



ENGINEERING, REIMAGINED

# PRELIMINARY ENGINEERING REPORT

City of Dickinson 2024 Road Maintenance  
Special Improvement District

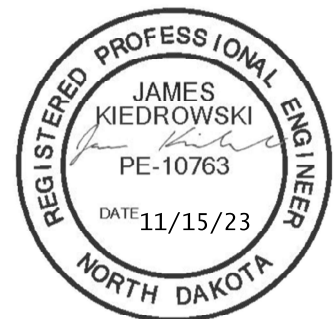
SID No. 202401-1

SID No. 202401-2

*November 15, 2023*

Prepared for:

City of Dickinson Engineering Department



City Project No. 202401  
KLJ Project No. 2304-01041

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## ***Background, Proposed Improvements and Project Areas***

The two proposed Special Improvement Districts (SID) are part of the 2024 Road Maintenance project, identified as City of Dickinson project number 202401. The project is included in the City's 2024 budget and is based on results of a May 2019 Pavement Management Report (PMR), which was an extensive assessment of all City streets that included a pavement condition rating and recommended priority street improvements.

The improvements associated with the 2024 Road Maintenance project were vetted by City staff with assistance by KLJ. The primary objective is street asphalt pavement rehabilitation and full-depth reconstruction in accordance with PMR recommendations. In addition, the project will include concrete pavement consisting of curb, gutter, sidewalk, driveway and accessibility ramp construction adjacent to the asphalt streets being re-paved.

Through a series of field visits, preliminary estimates and management discussions there were eight different zones identified throughout the City as potential project areas. These areas primarily include pavement ratings varying from satisfactory to very poor after conducting engineering evaluations. After reviewing these recommended zones, the City's engineering staff informed KLJ of the discussion to proceed with zones 7, 8 and 9 based on available budget. Zone 7 was the only zone to be associated with a SID, as zones 8 and 9 are strictly along collector routes which are typically not assessed. Later revisions added 1<sup>st</sup> St SW between 11<sup>th</sup> Ave SW and the water treatment plant as a second SID.

## ***Justification***

The primary objective of project 202401 is to repair deteriorated streets, particularly asphalt pavement, as well as related work to fix adjacent curb, gutter, driveway approaches, sidewalk and accessibility ramps. Street repairs will include mill and overlay along with full-depth repairs where the road section has failed. Existing road widths will be retained. The design criteria meet the City's objectives for typical pavement repair as well as correcting pedestrian accessibility deficiencies where practical.

Creating each SID is in accordance with the City's Special Assessment Policy (see Appendix 1) approved by the City Commission on December 17, 2019. The Policy gives the City authority to assess for constructing sidewalks, curb and gutter, and driveway aprons in conjunction with street maintenance projects. As such, the SIDs will include removal and replacement of concrete as shown in the appendices.

In accordance with the Special Assessment Policy, adding new sidewalk is not feasible in some areas due to constructability and right-of-way constraints.

## ***Schedule and Opinion of Cost***

Construction is scheduled for summer of 2024, with the bid opening anticipated for February-March, 2024.

The preliminary opinion of probable construction cost for the road maintenance work within the two SIDs are summarized in Appendix 2, while specific assessments for the SID to individual parcels are shown in Appendices 3 and 4.

## ***SID Maps and Assessment Tables***

Information pertaining to each SID is shown in Appendices 3 and 4. Each appendix includes an overall layout showing the related subdivisions and adjacent streets, plan view drawings showing proposed improvements on each parcel, as well as assessment tables for each parcel in the SID.

## ***List of Appendices***

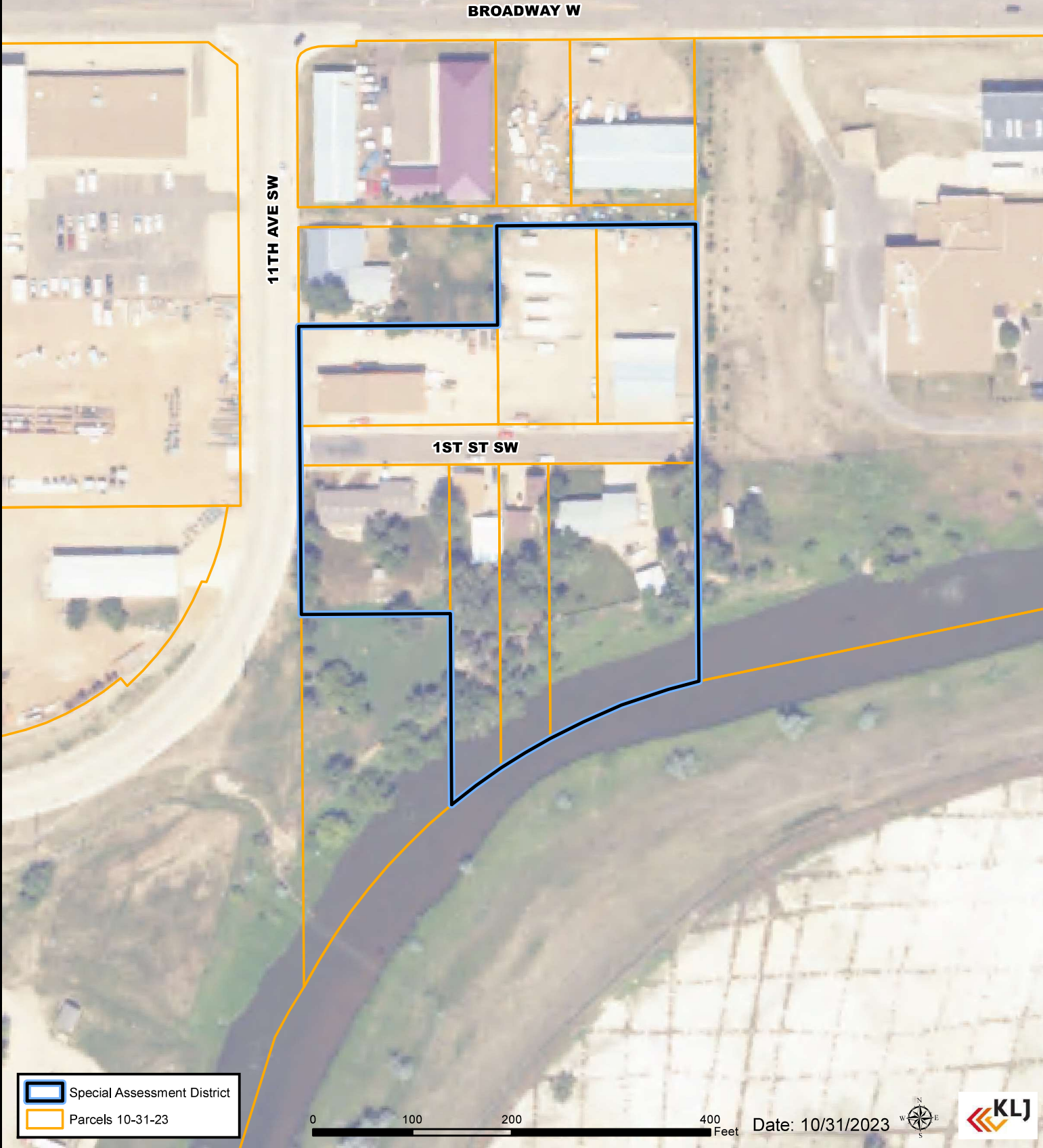
1. City of Dickinson Special Assessment Policy
2. Engineer's Opinion of Probable Construction Cost
3. SID No. 202401-1 Packet: District Map, Plan Drawings and Assessment Table
4. SID No. 202401-2 Packet: District Map, Plan Drawings and Assessment Table



