
To:	Honorable Mayor and Council City of Stacy	From:	Dan Boyum City Engineer
File:	193805157 and 193805158	Date:	April 9, 2021

Reference: 2021 Street and Utility Improvements (307th Street and 311th Street)

We have reviewed the bids and assembled various information for discussion at the April 13, 2021 Council Meeting. The bid results letter and bid tabulation were sent under a separate cover. The following is a summary of various items for discussion.

Bidding Climate

We heard from suppliers and contractors that material pricing has increased, and material supplies have decreased in the last several weeks. This was especially true with plastic pipe. Suppliers have adjusted guarantees on pricing/supply from 30 days to 7 days and recently to no guarantees. We have seen recent projects starting construction needing to adjust pipe material due to lack of availability. Some contractors are pre-purchasing materials. It should be noted that because of this situation with pipe shortages, we added two additional pipe materials by addendum for use in directional drilling. We anticipate pipe supplies will improve, but we have heard from suppliers that they do not anticipate big changes in pipe pricing.

We heard from contractors that they were having difficulty getting directional drilling and jacking quotes from subcontractors. Some of that is probably due to subcontractor's getting busier, but some is probably due to the risks associated with directional drilling deeper sanitary sewer and keeping that pipe at a uniform grade.

The two contractors who bid the project are reputable, and Dresel Contracting, Inc. provided competitive pricing as compared to the next bidder, being +/- \$150,000 less on the base bid and +/- \$268,000 less on Alternate No. 2 (Open Cutting on 307th). We anticipate some of these cost savings are related to their closer location to the project.

If this project was bid in the winter, we anticipate you would receive more contractors bidding the project.

Bid versus Estimated Pricing

Our engineer's opinion of probable costs used in feasibility reports is based upon projects bid in 2020. Those estimates did not reflect recent material cost increases. We noticed mobilization costs were higher than anticipated in several sections. We know contractors include various costs in mobilization, and that could be a reason for higher mobilization costs.

Also, the deeper sanitary sewer pipe and structure pricing on 307th Street seems to be the major reason for the difference in bid and estimated pricing. For example, when we compare the street reconstruction and watermain pricing for the open cut option on 307th Street, we were very close to the contractor's pricing.

See **Table 1** that provides a comparison of bid versus estimated pricing.

Directional Drilling versus Open Cut on 307th Street

The base bid for directional drilling and jacking under CSAH 30 came in +/- \$133,000 more than directional drilling and connecting to the existing watermain near Wyoming Machine (Alternate 1). Because of feedback from the MN Department of Health, we put more separation between the directionally drilled sanitary sewer

April 9, 2021

Honorable Mayor and Council

Page 2 of 3

Reference: 2021 Street and Utility Improvements (307th Street and 311th Street)

and watermain. That pipe separation results in three patches needed along 307th option that were not originally anticipated with the directional drilled option. Because of those patches, we recommend eliminating the watermain jacking under CSAH 30.

When comparing directional drilling to the open cut and reconstruction option, the pricing for open cut and reconstruction is +/- \$21,000 more than the directional drilling. That price difference went down from what we estimated. Issues can arise with directional drilling if rocks or cobbles are present. These items can affect progress and elevation of directionally drilled pipe.

Alternates - Downstream Storm Sewer Improvements and Foster Avenue Apron

Bids were received on these three alternates. These projects do not affect assessments but affect the overall city costs. We heard back from Chisago County, and they will contribute \$67,914.25 based on bid pricing for the Stacy Trail (Alternate 3) and Finch Avenue (Alternate 4) Storm Sewer Improvements.

See **Table 2** that provides a project cost summary for different options on 307th as well as alternates.

Special Benefit Analysis and Assessments

A special benefit analysis has been completed and shared with the City Attorney. Guidance from that information is reflected in the preliminary assessment rolls. Proposed assessments for 311th Street have been adjusted lower based on the guidance. The proposed assessments for 307th Street have stayed similar to those calculated previously. Please see the attached **Preliminary Assessment Rolls** for 307th and 311th Street based on the low bidder's pricing.

Funding

Besides assessments, the other sources for funding include the Storm Water Utility Fund (+/- \$246,119), Chisago County Storm Water Funding (+/- \$67,914.25), possible Federal Stimulus Funds (\$172,870), Water Fund, Sewer Fund, Bonding, and General Levy.

See **Table 3** for a funding review summary.

