

Preliminary Engineering Report

2023 Street and Utility Improvements

City of Montgomery, MN
June 2022

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Submitted by:

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Certification

Preliminary Engineering Report

for

2023 Street and Utility Improvements

City of Montgomery, MN

1st, 2nd, 3rd, and 4th Streets; Mill and Linden Avenue

BMI No. 0M1.126823

June 2022

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

By:

DRAFT

Jason L. Femrite, P.E.
License No. 43869

Date:

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Table of Contents

I.	Project Introduction	1
II.	Existing Conditions	1
A.	Streets	1
B.	Sidewalk.....	1
C.	Sanitary Sewer.....	1
D.	Watermain.....	2
E.	Storm Sewer	2
III.	Proposed Improvements.....	2
A.	Street Improvements	2
B.	Sanitary Sewer Improvements	3
C.	Watermain Improvements	3
D.	Storm Sewer Improvements	4
IV.	Required Permits.....	4
V.	Estimated Costs.....	4
VI.	Assessments	5
VII.	Project Schedule.....	5
VIII.	Recommendations	6

Appendix

Appendix A: Figures

Figure 1	Project Location
Figures 2A to 2F	Existing Conditions & Utilities
Figure 3A and 3B	Typical Sections
Figures 4A to 4F	Preliminary Improvements Overview
Figures 5A to 5F	Preliminary Assessment Figures

Appendix B: Exhibits

Exhibit 1	Preliminary Engineer's Estimate
Exhibit 2	Preliminary Assessment Roll

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I. Project Introduction

This Preliminary Engineering Report provides an initial analysis of the feasibility, cost-effectiveness and necessity of the proposed infrastructure improvements. The proposed improvements include the installation of new storm sewer, sanitary sewer, watermain, sidewalks, and streets.

This project includes the following:

- Reconstruction of 1st, 2nd, and 3rd Streets between Boulevard Avenue and Hickory Avenue.
- Reconstruction of Mill Avenue from 1st Street to 4th Street and mill and overlay from 4th Street to 5th Street.
- Reconstruction of Linden Avenue from 1st Street to 5th Street.
- Mill and overlay of 4th Street from Boulevard Avenue to Hickory Avenue.

The objectives of the proposed improvements are to replace and improve the water supply system, storm sewer, sanitary collection system, establish sidewalk continuity and ADA Compliance, and provide an improved driving surface.

Figure 1 illustrates the proposed project location.

II. Existing Conditions

A. Streets

Surface conditions vary throughout the project which were taken into consideration for the proposed improvements. In areas of reconstruction, the pavements are in poor condition with many forms of cracking, potholes, and heaves. All these point to a road base that has deteriorated, and that the roadway has reached the end of its service life. 1st Street largely consists of a gravel roadway. While a portion of the streets have significant elevation change, there are several blocks that have minimal change and a lack of storm sewer leading to many instances of standing water from rain events and groundwater discharging from sump pump lines.

Surface conditions for the proposed mill and overlay areas are in better condition but still in need of a treatment to extend the life of the roadway. Some curb and gutter are in poor condition or have settled, causing standing water to accumulate.

B. Sidewalk

Sidewalk abundantly exists throughout the project on various sides of the streets. While existing sidewalk is continuous for some streets, other areas have random points of termination or switch from one side of the street to the other without a clear pathway. The condition of the sidewalk also varies throughout the project area and primarily ranges from poor to okay. Sidewalk widths also vary, and tripping hazards and other discontinuities exist within the sidewalk. ADA compliance is not consistent within the project area.

C. Sanitary Sewer

The existing sanitary sewer primarily consists of 8-inch vitrified clay pipe (VCP) and some polyvinyl chloride (PVC). Televising videos and reports were reviewed within the project area to determine the condition of the existing pipes; digital and paper copies of these reports were provided to the City. Cracks were found to be common in the joints, walls, and service lateral

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connections; root intrusions and deposit accumulations were also observed.

The deficiencies observed in the sanitary sewer system will lead to problems such as infiltration and inundation (I&I) which requires excess water treatment and can lead to sewer backups into buildings. The existing sanitary main has reached the end of its useful life and should be replaced.

The current sanitary mainline layout is illustrated in **Figures 2A to 2F**.

D. Watermain

The existing watermain consists of 12-inch PVC in 4th Street that was reconstructed in the last 20 years along with mostly older 6-inch pipe throughout the remainder of the project. The 6-inch watermain is assumed to be cast iron pipe which tends to become increasingly brittle with age and more susceptible to breaks. 6-inch watermain is generally undersized for fire flows and general usage and should be upsized to 8-inch to improve service and replace the aging facility.

The existing watermain layout is illustrated in **Figures 2A to 2F**.

E. Storm Sewer

A separate drainage report was prepared in conjunction of this report to greatly expand on the drainage conditions and storm sewer within the project and surrounding areas. A summary of the existing storm sewer would describe the facilities as undersized and non-existent in certain areas of the project that would benefit from increased inlets. Much of the storm sewer is also in poor or underperforming condition, as observed, in the storm sewer televising.

The drainage report should be reviewed for further information. The existing storm sewer layout is illustrated in **Figures 2A to 2F**.

III. Proposed Improvements

A. Street Improvements

As mentioned in the *Project Introduction*, the project consists of different surface improvements. The list below further expands on the improvements:

1st Street – Reconstruction

From Boulevard Avenue to Mill Avenue a 24-foot wide street with concrete curb and gutter on either side with no sidewalk.

From Mill Avenue to the northern terminus an 18-foot wide street with bituminous curb and gutter on either side with no sidewalk. Bituminous curb and gutter, as opposed to concrete, is proposed as a cost saving measure while still providing drainage control.

2nd & 3rd Streets – Reconstruction

A 36-foot wide street with concrete curb and gutter on either side is proposed. Sidewalk is proposed on the west side of each street between Boulevard and Mill Avenue and then on the east side from Mill Avenue to Hickory Avenue.

Mill Avenue – Reconstruction and Mill & Overlay

From 1st Street to 4th Street, Mill Avenue is proposed to be reconstructed as a 32-foot wide street with concrete curb and gutter on either side. No sidewalk is proposed between 1st and 2nd Street but is proposed on the north side of the street between 2nd and 4th Street.

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The road surface is proposed to be milled and overlaid between 4th Street and 5th Street. Spot repairs are proposed for curb and gutter and a section of missing sidewalk is proposed to be constructed to 5th Street on the north side of the street.

Linden Avenue – Reconstruction

Linden Avenue is proposed to be reconstructed as a 32-foot wide street with concrete curb and gutter on either side from 1st Street to 5th Street. No sidewalk is proposed on Linden Avenue.

4th Street – Mill & Overlay

Having been reconstructed in the last 20-years, 4th Street is in generally better condition than the surrounding streets. However, the surface conditions have shown signs of aging and a surface treatment is needed for proper maintenance. An edge mill, accompanied by a fresh bituminous wear course paving and spot curb and gutter repairs is proposed as an appropriate measure.

The proposed typical sections of the reconstructed streets are illustrated in **Figures 3A and 3B**.

Roadway Section

A total of 3.5-inches of bituminous pavement placed in two lifts is proposed above 8-inches of Class 5 aggregate base and 8-inches of crushed 1-1/2" rock. Both types of base material provide structural support for the pavement and the 1-1/2" rock will also act as a drainage layer to improve subgrade drainage. Biaxial geogrid is proposed to be installed in appropriate areas, determined during construction, to provide additional strength to the roadway. Perforated edge drains (underdrain) beneath the curb and gutter (B618 high-back) bedded with coarse aggregate backfill will provide a conveyance system for groundwater to be routed to the proposed storm sewer system. Sump pump lines will be provided access connections to the underdrain for each adjacent parcel. Direct sump line connections will be made during construction as deemed feasible.

All existing driveways will be reconstructed to match the new street surface. The existing driveways will be replaced with concrete up to the back of the proposed sidewalk or a minimum of a 5-foot concrete apron on the non-sidewalk street side. Any additional driveway removal required past the sidewalk or 5-foot apron will be replaced with the existing surfacing type (i.e. bituminous with bituminous, concrete with concrete). Disturbed turf areas will also be restored with this project.

The layout of the proposed surface improvements is illustrated on **Figures 4A to 4F**.

B. Sanitary Sewer Improvements

Replacement of the existing sanitary sewer is proposed for all reconstruction areas of the project. The sanitary sewer improvements are proposed to include the installation of 8-inch diameter PVC gravity flow sewer main. Lateral sanitary service lines will be constructed using 6-inch PVC pipe and will extend from the new main approximately to the property line of each parcel serviced on the main. New precast concrete manholes would replace the existing sanitary manholes where necessary.

Figures 4A to 4F illustrate the layout of the proposed sanitary sewer main and manholes.

C. Watermain Improvements

Like the sanitary sewer, the watermain is proposed to be replaced for all reconstruction areas of the project. The watermain improvements within the project area will include the construction

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of 8-inch diameter PVC watermain. One-inch water services and shutoffs are to be installed approximately to the property line of each parcel. Hydrants and mainline shutoff valves will also be constructed as part of this project. Increased user pressures and fire flows are expected with this improvement.

Figures 4A to 4F shows the layout of the proposed watermain, hydrants, and valves.

D. Storm Sewer Improvements

As previously mentioned, a separate drainage report was prepared in conjunction with this report and should be reviewed for additional storm sewer information.

Generally proposed storm sewer improvements include:

- Continuation of a new 42-inch storm sewer mainline down 1st Street that was last extended to the intersection of Hickory Avenue & 1st Street as part of the 2021 Street & Utility Improvements project.
- Replacement of existing storm sewer and routing to the new 1st Street storm sewer main.
- Increasing the reach of the storm sewer system throughout the neighborhood and appropriately sizing for a 5-year rainfall event.
- Construction of a detention pond on City property adjacent to the Union Pacific Railroad (UPRR) to mitigate downstream flooding in Lexington Avenue. The pond will discharge, by pipe, across UPRR right-of-way and connect to existing storm sewer on the north side of Lexington Avenue.

The bulk of the proposed storm sewer consists of 12- to 24-inch storm sewer along with the 42-inch mainline in 1st Street.

Figures 4A to 4F show the proposed storm sewer improvements and the drainage report further summarizes the findings of the preliminary study.

IV. Required Permits

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

- Minnesota Department of Health (MDH) for the proposed watermain.
- Potential Le Sueur County Permit for instances of work that occur in Boulevard Avenue (CSAH 26).
- Union Pacific Railroad Permit for the proposed storm sewer crossing from the pond to existing storm sewer.
- National Pollutant Discharge Elimination System (NPDES) for construction stormwater.

V. Estimated Costs

Appendix B contains the estimated costs for individual items and portions of the project. The actual cost of the project will be determined by the public bidding process and a review of all project related costs. Individual prices for work items are estimated based on similar projects previously done and

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have the potential to change. A 5% contingency has been included to account for work not included in the cost estimate and for discrepancies on actual unit prices. Estimated engineering costs have been included to each project category.

Estimated Costs	
Improvement Category	Estimated Cost
Surface	\$3,009,222.88
Sanitary Sewer	\$571,735.72
Watermain	\$759,829.28
Storm Sewer	\$1,056,495.98
Mill & Overlay	\$137,711.14
Total Estimated Project Cost:	\$5,534,995.00

Exhibit 1 contains the Preliminary Engineer's Estimate for the project.

VI. Assessments

The City's assessment policy was utilized in determining assessable costs for specific properties based on project benefits. Assessment rates for property and benefit type were referenced from the 2021 Street & Utility Improvements Project and are proposed to be adjusted by 10% increase due to two years of inflation, with the previous year experiencing aggressive inflation.

Applicable assessment rates for project improvements for 2023 are recommended to be:

Street

- \$7,730.58 per unit of residential full street reconstruction
- \$123.68 per front-foot of industrial full street reconstruction
- \$1,783.98 per unit of residential mill and overlay

Water and Sewer

- \$1,427.18 per unit of residential water service
- \$1,189.32 per unit of residential sanitary sewer service

This method of assessment is consistent throughout the project and treats all similar adjacent properties the same based on the benefit.

Detailed assessment figures (**Figures 5A to 5B**) were prepared as a visual to supplement the Preliminary Assessment Roll (**Exhibit 2**).

The remaining project costs shall be paid by enterprise funds and utility fees, general debt servicing, and the public.

Figures 9 and 10 illustrate the property owners within the project limits.

Exhibits 3 & 4 are the Preliminary Assessment Rolls for the two project locations.

VII. Project Schedule

This schedule is based on starting construction in the spring of 2023. The following is the proposed schedule for this project:

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1. Collect information from Previous Engineering Firm March-April 2022
2. Send Informational Mailer to Affected Property Owners6-15-22
3. Present Preliminary Engineering Report to City Council6-20-22
 - City Council to Call for Improvement Hearing
4. Advertise and Mail Notices for Improvement Hearing.....Twice in Newspaper
5. Hold Improvement Hearing 7-18-22 (Or Special Meeting Date)
 - City Council Ordered Improvement and Authorizes Preparation of Plans & Specifications
6. Hold Open House Meeting (4-6 pm).....September 2022 (4-6 pm)
7. PreDesign Meeting – BMI Office.....October 2022 (10 am)
8. City Council Approves Plans & Specifications and Authorizes Advertise for Bids1-16-23
9. Advertise in Newspaper.....Three Weeks – Jan/Feb 2023
10. Upload plans/specifications to QuestCDN.....1-25-23
11. Open Bids (11:00 am)2-16-23
12. City Council – Order Advertisement of Assessment Hearing2-20-23
13. Advertise Assessment Hearing in Newspaper Two Weeks Mar 2023
14. Mail Assessment Hearing Notice to Affected Property Owners.....3-01-23
15. Hold Assessment Hearing3-20-23
 - City Council Approves the Final Assessment Roll
 - City Council Accepts the Low Bid and Awards the Contract
16. Hold Open House Meeting (w/ Contractor)(4-6pm) TBD (Spring 2023)
17. Begin Construction Start April/May, 2023
18. Substantial Completion.....11-01-23
19. Final Completion.....6-01-24

VIII. Recommendations

Based on the findings presented in this report, the proposed improvements are necessary, cost effective, and feasible and can be best accomplished by letting competitive bids for the work. The proposed project will provide necessary watermain, sanitary, and storm sewer improvements along with street repairs to maintain the City's infrastructure.

