



## **SPECIAL ASSESSMENTS**

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

Fargo, ND 58102

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May 15, 2024

### **Special Assessment Commission AGENDA**

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Tuesday, May 21, 2024, 8:30 AM  
Engineering Large Conference Room #E258

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1. Roll Call
2. Improvement District Discussion
  - A. AN-24-A Alley Paving  
Location: 16th to 18th St S between 4th & 5th Ave S
  - B. PR-24-A Concrete Paving Rehab/Lane Widening  
Location: 45th St S from I-94 to 32nd Av S  
& 32nd Av S from 42nd to 45th Street S
  - C. AN-24-B Alley Paving  
Location: 4th to 5th St S between 8th & 9th Ave S
3. Other
4. Adjourn – Next meeting Tuesday, June 18, 2024



**ENGINEER'S REPORT  
ALLEY PAVING  
IMPROVEMENT DISTRICT NO. AN-24-A  
FROM 16TH STREET TO 18TH STREET SOUTH BETWEEN  
4TH AVENUE & 5TH AVENUE SOUTH**

**Nature & Scope**

This project is for the installation of P.C. Concrete Paving and Storm Sewer in the alley from 16th Street to 18th Street South between 4th Avenue & 5th Avenue South in Case, Peake, Hall's Addition and Arneson's Addition.

**Purpose**

The purpose of this project is to provide paving in the alley as requested by the majority of the Property Owners.

**Special Assessment District**

All properties within the Special Assessment District will benefit from the infrastructure improvements and were determined through consideration of the longevity, consistency, and uniformity of benefiting properties within the City of Fargo. Special Assessments will be levied to each property in accordance with the City's Infrastructure Funding Policy and are subject to the approval of the Special Assessment Commission and the City Commission.

**Feasibility**

The estimated cost of construction is \$188,005.00. The cost breakdown is as follows:

### Special Assessments

<b>Construction Cost</b>		\$188,005.00
<b>Fees</b>		

Admin	4%	\$7,520.20
Contingency	5%	\$9,400.25
Engineering	10%	\$18,800.50
Interest	4%	\$7,520.20
Legal	3%	\$5,640.15

<b>Total Estimated Cost</b>		<b>\$236,886.30</b>
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### Funding

Special Assessments	100.00%	\$236,886.30
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### Project Funding Summary

Special Assessments	100.00%	\$236,886.30
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<b>Total Estimated Project Cost</b>		<b>\$236,886.30</b>
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This project does not have any alternate or optional containers.

We believe this project to be cost effective.



