

Wings East Pavement Improvements

FAYETTE COUNTY

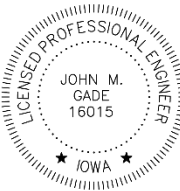
FINAL ASSESSMENT SCHEDULE

CITY OF OELWEIN, IA

PREPARED BY

John Gade, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, IA 50010
Phone: 515-233-0000

FOX Ref: 1022-18A.460

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	JOHN M. GADE P.E. _____ DATE _____ License number 16015
	My license renewal date is December 31, 2021.
	Pages or sheets covered by this seal: _____ _____

Pg 1.	Cover Sheet
Pg 2-3.	Letter to Council
Pg 4-5.	Final Assessment Plat
Pg 6.	Final Assessment Schedule
Pg 7.	Final Project Cost

June 17, 2021

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

Re: **Wings East Pavement Improvements – Special Assessment**
Summary Letter for Final Assessment
FOX Ref No: 1022-18A.460

Dear Mayor and City Council:

The Wings East Pavement Improvements project consists of a 3.5-inch HMA overlay on portions of 12th Ave NE, 13th Ave NE, 2nd St NE, and 3rd St NE. The project also includes a full depth PCC replacement for portions of 3rd St NE and 13th Ave NE. Work includes pavement removal and replacement of select driveways and sidewalks. Work includes storm sewer and subdrain improvements. Erosion control, traffic control and permanent seeding are included in the project. The total length of improvements is approximately 0.6 miles.

The City Council directed this project to be constructed and directed a portion of the project costs to be assessed to benefiting property owners. City Council held a public hearing and adopted the Resolution of Necessity on May 11, 2020, at 6:00 p.m. City Council determined that 50% of project will be a special benefit assessed to property owners. City Council determined 50% of the project will be a general benefit and paid for by the City. The preliminary total project cost was estimated at \$650,000.

The assessment district was generally determined to be 85-foot or 100-foot offset from the 12th Ave NE, 13th Ave NE, 2nd St NE, and 3rd St NE right-of-way. The final assessable costs include all items and associated costs listed in the attached Final 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).

All work has been completed and City Council has accepted the Statement of Final Completion on June 14, 2021. The total project cost is **\$693,000.00** which includes the base bid, change orders, and consultation fees. Council can not assess a property owner more than the approved Preliminary Assessment Schedule. The completed project was \$43,000 over the project estimate. Thus, the Total Final Assessment to private property owners will be equal or no more than the values shown on the Preliminary Assessment.

