

**Last Update: June 1, 2020**

**Mid-Town East Street Imp. Dist. 215  
Project #2019-05  
City of Mandan, North Dakota**

**If your question is not answered within the below Q&A, you can contact the following:**

- **The Project Field Representative, Moore Engineer Michael Gorder, at 751-8377**
- **The City Engineering office at 667-3225**

**We will update this Q&A section as needed with new questions that come in.**

**Immediately below is information and additional Q&As that have come about since committing to final design to current.**

**Q: How will I be able to get project updates during construction?**

A: We will be setting up a project construction page where we will post updates when construction starts. We will include a link here after we have released the first update.

**Q: When will the project start?**

A: Project activity is expected to start in early June. The contractor's initial focus will be on the underground utilities that are scoped in with this project. The contractor is obligated to be substantially complete by October 16th of 2020 with some chip seal and correction work expected in 2021 up to July 15th.

**Q: What was the result of the public bid opening?**

A: The bid opening was held on April 14, 2020. Strata Corporation was the low bidder and submitted a bid about 3% higher than the Engineer's estimate for all items. However, there is a fair amount of nuance when comparing bid to estimate that is explained in the commission agenda document that can be accessed by clicking on the below links. Commission moved to award the project at our May 5<sup>th</sup> City Commission meeting. Click the links below and go to Bid No. 1 for more info on this bid opening.

[https://www.cityofmandan.com/vertical/sites/%7B38C3EFDC-F4D8-4D02-9E13-0987A081A7A4%7D/uploads/2020-05-04\\_Agenda\\_Packet\\_for\\_the\\_website\\_.pdf](https://www.cityofmandan.com/vertical/sites/%7B38C3EFDC-F4D8-4D02-9E13-0987A081A7A4%7D/uploads/2020-05-04_Agenda_Packet_for_the_website_.pdf)

<https://dakotamediaaccess.net/CablecastPublicSite/show/7156?channel=2&seekto=86>

**Below are Q&As that came about during the planning phase of project.**

What is the scope of the project that we're looking at?

The primary scope of the improvement project is to fix the problem areas and resurface the streets. Since the streets will be "torn up", several secondary things are being addressed as well. The City will replace several blocks of water main piping, extend sanitary sewer in one location and install some below ground storm sewer piping to help with drainage. Additionally, there will be select locations of curb and gutter replacement to fix drainage problems and curb ramps will be installed for sidewalks in the intersections to make them handicap accessible.

Are the improvements needed?

Asphalt pavements deteriorate over time. The streets in this neighborhood are in overall poor condition and are in need of pavement rehabilitation work. This area is a priority as several blocks already need significant patching, and resurfacing is needed before the amount of patching grows. The City has been planning the work in the area for several years and is addressing issues one neighborhood at a time.

Where are we at in the process?

City Commission approved moving forth with the project at the December 3, 2019 City Commission meeting.

Will my alley be paved as a part of this project?

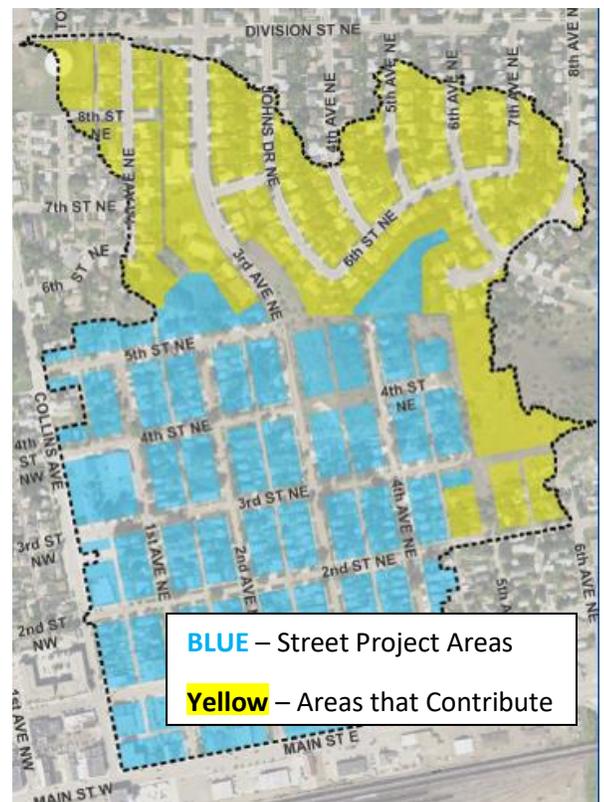
Asphalt alleys will be reconstructed. Gravel alleys will remain gravel.

Will the street lights be replaced as a part of this project?

The wooden pole street lights will be replaced with new metal ones. The others not already with LED fixtures will be retrofitted to LED fixtures. The below ground wiring to all the lights will be replaced.

Did the City pursue grant money for this project?

Our staff actively pursues grant money, cost share programs, loan forgiveness and low interest loans for every project that we undertake. We have been very successful utilizing programs that are available to us.



The City has done many past street projects such as this in neighborhoods across the community. On this type of street project, there are no grant funding opportunities available to us.