# Vicinity Map

## 2024 Road Maintenance

### SID No. 202401-1

### Dickinson, ND

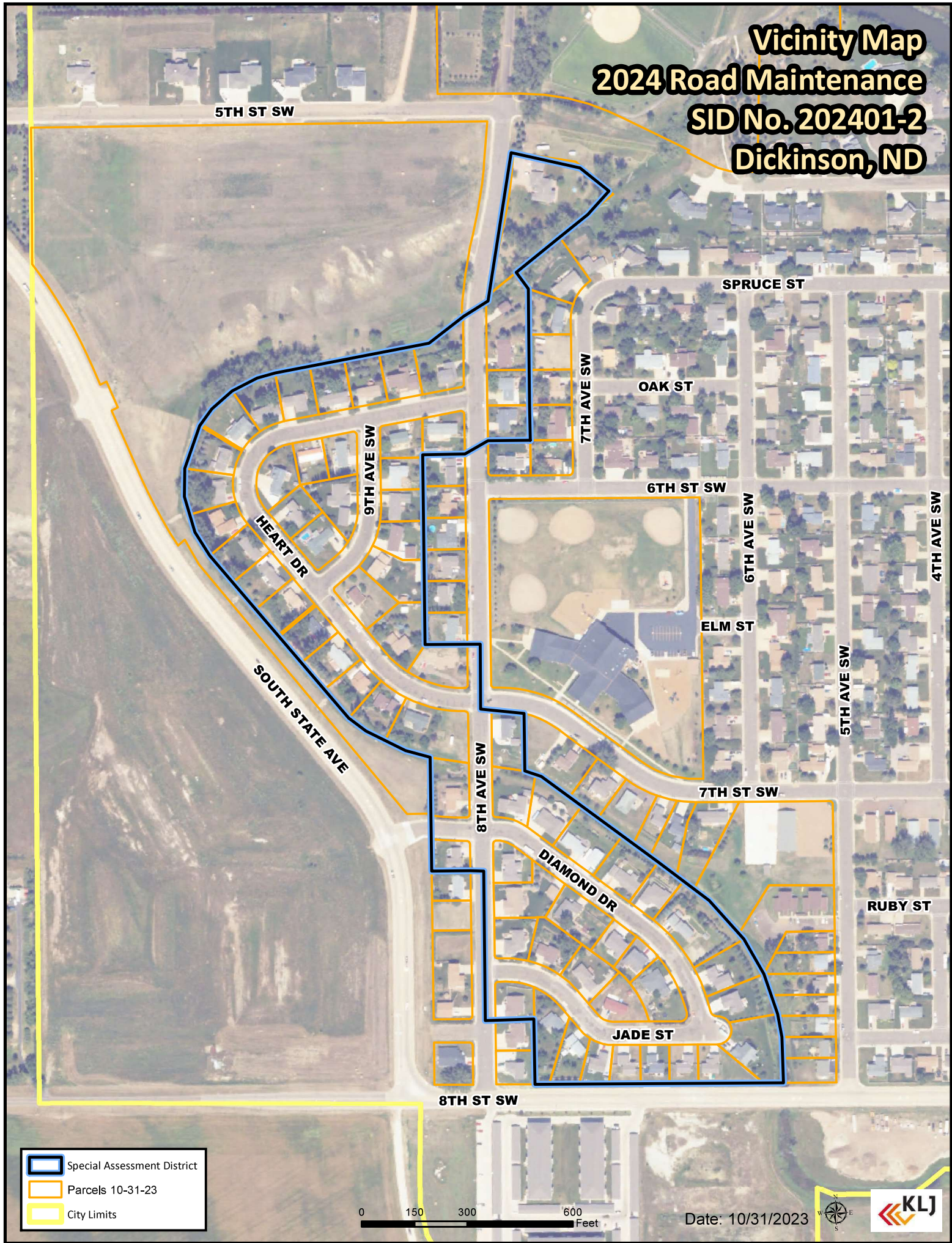


 Special Assessment District  
 Parcels 10-31-23

Date: 10/31/2023



# Vicinity Map 2024 Road Maintenance SID No. 202401-2 Dickinson, ND



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# APPENDIX 1

## City of Dickinson Special Assessment Policy

**RESOLUTION NO. 39 - 2019**

**A RESOLUTION DECLARING A SPECIAL ASSESSMENT POLICY FOR COSTS FOR SIDEWALKS, CURB AND GUTTER IMPROVEMENTS**

WHEREAS, the City of Dickinson intends to perform routine maintenance projects on asphalt and concrete streets, and

WHEREAS, the City of Dickinson has a limited amount of funding available to perform maintenance projects, and

WHEREAS the City of Dickinson has the legal authority to assess costs for sidewalks and curb and gutter improvements to properties within the City Of Dickinson pursuant to N.D.C.C. Section 40-31-06 and Municipal Code Section 33.04.180.

NOW, THEREFORE, it is hereby resolved by the Board of City Commissioners, as follows:

1. There is hereby created a special assessment policy for street maintenance projects.
2. Sidewalk and curb and gutter improvements made in conjunction with the street maintenance projects will be assessed to the adjacent landowners except in the following conditions:
  - a. On corner lots, through the entirety of the radius around the corner.
  - b. Where otherwise satisfactory curb and gutter or sidewalk need to be replaced because of work being done on the street project, including lighting and signing.
  - c. Where curb and gutter or sidewalk about the back lot line of a property
  - d. Where at the discretion of the City Engineer, sidewalk installation is not feasible.
3. Of the eligible costs in Section 2, one hundred percent (100%) will be assessed to the benefitting properties.
4. The costs of assessments shall be paid by the benefitting properties over a ten (10) year term at a rate of 1.5% over the then current market interest rate at the time of construction.

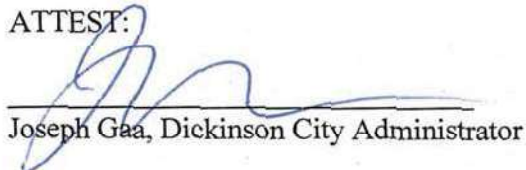
NOW, THEREFORE, BE IT RESOLVED that the Board of City Commissioners of the City of Dickinson, North Dakota creates a special assessment policy for street maintenance projects.

Dated this 17th day of December 2019.



Scott Decker, President  
Board of City Commissioners

ATTEST:



Joseph Gaa, Dickinson City Administrator

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# APPENDIX 2

## Engineer's Opinion of Probable Construction Cost

# ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DICKINSON 2024 ROAD MAINTENANCE (CITY PROJECT NO. 202401)  
CITY OF DICKINSON, NORTH DAKOTA

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Sum
1	MOBILIZATION & CONTRACT BOND	LS	1	\$ 181,061.00	\$ 181,061.00
2*	REMOVAL OF CONCRETE	SY	986	\$ 32.00	\$ 31,552.00
3*	REMOVAL OF CURB & GUTTER	LF	4,014	\$ 8.00	\$ 32,112.00
4	REMOVAL OF BITUMINOUS SURFACING	SY	9,319	\$ 13.00	\$ 121,147.00
5	GEOSYNTHETIC MATERIAL TYPE R1	SY	9,304	\$ 4.50	\$ 41,868.00
6	AGGREGATE BASE COURSE - CL. 5	CY	3,104	\$ 100.00	\$ 310,400.00
7*	CURB & GUTTER	LF	4,014	\$ 60.00	\$ 240,840.00
8*	CONCRETE SIDEWALK	SY	1,003	\$ 115.00	\$ 115,345.00
9*	CONCRETE DRIVEWAY 6IN	SY	157	\$ 145.00	\$ 22,765.00
10	CONCRETE VALLEY GUTTER	SY	220	\$ 215.00	\$ 47,300.00
11	DETECTABLE WARNING PANEL	SF	90	\$ 40.00	\$ 3,600.00
12	MILLING PAVEMENT SURFACE	SY	13,768	\$ 5.00	\$ 68,840.00
13	ADJUST MANHOLE	EA	21	\$ 2,250.00	\$ 47,250.00
14	ADJUST GATE VALVE BOX	EA	12	\$ 925.00	\$ 11,100.00
15	ADJUST INLET	EA	4	\$ 500.00	\$ 2,000.00
16	ASPHALT REPAIR	TON	2,070	\$ 190.00	\$ 393,300.00
17	ASPHALT PAVEMENT	TON	1,832	\$ 160.00	\$ 293,120.00
18	FLAGGING	MH	290	\$ 60.00	\$ 17,400.00
19	TRAFFIC CONTROL	LS	1	\$ 65,000.00	\$ 65,000.00
<b>Construction Subtotal</b>					<b>\$ 2,046,000.00</b>

5% Contingency	\$ 102,300.00
<b>Opinion of Construction Cost</b>	<b>\$ 2,148,300.00</b>

