

ADAMS STREET RECONSTRUCTION

SPECIAL ASSESSMENT WORKSHOP

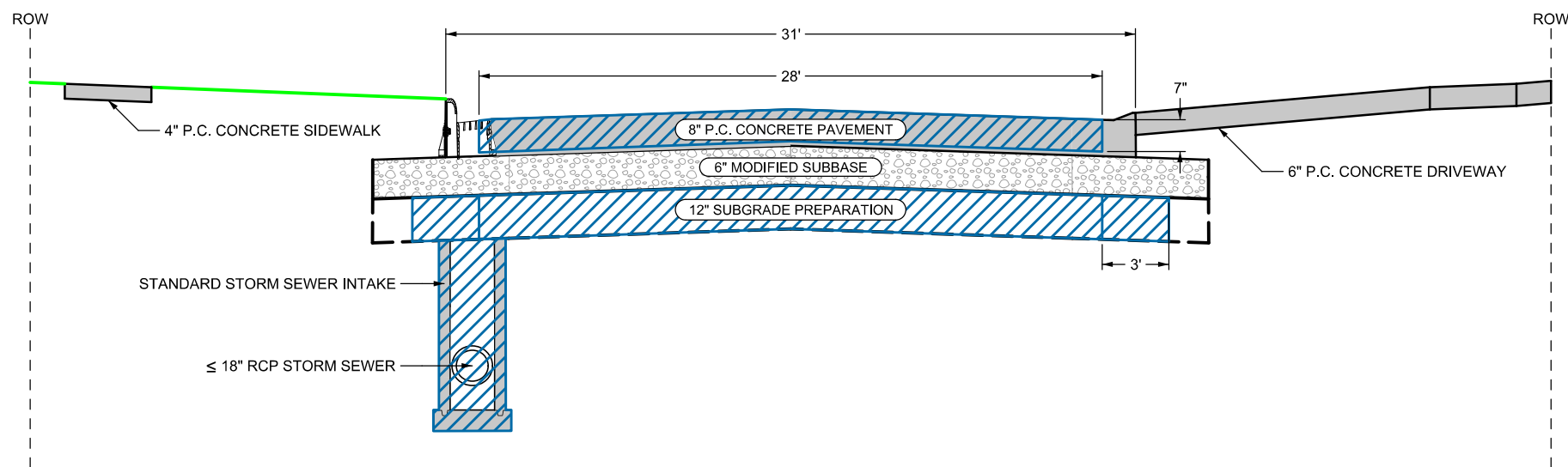
12.13.2021



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**ASSESSMENT SCENARIO 1
STANDARD RESIDENTIAL PAVEMENT WIDTH,
SUBGRADE PREPARATION, STORM SEWER PLUS
ASSOCIATED CONTINGENCIES**

 **ASSESSIBLE ITEMS**

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12/7/2021

ENGINEER: CFF
DRAWN BY: JMT
CITY OF CARROLL, IOWA
MEC JOB #: 211181
NOVEMBER 2021

REVISIONS



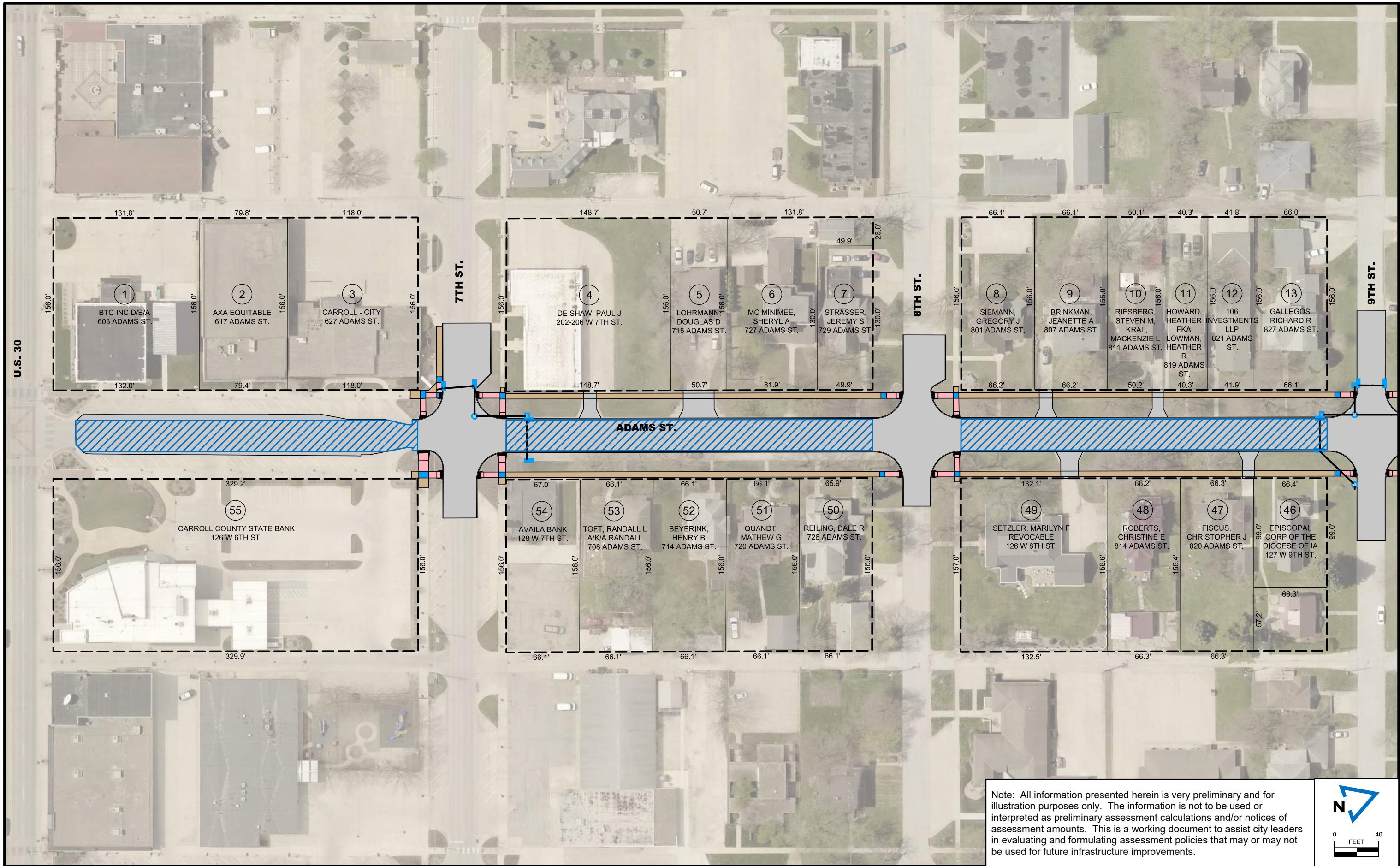
623 N Carroll Street
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fax 515-964-2370

