



925 10th Avenue East
Suite 1
West Fargo, ND 58078
P: 701.282.4692
F: 701.282.4530



SEWER, WATER AND STREET IMPROVEMENT DISTRICT NO. 2020-1

6TH AVENUE SOUTHWEST & EAST-WEST ROAD

ENGINEER'S REPORT

The undersigned is the engineer for the City of Mapleton, Cass County, North Dakota, and submits the following report to the City Council of said city:

Sewer, Water and Street Improvement District No. 2020-1 will involve the construction of improvements consisting of sanitary sewer mains, water mains, storm sewer, concrete streets with curb and gutter and all items of work and material which are necessary or reasonably incidental to the completion of the improvement. The area of the proposed improvements is described in the maps hereto and made a part thereof.

Based upon the estimate of the probable cost, attached hereto and made a part thereof, and the engineering information and studies, the work proposed in said district is feasible.

Dated this 5th day of June, 2020.

This document was originally issued and sealed by Brandon Oye, Registration No. PE-6873, on June 5th, 2020 and the original document is stored at the Mapleton City Hall, Mapleton, North Dakota.

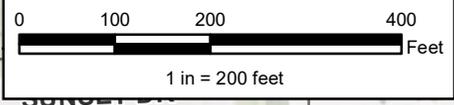
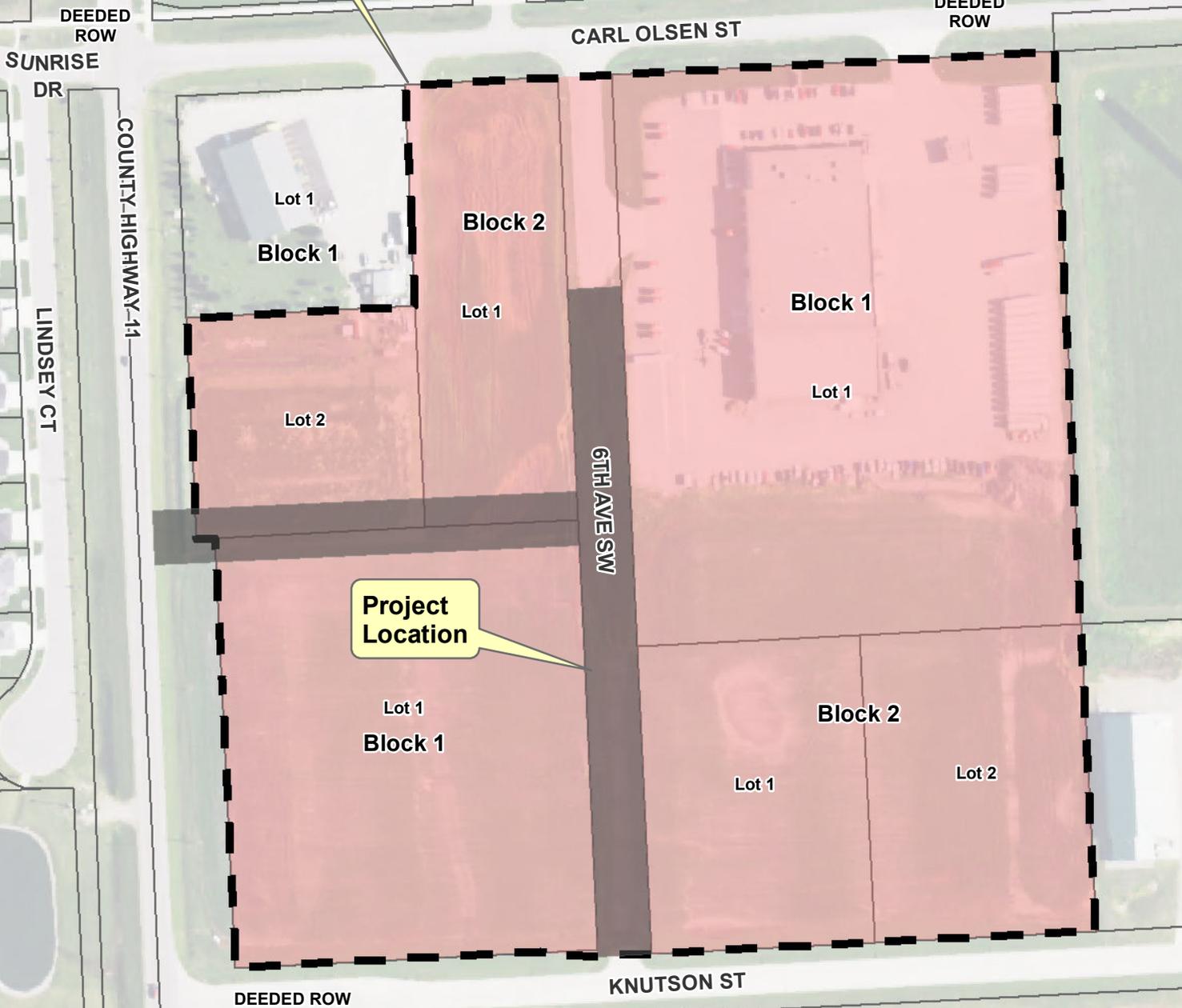
Brandon Oye, PE
Moore Engineering, Inc.
Engineer for the City of
Mapleton, North Dakota

