



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
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COUNCIL MEMORANDUM 96-52

From: John T. Felton, Public Works Director/City Engineer

Date: May 20, 1996

Subject: Woodcrest Paving L.I.D.
City Engineer's Report

Per the Council's direction, I reviewed the costs associated with the Woodcrest Paving L.I.D. There was an error in the costs that were given to the L.I.D. voters. There was a miscommunication between myself and the Finance Department and the engineering costs were included twice. Working with the design engineer, I was able to decrease the cost of the proposed construction to \$309,358. I reported this cost combined with the engineering fees of \$52,615 as a project cost of \$361,973 to the Finance Department. The Finance Department then added the cost of the engineering to this figure and that is what was reported to the property owners. The correct per lot share should have been the \$3,609.27 as shown on the attached work sheet under the column headed Corrected Construction Estimated Amount.

After hearing the public testimony regarding the inclusion of Bertha and Thomas, I reexamined the design for these roads. I still feel that it is vitally important that they remain in the L.I.D. The paving of Thomas will not adversely affect future development of Thomas and will not have to be dug up later. Not paving the portions shown on the L.I.D. will adversely affect the paving and actually increase our maintenance costs in this area.

I am offering the following scenario as a compromise to the property owners and a way of protecting City interests. The average cost of paving residential streets, for this

project, is \$70.68 per lineal foot of road. I am suggesting that this be the property owners "share" for Thomas and Bertha. The City would fund the difference in the construction costs. This means that the City's share would be increased \$29,903.12 and the property owner's share would be decreased by the same amount. Each property's share would then be \$2,842.52 per lot. From the testimony at the meeting, I believe this figure was more in the range of what the owners thought the cost should be.

I recommend that the Council approve the L.I.D. with the funding scheme shown in the attached page under the column "Adjusted for Thomas/Bertha Estimated Amount". This is a lesser figure that was approved by the property owners; therefore, there is no reason to advertise and vote again.



John T. Felton
Public Works Director/City Engineer

PROJECT BUDGET
WOODCREST PAVING LID

ITEM	ESTIMATED AMOUNT	Corrected Construction ESTIMATED AMOUNT	Adjusted for Thomas/Bertha ESTIMATED AMOUNT
ENGINEERING			
PRELIMINARY	\$12,190.00	\$12,190.00	\$12,190.00
DESIGN	\$22,975.00	\$22,975.00	\$22,975.00
CONTRACT ADM	\$17,450.00	\$17,450.00	\$17,450.00
TOTAL ENGINEERING	\$52,615.00	\$52,615.00	\$52,615.00
CONSTRUCTION	\$361,973.00	\$309,358.00	\$309,358.00
SUBTOTAL	\$414,588.00	\$361,973.00	\$361,973.00
ADMINISTRATION @ 5%	\$20,729.40	\$18,098.65	\$18,098.65
CONTINGENCY	\$41,458.80	\$36,197.30	\$36,197.30
RECORDING FEES	\$500.00	\$500.00	\$500.00
ADVERTISING/POSTAGE	\$500.00	\$500.00	\$500.00
INTERIM INTEREST	\$10,859.19	\$9,280.74	\$9,280.74
LEGAL/BONDS	\$4,000.00	\$4,000.00	\$4,000.00
TOTAL PROJECT	\$488,635.39	\$426,549.69	\$426,549.69
CITY SHARE @67%:	\$327,385.71	\$285,788.29	\$315,691.41
LID SHARE @33%:	\$161,249.68	\$140,761.40	\$110,858.28
PER LOT SHARE:	\$4,134.61	\$3,609.27	\$2,842.52

STREET	LENGTH (Feet)	ESTIMATED COST	PRICE/FOOT
Woodcrest D&C	2,206	\$158,400.00	\$71.80
Courtland	454	\$31,574.00	\$69.55
Bertha	341	\$28,740.00	\$84.28
Thomas	925	\$90,644.00	\$97.99
TOTAL	\$3,926.00	\$309,358.00	\$78.80
Average Residential			\$70.68
Bertha LID Adjusted	341	\$24,101.88	\$70.68
Thomas LID Adjusted	925	\$65,379.00	\$70.68
Bertha/Thomas City	1,266	\$29,903.12	\$23.62



CITY OF WASILLA
290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

Code (907)

Administration

Ph: 373-9066

Fx: 373-9066

Clerks Office

Ph: 373-9066

Fx: 373-9066

Finance

Ph: 373-9070

Fx: 373-9066

Library

Ph: 378-6913

Fx: 378-2347

Museum

Ph: 373-9071

Fx: 373-9072

Planning

Ph: 373-9074

Fx: 373-9066

9077

Fx: 373-9061

Public Works

Ph: 373-9096

Fx: 373-9086

May 30, 1996

Dear Property Owner:

The City Council met May 29, 1996 to take action on the proposed Woodcrest Paving L.I.D. At the previous council meeting, the Administration was directed to reevaluate the project and investigate the possibility of cost reductions. This was done and the attached proposed costs were presented last night. The City has assumed the higher construction costs for Bertha Lane and Thomas Street; therefore, your estimated per lot costs have dropped from \$4,134.61 to \$2,878.88.

The Council directed the Administration to inform all proposed members of the L.I.D. of the new cost projections. This issue will be on the agenda for the June 10, 1996 meeting.

If you have any questions or desire any further information, please feel free to contact me at anytime.

Sincerely,

John T. Felton, P.E.
Public Works Director/City Engineer

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ESTIMATED PROJECT BUDGET
WOODCREST PAVING LID

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ENGINEERING	
PRELIMINARY	\$12,190.00
DESIGN	\$22,975.00
CONTRACT ADM	\$17,450.00
TOTAL ENGINEERING	\$52,615.00
CONSTRUCTION	\$309,358.00
SUBTOTAL	\$361,973.00
ADMINISTRATION @ 5%	\$18,098.65
CONTINGENCY	\$36,197.30
RECORDING FEES	\$500.00
ADVERTISING/POSTAGE	\$500.00
INTERIM INTEREST	\$9,280.74
LEGAL/BONDS	\$4,000.00
TOTAL PROJECT	\$426,549.69
CITY SHARE: 74%	\$314,273.49
LID SHARE: 26%	\$112,276.20
PER LOT SHARE:	\$2,878.88