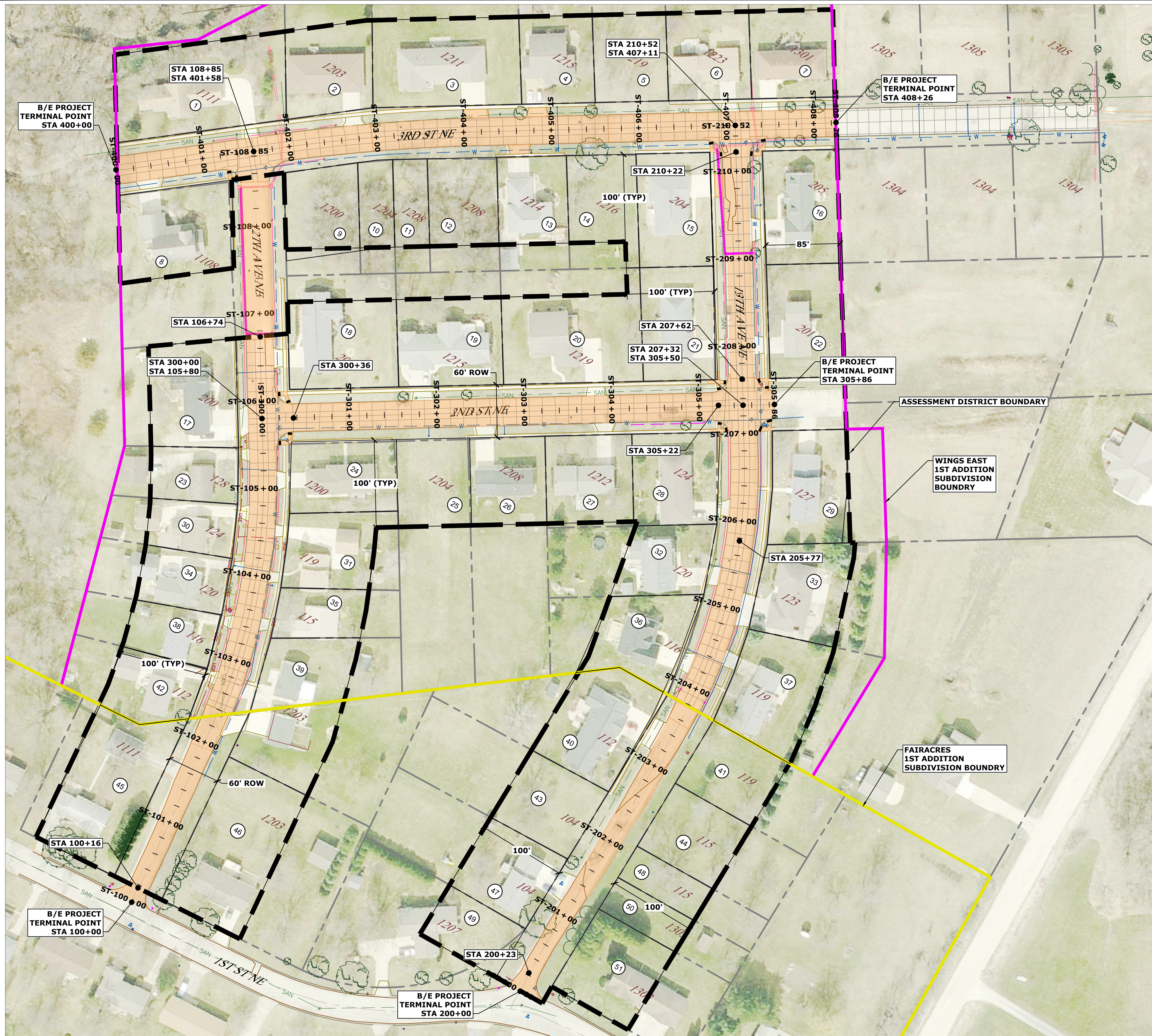
Attached is the Final Assessment Plat, Final Assessment Schedule, and Final Project Costs for your review and use.

Please contact us with any questions or comments.

Sincerely,
FOX Engineering Associates, Inc.

John Gade

John Gade, P.E.



LEGEND

PROPOSED IMPROVEMENT

PARCEL NO. (SEE PRELIMINARY ASSESSMENT SCHEDULE)

DESCRIPTION OF PROJECT

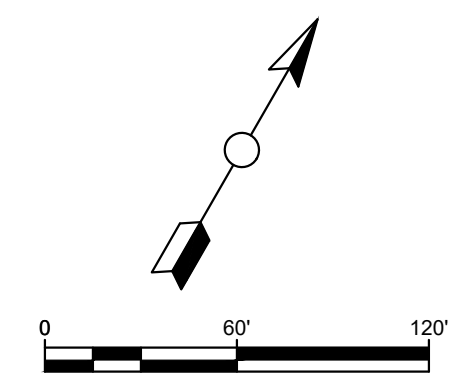
This project includes a 3.5-inch HMA Overlay on portions of 12th Ave NE, 13th Ave NE, 2nd St NE, and 3rd St NE north of 1st St NE. The project also includes PCC curb/gutter and full depth HMA pavement replacement for portions of 3rd St NE and 13th Ave NE. Other work includes PCC mainline pavement removal, PCC driveway removal/replacement, PCC sidewalk/sidewalk ramp removal/replacement, excavation, topsoil borrow, traffic control, storm sewer, and seeding.