Legend

-  Project Location
-  Improvement District Boundary

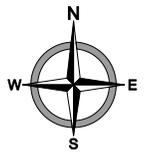
Improvement District Boundary

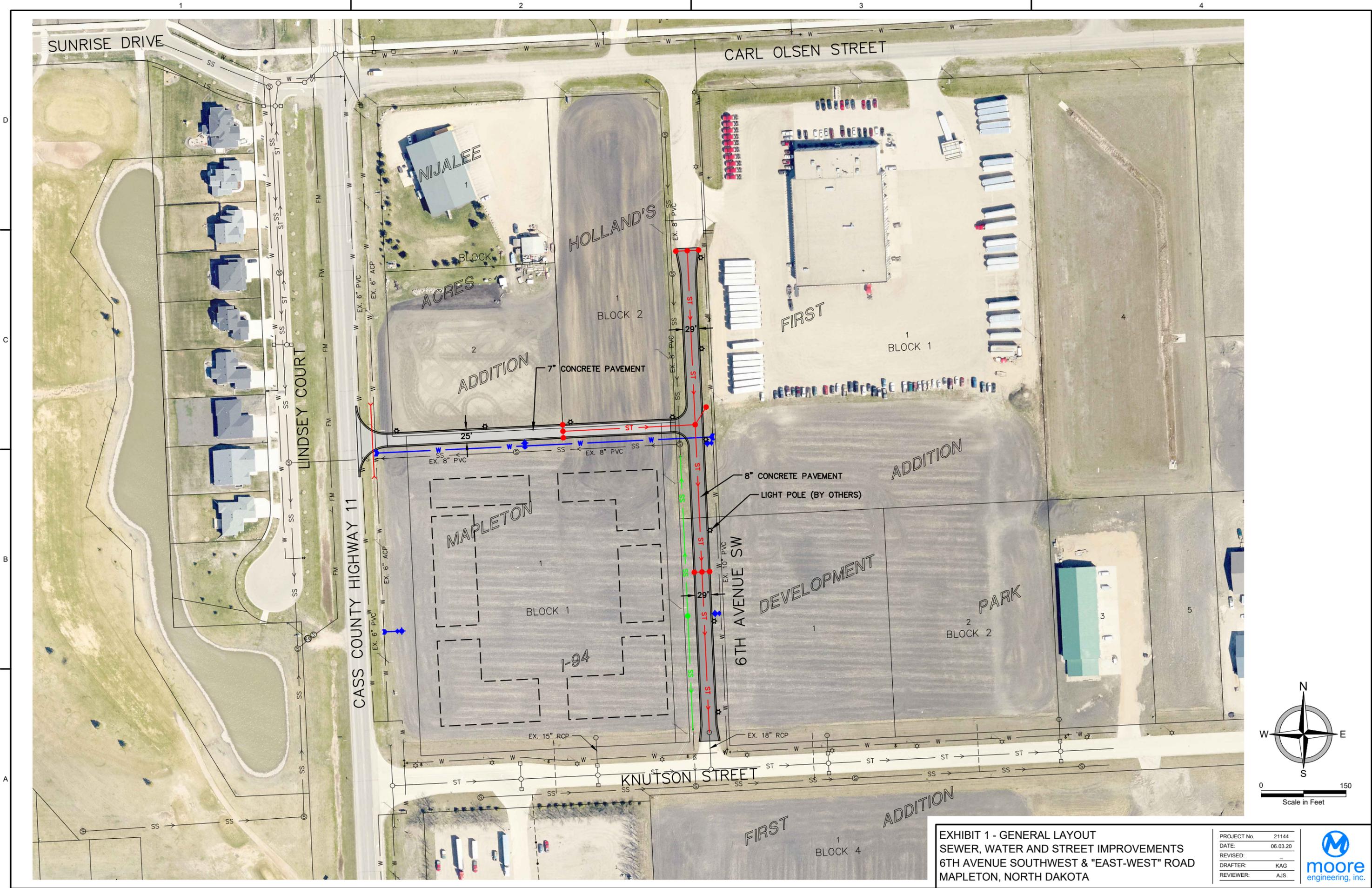
Project Location



**IMPROVEMENT DISTRICT BOUNDARY MAP
SEWER, WATER AND STREET IMPROVEMENT DISTRICT NO. 2020-1
6TH AVE SW & "EAST-WEST" ROAD
MAPLETON, NORTH DAKOTA**

Created By: TJS Date Created: 05/22/20 Date Saved: 05/29/20 Date Plotted: NEVER Date Exported: 05/29/20
Plotted By: Tanner Schmidt Parcel Date: 04/16/20 Aerial Image: 2019 County NAIP SIDS Elevation Data: N/A
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
T:\Projects\21100\21144\21144_Improvement_District_Boundary.mxd





**EXHIBIT 1 - GENERAL LAYOUT
SEWER, WATER AND STREET IMPROVEMENTS
6TH AVENUE SOUTHWEST & "EAST-WEST" ROAD
MAPLETON, NORTH DAKOTA**

