBTOTAL:	\$21,917.50
SANITARY SEWER					
9	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	2	EA	\$2,100.00	\$4,200.00
10	SANITARY SEWER CASTING ASSEMBLY	2	EA	\$1,275.00	\$2,550.00
11	SANITARY SEWER I&I BARRIER	2	EA	\$370.00	\$740.00
				SUBTOTAL:	\$7,490.00
BASE CONSTRUCTION SUBTOTAL:					\$29,407.50
CONSTRUCTION CONTINGENCIES (5%):					\$1,500.00
BASE CONSTRUCTION COST:					\$30,907.50
ESTIMATED ENGINEERING, ADMIN & LEGAL:					\$7,800.00
ESTIMATED BASE PROJECT TOTAL:					\$38,707.50



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Washington Avenue)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	5400	UNIT	\$1.00	\$5,400.00
2	MOBILIZATION	1	LS	\$5,200.00	\$5,200.00
3	TRAFFIC CONTROL	1	LS	\$1,000.00	\$1,000.00
4	REMOVE CURB & GUTTER	5	LF	\$8.50	\$42.50
5	BITUMINOUS PATCH SPECIAL	95	SY	\$90.00	\$8,550.00
6	MILL BITUMINOUS PAVEMENT	1810	SY	\$4.50	\$8,145.00
7	BITUMINOUS MATERIAL FOR TACK COAT	235	GAL	\$2.50	\$587.50
8	BITUMINOUS WEAR COURSE	225	TON	\$120.00	\$27,000.00
9	B618 CONCRETE CURB & GUTTER	5	LF	\$55.00	\$275.00
10	BITUMINOUS CURB & GUTTER	1095	LF	\$8.50	\$9,307.50
11	TURF ESTABLISHMENT	380	SY	\$10.00	\$3,800.00
12	INLET PROTECTION	5	EA	\$210.00	\$1,050.00
				SUBTOTAL:	\$70,357.50
SANITARY SEWER					
	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	1	EA	\$2,100.00	\$2,100.00
	SANITARY SEWER CASTING ASSEMBLY	1	EA	\$1,275.00	\$1,275.00
	SANITARY SEWER I&I BARRIER	1	EA	\$370.00	\$370.00
				SUBTOTAL:	\$3,745.00
STORM SEWER					
13	ADJUST FRAME AND RING CASTING (STORM)	1	EA	\$1,050.00	\$1,050.00
14	STORM SEWER CASTING ASSEMBLY	1	EA	\$1,275.00	\$1,275.00
15	CHIMNEY SEAL (STORM)	1	EA	\$525.00	\$525.00
				SUBTOTAL:	\$2,850.00
BASE CONSTRUCTION SUBTOTAL:					\$76,952.50
CONSTRUCTION CONTINGENCIES (5%):					\$3,800.00
BASE CONSTRUCTION COST:					\$80,752.50
ESTIMATED ENGINEERING, ADMIN & LEGAL:					\$20,200.00
ESTIMATED BASE PROJECT TOTAL:					\$100,952.50



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (11th Street East)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	7000	UNIT	\$1.00	\$7,000.00
2	MOBILIZATION	1	LS	\$6,400.00	\$6,400.00
3	TRAFFIC CONTROL	1	LS	\$1,200.00	\$1,200.00
4	REMOVE CURB & GUTTER	6	LF	\$8.50	\$51.00
5	BITUMINOUS PATCH SPECIAL	120	SY	\$90.00	\$10,800.00
6	MILL BITUMINOUS PAVEMENT	2330	SY	\$4.50	\$10,485.00
7	BITUMINOUS MATERIAL FOR TACK COAT	305	GAL	\$2.50	\$762.50
8	BITUMINOUS WEAR COURSE	290	TON	\$120.00	\$34,800.00
9	B618 CONCRETE CURB & GUTTER	6	LF	\$55.00	\$330.00
10	BITUMINOUS CURB & GUTTER	1230	LF	\$8.50	\$10,455.00
11	TURF ESTABLISHMENT	445	SY	\$10.00	\$4,450.00
SUBTOTAL:					\$86,733.50
SANITARY SEWER					
12	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	2	EA	\$2,100.00	\$4,200.00
13	SANITARY SEWER CASTING ASSEMBLY	2	EA	\$1,275.00	\$2,550.00
14	SANITARY SEWER I&I BARRIER	2	EA	\$370.00	\$740.00
SUBTOTAL:					\$7,490.00
WATERMAIN					
15	ADJUST VALVE BOX	1	EA	\$420.00	\$420.00
SUBTOTAL:					\$420.00