\*Eligible for special assessment

November 15, 2023  
KLJ Project No. 2304-01041





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# APPENDIX 3

SID No. 202401-1 Packet:  
District Map, Plan Drawings and  
Assessment Table



**LEGEND**

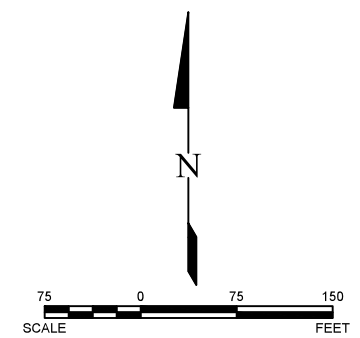
-  SID (SPECIAL IMPROVEMENT DISTRICT) BOUNDARY
-  POLENSKY SUBDIVISION

**WEST BROADWAY**

**11TH AVE SW**

**1ST ST SW**

**2ND ST SW**

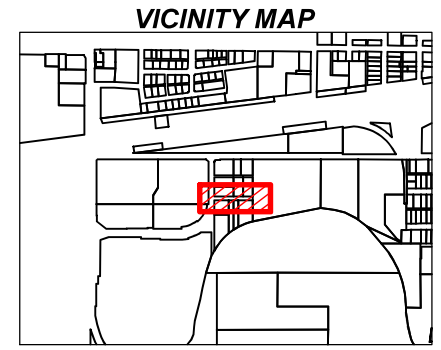
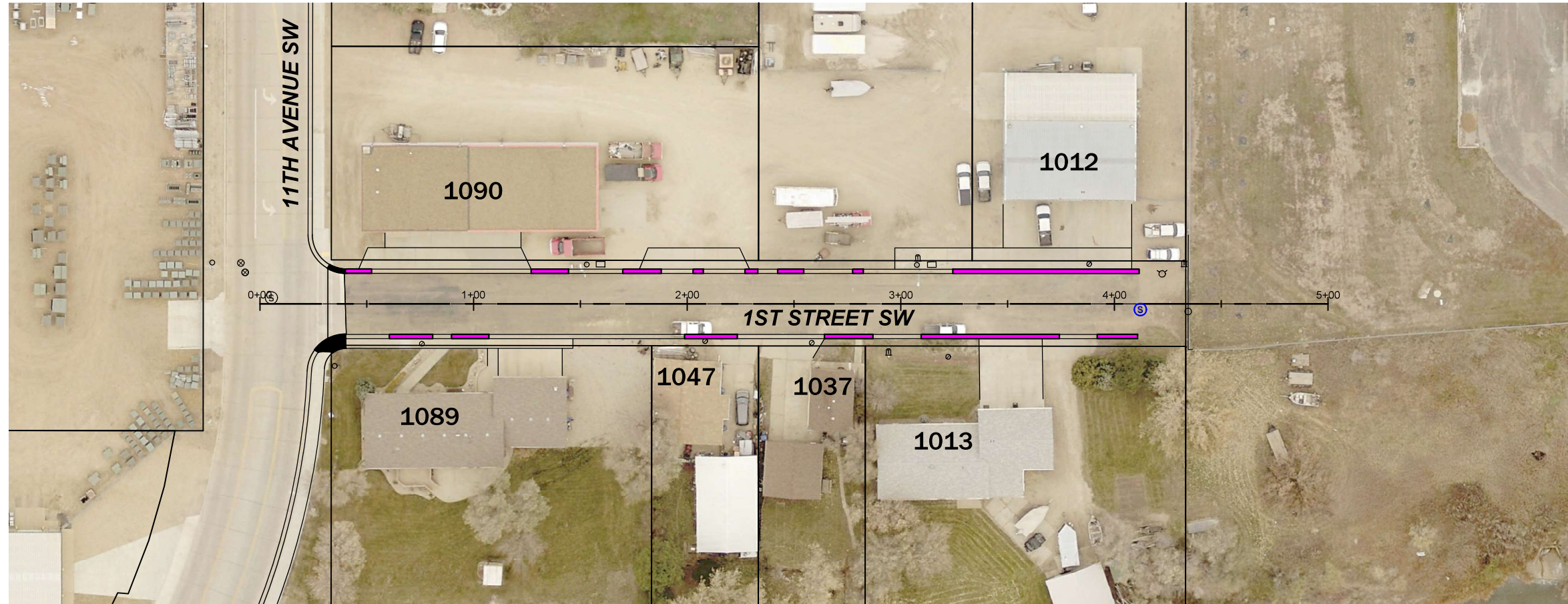


REVISION  
NO. DATE

DRAFTED	JSK
REVIEWED	AJK
PROJECT NUMBER	2304-01041
ISSUE DATE	11/15/2023

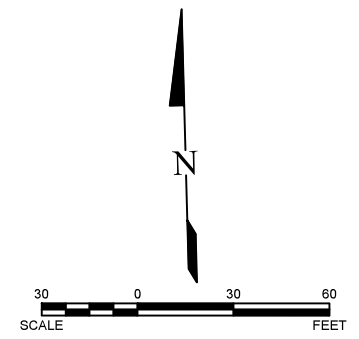
**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
**SID NO. 202401-1 - DISTRICT MAP**

SHEET  
**1**



**LEGEND**

- MATCH LINE
- █ SID CONCRETE SIDEWALK
- █ SID CONCRETE DRIVEWAY 6"
- █ SID CURB & GUTTER
- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- Ⓜ EXISTING INLET



NO.	DATE	REVISION

DRAFTED	JSK
REVIEWED	AK
PROJECT NUMBER	2304-01041
ISSUE DATE	11/15/2023

**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-1 - 1ST STREET SW

SHEET  
**60-1**

DICKINSON 2024 ROAD MAINTENANCE (202401)

SID NO. 202401-1

COST PER LOT BY CONCRETE IMPROVEMENTS ADJACENT TO PROPERTY

PARCEL ID	OWNER	HOUSE #	STREET	LEGAL	REMOVAL OF CONCRETE (SY)	REMOVAL OF CURB & GUTTER (LF)	CURB & GUTTER (LF)	CONCRETE SIDEWALK (SY)	CONCRETE DRIVEWAY 6IN (SY)	TOTAL ASSESSMENT BY PARCEL
1340-0100-0403	TWIN CITY ROOFING & MTL OF MANDAN, INC.	1090	1ST STREET SW	W200' LOT 4, BLOCK 1, POLENSKY	0.0	58.0	58.0	0.0	0.0	\$ 3,944.00
1340-0100-0401	WBA PROPERTIES LLC	-	1ST STREET SW	W100' E200' LOT 3, W100' E200' LOT 4, BLOCK 1, POLENSKY	0.0	26.0	26.0	0.0	0.0	\$ 1,768.00
1340-0100-0302	WBA PROPERTIES LLC	1012	1ST STREET SW	E100' LOTS 3 & 4, BLOCK 1, POLENSKY	0.0	78.0	78.0	0.0	0.0	\$ 5,304.00
1340-0100-0501	POLENSKY, WILBUR D. & BEVERLY A.	1089	1ST STREET SW	150' X 150' NW CORNER LOT 5, BLOCK 1, POLENSKY	0.0	37.5	37.5	0.0	0.0	\$ 2,550.00
1340-0100-0505	BILLMAN, JOSEPH & DARLENE OLSSON (LE)MELGAARD, TABATHA	1047	1ST STREET SW	E50' W200' LOT 5, BLOCK 1, POLENSKY	0.0	24.5	24.5	0.0	0.0	\$ 1,666.00
1340-0100-0503	LUPTAK, STEVEN A.	1037	1ST STREET SW	W50' E200' LOT 5, BLOCK 1, POLENSKY	0.0	19.0	19.0	0.0	0.0	\$ 1,292.00
1340-0100-0502	GUNWALL, RONALD B.	1013	1ST STREET SW	E150' LOT 5, BLOCK 1, POLENSKY	0.0	87.0	87.0	0.0	0.0	\$ 5,916.00
<b>ZONE TOTALS:</b>					<b>0.0</b>	<b>330.0</b>	<b>330.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$ 22,440.00</b>





