

Engineer's Report

2024 Downtown Sidewalk Replacement

City Project No. 24-02

July 26, 2024

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



Erin McPhee Anderson Date: 07/26/2024
Erin McPhee Anderson, PE

STATEMENT OF BENEFIT

This project benefits the properties proposed to be assessed. According to Wisconsin State Statutes 66.0703, the City of Hudson intends to exercise its police power to collect special assessments for this project. Attached to this report in Appendix A is the schedule of proposed assessments.

Introduction

The City of Hudson Common Council requested the engineering department to evaluate the sidewalk in the downtown area to determine replacement needs due to settlement, trip hazards and poor condition. The evaluation indicated multiple locations where improvements could be made to increase the safety and ease of travel for pedestrians.

The City is proposing to remove and replace concrete sidewalk, driveways, and curb and gutter in various locations throughout downtown Hudson.

Funding

Tax Increment District

A Tax Increment District (TID No.6) was established in downtown Hudson to promote development and redevelopment in Hudson's Historic Downtown through public improvements and other incentives. The remaining project costs after special assessments have been calculated will be funded from TID No. 6.

Special Assessments

The City of Hudson's special assessment policy applies to the project activities according to the following schedule:

- Curb and Gutter - 50% of the cost of replacement, including all items associated with the removal of existing curb and gutter and replacement with new concrete curb and gutter.
- Driveways – 100% of the cost of replacement, including all items associated with the removal of the existing driveway and replacement with a new concrete or bituminous driveway.
- Sidewalk – 100% assessable for sidewalks in areas other than residential. The properties not identified as residential shall be assessed for the full cost of sidewalk removal and replacement. Four-plex and larger dwellings shall be considered commercial.

The assessments include the material and labor costs of the construction of each assessable item. Additionally, Planning and Administration Fees are collected to offset the time spent by city staff to prepare project-related work, such as project accounting, project correspondence, public hearings, and other work not directly related to the engineering tasks associated with the project. The Planning and Administration Fees are calculated as follows:

- 1.5% on first \$250,000 of total assessable costs
- 1.3% on next \$750,000
- 1.1% on next \$1,000,000
- 1.0% on next \$1,000,000
- 0.8% on next \$1,000,000
- 0.6% on remainder

Since this project has an estimated assessable cost of under \$250,000, the rate used to calculate the Planning and Administration Fees is 1.5%.

The City of Hudson believes that the reconstruction of the sidewalks, curb and gutter and driveways is a benefit to the fronting properties.

A detailed breakdown of the preliminary assessment calculations is provided in **Appendix A**. The assessment amounts utilize the engineers estimate of the project costs. The preliminary assessment quantities and unit prices may change based on field conditions during construction and Contractor bid prices. Final project costs and assessments will be determined at the time of project close-out.

The estimated overall project cost is shown in **Appendix B**.

A summary of the project funding is as follows:

Expenses:

Construction Costs (Engineers Estimate)	\$90,400
Estimated Engineering Costs:	\$40,000
Total Project Costs:	\$130,400

Funding:

Special Assessments	\$38,000
TID No. 6	\$92,400
Total Project Funding:	\$130,400

Summary

The recommended project improvements include the following:

- Removal and replacement of sidewalk panels and driveways in various locations throughout downtown Hudson.
- Spot curb and gutter replacement.

The preliminary plans for the project can be seen in **Appendix C**.

APPENDIX A
Preliminary Assessment Calculations

PRELIMINARY ASSESSMENT CALCULATIONS

PROJECT NAME: 2024 Downtown Sidewalk Replacement Project
 PROJECT NUMBER: 24-02
 RATES USED: Engineer's Estimate
 Assessment Policy Version: 3/18/2024

TOTAL ESTIMATED CONSTRUCTION COST	\$	-
ADMINISTRATIVE RATE AND CONTINGENCY		11.5%
TOTAL ESTIMATED ASSESSMENT TO ALL PROPERTIES	\$	37,977.52

