

Engineer's Report

2022 Street, Sidewalk & Storm Lateral Construction

- Van Roy Road



Prepared for the
VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN

APRIL 4, 2022



McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM
McM. No. K0001-09-21-0067500 /BDW:car

Engineer's Report

2022 Street, Sidewalk & Storm Lateral Construction ■ Van Roy Road



Prepared for the
VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN

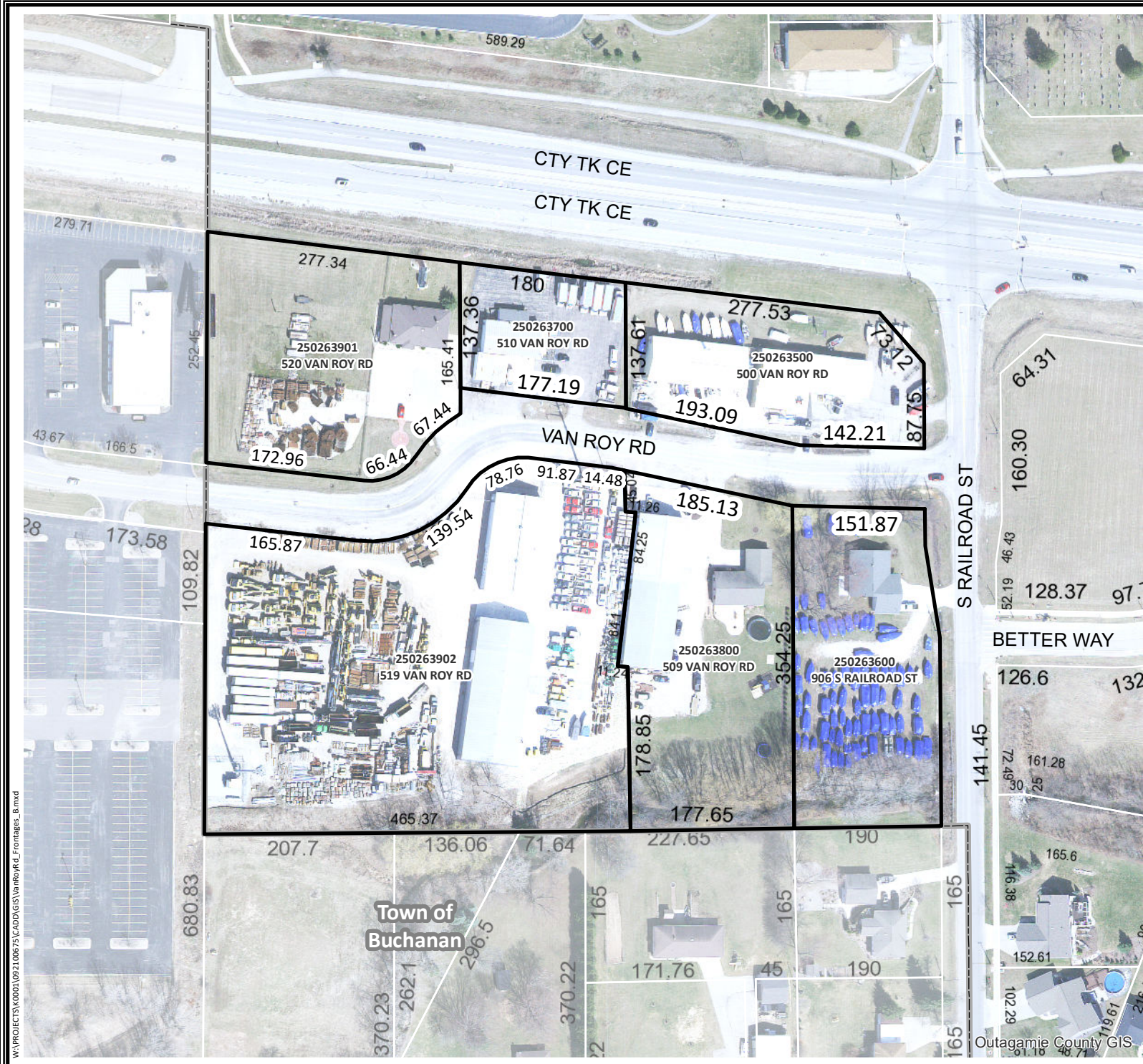
APRIL 4, 2022
McM. No. K0001-09-21-00675.00

