

## **Preliminary Report of the Engineer**

### **On the Proposed Bluemound Road Sanitary Sewer and Water Main Assessments**

#### **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 installation of sanitary sewer and municipal water in Bluemound Road to be made in the City of Pewaukee. The bid data shown here is based on bid prices.

This report consists of the following Schedules:

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

Schedule “B”: Legal description, dated March 2025, and map, dated 2025, of all parcels within the assessment districts.

Schedule “C”: Final 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  
May 19, 2025

Prepared by:  
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Civil Engineer  
April 30, 2025

## Schedule “A” – Bluemound Road Sanitary Sewer and Water Main Extensions

The City of Pewaukee (City) is considering the extension of a sanitary sewer from the northernmost manhole within Takoma Drive 150 feet to the north and then 390 feet to the east. The City is also considering the installation of a water main along Bluemound Road from Eastmound Drive to Saratoga Drive. The new main along Bluemound Road will connect to the existing water main at Eastmound Drive, Saratoga Drive, and Takoma Drive. The improvements include a sanitary sewer extension, a water main extension, and related facilities.

The cost of the sanitary sewer extension will be apportioned to all properties abutting the sanitary sewer extension. The cost of extending the water main to serve all properties unconnected to the water main assessment district will be apportioned to all properties benefiting from the extension. The assessments, including deferred assessments, for extending the sanitary sewer and installing sanitary laterals are capped per a Residential Equivalent Connection (REC) basis. The assessments, including deferred assessments, for extending the water main and installing water services are capped per a Residential Equivalent Unit (REU) basis. This decision to cap these assessments was made by the Common Council at a meeting on April 21<sup>st</sup>, 2025. The costs to loop the oversized main through Bluemound Road that will not be assessed will be paid by the Water Utility. The costs of the sanitary sewer extension that will not be assessed will be paid by the Sewer Utility.

It is recommended that the costs for all assessments be determined on a per-unit basis.

## UNIT RATE COMPUTATIONS

### Sanitary Sewer Unit Rate – Bluemound Road

Estimated Assessable Sanitary Sewer Costs (see attached breakdown)	\$ 329,220.62
Engineering, Administration, & Contingencies	\$ 98,766.18
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Total Estimated Assessable Sanitary Sewer Costs	\$ 427,986.80

$$\frac{\$ 427,986.80}{8 \text{ units}} = \$ 53,498.35/\text{unit}$$

Use \$ 53,498.35/unit as the Sanitary Sewer Unit Rate<sup>1</sup>.

### Sanitary Lateral Rate – Bluemound Road

Estimated Assessable Sanitary Lateral Costs (see attached breakdown)	\$ 90,320.17
Engineering, Administration, & Contingencies	\$ 27,096.05
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Total Estimated Assessable Sanitary Lateral Costs	\$ 117,416.22

$$\frac{\$ 117,416.22}{4 \text{ laterals}} = \$ 29,354.06/\text{lateral}$$

Use \$ 29,354.06/lateral as the Sanitary Lateral Rate<sup>2</sup>.

### Water Main Unit Rate – Bluemound Road

Estimated Assessable Water Main Costs (see attached breakdown)	\$ 389,064.28
Engineering, Administration, & Contingencies	\$ 116,719.28
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Total Estimated Assessable Water Main Costs	\$ 505,783.56

$$\frac{\$ 505,783.56}{9 \text{ units}} = \$ 56,198.17/\text{unit}$$

Use \$ 56,198.17/unit as the Water Main Unit Rate<sup>3</sup>.

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<sup>1</sup> A maximum amount of \$43,000.30 per sewer assessment will be assessed to the properties per Residential Equivalent Connection.

<sup>2</sup> A maximum amount of \$13,860.00 per lateral assessment will be assessed to the properties per lateral installed.

<sup>3</sup> A maximum amount of \$27,822.21 per water assessment will be assessed to the properties per Residential Equivalent Unit.

1 ¼" Water Service Unit Rate – Bluemound Road

Estimated Assessable 1-¼" Water Service Costs (see attached breakdown)	\$	23,938.40
Engineering, Administration, & Contingencies	\$	7,181.52
Total Estimated Assessable 1-¼" Water Service Costs	\$	31,119.92

$$\frac{\$ 31,119.92}{1 \text{ service}} = \$ 31,119.92/\text{service}$$

Use \$ 31,119.92/service as the 1 ¼" Water Service Unit Rate<sup>1</sup>.

2" Water Service Unit Rate – Bluemound Road

Estimated Assessable 2" Water Service Costs (see attached breakdown)	\$	35,512.01
Engineering, Administration, & Contingencies	\$	10,653.60
Total Estimated Assessable 2" Water Service Costs	\$	46,165.61

$$\frac{\$ 46,165.61}{3 \text{ services}} = \$ 15,388.54/\text{service}$$

Use \$ 15,388.54/service as the 2" Water Service Rate<sup>2</sup>.

6" Water Service Unit Rate – Bluemound Road

Estimated Assessable 6" Water Service Costs (see attached breakdown)	\$	17,433.86
Engineering, Administration, & Contingencies	\$	5,230.16
Total Estimated Assessable 6" Water Service Costs	\$	22,664.02

$$\frac{\$ 22,664.02}{1 \text{ service}} = \$ 22,664.02/\text{service}$$

Use \$ 22,664.02/service as the 6" Water Service Rate<sup>3</sup>.

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<sup>1</sup> A maximum amount of \$22,713.00 per 1.25-inch water service assessment will be assessed to the properties receiving a water service of this size.

<sup>2</sup> A maximum amount of \$10,360.67 per 2-inch water service assessment will be assessed to the properties receiving a water service of this size.

<sup>3</sup> A maximum amount of \$15,720.00 per 6-inch water service assessment will be assessed to the properties receiving a water service of this size.