NO.	PROPERTY OWNER NAME	PROPERTY ADDRESS	PARCEL ID	ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL COST	COST SHARE	TOTAL ASSESSABLE COST		
1	Old Town Water's Edge LLC	321 2nd Street	236-1216-00-000	CURB & GUTTER - RECONSTRUCTION								
				REMOVE CURB & GUTTER	LIN FT	\$ 10.00	10	\$ 100.00	50%	\$ 50.00		
				REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	3.5	\$ 35.00	50%	\$ 17.50		
				CONCRETE CURB & GUTTER	LIN FT	\$ 50.00	10	\$ 500.00	50%	\$ 250.00		
				DRILLED TIE BARS	EACH	\$ 30.00	6	\$ 180.00	50%	\$ 90.00		
				ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	3.5	\$ 175.00	50%	\$ 87.50		
				SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	21	\$ 211.11	100%	\$ 211.11		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	190	\$ 1,900.00	100%	\$ 1,900.00		
											SUBTOTAL	\$ 2,606.11
											ADMINISTRATION FEE AND CONTINGENCY	\$ 299.70
											TOTAL ASSESSMENT	\$ 2,905.81
				2	Old Town Water's Edge LLC	108 Walnut Street	236-1217-00-000	CURB & GUTTER - RECONSTRUCTION				
REMOVE CURB & GUTTER	LIN FT	\$ 10.00	60					\$ 600.00	50%	\$ 300.00		
REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	30					\$ 300.00	50%	\$ 150.00		
CONCRETE CURB & GUTTER	LIN FT	\$ 50.00	60					\$ 3,000.00	50%	\$ 1,500.00		
DRILLED TIE BARS	EACH	\$ 30.00	12					\$ 360.00	50%	\$ 180.00		
ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	30					\$ 1,500.00	50%	\$ 750.00		
SIDEWALK - RECONSTRUCTION												
REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	19					\$ 188.89	100%	\$ 188.89		
CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	170					\$ 1,700.00	100%	\$ 1,700.00		
											SUBTOTAL	\$ 4,768.89
											ADMINISTRATION FEE AND CONTINGENCY	\$ 548.42
											TOTAL ASSESSMENT	\$ 5,317.31
3	R A Erickson Properties LLC	112 Walnut Street	236-1231-00-000					DRIVEWAY - RECONSTRUCTION				
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	14	\$ 138.89	100%	\$ 138.89		
				CONCRETE DRIVEWAY PAVEMENT-7-INCH	SQ FT	\$ 12.00	125	\$ 1,500.00	100%	\$ 1,500.00		
											SUBTOTAL	\$ 1,638.89
											ADMINISTRATION FEE AND CONTINGENCY	\$ 188.47
											TOTAL ASSESSMENT	\$ 1,827.36
4	Lucky Dog Properties LLC	111 Walnut Street	236-0258-00-000	CURB & GUTTER - RECONSTRUCTION								
				REMOVE CURB & GUTTER	LIN FT	\$ 10.00	17	\$ 170.00	50%	\$ 85.00		
				REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	6	\$ 60.00	50%	\$ 30.00		
				CONCRETE CURB & GUTTER	LIN FT	\$ 50.00	17	\$ 850.00	50%	\$ 425.00		
				DRILLED TIE BARS	EACH	\$ 30.00	3	\$ 90.00	50%	\$ 45.00		
				ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	6	\$ 283.33	50%	\$ 141.67		
				SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	13	\$ 133.33	100%	\$ 133.33		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	120	\$ 1,200.00	100%	\$ 1,200.00		
											SUBTOTAL	\$ 2,060.00
											ADMINISTRATION FEE AND CONTINGENCY	\$ 236.90
											TOTAL ASSESSMENT	\$ 2,296.90

PRELIMINARY ASSESSMENT CALCULATIONS

PROJECT NAME: 2024 Downtown Sidewalk Replacement Project

PROJECT NUMBER: 24-02

RATES USED: Engineer's Estimate

Assessment Policy Version: 3/18/2024

TOTAL ESTIMATED CONSTRUCTION COST	\$	-
ADMINISTRATIVE RATE AND CONTINGENCY		11.5%
TOTAL ESTIMATED ASSESSMENT TO ALL PROPERTIES	\$	37,977.52