TABLE OF CONTENTS

TABLE OF CONTENTS.....	Page 1
PROJECT LOCATION MAP.....	Page 2
ENGINEER'S REPORT	Page 3
STREET CONSTRUCTION PROJECT	
Establishment of the Street Assessment Rate	Page 4
Residential Equivalent Calculations.....	Page 4
Residential Street Costs.....	Page 4
Street Assessment Rate.....	Page 5
Apron Assessment.....	Page 5
Sidewalk Assessment.....	Page 5
Establishment of the Storm Sewer Lateral Costs.....	Page 5
Storm Lateral Project Costs	Page 5
Storm Lateral Assessment Rate.....	Page 5
FINANCING OF ASSESSMENTS	Page 6
PLANS & SPECIFICATIONS	Page 6
PUBLIC HEARING	Page 6
BID TABULATION.....	Page 7
SCHEDULE OF ASSESSMENTS.....	Page 8

PROJECTS\K0001\92000313\ADMIN\REPORT\ENGINEERING REPORT\2021.03.02 STREET CONSTRUCTION ER

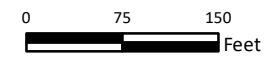
ENGINEER'S REPORT



Mapped Features

- V. Kimberly Parcels along Van Roy Rd
- Parcel Boundary
- Municipal Boundary

Source: Outagamie County, 2021 (Imagery)
2022 (Parcels)



McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.

ROAD FRONTAGES
VAN ROY ROAD
VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN

W:\PROJECTS\0001\09\21006\5\CAADD\GIS\VanRoyRd_Frontages_B.mxd

Information on this drawing was developed or obtained by others. McMAHON ASSOCIATES, INC does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

Engineer's Report


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

2022 Street, Sidewalk & Storm Lateral Construction ■ Van Roy Road

Prepared for the
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 the 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 Engineers 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



April 4, 2022

McM. No. K0001-09-21-00675.00

ENGINEER'S REPORT

Street Construction Project

2022 Street, Sidewalk & Storm Lateral Construction ■ Van Roy Road

Prepared for the
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, sidewalks, and a mini-storm sewer lateral to collect sump pump discharges and commercial runoff.

ESTABLISHMENT OF THE STREET ASSESSMENT RATE

STREET PROJECT COSTS – These costs are estimated and include construction costs, engineering and contingencies. The costs represent a 33-foot standard residential street pavement width.

RESIDENTIAL EQUIVALENT CALCULATIONS

- Street Width Adjustment: 37' to 33' Width
 $836 \text{ Ft.} \times 4 \text{ Ft.} = 3,344 \text{ S.F.} / 9 = 372 \text{ S.Y.}$
Net Assessable Street Pavement = 3,450 S.Y. – 372 S.Y.
= 3,078 S.Y.
- Street Pavement Thickness Cost Adjustment: 8" Concrete to 6" Concrete
 $\$49.17/\text{S.Y.} \times 6" / 8" = \$36.88/\text{S.Y.}$

RESIDENTIAL STREET COSTS

BID ITEM	QTY/UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1.	.40 L.S.	Mobilization / Bonding	\$42,450.00	\$16,980.00
4.	350 C.Y.	Excavation Below Subgrade (EBS)	\$38.00	\$13,300.00
5.	380 S.Y.	Geogrid	\$2.50	\$950.00
6.	3,078 S.Y.	8 Inch Concrete Pavement	\$36.88	\$113,516.64
21.	2,400 S.Y.	3 Inch Topsoil, Seed, E-mat	\$10.50	\$25,200.00
24.	1 L.S.	Traffic Control	\$2,500.00	\$2,500.00
25.	5 Ea.	Remove and Rest Mailbox	\$125.00	\$625.00
Construction Total				\$173,071.64
20% Engineering & Contingencies				\$34,614.33
Estimated Total Project Cost				\$207,685.97

ENGINEER'S REPORT

STREET ASSESSMENT RATE – This rate is established by dividing the total assessable street frontage into the total project cost. At this time, the project costs is an estimate, therefore, the rate shown is also an estimate. The final assessment rate shall be equal to this estimate or lower. The Village of Kimberly policy states that 100% of the project cost shall be assessed to the abutting property on a front foot basis.

- Total Estimated Project Cost.....\$207,685.97
- Total Assessable Street Frontage..... 1,579.41 feet
- Total Street Assessment Rate \$131.50 / L.F.
- **Proposed Street Assessment Rate.....\$131.50 / L.F.**

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 \$5.54/S.F. The assessed cost may be more or less than the following example based on the actual size constructed.

e.g. 24-Foot-Wide 8-Inch Thick Apron
(40') (9') (\$8.55/S.F.) = \$3,078.00

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

SIDEWALK ASSESSMENT – The Sidewalk Assessment shown is only an estimate. New sidewalk is 100% assessed to the property owner. The property owner will be assessed for the actual area of concrete sidewalk installed at the unit cost of \$6.00/S.F. (\$30.00/L.F.) for 4-inch-thick concrete, \$6.80/S.F. for 6-inch thick (\$34.00), \$8.65/S.F. for 8-inch thick (\$43.25) and \$10.90/S.F. for 8-inch WisDOT red concrete apron. These costs will be added to the total assessment.

