

FINAL SPECIAL ASSESSMENT REPORT

2016 Grand Avenue Reconstruction Project

City of Lodi
Lodi, Wisconsin

Project No. 00080038



Prepared by:

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**REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS
AGAINST PROPERTIES LOCATED IN CITY OF LODI, WISCONSIN**

This report is submitted in accordance with the requirements of 66.0703 Wisconsin Statutes and the City of Lodi Ordinance 94-1, and the preliminary resolution of the municipal governing body of the City of Lodi, Wisconsin, dated March 15, 2016, determining to levy special assessments on benefited properties for the public improvements described in Schedule B of this report to be made in the assessment district described in Schedule C of this report.

This report consists of the following schedules attached hereto:

Schedule A – Final plans and specifications;

Schedule B - Estimate of entire cost of proposed improvements and Bid Tabulation;

Schedule C – Method of Determining Assessments.

Schedule D – Schedule of Assessments

ATTACHMENTS

SCHEDULE A – “2016 Lodi Street Reconstruction Project” plans and specifications are attached.

SCHEDULE B – Estimated Cost of Proposed Improvements

The estimated total construction cost of improving Lodi Street in accordance with the plans and specifications in Schedule A is \$455,892.73. The proposed improvements for the reconstruction of Grand Avenue include the replacement of concrete curb and gutter and the replacement and installation of sidewalk.

BID TABULATION

LODI 2016 STREET IMPROVEMENT
CITY OF LODI

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	Construction Pardeeville, WI	
				UNIT PRICE	TOTAL PRICE
1.	Mobilization, Bonds & Insurance	1	LS	\$ 7,074.00	\$ 7,074.00
2.	Traffic Control	1	LS	\$ 100.00	\$ 100.00
EROSION CONTROL					
3.	8-Inch Sediment Log	100	LF	\$ 6.00	\$ 600.00
4.	Curb Sediment Barrier	6	Each	\$ 50.00	\$ 300.00
5.	Tracking Pad	370	SY	\$ 4.00	\$ 1,480.00
6.	Turf Restoration	1	LS	\$ 6,200.00	\$ 6,200.00
7.	Watering	2	Each	\$ 500.00	\$ 1,000.00
8.	Inlet Protection, Type C	6	Each	\$ 75.00	\$ 450.00
STREET WORK					
9.	Unclassified Excavation	1	LS	\$ 16,605.00	\$ 16,605.00
10.	Grubbing Stumps	10	Each	\$ 120.00	\$ 1,200.00
11.	Concrete Curb & Gutter Removal	1,920	LF	\$ 2.00	\$ 3,840.00
12.	4-Inch Concrete Sidewalk	1,650	SF	\$ 4.20	\$ 6,930.00
13.	6-Inch Concrete Sidewalk	300	SF	\$ 6.00	\$ 1,800.00
14.	6-Inch Concrete Apron	1,610	SF	\$ 5.25	\$ 8,452.50
15.	Pulverize & Salvage Existing Pavement and Base	4,600	SY	\$ 1.03	\$ 4,738.00
16.	Reinstall Salvaged Pavement and Base	390	TCY	\$ 4.40	\$ 1,716.00
17.	Excavation Below Subgrade (EBS)	500	CY	\$ 9.00	\$ 4,500.00
18.	Breaker Run	4,000	TON	\$ 9.75	\$ 39,000.00
19.	Geogrid	4,000	SY	\$ 5.00	\$ 20,000.00
20.	Crushed Aggregate Base Course	1,020	TON	\$ 9.75	\$ 9,945.00
21.	24-Inch Concrete Curb & Gutter	1,930	LF	\$ 11.00	\$ 21,230.00
22.	Salvage and Reinstall Retaining Wall	1	LS	\$ 500.00	\$ 500.00
23.	Detectable Warning Field	80	SF	\$ 30.00	\$ 2,400.00
24.	Concrete Steps	50	SF	\$ 35.00	\$ 1,750.00
25.	Handrail	1	Each	\$ 1,631.00	\$ 1,631.00
26.	Concrete Waterway	1	LS	\$ 2,800.00	\$ 2,800.00
27.	Concrete Quality Control	1	LS	\$ 600.00	\$ 600.00
28.	Sawcut Asphaltic Pavement	257	LF	\$ 2.00	\$ 514.00
29.	3-1/2 Inch Asphaltic Concrete Pavement	4,010	SY	\$ 11.28	\$ 45,232.80
30.	2-Inch Asphaltic Concrete Pavement	20	SY	\$ 19.70	\$ 394.00
SANITARY SEWER					
31.	Sanitary Sewer Manhole & Casting	5	Each	\$ 2,030.00	\$ 10,150.00
32.	8 inch PVC Sanitary Sewer	839	LF	\$ 38.30	\$ 32,133.70
33.	8-inch x 4-inch Wye	14	Each	\$ 61.00	\$ 854.00
34.	8-inch x 6-inch Wye	3	Each	\$ 63.00	\$ 189.00
35.	6-inch Sanitary Lateral	85	LF	\$ 36.90	\$ 3,136.50
36.	4-inch Sanitary Lateral	400	LF	\$ 35.30	\$ 14,120.00
37.	1-1/4 Inch Low Pressure Sewer	95	LF	\$ 22.00	\$ 2,090.00
38.	1-1/4 Inch Curb Stop & Box	1	Each	\$ 272.00	\$ 272.00
39.	Connect to Existing	4	Each	\$ 1,250.00	\$ 5,000.00
STORM SEWER					
40.	Storm Inlet, Type 3	5	Each	\$ 1,395.00	\$ 6,975.00
41.	Storm Manhole, Type 2	2	Each	\$ 2,185.00	\$ 4,370.00
42.	12-Inch Storm Sewer	109	LF	\$ 30.25	\$ 3,297.25
43.	18-Inch Storm Sewer	228	LF	\$ 34.30	\$ 7,820.40
44.	24-Inch Storm Sewer	35	LF	\$ 41.15	\$ 1,440.25
45.	Connect to Existing	2	Each	\$ 2,500.00	\$ 5,000.00

