



SPECIAL ASSESSMENTS
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March 15, 2019

Special Assessment Commission Monthly Project Discussion

Friday, March 22, 2019, 10:00 AM
Engineering Small Conference Room #E250

AGENDA

1. PR-19-F Mill & Overlay
Location: 4 Sections
2. PN-18-B PC Concrete Paving, Concrete Curb & Gutter, Asphalt Paving
Location: 23 Av S from 38th-42nd Streets & on 41st St from 100' N of 23rd Av to 24th Ave
3. BN-19-E Sanitary, Storm, Water Main, Paving, Street Lights
Location: Bison Meadows
4. BN-19-B Sanitary, Storm, Water Main, Storm Sewer, Paving, Street Lights
Location: Grayland 1st Addition
5. PR-19-G Mill & Overlay
Location: 2 Sections
6. Other Items

ENGINEER'S REPORT
ASPHALT MILL & OVERLAY & INCIDENTALS
IMPROVEMENT DISTRICT NO. PR-18-F

Nature & Scope

Under this project, streets and avenues will be milled and overlaid as follows:

Section 1:

On Hickory Street North from 32nd Avenue North to Maple Street North.
On Maple Street North from 32nd Avenue North to 29th Avenue North.
On Par Street North from 32nd Avenue North to Bohnet Boulevard North.
On Bohnet Boulevard North from 32nd Avenue North to Maple Street North.
On Peterson Parkway North from 32nd Avenue North to Maple Street North.

Section 2:

On Edgemont Street North from Forest Avenue North to 29th Avenue North.
On 3rd Street North from 32nd Avenue North to 28th Avenue North.
On Edgewood Drive North from 3rd Street North to 3rd Street North.
On 2nd Street North from 32nd Avenue North to 28th Avenue North.
On 1st Street North from Elm Street North to 28th Avenue North.
On 28th Avenue North from Elm Street North to Broadway North.
On 29th Avenue North from Elm Street North to Broadway North.
On Cedar Avenue North from Elm Street North to 2nd Street North.
On Forest Avenue North from Elm Street North to Broadway North.
On 30th Avenue North from Edgewood Drive North to Broadway North.
On 31st Avenue North from Elm Street North to 2nd Street North.
On 31st Avenue North from 3rd Street North to Broadway North.

Section 3:

On 29th Street North from 7th Avenue North to 11th Avenue North.
On 30th Street North from 7 ½ Avenue North to 10th Avenue North.
On 31st Street North from 7th Avenue North to 10th Avenue North.
On 32nd Street North from 8th Avenue North to 12th Avenue North.
On 7 ½ Avenue North from 30th Street North to 31st Street North.
On 8th Avenue North from 28th Street North to 32nd Street North.
On 10th Avenue North from 28th Street North to 32nd Street North.
On 11th Avenue North from 29th Street North to 32nd Street North.
On Madison Avenue North from 29th Street North to 32nd Street North.
On 12th Avenue North from 25th Street North to 29th Street North.

Section 4:

On 1st Street North from 5th Avenue North to 7th Avenue North.
On Oak Street North from 5th Avenue North to 7th Avenue North.
On Elm Street North from 6th Avenue North to North Terrace North.
On Short Street North from South Terrace North to North Terrace North.
On Ash Street North north of South Terrace North.
On 6th Avenue North from ½ block west of 1st Street North to Elm Street.

On 7th Avenue North from ½ block west of 1st Street North to Elm Street.
On North Terrace North from Elm Street North to Short Street North.
On South Terrace North from Elm Street North to Ash Street North.

Purpose

The above named streets and avenues are in need of rehabilitation. A mill and overlay will provide a new wearing surface as well as correct deficiencies which have appeared over time. Rehabilitation at this time is a cost effective means of extending the useful life of the street.

