

Preliminary Report of the Engineer

On the Proposed Joseph Road

Pavement Reconstruction in the City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the reconstruction of Joseph Road, curb installation, and drainage improvements to be made in the City of Pewaukee. The bid data shown here is based on bid prices. The inventory data shown here is based on prices paid.

This report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal description, dated January 2021, and map, dated September 2023, of all parcels within the assessment district.

Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
February 19, 2024

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
January 18, 2024

Schedule “A” – Joseph Road

The City of Pewaukee is considering the pavement rehabilitation of Joseph Road. The improvements consist of road reconstruction, curb installation, drainage improvements, and related facilities.

The cost of road improvements will be apportioned to all property owners abutting the street with direct or indirect access. All non-residential properties shall pay the full road assessment.

The cost of 50% of the curb installations will be apportioned to all property owners abutting the street with direct or indirect access. All non-residential properties shall pay the full separate curb assessment.

Inlet installations, drainage improvements, and 50% of the curb installations will be paid by the Storm Water Management Utility.

It is recommended that the costs for curb installations and road improvements will be determined on a per-access basis.

UNIT RATE COMPUTATIONS

Curb Installation Acreage Rate – Joseph Road

Estimated Curb Installation Costs (see attached breakdown)	\$ 26,039.11
Previous Engineering	\$ 9,824.98
Engineering, Administration, & Contingencies	\$ 7,811.73
<hr/>	
Total Estimated Curb Installation Costs	\$ 43,675.82

$$\frac{\$ 43,675.82}{12.68 \text{ acres}} = \$ 3,443.22/\text{acre}$$

Use \$ 3,443.22/acre as the Curb Installation Acreage Rate.

Road Rehabilitation Acreage Rate – Joseph Road

Estimated Road Reconstruction Costs (see attached breakdown)	\$ 317,383.26
Previous Engineering	\$ 78,599.88
Engineering, Administration, & Contingencies	\$ 95,214.98
<hr/>	
Total Estimated Road Reconstruction Costs	\$ 491,198.12

$$\frac{\$ 491,198.12}{12.68 \text{ acres}} = \$ 38,724.07/\text{acre}$$

Use \$ 38,724.07/acre as the Road Rehabilitation Acreage Rate.

Storm Water Management – Joseph Road

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 253,190.84
Previous Engineering	\$ 62,224.90
Engineering, Administration, & Contingencies	\$ 75,957.25
<hr/>	
Total Estimated Storm Water Utility Costs	\$ 391,372.99

COST SUMMARY

Cost Summary

Total Project Costs	\$ 926,246.93
Total Curb Assessable Costs (Deduct)	\$ (43,675.75)
Total Road Assessable Costs (Deduct)	\$ (491,198.17)
Total Storm Water Utility Costs (Deduct)	\$ (391,372.99)
<hr/>	
Net Non-assessable & City Costs	\$ 0.02

