



# AGENDA

## LITTLE CHUTE VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING

PLACE: Little Chute Village Hall  
DATE: Wednesday, April 27, 2022  
TIME: 6:00 p.m.

**Virtually attend the April 27, Committee of the Whole meeting at 6 PM by following the zoom link here:**

Join Zoom Meeting

<https://us06web.zoom.us/j/89818165545>

Meeting ID: 898 1816 5545

Dial by your location: +1 312 626 6799 US (Chicago)

### REGULAR ORDER OF BUSINESS

- A. Invocation
- B. Roll call of Trustees
- C. Roll call of Officers and Department Heads
- D. Public Appearance for Items Not on the Agenda
  
- E. Discussion/Action—Award Contract for Cherryvale
  
- F. Adopt—Resolution No. 13, Series 2022 Authorizing a Special Assessment/Hookup Fee on Cherryvale Ave.
  
- G. Discussion/Action—Crosswinds Estate Sidewalk Bid
  
- H. Call for Unfinished Business
  
- I. Items for Future Agenda
  
- J. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852, [email: Laurie@littlechutewi.org](mailto:Laurie@littlechutewi.org) Prepared: April 21, 2022



## Item For Consideration

**For Board Review On:** 4/27/2022

**Agenda Item Topic:** Cherryvale Concrete Paving

**Prepared On:** 4/20/2022

**Prepared By:** Village Engineer

**Report:** On April 14, 2022 one bid was opened at 2:00 PM to provide infrastructure improvements for the Cherryvale Concrete Paving Project in the Village of Little Chute. The base bid for this contract was received in the amount of \$854,170.17 with a concrete trail. An alternate bid was received in the amount of \$830,332.80 with an asphalt trail. This bid was submitted by Vinton Construction Company from Two Rivers, WI. This contractor appears to be a responsible bidder and qualified to perform the work.

The Village Board has the opportunity to select either a concrete or asphalt, 10-foot wide multi-purpose trail to connect with the concrete, 10-foot wide multipurpose trail in Appleton located on the east side of Cherryvale Avenue. The Contractors base bid was approximately \$10,000 below the Engineer's construction estimate.

**Fiscal Impact:** The base bid and alternate bid are provided below:

**Base Bid:**

**Cherryvale Concrete Paving w/Conc. Trail**

Construction Bid	\$ 854,170.17
Construction Budget	<u>\$1,318,446.00</u>
Under Budget	\$ 464,275.83 (Approx. 35%)

**Alternate Bid:**

**Cherryvale Concrete Paving w/Asphalt Trail**

Construction Bid	\$ 830,332.80
Construction Budget	<u>\$1,318,446.00</u>
Under Budget	\$ 488,113.20 (Approx. 37%)

**Recommendation/Board Action:** It is the recommendation of the Village Engineer to award the 2022 Concrete Paving project for Cherryvale Avenue, Contract Number 2022001 to Vinton Construction Company from Two Rivers, WI in the amount of \$854,170.17 (with a concrete trail) or \$830,332.80 (with an asphalt trail).

Respectfully Submitted,

Christopher L. Murawski, P.E.