ADAMS STREET RECONSTRUCTION
U.S. 30 TO 13TH STREET
CITY OF CARROLL, IOWA

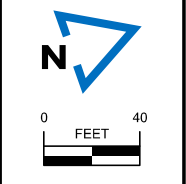
SPECIAL ASSESSMENT
SCENARIO 1
TYPICAL SECTION

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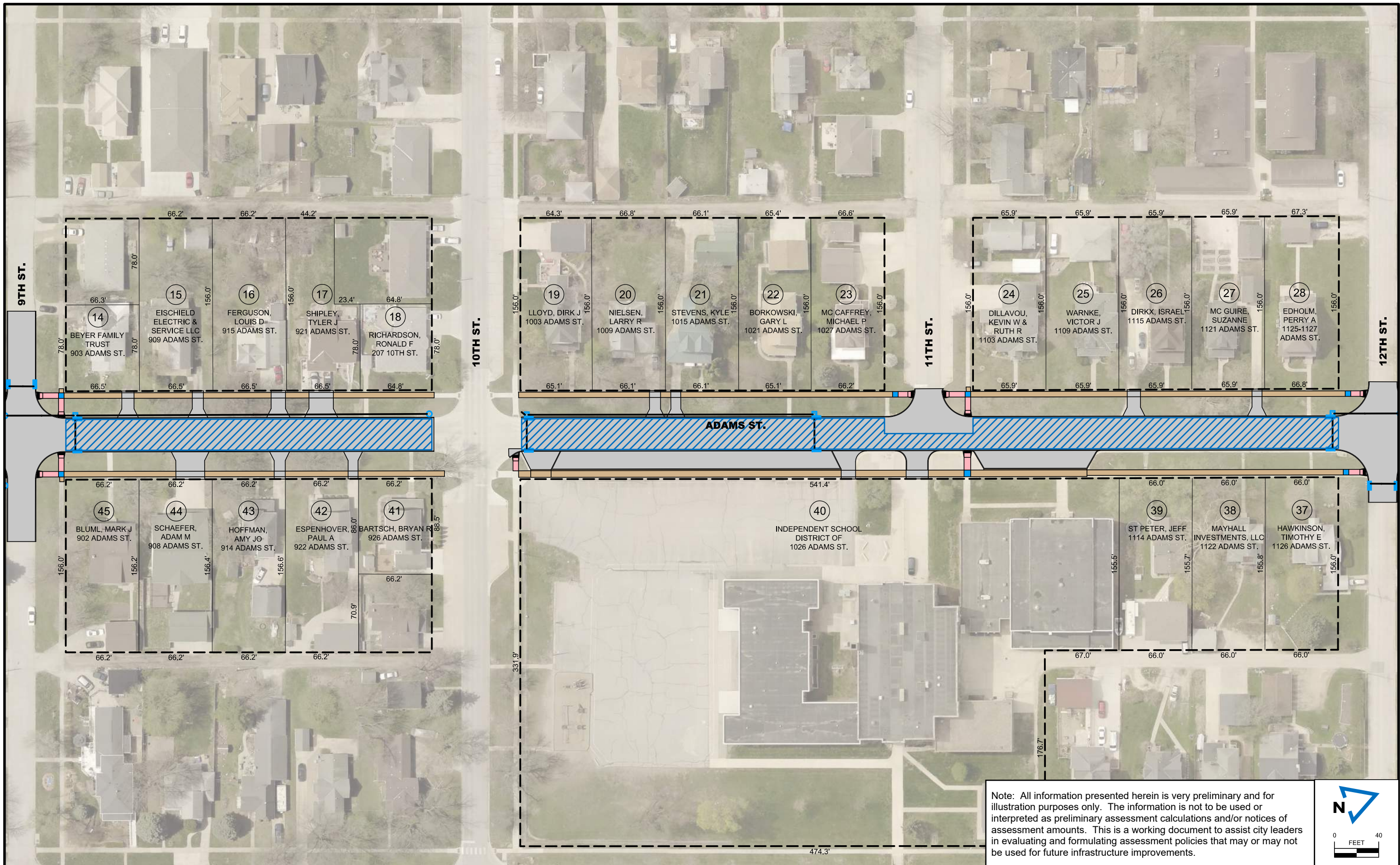
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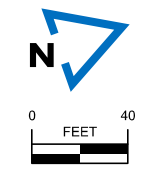
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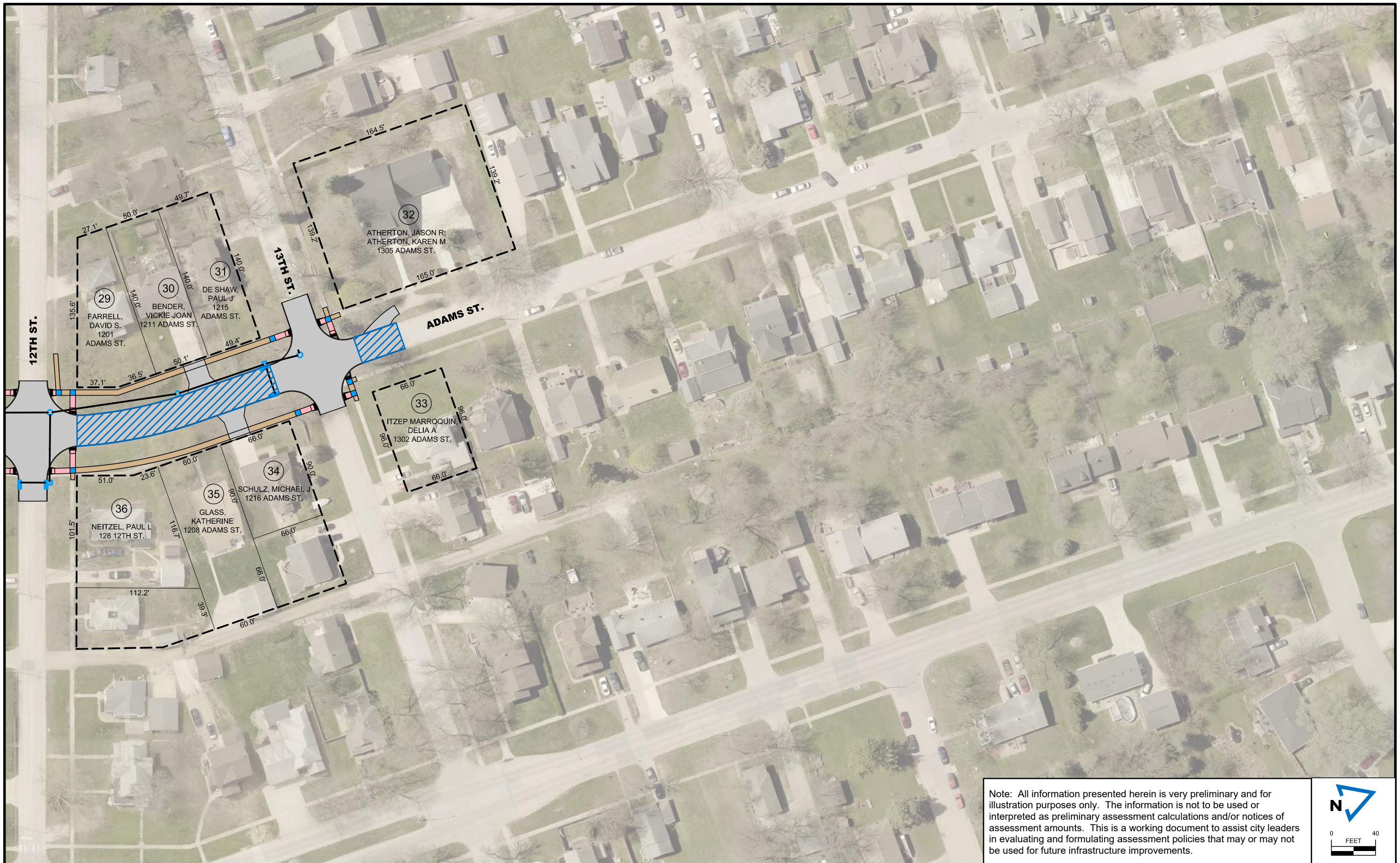