Computation of Costs

Total Estimated Reconstruction Project Costs

<u>Item</u>	<u>Unit</u>	<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	1	\$ 8,400.00 \$ 8,400.00
2	Traffic Control	L.S.	1	\$ 1,850.00 \$ 1,850.00
3	Silt Fence	L.F.	185	\$ 2.00 \$ 370.00
4	Manufactured Ditch Check	EA.	3	\$ 55.00 \$ 165.00
5	Inlet Sediment Guard (Type B)	EA.	4	\$ 45.00 \$ 180.00
6	Inlet Sediment Guard (Type D)	EA.	7	\$ 80.00 \$ 560.00
7	Full Depth Saw Cutting	L.F.	1700	\$ 2.10 \$ 3,570.00
8	Dust Control Using Water	1,000 GAL	10	\$ 1.00 \$ 10.00
9	12-inch Storm Sewer CL V in Granular Backfill	L.F.	20	\$ 84.00 \$ 1,680.00
10	12-inch Storm Sewer CL V in Concrete Encasement	L.F.	122	\$ 149.00 \$ 18,178.00
11	14-inch x 23-inch HERCP Storm Sewer CL IV in Granular Backfill	L.F.	252	\$ 127.00 \$ 32,004.00
12	14-inch x 23-inch HERCP Storm Sewer CL IV in Concrete Encasement	L.F.	480	\$ 213.00 \$102,240.00
13	24-inch x 38-inch HERCP Storm Sewer CL IV in Spoil Backfill	L.F.	28	\$ 172.00 \$ 4,816.00
14	24-inch x 38-inch Concrete End Section	EA.	1	\$ 5,420.00 \$ 5,420.00
15	48-inch Storm Sewer Manhole w/Fabric Wrap	EA.	1	\$ 3,695.00 \$ 3,695.00
16	60-inch Storm Sewer Manhole w/Fabric Wrap	EA.	1	\$ 4,895.00 \$ 4,895.00
17	72-inch Storm Sewer Manhole w/Fabric Wrap	EA.	2	\$ 6,140.00 \$ 12,280.00
18	Storm Inlet w/Fabric Wrap	EA.	7	\$ 1,730.00 \$ 12,110.00
19	Televised Storm Piping Inspection	L.F.	902	\$ 5.00 \$ 4,510.00
20	Construct Roadway to Subgrade	L.S.	1	\$55,200.00 \$ 55,200.00
21	Excavation Below Subgrade	C.Y.	350	\$ 18.40 \$ 6,440.00
22	Excavation Below Subgrade (EBS) Backfill	TON	700	\$ 22.35 \$ 15,645.00
23	Geogrid in EBS Area	S.Y.	1045	\$ 1.00 \$ 1,045.00
24	Crushed Aggregate Base Course	TON	2900	\$ 20.45 \$ 59,305.00
25	30-inch Mountable Concrete Curb and Gutter	L.F.	765	\$ 22.63 \$ 17,311.95
26	30-inch Concrete Curb and Gutter	L.F.	465	\$ 23.59 \$ 10,969.35

Total Estimated Reconstruction Project Costs – Continued

<u>Item</u>	<u>Unit</u>	<u>Estimated</u>	<u>Bid Unit</u>		
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>	<u>Bid Price</u>
27	30-inch Concrete Curb and Gutter (HES)	L.F.	770	\$ 25.59	\$ 19,704.30
28	4-inch Asphaltic Concrete Binder Course	TON	1050	\$ 65.00	\$ 68,250.00
29	Tack Coat	GAL	320	\$ 2.30	\$ 736.00
30	2-inch Asphaltic Concrete Surface Course	TON	525	\$ 76.00	\$ 39,900.00
31	Concrete Pavement	S.Y.	95	\$ 104.82	\$ 9,957.90
32	Crushed Aggregate Driveway Replacement (10-inch Depth)	TON	18	\$ 30.00	\$ 540.00
33	4-inch Asphaltic Concrete Driveway Replacement	S.F.	4125	\$ 4.65	\$ 19,181.25
34	6-inch Concrete Driveway	S.F.	2574	\$ 7.52	\$ 19,356.48
35	Ditching	L.F.	48	\$ 15.00	\$ 720.00
36	Topsoil, Seed, Fertilizer, Erosion Mat (non-channel)	S.Y.	1100	\$ 5.95	\$ 6,545.00
37	Topsoil, Seed, Fertilizer, Erosion Mat (channel)	S.Y.	200	\$ 5.95	\$ 1,190.00
38	Watering for Restoration	1,000 GAL	10	\$ 20.00	\$ 200.00
39	Remove, Relocate, and Reinstall Mailbox	EA.	7	\$ 100.00	\$ 700.00
40	Medium Riprap	TON	16	\$ 75.00	\$ 1,200.00
41	CN Railroad Flagment Allowance	L.S.	1	\$ 5,000.00	\$ 5,000.00
42	Monitoring Well Abandonment	L.S.	1	\$ 2,450.00	\$ 2,450.00
Subtotal of Bid Contract					\$578,480.23
I1	Green Tracer Wire	L.F.	1000	\$ 0.30	\$ 300.00
I2	Storm MH Casting w/Lid	EA.	5	\$ 591.00	\$ 2,955.00
I3	2" Adjusting Ring	EA.	12	\$ 20.00	\$ 240.00
I4	4" Adjusting Ring	EA.	12	\$ 36.00	\$ 432.00
I5	Curb Inlet	EA.	7	\$ 468.00	\$ 3,276.00
I6	Geogrid	Roll	7.5	\$ 1,457.33	\$ 10,929.98
Subtotal of Purchased Inventory for Project					\$ 18,132.98
Subtotal of Contract					\$596,613.21
Previous Engineering					\$150,649.76
Engineering, Administration, & Contingencies					\$178,983.96
Total Project Costs					\$926,246.93

