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City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2003-0521	Communication	In Committee
Communication from City Engineer regarding 2004 special assessment rates.		
Introduced: 08/05/2003		Controlling Body: Public Works Committee

COMMITTEE RECOMMENDATION

Approve & Reserve

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>8-5-03</u>			Barczak				
			Czaplewski				
			Kopplin				
			Lajsic				
			Narlock	✓			
			Reinke				
	<i>h</i>		Sengstock	✓			
			Trudell				<i>h</i>
		<i>h</i>	Vitale	✓			
			Weigel	✓			
			TOTAL	<i>4</i>			<i>1</i>

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

Paul Wahl

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

Plenary approval

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>8-5-03</u>			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
	✓		Narlock	✓			
			Reinke				✓
		✓	Sengstock	✓			
			Trudell				✓
			Vitale	✓			
			Weigel	✓			
			TOTAL	<i>8</i>			<i>2</i>



CITY OF WEST ALLIS

WISCONSIN



Engineering Department

MICHAEL G. LEWIS

City Engineer

Memorandum

TO: Board of Public Works

FROM: Michael Lewis, City Engineer

DATE: July 31, 2003

RE: **2004 Special Assessment Rates**

At about this time every year, we review the next year's special assessment rates. Attached are two sheets showing a 3% general increase and a 5% general increase in rates. The table below illustrates the average assessment return for 2003.

2003 Construction Projects	Estimated Assessment Return	Bid Price	% Return
Alleys (13) - Concrete Reconstruct	\$220,031	\$575,208	38%
Alleys (4) - Resurface and W. Vincent Pl. from S. 89 St. to 270' west of S. 90 St. (dead end) - New Asphalt Construction	\$78,030	\$177,580	44%
S. 122 St.: W. Oklahoma Ave. to W. Holt Ave. and S. 121 St.: North of W. Burdick Ave. to W. Ohio Ave.	\$110,367	\$422,440	26%
S. Osage Ave.: W. Dakota St. to W. Beloit Rd. S. Orleans Ave.: W. Stuth Ave. to W. Beloit Rd. W. Stuth Ave.: S. Orleans Ave. to S. 90 St. S. 90 St.: W. Durham Ave. to W. Stuth Ave.	\$136,919	\$322,583	42%
W. Lapham St.: S. 84 St. to S. 92 St.	\$117,637	\$620,884	19%
W. Orchard St.: S. 72 St. to S. 76 St.	\$31,458	\$208,429	15%
TOTALS:	\$694, 442	\$2,327,124	Ave. 30%

The return rates are only for paving related work. Other items normally included with street construction, such as repair/replacement of underground utilities and street lighting is not included in the table figures.

Unlike past years, construction costs have been relatively level so far. But in the recent past, it wasn't uncommon to see increases in the range of 5%-6%. Our analysis of our bid prices between 2002 & 2003 shows that the cost of constructing a concrete street actually declined this year by 1.7%. The cost of constructing the alleys only went up 1.1%.

Looking at this issue at another angle, the original intention of the New Construction assessment rate was to recoup the cost of a new 34' wide concrete road in an area like Broson Manor (we are paving 90th and Shuth Streets in this area now) where the streets were unimproved. If we wanted to do that today, the rates would need to be \$85.15 per foot instead of \$48.79 per foot (75% increase). The alley rate for a 20' concrete alley would also need to be \$47.76 per foot instead of \$26.87 per foot (78% increase).

This illustrates that a number of different methods can be used to determine if our current rates should be increased or not. Last year, the Board voted to increase rates 5% after a number of years of increasing rates from 0% to 3%. We would recommend a nominal increase of 3% for 2004 in order to keep up since we all know that construction costs will not remain flat forever.

A red handwritten signature, likely of a board member, is located in the lower right quadrant of the page. The signature is stylized and appears to be written in ink.