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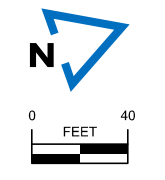
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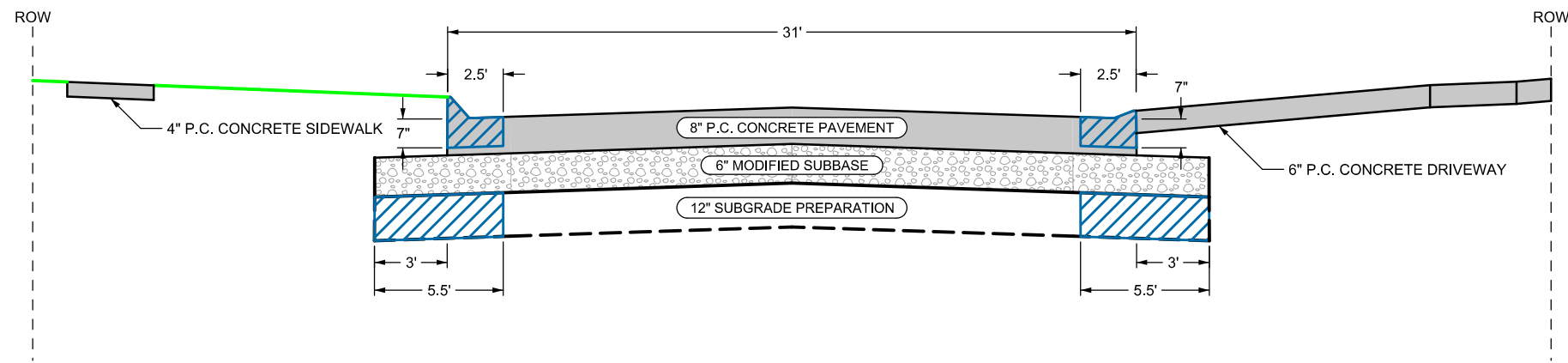
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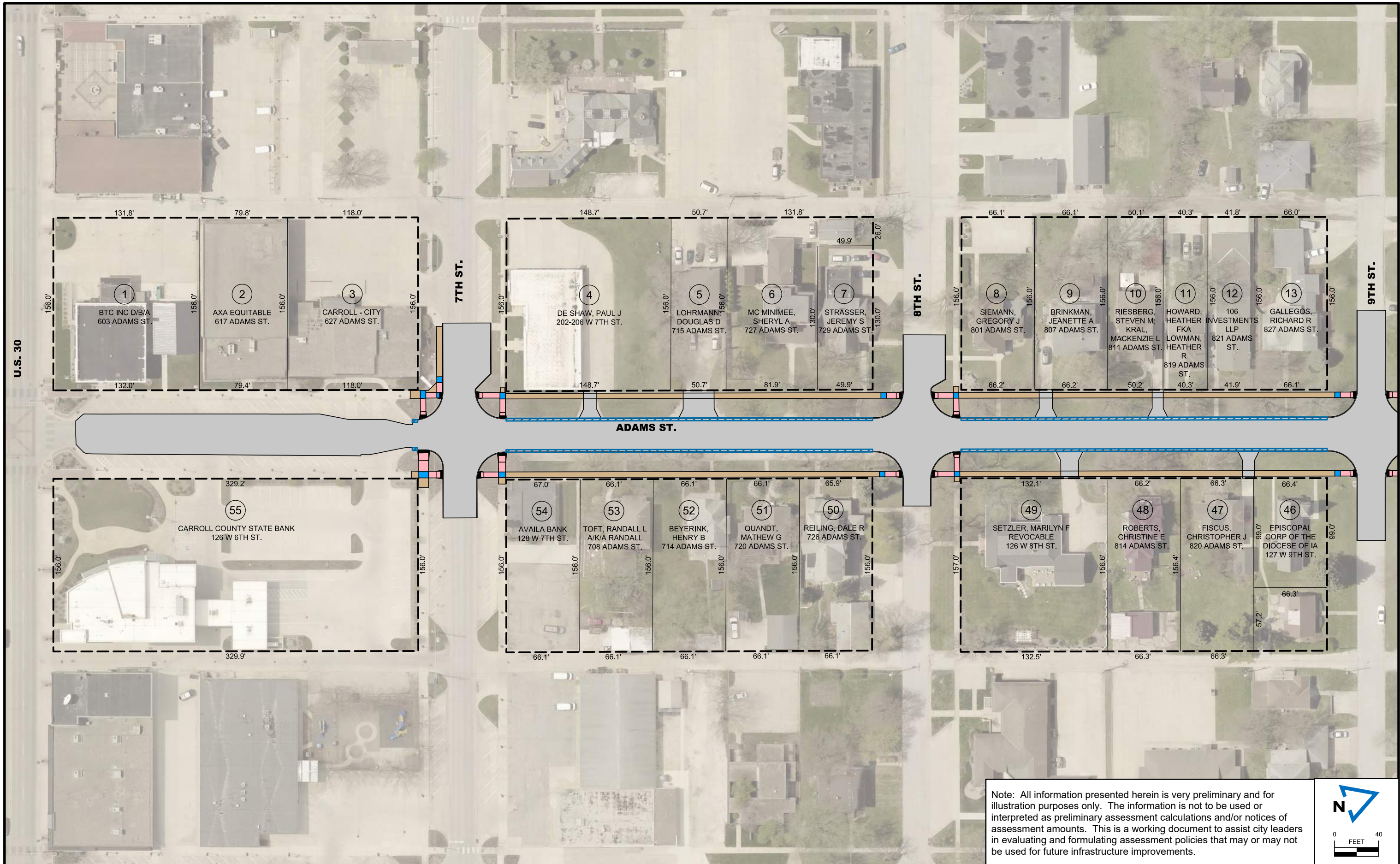
ASSESSMENT SCENARIO 2
30" CURB AND GUTTER, SUBGRADE PREPARATION,
NO STORM SEWER PLUS ASSOCIATED
CONTINGENCIES

