



Department of Public Works
Infrastructure Services Division

Jeffrey J. Mantes
Commissioner of Public Works

James P. Purko
Director of Operations

Jeffrey S. Polenske
City Engineer

September 20, 2006

FILE NUMBER 060696

To the Public Works Committee

Subject: Common Council File Number 060696

Dear Honorable Members:

On November 10, 2000, the Common Council adopted File Number 000974 setting forth minimum recovery ratios for special assessments. The resolution further directed that the assessment rates be adjusted as necessary to conform with those ratios.

In compliance with the council directive, we will implement the 2007 special assessment rates upon acceptance of this file. Attached are the following six exhibits.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2002-2006 bid costs including engineering and overhead, current and proposed special assessment rates.

Exhibit "C" - A chart indicating the affects of the proposed rate change against a typical lot for several types of improvements.

Exhibits "D" and "E" - Charts listing a 30-year history for various types of improvements, their rates and the proposed special assessment rates for 2007.

Exhibit "F" - Chart showing the previous history for assessment rates under the Area Sidewalk replacement program.

We will be pleased to meet with the committee and answer questions concerning the rate changes.

Very truly yours,

Jeffrey S. Polenske, P.E.
City Engineer

Jeffrey J. Mantes, P.E.
Commissioner of Public Works

MLD:lmk *MLC*
Attachments
c: Ms. Carrie Lewis

2006 ANALYSIS-EXHIBIT A FOR 2007 RATES
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACE/RECONSTRUCTION PROGRAM

September 2006

Type of Improvement	Rate \$/Unit	2003 Bid Cost Per Unit	2004 Bid Cost Per Unit	2005 Bid Cost Per Unit	2006 Bid Cost Per Unit	Average Bid Cost	Include Engineering 40%	Minimum Recovery Rate (MRR)	Ave. cost *MRR +Indirect1	2003-2004 Assessment Rate	2005 Assessment Rate	2006 Assessment Rate	Recommended Assessment Rate (RAR)	Percent Change
7" Conc 34'	\$/ft	36.55	44.78	52.27	48.13	45.68	63.96	0.80	43.37	41.00	41.00	41.00	44.00	7
8" Conc 36'	\$/ft	43.13	44.69		53.92	47.31	66.24	0.60	44.74	43.50	43.50	43.50	45.00	3
Asphalt 34'	\$/ft	17.85	17.76	23.36	23.34	20.58	28.81	0.60	22.29	20.25	20.25	20.25	53.50	3
4.5" Asphalt Base 34'	\$/ft	28.34	33.78	34.65	41.92	34.67	48.54	0.60	34.12	33.00	33.00	33.00	34.00	3
Res. Overlay** 34'	\$/ft							0.60		39.00	39.00	39.00	40.00	3
Arterial Overlay 34'	\$/ft							0.60		18.00	18.00	18.00	18.00	0
Curb & Gutter ft.	\$/ft	13.48	15.34	16.45	18.31	15.90	22.25	0.60	13.35	12.00	12.00	12.00	13.00	8
Sod & Topsoil sq. yds.	\$/sq. yds.	7.30	7.66	8.37	13.43	9.24	12.94	0.60	7.76	5.50	5.50	5.50	8.00	45
Sidewalk 5 ft wide	\$/sq. ft.	13.65	13.45	13.45	16.05	14.15	19.81	0.70	13.87	15.00	15.00	15.00	15.00	0
7" Driveway sq. ft.	\$/sq. ft.	3.64	3.74	4.14	4.14	3.92	5.48	0.90	4.93	4.50	4.50	4.50	5.00	11
Conc. Alley 20'	\$/ft	36.09	37.11	46.43	46.29	41.48	58.07	0.90	57.26	55.00	55.00	55.00	57.00	4
Asph Alley 20'	\$/ft									21.00	21.00	21.00	21.00	0
										23.00	23.00	23.00	23.00	0

(+) Rate Increases Decrease

NOTES:

Top rate is residential
 Bottom rate is for "other"

**No walk or curb--beginning in 2006
 1 Indirect cost is \$5.00 per assessable foot

2006 Analysis--Exhibit B for 2007 rates
NEW CONSTRUCTION

September 2006

Type of Improvement	Rate \$/Unit	2002-03 Cost Per Unit	2004 Cost Per Unit	2005 Cost Per Unit	2006 Cost Per Unit	Average Cost Note 1	Include Engineering 40%	Use Recovery Rate	2003-04 Assessment Rate	2005 Assessment Rate	2006 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft	36.55	44.78	52.27	60.57	48.54	67.96	61.16 (90)	52.00	52.00	52.00	55.50	7
8" Conc 36'	\$/ft		45.15	52.62		48.89	66.44	61.60 (90)	63.50	63.50	63.50	63.50	0
Curb & Gutter ft.	\$/ft	13.43	15.34	10.39	14.65	13.47	18.85	18.97 (90)	17.00	17.00	17.00	17.00	0
Stod & Topsoil sq. yds.	\$/ft	7.30	7.86	6.50	13.43	8.77	12.28	11.05 (90)	8.50	8.50	8.50	10.00	17
Sidewalk 5' wide	\$/ft	13.65	13.46	12.50	14.70	13.88	19.01	17.10 (90)	18.50	18.50	18.50	18.50	0
Asph Rural X-Sect 24'	\$/ft					33.50	46.90	42.21 (90)	42.00	42.00	42.00	42.00	0
Sanitary Sewer contract	\$/ft			69.18		69.18	96.65	87.17 (90)	50.00	50.00	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 Stm Sew	\$/ft							69.00 (100)	70.00	70.00	70.00	70.00	0
Water contract	\$/ft			44.43		44.43	62.20	53.98 (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 Resurface/reconstruction information

