



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

April 23, 2021

To: Hamilton County Drainage Board

Re: George W. Beam Drain #322

At the July 13, 2015 Drainage Board meeting the bid for the George Beam reconstruction was awarded to VanHorn Excavating for \$70,457.00. This was \$24,213.58 more than the **\$46,243.42 to be collected from the reconstruction assessment roll**. The Board accepted the bid and approved to take the shortfall from GDIF to be paid back with future maintenance assessments. At that time there was \$2,270.70 in the maintenance fund and the annual collections brings in \$784.22 per year.

Since the approval of the reconstruction the cost increased an additional \$1,907.66 for Change Order #1 to provide outlets for private tiles that were encountered during the construction of the open ditch. The reconstruction collection period ran from 2016-2020. The current balance of the reconstruction fund is <\$21,817.95>.

No transfers of maintenance funds have been made to help pay back the shortfall because there have been nine (9) work orders equaling \$34,394.35 since the approval of the reconstruction. The current balance of the maintenance fund is <\$27,961.54>.

The total debt of the George Beam drainage shed is **\$49,779.49**. The drainage shed consist of 25 parcels and 214 acres. The current maintenance assessment is \$3.00 per acre with a \$15.00 minimum and \$10.00 per acre for roads. This brings in \$784.22. If no future work is done it would take over **63 years** to pay off the current debt. I recommend a special assessment of \$45.00 per acre and \$135.00 minimum to be collected for 5 years (2022-2026). The special assessment would bring in \$10,057.98 per year and would collect \$50,289.90 over 5 years. I also recommend that the regular maintenance assessment be increased to \$5.00 per acre with a \$25.00 minimum and roads be increased to \$25.00 per acre. This would increase the regular annual assessment from \$784.22 to \$1,354.52 per year. The special assessment and the regular annual maintenance assessment should run concurrently from 2022 to 2026. Together **\$57,062.50** will be collected over the five (5) year period.

I recommend the Board set a hearing for June 28, 2021 to consider this proposal.


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/jh

George Bean Drain #322

Current Rate is \$3/Ac, \$15/Min & \$10/Ac for Roads
 Revised Rate Increase is \$5/Ac, \$25/Min & \$25/Ac for Roads
 Special Additional Assessment is \$45/Ac, \$135/Min to be collected for 5 years from 2022-2026.
 Hearing: June 28, 2021

Parcel	Owner	Desc	Rate	Ben	Current Annual Asmt	Revised Annual Asmt	Special 5 year Asmt
01-01-34-00-00-001.001	Atkinson, Craig J & Karen L	S34 T20 R3 8.40Ac	Residential/Ag	6.70	\$20.10	\$33.50	\$301.50
01-01-28-00-00-008.004	Brewster, Donald & Jacqueline	S28 T20 R3 2.00Ac	Residential/Ag	2.00	\$15.00	\$25.00	\$135.00
01-01-28-00-00-008.001	Clayton, Robert J & Becky S	S28 T20 R3 1.71Ac	Residential/Ag	1.71	\$15.00	\$25.00	\$135.00
01-01-28-00-00-008.002	Clayton, Robert J & Becky S	S28 T20 R3 1.98Ac	Residential/Ag	1.98	\$15.00	\$25.00	\$135.00
01-01-34-00-00-001.000	Conrad, Donald M & Barbara	S34 T20 R3 1.90Ac	Residential/Ag	1.90	\$15.00	\$25.00	\$135.00
01-01-34-00-00-001.002	Conrad, Donald M & Barbara	S34 T20 R3 2.20Ac	Residential/Ag	2.20	\$15.00	\$25.00	\$135.00
01-01-33-00-00-010.001	Ells, Jason M & Michelle L	S33 T20 R3 3.00Ac	Residential/Ag	3.00	\$15.00	\$25.00	\$135.00
01-01-28-00-00-008.005	Gatewood, Steven R & Linda L h&w	S28 T20 R3 4.09Ac	Residential/Ag	4.09	\$15.00	\$25.00	\$184.06
01-01-33-00-00-010.000	Gibbons, Jason M & Natalie h&w	S33 T20 R3 3.00Ac	Residential/Ag	3.00	\$15.00	\$25.00	\$135.00
01-01-28-00-00-009.002	Habig, Frank J	S28 T20 R3 42.29Ac	Residential/Ag	19.00	\$57.00	\$95.00	\$855.00
99-99-99-99-999.001	Hamilton County Highway Department	246th St.S27/28 & 33/34 T20 R3	Road	5.70	\$57.00	\$142.50	\$256.50
01-01-34-00-00-001.003	Johnson, Matthew A	S34 T20 R3 27.50Ac	Residential/Ag	24.00	\$72.00	\$120.00	\$1,080.00
01-01-34-00-00-022.000	Johnson, Matthew A	S34 T20 R3 20.00Ac	Residential/Ag	7.50	\$22.50	\$37.50	\$337.50
01-01-27-00-00-022.000	Kerr, Patricia A Trustee of Patricia A Kerr Trust	S27 T20 R3 80.00Ac	Residential/Ag	0.20	\$15.00	\$25.00	\$135.00
01-01-33-00-00-009.101	Leonard, Christopher C & Susan E	S33 T20 R3 21.27Ac	Residential/Ag	18.00	\$54.00	\$90.00	\$810.00
01-01-33-00-00-011.002	Lyons, Daniel W & Wanda K	S33 T20 R3 15.85Ac	Residential/Ag	15.85	\$47.56	\$79.26	\$713.26
01-01-33-00-00-011.001	Lyons, Daniel W & Wanda K h&w	S33 T20 R3 4.16Ac	Residential/Ag	4.16	\$15.00	\$25.00	\$187.20
01-01-33-00-00-011.003	Lyons, Daniel W & Wanda K h&w	S33 T20 R3 5.85Ac	Residential/Ag	5.85	\$17.56	\$29.26	\$263.26
01-01-33-00-00-011.000	Osborn, Richard W & Lea A	S33 T20 R3 4.16Ac	Residential/Ag	4.16	\$15.00	\$25.00	\$187.20
01-01-33-00-00-012.000	Ottinger Livestock Farms Inc	S33 T20 R3 20.00Ac	Residential/Ag	2.50	\$15.00	\$25.00	\$135.00
01-01-34-00-00-023.000	Ottinger Livestock Farms Inc	S34 T20 R3 20.00Ac	Residential/Ag	7.50	\$22.50	\$37.50	\$337.50
01-01-33-00-00-010.002	Owens, Jeffrey W	S33 T20 R3 3.00Ac	Residential/Ag	3.00	\$15.00	\$25.00	\$135.00
01-01-28-00-00-008.000	Roberts, Todd C & Valerie L	S28 T20 R3 68.22Ac	Residential/Ag	38.00	\$114.00	\$190.00	\$1,710.00
01-01-27-00-00-023.000	Wallace, O Allen Trustee of O Allen Wallace R	S27 T20 R3 40.00Ac	Residential/Ag	30.00	\$90.00	\$150.00	\$1,350.00
01-01-28-00-00-008.003	Walters, Jason	S28 T20 R3 2.00Ac	Residential/Ag	2.00	\$15.00	\$25.00	\$135.00
				214.0	\$784.22	\$1,354.52	\$10,057.98