Recommendations

We can discuss the 307th Street corridor more at the Council Meeting and know the Council's desire to avoid disturbing the newer pavement constructed in 2018. A few reasons to go with the open cut and reconstruction option for 307th Street are as follows:

- The pricing for the open cut and reconstruction option is +/- \$21,000 from directional drilling. Some of the issues that can occur with rocks or cobbles could increase the cost of directional drilling.
- Open cutting the pipes allow them to be placed in the standard locations within the street right of way (ROW). If there is a pipe maintenance issue in the future, a contractor is digging in the street ROW and on private property.
- Open cutting allows the sanitary sewer to be placed at the flattest grade and may be able to serve a few more properties to the west of the regional trail by gravity sewer versus a lift station.

April 9, 2021

Honorable Mayor and Council

Page 3 of 3

Reference: 2021 Street and Utility Improvements (307th Street and 311th Street)

As it relates to Alternates, approving the Stacy Trail Storm Sewer (Alternate 3) will allow that work to be done prior to the 2022 Mill and Overlay of Stacy Trail by Chisago County. Increasing the pipe sizing will address capacity issues in that stretch of pipe. If the City approves the Finch Avenue Storm Sewer work (Alternate 4), the entire length of storm piping from 311th Street to the existing wetland on Finch Avenue will meet the storm sewer capacity requirements.

The Foster Avenue Apron Repair was discussed last year and has been deteriorating over the last few years. Part of the apron will be affected by the Stacy Trail Storm Sewer work. So, replacing the apron at this time would address the deterioration concerns.

The City could choose to reject all bids and rebid the project this coming winter to see if pipe prices stabilize and more bidders bid on the project. We can discuss that option at the meeting.

Next Steps

1. Decide if the City wants to proceed with holding an assessment hearing.
2. If the City plans to proceed with an assessment hearing, then the following items should be discussed:
 - a. Which base bid or alternates to proceed with for estimating the total costs for the project?
 - b. Based on the preliminary assessment roll, decide which percentage or amount to be included in the notices mailed to each property owner. The Council can lower that percentage or amount after closing the assessment hearing.
 - c. Decide the assessment period and interest rate. Those items are included in the notice mailed to property owners.
 - d. Approve the attached resolution that sets the date for the assessment hearing.
 - e. Advertise the assessment hearing and mail a notice 2 weeks before the meeting to property owners who will be assessed.
3. Following the assessment hearing, the City can decide if they want to proceed with this project or reject bids and rebid at a later date.

Stantec
Dan Boyum PE
City Engineer

Phone: 612 712 2021
Dan.Boyum@stantec.com

Attachment: Table 1 – Bid versus Estimate Comparison, Table 2 – Project Cost Summary – 307th Options & Alternates, Preliminary Assessment Rolls (307th and 311th), Funding Review Summary

c. Sharon Payne

Design with community in mind

bd v:\1938\active\193805158\communications\correspondence\council_bids_actions_recommendations_2021_04_09.docx

Table 1
Comparison of Low Bid to Engineer's Estimate

Option 3 - Open Cut 307th Street (Alternate 2), Base Bid on 311th, and Alternates 3, 4, and 5

Item	Low Bid Contractor - Dresel Contracting, Inc.	Final Plan Estimate	Difference
307th			
Open cut sanitary sewer on 307th - Alternate 2.A.	\$239,240.18	\$145,242.36	\$93,997.82
Open cut watermain on 307th - Alternte 2.B	\$215,157.93	\$193,660.60	\$21,497.33
Reconstruction 307th - Alternate 2.C.	\$277,260.56	\$299,223.24	-\$21,962.68
Subtotal - Open Cut 307th Street	\$731,658.67	\$638,126.20	\$93,532.47
311th			
Sanitary Sewer Repairs - 311th Street	\$39,252.00	\$10,773.80	\$28,478.20
Storm Sewer on 311th Street and Foster Avenue	\$240,813.68	\$199,593.40	\$41,220.28
Reconstruct 311th Street	\$322,827.44	\$259,875.28	\$62,952.16
Subtotal - 311th Street Reconstruction and Storm Sewer	\$602,893.12	\$470,242.48	\$132,650.64
Alternates			
Alternate No. 3 - Storm Sewer on Stacy Trail	\$109,662.08	\$107,939.88	\$1,722.20
Alternate No. 4 - Storm Sewer on Finch Avenue	\$99,935.36	\$68,044.89	\$31,890.47
Alternate No. 5 - Foster Avenue Apron	\$45,150.03	\$53,444.64	-\$8,294.61
Subtotal - Alternates	\$254,747.47	\$229,429.41	\$25,318.06
Summary of Costs			
Total Estimated Construction Costs - 307th, 311th, and Alternates	\$1,589,299.26	\$1,337,798.09	\$251,501.17
+ Contingencies	\$47,678.98	\$40,133.94	\$7,545.04
Subtotal Construction Costs	\$1,636,978.24	\$1,377,932.03	\$259,046.21
"+" Indirect Costs	\$327,395.65	\$275,586.41	\$51,809.24
Total Project Costs	\$1,964,373.89	\$1,653,518.44	\$310,855.45