Village Engineer

2022001 - 2022 Street Construction Project - Cherryvale Avenue (Bid Opening on 4-14-2022 @ 2:00 p.m.)				Vinton Construction	
Bid Item	Description	Unit	Bid Qty	Unit Cost	Bid Amount
<b>UTILITIES</b>				<b>UTILITIES</b>	
1	Furnish & Install 15" Class III Reinforced Concrete Storm Sewer; Complete as Specified	LF	270.0	\$ 68.00	\$ 18,360.00
2	Furnish & Install 12" PVC Storm Sewer Main; Complete as Specified	LF	100.0	\$ 64.00	\$ 6,400.00
3	Furnish & Install 2'x 3' Catch Basin w/ 18" Sump; Complete as Specified	EA	7.0	\$ 2,780.00	\$ 19,460.00
4	Connect to Existing Storm Sewer Structure; Complete as specified	EA	6.0	\$ 380.00	\$ 2,280.00
5	Adjust Existing Storm Manhole Includes Addition or Removal of Rings as Necessary	EA	11.0	\$ 410.00	\$ 4,510.00
6	Adjust Existing Storm Inlet, Includes Addition or Removal of Adjustment Rings as Necessary	EA	12.0	\$ 410.00	\$ 4,920.00
7	Furnish & Install Neenah R-1550 Manhole Casting (Undist.)	EA	1.0	\$ 518.00	\$ 518.00
8	Furnish & Install Storm Sewer Inlet Casting Neenah R-3067 (Undist.)	EA	1.0	\$ 750.00	\$ 750.00
9	Storm Sewer Utility Line Opening (ULO)	EA	2.0	\$ 1,025.00	\$ 2,050.00
10	Construction Staking (Storm)	LS	1.0	\$ 3,664.95	\$ 3,664.95
11	Furnish & Install Sanitary Sewer External Manhole Chimney Seal; Complete as Specified	EA	8.0	\$ 590.00	\$ 4,720.00
12	Furnish & Install Sanitary Sewer External Chimney Seal Extension; Complete as Necessary	EA	1.0	\$ 320.00	\$ 320.00
13	Adjust Existing Sanitary Manhole Includes Addition or Removal of Rings as Necessary	EA	8.0	\$ 410.00	\$ 3,280.00
14	Adjust Existing Water Valve Box; Complete as Specified	EA	15.0	\$ 275.00	\$ 4,125.00
15	Adjust Existing Hydrant to Finished Nozzle Grade, Includes any Addition or Removal of Materials as Necessary	EA	5.0	\$ 80.00	\$ 400.00
				<b>UTILITIES SUB-TOTAL</b>	
<b>EROSION CONTROL</b>				<b>EROSION CONTROL</b>	
16	Furnish, Install, Maintain & Remove Silt Fence; Complete as Specified	LF	220.00	\$ 2.00	\$ 440.00
17	Furnish, Install, Maintain & Remove 12" Sediment Log (Undist.)	LF	30.00	\$ 10.00	\$ 300.00
18	Furnish, Install, Maintain & Remove Culvert Pipe Check (Undist.)	EA	2.00	\$ 50.00	\$ 100.00
19	Furnish, Install, Maintain, & Remove Type D-HR Inlet Protection; Complete as Specified	EA	21.00	\$ 100.00	\$ 2,100.00
20	Furnish, Install, Maintain, & Remove Site Track-out Control (Undist.)	EA	1.00	\$ 0.01	\$ 0.01
21	Watering (For Compaction and Dust Control)	LS	1.00	\$ 1,000.00	\$ 1,000.00
				<b>EROSION CONTROL SUB-TOTAL</b>	
<b>PAVING</b>				<b>PAVING</b>	
22	Traffic Control (Paving)	LS	1	\$ 43,200.00	\$ 43,200.00
23	Construction Staking (Paving)	LS	1	\$ 17,897.96	\$ 17,897.96
24	4" Concrete Sidewalk, Includes 3" Aggregate Base; Complete as Specified	SF	15,585.00	\$ 7.30	\$ 113,770.50
25	<b>5" Concrete Trail, Includes 4" Aggregate Base; Complete as Specified</b>	SF	<b>11,555.00</b>	<b>\$ 7.05</b>	<b>\$ 81,462.75</b>
26	6" Concrete Sidewalk, Includes 3" Aggregate Base; Complete as Specified	SF	410	\$ 7.95	\$ 3,259.50
27	7" Concrete Sidewalk & Apron, Includes 5" Aggregate Base; Complete as Specified	SF	3,240.00	\$ 8.50	\$ 27,540.00
28	Furnish & Install 24"x 48" Detectable Warning Field; Complete as Specified	EA	8	\$ 240.00	\$ 1,920.00
29	Furnish & Install Drilled Sidewalk/Driveway Tie-Bars (No. 4 x 12"); Complete as Specified	EA	4	\$ 5.00	\$ 20.00
30	Furnish & Install No. 4 Reinforcing Rods; Complete as Specified	LF	470	\$ 20.00	\$ 9,400.00
31	Saw-cut Asphalt Pavement; Complete as Specified	LF	300	\$ 3.00	\$ 900.00
32	Saw-cut Concrete Pavement; Complete as Specified	LF	75	\$ 3.00	\$ 225.00
33	Remove - Asphalt Pavement; Complete as Specified	SY	860	\$ 4.50	\$ 3,870.00
34	Remove - Concrete Pavement; Complete as Specified	SY	20	\$ 12.00	\$ 240.00
35	Remove - 30" Concrete Curb & Gutter; Complete as Specified	LF	34	\$ 10.00	\$ 340.00
36	Pulverize Existing Asphalt Pavement In-Place, Use as Base	SY	8,400.00	\$ 0.65	\$ 5,460.00
37	<b>Common Excavation; Complete as Specified</b>	CY	<b>2,045.00</b>	<b>\$ 0.01</b>	<b>\$ 20.45</b>
38	Import Structural Fill; Complete as Specified	CY	217	\$ 0.01	\$ 2.17
39	<b>Furnish &amp; Install Base Aggregate Dense 1-1/4"; Complete as Specified</b>	CY	<b>620</b>	<b>\$ 29.00</b>	<b>\$ 17,980.00</b>
40	Furnish & Install 3" Breaker Run (Undist.)	CY	100	\$ 45.00	\$ 4,500.00
41	Furnish & Install Geotextile Fabric - Type HR (Undist.)	SY	250	\$ 4.00	\$ 1,000.00
42	Furnish and Install HMA Pavement 3 MT 58-28 S (2 1/4" Asphalt Binder Course); Complete as Specified	SY	444	\$ 25.00	\$ 11,100.00
43	Furnish and Install HMA Pavement 4 MT 58-28 S (1 1/4" Asphalt Surface Course); Complete as Specified	SY	444	\$ 16.42	\$ 7,290.48
44	Furnish & Install Tack Coat; Complete as Specified	GAL	13.3	\$ 3.03	\$ 40.30
45	<b>Furnish &amp; Install 7" Concrete Pavement (Non-Doweled) with Integral Curb – HES (Undist.)</b>	SY	<b>100</b>	<b>\$ 43.61</b>	<b>\$ 4,361.00</b>
46	Furnish & Install Drilled Dowel Bars (1 1/4"x 18"); Complete as Specified	EA	29	\$ 15.00	\$ 435.00
47	Furnish & Install #6 Tie Bars; Complete as Specified	EA	36	\$ 8.50	\$ 306.00
48	<b>Furnish &amp; Install 7" Concrete Pavement (Non-Doweled) with Integral Curb; Complete as Specified</b>	SY	<b>9,510.00</b>	<b>\$ 38.61</b>	<b>\$ 367,181.10</b>
49	Furnish & Install 30" Concrete Curb & Gutter – Mountable; Complete as Specified	LF	32	\$ 45.00	\$ 1,440.00
50	Furnish & Install 4" Topsoil, Seed, Fertilizer, & Hydromulch; Complete as Specified	SY	5,130.00	\$ 8.50	\$ 43,605.00
51	Adjust Existing Signs & Posts; Complete as Specified	EA	3	\$ 100.00	\$ 300.00
52	Salvage & Reinstall Existing Signs and Post; complete as specified	EA	3.00	\$ 150.00	\$ 450.00
53	Furnish & Install 14-foot Sign Post; complete as specified	EA	2.00	\$ 175.00	\$ 350.00
54	Furnish & Install Type II Sign; complete as specified	EA	4.00	\$ 150.00	\$ 600.00
55	Furnish & Install Pavement Marking, Epoxy, 18"	LF	35.00	\$ 15.00	\$ 525.00
56	Furnish & Install Pavement Marking; Epoxy, 24"	LF	174.00	\$ 20.00	\$ 3,480.00
				<b>PAVING SUB-TOTAL</b>	