CITY OF WEST ALLIS
2004 STANDARD ASSESSMENT RATES – Proposed 3% increase

TYPE OF IMPROVEMENT	STANDARD (100%)	COMM. (125%)	MFG. (150%)
Street Paving:			
New Construction-Conc. or Asphalt	\$50.25	\$62.81	\$75.38
New Construction w/Misc. Walk	51.58	64.47	77.37
Reconstruction-Conc. or Asphalt (60% of new rate)	30.15	37.69	45.23
Reconstruction w/Misc. Walk	31.48	39.35	47.22
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	25.13	31.42	37.70
Major Asphalt Resurface w/Misc. Walk	26.46	33.08	39.69
Minor Asphalt Resurface (40% of new street)	20.10	25.13	30.15
Minor Asphalt Resurface w/Misc. Walk	21.43	26.79	32.14
Interim Asphalt Resurface (20% of new construct)	10.05	12.56	15.08
Concrete Pavement Repair (10% of new construct).....	5.03	6.29	7.55
Service Drive New (2/3 of new construct)	33.50	41.88	50.25
Service Drive – Resurface (2/3 of minor street resurf.)	13.40	16.75	20.11
Service Drive - Resurface w/Misc. Walk	14.73	18.41	22.10
Alleys (Concrete): 20' Wide			
..... 18' Wide	27.68	34.60	41.52
..... 16' Wide	26.11	32.64	39.17
..... 15' Wide	24.54	30.68	36.81
..... 14' Wide	23.76	29.70	35.64
..... 12' Wide	22.98	28.73	34.47
..... 10' Wide	21.41	26.76	32.12
..... 10' Wide	19.85	24.81	29.78
Alleys (Reconstruct): 20' Wide			
(70% of new rate) 18' Wide	19.37	24.21	29.06
..... 17' Wide	18.28	22.85	27.42
..... 16' Wide	17.73	22.16	26.60
..... 15' Wide	17.18	21.48	25.77
..... 14' Wide	16.63	20.79	24.95
..... 12' Wide	16.09	20.11	24.14
..... 10' Wide	14.99	18.74	22.49
..... 10' Wide	13.89	17.36	20.84
Alleys (Resurfacing): 20' Wide			
(35% of new rate) 18' Wide	9.69	12.11	14.54
..... 16' Wide	9.14	11.42	13.71
..... 15' Wide	8.59	10.74	12.88
..... 14' Wide	8.32	10.40	12.48
..... 13' Wide	8.04	10.06	12.06
..... 12' Wide	7.77	9.71	11.66
..... 12' Wide	7.49	9.37	11.24
Sidewalk:			
5" Concrete (per lin. ft.)	17.10	17.10	17.10
5" Concrete (per sq. ft.)	3.42	3.42	3.42
7" Concrete (per lin. ft.)	19.60	19.60	19.60
7" Concrete (per sq. ft.)	3.92	3.92	3.92
5" Concrete (per lin. ft.) (sidewalk program only)	17.10*x50%	17.10*x62.5%	17.10*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	19.60*x50%	19.60*x62.5%	19.60*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	24.50*x50%	24.50*x62.5%	24.50*x75%
Mudjacking (per lin. ft.) (sidewalk program only).....	8.76*x50%	8.76*x62.5%	8.76*x75%
Carriage Walk (per sq. ft.)(sidewalk program only)	3.42*x50%	3.42*x62.5%	3.42*x75%
Service Walk (per sq. ft.)	3.42*x100%	3.42*x100%	3.42*x100%
*Based on typical short side of property.			
Driveway Approach:			
7" Concrete (per sq. ft.)	3.92	3.92	3.92
9" Concrete (per sq. ft.)	4.90	4.90	4.90
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.	2.10	2.10	2.10
Steps: (per lin. ft. of Riser)			
.....	30.76	30.76	30.76
Modular Block or Timber Walls: (per sq. ft.)			
.....	13.16	13.16	13.16
Brick/Stamped Concrete (per sq. ft.)			
.....	5.15	5.15	5.15
Water Main: (per lin. ft.)			
.....	30.67	38.35	46.01
Sanitary Sewer Main: (per lin. ft.)			
.....	43.56	54.45	65.34
Storm Sewer Laterals , Each			
.....	354.00	811.00	Full Cost
Storm Sewer Lateral w/Extension , Each.....			
.....	634.00	Full Cost	Full Cost
Sanitary Sewer Lateral , Each.....			
.....	Full Cost	Full Cost	Full Cost
Water Lateral , Each			
.....	Full Cost	Full Cost	Full Cost

