

6th Ave SW HMA Improvements

FAYETTE COUNTY

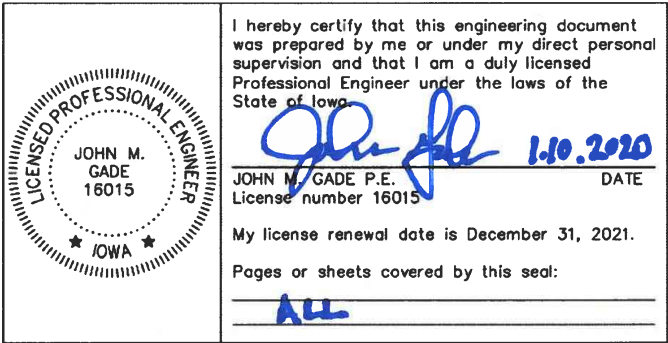
PRELIMINARY ASSESSMENT SCHEDULE

CITY OF OELWEIN, IA

PREPARED BY

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Phone: 515-233-0000

FOX Ref: 1022-19C.460



Pg 1.	Cover Sheet
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January 10, 2020

Mayor & City Council
City of Oelwein
20 Second Ave SW
Oelwein, IA 50662

Re: **6th Ave SW HMA Improvements - Assessment**
Summary Letter
FOX Ref No: 1022-19C.460

Dear Mayor and City Council:

The 6th Ave SW HMA Improvements project consists of 4-inch HMA paving with 4-inch milling base, traffic control, pavement markings, and associated items on 6th Ave SW. The 6th Ave SW HMA Improvements will be 1,301.5 feet south of and 761.8 feet north of the intersection with 10th St SW for a total project length of 0.39 miles.

The City Council has directed this project to be constructed and has entered into a Development Agreement with Fayette County for them to complete the design, bidding, and administration in association with their Fayette County 2020 Pavement Improvements. Council has directed a portion of the cost of construction be special assessed to benefiting property owners. The appropriate resolutions have been prepared for the City Council to establish a public hearing for the proposed Resolution of Necessity on February 10, 2020, at 6:00 p.m. Fayette County has prepared the construction plans and opinion of cost for the project which are on file with the City Clerk. Enclosed, please find the preliminary project cost, preliminary assessment plat, and preliminary assessment schedule prepared in accordance with Section 384 of the Code of Iowa.

The estimated total cost of the project is **\$123,520.87**. Fayette County will be responsible for 50% of the project or \$61,760.44 and the City of Oelwein will be responsible for the remaining 50%. City Council determined that 45% of the City's portion of the project costs will be special benefit and assessed to property owners. City Council determined 55% of their portion of the project will be general benefit and paid for by the City.

The assessment district was determined to be 150-foot offset from the 6th Ave SW right-of-way. The preliminary assessable costs include all items and associated costs listed in the attached Preliminary Assessment Project Costs document. The property valuations were determined based on either property appraisals, recent property sales, or Fayette County tax appraisals (see Council Explanation on the Assessment Schedule).

The construction plans were prepared for a January 20, 2020, bid letting through Fayette County. It is anticipated that the paving improvements will be completed in the Spring/Summer of 2020.

