

INFORMATIONAL MEETING

BR-23-E1

8th ST S FROM 9th AVE S TO 13th AVE S
10th AVE S FROM 7th ST S TO 9th ST S
12th AVE S FROM 7th ST S TO 9th ST S

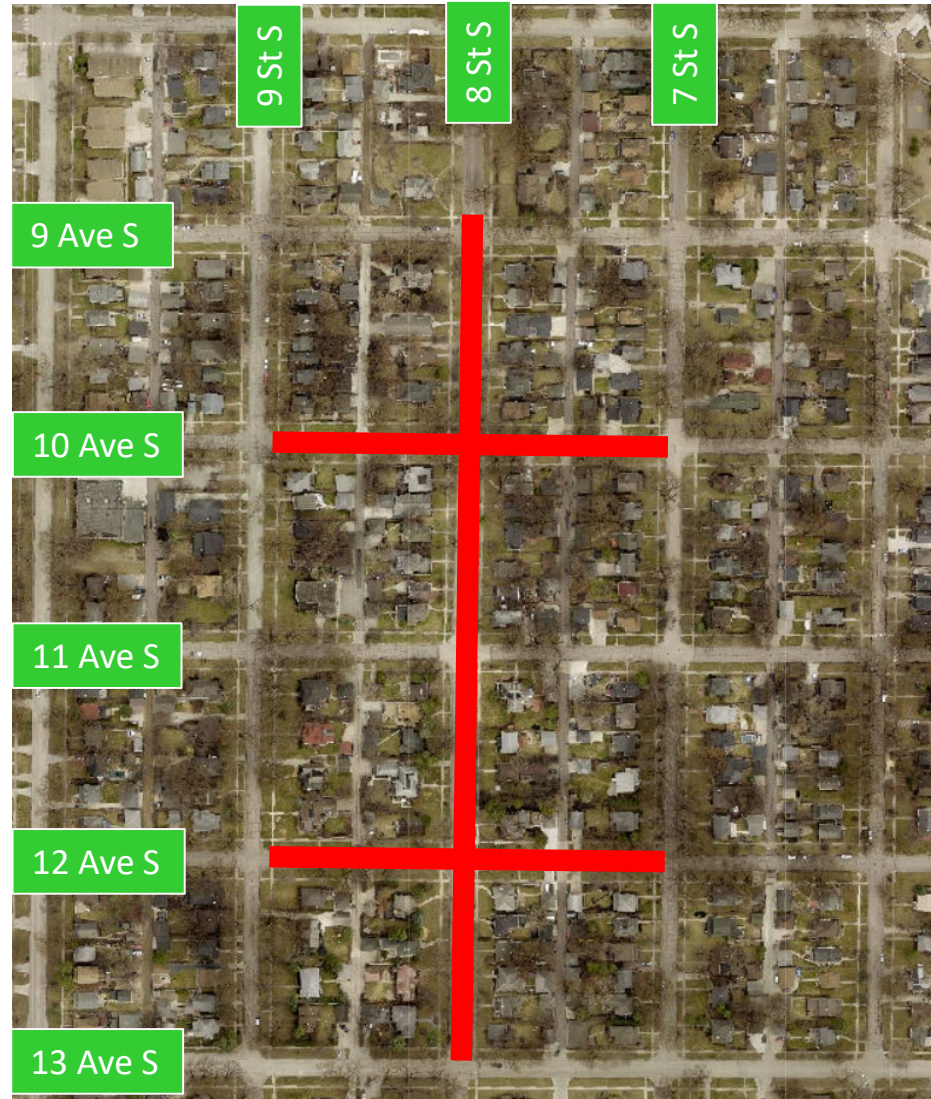
AGENDA

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

STAFF INTRODUCTION

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

PROJECT LOCATION



- 8th St S – 9th Ave S to 13th Ave S
- 10th Ave S – 7th St S to 9th St S
- 12th Ave S – 7th St S to 9th St S

PROJECT DESCRIPTION

- Full roadway reconstruction including:
 - Water Main
 - Water Services (to curb stop valve)
 - Sanitary Sewer Main
 - Sanitary Sewer Services (to behind the curb)
 - Replace and Upsize Storm Sewer Main, Inlets and leads
 - Driveway Approaches (up to sidewalk)
 - Sidewalk replacement
 - Rehabilitation of Existing Street Lights

PROJECT TIMING AND DURATION

Bid Date:

- January 18, 2023

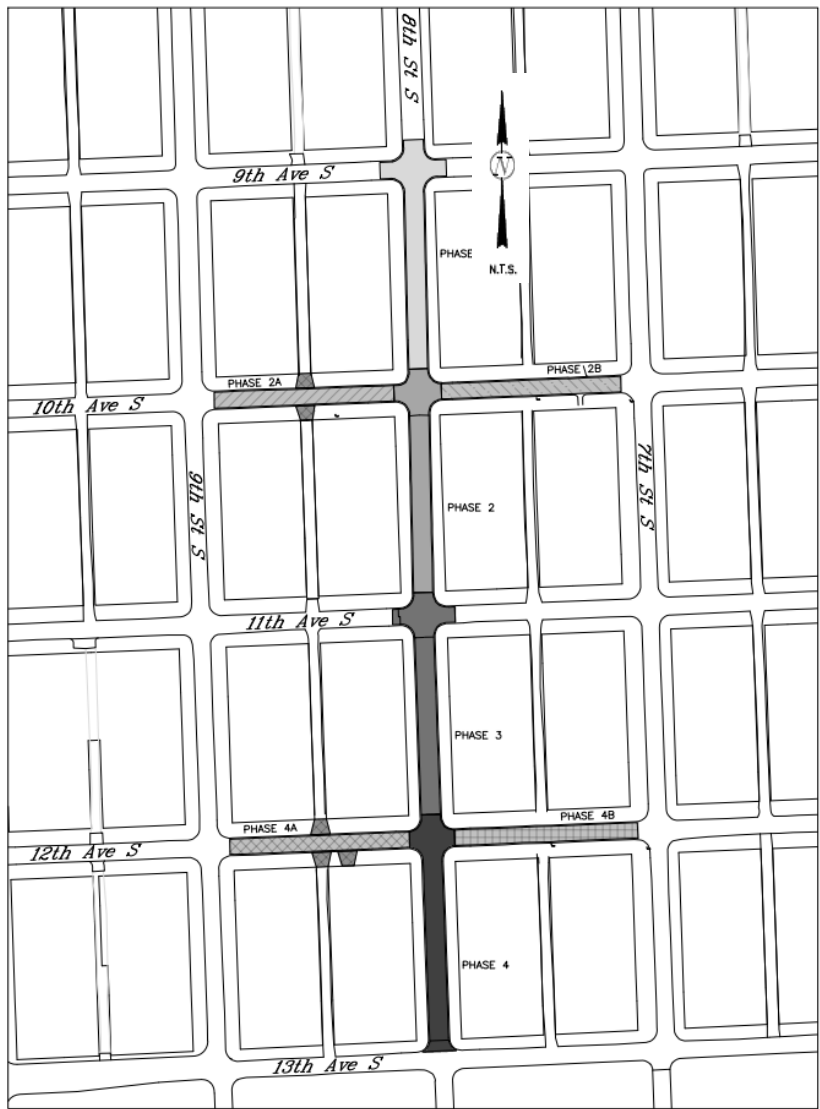
Start Date:

- To Be Determined, but likely May of 2023

Completion Date:

- Late September of 2023
- Multiple phases will need to run concurrently to finish the project on time

PROJECT PHASING



Phase	On	From	Duration (Days)
1	8 St S	9 Ave to 10 Ave	55
2	8 St S	10 Ave to 11 Ave	55
3	8 St S	11 Ave to 12 Ave	55
4	8 St S	12 Ave to 13 Ave	55
2A	10 Ave S	9 St to 8 St	38
2B	10 Ave S	8 St to 7 St	38
4A	12 Ave S	9 St to 8 St	35
4B	12 Ave S	8 St to 7 St	35

PROJECT DETAILS

- Pedestrian access will be maintained on one side of the block at all times.
- Temporary water service lines will be installed above ground to maintain water service while the main is being replaced.
- Driveways may be widened (if it complies with City Ordinance)
 - Forms are available
- Minimal Existing Tree Impact
 - Currently only 1 existing tree to be removed (NW Quadrant of 8th St S and 10th Ave S between the two ADA curb ramps)
- Access to the properties via the adjacent alleys will be maintained throughout the project.
- Boulevards will be regraded and seeded
 - Once boulevards are established to about 70%, it becomes the property owner's responsibility