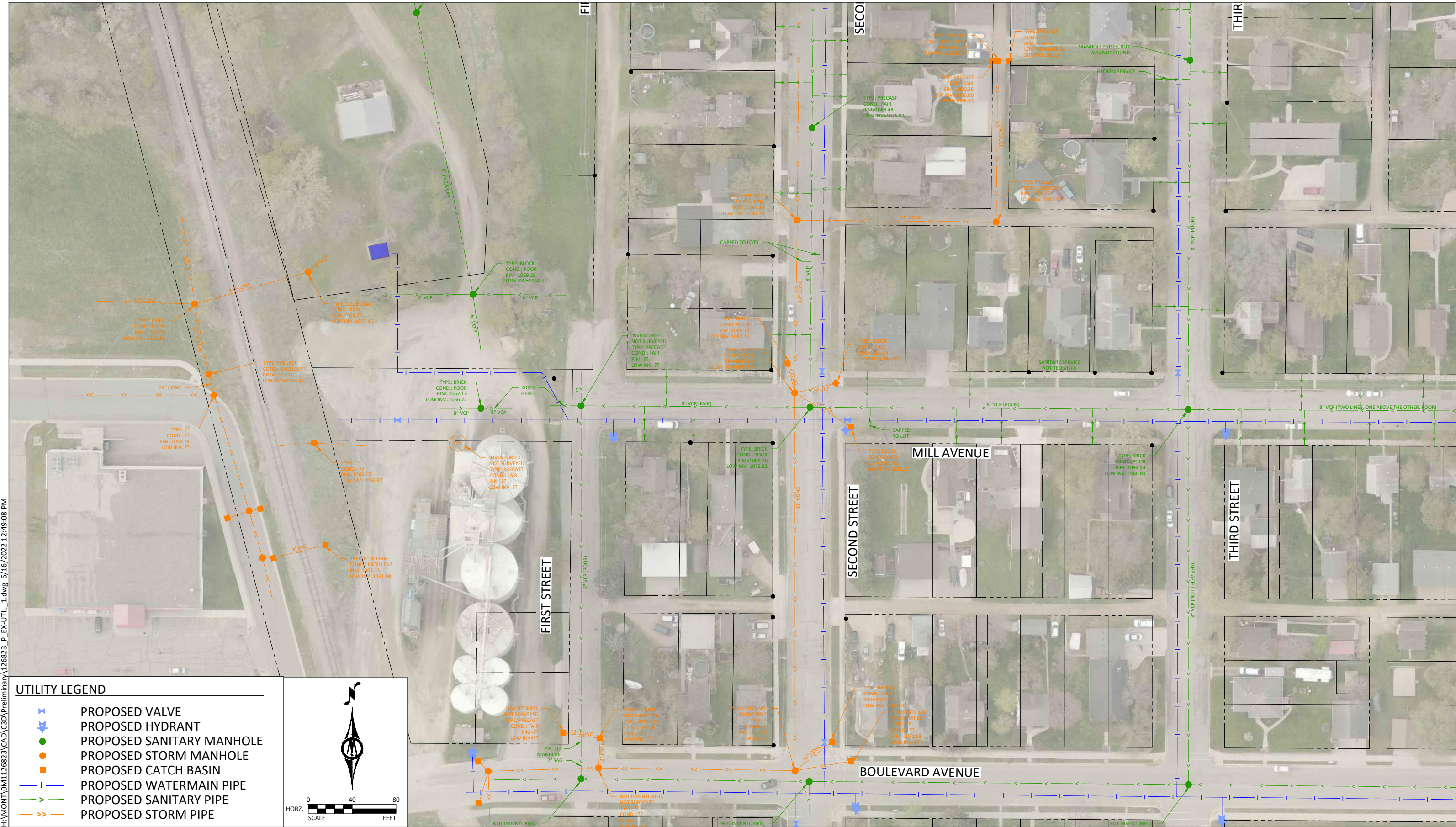
Bolton & Menk, Inc. recommends that if these improvements are deemed financially feasible, that the City Council pass a resolution to review this report and call for a public hearing on the improvements. It is also recommended that the Council authorize the preparation of plans and specifications for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

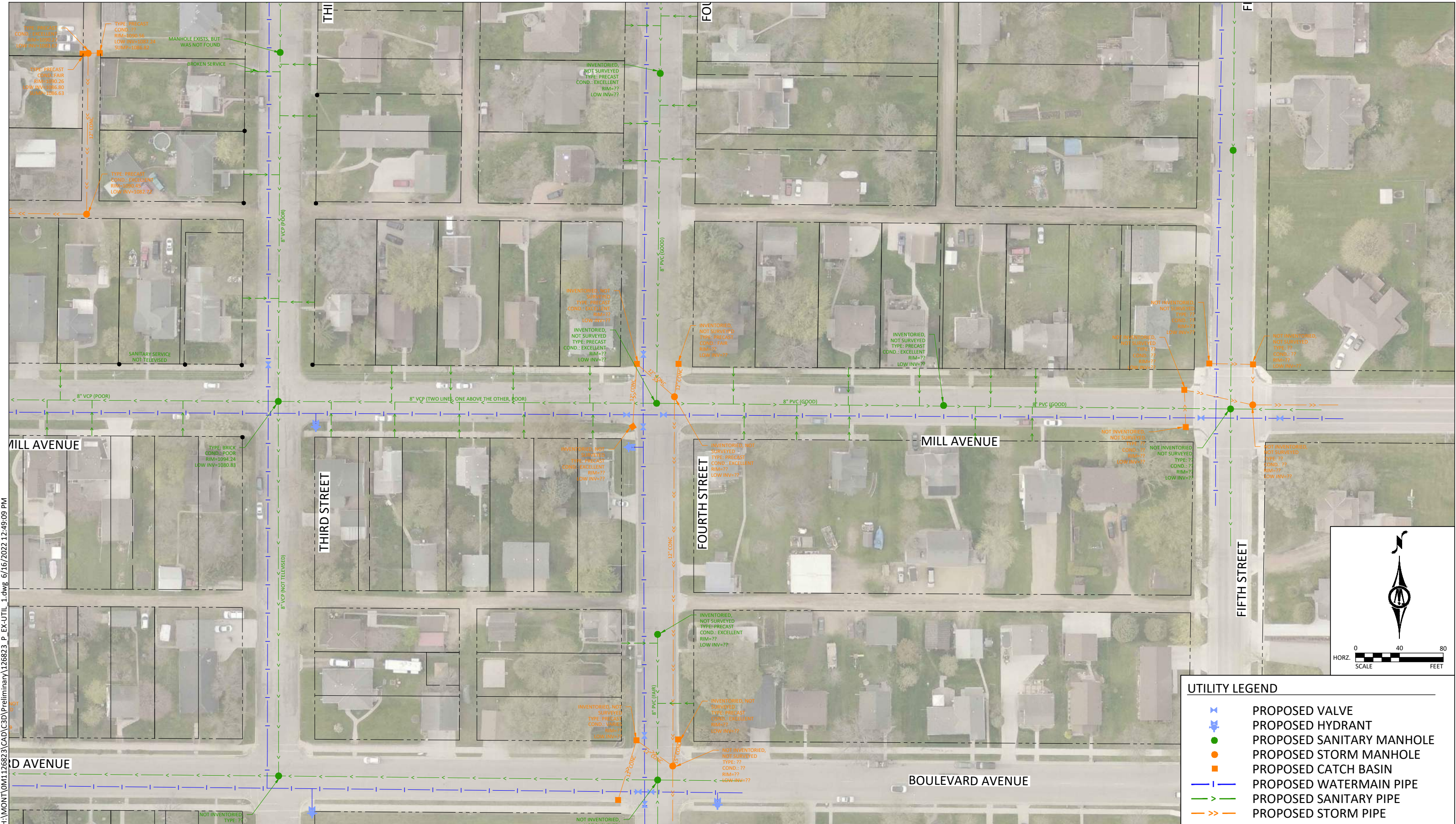
Assessments will be certified following construction and the formal assessment hearing process.

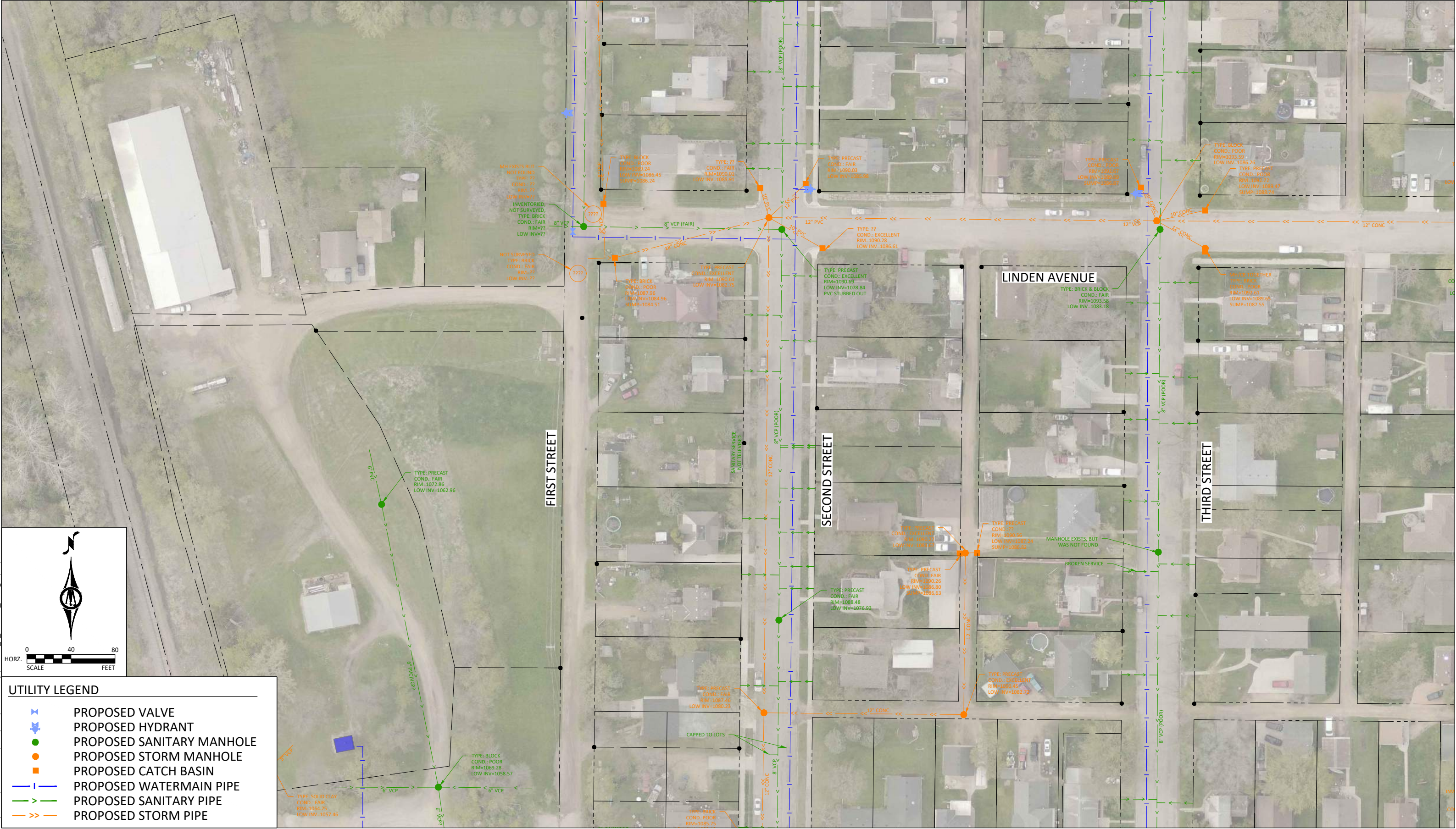
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Appendix A: Figures

