

..Number

200819

..Version

ORIGINAL

..Reference

..Sponsor

THE CHAIR

..Title

Communication from the Department of Public Works, Infrastructure Services Division transmitting the 2021 Assessment Rates Report.

..Requestor

Infrastructure Services Division

..Drafter

Mary Dziewiontkoski/dl

Assessment Rates

10/07/2020



Department of Public Works  
Infrastructure Services Division

Jeffrey S. Polenske, P.E.  
Commissioner of Public Works

Samir Amin, P.E.  
City Engineer

Timothy J. Thur, P.E.  
Infrastructure Administration Manager

October 7, 2020

FILE NUMBER

200819

Subject: 2021 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 2021 rates change for sidewalk and driveway replacement and speed table installation as shown on the following charts. Based on increases in the bid prices, the rates are about 11% higher than 2020 for sidewalk and driveway approach replacement. In compliance with the council directives, we will implement the 2021 special assessment rates upon acceptance of this file. Attached are the following five exhibits.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2017- 2020 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 2021.

Please contact me with any questions concerning the rates.

Sincerely,

Samir Amin, P.E.  
City Engineer

MLD:

Attachments



2020 ANALYSIS-EXHIBIT A FOR 2021 RATES  
 IMPROVEMENT COSTS AND ASSESSMENT RATES  
 RESURFACE/RECONSTRUCTION PROGRAM

9/21/2020

Type of Improvement	Rate \$/Unit	2017 Bid Cost Per Unit	2018 Bid Cost Per Unit	2019 Bid Cost Per Unit	2020 Bid Cost Per Unit	Average Bid Cost (2017-20)	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2017 Assessment Rate	2018 Assessment Rate	2019 Assessment Rate	2020 Assessment Rate	Recommended Assessment Rate 2021	Percent Change
Sidewalk replacement	\$/square ft	4.64	6.00	6.82	7.28	6.19	7.73	0.50	3.87	\$ 3.00	\$ 3.00	\$ 3.15	\$ 3.40	\$ 3.80	11%
7" Driveway	\$/square ft	5.25	6.33	7.34	7.84	6.31	7.88	0.90	7.10	\$ 5.70	\$ 5.70	\$ 6.15	\$ 6.50	\$ 7.10	11%
Conc. Alley 20'	\$/ft	66.61	79.85	none bid	64.95	70.47	95.13	0.50	47.57	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 48.00	7%
Asph. Alley 20'	\$/ft									\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 16.00	7%
Speed humps	\$/ft	6.36	5.29	5.47	5.98	5.78	6.35	0.90	5.72	\$ 6.50	\$ 6.50	\$ 6.50	\$ 6.50	\$ 6.50	0%
Speed tables	\$/ft	10.6	no bids	no bids	no bids	10.60	13.25	0.90	11.93	\$ 6.50	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	0%

10% eng for humps  
 35% for alleys

2015 Analysis—Exhibit B for 2021 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	2013 Assessment Rate	2014 Assessment Rate	2015 Assessment Rate	Recommended Assessment Rate 2021	Percent Change
7" Conc 34'	\$/ft	52.27	60.37			56.42	78.99	71.09 (90)	55.50	61.00	55.50	56.50	0%
8" Conc 34'	\$/ft	52.62				52.62	73.67	66.30 (90)	63.50	69.85	63.50	63.50	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	16.2		13.75	19.25	17.32 (90)	17.00	17.00	17.00	17.00	0%
Sod & Topsoil sq. yds.	\$/sq ft	6.50	13.43	9.18		9.70	13.56	12.23 (90)	10.00	10.00	10.00	10.00	0%
Sidewalk 5 ft wide	\$/sq ft	12.50	14.70	14.70		13.97	19.55	17.60 (90)	10.00	10.00	10.00	10.00	0%
Field Operations	\$/70								18.50	18.50	18.50	20.50	
Asph Rural X-Sept 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	96.85	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 Sfm Sew	\$/ft							68.00 (100)	70.00	70.00	70.00	70.00	0%
Water contract	\$/ft	44.43				44.43	62.20	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 Resurface/reconstruction information  
note: no new streets bid since 2007, no data to analyze