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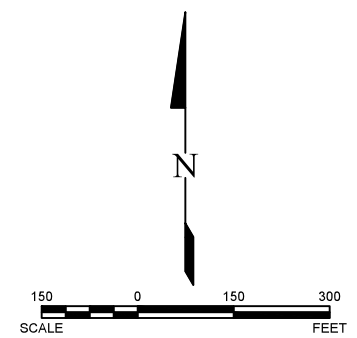
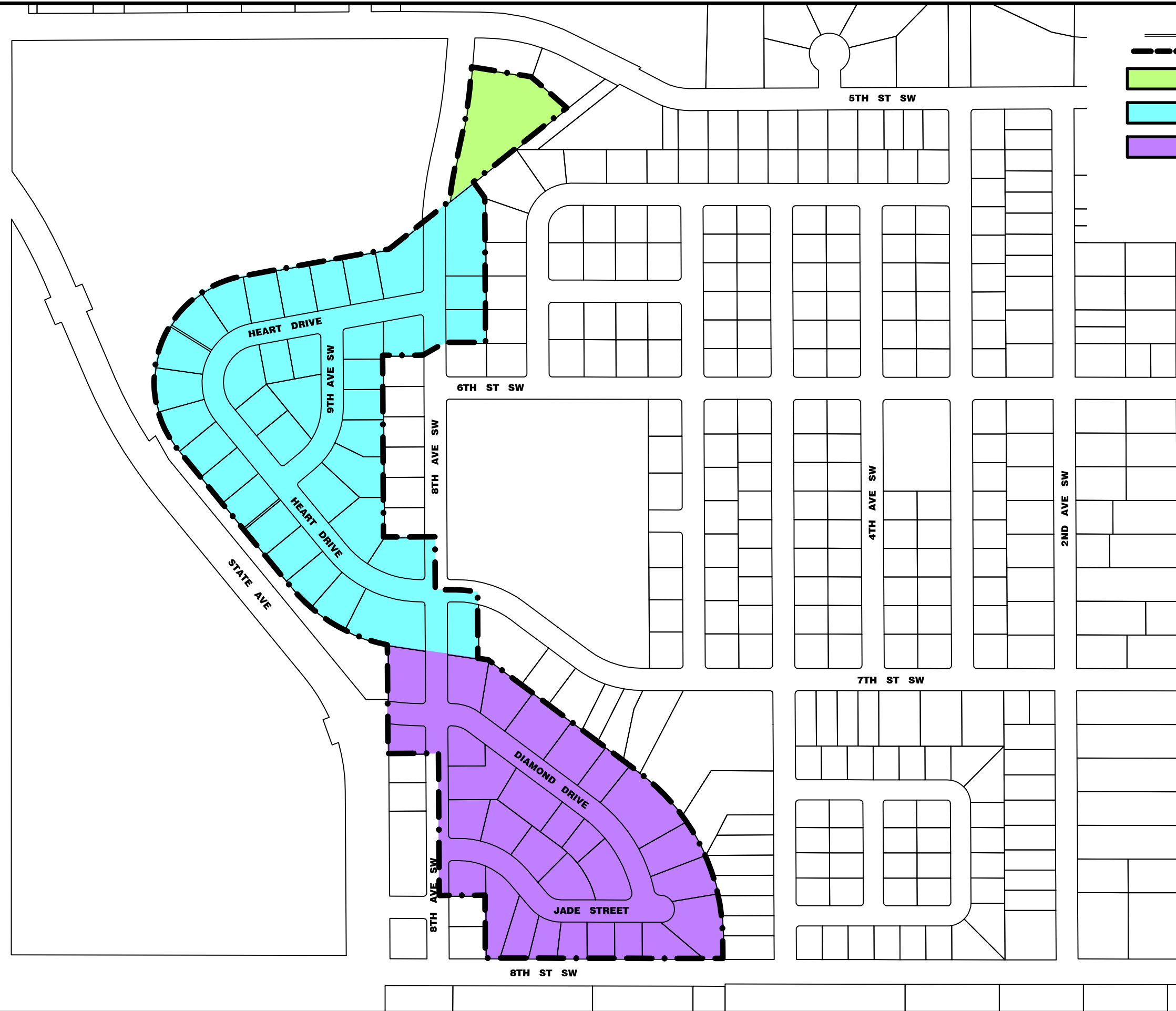
# APPENDIX 4

SID No. 202401-2 Packet:  
District Map, Plan Drawings and  
Assessment Table



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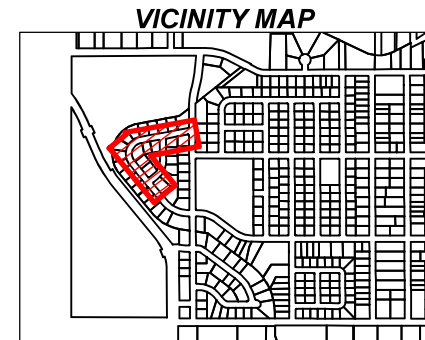
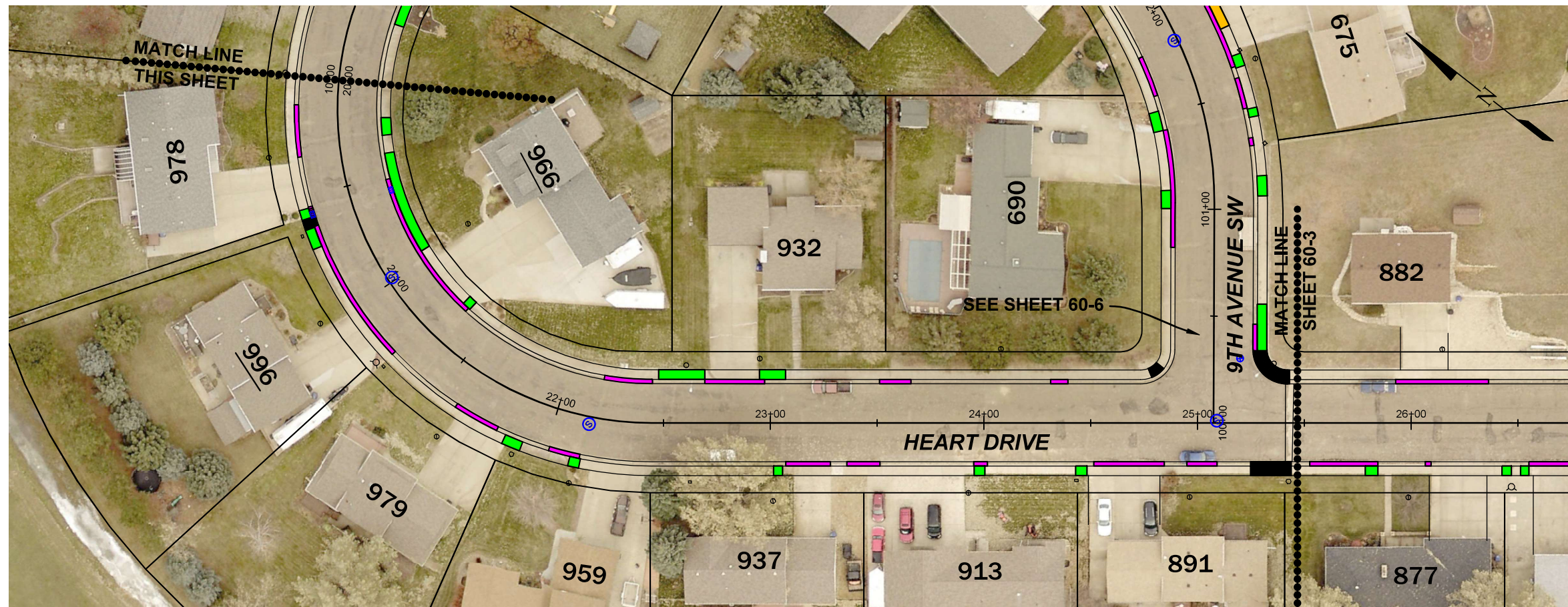
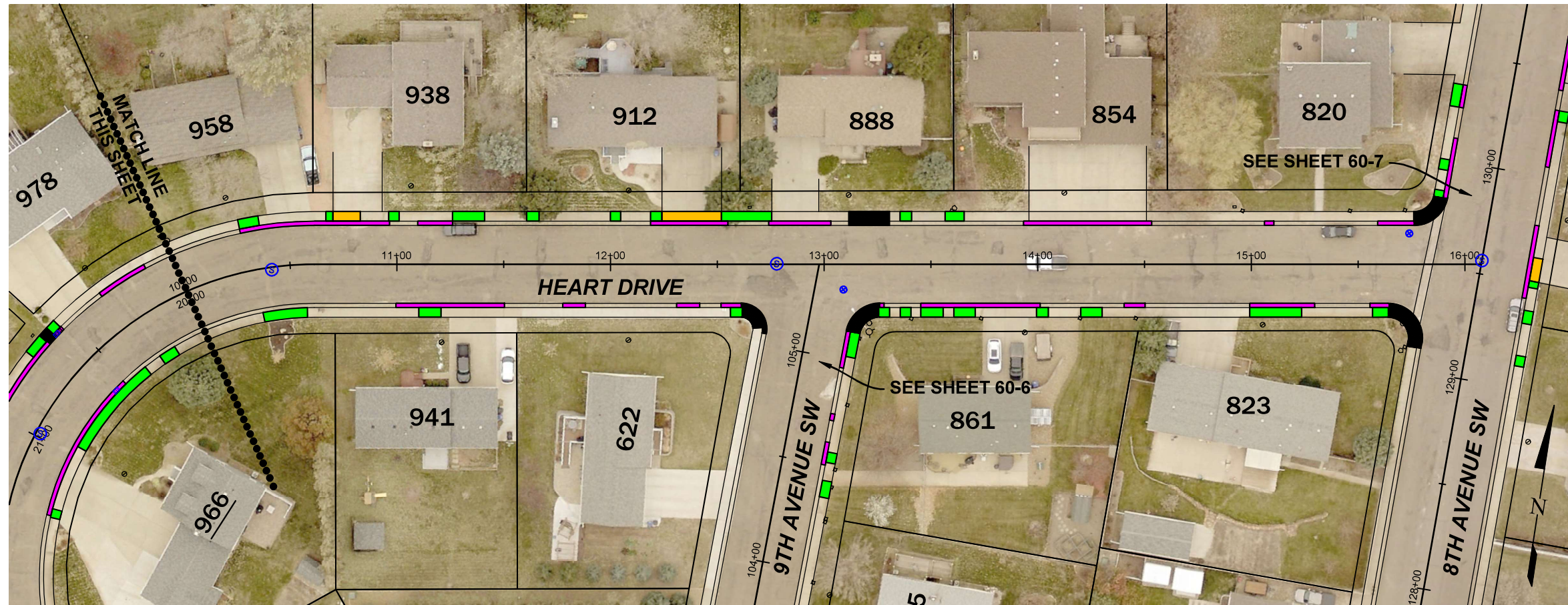
-  SID (SPECIAL IMPROVEMENT DISTRICT) BOUNDARY
-  MJB SUBDIVISION
-  HEART RIVER THIRD SUBDIVISION
-  HEART RIVER FOURTH SUBDIVISION



