

Concept Cost Estimate

BUNNELL/CHARLES WAY SAD SEWER IMPROVEMENT

2/23/2020

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$9,500	\$9,500
Clearing/Grubbing	1	LS	\$1,900	\$1,900
8" Ductile Iron Main	1410	LF	\$85	\$119,850
3" HDPE Force Main (in exist. trench)	270	LF	\$80	\$21,600
3" HDPE Force Main (in new trench)	350	LF	\$50	\$17,500
Sanitary Sewer Manhole	4	EA	\$6,500	\$26,000
4" sewer service	18	EA	\$1,900	\$34,200
Connect to Existing	1	EA	\$750	\$750
Sewer Lift Station	1	EA	\$155,000	\$155,000
Lift Station Telemetry	1	EA	\$30,000	\$30,000
Type II Gravel	500	CY	\$30	\$15,000
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	75	MSF	\$70	\$5,250
AC Removal/Disposal	1067	SY	\$3	\$3,200
2" AC Pavement	1067	SY	\$22	\$23,467
2" Leveling Course	119	TON	\$49	\$5,807
Traffic Control	1	LS	\$8,000	\$8,000
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$1,800	\$1,800
Geotextile Fabric	400	SY	\$8	\$3,200
Exist. Utility Protection	1	LS	\$4,500	\$4,500

\$493,724

Construction	\$493,724
Design (8%)	\$39,498
Inspection (3%)	\$14,812
City Administration (5%)	\$9,379
Contengency (5%)	\$24,686

Total Project Cost **\$582,099**

Property Owner Share	\$436,574
City (HAWSP) Share	\$145,525

Property Owner Share \$ 436,574
City (HAWSP) Share \$ 145,525

Legal Description	KPB Parcel ID #	Owner	Lot Area (SF)	Benefitted Area* (acres)	Benefitted Area
WR Benson Subd Amended, Lot 154	17716418	Dam Revocable Trust	7500	7500	\$11,972
WR Benson Subd Amended, Lot 153	17716417	Guetschow	7500	7500	\$11,972
WR Benson Subd Amended, Lot 152	17716416	Logan	7500	7500	\$11,972
WR Benson Subd Amended, Lot 150	17716414	Connolly	7500	7500	\$11,972
WR Benson Sub Amended, Lot 151	17716415	Long	7500	7500	\$11,972
WR Benson Subd, Soul Sisters Addn, Lot 148-B	17716450	Soul Sisters Inc.	15000	15000	\$23,944
WR Benson Subd Amended, Lot 162	17716444	Lindsey/Savidge	7500	7500	\$11,972
WR Benson Subd, 2008 Replat, Lot 165-A	17716452	Mary J Hillstrand Living Trust	15000	15000	\$23,944
WR Benson Subd Amended, Lot 167	17716439	Larson/Raupp	7500	7500	\$11,972
WR Benson Subd Amended, Lot 168	17716438	Baugher	7500	7500	\$11,972
WR Benson Subd Amended, Lot 169	17716437	Baugher	7500	7500	\$11,972
WR Benson Subd Amended, Lot 171	17716435	Vernon	7500	7500	\$11,972
WR Benson Subd Amended, Lot 172	17716434	Vernon	7500	7500	\$11,972
WR Benson Subd Amended, Lot 173	17716433	Logan IRA LLC	7500	7500	\$11,972
WR Benson Subd Amended, Lot 174	17716432	Logan IRA LLC	7500	7500	\$11,972
WR Benson Subd Amended, Lot 175	17716431	Hillstrand	7500	7500	\$11,972
WR Benson Subd Amended, Lot 176	17716430	Hillstrand	7500	7500	\$11,972
Bishop's Beach Park	17714010	City of Homer*	150718	54000	\$86,197
Portion of Government Lot 2, T 6S R 13W S 20	17714009	Mary J Hillstrand Living Trust*	108464	40000	\$63,850
Portion of Government Lot 2, T 6S R 13W S 20	17714008	Vann Revocable Trust**	54450	37000	\$59,061
			456132	273500	\$436,574

* Per HCC 17.01.010, benefitted area is the front 200 feet of th

** Benefitted area is 1/2 the 1st 200 feet because of the lot's triangular configuration

Concept Cost Estimate

BUNNELL/CHARLES WAY SAD WATER IMPROVEMENT

2/23/2021

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$11,000	\$11,000
Clearing/Grubbing	1	LS	\$500	\$500
8" HDPE Main	1370	LF	\$90	\$123,300
8" Valve	3	EA	\$5,000	\$15,000
2" HDPE service line to restroom	0	LF	\$35	\$0
Fire Hydrant	2	EA	\$7,500	\$15,000
1" water service	20	EA	\$1,750	\$35,000
Connect to Existing	1	EA	\$1,750	\$1,750
Type II Gravel	700	CY	\$30	\$21,000
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	40	MSF	\$70	\$2,800
Construction Survey	1	LS	\$3,000	\$3,000
SWPP Plan	1	LS	\$4,000	\$4,000
Geotextile Fabric	1500	SY	\$8	\$12,000
Utility Relocation	1	LS	\$6,000	\$6,000
				\$253,050

