



Department of Public Works
Infrastructure Services Division

Ghassan Korban
Commissioner of Public Works

Preston Cole
Director of Operations

Jeffrey S. Polenske
City Engineer

October 16, 2015

FILE NUMBER 150850

To the Public Works Committee

Subject: 2016 Special Assessment Rates

Dear Honorable Members:

On September 2, 2008, the Common Council adopted File Number 080034 setting forth minimum recovery ratios for special assessments. In addition, File Number 000974 directed that the assessment rates be adjusted as necessary to conform with the ratios.

The 2016 rates are proposed to remain the same as the 2015 rates as shown on the following charts.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2013-2015 bid costs including engineering and overhead, current and proposed special assessment rates.


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

Exhibits "D" and "E" - Charts listing a 30+year history for various types of improvements, the rates and the proposed special assessment rates for 2016.

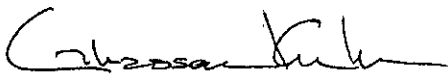
In compliance with the Council directives, we will implement the 2016 special assessment rates upon acceptance of this file.

We will be pleased to meet with the Committee and answer questions concerning this matter.

Sincerely,



Jeffrey S. Polenske, P.E.
City Engineer



Ghassan Korban, P.E.
Commissioner of Public Works

MLD:clm

Attachments

c: Ms. Carrie Lewis (w/attachments)
Mr. William Christianson, Budget Office (w/attachments)



2015 ANALYSIS-EXHIBIT A FOR 2016 RATES
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACE/RECONSTRUCTION PROGRAM

October 13, 2015

Type of Improvement	Rate \$/Unit	2013 Bid Cost Per Unit	2014 Bid Cost Per Unit	2015 Bid Cost Per Unit	Average Bid Cost	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2013 Assessment Rate	2014 Assessment Rate	2015 Assessment Rate	Recommended Assessment Rate 2016	Percent Change
Sidewalk replacement	\$/square ft	3.64	4.76	4.29	4.30	5.37	0.50	2.69	\$ 2.15	\$ 2.15	\$ 2.15	\$ 2.15	0%
	\$/square ft						0.50						
7" Driveway	\$/square ft	4.44	5.12	5.2	4.92	6.15	0.90	5.54	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	0%
Conc. Alley 20'	\$/ft	52.443	61.00	61.54	58.33	72.81	0.30	21.87	\$ 19.00	\$ 19.00	\$ 19.00	\$ 19.00	0%
Asph. Alley 20'	\$/ft								\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00	0%
Speed humps	\$/ft	4.15	6.33	NA	5.24	6.29	0.90	5.66	\$ 6.00	\$ 5.30	\$ 5.30	\$ 5.30	0%

NOTES:

(-) Rate Decrease

2015 Analysis—Exhibit B for 2016 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	Includes Engineering 40%	Use Recovery Rate	2013 Assessment Rate	2014 Assessment Rate	2015 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft	52.27	60.57			56.42	78.98	71.09 (90)	55.50	55.50	55.50	55.50	0%
8" Conc 34'	\$/ft	52.82				52.02	73.67	66.30 (90)	61.00	61.00	61.00	61.00	0%
Asphalt 34'	\$/ft	23.15	36.45	26.8		28.80	40.32	36.25 (90)	63.50	63.50	63.50	63.50	0%
Curb & Gutter ft.	\$/ft	10.39	14.65	16.2		13.75	19.25	17.32 (90)	69.85	69.85	69.85	69.85	0%
Sod & Topsoil sq. yds.	\$/ft	6.50	13.43	9.18		9.70	13.58	12.23 (90)	39.50	39.50	39.50	39.50	0%
Sidewalk 5 ft wide Field Operations	\$/sq ft \$3.70	12.50	14.70	14.70		13.97	19.55	17.60 (90)	17.00	17.00	17.00	17.00	0%
Asph Rural X-Sept 24'	\$/ft					31.50	46.90	42.21 (90)	10.00	10.00	10.00	10.00	0%
Sanitary Sewer contract	\$/ft	69.18				66.18	96.85	87.17 (90)	18.50	18.50	18.50	18.50	0%
Suburban San Sew	\$/ft							80.00 (100)	42.00	42.00	42.00	42.00	0%
Storm Sewer contract	\$/ft	73.28				78.28	102.59	71.81 (70)	45.00	45.00	45.00	45.00	0%
Suburban Storm Sew	\$/ft							90.00 (100)	50.00	50.00	50.00	50.00	0%
Water contract	\$/ft	44.43				44.43	62.20	55.96 (90)	70.00	70.00	70.00	70.00	0%
Suburban Water	\$/ft							87.00 (100)	45.50	45.50	45.50	45.50	0%
									50.00	50.00	50.00	50.00	0%
									87.00	87.00	87.00	87.00	0%
									87.00	87.00	87.00	87.00	0%

*Notes: if no data is available, use Resurface/reconstruction information
note: no new streets bid in 2015, assume no increase

EXHIBIT C
(2016 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
 (Typical Projects)
 October 13, 2015

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

TYPICAL PROJECT	2015	2016
100% Sidewalk replacement	\$ 430	\$ 430
40% Sidewalk replacement	\$ 175	\$ 175
Asphalt Overlay(no Curb or Walk)	\$ 0	\$ 0
Concrete Alley Pavement	\$ 760	\$ 760
Asphalt Alley Pavement	\$ 560	\$ 560

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2015	2016
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 13, 2015

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

Year	7" Conc Pvmt	8" Conc Pvmt	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
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	2.00	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	---	5.60	5.60	5.80	2.70	7.75	24.75	8.65
1998	18.75	19.75	7.90	13.85	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	12.00	5.50	15.00	55.00	21.00
2008	44.00	46.50	23.00	36.00	12.50	17.00	13.00	8.00	15.00	57.00	21.00
2009	0	0	0	0	12.50	18.00	13.50	8.00	15.00	57.00	21.00
2010	0	0	0	0	0	0	0	0	10.75	38.00	14.00
2011	0	0	0	0	0	0	0	0	10.75	38.00	14.00
2012	0	0	0	0	0	0	0	0	10.75	38.00	14.00
2013	0	0	0	0	0	0	0	0	10.75	19.00	14.00
2014	0	0	0	0	0	0	0	0	10.75	19.00	14.00
2015	0	0	0	0	0	0	0	0	10.75	19.00	14.00
2016*	0	0	0	0	0	0	0	0	10.75	19.00	14.00

* - 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	19.00	31.00
1991	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	34.00
1992	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	40.00
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	22.00	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	35.00
1999	37.75	37.75	23.00	9.15	12.25	7.00	27.50	29.00	23.00	37.50
2000	40.00	40.00	23.00	11.00	12.50	7.00	29.15	29.00	24.00	37.50
2001	42.40	42.40	34.50	11.50	13.25	21.00	44.00	45.50	43.00	42.00
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	45.50	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
			39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50

* - Proposed Rates