



Real People. Real Solutions.

# Neighborhood Meeting #2 2019 Street & Utility Improvements

November 1, 2018



City of Rushford

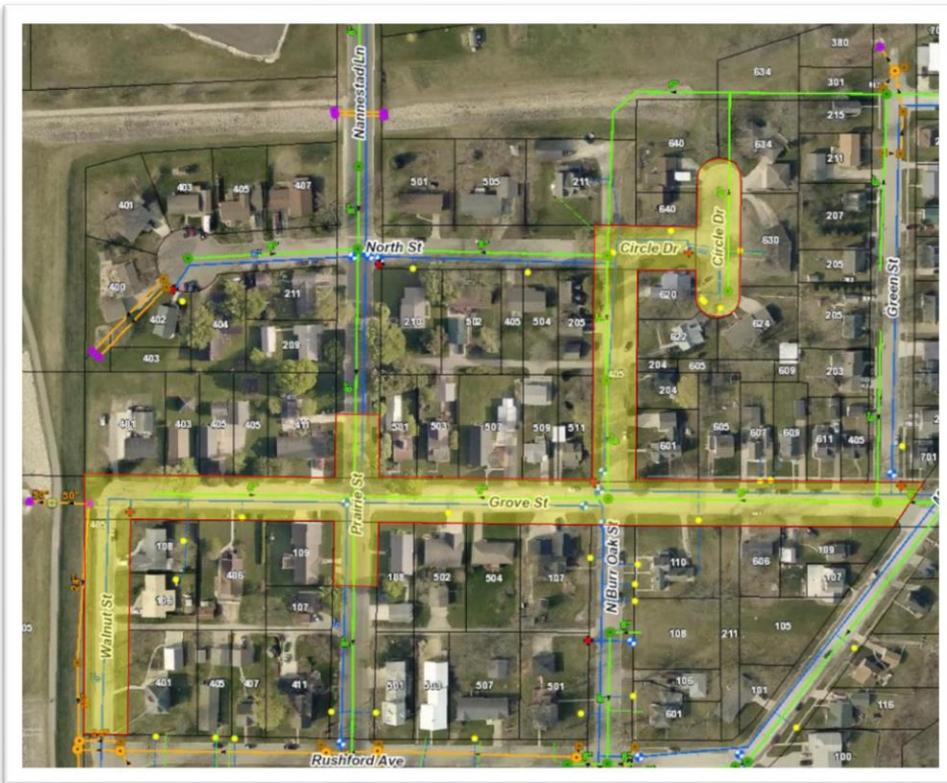
# Preliminary Engineering Report

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Assessments
- Schedule & Next Steps



# 2019 Project Area

Former Project Area



Current Project Area





# Existing Conditions Streets

**Table 1 – Existing Street Widths**

<b>Street</b>	<b>Street Width<sup>1</sup> (ft)</b>	<b>Pavement Rating</b>
Grove Street St	38'	2-3
N Burr Oak St	38'	4
Walnut Street	27'	3
Circle Drive <sup>2</sup>	20' Access / 60' Cul-De-Sac	4

- Notes: (1) Width is measured curb face to curb face  
(2) The Circle drive area is a project alternate.



