

# INFORMATIONAL MEETING



## BN-22-L1

14 ½ ST N FROM 1<sup>ST</sup> AVE N TO 28<sup>TH</sup> AVE N  
NP AVE N FROM 14<sup>TH</sup> ST N TO 14 ½ ST N

# AGENDA

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- Staff Introduction
- Project Overview
  - Location
  - Description
  - Timing/Duration
  - Details
  - Cost and Funding
- Special Assessments
- Questions

# STAFF INTRODUCTION

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- City of Fargo
  - Brian Skanson – Project Manager
  - Dan Eberhardt – Special Assessment Coordinator
  - Doug Durgin – Special Assessment Manager
  - Tom Knakmuhs – Assistant City Engineer
  - Brenda Derrig – City Engineer
  - Jason Leonard – Design Engineer

# PROJECT LOCATION



 Street Urbanization

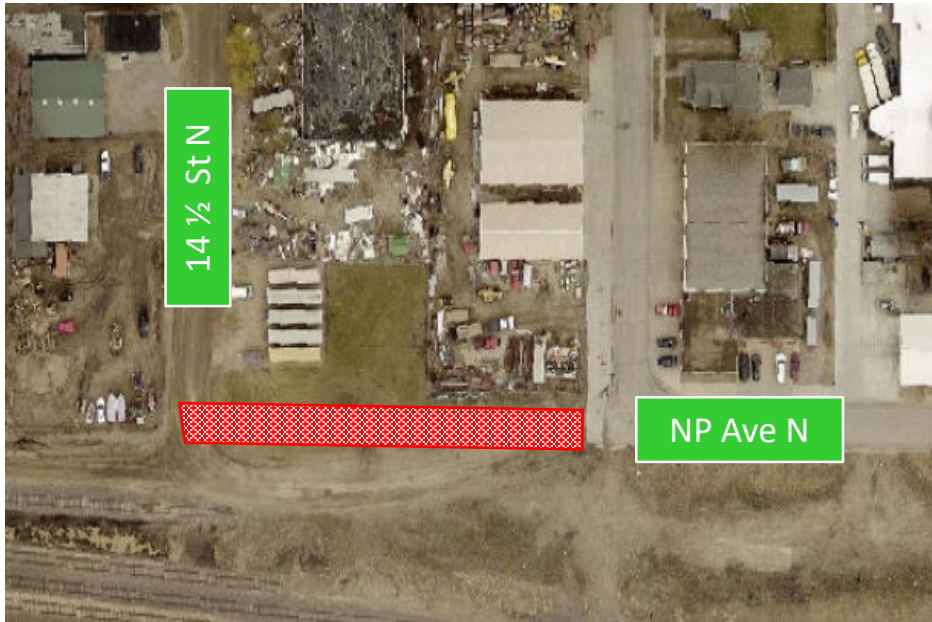
# PROJECT DESCRIPTION



- 14 ½ St N From 1<sup>st</sup> Ave N to NP Ave N
  - Full roadway urbanization including:
    - Water Services (to curb stop)
    - Sewer Services (to 5' behind curb)
    - Improved Storm Sewer facilities
    - Concrete Pavement
    - Curb and Gutter
    - Sidewalks
    - Driveway Approaches (to sidewalk)
    - Streetlights
    - On-street Parking Facilities



# PROJECT DESCRIPTION



- NP Ave N From 1<sup>st</sup> Ave N to NP Ave N
  - Full roadway urbanization including:
    - Improved Storm Sewer facilities
    - Asphalt Pavement
    - Curb and Gutter
    - Sidewalk on North Boulevard
    - Streetlights
    - On-street Parking Facilities

# PROJECT TIMING AND DURATION

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- Bid Date:
  - May 11, 2022
- Start Date:
  - After July 15, 2022
- Completion Date:
  - Late October of 2022

# PROJECT DETAILS

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- To maintain garbage/recycling pickup, residents will be responsible to move garbage/recycling receptacles to the nearest avenue on pickup day. Dumpsters pickups to be coordinated between property owners and the Contractor.
- Access to the properties will be maintained throughout the project. Contractor will coordinate with property owners if access cannot be maintained due to construction operations.
- Water service will be temporarily shutoff during water main installation
  - Contractor will notify property owners 24 hour prior to shutdowns
- Concrete Driveways may be installed on the project
- Boulevards will be graded and seeded
  - Once boulevards are established (about 70%), it becomes the property owner's responsibility



