



## **SPECIAL ASSESSMENTS**

225 4<sup>th</sup> Street North

Fargo, ND 58102

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September 15, 2021

### **Special Assessment Commission Monthly Project Discussion**

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Tuesday, September 21, 2021, 8:30 AM  
Engineering Small Conference Room #E250

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#### **AGENDA**

1. BN-21-E New Paving & Utility Construction  
Location: Valley View Estates Second Addition
2. BN-21-L New Paving & Utility Construction  
Location: Veterans Blvd from 52<sup>nd</sup> Av S to 53<sup>rd</sup> Av S
3. Other items:

## ENGINEER'S REPORT

### NEW PAVING AND UTILITY CONSTRUCTION

#### IMPROVEMENT DISTRICT NO. BN-21-E

#### **Nature & Scope**

This project is for new construction of underground utilities, asphalt pavement and incidentals on 50<sup>th</sup> Street South, Chinook Drive South, Big Goose Lane South and 37<sup>th</sup> Avenue South.

#### **Purpose**

This project is to provide infrastructure for new residential housing in Valley View Estates Second Addition as requested by the Developer.

#### **Feasibility**

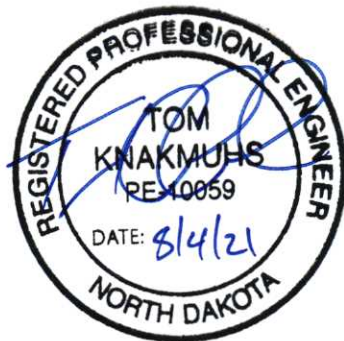
The estimated cost of construction is \$1,999,652.90. The costs for the improvement district are estimated as follows:

<b>Raised Pedestrian Crossing</b>	<b>\$ 29,935.00</b>
Plus 10% Engineering Fee:	\$ 2,993.50
Plus 4% Administration Fee:	\$ 1,197.40
Plus 3% Legal Fee:	\$ 898.05
Plus 4% Interest Fee:	\$ 1,197.40
Plus 5% Contingency:	\$ 1,496.75
<b>Total Estimated Raised Pedestrian Crossing Cost:</b>	<b>\$ 37,718.10</b>
 <b>Amount City Funded - Infrastructure Sales Tax:</b>	 <b>\$ 37,718.10</b>
<b>Amount Special Assessed:</b>	<b>\$ -</b>