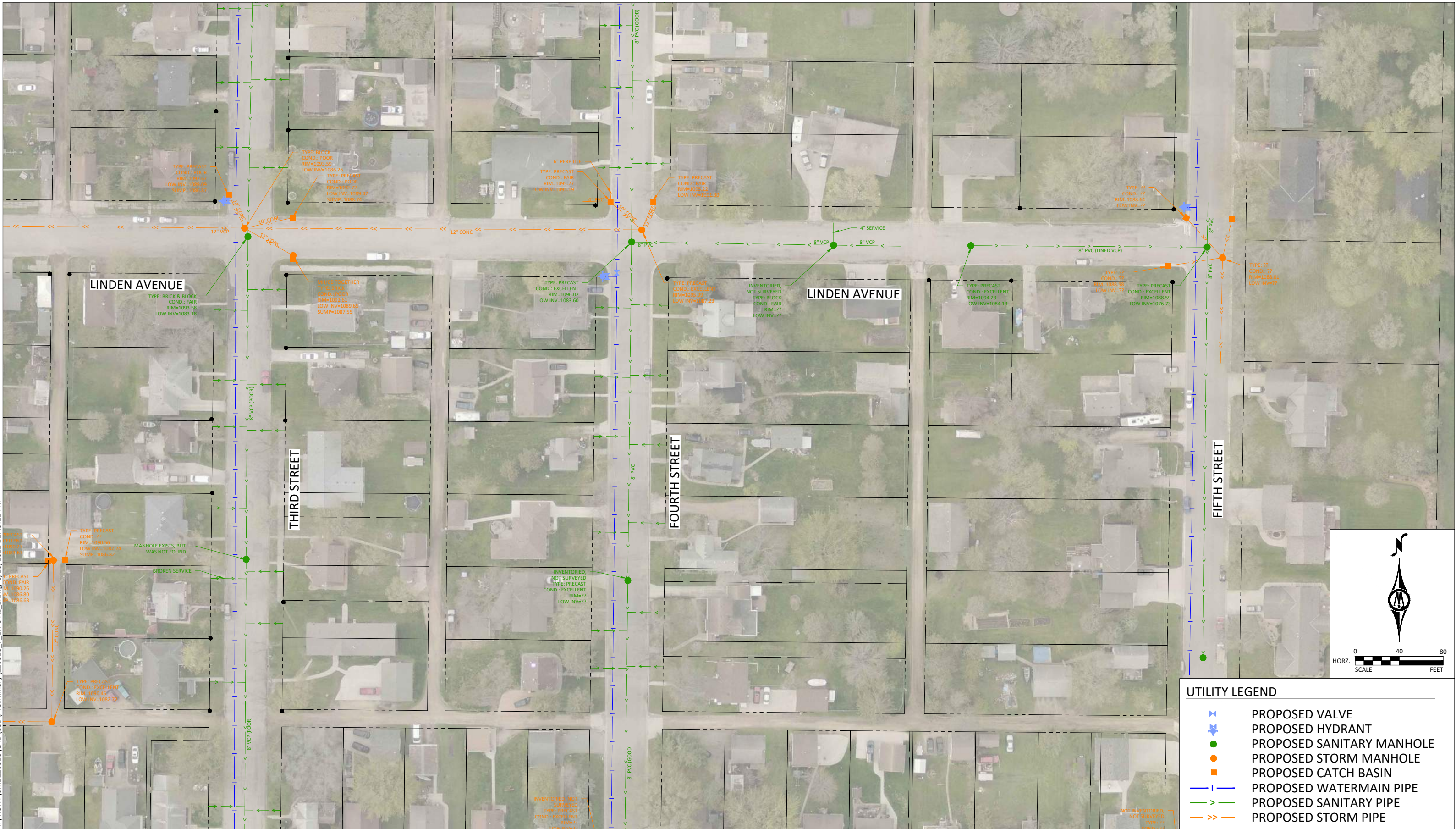


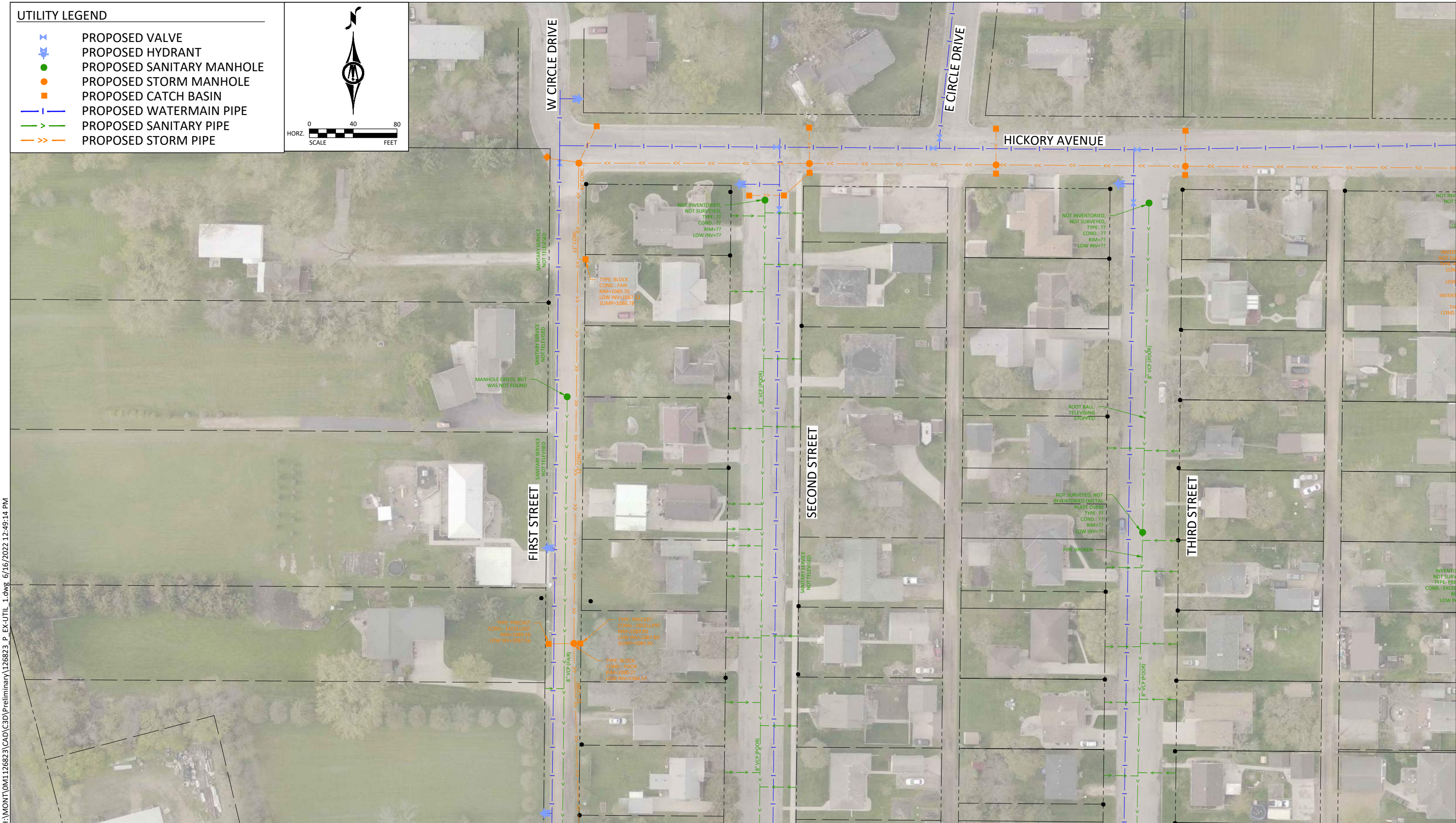


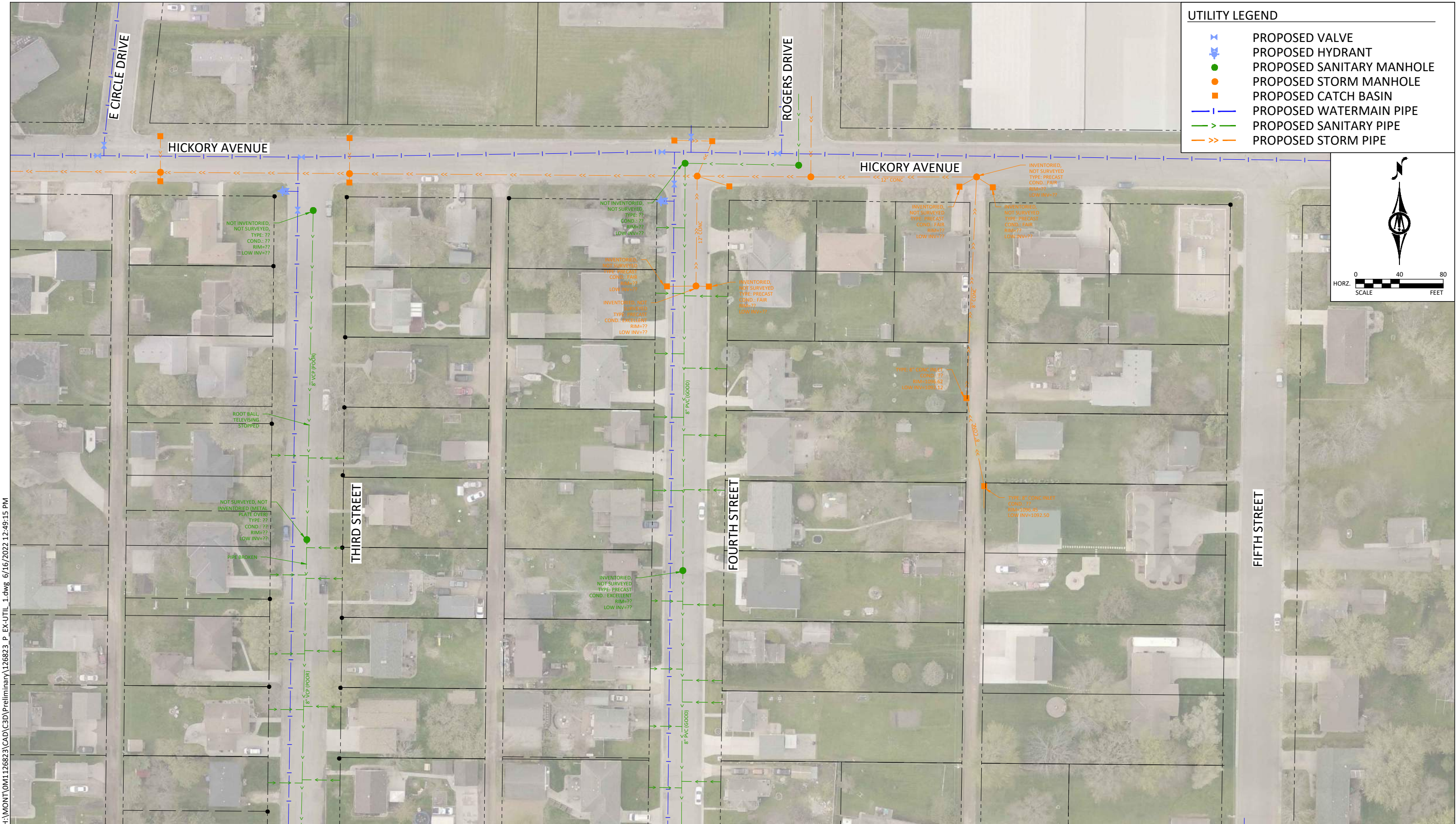


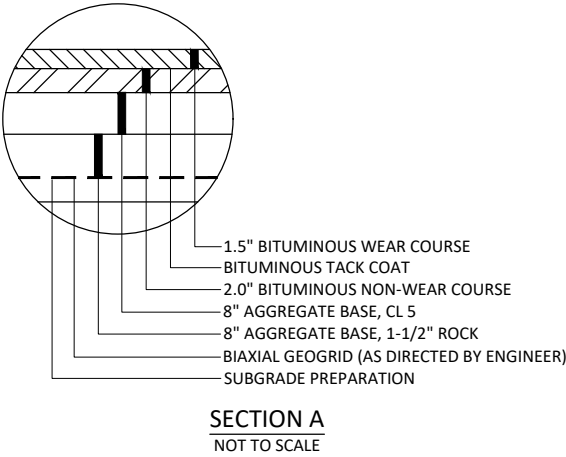
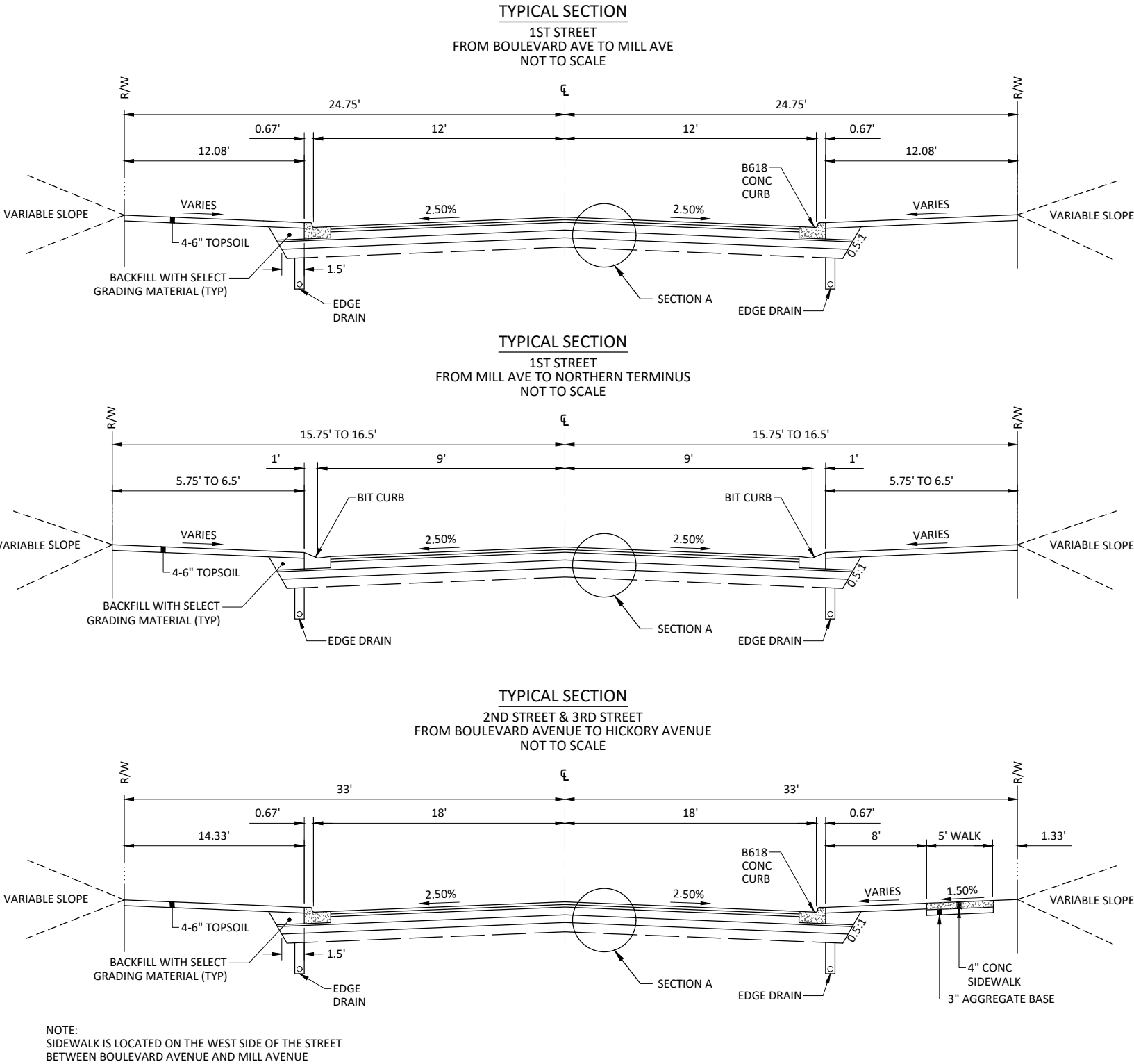