ASSESSIBLE ITEMS

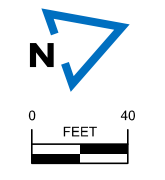
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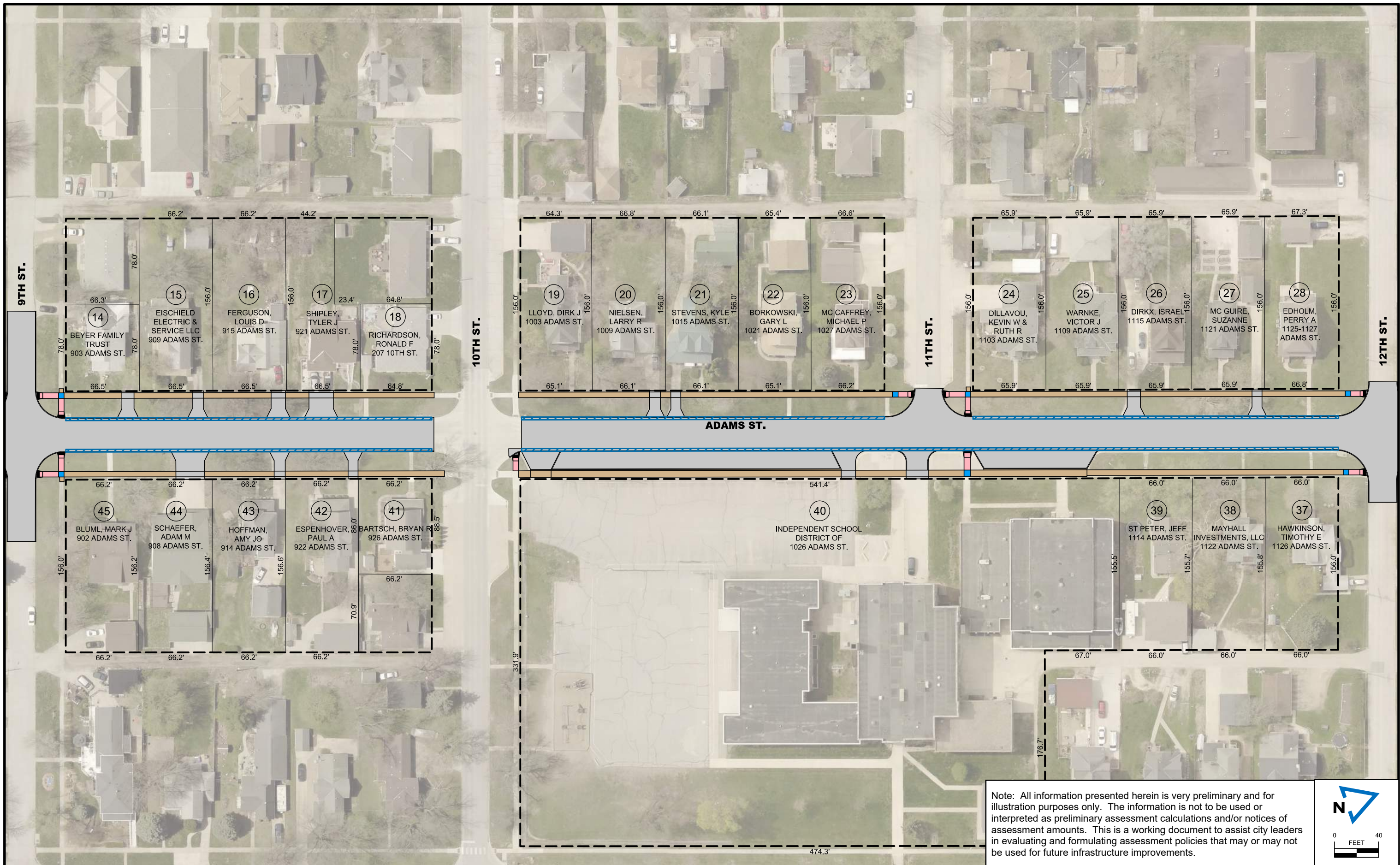
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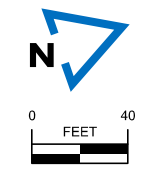
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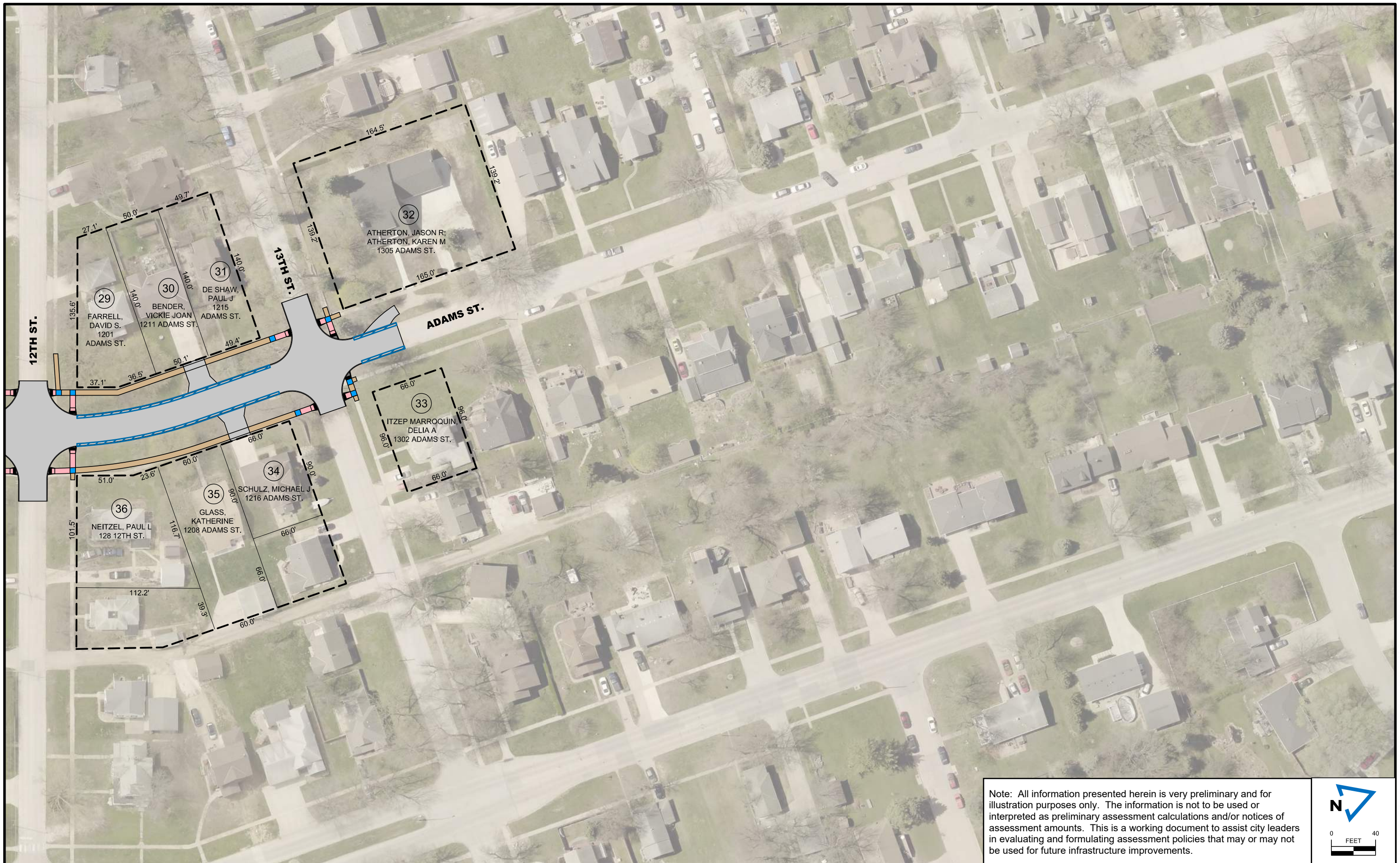
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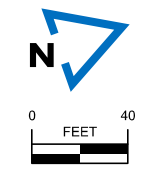
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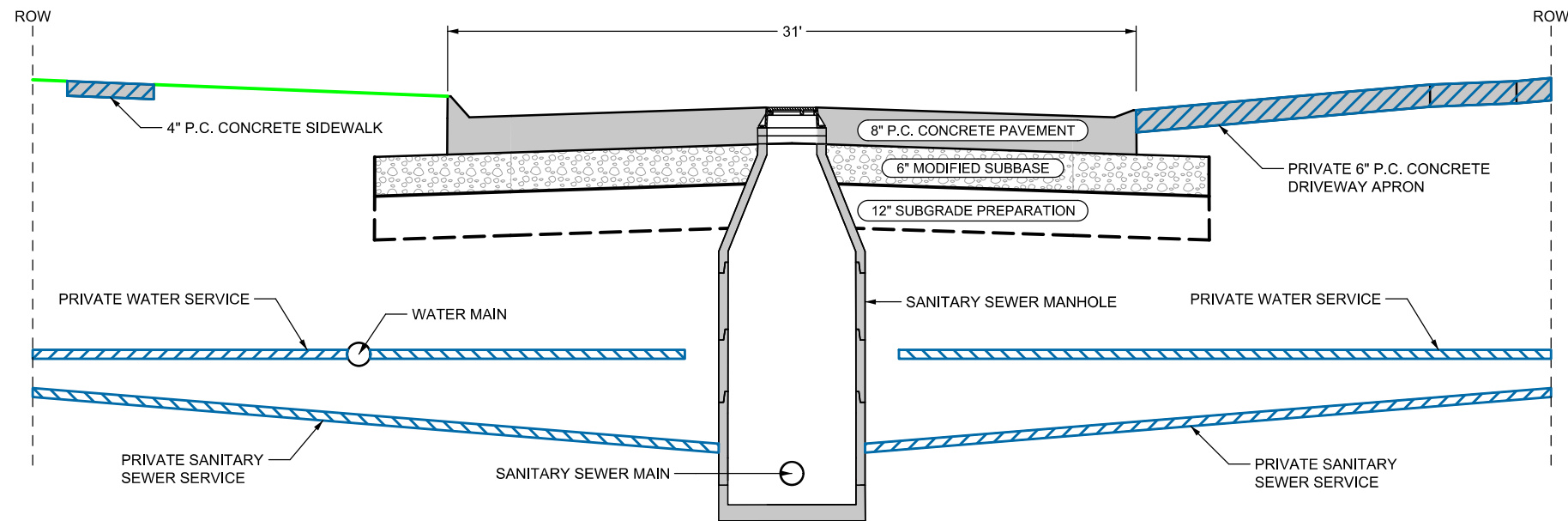
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**ASSESSMENT SCENARIO 3
POSSIBLE PRIVATE INFRASTRUCTURE
ASSESSMENT ITEMS**