## COST SUMMARY

### Cost Summary

Total Project Costs	\$ 1,993,195.75
Total Sanitary Sewer Assessable Costs (Deduct)	\$ (129,000.90)
Total Sanitary Sewer Assessable Costs - Deferred (Deduct)	\$ (215,001.50)
Total Sanitary Lateral Assessable Costs (Deduct)	\$ (55,440.00)
Total Water Main Assessable Costs (Deduct)	\$ (111,288.84)
Total Water Main Assessable Costs - Deferred (Deduct)	\$ (139,111.05)
Total 1 ¼-inch Water Service Assessable Costs (Deduct)	\$ (22,713.00)
Total 2-inch Water Service Assessable Costs (Deduct)	\$ (31,082.01)
Total 6-inch Water Service Assessable Costs (Deduct)	\$ (15,720.00)
Total Non-Assessable Sanitary Sewer Utility Costs (Deduct)	\$ (154,735.63)
Net Non-Assessable Water Utility Costs	\$ 1,119,102.83

Computation of Costs

Total Estimated Construction Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	1	\$25,000.00	\$ 25,000.00
2	Traffic Control	L.S.	1	\$50,000.00	\$ 50,000.00
3	Silt Fence	L.F.	120	\$ 2.05	\$ 246.00
4	Manufactured Perimeter Control Device	L.F.	530	\$ 6.95	\$ 3,683.50
5	Inlet Sediment Guard (Type A)	EA.	2	\$ 90.00	\$ 180.00
6	Inlet Sediment Guard (Type B)	EA.	3	\$ 50.00	\$ 150.00
7	Inlet Sediment Guard (Type D)	EA.	15	\$ 80.00	\$ 1,200.00
8	Full Depth Saw Cutting	L.F.	2700	\$ 2.00	\$ 5,400.00
9	Dust Control Using Water	1,000 GAL	25	\$ 100.00	\$ 2,500.00
10	Dewatering/Geotextile Filter Bag Area	L.S.	1	\$ 2,500.00	\$ 2,500.00
11	8-inch Sanitary Sewer in Granular Backfill	L.F.	462	\$ 329.00	\$ 151,998.00
12	8-inch Sanitary Sewer in Granular Backfill (STA 205+61 to STA 206+42)	L.F.	81	\$ 720.00	\$ 58,320.00
13	48-inch Sanitary Sewer Manhole	V.F.	21	\$ 523.00	\$ 10,983.00
14	48-inch Sanitary Sewer Manhole (San MH 3)	V.F.	11	\$ 519.00	\$ 5,709.00
15	48-inch Sanitary Sewer Manhole with Outside Drop	V.F.	17	\$ 1,175.00	\$ 19,975.00
16	6-inch Sanitary Sewer Lateral in Granular Backfill	L.F.	165	\$ 336.00	\$ 55,440.00
17	6-inch Sanitary Sewer Lateral in Directional Drill	L.F.	40	\$ 601.00	\$ 24,040.00
18	6-inch Sanitary Sewer Riser in Granular Backfill	V.F.	5	\$ 1,200.00	\$ 6,000.00
19	6-inch Water Main in Granular Backfill	L.F.	35	\$ 372.00	\$ 13,020.00
20	8-inch Water Main in Granular Backfill	L.F.	123	\$ 392.00	\$ 48,216.00
21	8-inch Water Main in Granular Backfill (STA 205+61 to STA 206+55)	L.F.	95	\$ 598.00	\$ 56,810.00
22	10-inch Water Main in Granular Backfill	L.F.	4	\$ 693.00	\$ 2,772.00
23	12-inch Water Main in Granular Backfill	L.F.	1860	\$ 298.00	\$ 554,280.00
24	6-inch Water Main Valve	EA.	1	\$ 2,700.00	\$ 2,700.00

Total Estimated Construction 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>
25	8-inch Water Main Valve	EA.	1	\$ 3,600.00	\$ 3,600.00
26	12-inch Water Main Valve	EA.	6	\$ 6,100.00	\$ 36,600.00
27	6-inch Hydrant Lead in Granular Backfill	L.F.	85	\$ 392.00	\$ 33,320.00
28	Hydrant Assembly with Anchor Tee and 6-inch Valve	EA.	4	\$ 9,500.00	\$ 38,000.00
29	Remove and Relocate Hydrant Assembly	EA.	1	\$ 5,000.00	\$ 5,000.00
30	Temporary Water Service to W225N425 Takoma Drive	L.S.	1	\$ 5,200.00	\$ 5,200.00
31	1-inch Water Service in Granular Backfill	L.F.	31	\$ 259.00	\$ 8,029.00
32	1-¼-inch Water Service Augered	L.F.	85	\$ 250.00	\$ 21,250.00
33	2-inch Water Service in Granular Backfill	L.F.	76	\$ 332.00	\$ 25,232.00
34	1-inch Tap, Saddle, and Corporation Valve	EA.	1	\$ 532.00	\$ 532.00
35	1-¼-inch Tap, Saddle, and Corporation Valve	EA.	1	\$ 733.00	\$ 733.00
36	2-inch Tap, Saddle, and Corporation Valve	EA.	3	\$ 950.00	\$ 2,850.00
37	1-inch Curb Valve and Curb Box	EA.	1	\$ 613.00	\$ 613.00
38	1-¼-inch Curb Valve and Curb Box	EA.	1	\$ 730.00	\$ 730.00
39	2-inch Curb Valve and Curb Box	EA.	3	\$ 1,000.00	\$ 3,000.00
40	Bentonite Clay Dam	EA.	1	\$ 2,500.00	\$ 2,500.00
41	Pipe Insulation	L.F.	72	\$ 25.00	\$ 1,800.00
42	Crushed Aggregate Base Course	TON	2360	\$ 19.50	\$ 46,020.00
43	Crushed Aggregate Base Course (STA 205+50 to STA 206+55)	TON	235	\$ 19.50	\$ 4,582.50
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	200	\$ 68.00	\$ 13,600.00
45	4-inch Asphaltic Concrete Binder Course	TON	730	\$ 100.00	\$ 73,000.00
46	4-inch Asphaltic Concrete Binder Course (STA 204+40 to STA 206+55)	TON	150	\$ 165.00	\$ 24,750.00
47	Tack Coat	GAL	225	\$ 2.30	\$ 517.50
48	Tack Coat (STA 204+40 to STA 206+55)	GAL	50	\$ 2.30	\$ 115.00
49	2-inch Asphaltic Concrete Surface Course	TON	365	\$ 140.00	\$ 51,100.00

