



Public Works Department

Memorandum

DATE: July 27, 2010

TO: File – Maple Precinct Sewer LID

FROM: PROJECT MANAGER PERRAULT

RE: Maple Precinct Sewer LID Feasibility Study

Property owners in the newly annexed Maple Precinct have asked the City to investigate the formation of a sewer Local Improvement District, (LID) for un-serviced portions of the precinct. The first step in this process is to have a licensed appraiser perform an LID feasibility study to determine whether the cost of the sewer installation can be supported by the residents.

The Public Works Department has requested a time and fee proposal from Macaulay & Associates, Ltd. of Everett WA, to perform the necessary study.

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|----------------------|-----------------------------------|
| Total Proposed Fee = | \$11,075 (Macaulay & Assoc. Ltd.) |
| Contingency @ 10% = | <u>\$1,110</u> |
| | \$12,185 |

The preliminary Cost Estimate to provide sewer service to 74 properties is as follows:

| | |
|----------------------------------|--------------------|
| Construction Total = | \$1,672,850 |
| Construction Contingency @ 10% = | <u>\$167,285</u> |
| | \$1,840,135 |
| Construction Management @ 10% = | <u>\$184,013</u> |
| | \$2,024,148 |

Project Development Costs

| | |
|------------------------------------------|---------------------------|
| Feasibility Study = | \$12,185 |
| Design Engineering = | \$184,000 |
| Proportional Assessment Study = | \$35,000 |
| Bond Council = | \$30,000 |
| Final Assessment Roll = | <u>\$15,000</u> |
| Total Project Development Costs = | \$276,185 |
| Total Construction Costs = | <u>\$2,024,148</u> |
| Total Estimated Costs = | \$2,300,333 |