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April 10, 2018

To: Hamilton County Drainage Board

Re: Cornthwaite-Kepner Reconstruction

On January 22, 2018 the Hamilton County Drainage Board approved the reconstruction of the Cornthwaite-Kepner Drain. The engineers estimate for construction was \$72,991.08. The approved assessment rates were:

Residential/Agricultural parcels - \$125.08 per acre with a \$125.08 minimum.
Roads & Commercial parcels - \$375.24 per acre with a \$375.25 minimum.

Only one contractor turned in a bid at the February 26, 2018 bid opening. It was for \$115,000 from Morphe Construction. The Board referred it to the Surveyor's Office for review. At the March 12, 2018 Drainage Board meeting the Surveyor's Office recommended that the Board reject the bids and allow for quotes to be taken from contractors. Because the clearing portion of this project needed to be completed before April 1st and the Board approved for the Surveyor to assign the work to one of the Board's contractors do the clearing. On March 13, 2018 a work order was issued to VanHorn Excavating and the clearing was completed for \$4,959.00. The clearing was paid using the maintenance funds in the Cornthwaite and the Kepner drain funds.

Quotes were received and opened at the April 9, 2018 Drainage Board meeting. VanHorn Excavating submitted a quote for \$87,613.68 and Morphy Construction submitted a quote for \$101,997.00.

At this time I recommend that Morphy's original bid from February 26, 2018 be rejected as well as their quote from April 9, 2018.

I recommend that a 15% contingency of \$13,142.05 be added to Van Horn Excavating's quote of \$87,613.68 plus \$6,915.00 for the needed easement and a new hearing be held for the revised project estimate of \$107,670.73. Based on the revised cost estimate the revised assessment rates will be:

Residential/Agricultural parcels - \$168.56 per acre with a \$168.56 minimum.
Roads & Commercial parcels - \$505.68 per acre with a \$505.68 minimum.

I recommend that the Board set a hearing for this revised reconstruction assessment for May 29, 2018.


Kenton C. Ward, CFM
Hamilton County Surveyor

Cornthwaite-Kepner Reconstruction

Original reconstruction hearing 01/22/18

Reconstruction cost estimate was \$72,991.08 & easement was \$6,915 for a total of **\$79,906.08**.

Revised hearing: 05/29/18

\$87,613.68 VanHorn Quote:

\$13,142.05 15% Contingency:

\$100,755.73 Revised Cost Estimate:

\$6,915.00 Easement Acquisition:

\$107,670.73 Revised Project Cost:

Per Original Hearing	Per Acre	Minimum
Residential/Ag	125.08	125.08
Commercial/Road	375.24	375.24

Per Revised Hearing	Per Acre	Minimum
Residential/Ag	168.56	168.56
Commercial/Road	505.68	505.68