Total Estimated Construction 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>
50	2-inch Asphaltic Concrete Surface Course (STA 205+50 to STA 206+55)	TON	40	\$ 255.00	\$ 10,200.00
51	4-inch Asphaltic Concrete Driveway Replacement	S.F.	140	\$ 9.15	\$ 1,281.00
52	Pavement Marking, Paint 4-inch White	L.F.	120	\$ 40.00	\$ 4,800.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	350	\$ 9.00	\$ 3,150.00
54	Temporary precast concrete barrier	L.F.	100	\$ 50.00	\$ 5,000.00
55	Trench Bridging (If Ordered by Engineer)	L.F.	100	\$ 50.00	\$ 5,000.00
Subtotal of Contract					\$1,533,227.50
Engineering, Administration, & Contingencies					\$ 459,968.25
Total Project Costs					\$1,993,195.75

Total Estimated Project Costs = \$ 1,993,195.75

Total Estimated Sanitary Sewer Construction 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.	0.28	\$25,000.00	\$ 7,000.00
2	Traffic Control	L.S.	0.28	\$50,000.00	\$ 14,000.00
3	Silt Fence	L.F.	120	\$ 2.05	\$ 246.00
4	Manufactured Perimeter Control Device	L.F.	190.8	\$ 6.95	\$ 1,326.06
6	Inlet Sediment Guard (Type B)	EA.	3	\$ 50.00	\$ 150.00
7	Inlet Sediment Guard (Type D)	EA.	6	\$ 80.00	\$ 480.00
8	Full Depth Saw Cutting	L.F.	783	\$ 2.00	\$ 1,566.00
9	Dust Control Using Water	1,000 GAL	5.75	\$ 100.00	\$ 575.00
10	Dewatering/Geotextile Filter Bag Area	L.S.	1	\$ 2,500.00	\$ 2,500.00
11	8-inch Sanitary Sewer in Granular Backfill	L.F.	462	\$ 329.00	\$151,998.00
12	8-inch Sanitary Sewer in Granular Backfill (STA 205+61 to STA 206+42)	L.F.	81	\$ 720.00	\$ 58,320.00
13	48-inch Sanitary Sewer Manhole	V.F.	21	\$ 523.00	\$ 10,983.00
14	48-inch Sanitary Sewer Manhole (San MH 3)	V.F.	11	\$ 519.00	\$ 5,709.00
15	48-inch Sanitary Sewer Manhole with Outside Drop	V.F.	17	\$ 1,175.00	\$ 19,975.00
16	6-inch Sanitary Sewer Lateral in Granular Backfill	L.F.	165	\$ 336.00	\$ 55,440.00
17	6-inch Sanitary Sewer Lateral in Directional Drill	L.F.	40	\$ 601.00	\$ 24,040.00
18	6-inch Sanitary Sewer Riser in Granular Backfill	V.F.	5	\$ 1,200.00	\$ 6,000.00
40	Bentonite Clay Dam	EA.	1	\$ 2,500.00	\$ 2,500.00
42	Crushed Aggregate Base Course	TON	401.2	\$ 19.50	\$ 7,823.40
43	Crushed Aggregate Base Course (STA 205+50 to STA 206+55)	TON	108.1	\$ 19.50	\$ 2,107.95
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	42	\$ 68.00	\$ 2,856.00
45	4-inch Asphaltic Concrete Binder Course	TON	124.1	\$ 100.00	\$ 12,410.00
46	4-inch Asphaltic Concrete Binder Course (STA 204+40 to STA 206+55)	TON	69	\$ 165.00	\$ 11,385.00
47	Tack Coat	GAL	38.25	\$ 2.30	\$ 87.98

Total Estimated Sanitary Sewer Construction 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>
48	Tack Coat (STA 204+40 to STA 206+55)	GAL	23	\$ 2.30	\$ 52.90
49	2-inch Asphaltic Concrete Surface Course	TON	62.05	\$ 140.00	\$ 8,687.00
50	2-inch Asphaltic Concrete Surface Course (STA 205+50 to STA 206+55)	TON	18.4	\$ 255.00	\$ 4,692.00
51	4-inch Asphaltic Concrete Driveway Replacement	S.F.	140	\$ 9.15	\$ 1,281.00
52	Pavement Marking, Paint 4-inch White	L.F.	120	\$ 40.00	\$ 4,800.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	255.5	\$ 9.00	\$ 2,299.50
54	Temporary precast concrete barrier	L.F.	50	\$ 50.00	\$ 2,500.00
55	Trench Bridging (If Ordered by Engineer)	L.F.	50	\$ 50.00	\$ 2,500.00
Subtotal of Contract					\$426,290.79
Engineering, Administration, & Contingencies					\$127,887.24
Total Project Costs					\$554,178.03

