

Engineer's Report

2020 Street Reconstruction

- Helen Street:
Kimberly Avenue to 4th Street



Prepared For The

VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN

MARCH 11, 2020

McM. No. K0001-9-19-00746

BDW:car

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE | NEENAH, WI 54956
Mailing P.O. BOX 1025 | NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

Engineer's Report

2020 Street Reconstruction

- Helen Street:
Kimberly Avenue to 4th Street



Prepared For The
VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN

MARCH 11, 2020
McM. No. K0001-9-19-00746

TABLE OF CONTENTS

TABLE OF CONTENTS	Page 1
PROJECT LOCATION MAP	Page 2
ENGINEER'S REPORT	Page 3
STREET RECONSTRUCTION PROJECT	Page 4
Establishment of the Street Assessment.....	Page 4
Street Project Costs	Page 4
Street Assessment Rate	Page 5
Corner Lot Credit.....	Page 5
Apron Assessment	Page 5
FINANCING OF ASSESSMENTS	Page 5
PLANS & SPECIFICATIONS.....	Page 5
PUBLIC HEARING	Page 5
BID TABULATION.....	Page 6
SCHEDULE OF ASSESSMENTS.....	Page 7

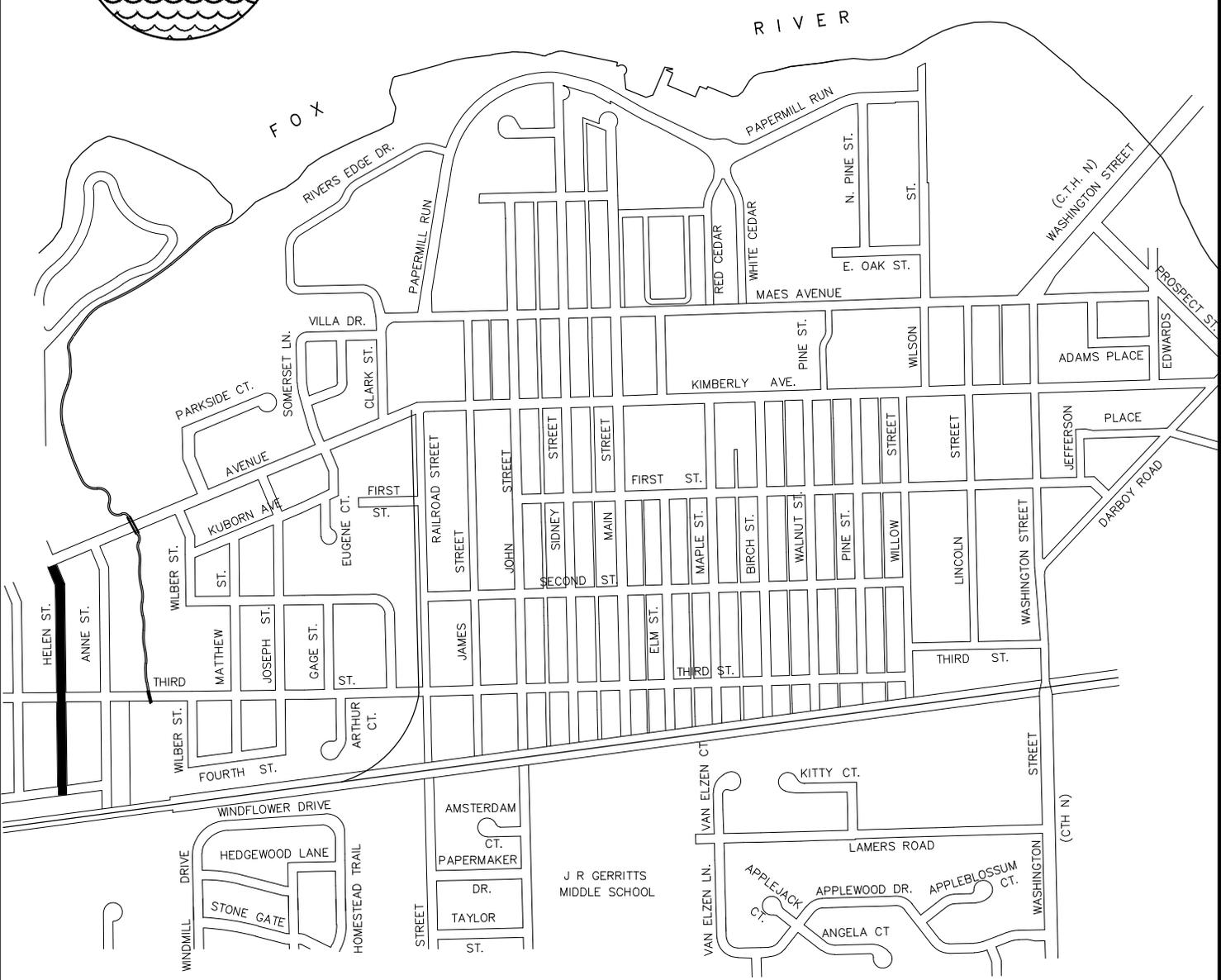
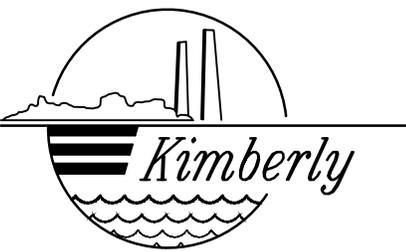
W:\PROJECTS\K00019\1900746\04\Drawings\Plan Sheets\Helen St Reconstruction\Map.dwg, Model: 3/9/2020 4:02:47 PM, pschmehl, 1:400 Plot Date: 3/9/2020 4:02 PM, xrefs:none