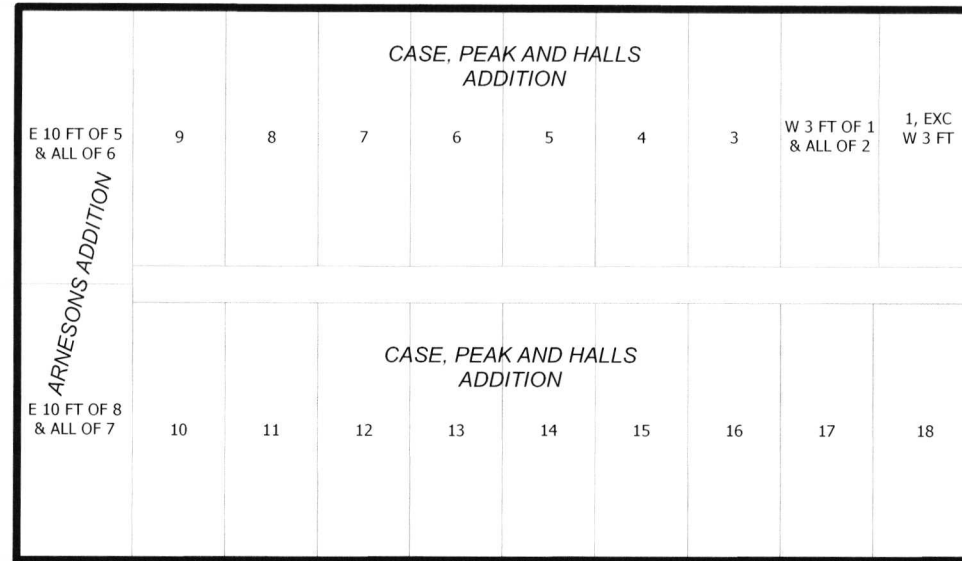
  
Thomas Knakmuhs, PE  
City Engineer



4 AVE S

18 ST S

16 ST S



5 AVE S

CITY OF FARGO  
ENGINEERING DEPARTMENT  
LOCATION & ASSESSMENT AREA  
ALLEY PAVING IMPROVEMENT

IMPROVEMENT DISTRICT NO. AN-24-A



**ENGINEER'S REPORT**  
**CONCRETE PAVING REHAB/LANE WIDENING**  
**IMPROVEMENT DISTRICT NO. PR-24-A**  
**ON 45TH STREET SOUTH FROM I-94 TO 32ND AVENUE**  
**SOUTH. ON 32ND AVENUE SOUTH FROM 42ND STREET**  
**SOUTH TO 45TH STREET SOUTH.**

**Nature & Scope**

This project is for completing concrete pavement repairs and incidentals on 45th Street South from I-94 to 32nd Avenue South and on 32nd Avenue South from 42nd Street South to 45th Street South. This project will also include lane widening and intersection improvements on 32nd Avenue from 42nd Street to 45th Street South.

**Purpose**

The purpose of the project is to correct deficiencies that have appeared over time. Joint and random spalls, longitudinal and transverse cracking, pavement blowouts, and pavement deterioration are present on these pavement sections. The proposed project will aid in extending the useful life of these arterial streets by restoring the pavement's structural integrity, therefore delaying future deterioration and improving ride quality. Sections of sidewalk along the arterial street system will also be updated to meet new standards for the Americans with Disabilities Act. In addition, the widening of 32nd Avenue from four to six through lanes will help alleviate traffic congestion, improve business access and reduce the potential for accidents.

The project will be funded by a combination of State Funds (Prairie Dog), Street Lighting Funds, and Special Assessments to the benefiting properties. Assessments will be applied per City policy.

**Special Assessment District**

All properties within the Special Assessment District will benefit from the infrastructure improvements and were determined through consideration of the longevity, consistency, and uniformity of benefiting properties within the City of Fargo. Special Assessments will be levied to each property in accordance with the City's Infrastructure Funding Policy and are subject to the approval of the Special Assessment Commission and the City Commission.

**Feasibility**

The estimated cost of construction is \$10,604,358.94. The cost breakdown is as follows:

**Lane Widening - 32nd Ave S**

<b>Construction Cost</b>		\$7,398,226.00
<b>Fees</b>		

Admin	4%	\$295,929.04
Contingency	5%	\$369,911.30
Engineering	10%	\$739,822.60
Interest	4%	\$295,929.04
Legal	3%	\$221,946.78

<b>Total Estimated Cost</b>		<b>\$9,321,764.76</b>
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**Funding**

Special Assessments	57.87%	\$5,394,463.25
State Funds - Other ND	42.13%	\$3,927,301.51

**CPR - 45th Street S**

<b>Construction Cost</b>		\$3,206,132.94
<b>Fees</b>		

Admin	4%	\$128,245.32
Contingency	5%	\$160,306.65
Engineering	10%	\$320,613.29
Interest	4%	\$128,245.32
Legal	3%	\$96,183.99

<b>Total Estimated Cost</b>		<b>\$4,039,727.51</b>
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**Funding**

Special Assessments	80.47%	\$3,250,721.91
State Funds - Other ND	10.42%	\$421,042.84
Utility Funds - Street Lights - 528	9.11%	\$367,962.76