# Existing Conditions Grove Street



# Existing Conditions

## Burr Oak

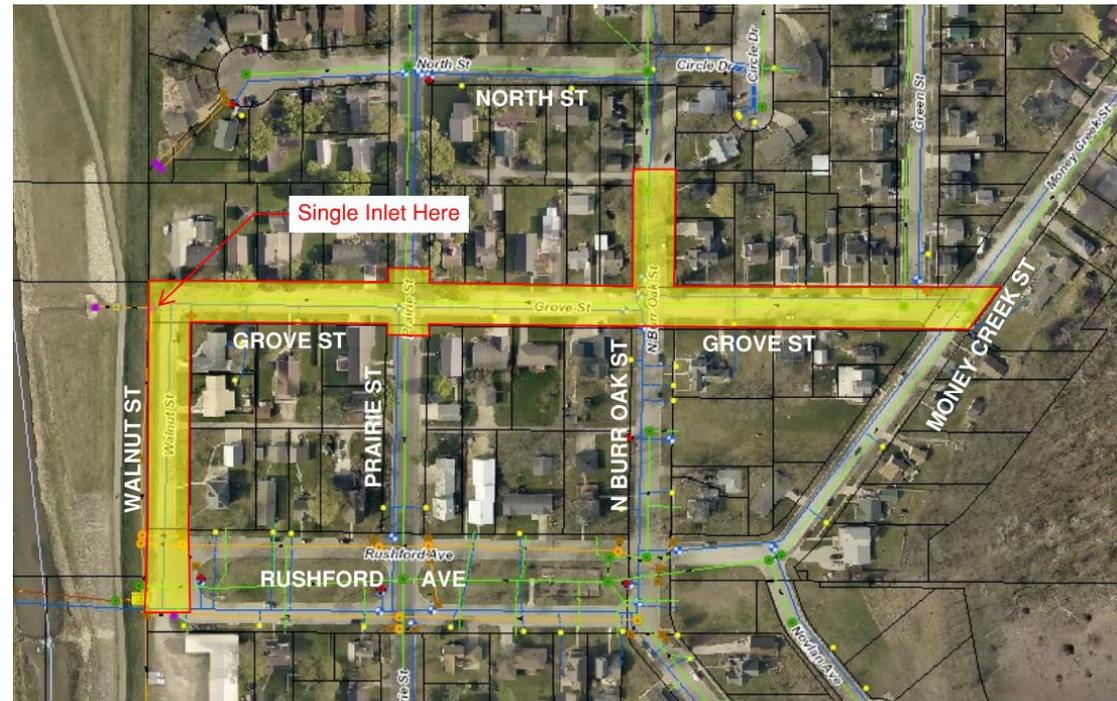


# Existing Conditions Walnut Street



# Existing Conditions Storm Sewer

- No Storm Sewer
- Flows to Inlet at Grove & Walnut
- Single Inlet Plugs
- Flooding/Ponding during larger storm events



# Existing Conditions

## Storm Sewer

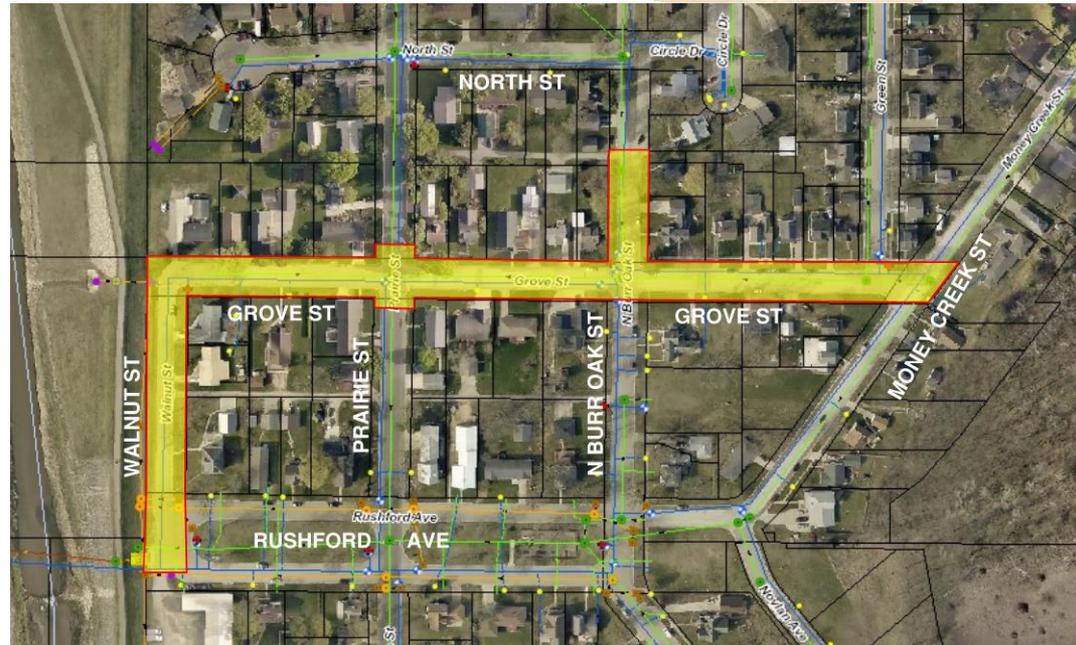
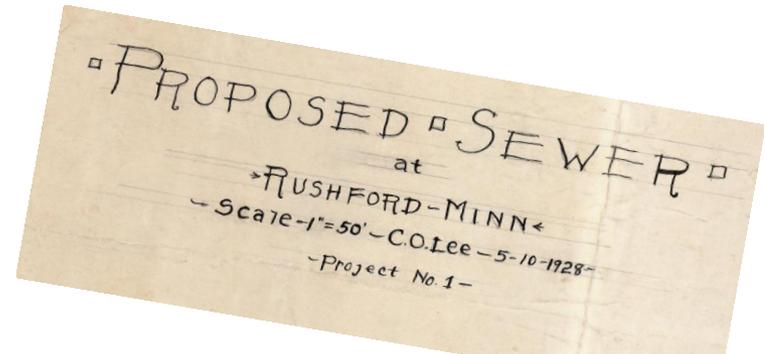
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# Existing Conditions