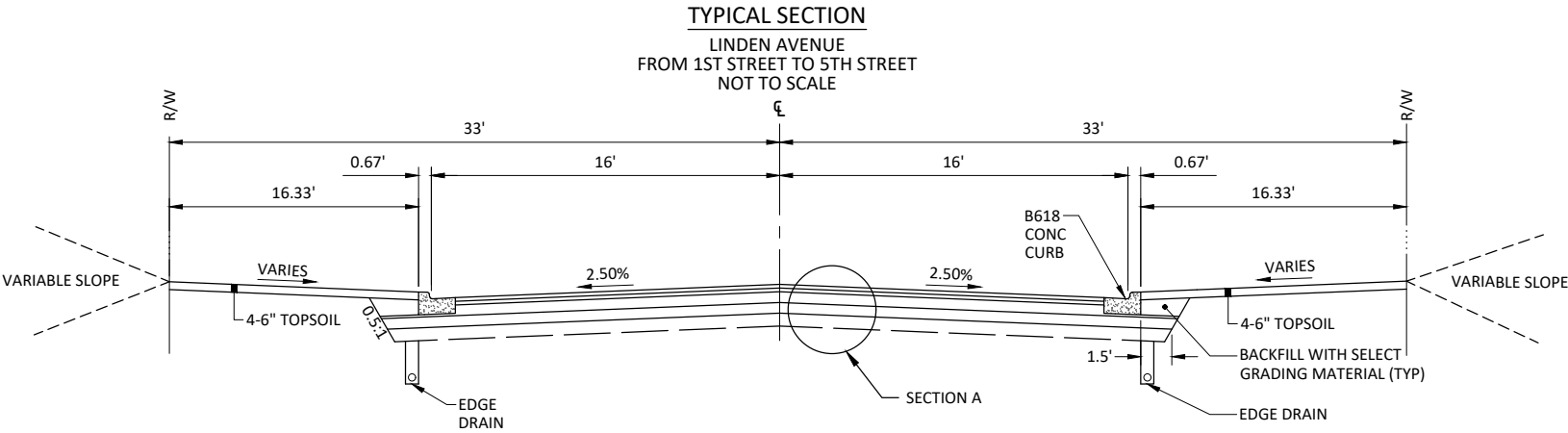
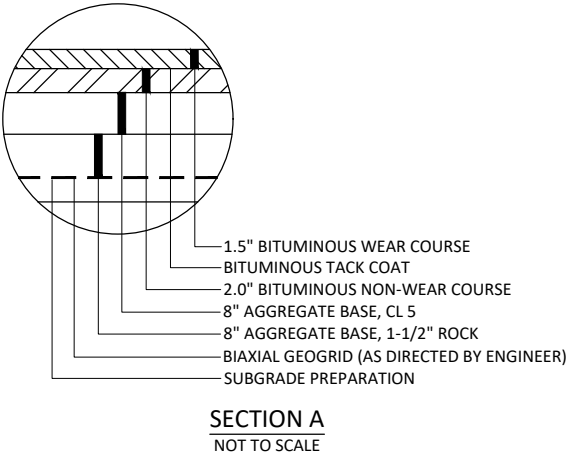
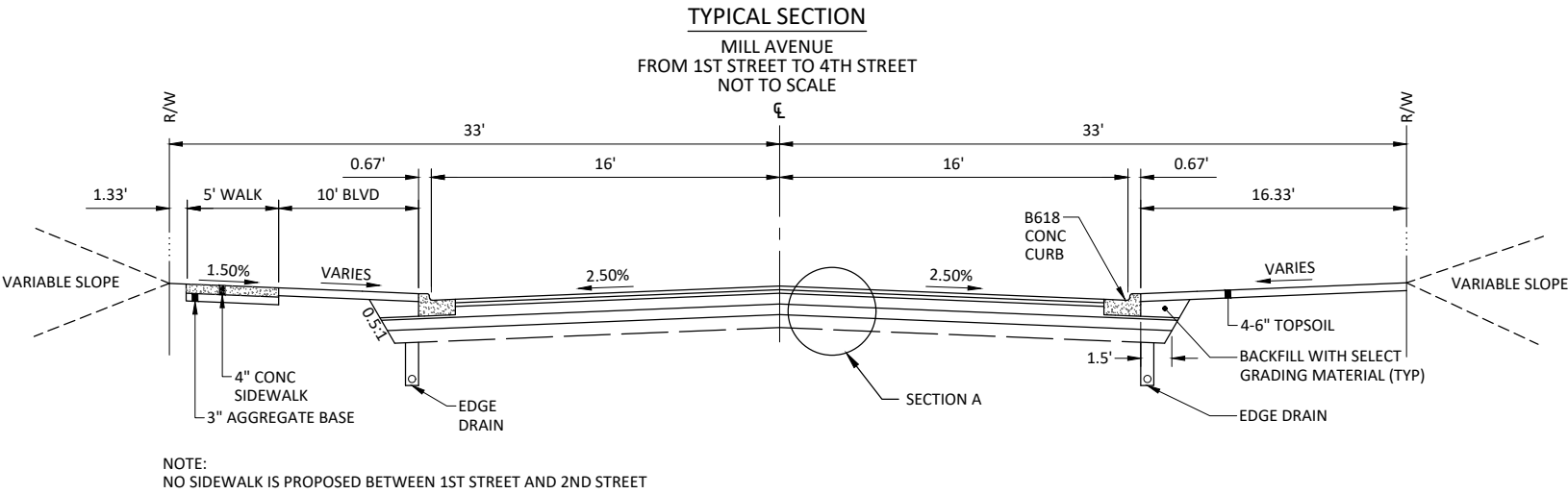
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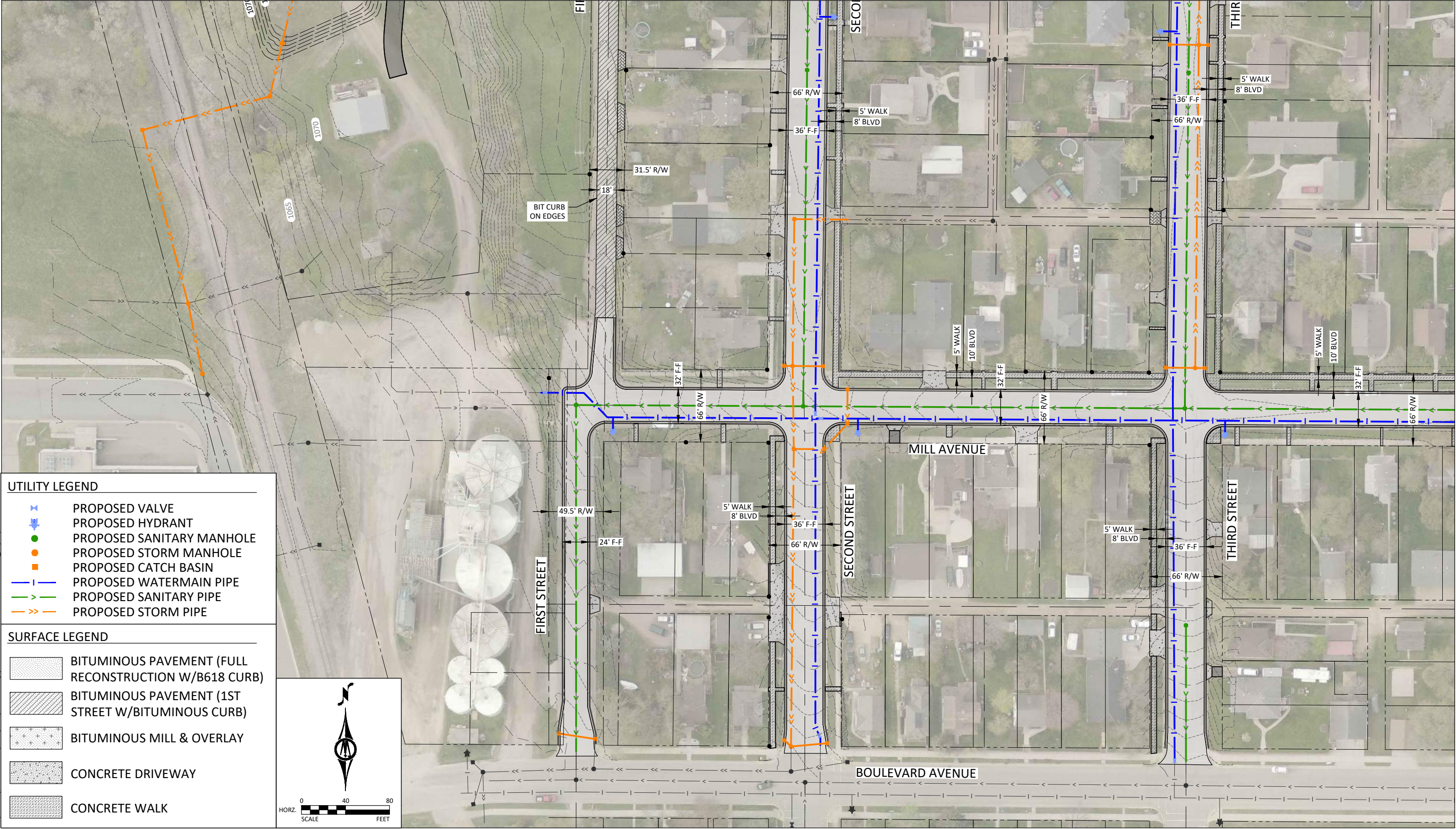


