

CITY OF FORT THOMAS

2021

STREET IMPROVEMENTS

ENGINEER'S COMPREHENSIVE REPORT

210102

Waterworks Road
Wilbers Lane

I. STANDARD RESURFACING & SPOT CURB REPAIR.

A. EXTENT OF WORK: Total Length of Street

	<u>LENGTH</u> (FT)	<u>WIDTH</u> (FT)
• Waterworks Road	3,615	23

B. SCOPE OF WORK: "Typical Section Attached"

The work proposed for this street is as follows:

1. Mud-jacking as required to fill voids or cavities underneath the pavement as necessary (by the City).
2. Full Depth pavement repair as necessary (by the City).
3. Spot curb repair (by the City)
4. Bituminous asphalt pavement surface milling. 2" ± to existing concrete surface.
5. Asphalt Resurfacing: 0.75" asphalt leveling and 1.25" fiber reinforced asphalt surface to be applied.
6. Adjust / raise manholes and other utility meters and valves, as necessary (as per local utility requirements).
7. Adjust downspout leads at edge of pavement as necessary.
8. Add turn around at the end of Robson Avenue.

II. COMPLETE REMOVAL AND REPLACEMENT OF EXISTING CONCRETE PAVEMENT

A. EXTENT OF WORK: Total Length of Street

	<u>LENGTH</u> (FT)	<u>WIDTH</u> (FT)
• Wilbers Lane	885	18

B. SCOPE OF WORK: "Typical Section Attached"

The work proposed for these streets is as follows:

1. Remove existing concrete & asphalt pavements.
2. Re-profiling of the roadway as necessary for smooth continuous construction.
3. Subgrade reshaping and compaction.
4. Undercutting of subgrade, as necessary, if unsuitable material encountered.
5. Installation of Geogrid, as necessary, for subgrade stabilization.
6. Installation of 8" layer of No. 2 Aggregate Base.
7. Installation of 4" layer of Dense Graded Aggregate (DGA) Base.
8. Storm Sewer, including Trench Drain, Edge Drains & Inlets construction, as necessary.
9. Adjust downspout leads at the curb or extend to storm sewer, as necessary.
10. Installation of 24" Wide Concrete Vertical Curb & Gutter.
11. Placement of 7" Asphalt Base Course.
12. Placement of 1.25" Asphalt Surface Course.

13. Replace Driveways Aprons & Sidewalk, including ADA Ramps, as necessary.
14. Installation of painted Stop Bars and Crosswalk Striping as necessary.

C. OPINION OF PROJECT COST – Assessment and Financing

1. **Reconstruction Opinion of Project Cost** for the proposed work is as follows:

Wilbers Lane	\$ 311,000.00
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2. **Assessment:** The proposed fair basis of assessment for these improvements is the front-foot basis. Wilbers Lane is a local street and the assessment for conventional resurfacing of these streets would be shared between the City and the adjoining property owners on a 50/50 basis. Assessments will be based on a typical resurfacing equivalent cost.

Driveway aprons, not required to be replaced due to project need, but replaced at property owner's request, will be assessed 100% to the property owner for material costs only. Sidewalk will be 100% City cost.

Furthermore, the cost for curb replacement would be shared between the City and abutting property owners on a 50/50 basis for material cost only.

Because this is a complete reconstruction, the City will incur all costs for the project above these standard costs.