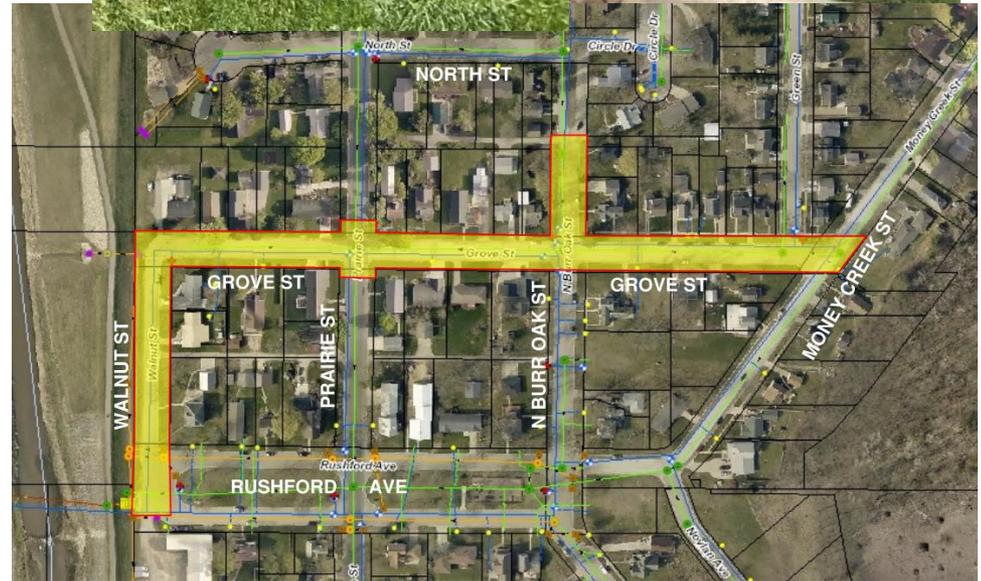
## Sanitary Sewer

- Mostly 6" Clay Pipe
- Installed as early as 1928 (~90 Years Old)
- Assumed Clay Pipe in Poor Condition
- Missing Manholes/ Access Points
- Shallow Depth
- Few Combined Services



# Existing Conditions Watermain

- Mostly 6" Cast Iron
- Believed to be installed in 40s/50s
- Brittle/Corroded Pipe is Common
- Few Combined Services
- Shallow Depth



# Proposed Conditions



# Proposed Conditions Streets

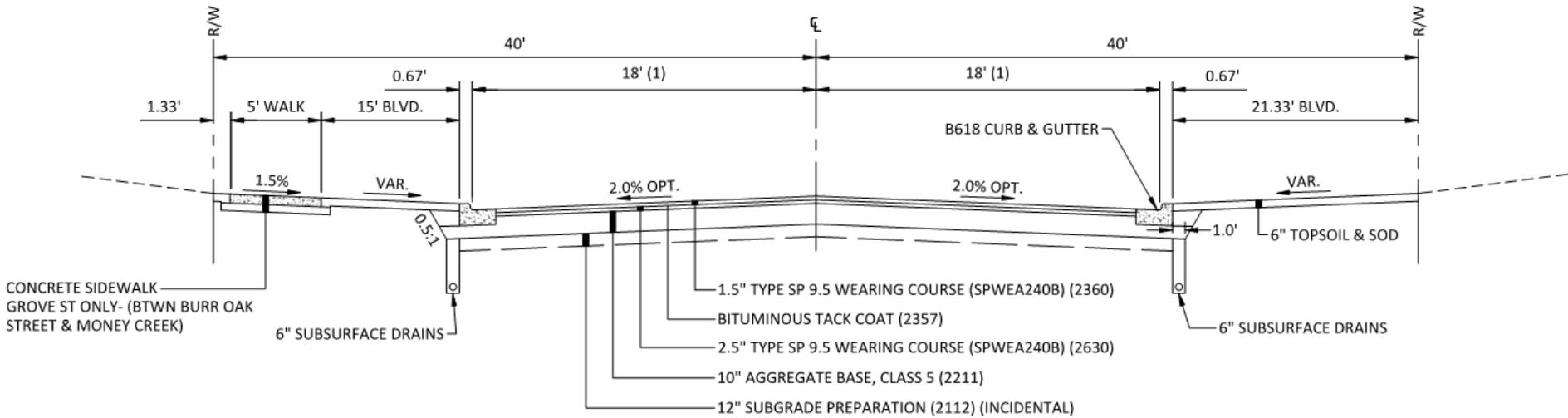
<b>Table 2 – Proposed Street Widths</b>		
<b>Street</b>	<b>Proposed Street Width<sup>1</sup> (ft)</b>	<b>Parking</b>
Grove Street St	36'	Both Sides
N Burr Oak St	36'	Both Sides
Walnut Street	28'	One Side
Circle Drive <sup>2</sup>	20' Access / 60' Cul-De-Sac	N/A