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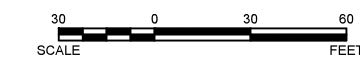
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REVIEWED	AJK
PROJECT NUMBER	2304-01041
ISSUE DATE	11/15/2023

**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - DISTRICT MAP



**LEGEND**

- ..... MATCH LINE
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- █ SID CONCRETE DRIVEWAY 6"
- █ SID CURB & GUTTER
- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- EXISTING INLET

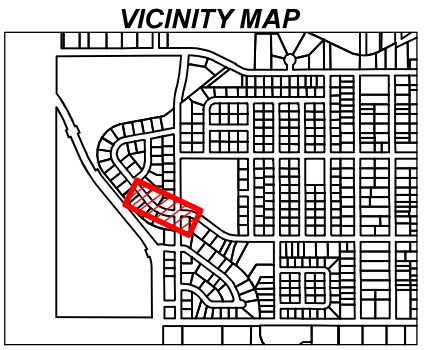
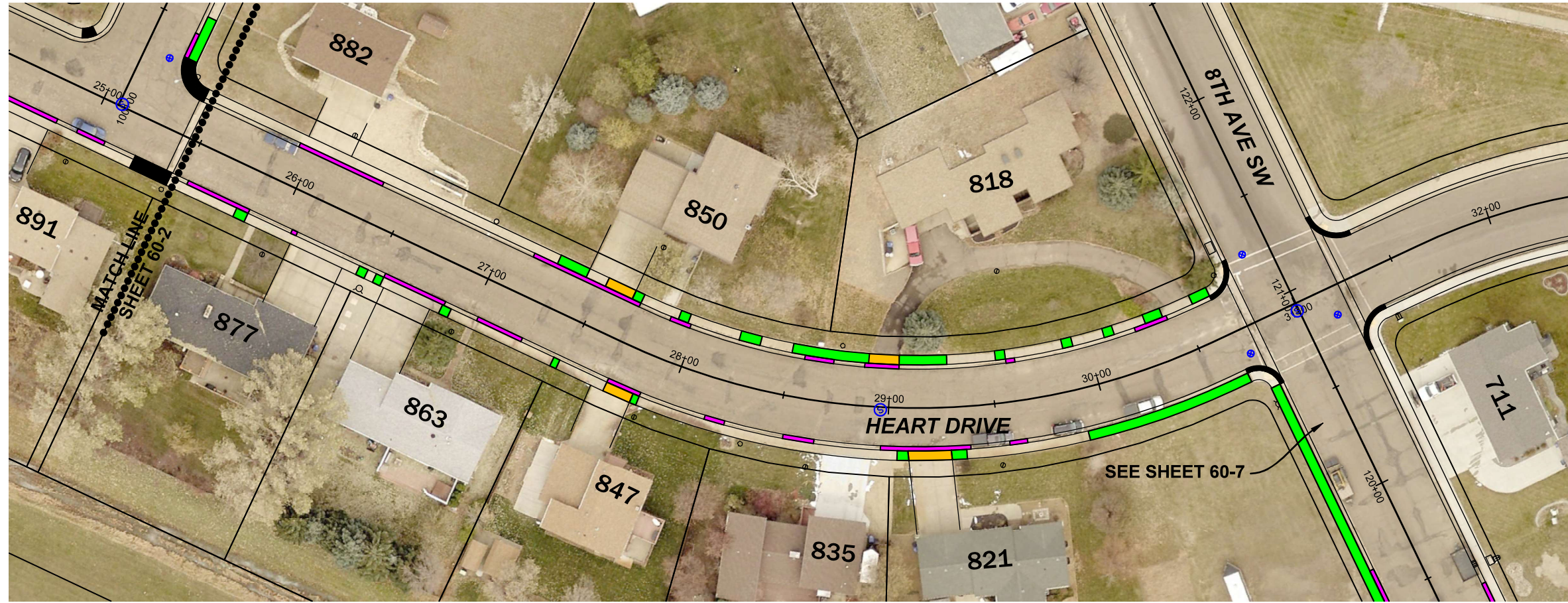


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 ISSUE DATE 11/15/2023

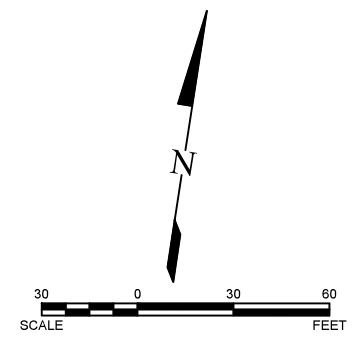
**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - HEART DRIVE (1)

SHEET  
 60-2



**LEGEND**

- MATCH LINE
- █ SID CONCRETE SIDEWALK
- █ SID CONCRETE DRIVEWAY 6"
- █ SID CURB & GUTTER
- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- EXISTING INLET