Parcel	Owner	Desc	Rate	Ben	Rec. Asmt Per 1/22/18	Revised Per	% of Total
05-07-06-01-01-032.000	Alton, Marissa A	S6 T19 R5 M A Clifford Lot 4,5	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-06-52-00-008.001	Cambridge Investment Inc	S6 T19 R5 11.95Ac	Residential/Ag	0.25	\$125.08	\$168.56	0.16%
07-07-08-00-00-012.000	Coverdale, Brad Evans Trustee	S8 T19 R5 74.85Ac	Residential/Ag	10.85	\$1,357.12	\$1,828.88	1.70%
07-07-08-00-00-013.000	Coverdale, Brad Evans Trustee	S8 T19 R5 24.66Ac	Residential/Ag	1.76	\$220.14	\$296.68	0.28%
03-07-07-00-00-004.001	Coy, Theodore J & Tracee D	S7 T19 R5 2.00Ac	Residential/Ag	2.00	\$250.16	\$337.12	0.31%
05-07-06-01-01-037.000	Ewing, Shannon R	S6 T19 R5 La-Charity Lot 3	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
05-07-06-01-01-040.000	Foster, Walter Q	S6 T19 R5 La-Charity Lot 6	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-06-52-00-001.003	Golden Arch Limited Partnership #13-499	S6 T19 R5 0.47Ac	Commercial	0.47	\$375.24	\$505.68	0.47%
05-07-06-13-01-002.000	Golden Arch Limited Partnership #13-499	S6 T19 R5 0.90Ac	Commercial	0.90	\$375.24	\$505.68	0.47%
03-07-07-00-00-003.000	Guilkey, Tamara C Lvg Trust	S7 T19 R5 40.00Ac	Residential/Ag	6.00	\$750.48	\$1,011.36	0.94%
03-07-07-00-00-004.000	Guilkey, Tamara C Lvg Trust	S7 T19 R5 38.00Ac	Residential/Ag	37.00	\$4,627.96	\$6,236.72	5.79%
03-07-07-00-00-005.000	Guilkey, Tamara C Lvg Trust	S7 T19 R5 10.00Ac	Residential/Ag	9.00	\$1,125.72	\$1,517.04	1.41%
07-07-08-00-00-001.000	Guilkey, Tamara C Lvg Trust	S8 T19 R5 77.38Ac	Residential/Ag	48.25	\$6,035.12	\$8,133.02	7.55%
99-99-99-99-99-999.001	Hamilton County Highway Department	S5/6/7/8 T19 R5	Road	17.37	\$6,517.92	\$8,783.66	8.16%
05-07-06-01-01-039.000	Horton, Christopher Wayne & Theresa Lynn	S6 T19 R5 La-Charity Lot 5	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
07-07-08-00-00-013.001	Humphrey, Terry K & Ann h&w	S8 T19 R5 13.32Ac	Residential/Ag	2.86	\$357.74	\$482.08	0.45%
03-07-06-52-00-002.003	Illyes, Andrew E & Linda A	S6 T19 R5 18.67Ac	Residential/Ag	18.67	\$2,335.24	\$3,147.02	2.92%
03-07-06-52-00-002.004	Illyes, Andrew E & Linda A	S6 T19 R5 18.68Ac	Residential/Ag	15.58	\$1,948.76	\$2,626.16	2.44%
03-07-06-52-00-006.101	Illyes, Andrew E & Linda A	S6 T19 R5 13.00Ac	Residential/Ag	10.70	\$1,338.36	\$1,803.60	1.67%
99-99-99-99-99-999.002	Indiana Department Of Transportation	S6T19 R5 SR 19	Road	0.60	\$375.24	\$505.68	0.47%
07-07-08-00-00-015.000	JAGR Management LLC	S8 T19 R5 70.94Ac	Residential/Ag	56.80	\$7,104.54	\$9,574.22	8.89%
07-07-05-00-00-016.000	Johnson, Michael S & Gloria A CoTrustees fbo Johnson R	S5 T19 R5 32.26Ac	Residential/Ag	7.49	\$936.86	\$1,262.52	1.17%
05-07-06-01-01-036.000	Lacharite, Edward A & Anthony L Jr/Rs	S6 T19 R5 La-Charity Lot 2	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-07-00-00-008.000	Molina Farm LLC	S7 T19 R5 38.83Ac	Residential/Ag	34.83	\$4,356.54	\$5,870.94	5.45%
03-07-06-51-00-008.001	Mosbaugh, Stephen R & Rebecca C Ream tc	S6 T19 R5 0.80Ac	Residential/Ag	0.80	\$125.08	\$168.56	0.16%
03-07-06-52-00-002.001	Newcom, Kenneth L & Cheri I	S6 T19 R5 18.65Ac	Residential/Ag	18.65	\$2,332.74	\$3,143.64	2.92%
03-07-06-52-00-002.002	Newcom, Kenneth L & Cheri I	S6 T19 R5 16.93Ac	Residential/Ag	16.62	\$2,078.84	\$2,801.48	2.60%
03-07-06-52-00-005.000	Newcom, Kenneth L & Cheri I	S6 T19 R5 55.80Ac	Residential/Ag	55.80	\$6,979.46	\$9,405.66	8.73%
03-07-06-52-00-005.001	Newcom, Kenneth L & Cheri I	S6 T19 R5 18.00Ac	Residential/Ag	18.00	\$2,251.44	\$3,034.08	2.82%
03-07-06-52-00-005.101	Newcom, Kenneth L & Cheri I	S6 T19 R5 5.00Ac	Residential/Ag	5.00	\$625.40	\$842.80	0.78%
03-07-06-52-00-006.000	Newcom, Kenneth L & Cheri I	S6 T19 R5 16.00Ac	Residential/Ag	15.30	\$1,913.72	\$2,578.98	2.39%
03-07-07-00-00-006.000	Newcom, Kenneth L & Cheri I	S7 T19 R5 48.90Ac	Residential/Ag	48.90	\$6,116.42	\$8,242.58	7.65%
03-07-07-00-00-006.101	Newcom, Kenneth L & Cheri I	S7 T19 R5 0.24Ac	Residential/Ag	0.24	\$125.08	\$168.56	0.16%
03-07-07-00-00-006.001	Orcutt, Robert S & Debra A h&w	S7 T19 R5 0.88Ac	Residential/Ag	0.88	\$125.08	\$168.56	0.16%
03-07-07-00-00-010.001	Perry, Adam & Kari Nickander	S7 T19 R5 9.15Ac	Residential/Ag	2.00	\$250.16	\$337.12	0.31%