TEMPORARY WATER LINE

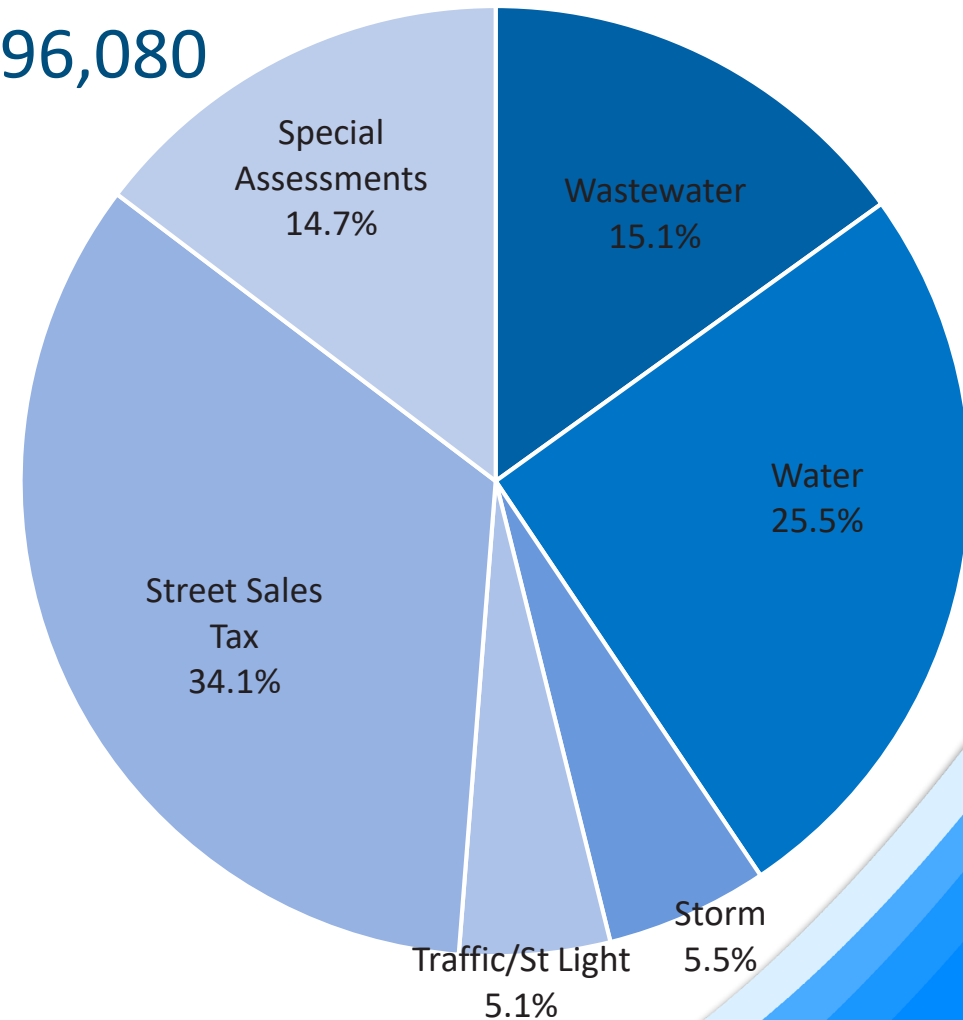


PROJECT COST

- Estimated Cost of Construction: \$3,568,317.50
- Fees and Contingency:
 - 10% Engineering Fee
 - 4% Admin Fee
 - 3% Legal Fee
 - 4% Interest Fee
 - 5% Contingency
- Cost with Fees and Contingency: \$4,496,080.05

PROJECT FUNDING

- Cost with Fees and Contingency: \$4,496,080
- Funding breakdown:
 - Wastewater Utility: \$678,067
 - Water Utility: \$1,146,747
 - Storm Utility: \$248,527
 - Traffic/St Light Utility: \$230,451
 - Street Sales Tax: \$1,532,220
 - Special Assessments: \$660,068



SPECIAL ASSESSMENTS

- Water main (including water service) replacement
 - Capped at \$42.45 per front foot
- Sanitary sewer main (including sewer service) replacement
 - Capped at \$42.45 per front foot
 - No special assessment for sewer services
- Storm sewer
 - 50% Special Assessed
- Street lights
 - No special assessment

SPECIAL ASSESSMENTS

- Pavement replacement (8th St S only)
 - Capped at \$90.20 per front foot
 - No special assessment for 10th Ave or 12th Ave
- Driveway approach (between curb and sidewalk) replacement
 - No special assessment
- Sidewalk replacement
 - No special assessment

QUESTIONS?

- 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)