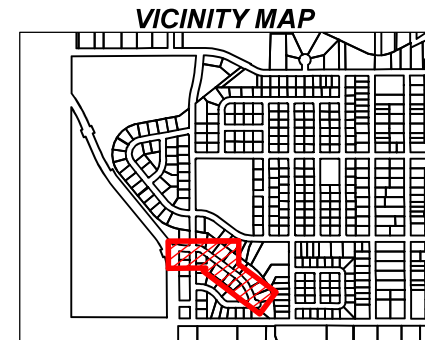
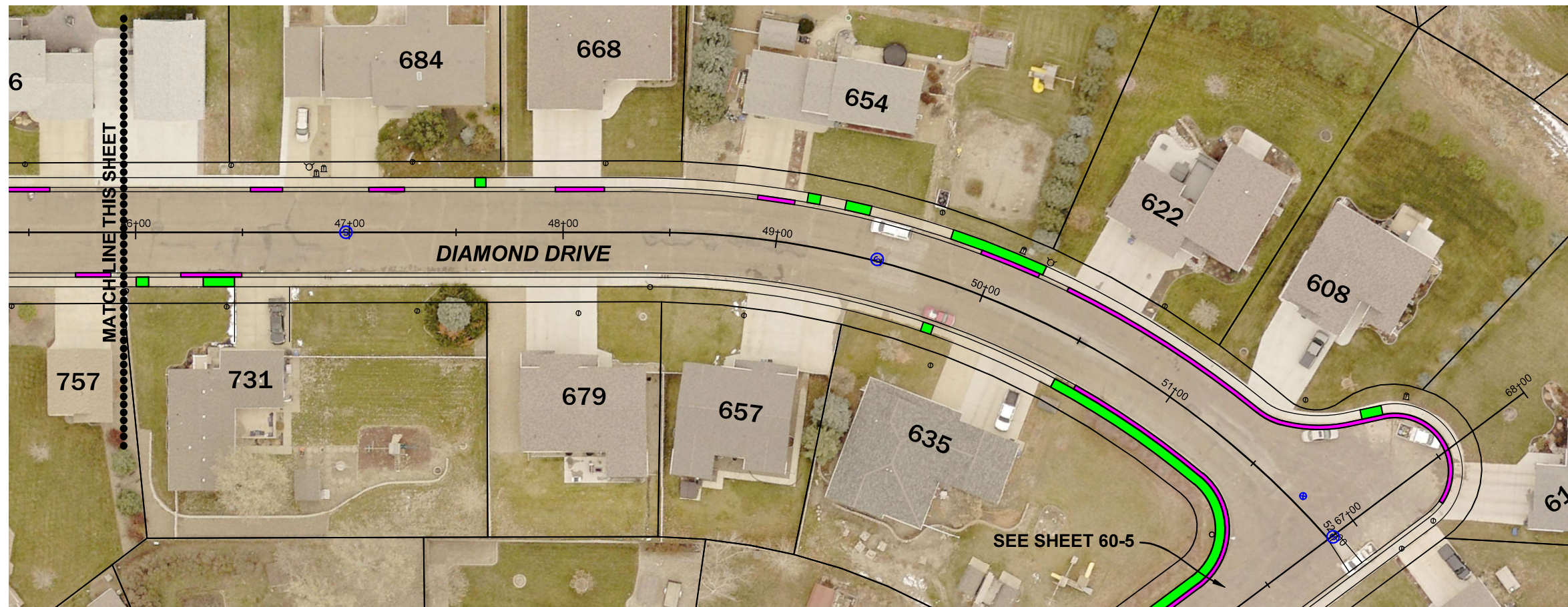
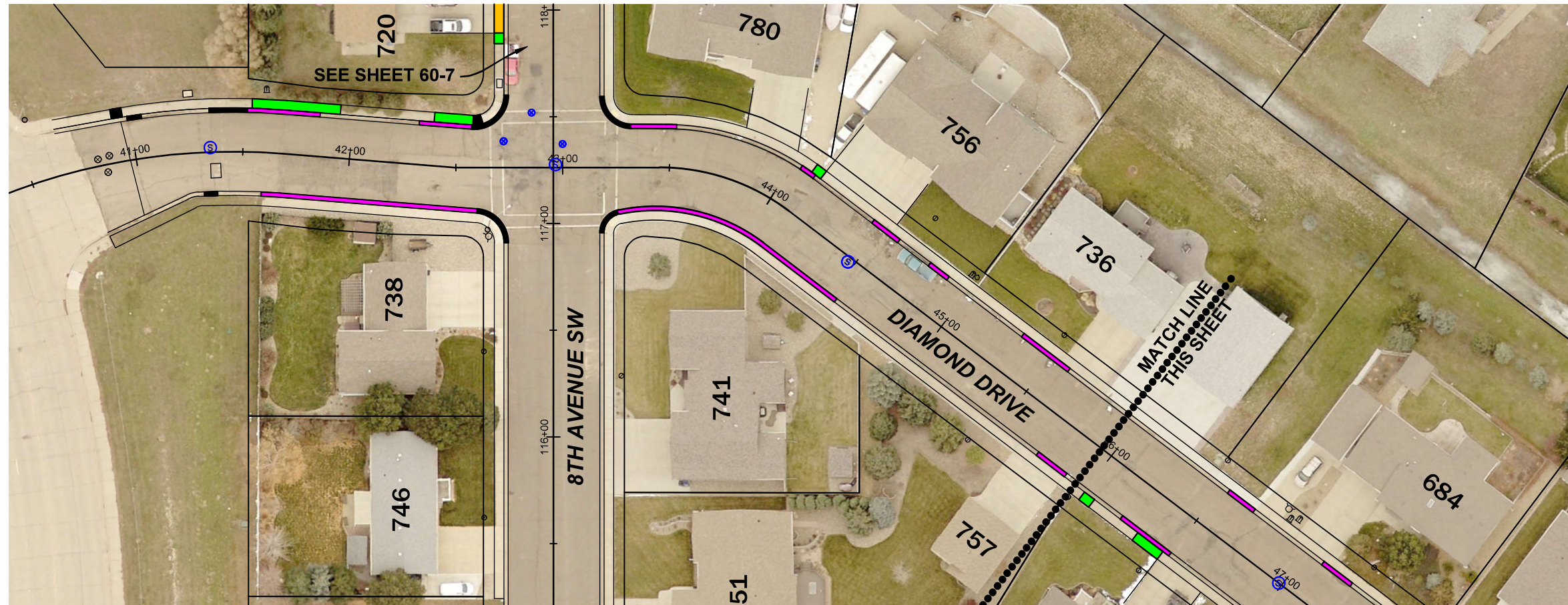


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PROJECT NUMBER		2304-01041	
ISSUE DATE		11/15/2023	

**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
**SID NO. 202401-2 - HEART DRIVE (2)**

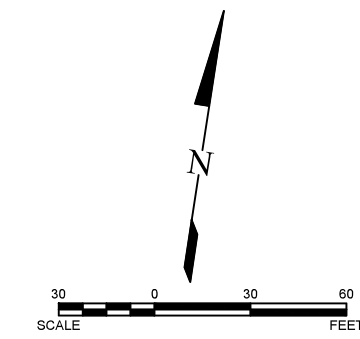
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**LEGEND**

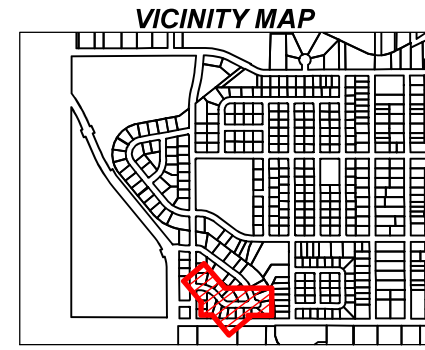
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- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- Ⓜ EXISTING INLET



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		PROJECT NUMBER 2304-01041
		ISSUE DATE 11/15/2023