**EXHIBIT C**  
**(2021 PROGRAM)**  
**EFFECTS OF PROPOSED ASSESSMENT RATES**  
 (Typical Projects)  
 October 5, 2020

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

TYPICAL PROJECT	2020	2021
100% Sidewalk replacement	\$ 680	\$ 760
40% Sidewalk replacement	\$ 280	\$ 305
Driveway approach replacement (100 square feet)	\$ 650	\$ 710
Concrete Alley Pavement	\$1800	\$ 1920

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2020	2021
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$5,250	\$5,300
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	\$12,350

NOTE: no new construction projects bid for many years

October 5, 2020

EXHIBIT D  
HISTORIC REVIEW  
SPECIAL ASSESSMENT RATES  
(Reconstruction/Resurfacing)

Year	7" Conc Pvmt	4.5Asph/6" Base	Overlay no curb/walk (Res.)	Arterial Overlay	Curb & Gutter	Sod	Walk 5' Wide	20' Conc Alley	20' Asph Alley	Speed hump	Speed Table
1985	13.50	---	---	---	4.00	1.75	5.50	17.50	6.00		
1986	13.00	---	2.75	2.90	4.25	1.75	6.00	17.50	5.50		
1987	14.50	---	2.75	2.90	4.50	1.75	6.50	20.00	5.25		
1988	15.00	---	2.85	3.00	4.50	2.00	6.50	18.00	5.25		
1989	15.00	---	3.10	3.30	4.50	2.00	6.50	18.00	5.25		
1990	15.00	---	4.00	4.50	4.50	2.50	6.50	18.00	6.00		
1991	15.20	---	4.35	5.00	4.60	2.50	6.75	22.00	6.00		
1992	16.25	---	4.35	4.60	5.00	2.65	7.00	22.00	7.50		
1993	16.25	---	4.35	4.00	5.00	2.65	7.00	20.00	8.65		
1994	16.50	---	4.60	4.60	5.50	2.85	7.25	21.50	8.00		
1995	17.00	---	4.60	4.60	5.50	2.70	7.25	22.00	8.65		
1996	17.00	---	5.00	5.00	5.50	2.70	7.25	22.50	8.65		
1997	18.00	13.85	5.60	5.60	5.80	2.70	7.75	24.75	8.65		
1998	18.75	14.50	5.95	5.95	6.00	2.80	8.00	26.00	8.65		
1999	19.90	14.50	6.30	6.30	6.40	3.00	8.25	27.50	8.00		
2000	21.10	15.35	6.70	6.70	6.40	3.20	8.75	29.15	8.00		
2001	42.60	34.00	12.00	12.00	16.50	8.00	17.50	44.00	16.00		
2002	47.60	39.00	17.00	17.00	16.50	8.00	17.50	44.00	16.00		
2003	41.00	33.00	16.00	17.00	12.50	5.50	15.00	55.00	21.00		
2004	41.00	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00		
2005	41.00	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00		
2006	41.00	33.00	12.50	17.00	12.00	5.50	15.00	55.00	21.00	--	
2007	44.00	34.00	12.50	17.00	13.00	8.00	15.00	57.00	21.00	3.00	
2008	44.00	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	10.75	38.00	14.00	3.00	
2010	0	0	0	0	0	0	10.75	38.00	14.00	6.00	
2011	0	0	0	0	0	0	10.75	38.00	14.00	6.00	
2012	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2013	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2014	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2015	0	0	0	0	0	0	10.75	19.00	14.00	5.30	
2016	0	0	0	0	0	0	10.75	19.00	14.00	5.30	
2017	0	0	0	0	0	0	15.00	45.00	15.00	6.50	--
2018	0	0	0	0	0	0	15.00	45.00	15.00	6.50	12.00
2019	0	0	0	0	0	0	15.75	45.00	15.00	6.50	12.00
2020	0	0	0	0	0	0	17.00	45.00	15.00	6.50	12.00
2021*	0	0	0	0	0	0	19.00	48.00	15.00	6.50	12.00

(Dollars per foot of Assessable Frontage - Residential)

\* - 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
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
2018	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2019	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2020	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2021*	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50

\* - Proposed Rates