NO.	PROPERTY OWNER NAME	PROPERTY ADDRESS	PARCEL ID	ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL COST	COST SHARE	TOTAL ASSESSABLE COST		
5	Lucky Dog Properties LLC	111 Walnut Street	236-0257-00-000	CURB & GUTTER - RECONSTRUCTION								
				REMOVE CURB & GUTTER	LIN FT	\$ 10.00	24	\$ 240.00	50%	\$ 120.00		
				REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	8	\$ 80.00	50%	\$ 40.00		
				CONCRETE CURB & GUTTER	LIN FT	\$ 50.00	24	\$ 1,200.00	50%	\$ 600.00		
				ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	8	\$ 400.00	50%	\$ 200.00		
				SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	19	\$ 194.44	100%	\$ 194.44		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	175	\$ 1,750.00	100%	\$ 1,750.00		
										SUBTOTAL	\$ 2,904.44	
										ADMINISTRATION FEE AND CONTINGENCY	\$ 334.01	
						TOTAL ASSESSMENT	\$ 3,238.46					
6	Lucky Dog Properties LLC	115 Walnut Street	236-0256-00-000	CURB & GUTTER - RECONSTRUCTION								
				REMOVE CURB & GUTTER	LIN FT	\$ 10.00	39	\$ 390.00	50%	\$ 195.00		
				REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	13	\$ 130.00	50%	\$ 65.00		
				CONCRETE CURB & GUTTER	LIN FT	\$ 50.00	39	\$ 1,950.00	50%	\$ 975.00		
				DRILLED TIE BARS	EACH	\$ 30.00	3	\$ 90.00	50%	\$ 45.00		
				ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	13	\$ 666.67	50%	\$ 333.33		
				SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	33	\$ 327.78	100%	\$ 327.78		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	295	\$ 2,950.00	100%	\$ 2,950.00		
										SUBTOTAL	\$ 4,891.11	
						ADMINISTRATION FEE AND CONTINGENCY	\$ 562.48					
						TOTAL ASSESSMENT	\$ 5,453.59					
7	Rode Warnken Properties LLC	501 2nd Street	236-0255-00-000	SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	2	\$ 21.11	100%	\$ 21.11		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	19	\$ 190.00	100%	\$ 190.00		
										SUBTOTAL	\$ 211.11	
										ADMINISTRATION FEE AND CONTINGENCY	\$ 24.28	
						TOTAL ASSESSMENT	\$ 235.39					
8	7 One 5 Properties LLC	503 2nd Street	236-0254-00-000	SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	2	\$ 21.11	100%	\$ 21.11		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	19	\$ 190.00	100%	\$ 190.00		
										SUBTOTAL	\$ 211.11	
										ADMINISTRATION FEE AND CONTINGENCY	\$ 24.28	
						TOTAL ASSESSMENT	\$ 235.39					
9	304Library LLC	304 Locust Street	236-0036-00-000	SIDEWALK - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	14	\$ 138.89	100%	\$ 138.89		
				CONCRETE SIDEWALK - 5-INCH	SQ FT	\$ 10.00	125	\$ 1,250.00	100%	\$ 1,250.00		
										SUBTOTAL	\$ 1,388.89	
										ADMINISTRATION FEE AND CONTINGENCY	\$ 159.72	
						TOTAL ASSESSMENT	\$ 1,548.61					
10	Cramer Beaver Bench LLC	529 2nd Street	236-0246-00-000	DRIVEWAY - RECONSTRUCTION								
				REMOVE CONCRETE SURFACE	SQ YD	\$ 10.00	10	\$ 100.00	100%	\$ 100.00		
				CONCRETE DRIVEWAY PAVEMENT-7-INCH	SQ FT	\$ 12.00	90	\$ 1,080.00	100%	\$ 1,080.00		
										SUBTOTAL	\$ 1,180.00	
										ADMINISTRATION FEE AND CONTINGENCY	\$ 135.70	
						TOTAL ASSESSMENT	\$ 1,315.70					