3. **Project Cost (Based on Typical Asphalt Resurfacing Equivalent Cost):**

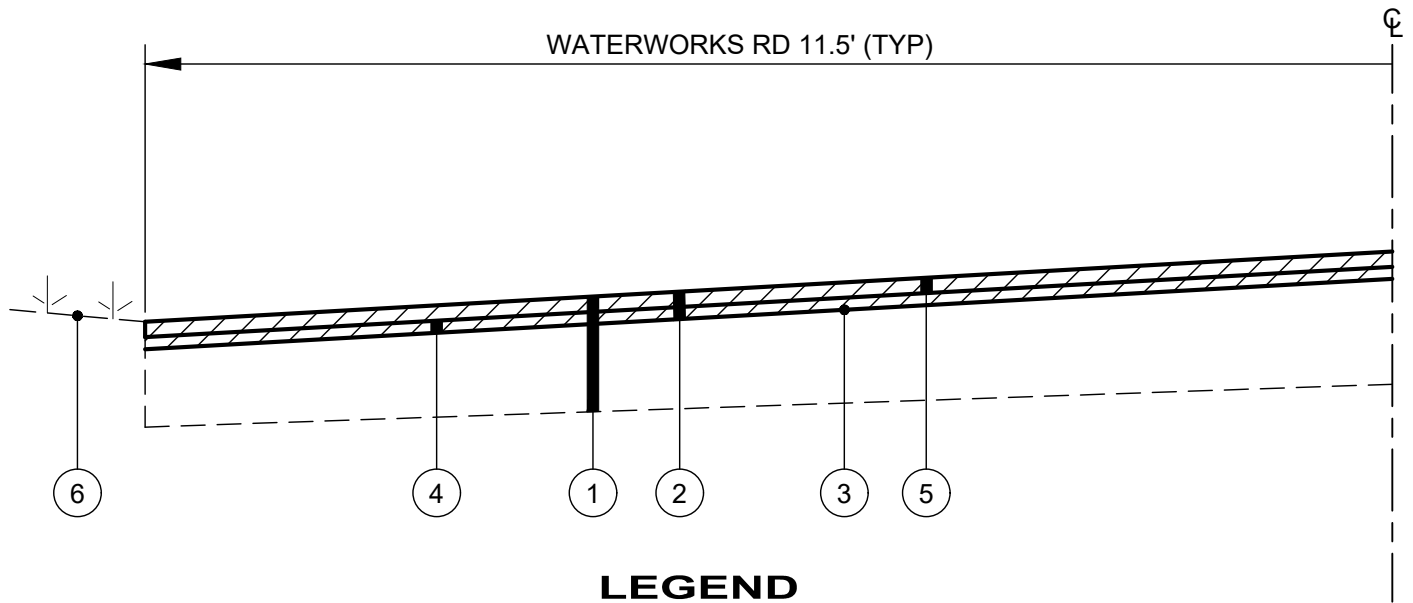
- Wilbers Lane
 - Opinion of Resurfacing Cost \$28,835.09
 - Opinion of Material Cost for Curb \$16,757.22
 - Total: \$45,592.31

4. **Assessment Cost:**

- Wilbers Lane Assessment Total (50% Resurfacing & Curb) \$20,548.65

2021 ASSESSMENT TABLE			
STREET NAME	ASSESSMENT AMOUNT	ASSESSMENT FRONTAGE	ESTIMATED FRONT FOOT ASSESSMENT
Wilbers Lane	\$22,796.15	1714.31	\$13.30

5. **Financing:** Assessment bills will be mailed upon completion and acceptance of the work by the City. Residents will have 45 days to remit payment to the city for their assessed portion of the work. The city provides the option of a three year payment plan for assessments above \$400, a four year payment plan for assessments above \$1,000, and a five year payment plan for assessments above \$1,500. The interest rate is 6% and there is a non-refundable application fee of \$35.00. If an owner of contiguous property has a total frontage that is in excess of 150% of the average frontage on that street, or if the owner has frontage on more than one street in the same assessment year, the City will provide an option of interest-free payment over a two year period.