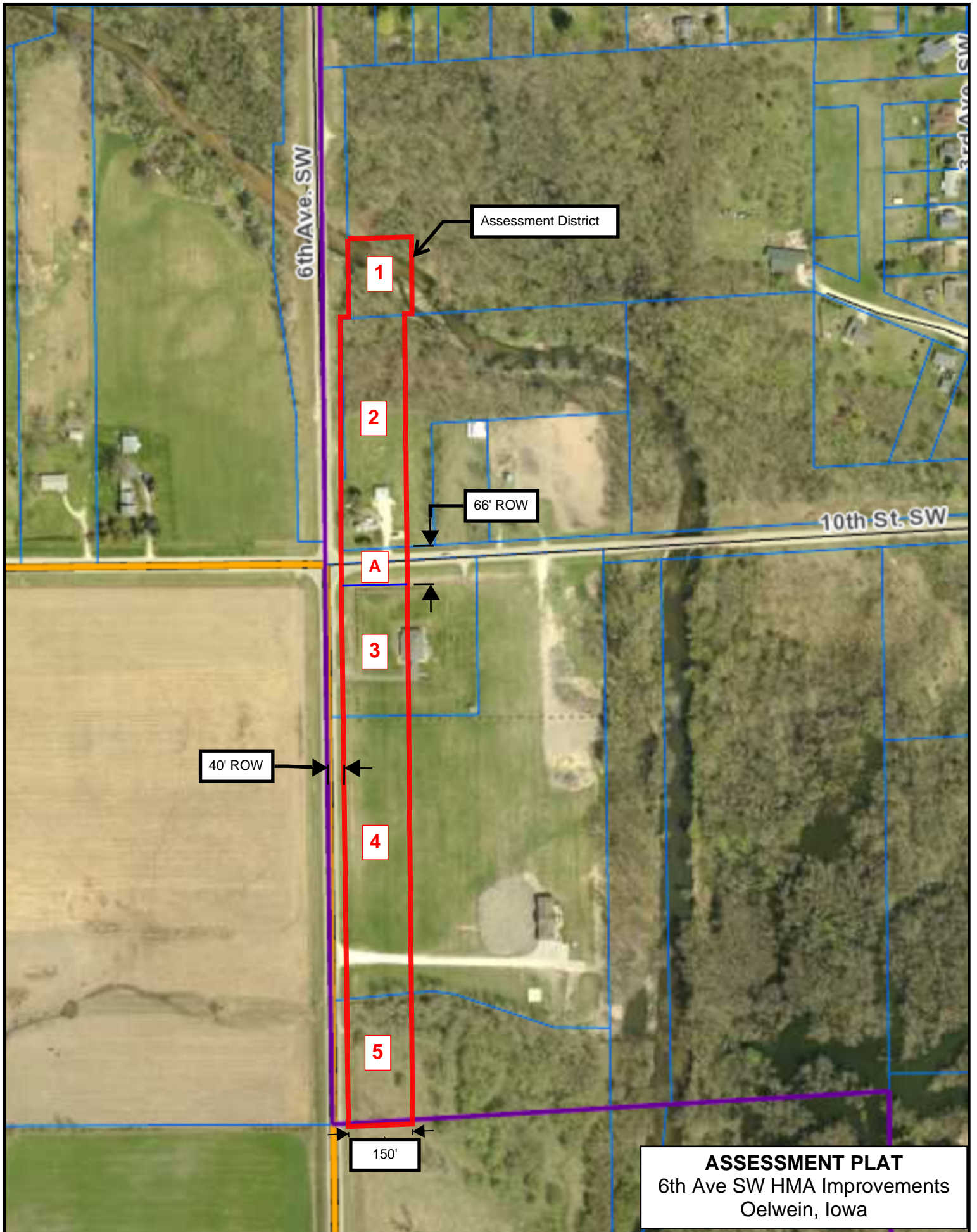
FOX Engineering recommends that the City Council proceed with this project and that the City Council establish February 10, 2020, as the date of the public hearing for the 6th Ave SW HMA Improvements Special Assessment.

Please contact us with any questions or comments regarding this recommendation.

Sincerely,
FOX Engineering Associates, Inc.

John Gade

John Gade, P.E.



6th Ave SW HMA Improvements
4-inch HMA Paving with 4-inch Milling Base
 City of Oelwein, Iowa
 9/8/2019
 FOX PN 1022-19A.460