BASE CONSTRUCTION SUBTOTAL:	\$94,643.50
CONSTRUCTION CONTINGENCIES (5%):	\$4,700.00
BASE CONSTRUCTION COST:	\$99,343.50
ESTIMATED ENGINEERING, ADMIN & LEGAL:	\$24,900.00
ESTIMATED BASE PROJECT TOTAL:	\$124,243.50



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Skyline Drive)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	4850	UNIT	\$1.00	\$4,850.00
2	MOBILIZATION	1	LS	\$18,000.00	\$18,000.00
3	TRAFFIC CONTROL	1	LS	\$2,500.00	\$2,500.00
4	BITUMINOUS PATCH SPECIAL	440	SY	\$90.00	\$39,600.00
5	MILL BITUMINOUS PAVEMENT	8740	SY	\$4.50	\$39,330.00
6	BITUMINOUS MATERIAL FOR TACK COAT	1140	GAL	\$2.50	\$2,850.00
7	BITUMINOUS WEAR COURSE	1090	TON	\$120.00	\$130,800.00
8	TURF ESTABLISHMENT	2280	SY	\$10.00	\$22,800.00
9	INLET PROTECTION	2	EA	\$210.00	\$420.00
SUBTOTAL:					\$261,150.00
WATERMAIN					
10	ADJUST VALVE BOX	3	EA	\$420.00	\$1,260.00
SUBTOTAL:					\$1,260.00
BASE CONSTRUCTION SUBTOTAL:					\$262,410.00
CONSTRUCTION CONTINGENCIES (5%):					\$13,100.00
BASE CONSTRUCTION COST:					\$275,510.00
ESTIMATED ENGINEERING, ADMIN & LEGAL:					\$68,900.00
ESTIMATED BASE PROJECT TOTAL:					\$344,410.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Market Street East)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
STREET AND SITE					
1	CONSTRUCTION ALLOWANCE	5000	UNIT	\$1.00	\$5,000.00
2	MOBILIZATION	1	LS	\$36,000.00	\$36,000.00
3	CLEARING & GRUBBING	1	LS	\$20,000.00	\$20,000.00
4	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00
5	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	185	LF	\$3.50	\$647.50
6	SALVAGE SIGN	3	EA	\$75.00	\$225.00
7	REMOVE BITUMINOUS PAVEMENT	2345	SY	\$5.50	\$12,897.50
8	REMOVE CURB & GUTTER	380	LF	\$4.00	\$1,520.00
9	REMOVE CONCRETE DRIVEWAY PAVEMENT	40	SY	\$10.00	\$400.00
10	REMOVE CONCRETE STEPS	1	LS	\$1,500.00	\$1,500.00
11	STREET SWEEPER (WITH PICKUP BROOM)	15	HR	\$195.00	\$2,925.00
12	EXPLORATORY EXCAVATION	5	HR	\$330.00	\$1,650.00
13	GEOTEXTILE FABRIC TYPE 5	295	SY	\$3.50	\$1,032.50
14	COMMON EXCAVATION (P)	2450	CY	\$16.50	\$40,425.00
15	MUCK EXCAVATION	295	CY	\$17.50	\$5,162.50
16	STABILIZING AGGREGATE	295	CY	\$35.00	\$10,325.00
17	SELECT GRANULAR BORROW (CV) (12") (P)	975	CY	\$30.00	\$29,250.00
18	AGGREGATE BASE CLASS 5 (CV) (10") (P)	815	CY	\$38.00	\$30,970.00
19	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK (P)	2012	SY	\$11.00	\$22,132.00
20	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3;C) 2.5" THICK (P)	2012	SY	\$16.50	\$33,198.00
21	7" CONCRETE PAVEMENT	282	SY	\$90.00	\$25,380.00
22	CONCRETE CURB & GUTTER DESIGN B624	1280	LF	\$26.00	\$33,280.00
23	6" REINFORCED CONCRETE DRIVEWAY	40	SY	\$80.00	\$3,200.00
24	CONCRETE STEPS	1	LS	\$4,000.00	\$4,000.00
25	TOPSOIL BORROW	340	SY	\$32.00	\$10,880.00
26	INSTALL SIGN	6	EA	\$275.00	\$1,650.00
27	STABILIZED CONSTRUCTION EXIT	2	LS	\$1,650.00	\$3,300.00
28	EROSION CONTROL SUPERVISOR	1	LS	\$1,000.00	\$1,000.00
29	SODDING, TYPE LAWN	2240	SY	\$10.00	\$22,400.00
				SUBTOTAL:	\$365,350.00
SANITARY SEWER					
30	REMOVE SEWER PIPE (SANITARY)	575	LF	\$5.50	\$3,162.50
31	REMOVE MANHOLE (SANITARY)	5	EA	\$585.00	\$2,925.00
32	8"X6" PVC WYE	5	EA	\$440.00	\$2,200.00
33	8" PVC PIPE SEWER	450	LF	\$78.00	\$35,100.00
34	10" PVC PIPE SEWER	130	LF	\$85.00	\$11,050.00
35	6" PVC SANITARY SERVICE PIPE	200	LF	\$60.00	\$12,000.00
36	CASTING ASSEMBLY (SANITARY)	4	EA	\$1,100.00	\$4,400.00
37	CONSTRUCT MANHOLE DESIGN 4007	4	EA	\$5,800.00	\$23,200.00
38	DRAIN TILE REPAIR 4" - 10" (SANITARY)	20	LF	\$30.00	\$600.00
39	GRANULAR BACKFILL (LV)	100	CY	\$15.00	\$1,500.00
40	GRANULAR FOUNDATION (SANITARY)	100	CY	\$35.00	\$3,500.00
				SUBTOTAL:	\$99,637.50
WATERMAIN					
41	REMOVE WATERMAIN PIPE	695	LF	\$6.50	\$4,517.50
42	REMOVE GATE VALVE & BOX	1	EA	\$250.00	\$250.00
43	SALVAGE HYDRANT	2	EA	\$550.00	\$1,100.00
44	TEMPORARY WATER SERVICE	1	LS	\$5,000.00	\$5,000.00
45	4" PVC WATERMAIN	8	LF	\$55.00	\$440.00
46	6" PVC WATERMAIN	660	LF	\$60.00	\$39,600.00
47	HYDRANT	2	EA	\$6,500.00	\$13,000.00
48	WATERMAIN FITTINGS	272	POUND	\$14.00	\$3,808.00
49	6" GATE VALVE & BOX	5	EA	\$2,750.00	\$13,750.00
50	CONNECT TO EXISTING WATERMAIN	2	EA	\$1,500.00	\$3,000.00
51	1" CORPORATION STOP	6	EA	\$440.00	\$2,640.00
52	1" CURB STOP & BOX	6	EA	\$500.00	\$3,000.00
53	1" TYPE K COPPER PIPE	285	LF	\$45.00	\$12,825.00
54	4" INSULATION	75	SY	\$55.00	\$4,125.00
55	DRAIN TILE REPAIR 4" - 10" (WATERMAIN)	20	LF	\$30.00	\$600.00
56	GRANULAR BACKFILL (LV) (WATERMAIN)	100	CY	\$15.00	\$1,500.00
57	GRANULAR FOUNDATION (WATERMAIN)	100	CY	\$35.00	\$3,500.00
				SUBTOTAL:	\$112,655.50
STORM SEWER					
58	REMOVE MANHOLE (STORM)	2	EA	\$600.00	\$1,200.00
59	REMOVE CATCH BASIN	3	EA	\$500.00	\$1,500.00
60	REMOVE SEWER PIPE (STORM)	665	LF	\$7.50	\$4,987.50
61	6" PERF PVC PIPE DRAIN	1135	LF	\$20.00	\$22,700.00
62	6" PVC PIPE DRAIN CLEANOUT	2	EA	\$450.00	\$900.00
63	SUMP PUMP SERVICE	6	EA	\$1,000.00	\$6,000.00
64	12" RCP STORM SEWER	520	LF	\$55.00	\$28,600.00