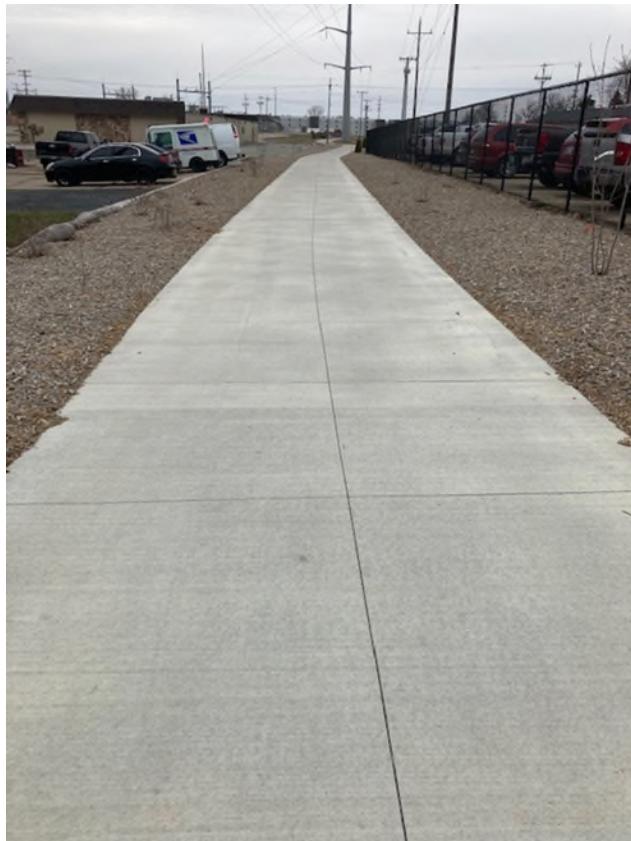
<b>Base Bid Total =</b>	<b>\$854,170.17</b>
<b>PAVING (ALTERNATE NO. 1)</b>	
\$ 52.00	\$ 9,256.00
\$ 21.72	\$ 27,888.48
\$ 15.86	\$ 20,364.24
\$ 3.03	\$ 116.66
<b>\$57,625.38</b>	
<b>Alternate No. 1 Sub-Total</b>	<b>\$57,625.38</b>
<b>Base Bid Total (Excluding Bid Item 25)</b>	<b>\$772,707.42</b>
<b>Alternate No. 1 + Base Bid-Totals</b>	<b>\$830,332.80</b>

#### ALTERNATE 1 BID FORM

4" ASPHALT TRAIL OVER 5" OF 3/4" BASE AGGREGATE DENSE - (REMOVE 5" CONCRETE WALK)

(BID ITEM 25 WILL BE REPLACED & INSERT BID ITEMS BELOW IF ACCEPTED)

PAVING - CHERRYVALE (ALTERNATE NO. 1)				PAVING (ALTERNATE NO. 1)	
57	Furnish & Install; Base Aggregate Dense 3/4"	CY	178.00		
58	Furnish and Install HMA Pavement 3 MT 58-28 S (2 1/4" Asphalt Binder Course); Complete as Specified	SY	1284.00		
59	Furnish and Install HMA Pavement 4 MT 58-28 S (1 1/4" Asphalt Surface Course); Complete as Specified	SY	1284.00		
60	Furnish & Install Tack Coat; Complete as Specified	GAL	38.50		
				<b>Alternate No. 1 Sub-Total</b>	
				<b>\$57,625.38</b>	



Concrete Pedestrian Trail – with sawed joints



Asphalt Pedestrian Trail



## Item For Consideration

**For Board Review On:** 4/27/2022

**Agenda Item Topic:** Final Assessment Resolution

**Prepared On:** 4/20/2022

**Prepared By:** Village Engineer

**Report:** The attached Final Assessment Resolution declares The Village of Little Chute's intention to exercise its police powers under Chapter(s) 61.36, and as applicable 66.0701, 66.0703 and 66.0907 of the Wisconsin Statutes to levy special assessments. The following-described improvements are as follows:

- a) **DESCRIPTION OF SPECIAL ASSESSMENTS FOR 2022 PROJECTS:**  
Concrete Streets, Concrete Sidewalks, and Concrete Driveways
- b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**  
Cherryvale Avenue – From W. Evergreen Drive to Gladiolus Place (Village Limits)

**Fiscal Impact:** Cost of improvements per property are provided as part of the Final Engineer's Report for the above referenced project (attached).

### **Assessment Rates**

Concreter Apron: \$ 10.24 (per square foot) – Residential/Commercial

Concrete Sidewalk: \$ 42.51 (per lineal foot) – Residential/Commercial

Concrete Street: \$107.82 (per lineal foot) – Residential (Per Development Agreement)  
\$185.87 (per lineal foot) - Commercial

**Recommendation/Board Action:** The Village Engineer recommends approval of Resolution Number 13, Series 2022, approving the Final Special Assessment Fees as provided in the Final Engineer's Report.