Feasibility

The construction cost is estimated to be \$2,284,100.00. It will be paid by Special Assessments and Street Rehabilitation funds. The cost breakdown is as follows:

Section 1:

Estimated Construction Cost: \$ 344,500.00

Assessed Portion: \$ 172,250.00
Plus Engineering Fees (11%): 18,947.50
Plus Administration Fees (6%): 10,335.00
Plus Legal/Misc Fees (3%): 5,167.50
Plus Interest (4%): 6,890.00
Total Assessed: \$ 213,590.00

City Portion: \$ 172,250.00
Plus Engineering Fees (6%): 10,335.00
Plus Legal/Misc Fees (3%): 5,167.50
Plus Interest (4%): 6,890.00
City Cost (Street Rehabilitation Funds): \$ 194,642.50

Section 2:

Estimated Construction Cost: \$1,077,100.00

Assessed Portion: \$ 538,550.00
Plus Engineering Fees (11%): 59,240.50
Plus Administration Fees (6%): 32,313.00
Plus Legal/Misc Fees (3%): 16,156.50
Plus Interest (4%): 21,542.00
Total Assessed: \$ 667,802.00

City Portion: \$ 538,550.00
Plus Engineering Fees (6%): 32,313.00
Plus Legal/Misc Fees (3%): 16,156.50
Plus Interest (4%): 21,542.00
City Cost (Street Rehabilitation Funds): \$ 608,561.50

Section 3:

Estimated Construction Cost: \$ 508,400.00

Assessed Portion: \$ 254,200.00

Plus Engineering Fees (11%):	27,962.00
Plus Administration Fees (6%):	15,252.00
Plus Legal/Misc Fees (3%):	7,626.00
Plus Interest (4%):	<u>10,168.00</u>
Total Assessed:	\$ 315,208.00

City Portion:	\$ 254,400.00
Plus Engineering Fees (6%):	15,252.00
Plus Legal/Misc Fees (3%):	7,626.00
Plus Interest (4%):	<u>10,168.00</u>
City Cost (Street Rehabilitation Funds):	\$ 287,446.00

Section 4:
 Estimated Construction Cost: \$ 354,100.00

Assessed Portion:	\$ 177,050.00
Plus Engineering Fees (11%):	19,475.50
Plus Administration Fees (6%):	10,623.00
Plus Legal/Misc Fees (3%):	5,311.50
Plus Interest (4%):	<u>7,082.00</u>
Total Assessed:	\$ 219,542.00

City Portion:	\$ 177,050.00
Plus Engineering Fees (6%):	10,623.00
Plus Legal/Misc Fees (3%):	5,311.50
Plus Interest (4%):	<u>7,082.00</u>
City Cost (Street Rehabilitation Funds):	\$ 200,066.50

Total:	
Estimated Construction Cost:	\$2,284,100.00
Plus Engineering Fees (8.5%):	194,148.50
Plus Administration Fees (3%):	68,523.00
Plus Legal/Misc Fees (3%):	68,523.00
Plus Interest (4%):	<u>91,364.00</u>
Total Cost:	\$2,706,658.50

Assessed Cost (52.32%):	\$1,416,142.00
City Cost (Street Rehabilitation Funds – 47.68%):	\$1,290,716.50

We believe this to be cost effective.