PRELIMINARY ENGINEER'S ESTIMATE

2025 STREET & UTILITY IMPROVEMENTS
CITY OF WABASHA, MN (Market Street East)
BMI PROJECT NO.: 25X138081

Updated: 03-28-2025

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
65	15" RCP STORM SEWER	85	LF	\$64.00	\$5,440.00
66	30" RCP STORM SEWER	40	LF	\$132.00	\$5,280.00
67	33" RCP STORM SEWER	55	LF	\$145.00	\$7,975.00
68	36" RCP STORM SEWER	65	LF	\$165.00	\$10,725.00
69	36" RCP FLARED END SECTION	1	EA	\$4,500.00	\$4,500.00
70	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	2	EA	\$4,500.00	\$9,000.00
71	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	1	EA	\$8,500.00	\$8,500.00
72	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	1	EA	\$6,000.00	\$6,000.00
73	CONSTRUCT DRAINAGE STRUCTURE DESIGN 96-4022	1	EA	\$12,000.00	\$12,000.00
74	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (R-1)	5	EA	\$3,000.00	\$15,000.00
75	CASTING ASSEMBLY (STORM)	10	EA	\$935.00	\$9,350.00
76	CONNECT TO EXISTING STORM SEWER	2	EA	\$935.00	\$1,870.00
77	STORMWATER INFILTRATION BASIN	1125	CY	\$20.00	\$22,500.00
78	STORM DRAIN INLET PROTECTION	12	EA	\$200.00	\$2,400.00
79	SEDIMENT CONTROL LOG TYPE WOOD FIBER	455	LF	\$6.50	\$2,957.50
80	ROCK DITCH CHECK	5	EA	\$200.00	\$1,000.00
81	DRAIN TILE REPAIR 4"-10" (STORM)	20	LF	\$30.00	\$600.00
82	GRANULAR BACKFILL (LV) (STORM)	100	CY	\$15.00	\$1,500.00
83	GRANULAR FOUNDATION (STORM)	100	CY	\$35.00	\$3,500.00
SUBTOTAL:					\$195,985.00

