

SPECIAL ASSESSMENT REPORT

2014 Lodi Street Reconstruction Project

City of Lodi
Lodi, Wisconsin

Project No. 00080028

Prepared by:

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Handwritten in red ink:
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4-30-2014
REVISED
10-1-2014

**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, Stats. and the City of Lodi Ordinance 94-1, and the preliminary resolution of the municipal governing body of the City of Lodi, Wisconsin, dated April 15, 2014, 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;

Schedule C – Schedule of final assessments against each benefited parcel.

ATTACHMENTS

SCHEDULE A – “2014 Lodi Street Reconstruction Project” plans and specifications are attached.

SCHEDULE B – Estimated Cost of Proposed Improvements

The estimated total cost of improving Lodi Street in accordance with the plans and specifications in Schedule A is \$558,622.00. The proposed improvements for the reconstruction of Lodi Street include the replacement of concrete curb and gutter and the replacement and installation of sidewalk.

BID TABULATION			PROJECT NUMBER: 00080028		
2014 LODI STREET RECONSTRUCITON PROJECT			BID DATE: APRIL 10, 2014		
CITY OF LODI			A-1 Excavating Inc. Bloomer, WI		
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
1.	Mobilization, Bonds & Insurance	1	LS	\$ 16,000.00	\$ 16,000.00
2.	Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00
EROSION CONTROL					
3.	8-Inch Sediment Log	45	LF	\$ 6.00	\$ 270.00
4.	Curb Sediment Barrier	14	Each	\$ 50.00	\$ 700.00
5.	Tracking Pad	200	SY	\$ 4.00	\$ 800.00
6.	Silt Fence	500	LF	\$ 2.00	\$ 1,000.00
7.	Turf Restoration	1	LS	\$ 3.00	\$ 3.00
8.	Erosion Mat, Class 1, Urban, Type A	1,300	SY	\$ 1.50	\$ 1,950.00
STREET WORK					
9.	Unclassified Excavation	1	LS	\$ 54,000.00	\$ 54,000.00
10.	Clearing & Grubbing	1	LS	\$ 2,000.00	\$ 2,000.00
11.	Concrete Curb & Gutter Removal	1,925	LF	\$ 2.00	\$ 3,850.00
12.	Concrete Flatwork Removal	3,420	SF	\$ 0.50	\$ 1,710.00
13.	Salvage & Reinstall Pavement and Base	4,750	SY	\$ 3.50	\$ 16,625.00
14.	Excavation Below Subgrade (EBS)	500	CY	\$ 8.00	\$ 4,000.00
15.	Breaker Run (Recycled Concrete)	2,500	TCY	\$ 6.00	\$ 15,000.00
16.	Breaker Run (Limestone)	750	TON	\$ 9.00	\$ 6,750.00
17.	Geogrid	1,500	SY	\$ 5.00	\$ 7,500.00
18.	Crushed Aggregate Base Course	1,000	TON	\$ 11.00	\$ 11,000.00
19.	36-Inch Mountable Concrete Curb & Gutter	20	LF	\$ 50.00	\$ 1,000.00
20.	30-Inch Concrete Curb & Gutter	2,200	LF	\$ 12.00	\$ 26,400.00
21.	4-Inch Concrete Sidewalk	5,000	SF	\$ 4.00	\$ 20,000.00
22.	6-Inch Concrete Sidewalk/Aprons	2,500	SF	\$ 5.00	\$ 12,500.00
23.	Concrete Steps	16	SF	\$ 57.00	\$ 912.00
24.	Concrete Quality Control	1	LS	\$ 500.00	\$ 500.00
25.	Sawcut Asphaltic Pavement	650	LF	\$ 1.00	\$ 650.00
26.	3-1/2 Inch Asphaltic Concrete Pavement	4,970	SY	\$ 12.00	\$ 59,640.00
27.	2-Inch Asphaltic Concrete Pavement	150	SY	\$ 19.00	\$ 2,850.00
28.	Asphalt Pavement Removal	260	SY	\$ 3.00	\$ 780.00
29.	Modular Block Retaining Wall	400	VSF	\$ 28.00	\$ 11,200.00
SANITARY SEWER					
30.	Sanitary Sewer Casting Installation	5	Each	\$ 263.00	\$ 1,315.00
31.	8-inch x 4-inch Wye	1	Each	\$ 869.00	\$ 869.00
32.	4-inch Sanitary Lateral	75	LF	\$ 36.00	\$ 2,700.00
STORM SEWER					
33.	Storm Inlet, Type 3	4	Each	\$ 986.00	\$ 3,944.00
34.	Storm Manhole, 8-foot diameter	1	Each	\$ 4,667.00	\$ 4,667.00
35.	Storm Sewer Casting Installation	8	Each	\$ 263.00	\$ 2,104.00
36.	12-Inch RCP Storm Sewer	134	LF	\$ 53.00	\$ 7,102.00
37.	12-Inch Apron Endwall	1	Each	\$ 782.00	\$ 782.00
38.	10-Inch PVC Storm Sewer	20	LF	\$ 47.00	\$ 940.00
39.	10-Inch Yard Drain	1	Each	\$ 371.00	\$ 371.00
40.	Medium RipRap	2	CY	\$ 100.00	\$ 200.00

