

IMPROVEMENT DISTRICT 3006 WESTWOOD ADDITION RECONSTRUCT

Neighborhood Information Meeting

December 17, 2024

Introduction

- City of West Fargo
 - Dan Hanson - City Engineer
 - Jerry Wallace - Assistant City Engineer
- Moore Engineering
 - Matt Prochniak - Project Manager
 - Brandon Smith - Project Engineer
 - Levi Hanson - Project Coordinator

Presentation Overview

- 2022 Neighborhood Survey
- Westwood Existing Facilities
- Core Area Capital Improvement Plan (CIP)
- Recommendations
- Proposed Improvements
- Construction Discussion Topics
- Funding
- City Process for Contracts and Improvements
- Conclusion
- Questions

2022 Neighborhood Survey

- Conducted in November of 2022
- Intent:
 - Establish residents' opinions of the existing conditions
 - Project costs not discussed in the survey, only issues and needs
- 21 resident responses (out of 73 properties)
 - 70% felt that infrastructure improvements are necessary
 - 43% said that drainage or standing water has directly impacted them
 - 71% stated the street condition and street drainage are in bad to fair condition

Westwood Existing Facilities

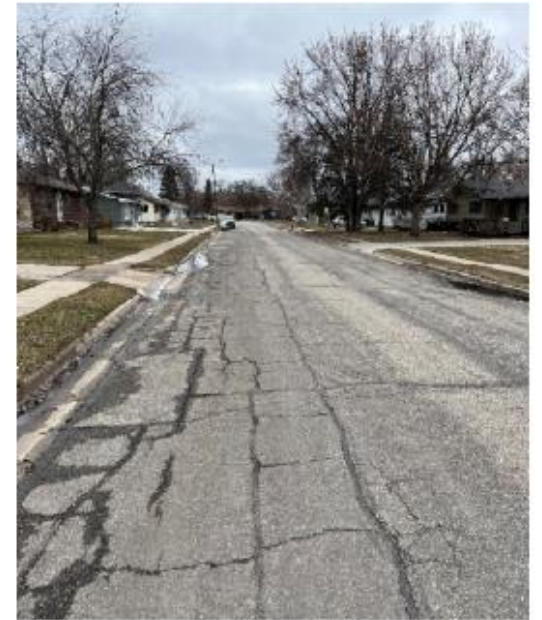
Background

- Original infrastructure installed in 1959 (65 years old)
 - No record of any rehabilitation since the original installation
 - Utilities are beyond their design life and in need of replacement
 - Lighting is on existing wooden poles and only at intersections. Light spacing is below current standards and a potential safety concern
 - Roadways are deteriorated and failing in areas
 - Included as a top priority project in Core Area Plan

Westwood Existing Facilities (continued)

Roadway

- Asphalt and curb and gutter deteriorating and failing due to age and drainage issues
 - “Alligator/block cracking” is present
 - Settlement is occurring



Westwood Existing Facilities (continued)

Sanitary Sewer

- Vitrified Clay Pipe (VCP)
 - Pipe is beyond its useful life of 50-60 years with areas of significant structural concerns and flow issues
 - A collapsed pipe can result in sewer backup into residences.



Westwood Existing Facilities (continued)

Water Distribution

- Asbestos Cement Pipe (ACP)
 - Typical life cycle of ACP is 50-60 years
 - Water Main breaks cause disruptions in water service and can impact the structural integrity of the roadway
- Fire hydrants, curb stops, and gate valves in need of replacement
- Fire hydrant coverage needs improvement