Total Estimated Project Costs = \$ 926,246.93

Total Estimated Road Rehabilitation & Assessment Costs

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.53	\$ 8,400.00	\$ 4,452.00
2	Traffic Control	L.S.	0.53	\$ 1,850.00	\$ 980.50
3	Silt Fence	L.F.	77.7	\$ 2.00	\$ 155.40
4	Manufactured Ditch Check	EA.	2.01	\$ 55.00	\$ 110.55
5	Inlet Sediment Guard (Type B)	EA.	1.52	\$ 45.00	\$ 68.40
6	Inlet Sediment Guard (Type D)	EA.	2.31	\$ 80.00	\$ 184.80
7	Full Depth Saw Cutting	L.F.	850	\$ 2.10	\$ 1,785.00
8	Dust Control Using Water	1,000 GAL	10	\$ 1.00	\$ 10.00
20	Construct Roadway to Subgrade	L.S.	1	\$55,200.00	\$ 55,200.00
21	Excavation Below Subgrade	C.Y.	350	\$ 18.40	\$ 6,440.00
22	Excavation Below Subgrade (EBS) Backfill	TON	700	\$ 22.35	\$ 15,645.00
23	Geogrid in EBS Area	S.Y.	1045	\$ 1.00	\$ 1,045.00
24	Crushed Aggregate Base Course	TON	2900	\$ 20.45	\$ 59,305.00
28	4-inch Asphaltic Concrete Binder Course	TON	1050	\$ 65.00	\$ 68,250.00
29	Tack Coat	GAL	320	\$ 2.30	\$ 736.00
30	2-inch Asphaltic Concrete Surface Course	TON	525	\$ 76.00	\$ 39,900.00
31	Concrete Pavement	S.Y.	95	\$ 104.82	\$ 9,957.90
32	Crushed Aggregate Driveway Replacement (10-inch Depth)	TON	18	\$ 30.00	\$ 540.00
33	4-inch Asphaltic Concrete Driveway Replacement	S.F.	4125	\$ 4.65	\$ 19,181.25
34	6-inch Concrete Driveway	S.F.	2574	\$ 7.52	\$ 19,356.48
39	Remove, Relocate, and Reinstall Mailbox	EA.	7	\$ 100.00	\$ 700.00
42	Monitoring Well Abandonment	L.S.	1	\$ 2,450.00	\$ 2,450.00
Subtotal of Bid Contract					\$306,453.28
I6	Geogrid	Roll	7.5	\$ 1,457.33	\$ 10,929.98
Subtotal of Purchased Inventory for Project					\$ 10,929.98
Subtotal of Contract					\$317,383.26
Previous Engineering					\$ 78,599.88
Engineering, Administration, & Contingencies					\$ 95,214.98
Total Project Costs					\$491,198.12

Total Estimated Road Rehabilitation Costs = \$ 491,198.12

Total Acres abutting the Road = 12.68457 acres

Total Estimated Road Rehabilitation & Assessment Costs – Continued

Computation of Acreage Rate: $\frac{\$ 491,198.12}{12.68457 \text{ acres}} = \$ 38,724.07/\text{acre}$

Use \$ 38,724.07/acre as the Road Rehabilitation Acreage Rate.

Total Estimated Curb Installation & Assessment Costs

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.05	\$8,400.00	\$ 420.00
2	Traffic Control	L.S.	0.05	\$1,850.00	\$ 92.50
6	Inlet Sediment Guard (Type D)	EA.	2.31	\$ 80.00	\$ 184.80
25	30-inch Mountable Concrete Curb and Gutter	L.F.	382.5	\$ 22.63	\$ 8,655.98
26	30-inch Concrete Curb and Gutter	L.F.	232.5	\$ 23.59	\$ 5,484.68
27	30-inch Concrete Curb and Gutter (HES)	L.F.	385	\$ 25.59	\$ 9,852.15
36	Topsoil, Seed, Fertilizer, Erosion Mat (non-channel)	S.Y.	220	\$ 5.95	\$ 1,309.00
38	Watering for Restoration	1,000 GAL	2	\$ 20.00	\$ 40.00
Subtotal of Bid Contract					\$26,039.11
Previous Engineering					\$ 9,824.98
Engineering, Administration, & Contingencies					\$ 7,811.73
Total Project Costs					\$43,675.82

Total Estimated Curb Installation Costs = \$ 43,675.82

Total Acres abutting the Curb = 12.68457 acres

Computation of Acreage Rate: $\frac{\$ 43,675.82}{12.68457 \text{ acres}} = \$ 3,443.22/\text{acre}$

Use \$ 3,443.22/acre as the Curb Installation Acreage Rate.