Respectfully Submitted,

Christopher L. Murawski, P.E.  
Village Engineer

**VILLAGE OF LITTLE CHUTE**

(Outagamie County, State of Wisconsin)

**RESOLUTION NO. 13, SERIES OF 2022**

**A Final Special Assessment/Hookup Fee Resolution authorizing special assessments/hookup fees for installation and construction of municipal improvements as described hereinafter, within an area described hereinafter, and providing for the levying of special assessments or hookup fees. As applicable, against said property owners as described hereinafter under and pursuant to the provisions of Sections 61.36, and as applicable 66.0701, 66.0703, and 66.0907, of the Wisconsin Statutes, and Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and further pursuant to applicable village ordinances.**

WHEREAS, the Village Board of Trustees, Village of Little Chute, located in Outagamie County, Wisconsin, did create Sec. 16-87 of the Village Code of Ordinances entitled "Hookup Fees for Improvements Benefiting Properties Located Outside of the Village to be Imposed Upon Annexation and for Assessments Proceedings for Completed Municipal Improvements", thereby declaring the Village's intent to exercise special assessment and police powers under Wisconsin statutes in particular, Sections 61.34, 61.36, and as applicable 66.0701, 66.0703, and 66.0907 of the Wisconsin Statutes, and as applicable Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and as further amended by then applicable Village Ordinances, for the following purposes and within the following described area:

- a) **DESCRIPTION OF SPECIAL ASSESSMENT/HOOKUP FEE PROJECT:**  
Concrete Streets, Concrete Sidewalks, and Concrete Driveways
- b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**  
Cherryvale Avenue – From W. Evergreen Drive to Gladiolus Place (Village Limits)

WHEREAS, the Village Board of Trustees did provide for the publishing of the required statutory Notice of Public Hearing on Special Assessment/Hookup Fee in the *Times/Villager* on March 9, 2022 and did further mail a copy of said Notice of Public Hearing on Special on Special Assessment/Hookup Fee to all affected property owners as set forth within the above-described project area, all within the required statutory time, including a scale map (if available) of the project area: and,

WHEREAS, the specially benefited property affected and property owners therein affected by the municipal improvement project are as set forth above: and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, did hold a Public Hearing upon said Special Assessment/Hookup Fees, on the 23rd day of March, 2022, at 6:00 p.m. in the Board Room, 108 W. Main Street, Little Chute, WI 54140, pursuant to the published Notice of Public Hearing and a mailing of said Notice to affected property owners, for the

purpose of informing and hearing all interested persons concerned with the Special Assessment/Hookup Fee and the Report of the Village Engineers reference the proposed public improvement project, and did hear all persons desiring audience at said hearing

NOW THEREFORE, BE IT RESOLVED by the Village Board of Trustees, Village of Little Chute, as follows:

1. That the Report of the Village Engineers for the public improvement project, affecting the special assessment and hookup fee area, all as described above, including any and all engineering plans and specifications thereto, are hereby approved and adopted. Pursuant to the Report of the Village Engineer as set forth above, or in the alternative to the foregoing provisions pursuant to Sections 16-87(e) of Village Ordinances for fully or partially completed work. All of said special assessments/hookup fees proposed are determined to have been levied and proposed on a reasonable basis, being actual construction costs, engineering fees, attorneys' fees, publications costs, Village administrative costs and fees and other special assessment proceeding and hookup fee proceeding costs; and, further, that all said municipal improvements are determined to specially benefit the areas/properties being assessed, or charge with hookup fees, as applicable.

2. That the Village of Little Chute awarded a contract to carry out the work of said improvements in accordance with the Report of the Village Engineer or in the alternative work was completed and performed by others for which the Village contributed payments for such public improvements.

3. That payment for said municipal improvements shall be made by assessing the cost to the abutting/affected property owners located within the Village jurisdiction pursuant to Sections 61.34 and/or 61.36, and pursuant to authority and police powers and as applicable 66.0701, 66.0703, and 66.097 of the Wisconsin Statutes, and as applicable Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and as set forth hereinafter and further pursuant to any applicable Village Ordinance or Policy dealing with special assessments, and further made in part by imposing hookup fees at the time and manner set forth below for those properties presently located outside Village jurisdiction.

4. The Village of Little Chute had advertised for bids for this project and the Village of Little Chute did award a contract to carry out the work for said improvements, all to fore mentioned, and/or in the alternative work was completed and performed by others for which the Village contributed payments for such public improvements.

5. That all costs to be assessed or later charged as hookup fees, as shown on attached Engineer's Report as modified, are true and correct, have been determined on a reasonable basis, are further determined to specially benefit the abutting/affected property, and are hereby confirmed.

6. Special Assessments on parcels located inside the Village will be paid as detailed in the Final Engineer's Report for those properties under Village jurisdiction. Final rates are identified in attachment to this Resolution. The assessment/hook up fee may be paid in full

within 60 days without accumulation of additional interest. Assessments/hookup fees not paid within 60 days will accrue interest at 1.65% and be placed on the tax roll over a 5 year period. Minimum annual payments are \$300.00 payable in person or added to the real estate property bill. Direct payments must be made no later than November 1<sup>st</sup> in lieu of being to the tax bill. Any exceptions to the collection period must be approved by the Finance Director.

7. Hookup Fees and/or special assessments will be charged to those parcels that are included in the project area (as detailed in the Final Engineer's Report) but are not currently located in the Village and will be imposed and held in abeyance until the time of annexation to the Village all pursuant to Sec. 16-87 of the Village Code of Ordinances, none of which constitute a current lien against properties located outside of the Village limits until time of annexation, and no interest will be charged for the period prior to annexation. Such hookup fees and special assessments are hereby deferred in accordance with Sec. 16-87 of the Village Code of Ordinances.