Total Estimated Sanitary Sewer Construction Costs = \$ 554,178.03

Total Estimated 8-inch Sanitary Sewer Extension & Assessable 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.	0.21	\$25,000.00	\$ 5,250.00
2	Traffic Control	L.S.	0.21	\$50,000.00	\$ 10,500.00
3	Silt Fence	L.F.	120	\$ 2.05	\$ 246.00
6	Inlet Sediment Guard (Type B)	EA.	3	\$ 50.00	\$ 150.00
7	Inlet Sediment Guard (Type D)	EA.	6	\$ 80.00	\$ 480.00
8	Full Depth Saw Cutting	L.F.	743.85	\$ 2.00	\$ 1,487.70
9	Dust Control Using Water	1,000 GAL	4.43	\$ 100.00	\$ 443.00
10	Dewatering/Geotextile Filter Bag Area	L.S.	1	\$ 2,500.00	\$ 2,500.00
11	8-inch Sanitary Sewer in Granular Backfill	L.F.	462	\$ 329.00	\$151,998.00
12	8-inch Sanitary Sewer in Granular Backfill (STA 205+61 to STA 206+42)	L.F.	81	\$ 720.00	\$ 58,320.00
13	48-inch Sanitary Sewer Manhole	V.F.	21	\$ 523.00	\$ 10,983.00
14	48-inch Sanitary Sewer Manhole (San MH 3)	V.F.	11	\$ 519.00	\$ 5,709.00
15	48-inch Sanitary Sewer Manhole with Outside Drop	V.F.	17	\$ 1,175.00	\$ 19,975.00
40	Bentonite Clay Dam	EA.	1	\$ 2,500.00	\$ 2,500.00
42	Crushed Aggregate Base Course	TON	401.2	\$ 19.50	\$ 7,823.40
43	Crushed Aggregate Base Course (STA 205+50 to STA 206+55)	TON	108.1	\$ 19.50	\$ 2,107.95
45	4-inch Asphaltic Concrete Binder Course	TON	124.1	\$ 100.00	\$ 12,410.00
46	4-inch Asphaltic Concrete Binder Course (STA 204+40 to STA 206+55)	TON	69	\$ 165.00	\$ 11,385.00
47	Tack Coat	GAL	38.25	\$ 2.30	\$ 87.98
48	Tack Coat (STA 204+40 to STA 206+55)	GAL	23	\$ 2.30	\$ 52.90
49	2-inch Asphaltic Concrete Surface Course	TON	62.05	\$ 140.00	\$ 8,687.00
50	2-inch Asphaltic Concrete Surface Course (STA 205+50 to STA 206+55)	TON	18.4	\$ 255.00	\$ 4,692.00
52	Pavement Marking, Paint 4-inch White	L.F.	120	\$ 40.00	\$ 4,800.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	181.41	\$ 9.00	\$ 1,632.69

Total Estimated 8-inch Sanitary Sewer Extension & Assessable 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>
54	Temporary precast concrete barrier	L.F.	50	\$ 50.00	\$ 2,500.00
55	Trench Bridging (If Ordered by Engineer)	L.F.	50	\$ 50.00	\$ 2,500.00
Subtotal of Contract					\$329,220.62
Engineering, Administration, & Contingencies					\$ 98,766.18
Total Project Costs					\$427,986.80

Total Potential Units benefiting from the Sanitary Sewer Extension = 8 units<sup>1</sup>.

Computation of Unit Rate:  $\frac{\$ 427,986.80}{8 \text{ units}} = \$ 53,498.35/\text{unit}$

Use \$ 53,498.35/unit as the Sanitary Sewer Unit Rate<sup>2</sup>.

<sup>1</sup> Includes potential units in deferred assessments.

<sup>2</sup> A maximum amount of \$43,000.30 per sewer assessment will be assessed to the properties per Residential Equivalent Connection.

Total Estimated Sanitary Lateral Installation & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.06	\$25,000.00	\$ 1,500.00
2	Traffic Control	L.S.	0.06	\$50,000.00	\$ 3,000.00
4	Manufactured Perimeter Control Device	L.F.	190.8	\$ 6.95	\$ 1,326.06
8	Full Depth Saw Cutting	L.F.	39.15	\$ 2.00	\$ 78.30
9	Dust Control Using Water	1,000 GAL	1.32	\$ 100.00	\$ 132.00
16	6-inch Sanitary Sewer Lateral in Granular Backfill	L.F.	165	\$ 336.00	\$ 55,440.00
17	6-inch Sanitary Sewer Lateral in Directional Drill	L.F.	40	\$ 601.00	\$ 24,040.00
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	42	\$ 68.00	\$ 2,856.00
51	4-inch Asphaltic Concrete Driveway Replacement	S.F.	140	\$ 9.15	\$ 1,281.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	74.09	\$ 9.00	\$ 666.81
Subtotal of Contract					\$ 90,320.17
Engineering, Administration, & Contingencies					\$ 27,096.05
Total Project Costs					\$117,416.22

Total Potential Laterals to be Installed = 4

Computation of Unit Cost:  $\frac{\$ 117,416.22}{4 \text{ laterals}} = \$ 29,354.06/\text{lateral}$

Use \$ 29,354.06/lateral as the Sanitary Lateral Rate<sup>1</sup>.

<sup>1</sup> A maximum amount of \$13,860.00 per lateral assessment will be assessed to the properties per lateral installed.

Total Estimated Water Main Construction 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.	0.72	\$25,000.00	\$ 18,000.00
2	Traffic Control	L.S.	0.72	\$50,000.00	\$ 36,000.00
4	Manufactured Perimeter Control Device	L.F.	339.2	\$ 6.95	\$ 2,357.44
5	Inlet Sediment Guard (Type A)	EA.	2	\$ 90.00	\$ 180.00
7	Inlet Sediment Guard (Type D)	EA.	9	\$ 80.00	\$ 720.00
8	Full Depth Saw Cutting	L.F.	1917	\$ 2.00	\$ 3,834.00
9	Dust Control Using Water	1,000 GAL	19.25	\$ 100.00	\$ 1,925.00
19	6-inch Water Main in Granular Backfill	L.F.	35	\$ 372.00	\$ 13,020.00
20	8-inch Water Main in Granular Backfill	L.F.	123	\$ 392.00	\$ 48,216.00
21	8-inch Water Main in Granular Backfill (STA 205+61 to STA 206+55)	L.F.	95	\$ 598.00	\$ 56,810.00
22	10-inch Water Main in Granular Backfill	L.F.	4	\$ 693.00	\$ 2,772.00
23	12-inch Water Main in Granular Backfill	L.F.	1860	\$ 298.00	\$ 554,280.00
24	6-inch Water Main Valve	EA.	1	\$ 2,700.00	\$ 2,700.00
25	8-inch Water Main Valve	EA.	1	\$ 3,600.00	\$ 3,600.00
26	12-inch Water Main Valve	EA.	6	\$ 6,100.00	\$ 36,600.00
27	6-inch Hydrant Lead in Granular Backfill	L.F.	85	\$ 392.00	\$ 33,320.00
28	Hydrant Assembly with Anchor Tee and 6-inch Valve	EA.	4	\$ 9,500.00	\$ 38,000.00
29	Remove and Relocate Hydrant Assembly	EA.	1	\$ 5,000.00	\$ 5,000.00
30	Temporary Water Service to W225N425 Takoma Drive	L.S.	1	\$ 5,200.00	\$ 5,200.00
31	1-inch Water Service in Granular Backfill	L.F.	31	\$ 259.00	\$ 8,029.00
32	1-¼-inch Water Service Augered	L.F.	85	\$ 250.00	\$ 21,250.00
33	2-inch Water Service in Granular Backfill	L.F.	76	\$ 332.00	\$ 25,232.00
34	1-inch Tap, Saddle, and Corporation Valve	EA.	1	\$ 532.00	\$ 532.00
35	1-¼-inch Tap, Saddle, and Corporation Valve	EA.	1	\$ 733.00	\$ 733.00
36	2-inch Tap, Saddle, and Corporation Valve	EA.	3	\$ 950.00	\$ 2,850.00