BASE CONSTRUCTION SUBTOTAL:	\$773,628.00
CONSTRUCTION CONTINGENCIES (5%):	\$38,700.00
BASE CONSTRUCTION COST:	\$812,328.00
ESTIMATED ENGINEERING, ADMIN & LEGAL (25%):	\$203,100.00
ESTIMATED BASE PROJECT TOTAL:	\$1,015,428.00

Appendix C: Preliminary Assessment Roll

Preliminary Assessment Roll
2025 Street & Utility Improvement Project
City of Wabasha, Minnesota
BMI Project No. 25X.138081

3/28/2025

Line	Parcel ID	Owner	Property Address	Owner Address	Non Residential Frontage	ERU for Street Assessment	Street Assessment	Notes
1	R27.01216.00	Jeffrey J & Sharon S Roemer	1050 BRUEGGER VALLEY RD	1050 Bruegger Valley Rd Wabasha, MN 55981		1	\$1,762.93	
2	R27.01215.00	James J Roemer	5 BUENA VISTA DR	5 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
3	R27.01217.00	James J RoemerRevocable Living Trust	0	100 Bruegger Valley Rd Wabasha, MN 55981		1	\$1,762.93	
4	R27.01218.00	Jeffrey J & Sharon S Roemer	0	1050 Bruegger Valley Rd Wabasha, MN 55981		1	\$1,762.93	
5	R27.01219.00	Lisa D Voth	0	2 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
6	R27.01485.00	Charles W Bricher	3 BUENA VISTA DR	3 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
7	R27.01484.00	Charles W Bricher	500 BRUEGGER VALLEY RD	3 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
8	R27.01210.00	Jeffrey L & Paula A Sulla Trust	4 BUENA VISTA DR	4 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
9	R27.01212.00	Jeffrey J & Sharon S Roemer	1 BUENA VISTA DR	1050 Bruegger Valley Rd Wabasha, MN 55981		1	\$1,762.93	
10	R27.01213.00	Lisa D Voth	2 BUENA VISTA DR	2 Buena Vista Dr Wabasha, MN 55981		1	\$1,762.93	
11	R27.00983.00	State Of Minnesota	0	39 S John Ireland Blvd Saint Paul, MN 55155	215.09	1.75	\$3,085.14	239.1 Total Length
12	R27.00984.00	Katherine A Metzler Collier	834 PROSPECT AVE	834 Prospect Ave Wabasha, MN 55981		1	\$1,762.93	
13	R27.00435.00	Terrence J Lee Trust	730 GRANT BLVD W	598 79th Ave NE Minneapolis, MN 55432		1	\$1,762.93	
14	R27.01244.00	Pamela J Kanz Trust Agreement	723 4TH ST W	3726 Hidden Cv NE Rochester, MN 55906		1	\$1,762.93	
15	R27.00426.06	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	25.7	1	\$0.00	City owned
16	R27.00427.03	John C & Melissa A Walter	736 4TH ST W	1294 89th St New Richmond, WI 54017		1.5	\$2,644.40	1-3 Units (Assume 3)
17	R27.00427.00	City Of Wabasha	724 4TH ST W	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	100	1	\$0.00	City owned
18	R27.00429.00	David G Darby	712 4TH ST W	712 W 4th St Wabasha, MN 55981		1	\$1,762.93	
19	R27.00420.00	K & M Wabasha Investments LLC	805 3RD ST W	5012 Viola Road NERochester, MN 55906	48.27	1	\$1,762.93	110 Total Length
20	R27.00421.00	K & M Wabasha Investments LLC	817 3RD ST W	5012 Viola Road NE Rochester, MN 55906	100	1	\$1,762.93	
21	R27.00422.03	K & M Wabasha Investments LLC	829 3RD ST W	5012 Viola Road NE Rochester, MN 55906	103.46	1	\$1,762.93	109.66 Total Length
22	R27.00404.00	City Of Wabasha	906 3RD ST W	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	251.89	2	\$0.00	City owned, 1149.57 Total Length
23	R27.00426.03	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	191.11	1.5	\$0.00	City owned, road splits parcel
24	R27.00426.06	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	43.74	1	\$0.00	City owned, road splits parcel
25	R27.00426.00	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	153	1.25	\$0.00	City owned, road splits parcel