8. The Village Clerk for the Village of Little Chute is directed to publish this Resolution as a Class One Notice in the *Times/Villager* Kaukauna, Wisconsin.

9. The Village Clerk for the Village of Little Chute is further directed to mail a copy of the Final Assessment Resolution and a statement of final assessment against affected/abutting property, to each affected/abutting property owner whose name appears on the assessment roll and whose post office address is known or can, with reasonable diligence, be ascertained.

10. This assessment and hookup fee amount may be amended and/or revised, where necessary, from time to time, pursuant to Sections 66.0701, 66.0703 (10) of the Wisconsin Statutes, Village ordinances or policies associated therewith, as amended from time to time.

11. Effect of Village Ordinance(s). See Village of Little Chute Municipal Code Chapter 16, Article III. The assessment and hookup fee rates have been modified and/or adjusted to reflect the Village of Little Chute local share, as paid by Village of Little Chute General Funds where applicable.

Date introduced, approved and adopted: April 27, 2021

VILLAGE OF LITTLE CHUTE

By: \_\_\_\_\_  
Michael R. Vanden Berg, Village President

Attest: \_\_\_\_\_  
Laurie Decker, Village Clerk

FINAL DETERMINATION OF ASSESSMENT/HOOKUP FEE:

Concrete Street (7-inch depth) - Assessment Rate for 2 drive lanes and 2 parking lanes

\$ 107.82 (per lineal foot) – Residential (Per Development Agreement)

\$ 185.87 (per lineal foot) - Commercial

Concrete Sidewalk Construction (5 feet wide) – Cherryvale Avenue

Assessment Rate (per lineal foot) - \$42.51 – Residential/Commercial

Concrete Driveway Apron Construction (7-inch depth) – Cherryvale Avenue

Assessment Rate per Square Foot - \$10.24 – Residential/Commercial

Final

# Engineer's Report

## 2022 Concrete Paving Project

Cherryvale Avenue



**VILLAGE OF LITTLE CHUTE**  
OUTAGAMIE COUNTY, WISCONSIN



April 20, 2022

108 West Main Street  
Little Chute, WI 54140  
(920) 423-3865  
[www.littlechutewi.org](http://www.littlechutewi.org)

# Final Engineer's Report

(Pursuant to Sec 66 0703(11)(b) Wisconsin Stats as Amended1

## 2022 Concrete Paving Project

Cherryvale Avenue



**VILLAGE OF LITTLE CHUTE**  
OUTAGAMIE COUNTY, WISCONSIN

April 20, 2022

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- I. This Engineer's Report, submitted on behalf of the Village of Little Chute, is prepared in compliance with Section 66.0703(I)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all preliminary and final plans and specifications for the 2022 Concrete Paving Projects are on file with the clerk of the municipality.
3. That following hereinafter is an estimate of the entire cost of the proposed work or improvements, either based upon the Engineer's estimates or based upon actual bids received for said proposed work or improvements by the Village of Little Chute.
4. That hereinafter follows an estimate, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of final assessments.
6. That it has been determined by the governing body of the Village of Little Chute that the property against which the assessments and hookup fees are made are specially benefited from said work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703( I )(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

**Village of Little Chute**

By: Christopher L. Murawski

Christopher L. Murawski, P.E.

Village Engineer

# FINAL ENGINEER'S REPORT

<b>Owner:</b>	Village of Little Chute, Outagamie County, WI
<b>Project Name:</b>	2022 Concrete Paving Project
<b>Contract No.</b>	2022001
<b>Date:</b>	April 20, 2022
<b>Streets</b>	Cherryvale Avenue