Total Estimated Water Main Construction 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>
37	1-inch Curb Valve and Curb Box	EA.	1	\$ 613.00	\$ 613.00
38	1-¼-inch Curb Valve and Curb Box	EA.	1	\$ 730.00	\$ 730.00
39	2-inch Curb Valve and Curb Box	EA.	3	\$ 1,000.00	\$ 3,000.00
41	Pipe Insulation	L.F.	72	\$ 25.00	\$ 1,800.00
42	Crushed Aggregate Base Course	TON	1958.8	\$ 19.50	\$ 38,196.60
43	Crushed Aggregate Base Course (STA 205+50 to STA 206+55)	TON	126.9	\$ 19.50	\$ 2,474.55
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	158	\$ 68.00	\$ 10,744.00
45	4-inch Asphaltic Concrete Binder Course	TON	605.9	\$ 100.00	\$ 60,590.00
46	4-inch Asphaltic Concrete Binder Course (STA 204+40 to STA 206+55)	TON	81	\$ 165.00	\$ 13,365.00
47	Tack Coat	GAL	186.75	\$ 2.30	\$ 429.53
48	Tack Coat (STA 204+40 to STA 206+55)	GAL	27	\$ 2.30	\$ 62.10
49	2-inch Asphaltic Concrete Surface Course	TON	302.95	\$ 140.00	\$ 42,413.00
50	2-inch Asphaltic Concrete Surface Course (STA 205+50 to STA 206+55)	TON	21.6	\$ 255.00	\$ 5,508.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	94.5	\$ 9.00	\$ 850.50
54	Temporary precast concrete barrier	L.F.	50	\$ 50.00	\$ 2,500.00
55	Trench Bridging (If Ordered by Engineer)	L.F.	50	\$ 50.00	\$ 2,500.00
Subtotal of Contract					\$1,106,936.72
Engineering, Administration, & Contingencies					\$ 332,081.01
Total Project Costs					\$1,439,017.73

Total Estimated Water Main Construction Costs = \$ 1,439,017.73

Total Estimated Equivalent 8-inch Water Main Extension & Assessable 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.	0.25	\$ 25,000.00	\$ 6,250.00
2	Traffic Control	L.S.	0.25	\$ 50,000.00	\$ 12,500.00
4	Manufactured Perimeter Control Device	L.F.	135.68	\$ 6.95	\$ 942.98
7	Inlet Sediment Guard (Type D)	EA.	5.04	\$ 80.00	\$ 403.20
8	Full Depth Saw Cutting	L.F.	651.78	\$ 2.00	\$ 1,303.56
9	Dust Control Using Water	1,000 GAL	8.28	\$ 100.00	\$ 828.00
20	8-inch Water Main in Granular Backfill	L.F.	123	\$ 392.00	\$ 48,216.00
21	8-inch Water Main in Granular Backfill (STA 205+61 to STA 206+55)	L.F.	95	\$ 598.00	\$ 56,810.00
23	Equivalent 8-inch Water Main in Granular Backfill	L.F.	706.8	\$ 141.72	\$100,167.70
25	8-inch Water Main Valve	EA.	1	\$ 3,600.00	\$ 3,600.00
26	Equivalent 8-inch Water Main Valve	EA.	4	\$ 3,092.07	\$ 12,368.28
27	6-inch Hydrant Lead in Granular Backfill	L.F.	68	\$ 392.00	\$ 26,656.00
28	Hydrant Assembly with Anchor Tee and 6-inch Valve	EA.	3	\$ 9,500.00	\$ 28,500.00
41	Pipe Insulation	L.F.	40.32	\$ 25.00	\$ 1,008.00
42	Crushed Aggregate Base Course	TON	822.696	\$ 19.50	\$ 16,042.57
43	Crushed Aggregate Base Course (STA 205+50 to STA 206+55)	TON	126.9	\$ 19.50	\$ 2,474.55
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	50.56	\$ 68.00	\$ 3,438.08
45	4-inch Asphaltic Concrete Binder Course	TON	254.478	\$ 100.00	\$ 25,447.80
46	4-inch Asphaltic Concrete Binder Course (STA 204+40 to STA 206+55)	TON	81	\$ 165.00	\$ 13,365.00
47	Tack Coat	GAL	78.435	\$ 2.30	\$ 180.40
48	Tack Coat (STA 204+40 to STA 206+55)	GAL	27	\$ 2.30	\$ 62.10
49	2-inch Asphaltic Concrete Surface Course	TON	127.239	\$ 140.00	\$ 17,813.46
50	2-inch Asphaltic Concrete Surface Course (STA 205+50 to STA 206+55)	TON	21.6	\$ 255.00	\$ 5,508.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	19.845	\$ 9.00	\$ 178.61

Total Estimated Equivalent 8-inch Water Main Extension & Assessable 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>
54	Temporary precast concrete barrier	L.F.	50	\$ 50.00	\$ 2,500.00
55	Trench Bridging (If Ordered by Engineer)	L.F.	50	\$ 50.00	\$ 2,500.00
Subtotal of Contract					\$389,064.28
Engineering, Administration, & Contingencies					\$116,719.28
Total Project Costs					\$505,783.56

Total Potential Units benefiting from the Water Main Extension = 9 units<sup>1</sup>.