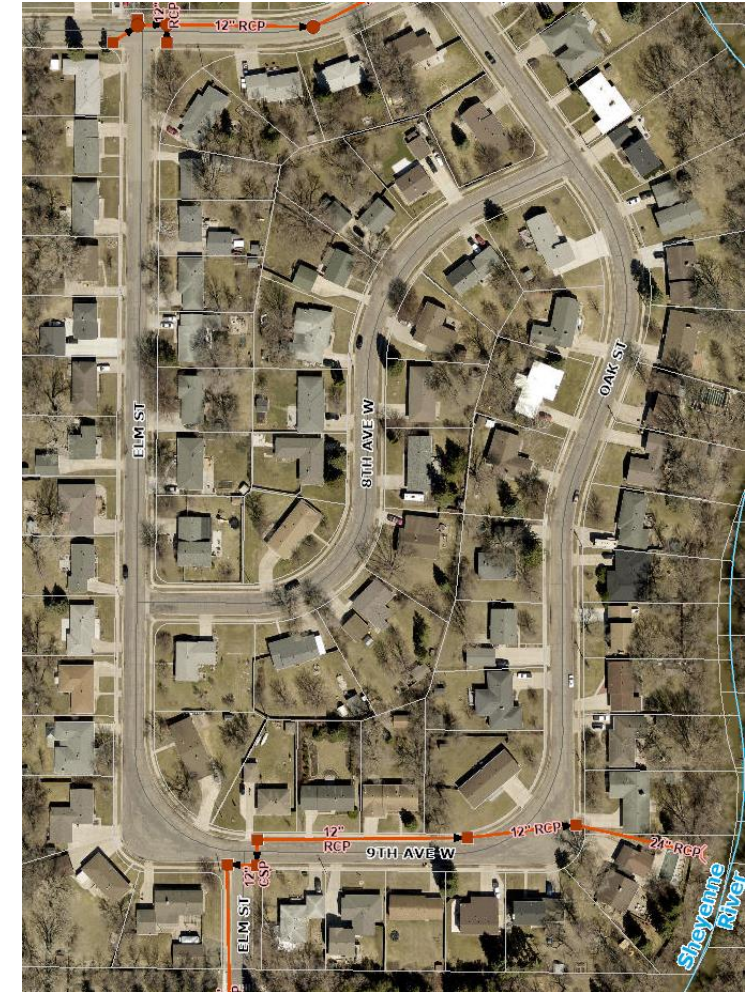


Example Asbestos Cement Pipe

Westwood Existing Facilities (continued)