APPENDIX B
Opinion of Probable Cost

OPINION OF PROBABLE COST

PROJECT NAME: 2024 Downtown Sidewalk Replacement

PROJECT NUMBER: 24-02

DATE: July 26, 2024

						DOWNTOWN SIDEWALKS			
						STREET		UTILITIES	
No.	DESCRIPTION	UNIT	UNIT PRICE	TOTAL QUANTITY	TOTAL COST	QUANTITY	COST	QUANTITY	COST
1	REMOVE ASPHALT PAVEMENT	SQ YD	\$ 10.00	70	\$ 700.00	70	\$ 700.00		\$ -
2	REMOVE CONCRETE CURB AND GUTTER	LF	\$ 10.00	175	\$ 1,750.00	175	\$ 1,750.00		\$ -
3	REMOVE CONCRETE SURFACE	SQ YD	\$ 15.00	280	\$ 4,200.00	280	\$ 4,200.00		\$ -
4	REMOVE BOLLARDS	EACH	\$ 1,000.00	2	\$ 2,000.00	2	\$ 2,000.00		
5	ASPHALTIC SURFACE PATCHING	SQ YD	\$ 50.00	70	\$ 3,500.00	70	\$ 3,500.00		\$ -
6	CONCRETE CURB AND GUTTER - HAND PLACED	LF	\$ 50.00	175	\$ 8,750.00	175	\$ 8,750.00		\$ -
7	DRILLED TIE BARS	EACH	\$ 30.00	30	\$ 900.00	30	\$ 900.00		\$ -
8	CONCRETE SIDEWALK - 5 INCH	SQ FT	\$ 10.00	1505	\$ 15,050.00	1505	\$ 15,050.00		\$ -
9	CONCRETE DRIVEWAY PAVEMENT - 7 INCH	SQ FT	\$ 12.00	990	\$ 11,880.00	990	\$ 11,880.00		\$ -
10	SITE RESTORATION	SQ YD	\$ 15.00	50	\$ 750.00	50	\$ 750.00		\$ -
11	UTILITIES	LUMP SUM	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
12	SOIL CORRECTION (CUT AND FILL)	CU YD	\$ 50.00	35	\$ 1,750.00	35	\$ 1,750.00		\$ -
13	TRAFFIC CONTROL	LUMP SUM	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00		\$ -
SUBTOTAL					\$ 58,730.00		\$ 56,230.00		\$ 2,500.00
					MOBILIZATION 40%	\$ 23,492.00	\$ 22,492.00	\$ 1,000.00	
					CONTINGENCY 10%	\$ 8,222.20	\$ 7,872.20	\$ 350.00	
TOTAL CONSTRUCTION COST					\$ 90,400.00		\$ 86,600.00		\$ 3,900.00

APPENDIX C
Preliminary Plans

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City Project	24-01
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Designed By	MP
Checked By	EMA