PRELIMINARY ASSESSMENT SCHEDULE

Type 01

BOND#

Total Project Cost: \$123,520.87

Fayette County: \$61,760.44 50%

General Benefit (Oelwein): \$33,968.24 55%

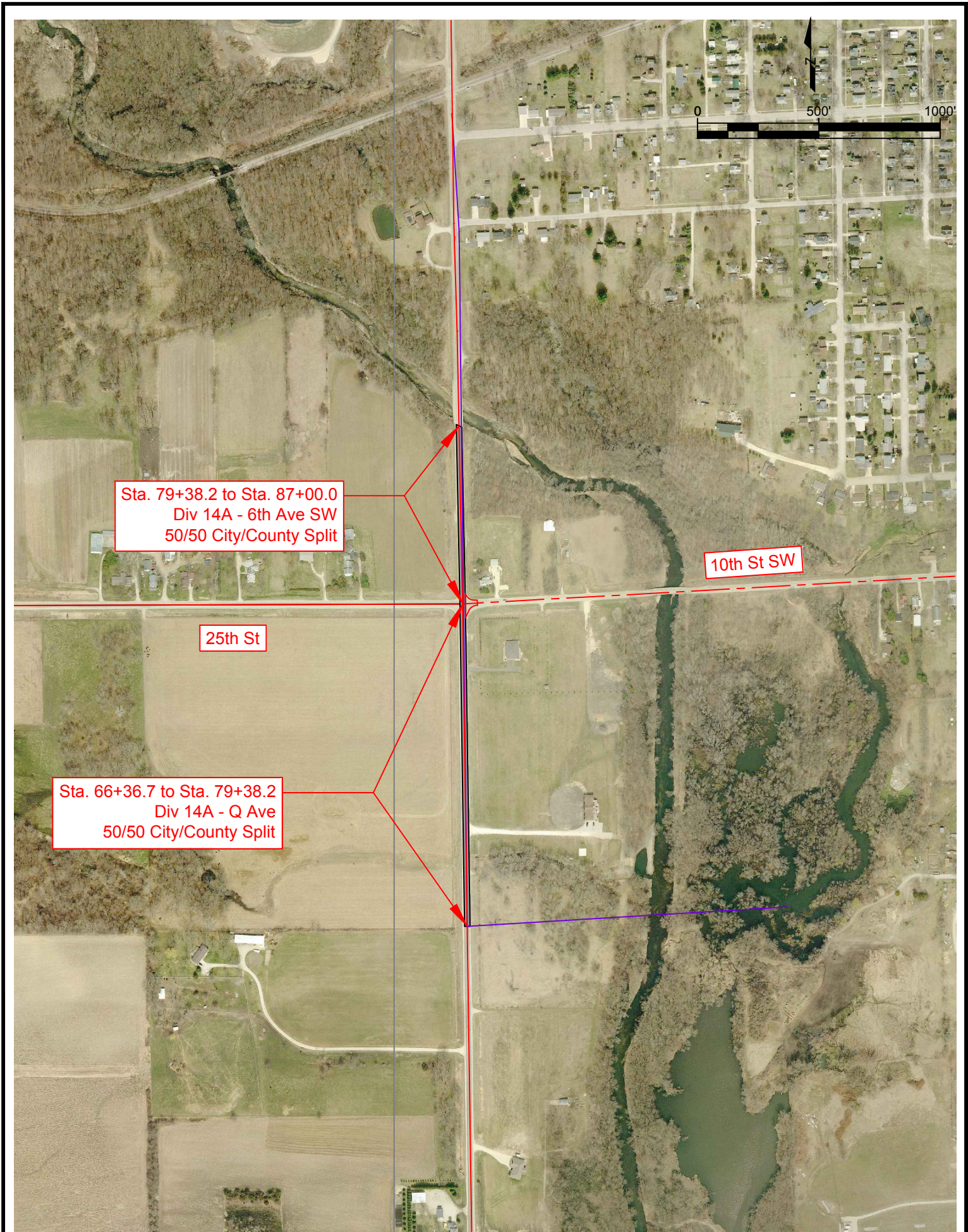
Special Benefit (Private Owners): \$27,792.20 45%

6th Ave SW (10th St north to Bridge): \$31,676
 6th Ave SW (10th St south): \$91,845
 Total Project Cost: \$123,521

Frontage Assessment \$13,896 50% Assessed Lot Depth: 150 feet
 Area Assessment \$13,896 50%

Certificate Number	Parcel No.	Parcel ID	Current Title Holder	Mail To Address	Legal Description	Assessed Lot Frontage, Feet	Corner Lot Frontage, Feet	Assessed Lot Area, Square Feet	Council Valuation ³	25% Valuation	Total Preliminary Assessment	Percent of Total Project Cost	Conditional Deficiency Assessment ⁴	Notes
	1	1828151003	Mundt, William R	Mundt, Shirley M. 405 Mulford Dr. Oelwein, IA 50662-2908	COM SE COR LOT 12 BLK 3 IRVINE ADD TH S 600' WLY 1176.5' N 600' E TO BEG IN THE SW NW EX W 70'	398.9		59,835	\$ 236,990	\$ 59,248	\$ 5,314.88	4.3%	\$ -	
	2	1828151007	Irvine, Jacob D. & Irvine, Jessica L.	Jacob & Jessica Irvine 409 10th St. SW Oelwein, IA 50662-2960	COM SW COR NW SEC 28 TH E 16 RDS N 20 RDS W 16 RDS S 20 RDS TO BEG IN SW NW EX W 50' OF N 161.95' & EX W 40' OF S 168.9' ALSO, COM AT SE COR LOT 12, BLK 3, IRVINE'S ADD TH S 600' ON LN PARALLEL TO W LN OF FENNERS 3RD ADD TH WLY 500' TO POB, TH WLY 676.5' TO CORP LN TH SLY ALONG CORP LN 260'+/- TH ELY 676.5' TH N 260' TO BEG IN S1/2 SW NW EX W 40'	330.0		49,500	\$ 278,260	\$ 69,565	\$ 4,396.87	3.6%	\$ -	
	A		City of Oelwein		10th ST SW ROW (66-ft)	66.0		9,900	\$ -	\$ -	\$ 879.37	0.7%	\$ 879.37	
	3	1828301004	Logan, Jeremy P. & Logan, Jean M.	Jeremy & Jean Logan 1001 6th Ave. SW Oelwein, IA 50662	PARCEL "T" NW SW, SURVEY BK 2007/109	327.0		49,050	\$ 293,950	\$ 73,488	\$ 4,356.90	3.5%	\$ -	
	4	1828301005	Fox, Gary D. & Fox, Brenda G.	Gary & Brenda G. 1115 6th Ave. SW Oelwein, IA 50662	PARCEL "U" W 1/2 NW SW, SURVEY BK 2007 PG 830	670.0		100,500	\$ 504,710	\$ 126,178	\$ 8,926.97	7.2%	\$ -	
	5	1828301003	Notelzah, Inc.	Notelzah, Inc. P.O. Box 21 Fairbank, IA 50629	W 1/2 NW SW EX PARCELS "T" & "U"	294.0		44,100	\$ 3,170	\$ 793	\$ 3,917.21	3.2%	\$ 3,124.71	
TOTALS:						2,085.9		312,885			\$ 27,792.20		\$ 4,004.08	