- Notes: (1) Width is measured curb face to curb face  
(2) The Circle drive area is a project alternate.



# Proposed Conditions Streets

TYPICAL SECTION



NOTES:  
(1) STREET WIDTHS VARY AT MATCH LOCATIONS. SEE PLAN VIEWS.



# Proposed Conditions

## Storm Sewer



- Extended into Project Area
- Can Remove Valley Gutters
- Additional Inlets = Additional Capacity
- 3-5 Year Storm Event (3"-3.75" Rainfall)
- Pipe Stub for Future Money Creek Storm Sewer



# Proposed Conditions

## Sanitary Sewer & Services



- 8" Diameter PVC Pipe
- Concrete Manholes
- 4" Services to Property Line
- Watertight System
- Most Services to be located in field
- City will be televising service from property line to house.



# Proposed Conditions Watermain & Services

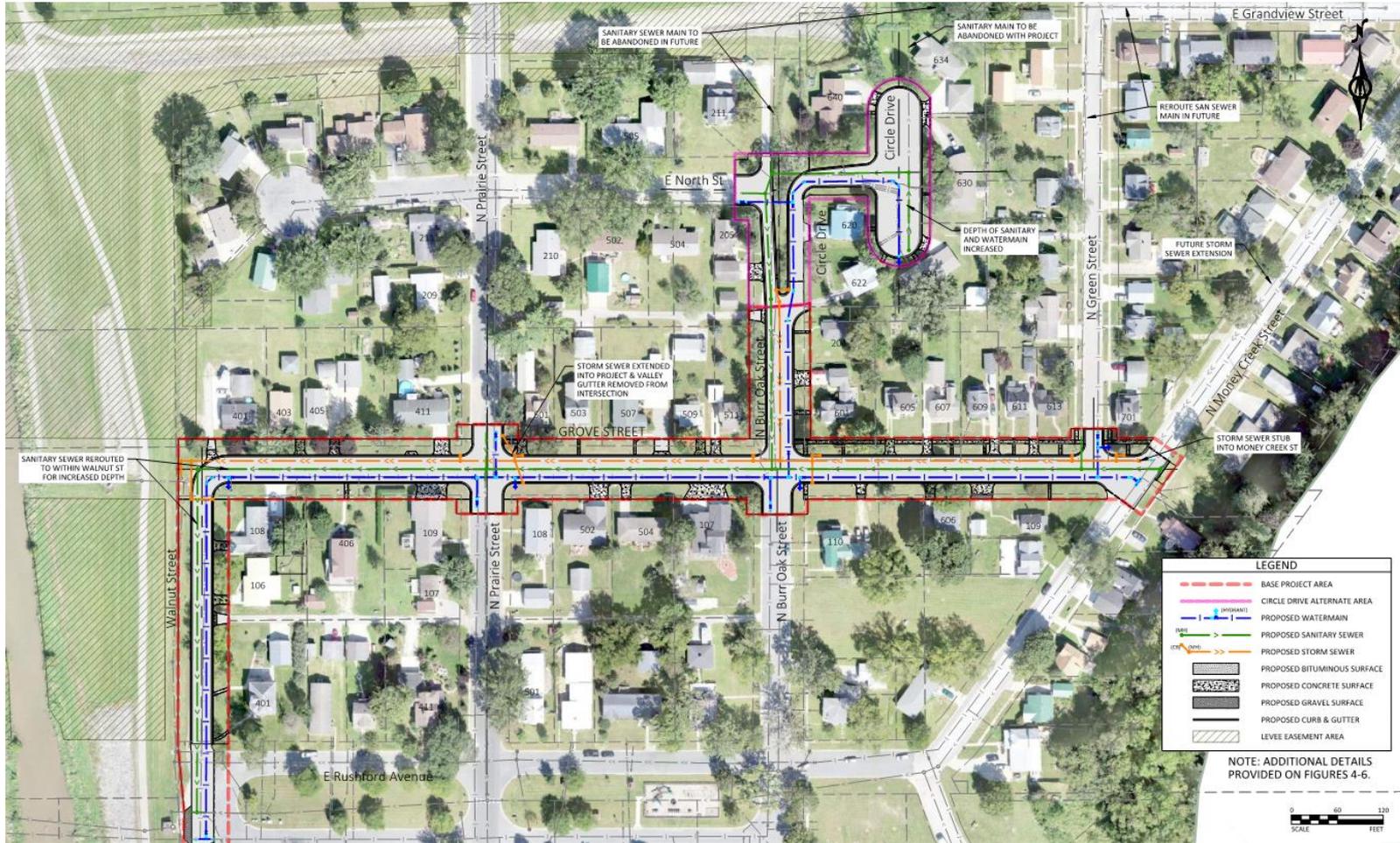


- 8" Diameter PVC
- 1" Copper Services to Property Line (w/ Curb Stop)
- New Hydrants
- New Valves