 Tom Knakmuhs, P.E.
 City Engineer

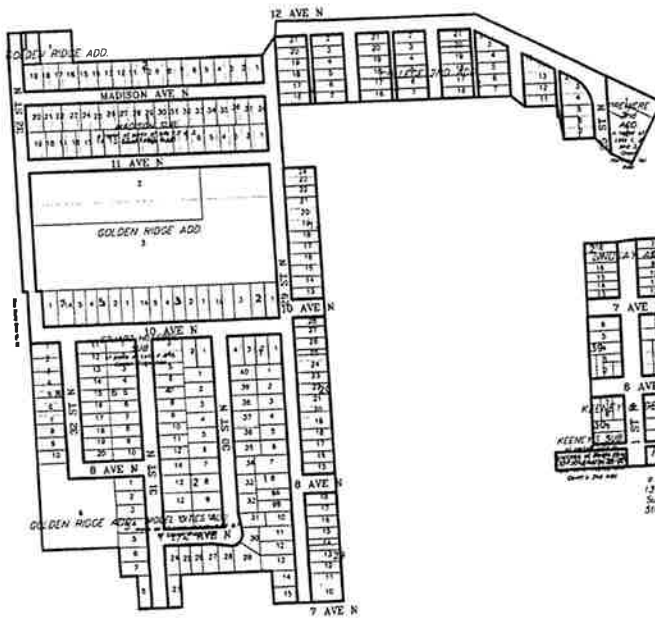
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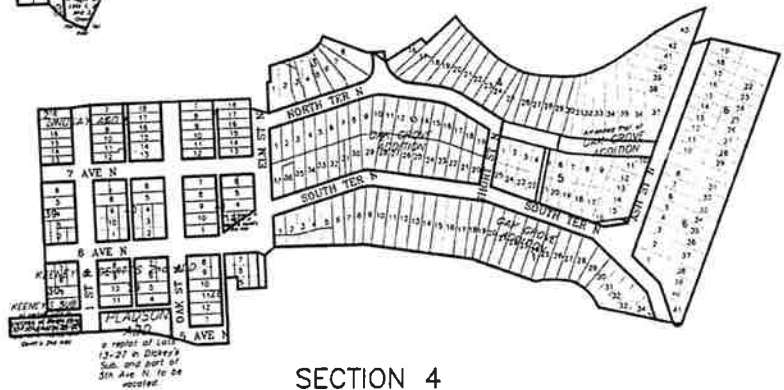
SECTION 2



SECTION 1



SECTION 3



SECTION 4

CITY OF FARGO
ENGINEERING DEPARTMENT

LOCATION & ASSESSMENT AREA

ASPHALT MILL & OVERLAY
& INCIDENTALS

IMPROVEMENT DISTRICT NO. PR-18-F

ENGINEER'S REPORT

PC CONCRETE PAVING, CONCRETE CURB AND GUTTER, ASPHALT PAVEMENT
& INCIDENTALS

IMPROVEMENT DISTRICT NO. PN-18-B

Nature & Scope

This project is for new construction of paving and incidentals on 23rd Avenue South from 42nd Street to 38th Street and on 41st Street South from 100' north of 23rd Avenue to 24th Avenue.

Purpose

This project is to provide infrastructure to future development planned for the southwest quadrant of I-29 & I-94 interchange and to connect to existing infrastructure.

Feasibility

The estimated cost of construction is \$3,139,165.35.

The costs for the improvement district are estimated as follows:

Special Assessed Costs


<u>Estimated Construction Cost:</u>	\$ 1,310,220.16
Engineering Fees (11%):	\$ 144,124.22
Legal & Misc Fees (3%):	\$ 39,306.60
Administration Fees (6%):	\$ 78,613.21
Interest Fees (4%):	\$ 52,408.81
Total Estimated Assessed Cost:	\$ 1,624,673.00