Table 2 - Project Cost Summary - 307th Options and Alternates

Review of Options for Construction Award - Low Bidder - Dresel Construction

Item	Option 1 - Base Bid (Directional Drill) + Alt 3 + Alt 4 + Alt 5	Option 2 - Base Bid (Directional Drill) + Alt 1 + Alt 3 + Alt 4 + Alt 5	Option 3 - Base Bid + Alt. 2 (Open Cut in lieu of Directional Drill) + Alt 3 + Alt. 4 + Alt 5
Direction Drill Sanitary Sewer on 307th	\$370,711.92	\$370,711.92	
Direction Drill Water Main on 307th	\$314,336.37	\$314,336.37	
Jack Watermain Under CSAH 30 on 307th	\$158,286.71		
Sanitary Sewer Repairs - 311th Street	\$39,252.00	\$39,252.00	\$39,252.00
Storm Sewer on 311th Street and Foster Avenue	\$240,813.68	\$240,813.68	\$240,813.68
Reconstruct 311th Street	\$322,827.44	\$322,827.44	\$322,827.44
Alternate No. 1 - Open-cut watermain in lieu of jacking under Forest Boulevard - 307th		\$25,171.88	
Alternate No. 2 - Open-cut sanitary sewer			\$239,240.18
Alternate No. 2 - Open-cut water main			\$215,157.93
Alternate No. 2 - Reconstruction 307th			\$277,260.56
Subtotal - Construction Costs	\$1,446,228.12	\$1,313,113.29	\$1,334,551.79
<i>Other Alternates to Consider</i>			
Alternate No. 3 - Storm Sewer on Stacy Trail	\$109,662.08	\$109,662.08	\$109,662.08
Alternate No. 4 - Storm Sewer on Finch Avenue	\$99,935.36	\$99,935.36	\$99,935.36
Alternate No. 5 - Foster Avenue Apron	\$45,150.03	\$45,150.03	\$45,150.03
Subtotal - Construction Costs - Selected Alternates	\$254,747.47	\$254,747.47	\$254,747.47
Subtotal - Construction Costs - Construction Award	\$1,700,975.59	\$1,567,860.76	\$1,589,299.26
+ Contingency	\$51,029.27	\$47,035.82	\$47,678.98
Total - Construction Costs	\$1,752,004.86	\$1,614,896.58	\$1,636,978.24
+ Indirect Costs	\$350,400.97	\$322,979.32	\$327,395.65
Total Project Costs	\$2,102,405.83	\$1,937,875.90	\$1,964,373.89

APPENDIX C - PRELIMINARY ASSESSMENT ROLL
 311TH STREET IMPROVEMENTS
 PROJECT NO. 193805158
 STACY, MN

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Proposed Assessment % (Street and Storm) =	25%	25%	20%
Proposed Assessment % (Curb and Gutter) =	50%	25%	20%

Assessment Option	Item		Reconstruction and Storm Sewer to Foster Avenue
	Total Project Cost =		\$745,175.90
	Minus Sanitary Sewer (Maintenance) =		<u>\$48,515.47</u>
	Subtotal		\$696,660.43
	Minus Storm Sewer to the West of Regional Trail =		<u>\$185,373.75</u>
	Subtotal		\$511,286.68
	Minus Curb and Gutter Project Costs =		<u>\$49,390.56</u>
	Subtotal =		\$461,896.12
Option 1	Street and Storm Assessment =		\$115,474.03
	Curb and Gutter Assessment =		\$24,695.28
	Subtotal Assessment =		\$140,169.31
	Minus Special Benefit Analysis Adjustment =		<u>\$169.40</u>
	Total Assessment =		\$139,999.91
	REU's =		20
	Cost per REU =		\$7,000.00
Option 2	Street and Storm Assessment =		\$115,474.03
	Curb and Gutter Assessment =		<u>\$12,347.64</u>
	Total Assessment =		\$127,821.67
	REU's =		20
	Cost per REU =		\$6,391.08
Option 3	Street and Storm Assessment =		\$92,379.22
	Curb and Gutter Assessment =		<u>\$9,878.11</u>
	Total Assessment =		\$102,257.34
	REU's =		20
	Cost per REU =		\$5,112.87