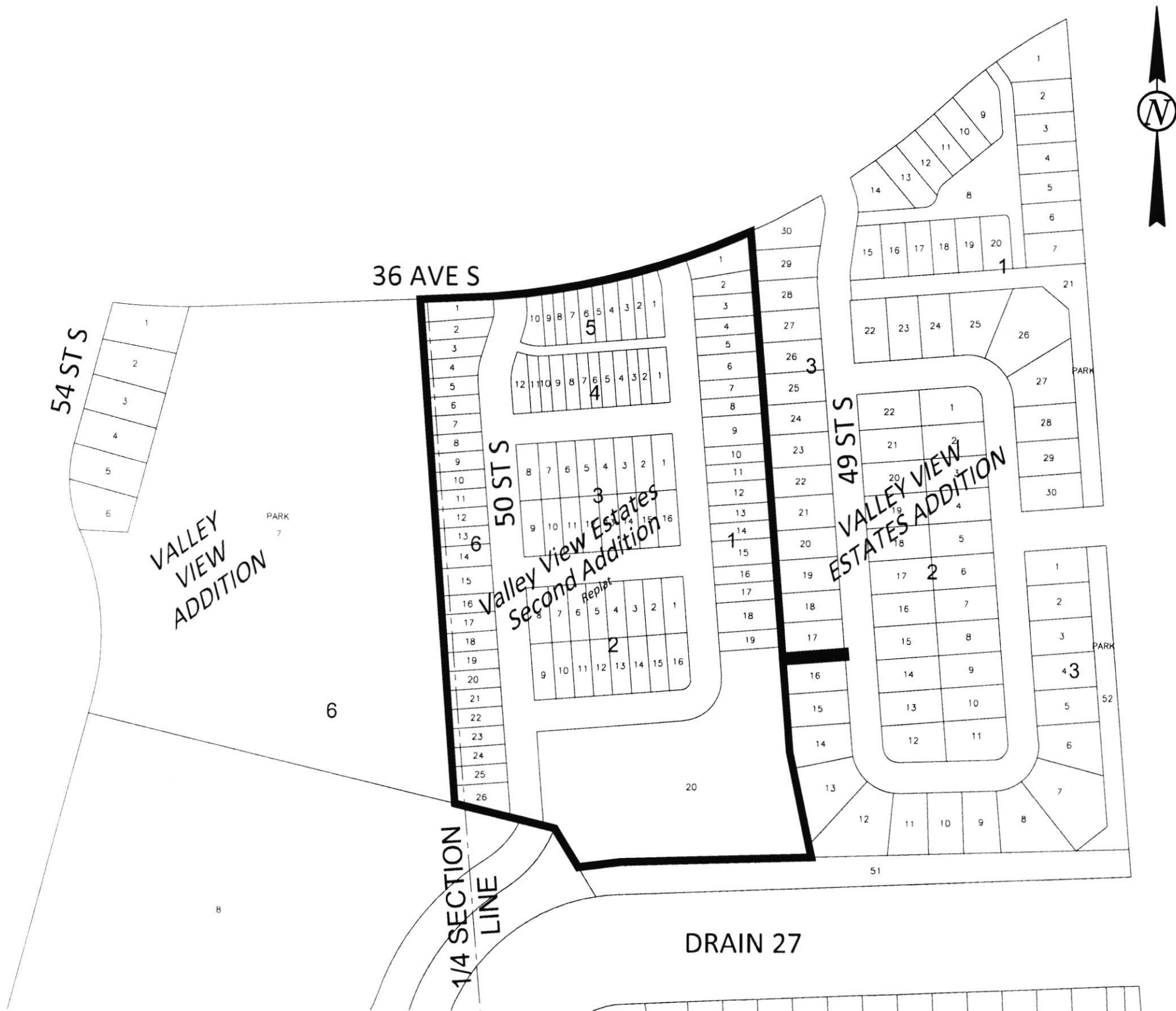
<b>Underground &amp; Paving Costs</b>	<b>\$ 1,969,717.90</b>
Plus 10% Engineering Fee:	\$ 196,971.79
Plus 4% Administration Fee:	\$ 78,788.72
Plus 3% Legal Fee:	\$ 59,091.54
Plus 4% Interest Fee:	\$ 78,788.72
Plus 5% Contingency:	\$ 98,485.90
<b>Total Estimated Underground &amp; Paving Cost:</b>	<b>\$ 2,481,844.55</b>
 <b>Amount City Funded - Infrastructure Sales Tax:</b>	 <b>\$ -</b>
<b>Amount Special Assessed:</b>	<b>\$ 2,481,844.55</b>

Project Funding Summary			
City Funded - Infrastructure Sales Tax	1.50%	\$	37,718.10
Special Assessments	98.50%	\$	2,481,844.55
Total Estimated Project Cost			\$ 2,519,562.65

We believe this project to be cost effective.



  
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Tom Knakmuhs, P.E.  
Assistant City Engineer



CITY OF FARGO ENGINEERING  
DEPARTMENT

LOCATION & ASSESSMENT AREA

NEW PAVING & UTILITY CONSTRUCTION

IMPROVEMENT DISTRICT NO. BN-21-E



## REPORT OF ACTION

### PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. **BN-21-L1** Type: Infrastructure Request

Location: Veteran's Boulevard & 53<sup>rd</sup> Avenue South  
(Radio Addition)

Date of Hearing: 6/7/2021

<u>Routing</u>	<u>Date</u>
City Commission	<b>8/9/2021</b>
PWPEC File	X
Project File	<u>Jason Leonard</u>

The Committee reviewed a communication from Project Engineer, Jason Leonard, regarding an Infrastructure Request for Veteran's Boulevard and 53<sup>rd</sup> Avenue South, Radio Addition, requested by Nate Vollmuth and Mike Graham, Design and Developer.

Engineering staff has reviewed the requirements for infrastructure requests and the Developer has met four of the seven requirements. The three remaining items are as follows:

- Plat Recordation
- Execution of the Special Assessment Security Agreement
- Letter of Credit

Staff is recommending approval of the Infrastructure Request contingent upon plat recordation, execution of the Special Assessment Security Agreement and Letter of Credit.

On a motion by Bruce Grubb, seconded by Ben Dow, the Committee voted to recommend approval of the Infrastructure Request contingent upon plat recordation, execution of the Special Assessment Security Agreement and Letter of Credit and direct Engineering to design.

