

# City of Rosemount

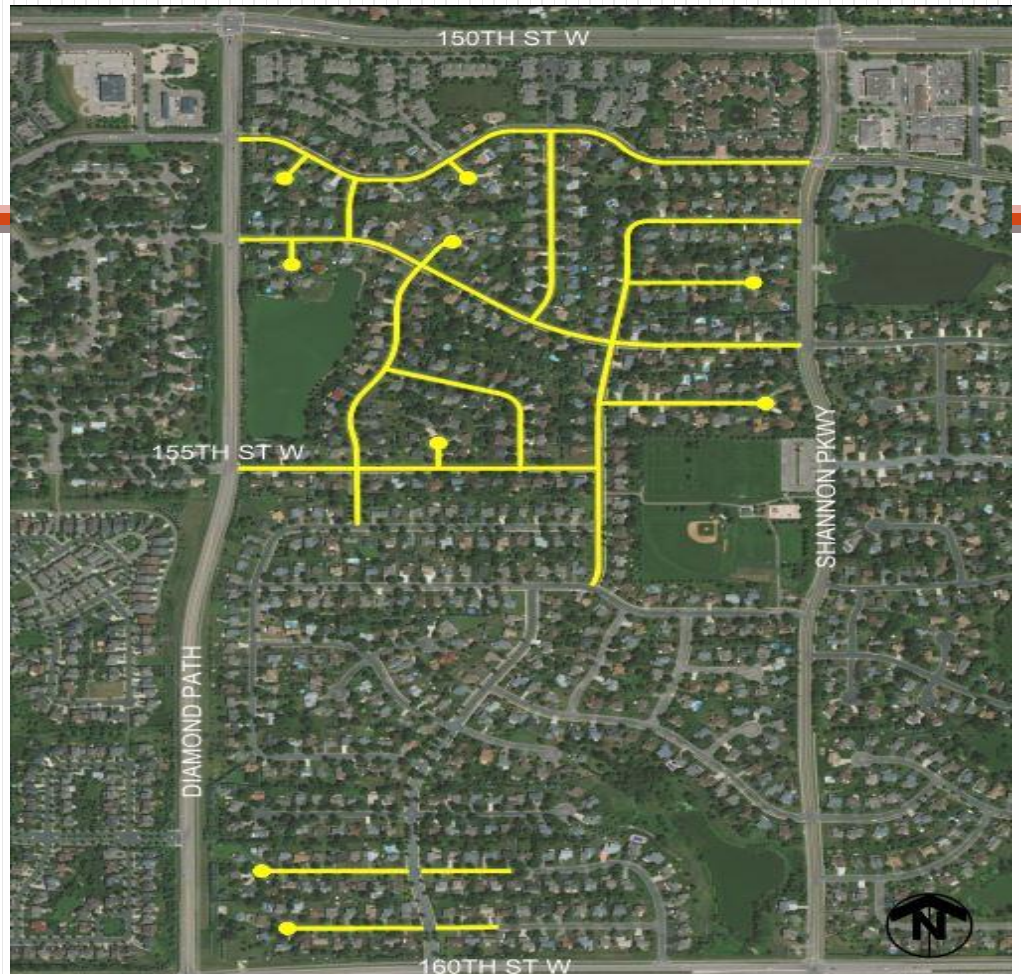
2018 Street Improvement Project  
Assessment Hearing  
June 19, 2018



# Project Area

## Project Goals

- Restore Pavement Conditions (3 Miles)
- Repair Damaged Curb
- Seal Manholes
- Upgrade Pedestrian Facilities
- Base Bid and Alternate 1



# Danville Avenue Sidewalk Extension

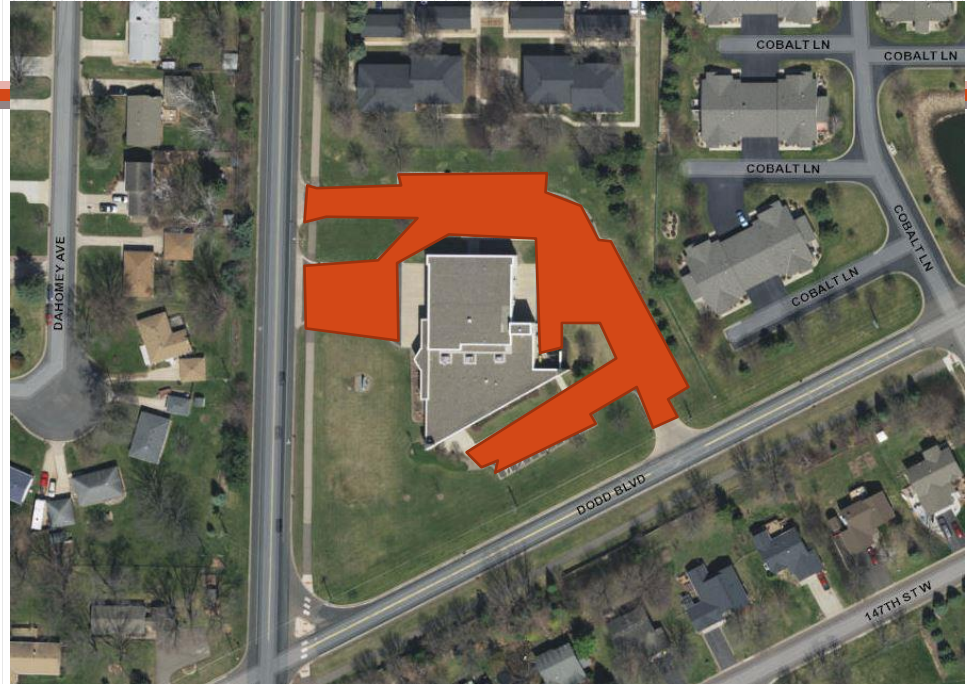
- Five Foot Concrete Sidewalk Added to 152<sup>nd</sup> Street
- Concrete Aprons for Driveways
- Tree Removal
- Yard Restoration
- Driveway Restoration



