



Special Districts Department
Engineering Division

**PROPOSED
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)**



August 10, 2017

- Interconnection of Snowdrop Road from the northern terminus of Archibald and Haven Avenues
- Entails the construction of a paved roadway and street widening along the existing route.
- Assessment District Improvements may include curb and gutter, pavement, medians and median landscaping, sidewalks and utility relocation, and storm drainage improvements.
- Public Road Infrastructure can't be design build construction.

Status of the Project

The Project Required funding in order to proceed!

Typically funding is provided in advance. Over \$200,000 in up front expenses identified

Engineered Plans had material flaws that could substantially add to cost when under construction

Revised Estimate

2016 – \$ 5,410,000.00

2017 – \$ 7,720,000.00

Changes in Preliminary Cost Estimates			
	Description	2016	2017
Construction Costs & Contingencies		\$ 3,798,123	\$ 5,037,638
2	Traffic Control Plan Preparation and Implementation	\$ 25,000	\$ 15,000
3	Dust Control and Water Supply	\$ -	\$ 10,000
6	Roadway & Slope Grading , Compaction, Import	\$ 400,000	\$ 500,000
7	Asphalt Pavement (.35' Uniform)	\$ 507,450	\$ 670,500
8	.08' Class 2 Agg Base (was 4")	\$ 80,100	\$ 242,200
9	Grind and Overlay (was 0.1' now 0.15' over smaller area)	\$ 685,500	\$ 146,000
12	Retaining Wall Std. 610-2 (Including Footing)	\$ 298,750	\$ 573,620
13	Driveway Reconstruction	\$ 20,400	\$ 37,400
27	3' Wide Down Drain	\$ 11,550	\$ 87,500
28	Concrete Splash Wall	\$ 28,800	\$ 3,400
32	1/4 Ton Rip Rap Pad	\$ 19,775	\$ 5,940
42	Drainage Structure with 3/4 Ton Rip Rap	\$ 3,300	\$ 97,600
47	Concrete Headwall Caltrans Std. D90	\$ 13,500	\$ 36,000
	Construction Contingency (Increased from 10% - 25%)	\$ 345,283	\$ 1,007,528
Incidental Expenses & Contingencies		\$ 662,325	\$ 1,196,000
1	Re-design/Build Specification Prep	\$ -	\$ 15,000
2	Bidding Process	\$ -	\$ 10,000
3	Re-Design (Consulting Engineer)		\$ 100,000
5	Inspection	\$ 80,000	\$ 160,000
9	Other/Miscellaneous	\$ -	\$ 80,000
19	Permits	\$ -	\$ 50,000
	Incidental Contingency (Remained 15%)		
Bond Issuance Cost (Directly Proportional to Other Expenses)		\$ 949,552	\$ 1,485,575
4	Cost of Insurance	\$ -	\$ 200,000



Description	Amount*
Project Costs	\$5,037,638.00
Incidental Expenses	\$1,196,000.00
Bond Issuance Cost	\$1,485,575.00
Total	\$7,720,000.00

*Costs and expenses are preliminary, subject to change.



The Method of Assessment is comprised of three factors (each is weighted at 1/3 of the total assessment calculation) and is designed to account for:

- The ultimate impact to the road based upon development potential (Zoning).
- Traffic volume generated according to property use and density (Trip Count).
- Distributed road length utilized by each property owner (Equivalent Road Unit).

- Privately owned parcels
 - Minimum assessment = \$8,188.00
 - Maximum assessment = \$664,417.46

- Public owned parcels
 - Minimum assessment = \$4,078.06
 - Maximum assessment = \$34,426.57

- **Please note:** The Assessment District will not be formed without the support and approval of a complementary maintenance assessment.
- The assessments will provide funding for the operations and maintenance of the street improvements funded by the Assessment District.
- The maintenance assessments will be calculated according to the same methodology as the Assessment District.

Estimated Annual Cost of Maintenance Services

Operations & Maintenance Projected Annual Cost*

Maintenance Service	Annual Cost	Notes
Facility Inspections	\$671.04	Productive Hourly Rate
Culvert Cleaning	\$447.36	Productive Hourly Rate
Shoulder Grading	\$4,260.00	Allowance for On-call Contractor
Street Sweeping	\$3,000.00	(\$700/week - 20 miles)
Fog Seal	\$3,027.78	2 times in 30 years
Slurry Seal	\$7,929.90	2 times in 30 years
Chip Seal	\$10,957.68	2 times in 30 years
Crack Seal	\$1,200.00	Crack Seal Allowance
Pot Holes	\$2,750.00	Pothole Allowance
SDD Admin	\$4,541.67	Based on Average of Similar Districts
COWCAP	\$86.51	
Legal Notices	\$21.63	
County Counsel	\$108.14	
Cold Plane & Repave	\$0.00	Not Included / Estimated @ \$432,540
Overlay 1 1/2"	\$0.00	Not Included / Estimated @ \$471,468
Contingency	\$1,751.84	
Total	\$40,951.79	

*Costs and expenses are preliminary, subject to change.



Assessment Formation Process.

Tentative Timeline:

- October, 2017 Board adopts ROI, sets Public Hearing
- November, 2017 Mail Notice/Ballots (45 days)
- December, 2017 Property Owner Meeting (Q & A)
- December, 2017 Assessment Votes Due & tabulated
- December, 2017 If positive result, begin design modification
- January , 2018 Board holds Public Hearing to adopt results, and proceed with formation
- Feb – March, 2018 Cash Collection Period (30 days)
- March, 2018 Advertise for Bid
- April, 2018 Projected Construction Contract Award
- October 2018 Assessment enrolled on tax bill

Questions?