VILLAGE OF KIMBERLY

OUTAGAMIE COUNTY, WISCONSIN
K0001 9-19-00746

PROJECT LOCATION MAP

2020 HELEN ST RECONSTRUCTION



McMAHON

ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

 = PROJECT LOCATION

Engineer's Report

Pursuant To Sec. 66.0703(1)(b) Wis. Stats., as Amended

2020 Street Reconstruction

- Helen Street:
Kimberly Avenue to 4th Street

VILLAGE OF KIMBERLY OUTAGAMIE COUNTY, WISCONSIN

1. This Engineer's Report, submitted on behalf of the above-named municipality, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all Preliminary and Final Plans and Specifications for the aforementioned municipal project are on file with the Clerk of the municipality.
3. That following hereinafter is an estimate of the entire cost of the proposed work or improvements, either based upon Engineer's estimates or based upon actual bids received for said proposed work or improvements by the named municipality.
4. That hereinafter follows an estimate as to each parcel of property affected of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned municipality and the Engineer for the municipality, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMahon Associates, Inc.

By:



Brad D. Werner, P.E.
Vice President / Senior Municipal Engineer



March 11, 2020
McM. No. K0001-9-19-00746

Engineer's Report

Street Reconstruction Project

2020 Street Reconstruction

- Helen Street:
Kimberly Avenue to 4th Street

VILLAGE OF KIMBERLY OUTAGAMIE COUNTY, WISCONSIN

The purpose of the project is to provide the abutting property owners with a dependable street system, consisting of concrete pavement.

1. Establishment of the Street Assessment Rate:

- a. Street Project Costs These costs are estimated and include construction costs, engineering, legal and contingencies.

Qty.	Unit	Description	Unit Price	Total
1	L.S.	Mobilization	\$15,000/L.S.	\$15,000.00
1	L.S.	Unclassified Excavation	\$36,500.00/L.S.	\$36,500.00
2,600	S.Y.	6" Concrete Pavement Removal	\$0.01/S.Y.	\$26.00
5,113	S.Y.	6" Concrete Pavement	\$32.60/S.Y.	\$166,683.80
5,522	S.Y.	6" Road Base	\$4.00/S.Y.	\$22,088.00
200	C.Y.	EBS Including Base Course	\$32.00/C.Y.	\$6,400.00
1,100	S.F.	Remove and Replace 6" Sidewalk with Base	\$6.25/S.F.	\$6,875.00
1,251	S.F.	Remove and Replace 4" Concrete Sidewalk with Base	\$6.05/S.F.	\$7,568.55
1,661	S.Y.	3" Pulverized Topsoil, Seed and E-mat	\$10.25/S.Y.	\$17,025.25
9	Ea.	Inlet Protection	\$50.00/Ea.	\$450.00
100	S.F.	Detectable Warning Field	\$30.00/Ea.	\$3,000.00
140	L.F.	Full Depth Sawcutting	\$3.00/L.F.	\$420.00
60	Ea.	#6 Epoxy Coated Tie Bars	\$8.00/Ea.	\$480.00
		Construction Total		\$282,516.60
		20% Engineering & Contingencies		\$56,503.32
		Estimated Total Project Cost		\$339,019.92

- b. Street Assessment Rate This rate is established by dividing the total street frontage into the total project cost. At this time, the project cost is an estimate, therefore, the rate shown is also an estimate. The final assessment rate should be equal to this estimate or lower. The Village of Kimberly policy states that 100% of the project cost will be assessed to the abutting property on a front foot basis.