# Project Area

## Project Goals

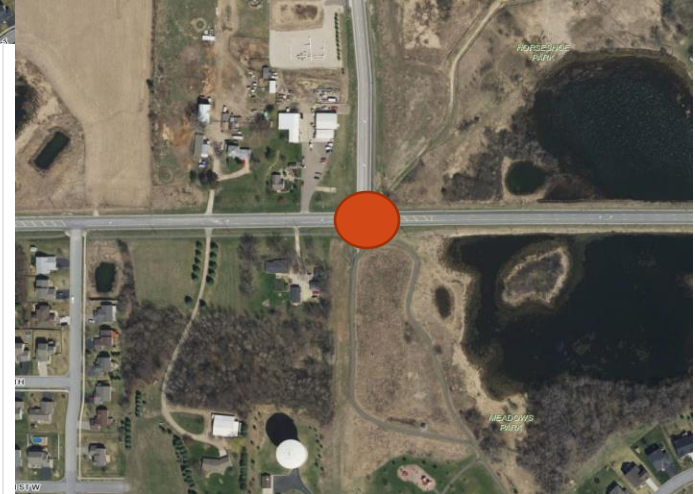
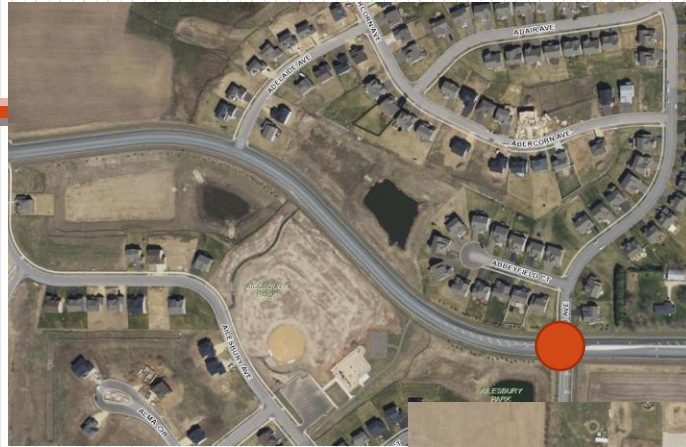
- Restore Pavement at Fire Station 1
- Repair Damaged Curb
- Alternate 3



# Project Area

## Project Goals

- Upgrade Pedestrian Facilities
  - Connemara and Abbeyfield – Alternate 4
  - Bacardi and Bonaire – Alternate 5



# Project Schedule

Activity	Date
Authorize Preparation of Feasibility Report	October 3, 2017
Public Informational Meeting	January 30, 2018
Receive Feasibility Study / Authorize Preparation of Plans and Specs / Order Public Improvement Hearing	February 5, 2018
Improvement Hearing / Order Project	March 6, 2018
Receive Plans and Specs / Authorize Ad for Bid	March 20, 2018
Declare Cost / Order Preparation of Assessments / Order Public Assessment Hearing	April 17, 2018
Bid Opening	April 19, 2018
Assessment Hearing / Adopt Assessment Roll / Award Contract	June 19, 2018
Begin Construction	June/July, 2018
Substantial Completion	September 30, 2018
Certify Assessments with Dakota County	October 31, 2018

# Construction Project Cost Comparison

## Bid Tabulation

	Engineer's Estimate	McNamara Contracting	Difference
Base Bid – M&O Improvements	\$1,052,924.00	\$816,417.00	(\$236,453)
Alt. 1 – M&O, South Section	\$121,968.00	\$97,331.00	(\$24,637)
<del>Alt. 2 – Tree Removal</del>	<del>\$136,950.00</del>	<del>\$104,665.00</del>	<del>(\$32,285)</del>
Alt. 3 – Fire Station 1	\$71,337.50	\$55,612.00	(\$15,725.50)
Alt. 4 – Abbeyfield & Connemara X-Walk	\$33,307.00	\$40,560.00	\$7,253
Alt. 5 – Bacardi & Bonaire X-Walk	\$25,843.00	\$33,139.00	\$7,296
<b>TOTAL (W/O Alt 2)</b>	<b>\$1,305,379.50</b>	<b>\$1,043,059.00</b>	<b>(\$262,266.50)</b>