Computation of Unit Cost:  $\frac{\$ 505,783.56}{9 \text{ units}} = \$ 56,198.17 / \text{unit}$

Use \$ 56,198.17/unit as the Water Main Unit Rate<sup>2</sup>.

<sup>1</sup> Includes potential units in deferred assessments.

<sup>2</sup> A maximum amount of \$27,822.21 per water assessment will be assessed to the properties per Residential Equivalent Unit.

Total Estimated 1 ¼-inch Water Service Installation & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.01	\$25,000.00	\$ 250.00
2	Traffic Control	L.S.	0.01	\$50,000.00	\$ 500.00
4	Manufactured Perimeter Control Device	L.F.	61.06	\$ 6.95	\$ 424.37
32	1-¼-inch Water Service Augered	L.F.	85	\$ 250.00	\$21,250.00
35	1-¼-inch Tap, Saddle, and Corporation Valve	EA.	1	\$ 733.00	\$ 733.00
38	1-¼-inch Curb Valve and Curb Box	EA.	1	\$ 730.00	\$ 730.00
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	5.67	\$ 9.00	\$ 51.03
Subtotal of Contract					\$23,938.40
Engineering, Administration, & Contingencies					\$ 7,181.52
Total Project Costs					\$31,119.92

Total 1 ¼-inch Water Services to be Installed = 1 service

Computation of Unit Cost:  $\frac{\$ 31,119.92}{1 \text{ service}} = \$ 31,119.92/\text{service}$

Use \$ 31,119.92/service as the 1 ¼-inch Water Service Rate<sup>1</sup>.

<sup>1</sup> A maximum amount of \$22,713.00 per 1.25-inch water service assessment will be assessed to the properties receiving a water service of this size.

Total Estimated 2-inch Water Service Installation & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.02	\$25,000.00	\$ 500.00
2	Traffic Control	L.S.	0.02	\$50,000.00	\$ 1,000.00
4	Manufactured Perimeter Control Device	L.F.	81.41	\$ 6.95	\$ 565.80
8	Full Depth Saw Cutting	L.F.	19.17	\$ 2.00	\$ 38.34
9	Dust Control Using Water	1,000 GAL	0.58	\$ 100.00	\$ 58.00
33	2-inch Water Service in Granular Backfill	L.F.	76	\$ 332.00	\$25,232.00
36	2-inch Tap, Saddle, and Corporation Valve	EA.	3	\$ 950.00	\$ 2,850.00
39	2-inch Curb Valve and Curb Box	EA.	3	\$ 1,000.00	\$ 3,000.00
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	31.6	\$ 68.00	\$ 2,148.80
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	13.23	\$ 9.00	\$ 119.07
Subtotal of Contract					\$35,512.01
Engineering, Administration, & Contingencies					\$10,653.60
Total Project Costs					\$46,165.61

Total 2-inch Water Services to be Installed = 3 services

Computation of Unit Cost:  $\frac{\$46,165.61}{3 \text{ services}} = \$15,388.54/\text{service}$

Use \$15,388.54/service as the 2-inch Water Service Rate<sup>1</sup>.

<sup>1</sup> A maximum amount of \$10,360.67 per 2-inch water service assessment will be assessed to the properties receiving a water service of this size

Total Estimated 6-inch Water Service Installation & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Mobilization	L.S.	0.01	\$25,000.00	\$ 250.00
2	Traffic Control	L.S.	0.01	\$50,000.00	\$ 500.00
4	Manufactured Perimeter Control Device	L.F.	30.53	\$ 6.95	\$ 212.18
9	Dust Control Using Water	1,000 GAL	0.39	\$ 100.00	\$ 39.00
19	6-inch Water Main in Granular Backfill	L.F.	35	\$ 372.00	\$13,020.00
24	6-inch Water Main Valve	EA.	1	\$ 2,700.00	\$ 2,700.00
44	Remove and Replace 30-inch Concrete Curb and Gutter	L.F.	9.48	\$ 68.00	\$ 644.64
53	Topsoil, Seed, Fertilizer, and Erosion Mat (Non-Channel)	S.Y.	7.56	\$ 9.00	\$ 68.04
Subtotal of Contract					\$17,433.86
Engineering, Administration, & Contingencies					\$ 5,230.16
Total Project Costs					\$22,664.02

Total 6-inch Water Services to be Installed = 1 service

Computation of Unit Cost:  $\frac{\$ 22,664.02}{1 \text{ service}} = \$ 22,664.02/\text{service}$

Use \$ 22,664.02/service as the 6-inch Water Service Rate<sup>1</sup>.

<sup>1</sup> A maximum amount of \$15,720.00 per 6-inch water service assessment will be assessed to the properties receiving a water service of this size.

March 27<sup>th</sup>, 2025

Areas of Assessment in Parts of the SW ¼ and SE ¼ of Section 25, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin.

Legal for parcels PWC 0963997, PWC 0963998 and PWC 0963998005

Commencing at the Southwest Corner of the Southeast ¼ of Section 25, T7N, R19E; Thence N0°58'58"W, Along the West line of said SE ¼ Section, 1611.96 Feet, to a Point on the Centerline of Bluemound Rd. C.T.H "JJ"; Thence S88°36'00"W, Along Said Centerline, 214.13 feet; Thence N0°49'16"W, 55.54 Feet, to a Point on the North R/W Line of Bluemound Rd. C.T.H "JJ", also Being the Point of Beginning of Lands to be Described; Thence Continuing N0°49'16W Along the west line of Parcel PWC 0963997; 354.45 Feet, to the NW Corner of Said Parcel; Thence N88°36'00"E, Along the North lines of Parcels PWC 0963997 and PWC 0963998, 379.77 Feet, to the NE Corner of Parcel PWC 0963998; Thence S0°38'25"E, Along the East line of Parcel PWC 0963998 63.34 Feet, to the NW Corner of Parcel PWC 0963998005; Thence N88°36'00"E, Along the North line of Parcel PWC 0963998005, 275.74 Feet, to the NE Corner of Parcel PWC 0963998005; Thence S01°24'12"W, Along the East Line of Parcel PWC 0963998005, 286.97 Feet, to a Point on the North R/W Line of Bluemound Rd. C.T.H "JJ"; Thence S88°36'00"W, Along Said N. R/W Line, 265.50 Feet; Thence S0°38'25"E, continuing Along Said N. R/W, 10.00 Feet; Thence S88°36'00"W, Continuing Along Said N. R/W, 255.01 Feet; Thence Continuing Along Said N. R/W, Northwesterly along the Arc of a Curve Whose Center is to the North, Radius is 1382.39, Long Chord of 123.69 Feet Bearing N88°50'10"W, 123.73 Feet, to the Point of Beginning. All in the City of Pewaukee, Waukesha County, Wisconsin.