APPENDIX C - PRELIMINARY ASSESSMENT ROLL
311TH STREET IMPROVEMENTS
PROJECT NO. 193805158
STACY, MN

Summary - Assessment Options							25% w/ 100%	25% w/ 25%	20% w/ 20%
Parcel I.D. #	Owner	Property Address	Mailing Address	Property Type	REU	curb	curb	curb	
						Reconstruct & Storm Sewer to Foster	Reconstruct & Storm Sewer to Foster	Reconstruct & Storm Sewer to Foster	
190002900	FYKSEN JENNA	5865 311TH ST	5865 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190003200	JOHNSON CHRISTINA M	5925 311TH ST	5925 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190003300	WENZEL THOMAS A & ROBIN G	5895 311TH ST	5895 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190003400	RAYMOND SUZAN M AND & GREGORY A FAYMOVILLE	5905 311TH ST	PO BOX 54, STACY, MN 55079-0054	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190004200	CONNELLY JOSHUA	5885 311TH ST	5885 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190004400	ZONGO PROPERTIES LLC	31146 FOREST BLVD	2386 CLOUD DR NE, BLAINE, MN 55449	Comm/Ind.	2	\$14,000.00	\$12,782.16	\$10,225.74	
190004900	SANDER DENNIS J & NORMA E	6015 311TH ST	PO BOX 194, STACY, MN 55079-0194	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190005000	HOPPE BRIAN J	6005 311TH ST	7865 WYOMING TR, CHISAGO CITY, MN 55013	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190005400	EVASKU JOHN M & TAMMY L R	5985 311TH ST	5985 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190005500	BARTELS JESSICA M	5965 311TH ST	5965 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190005700	ALPERIN TRUE	5945 311TH ST	5945 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015410	MERRELL TRACY A & MATTHEW C & ANNETTE J SKOG	5920 311TH ST	5920 311ST ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015510	STUEN TOM & MARY ANN	5900 311TH ST	5900 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015600	CLYMER JOSEPH JOHN & LINDSEY ANN	5870 311TH ST	5870 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015710	NKONGOLO LILIANE	5980 311TH ST	5980 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015720	DIEBEL JODI MAUREEN	5990 311TH ST	5990 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015800	RAUSCH DENNIS & JACKI M	5970 311TH ST	5970 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190015900	EICKHOFF GRANT ANDREW	5950 311TH ST	5950 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
190016000	NEWHAM ASHLEY E	6000 311TH ST	6000 311TH ST, STACY, MN 55079	Residential	1	\$7,000.00	\$6,391.08	\$5,112.87	
					Subtotals	20	\$140,000.00	\$127,821.60	\$102,257.40
					City Sewer and Water Costs (Maintenance) not Assessed		\$48,515.47	\$48,515.47	\$48,515.47
					City Street and Storm Costs not Assessed		\$556,491.12	\$568,838.76	\$594,403.09
					Totals		\$745,006.59	\$745,175.83	\$745,175.96
					Total Non-Assessed Costs (1)		\$605,006.59	\$617,354.23	\$642,918.56

Notes:

(1) Total Non-Assessed Costs do not include Downstream Storm Sewer Improvements on Stacy Trail or Finch Avenue.

