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# Accept Bids & Order Assessment Hearing 2022 Arden Oaks Street Improvements

Council Meeting  
March 14, 2022



# Overview

- Project Location
- Bid Tabulation
- Project Costs
- Project Funding
- Assessment Map
- Assessment Rates
- Next Steps

# Project Location

Arden Oaks Neighborhood



# Bid Tabulation and Engineer's Estimate

Bids Received: Wednesday, March 9, 3:00PM

<b>Contractor</b>	<b>Total Base Bid</b>
<b>Astech Corporation</b>	<b>\$520,377.70</b>
T.A. Schifsky & Sons	\$522,711.61
Park Construction	\$526,500.62
Valley Paving	\$537,970.10
Bituminous Roadways	\$547,442.92
NW Asphalt	\$559,392.91
MN Paving & Materials	\$578,652.75
North Valley, Inc.	\$614,885.02
Meyer Contracting, Inc.	\$679,762.75
Engineer's Estimate	\$538,607.50

# Project Costs

Construction Cost + 27% (of Construction Costs) in Indirect Costs

Project Cost	
Cost Category	Approximate Costs
Street Improvements	\$ 367,517.20
Indirect Costs for Street Improvements (27%)*	\$ 99,229.64
<b>Total Costs for Street Improvements</b>	<b>\$ 466,746.84</b>
Storm Sewer Improvements	\$ 132,815.50
Indirect Costs for Storm Sewer Improvements (27%)*	\$ 35,860.19
<b>Total Costs for Storm Sewer Improvements</b>	<b>\$ 168,675.69</b>
Sanitary Sewer Improvements	\$ 16,030.00
Indirect Costs for Sanitary Sewer Improvements (27%)*	\$ 4,328.10
<b>Total Cost for Sanitary Sewer Improvements</b>	<b>\$ 20,358.10</b>
Water Improvements	\$ 4,015.00
Indirect Costs for Water Improvements (27%)*	\$ 1,084.05
<b>Total Cost for Water Improvements</b>	<b>\$ 5,099.05</b>
Total Improvement Cost	\$ 520,377.70
Total Indirect Costs for City (27%)*	\$ 140,501.98
<b>Total Project Cost</b>	<b>\$ 660,879.68</b>

# Project Funding

<b>Project Funding</b>	<b>Amount</b>
Pavement Improvement Revolving Fund	\$233,373.42
Assessment (50%)	\$233,373.42
Utility Fund – Storm Sewer	\$ 168,675.69
Utility Fund – Sanitary Sewer Fund	\$ 20,358.10
Utility Fund – Water Fund	\$ 5,099.05
<b>Total Project Funding</b>	<b>\$660,879.68</b>

# Assessment Map



# Assessment Rates

50% of the Street Improvement costs Assessable

Total Street Cost = \$466,746.84

<b>Assessment Calculation</b>	
Total Project Cost	\$ 660,879.68
Assessable Amount (Total Street Cost)	\$ 466,746.84
Assessment (50% of Assessable Amount)	\$ 233,373.42
Single Family Dwelling Units	40 Units
Unit Assessment (Assessable amount/ 40 Units)	<b>\$ 5,834.34</b>

Feasibility Report Assessment Rate \$5,834.34 /Unit

Interest Rate on Assessments = 4% to 6% (Decided at Assessment Hearing)

Paid over 10 years



# Next Steps

- Assessment Hearing and Award April 25, 2022
  - Assessment Hearing
  - Award Construction Contract
- Public Engagement – Newsletter and Website
- Begin Construction May 2022
- Substantial Competition October 2022
- Certify Assessments to County November 2022



Questions?