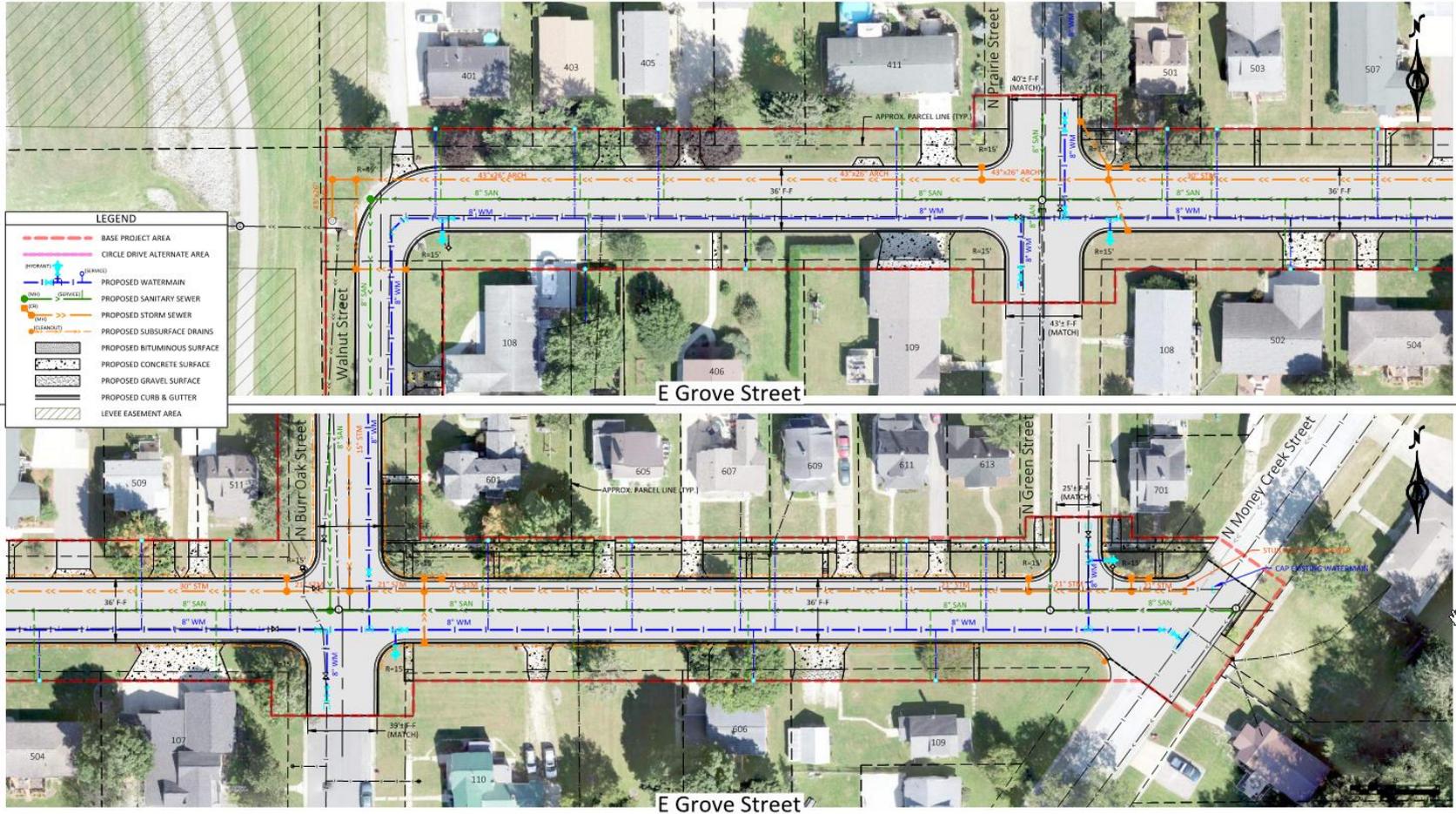
# Proposed Conditions

## Base Project Area



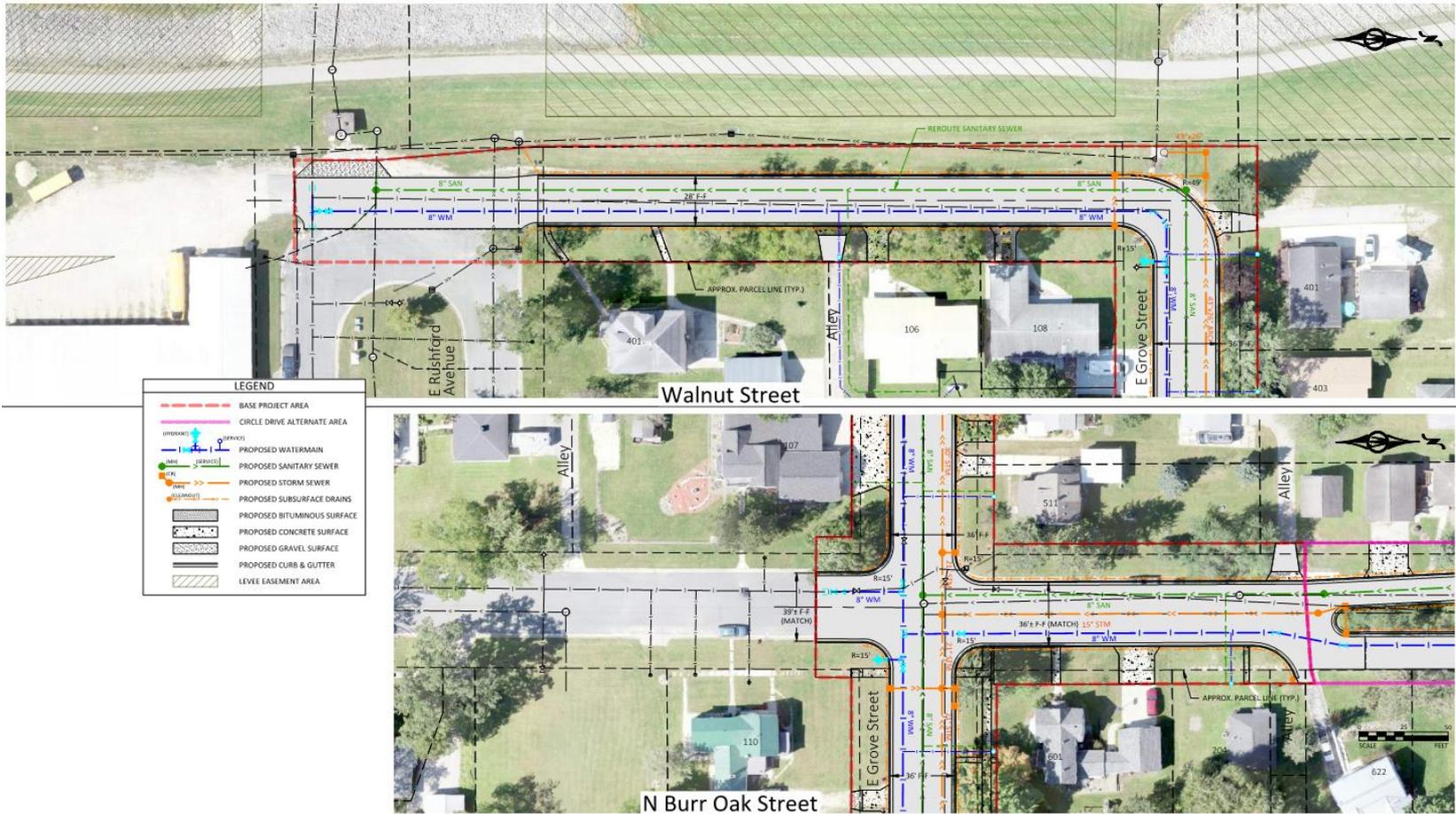
# Proposed Conditions

## Base Project Area – Grove Street



# Proposed Conditions

## Base Project Area – Walnut & Burr Oak



# Base Project Area Estimated Costs

Table 3 – Preliminary Cost Estimate (Base Project Area)			
Item	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
<b>Assessable Costs</b>			
Removals, Street & Surface, Misc.	\$858,964.25	\$197,562.00	<b>\$1,056,526.25</b>
Sidewalks	\$14,561.50	\$3,350.00	<b>\$17,911.50</b>
Sanitary Sewer	\$200,475.00	\$46,110.00	<b>\$246,585.00</b>
Watermain	\$295,955.00	\$68,070.00	<b>\$364,025.00</b>
<b>Total Assessable Costs</b>	<b>\$1,369,955.75</b>	<b>\$315,092.00</b>	<b>\$1,685,047.75</b>
<b>Non-Assessable Cost</b>			
Storm Sewer	\$247,489.00	\$56,923.00	<b>\$304,412.00</b>
<b>Total Estimated Project Costs</b>	<b>\$1,617,444.75</b>	<b>\$372,015.00</b>	<b>\$1,989,459.75</b>

- Sanitary Re-Routing (Walnut Street) & Watermain Replacement w/in Rushford Ave removed from assessable costs (\$55,733)