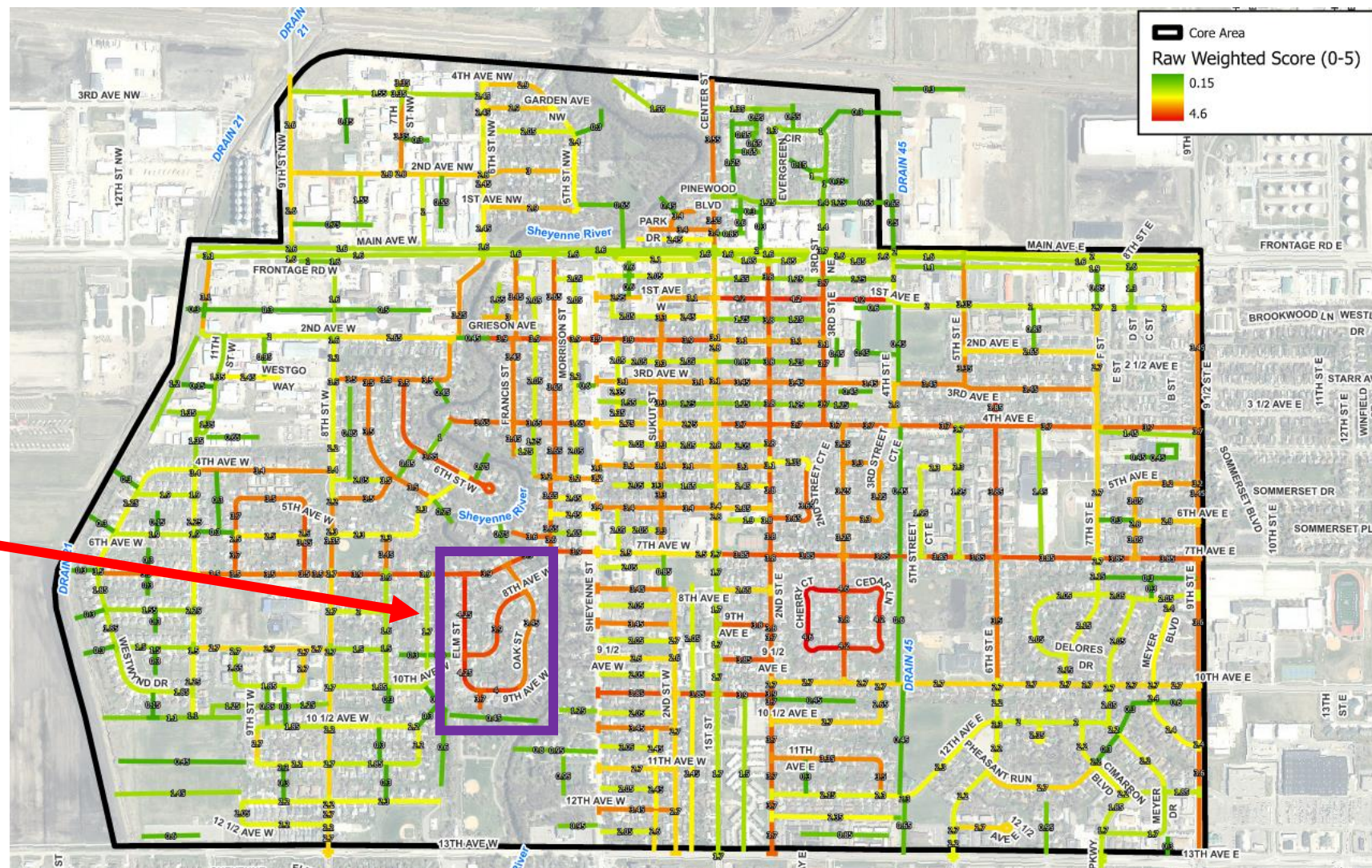
Storm Sewer

- Stormwater drains from the entire neighborhood to the south end where there is only 5 inlets collecting water.
- Lack of drainage contributes to the