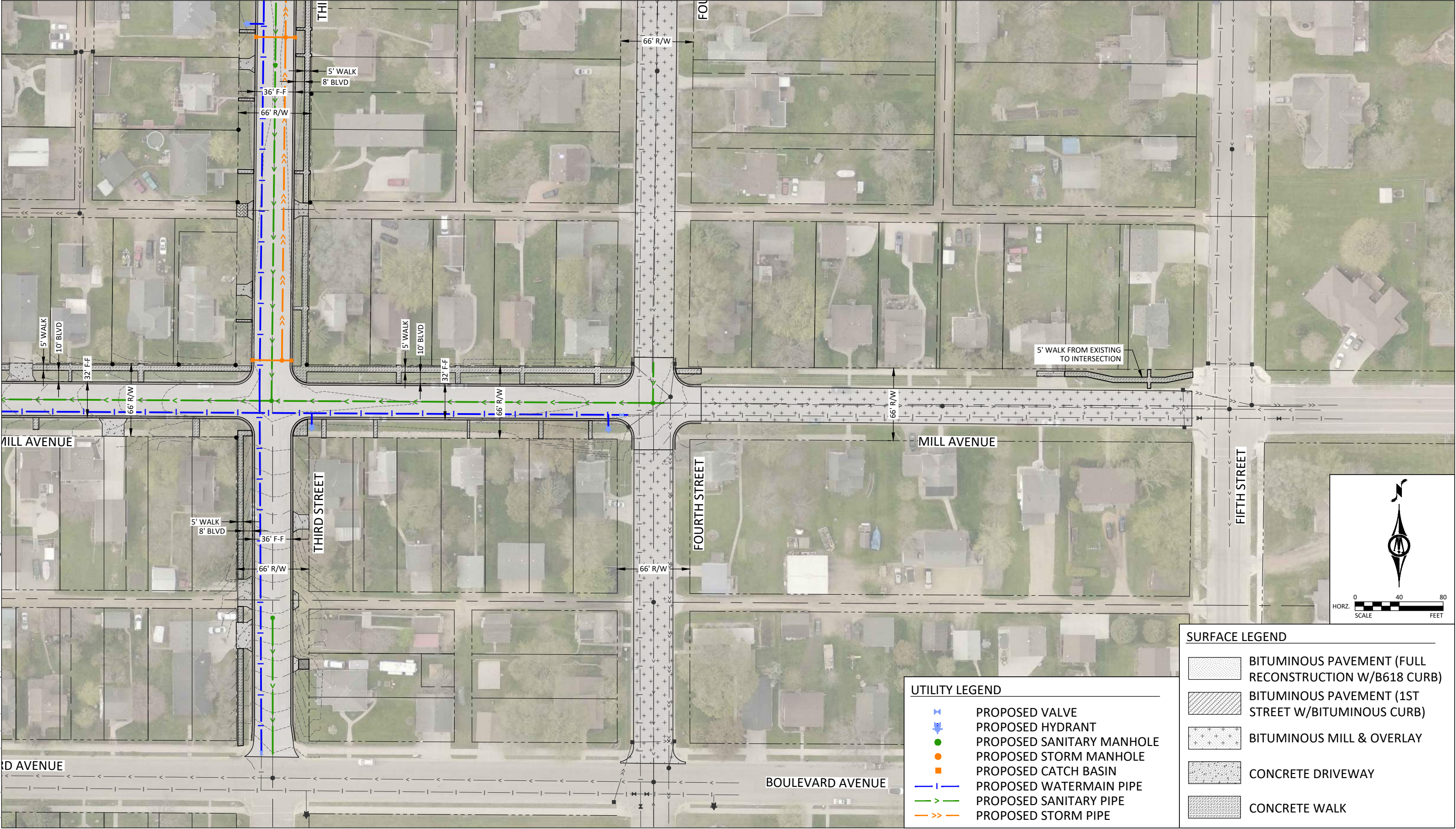




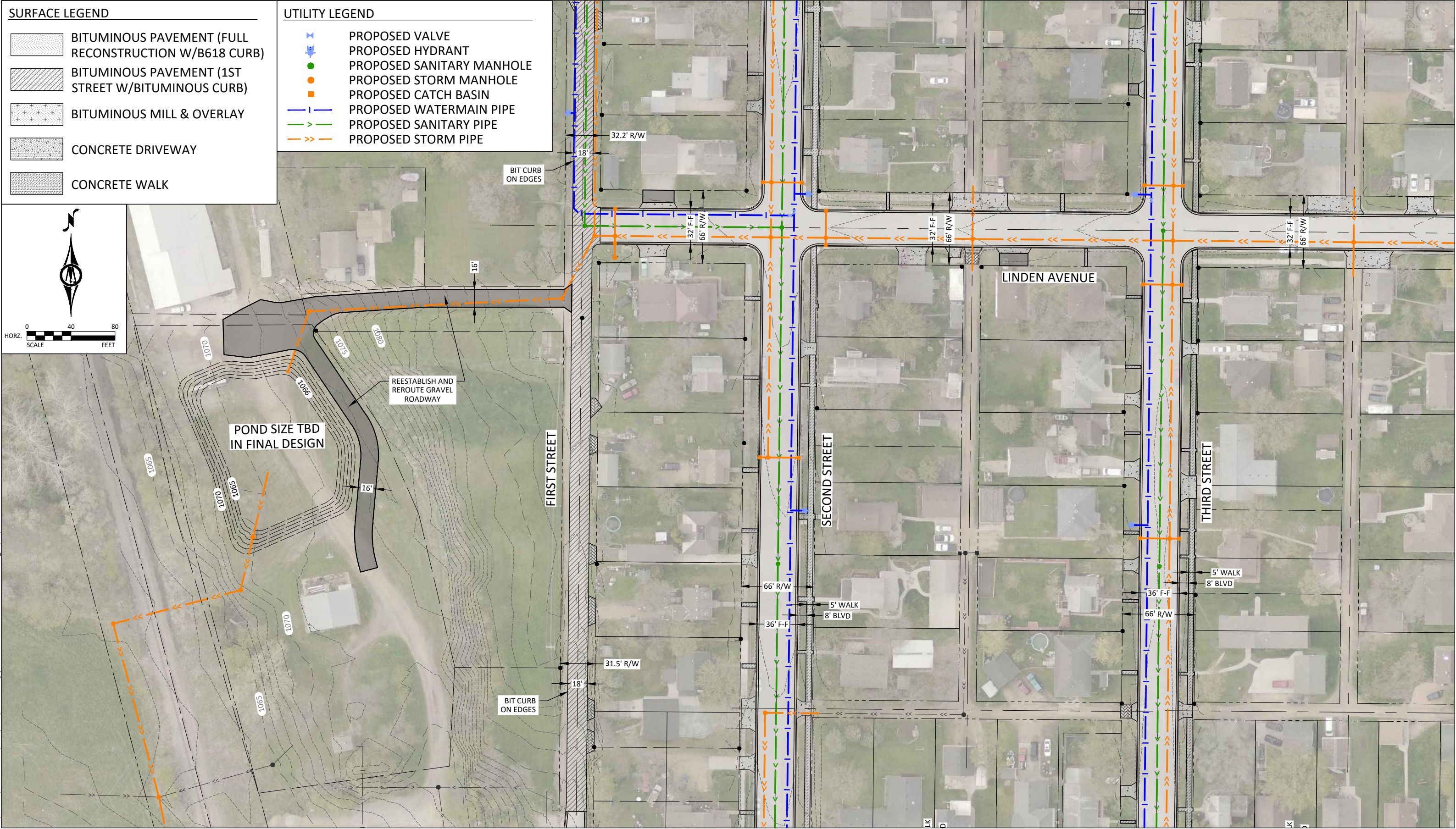


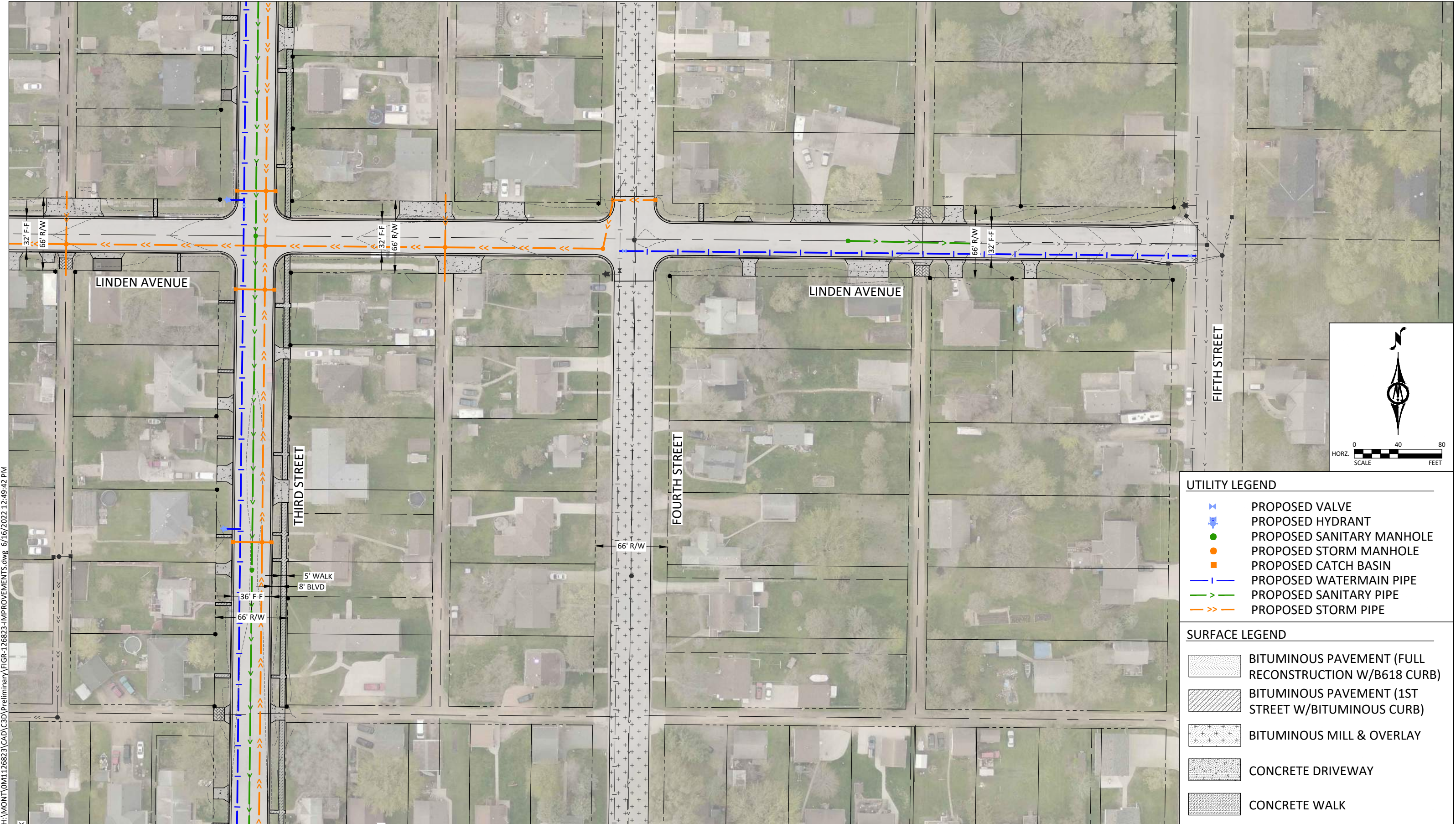


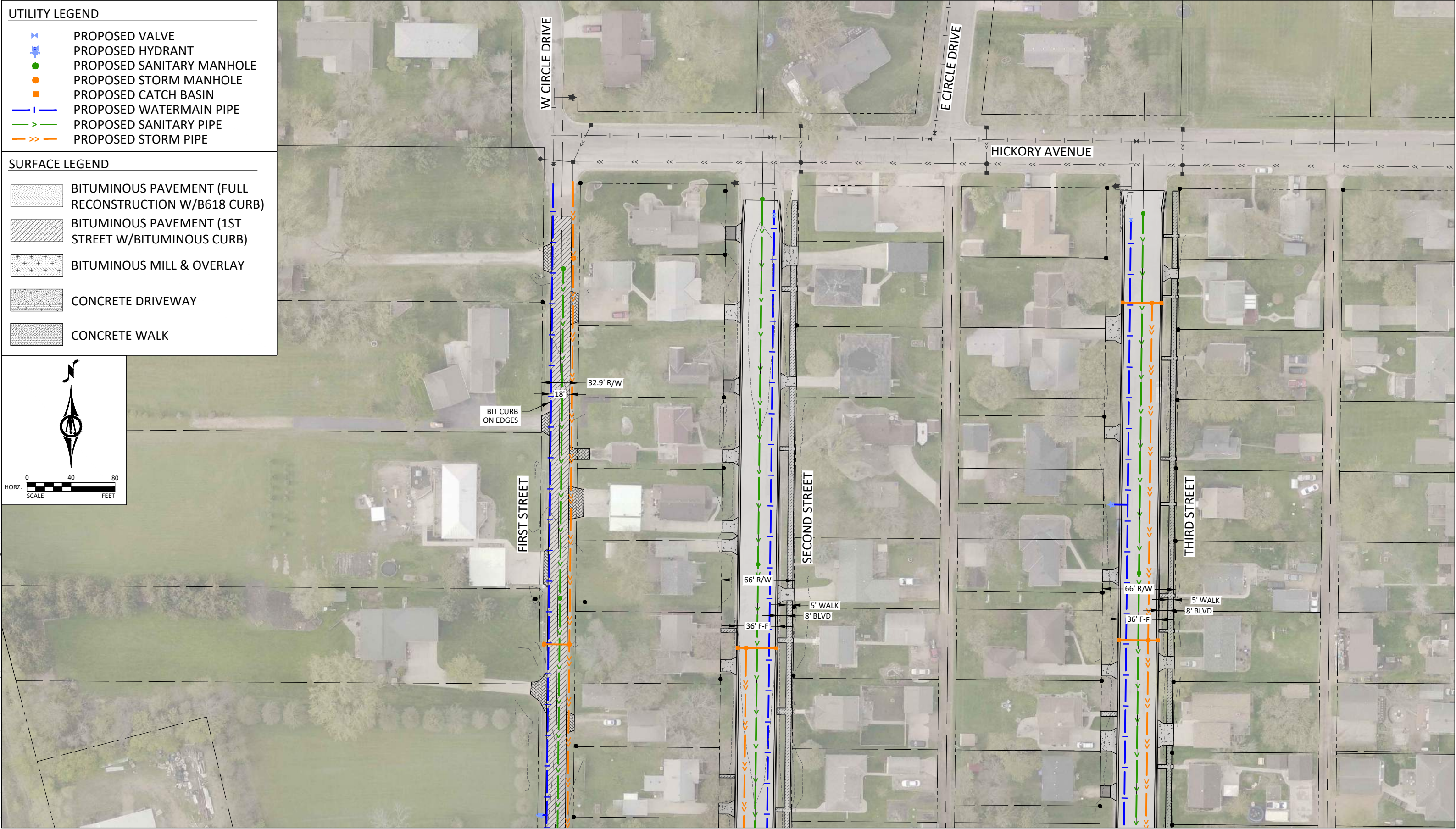




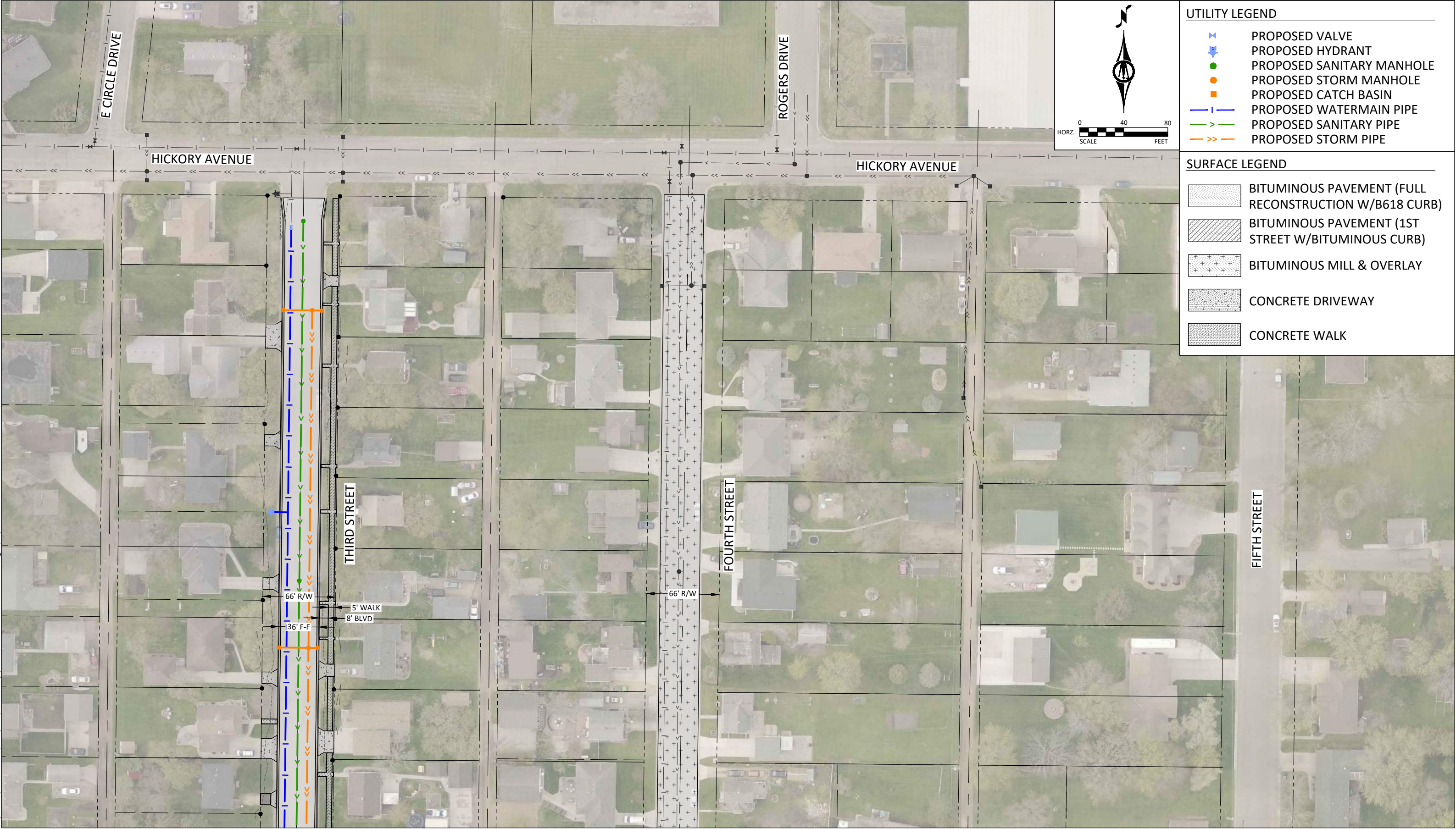
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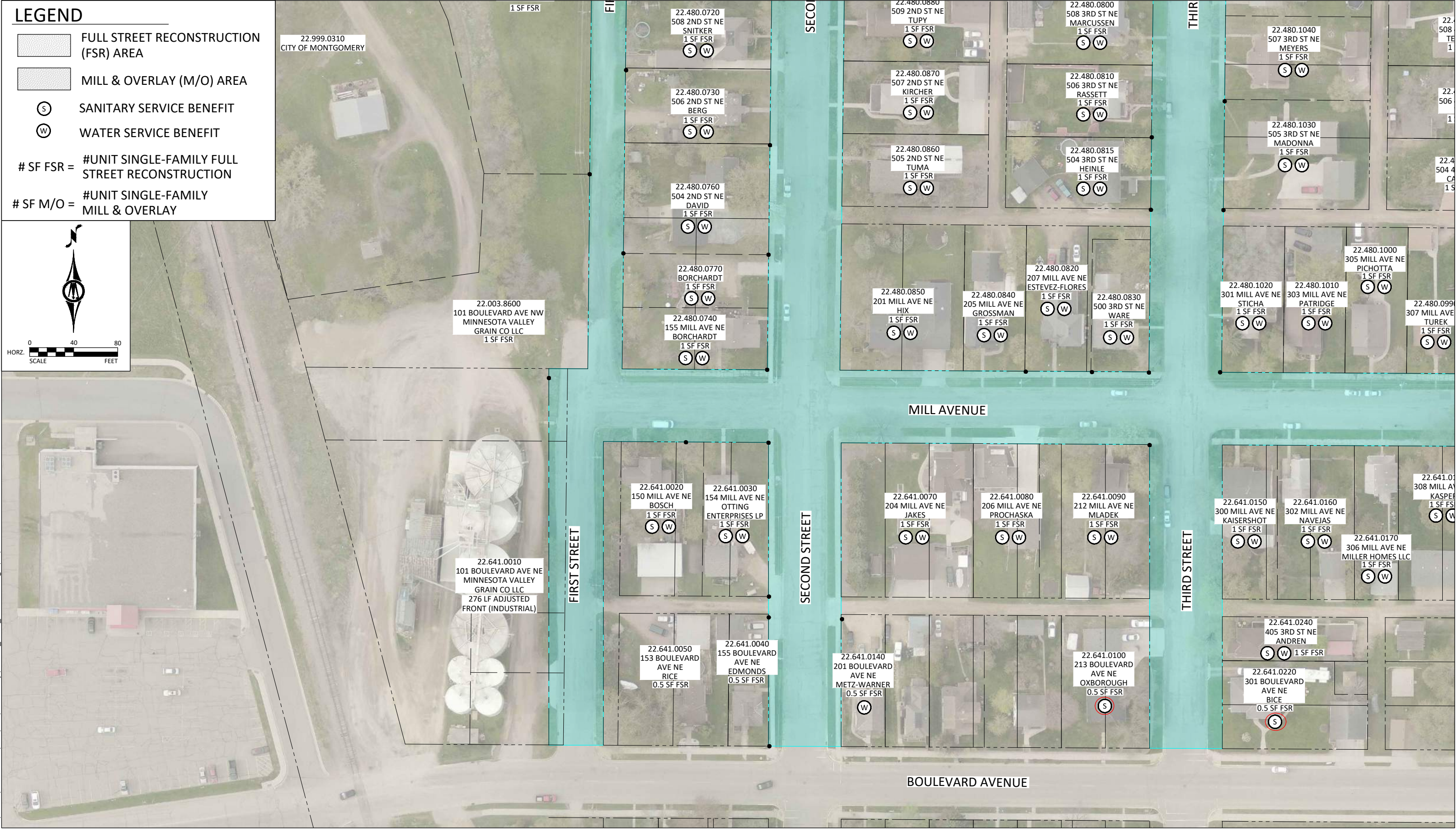




