

2016 ANALYSIS-EXHIBIT A FOR 2017 RATES  
 IMPROVEMENT COSTS AND ASSESSMENT RATES  
 RESURFACE/RECONSTRUCTION PROGRAM

October 26, 2016

Type of Improvement	Rate \$/Unit	2014 Bid Cost Per Unit	2015 Bid Cost Per Unit	2016 Bid Cost Per Unit	Average Bid Cost	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2014 Assessment Rate	2015 Assessment Rate	2016 Assessment Rate	Recommended Assessment Rate 2017	Percent Change
Sidewalk replacement	\$/square ft	4.76	4.29	5.08	4.71	5.89	0.50	2.94	\$ 2.15	\$ 2.15	\$ 2.15	\$ 3.00	40%
7' Driveway	\$/square ft	5.12	5.2	4.85	5.06	6.32	0.90	5.69	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.70	14%
Conc. Alley 20'	\$/ft	68.80	77.12	72.25	73.46	91.83	0.50	46.91	\$ 19.00	\$ 19.00	\$ 19.00	\$ 45.00	137%
Asph. Alley 20'	\$/ft								\$ 14.00	\$ 14.00	\$ 14.00	\$ 15.00	7%
Speed Humps	\$/ft	6.39	no bids	7.28	6.81	7.15	0.80	5.43	\$ 6.00	\$ 5.30	\$ 5.30	\$ 6.50	23%

5% eng for tc

2016 Analysis—Exhibit B for 2017 rates  
NEW CONSTRUCTION

Type of Improvement	Rate \$/Unit	2005 Cost Per Unit	2006 Cost Per Unit	2007 Cost Per Unit	2008 Cost Per Unit*	Average Cost	Include Engineering 40%	Use Recovery Rate	2014 Assessment Rate	2015 Assessment Rate	2016 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft	62.27	60.67			55.42	78.98	71.09 (90)	55.50	61.00	55.50	55.50	0%
8" Conc 34'	\$/ft	52.62				52.62	73.87	66.30 (90)	63.50	63.50	61.00	61.00	0%
Asphalt 34'	\$/ft	23.15	36.45	26.8		25.80	40.32	36.29 (90)	39.50	39.50	39.50	39.50	0%
Curb & Gutter ft	\$/ft	10.38	14.65	16.2		13.75	19.25	17.32 (90)	17.00	17.00	17.00	17.00	0%
Soil & Topsoil sq. yds.	\$/sq ft	6.50	13.43	9.18		9.70	13.58	12.23 (90)	10.00	10.00	10.00	10.00	0%
Sidewalk 6 ft wide Field Operations	\$/sq ft	12.50	14.70	14.70		13.97	19.55	17.60 (90)	18.50	18.50	18.50	18.50	0%
Asph Rural X-Section 24'	\$/ft	69.18				33.90	46.90	42.21 (90)	42.00	45.00	42.00	42.00	0%
Sanitary Sewer contract	\$/ft					69.19	96.85	87.17 (90)	50.00	55.00	50.00	50.00	0%
Suburban San Sew	\$/ft							60.00 (100)	60.00	60.00	60.00	60.00	0%
Storm Sewer contract	\$/ft	73.28				73.28	102.59	71.81 (70)	45.50	45.50	45.50	45.50	0%
Suburban Storm Sew	\$/ft							68.00 (100)	70.00	70.00	70.00	70.00	0%
Water contract	\$/ft	44.43				44.43	82.20	55.98 (90)	45.50	45.50	45.50	45.50	0%
Suburban Water	\$/ft							87.00 (100)	87.00	87.00	87.00	87.00	0%

\*Notes: if no data is available, use Resurfacing/reconstruction information note: no new streets bid in 2016; assume no increase

**EXHIBIT C**  
**(2017 PROGRAM)**  
**EFFECTS OF PROPOSED ASSESSMENT RATES**  
 (Typical Projects)  
 October 26, 2016

I. Reconstruction/Resurfacing Projects/Area wide walk (40' Lot)

TYPICAL PROJECT	2016	2017
100% Sidewalk replacement	\$ 430	\$ 600
40% Sidewalk replacement	\$ 175	\$ 250
Driveway approach replacement (100 square feet)	\$ 500	\$ 570
Concrete Alley Pavement	\$ 760	\$ 1800

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2016	2017
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$5,250	\$5,250
Storm and Sanitary Sewers.	\$4,775	\$4,775
Water Main.	\$2,275	\$2,275
8" Concrete Pavement, Curb and Gutter, Sidewalk, Storm Sewer, Sanitary Sewer and Water Main.	\$12,300	\$12,300