# Special Assessments

- City Special Assessment Policy
  - Street - 30% Assessed, 70% City
  - Water and Sanitary - 30% Assessed, 70% City
  - Storm Sewer - 0% Assessed, 100% City
  - Sidewalks - 100% Assessable, 0% City
- Streets Assessed on Frontage Basis
  - Corner Lots - 100% Frontage, 50% Side
- Sanitary & Water Assessed on per Each Basis
- Assessments will vary from property to property



# Special Assessments

## Using City Policy

- Example 100' lot with Sanitary & Water (No sidewalk)
  - Estimated Assessment ~ \$16,254
- After discussion with City Council, 30% assessment rates are planned to be reduced to 20%
  - Estimated Assessment ~ \$12,462
- Reduced rate assessments consistent with past project assessments (accounting for inflation, scope of work)



# Tentative Project Schedule Summary

9	Hold Improvement Hearing (Resolution Ordering Improvement and Authorize Preparation of Plans and Specifications)	11/13/18
10	Prepare Plans and Specifications	11/13/18 – 1/25/19
11	Pre-Design Meeting (BMI Office)	12/5/18
12	Neighborhood Informational Meeting (#3)	1/10/19
13	City Council Approves Plans and Specifications and Authorizes Advertisement of Bids	1/28/19
14	Advertise for Bids (3 Weeks in Newspaper)	1/31, 2/7, 2/14/19
15	Open Bids	2/22/19
16	City Council – Order Advertisement of Assessment Hearing	2/25 or 3/11/19
17	Advertise Assessment Hearing in Local Newspaper (2x in Newspaper)	3/14, 3/21/19
18	Mail Assessment Hearing Notice to Affected Property Owners	3/14/19
19	Hold Assessment Hearing (Resolution Approving Final Assessment Roll, Accept Low Bid and Award Contract)	3/25 or 4/8/19
20	Neighborhood Meeting (#4, Optional)	Apr 2019
21	Begin Construction	May 2019
22	Substantial Completion (Construction)	Aug/Sept 2019
23	Final Completion (Construction)	June 2020



# Moving Forward

- Improvement Hearing Scheduled Tuesday, Nov. 13<sup>th</sup>.
- Final design process to will begin following Improvement Hearing
  - Neighborhood Meeting #3 (Early January)
  - Neighborhood Meeting #4 (Early Spring 2019)
- Estimated assessments for individual properties available after group discussion.



# Questions?