APPENDIX C - PRELIMINARY ASSESSMENT ROLL
 307TH STREET UTILITY IMPROVEMENTS
 PROJECT NO. 193804175
 STACY, MN

Assessment Option	Item	Costs from Low Bidder	
		Directional Drilling with Alt. 1	Open Cut and Reconstruct
	Total Project Cost (Trunk) =	\$877,832.14	\$904,330.11
	Minus Total Project Cost (Lateral)	<u>\$763,710.48</u>	<u>\$827,197.97</u>
	Trunk Area Charge or City Cost	\$114,121.66	\$77,132.14
Residential Equivalent Unit	Sewer/Water Lateral =	\$763,710.48	\$827,197.97
	Minus Extend Utilities 500' S. of 307th Street =	<u>\$407,700.00</u>	<u>\$407,700.00</u>
	Subtotal	\$356,010.48	\$419,497.97
	Minus Special Benefit Analysis Correction - City Cost	<u>\$188,010.48</u>	<u>\$251,497.97</u>
		\$168,000.00	\$168,000.00
	Number of Residential Equivalent Units (REU's) =	12.00	12.00
Cost per REU =	\$14,000.00	\$14,000.00	

Parcel I.D. #	Owner	Property Address	Mailing Address	Property Type	Land Value	REU	Front Footage	(A)	(B)	(B) - (A)		
								Assessment Amount - Directional Drilling	Assessment Amount - Open Cut and Reconstruct	Difference		
RESIDENTIAL EQUIVALENT UNIT (REU) ASSESSMENT												
190007300	TAPANI FAMILY LIMITED PARTNERSHIP (2)	5935 307TH ST	PO Box 5, Stacy MN 55079-0005	Comm/Ind.	\$149,400	1	163	\$14,000.00	\$14,000.00	\$0.00		
190007310	FORTERRA CONCRETE PRODUCTS INC (1)	30622 FOREST BLVD	PO BOX 52427, Atlanta, GA 30355	Comm/Ind.	\$847,600	0	768	\$407,700.00	\$407,700.00	\$0.00		
190007600	MELL DENNIS	30780 FOREST BLVD	1652 196TH LN NW, Cedar, MN 55011	Residential	\$28,500	1	180	\$14,000.00	\$14,000.00	\$0.00		
190007700	MELL DENNIS	30780 FOREST BLVD	1652 196TH LN NW, Cedar, MN 55011	Residential	\$29,200	1	151	\$14,000.00	\$14,000.00	\$0.00		
190007800	OLSON LANNY N & MARLYS G	5940 307TH ST	27466 Grouse St., Palisade, MN 56469	Residential	\$30,300	1	173	\$14,000.00	\$14,000.00	\$0.00		
190007900	OLSON LANNY N & MARLYS G	5940 307TH ST	27466 Grouse St., Palisade, MN 56469	Residential	\$6,900	1	171	\$14,000.00	\$14,000.00	\$0.00		
190008000	FRIBERG TIMOTHY A	5880 307TH ST	Same as street address	Residential	\$54,300	1	149	\$14,000.00	\$14,000.00	\$0.00		
190008100	MCDONALD SAMANTHA A	5850 307TH ST	Same as street address	Residential	\$51,800	1	149	\$14,000.00	\$14,000.00	\$0.00		
190008200	RAINER ROLAND H & PATRICIA J WALSH	5800 307TH ST	Same as street address	Residential	\$49,400	1	117	\$14,000.00	\$14,000.00	\$0.00		
190008600	WYOMING MACHINE REAL ESTATE LLC (2)	30680 FOREST BLVD	PO Box 180, Stacy, MN 55079	Comm/Ind.	\$92,200	3	364	\$42,000.00	\$42,000.00	\$0.00		
190009000	MONDRY KWANG N & DENNIS	5820 307TH ST	Same as street address	Residential	\$47,000	1	149	\$14,000.00	\$14,000.00	\$0.00		
Subtotals								12	2534	\$575,700.00	\$575,700.00	\$0.00
Trunk Area Charge or City Cost										<u>\$302,132.14</u>	<u>\$328,630.11</u>	<u>\$26,497.97</u>
Totals										\$877,832.14	\$904,330.11	\$26,497.97

Note(s):

- (1) The preliminary assessment roll reflects past discussions with Forterra Concrete Products Inc. related to contributing the costs associated with Option 3 in the Feasibility Report.
- (2) Sanitary Sewer and Water Service Connections were made in 2018 by Wyoming Machine. They have not yet hooked up to City Sewer and Water. Some adjustment may be needed to proposed assessment for these parcels based on the costs associated with work done within the ROW in 2018.

Table 3 - Funding Review - Post Bids

Option 1 includes:

1. Directional drill utilities on 307th (Base Bid)
2. Open cut watermain connection in lieu of jacking (Alternate 1),
3. Reconstruct 311th Street with curb and gutter and storm sewer to Stacy Trail (Base Bid)
4. Stacy Trail Storm Sewer (Alternate 3)
5. Finch Avenue Storm Sewer (Alternate 4)
6. Foster Avenue Apron (Alternate 5)
7. Includes: Contingencies = 3% Indirect Costs = 20%
8. Does not include bonding related costs (cost of issuances, underwriter's discounts, etc.)