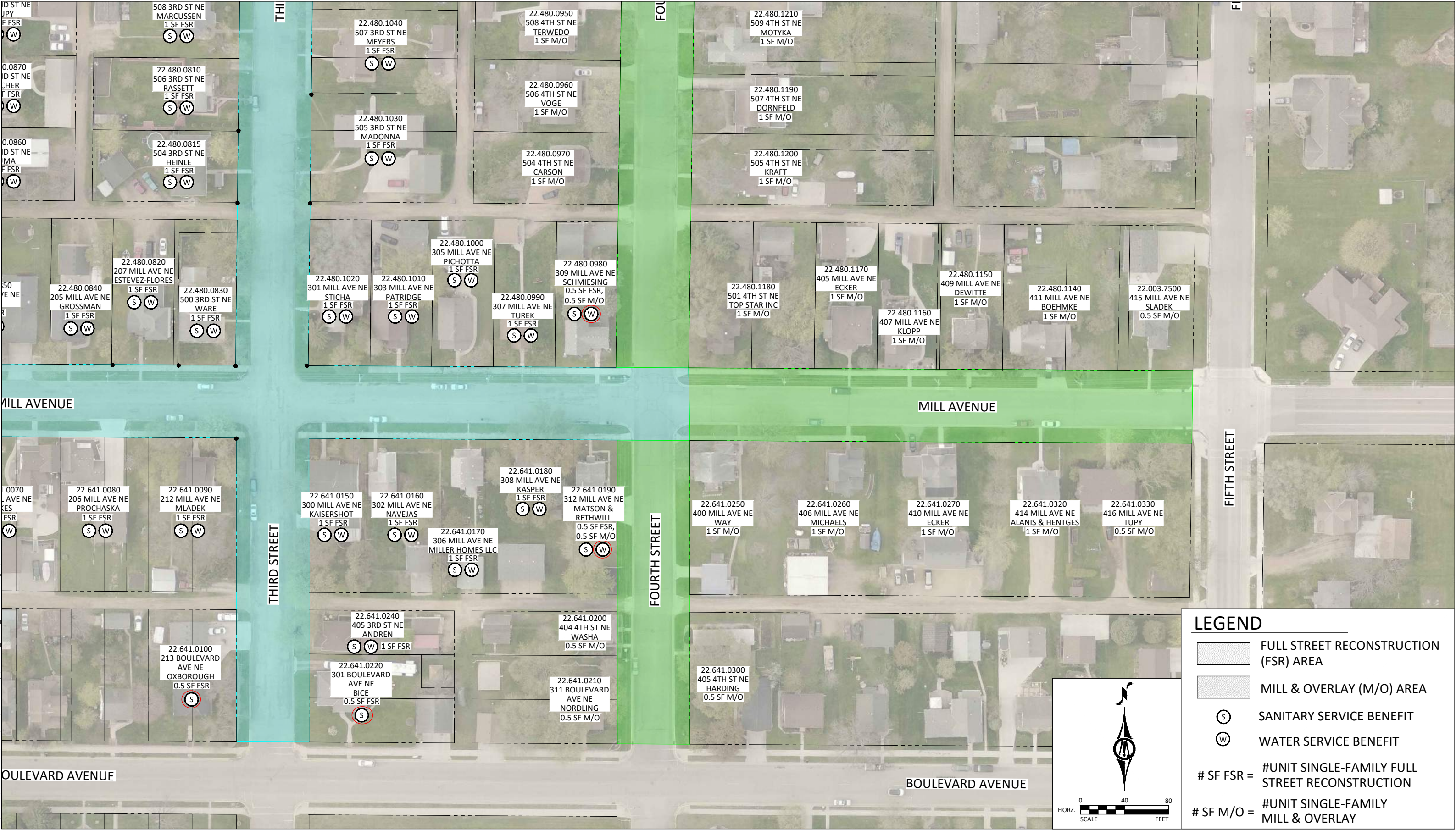


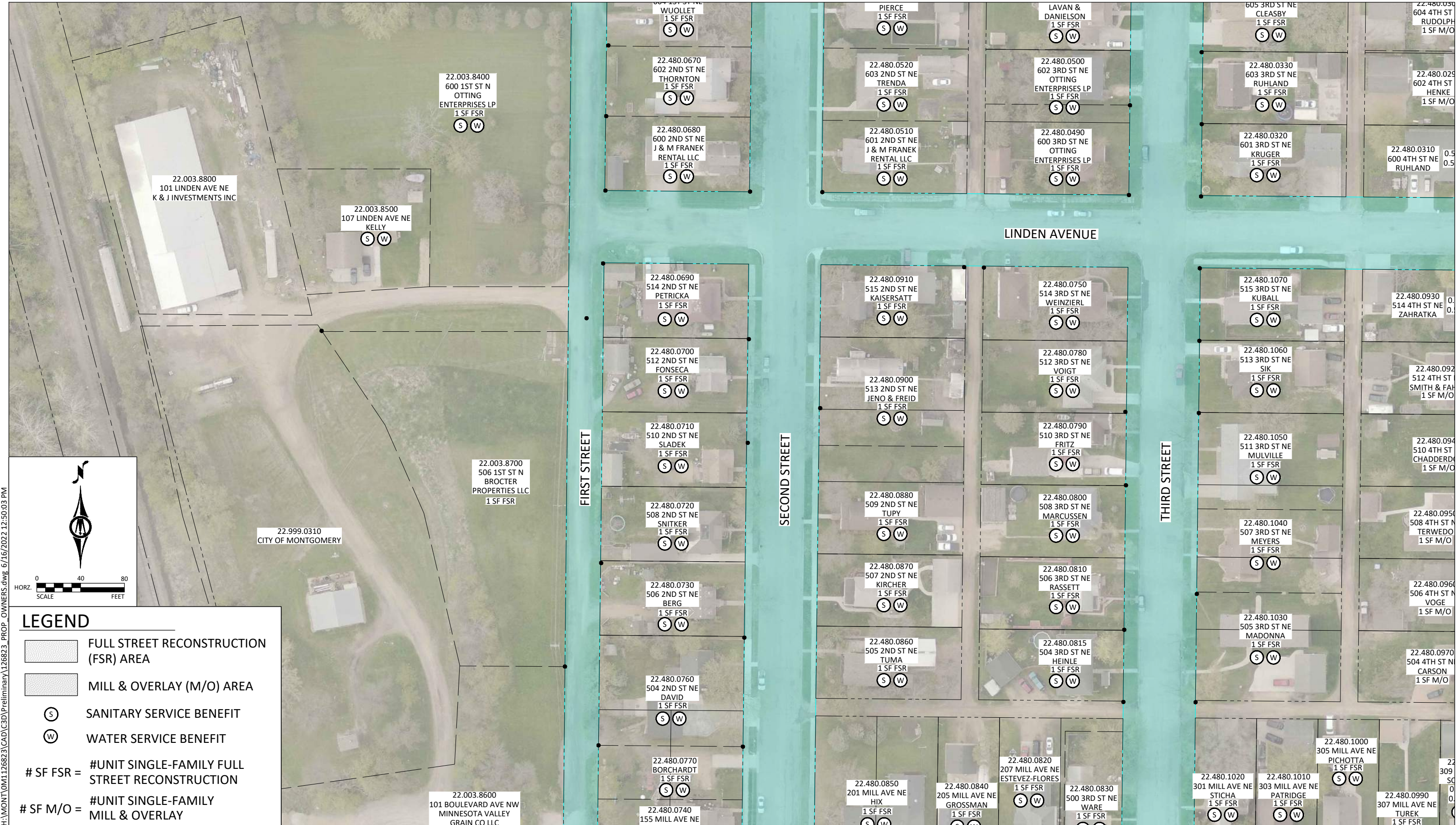
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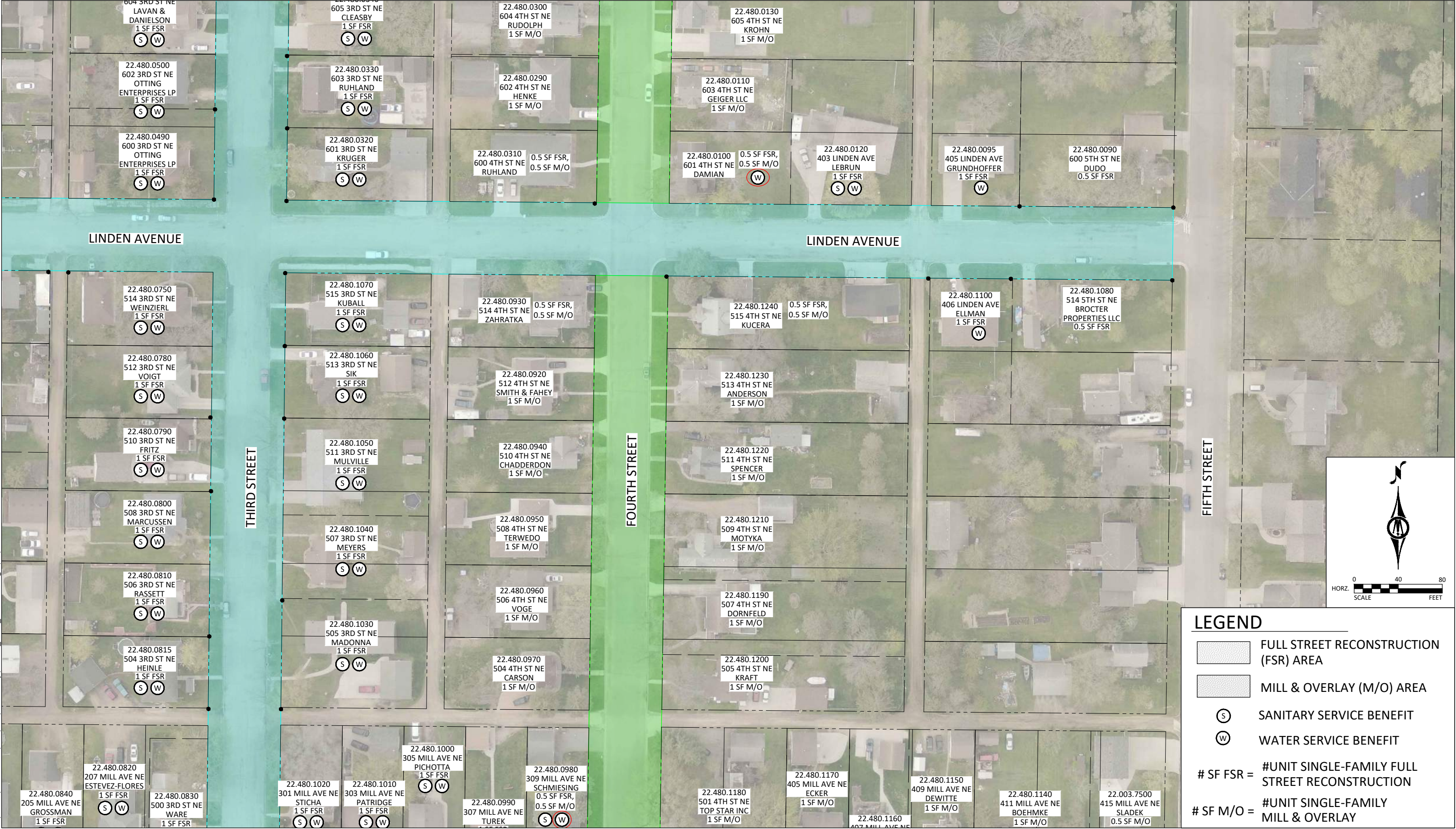