deterioration of the roadways and flooding in heavy rain events.



Core Area CIP

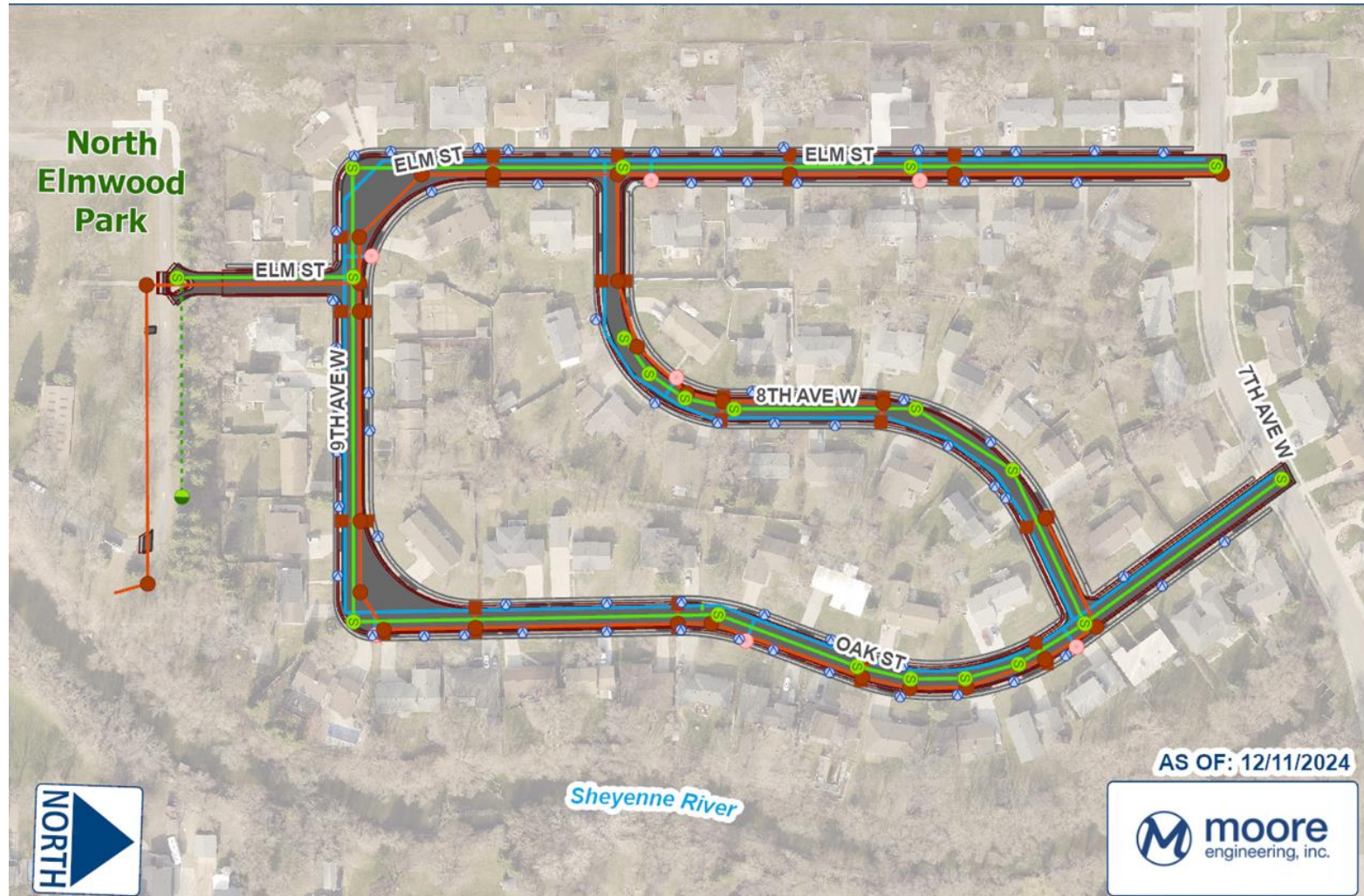
- Core Area Score Map
 - Red = Poor
 - Yellow = Fair
 - Green = Good
- Westwood 