October 24, 2016

**EXHIBIT D**  
**HISTORIC REVIEW**  
**SPECIAL ASSESSMENT RATES**  
**(Reconstruction/Resurfacing)**  
 (Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pmnt	8" Conc Pmnt	Asphalt On Conc	4.5" Asph/ 6" Base	Overlay no curb/walk (Res.)	Arterial Overlay	Curb & Gutter	Sod	Walk 5' Wide	20' Conc Alley	20' Asph Alley	Speed hump
1984	13.00	15.00	6.00		---	---	4.25	1.75	5.00	16.50	5.50	
1985	13.50	15.00	6.00		---	---	4.00	1.75	5.50	17.50	6.00	
1986	13.00	15.00	5.50		2.75	2.90	4.25	1.75	6.00	17.50	5.50	
1987	14.50	17.00	6.50		2.75	2.90	4.50	1.75	6.50	20.00	5.25	
1988	15.00	17.00	6.00		2.85	3.00	4.50	2.00	6.50	18.00	5.25	
1989	15.00	17.00	6.00		3.10	3.30	4.50	2.00	6.50	18.00	5.25	
1990	15.00	17.00	7.00		4.00	4.50	4.50	2.50	6.50	18.00	6.00	
1991	15.20	18.80	8.15		4.35	5.00	4.60	2.50	6.75	22.00	6.00	
1992	16.25	18.50	7.00		4.35	4.60	5.00	2.65	7.00	22.00	7.50	
1993	16.25	18.50	7.00		4.35	4.00	5.00	2.65	7.00	20.00	8.65	
1994	16.50	18.25	6.50		4.60	4.60	5.50	2.85	7.25	21.50	8.00	
1995	17.00	18.50	6.75		4.60	4.60	5.50	2.70	7.25	22.00	8.65	
1996	17.00	19.00	6.75		5.00	5.00	5.50	2.70	7.25	22.50	8.65	
1997	18.00	19.00	7.60	13.85	5.60	5.60	5.80	2.70	7.75	24.75	8.65	
1998	18.75	19.75	7.90	14.50	5.95	5.95	6.00	2.80	8.00	26.00	8.65	
1999	19.90	21.00	8.40	14.50	6.30	6.30	6.40	3.00	8.25	27.50	8.00	
2000	21.10	22.25	8.90	15.35	6.70	6.70	6.40	3.20	8.75	29.15	8.00	
2001	42.60	43.20	19.00	34.00	12.00	12.00	16.50	8.00	17.50	44.00	16.00	
2002	47.60	48.20	25.00	39.00	17.00	17.00	16.50	8.00	17.50	44.00	16.00	
2003	41.00	43.50	20.25	33.00	16.00	17.00	12.50	5.50	15.00	55.00	21.00	
2004	41.00	43.50	20.25	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00	
2005	41.00	43.50	20.25	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00	
2006	41.00	43.50	20.25	33.00	12.50	17.00	13.00	8.00	15.00	57.00	21.00	3.00
2007	44.00	45.00	22.00	34.00	12.50	18.00	13.50	8.00	15.00	57.00	21.00	3.00
2008	44.00	46.50	23.00	36.00	12.50	18.00	13.50	8.00	15.00	57.00	21.00	3.00
2009	0	0	0	0	0	0	0	0	10.75	38.00	14.00	3.00
2010	0	0	0	0	0	0	0	0	10.75	38.00	14.00	6.00
2011	0	0	0	0	0	0	0	0	10.75	38.00	14.00	6.00
2012	0	0	0	0	0	0	0	0	10.75	19.00	14.00	6.00
2013	0	0	0	0	0	0	0	0	10.75	19.00	14.00	6.00
2014	0	0	0	0	0	0	0	0	10.75	19.00	14.00	6.00
2015	0	0	0	0	0	0	0	0	10.75	19.00	14.00	5.30
2016	0	0	0	0	0	0	0	0	10.75	19.00	14.00	5.30
2017*	0	0	0	0	0	0	0	0	15.00	45.00	14.00	6.50

\* - Proposed Rates

**EXHIBIT E  
HISTORIC REVIEW  
SPECIAL ASSESSMENT RATES  
(New Work)**

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmc	8" Conc Pvmc	Asphalt	Curb & Gutter	Walk 5' Wide	24'Asph w/rural X-Sec	20' Conc Alley	Sanitary Sewer	Storm Sewer	Water Main
1984	23.00	26.00	23.00	5.50	7.50	7.50	16.50	17.00	12.00	26.00
1985	25.00	29.00	23.00	7.50	8.00	7.50	17.50	19.00	14.00	30.00
1986	25.00	28.00	24.00	7.00	8.50	7.50	17.50	23.00	17.00	29.00
1987	27.00	31.00	23.00	7.00	11.00	7.00	20.00	21.00	17.00	31.00
1988	27.00	31.00	23.00	6.00	10.00	7.00	18.00	20.00	17.00	31.00
1989	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	19.00	31.00
1990	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	21.00	34.00
1991	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	40.00
1992	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1993	29.00	31.00	23.00	6.50	10.75	7.00	20.00	24.00	23.00	35.00
1994	29.00	31.00	23.00	6.50	10.75	7.00	21.50	24.00	23.00	35.00
1995	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1996	29.00	31.00	23.00	6.50	10.75	7.00	22.50	24.00	23.00	35.00
1997	31.00	31.00	23.00	7.50	11.75	7.00	24.75	25.50	23.00	35.00
1998	32.25	32.25	23.00	7.80	12.25	7.00	26.00	27.00	23.00	37.50
1999	37.75	37.75	23.00	9.15	12.25	7.00	27.50	29.00	24.00	37.50
2000	40.00	40.00	23.00	11.00	12.50	7.00	29.15	45.50	43.00	42.00
2001	42.40	42.40	34.50	11.50	13.25	21.00	44.00	45.50	45.50	45.50
2002	47.40	47.40	39.50	12.50	13.25	21.00	55.00	45.50	45.50	45.50
2003	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2004	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2005	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2006	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2007	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2008	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2009	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2010	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2011	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2012	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2013	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2014	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2015	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2016	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2017*	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50

\* - Proposed Rates