- Notes:**
- 1 This land can be Agricultural Deferred.
 - 2 The paving improvements are assessed as Special Benefits to private property owners at 45%, and as a General Benefit to the City at 55%.
 - 3 Council Valuation Explanation: Based on Fayette Co Assessed Value of the lot and building.
 - 4 Deficiency is between the amount proposed to be assessed and the proportion of the estimated total cost of the improvement allocated to each lot.
 - 5 Assessment Lot Depth is 150-feet.



Sta. 79+38.2 to Sta. 87+00.0
Div 14A - 6th Ave SW
50/50 City/County Split

25th St

10th St SW

Sta. 66+36.7 to Sta. 79+38.2
Div 14A - Q Ave
50/50 City/County Split

Div 14A	8/20/2019
Q Ave - 50/50 City/County	

No.	Item Code	Description	Unit	Quantity	Cost/Unit	Total Cost
0010	2102-2710090	Excavation, Class 10, Waste	CY	-	\$10.00	\$0.00
0020	2213-2713300	Excavation, Class 13 For Widening	CY	-	\$15.00	\$0.00
0030	2213-8200000	Base Widening, HMA Mixture	TON	-	\$35.00	\$0.00
0040	2214-5145150	Pavement Scarification	SY	-	\$2.00	\$0.00
0050	2303-0002380	HMA Mixture Interlayer Base Course, 1/2 In Mix	TON	-	\$37.50	\$0.00
0060	2303-1032500	HMA Standard Traffic, Intermediate Course, 1/2 In Mix	TON	398.42	\$32.00	\$12,749.53
0070	2303-1033500	HMA Standard Traffic, Surface Course, 1/2 In Mix	TON	398.42	\$34.00	\$13,546.38
0080	2303-1258343	Asphalt Binder, PG 58-34S, Standard Traffic	TON	47.81	\$475.00	\$22,710.10
0090	2303-1258346	Asphalt Binder, PG 58-34E, Extremely High Traffic	TON	-	\$625.00	\$0.00
0100	2303-6911000	HMA Pavement Samples	LS	0.01	\$2,500.00	\$12.50
0110	2303-7000610	Incentive/Disincentive for HMA Lab Voids	EACH	398.42	\$1.00	\$398.42
0120	2303-7000620	Incentive/Disincentive for HMA Field Voids	EACH	398.42	\$1.00	\$398.42
0130	2312-8260051	Granular Surfacing on Road, Class A Crushed Stone	TON	-	\$20.00	\$0.00
0140	2316-7000120	Incentive/Disincentive for HMA Pavement Smoothness	EACH	814.87	\$1.00	\$814.87
0150	2318-1001100	Cold In-Place Recycled Asphalt Pavement	SY	3,395.31	\$2.00	\$6,790.62
0160	2318-1001220	Asphalt Stabilizing Agent (Foamed Asphalt)	TON	14.94	\$600.00	\$8,963.62
0170	2435-0600010	Manhole Adjustment, Minor	EACH	-	\$1,200.00	\$0.00
0180	2518-6910000	Safety Closure	EACH	1.00	\$125.00	\$125.00
0190	2527-9263109	Painted Pavement Marking	STA	34.69	\$12.00	\$416.28
0200	2528-8445110	Traffic Control	LS	0.01	\$5,000.00	\$50.00
0210	2529-8202000	Rumble Strip Panel (In Full Depth Patch)	EACH	-	\$405.00	\$0.00
0220	2533-4980005	Mobilization	LS	0.01	\$100,000.00	\$1,000.00
0230	2548-0000100	Milled Shoulder Rumble Strips, HMA Surface	STA	-	\$15.00	\$0.00
0240	2548-0000110	Asphalt Emulsion for Fog Seal (Shoulder Rumble Strips)	GAL	-	\$5.00	\$0.00
0250	2602-0000020	Flaggers	EACH	10.00	\$450.00	\$4,500.00

