

# CEDAR CORPORATION

## COMPANY PROFILE

- Integrated Services Firm
- Established 1975
- 90 Employees
- 4 Office Locations
  - Menomonie
  - Green Bay
  - Cedarburg
  - Madison



# PROFESSIONAL SERVICES

- Planning/Economic Development
- Civil/Municipal Engineering
- Wastewater Services
- Grants/Funding Assistance
- Surveying/GPS/GIS
- Architecture
- Transportation
- Structural Engineering
- Water Resource Services
- Environmental Services
- Landscape Architecture



# Average Street and Utility Construction Estimates

- Used Bid Tabs from 1998 – 2018
- We removed outlier projects
- Average unit prices based on projects ranging from \$250,000 - \$1,000,000
- Approximately 10 projects per year



# Average Street and Utility Construction Estimates

- Averaged costs for:
  - Street Construction
  - Sidewalk Construction
  - Watermain Construction
  - Storm Sewer Construction
  - Sanitary Sewer Construction

# Typical 330 ft Street and Utility Construction

## Assumptions:

- 36 ft wide street, face to face of curb
- Parking on both sides
- 24 inch curb and gutter
- 3 inch asphalt pavement
- 5 ft wide concrete sidewalk on one side

# Typical 330 ft Street and Utility Construction

## Exclusions:

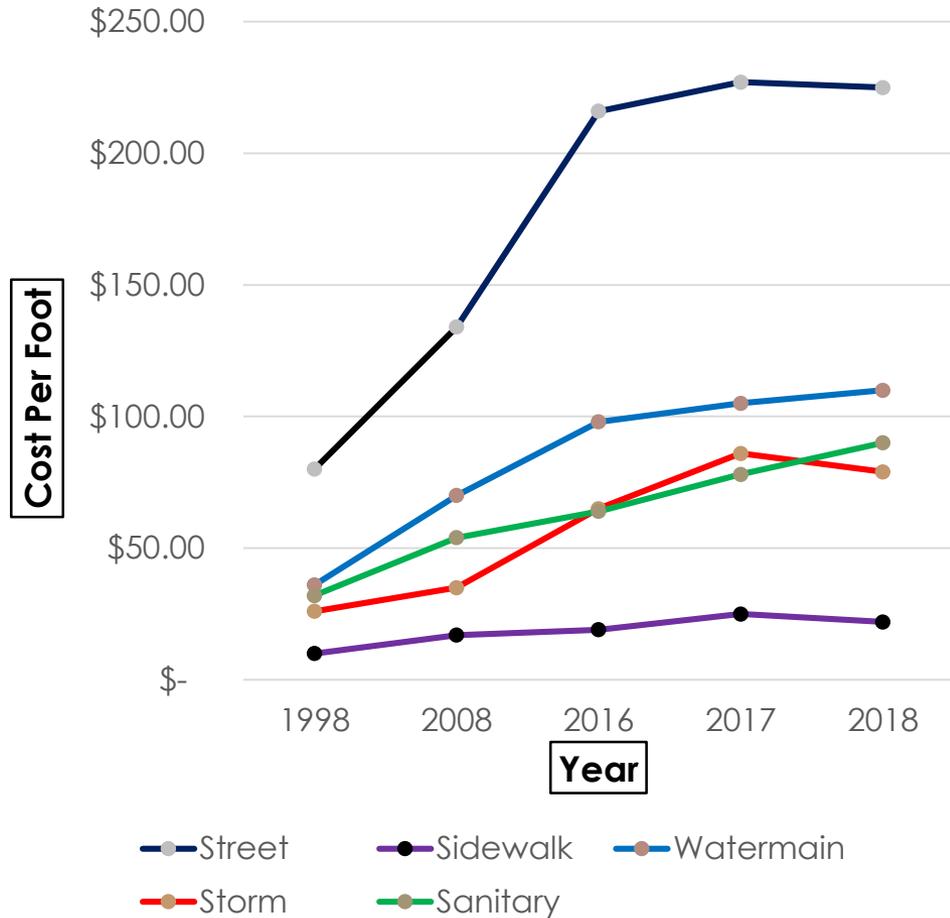
- No storm water pond construction costs
- No rock excavation
- No dewatering
- No street lighting
- No electrical, gas, telecom, etc.