(Continued)				A-1 Excavating Inc. Bloomer, WI	
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATERMAIN LODI STREET & STH 60					
41.	Abandon Existing Water Main	1	LS	\$ 1,200.00	\$ 1,200.00
42.	Connect to Existing Water Main	4	Each	\$ 900.00	\$ 3,600.00
43.	8-Inch Ductile Iron Water Main	2,240	LF	\$ 57.00	\$ 127,680.00
44.	8-Inch Ductile Iron Water Main thru Casing Pipe	70	LF	\$ 83.00	\$ 5,810.00
45.	6-Inch Ductile Iron Water Main	62	LF	\$ 51.00	\$ 3,162.00
46.	8-Inch Valve & Box	10	Each	\$ 1,597.00	\$ 15,970.00
47.	6-Inch Valve & Box	4	Each	\$ 1,186.00	\$ 4,744.00
48.	8-inch x 8-inch Tee	2	Each	\$ 453.00	\$ 906.00
49.	8-inch x 6-inch Tee	4	Each	\$ 446.00	\$ 1,784.00
50.	8-inch x 6-inch Reducer	1	Each	\$ 314.00	\$ 314.00
51.	8-inch x 4-inch Reducer	1	Each	\$ 307.00	\$ 307.00
52.	8-inch 90-Degree Bend	1	Each	\$ 381.00	\$ 381.00
53.	Hydrant, Complete	4	Each	\$ 3,110.00	\$ 12,440.00
54.	1-inch Water Service Connection	14	Each	\$ 455.00	\$ 6,370.00
55.	1-inch Water Service	360	LF	\$ 34.00	\$ 12,240.00
56.	Imported Granular Fill	1,500	CY	\$ 6.00	\$ 9,000.00
57.	Insulation	100	SF	\$ 2.00	\$ 200.00
FAIR STREET					
GENERAL					
58.	Mobilization, Bonds & Insurance	1	LS	\$ 6,600.00	\$ 6,600.00
59.	Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
WATERMAIN					
60.	10-Inch Ductile Iron Watermain	300	LF	\$ 59.00	\$ 17,700.00
61.	6-Inch Ductile Iron Water Main	35	LF	\$ 46.00	\$ 1,610.00
62.	4-Inch Ductile Iron Water Main	18	LF	\$ 53.00	\$ 954.00
63.	10-Inch Valve & Box	1	Each	\$ 2,183.00	\$ 2,183.00
64.	6-Inch Valve & Box	1	Each	\$ 1,186.00	\$ 1,186.00
65.	4-Inch Valve & Box	1	Each	\$ 1,031.00	\$ 1,031.00
66.	10-inch x 6-inch Tee	1	Each	\$ 593.00	\$ 593.00
67.	10-inch x 4-inch Tee	1	Each	\$ 537.00	\$ 537.00
68.	6-inch x 4-inch Tee	1	Each	\$ 362.00	\$ 362.00
69.	Hydrant, Complete	1	Each	\$ 3,110.00	\$ 3,110.00
70.	10-inch Plug	1	Each	\$ 268.00	\$ 268.00
71.	1-inch Water Service Connection	2	Each	\$ 455.00	\$ 910.00
72.	1-inch Water Service	70	LF	\$ 34.00	\$ 2,380.00
73.	Connect to Existing 10-inch Water Main	1	Each	\$ 1,056.00	\$ 1,056.00
74.	Connect to Existing 4-inch Water Main	2	Each	\$ 975.00	\$ 1,950.00
75.	Imported Granular Fill	250	CY	\$ 6.00	\$ 1,500.00
TOTAL: Items #1-#75					\$ 558,622.00

SCHEDULE C – Final Assessments

Assessment District. The assessment district includes all properties fronting both sides of Lodi Street from the Township Limits to its intersection with Nestles 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.

Curb & Gutter

The frontage foot assessment for concrete curb and gutter is determined as follows:

Unit price for curb and gutter:	\$12.00/L.F. of curb
Price for curb removal	\$2.00/L.F. of curb
Price for excavation:	\$8.00 per cubic yard 0.19 cubic yard per l.f of curb \$8.00 x 0.19 = \$1.52 L.F. of curb for excavation
Price for gravel base course	0.093 Tons/L.F. x \$11.00/Ton = \$1.02/L.F. of curb
	Price for engineering = \$0.71 /L.F. of curb

(Unit price for curb and gutter + curb removal + excavation + gravel + engineering) x ½ = (\$12.00 + \$2.00 + \$1.52 + \$1.02 + \$0.71) x ½ = **\$8.63/frontage foot** of curb installation.