Recommendations

- Replace sanitary sewer and water distribution systems within right-of-way
- Install new storm sewer system throughout the neighborhood to provide proper drainage
- With poor existing street conditions and need for utility replacements, reconstruct entire street
- Reconstruct all existing sidewalk for ADA compliance and new street grading
- Install street lighting that meets current city standards

Proposed Improvements



Construction

- Narrow Right of Way (50' vs. 62' standard)
- Project phasing example →
 - Temporary water service
 - Garbage, mail, emergency service
 - Inconvenient access restrictions
 - Resident access questions
- Temporary construction easements
 - Roadway grading and impacts (continued next slides)
 - Sewer and water service replacements
 - Private service replacement incorporation

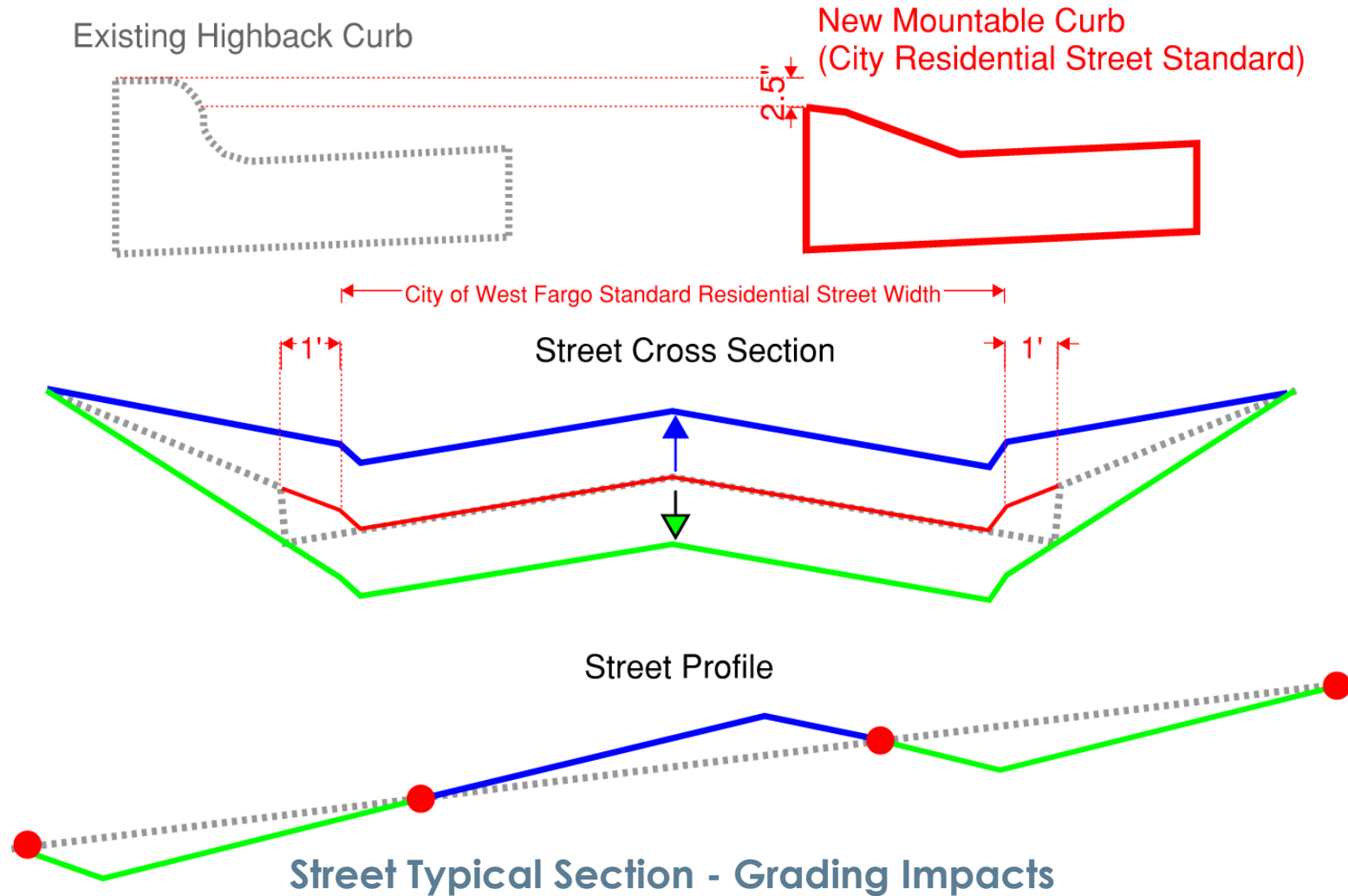


Street Typical Section

-
- EXISTING OBSTRUCTION NOT DESIGNATED FOR REMOVAL
- 50' RIGHT OF WAY
℄ OF R/W
℄ OF ALIGNMENT
- 10.5' 25' 14.5' 25' 10.5'
- 2' 4' 4.5' 2.5' 12' LANE 29' 12' LANE 2.5' 4.5' 4' 2'
- VARIES
SLOPE VARIES
MATCH EX. GROUND
4" CONCRETE SIDEWALK (TYP.) WHERE SHOWN
1.5%
4.00%
1'
- 2" ASPHALT WEAR COURSE
4" ASPHALT BASE COURSE
CROWN PROFILE GRADE
2.5% (C)
SUBGRADE CENTERLINE
EXISTING GROUND
9" AGGREGATE BASE
12" SUBGRADE PREPARATION
GEOSYNTHETIC MATERIAL
4" PERFORATED PVC DRAINTILE (TYP.)
SLOPE VARIES
MATCH EX. GROUND
12'
SLOPE VARIES
4" CONCRETE SIDEWALK (TYP.) WHERE SHOWN
1.5%
4.00%
1'
- NOTES:
1. SEE PLAN FOR OTHER SECTION DIMENSIONS.
2. PAY LIMITS FOR SUBGRADE PREPARATION, GEOSYNTHETIC MATERIAL, AND AGGREGATE BASE ARE 1' BEYOND BACK OF CURB.
- (A) 6" TOPSOIL, SEED, AND HYDRAULIC MULCH.
(B) MOUNTABLE CURB OR AS SHOWN IN PLANS FOR KNOCKDOWN.
(C) CROSS SLOPE VARIES WITHIN INTERSECTIONS.
(D) PREFERRED MAX SLOPE IS 10% IF PREFERRED MAX SLOPE IS EXCEEDED TO MATCH EXISTING GROUND, COORDINATE WITH FIELD ENGINEER.

LOCAL ROADWAY

Construction (continued)