 **ASSESSIBLE ITEMS**



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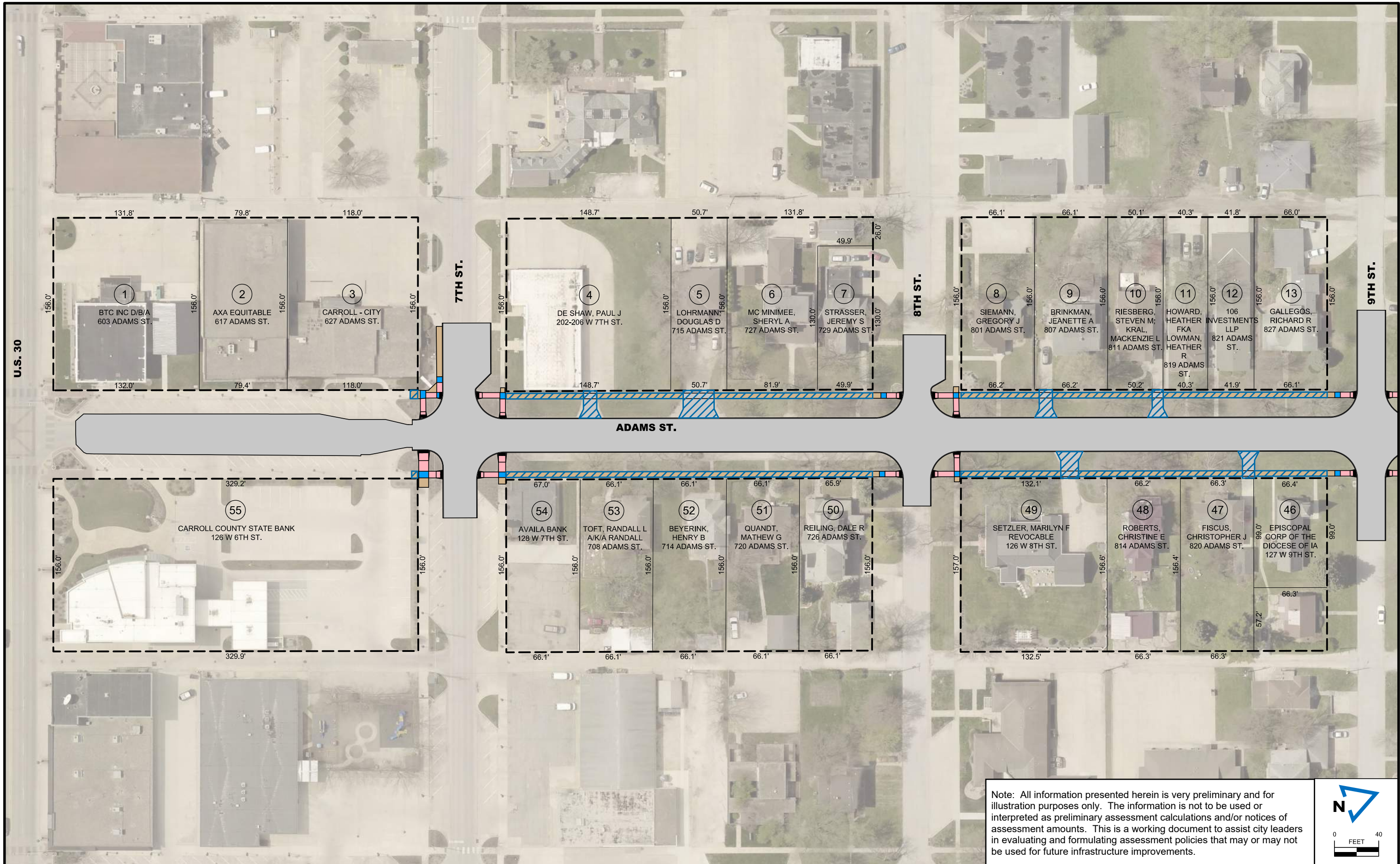
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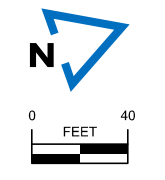
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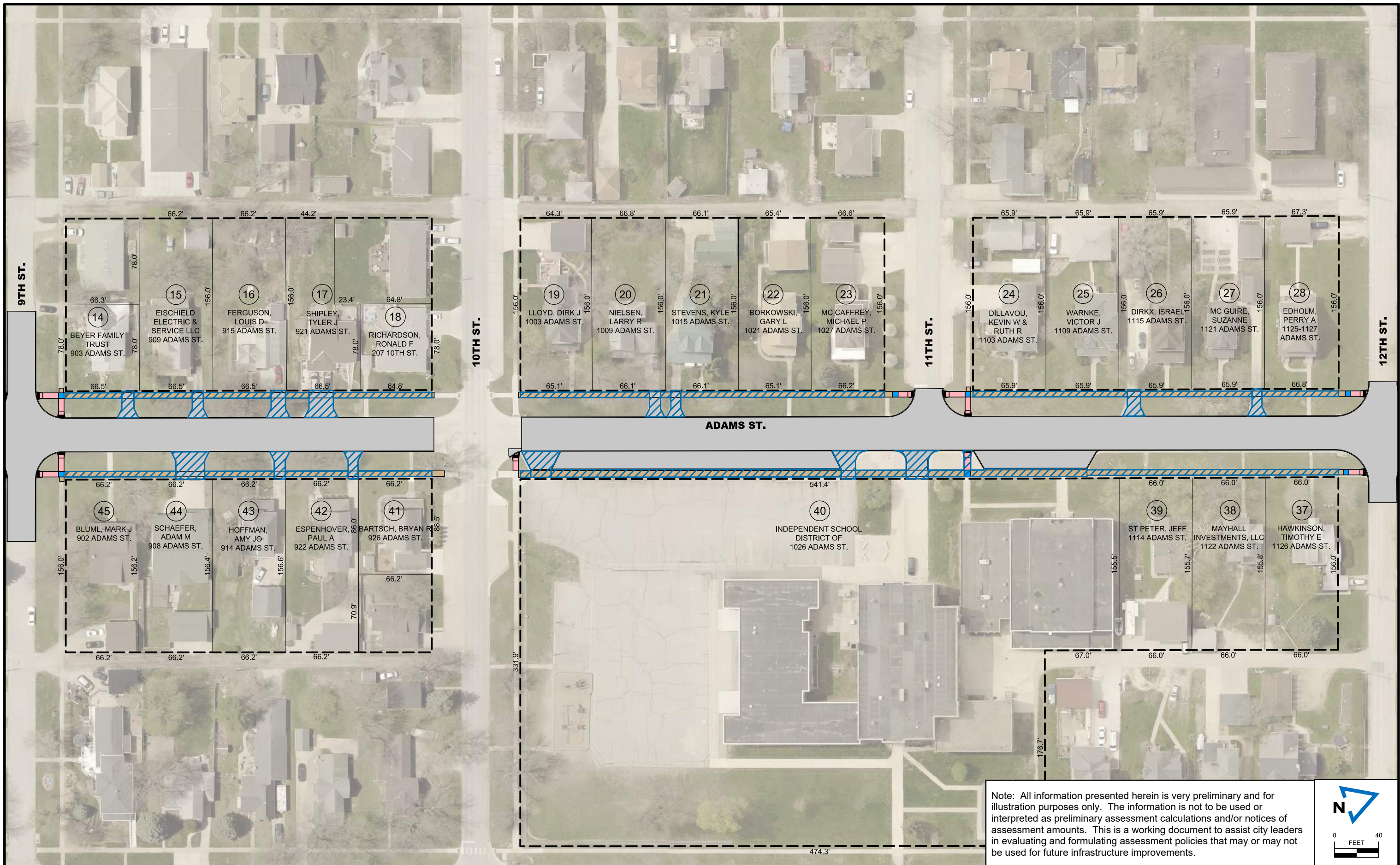
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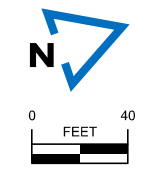
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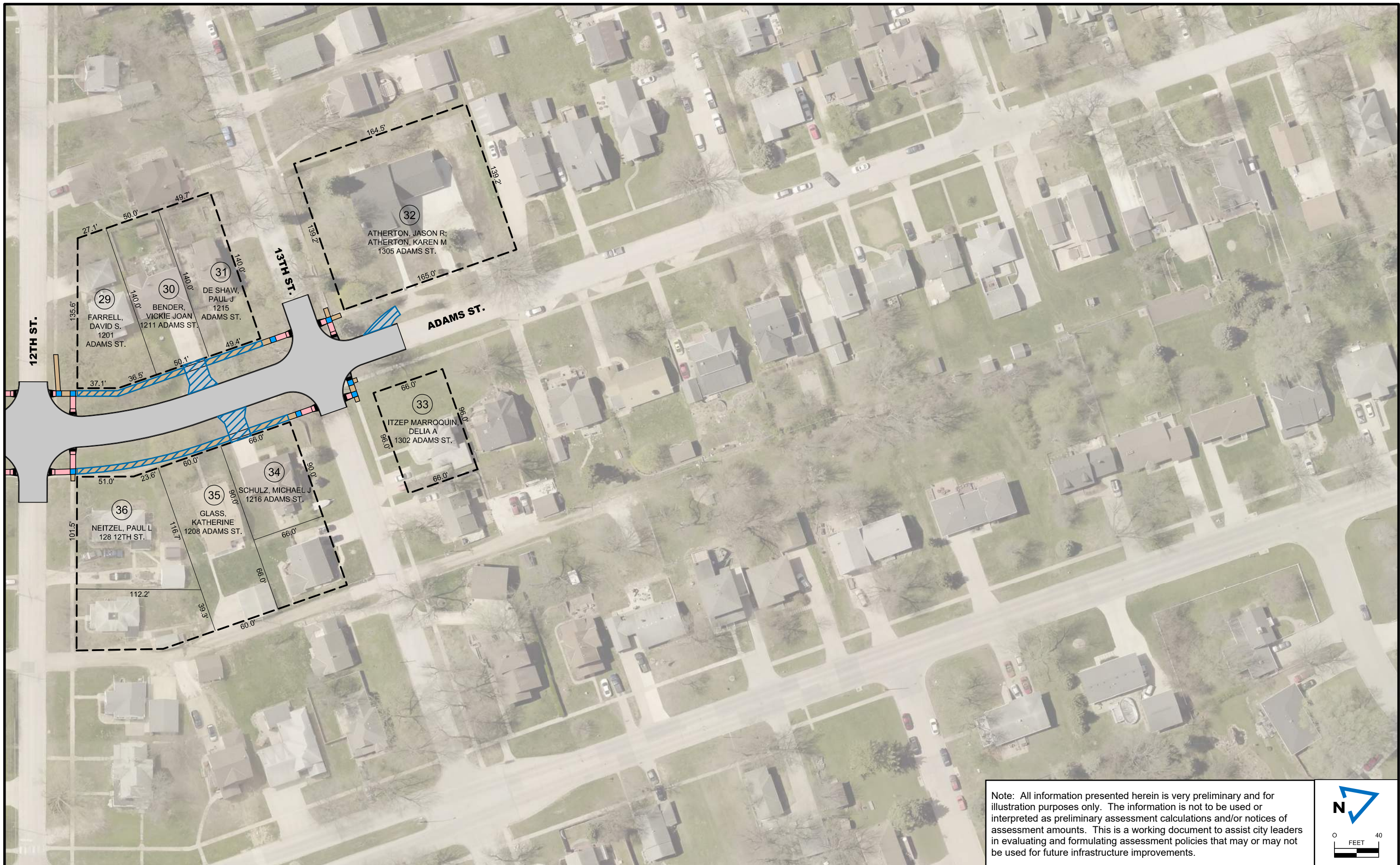
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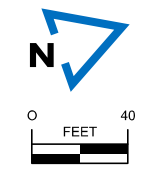
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SHEET NO.
3-4

