CITY AT THE CENTER
WEST ALLIS

Winner Wisconsin Award for Municipal Excellence

ENGINEERING DEPARTMENT
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MEMORANDUM

TO: Gary T. Barczak
Martin J. Weigel
Michael J. Czaplewski
Rosalie L. Reinke
Daniel J. Roadt

FROM: Peter C. Daniels, Principal Engineer

DATE: August 4, 2015

RE: **Communication from Principal Engineer regarding 2016 Special Assessment Rates**

The Engineering Department is recommending a **5%** across the board increase in the 2016 special assessment rates. The bids we received in 2015 were significantly higher than the 2014 bids with a **6.5% increase** in the cost of constructing concrete streets and a **4.8% increase** in the cost of asphalt resurfacing when compared to last year.

The City of West Allis is no longer keeping up with a sustainable program to repave the streets needing repair under our jurisdiction. This can be attributed to inflation and a loss of buying power as well as a dramatic increase in underground utility work now that the City's underground infrastructure is over 100 years old.

The City has not raised our bonding limit for street improvements since 2007 when it was raised from $2,500,000 to **$2,750,000** (Charter Ordinance No. 19 passed on April 17, 2007). The previous increase in bonding occurred in 2004 when it was raised from $2,000,000 to $2,500,000 (Charter Ordinance No. 18 passed on September 7, 2004). But the City is now spending less in real dollars on street repairs in 2015 than they did in 2003 when the bonding limit was only $2,000,000. This is because the current bonding limit of $2,750,000 only purchases **$1,881,400 of real work in 2003 dollars**.

In 1999 the City was repaving over 3.5 miles of street per year on average, which translated into a sustainable 50 year paving cycle. But by the year 2020 the average miles of street repaved each year is projected to drop to under 2.5 miles per year. This translates into a 70 year paving cycle for our roads. It is not practically possible to build a road that will last much beyond 50 years without performing some sort of repair such as a resurfacing or patching. So paving less than 3.5 miles per year is not sustainable and will leave a glut of work for the next generation.

Therefore we would like to recommend that the special assessment rates increase **5%** for 2016 in order to counteract the loss of buying power due to inflation in the construction industry.

City of West Allis
2016 STANDARD ASSESSMENT RATES- 5% increase

Type of Improvement	Standard (100%)	Comm. (125%)	Mfg. (150%)
Street Paving:			
New Construction	92.20	115.25	138.30
Reconstruction (60% of new rate)	55.32	69.15	82.98
Major Asphalt Resurface/Rural Section Asphalt (50% of new rate)	46.10	57.63	69.15
Minor Asphalt Resurface (40% of new street)	36.88	46.10	55.32
Interim Asphalt Resurface (20% of new construct)	18.44	23.05	27.66
Concrete Pavement Repair (12% of new construct)	11.06	13.83	16.60
Service Drive New (2/3 of new construct)	61.47	76.83	92.20
Service Drive - Resurface (2/3 of minor street resurf)	24.59	30.73	36.88
Alleys (Concrete) 20' Wide	48.65	60.81	72.97
18' Wide	45.90	57.37	68.84
16' Wide	43.13	53.92	64.70
15' Wide	41.76	52.20	62.64
14' Wide	40.37	50.47	60.56
12' Wide	37.66	47.08	56.50
10' Wide	34.90	43.63	52.35
Alleys (Reconstruct) 20' Wide	34.05	42.56	51.08
18' Wide	32.13	40.16	48.20
17' Wide	31.16	38.96	46.75
16' Wide	30.19	37.73	45.28
15' Wide	29.25	36.57	43.88
14' Wide	28.30	35.37	42.45
12' Wide	26.33	32.92	39.50
10' Wide	24.45	30.57	36.68
Alleys (Resurfacing): 20' Wide	17.03	21.29	25.55
18' Wide	16.05	20.07	24.08
16' Wide	15.09	18.86	22.63
15' Wide	14.61	18.26	21.91
14' Wide	14.13	17.67	21.20
13' Wide	13.67	17.09	20.51
12' Wide	13.20	16.50	19.80
10' Wide	12.19	15.24	18.29
Sidewalk:			
5" Concrete (per lin. ft.)	30.06	30.06	30.06
5" Concrete (per sq. ft.)	6.03	6.03	6.03
7" Concrete (per lin.ft.)	34.45	34.45	34.45
7" Concrete (per sq. ft.)	6.90	6.90	6.90
5" Concrete (per lin. ft.)(sidewalk program only)	30.06 **x50%***	30.06 **x62.5%***	30.06 **x75%***
7" Concrete (per lin. ft.)(sidewalk program only)	34.45 **x50%***	34.45 **x62.5%***	34.45 **x75%***
9" Concrete (per lin. ft.)(sidewalk program only	43.07 **x50%***	43.07 **x62.5%***	43.07 **x75%***
Mudjacking (per lin. ft.)(sidewalk program only)	15.38 **x50%***	15.38 **x62.5%***	15.38 **x75%***
Mudjacking (per sq. ft.)(sidewalk program only)	3.08 **x50%***	3.08 **x62.5%***	3.08 **x75%***
Carriage walk (per sq. ft.)(sidewalk program only)	6.03 **x50%***	6.03 **x62.5%***	6.03 **x75%***
Service Walk (per sq. ft.)	6.03 **x100%***	6.03 **x100%***	6.03 **x100%***
	***Based on typical shortside of property**		
Driveway Approach:			
7" Concrete (per sq. ft)	6.90	6.90	6.90
9" Concrete (per sq. ft.)	8.61	8.61	8.61
Driveway approach grinding, each	50.00	50.00	50.00
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc	3.69	3.69	3.69
Steps: (per lin. ft. of riser)	54.08	54.08	54.08
Modular Block or Timber Walls: (per sq. ft.)	23.14	23.14	23.14
Brick/Stamped Concrete (per sq. ft.)	9.06	9.06	9.06
Water main: (per lin. ft.)	53.92	67.40	80.88
Sanitary Sewer Main: (per lin. ft.)	76.58	95.72	114.86
Storm Sewer Laterals, Each	618.00	1428.00	full cost
Storm Sewer Lateral w/ extension, Each	1114.00	full cost	full cost
Sanitary Sewer Laterals, Each	full cost	full cost	full cost
Water Lateral, Each	full cost	full cost	full cost

7/29/2015