Total Estimated Storm Water Utility Costs

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.42	\$8,400.00	\$ 3,528.00
2	Traffic Control	L.S.	0.42	\$1,850.00	\$ 777.00
3	Silt Fence	L.F.	107.3	\$ 2.00	\$ 214.60
4	Manufactured Ditch Check	EA.	0.99	\$ 55.00	\$ 54.45
5	Inlet Sediment Guard (Type B)	EA.	2.48	\$ 45.00	\$ 111.60
6	Inlet Sediment Guard (Type D)	EA.	2.38	\$ 80.00	\$ 190.40
7	Full Depth Saw Cutting	L.F.	850	\$ 2.10	\$ 1,785.00
9	12-inch Storm Sewer CL V in Granular Backfill	L.F.	20	\$ 84.00	\$ 1,680.00
10	12-inch Storm Sewer CL V in Concrete Encasement	L.F.	122	\$ 149.00	\$ 18,178.00
11	14-inch x 23-inch HERCP Storm Sewer CL IV in Granular Backfill	L.F.	252	\$ 127.00	\$ 32,004.00
12	14-inch x 23-inch HERCP Storm Sewer CL IV in Concrete Encasement	L.F.	480	\$ 213.00	\$102,240.00
13	24-inch x 38-inch HERCP Storm Sewer CL IV in Spoil Backfill	L.F.	28	\$ 172.00	\$ 4,816.00
14	24-inch x 38-inch Concrete End Section	EA.	1	\$5,420.00	\$ 5,420.00
15	48-inch Storm Sewer Manhole w/Fabric Wrap	EA.	1	\$3,695.00	\$ 3,695.00
16	60-inch Storm Sewer Manhole w/Fabric Wrap	EA.	1	\$4,895.00	\$ 4,895.00
17	72-inch Storm Sewer Manhole w/Fabric Wrap	EA.	2	\$6,140.00	\$ 12,280.00
18	Storm Inlet w/Farbric Wrap	EA.	7	\$1,730.00	\$ 12,110.00
19	Televised Storm Piping Inspection	L.F.	902	\$ 5.00	\$ 4,510.00
25	30-inch Mountable Concrete Curb and Gutter	L.F.	382.5	\$ 22.63	\$ 8,655.97
26	30-inch Concrete Curb and Gutter	L.F.	232.5	\$ 23.59	\$ 5,484.67
27	30-inch Concrete Curb and Gutter (HES)	L.F.	385	\$ 25.59	\$ 9,852.15
35	Ditching	L.F.	48	\$ 15.00	\$ 720.00
36	Topsoil, Seed, Fertilizer, Erosion Mat (non-channel)	S.Y.	880	\$ 5.95	\$ 5,236.00
37	Topsoil, Seed, Fertilizer, Erosion Mat (channel)	S.Y.	200	\$ 5.95	\$ 1,190.00
38	Watering for Restoration	1,000 GAL	8	\$ 20.00	\$ 160.00
40	Medium Riprap	TON	16	\$ 75.00	\$ 1,200.00
41	CN Railroad Flagment Allowance	L.S.	1	\$5,000.00	\$ 5,000.00
Subtotal of Bid Contract					\$245,987.84

Total Estimated Road Rehabilitation & Assessment Costs – Continued

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Bid Price</u>
I1	Green Tracer Wire	L.F.	1000	\$ 0.30	\$ 300.00
I2	Storm MH Casting w/Lid	EA.	5	\$ 591.00	\$ 2,955.00
I3	2" Adjusting Ring	EA.	12	\$ 20.00	\$ 240.00
I4	4" Adjusting Ring	EA.	12	\$ 36.00	\$ 432.00
I5	Curb Inlet	EA.	7	\$ 468.00	\$ 3,276.00
Subtotal of Purchased Inventory for Project					\$ 7,203.00
Subtotal of Contract					\$253,190.84
Previous Engineering					\$ 62,224.90
Engineering, Administration, & Contingencies					\$ 75,957.25
Total Project Costs					\$391,372.99

