



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 2005

FILE NUMBER

To the Public Improvements Committee

Subject: Common Council File Number 000974

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 2006 special assessment rates upon acceptance of this file. Attached are the following five exhibits, noting that we propose that the 2006 rates remain the same as the 2005.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2001-2005 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 2006.

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
ccc
Attachments
cc: Ms. Carrie Lewis

bcc: John Ledvina

2004 ANALYSIS-EXHIBIT A FOR 2005 RATES
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACING/RECONSTRUCTION PROGRAM

September 2005

Type of Improvement	Rate \$/Unit	2001 Bid Cost Per Unit	2002 Bid Cost Per Unit	2004 Bid Cost Per Unit	2005 Bid Cost Per Unit	Average Bid Cost	Include Engineering 40%	Minimum Recovery Rate (MRR)	Ave. cost *MRR +Indirect	2002 Assessment Rate	2003-2004 Assessment Rate	2005 Assessment Rate	Recommended Assessment Rate (RAR)	Percent Change
7" Conc 34'	\$/ft	39.20	36.55	44.78	52.27	43.20	60.48	0.60	41.29	47.60	41.00	41.00	41.00	0
8" Conc 36'	\$/ft	80.42	43.13	44.89		56.15	78.61	0.60	52.16	48.20	43.50	43.50	43.50	0
Asphalt 34'	\$/ft		17.85	17.76	23.96	19.66	27.52	0.60	21.51	25.00	20.25	20.25	20.25	0
4.5" Asphalt Base 34'	\$/ft	30.63	28.34	33.78	34.65	31.95	44.59	0.60	31.75	39.00	33.00	33.00	33.00	0
Pas Overlay** 34'	\$/ft							0.60		45.00	39.00	39.00	39.00	0
Arterial Overlay 34'	\$/ft							0.60		19.00	18.00	18.00	18.00	28
Curb & Gutter ft	\$/ft	12.00	13.48	15.34	16.45	14.32	20.04	0.60	12.03	16.50	12.00	12.00	12.00	0
Sod & Topsoil sq. yds	\$/sy	6.54	7.30	7.86	8.37	7.52	10.52	0.60	6.31	8.00	5.50	5.50	5.50	0
Sidewalk 5 ft wide sq. ft	\$/sq. ft	14.25	13.65	13.45	13.45	13.70	19.18	0.70	13.43	17.50	15.00	15.00	15.00	0
7" Driveway sq. ft	\$/sq. ft	3.16	3.64	3.74	4.14	3.67	5.14	0.90	4.62	4.00	4.50	4.50	4.50	0
Conc Alley 20'	\$/ft	43.52	36.09	37.11	46.43	40.79	57.10	0.90	56.39	55.00	55.00	55.00	55.00	0
Asph. Alley 20'	\$/ft									21.00	21.00	21.00	21.00	0
										23.00	23.00	23.00	23.00	0

NOTES: (+) Rate Increase (-) Rate Decrease

Top rate is residential
 Bottom rate is for "other"

**No walk or curb--beginning in 2006

2005 Analysis--Exhibit B for 2006 rates
NEW CONSTRUCTION

September 2005

Type of Improvement	Rate \$/Unit	2001 Cost Per Unit	2002-03 Cost Per Unit	2004 Cost Per Unit	2005 Cost Per Unit	3 Year Average Cost Note 1	Include Engineering 40%	Use Recovery Rate	2002 Assessment Rate	2003-04 Assessment Rate	2005 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34"	\$/ft					43.20	60.48	54.43	47.40	52.00	52.00	52.00	0
8" Conc 36"	\$/ft	56.47		45.15	52.62	51.41	71.98	64.19	47.40	57.20	57.20	57.20	0
Curb & Gutter ft.	\$/ft	12	13.48	15.34	10.39	12.80	17.92	(90)	53.80	69.85	69.85	69.85	0
Sod & Topsoil sq yds.	\$/ft	6.54	7.30	7.89	6.50	7.05	9.87	8.88	7.50	8.50	8.50	8.50	0
Sidewalk 5' wide	\$/ft	14.25	13.65	13.46	12.50	13.46	18.95	16.96	13.25	18.50	18.50	18.50	0
Asph Rural X- Sect 24"	\$/ft			13.46		33.50	46.90	42.21	21.00	42.00	42.00	42.00	0
Sanitary Sewer contract	\$/ft				69.18	69.18	96.85	87.17	24.00	42.00	45.00	45.00	7
Suburban San Sew	\$/ft							(90)	50.00	55.00	55.00	55.00	0
Stern Sewer contract	\$/ft				73.28	73.28	102.59	80.00	80.00	80.00	80.00	80.00	0
Suburban Sim Sew	\$/ft							71.81	45.50	45.50	45.50	45.50	0
Water contract	\$/ft				44.43	44.43	62.20	89.00	65.00	70.00	70.00	70.00	0
Suburban Water	\$/ft							(100)	55.98	45.50	45.50	45.50	0
								87.00	50.00	50.00	50.00	50.00	0
								87.00	85.00	87.00	87.00	87.00	0

Notes: If no data is available, use Resurface/reconstruction information

EXHIBIT C
(2006 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES

(Typical Projects)
September 20, 2005

I. Reconstruction/Resurfacing Projects (40' Lot)

TYPICAL PROJECT	2005	2006
7" Concrete Pavement, Curb and Gutter, Sidewalk and Sod.	\$2,905	\$ 2,905
Asphalt pavement, partial Curb and Gutter, Sidewalk and Sod.	\$1,355	\$ 1,355
Asphalt Overlay(no Curb or Walk)	Na	\$ 500
Concrete Alley Pavement.	\$2,200	\$ 2,200
Asphalt Alley Pavement.	\$ 840	\$ 840

II. Area Sidewalk Project (40' Lot)

TYPICAL PROJECT	2005	2006
Walk (100%)	\$800	\$800
Walk (60%) and driveway	\$750	\$750

III. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2005	2006
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

September 20, 2005

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
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	----	---	---	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	4.60	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

* - 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

* - Proposed Rates

2006 ANALYSIS - EXHIBIT F

Septmeber 20, 2005

AREA SIDEWALK PROGRAM

Type of Improvement	Rate \$/Unit	Date of Last Change Change	2003 Assessment Rate	2004 Assessment Rate	2005 Assessment Rate	Recommended Assessment Rate	Percent Change %
Walk Removal and replacement	\$/ft	Sept 2004	4.50	4.50	4.00	4.00	0
Walk, New construction	\$/ft	Nov. 2000	7.00	7.00	7.00	7.00	0
Driveway Removal and replacement	\$/ft	Sept 2004	5.00	5.00	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	35.00	25.00	25.00	0
Integral Curb with sidewalk	\$/ft	Nov. 2000	8.00	8.00	8.00	8.00	0