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MEMORANDUM

To: Honorable Mayor and Common Council
City of West Allis

From: Melinda K. Dejewski, PE, City Engineer

Date: August 31, 2023

RE: Communication regarding 2024 Special Assessment Rates

The Engineering Department annually reviews the rates used to calculate the special assessments for road, sewer, and water main projects and provides recommendations to the Common Council. The Engineering Department is recommending a 2% increase in the 2024 special assessment rates. This increase is recommended due to the following:

- The cost to reconstruct roads with underground utility repairs/replacements in West Allis increased by 14% from 2022 to 2023.
- The construction industry is projecting an overall increase of 2.9% in costs for 2024.
- The recession is still impacting residents and business owners.
- Interest rates are still higher than in recent history.

While the increase does not keep pace with the increases that the City has experienced over the past few years, or the construction industry has projected, it is necessary to have an increase to mitigate a larger increase in the future.

Please contact me with any questions.

City of West Allis

2024 STANDARD ASSESSMENT RATES-2.0% Rate Increase

| <u>Type of Improvement</u> | <u>Standard</u> (100%) | <u>Comm.</u> (125%) | <u>Mfg.</u> (150%) |
|--|---------------------------|------------------------|-----------------------|
| Street Paving: | | | |
| New Construction..... | 113.84 | 142.30 | 170.76 |
| Reconstruction..... | 68.31 | 85.38 | 102.46 |
| Major Asphalt Resurface/Rural Section Asphalt..... | 56.92 | 71.15 | 85.38 |
| Minor Asphalt Resurface | 45.54 | 56.92 | 68.31 |
| Interim Asphalt Resurface..... | 22.77 | 28.46 | 34.15 |
| Concrete Pavement Repair..... | 13.66 | 17.08 | 20.49 |
| Service Drive New..... | 75.89 | 94.87 | 113.84 |
| Service Drive - Resurface..... | 30.36 | 37.95 | 45.54 |
| Alleys (Concrete)..... | | | |
| 20' Wide..... | 60.06 | 75.08 | 90.09 |
| 18' Wide..... | 56.68 | 70.85 | 85.02 |
| 16' Wide..... | 53.26 | 66.58 | 79.89 |
| 15' Wide..... | 51.57 | 64.46 | 77.35 |
| 14' Wide..... | 49.85 | 62.31 | 74.77 |
| 13' Wide..... | 48.17 | 60.21 | 72.26 |
| 12' Wide..... | 46.49 | 58.12 | 69.74 |
| 10' Wide..... | 43.09 | 53.86 | 64.63 |
| Alleys (Reconstruct)..... | | | |
| 20' Wide..... | 42.04 | 52.55 | 63.06 |
| 18' Wide..... | 39.66 | 49.58 | 59.49 |
| 17' Wide..... | 38.48 | 48.09 | 57.71 |
| 16' Wide..... | 37.28 | 46.60 | 55.91 |
| 15' Wide..... | 36.11 | 45.14 | 54.16 |
| 14' Wide..... | 34.94 | 43.68 | 52.41 |
| 13' Wide..... | 33.71 | 42.14 | 50.57 |
| 12' Wide..... | 32.51 | 40.64 | 48.77 |
| 10' Wide..... | 30.18 | 37.72 | 45.27 |
| Alleys (Resurfacing):..... | | | |
| 20' Wide..... | 21.03 | 26.28 | 31.54 |
| 18' Wide..... | 19.82 | 24.77 | 29.72 |
| 16' Wide..... | 18.63 | 23.28 | 27.94 |
| 15' Wide..... | 18.04 | 22.56 | 27.07 |
| 14' Wide..... | 17.46 | 21.83 | 26.19 |
| 13' Wide..... | 16.88 | 21.10 | 25.32 |
| 12' Wide..... | 16.30 | 20.38 | 24.46 |
| 10' Wide..... | 15.05 | 18.82 | 22.58 |
| Sidewalk: | | | |
| 5" Concrete (per lin. ft.)..... | 35.68 | 35.68 | 35.68 |
| 5" Concrete (per sq. ft.)..... | 7.16 | 7.16 | 7.16 |
| 7" Concrete (per lin.ft.)..... | 40.89 | 40.89 | 40.89 |
| 7" Concrete (per sq. ft.)..... | 8.20 | 8.20 | 8.20 |
| 5" Concrete (per lin. ft.)(sidewalk program only)..... | 35.68 x50%* | 35.68 x62.5%* | 35.68 x75%* |
| 7" Concrete (per lin. ft.)(sidewalk program only)..... | 40.89 x50%* | 40.89 x62.5%* | 40.89 x75%* |
| 9" Concrete (per lin. ft.)(sidewalk program only)..... | 51.13 x50%* | 51.13 x62.5%* | 51.13 x75%* |
| Mudjacking (per lin. ft.)(sidewalk program only)..... | 18.26 x50%* | 18.26 x62.5%* | 18.26 x75%* |
| Mudjacking (per sq. ft.)(sidewalk program only)..... | 3.64 x50%* | 3.64 x62.5%* | 3.64 x75%* |
| Carriage walk (per sq. ft.)(sidewalk program only)..... | 7.16 x50%* | 7.16 x62.5%* | 7.16 x75%* |
| Service Walk (per sq. ft.)..... | 7.16 x100%* | 7.16 x100%* | 7.16 x100%* |
| Grinding (per lin. ft.)*..... | 2.21 | 2.21 | 2.21 |
| *includes s/w, d/w, carriage walk, service walk | | | |
| *Based on typical shortside of property | | | |
| Driveway Approach: | | | |
| 7" Concrete (per sq. ft.)..... | 8.20 | 8.20 | 8.20 |
| 9" Concrete (per sq. ft.)..... | 10.22 | 10.22 | 10.22 |
| Misc. Asphalt: (per sq. ft.) | | | |
| Includes Walks, Driveways, etc..... | 4.39 | 4.39 | 4.39 |
| Steps: (per lin. ft. of riser)..... | | | |
| | 64.21 | 64.21 | 64.21 |
| Modular Block or Timber Walls: (per sq. ft.)..... | | | |
| | 27.48 | 27.48 | 27.48 |
| Brick/Stamped Concrete (per sq. ft.)..... | | | |
| | 10.76 | 10.76 | 10.76 |
| Water main: (per lin. ft.)..... | | | |
| | 64.02 | 80.02 | 96.02 |
| Sanitary Sewer Main: (per lin. ft.)..... | | | |
| | 90.91 | 113.64 | 136.37 |
| Storm Sewer Laterals, Each..... | | | |
| | 733.00 | 1694.00 | full cost |
| Storm Sewer Lateral w/ extension, Each..... | | | |
| | 1323.00 | full cost | full cost |
| Sanitary Sewer Laterals, Each..... | | | |
| | full cost | full cost | full cost |
| Water Lateral, Each..... | | | |
| | full cost | full cost | full cost |