## 7-inch Concrete Street Construction Costs

Item	Description	Unit	Bid Qty	Unit Cost	Bid Amount
1	Furnish & Install 15" Class III Reinforced Concrete Storm Sewer; Complete as Specified	LF	270.0	\$ 68.00	\$ 18,360.00
2	Furnish & Install 12" PVC Storm Sewer Main; Complete as Specified	LF	100.0	\$ 64.00	\$ 6,400.00
3	Furnish & Install 2'x 3' Catch Basin w/ 18" Sump; Complete as Specified	EA	7.0	\$ 2,780.00	\$ 19,460.00
4	Connect to Existing Storm Sewer Structure; Complete as specified	EA	6.0	\$ 380.00	\$ 2,280.00
5	Adjust Existing Storm Manhole Includes Addition or Removal of Rings as Necessary	EA	11.0	\$ 410.00	\$ 4,510.00
6	Adjust Existing Storm Inlet, Includes Addition or Removal of Adjustment Rings as Necessary	EA	12.0	\$ 410.00	\$ 4,920.00
7	Furnish & Install Neenah R-1550 Manhole Casting (Undist.)	EA	1.0	\$ 518.00	\$ 518.00
8	Furnish & Install Storm Sewer Inlet Casting Neenah R-3067 (Undist.)	EA	1.0	\$ 750.00	\$ 750.00
9	Storm Sewer Utility Line Opening (ULO)	EA	2.0	\$ 1,025.00	\$ 2,050.00
10	Construction Staking (Storm)	LS	1.0	\$ 3,664.95	\$ 3,664.95
11	Furnish & Install Sanitary Sewer External Manhole Chimney Seal; Complete as Specified	EA	8.0	\$ 590.00	\$ 4,720.00
12	Furnish & Install Sanitary Sewer External Chimney Seal Extension; Complete as Necessary	EA	1.0	\$ 320.00	\$ 320.00
13	Adjust Existing Sanitary Manhole Includes Addition or Removal of Rings as Necessary	EA	8.0	\$ 410.00	\$ 3,280.00
14	Adjust Existing Water Valve Box; Complete as Specified	EA	15.0	\$ 275.00	\$ 4,125.00
15	Adjust Existing Hydrant to Finished Nozzle Grade	EA	5.0	\$ 80.00	\$ 400.00
16	Furnish, Install, Maintain & Remove Silt Fence; Complete as Specified	LF	220.00	\$ 2.00	\$ 440.00
17	Furnish, Install, Maintain & Remove 12" Sediment Log (Undist.)	LF	30.00	\$ 10.00	\$ 300.00
18	Furnish, Install, Maintain & Remove Culvert Pipe Check (Undist.)	EA	2.00	\$ 50.00	\$ 100.00
19	Furnish, Install, Maintain, & Remove Type D-HR Inlet Protection; Complete as Specified	EA	21.00	\$ 100.00	\$ 2,100.00
20	Furnish, Install, Maintain, & Remove Site Track-out Control (Undist.)	EA	1.00	\$ 0.01	\$ 0.01
21	Watering (For Compaction and Dust Control)	LS	1.00	\$ 1,000.00	\$ 1,000.00
22	Traffic Control (Paving)	LS	1	\$ 43,200.00	\$ 43,200.00
23	Construction Staking (Paving)	LS	1	\$ 17,897.96	\$ 17,897.96
31	Saw-cut Asphalt Pavement; Complete as Specified	LF	300	\$ 3.00	\$ 900.00
32	Saw-cut Concrete Pavement; Complete as Specified	LF	75	\$ 3.00	\$ 225.00
33	Remove - Asphalt Pavement; Complete as Specified	SY	860	\$ 4.50	\$ 3,870.00
34	Remove - Concrete Pavement; Complete as Specified	SY	20	\$ 12.00	\$ 240.00
35	Remove - 30" Concrete Curb & Gutter; Complete as Specified	LF	34	\$ 10.00	\$ 340.00
36	Pulverize Existing Asphalt Pavement In-Place, Use as Base	SY	8,400.00	\$ 0.65	\$ 5,460.00
37	Common Excavation; Complete as Specified	CY	2,045.00	\$ 0.01	\$ 20.45
38	Import Structural Fill; Complete as Specified	CY	217	\$ 0.01	\$ 2.17
39	Furnish & Install Base Aggregate Dense 1-1/4"; Complete as Specified	CY	620	\$ 29.00	\$ 17,980.00
40	Furnish & Install 3" Breaker Run (Undist.)	CY	100	\$ 45.00	\$ 4,500.00
41	Furnish & Install Geotextile Fabric - Type HR (Undist.)	SY	250	\$ 4.00	\$ 1,000.00
42	Furnish and Install HMA Pavement 3 MT 58-28 S (2 1/4" Asphalt Binder Course); Complete as Specified	SY	444	\$ 25.00	\$ 11,100.00
43	Furnish and Install HMA Pavement 4 MT 58-28 S (1 1/4" Asphalt Surface Course); Complete as Specified	SY	444	\$ 16.42	\$ 7,290.48
44	Furnish & Install Tack Coat; Complete as Specified	GAL	13.3	\$ 3.03	\$ 40.30
45	Furnish & Install 7" Concrete Pavement (Non-Dowelled) with Integral Curb - HES (Undist.)	SY	100	\$ 43.61	\$ 4,361.00
46	Furnish & Install Drilled Dowel Bars (1 1/4"x 18"); Complete as Specified	EA	29	\$ 15.00	\$ 435.00
47	Furnish & Install #6 Tie Bars; Complete as Specified	EA	36	\$ 8.50	\$ 306.00
48	Furnish and Install 7" Concrete Pavement (Non-Dowelled) with Integral Curb; Complete as Specified	SY	9,510.00	\$ 38.61	\$ 367,181.10
49	Furnish & Install 30" Concrete Curb & Gutter - Mountable; Complete as Specified	LF	32	\$ 45.00	\$ 1,440.00
50	Furnish & Install 4" Topsoil, Seed, Fertilizer, & Hydromulch; Complete as Specified	SY	5,130.00	\$ 8.50	\$ 43,605.00
51	Adjust Existing Signs & Posts; Complete as Specified	EA	3	\$ 100.00	\$ 300.00
52	Salvage & Reinstall Existing Signs and Post; complete as specified	EA	3.00	\$ 150.00	\$ 450.00
53	Furnish & Install 14-foot Sign Post; complete as specified	EA	2.00	\$ 175.00	\$ 350.00
54	Furnish & Install Type II Sign; complete as specified	EA	4.00	\$ 150.00	\$ 600.00
55	Furnish & Install Pavement Marking, Epoxy, 18"	LF	35.00	\$ 15.00	\$ 525.00
56	Furnish & Install Pavement Marking; Epoxy, 24"	LF	174.00	\$ 20.00	\$ 3,480.00
				<b>TOTAL</b>	<b>\$ 616,797.42</b>

**2022 Concrete Paving Project**  
(Cherryvale Avenue)

VILLAGE OF LITTLE CHUTE  
Outagamie County, Wisconsin

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**ASSESSMENT COSTS**

**7-inch Concrete Street Construction Costs**

Bid Total	\$616,797.42
<u>Less 2800 Gardenia Drive (120.00 ft. x \$107.82 Per Developer's Agreement)</u>	<u>-\$12,938.40</u>
Sub-total	\$603,859.02
Engineering & Contingencies (10%)	\$60,385.90
On-Site Inspection (5%)	\$30,192.95
Administration / Fiscal (5%)	\$30,192.95
Total Cost	\$724,630.82