Adams Street Reconstruction
Special Assessment Scenarios
Carroll, Iowa
December 2021



Item No.	Item Code	Item	Unit	Unit Price	Project Totals Incl. Utilities		w/o Sanitary and Water		Assessable Costs					
					Quantity	Total Cost	Quantity	Total Cost	Scenario 1		Scenario 2		Scenario 3	
									Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
DIVISION 2: EARTHWORK														
1	2010-C	CLEARING AND GRUBBING	LS	\$ 50,000.00	1	\$ 50,000	1	\$ 50,000		\$ -		\$ -		\$ -
2	2010-D-1	TOPSOIL, ON-SITE	CY	\$ 15.00	4600	\$ 69,000	4600	\$ 69,000		\$ -		\$ -		\$ -
3	2010-E	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	\$ 15.00	4000	\$ 60,000	4000	\$ 60,000	2200	\$ 33,000	350	\$ 5,250		\$ -
4	2010-G	SUBGRADE PREPARATION, 12" DEPTH	SY	\$ 3.00	14800	\$ 44,400	14800	\$ 44,400	8100	\$ 24,300	2350	\$ 7,050		\$ -
5	2010-I	SUBBASE, MODIFIED, 6" DEPTH	SY	\$ 12.00	14800	\$ 177,600	14800	\$ 177,600		\$ -		\$ -		\$ -
DIVISION 3: TRENCH EXCAVATION AND BACKFILL														
6	3010-F	TRENCH COMPACTION TESTING	LS	\$ 5,000.00	1	\$ 5,000	1	\$ 5,000		\$ -		\$ -		\$ -
DIVISION 4: SEWERS AND DRAINS														
7	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	\$ 75.00	2400	\$ 180,000		\$ -		\$ -		\$ -		\$ -
8	4010-E	SANITARY SEWER SERVICE STUB, PVC, 6"	EA	\$ 2,100.00	30	\$ 63,000		\$ -		\$ -		\$ -	30	\$ 63,000
9	4010-H	REMOVAL OF SANITARY SEWER, LESS THAN 36" DIA	LF	\$ 15.00	2200	\$ 33,000		\$ -		\$ -		\$ -		\$ -
10	4020-A-1	STORM SEWER, TRENCHED, RCP, 15"	LF	\$ 75.00	1276	\$ 95,700	1276	\$ 95,700	1276	\$ 95,700		\$ -		\$ -
11	4020-A-1	STORM SEWER, TRENCHED, RCP, 18"	LF	\$ 80.00	432	\$ 34,560	432	\$ 34,560	432	\$ 34,560		\$ -		\$ -
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 24"	LF	\$ 90.00	70	\$ 6,300	70	\$ 6,300	70	\$ 6,300		\$ -		\$ -
13	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36" DIA	LF	\$ 15.00	920	\$ 13,800	920	\$ 13,800		\$ -		\$ -		\$ -
14	4040-A	SUBDRAIN, LONGITUDINAL, PVC, 8"	LF	\$ 15.00	5200	\$ 78,000	5200	\$ 78,000		\$ -		\$ -		\$ -
15	4040-D	SUBDRAIN OUTLET	EA	\$ 300.00	26	\$ 7,800	26	\$ 7,800		\$ -		\$ -		\$ -
DIVISION 5: WATER MAINS AND APPURTENANCES														
16	5010-A-1	WATER MAIN TRENCHED, DIP, 8"	LF	\$ 75.00	800	\$ 60,000		\$ -		\$ -		\$ -		\$ -
17	5010-A-1	WATER MAIN TRENCHED, PVC, 4"	LF	\$ 45.00	6	\$ 270		\$ -		\$ -		\$ -		\$ -
18	5010-A-1	WATER MAIN TRENCHED, PVC, 6"	LF	\$ 50.00	10	\$ 500		\$ -		\$ -		\$ -		\$ -
19	5010-A-1	WATER MAIN TRENCHED, PVC, 8"	LF	\$ 55.00	2250	\$ 123,750		\$ -		\$ -		\$ -		\$ -
20	5010-C-1	FITTING, DUCTILE IRON, 4" X 4" TEE	EA	\$ 650.00	1	\$ 650		\$ -		\$ -		\$ -		\$ -
21	5010-C-1	FITTING, DUCTILE IRON, 6" X 6" TEE	EA	\$ 850.00	3	\$ 2,550		\$ -		\$ -		\$ -		\$ -
22	5010-C-1	FITTING, DUCTILE IRON, 8" X 6" TEE	EA	\$ 1,000.00	3	\$ 3,000		\$ -		\$ -		\$ -		\$ -
23	5010-C-1	FITTING, DUCTILE IRON, 8" X 8" TEE	EA	\$ 1,200.00	16	\$ 19,200		\$ -		\$ -		\$ -		\$ -
24	5010-C-1	FITTING, DUCTILE IRON, 8" X 6" CROSS	EA	\$ 1,200.00	1	\$ 1,200		\$ -		\$ -		\$ -		\$ -
25	5010-C-1	FITTING, DUCTILE IRON, 8" X 8" CROSS	EA	\$ 1,400.00	3	\$ 4,200		\$ -		\$ -		\$ -		\$ -
26	5010-C-1	FITTING, DUCTILE IRON, 8" 22.5" BEND	EA	\$ 1,000.00	1	\$ 1,000		\$ -		\$ -		\$ -		\$ -
27	5010-C-1	FITTING, DUCTILE IRON, 8" 45" BEND	EA	\$ 1,000.00	4	\$ 4,000		\$ -		\$ -		\$ -		\$ -
28	5010-C-1	FITTING, DUCTILE IRON, 4" CAP	EA	\$ 500.00	1	\$ 500		\$ -		\$ -		\$ -		\$ -
29	5010-C-1	FITTING, DUCTILE IRON, 6" CAP	EA	\$ 600.00	2	\$ 1,200		\$ -		\$ -		\$ -		\$ -
30	5010-C-1	FITTING, DUCTILE IRON, 8" CAP	EA	\$ 700.00	15	\$ 10,500		\$ -		\$ -		\$ -		\$ -