Total Estimated Project Cost:	\$339,019.92
Total Street Frontage:	2,810 feet
Total Assessment Rate:	\$120.65 /L.F.
Proposed Assessment Rate:	\$80.43 /L.F.

- c. Corner Lot Credit (Street Reconstruction Only) The Village of Kimberly Ordinance (6-2-18-a-2) allows for corner lot reductions on street reconstruction projects. This reduction is one-half of the long side of the property to the maximum reduction of 60 feet. Credits are shown on the Schedule Of Assessments.
- d. Apron Assessment The Apron Assessment shown is only an approximation of an apron. The property owner will be assessed for the actual size of the concrete apron installed at the rate of **\$6.25/S.F.** The assessed cost may be more or less than the following example based on the actual size constructed.

e.g. 17 Foot Wide Apron
 $(17) (8.5) (\$6.25) = \903.13

**This cost will be included in the total assessment.*

FINANCING OF ASSESSMENTS

The Village of Kimberly has budgeted funds for the financing of the project and will assess costs back to the adjacent property owners on a front foot basis. The assessments are billed to the property owners on a selected payment plan. The total assessment balance can also be paid in full. The interest rate to the property owners is estimated at about 5%. The final interest rate will be provided at the public hearing.

PLANS & SPECIFICATIONS

As part of this Engineer's Report, plans and specifications, as prepared by McMahon Associates, Inc., Project No. K0001-9-19-00746 are hereby attached.

PUBLIC HEARING

The Village of Kimberly will hear all persons interested, or their agents or attorneys, concerning matters contained in the Preliminary Resolution Authorization, such assessments and the Reports of the Engineers at 6:00 p.m. on the 23rd day of March 2020, in the Village of Kimberly Municipal Building, located at 515 West Kimberly Avenue, Kimberly, Wisconsin.

BID TABULATION

Owner:	VILLAGE OF KIMBERLY
Project Name:	2020 Concrete Street Reconstruction Helen Street and Papermill Run
Contract No.:	K0001-9-19-00746
Bid Date:	February 12, 2020
Bid Time:	3:00 p.m., local time
Project Manager:	Brad Werner, P.E.

Engineer:	McMAHON ASSOCIATES, INC. 1445 McMahan Drive PO Box 1025 Neenah, WI 54956 / 54957-1025
------------------	--

VINTON CONSTRUCTION CO. 1322 33rd Street PO Box 137 Two Rivers, WI 54241

SOMMERS CONSTRUCTION CO., INC. W7841 Smith Street Shiocton, WI 54170
--

HELEN STREET

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
1.	1	L.S.	Mobilization	\$13,000.00	\$13,000.00	\$15,000.00	\$15,000.00
2.	1	L.S.	Unclassified Excavation Helen Street	\$36,500.00	\$36,500.00	\$22,600.00	\$22,600.00
3.	2,600	S.Y.	Concrete Street Pavement Removal	\$0.01	\$26.00	\$7.00	\$18,200.00
4.	5,113	S.Y.	6 Inch Concrete Pavement Integral Pavement	\$32.60	\$166,683.80	\$33.85	\$173,075.05
5.	5,522	S.Y.	6 Inch Road Base	\$4.00	\$22,088.00	\$4.00	\$22,088.00
6.	200	C.Y.	EBS Including Base Course	\$32.00	\$6,400.00	\$30.00	\$6,000.00
7.	8,318	S.F.	Remove and Replace 6 Inch Concrete Apron/Sidewalk with Base	\$6.25	\$51,987.50	\$6.25	\$51,987.50
8.	1,251	S.F.	Remove and Replace 4 Inch Concrete Sidewalk with Base	\$6.05	\$7,568.55	\$6.25	\$7,818.75
9.	140	L.F.	Full Depth Sawcut Existing Concrete Pavement	\$3.00	\$420.00	\$4.00	\$560.00
10.	60	Ea.	#6 Epoxy Coated Tie Bars Drilled and Set	\$8.00	\$480.00	\$7.00	\$420.00
11.	100	S.F.	Detectable Warning Field	\$30.00	\$3,000.00	\$30.00	\$3,000.00
12.	1,661	S.Y.	3 Inch Pulverized Topsoil, Seed Mix #4 and E-mat	\$10.25	\$17,025.25	\$10.25	\$17,025.25
13.	38	Ea.	Stump Removal	\$200.00	\$7,600.00	\$200.00	\$7,600.00
14.	9	Ea.	Inlet Protection	\$50.00	\$450.00	\$120.00	\$1,080.00
15.	4	Ea.	Internal Chimney Seal	\$425.00	\$1,700.00	\$650.00	\$2,600.00
SUB-TOTAL (Items 1 through 15, Inclusive)				\$334,929.10		\$349,054.55	