26	R27.01245.00	Carol Ellen Arntson	706 GRANT BLVD W	212 N 6th St Lake City, MN 55041		1	\$1,762.93	
27	R27.00432.00	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	96.25	1	\$0.00	City owned
28	R27.00430.00	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	195.73	1.5	\$0.00	City owned, 304.02 Total Length
29	R05.00038.00	Gilbertson Farms LLC	18873 HIGHWAY 60	18873 Highway 60 Wabasha, MN 55981	152.42	1.25	\$2,203.67	Farm parcel, used length of improved road within parcel
30	R05.00038.03	William D Krause	66973 SKYLINE DR	420 4th Ave NE Plainview, MN 55964		1	\$1,762.93	
31	R27.00126.06	Coffee Mill Golf Course Inc	0	180 Coffee Mill Dr Wabasha, MN 55981	2568.35	21.25	\$37,462.36	Golf course, used length along improved road
32	R27.00126.12	Divine House Properties Lp	215 SKYLINE DR	328 5th St SW Willmar, MN 56201		1	\$1,762.93	
33	R27.01633.00	Eric & Jennifer Carlson	217 SKYLINE DR	217 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
34	R27.01017.00	Robert P & Jill D Sill	100 SKYLINE DR	100 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
35	R27.01018.00	David W & Susan K Wills	102 SKYLINE DR	102 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
36	R27.01019.00	James S Wildes Etal (David M Wildes, Eve D Wildes-Richey, William J	103 SKYLINE DR	1519 Crockett Gardens Rd Georgetown, TX 78628		1	\$1,762.93	
37	R27.01020.00	Terrence M Walters Therese Walters Wintering	104 SKYLINE DR	104 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
38	R27.01021.00	Gregory P Williams Alison B Carlini	108 SKYLINE DR	108 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
39	R27.01022.00	Kelly Lafata Cody J Krucker	110 SKYLINE DR	4658 Santiago Ln Bonita Springs, FL 34134		1	\$1,762.93	
40	R27.01023.00	Valentina Alexandra Rozenson	200 SKYLINE DR	37 Woodward Ave Sausalito, CA 94965		1	\$1,762.93	
41	R27.01024.00	Jeffrey L & Brenda K Luther	202 SKYLINE DR	202 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
42	R27.01025.00	Ronald C & Patty J Kuhn	204 SKYLINE DR	204 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
43	R27.01026.00	Joseph P & Jordan M Glomski	206 SKYLINE DR	206 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
44	R27.01027.00	Bruce & Nhung Nedland	208 SKYLINE DR	5369 Timberidge CT SE Rochester, MN 55904		1	\$1,762.93	
45	R27.01028.00	James & Grissel Anhorn	210 SKYLINE DR	210 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
46	R27.01029.00	James S Wildes Etal (David M Wildes Eve D Wildes-Richey William J V	212 SKYLINE DR	1519 Crockett Gardens Rd Georgetown, TX 78628		1	\$1,762.93	
47	R27.01030.00	Jodi Zobrist	213 SKYLINE DR	700 Fieldview Dr Smithton, IL 62285		1	\$1,762.93	
48	R27.01031.00	Craig R & Stacie K Prescher	214 SKYLINE DR	214 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
49	R27.01032.00	Ronald D & Carol S Prescher	0	216 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
50	R27.01033.00	Ronald D & Carol S Prescher	216 SKYLINE DR	216 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
51	R27.01034.00	Asbury Gault Family Trust %Asbury Gault	218 SKYLINE DR	218 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
52	R27.01035.06	Timothy R Kretschmer	220 SKYLINE DR	220 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
53	R27.01035.00	Martin & Gretchen Wilson	20 WILSON WAY	20 Wilson Way Wabasha, MN 55981		1	\$1,762.93	
54	R27.01035.03	Casey H & Leslie M Elliott	230 SKYLINE DR	230 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	