31	5010-D	WATER SERVICE PIPE, 1" DIA. COPPER	EA	\$ 2,000.00	30	\$ 60,000		\$ -		\$ -		\$ -	30	\$ 60,000
32	5020-A	VALVE, GATE, 8" DIA.	EA	\$ 1,800.00	16	\$ 28,800		\$ -		\$ -		\$ -		\$ -
33	5020-C	FIRE HYDRANT ASSEMBLY	EA	\$ 6,000.00	7	\$ 42,000		\$ -		\$ -		\$ -		\$ -
34	5020-G	VALVE BOX REPLACEMENT	EA	\$ 750.00	2	\$ 1,500		\$ -		\$ -		\$ -		\$ -
35	5020-I	FIRE HYDRANT ASSEMBLY REMOVAL	EA	\$ 1,000.00	5	\$ 5,000		\$ -		\$ -		\$ -		\$ -
DIVISION 6: STRUCTURES FOR SANITARY AND STORM SEWERS														
36	6010-A	MANHOLE, SW-301, 48"	EA	\$ 5,500.00	7	\$ 38,500		\$ -		\$ -		\$ -		\$ -
37	6010-A	MANHOLE, SW-401, 48"	EA	\$ 4,500.00	7	\$ 31,500	7	\$ 31,500		\$ -		\$ -		\$ -
38	6010-B	INTAKE, SW-505	EA	\$ 6,000.00	11	\$ 66,000	11	\$ 66,000	11	\$ 66,000		\$ -		\$ -
39	6010-B	INTAKE, SW-506	EA	\$ 8,500.00	9	\$ 76,500	9	\$ 76,500	9	\$ 76,500		\$ -		\$ -
40	6010-H	REMOVE MANHOLE	EA	\$ 1,000.00	8	\$ 8,000	2	\$ 2,000		\$ -		\$ -		\$ -
41	6010-H	REMOVE INTAKE	EA	\$ 1,000.00	11	\$ 11,000	11	\$ 11,000		\$ -		\$ -		\$ -
DIVISION 7: STREETS AND RELATED WORK														
42	7010-A	PAVEMENT, PCC, 7"	SY	\$ 60.00	12650	\$ 759,000	12650	\$ 759,000	6900	\$ 414,000	1070	\$ 64,200		\$ -
43	7030-A	REMOVAL OF SIDEWALK	SY	\$ 10.00	2550	\$ 25,500	2550	\$ 25,500		\$ -		\$ -		\$ -
44	7030-A	REMOVAL OF DRIVEWAY	SY	\$ 10.00	840	\$ 8,400	840	\$ 8,400		\$ -		\$ -		\$ -
45	7030-E	SIDEWALK, PCC, 4"	SY	\$ 60.00	2570	\$ 154,200	2570	\$ 154,200		\$ -		\$ -	2005	\$ 120,300
46	7030-E	SIDEWALK, PCC, 6"	SY	\$ 70.00	420	\$ 29,400	420	\$ 29,400		\$ -		\$ -	16	\$ 1,120
47	7030-G	DETECTABLE WARNINGS	SF	\$ 50.00	370	\$ 18,500	370	\$ 18,500		\$ -		\$ -		\$ -
48	7030-H-1	DRIVEWAY, PAVED, 6"	SY	\$ 60.00	800	\$ 48,000	800	\$ 48,000		\$ -		\$ -	800	\$ 48,000
49	7040-A	FULL DEPTH PATCHES	SY	\$ 100.00	50	\$ 5,000	50	\$ 5,000		\$ -		\$ -		\$ -
50	7040-H	PAVEMENT REMOVAL	SY	\$ 9.00	12500	\$ 112,500	12500	\$ 112,500		\$ -		\$ -		\$ -
DIVISION 8: TRAFFIC CONTROL														
51	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	\$ 14.00	35	\$ 490	35	\$ 490		\$ -		\$ -		\$ -
52	8030-A	TEMPORARY TRAFFIC CONTROL	LS	\$ 30,000.00	1	\$ 30,000	1	\$ 30,000		\$ -		\$ -		\$ -
DIVISION 9: SITE WORK AND LANDSCAPING														
53	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	ACRE	\$ 3,000.00	2	\$ 6,000	2	\$ 6,000		\$ -		\$ -		\$ -
54	9040-D-1	FILTER SOCK, 9"	LF	\$ 2.50	5600	\$ 14,000	5600	\$ 14,000		\$ -		\$ -		\$ -
55	9040-D-2	FILTER SOCK REMOVAL	LF	\$ 0.50	5600	\$ 2,800	5600	\$ 2,800		\$ -		\$ -		\$ -
DIVISION 11: MISCELLANEOUS														
56	11020-A	MOBILIZATION	LS	\$ 200,000.00	1	\$ 200,000	1	\$ 200,000		\$ -		\$ -		\$ -
57	11050-A	CONCRETE WASHOUT	LS	\$ 5,000.00	1	\$ 5,000	1	\$ 5,000		\$ -		\$ -		\$ -
SUBTOTAL CONSTRUCTION						\$ 2,938,270		\$ 2,247,950		\$ 750,360		\$ 76,500		\$ 292,420
CONSTRUCTION CONTINGENCY (20%)						\$ 587,654		\$ 449,590		\$ 150,072		\$ 15,300		\$ 58,484
TOTAL CONSTRUCTION						\$ 3,525,924		\$ 2,697,540		\$ 900,432		\$ 91,800		\$ 350,904
ENGINEERING (15%)						\$ 528,889		\$ 404,631		\$ 135,065		\$ 13,770		\$ 52,636
LEGAL, ADMINISTRATIVE COSTS (5%)						\$ 176,296		\$ 134,877		\$ 45,022		\$ 4,590		\$ 17,545
TOTAL PROJECT (CONSTRUCTION, ENGINEERING)						\$ 4,231,109		\$ 3,237,048		\$ 1,080,518		\$ 110,160		\$ 421,085
NONASSESSABLE / CITY PORTION (NOT INCLUDING SANITARY AND WATER)										\$ 2,156,530		\$ 3,126,888		\$ 2,815,963
PERCENT ASSESSABLE (NOT INCLUDING SANITARY AND WATER)										33.4%		3.4%		13.0%