DESCRIPTION OF AREA TO BE ASSESSED

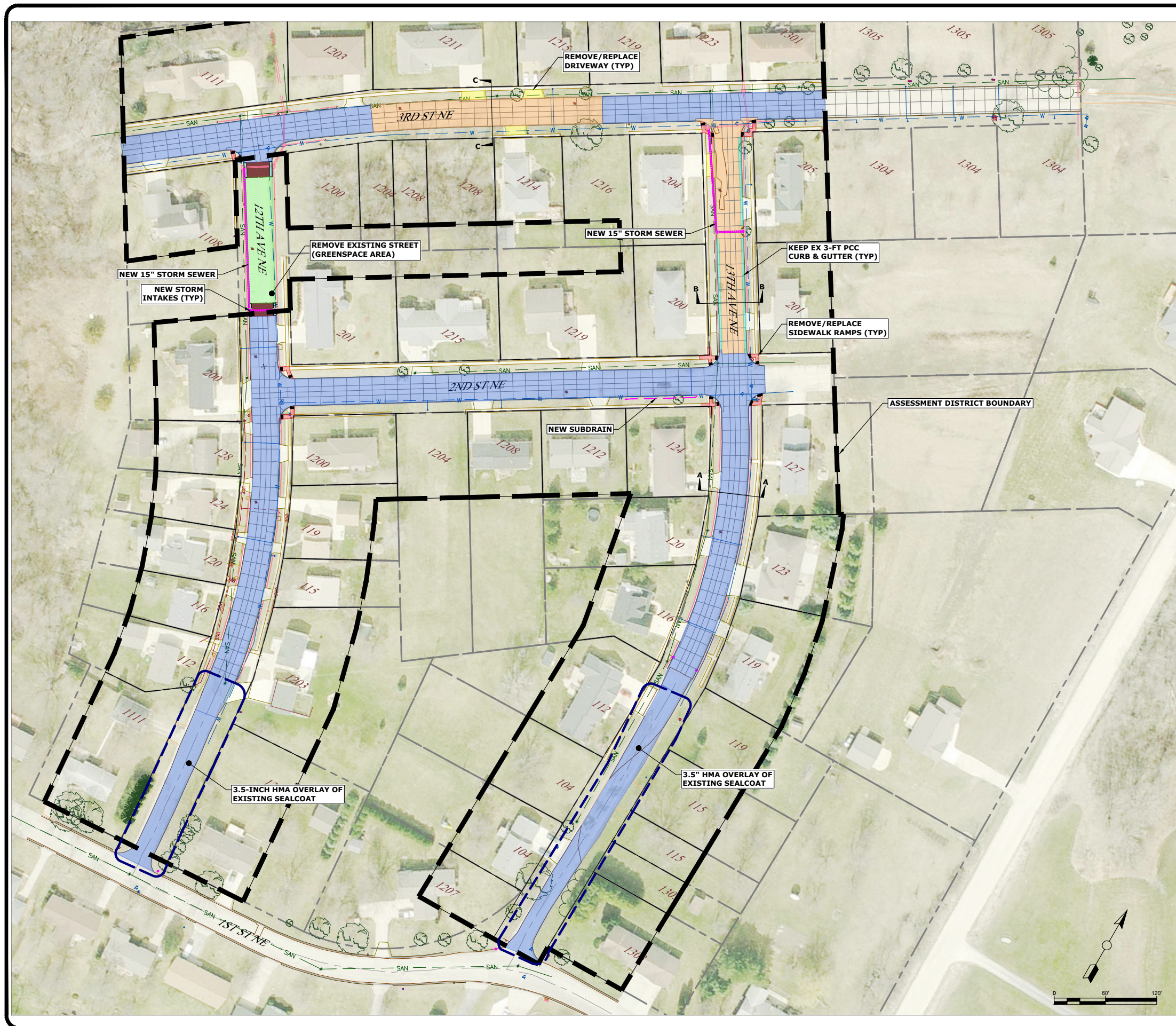
The limits for assessments shall be that area within the Oelwein City limits lying generally within one hundred feet west of the 12th Ave NE Right of Way, from STA 100+16 to STA 106+74; one hundred feet east of the 12th Ave NE Right of Way, from STA 100+16 to STA 106+74; one hundred feet west of the 13th Ave NE Right of Way, from STA 200+23 to STA 205+77; eighty five feet east of the 13th Ave NE Right of Way, from STA 205+77 to STA 210+22. In addition, the limits for assessment shall also include the area one hundred feet north and south of the 3rd St NE Right of Way from STA 400+00 to STA 408+26, and the area one hundred feet north and south of the 2nd St NE Right of Way from STA 300+36 to STA 305+22.