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Dave Geis  
Senior Engineering Technician  
City of Pewaukee  
*[Faint, illegible text]*  
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*[Faint, illegible text]*

March 27<sup>th</sup>, 2025

Areas of Assessment in Parts of the SW ¼ and SE ¼ of Section 25, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin.

Legal for parcels PWC 0963997, PWC 0963998 and PWC 0963998005

Commencing at the Southwest Corner of the Southeast ¼ of Section 25, T7N, R19E; Thence N0°58'58"W, Along the West line of said SE ¼ Section, 1611.96 Feet, to a Point on the Centerline of Bluemound Rd. C.T.H "JJ"; Thence S88°36'00"W, Along Said Centerline, 214.13 feet; Thence N0°49'16"W, 55.54 Feet, to a Point on the North R/W Line of Bluemound Rd. C.T.H "JJ", also Being the Point of Beginning of Lands to be Described; Thence Continuing N0°49'16W Along the west line of Parcel PWC 0963997; 354.45 Feet, to the NW Corner of Said Parcel; Thence N88°36'00"E, Along the North lines of Parcels PWC 0963997 and PWC 0963998, 379.77 Feet, to the NE Corner of Parcel PWC 0963998; Thence S0°38'25"E, Along the East line of Parcel PWC 0963998 63.34 Feet, to the NW Corner of Parcel PWC 0963998005; Thence N88°36'00"E, Along the North line of Parcel PWC 0963998005, 275.74 Feet, to the NE Corner of Parcel PWC 0963998005; Thence S01°24'12"W, Along the East Line of Parcel PWC 0963998005, 286.97 Feet, to a Point on the North R/W Line of Bluemound Rd. C.T.H "JJ"; Thence S88°36'00"W, Along Said N. R/W Line, 265.50 Feet; Thence S0°38'25"E, continuing Along Said N. R/W, 10.00 Feet; Thence S88°36'00"W, Continuing Along Said N. R/W, 255.01 Feet; Thence Continuing Along Said N. R/W, Northwesterly along the Arc of a Curve Whose Center is to the North, Radius is 1382.39, Long Chord of 123.69 Feet Bearing N88°50'10"W, 123.73 Feet, to the Point of Beginning. All in the City of Pewaukee, Waukesha County, Wisconsin.

Legal for Parcel PWC 0963015001

Parcel "A" of Certified survey Map #1052, Document #741500, in the Southwest ¼ of Section 25, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

Dave Geis  
Senior Engineering Technician  
City of Pewaukee

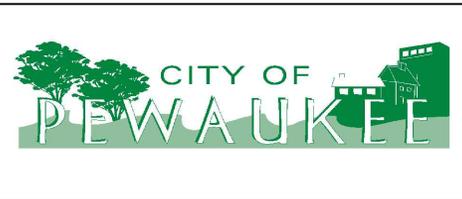
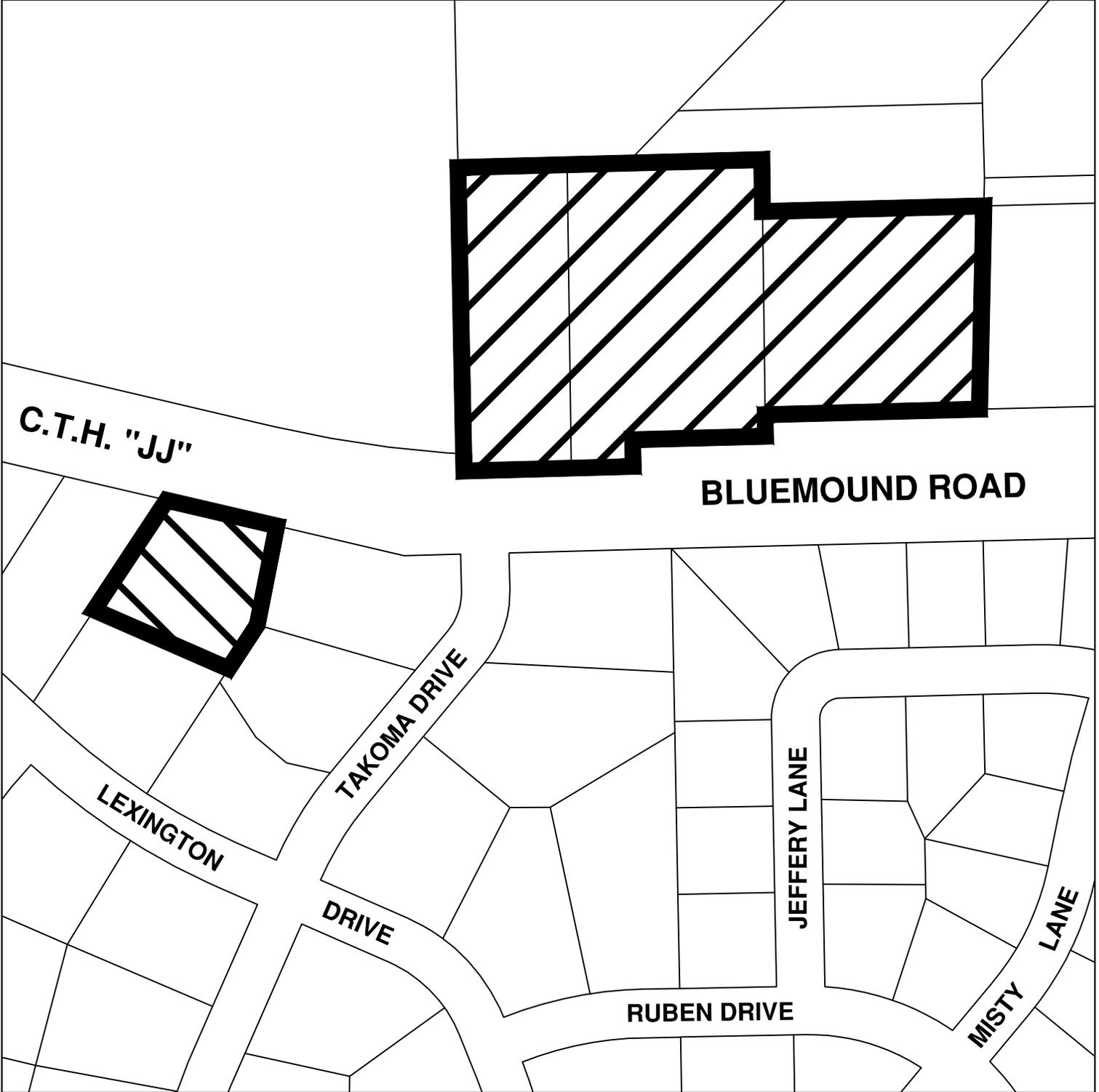
BLUEMOUND ROAD WATER & SEWER - TAKOMA EXTENSION