Construction	\$253,050
Design (10%)	\$25,305
Design Survey	\$5,000
Inspection (5%)	\$12,653
City Administration (3%)	\$7,592
Contingency (5%)	\$12,653

Subtotal Project Cost \$316,252

Less: ADEC Principal Forgiveness \$158,126

Total Project Cost \$158,126

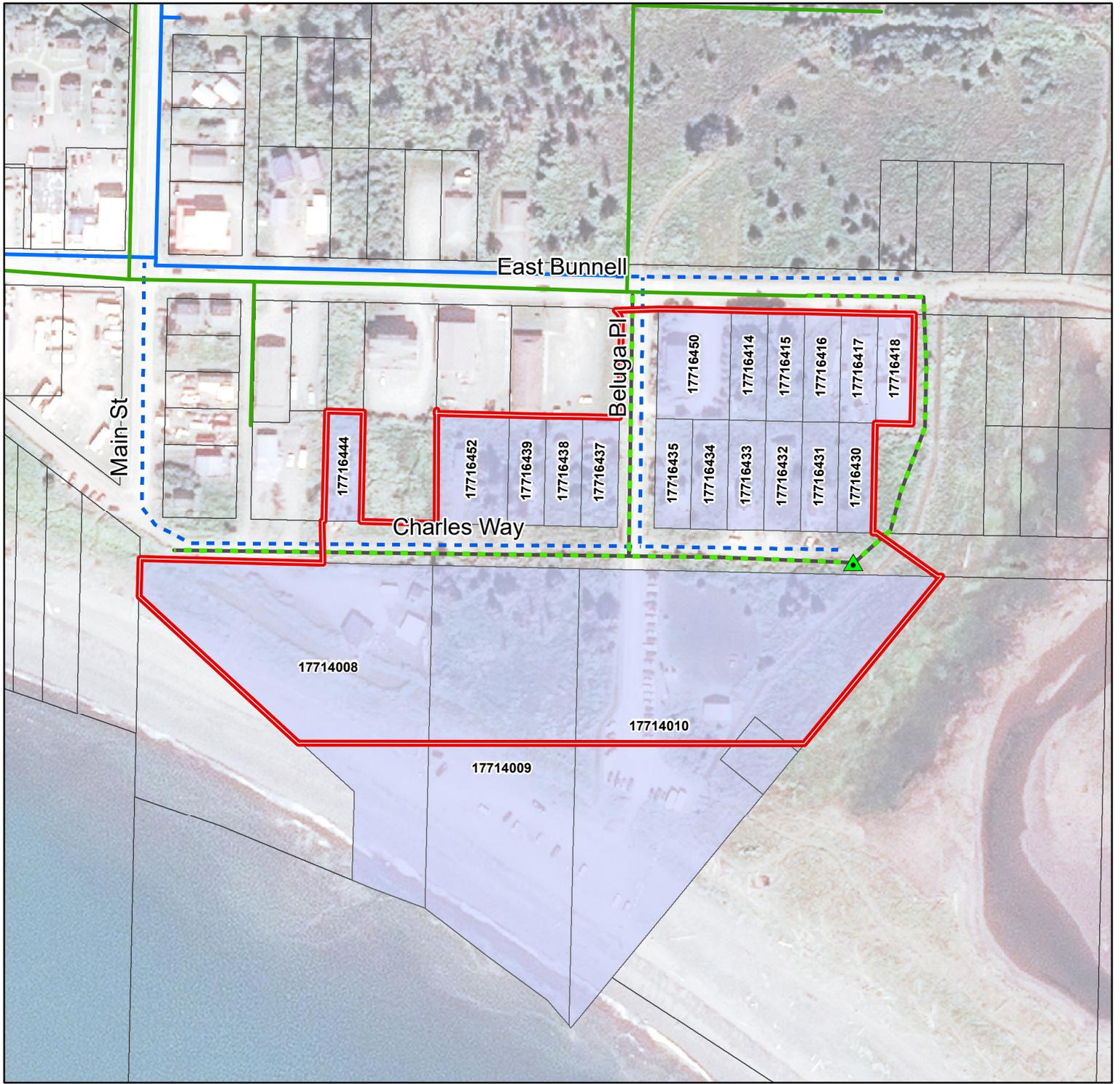
Property Owner Share - Total Project Cost \$118,594