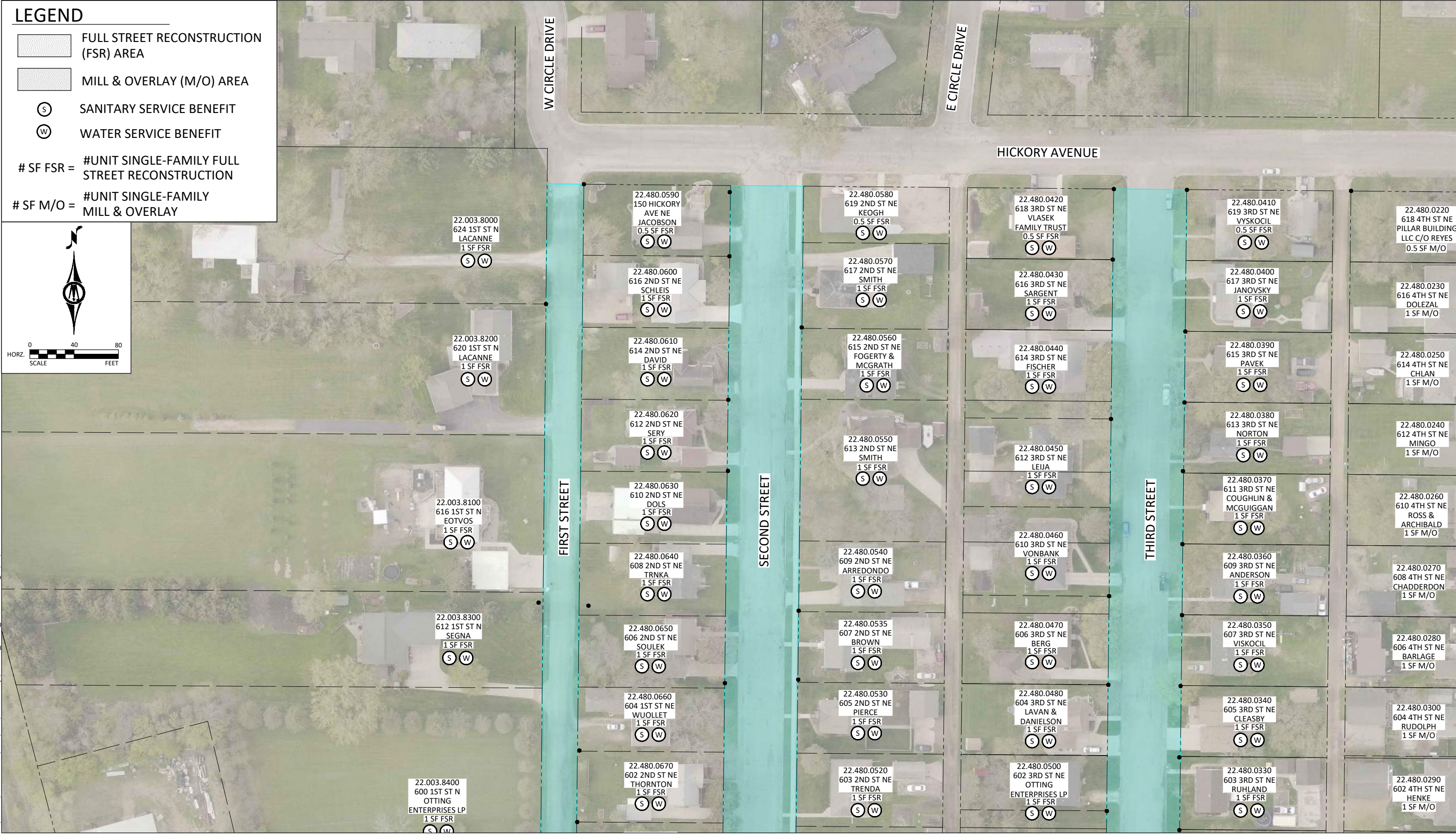


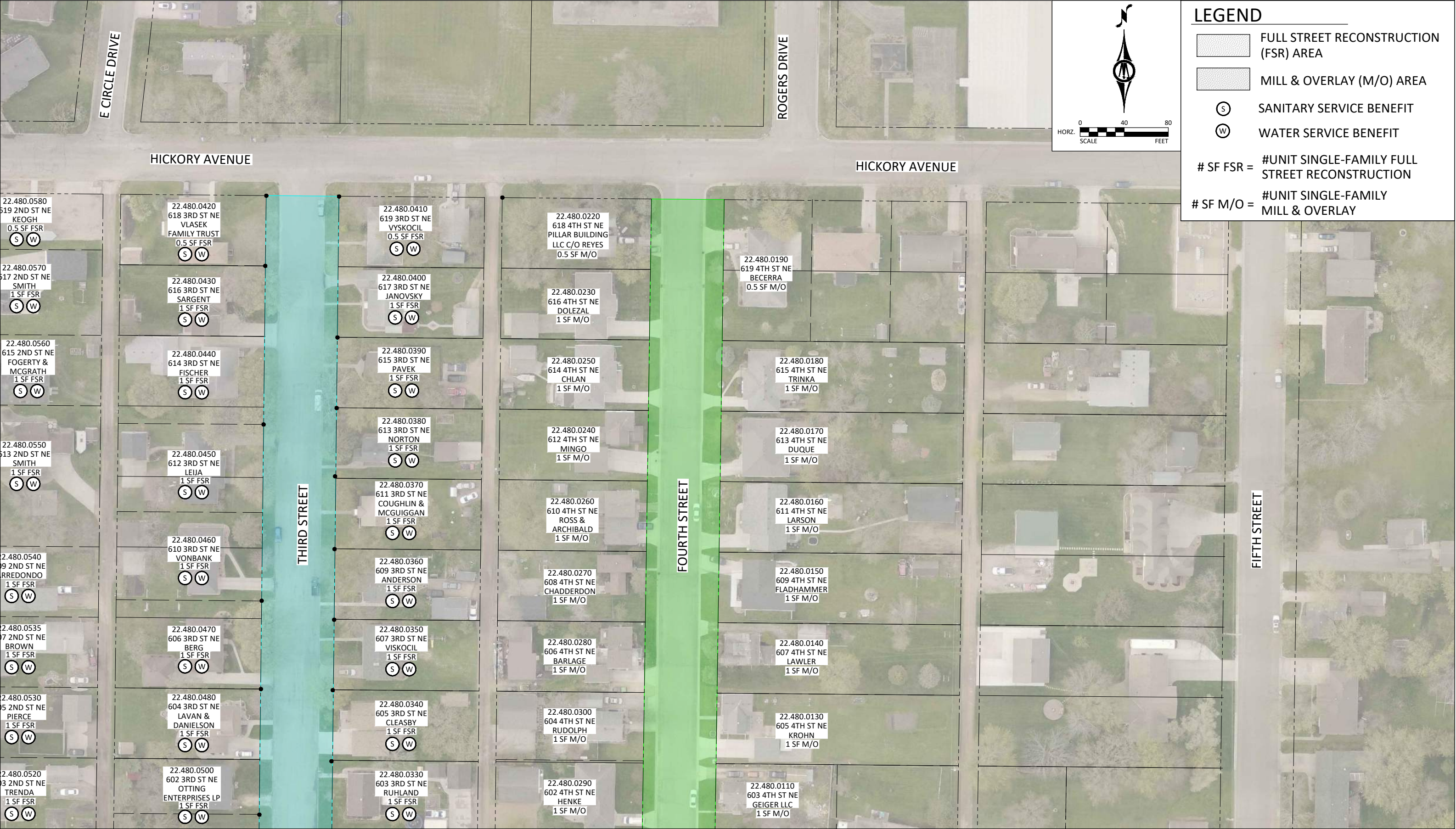
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Appendix B: Exhibits



PRELIMINARY ENGINEER'S ESTIMATE

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2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MN
BMI PROJECT NO.: 0M1.126823

UPDATED: 06/16/2022

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
SURFACE					
1	MOBILIZATION	1	LS	\$200,000.00	\$200,000.00
2	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000.00
3	TREE TRIMMING	1	LS	\$5,000.00	\$5,000.00
4	CLEAR & GRUB TREE	50	EA	\$600.00	\$30,000.00
5	REMOVE CONCRETE CURB & GUTTER	13300	LF	\$3.25	\$43,225.00
6	REMOVE CONCRETE WALK	3400	SY	\$7.50	\$25,500.00
7	REMOVE CONCRETE DRIVEWAY	2200	SY	\$8.25	\$18,150.00
8	REMOVE BITUMINOUS DRIVEWAY	350	SY	\$4.50	\$1,575.00
9	COMMON EXCAVATION (INCLUDING BITUMINOUS) (P)	17500	CY	\$14.00	\$245,000.00
10	SUBGRADE EXCAVATION	1750	CY	\$14.00	\$24,500.00
11	STABILIZING AGGREGATE	1750	CY	\$35.00	\$61,250.00
12	GRAVEL ROAD & SURFACE REESTABLISHMENT	1300	SY	\$20.00	\$26,000.00
13	BIAXIAL GEOGRID - TYPE 1	28000	SY	\$2.25	\$63,000.00
14	AGGREGATE BASE CLASS SPECIAL (8") (CV) (P)	6250	CY	\$35.00	\$218,750.00
15	AGGREGATE BASE CLASS 5 (8") (CV) (P)	5950	CY	\$30.00	\$178,500.00
16	BITUMINOUS NON WEAR COURSE	2750	TON	\$82.00	\$225,500.00
17	BITUMINOUS WEAR COURSE	2075	TON	\$85.00	\$176,375.00
18	BITUMINOUS CURB	1300	LF	\$10.00	\$13,000.00
19	CONCRETE CURB AND GUTTER DESIGN B618	10950	LF	\$19.00	\$208,050.00
20	6" PERFORATED PVC UNDERDRAIN	13300	LF	\$15.00	\$199,500.00
21	6"x4" SUMP TEE (W/4" SERVICE PIPE)	105	EA	\$300.00	\$31,500.00
22	6" UNDERDRAIN CLEANOUT	20	EA	\$300.00	\$6,000.00
23	4" CONCRETE SIDEWALK	18810	SF	\$6.00	\$112,860.00
24	6" PEDESTRIAN RAMP SIDEWALK	1200	SF	\$17.00	\$20,400.00
25	CONCRETE STEPS	10	EA	\$400.00	\$4,000.00
26	TRUNCATED DOMES	160	SF	\$60.00	\$9,600.00
27	7" CONCRETE DRIVEWAY PAVEMENT	2180	SY	\$75.00	\$163,500.00
28	BITUMINOUS DRIVEWAY PAVEMENT	340	SY	\$40.00	\$13,600.00
29	GRAVEL DRIVEWAY	200	SY	\$20.00	\$4,000.00
30	ORGANIC TOPSOIL BORROW - MODIFIED (LV)	1550	CY	\$30.00	\$46,500.00
31	SEED, FERTILIZE, & BLANKET CATEGORY 20	20000	SY	\$2.50	\$50,000.00
32	PERIMETER CONTROL	2500	LF	\$3.00	\$7,500.00
33	STORM DRAIN INLET PROTECTION	65	EA	\$200.00	\$13,000.00
34	STABILIZED CONSTRUCTION EXIT	1	LS	\$10,000.00	\$10,000.00
STREET & SITE SUBTOTAL:					\$2,470,335.00

SANITARY SEWER					
35	REMOVE SANITARY MANHOLE	15	EA	\$350.00	\$5,250.00
36	CONNECT TO EXISTING SANITARY SEWER	2	EA	\$750.00	\$1,500.00
37	REMOVE SANITARY PIPE	4800	LF	\$3.00	\$14,400.00
38	CONSTRUCT SANITARY MANHOLE DES 4007C	230	LF	\$375.00	\$86,250.00
39	SANITARY SEWER CASTING ASSEMBLY	18	EA	\$900.00	\$16,200.00
40	CONNECT TO EXISTING SANITARY SEWER	3	EA	\$1,250.00	\$3,750.00
41	8" SANITARY SEWER	4800	LF	\$45.00	\$216,000.00
42	8" X 4" SANITARY WYE	90	EA	\$350.00	\$31,500.00
43	4" SANITARY SERVICE PIPE	3150	LF	\$30.00	\$94,500.00
SANITARY SEWER SUBTOTAL:					\$469,350.00



PRELIMINARY ENGINEER'S ESTIMATE

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2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MN
BMI PROJECT NO.: 0M1.126823

UPDATED: 06/16/2022

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
WATERMAIN					
44	TEMPORARY WATER SERVICE	1	LS	\$46,500.00	\$46,500.00
45	REMOVE WATERMAIN PIPE	5500	LF	\$3.00	\$16,500.00
46	REMOVE & SALVAGE HYDRANT	9	EA	\$450.00	\$4,050.00
47	CONNECT TO EXISTING WATERMAIN	10	EA	\$1,000.00	\$10,000.00
48	6" GATE VALVE & BOX	10	EA	\$2,000.00	\$20,000.00
49	8" GATE VALVE & BOX	13	EA	\$2,500.00	\$32,500.00
50	HYDRANT	10	EA	\$4,750.00	\$47,500.00
51	6" PVC WATERMAIN	150	LF	\$42.00	\$6,300.00
52	8" PVC WATERMAIN	5500	LF	\$45.00	\$247,500.00
53	1" CURB STOP	93	EA	\$400.00	\$37,200.00
54	1" CORPORATION STOP	93	EA	\$350.00	\$32,550.00
55	1" WATER SERVICE PIPE	3255	LF	\$32.00	\$104,160.00
56	WATERMAIN FITTINGS	2000	LB	\$9.50	\$19,000.00
WATERMAIN SUBTOTAL:					\$623,760.00

STORM SEWER					
57	REMOVE STORM PIPE, ALL SIZES	3200	LF	\$8.00	\$25,600.00
58	REMOVE STORM STRUCTURES	28	EA	\$400.00	\$11,200.00
59	POND EXCAVATION	6200	CY	\$12.00	\$74,400.00
60	CONNECT TO EXISTING STORM SEWER	5	EA	\$1,000.00	\$5,000.00
61	12" PIPE SEWER	700	LF	\$55.00	\$38,500.00
62	15" PIPE SEWER	1900	LF	\$60.00	\$114,000.00
63	18" PIPE SEWER	1025	LF	\$70.00	\$71,750.00
64	24" PIPE SEWER	530	LF	\$80.00	\$42,400.00
65	24" TENCHLESS PIPE SEWER	120	LF	\$200.00	\$24,000.00
66	42" PIPE SEWER	1080	LF	\$175.00	\$189,000.00
67	42" RC APRON	1	EA	\$6,000.00	\$6,000.00
68	12" PVC YARD DRAINS W/CASTING	2	EA	\$1,500.00	\$3,000.00
69	CONSTRUCT DRAINAGE MANHOLE, DESIGN R-1	135	LF	\$450.00	\$60,750.00
70	CONSTRUCT DRAINAGE MANHOLE, DESIGN 48-4020	90	LF	\$450.00	\$40,500.00
71	CONSTRUCT DRAINAGE MANHOLE, DESIGN 60-4020	75	LF	\$650.00	\$48,750.00
72	CONSTRUCT DRAINAGE MANHOLE, DESIGN 72-4020	45	LF	\$800.00	\$36,000.00
73	CONSTRUCT DRAINAGE MANHOLE, DESIGN 96-4020	9	LF	\$1,250.00	\$11,250.00
74	CONSTRUCT POND SKIMMER STRUCTURE	1	LS	\$12,500.00	\$12,500.00
75	STORM SEWER CASTING ASSEMBLY	62	EA	\$850.00	\$52,700.00
STORM SEWER SUBTOTAL:					\$867,300.00



PRELIMINARY ENGINEER'S ESTIMATE

2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MN
BMI PROJECT NO.: 0M1.126823

DRAFT

UPDATED: 06/16/2022

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
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MILL & OVERLAY					
76	2.0" EDGE MILL	3700	SY	\$3.00	\$11,100.00
77	BITUMINOUS WEAR COURSE	900	TON	\$85.00	\$76,500.00
78	REMOVE & REPLACE CURB & GUTTER	400	LF	\$35.00	\$14,000.00
79	REMOVE & REPLACE 7" CONCRETE DRIVEWAY	20	SY	\$85.00	\$1,700.00
80	4" CONCRETE WALK	625	SF	\$6.00	\$3,750.00
81	ADJUST GATE VALVE BOX	5	EA	\$300.00	\$1,500.00
82	ADJUST CASTING ASSEMBLY	10	EA	\$450.00	\$4,500.00
MILL & OVERLAY SUBTOTAL:					\$113,050.00

ESTIMATED CONSTRUCTION SUBTOTAL:	\$4,543,795.00
CONTINGENCIES (5%):	\$227,200.00

TOTAL ESTIMATED CONSTRUCTION COST:	\$4,770,995.00
ESTIMATED DESIGN, ADMINISTRATION, AND ENGINEERING:	\$764,000.00
TOTAL ESTIMATED PROJECT COST:	\$5,534,995.00

PRELIMINARY ASSESSMENT ROLL

2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MINNESOTA
BMI PROJECT NO.: 0M1.126823

DRAFT

EXHIBIT 2

H:\MONT\0M1126823\2_Preliminary\A_Calculations\126823Prelim Estimate and Assessment.xlsx]Assessment Roll

UPDATED: 6/16/2022

ASSESSMENT RATES

ITEM	UNIT RATE
SINGLE FAMILY FULL STREET RECONSTRUCTION (SF FSR)	\$7,730.58
SINGLE FAMILY MILL & OVERLAY (SF M/O)	\$1,783.98
WATER SERVICE	\$1,427.18
SANITARY SERVICE	\$1,189.32
INDUSTRIAL FRONT FOOT RECONSTRUCTION	\$123.68