Rev.#	Revision Issue Description	Date

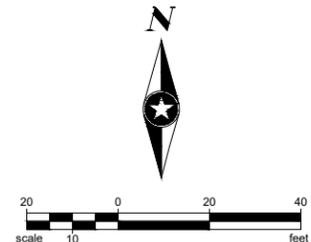
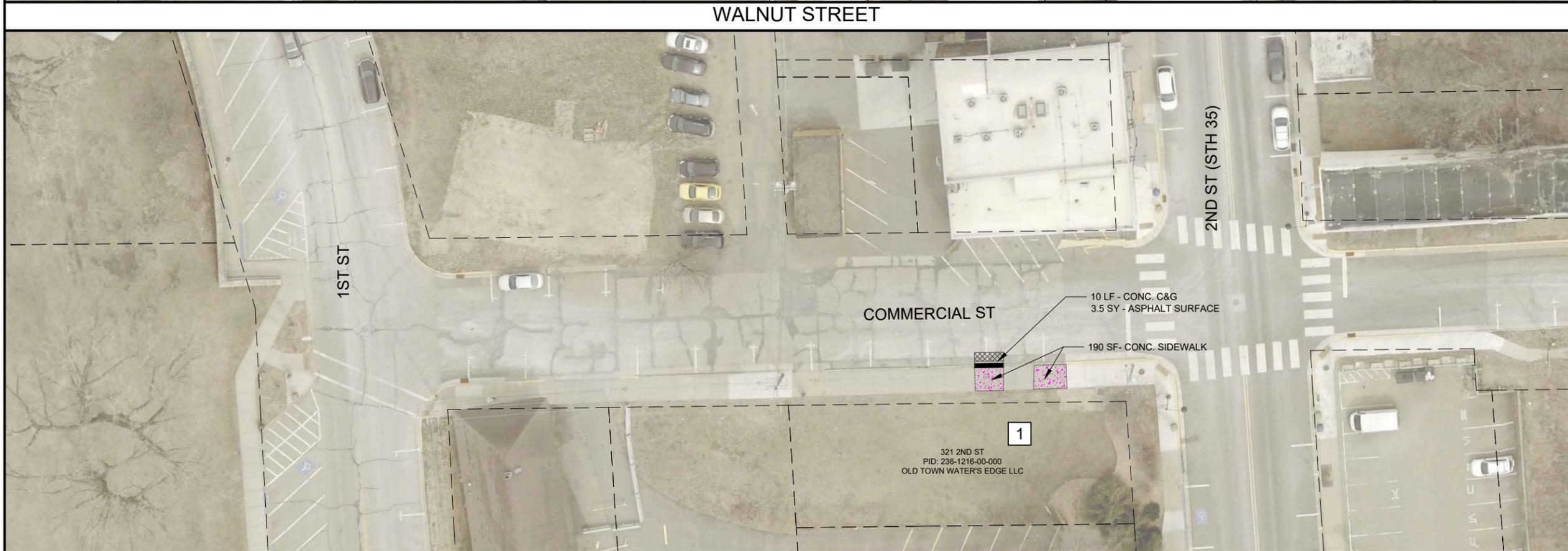
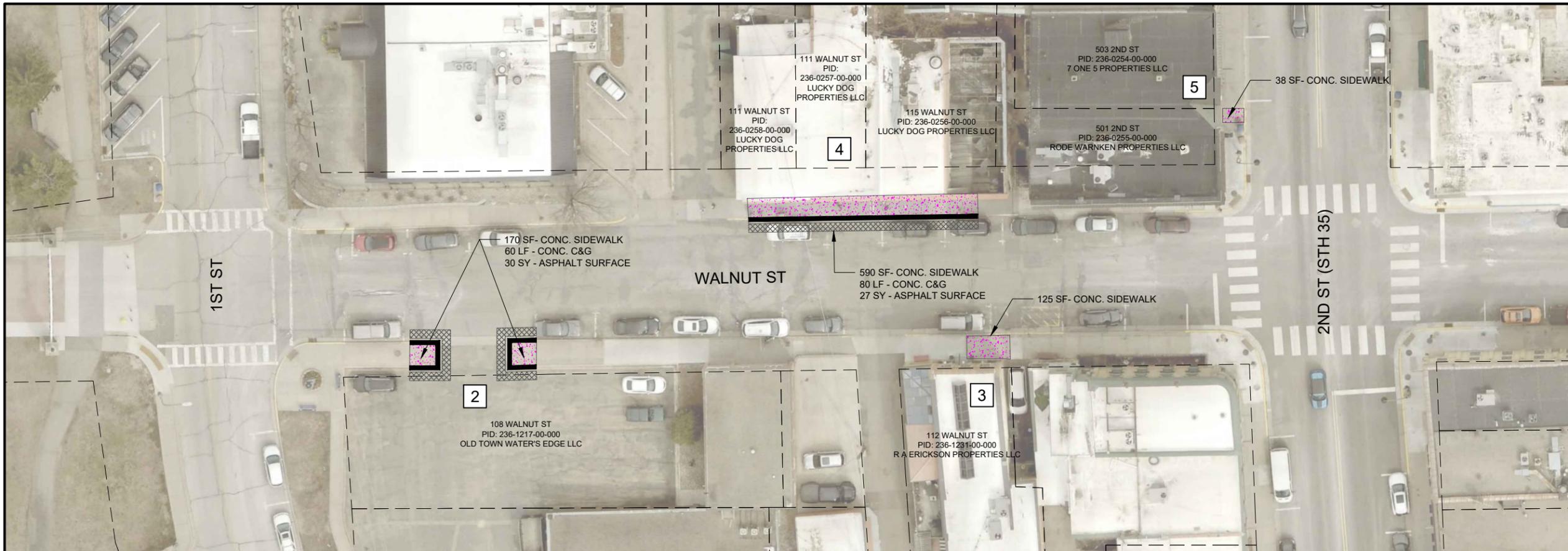
Rev.#	Revision Issue Description	Date



2024 DOWNTOWN SIDEWALK
HUDSON, WI

DOWNTOWN SIDEWALK REPLACEMENT
GENERAL LAYOUT

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK - 5 INCH
- CONCRETE DRIVEWAY - 7 INCH
- CONCRETE CURB & GUTTER

NOTES:

1. THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING REMOVALS AND EXCAVATION.
2. SAWCUT AS NEEDED TO CREATE CLEAN EDGE (INCIDENTAL).
3. THE AERIAL BACKGROUND IS FROM 2022 AND MAY NOT REPRESENT CURRENT CONDITIONS.
4. IF EXISTING CONCRETE PAVEMENT IS ENCOUNTERED UNDER ASPHALT PAVEMENT, THE REMOVAL WILL BE PAID FOR SEPARATELY AS "REMOVE CONCRETE SURFACE".

WALNUT STREET

COMMERCIAL STREET

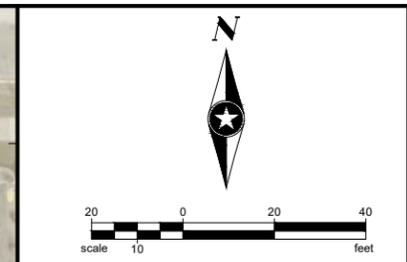
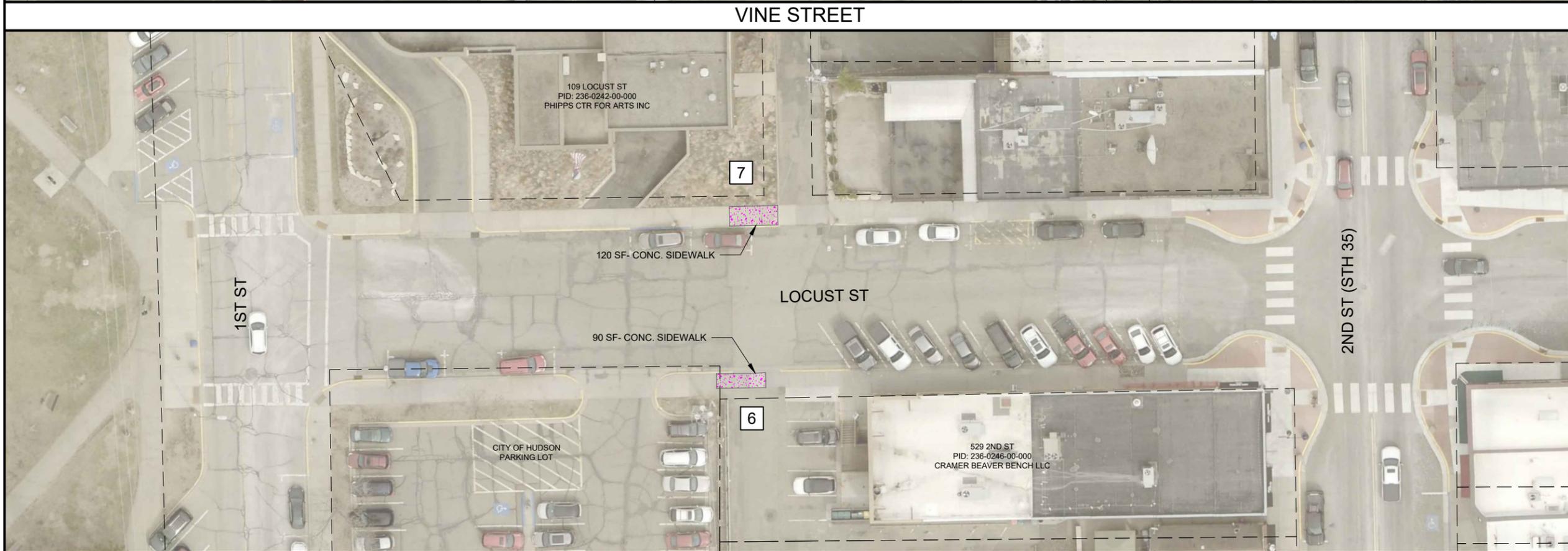
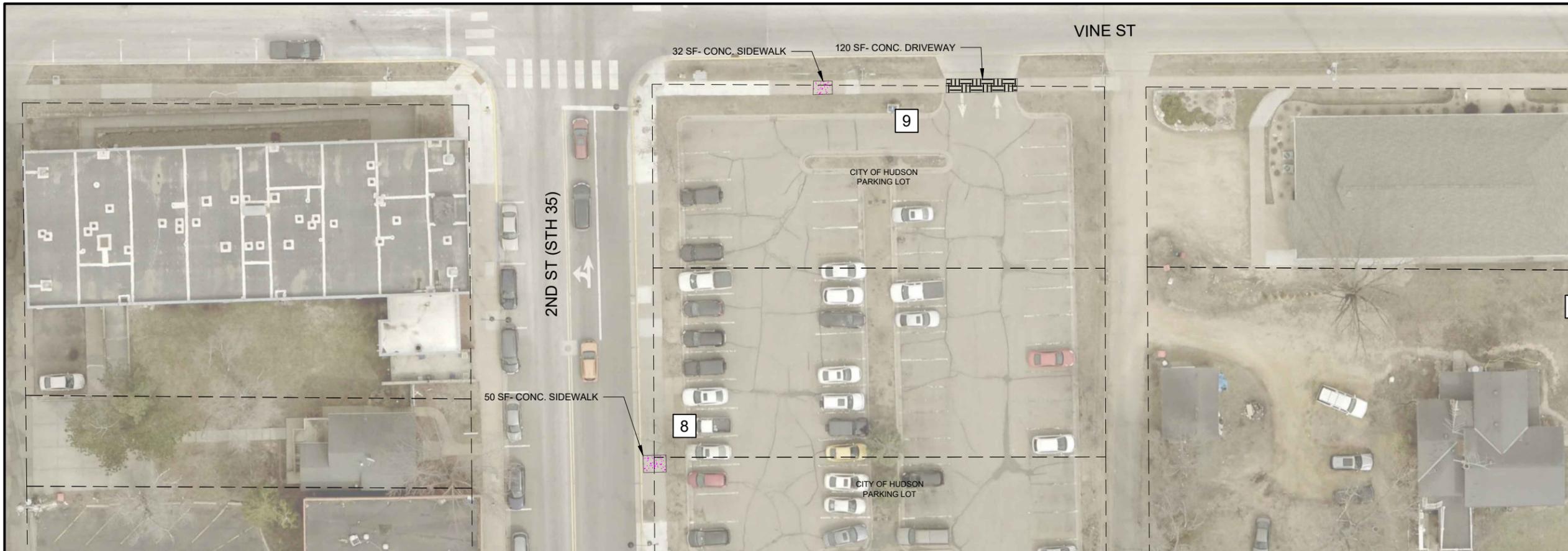
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2024 DOWNTOWN SIDEWALK
HUDSON, WI