WATER MAIN				
46.	Abandon Existing Water Main	1	LS	\$ 1,250.00 \$ 1,250.00
47.	Connect to Existing	5	Each	\$ 2,000.00 \$ 10,000.00
48.	8-Inch Ductile Iron Water Main	1,080	LF	\$ 47.10 \$ 50,868.00
49.	6-Inch Ductile Iron Water Main	20	LF	\$ 40.50 \$ 810.00
50.	8-Inch Valve & Box	7	Each	\$ 1,610.00 \$ 11,270.00
51.	6-Inch Valve & Box	2	Each	\$ 1,250.00 \$ 2,500.00
52.	8-inch x 6-inch Tee	2	Each	\$ 464.70 \$ 929.40
53.	8-inch x 8-inch Tee	1	Each	\$ 521.68 \$ 521.68
54.	8-inch Cross	1	Each	\$ 692.60 \$ 692.60
55.	8-inch x 4-inch Reducer	1	Each	\$ 204.35 \$ 204.35
56.	8-inch x 6-inch Reducer	3	Each	\$ 217.00 \$ 651.00
57.	8-inch Bend	2	Each	\$ 281.00 \$ 562.00
58.	Hydrant, Complete	2	Each	\$ 3,167.00 \$ 6,334.00
59.	1-Inch Water Service Connection	16	Each	\$ 311.55 \$ 4,984.80
60.	1-inch Water Service	440	LF	\$ 36.80 \$ 16,192.00
61.	Imported Granular Fill	1,500	CY	\$ 8.00 \$ 12,000.00
62.	Insulation	128	SF	\$ 2.00 \$ 256.00
	TOTAL: Items #1-#62			\$ 429,856.23
ADDITIVE ALT #1 NEW SIDEWALK (SUNSET DR to MARKET ST)				
1.1	4-Inch Concrete Sidewalk	1,116	SF	\$ 4.20 \$ 4,687.20
1.2	6-Inch Concrete Sidewalk	60	SF	\$ 5.50 \$ 330.00
1.3	6-Inch Concrete Apron	178	SF	\$ 5.50 \$ 979.00
1.	Salvage & Reinstall Existing Hydrant	1	Each	\$ 1,000.00 \$ 1,000.00
1.5	6-Inch Ductile Iron Water Main	13	LF	\$ 40.50 \$ 526.50
1.6	Detectable Warning Field	16	SF	\$ 30.00 \$ 480.00
1.7	Turf Restoration	1	LS	\$ 300.00 \$ 300.00
	TOTAL: Items #1.1-#1.7			\$ 8,302.70
ADDITIVE ALT #3 BOULEVARD TREES				
3.1	Autumn Brilliance Serviceberry	3	EA	\$ 350.00 \$ 1,050.00
3.2	Eastern Redbud	3	EA	\$ 350.00 \$ 1,050.00
3.3	Thornless Cockspur Hawthorn	3	EA	\$ 350.00 \$ 1,050.00
	TOTAL: Items #3.1-#3.3			\$ 3,150.00
ADDITIVE ALT #4 PARKING AREA IMPROVEMENTS				
4.1	Mobilization, Bonds & Insurance	1	LS	\$ 145.40 \$ 145.40
4.2	Sawcut Asphaltic Pavement	45	LF	\$ 2.00 \$ 90.00
4.3	Remove Existing Pavement	80	SY	\$ 1.00 \$ 80.00
4.4	Subgrade Preparation	1	LS	\$ 1,200.00 \$ 1,200.00
4.5	Breaker Run, 8-inch thick	40	TON	\$ 9.75 \$ 390.00
4.6	Base Course, 8-inch thick	40	TON	\$ 9.75 \$ 390.00
4.7	2- 1/2 Inch Asphaltic Concrete Pavement	15	Ton	\$ 142.81 \$ 2,142.15
4.8	Asphaltic Concrete Curb	45	LF	\$ 3.25 \$ 146.25
	TOTAL: Items #4.1-#4.8			\$ 4,583.80