LEGEND

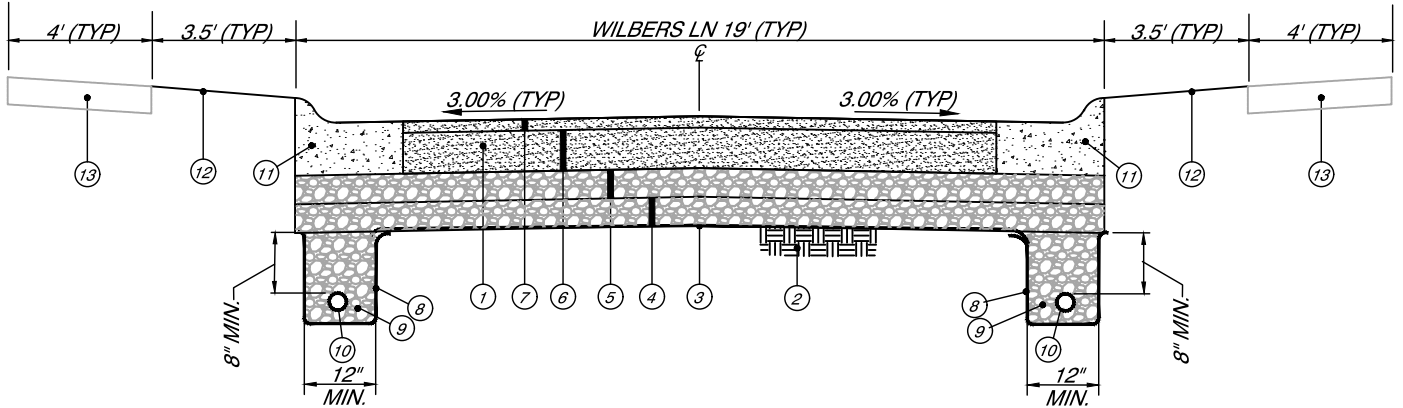
- ① EXISTING ASPHALT PAVEMENT
- ② ITEM 408 - ASPHALT MILLING - 2" THICKNESS
- ③ ITEM 406 - TACK COAT @ 0.1 GAL/SY (INCIDENTAL TO ASPHALT PAVEMENT)
- ④ ITEM 402/403 - BITUMINOUS ASPHALT PAVEMENT LEVELING COURSE (SCRATCH COAT) (3/4")
- ⑤ ITEM 402/403 - BITUMINOUS ASPHALT PAVEMENT SURFACE WITH FIBER REINFORCEMENT (ACE FIBER OR APPROVED EQUAL) (1-1/4")
- ⑥ DO NOT DISTURB YARD AREA

TYPICAL PAVEMENT SECTION

N.T.S.

WATERWORKS ROAD





LEGEND

- ① REMOVE EXISTING ROADWAY INCLUDING EXISTING CURB.
- ② SUBGRADE RESHAPING & COMPACTING. SUBGRADE SHALL BE TRIMMED AND ROLLED SMOOTH FOR DRAINAGE SO GEOTEXTILE CAN BE SPREAD SMOOTH, TAUT AND EVEN BEFORE STONE IS PLACED. SUBGRADE SLOPE TO MATCH PROPOSED PAVEMENT SLOPE.
- ③ WOVEN GEOTEXTILE, MIRAFI 600X OR EQUIVALENT, ALL OVERLAPS TO BE 18" MIN.
- ④ 8" OF NO. 2 AGGREGATE BASE
- ⑤ 4" OF DENSE GRADED AGGREGATE (DGA) BASE
- ⑥ 7" OF ASPHALT BASE COURSE (PLACED IN TWO 3-1/2" LIFTS)
- ⑦ 1-1/4" ASPHALT SURFACE COURSE
- ⑧ NONWOVEN GEOTEXTILE, MIRAFI 140N OR EQUIVALENT
- ⑨ CLEAN NO. 57 CRUSHED STONE (LESS THAN 3% FINES)
- ⑩ 4" RIGID PVC PERFORATED PIPE UNDERDRAIN
- ⑪ 24" WIDE ROLLED CURB AND GUTTER
- ⑫ YARD RESTORATION (4" TOPSOIL, SEED AND MULCH) - KEEP TO A MINIMUM.
- ⑬ DO NOT DISTURB SIDEWALK UNLESS SPOT REPAIR IS INDICATED ON THE PLANS OR AS DIRECTED BY THE OWNER/ENGINEER

TYPICAL PAVEMENT SECTION

N.T.S.

WILBERS LANE