Total Estimated Storm Water Utility Costs = \$ 391,372.99

January 13, 2021

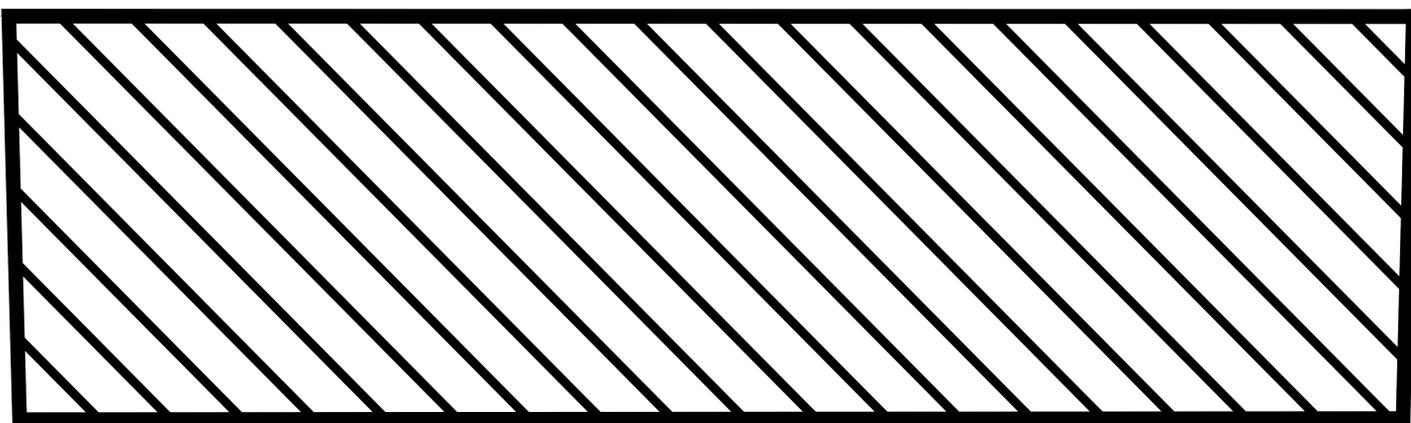
All that part of the SW $\frac{1}{4}$ of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the SW corner of the SW $\frac{1}{4}$ of Section 13, T7N, R19E Thence Due North Along the West Line of Said SW $\frac{1}{4}$, 254.48 Feet, Thence S84°29'39"E, 50.23 Feet to a point on the East R/W Line of Redford Blvd also being the SW Corner of Parcel "A" of Certified Survey Map No. 1242 also being the point of beginning of area to be Described; Thence continuing S84°29'39"E Along the South line of Said CSM 1242, 951.83 Feet to the SE corner of Joseph Road Condominiums, also being a Point on the West R/W line of the Canadian National Railroad; Thence N5°24'08"E Along said Railroad R/W 649.33 Feet to the NE corner of Tax Key Parcel #PWC0915990002; Thence N86°04'22"W Along the North Line of said Tax Key Parcel #PWC0915990002, 982.83 Feet, to the NW corner of said Tax Key Parcel Also Being a Point on the East R/W Line of Redford Blvd.; Thence S2°34'47"W Along Said R/W Line 623.07 Feet to the Point of Beginning.

