



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

Contractor	Total Base Bid
Astech Corporation	\$520,377.70
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
Total Costs for Street Improvements	\$ 466,746.84
Storm Sewer Improvements	\$ 132,815.50
Indirect Costs for Storm Sewer Improvements (27%)*	\$ 35,860.19
Total Costs for Storm Sewer Improvements	\$ 168,675.69
Sanitary Sewer Improvements	\$ 16,030.00
Indirect Costs for Sanitary Sewer Improvements (27%)*	\$ 4,328.10
Total Cost for Sanitary Sewer Improvements	\$ 20,358.10
Water Improvements	\$ 4,015.00
Indirect Costs for Water Improvements (27%)*	\$ 1,084.05
Total Cost for Water Improvements	\$ 5,099.05
Total Improvement Cost	\$ 520,377.70
Total Indirect Costs for City (27%)*	\$ 140,501.98
Total Project Cost	\$ 660,879.68

Project Funding

Project Funding	Amount
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
Total Project Funding	\$660,879.68

Assessment Map



Assessment Rates

50% of the Street Improvement costs Assessable

Total Street Cost = \$466,746.84

Assessment Calculation	
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)	\$ 5,834.34

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

A cluster of autumn leaves in shades of orange, red, and brown, positioned in the top-left corner of the slide. The background is a soft-focus bokeh of yellow and white light spots.

Questions?