CITY OF WEST ALLIS
2004 STANDARD ASSESSMENT RATES – Proposed 5% increase

<u>TYPE OF IMPROVEMENT</u>	<u>STANDARD</u> (100%)	<u>COMM.</u> (125%)	<u>MFG.</u> (150%)
<u>Street Paving:</u>			
New Construction-Conc. or Asphalt	\$51.23	\$64.04	\$76.84
New Construction w/Misc. Walk	52.58	65.73	78.87
Reconstruction-Conc. or Asphalt (60% of new rate)	30.74	38.42	46.11
Reconstruction w/Misc. Walk	32.09	40.11	48.14
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	25.62	32.02	38.43
Major Asphalt Resurface w/Misc. Walk	26.97	33.71	40.46
Minor Asphalt Resurface (40% of new street)	20.49	25.62	30.73
Minor Asphalt Resurface w/Misc. Walk	21.85	27.31	32.77
Interim Asphalt Resurface (20% of new construct)	10.25	12.81	15.37
Concrete Pavement Repair (10% of new construct).....	5.12	6.40	7.68
Service Drive New (2/3 of new construct)	34.15	42.69	51.23
Service Drive – Resurface (2/3 of minor street resurf.)	13.66	17.08	20.49
Service Drive - Resurface w/Misc. Walk	15.02	18.78	22.53
<u>Alleys (Concrete):</u> 20' Wide			
..... 18' Wide	28.21	35.26	42.32
..... 16' Wide	26.62	33.28	39.93
..... 15' Wide	25.02	31.28	37.53
..... 14' Wide	24.22	30.28	36.33
..... 12' Wide	23.43	29.29	35.15
..... 10' Wide	21.83	27.29	32.75
..... 10' Wide	20.23	25.29	30.35
<u>Alleys (Reconstruct):</u> 20' Wide			
(70% of new rate) 18' Wide	19.75	24.69	29.63
..... 17' Wide	18.64	23.30	27.96
..... 16' Wide	18.07	22.59	27.11
..... 15' Wide	17.51	21.89	26.27
..... 14' Wide	17.51	21.89	26.27
..... 13' Wide	16.96	21.20	25.44
..... 12' Wide	16.40	20.50	24.60
..... 10' Wide	15.28	19.10	22.92
..... 10' Wide	14.16	17.70	21.24
<u>Alleys (Resurfacing):</u> 20' Wide			
(35% of new rate) 18' Wide	9.87	12.34	14.81
..... 16' Wide	9.32	11.65	13.98
..... 15' Wide	8.76	10.95	13.14
..... 14' Wide	8.48	10.60	12.72
..... 13' Wide	8.20	10.25	12.30
..... 12' Wide	7.92	9.90	11.88
..... 12' Wide	7.64	9.55	11.46
<u>Sidewalk:</u>			
5" Concrete (per lin. ft.)	17.45	17.45	17.45
5" Concrete (per sq. ft.)	3.49	3.49	3.49
7" Concrete (per lin. ft.)	20.00	20.00	20.00
7" Concrete (per sq. ft.)	4.00	4.00	4.00
5" Concrete (per lin. ft.) (sidewalk program only)	17.45*x50%	17.45*x62.5%	17.45*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	20.00*x50%	20.00*x62.5%	20.00*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	25.00*x50%	25.00*x62.5%	25.00*x75%
Mudjacking (per lin. ft.) (sidewalk program only).....	8.95*x50%	8.95*x62.5%	8.95*x75%
Carriage Walk (per sq. ft.)(sidewalk program only)	3.49*x50%	3.49*x62.5%	3.49*x75%
Service Walk (per sq. ft.)	3.49*x100%	3.49*x100%	3.49*x100%
.....	*Based on typical short side of property.		
<u>Driveway Approach:</u>			
7" Concrete (per sq. ft.)	4.00	4.00	4.00
9" Concrete (per sq. ft.)	5.00	5.00	5.00
<u>Misc. Asphalt:</u> (per sq. ft.)			
Includes Walks, Driveways, etc.	2.14	2.14	2.14
<u>Steps:</u> (per lin. ft. of Riser)			
.....	31.35	31.35	31.35
<u>Modular Block or Timber Walls:</u> (per sq. ft.)			
.....	13.42	13.42	13.42
<u>Brick/Stamped Concrete</u> (per sq. ft.)			
.....	5.25	5.25	5.25
<u>Water Main:</u> (per lin. ft.)			
.....	31.27	39.09	46.90
<u>Sanitary Sewer Main:</u> (per lin. ft.)			
.....	44.40	55.50	66.61
<u>Storm Sewer Laterals,</u> Each			
.....	361.00	826.00	Full Cost
<u>Storm Sewer Lateral w/Extension,</u> Each.....			
.....	647.00	Full Cost	Full Cost
<u>Sanitary Sewer Lateral,</u> Each.....			
.....	Full Cost	Full Cost	Full Cost
<u>Water Lateral,</u> Each			
.....	Full Cost	Full Cost	Full Cost