Item	307th Street	311th Street & Downstream Storm Sewer	Total	Percentage
Street and Storm		\$1,011,528.30	\$1,011,528.30	52.20%
Water	\$419,632.20		\$419,632.20	21.65%
Sanitary Sewer	\$458,199.93	\$48,515.47	\$506,715.40	26.15%
Total Project Costs	\$877,832.13	\$1,060,043.77	\$1,937,875.90	100.00%

Option 2 includes:

1. Open cut utilities on 307th (Alternate 2)
2. 307th Street Reconstruction on Alternate 2 is due to the utility work, so split costs 50% water/ 50% sanitary
3. Reconstruct 311th Street with curb and gutter and storm sewer to Stacy Trail (Base Bid)
4. Stacy Trail Storm Sewer (Alternate 3)
5. Finch Avenue Storm Sewer (Alternate 4)
6. Foster Avenue Apron (Alternate 5)
7. Includes: Contingencies = 3% Indirect Costs = 20%
8. Does not include bonding related costs (cost of issuances, underwriter's discounts, etc.)

Item	307th Street	311th Street & Downstream Storm Sewer	Total	Percentage
Street and Storm		\$1,011,528.30	\$1,011,528.30	51.49%
Water	\$437,282.23		\$437,282.23	22.26%
Sanitary Sewer	\$467,047.89	\$48,515.47	\$515,563.36	26.25%
Total Project Costs	\$904,330.12	\$1,060,043.77	\$1,964,373.89	100.00%

Funding Sources

Assessment Scenario 1 - \$14,000/REU on 307th, 25% Street/Storm & 100% curb and gutter on 311th

Assessment Scenario 2 - \$14,000/REU on 307th, 25% Street/Storm & 25% curb and gutter on 311th

Option 1 (Directional Drilling 307th) and Assessment Scenario 1

Item	307th Street	311th Street	Total
Total Project Costs	\$877,832.13	\$1,060,043.77	\$1,937,875.90
Minus Assessment Scenario 1	\$575,700.00	\$140,000.00	\$715,700.00
Subtotal	\$302,132.13	\$920,043.77	\$1,222,175.90
Minus County Storm Funding	\$0.00	\$67,914.25	\$67,914.25
Subtotal (Note 1)	\$302,132.13	\$852,129.52	\$1,154,261.65

Option 1 (Directional Drilling 307th) and Assessment Scenario 2

Item	307th Street	311th Street	Total
Total Project Costs	\$877,832.13	\$1,060,043.77	\$1,937,875.90
Minus Assessment Scenario 2	\$575,700.00	\$127,821.60	\$703,521.60
Subtotal	\$302,132.13	\$932,222.17	\$1,234,354.30
Minus County Storm Funding	\$0.00	\$67,914.25	\$67,914.25
Subtotal (Note 1)	\$302,132.13	\$864,307.92	\$1,166,440.05

Option 2 (Open Cut 307th) and Assessment Scenario 1

Item	307th Street	311th Street	Total
Total Project Costs	\$904,330.12	\$1,060,043.77	\$1,964,373.89
Minus Assessment Scenario 1	\$575,700.00	\$140,000.00	\$715,700.00
Subtotal	\$328,630.12	\$920,043.77	\$1,248,673.89
Minus County Storm Funding	\$0.00	\$67,914.25	\$67,914.25
Subtotal (Note 1)	\$328,630.12	\$852,129.52	\$1,180,759.64

Option 2 (Open Cut 307th) and Assessment Scenario 2

Item	307th Street	311th Street	Total
Total Project Costs	\$904,330.12	\$1,060,043.77	\$1,964,373.89
Minus Assessment Scenario 2	\$575,700.00	\$127,821.60	\$703,521.60
Subtotal	\$328,630.12	\$932,222.17	\$1,260,852.29
Minus County Storm Funding	\$0.00	\$67,914.25	\$67,914.25
Subtotal (Note 1)	\$328,630.12	\$864,307.92	\$1,192,938.04

Notes: 1) Other Funding Sources - Storm Water Utility Fund (\$246,119), Water Fund, Sewer Fund, Bonding, Stimulus (\$172,870) ?, General Levy