	Total	\$72,475.76
	Shoulders	\$1,000.00
	+25% Contingency	\$91,844.69

- * Estimate based on 4" cold in-place recycling, 2" intermediate course, 2" surface course.
- * Binder content estimated at 6%.
- * Rock shouldering to be done by the County.
- * 50/50 City/County cost share to apply to this section.

Div 14 - Section B	8/20/2019
Q Ave - 25th St North to Bridge - 50/50 City/County	

No.	Item Code	Description	Unit	Quantity	Cost/Unit	Total Cost
0010	2102-2710090	Excavation, Class 10, Waste	CY	-	\$10.00	\$0.00
0020	2213-2713300	Excavation, Class 13 For Widening	CY	-	\$15.00	\$0.00
0030	2213-8200000	Base Widening, HMA Mixture	TON	-	\$35.00	\$0.00
0040	2214-5145150	Pavement Scarification	SY	-	\$2.00	\$0.00
0050	2303-0002380	HMA Mixture Interlayer Base Course, 1/2 In Mix	TON	-	\$37.50	\$0.00
0060	2303-1032500	HMA Standard Traffic, Intermediate Course, 1/2 In Mix	TON	-	\$32.00	\$0.00
0070	2303-1033500	HMA Standard Traffic, Surface Course, 1/2 In Mix	TON	293.76	\$34.00	\$9,987.67
0080	2303-1258343	Asphalt Binder, PG 58-34S, Standard Traffic	TON	17.63	\$475.00	\$8,372.02
0090	2303-1258346	Asphalt Binder, PG 58-34E, Extremely High Traffic	TON	-	\$625.00	\$0.00
0100	2303-6911000	HMA Pavement Samples	LS	0.01	\$2,500.00	\$12.50
0110	2303-7000610	Incentive/Disincentive for HMA Lab Voids	EACH	146.88	\$1.00	\$146.88
0120	2303-7000620	Incentive/Disincentive for HMA Field Voids	EACH	146.88	\$1.00	\$146.88
0130	2312-8260051	Granular Surfacing on Road, Class A Crushed Stone	TON		\$20.00	\$0.00
0140	2316-7000120	Incentive/Disincentive for HMA Pavement Smoothness	EACH	-	\$1.00	\$0.00
0150	2318-1001100	Cold In-Place Recycled Asphalt Pavement	SY	-	\$2.00	\$0.00
0160	2318-1001220	Asphalt Stabilizing Agent (Foamed Asphalt)	TON	-	\$600.00	\$0.00
0170	2435-0600010	Manhole Adjustment, Minor	EACH	-	\$1,200.00	\$0.00
0180	2518-6910000	Safety Closure	EACH	1.00	\$125.00	\$125.00
0190	2527-9263109	Painted Pavement Marking	STA	-	\$12.00	\$0.00
0200	2528-8445110	Traffic Control	LS	0.01	\$5,000.00	\$50.00
0210	2529-8202000	Rumble Strip Panel (In Full Depth Patch)	EACH	-	\$405.00	\$0.00
0220	2533-4980005	Mobilization	LS	0.01	\$100,000.00	\$1,000.00
0230	2548-0000100	Milled Shoulder Rumble Strips, HMA Surface	STA	-	\$15.00	\$0.00
0240	2548-0000110	Asphalt Emulsion for Fog Seal (Shoulder Rumble Strips)	GAL	-	\$5.00	\$0.00
0250	2602-0000020	Flaggers	EACH	10.00	\$450.00	\$4,500.00

	Total	\$24,340.94
	Shoulders	\$1,000.00
	+25% Contingency	\$31,676.18

- * Estimate based on 2" surface course (estimated at 3" due to uneven existing surface)
- * Binder content estimated at 6%.
- * Rock shouldering to be done by the County.
- * 50/50 City/County cost share to apply to this section.