



Memorandum CC-23-211

TO: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: June 20, 2023
SUBJECT: Tasmania Sewer Main Extension Project – Total Project Cost and Timeline

Issue: The purpose of this Memorandum is to report on the Total Project Cost and Timeline for the Tasmania Court Sewer Main Extension Project.

Background:

Resolution 21-045(A) approved the Special Assessment District for the Tasmania Court Sewer Main Extension and established the budget in the amount of \$287,692, which was later increased to \$350,531 by Ordinance 21-71. Here's how the final costs compare with the budgeted costs:

	Budget ¹	Final
• Pre-construction – Survey, Design	\$ 15,234	\$ 14,252.47
• Construction Contract	\$190,425	\$283,023.00
• Inspection	\$ 5,713	\$ 8,183.50
• City Administration	\$ 9,379	N/A
• Contingency	\$ 9,521	N/A
Total Project Cost	\$230,272	\$ 305,458.97
City Share - 25% (+interest on retainage)	\$ 57,568	\$ 77,057.04 ²
Property Owner Share – 75%	\$172,704	\$229,094.23
Equal Share Assessment for 11 lots	\$ 15,700 ³	\$20,826.75
Equal Share Assessment for 10 lots ⁴		\$22,909.42 ⁵

¹ This was the estimated budget, dated 2-5-20, included in the original packet that was sent to the neighborhood. The estimated cost was later increased to \$287,692, when the Sewer SAD was acknowledged by the Council with Reso 21-045(A) on 6-14-21.

² This includes \$692.30, interest paid on retainage.

³ The original estimated assessment did not include \$4,500 of estimated on-site costs for the sewer line connection and decommissioning the existing septic tank. The original estimated costs, including the on-site costs, were \$20,200.

⁴ Two lots were replatted to vacate a joint property line, thereby creating one lot.

⁵ Includes the on-site costs of the sewer line connection and decommissioning the existing septic tank and in two cases, the costs of furnishing and installing the E-One Lift Station Unit.

Timeline for Tasmania Sewer Special Assessment District

9-28-20	Reso 20-091(A)	Council initiated Sewer SAD
10-26-20	Ord 20-74	Council amended HCC 14.08.040 to require people connecting to City water to have City sewer, except in limited circumstances
1-10-22	Ord 21-71	Allocated \$138,399 to Tasmania water & sewer SADS, to be distributed proportionately
6-14-21	Reso 21-045(A)	Acknowledged sufficiency of Sewer SAD – 11 lots. Estimated cost \$287,692 with estimated assessment of \$20,200 per lot; Authorized ADEC loan in the amount of \$287,692.
6-28-21	Ord 21-34	Amended 2021 Budget to authorize \$287,692 from HAWSP for Sewer Project
12-13-21	Reso 21-089	Construction contract awarded to East Road Services; construction drawings included 11 lots
1-10-22	Ord 21-71	Allocated \$138,399 to Tasmania water & sewer SADS, to be distributed proportionately
4-18-22		Construction started
6-30-22		Replat finalized, making Parcels 177-02-044 & 177-02-045 into one lot
7-11-22		Construction completed