ESTABLISHMENT OF THE STORM SEWER LATERAL COSTS

STORM LATERAL PROJECT COSTS – These costs are estimated and include construction costs, engineering and contingencies.

STORM LATERAL ASSESSMENT RATE – The Village of Kimberly mini-storm policy states that 70% of the lateral cost shall be assessed to the property owner.

- 520 Van Roy Road (Parcel 263901)

Yard Drain	1 Each @ \$2,460.00/Ea.....	\$2,460.00
12 Inch Storm	15 L.F. @ \$73.65/L.F.	<u>\$1,104.75</u>
Estimated Total Cost	\$3,564.75
Net Assessed Cost	\$3,564.75 (70%).....	\$2,495.33

- 510/500 Van Roy Road (Parcels 2637/2635)

Yard Drain	1 Each @ \$2,460.00/Ea.....	\$2,460.00
12 Inch Storm	15 L.F. @ \$73.65/L.F.	<u>\$1,104.75</u>
Estimated Total Cost	\$3,564.75
Net Assessed Cost	\$3,564.75 (70%).....	\$2,495.33

- 509 Van Roy Road (Parcel 2638)

4 Inch Storm Lateral	42 L.F. @ \$55.00/L.F.	\$2,310.00
Inserta Tee Connection @ Main 1 Ea. @ \$200.00/Ea.....		\$200.00
Connect to Existing Sump Pump Line 1 Each @ \$50.00/Ea.....		<u>\$50.00</u>
Estimated Total Cost		\$2,560.00
Net Assessed Cost	\$2,560.00 (70%)	\$1,792.00

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 be paid in full. The interest rate will be provided at the public hearing.

PLANS & SPECIFICATION

As part of this Engineer’s Report w, plans and specification, as prepared by McMahon Associates, Inc., Project No. K0001-09-21-00675.00 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 as assessments, and the Reports of the Engineers at 6:00 p.m. on the 18th day of April 2022, in the Village of Kimberly Municipal Complex located at 515 W Kimberly Avenue, Kimberly, Wisconsin.

BID TABULATION

VILLAGE OF KIMBERLY
 2022 Street Reconstruction | Van Roy Road
 Contract No. K0001-09-21-00675
 Bid Date/Time: March 30, 2022 @ 10:00 a.m.
 Project Manager: Brad Werner, PE