PROJECT No.	21144
DATE:	06.03.20
REVISED:	
DRAFTER:	KAG
REVIEWER:	AJS



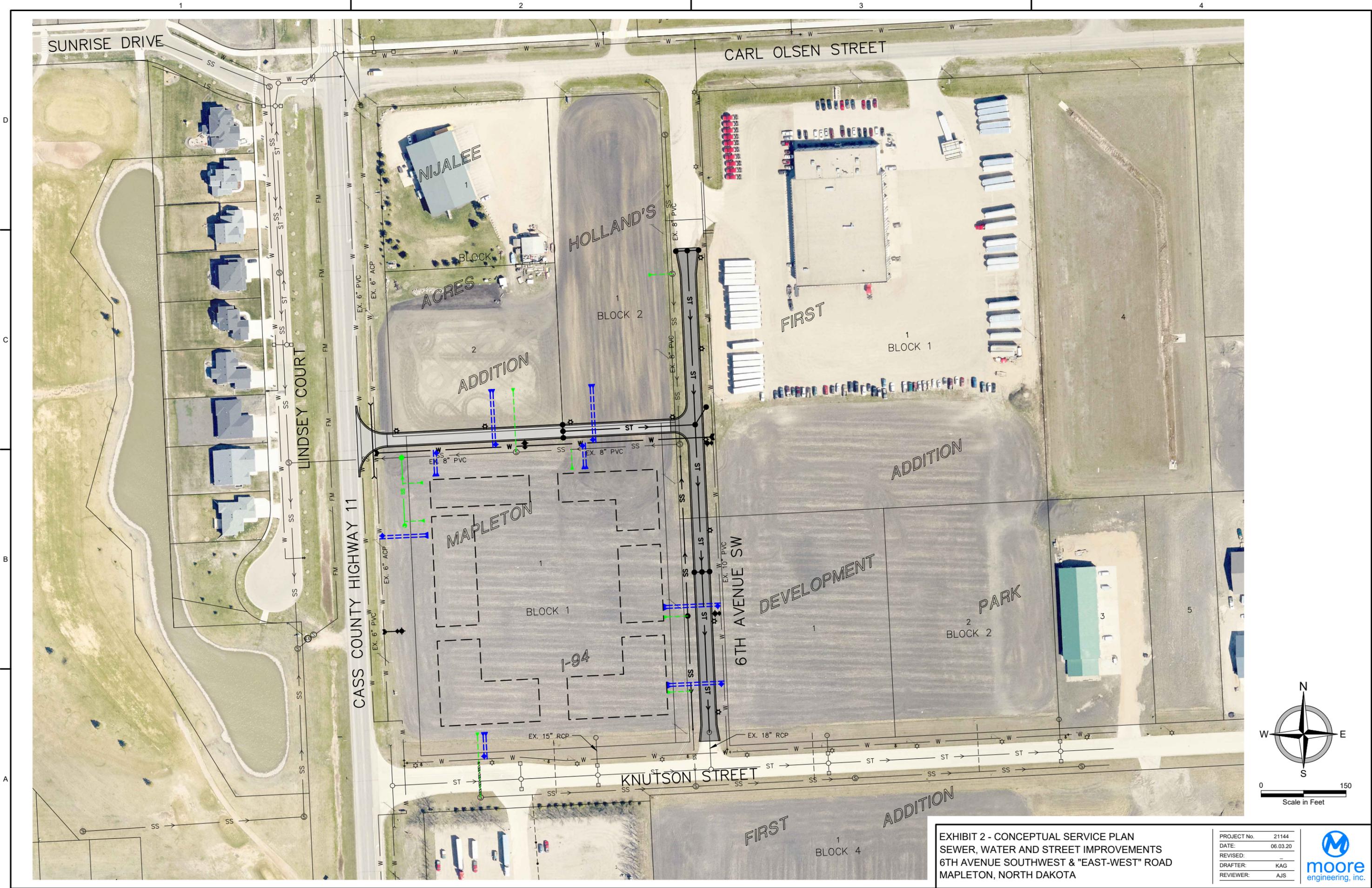


EXHIBIT 2 - CONCEPTUAL SERVICE PLAN
 SEWER, WATER AND STREET IMPROVEMENTS
 6TH AVENUE SOUTHWEST & "EAST-WEST" ROAD
 MAPLETON, NORTH DAKOTA