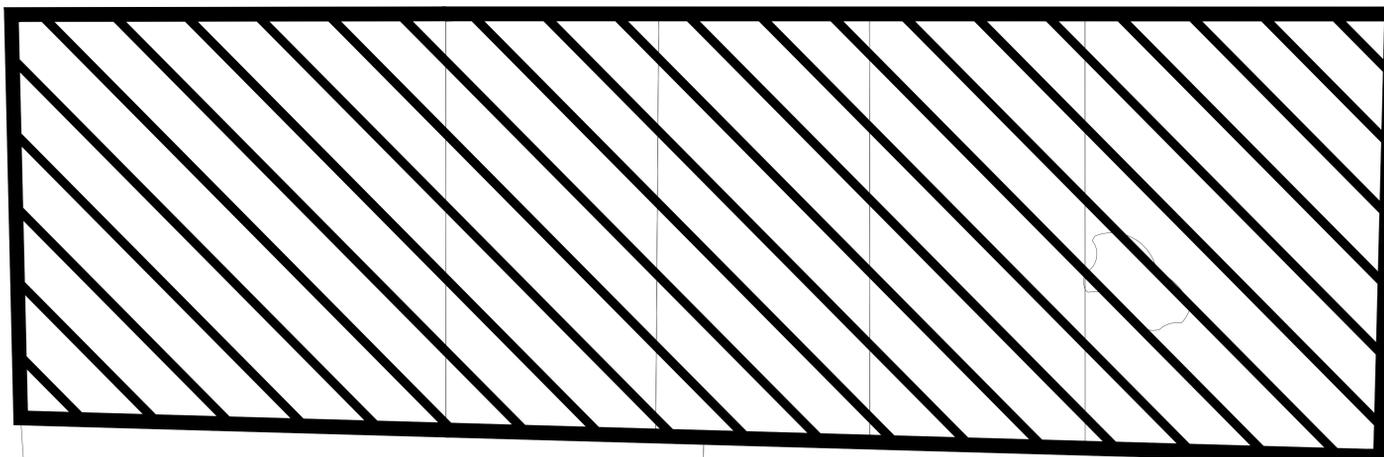
Dave Geis
Senior Engineering Technician
City of Pewaukee

JOSEPH ROAD AREA 2021
RD-21-57553 & SS-21-12831 & WU-21-12831
SANITARY SEWER, WATER MAIN, AND ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

REDFORD BLVD. C.T.H. "F"



JOSEPH RD.



WISCONSIN CENTRAL LTD. RR.

HOMEWOOD CT.



LEGEND

 CURB & ROAD ASSESSMENT



SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 JOSEPH ROAD 2021 RECONSTRUCTION

No.	Owner's Name & Address	Tax Key No.	Description	Quantity	Unit	Cost/Unit	Cost	Total Assessment
1	OHM REDFORD LLC W229N2494 COUNTY ROAD F WAUKESHA WI 53186-1104	PWC 0915990001	Curb Construction	1.9556	Acre	\$ 3,443.22	\$ 6,733.56	\$ 82,462.35
			Road Reconstruction	1.9556	Acre	\$ 38,724.07	\$ 75,728.79	
2	R FREDRICK TRUCKING INC W229N2500 COUNTY ROAD F WAUKESHA WI 53186-1011	PWC 0915990002	Curb Construction	6.24447	Acre	\$ 3,443.22	\$ 21,501.08	\$ 263,312.37
			Road Reconstruction	6.24447	Acre	\$ 38,724.07	\$ 241,811.29	
3	DBR SERVICES LLC 13885 W CAPITOL DRIVE BROOKFIELD WI 53005	PWC 0915990003	Curb Construction	0.9835	Acre	\$ 3,443.22	\$ 3,386.41	\$ 41,471.53
			Road Reconstruction	0.9835	Acre	\$ 38,724.07	\$ 38,085.12	
4	JOSEPH RD LLC 6156 DARLIN DRIVE DANE WI 53529-9638	PWC 0915990004	Curb Construction	1.0026	Acre	\$ 3,443.22	\$ 3,452.17	\$ 42,276.92
			Road Reconstruction	1.0026	Acre	\$ 38,724.07	\$ 38,824.75	
5	RAYMOND M GALINSKY N17W22602 WATERTOWN ROAD WAUKESHA WI 53186	PWC 0915990006	Curb Construction	1.0318	Acre	\$ 3,443.22	\$ 3,552.71	\$ 43,508.21
			Road Reconstruction	1.0318	Acre	\$ 38,724.07	\$ 39,955.50	
6	TIMOTHY M HUBER W5525 SUN ROAD JUNEAU WI 53039	PWC 0915990007	Curb Construction	0.7333	Acre	\$ 3,443.22	\$ 2,524.91	\$ 30,921.27
			Road Reconstruction	0.7333	Acre	\$ 38,724.07	\$ 28,396.36	
7	TIMOTHY HUBER AND WENDY HUBER W5525 SUN ROAD JUNEAU WI 53039	PWC 0915990008	Curb Construction	0.7333	Acre	\$ 3,443.22	\$ 2,524.91	\$ 30,921.27
			Road Reconstruction	0.7333	Acre	\$ 38,724.07	\$ 28,396.36	
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION								\$ 43,675.75
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION								\$ 491,198.17

The properties against which contributions in aid of construction of proposed benefits and improvements constitute an exercise of Police Powers.