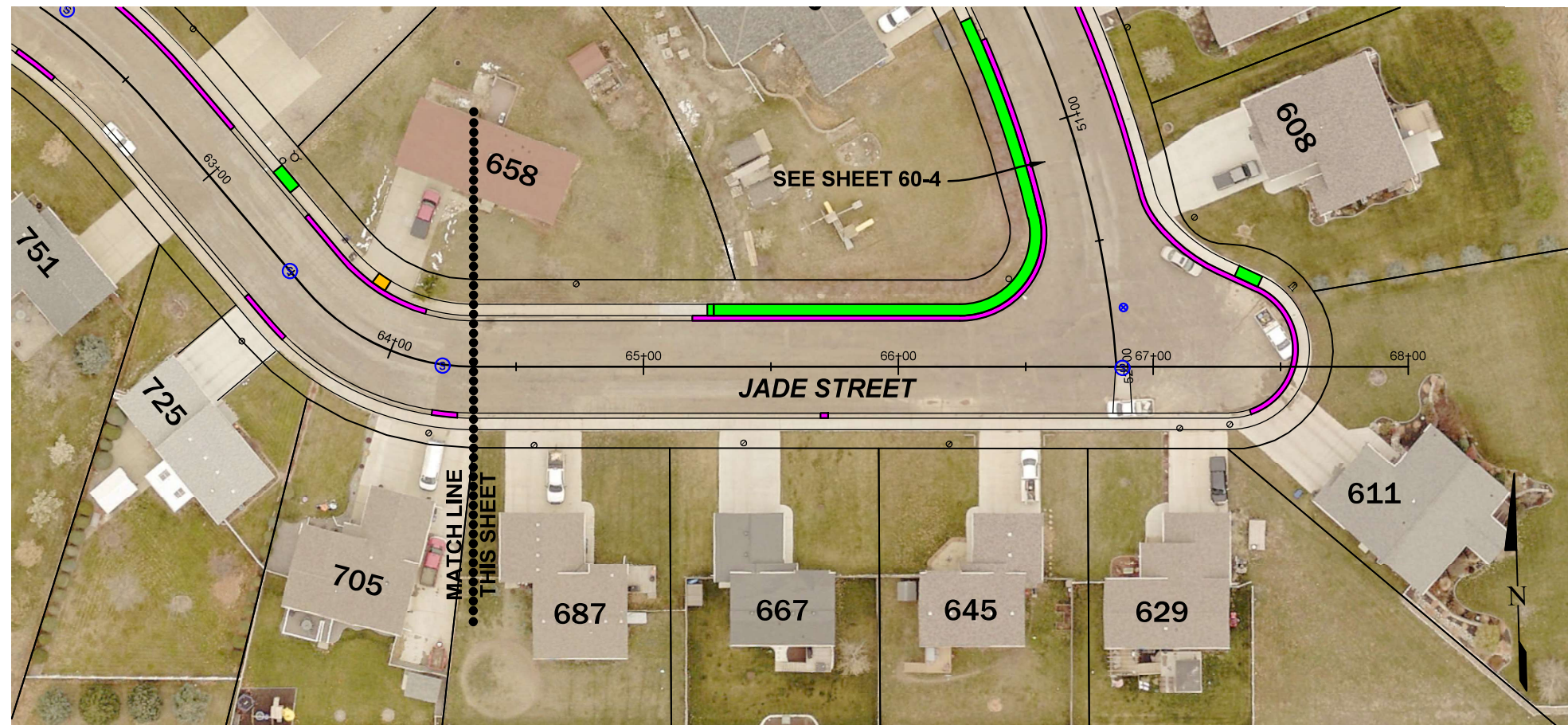
**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - DIAMOND DRIVE


SHEET  
**60-4**



**LEGEND**

- MATCH LINE
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- █ SID CONCRETE DRIVEWAY 6"
- █ SID CURB & GUTTER
- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- Ⓜ EXISTING INLET

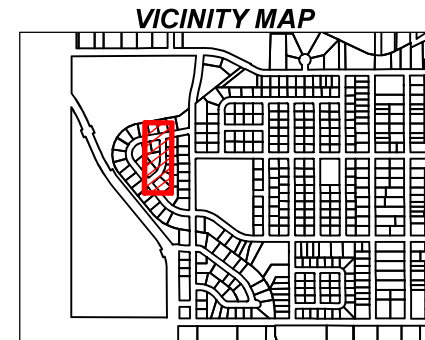
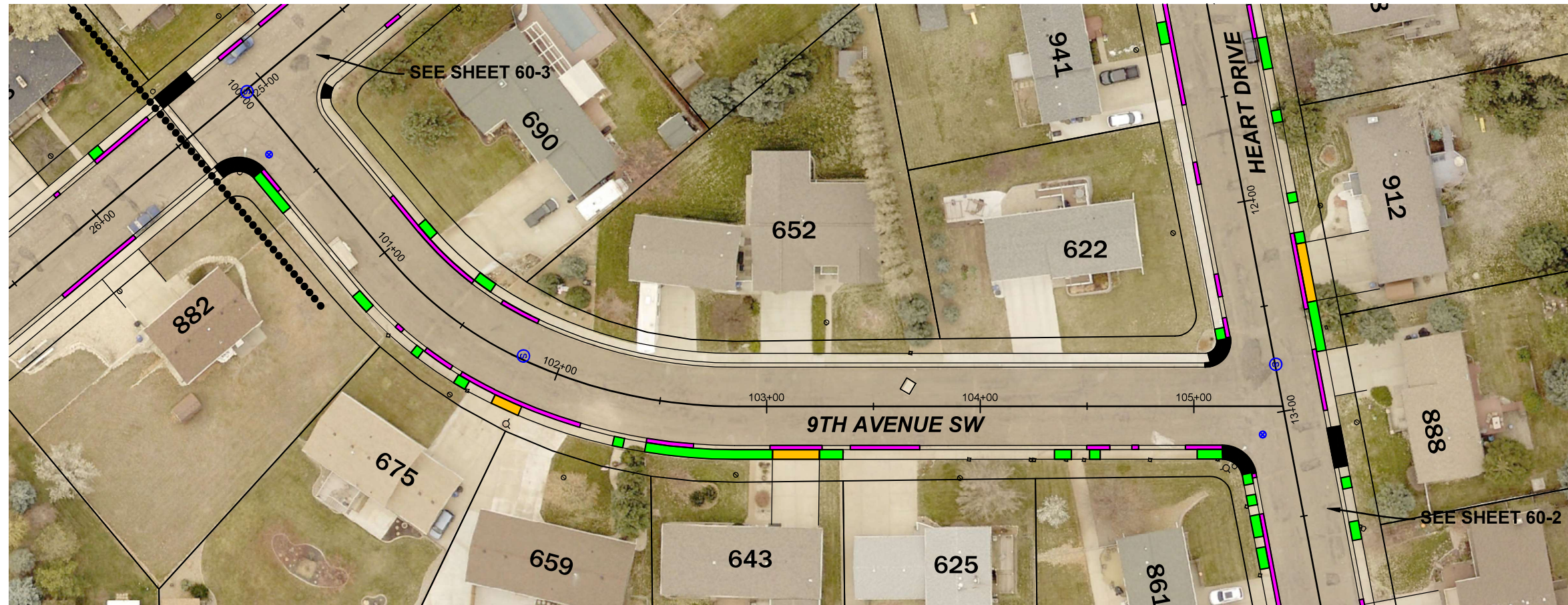




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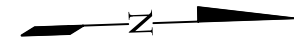
**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - JADE STREET