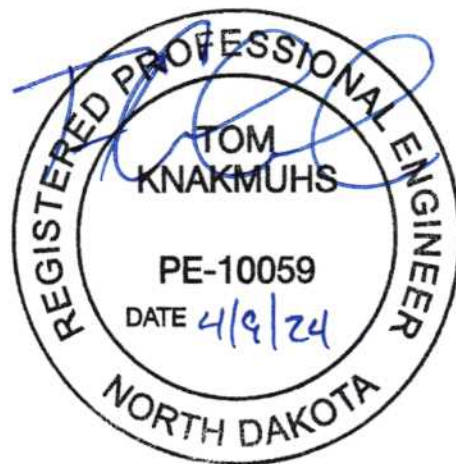
**Project Funding Summary**

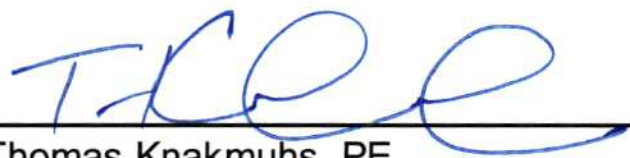
Special Assessments	64.70%	\$8,645,185.16
State Funds - Other ND	32.54%	\$4,348,344.35
Utility Funds - Street Lights - 528	2.75%	\$367,962.76

<b>Total Estimated Project Cost</b>		<b>\$13,361,492.27</b>
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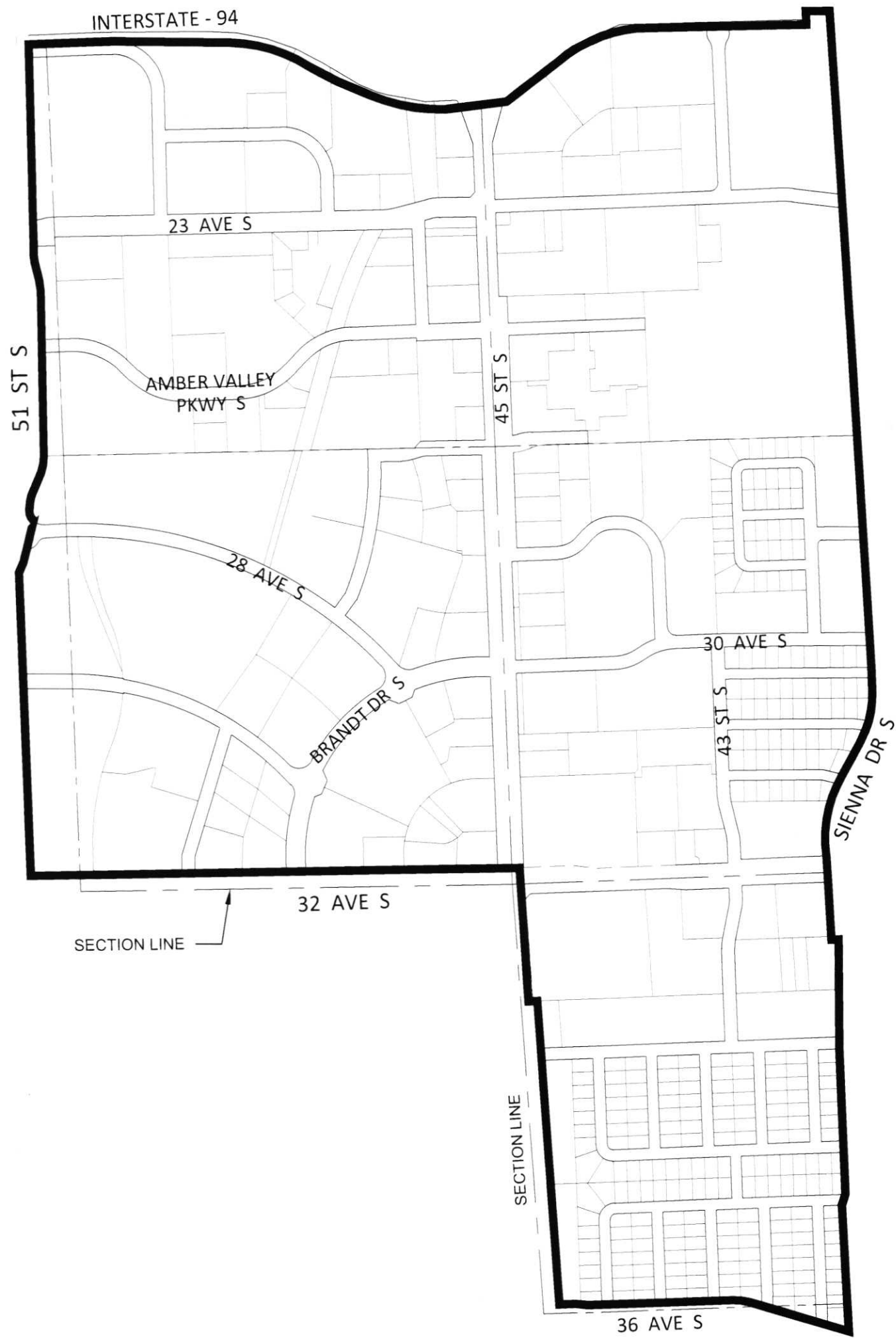
**This project does not have any alternate or optional containers.**