City (HAWSP) Share \$39,531

Property Owner Share	\$	118,594	Lot Area (SF)	Benefitted Area (SF)	Proposed Assessment based on Benefitted Area
City (HAWSP) Share	\$	39,531			

3	WR Benson Subd Amended, Lot 154	17716418	Dam Revocable Trust	7500	7500	\$3,252
4	WR Benson Subd Amended, Lot 153	17716417	Guetschow	7500	7500	\$3,252
5	WR Benson Subd Amended, Lot 152	17716416	Logan	7500	7500	\$3,252
6	WR Benson Subd Amended, Lot 151	17716415	Long	7500	7500	\$3,252
7	WR Benson Subd Amended, Lot 150	17716414	Connolly	7500	7500	\$3,252
8	WR Benson Subd, Soul Sisters Addn, Lot 148-B	17716450	Soul Sisters Inc.	15000	15000	\$6,504
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15	WR Benson Subd, 2008 Replat, Lot 165-A	17716452	Mary J Hillstrand Living Trust	15000	15000	\$6,504
16	WR Benson Subd Amended, Lot 167	17716439	Larson/Raupp	7500	7500	\$3,252
17	WR Benson Subd Amended, Lot 168	17716438	Baughner	7500	7500	\$3,252
18	WR Benson Subd Amended, Lot 169	17716437	Baughner	7500	7500	\$3,252
19	WR Benson Subd Amended, Lot 171	17716435	Vernon	7500	7500	\$3,252
20	WR Benson Subd Amended, Lot 172	17716434	Vernon	7500	7500	\$3,252
21	WR Benson Subd Amended, Lot 173	17716433	Logan IRA LLC	7500	7500	\$3,252
22	WR Benson Subd Amended, Lot 174	17716432	Logan IRA LLC	7500	7500	\$3,252
23	WR Benson Subd Amended, Lot 175	17716431	Hillstrand	7500	7500	\$3,252
24	WR Benson Subd Amended, Lot 176	17716430	Hillstrand	7500	7500	\$3,252
25	Bishop's Beach Park	17714010	City of Homer	150718	54000	\$23,415
26	Portion of Government Lot 2, T 6S R 13W S 20	17714009	Mary J Hillstrand Living Trust	108464	40000	\$17,345
27	Portion of Government Lot 2, T 6S R 13W S 20	17714008	Vann Revocable Trust	54450	37000	\$16,044
				456132	273500	\$118,594

* benefitted area is the usable front 150 feet of the lot.



Legend

- Special Assessment District
- Parcels Concerned
- Proposed Sewer Main
- Proposed Water Main
- Lift Station
- Existing Sewer Main
- Existing Water Main

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 1,640,416.6667
 False Northing: 0.0000
 Central Meridian: -150.0000
 Scale Factor: 0.9999
 Latitude Of Origin: 54.0000
 Units: Foot US

CHARLES WAY/EAST BUNNELL WATER & SEWER EXTENSION SPECIAL ASSESSMENT DISTRICT

200 100 0 200 Feet

City of Homer Alaska
 1975

Dept. of Public Works
 August 16, 2021

Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

To: Mayor and City Council

From: Chris and Angie Newby

Re: Request for Inclusion in Bunnell Ave./Charles Way Water/Sewer SAD

We recently submitted a request to include Lot 157 in the subject Special Assessment District (SAD). Subsequently, we were informed that it may not be possible to include us at this time. We disagree with the decision not to include our lot for several reasons, discussed below.

- 1. We and our partners (from our recollections) believe that we were never informed that the SAD was being formed and, as such, did not have the opportunity to indicate our desire to be included. Although the individual(s) who initiated the project may have overlooked us, it is not unheard of for the City to reach out to adjacent neighbors to gauge their interest. As a primary example, numerous neighbors adjacent to the Seawall SAD were asked whether they had interest in joining the SAD after initial formation.**
- 2. There is precedence for adding properties to a SAD after it has been formally established by the City Council. A good example was the Oscar Munson Sewer SAD. After formation, property owners who originally opposed participation and were left out requested inclusion in the project. The City Council agreed with the inclusion of the additional property after the assessment roll had been finalized. This resulted in increased costs to the original participants.**
- 3. Lot 157 currently has availability of Natural Gas to the property. This Utility was added after the original formation of the GAS SAD at our request.**
- 4. Our Lot is not substantially removed from the proposed Water/Sewer SAD. Based upon the proposed maps of the new improvements, the water line is one (1) lot from our property while the Sewer Line goes through the adjacent Fish & Wildlife property a little over one (1) lot away.**

Based on the precedence noted above for reconsideration of SAD boundaries, we again request Lot 157 be included in the Bunnell Ave./Charles Way Water/Sewer SAD.

Thank you for your consideration.