Assessable Frontage (Lineal Feet)	3,898.65
Assessment Rate (Per Lineal Foot of Frontage)	\$185.87

# FINAL ENGINEER'S REPORT

<b>Owner:</b>	Village of Little Chute, Outagamie County, WI
<b>Project Name:</b>	2022 Concrete Paving Project
<b>Contract No.</b>	2022001
<b>Date:</b>	April 20, 2022
<b>Streets</b>	Cherryvale Avenue

## 4-inch Concrete Sidewalk Construction Costs

Item	Description	Unit	Bid Qty	Unit Cost	Bid Amount
24	4" Concrete Sidewalk, Includes 3" Aggregate Base; Complete as Specified	SF	15,585.00	\$ 7.30	\$ 113,770.50
26	6" Concrete Sidewalk, Includes 3" Aggregate Base; Complete as Specified	SF	410	\$ 7.95	\$ 3,259.50
28	Furnish & Install 24"x 48" Detectable Warning Field; Complete as Specified	EA	8	\$ 240.00	\$ 1,920.00
29	Furnish & Install Drilled Sidewalk/Driveway Tie-Bars (No. 4 x 12"); Complete as Specified	EA	4	\$ 5.00	\$ 20.00
30	Furnish & Install No. 4 Reinforcing Rods; Complete as Specified	LF	470	\$ 20.00	\$ 9,400.00
<b>TOTAL</b>					<b>\$ 128,370.00</b>

**2022 Concrete Paving Project**  
(Cherryvale Avenue)

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VILLAGE OF LITTLE CHUTE  
Outagamie County, Wisconsin

**ASSESSMENT COSTS**

**4-inch Concrete Street Construction Costs**

Bid Total	\$128,370.00
Engineering & Contingencies (10%)	\$12,837.00
On-Site Inspection (5%)	\$6,418.50
Administration / Fiscal (5%)	\$6,418.50
<b>Total Cost</b>	<b>\$154,044.00</b>

Assessable Sidewalk (Per Lineal Feet)	3,623.83
Assessment Rate (Per Lineal Foot of 4-inch Sidewalk)	\$42.51

## FINAL ENGINEER'S REPORT

<b>Owner:</b>	Village of Little Chute, Outagamie County, WI
<b>Project Name:</b>	2022 Concrete Paving Project
<b>Contract No.</b>	2022001
<b>Date:</b>	April 20, 2022
<b>Streets</b>	Cherryvale Avenue

### 7-inch Concrete Driveway Apron and Sidewalk Construction Costs

Item	Description	Unit	Bid Qty	Unit Cost	Bid Amount
27	7" Concrete Sidewalk & Apron, Includes 5" Aggregate Base; Complete as Specified	SF	3,240.00	\$ 8.50	\$ 27,540.00
				<b>TOTAL</b>	<b>\$ 27,540.00</b>

**2022 Concrete Paving Project**  
(Cherryvale Avenue)

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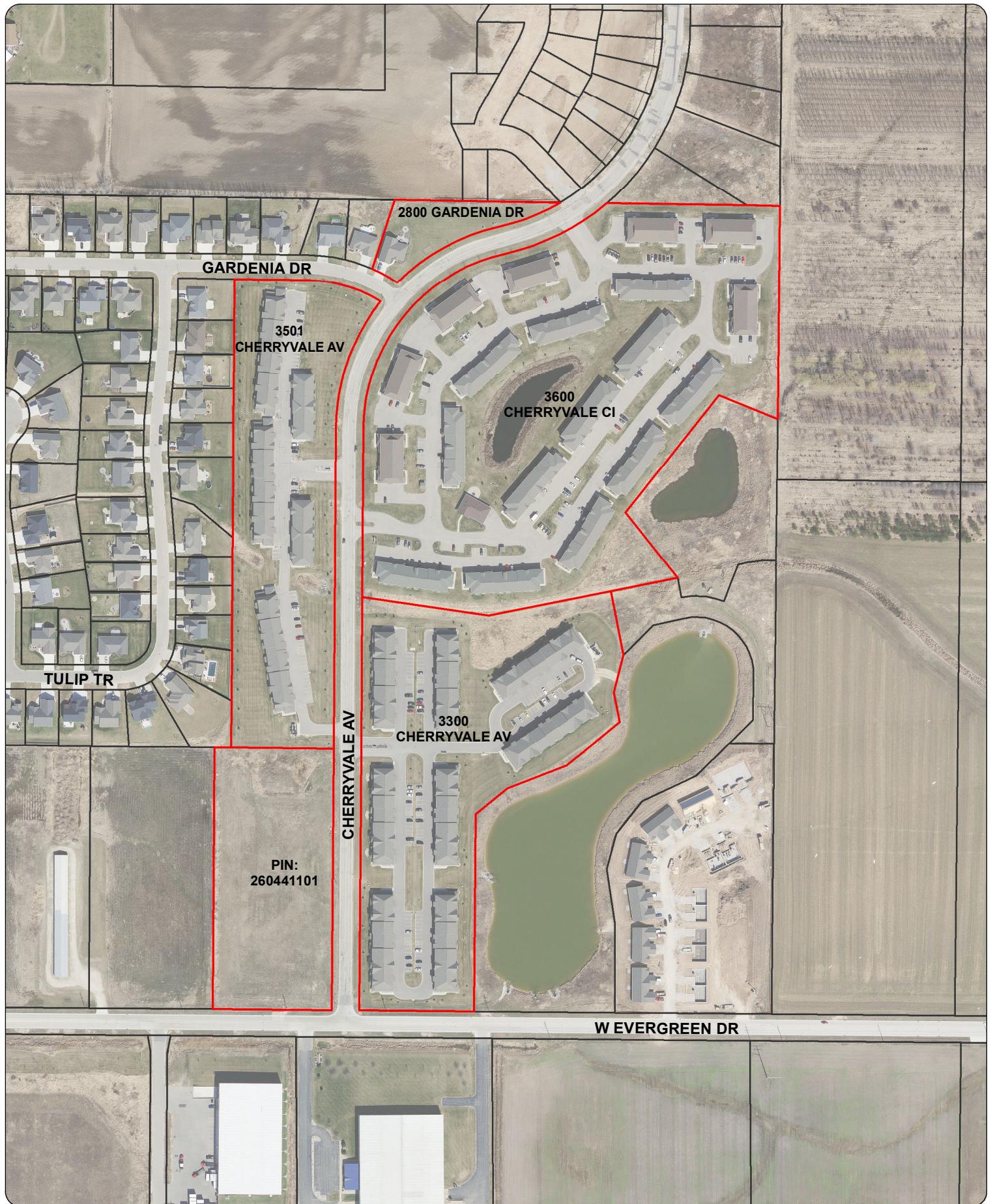
VILLAGE OF LITTLE CHUTE  
Outagamie County, Wisconsin