SW-25-12810

SANITARY SEWER, SANITARY LATERAL, WATER MAIN, AND WATER SERVICE ASSESSMENT

CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN



**LEGEND**

-  SANITARY SEWER, SANITARY LATERAL, WATER MAIN, & WATER SERVICE ASSESSMENT
-  WATER MAIN & WATER SERVICE ASSESSMENT



DATE: APRIL 30, 2025

SCHEDULE C  
 PRELIMINARY ASSESSMENT ROLL  
 2025 BLUEMOUND SEWER WATER EXTENSIONS  
 SW-25-12810

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
1	JADE HOLMES CALEB LIEBHERR N4W22625 BLUEMOUND RD WAUKESHA, WI 53186-1622	PWC 0963015001	WATER MAIN	1 UNIT	\$ 56,198.17	\$ 56,198.17	\$ 27,822.21	\$ 50,535.21
			1 ¼" WATER SERVICE	1 EACH	\$ 31,119.92	\$ 31,119.92	\$ 22,713.00	
2	BLUEMOUND RD LLC N4W22540 BLUEMOUND RD WAUKESHA, WI 53186-1621	PWC 0963997	SANITARY SEWER	1 UNIT	\$ 53,498.35	\$ 53,498.35	\$ 43,000.30	\$ 95,043.18
			SANITARY SEWER DEFER	1 UNIT	\$ 53,498.35	\$ 53,498.35	\$ 43,000.30	
			SANITARY LATERAL	1 EACH	\$ 29,354.06	\$ 29,354.06	\$ 13,860.00	
			WATER MAIN	1 UNIT	\$ 56,198.17	\$ 56,198.17	\$ 27,822.21	
			WATER MAIN DEFER	1 UNIT	\$ 56,198.17	\$ 56,198.17	\$ 27,822.21	
2" WATER SERVICE	1 EACH	\$ 15,388.54	\$ 15,388.54	\$ 10,360.67				
3	JOHN CAMERON KAREN MILLER N4W22496 BLUEMOUND RD WAUKESHA, WI 53186	PWC 0963998	SANITARY SEWER	1 UNIT	\$ 53,498.35	\$ 53,498.35	\$ 43,000.30	\$ 119,263.85
			SANITARY SEWER DEFER	2 UNIT	\$ 53,498.35	\$ 106,996.70	\$ 86,000.60	
			SANITARY LATERAL	2 EACH	\$ 29,354.06	\$ 58,708.12	\$ 27,720.00	
			WATER MAIN	1 UNIT	\$ 56,198.17	\$ 56,198.17	\$ 27,822.21	
			WATER MAIN DEFER	2 UNIT	\$ 56,198.17	\$ 112,396.34	\$ 55,644.42	
2" WATER SERVICE	2 EACH	\$ 15,388.54	\$ 30,777.08	\$ 20,721.34				
4	N4 W22450 BLUEMOUND ROAD LL N24W25181 HIGHWAY J PEWAUKEE, WI 53072	PWC 0964998005	SANITARY SEWER	1 UNIT	\$ 53,498.35	\$ 53,498.35	\$ 43,000.30	\$ 100,402.51
			SANITARY SEWER DEFER	2 UNIT	\$ 53,498.35	\$ 106,996.70	\$ 86,000.60	
			SANITARY LATERAL	1 EACH	\$ 29,354.06	\$ 29,354.06	\$ 13,860.00	
			WATER MAIN	1 UNIT	\$ 56,198.17	\$ 56,198.17	\$ 27,822.21	
			WATER MAIN DEFER	2 UNIT	\$ 56,198.17	\$ 112,396.34	\$ 55,644.42	
6" WATER SERVICE	1 EACH	\$ 22,664.02	\$ 22,664.02	\$ 15,720.00				
TOTAL IN AID OF SANITARY SEWER EXTENSION				3 UNIT			\$ 129,000.90	
TOTAL IN AID OF SANITARY SEWER EXTENSION DEFER				5 UNIT			\$ 215,001.50	
TOTAL IN AID OF SANITARY LATERAL INSTALLATION				4 LATERALS			\$ 55,440.00	
TOTAL IN AID OF WATER MAIN EXTENSION				4 UNIT			\$ 111,288.84	
TOTAL IN AID OF WATER MAIN EXTENSION DEFER				5 UNIT			\$ 139,111.05	
TOTAL IN AID OF WATER SERVICE INSTALLATION				4 SERVICES			\$ 69,515.01	

D - Indicates a deferred assessment. Actual number of deferred units will be determined at the time of connection based upon actual unit calculation and use.

The properties against which contributions in aid of construction are proposed are benefited, and the improvements constitute an exercise of Police Powers.

\*Assessment caps based on 04/21/2025 CC Meeting