

INFORMATIONAL MEETING



BR-23-B1

8th St N from 7th Ave to 10th Ave;
8th Ave N from 9th St to 7th St;
10th Ave N from 9th St to 7th St

AGENDA

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

STAFF INTRODUCTION

- Aaron Edgar – Project Manager
- Dan Eberhardt – Special Assessment Coordinator
- Doug Durgin – Special Assessment Manager
- Brenda Derrig – City Engineer

PROJECT LOCATION



 Project Location

PROJECT DESCRIPTION

- 8th St N from 7th Ave to 10th Ave, 8th Ave N from 9th St to 7th St, and 10th Ave N from 9th St to 7th St
 - Full roadway reconstruction including:
 - Water main replacement
 - Water service replacement (to curb stop valve)
 - Sanitary sewer main spot repairs and replacement
 - Sanitary sewer service replacement (to behind the curb)
 - New storm sewer pipe, inlets, and leads
 - Driveway Approaches (up to sidewalk)
 - Sidewalk replacement
 - Asphalt Pavement

PROJECT TIMING AND DURATION

- Bid Date:
 - October 26, 2022
- Start Date:
 - To Be Determined, but likely May of 2023
- Completion Date:
 - October of 2023

PROJECT PHASING



-  Phase 1 - Duration up to 70 days
-  Phase 2 - Duration up to 60 days
-  Phase 3 - Duration up to 60 days

PROJECT DETAILS

- During construction, residents will have to move their own garbage can to the closest side street/avenue
- Temporary water pipes will be installed to maintain water service
- Driveways may be widened (if it complies with City Ordinance)
 - Forms are available
- Boulevards will be graded and seeded
 - Once boulevards are established (about 70%), it becomes the property owner's responsibility

Temporary Water Lines

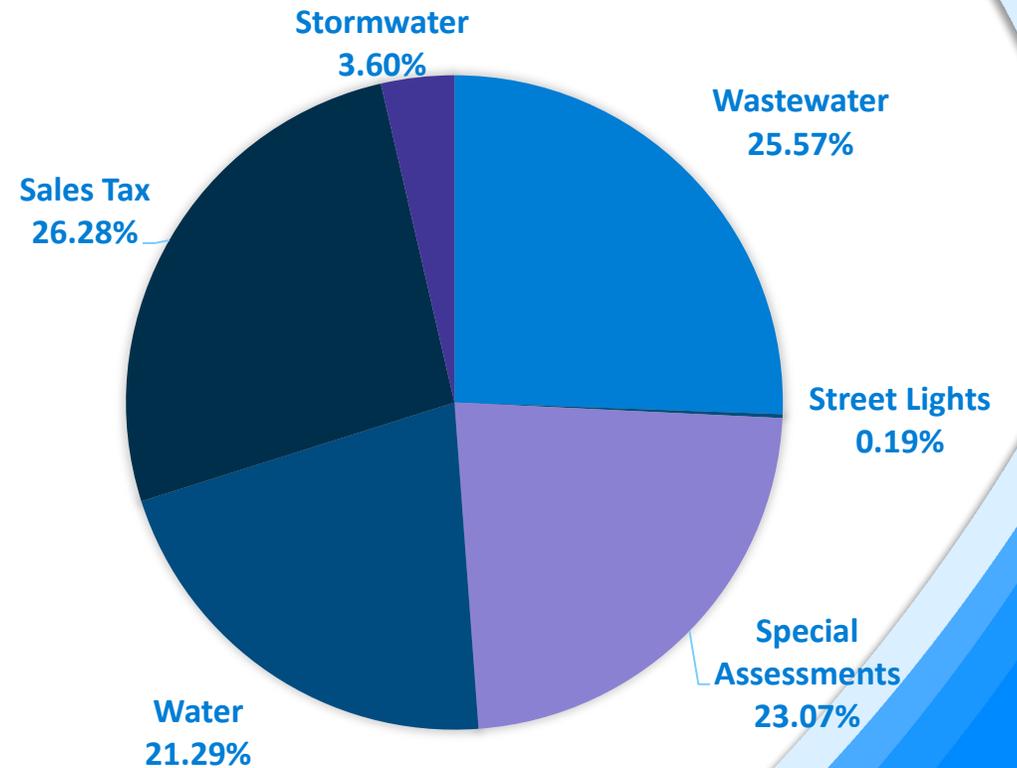


PROJECT COST

- Estimated Cost of Construction: \$2,883,000
- Fees and Contingency:
 - 10% Engineering Fee
 - 4% Admin Fee
 - 3% Legal Fee
 - 4% Interest Fee
 - 5% Contingency
- Cost with Fees and Contingency: \$3,632,580

PROJECT FUNDING

- Cost with Fees and Contingency: \$3,632,580 Funding breakdown:
 - Wastewater Utility: \$928,800
 - Water Utility: \$773,438
 - Special Assessments: \$837,930
 - Sales Tax: \$954,757
 - Street Light Utility: \$6,930
 - Stormwater Utility: \$130,725



SPECIAL ASSESSMENTS

- Water Main (including Water Service) Replacement
 - Capped at \$42.45 per front foot
- Sanitary Sewer Replacement
 - Capped at \$42.45 per front foot
- Sanitary Sewer Service Replacement
 - No Assessment
- Storm Sewer
 - 50% of the cost to be special assessed (estimated at \$35.08 per front foot)
- Paving
 - Capped at \$90.20 per front foot for Single Family Residential
 - Capped at \$90.20 per front foot for Multi Family Tier 1
 - Capped at \$137.96 per front foot for Multi Family Tier 2
 - Capped at \$180.41 per front foot for Multi Family Tier 3

QUESTIONS?

- Project Questions:
 - Aaron Edgar – Project Manager
 - AEdgar@fargond.gov
 - 701-730-8674 (cell)
- 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)