



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 15, 2008

FILE NUMBER

To the Public Works Committee

Subject: 2009 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.

In compliance with the council directives, we will implement the 2009 special assessment rates upon acceptance of this file. Attached are the following five exhibits.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2006-2008 bid costs including engineering and overhead, current and proposed special assessment rates.

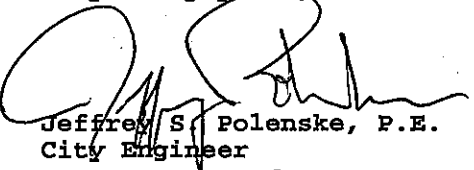
Exhibit "C" - A chart indicating the affects of the proposed rate change against a typical lot for several types of improvements.

Exhibits "D" and "E" - Charts listing a 30-year history for various types of improvements, their rates and the proposed special assessment rates for 2009.

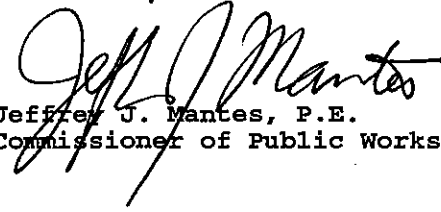
Exhibit "F" - Chart listing assessable items 2006-2008 for the Field Operations sidewalk repair/special request work independent of paving projects.

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:
Attachments
c: Ms. Carrie Lewis

2008 ANALYSIS-EXHIBIT A FOR 2009 RATES
IMPROVEMENT COSTS AND ASSESSMENT RATES
RESURFACE/RECONSTRUCTION PROGRAM

September 2008

Type of Improvement	Rate \$/Unit	2006 Bid Cost Per Unit	2007 Bid Cost Per Unit	2008 Bid Cost Per Unit	Average Bid Cost	Include Engineering 40%	Minimum Recovery Rate (MRR)	Ave. cost *MRR +Indirect1	2006 Assessment Rate	2007 Assessment Rate	2008 Assessment Rate	Recommended Assessment Rate 2009	Percent Change
7" Conc 34'	\$/ft	49.13		na	49.13	68.78	-	-	41.00	44.00	44.00	0	-100
									49.00	52.00	52.00	0	-100
8" Conc 34'	\$/ft	53.92	75.47	na	64.70	90.57	-	-	43.50	45.00	46.50	0	-100
									52.00	53.50	55.00	0	-100
Asphalt 34'	\$/ft	23.34	24.48	na	23.91	33.47	-	-	20.25	22.00	23.00	0	-100
									22.00	24.00	25.00	0	-100
4.5"Asph/6" Base 34'	\$/ft	41.92	53.48	na	47.70	66.78	-	-	33.00	34.00	36.00	0	-100
									39.00	40.00	42.00	0	-100
Res. Overlay** 34'	\$/ft					-	-		12.50	12.50	12.50	0	-100
									NA	14.00	14.00	0	-100
Arterial Overlay 34'	\$/ft					-	-		17.00	17.00	18.00	0	-100
									20.00	20.00	21.00	0	-100
Curb & Gutter Field Operations	\$/ft	18.31	17.31	na	17.81	24.93	-	-	12.00	13.00	13.50	0	-100
									25.00	25.00	25.00	0	-100
Sod & Topsoil sq. yds.	\$/sy	13.43	9.18	na	11.31	15.83	-	-	5.50	8.00	8.00	0	-100
									5.50	8.00	8.00	0	-100
Sidewalk 51t Field Operations	\$/ft	16.05	17.45	19.4	17.63	24.69	0.50	12.34	15.00	15.00	15.00	10.75	-28
									20.00	21.25	21.25	15	-29
7" Driveway Field Operations	\$/sq. ft.	4.14	4.39	4.47	4.33	6.07	0.90	5.46	4.50	5.00	5.00	5	0
									4.50	5.00	5.00	5	0
Conc. Alley 20'	\$/ft	46.29	45.97	*	46.13	64.58	0.60	43.75	55.00	57.00	57.00	38	-33
									60.00	62.00	62.00	41	-34
Asph. Alley 20'	\$/ft								21.00	21.00	21.00	14	-33
									23.00	23.00	23.00	15.2	-34

NOTES:

(+) Rate Increase

(-) Rate Decrease

Top rate is residential
Bottom rate is for "other"