COMMERCIAL STREET
WALNUT STREET
CONSTRUCTION PLAN

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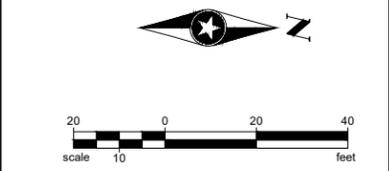
LEGEND

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK - 5 INCH
	CONCRETE DRIVEWAY - 7 INCH
	CONCRETE CURB & GUTTER

- NOTES:**
1. THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING REMOVALS AND EXCAVATION.
 2. SAWCUT AS NEEDED TO CREATE CLEAN EDGE (INCIDENTAL).
 3. THE AERIAL BACKGROUND IS FROM 2022 AND MAY NOT REPRESENT CURRENT CONDITIONS.
 4. IF EXISTING CONCRETE PAVEMENT IS ENCOUNTERED UNDER ASPHALT PAVEMENT, THE REMOVAL WILL BE PAID FOR SEPARATELY AS "REMOVE CONCRETE SURFACE".

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LEGEND

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK - 5 INCH
	CONCRETE DRIVEWAY - 7 INCH
	CONCRETE CURB & GUTTER

- NOTES:**
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2ND STREET



LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK - 5 INCH
- CONCRETE DRIVEWAY - 7 INCH
- CONCRETE CURB & GUTTER

NOTES:

1. THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING REMOVALS AND EXCAVATION.
2. SAWCUT AS NEEDED TO CREATE CLEAN EDGE (INCIDENTAL).
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2024 DOWNTOWN SIDEWALK
HUDSON, WI

**2ND STREET
CONSTRUCTION PLAN**