**ASSESSMENT COSTS**

**7-inch Concrete Driveway Apron and Sidewalk Construction Costs**

Bid Total	\$27,540.00
Engineering & Contingencies (10%)	\$2,754.00
On-Site Inspection (5%)	\$1,377.00
Administration / Fiscal (5%)	\$1,377.00
<b>Total Cost</b>	<b>\$33,048.00</b>

Assessable Driveway Apron and Sidewalk (Square Feet)	3,228.00
Assessment Rate (Per Square Foot of 7-inch Driveway Apron and Sidewalk)	\$10.24



2022 Street Construction  
Cherryvale Avenue  
Assessment Area



0 150 300

Legend  
■ Assessment Parcels  
□ Parcels



FINAL ENGINEER'S REPORT  
 2022 CONCRETE PAVING PROJECT  
 Cherryvale Avenue  
 Date: 4/20/2022  
 SCHEDULE OF FINAL ASSESSMENTS

Parcel Number	Parcel Location 1	Parcel Location 2	Owner 1	Owner 2	Mailing Address	City, State & Zip	Lot Frontage (feet)	Corner Lot Credit (feet)	Assessable Frontage (feet)	Concrete Street Rate (\$ per lin. ft.)	Total Street Assessment (\$)	7" Apron & Sidewalk (sq. ft.)	7" Apron & Sidewalk @ \$10.24/sq. ft.	4" Sidewalk (lin. ft.)	4" Sidewalk @ \$42.51/lin. ft.	Total Street, Apron & Sidewalk (\$)
<b>Cherryvale Avenue</b>																
260441017	2800 GARDENIA DR		OLSON, NATHAN	OLSON, EMILY	2800 GARDENIA DR	APPLETON, WI 54913	440.23	320.23	120.00	\$107.82	\$12,938.40	0.00	\$0.00	0.00	\$0.00	\$12,938.40
260441101		VILLAGE OF LITTLE CHUTE			108 W MAIN ST	LITTLE CHUTE, WI 54140	625.88	25.00	600.88	\$185.87	\$111,683.83	0.00	\$0.00	589.54	\$25,060.53	\$136,744.36
260441102	3501 CHERRYVALE AV		WINDGATE TERRACE LLC		1300 N KIMPS CT	GREEN BAY, WI 54313	1096.77	25.00	1071.77	\$185.87	\$199,206.80	1,142.40	\$11,695.80	991.81	\$42,160.47	\$253,063.06
260441202	3300 CHERRYVALE AV		PRARIEWATER PLACE LLC		1300 NORTH KIMPS COURT	GREEN BAY, WI 54313	989.23	25.00	964.23	\$185.87	\$179,218.65	700.15	\$7,168.08	903.57	\$38,409.51	\$224,796.24
260441300	3600 CHERRYVALE CI		PREMIER LITTLE CHUTE LLC		3120 GATEWAY RD	BROOKFIELD, WI 53045	1261.77		1261.77	\$185.87	\$234,521.55	1,385.45	\$14,184.12	1138.91	\$48,413.49	\$297,119.16



## Item For Consideration

**For Board Review On:** 4/27/2022

**Agenda Item Topic:** Crosswinds Estates Concrete Sidewalk

**Prepared On:** 4/21/2022

**Prepared By:** Village Engineer

**Report:** On April 14, 2022 one bid was opened at 2:00 PM to provide infrastructure improvements for the Crosswinds Estates Concrete Sidewalk Project in the Village of Little Chute. The base bid for this contract was received in the amount of \$460,976. This bid was submitted by Al Dix Concrete Inc. from KauKauna, WI.

After speaking with some contractors, we have learned that one concrete contractor had reduced ownership and thus workload for this summer to restructure. Another contractor had taken on a single sidewalk project in the Fox Valley for 1.38 million dollars reducing the availability of contractors to perform this work. With plans ready for bid we could get an early bid package ready for next year.

**Fiscal Impact:** The bid and construction budget for this project is provided below for comparison:

### Crosswinds Estates Concrete Sidewalk Project

Construction Bid      \$ 460,976

Construction Budget    \$ 338,040

Over Budget            \$ 122,936 (Approx. 36%)

**Recommendation/Board Action:** It is the recommendation of the Village Engineer to place this project on hold until 2023, adjust the budget and include 3 new light poles on Gardenia Drive with this project. No motions are needed if no award is approved for this project.

Respectfully Submitted,

Christopher L. Murawski, P.E.

Village Engineer