Line	Parcel ID	Owner	Property Address	Owner Address	Non Residential Frontage	ERU for Street Assessment	Street Assessment	Notes
55	R27.01036.00	Danny J & Mary K Hostetler	304 SKYLINE DR	601 Shreve St Apt 65c Punta Gorda, FL 33950		1	\$1,762.93	
56	R27.01037.00	Roland A & Tanya M Graves	306 SKYLINE DR	306 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
57	R27.01038.00	David D & Marta R Fisk Trust Agreement	308 SKYLINE DR	308 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
58	R27.01039.00	Hoss E & Amelia M Roemer	310 SKYLINE DR	310 Skyline Dr Wabasha, MN 55981		1	\$1,762.93	
59	R27.01041.00	Back Country Properties LLC	314 SKYLINE DR	40580 Bow Trl Nerstrand, MN 55053		1.5	\$2,644.40	1-3 Units (Assume 3)
60	R27.01042.00	John E & Rose Marie Doffing Revocable Trust	316 SKYLINE DR	9094 Links Dr Fort Myers, FL 33913		1	\$1,762.93	
61	R27.01043.00	Thomas J Schoen	318 SKYLINE DR	17 Founders Grn Hudson, WI 54016		1	\$1,762.93	
62	R27.00402.03	Vec Rental LLC	106 4TH GRANT BLVD E	15429 679th St Wabasha, MN 55981		1	\$1,762.93	
63	R27.00402.00	Richard L & Maureen D Byrne	112 4th GRANT BLVD E	112 4th Grant Blvd E Wabasha, MN 55981		1	\$1,762.93	
64	R27.00400.03	Allan R & Elaine E Roemer	118 4TH GRANT BLVD E	118 4th Grant Blvd E Wabasha, MN 55981		1	\$1,762.93	
65	R27.00400.00	Jeremy E Glarner Jane Arnoldy Haas	124 4TH GRANT BLVD E	2545 Crestwood CT SE Rochester, MN 55904		1	\$0.00	Assessed \$0 due to 2013 project assessment
66	R27.00401.03	City of Wabasha	No information available	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	33.46	1	\$0.00	City Owned, 51.60 Total Length
67	R27.00361.00	St_felix Church	106 3RD ST E	117 3rd St W Wabasha, MN 55981	267.18	2.25	\$0.00	301.16 Total Length, Assessed \$0 due to 2013 project assessment
68	R27.00357.00	Ricky & Patricia Engler	205 4TH GRANT BLVD E	205 4th Grant Blvd E Wabasha, MN 55981		1	\$0.00	Assessed \$0 due to 2013 project assessment
69	R27.00358.00	Nature A Jensen	211 4TH GRANT BLVD E	211 4th Grant Blvd E Wabasha, MN 55981		1	\$1,762.93	
70	R27.00358.03	Dale Lee & Robin Marie Moret	217 4TH GRANT BLVD E	217 4th Grant Blvd E Wabasha, MN 55981		1	\$1,762.93	
71	R27.00359.00	Kathleen A Geraghty	229 4TH GRANT BLVD E	229 4th Grant Blvd E Wabasha, MN 55981		1	\$1,762.93	
72	R27.00350.00	Grace Memorial Episcopal Churc	205 3RD ST E	PO Box 27 Wabasha, MN 55981	143	1.25	\$2,203.67	
73	R27.00349.03	Christine M Flak	217 BAILEY AVE	217 Bailey Ave Wabasha, MN 55981		1	\$1,762.93	
74	R27.00349.00	David A Hare	206 2ND ST E	206 2nd St E Wabasha, MN 55981		1	\$1,762.93	
75	R27.00210.00	Mary M Gosse Andrea M Gosse	205 2ND ST E	PO Box 65 Wabasha, MN 55981		1	\$1,762.93	
76	R27.00209.00	Busch Assoc Ltd Partnership	212 MAIN ST E	600 Lawrence Blvd E Wabasha, MN 55981	143	1.25	\$0.00	Assessed \$0 due to 2013 project assessment
77	R27.00203.00	Bridget M Lyons	205 MAIN ST E	14154 N County Road 24 Wabasha, MN 55981		1.5	\$0.00	1-3 Units (Assume 3), assessed \$0 due to 2013 project assessment