Funding

Current CIP Funding Policy

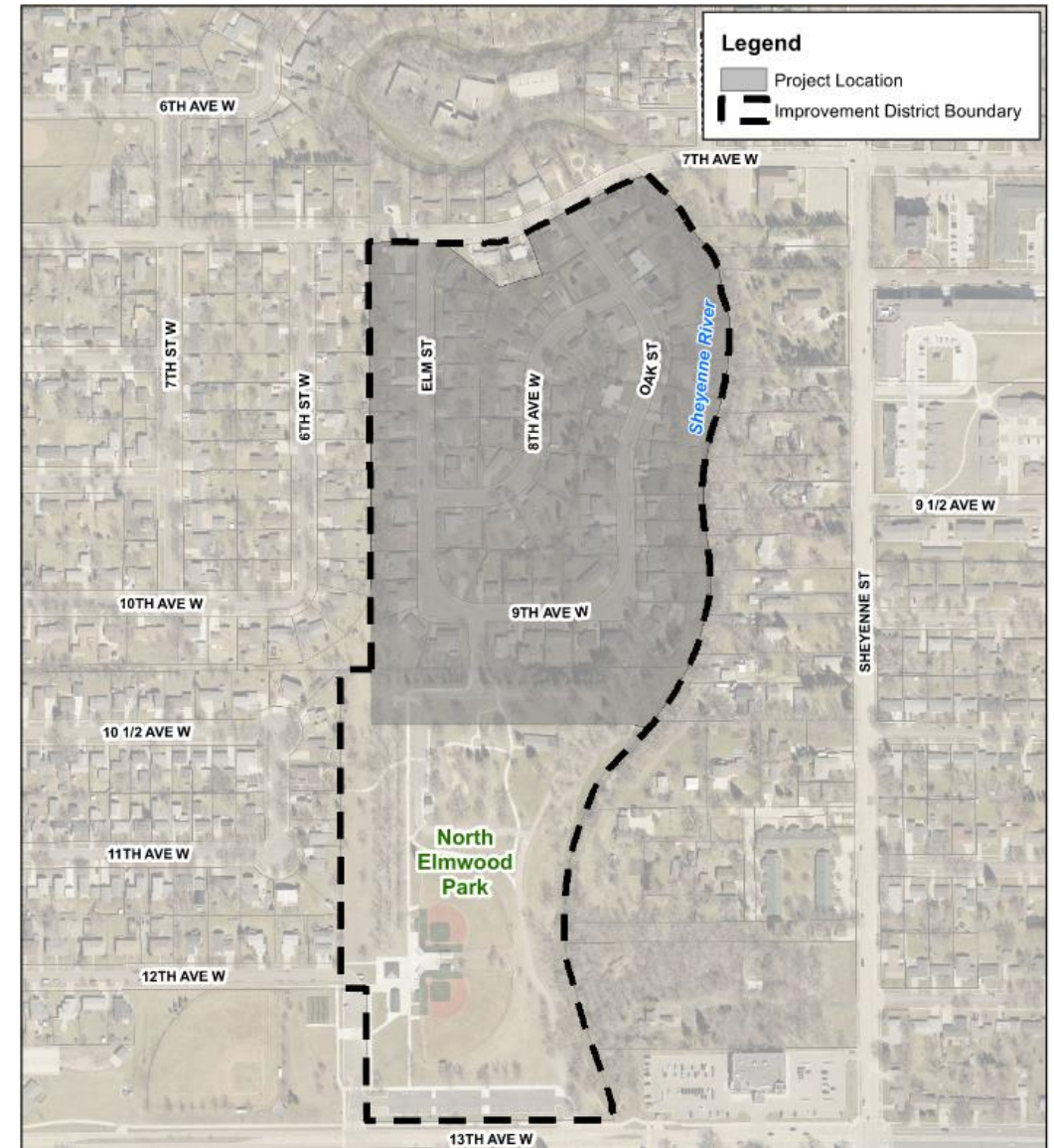
- The 2024 CIP was approved August 5, 2024
 - Project Funding Guidelines approved the following City cost shares:

PROJECT TYPE	% OF CITY FUNDS - 2024	% OF CITY FUNDS - 2022	CHANGE
Neighborhood Overlay	50%	0%	+50%
Local Reconstruction	70%	40%	+30%
Regional Reconstruction	30%	20%	+10%
Sidewalk Gap Projects	0%	0%	-
Green Field Development	0%	0%	-
Rehabilitation	100%	100%	-
Buildings/Facilities	100%	100%	-

Funding (continued)

Improvement District Map

created on 9/16/24



Funding (continued)

Project Costs

- Feasibility Study Total Project Estimated Cost: \$8,050,000
 - Construction Costs
 - City Administrative Costs
 - Engineering Costs
 - 20% Contingency

Funding (continued)

Special Assessments

- Current policy is the City pays 70% and assesses 30% of project costs
- Total Estimated Cost: \$8,050,000
 - City Total: \$5,635,000
 - Assessed total: \$2,415,000
- Assessments range from \$26,760 to \$44,455
- Average assessment: \$32,780
 - Average estimated yearly payment @ 5.00% interest over 25 years = \$2,325/year

