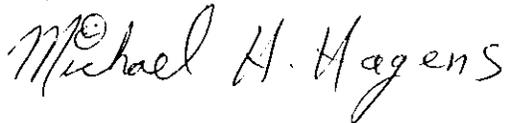


To: Menasha Board of Public Works and Common Council

Woodland Developments, LLC hereby requests the application of the city's installment/deferred assessment program to the Second Addition to Woodland Hills development. This is consistent with the Development Agreement between the City of Menasha and Woodland Estates, LLC dated October 18, 2002, which included commitments by the city to make available its deferred assessment policy. It is under this agreement that most of the Woodland Hills subdivision was developed.

The territory now proposed as the Second Addition to Woodland Hills was among the lands contemplated for development in the 2002 agreement. In order to make this development possible I will need the city to fund approximately \$ 417,000.00 for engineering, infrastructure and electrical service costs as shown on the attached estimate. Certain expenses, such as the final paving and curb and gutter will be incurred and assessed in the future (5+ years), as well as those incurred for the temporary asphalt mat to be installed in 2017. It is my intention to proceed as expeditiously as possible to have the property ready for new homes later this year.

Thank you for your consideration.

Sincerely, 

P.S. We have offers on five lots set to close as soon as street is in.

Second Addition to Woodland Hills Estimate

Gas - \$9,000.00

Electrical - \$61,000.00

Temporary blacktop - \$20,000.00

See attached sheet for engineering cost, sewer & water etc. - \$326,061.00

Total Estimated cost - \$417,000.00

2nd Addition to Woodland Hills
 Construction Cost Estimate
 Original Creation = January 26th, 2016

No.	Construction Item		Estimated Quantity	Unit Price	Engineer's Estimate	Unit Price	Contractor's Bid
Erosion Control							
1.	Silt Fence	LF	2,440.00	\$2.00	\$4,880.00	\$0.00	\$0.00
2.	Rock Tracking Pad	EA	1.00	\$750.00	\$750.00	\$0.00	\$0.00
3.	Inlet Protection	EA	6.00	\$50.00	\$300.00	\$0.00	\$0.00
4.	Ditch Check	EA	1.00	\$75.00	\$75.00	\$0.00	\$0.00
5.	Erosion Control Matting, Type-A	SY	0.00	\$5.00	\$0.00	\$0.00	\$0.00
6.	6" Rip-Rap	TONS	12.00	\$50.00	\$600.00	\$0.00	\$0.00
Erosion Control Subtotal					\$6,605.00		\$0.00
Sanitary Sewer							
1.	Abandon Sanitary main & Manhole	LS	1.00	\$500.00	\$500.00	\$0.00	\$0.00
2.	8" Sanitary Main - New	LF	1,067.00	\$28.00	\$29,876.00	\$0.00	\$0.00
3.	48" Diameter Manhole - New	VF	95.49	\$150.00	\$14,323.50	\$0.00	\$0.00
4.	Manhole Casting - New	EA	6.00	\$400.00	\$2,400.00	\$0.00	\$0.00
5.	4" Sanitary Lateral	LF	581.00	\$22.00	\$12,782.00	\$0.00	\$0.00
6.	4" Sanitary Lateral Tap & Riser	EA	17.00	\$150.00	\$2,550.00	\$0.00	\$0.00
Sanitary Sewer Subtotal					\$62,431.50		\$0.00
Storm Sewer							
1.	8" Storm Sewer	LF	80.00	\$25.00	\$2,000.00	\$0.00	\$0.00
2.	15" Storm Sewer	LF	569.00	\$32.00	\$18,208.00	\$0.00	\$0.00
3.	Remove & Abandon Exist. Inlet	EA	2.00	\$350.00	\$700.00	\$0.00	\$0.00
4.	Reconstruct Inlet at New Location	EA	1.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00
5.	Storm Inlet with Casting	EA	5.00	\$1,500.00	\$7,500.00	\$0.00	\$0.00
6.	12" Inlet Lead	LF	79.00	\$30.00	\$2,370.00	\$0.00	\$0.00
7.	48" Dia. Storm Manhole	VF	19.26	\$150.00	\$2,889.00	\$0.00	\$0.00
8.	Manhole Casting - New	EA	4.00	\$400.00	\$1,600.00	\$0.00	\$0.00
9.	15" Endwall with Trashguard	EA	2.00	\$400.00	\$800.00	\$0.00	\$0.00
10.	Storm Lateral	LF	551.00	\$20.00	\$11,020.00	\$0.00	\$0.00
11.	Storm Lateral Tap	EA	17.00	\$150.00	\$2,550.00	\$0.00	\$0.00
Storm Sewer Subtotal					\$51,137.00		\$0.00
Watermain							
1.	8" Water Main	LF	1,170.00	\$28.00	\$32,760.00	\$0.00	\$0.00
2.	8" Water Valve	EA	4.00	\$1,500.00	\$6,000.00	\$0.00	\$0.00
3.	6" Water Valve	EA	3.00	\$1,000.00	\$3,000.00	\$0.00	\$0.00
4.	Hydrant	EA	3.00	\$2,500.00	\$7,500.00	\$0.00	\$0.00
5.	Remove Existing Hydrant & Valve	EA	1.00	\$350.00	\$350.00	\$0.00	\$0.00
6.	Abandon Exist Main & Corporation	LS	1.00	\$500.00	\$500.00	\$0.00	\$0.00
7.	6" Hydrant Lead	LF	22.50	\$30.00	\$675.00	\$0.00	\$0.00
8.	Water Lateral	LF	413.00	\$18.00	\$7,434.00	\$0.00	\$0.00
9.	Water Lateral Tap	EA	16.00	\$250.00	\$4,000.00	\$0.00	\$0.00
Watermain Subtotal					\$62,219.00		\$0.00
Street Grade & Gravel							
1.	Traffic Control	LS	1.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00
2.	Street Excavation	CY	3,192.32	\$6.50	\$20,750.08	\$0.00	\$0.00
3.	Haul, Install & Compact Clay Fill	CY	402.57	\$12.00	\$4,830.84	\$0.00	\$0.00
4.	Fine Grading (Right-of-Way to Right-of-Way)	SY	8,814.37	\$0.50	\$4,407.18	\$0.00	\$0.00
5.	Crushed Aggregate Base Course	TONS	3,952.06	\$12.00	\$47,424.70	\$0.00	\$0.00
6.	Restoration (Right-of-Way-Pavement Area)	SY	3,699.24	\$2.00	\$7,398.48	\$0.00	\$0.00
7.	4" Asphaltic Pavement - Roadway	TONS	1,018.86	\$55.00	\$56,037.38	\$0.00	\$0.00
8.	30" Concrete Curb & Gutter	LF	2,501.00	\$6.00	\$15,006.00	\$0.00	\$0.00
9.	Topsoil Stripping	SY	8,814.37	\$1.00	\$8,814.37	\$0.00	\$0.00
Grade & Gravel Subtotal					\$166,669.03		\$0.00
Design Services							
1.	Engineering, Surveying, & Const. Related Services	LS	1.00	\$55,000.00	\$55,000.00	\$0.00	\$0.00
Design Services Subtotal					\$55,000.00		\$0.00
Construction Cost Total			1-0719-001est.xls		\$404,061.53		\$0.00

Take out

326-061 \$325619.67 OK