



Department of Public Works
Infrastructure Services Division

Ghassan Korban
Commissioner of Public Works

Preston Cole
Director of Operations

Jeffrey S. Polenske
City Engineer

September 18, 2013

FILE NUMBER

To the Public Works Committee

Subject: 2014 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.

For your information, we are proposing that the 2014 rates remain the same as 2013.

In compliance with the council directives, we will implement the 2014 special assessment rates upon acceptance of this file. Attached are the following five exhibits.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2011-2013 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 2014.

Exhibit "F" - Chart listing assessable items 2011-2013 for the Field Operations sidewalk repair/special request work independent of paving projects.



To the Public Works Committee
September 18, 2013
Page 2

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

Ghassan Korban, P.E.
Commissioner of Public Works

MLD
MLD:dr
Attachments
c: Ms. Carrie Lewis (w/attachments)

2013 ANALYSIS-EXHIBIT A FOR 2014 RATES
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACE/RECONSTRUCTION PROGRAM

September 16, 2013

Type of Improvement	Rate \$/Unit	2011 Bid Cost Per Unit	2012 Bid Cost Per Unit	2013 Bid Cost Per Unit	Average Bid Cost	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2011 Assessment rate	2012 Assessment Rate	2013 Assessment Rate	Recommended Assessment Rate 2014	Percent Change
7" Conc 34'	\$/ft	na				-	-	-	0		\$ -	\$ -	
8" Conc 34'	\$/ft	na				-	-	-	0		\$ -	\$ -	
Asphalt 34'	\$/ft	na				-	-	-	0		\$ -	\$ -	
4.5" Asph/6" Base 34'	\$/ft	na				-	-	-	0		\$ -	\$ -	
Res. Overlay** 34'	\$/ft					-	-	-	0		\$ -	\$ -	
Arterial Overlay 34'	\$/ft					-	-	-	0		\$ -	\$ -	
Curb & Gutter Field Operations	\$/ft	na 22.48				-	-	-	0		\$ -	\$ -	
Sod & Topsoil sq yds	\$/sq yds	na				-	-	-	0		\$ -	\$ -	
Area wide and paving projects	\$/sq ft	20.6	19.10	19.10	19.85	27.79	0.50	13.90	10.75	\$ 10.75	\$ 10.75	\$ 10.75	0%
Scattered sites		28.3			\$ 28.30	39.62	0.50	19.81	15.00	\$ 15.00	\$ 10.75	\$ 10.75	0%
7' Driveway Field Operations	\$/sq ft	4.66 11.28	4.36	4.44 5.58	4.49	5.61	0.90	5.05	5.00	\$ 5.00	\$ 5.00	\$ 5.00	0%
Conc Alley 20'	\$/ft	59.27	53.57	60.73	57.86	72.32	0.30	21.70	38.00	\$ 19.00	\$ 19.00	\$ 19.00	0%
Asph Alley 20'	\$/ft								14.00	\$ 14.00	\$ 14.00	\$ 14.00	0%
Speed humps	\$/ft	6.76	4.15	6.33	5.75		0.90	5.17	6.00	\$ 6.00	\$ 5.30	\$ 5.30	0%

NOTES:

(-) Rate Decrease

2013 Analysis--Exhibit B for 2014 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	2007 Assessment Rate	2008 Assessment Rate	2009 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft		52.27	60.57				56.42		78.99		71.09 (90)	55.50 61.00	55.50 61.00	55.50 61.00	55.50 61.00	0
8" Conc 34'	\$/ft		52.62					52.62		73.67		66.30 (90)	63.50 69.85	63.50 69.85	63.50 69.85	63.50 69.85	0
Asphalt 34'	\$/ft		23.15	36.45	26.8			28.80		40.32		36.29 (90)	39.50	39.50	39.50	39.50	0
Curb & Gutter ft.	\$/ft		10.39	14.65	18.2			13.75		19.25		17.32 (90)	17.00	17.00	17.00	17.00	0
Sod & Topsoil sq_yds	\$/ft		6.50	13.43	9.18			9.70		13.58		12.23 (90)	10.00	10.00	10.00	10.00	0
Sidewalk 5 ft wide Field Operations	\$/sq ft \$3.70		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-Sect 24'	\$/ft							33.50		48.90		42.21 (90)	42.00 45.00	42.00 45.00	42.00 45.00	42.00 45.00	0
Sanitary Sewer contract	\$/ft		69.18					69.18		96.85		87.17 (90)	50.00 55.00	50.00 55.00	50.00 55.00	50.00 55.00	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)	45.00 50.00	45.00 50.00	45.00 50.00	45.00 50.00	0
Suburban Sim Sew	\$/ft											69.00 (100)	70.00	70.00	70.00	70.00	0
Water contract	\$/ft		44.43					44.43		62.20		55.98 (90)	45.00	45.00	45.00	45.00	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
note: no new streets bid yet in 2013, assume no increase

EXHIBIT C
(2014 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
 (Typical Projects)
 September 16, 2013

I. Reconstruction/Resurfacing Projects (40' Lot)

TYPICAL PROJECT	2013	2014
7" Concrete Pavement, Curb and Gutter, 100% Sidewalk and Sod	\$ 430	\$ 430
Asphalt pavement, partial Curb and Gutter, 40% Sidewalk and Sod.	\$ 175	\$ 175
Asphalt Overlay(no Curb or Walk)	\$ 0	\$ 0
Concrete Alley Pavement.	\$ 760	\$ 760
Asphalt Alley Pavement.	\$ 560	\$ 560

II. Area Sidewalk Project (40' Lot)

TYPICAL PROJECT	2013	2014
Walk (100%)	\$430	\$ 430
Walk (60%) and driveway	\$560	\$ 560

III. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2013	2014
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

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
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
2008	44.00	46.50	23.00	36.00	12.50	18.00	13.50	8.00	15.00	57.00	21.00
2009	0	0	0	0	0	0	0	0	10.75	38.00	14.00
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	19.00	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

* - Proposed Rates

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

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmt	8" Conc Pvmt	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

* - Proposed Rates

2013 ANALYSIS FOR 2014 RATES - EXHIBIT F

September 16, 2013

AREA SIDEWALK PROGRAM

Type of Improvement	Rate \$/Unit	Date of Last Change Change		2011 Assessment Rate	2012 Assessment Rate	2013 Assessment Rate	Recommended Assessment Rate	Percent Change %
Walk Removal and replacement	\$/ft	Sept 2013		3.00	3.00	2.15	2.15	0
Walk, New construction	\$/ft	Sept 2013		7.00	5.00	3.70	3.70	0
Driveway Removal and replacement	\$/ft	Sept 2009		5.00	5.00	5.00	5.00	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		25.00	25.00	25.00	25.00	0
Integral Curb with sidewalk	\$/ft	Nov 2000		8.00	8.00	8.00	8.00	0