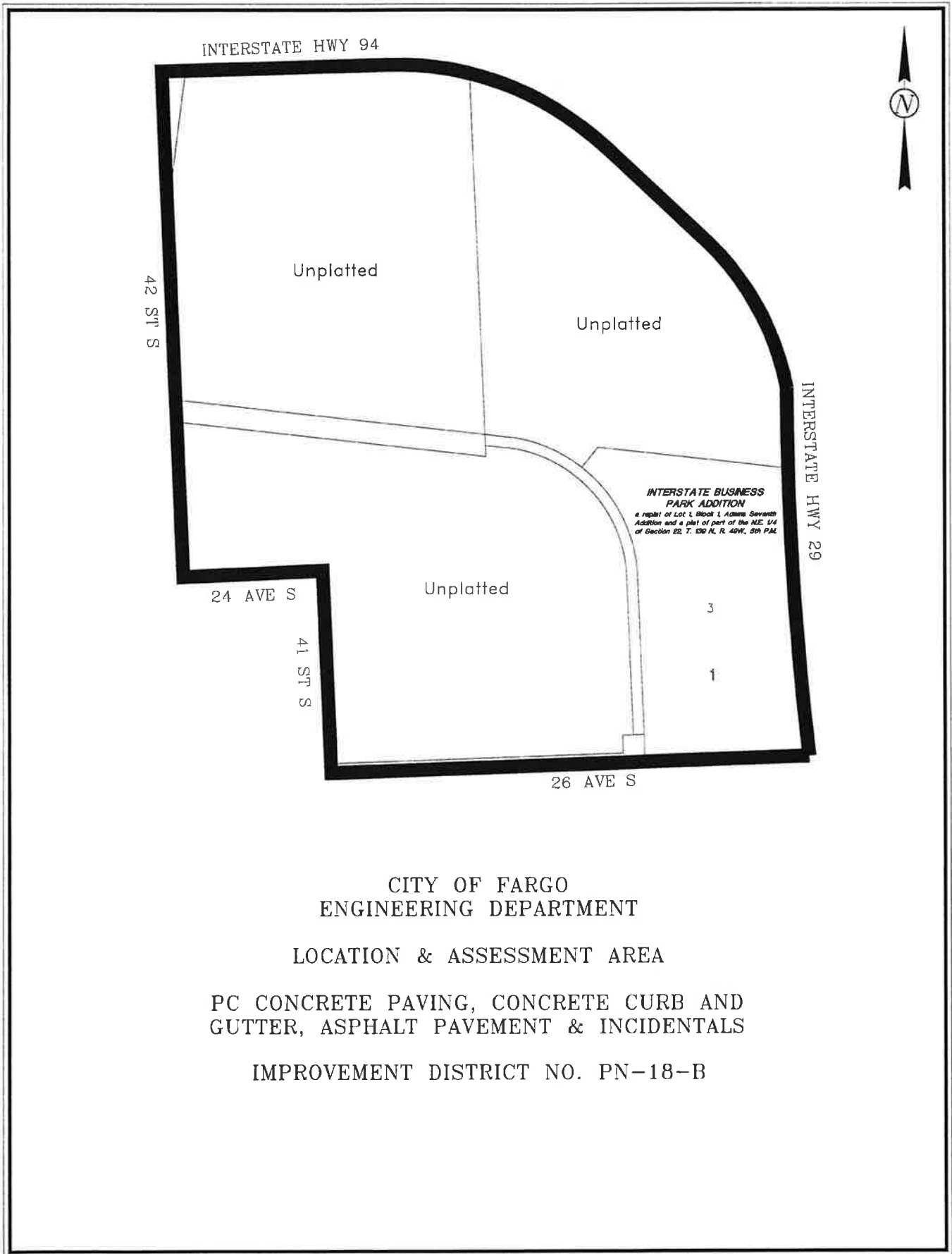
General Infrastructure Funds (TIF-401)

<u>Estimated Construction Cost:</u>	\$ 1,828,945.19
Engineering Fees (11%):	\$ 201,183.97
Legal & Misc Fees (3%):	\$ 54,868.36
Administration Fees (6%):	\$ 109,736.71
Interest Fees (4%):	\$ 73,157.81
Total Estimated Assessed Cost:	\$ 2,267,892.04

We believe this project to be cost effective.




Thomas Knakmuhs, P.E.
Assistant City Engineer



ENGINEER'S REPORT

SANITARY SEWER, STORM SEWER, WATER MAIN, PAVING, STREET LIGHTING & INCIDENTALS

IMPROVEMENT DISTRICT NO. BN-19-E

Nature & Scope

This project is for new construction of underground utilities, asphalt pavement, site grading and incidentals on 67th Avenue South and 16th Street South.

Purpose

This project will allow for development of the land within the Bison Meadows Addition as requested by the developer.