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Adams Street Reconstruction
Approximate Property Assessment Impacts
Carroll, Iowa
December 2021



Scenario 1					
	Typical Residential Lot		BTC Inc.	Availa Bank	Adams Elementary
Typical Lot Frontage (feet)	50	66	132	329	541
Approximate Assessment	\$12,009	\$15,853	\$31,705	\$79,022	\$129,943
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,408	\$1,858	\$3,717	\$9,264	\$15,233
Semi-annual Payment	\$704	\$929	\$1,859	\$4,632	\$7,617
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,006	\$1,328	\$2,656	\$6,619	\$10,885
Semi-annual Payment	\$503	\$664	\$1,328	\$3,310	\$5,443
Scenario 2					
	Typical Residential Lot		BTC Inc.	Carroll Co. State Bank	Adams Elementary
Typical Lot Frontage	50	66	132	329	541
Approximate Assessment	\$1,224	\$1,616	\$3,232	\$8,056	\$13,248
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$143	\$189	\$379	\$944	\$1,553
Semi-annual Payment	\$72	\$95	\$190	\$472	\$777
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$103	\$135	\$271	\$675	\$1,110
Semi-annual Payment	\$52	\$68	\$136	\$338	\$555
Scenario 3					
	Typical Residential Lot		BTC Inc.	Carroll Co. State Bank	Adams Elementary
Typical Lot Frontage (feet)	50	66	132	329	541
Approximate Assessment*	\$12,797	\$13,565	\$16,733	\$26,189	\$36,365
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,500	\$1,590	\$1,962	\$3,070	\$4,263
Semi-annual Payment	\$750	\$795	\$981	\$1,535	\$2,132
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,072	\$1,136	\$1,402	\$2,194	\$3,046
Semi-annual Payment	\$536	\$568	\$701	\$1,097	\$1,523

* Assumptions: 24-foot wide driveway x 19.5-foot long (excludes sidewalk) (\$3,120); 5-foot wide sidewalk x length of lot (\$60/SY); sanitary sewer service stub (\$2,100); water service (\$2,000); Contingency (20%); Engineering, Legal and Administrative Costs (20%)

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