PROJECT No.	21144
DATE:	06.03.20
REVISED:	
DRAFTER:	KAG
REVIEWER:	AJS





SEWER, WATER AND STREET IMPROVEMENT DISTRICT NO. 2020-1

6TH AVE SW & "EAST-WEST" ROAD

MAPLETON, NORTH DAKOTA

Engineer's Opinion of Probable Cost

Moore Project No. 21144

Date: 6/5/2020

ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
<u>Sanitary Sewer Items</u>				
1. Sanitary Sewer - 8" PVC SDR 35	LF	500	\$40.00	\$20,000.00
2. Sanitary Sewer Manhole	Each	1	\$5,500.00	\$5,500.00
3. Televising - Sanitary Sewer Main	LF	500	\$2.50	\$1,250.00
<u>Water Main Items</u>				
1. Tapping Sleeve & Valve - 6" x 6"	Each	2	\$3,000.00	\$6,000.00
1. Tapping Sleeve & Valve - 10" x 6"	Each	2	\$4,000.00	\$8,000.00
2. Tapping Sleeve & Valve - 10" x 8"	Each	1	\$4,500.00	\$4,500.00
3. Water Main - 8" PVC C900	LF	625	\$30.00	\$18,750.00
4. Gate Valve & Box - 6"	Each	4	\$1,500.00	\$6,000.00
5. Hydrant	Each	4	\$4,500.00	\$18,000.00
6. Hydrant Lead - 6" PVC C900	LF	80	\$30.00	\$2,400.00
<u>Storm Sewer Items</u>				
1. Storm Sewer - 4" Perforated PVC	LF	3,000	\$5.00	\$15,000.00
2. Storm Sewer - 18" RCP	LF	1,250	\$55.00	\$68,750.00
3. Storm Sewer Manhole - 48"	Each	10	\$3,500.00	\$35,000.00
4. Storm Sewer Manhole - 60"	Each	1	\$5,000.00	\$5,000.00
5. Televising - Storm Sewer Main	LF	1,250	\$2.50	\$3,125.00
6. Culvert - 27" CMP	LF	250	\$45.00	\$11,250.00
7. End Section - 27" CMP	Each	2	\$1,500.00	\$3,000.00
<u>Roadway Items</u>				
1. Common Excavation	CY	3,000	\$15.00	\$45,000.00
2. Subgrade Preparation	SY	5,000	\$2.00	\$10,000.00
3. Reinforcement Fabric	SY	5,000	\$2.00	\$10,000.00
4. Gravel - 6" NDDOT Class 5	CY	300	\$35.00	\$10,500.00
5. Gravel - 8" NDDOT Class 5	CY	700	\$35.00	\$24,500.00
6. Curb & Gutter	LF	3,000	\$20.00	\$60,000.00
7. Concrete Pavement - 7"	SY	1,400	\$60.00	\$84,000.00
8. Concrete Pavement - 8"	SY	2,500	\$65.00	\$162,500.00
9. Signing & Striping	LSum	1	\$2,500.00	\$2,500.00
<u>General Items</u>				
1. Mobilization	LSum	1	\$50,000.00	\$50,000.00