78	27.00202.00	Jay W & Bree N Jewson	210 LAWRENCE BLVD E	210 Lawrence Blvd E Wabasha, MN 55981		1	\$1,762.93	
79	R27.00345.00	Michael C & Monica Ann Walters	129 3RD ST E	129 3rd St E Wabasha, MN 55981		1	\$1,762.93	
80	R27.00333.00	Russell J Morgan Cheryl Toney	148 2ND ST E	65918 144th Ave Wabasha, MN 55981		1	\$1,762.93	
81	R27.00235.00	Busch Assoc Ltd Partnership	138 BAILEY AVE	600 Lawrence Blvd E Wabasha, MN 55981		1	\$1,762.93	Was not Assessed in 2016
82	R27.00214.00	Busch Assoc Ltd Partnership	148 MAIN ST E	600 Lawrence Blvd E Wabasha, MN 55981	143	1.25	\$0.00	Assessed \$0 due to 2013 project assessment
83	R27.00201.00	St_felix Church	36 BAILEY AVE	117 3rd St W Wabasha, MN 55981		1	\$0.00	Assessed \$0 due to 2013 project assessment
84	R27.00194.00	John B & Karen K Cierzan	24 BAILEY AVE	8800 Boulder Rise Eden Prairie, MN 55347		1	\$1,762.93	
85	R27.00858.00	Larry Wolf	411 MAIN ST E	10411 Cedar Lake Rd Apt 415 Minnetonka, MN 55305		1	\$0.00	Assessed \$0 due to 2013 project assessment
86	R27.00857.00	Marianne E Carr	405 MAIN ST E	405 Main St E Wabasha, MN 55981		1	\$0.00	Assessed \$0 due to 2013 project assessment
87	R27.00856.00	Douglas F & Betsy K Keim Trust	335 MAIN ST E	335 Main St E Wabasha, MN 55981		1	\$0.00	Assessed \$0 due to 2013 project assessment
88	R27.00855.00	Turnbull Aberle LLC % Ellen L Turnbull	323 MAIN ST E	18941 Canyon Cir Villa Park, CA 92861		1	\$0.00	Assessed \$0 due to 2013 project assessment
89	R27.00861.00	Katherine H Mccrea	418 LAWRENCE BLVD E	555 W Arlington Pl Apt 301 Chicago, IL 60614		1	\$1,762.93	Water assessment only in 2013. Assess for Street
90	R27.00860.00	Linda Tenney Trust Agreement C/O Linda Tenney	336 LAWRENCE BLVD E	336 Lawrence Blvd E Wabasha, MN 55981		1	\$1,762.93	
91	R27.00859.00	Jon K & Jo Anne Lineweaver Revocable Living Trust	330 LAWRENCE BLVD E	330 Lawrence Blvd E Wabasha, MN 55981		1	\$1,762.93	
92	R27.00709.00	Jeffery A & Barbara J Klinnert	724 WASHINGTON AVE	724 Washington Ave Wabasha, MN 55981		1	\$1,762.93	
93	R27.00704.00	Jamie & Jayme Conner	730 RUSTIC LN E	730 Rustic Ln Wabasha, MN 55981		1	\$1,762.93	
94	R27.00610.00	Christopher D Binner	729 RUSTIC LN E	729 Ristic Lane E Wabasha, MN 55981		1	\$1,762.93	
95	R27.00603.00	George Walter Hill & David A MentchContract For Deed - Banco Mtg	610 WASHINGTON AVE	gton Ave, Wabasha, MN 55981Contract For Deed - Banco Mtg CO, 379 Hamilt		1	\$1,762.93	
96	R27.00713.00	John W Markey	731 WASHINGTON AVE	731 Washington Ave Wabasha, MN 55981		1	\$0.00	Small portion of lot on project, \$0 assessment due to 2013 assessment
97	R27.00712.00	Richard D Thoeny	723 WASHINGTON AVE	723 Washington Ave Wabasha, MN 55981		1	\$1,762.93	
98	R27.00711.03	Lance C Hagert	717 WASHINGTON AVE	717 Washington Ave Wabasha, MN 55981		1	\$1,762.93	
99	R27.00711.00	Jodi Jungwirth	806 RUSTIC LN E	806 Rustic Ln Wabasha, MN 55981		1	\$1,762.93	
100	R27.00601.00	Sue Ann Schadeck	805 RUSTIC LN E	805 Rustic Ln Wabasha, MN 55981		1	\$1,762.93	
101	R27.00600.00	Lawrence Jeffery Fraki	613 WASHINGTON AVE	613 Washington Ave Wabasha, MN 55981		1	\$1,762.93	

