



CITY OF WASILLA

290 E. HERNING AVE.

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COUNCIL MEMORANDUM 96-94

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

Date: October 4, 1996

Subject: Patricia Avenue L.I.D. Feasibility Report

This report is being prepared by the City Engineer in compliance with Wasilla Municipal Code 2.60.070 District Formation B. Procedures 1. Feasibility Report.

A series of petitions and requests were received by the Public Works Department requesting that the area in this L.I.D. be paved. I reviewed the requested area with the Roads Superintendent and we noted areas that are presently costing the City extra maintenance monies. The proposed L.I.D. offered an opportunity to decrease the amount of secondary gravel that will be carried on to Lucas Road. This gravel is carried on to paved streets at their intersection with gravel roads. The gravel, deposited on the paved street, then causes extra wear and degradation of the traveled surface. The conclusion was that this L.I.D. would decrease road maintenance and dust problems in this area while increasing the general property values in this area. The exact properties in question all lie within Section 8, Township 17 North, Range 1 West, Seward Meridian as follows:

Lots 1 - 5, Block 1, Wasilla Heights Subdivision

Lots 1 - 5, Block 2, Wasilla Heights Subdivision

The street to be paved is 1,270 feet of Patricia Avenue with a Cul-de-sac on the westerly terminus.

The Council authorized an initial engineering review and preliminary cost estimate. This work has been completed and a summary is attached for the Council's review. The Finance Department has added the usual expense that would be realized by the City on a project of this size. The end result is that each property could be expected to be assessed approximately \$5,025. I have reviewed the estimate and find that it is

COUNCIL MEMORANDUM 96-94
Page 2 of 2 Pages

reasonable and representative of the proposed scope of work. It is higher than recent estimates; however, these lots are twice the size of the lots in similar projects. The size of the lots reduces the number of lots sharing the costs, and thus the cost per lot has increased.

RECOMMENDATION:

The Public Works Department recommends that the Council authorize the survey of the effected property owners and proceed with the formation of this L.I.D. It is further recommended that all affected properties be assessed equally for this project.



John T. Felton
Public Works Director/City Engineer

PATRICIA AVENUE
PRELIMINARY PAVING COST ESTIMATE
9/6/96

The proposed Local Improvement District (L.I.D.) project is to pave Patricia Avenue. The pavement will be 22 feet wide with 4 foot gravel shoulders. The proposed project budget is as follows:

Initial Engineering Services	\$ 2,540.00
Engineering, Design	14,250.00
Construction Costs	96,000.00
Engineering, Construction Admin/Inspect/Survey	<u>12,050.00</u>
Sub Total	\$124,840.00
Legal/Bonding	\$ 4,000.00
Advertising	300.00
Contingency @10%	12,484.00
Interim Interest (6 months @8%)	1,648.00
Administration @6%	<u>7,490.00</u>
Sub Total	\$ 25,922.00
 Estimated Total Project	 <u>\$150,762.00</u>


Funding:

City of Wasilla @67%	\$100,508.00
Benefitted Properties (10 Lots @ 33%)	<u>50,254.00</u>
	 <u>\$150,762.00</u>

Per Lot Estimate \$5,025.00

MEMORANDUM

To: Erling Nelson, Finance Director

From: Jack Felton, Public Works Director/City Engineer 

Date: September 5, 1996

Subject: Patricia Avenue L.I.D.
Initial Project Cost Estimate

The engineer and I have completed are preliminary cost estimates for the proposed paving L.I.D. The initial estimate is as follows:

Initial Engineering Services:	\$2,540.00
Design Engineering Services:	\$14,250.00
Contract Administration:	\$12,050.00
Construction:	\$96,000.00

Sub Total: \$124,840.00

Please add the City's administrative costs so that I can report to the Council and poll the affected properties?

Thanks for your help.