Feasibility

The estimated cost of construction is \$542,777.61

The costs for the Improvement District are estimated as follows:

City of Fargo Special Assessed Costs

<u>Estimated Construction Cost:</u>	\$ 452,231.61
Engineering Fees (11%):	\$ 49,745.48
Legal & Misc Fees (3%):	\$ 13,566.95
Administration Fees (6%):	\$ 27,133.90
Interest Fees (4%):	\$ <u>18,089.26</u>
Total Estimated Assessed Cost:	\$ 560,767.20

Cass Rural Water Special Assessment Cost

<u>Estimated Construction Cost:</u>	\$ 90,546.00
Engineering Fees (11%):	\$ 9,960.06
Legal & Misc Fees (3%):	\$ 2,716.38
Administration Fees (6%):	\$ 5,432.76
Interest Fees (4%):	\$ <u>3,621.84</u>
Total Estimated Assessed Cost:	\$ 112,277.04

Summary of Fees:

Engineering Fees	\$ 59,705.54
Legal & Misc. Fees	\$ 16,283.33
Administration Fees	\$ 32,566.66
Interest Fees	\$ 21,711.10
Total Estimated Fees:	\$ 130,266.63

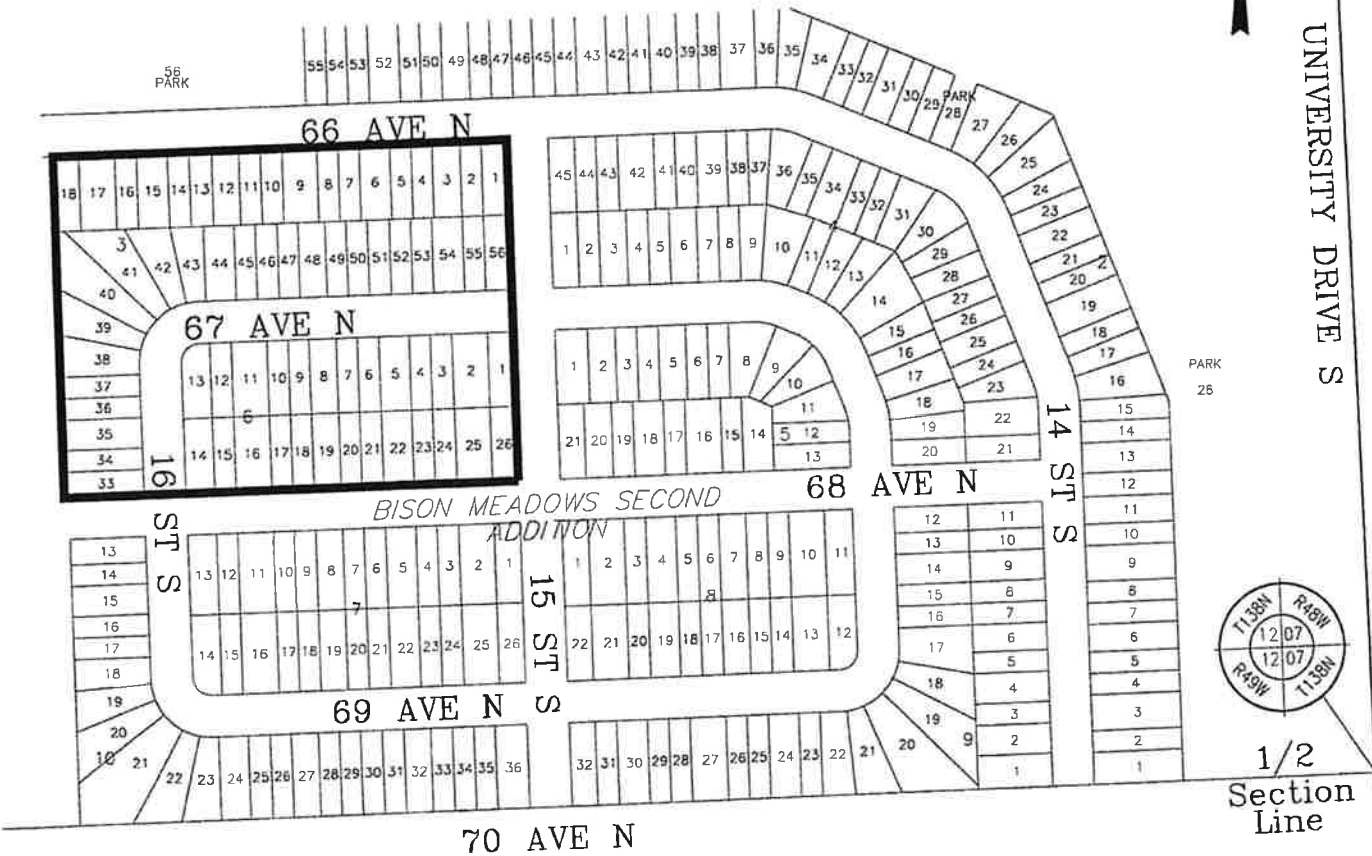
Total Estimated Construction Cost with Fees: \$ 673,044.24