PAPERMILL RUN (19+80 to 22+20)

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
16.	1	L.S.	Mobilization	\$2,700.00	\$2,700.00	\$3,500.00	\$3,500.00
17.	100	LOAD	Salvage Base (Quad Axle Truck)	\$0.01	\$1.00	\$50.00	\$5,000.00
18.	1	L.S.	Prepare and Trim Existing Base (Est. 1,000 S.Y.)	\$2,700.00	\$2,700.00	\$1,500.00	\$1,500.00
19.	905	S.Y.	8 Inch Integral Concrete Pavement	\$41.96	\$37,973.80	\$51.40	\$46,517.00
20.	300	S.Y.	5 Inch Microfiber Concrete Trail with Base	\$51.20	\$15,360.00	\$44.00	\$13,200.00
21.	200	S.F.	6 Inch Concrete Sidewalk	\$7.00	\$1,400.00	\$6.50	\$1,300.00
22.	1	L.S.	Terrace Excavation, Backfilling and Preparation	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
23.	250	S.Y.	3 Inch Pulverized Topsoil, Seed Mix #4 and E-mat	\$9.25	\$2,312.50	\$10.25	\$2,562.50
24.	250	S.Y.	3 Inch Pulverized Topsoil, No Mow Fescue and E-mat	\$9.25	\$2,312.50	\$10.25	\$2,562.50
25.	2	Ea.	Inlet Protection	\$50.00	\$100.00	\$120.00	\$240.00
26.	2	Ea.	Adjust Existing Manhole	\$250.00	\$500.00	\$400.00	\$800.00
27.	2	Ea.	Adjust Inlet	\$250.00	\$500.00	\$400.00	\$800.00
29.	1	Ea.	Adjust Water Valve	\$150.00	\$150.00	\$150.00	\$150.00
29.	1	Ea.	Crosswalk Epoxy Pavement Marking	\$3,300.00	\$3,300.00	\$3,500.00	\$3,500.00
30.	10	S.F.	Detectable Warning Field	\$30.00	\$300.00	\$30.00	\$300.00
SUB-TOTAL (Items 16 through 30, Inclusive)				\$72,609.80		\$84,432.00	

PAPERMILL ROUNDABOUT

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
31.	1	L.S.	Mobilization	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00
32.	151	L.F.	Concrete Curb and Gutter 18 Inch Type A	\$18.50	\$2,793.50	\$17.00	\$2,567.00
33.	239	L.F.	Concrete Curb and Gutter 4 Inch Sloped 36 Inch Type R	\$21.50	\$5,138.50	\$18.95	\$4,529.05
34.	250	S.Y.	Concrete Truck Apron 12 Inch (WisDOT Red)	\$82.00	\$20,500.00	\$89.55	\$22,387.50
35.	980	S.F.	Concrete Sidewalk 4 Inch (Colored and Stamped)	\$7.50	\$7,350.00	\$10.85	\$10,633.00
36.	2,760	S.F.	4 Inch Concrete Sidewalk	\$5.40	\$14,904.00	\$4.25	\$11,730.00
37.	45	L.F.	Concrete Pedestrian Curb	\$25.00	\$1,125.00	\$35.00	\$1,575.00
38.	710	L.F.	Concrete Curb and Gutter 30 Inch Type A	\$17.90	\$12,709.00	\$16.75	\$11,892.50
39.	310	L.F.	Concrete Median Sloped Nose	\$9.00	\$2,790.00	\$10.00	\$3,100.00
40.	120	S.F.	Detectable Warning Field	\$30.00	\$3,600.00	\$30.00	\$3,600.00
41.	300	C.Y.	Place Village Supplied Fill	\$6.70	\$2,010.00	\$5.00	\$1,500.00
SUB-TOTAL (Items 31 through 41, Inclusive)				\$74,920.00		\$77,014.05	
TOTAL (Items 1 through 41, Inclusive)				\$482,458.90		\$510,500.60	