SCHEDULE C – Method of Determining Assessments

Assessment District. The assessment district includes all properties fronting both sides of

Grand Avenue from Lodi Street northerly to its intersection with Sauk Street.

Statement of Benefit. The properties within the assessment district against which the proposed assessments are to be made under City of Lodi’s police powers are benefited by the proposed improvements because curb and gutter will be replaced to define the street, improve roadway drainage, and provide easier maintenance and overall safer conditions. Sidewalk will be replaced or installed to provide safer pedestrian conditions.

Method of Determining Assessments. The City of Lodi’s policy is to assess one half (50%) of the total construction costs, including engineering, for curb and gutter replacement and for new sidewalk and sidewalk replacement to the benefited properties. For this project, the City of Lodi has determined to assess 45% of the costs to the property owner instead of 50%.

Curb & Gutter

100% of the curb and gutter is being replaced. The frontage foot assessment for concrete curb and gutter is determined as follows:

Unit price for curb and gutter:	\$11.00/L.F. of curb
Price for curb removal	\$2.00/L.F. of curb
Price for excavation:	\$6.15 per cubic yard
	0.22 cubic yard per l.f of curb
	\$6.15 x 0.22 = \$1.35 L.F. of curb for excavation
Price for gravel base course	0.11 Tons/L.F. x \$9.75/Ton = \$1.07/L.F. of curb
	Price for engineering = \$2.60 /L.F. of curb

(Unit price for curb and gutter + curb removal + excavation + gravel + engineering) x 45% =
(\$11.00 + \$2.00 + \$1.35 + \$1.07 + \$2.60) x 0.45 = **\$8.11/frontage foot** of curb installation.

4-Inch Sidewalk

It is estimated that 80% of the 4-inch sidewalk will be replaced. The frontage foot assessment for 4-inch sidewalk replacement is determined as follows:

Unit price for 4" thick sidewalk: (includes sidewalk removal)	\$4.20/SF of sidewalk
Price for Excavation:	\$6.15 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$6.15 x 0.012 = \$0.074/SF for excavation
Price for gravel base course	0.024 Tons/S.F. x \$9.75/Ton = \$0.23/SF of sidewalk
Price for engineering	\$0.35/SF of sidewalk

(Unit price for 4" sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 45% = (\$4.20 + \$0.074 + \$.23 + \$0.35) x 4 feet wide x 0.45 = **\$8.74/frontage foot** of 4" sidewalk replacement.

4-Inch Carriage Walk

Unit price for 4" thick sidewalk: (includes sidewalk removal)	\$4.20/SF of sidewalk
Price for Excavation:	\$6.15 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$6.15 x 0.012 = \$0.074/SF for excavation
Price for gravel base course	0.024 Tons/S.F. x \$9.75/Ton = \$0.23/SF of sidewalk
Price for engineering	\$0.35/SF of sidewalk

(Unit price for 4" sidewalk + removal + excavation + gravel + engineering) x 45% = (\$4.20 + \$0.074 + \$.23 + \$0.35) x 0.45 = **\$2.18/sf** of 4" carriage walk.

6-Inch Sidewalk

It is estimated that 100% of the 6” thick sidewalk will be replaced. The frontage foot assessment for 6-inch sidewalk replacement is determined as follows:

Unit price for 6” thick sidewalk: (includes sidewalk removal)	\$6.00/SF of sidewalk
Price for Excavation:	\$6.15 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$6.15 x 0.012 = \$0.074/SF for excavation
Price for gravel base course	0.024 Tons/S.F. x \$9.75/Ton= \$0.23/SF of sidewalk
Price for engineering	\$0.35/SF of sidewalk

(Unit price for 6” sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 45% = (\$6.00+ \$0.074 + \$.23 + \$0.35) x 4 feet wide x 0.45 = **\$11.98/frontage foot** of 6” sidewalk replacement.

6-Inch Concrete Driveway

This is assessed 100% to the property owner and is calculated as the difference between the existing and proposed driveway apron area. This is only assessed when a larger driveway apron is requested by the owner.