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

TRIPLE P INC. dba
 PETERS CONCRETE CO.
 1516 Atkinson Drive
 Green Bay, WI 54303

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

BASE BID | STREET

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
1.	1	L.S.	Mobilization and Bonding	\$42,450.00	\$42,450.00	\$37,000.00	\$37,000.00
2.	1	L.S.	Unclassified Excavation (Est. 3,300 C.Y.)	\$33,000.00	\$33,000.00	\$49,800.00	\$49,800.00
3.	3,800	S.Y.	8 Inch Base Course	\$5.29	\$20,102.00	\$3.70	\$14,060.00
4.	350	C.Y.	Excavation Below Subgrade (EBS)	\$38.00	\$13,300.00	\$44.60	\$15,610.00
5.	380	S.Y.	Geogrid	\$2.50	\$950.00	\$2.00	\$760.00
6.	3,450	S.Y.	8 Inch Doweled Integral Concrete Pavement	\$49.17	\$169,636.50	\$49.17	\$169,636.50
7.	120	L.F.	30 Inch Curb and Gutter	\$37.50	\$4,500.00	\$37.50	\$4,500.00
8.	1	L.S.	Remove and Salvage Existing Fence at 510/500 Van Roy Road (Est. 315 L.F.)	\$2,500.00	\$2,500.00	\$2,657.00	\$2,657.00
9.	1,250	S.F.	Remove Existing Concrete Sidewalk and Driveway	\$0.50	\$625.00	\$0.70	\$875.00
10.	5,175	S.F.	New 8 Inch Concrete Apron / Sidewalk / Driveway with Base Course	\$8.55	\$44,246.25	\$8.65	\$44,763.75
11.	1,140	S.F.	New 8 Inch Concrete Apron ? WisDOT Red	\$10.90	\$12,426.00	\$11.00	\$12,540.00
12.	760	S.F.	New 6 Inch Concrete Apron	\$6.80	\$5,168.00	\$7.50	\$5,700.00
13.	3,500	S.F.	New 4 Inch Concrete Sidewalk	\$6.00	\$21,000.00	\$6.65	\$23,275.00
14.	80	L.F.	Full Depth Sawcut Concrete Pavement	\$3.00	\$240.00	\$3.00	\$240.00
15.	300	L.F.	Full Depth Sawcut Asphalt Pavement	\$2.00	\$600.00	\$2.50	\$750.00
16.	40	Ea.	#6 Epoxy Coated Tie Bar Drilled ad Set	\$8.00	\$320.00	\$8.00	\$320.00
17.	10	Ea.	#4 Epoxy Coated Tie Bar Drilled and Set	\$6.00	\$60.00	\$6.00	\$60.00
18.	20	S.F.	Detectable Warning Field	\$32.00	\$640.00	\$32.00	\$640.00
19.	250	S.Y.	5 1/2 Inch Commercial Street Asphalt with 18 Inch Base	\$63.40	\$15,850.00	\$66.82	\$16,705.00
20.	320	S.Y.	3 Inch Driveway Asphalt with 12 Inch Base	\$40.70	\$13,024.00	\$43.28	\$13,849.60
21.	2,400	S.Y.	3 Inch Pulverized Topsoil, Seed Mix #4 and E-Mat	\$10.50	\$25,200.00	\$8.48	\$20,352.00
22.	1,670	L.F.	4 Inch Epoxy Pavement Marking	\$2.50	\$4,175.00	\$2.50	\$4,175.00
23.	18	L.F.	18 Inch Epoxy Stop Bar Pavement Marking	\$25.00	\$450.00	\$25.00	\$450.00
24.	1	L.S.	Traffic Control	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
25.	5	Ea.	Remove and Reset Mailboxes	\$125.00	\$625.00	\$194.60	\$973.00
26.	1	L.S.	Street Curve Warning Signage	\$1,000.00	\$1,000.00	\$1,133.00	\$1,133.00
SUB-TOTAL (Items 1. through 26., Inclusive)				\$434,587.75		\$443,324.85	

BASE BID | STORM SEWER

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
27.	2	Ea.	Final Adjustment Mainline Water Valve Box	\$150.00	\$300.00	\$250.00	\$500.00
28.	2	Ea.	Final Adjustment Sanitary Manhole Casting	\$300.00	\$600.00	\$1,700.00	\$3,400.00
29.	11	Ea.	Final Adjustment Storm Manhole and Yard Drain Casting	\$300.00	\$3,300.00	\$0.01	\$0.11
30.	8	Ea.	Final Adjustment Inlet Casting	\$250.00	\$2,000.00	\$0.01	\$0.08
31.	62	L.F.	18 Inch RCP Class III Storm Sewer	\$111.00	\$6,882.00	\$99.65	\$6,178.30
32.	772	L.F.	18 Inch Storm Sewer	\$76.55	\$59,096.60	\$99.65	\$76,929.80
33.	51	L.F.	15 Inch Plastic Storm Sewer	\$80.40	\$4,100.40	\$93.00	\$4,743.00
34.	113	L.F.	12 Inch Plastic Storm Sewer	\$73.65	\$8,322.45	\$86.50	\$9,774.50
35.	60	L.F.	6 Inch Schedule 40 Perforated Underdrain with Wrapped Stone Trench	\$45.00	\$2,700.00	\$60.00	\$3,600.00
36.	42	L.F.	4 Inch Schedule 40 PVC Storm Sewer	\$55.00	\$2,310.00	\$78.30	\$3,288.60
37.	1	Ea.	4 Inch Inserta Tee to 18 Inch Pipe Connection	\$200.00	\$200.00	\$873.00	\$873.00
38.	1	Ea.	Connect to Existing Private Mini-Storm Lateral	\$50.00	\$50.00	\$260.00	\$260.00
39.	21	V.F.	4 Foot Diameter Storm Manhole	\$407.00	\$8,547.00	\$575.00	\$12,075.00
40.	4	Ea.	Storm Manhole Casting	\$500.00	\$2,000.00	\$469.00	\$1,876.00
41.	8	Ea.	Storm Inlet with Casting	\$2,585.00	\$20,680.00	\$2,835.00	\$22,680.00
42.	3	Ea.	Yard Drain with Casting	\$2,460.00	\$7,380.00	\$2,949.00	\$8,847.00
43.	17	Ea.	Inlet Protection Materials and Maintenance	\$60.00	\$1,020.00	\$94.20	\$1,601.40
44.	1	L.S.	Storm Sewer Cleaning, Televising and Testing	\$3,000.00	\$3,000.00	\$2,100.00	\$2,100.00
45.	1	Ea.	Storm Lateral Televising	\$400.00	\$400.00	\$195.00	\$195.00
46.	1	L.S.	Trench Compaction Testing (20 Tests)	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
SUB-TOTAL (Items 27. through 46., Inclusive)				\$134,888.45		\$160,921.79	
TOTAL (Items 1. through 46., Inclusive)				\$569,476.20		\$604,246.64	