SHEET  
60-5



**LEGEND**

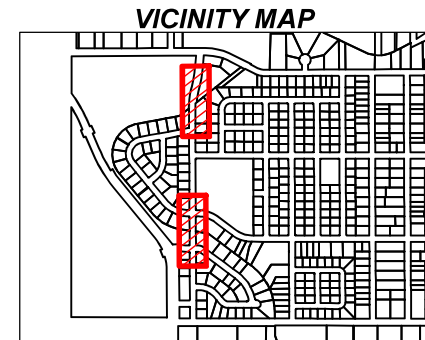
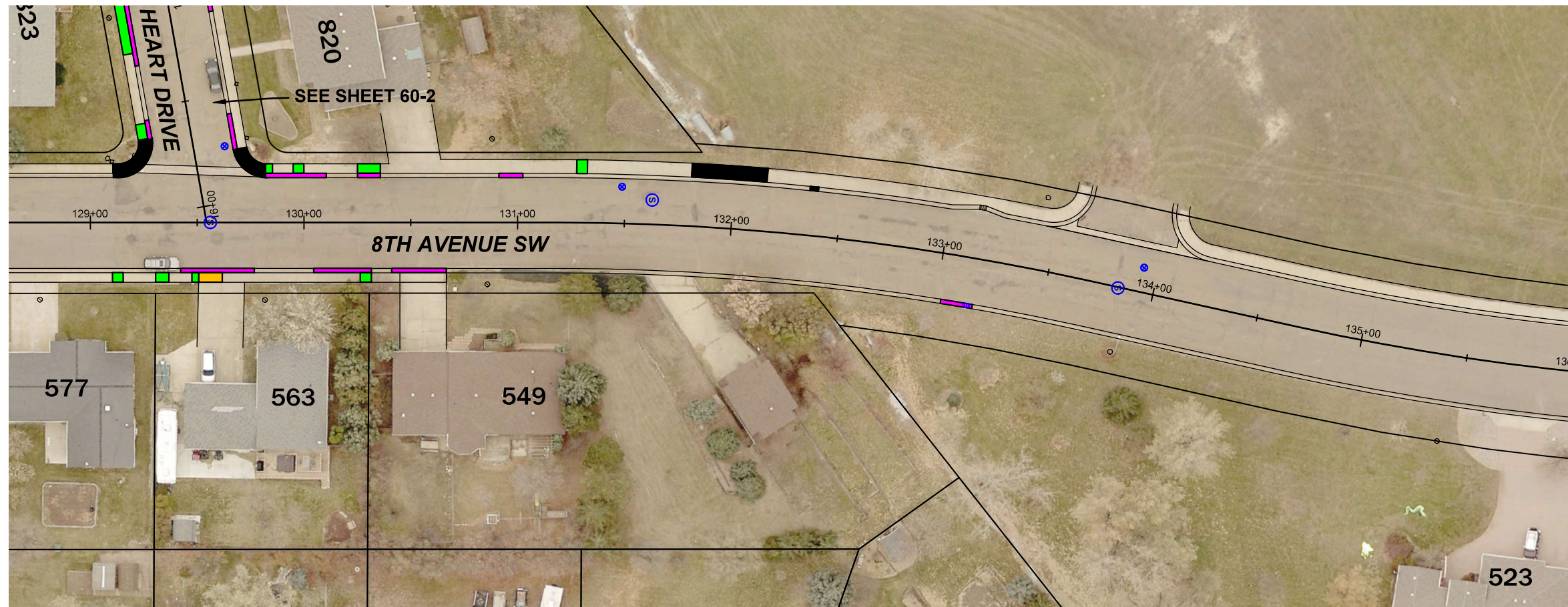
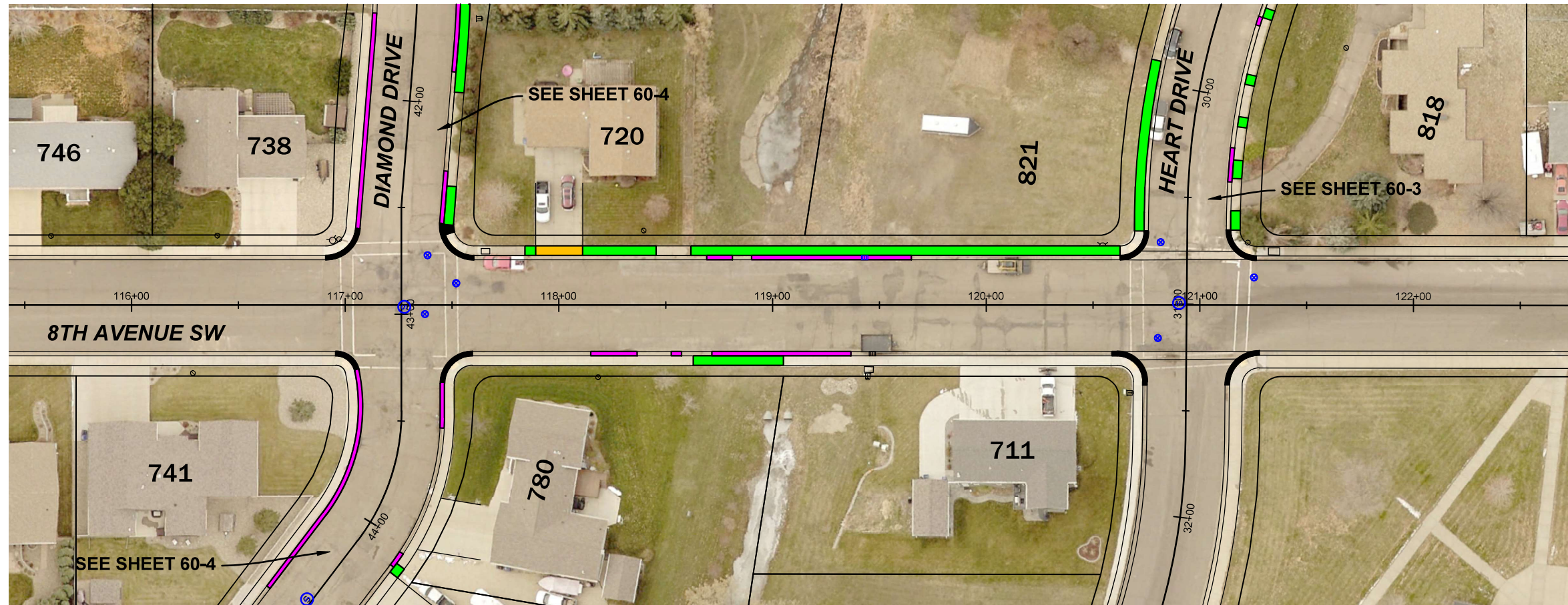
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- █ SID CONCRETE DRIVEWAY 6"
- █ SID CURB & GUTTER
- █ NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- Ⓛ EXISTING INLET



NO.	DATE	REVISION
		DRAFTED JSK
		REVIEWED AK
		PROJECT NUMBER 2304-01041
		ISSUE DATE 11/15/2023

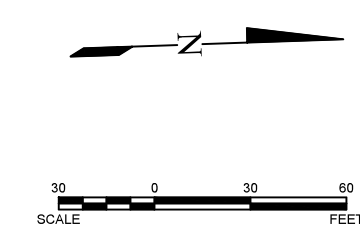
**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - 9TH AVENUE SW

SHEET  
**60-6**



**LEGEND**

- MATCH LINE
- SID CONCRETE SIDEWALK
- SID CONCRETE DRIVEWAY 6"
- SID CURB & GUTTER
- NON-SID CONCRETE
- ⊗ EXISTING GATE VALVE
- Ⓢ Ⓣ EXISTING MANHOLE
- EXISTING INLET



REVISION	NO.	DATE
DRAFTED	JKS	
REVIEWED	AK	
PROJECT NUMBER	2304-01041	
ISSUE DATE	11/15/2023	

**2024 ROAD MAINTENANCE**  
 CITY OF DICKINSON  
 DICKINSON, NORTH DAKOTA  
 SID NO. 202401-2 - 8TH AVENUE SW

SHEET  
**60-7**



DICKINSON 2024 ROAD MAINTENANCE (202401)

SID NO. 202401-2

COST PER LOT BY CONCRETE IMPROVEMENTS ADJACENT TO PROPERTY

PARCEL ID	OWNER	HOUSE #	STREET	LEGAL	REMOVAL OF CONCRETE (SY)	REMOVAL OF CURB & GUTTER (LF)	CURB & GUTTER (LF)	CONCRETE SIDEWALK (SY)	CONCRETE DRIVEWAY 6IN (SY)	TOTAL ASSESSMENT BY PARCEL
1440-1800-1100	FUENTES, PATRICIA ET-AL	643	9TH AVENUE SW	LOT 11, BLOCK 18, HEART RIVER 3RD SUBDIVISION	44.1	42.0	42.0	33.1	11.0	\$ 9,668.70
1440-1800-1000	WALLACE, GAIL	625	9TH AVENUE SW	LOT 10, BLOCK 18, HEART RIVER 3RD SUBDIVISION	0.0	32.5	32.5	0.0	0.0	\$ 2,210.00
1440-1700-0700	ROSHAU, KENNETH & CHERIE	711	8TH AVENUE SW	WEST PART LOT 7, BLOCK 17, HEART RIVER 3RD SUBDIVISION	0.0	31.5	31.5	0.0	0.0	\$ 2,142.00
1440-1100-2200	HEPPERLE, DEAN R. & LINDA	577	8TH AVENUE SW	LOT 22, BLOCK 11, HEART RIVER 3RD SUBDIVISION	2.4	0.0	0.0	2.4	0.0	\$ 352.80
1440-1100-2300	GRINSTEINNER, BILLIE JO & DAVID P.	563	8TH AVENUE SW	LOT 23, BLOCK 11, HEART RIVER 3RD SUBDIVISION	12.2	60.0	60.0	6.7	5.6	\$ 6,052.90
1440-1100-2400	GRISHKOWSKY, LEONA L & VANCE E	549	8TH AVENUE SW	LOTS 24 & 25, BLOCK 11, HEART RIVER 3RD SUBDIVISION	0.6	26.5	26.5	0.6	0.0	\$ 1,890.20
1441-0100-0301	ASENSIO, DANIEL & ASHLEY D.	523	8TH AVENUE SW	LOTS 3, 4 & 5, BLOCK 1, MJB SUBDIVISION, E1/2 UNPLATTED 9-139-96	0.0	15.0	15.0	0.0	0.0	\$ 1,020.00
<b>ZONE TOTALS:</b>					<b>550.6</b>	<b>3,093.0</b>	<b>3,093.0</b>	<b>751.3</b>	<b>100.5</b>	<b>\$ 328,915.20</b>