We believe this project to be cost effective.




Thomas Knakmuhs, P.E.
Assistant City Engineer

Section Line UNIVERSITY DRIVE S



CITY OF FARGO
ENGINEERING DEPARTMENT

LOCATION & ASSESSMENT AREA

SANITARY SEWER, STORM SEWER, WATER MAIN,
PAVING, STREET LIGHTING
& INCIDENTALS

IMPROVEMENT DISTRICT NO. BN-19-E

ENGINEER'S REPORT
SANITARY SEWER, WATER MAIN, STORM SEWER,
PAVING, STREET LIGHTS & INCIDENTALS
IMPROVEMENT DISTRICT NO. BN-19-B

Nature & Scope

This project is for new construction of underground utilities, asphalt pavement and incidentals on 54th Avenue South between 66th Street South and Grayland Drive South and on Grayland Drive South from 67th Street South, north 1100 feet to the north end of the cul-de-sac on Grayland Drive, all located within Grayland First Addition.

Purpose

This project is to provide infrastructure for new residential housing within Grayland 1st Addition.

Feasibility

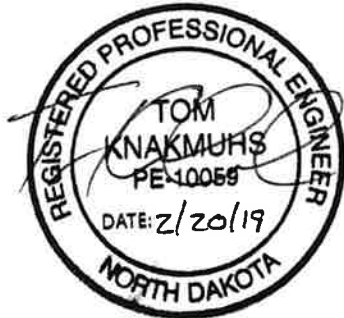
The estimated cost of construction is \$850,717.45.

The costs for the improvement district are estimated as follows:

Special Assessed Costs

<u>Estimated Construction Cost:</u>	\$	850,717.45
Engineering Fees (11%):	\$	93,578.92
Legal & Misc Fees (3%):	\$	25,521.52
Administration Fees (6%):	\$	51,043.05
Interest Fees (4%):	\$	<u>34,028.70</u>
Total Estimated Assessed Cost:	\$	1,054,889.64

We believe this project to be cost effective.




Tom Knakmuhs, P.E.
Assistant City Engineer



**CITY OF FARGO
MUNICIPAL
BOUNDARY**

SHEYENNE RIVER

*GRAYLAND
FIRST ADDITION*

GRAYLAND DR S

54 AVE S

 **FUTURE
BENEFITING AREA**

**CITY OF FARGO
ENGINEERING DEPARTMENT**

**LOCATION & ASSESSMENT AREA
SANITARY SEWER, WATER MAIN,
STORM SEWER, PAVING, STREET
LIGHTS & INCIDENTALS**

IMPROVEMENT DISTRICT NO. BN-19-B

ENGINEER'S REPORT
ASPHALT MILL & OVERLAY & INCIDENTALS
IMPROVEMENT DISTRICT NO. PR-19-G

Nature & Scope

Under this project, streets and avenues will be milled and overlaid in Sections 1 & 2 and a complete street rehabilitation of selected streets within Section 2 as follows:

Section 1:

- On Lilac Lane North from Maple Street North to Willow Road North (including cul-de-sac).
- On Maple Street North from 29th Avenue North to Willow Road North.
- On 28th Avenue North from Maple Street North to the end of cul-de-sac.
- On North Woodcrest Drive North from Maple Street North to Willow Road North.
- On Meadowlark Lane North from Maple Street North to Lilac Lane North.
- On Willow Road North from Maple Street North to North Woodcrest Drive North.
- On Park Lane North east of North Woodcrest Drive North.
- On North Woodcrest Drive North from South Woodcrest Drive North to end of cul-de-sac.