DESCRIPTION OF IMPROVEMENT LOCATION

- 12th Ave NE (from 1st St NE to 3rd St NE) STA 100+00 to STA 108+85
- 13th Ave NE (from 1st St NE to 3rd St NE) STA 200+00 to STA 210+52
- 2nd St NE (12th Ave NE to 13th Ave NE) STA 300+00 to STA 305+86
- 3rd St NE (158 ft west of 12th Ave NE to 115 ft east of 13th Ave NE) STA 400+00 to STA 408+26



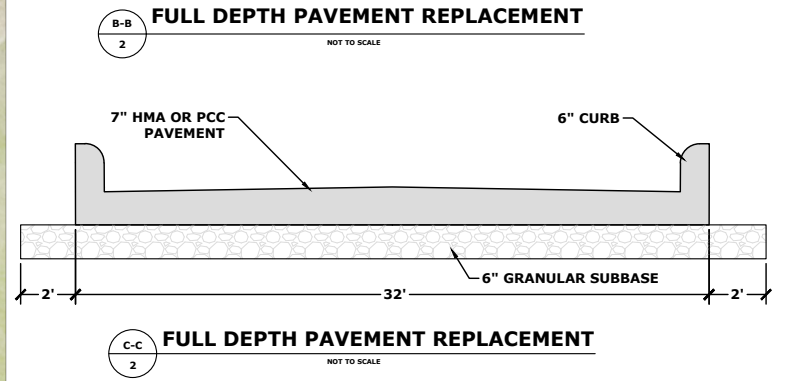
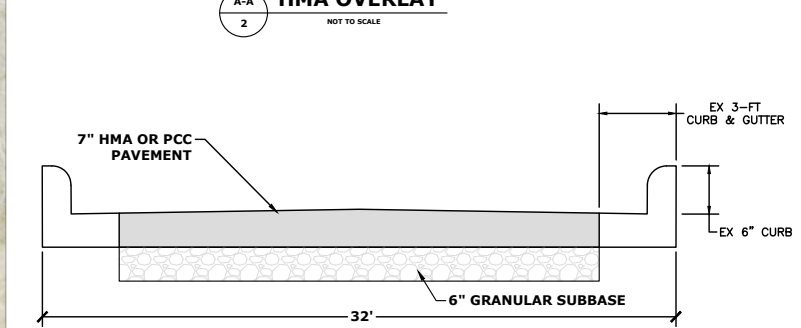
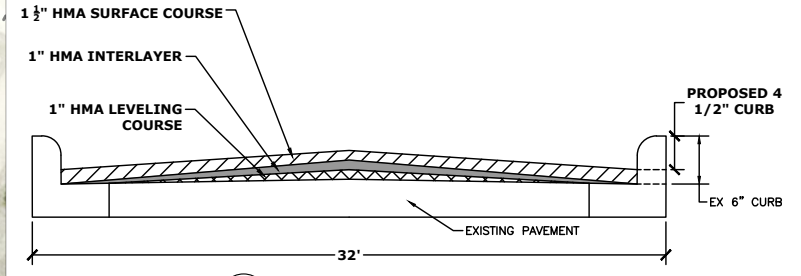
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\$693,000 TOTAL PROJECT COST

LEGEND

- GREENSPACE AREA
- DRIVEWAY REMOVAL/REPLACEMENT
- SIDEWALK REMOVAL/REPLACEMENT
- FULL WIDTH PCC REMOVAL/REPLACEMENT
- PCC CURB EXISTING 3' WIDE
- NEW 6" GRAVEL SURFACING
- HMA OVERLAY (3.5")
- STORM PIPE
- SUBDRAIN