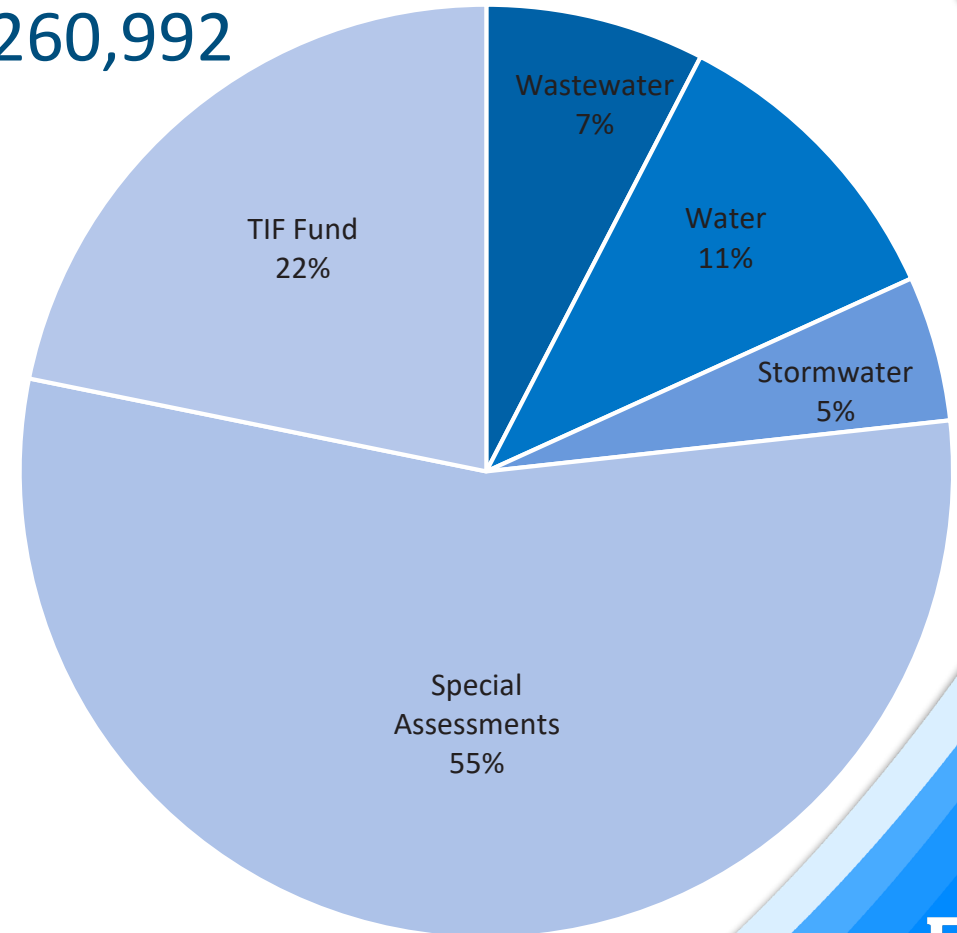
# PROJECT COST

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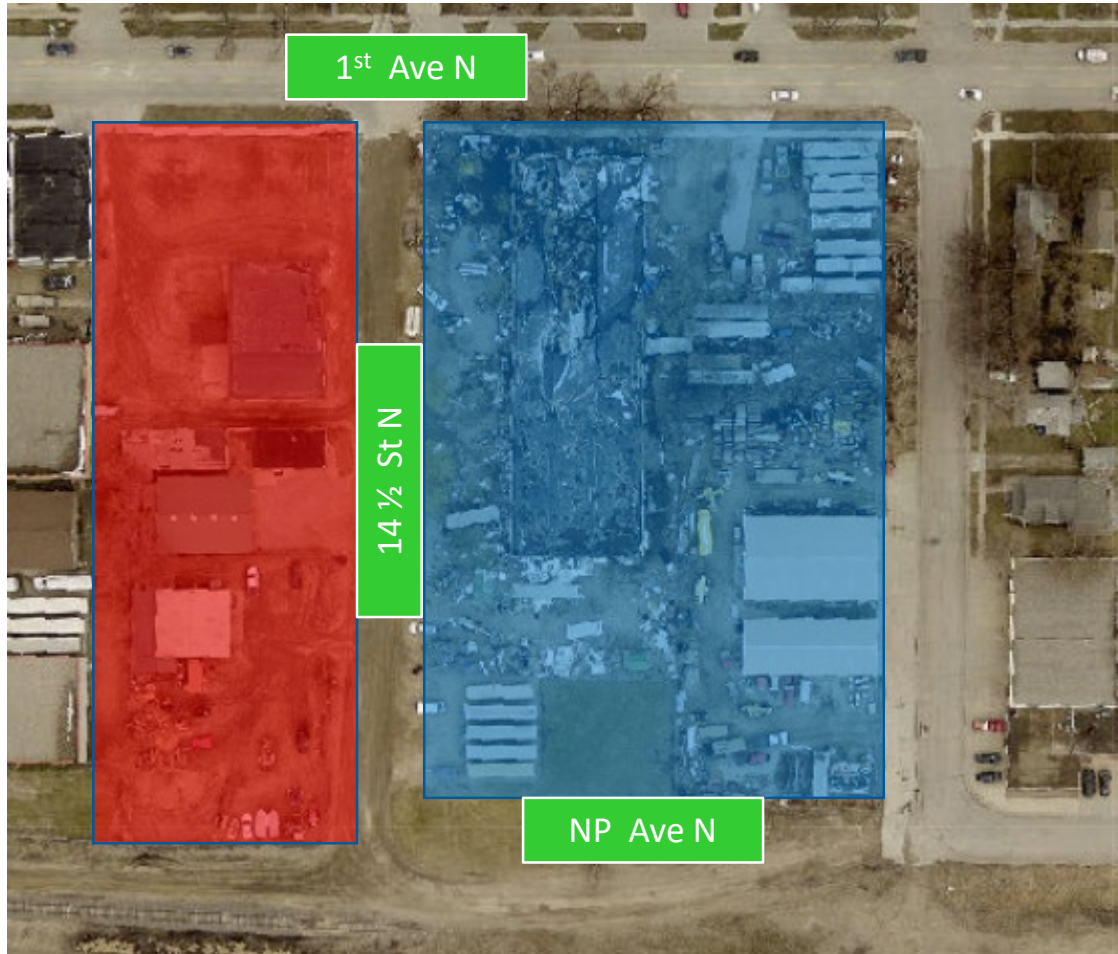
- Estimated Cost of Construction: \$1,000,787
- Fees and Contingency:
  - 10% Engineering Fee
  - 4% Admin Fee
  - 3% Legal Fee
  - 4% Interest Fee
  - 5% Contingency
- Cost with Fees and Contingency: \$1,260,992



# PROJECT FUNDING

- Cost with Fees and Contingency: \$1,260,992
- Funding breakdown:
  - Wastewater Utility: \$95,756
  - Water Utility: \$133,958
  - Stormwater Utility: \$63,510
  - TIF Funds: \$275,000
  - Special Assessments: \$692,768



# PROPERTY ZONING



-  Downtown Mixed Use (DMU) Zoned
-  Commercial Zoned

# SPECIAL ASSESSMENTS

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- Sanitary Main including Sewer Services
  - Capped at \$41.62 per front foot for commercial properties
  - Capped at \$62.42 per front foot for DMU properties
- Storm Sewer Replacement
  - 50/50 Cost Share between Special Assessment and Storm Sewer Utility
- Street Lights
  - 100% Special Assessment
- Paving
  - 100% Special Assessment

# QUESTIONS?

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- Project Questions:
  - Brian Skanson – Project Manager
    - BSkanson@fargond.gov
    - 701-241-1551 (office)
- Special Assessment Questions:
  - Dan Eberhardt – Special Assessment Coordinator
    - Deberhardt@fargond.gov
    - 701-241-1332 (office)
  - Doug Durgin – Special Assessment Manager
    - Ddurgin@fargond.gov
    - 701-476-6718 (office)