



Dustin T. Scott - City Engineer
Jerry Wallace – Assistant City Engineer
Andrew Wrucke – Assistant City Engineer
Kayla Volness – Engineering Office Manager

Engineering Department
800 4th Ave E
West Fargo, ND 58078
701-433-5430
www.westfargond.gov

Amended Engineer's Report

(Pursuant to N.D.C.C. 40-22-10)

Improvement District No. 1337

(Wild's 21st Addition)

New Water Supply, Sewerage, Street Systems and Incidentals

General Nature (Scope)

This new multiphase project will see a significant portion of the remaining agricultural land south of 52nd Avenue West converted to residential subdivision. The overall area is currently planned to consist of 270 single family lots, two multiple dwelling unit lots, one West Fargo Park District lot, and the last City Pond lot. Work will include New Water Supply, Sewerage, Street Systems and Incidentals located within the proposed Wilds 21st Addition subdivision. This project will address the work shown in phases one through three of the attached Feasibility Study.

The feasibility study has been amended to show the infrastructure improvements for the remaining lots of the Wilds 21st plat installed, drainage improvements and culvert removals along the Horace Diversion completed, and the large clay stockpile moved to accommodate the final residential lots, in a newly revised Phase 2. This phase of the project is intended to complete public infrastructure construction in the current Wilds subdivisions south of 52nd Avenue.

Purpose

The developer, Eagle Ridge Development, has expressed that their market analysis demonstrates the need for additional residential properties in this area to meet current demands and inventory. This project will provide city services to 70.99 acres of properties to include water and sewer mains, storm sewer, streets and sidewalks installed to West Fargo Standards and Specifications.

Feasibility

Existing infrastructure in the area is currently established to allow service as shown in the subdivision Feasibility Study, and the project is consistent with the City of West Fargo Comprehensive Plan. The project is constructible and funding would be accomplished via the special assessment process.

Estimate of Probable Cost

Construction		\$ 9,050,000
	Phase I	
	Contract Amount	\$ 3,731,528.58
	Contingency (~10%)	\$ 368,471.42
	Construction Total	\$ 4,100,000
	Phase 2	
	Bid Proposal Items	\$ 4,303,000
	Contingency (~15%)	\$ 647,000
	Construction Total	\$ 4,950,000
Consultant (Design/Construction, Study & Report, Additional Services, Permitting)		\$1,272,480
Hookup Fees		\$ 215,100
Wetland Mitigation Credits		\$ 50,000
Legal & Administration		\$ 452,500
Bonding/Interest		\$ 355,500
Total Estimated Cost		\$ 11,395,580

Source of Funds

Special Assessments	\$ 11,395,580
City Funds	\$ 0
Total	\$ 11,395,580

Supporting Documents (available upon request)

- A. C.I.P. Project Summary
- B. Itemized Estimate of Probable Cost
- C. Consultant's feasibility report
- D. Maps, Drawings, Etc.
- E. Photos

The proposed improvements are cost effective and will adhere to city policies as well as applicable state and/or federal regulations.


Jerrold F. Wallace, P.E.
ND Registration No. 27431