2. Cleaning	LSum	1	\$1,500.00	\$1,500.00
3. Storm Water Management	LSum	1	\$3,500.00	\$3,500.00
4. Traffic Control	LSum	1	\$1,500.00	\$1,500.00
5. Excavation - 12" Topsoil Stripping	CY	5,000	\$3.00	\$15,000.00
6. Topsoil Replacement - 6"	CY	1,000	\$5.00	\$5,000.00
7. Turf Establishment	LSum	1	\$25,000.00	\$25,000.00
8. Material Testing	Allowance	1	\$15,000.00	\$15,000.00
			Construction Subtotal	\$757,025.00
			Construction Contingencies	\$140,050.00
			Total Construction	\$897,075.00
			Engineering	\$250,000.00
			Legal & Bond Counsel	\$20,000.00
			Bond Discount	\$17,925.00
			Administration & Publication	\$3,000.00
			BND Loan Cost	\$7,000.00
			TOTAL PROJECT COST	\$1,195,000.00

Preliminary Special Assessments
Sewer, Water and Street Improvements - 6th Ave. SW & "East-West" Road
Mapleton, ND
6/5/2020

			Project Cost = \$1,195,000		Cost/AC	
			6th Avenue SW & "East-West" Road		\$80,367.94	
Owners	Addition	Description	Total Acres	Assessed Factor	Assessed Acres	Estimated Assessment
Forde Properties LLC	Mapleton I-94 Development Park First Addition	Lot 1, Blk 1	6.14	100%	6.1	\$493,419.68
Holland Land Company LLC	Holland's First Addition	Lot 1, Blk 1	9.99	25%	2.5	\$175,454.61
Holland Land Company LLC	Mapleton I-94 Development Park First Addition	Lot 1, Blk 2	2.69	100%	2.7	\$216,371.68
Holland Land Company LLC	Mapleton I-94 Development Park First Addition	Lot 2, Blk 2	2.68	25%	0.7	\$53,868.29
Mapleton Investors LLP	Holland's First Addition	Lot 1, Blk 2	2.66	50%	1.3	\$95,371.27
Garland & Bev Hagemeister	Nijalee Acres Addition	Lot 2, Blk 1	2.00	100%	2.0	\$160,514.48
Totals			26.2		15.3	\$1,195,000.00

Note:
The preliminary special assessments shown above are dependent upon many variables which include, but are not limited to, final design, bid price from contractor, and special assessment breakdowns decided upon by the Special Assessment Commission, based on feedback from all impacted properties.