ALTERNATE BID A | Miscellaneous Concrete Patching

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
A-1	2,000	S.F.	Remove and Replace 6 Inch Non-Reinforced Concrete Pavement	\$8.79	\$17,580.00	\$9.00	\$18,000.00
A-2	500	S.F.	Remove and Replace 8 Inch Non-Reinforced Concrete Pavement	\$9.50	\$4,750.00	\$9.90	\$4,950.00
A-3	300	L.F.	Remove and Replace 30 Inch Curb and Gutter	\$40.00	\$12,000.00	\$38.00	\$11,400.00
A-4	20	TON	1-1/4 Inch Base Aggregate Dense	\$15.00	\$300.00	\$30.00	\$600.00
A-5	1,000	L.F.	Full Depth Sawcut Concrete Pavement	\$2.50	\$2,500.00	\$3.50	\$3,500.00
A-6	6,500	Ea.	#6 Epoxy Coated Tie Bar Drilled and Set	\$0.01	\$65.00	\$3.00	\$19,500.00
A-7	100	S.Y.	3 Inch Topsoil, Seed, Mulch	\$10.25	\$1,025.00	\$15.00	\$1,500.00
TOTAL ALTERNATE BID A (Items A-1 through A-7, Inclusive)				\$38,220.00		\$59,450.00	

Bid Security	5% Bid Bond	5% Bid Bond
Addendum Acknowledgement	Yes - #1	Yes - #1

SUBCONTRACTOR TABULATION

Landscaping
Traffic Control
Pavement Markings
Ancillary Concrete

Subcontractor
Highway Landscapers Gordon Work Zones Century Fence Martell Construction

Subcontractor
Highway Landscapers Gordon Work Zones Century Fence

ASSESSMENT SCHEDULE

2020 STREET RECONSTRUCTION

Helen Street: Kimberly Avenue to 4th Street
 Village of Kimberly | Outagamie County, Wisconsin

Estimated Street Rate = \$80.43 /L.F.
 6-Inch Sidewalk Rate = \$6.25 /S.F.
 4-Inch Sidewalk = \$6.05 /S.F.