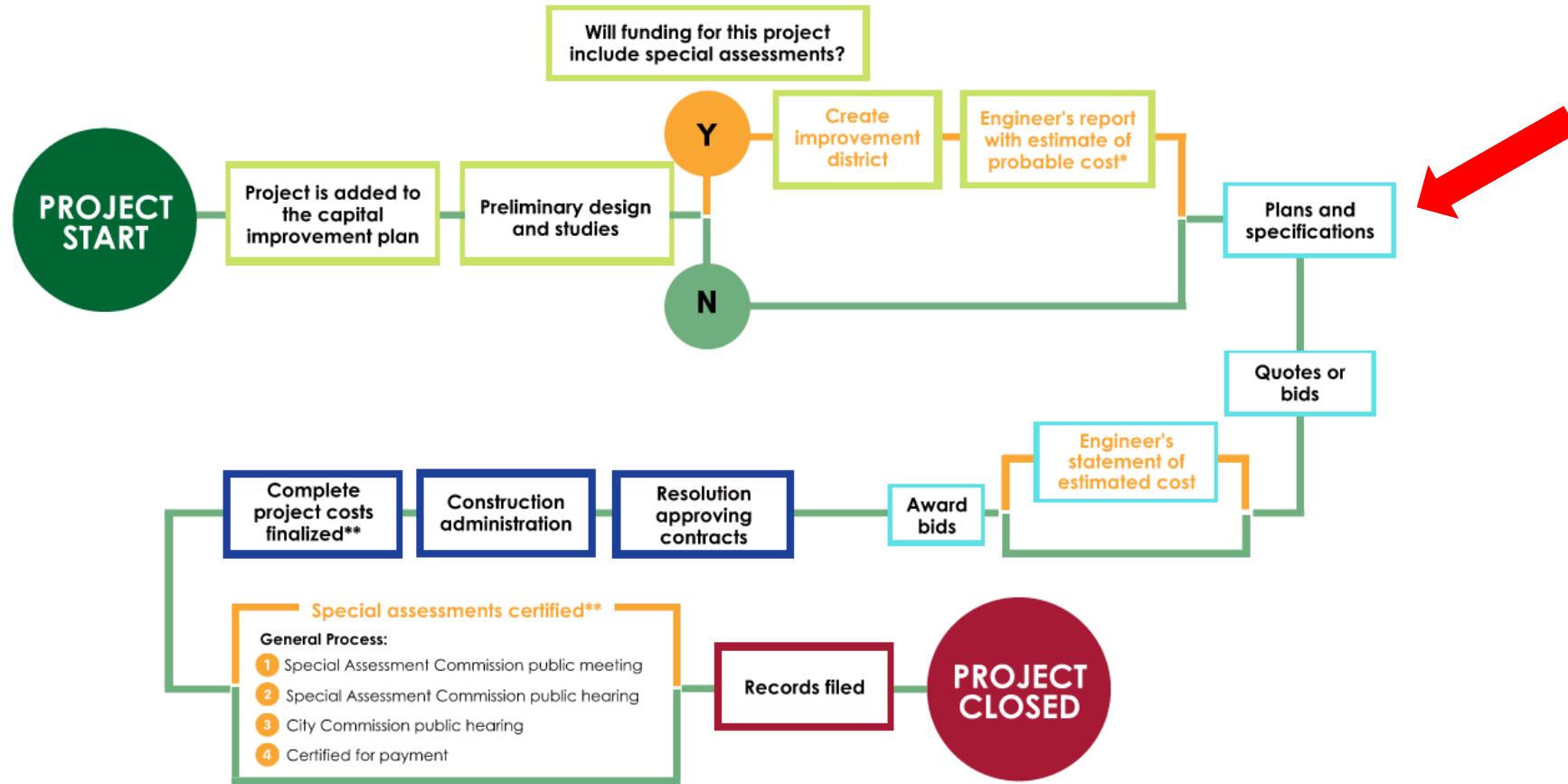
Funding (continued)

Grant Funding

- Application for grant funding for the watermain reconstruction portion of the project. This could bring the cost of the project down as much as \$1,200,000.
- Special Assessments
 - Current policy is the City pays 70% and assess 30% of project costs
 - Total Estimated Cost: \$6,850,000
 - City Total: \$4,795,000
 - Assessed total: \$2,055,000
 - Assessments range from \$22,770 to \$37,830
 - Average assessment: \$27,890
 - Average estimated yearly payment @ 5.00% interest over 25 years = \$1,980/year