In the spring of 2019, the state legislator moved to allocate significant money to all cities across the state. These funds are commonly known as “Prairie Dog” funds. Part of the Engineering Department’s recommendation to City Commission will be to buy down 20% of the assessment district cost with these funds.

#### What has been the City’s assessment policy for street improvements?

Street improvements are generally spread out to those that benefit from the project in the form of a special assessments. For street improvement projects, the City’s policy has been to assess based on a “front footage policy”, consistent with other cities across North Dakota.

In the past, interior lots and corner lots have been treated differently. An interior lot pays based on the length of front footage that they have and a corner lot is assessed for 50% of their front footage and 50% of this side yard footage.

#### What has been the City’s assessment policy for Storm Sewer Improvements?

Storm Sewer improvements are generally spread out to those that benefit from the project in the form of a special assessment. For storm sewer improvements projects, the City’s policy has been to assess based on a “square footage policy”, consistent with other cities across North Dakota. The land assessed is determined by the watershed area. So properties with water runoff that eventually makes its way into the storm sewer improvements are assessed based on the area of the property within the watershed.

Recently, the city has adopted a factor for property type in the assessment district. Commercial and industrial properties have more impermeable surfaces such as roof tops or parking lots and contribute greater than residential or park properties so they have a higher rate per square foot for their assessment.

#### What has been the City’s assessment policy for Water and Sanitary Sewer Improvements?

The water system and sanitary sewer system improvements are paid for using the funds from the City’s utility rates. They are not special assessed to properties.

#### Where can I find the City’s assessment policy?

The document can be found by navigating from the Home screen at <https://www.cityofmandan.com/> and following these directions:

- Under the Tab on Home Screen titled, “Government”
  - Boards & Committees
    - Special Assessment Commission

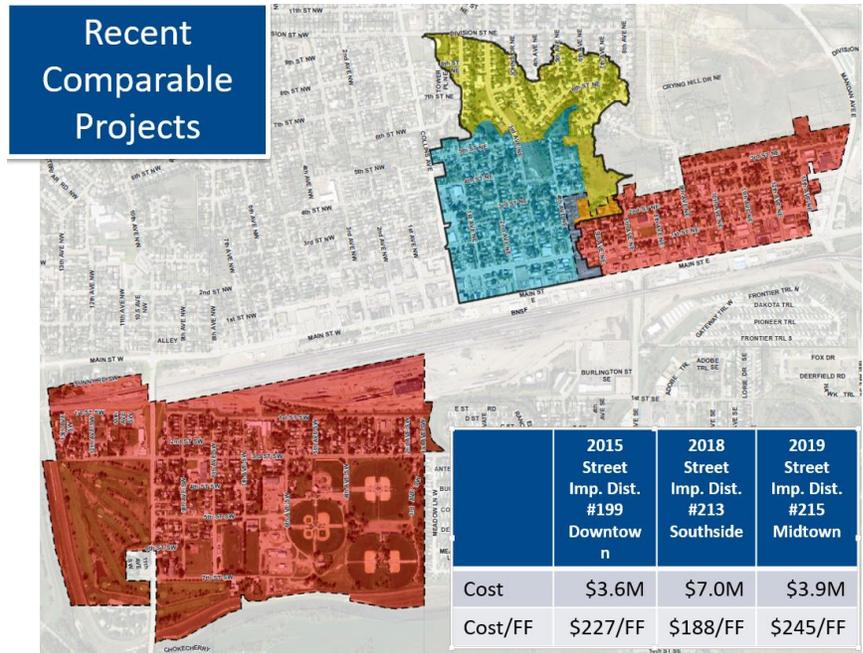
#### How much is this going to cost me?

The final Project Concept Report is completed. An estimated per property assessment cost was determined and mailed to each individual landowner. The letters were mailed on December 13,

2019. However, the final assessment cost will be unknown until the project is completed and final costs are determined. When we estimate project costs, we build contingency funds into the project in order to provide you with a conservative estimate upfront. It is our intention to keep actual costs below upfront estimates.

Based on an estimated scope, preliminary costs are estimated to be in the \$240-\$250 per front foot for a property. Individual assessments would be determined based on how much property is owned. These estimates do not take into consideration possible Prairie Dog funds at this time since that has not been acted on.

For example, if the costs came in at \$247 per front foot, the assessment to a 50' wide property would be \$12,400 for the street portion of the project. Assessments are normally paid off over a 20 year period. Because there is interest added, the cost per property would be around \$870/year on your annual property tax bill. However, property owners do have the ability to pay off assessments day one with zero interest added.



How does this compare to other past projects?

This project is similar in scope to the recently completed 2015 Street Improvement District #199 in east Mandan. On that project, assessment costs were estimated to be \$227 per front foot. 2018 project on south side of Mandan District # 213 were estimated to be \$188 per front foot. Actual project costs came in approximately 15% under the original estimates.

When would I have to start paying for this?

At the earliest, the assessments would be a part of your property tax statements in December of 2021.

How is information being shared?

Information is being shared in the form of a Public Input Meeting, direct mailings to the landowners, discussion and action at City Commission meetings and posting information to the City of Mandan website.