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

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AGENDA

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

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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

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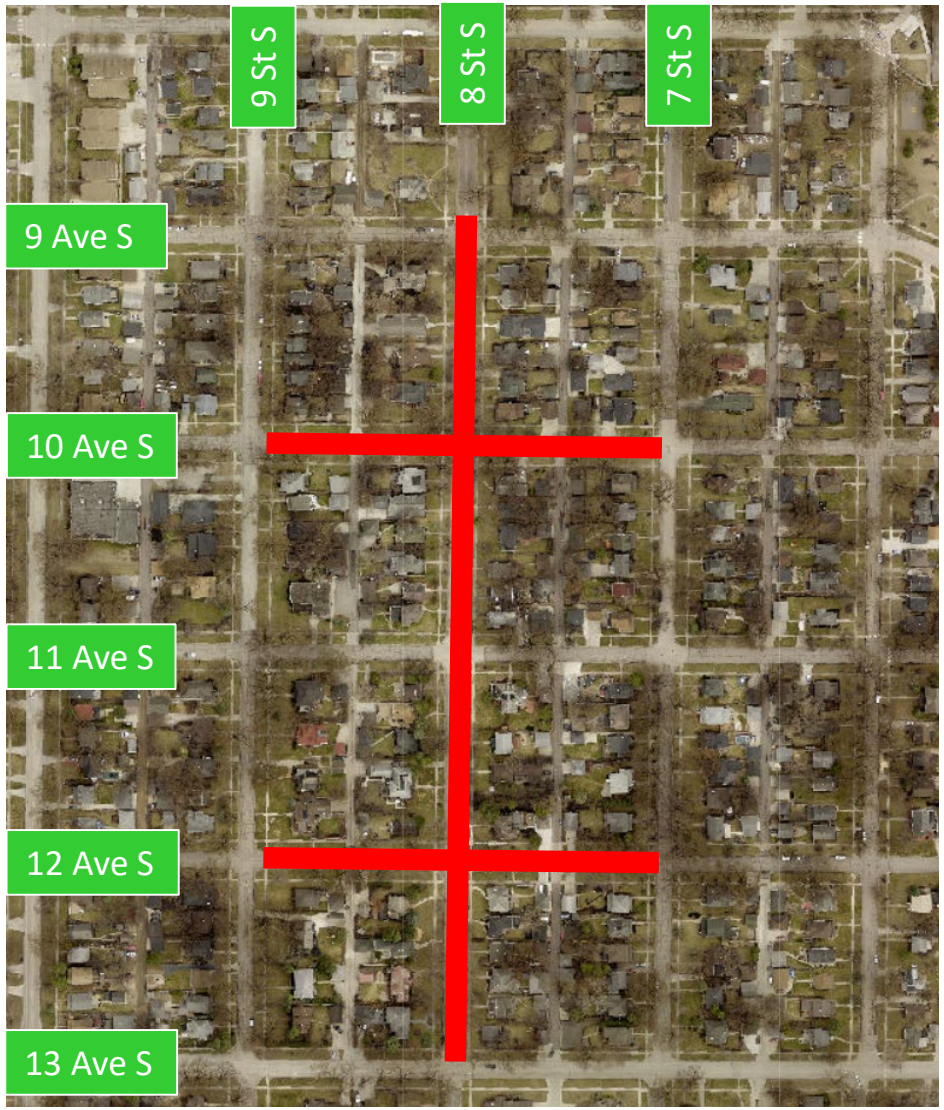
PROJECT LOCATION



- 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

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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

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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

