

# MEMORANDUM

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**TO:** Gary T. Barczak  
Vince Vitale  
Thomas G. Lajsic  
Cathleen M. Probst  
Rosalie L. Reincke

**FROM:** Peter C. Daniels, Principal Engineer

**DATE:** October 3, 2017

**RE:** **Communication from Principal Engineer regarding 2018 Special Assessment Rates**

The Engineering Department is recommending a 2% across the board increase in the 2018 special assessment rates. The bids we received in 2017 revealed a modest 2% increase in the cost of constructing concrete streets when compared to last year. While the special assessment rates have been keeping up with inflation in recent years, the rate increases have not erased the losses from previous decades of inflation. Over the last 20 years the fluctuations in cost to the City have alternated between steep increases of as much as 18% in a single year to small decreases in other years where costs declined for a new concrete road. As a result, the special assessments charged to the property owners still only recoup 20% to 40% of the total paving cost for a standard 30' wide street.

Therefore we would like to recommend that the special assessment rates increase 2% for 2018 in order to counteract the loss of buying power due to inflation in the construction industry.

**City of West Allis**  
**2018 STANDARD ASSESSMENT RATES- 2% increase**

| <u>Type of Improvement</u>  | <u>Standard</u><br>(100%) | <u>Comm.</u><br>(125%) | <u>Mfg.</u><br>(150%) |
|---|---------------------------|------------------------|-----------------------|
| <b>Street Paving:</b>   |                           |                        |                       |
| New Construction.....   | 98.75                     | 123.44                 | 148.13                |
| Reconstruction (60% of new rate).....                                   | 59.25                     | 74.06                  | 88.88                 |
| Major Asphalt Resurface/Rural Section Asphalt<br>(50% of new rate)..... | 49.38                     | 61.72                  | 74.06                 |
| Minor Asphalt Resurface (40% of new street).....                        | 39.50                     | 49.38                  | 59.25                 |
| Interim Asphalt Resurface (20% of new construct).....                   | 19.75                     | 24.69                  | 29.63                 |
| Concrete Pavement Repair (12% of new construct)....                     | 11.85                     | 14.81                  | 17.78                 |
| Service Drive New (2/3 of new construct).....                           | 65.83                     | 82.29                  | 98.75                 |
| Service Drive - Resurface (2/3 of minor street resurf)...               | 26.33                     | 32.92                  | 39.50                 |
| <b>Alleys (Concrete).....</b>   |                           |                        |                       |
| 20' Wide.....   | 52.10                     | 65.13                  | 78.15                 |
| 18' Wide.....   | 49.16                     | 61.46                  | 73.75                 |
| 16' Wide.....   | 46.20                     | 57.74                  | 69.29                 |
| 15' Wide.....   | 44.73                     | 55.91                  | 67.09                 |
| 14' Wide.....   | 43.24                     | 54.05                  | 64.86                 |
| 13' Wide.....   | 41.78                     | 51.33                  | 61.60                 |
| 12' Wide.....   | 40.33                     | 50.41                  | 60.50                 |
| 10' Wide.....   | 37.38                     | 46.73                  | 56.07                 |
| <b>Alleys (Reconstruct).....</b>  |                           |                        |                       |
| 20' Wide.....   | 36.47                     | 45.58                  | 54.70                 |
| 18' Wide.....   | 34.41                     | 43.02                  | 51.62                 |
| 17' Wide.....   | 33.37                     | 41.72                  | 50.06                 |
| 16' Wide.....   | 32.33                     | 40.42                  | 48.50                 |
| 15' Wide.....   | 31.32                     | 39.16                  | 46.99                 |
| 14' Wide.....   | 30.31                     | 37.89                  | 45.47                 |
| 13' Wide.....   | 29.25                     | 34.14                  | 40.97                 |
| 12' Wide.....   | 28.20                     | 35.25                  | 42.30                 |
| 10' Wide.....   | 26.18                     | 32.73                  | 39.28                 |