We believe this project to be cost effective.



  
Thomas Knakmuhs, PE  
City Engineer





CITY OF FARGO ENGINEERING  
DEPARTMENT

LOCATION & ASSESSMENT AREA

CONCRETE PAVING REHAB / LANE WIDENING

IMPROVEMENT DISTRICT NO. PR-24-A





**ENGINEER'S REPORT**  
**ALLEY PAVING**  
**IMPROVEMENT DISTRICT NO. AN-24-B**  
**FROM 4 ST TO 5 ST S BETWEEN 8 AVE & 9 AVE S**

**Nature & Scope**

This project is for the installation of P.C. Concrete Paving in the alley from 4th Street South to 5th Street South between 8th Avenue South & 9th Avenue South in Woodruff's Addition.

**Purpose**

The purpose of this project is to provide paving in the alley as requested by the majority of the Property Owners.

**Special Assessment District**

All properties within the special assessment district will benefit from the infrastructure improvements and were determined through consideration of the longevity, consistency, and uniformity of benefitting properties within the City of Fargo. Special Assessments will be levied to each property in accordance with the City's Infrastructure Funding Policy and are subject to the approval of the Special Assessment Commission and the City Commission.

**Feasibility**

The estimated cost of construction is \$116,842.00 The cost breakdown is as follows:

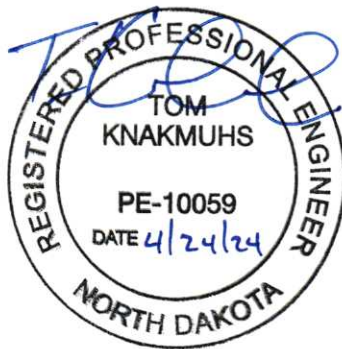
<b>Special Assessments</b>		
<b>Construction Cost</b>		<b>\$116,842.00</b>
<b>Fees</b>		
Admin	4%	\$4,673.68
Contingency	5%	\$5,842.10
Engineering	10%	\$11,684.20
Interest	4%	\$4,673.68
Legal	3%	\$3,505.26
<b>Total Estimated Cost</b>		<b>\$147,220.92</b>
<b>Funding</b>		
Special Assessments	100.00%	\$147,220.92

### Project Funding Summary

Special Assessments	100.00%	\$147,220.92
<b>Total Estimated Project Cost</b>		<b>\$147,220.92</b>

**This project does not have any alternate or optional containers.**

We believe this project to be cost effective.



Thomas Knakmuhs, PE  
City Engineer



## 8 AVE S

5 STS

BLOCK 1							
1	2	3	4	5	6	7	8
WOODRUFF'S ADDITION							
16	15	14	13	12	11	10	9
BLOCK 1							

4 STS

## 9 AVE S

CITY OF FARGO  
ENGINEERING DEPARTMENT  
LOCATION & ASSESSMENT AREA  
ALLEY PAVING IMPROVEMENT

IMPROVEMENT DISTRICT NO. AN-24-B