# Total Project Cost

Total Project Cost			
	Construction Cost	Indirect Cost	Total Cost
Base Bid – M&O Improvements	\$816,417.00	\$98,629.85	\$915,046.85
Alt. 1 – M&O, South Section	\$97,331.00	\$11,757.55	\$109,088.55
<del>Alt. 2 – Tree Removal</del>	<del>\$104,665.00</del>	<del>\$0</del>	<del>\$104,665.00</del>
Alt. 3 – Fire Station 1	\$55,612.00	\$5,087.00	\$60,699.00
Alt. 4 – Abbeyfield & Connemara X-Walk	\$40,560.00	\$7,359.50	\$47,919.50
Alt. 5 – Bacardi & Bonaire X-Walk	\$33,139.00	\$7,359.50	\$40,498.50
<b>TOTAL (W/O Alt 2)</b>	<b>\$1,043,059.00</b>	<b>\$130,193.40</b>	<b>\$1,173,252.40</b>



# Funding Sources


<b>Funding Source</b>	<b>Amount</b>
Street Capital Improvement Fund	\$587,615.40
Assessments (35%)	\$317,010.00
Parking Lot Maintenance Fund	\$60,699.00
Storm Sewer Fund	\$38,785.00
Water Fund	\$15,725.00
Sanitary Sewer Fund	\$65,000.00
Sidewalk Improvement Fund	\$88,418.00
<b>TOTAL FUNDING</b>	<b>\$1,173,252.40</b>



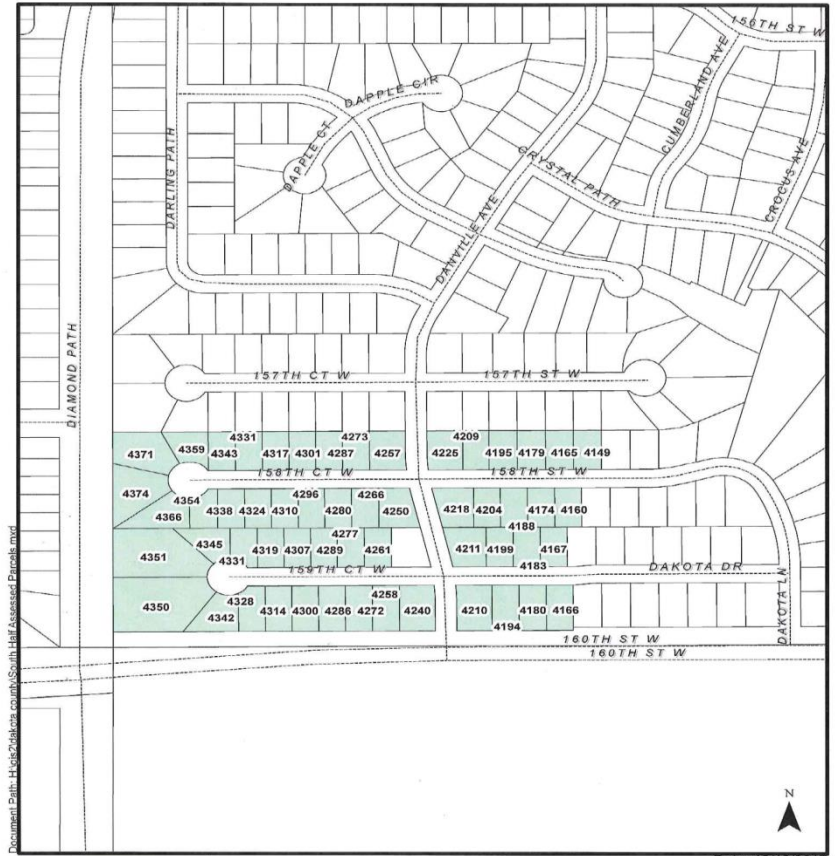
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Date: 12/12/2017

**Legend**

 Assessed Parcels

**Assessment Map  
Figure 1**



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Date: 12/12/2017

**Legend**

 Assessed Parcels

**Assessment Map  
Figure 2**



# Estimated Assessments

Item	Amount
Total Project Cost	\$1,491,183
Assessable Amount	\$1,343,482
Assessment (35% of Assessable Amount)	\$470,219
Assessment per Unit	\$1,400 to \$1,600

- City Still Confirming Assessments for Townhouse Properties

# Assessment Calculations

Assessment Calculation	
Base Bid	\$816,417.00
Alternate 1	\$97,331.00
Design	\$64,700.00
Overhead (5%)	\$45,687.40
<i>Subtotal</i>	<i>\$1,024,135.40</i>
Non-Assessable	(\$119,510)
<b>Assessable (@ 35%)</b>	<b>\$904,625.40</b>
<b>Assessable Amount</b>	<b>\$316,618.89</b>

# Property Calculations

Property Calculations	
Assessable Amount	\$316,618.89
Single Family (~96% of Front Foot)	\$304,977.45
Single Family 318 Units	\$959.05
Rounding for Single Family	\$960.00
Multi Family (~4% of Front Foot)	\$11,641.44
Multi Family 138 Units	\$84.36
Rounding for Multi Family	\$85.00