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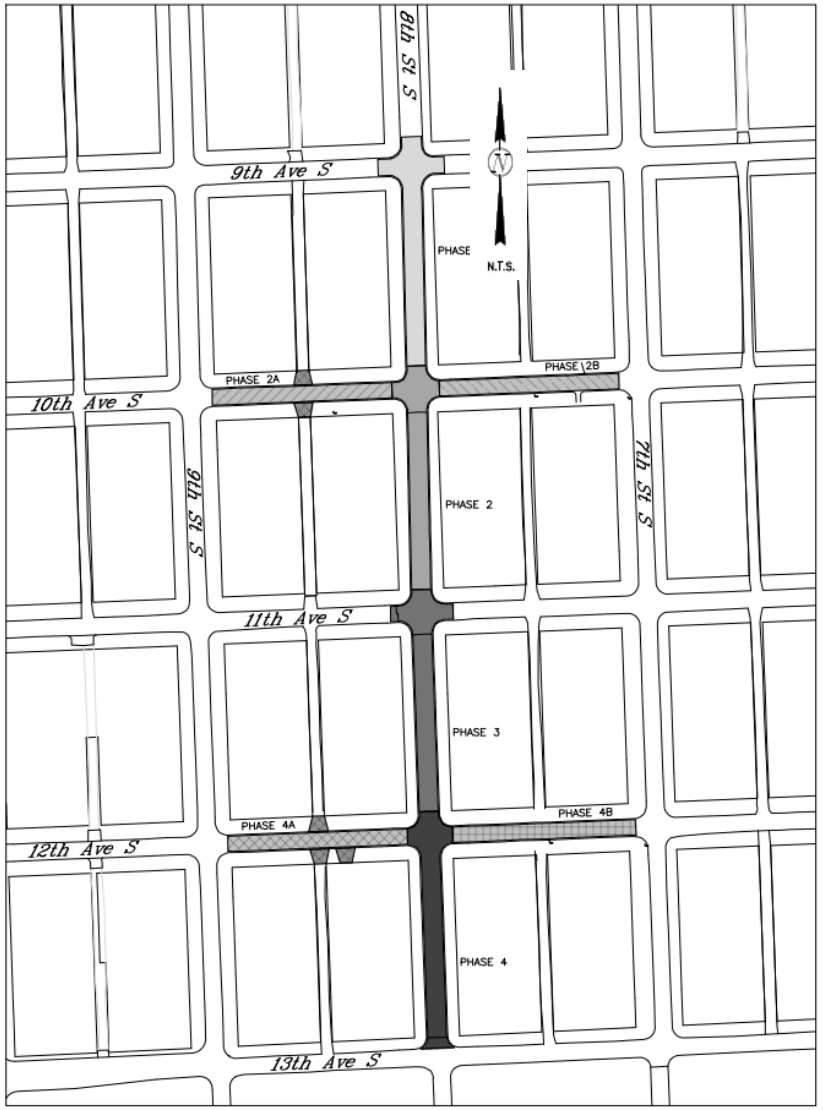
PROJECT PHASING



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

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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

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TEMPORARY WATER LINE

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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

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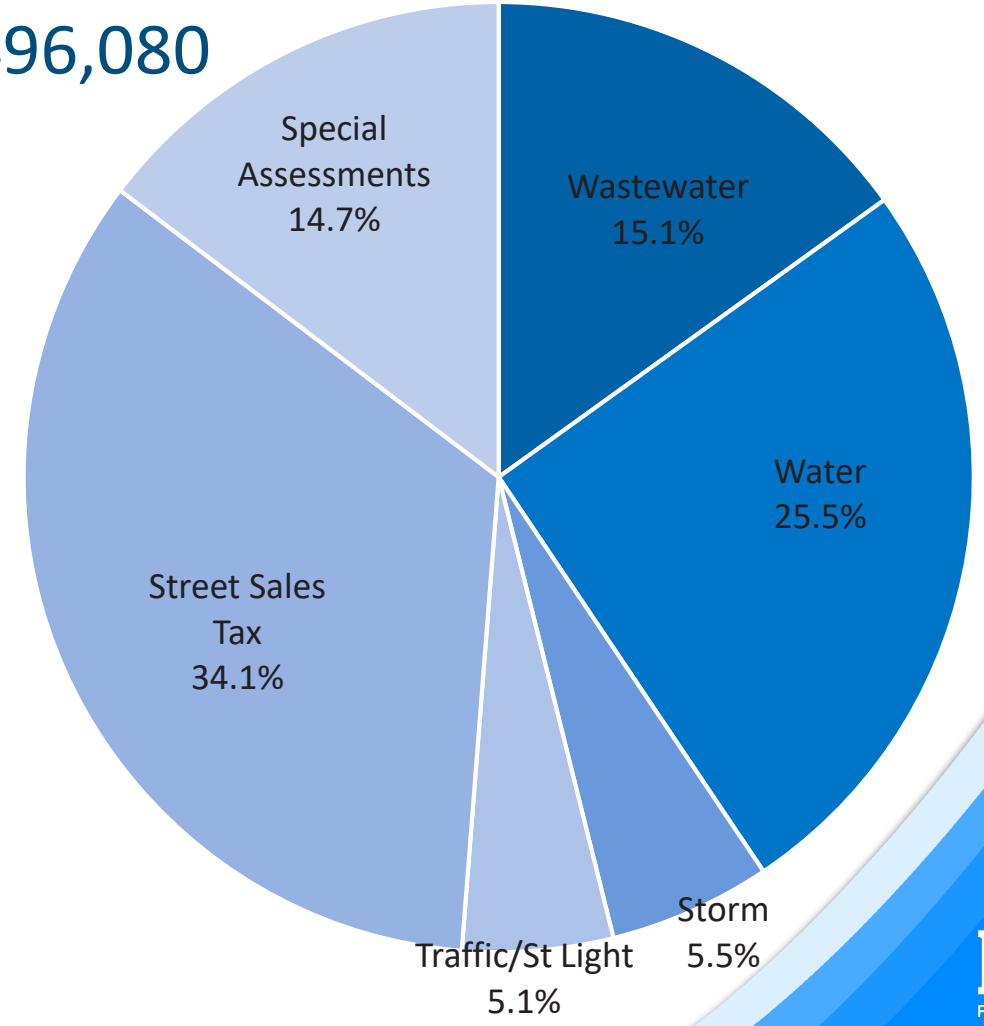
PROJECT FUNDING

- 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



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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

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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

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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)

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