# Average Construction Cost Per Foot

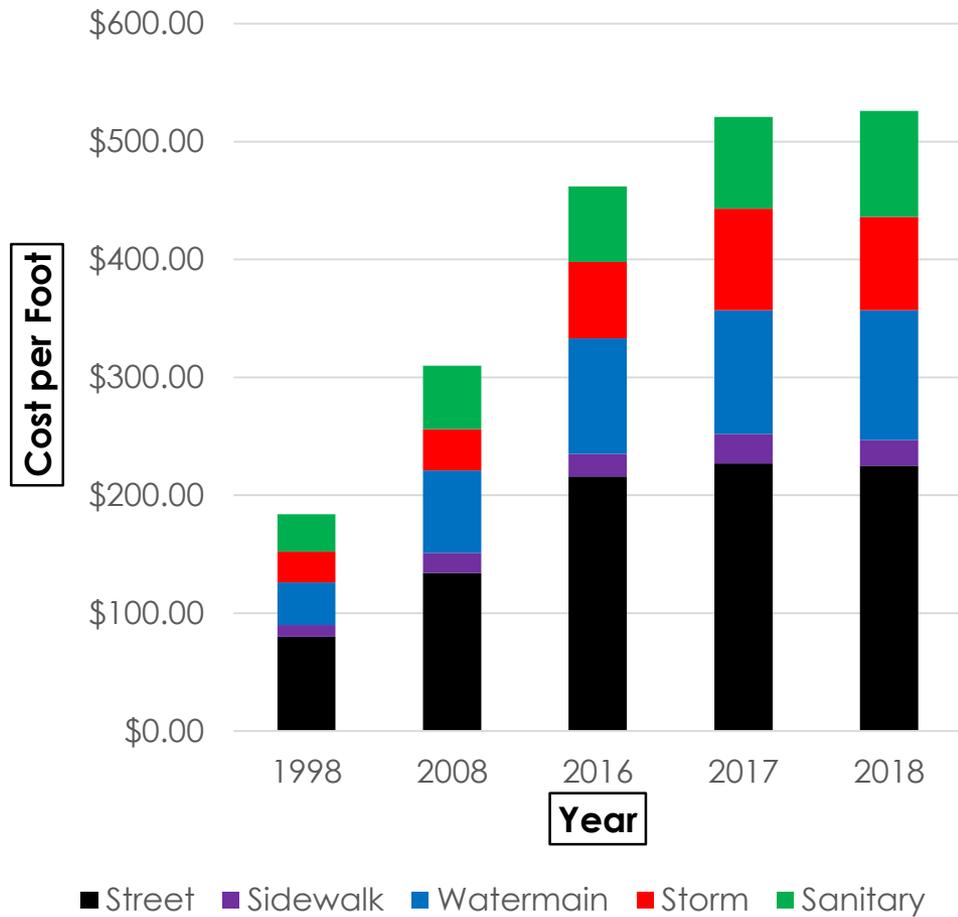
	1998	2008	2016	2017	2018
Street	\$80.02	\$134.28	\$215.70	\$227.14	\$224.67
Sidewalk	\$9.94	\$16.97	\$18.75	\$24.95	\$21.78
Watermain	\$36.25	\$70.28	\$97.90	\$105.39	\$109.74
Storm Sewer	\$26.12	\$35.00	\$65.21	\$86.39	\$78.91
Sanitary Sewer	\$32.19	\$53.94	\$64.45	\$77.94	\$90.23
<b>Total per Foot</b>	<b>\$184.52</b>	<b>\$310.47</b>	<b>\$462.01</b>	<b>\$521.81</b>	<b>\$525.33</b>

# Cost Per Foot Increase Over Time



**Total % change 1998 – 2018**  
**184.70%**

# Total Average Cost Per Foot By Year



# Average Total Cost Per Year\*

## 330 feet (Typical City Block)

	1998	2008	2016	2017	2018
Total Construction	\$60,891	\$102,455	\$152,462	\$172,194	\$173,356
Costs Per Foot	\$185	\$310	\$462	\$522	\$525

\*Costs do not include Engineering Design/Construction

# Inflation Rate Comparisons

Years	National Inflation Rate	Infrastructure Inflation Rate
1998 – 2008	32.1%	68.3%
2008 – 2018	16.6%	69.2%
1998 – 2018	54.1%	184.7%

# Payback

Millrate		\$20.00
Interest Rate		4.50%
Construction Cost		\$1,500,000
Assessed Value		\$1,500,000
Taxes Per Yr.		\$30,000
Incentive		
	5 yrs	\$75,519.27
	7 yrs	\$120,601.00
	10 yrs	\$181,201.51
	20 yrs	\$334,058.06

# Takeaways

1. Costs continue to increase
2. Even in today's growth environment the need for Public Private Partnerships is crucial for successful projects
3. Only build what is needed when it is needed
4. Seek out other sources of funding to offset costs – TIF, TEA, CDBG, etc.
5. Remember public \$ are more patient than private \$