**No walk or curb--beginning in 2006

* no alley contracts bid yet, use 2007 data

2008 Analysis--Exhibit B for 2009 rates
NEW CONSTRUCTION

Type of Improvement	Rate \$/Unit		2006 Cost Per Unit	2006 Cost Per Unit	2007 Cost Per Unit	2008 Cost Per Unit*		Average Cost		Include Engineering 40%		Use Recovery Rate	2008 Assessment Rate	2007 Assessment Rate	2008 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft		52.27	60.57				56.42		78.98		71.09 (90)	52.00 57.20	55.50 81.00	55.50 81.00	55.50 81.00	0% 0%
8" Conc 34'	\$/ft		52.82					52.62		73.67		66.30 (90)	63.50 69.85	63.50 69.85	63.50 69.85	63.50 69.85	0% 0%
Asphalt 34'	\$/ft		23.15	36.45	26.8			28.80		40.32		36.29 (80)	39.50	39.50	38.50	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	17.00 17.00	17.00 17.00	0% 0%
Sod & Topsoil sq. yds.	\$/ft		6.50	13.43	9.18			9.70		13.58		12.23 (90)	8.50 8.50	10.00 10.00	10.00 10.00	10.00 10.00	0% 0%
Sidewalk 5 ft wide	\$/ft		12.50	14.70	14.70			13.97		19.55		17.80 (90)	18.50 35.00	18.50 35.00	18.50 35.00	18.50 35.00	0% 0%
Field Operations																	
Asph Rural X-Sect 24'	\$/ft							33.50		46.90		42.21 (90)	42.00 45.00	42.00 45.00	42.00 45.00	42.00 45.00	0% 0%
Sanitary Sewer contract	\$/ft		69.18					69.18		86.85		87.17 (90)	50.00 55.00	50.00 55.00	50.00 55.00	50.00 55.00	0% 0%
Suburban San Sew	\$/ft											80.00 (100)	60.00 60.00	60.00 60.00	60.00 60.00	60.00 60.00	0% 0%
Storm Sewer contract	\$/ft		73.28					73.28		102.59		71.81 (70)	45.50 50.00	45.50 50.00	45.50 50.00	45.50 50.00	0% 0%
Suburban Stm Sew	\$/ft											69.00 (100)	70.00 70.00	70.00 70.00	70.00 70.00	70.00 70.00	0% 0%
Water contract	\$/ft		44.43					44.43		62.20		55.98 (90)	45.50 50.00	45.50 50.00	45.50 50.00	45.50 50.00	0% 0%
Suburban Water	\$/ft											87.00 (100)	87.00 87.00	87.00 87.00	87.00 87.00	87.00 87.00	0% 0%

*Notes: if no data is available, use Resurface/reconstruction information
note: no new streets bid yet in 2008, assume no increase

EXHIBIT C
(2009 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
(Typical Projects)
September 19, 2008

I. Reconstruction/Resurfacing Projects (40' Lot)

TYPICAL PROJECT	2008	2009
7" Concrete Pavement, Curb and Gutter, Sidewalk and Sod.	\$3,165	\$ 430
Asphalt pavement, partial Curb and Gutter, Sidewalk and Sod.	\$1,515	\$ 170
Asphalt Overlay(no Curb or Walk)	\$ 500	\$ 0
Concrete Alley Pavement.	\$2,280	\$ 1,520
Asphalt Alley Pavement.	\$ 840	\$ 560

II. Area Sidewalk Project (40' Lot)

TYPICAL PROJECT	2008	2009
Walk (100%)	\$850	\$600
Walk (60%) and driveway	\$780	\$660

III. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2008	2009
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 19, 2008

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
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
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

* - 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
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
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

* - Proposed Rates

2008 ANALYSIS FOR 2009 RATES - EXHIBIT F

September 15, 2008

AREA SIDEWALK PROGRAM

Type of Improvement	Rate \$/Unit	Date of Last Change Change	2006 Assessment Rate	2007 Assessment Rate	2008 Assessment Rate	Recommended Assessment Rate	Percent Change %
Walk Removal and replacement	\$/ft	Sept 2007	4.00	4.00	4.25	3.00	-29
Walk, New construction	\$/ft	Nov. 2000	7.00	7.00	7.00	7.00	0
Oriveway Removal and replacement	\$/ft	Sept 2004	4.50	4.50	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
Intergral Curb with sidewalk	\$/ft	Nov. 2000	8.00	8.00	8.00	8.00	0