Preliminary Assessment Roll
2025 Street & Utility Improvement Project
City of Wabasha, Minnesota
BMI Project No. 25X.138081

3/28/2025

Line	Parcel ID	Owner	Property Address	Owner Address	Non Residential Frontage	ERU for Street Assessment	Street Assessment	Notes
102	R27.00599.00	Terry F Thobe	609 WASHINGTON AVE	609 Washington Ave Wabasha, MN 55981		1	\$1,762.93	
103	R27.00826.00	Max A Tentis	1107 BROADWAY AVE	1107 Broadway Ave Wabasha, MN 55981		1	\$1,762.93	
104	R27.00827.03	Main Street Developments LLC % Karla Schedlbauer/S Behrns	524 11TH ST E	152 Main St W Wabasha, MN 55981		1	\$1,762.93	
105	R27.00827.00	David J & Patricia J Puetz	1106 MILLIGAN AVE	1106 Milligan Ave Wabasha, MN 55981		1	\$1,762.93	
106	R27.00830.00	Hope Mielke	606 11TH ST E	606 11th St E Wabasha, MN 55981		1	\$1,762.93	
107	R27.00829.03	Gordon A Zanto	624 11TH ST E	624 11th St E Wabasha, MN 55981		1	\$1,762.93	
108	R27.00829.00	Eugene R & Joyce M Passe	1106 PIERCE AVE	1106 Pierce Ave Wabasha, MN 55981		1	\$0.00	Assessment \$0 due to 2019 project assessment
109	R27.00804.03	James P Noll	505 11TH ST E	505 11th St E Wabasha, MN 55981		1	\$0.00	Assessment \$0 due to 2013 project assessment
110	R27.00803.00	Brian K & Angie Wodele	1036 MILLIGAN AVE	1036 Milligan Ave Wabasha, MN 55981		1	\$1,762.93	
111	R27.00802.00	SE MN Multi-County Hra	605 11TH ST E	134 2nd St E Wabasha, MN 55981		1.25	\$0.00	Assessment \$0 due to 2019 project assessment
					Totals:	138.25	\$193,041.33	

Denotes properties that may have been assessed as a part of the 2013 project.

Denotes properties that may have been assessed as a part of the 2012 San Extension project. To be verified.

Denotes properties that were assessed as a part of the 2019 project

Preliminary Assessment Roll
2025 Street & Utility Improvement Project
City of Wabasha, Minnesota
BMI Project No. 25X.138081

3/28/2025

Line	Parcel ID	Owner	Property Address	Owner Address	Non Residential Frontage	ERU for Water Assessment	Water Service Assessment	ERU for Sewer Assessment	Sewer Service Assessment	ERU for Street Assessment	Street Assessment	Notes
1	R27.00606.00	Robert R & Maria B Johnson	706 MARKET ST E	706 Market St E Wabasha, MN 55981		1	\$4,039.38	1	\$3,727.65	1	\$7,397.74	
2	R27.00605.00	Yvonne E Levasseur	718 MARKET ST E	718 Market St E Wabasha, MN 55981		1	\$4,039.38	1	\$3,727.65	1	\$7,397.74	
3	R27.00604.00	William B Russell	724 MARKET ST E	16263 N 300 E Rd Danvers, IL 61732		1	\$4,039.38	1	\$3,727.65	1	\$7,397.74	
4	R27.00603.00	George Walter Hill & David A Mentch Contract For Deed - Banco Mtg CO	610 WASHINGTON AVE	George Walter Hill & David A Mentch, 610 Washington Ave, Wabasha, MN 55981 Contract For Deed - Banco Mtg CO, 379 Hamilton Row, Birmingham, MI 48009		1	\$4,039.38	1	\$3,727.65	1	\$0.00	Assessed for Mill & Overlay
5	R27.00599.00	Terry F Thobe	609 WASHINGTON AVE	609 Washington Ave Wabasha, MN 55981		1	\$4,039.38			1	\$0.00	Assessed for Mill & Overlay
6	R27.00888.00	Richard E Counter	635 MARKET ST E	1810 Cass St La Crosse, WI 54601						1	\$7,397.74	
7	R27.00887.00	Richard E Counter	0	1810 Cass St La Crosse, WI 54601		1	\$4,039.38	1	\$3,727.65	1	\$7,397.74	Added sanitary and water service
8	R27.00889.00	Richard E Counter	0	1810 Cass St La Crosse, WI 54601						1	\$7,397.74	
9	R27.00882.00	City Of Wabasha	0	900 Hiawatha Dr E PO Box 268 Wabasha, MN 55981	36.69					1	\$0.00	City Owned
10	R27.01197.06	Isaac Lien	625 MAIN ST E	625 Main St E Wabasha, MN 55981						1	\$0.00	Duplex. Assessment \$0 due to 2013 project assessment
11	R27.01197.00	Kimberly D Wolter	623 MAIN ST E	623 Main St E Wabasha, MN 55981						1	\$0.00	Duplex. Assessment \$0 due to 2013 project assessment
12	R27.01197.03	Kelly A Mcdonald	619 MAIN ST E	619 Main St E Wabasha, MN 55981						1	\$0.00	Duplex. Assessment \$0 due to 2013 project assessment
					Totals:	6	\$24,236.30	5	\$18,638.26	12	\$44,386.45	

Denotes properties that may have been assessed as a part of the 2013 project.