Property Owner	Property Address	Parcel No.	Total Frontage	Corner Credit	Net Assessable Front Footage	Estimated 4" Sidewalk (S.F.)	Estimated 6" Sidewalk (S.F.)	Estimated Driveway (S.F.)	Estimated Driveway Assessment	Estimated Sidewalk Assessment	Estimated Street Assessment	Estimated Total Assessment
Paul Janssen	209 S Helen Street	250-114000	120.00	60.00	60.00			180.00	\$1,125.00	\$0.00	\$4,825.80	\$5,950.80
Vernon Chalupa	215 S Helen Street	250-116300	88.00		88.00			324.00	\$2,025.00	\$0.00	\$7,077.84	\$9,102.84
Patrick Tello	221 S Helen Street	250-116200	75.00		75.00			153.00	\$956.25	\$0.00	\$6,032.25	\$6,988.50
Bruce MacDonald	227 S Helen Street	250-116100	60.00		60.00			117.00	\$731.25	\$0.00	\$4,825.80	\$5,557.05
Steven Greely	233 S Helen Street	250-116000	60.00		60.00			117.00	\$731.25	\$0.00	\$4,825.80	\$5,557.05
Bruce Smith	241 S Helen Street	250-115900	60.00		60.00			108.00	\$675.00	\$0.00	\$4,825.80	\$5,500.80
Charles Cronin	245 S Helen Street	250-115800	60.00		60.00			108.00	\$675.00	\$0.00	\$4,825.80	\$5,500.80
Anthony Kokke	251 S Helen Street	250-115700	60.00		60.00			108.00	\$675.00	\$0.00	\$4,825.80	\$5,500.80
Rick Berghuis	257 S Helen Street	250-115600	60.00		60.00			99.00	\$618.75	\$0.00	\$4,825.80	\$5,444.55
Sherri Evers	263 S Helen Street	250-115500	60.00		60.00			126.00	\$787.50	\$0.00	\$4,825.80	\$5,613.30
Jessica Miller	269 S Helen Street	250-115400	60.00		60.00			126.00	\$787.50	\$0.00	\$4,825.80	\$5,613.30
Leeann Walker	275 S Helen Street	250-115300	60.00		60.00			0.00	\$0.00	\$0.00	\$4,825.80	\$4,825.80
Charlene Smith	303 S Helen Street	250-124500	75.00		75.00			0.00	\$0.00	\$0.00	\$6,032.25	\$6,032.25
Kristen Fuller	309 S Helen Street	250-124400	75.00		75.00			153.00	\$956.25	\$0.00	\$6,032.25	\$6,988.50
Justin Allen	315 S Helen Street	250-124300	75.00		75.00			117.00	\$731.25	\$0.00	\$6,032.25	\$6,763.50
Lucas Schultz	321 S Helen Street	250-124200	75.00		75.00			153.00	\$956.25	\$0.00	\$6,032.25	\$6,988.50
Paul Barth	327 S Helen Street	250-124100	75.00		75.00			108.00	\$675.00	\$0.00	\$6,032.25	\$6,707.25
Kyle Kelly	333 S Helen Street	250-124000	75.00		75.00			180.00	\$1,125.00	\$0.00	\$6,032.25	\$7,157.25
Joseph C Kieffer Rev Lv Trst	341 S Helen Street	250-123900	80.00		80.00			0.00	\$0.00	\$0.00	\$6,434.40	\$6,434.40
Michael Frahm	340/342 S Helen Street	250-125200	87.00		87.00			0.00	\$0.00	\$0.00	\$6,997.41	\$6,997.41
Christopher Hoelzel	334 S Helen Street	250-125100	75.00		75.00			117.00	\$731.25	\$0.00	\$6,032.25	\$6,763.50
Rebecca Sievers	328 S Helen Street	250-125000	75.00		75.00			117.00	\$731.25	\$0.00	\$6,032.25	\$6,763.50
Verstegen Irrev Trust, Robert J/Terese A	322 S Helen Street	250-124900	75.00		75.00			117.00	\$731.25	\$0.00	\$6,032.25	\$6,763.50
Chad Coenen	316 S Helen Street	250-124800	75.00		75.00			117.00	\$731.25	\$0.00	\$6,032.25	\$6,763.50
Roger Timm	310 S Helen Street	250-124700	75.00		75.00			126.00	\$787.50	\$0.00	\$6,032.25	\$6,819.75
David Catalano	304 S Helen Street	250-124600	75.00		75.00			108.00	\$675.00	\$0.00	\$6,032.25	\$6,707.25
Evan James Ermer	276 S Helen Street	250-113900	60.00		60.00			0.00	\$0.00	\$0.00	\$4,825.80	\$4,825.80
Adam Brandt	270 S Helen Street	250-113800	90.00		90.00			189.00	\$1,181.25	\$0.00	\$7,238.70	\$8,419.95
Thomas Matt	260 S Helen Street	250-113700	90.00		90.00			162.00	\$1,012.50	\$0.00	\$7,238.70	\$8,251.20
Justin Goza	252 S Helen Street	250-113600	60.00		60.00			189.00	\$1,181.25	\$0.00	\$4,825.80	\$6,007.05
Thomas Sawall	246 S Helen Street	250-113500	60.00		60.00			108.00	\$675.00	\$0.00	\$4,825.80	\$5,500.80
Gregory Daggett	240 S Helen Street	250-113400	60.00		60.00			144.00	\$900.00	\$0.00	\$4,825.80	\$5,725.80
Jeann Gruett	234 S Helen Street	250-113300	60.00		60.00			126.00	\$787.50	\$0.00	\$4,825.80	\$5,613.30
Lindsie Beining	228 S Helen Street	250-113200	60.00		60.00			117.00	\$731.25	\$0.00	\$4,825.80	\$5,557.05
Debra Longsine	222 S Helen Street	250-113100	60.00		60.00			117.00	\$731.25	\$0.00	\$4,825.80	\$5,557.05
Brenda Groshek	216 S Helen Street	250-113000	80.00		80.00			180.00	\$1,125.00	\$0.00	\$6,434.40	\$7,559.40
Jaci Monfort	204 S Helen Street	250-112900	120.00	60.00	60.00			171.00	\$1,068.75	\$0.00	\$4,825.80	\$5,894.55
Village of Kimberly	3rd Street Intersection		120.00		120.00				\$0.00		\$9,651.60	\$9,651.60
Total			2,810.00	120.00	2,690.00	0	0	4,482.00	\$28,012.50	\$0.00	\$216,356.70	\$244,369.20