Unit price for 6” thick sidewalk: (includes sidewalk removal)	\$6.00/SF of sidewalk
Price for Excavation:	\$6.15 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$6.15 x 0.012 = \$0.074/SF for excavation
Price for gravel base course	0.024 Tons/S.F. x \$9.75/Ton = \$0.23/SF of sidewalk
Price for engineering	\$0.35/SF of sidewalk

(Unit price for 6” driveway + removal + excavation + gravel + engineering) = (\$6.00 + \$0.074 + \$.23 + \$0.35) = **\$6.65/sf** of 6” concrete driveway.

Schedule D: The following is a list of the benefitted properties and the corresponding assessments:

Parcel No.	Property Address	Mailing Address	Property Owner	Frontage	Curb & Gutter Assessment \$8.11/front ft	4" Sidewalk Assessment \$8.74/front foot	6" Sidewalk Assessment \$11.98/front foot	4" Carriage Walk Assessment \$2.18/sq ft	6" Driveway Assessment \$6.65/sq ft	Total Assessment
11246-441	104 Grand Ave	104 Grand Ave	McLaughlin, Brendan J; McLaughlin, Meredyth E	132	\$1,070.59	\$0.00	\$0.00	\$92.63		\$1,163.22
11246-499	105 Grand Ave	4718 Deleware Ave, Madison WI 53704	Grinde, Mark G	132	\$1,070.59	\$209.73	\$119.79	\$0.00		\$1,400.11
11246-499.A	107 Grand Ave	107 Grand Ave	Heine, Diana L.	66	\$535.30	\$201.87	\$0.00	\$0.00		\$737.16
11246-450	112 Grand Ave	112 Grand Ave	Ireland, Martin; Ireland, William	165	\$1,338.24	\$1,083.63	\$0.00	\$0.00		\$2,421.86
11246-500	113 Grand Ave	113 Grand Ave	Kietzer, Stacy M; Veerhusen, Dakota W	66	\$535.30	\$87.39	\$239.58	\$0.00		\$862.26
11246-444.B	118 Grand Ave	118 Grand Ave	Clark, David D; Clark, Sharon L	82.5	\$669.12	\$305.86	\$0.00	\$114.70		\$1,089.68
11246-502	121 Grand Ave	121 Grand Ave	Westra, Jeffrey J	66	\$535.30	\$214.10	\$0.00	\$0.00		\$749.40
11246-503	123 Grand Ave	123 Grand Ave	Bohaty, Brian J; Bohaty, Cheryl J	75	\$608.29	\$360.04	\$0.00	\$0.00		\$968.33
11246-449	124 Grand Ave	124 Grand Ave	Yeh, Daniel T; Yeh, Lisa A	57.75	\$468.38	\$0.00	\$0.00	\$0.00		\$468.38
11246-504	125 Grand Ave	125 Grand Ave	Schilling, Bryan S; Schilling, Laurene K	70	\$567.74	\$281.39	\$158.12	\$0.00		\$1,007.25
11246-448	126 Grand Ave	126 Grand Ave	Fossum, Bradley; Nicklas, Lynn M	66	\$535.30	\$0.00	\$0.00	\$0.00		\$535.30
11246-505.A	127 Grand Ave	127 Grand Ave	Trust Agr of Gerald K & Shirley E Thompson	54	\$437.97	\$94.38	\$220.41	\$0.00	\$452.20	\$1,204.96

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11246-447	128 Grand Ave	128 Grand Ave	Clark, Jon T; Clark, Kimberly K	66	\$535.30	\$257.80	\$0.00	\$0.00		\$793.09
11246-505	129 Grand Ave	129 Grand Ave	Hatley, Heather L; Hatley, Troy B	64	\$519.07	\$69.91	\$0.00	\$0.00		\$588.99
11246-466	202 Grand Ave	202 Grand Ave	Hill, Jean E	66	\$535.30	\$576.77	\$0.00	\$30.15		\$1,142.21
11246-467	212 Grand Ave	212 Grand Ave	Huie, Jeanne; Huie, William	65	\$527.19	\$415.10	\$201.52	\$0.00		\$1,143.81
11246-551	102 Sunset Dr	102 Sunset Dr	Fryman, Alex A	64.7	\$524.75	\$425.59	\$0.00	\$0.00		\$950.34
11246-552	104 Sunset Dr	104 Sunset Dr	Heal, Jack A; Heal, Lucinda L	66	\$535.30	\$467.53	\$149.74	\$0.00	\$425.60	\$1,578.16
11246-508	304 Lodi St	304 Lodi St	Lloyd, Ann Groves; Lloyd, Ronald L	218	\$1,768.10	\$0.00	\$0.00	\$0.00		\$1,768.10