ALTERNATE BID A

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
A-1	1,450	S.Y.	6 Inch Reinforced Concrete Pavement	\$65.25	\$94,612.50	\$65.25	\$94,612.50
A-2	1,450	S.Y.	Excavate and Prepare Existing Base for Paving	\$2.95	\$4,277.50	\$3.00	\$4,350.00
ALTERNATE BID A TOTAL (Items A-1 through A-2, Inclusive)				\$98,890.00		\$98,962.50	

ALTERNATE BID B

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
B-2	1,450	S.Y.	4 1/2 Inch Asphalt Pavement	\$23.50	\$34,075.00	\$23.74	\$34,423.00
B-2	1,450	S.Y.	Excavate and Provide 12 Inch Base	\$13.63	\$19,763.50	\$18.34	\$26,593.00
B-3	1,450	S.Y.	Fine Grading	\$3.60	\$5,220.00	\$3.64	\$5,278.00
ALTERNATE BID A TOTAL (Items A-1 through A-2, Inclusive)				\$59,058.50		\$66,294.00	

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

SUBCONTRACTOR TABULATION

	Subcontractor	Subcontractor
Concrete Pavement	Vinton Construction	Martell Construction
HMA Pavement	Northeast Asphalt	Northeast Asphalt
Striping	Century Fence	Century Fence
Traffic Control	Warning Lights	Warning Lights
Storm Televising		Great Lakes TV Seal

ASSESSMENT SCHEDULE

2022 STREET CONSTRUCTION

Van Roy Road
Village of Kimberly | Outagamie County, Wisconsin

ASSESSMENT RATES

Estimated Street =	\$131.50 /L.F.
4-Inch Sidewalk =	\$6.00 /S.F.
6-Inch Apron/Sidewalk =	\$6.80 /S.F.
8-Inch Sidewalk/Apron =	\$8.55 /S.F.
8-Inch WisDOT Red Apron =	\$10.90 /S.F.

Property Address	Parcel No.	Assessable Frontage	Corner Lot Credit	Net Assessable Frontage	Estimated 4" Walk (S.F.)	Estimated 6" Apron/Sidewalk (S.F.)	Estimated 8" Apron/Sidewalk (S.F.)	Estimated 8" WisDOT Red Apron (S.F.)	Estimated 4" Sidewalk (S.F.)	Estimated 6" Apron/Sidewalk (S.F.)	Estimated 8" Apron/Sidewalk (S.F.)	Estimated 8" WisDOT Red Apron (S.F.)	Estimated Apron/Sidewalk Assessment	Estimated Street Assessment	Estimated Totals Assessment
500 Van Roy Road	2635	335.30	0	335.30	0.00	0.00			\$0.00	\$0.00	\$8,011.35	\$0.00	\$8,011.35	\$44,091.95	\$52,103.30
509 Van Roy Road	2638	185.13	0	185.13	590.65	293.50			\$3,543.90	\$1,995.80	\$5,741.33	\$0.00	\$11,281.03	\$24,344.60	\$35,625.62
510 Van Roy Road	2637	177.19	0	177.19	0.00	265.50			\$0.00	\$1,805.40	\$6,455.25	\$0.00	\$8,260.65	\$23,300.49	\$31,561.14
519 Van Roy Road	263902	490.52	0	490.52	1677.60	335.00	1140.00		\$10,065.60	\$2,278.00	\$6,626.25	\$12,426.00	\$31,395.85	\$64,503.38	\$95,899.23
520 Van Roy Road	263901	239.40	0	239.40	0.00	0.00			\$0.00	\$0.00	\$3,710.70	\$0.00	\$3,710.70	\$31,481.10	\$35,191.80
906 S Railroad Street	2636	151.87	60	91.87	689.35	70.00			\$4,136.10	\$476.00	\$0.00	\$0.00	\$4,612.10	\$12,080.91	\$16,693.01
Total		1579.41			2957.60	964.00			\$17,745.60	\$6,555.20	\$30,544.88	\$12,426.00	\$67,271.68	\$199,802.42	\$267,074.09