| <b>Alleys (Resurfacing):.....</b>                                       |                           |                        |                       |
| 20' Wide.....   | 18.24                     | 22.80                  | 27.36                 |
| 18' Wide.....   | 17.19                     | 21.48                  | 25.78                 |
| 16' Wide.....   | 16.16                     | 20.20                  | 24.24                 |
| 15' Wide.....   | 15.65                     | 19.56                  | 23.47                 |
| 14' Wide.....   | 15.14                     | 18.92                  | 22.71                 |
| 13' Wide.....   | 14.64                     | 18.30                  | 21.96                 |
| 12' Wide.....   | 14.14                     | 17.67                  | 21.21                 |
| 10' Wide.....   | 13.06                     | 16.32                  | 19.58                 |
| <b>Sidewalk:</b>  |                           |                        |                       |
| 5" Concrete (per lin. ft.).....   | 32.19                     | 32.19                  | 32.19                 |
| 5" Concrete (per sq. ft.).....  | 6.46                      | 6.46                   | 6.46                  |
| 7" Concrete (per lin.ft.).....  | 36.89                     | 36.89                  | 36.89                 |
| 7" Concrete (per sq. ft.).....  | 7.40                      | 7.40                   | 7.40                  |
| 5" Concrete (per lin. ft.)(sidewalk program only).....                  | 32.19 x50%*               | 32.19 x62.5%*          | 32.19 x75%*           |
| 7" Concrete (per lin. ft.)(sidewalk program only).....                  | 36.89 x50%*               | 36.89 x62.5%*          | 36.89 x75%*           |
| 9" Concrete (per lin. ft.)(sidewalk program only).....                  | 46.12 x50%*               | 46.12 x62.5%*          | 46.12 x75%*           |
| Mudjacking (per lin. ft.)(sidewalk program only).....                   | 16.47 x50%*               | 16.47 x62.5%*          | 16.47 x75%*           |
| Mudjacking (per sq. ft.)(sidewalk program only).....                    | 3.29 x50%*                | 3.29 x62.5%*           | 3.29 x75%*            |
| Carriage walk (per sq. ft.)(sidewalk program only)....                  | 6.46 x50%*                | 6.46 x62.5%*           | 6.46 x75%*            |
| Service Walk (per sq. ft.).....   | 6.46 x100%*               | 6.46 x100%*            | 6.46 x100%*           |
| *Based on typical shortside of property                                 |                           |                        |                       |
| <b>Driveway Approach:</b>   |                           |                        |                       |
| 7" Concrete (per sq. ft.).....  | 7.40                      | 7.40                   | 7.40                  |
| 9" Concrete (per sq. ft.).....  | 9.22                      | 9.22                   | 9.22                  |
| Driveway approach grinding, each.....                                   | 50.00                     | 50.00                  | 50.00                 |
| <b>Misc. Asphalt:</b> (per sq. ft.)                                     |                           |                        |                       |
| Includes Walks, Driveways, etc.....                                     | 3.95                      | 3.95                   | 3.95                  |
| <b>Steps:</b> (per lin. ft. of riser).....                              | 57.92                     | 57.92                  | 57.92                 |
| <b>Modular Block or Timber Walls:</b> (per sq. ft.).....                | 24.79                     | 24.79                  | 24.79                 |
| <b>Brick/Stamped Concrete</b> (per sq. ft.).....                        | 9.70                      | 9.70                   | 9.70                  |
| <b>Water main:</b> (per lin. ft.).....                                  | 57.75                     | 72.19                  | 86.63                 |
| <b>Sanitary Sewer Main:</b> (per lin. ft.).....                         | 82.02                     | 102.52                 | 123.03                |
| <b>Storm Sewer Laterals,</b> Each.....                                  | 662.00                    | 1529.00                | full cost             |
| <b>Storm Sewer Lateral w/ extension,</b> Each.....                      | 1193.00                   | full cost              | full cost             |
| <b>Sanitary Sewer Laterals,</b> Each.....                               | full cost                 | full cost              | full cost             |
| <b>Water Lateral,</b> Each.....   | full cost                 | full cost              | full cost             |