PROPERTY OWNER	PROPERTY I.D.	ADDRESS	SINGLE FAMILY FULL STREET RECONSTRUCTION UNIT	SINGLE FAMILY FULL STREET RECONSTRUCTION ASSESSMENT	SINGLE FAMILY MILL & OVERLAY UNIT	SINGLE FAMILY MILL & OVERLAY ASSESSMENT	WATER SERVICE UNIT	WATER SERVICE ASSESSMENT	SANITARY SERVICE UNIT	SANITARY SERVICE ASSESSMENT	TOTAL PRELIMINARY ASSESSMENT
MINNESOTA VALLEY GRAIN CO LLC	22.641.0010	101 BOULEVARD AVENUE NE	SEE RATE, 276 LF	\$34,136.78		\$0.00		\$0.00		\$0.00	\$34,136.78
MINNESOTA VALLEY GRAIN CO LLC	22.003.8600	101 BOULEVARD AVENUE NE	1	\$7,730.58		\$0.00		\$0.00		\$0.00	\$7,730.58
BROCTER PROPERTIES LLC	22.003.8700	506 1ST STREET N	1	\$7,730.58		\$0.00		\$0.00		\$0.00	\$7,730.58
OTTING ENTERPRISES LP	22.003.8400	600 1ST STREET N	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MICHAEL H & MARY KELLY	22.003.8500	107 LINDEN AVENUE NE	0	\$0.00		\$0.00	1	\$1,427.18	1	\$1,189.32	\$2,616.50
K & J INVESTMENTS INC	22.003.8800	101 LINDEN AVENUE NE	0	\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
EDWARD & EILEEN SEGNA	22.003.8300	612 1ST STREET N	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JOSZEPH & KELLY M EOTVOS	22.003.8100	616 1ST STREET N	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BERNARD & KATHLEEN LACANNE	22.003.8200	620 1ST STREET N	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BERNARD & KATHLEEN LACANNE	22.003.8000	624 1ST STREET N	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MATHANNA M RICE	22.641.0050	153 BOULEVARD AVENUE NE	0.5	\$3,865.29		\$0.00		\$0.00		\$0.00	\$3,865.29
DAVID A & MARY C BOSCH	22.641.0020	150 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KENNETH EDMONDS	22.641.0040	155 BOULEVARD AVENUE NE	0.5	\$3,865.29		\$0.00		\$0.00		\$0.00	\$3,865.29
OTTING ENTERPRISES LP	22.641.0030	154 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JERAD K BORCHARDT & GUY A BORCHARDT	22.480.0740	155 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JERAD K BORCHARDT & GUY A BORCHARDT	22.480.0770	N/A	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
TYRONE R DAVID	22.480.0760	504 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KARI BERG	22.480.0730	506 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
THOMAS W SNITKER	22.480.0720	508 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JEFFREY B SLADEK	22.480.0710	510 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
NICOLE A FONSECA	22.480.0700	512 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DONALD P & JOANN M PETRICKA	22.480.0690	514 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
J & M FRANEK RENTAL LLC	22.480.0680	600 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
THOMAS & RITA THORNTON	22.480.0670	602 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BRUCE WUOLLET	22.480.0660	604 1ST STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
GARY I SOULEK	22.480.0650	606 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MICHAEL E TRNKA	22.480.0640	608 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JESSY DOLS	22.480.0630	610 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
TODD A SERY	22.480.0620	612 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JEROME W & LORRAINE A DAVID	22.480.0610	614 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MICHAEL D & KELLE K SCHLEIS	22.480.0600	616 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BETH M JACOBSON	22.480.0590	150 HICKORY AVENUE NE	0.5	\$3,865.29		\$0.00	1	\$1,427.18	1	\$1,189.32	\$6,481.79
TAYLOR METZ-WARNER	22.641.0140	201 BOULEVARD AVENUE NE	0.5	\$3,865.29		\$0.00	1	\$1,427.18		\$0.00	\$5,292.47
DAVID & CYNTHIA JAKES	22.641.0070	204 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
WILLIAM F & NANCY A HIX	22.480.0850	201 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
EMILY L TUMA	22.480.0860	505 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DANIELLE C KIRCHER	22.480.0870	507 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KENNETH B & MARY E TUPY	22.480.0880	509 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
RYAN JENO & MATHEW FREID	22.480.0900	513 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
LEONARD L & MARY A KAISERSATT	22.480.0910	515 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
J & M FRANEK RENTAL LLC	22.480.0510	601 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
THOMAS & SUSAN TRENDIA	22.480.0520	603 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DAVID F PIERCE	22.480.0530	605 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
HAYLEY A BROWN	22.480.0535	607 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
VICTOR ARREDONDO SR & BLANCA ARREDONDO	22.480.0540	609 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DENNIS L & LAURIE A SMITH	22.480.0550	613 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JUSTIN J FOGARTY & RHEA J MCGRATH	22.480.0560	615 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
RANDY L SMITH	22.480.0570	617 2ND STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
EDWARD J & JEAN M KEOGH	22.480.0580	619 2ND STREET NE	0.5	\$3,865.29		\$0.00	1	\$1,427.18	1	\$1,189.32	\$6,481.79
CAROL M PROCHASKA	22.641.0080	206 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BRIAN R GROSSMAN	22.480.0840	205 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
NOEMI ESTEVEZ-FLORES	22.480.0820	207 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
ADAM R OXBOROUGH	22.641.0100	213 BOULEVARD AVENUE NE	0.5	\$3,865.29		\$0.00		\$0.00	1	\$1,189.32	\$5,054.61
JOHN MLADEK	22.641.0090	212 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
CHARLES & KIM WARE	22.480.0830	500 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
CHADWICK S & TISHA HEINLE	22.480.0815	504 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
REED RASSET	22.480.0810	506 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
ERICA J MARCUSSEN	22.480.0800	508 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
WILMER E FRITZ	22.480.0790	510 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JOHN E & MELISSA A VOIGT	22.480.0780	512 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
TREVOR A WEINZIERL	22.480.0750	514 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
OTTING ENTERPRISES LP	22.480.0490	600 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
OTTING ENTERPRISES LP	22.480.0500	602 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JOSEPH J LAVAN & ERIN M DANIELSON	22.480.0480	604 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
SCOTTIE L BERG	22.480.0470	606 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08

PRELIMINARY ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MINNESOTA
BMI PROJECT NO.: 0M1.126823

DRAFT

EXHIBIT 2

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UPDATED: 6/16/2022

ASSESSMENT RATES

ITEM	UNIT RATE
SINGLE FAMILY FULL STREET RECONSTRUCTION (SF FSR)	\$7,730.58
SINGLE FAMILY MILL & OVERLAY (SF M/O)	\$1,783.98
WATER SERVICE	\$1,427.18
SANITARY SERVICE	\$1,189.32
INDUSTRIAL FRONT FOOT RECONSTRUCTION	\$123.68

PROPERTY OWNER	PROPERTY I.D.	ADDRESS	SINGLE FAMILY FULL STREET RECONSTRUCTION UNIT	SINGLE FAMILY FULL STREET RECONSTRUCTION ASSESSMENT	SINGLE FAMILY MILL & OVERLAY UNIT	SINGLE FAMILY MILL & OVERLAY ASSESSMENT	WATER SERVICE UNIT	WATER SERVICE ASSESSMENT	SANITARY SERVICE UNIT	SANITARY SERVICE ASSESSMENT	TOTAL PRELIMINARY ASSESSMENT
GREGORY J & CONNIE M VONBANK	22.480.0460	610 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JOE L & KIMBERLY L LEUA	22.480.0450	612 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BRANDON & ASHLY FISCHER	22.480.0440	614 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
LORI B SARGENT	22.480.0430	616 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
VLASAK FAMILY TRUST C/O ROBERT & CAROL VLASAK ETAL	22.480.0420	618 3RD STREET NE	0.5	\$3,865.29		\$0.00	1	\$1,427.18	1	\$1,189.32	\$6,481.79
ERIK K & BARBARA BICE	22.641.0220	301 BOULEVARD AVENUE NE	0.5	\$3,865.29		\$0.00		\$0.00	1	\$1,189.32	\$5,054.61
PETER T & REBECCA L ANDREN	22.641.0240	405 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
GRANT KAISERSHOT	22.641.0150	300 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DAVID J & LAURIE L STICHA	22.480.1020	301 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JANICE R MADONNA	22.480.1030	505 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
FRED V MEYERS	22.480.1040	507 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
CHRISTOPHER & MIA MULVILLE	22.480.1050	511 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JACOB A SIK	22.480.1060	513 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
VANCE R & RACHELLE L KUBALL	22.480.1070	515 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
ERIC & MINDY KRUGER	22.480.0320	601 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MICHAEL F & ANDREA M RUHLAND	22.480.0330	603 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
LUKE & BRIANNA CLEASBY	22.480.0340	605 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DALE L & LAURA A VISKOCIL	22.480.0350	607 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KEVIN M ANDERSON	22.480.0360	609 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
DONALD W COUGHLIN ESTATE C/O SHEILA M MCGUIGGAN ETAL	22.480.0370	611 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
BILLIE D NORTON	22.480.0380	613 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KENNETH PAVEK	22.480.0390	615 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
KAROLINA JANDOVSKY	22.480.0400	617 3RD STREET NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
JENNIFER L VYSKOCIL	22.480.0410	619 3RD STREET NE	0.5	\$3,865.29		\$0.00	1	\$1,427.18	1	\$1,189.32	\$6,481.79
JOSE & GLORIA I NAVEJAS	22.641.0160	302 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MILLER HOMES LLC	22.641.0170	306 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
CHARLES & BERNEICE FAMILY TRUST C/O CHARLES KASPER	22.641.0180	308 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
FELICIA M PARTRIDGE	22.480.1010	303 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
ANDREW & MARY PICHOTTA	22.480.1000	305 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
MARK F TUREK	22.480.0990	307 MILL AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
CRAIG A & PAIGE J NORDLING	22.641.0210	311 BOULEVARD AVENUE NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
CHAD M & VICKY M WASHA	22.641.0200	404 4TH STREET NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
ZACHARY E MATSON & CASSANDRA M RETHWILL	22.641.0190	312 MILL AVENUE NE	0.5	\$3,865.29	0.5	\$891.99	1	\$1,427.18	1	\$1,189.32	\$7,373.78
JOHN F SCHMIESING	22.480.0980	309 MILL AVENUE NE	0.5	\$3,865.29	0.5	\$891.99	1	\$1,427.18	1	\$1,189.32	\$7,373.78
ANDREW CARSON	22.480.0970	504 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
TERRY & BRENDA VOGEL	22.480.0960	506 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
MYRNA L TERWEDO	22.480.0950	508 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
RYAN CHADDERDON	22.480.0940	510 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
ROBERT C SMITH & MOLLY J FAHEY	22.480.0920	512 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
KEITH J & CYNTHIA F ZAHRAKKA	22.480.0930	514 4TH STREET NE	0.5	\$3,865.29	0.5	\$891.99		\$0.00		\$0.00	\$4,757.28
WILLIAM J RUHLAND	22.480.0310	600 4TH STREET NE	0.5	\$3,865.29	0.5	\$891.99		\$0.00		\$0.00	\$4,757.28
NATHAN & ALEXANDRA HENKE	22.480.0290	602 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
STEVEN M RUDOLPH	22.480.0300	604 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
GILBERT H & PATRICIA BARLAGE	22.480.0280	606 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
RYAN CHADDERDON	22.480.0270	608 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
JAY P ROSS & ISABELLA M ARCHIBALD	22.480.0260	610 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
BRADY MINGO	22.480.0240	612 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
HEDWIG T CHLAN	22.480.0250	614 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
GRACE M DOLEZAL	22.480.0230	616 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
PILLAR BUILDING LLC C/O JOSE REYES	22.480.0220	618 4TH STREET NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
MORGAN D HARDING	22.641.0300	405 4TH STREET NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
TINA M WAY	22.641.0250	400 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
TOP STAR INC	22.480.1180	501 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
RUSSELL C & LISA M KRAFT	22.480.1200	505 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
CAROL DORNFELD	22.480.1190	507 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
BARBARA J MOTYKA	22.480.1210	509 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
RYAN M SPENCER	22.480.1220	511 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
TYLER J & BRITTANI E ANDERSON	22.480.1230	513 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
ANDREW & MYRTLE KUCERA	22.480.1240	515 4TH STREET NE	0.5	\$3,865.29	0.5	\$891.99		\$0.00		\$0.00	\$4,757.28
ALEXANDRU DAMIAN	22.480.0100	601 4TH STREET NE	0.5	\$3,865.29	0.5	\$891.99	1	\$1,427.18		\$0.00	\$6,184.46
GEIGER LLC	22.480.0110	603 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
LISA M KROHN ETAL	22.480.0130	605 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
GLORIA J LAWLER	22.480.0140	607 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98

PRELIMINARY ASSESSMENT ROLL
2023 STREET & UTILITY IMPROVEMENTS
CITY OF MONTGOMERY, MINNESOTA
BMI PROJECT NO.: 0M1.126823

DRAFT

EXHIBIT 2

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UPDATED: 6/16/2022

ASSESSMENT RATES

ITEM	UNIT RATE
SINGLE FAMILY FULL STREET RECONSTRUCTION (SF FSR)	\$7,730.58
SINGLE FAMILY MILL & OVERLAY (SF M/O)	\$1,783.98
WATER SERVICE	\$1,427.18
SANITARY SERVICE	\$1,189.32
INDUSTRIAL FRONT FOOT RECONSTRUCTION	\$123.68

PROPERTY OWNER	PROPERTY I.D.	ADDRESS	SINGLE FAMILY FULL STREET RECONSTRUCTION UNIT	SINGLE FAMILY FULL STREET RECONSTRUCTION ASSESSMENT	SINGLE FAMILY MILL & OVERLAY UNIT	SINGLE FAMILY MILL & OVERLAY ASSESSMENT	WATER SERVICE UNIT	WATER SERVICE ASSESSMENT	SANITARY SERVICE UNIT	SANITARY SERVICE ASSESSMENT	TOTAL PRELIMINARY ASSESSMENT
JUSTIN FLADHAMMER	22.480.0150	609 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
DOUGLAS & JILLIAN LARSON	22.480.0160	611 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
LUIS A & TAMELA J DUQUE	22.480.0170	613 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
DOROTHY H TRINKA	22.480.0180	615 4TH STREET NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
ERNESTO BECERRA	22.480.0190	619 4TH STREET NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
THOMAS J & JANICE E MICHAELS	22.641.0260	406 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
RAYMOND ECKER	22.641.0270	410 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
EDDIE J ALANIS & ASHLEY J HENTGES	22.641.0320	414 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
DONALD F & CONSTANCE J TUPY	22.641.0330	416 MILL AVENUE NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
RAYMOND ECKER	22.480.1170	405 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
DARCIE KLOPP	22.480.1160	407 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
BRADLEY D DEWITTE	22.480.1150	409 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
JEAN A BOEHMKE	22.480.1140	411 MILL AVENUE NE		\$0.00	1	\$1,783.98		\$0.00		\$0.00	\$1,783.98
ARTHUR R SLADEK	22.003.7500	415 MILL AVENUE NE		\$0.00	0.5	\$891.99		\$0.00		\$0.00	\$891.99
CARLA MARIE ELLMAN	22.480.1100	406 LINDEN AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18		\$0.00	\$9,157.76
BROCTER PROPERTIES LLC	22.480.1080	514 5TH STREET NE	0.5	\$3,865.29		\$0.00		\$0.00		\$0.00	\$3,865.29
CLAYTON & TAMARA LEBRUN	22.480.0120	403 LINDEN AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18	1	\$1,189.32	\$10,347.08
RICHARD A GRUNDHOFFER TRUST & MARY JANE GRUNDHOFFER TRUST	22.480.0095	405 LINDEN AVENUE NE	1	\$7,730.58		\$0.00	1	\$1,427.18		\$0.00	\$9,157.76
RONALD L DUDO	22.480.0090	600 5TH STREET NE	0.5	\$3,865.29		\$0.00		\$0.00		\$0.00	\$3,865.29
TOTALS:			95	\$764,676.59	41	\$72,251.19	93	\$132,728.11	91	\$108,228.12	\$1,077,884.02