#### RECOMMENDED MOTION

Approve the Request for Infrastructure contingent upon plat recordation, execution of the Special Assessment Agreement and Letter of Credit and direct Engineering to start design.

#### PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Special Assessments

Developer meets City policy for payment of delinquent specials  
Agreement for payment of specials required of developer  
Letter of Credit required (per policy approved 5-28-13)

Yes	No
N/A	
N/A	
N/A	

#### COMMITTEE

Tim Mahoney, Mayor  
Nicole Crutchfield, Director of Planning  
Steve Dirksen, Fire Chief  
Bruce Grubb, City Administrator  
Ben Dow, Director of Operations  
Steve Sprague, City Auditor  
Brenda Derrig, City Engineer  
Kent Costin, Finance Director

Present	Yes	No	Unanimous
			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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ATTEST:

C: Kristi Olson

  
Brenda E. Derrig, P.E.  
City Engineer

ENGINEER'S REPORT  
NEW PAVING AND UTILITY CONSTRUCTION  
IMPROVEMENT DISTRICT NO. BN-21-L

**Nature & Scope**

This project is for new construction of underground utilities, concrete pavement, and incidentals on Veteran's Boulevard between 52<sup>nd</sup> Avenue South and 53<sup>rd</sup> Avenue South. 53<sup>rd</sup> Avenue South between Veteran's Boulevard and 485 feet west of Veteran's Boulevard.

**Purpose**

This project is to provide infrastructure for new general commercial lots in Radio Addition as requested by the Developer.

**Feasibility**

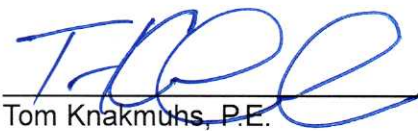
The estimated cost of construction is \$1,530,671.50. The costs for the improvement district are estimated as follows:

<b>Sales Tax Fund 450 - Water</b>	-	\$ 78,250.00
Plus 10% Engineering Fee:		\$ 7,825.00
Plus 4% Administration Fee:		\$ 3,130.00
Plus 3% Legal Fee:		\$ 2,347.50
Plus 4% Interest Fee:		\$ 3,130.00
Plus 5% Contingency:		\$ 3,912.50
<b>Total Estimated Raised Pedestrian Crossing Cost:</b>		<b>\$ 98,595.00</b>
<b>Amount City Funded - Infrastructure Sales Tax:</b>		<b>\$ 98,595.00</b>
<b>Amount Special Assessed:</b>		<b>\$ -</b>
<b>CRWUD - Special Assessed</b>	-	\$ 89,214.00
Plus 10% Engineering Fee:		\$ 8,921.40
Plus 4% Administration Fee:		\$ 3,568.56
Plus 3% Legal Fee:		\$ 2,676.42
Plus 4% Interest Fee:		\$ 3,568.56
Plus 5% Contingency:		\$ 4,460.70
<b>Total Estimated Underground &amp; Paving Cost:</b>		<b>\$ 112,409.64</b>
<b>Amount City Funded - Infrastructure Sales Tax:</b>		<b>\$ -</b>
<b>Amount Special Assessed - CRWUD:</b>		<b>\$ 112,409.64</b>
<b>Underground &amp; Paving Costs</b>	-	\$ 1,363,207.50
Plus 10% Engineering Fee:		\$ 136,320.75
Plus 4% Administration Fee:		\$ 54,528.30
Plus 3% Legal Fee:		\$ 40,896.23
Plus 4% Interest Fee:		\$ 54,528.30
Plus 5% Contingency:		\$ 68,160.38
<b>Total Estimated Underground &amp; Paving Cost:</b>		<b>\$ 1,717,641.45</b>
<b>Amount City Funded - Infrastructure Sales Tax:</b>		<b>\$ -</b>
<b>Amount Special Assessed:</b>		<b>\$ 1,717,641.45</b>

Project Funding Summary			
Sales Tax Fund 450 - Water	-	5.11%	\$ 98,595.00
CRWUD - Special Assessed		5.83%	\$ 112,409.64
Special Assessments		89.06%	\$ 1,717,641.45
Total Estimated Project Cost			\$ 1,928,646.09

We believe this project to be cost effective.



  
Tom Knakmuhs, P.E.  
Assistant City Engineer