Section 2:

- On 10th Street North from 31st Avenue North to 28th Avenue North.
- On 9 ½ Street North from 30th Avenue North to 19th Avenue North.
- On 9th Street North from 32nd Avenue North to 19th Avenue North.
- On 8th Street North from 32nd Avenue North to 30th Avenue North.
- On 8th Street North from 29th Avenue North to 28th Avenue North.
- On 8th Street North from 25th Avenue North to 19th Avenue North.
- On 7th Street North from 25th Avenue North to 19th Avenue North.
- On 31st Avenue North from 10th Street North to Broadway North.
- On 30th Avenue North from east of 10th Street North to 9th Street North.
- On 30th Avenue North from 8th Street North to Broadway North.
- On 29th Avenue North from east of 10th Street North to Broadway North.
- On 28th Avenue North from 10th Street North to 8th Street North.
- On 25th Avenue North from 10th Street North to 8th Street North.
- On 22nd Avenue North from 10th Street North to Broadway North.

Section 2 Replacement Area:

- On 8th Street North from 29th Avenue North to 30th Avenue North.
- On 30th Avenue North from 8th Street North to 9th Street North.

Purpose

The above named streets and avenues are in need of rehabilitation. A mill and overlay will provide a new wearing surface as well as correct deficiencies that have appeared over time. Some streets are broken up and will need to be replaced. Rehabilitation at this time is a cost effective means of extending the useful life of the street.

Feasibility

The construction cost is estimated to be \$1,980,326.00. Special Assessments and Street Rehabilitation Funds will pay for this project. The cost breakdown is as follows:

Section 1:

Estimated Construction Cost: \$ 615,628.00

Assessed Portion: \$ 307,814.00

Plus Engineering Fees (6%): 18,469.00

Plus Administration Fees (6%): 18,469.00

Plus Legal/Misc Fees (3%): 9,234.50

Plus Interest (4%): 12,312.50

Total Assessed: \$ 366,299.00

City Portion: \$ 307,814.00

Plus Engineering Fees (6%): 18,469.00

Plus Legal/Misc Fees (3%): 9,234.50

Plus Interest (4%): 12,312.50

City Cost (Street Rehabilitation Funds): \$ 347,830.00

Section 2:

Estimated Construction Cost: \$1,133,525.00

Assessed Portion: \$ 566,762.50

Plus Engineering Fees (6%): 34,006.00

Plus Administration Fees (6%): 34,006.00

Plus Legal/Misc Fees (3%): 17,003.00

Plus Interest (4%): 22,670.50

Total Assessed: \$ 674,448.00

City Portion: \$ 566,762.50

Plus Engineering Fees (6%): 34,006.00

Plus Legal/Misc Fees (3%): 17,003.00

Plus Interest (4%): 22,670.50

City Cost (Street Rehabilitation Funds): \$ 640,442.00

Section 2 Replacement Area:

Estimated Construction Cost: \$ 231,173.00

Assessed Portion: \$ 165,951.00

Plus Engineering Fees (6%): 9,957.00

Plus Administration Fees (6%): 9,957.00

Plus Legal/Misc Fees (3%): 4,979.00

Plus Interest (4%): 6,638.00

Total Assessed: \$ 197,482.00

City Portion: \$ 65,222.00

Plus Engineering Fees (6%): 3,913.00

Plus Legal/Misc Fees (3%): 1,956.50

Plus Interest (4%): 2,608.00

City Cost (Street Rehabilitation Funds): \$ 73,699.50

Total Estimated Construction Cost: \$1,980,326.00

Plus Engineering Fees (6%): 118,820.00

Plus Administration Fees (3.15%): 62,432.00

Plus Legal/Misc Fees (3%): 59,409.50

Plus Interest (4%): 79,212.00

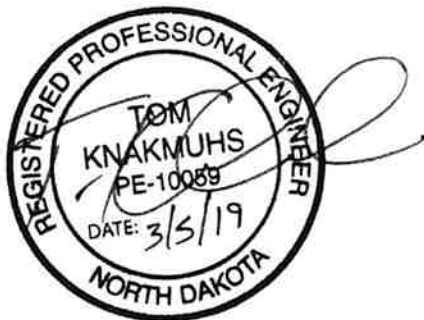
Total Cost: \$2,300,199.50

Project Funding Summary:

Assessed Cost (53.83%): \$1,238,229.00

City Cost (Street Rehabilitation Funds – 46.17%): \$1,061,971.50

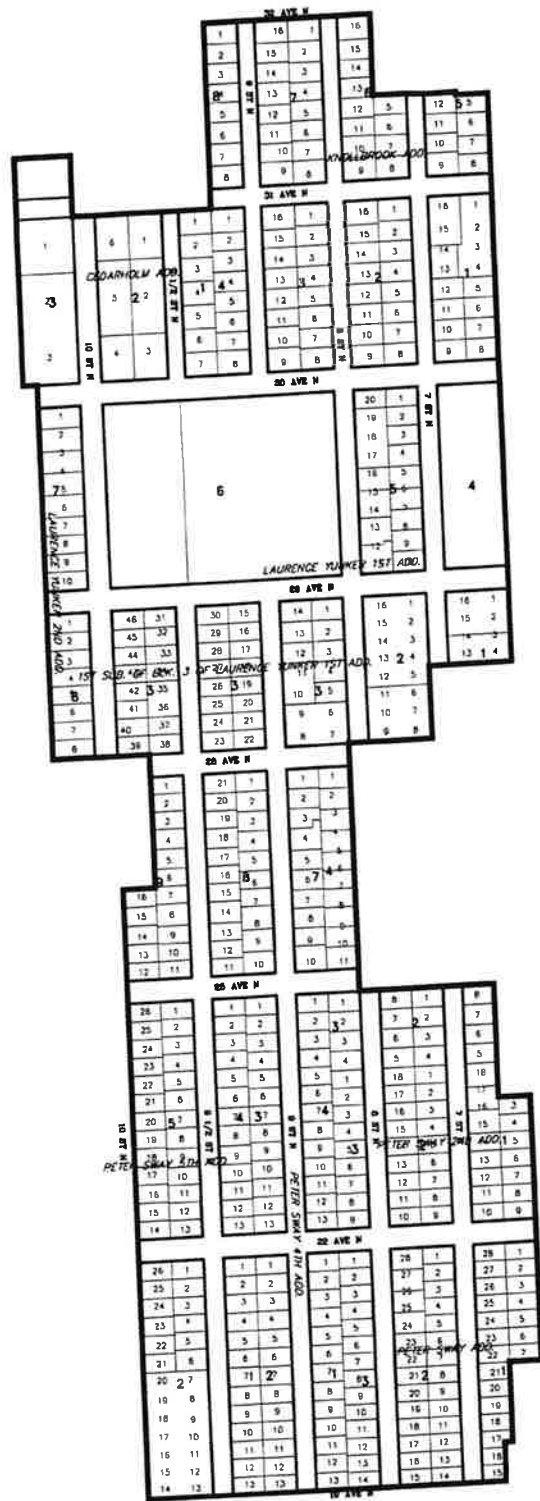
We believe this to be cost effective.




Tom Knakmuhs, P.E.
Assistant City Engineer



SECTION 1



SECTION 2

CITY OF FARGO
ENGINEERING DEPARTMENT

LOCATION & ASSESSMENT AREA

ASPHALT MILL & OVERLAY
& INCIDENTALS

IMPROVEMENT DISTRICT NO. PR-19-G