Parcel	Owner	Desc	Rate	Ben	Rec. Asmnt Per 1/22/18	Revised Per Bid	% of Total
03-07-06-52-00-007.000	Ripberger, Thomas E & Merilee R	S6 T19 R5 10.00Ac	Residential/Ag	3.00	\$375.24	\$505.68	0.47%
03-07-06-52-00-008.000	Ripberger, Thomas E & Merilee R	S6 T19 R5 28.05Ac	Residential/Ag	2.75	\$343.98	\$463.54	0.43%
03-07-07-00-00-002.000	Ripberger, Thomas E & Merilee R	S7 T19 R5 40.00Ac	Residential/Ag	4.00	\$500.32	\$674.24	0.63%
03-07-06-52-00-003.000	Rulon Enterprises LLC	S6 T19 R5 100.44Ac	Residential/Ag	31.36	\$3,922.52	\$5,286.04	4.91%
05-07-06-01-01-035.000	Russell, Katie A	S6 T19 R5 La-Charity Lot 1	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-06-52-00-001.001	Speedway LLC	S6 T19 R5 0.09Ac	Commercial	0.09	\$375.24	\$505.68	0.47%
03-07-06-52-00-001.002	Speedway LLC	S6 T19 R5 0.43Ac	Commercial	0.43	\$375.24	\$505.68	0.47%
05-07-06-13-01-002.002	Speedway LLC	S6 T19 R5 1.00Ac	Commercial	1.00	\$375.24	\$505.68	0.47%
05-07-06-01-01-034.000	Stevens, Mark E & Susan E	S6 T19 R5 M A Clifford Lot 6,7	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-07-00-00-007.000	Stipanovic, Mary Ann	S7 T19 R5 20.00Ac	Residential/Ag	20.00	\$2,501.60	\$3,371.20	3.13%
03-07-06-51-00-007.000	TNT Farms LLC	S6 T19 R5 168.20Ac	Residential/Ag	33.00	\$4,127.64	\$5,562.48	5.17%
07-07-05-00-00-017.001	Waltz, Craig E & Delores J	S5 T19 R5 10.57Ac	Residential/Ag	6.56	\$820.52	\$1,105.76	1.03%
03-07-06-52-00-004.000	Waltz, Mary Lou & Marisa Goldberg Trustees of Part B o	S6 T19 R5 38.58Ac	Residential/Ag	4.00	\$500.32	\$674.24	0.63%
05-07-06-01-01-038.000	Wigley, Robert W & Beverly J	S6 T19 R5 La-Charity Lot 4	Residential/Ag	1 Lot	\$125.08	\$168.56	0.16%
03-07-07-00-00-012.001	Woodward, Austin C	S7 T19 R5 75.60Ac	Residential/Ag	9.00	\$1,125.72	\$1,517.04	1.41%
03-07-07-00-00-012.000	Woodward, Paul E & Audrey L	S7 T19 R5 2.00Ac	Residential/Ag	0.07	\$125.08	\$168.56	0.16%
Parcels: 51			Totals: 8 lots &	578.83	\$79,906.18	\$107,682.94	100.0%

CORNTHWAITE-KEPNER SHED #365