WINGS EAST PAVEMENT IMPROVEMENTS

Total Project Costs

City of Oelwein, Iowa

Last Update 6/17/2021

FOX PN: 1022-18A



Bid Item No.	Description	Total Quantity	Units	Unit Price	Total Value of Item (\$)
2.01	TOPSOIL, OFF-SITE	147	CY	\$32.00	\$4,704.00
2.02	EXCAVATION, ON-SITE	1	LS	\$6,000.00	\$6,000.00
2.03	SUBGRADE PREPARATION, 6-INCH	2263	SY	\$2.00	\$4,526.00
2.04	SUBBASE, MODIFIED, 6-INCH	2863	SY	\$5.00	\$14,315.00
CO1 2.05	REMOVE & REINSTALL SEALCOAT & ROCK	104	CY	\$5.00	\$520.00
CO1 2.06	REMOVE SOIL AND TAKE OFF-SITE	244	CY	\$10.00	\$2,440.00
CO1 2.07	SUBGRADE TREATMENT, GEOGRID	1195	SY	\$3.00	\$3,585.00
3.01	TRENCH FOUNDATION	0	TON	\$14.00	\$0.00
4.01	STORM SEWER, TRENCHED, 15-INCH, AS SUBDRAIN	189	LF	\$50.00	\$9,450.00
4.02	STORM SEWER, TRENCHED, 15-INCH	175.5	LF	\$50.00	\$8,775.00
4.03	FOOTING DRAIN COLLECTOR, PVC, 4-INCH	0	LF	\$13.00	\$0.00
4.04	FOOTING DRAIN CLEANOUT, PVC, 4-INCH	0	EA	\$500.00	\$0.00
4.05	FOOTING DRAIN CONNECTION	0	EA	\$400.00	\$0.00
CO1 4.06	4-INCH LONGITUDINAL SUBDRAIN, PERFORATED, TYPE I	470	LF	\$13.00	\$6,110.00
CO1 4.06	CONNECT TO EXISTING TILE, 4-INCH	0	EA	\$400.00	\$0.00
CO1 4.07	SUBDRAIN CLEANOUT	3	EA	\$500.00	\$1,500.00
6.01	INTAKE, SW-501	4	EA	\$4,500.00	\$18,000.00
6.02	CONNECTION TO EXISTING INTAKE	2	EA	\$1,500.00	\$3,000.00
7.01	CURB AND GUTTER, 36-INCH WIDTH, 7-INCH THICKNESS	964	LF	\$31.00	\$29,884.00
7.02	PAVEMENT, HMA 7-INCH	1589	SY	\$40.00	\$63,560.00
7.03	HMA PAVEMENT SAMPLES AND TESTING	1	LS	\$1,000.00	\$1,000.00
7.04	HMA OVERLAY, LEVELING COURSE	481.64	TONS	\$106.00	\$51,053.84
7.05	HMA OVERLAY, 1.0-INCH, INTERLAYER	5387	SY	\$7.50	\$40,402.50
7.06	HMA OVERLAY, 1.5-INCH, SURFACE COURSE	7511	SY	\$8.50	\$63,843.50
7.07	REMOVAL OF DRIVEWAY	113	SY	\$7.00	\$791.00
7.08	REMOVAL OF SIDEWALK	216	SY	\$7.00	\$1,512.00
7.09	REMOVAL OF CURB	11	LF	\$50.00	\$550.00
7.10	SIDEWALK, PCC, 4-INCH	151	SY	\$42.00	\$6,342.00
7.11	SIDEWALK RAMP, PCC, 6-INCH	82	SY	\$71.00	\$5,822.00
7.12	DETECTABLE WARNINGS	144	SF	\$52.00	\$7,488.00
7.13	DRIVEWAY, PAVED, PCC, 6-INCH	154	SY	\$52.00	\$8,008.00
7.14	SUBBASE OVER-EXCAVATION	160.5	TON	\$23.00	\$3,691.50
7.15	MILLING	155	SY	\$42.00	\$6,510.00
7.16	PAVEMENT REMOVAL	2610	SY	\$7.00	\$18,270.00
CO1 7.17	PAVEMENT, HMA 5-INCH	627	SY	\$30.00	\$18,810.00
FO3 7.18	PAVEMENT, HMA 3-INCH	0	TON	\$106.00	\$0.00
8.01	TEMPORARY TRAFFIC CONTROL	1	LS	\$6,000.00	\$6,000.00
9.01	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	0.5	AC	\$6,000.00	\$3,000.00
9.02	FILTER SOCK, 8-INCH	60	LF	\$3.00	\$180.00
9.03	FILTER SOCKS, REMOVAL	60	LF	\$1.00	\$60.00
11.01	MOBILIZATION	1	LS	\$40,000.00	\$40,000.00
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	1	LS	\$500.00	\$500.00
11.03	CONCRETE WASHOUT	0	LS	\$500.00	\$0.00
12.01	GRANULAR SURFACING, CLASS A	147.45	TON	\$23.00	\$3,391.35
12.02	PERMANENT SIGNAGE	9	EA	\$225.00	\$2,025.00
12.03	FIXTURE ADJUSTMENTS	6	EA	\$680.00	\$4,080.00
CO1 12.04	GRANULAR SURFACING, MODIFIED	0	TON	\$23.00	\$0.00
ALT 1.01	DRIVEWAY EDGE NOTCH	646	LF	\$10.40	\$6,718.40
Construction Total Costs					\$476,418.09

Assessments & Public Meetings	\$18,644.91
Design & Bidding	\$91,990.00
Administration	\$43,937.00
Construction Staking & Observation	\$62,010.00
TOTAL PROJECT COST:	\$693,000.00