EXHIBIT C
(2007 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
 (Typical Projects)
 September 20, 2006

I. Reconstruction/Resurfacing Projects (40' Lot)

TYPICAL PROJECT	2006	2007
7" Concrete Pavement, Curb and Gutter, Sidewalk and Sod.	\$2,905	\$ 3,145
Asphalt pavement, partial Curb and Gutter, Sidewalk and Sod.	\$1,355	\$ 1,465
Asphalt Overlay(no Curb or Walk)	\$ 500	\$ 500
Concrete Alley Pavement.	\$2,200	\$ 2,280
Asphalt Alley Pavement.	\$ 840	\$ 840

II. Area Sidewalk Project (40' Lot)

TYPICAL PROJECT	2006	2007
Walk (100%)	\$800	\$850
Walk (60%) and driveway	\$750	\$810

III. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2006	2007
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$5,250	\$5,395
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	\$12,445

September 20, 2006

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

Year	7" Conc Pvmnt	8" Conc Pvmnt	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
1975	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1976	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1977	8.50	10.00	5.00	---	---	---	2.75	1.75	3.50	11.00	4.50
1978	8.50	10.00	5.00	---	---	---	2.75	1.75	3.50	11.00	4.50
1979	10.00	12.00	5.00	---	---	---	3.00	2.25	4.00	13.00	4.50
1980	13.00	15.00	5.00	---	---	---	4.00	2.25	5.00	15.50	5.50
1981	13.00	15.00	6.00	---	---	---	4.50	2.00	5.50	16.00	5.50
1982	13.00	15.00	6.00	---	---	---	4.50	2.00	5.00	17.00	6.00
1983	13.00	15.00	6.00	---	---	---	4.50	2.00	5.00	17.00	6.00
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	12.00	5.50	15.00	55.00	21.00
*2007	44.00	45.00	22.00	34.00	12.50	17.00	13.00	8.00	15.00	57.00	21.00

* - Proposed Rates

EXHIBIT E
HISTORIC REVIEW
SPECIAL ASSESSMENT RATES
(New Work)

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmnt	8" Conc Pvmnt	Asphalt	Curb & Gutter	Walk 5' Wide	24'Asph w/Rural X-Sec	20'Conc Alley	Sanitary Sewer	Storm Sewer	Water Main
1975	11.00	13.50	11.00	4.00	3.50	6.75	9.00	7.00	5.00	7.28
1976	11.00	13.50	11.00	4.00	3.50	6.75	9.00	7.00	5.00	7.28
1977	15.00	17.00	13.00	5.00	5.00	5.00	11.00	10.00	7.00	13.46
1978	15.00	17.00	13.00	5.00	5.00	5.00	11.00	10.00	7.00	13.46
1979	20.00	22.00	16.00	5.25	6.00	5.00	13.00	12.00	8.00	16.00
1980	26.00	29.00	20.00	6.75	8.00	6.00	15.50	15.50	10.50	19.50
1981	26.00	29.00	23.00	6.50	8.00	6.00	16.00	16.50	11.00	20.50
1982	23.00	26.00	22.00	6.00	7.50	7.50	17.00	16.00	11.00	24.00
1983	23.00	26.00	22.00	6.00	7.50	7.50	17.00	16.00	11.00	24.00
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

* - Proposed Rates

2006 ANALYSIS - EXHIBIT F

Septmeber 20, 2006

AREA SIDEWALK PROGRAM

Type of Improvement	Rate \$/Unit	Date of Last Change	2004 Assessment Rate	2005 Assessment Rate	2006 Assessment Rate	Recommended Assessment Rate	Percent Change %
Walk Removal and replacement	\$/ft	Sept 2004	4.50	4.00	4.00	4.25	6
Walk, New construction	\$/ft	Nov. 2000	7.00	7.00	7.00	7.00	0
Driveway Removal and replacement	\$/ft	Sept 2004	5.00	4.50	4.50	4.50	0
Walk and driveway removal only	\$/ft	Nov. 2000	1.00	1.00	1.00	1.00	0
Curb and Gutter removal and replacement	\$/ft	Sept 2004	35.00	25.00	25.00	25.00	0
Integral Curb with sidewalk	\$/ft	Nov. 2000	8.00	8.00	8.00	8.00	0