The frontage foot assessment for sidewalk replacement is determined as follows:

4-Inch Sidewalk

Unit price for 4” thick sidewalk:	\$4.00/SF of sidewalk
Price for sidewalk removal	\$0.50/SF of sidewalk
Price for Excavation:	\$8.00 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$8.00 x 0.012 = \$0.096/SF for excavation
Price for gravel base course	0.024 Tons/L.F. x \$12.00/Ton = \$0.26/SF of sidewalk
Price for engineering	\$0.24/SF of sidewalk

(Unit price for 4” sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x ½ = (\$4.00 + \$0.50 + \$0.096 + \$.26 + \$0.24)x 4 feet wide x ½ = **\$10.19/frontage foot** of 4” sidewalk replacement.

6-Inch Sidewalk

Unit price for 6" thick sidewalk:	\$5.00/SF of sidewalk
Price for sidewalk removal	\$0.50/SF of sidewalk
Price for Excavation:	\$8.00 per cubic yard 0.012 cubic yard per s.f. of sidewalk \$8.00 x 0.012 = \$0.096/SF for excavation
Price for gravel base course	0.024 Tons/L.F. x \$11.00/Ton = \$0.26/SF of sidewalk
Price for engineering	\$0.24/SF of sidewalk

(Unit price for 6" sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 = $(\$5.00 + \$0.50 + \$0.096 + \$.26 + \$0.24) \times 4 \text{ feet wide} \times \frac{1}{2} = \mathbf{\$12.19/\text{frontage foot}}$ of 6" sidewalk replacement.

Special Assessment Report

City of Lodi, Wisconsin

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 \$8.63/front ft	4" Sidewalk Assessment \$10.19/front foot	6" Sidewalk Assessment \$12.19/front foot	Total Assessment
541.01	336 Lodi St	336 Lodi St	Deborah Brock; Ronald B Johnson	187.23	\$1,613.81	\$1,650.78	\$195.04	\$3,459.63
540	330 Lodi St	330 Lodi St	Letha A Kelsey Kloberdanz; Luke M Kloberdanz	125	\$1,078.75	\$550.26	\$195.04	\$1,824.05
544.01	324 Lodi St	519 Woodlawn Ave	Julie A Engeseth; Bruce C Kearney; John K Kearney; Kyle T Kearney; Randall S Kearney	97.66	\$842.81	\$315.89	\$170.66	\$1,329.36
583	320 Lodi St	320 Lodi St	Brian J Dohm	80.69	\$696.35	\$652.16	\$207.23	\$1,555.74
582	101 Sunset Dr	101 Sunset Dr	Laura J Pertzborn	77.9	\$672.28	\$295.51	\$0	\$967.79
508	304 Lodi St	304 Lodi St	Ann Groves Lloyd; Ronald L Lloyd	270	\$2,330.10	\$2,516.93	\$280.37	\$5,127.40
1202.0	258 Lodi St	254 Lodi St	First United Presbyterian Church	211	\$215.75	\$0	\$0	\$215.75
521	337 Lodi St	201 Sunset Dr	Landon Breunig; Rachel Breunig	131.38	\$897.52	\$641.97	\$243.80	\$1,783.29
524.A	335 Lodi St	335 Lodi St	Elliott J Gleiss; Sarah E. Gleiss	99.02	\$854.54	\$856.17	\$182.85	\$1,893.56
524	333 Lodi St	333 West Wacker Drive Suite 2500 Chicago IL 60606	Federal Home Loan Mortgage Corp. Peter M & Doris A Kavalauskas Revocable Living Trust dtd 2/24/2005	66	\$569.58	\$570.64	\$121.90	\$1262.12
523	329 Lodi St	329 Lodi St	Roger R Endres	66	\$569.58	\$127.38	\$134.09	\$831.05
525	327 Lodi St	PO Box 325 Waunakee WI 53597	Connie Cotter; Matthew C Cotter	82.5	\$711.98	\$242.53	\$121.90	\$1,076.41
520	325 Lodi St	325 Lodi St	Wallace W Heid	174	\$1,501.62	\$712.28	\$0	\$2,213.90
519	321 Lodi St	321 Lodi St	Lauren L Durrrie; Robert P Durrrie	96.78	\$835.21	\$412.70	\$0	\$1,247.91
516.D	317 Lodi St	317 Lodi St	James J Williams	66	\$569.58	\$83.56	\$165.79	\$818.93
516	311 Lodi St	W9527 Aldercate Dr Lodi WI	Glenna H Barrett; Robert L Barrett	130	\$1,121.90	\$458.55	\$0	\$1,580.45
516.B	305 Lodi St	305 Lodi St	Lodi Canning Company	151.86	\$1,310.55	\$1,029.19	\$134.09	\$2,473.83
516.B	307 Nestle St	PO Box 315 Lodi WI		66	\$569.58	\$0	\$0	\$569.58