Process for Contracts and Improvements

Improvement Process Overview



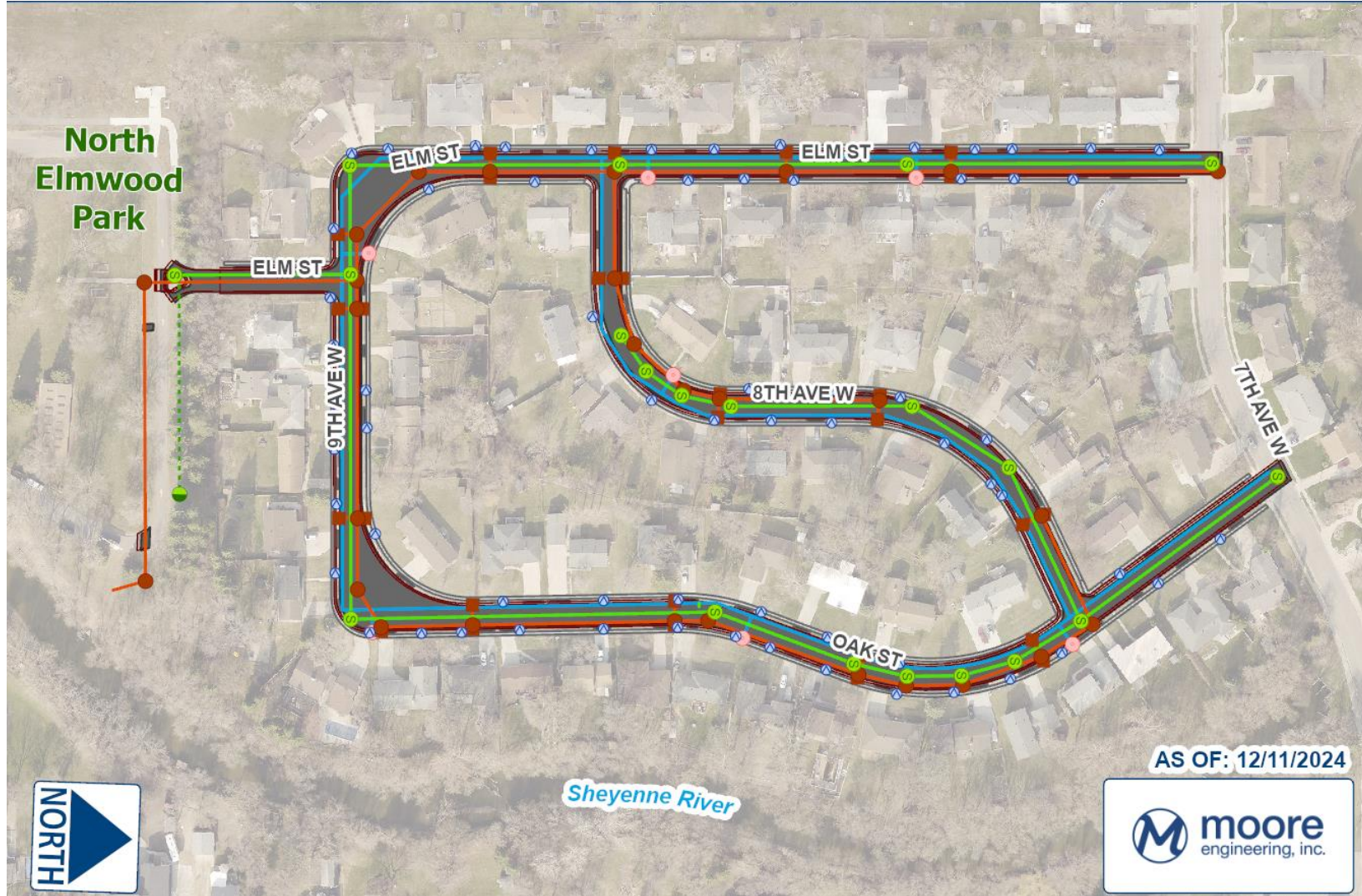
*The City of West Fargo creates an engineer's report and estimate of probable cost for most projects, but is legally required to do so for projects using special assessment funding.

**The special assessment certification process allocates the cost of the project after the complete cost of the project is final. The Special Assessment Commission does not discuss project costs.

Conclusion

- Westwood Existing Facilities
- Core Area Capital Improvement Plan (CIP)
- Recommendations
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- City Process for Contracts and Improvements
- Funding
- Construction impacts
- Temporary construction easements

Questions



Contacts

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