George Beam Drain Reconstruction - Bid Award:

Conover presented the Surveyor's report to the Board for approval.

"July 8, 2015

To: Hamilton County Drainage Board

Re: George Beam Drain

On May 11, 2015 the Board approved the reconstruction based on Alternate 1 of the Surveyor's report dated May 6, 2015. This alternate had a cost estimate of \$53,951.50. On June 22nd the Board opened the bid of Van Horn Excavating. The bid for the reconstruction work was \$70,457.00.

At this time the Board has three (3) options:

1. Reject the bid and rebid the project.
2. Reject the bid and have another reconstruction hearing based on the Van Horn bid.
3. Accept the bid and take the shortfall from GDIF to be paid back with maintenance assessments.

I recommend option 3.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll"

Altman asked if we're constrained based on the engineering estimate?

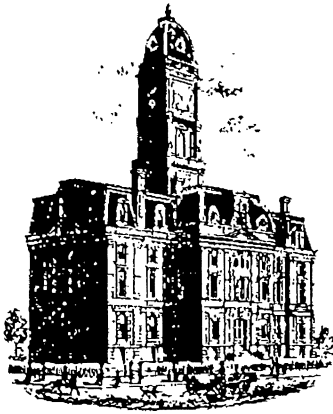
Howard stated no. We would be constrained on funding if the reconstruction order doesn't bring enough money in you'd have to find a place to pay for the difference.

Altman asked if we had to be within 20% of an engineer's estimate?

Howard stated that he believes federal does.

Altman made the motion to adopt Option 3 as recommended, seconded by Heirbrandt and approved unanimously.

AW



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Suite 188
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To: Hamilton County Drainage Board

September 21, 2016

RE: George W. Beam Regulated Drain Reconstruction - Final report

Please regard this letter as the inspector's final report on the George W. Beam Regulated Drain Reconstruction, located in Adams Township in Hamilton County and benefits properties in sections 27, 28, 33, 34, Township 20 north and range 3 east, with a total acreage of approximately 213 acres.

The Date of the Surveyor's Report for the George W. Beam Drain Reconstruction was October 17, 2014. The Reconstruction Hearings were held on January 26, 2015 (Drainage Board Minutes Book 16, Pages 88-92), March 9, 2015 (Drainage Board Minutes Book 16, Pages 107-116), April 27, 2015 (Drainage Board Minutes Book 16, Pages 178-184) and was approved on May 11-2015 (Drainage Board Minutes Book 16, Pages 189-192). Bid opening for the reconstruction was on June 22, 2015 ((Drainage Board Minutes Book 16, Page 227).

The reconstruction converted an underground tile system to open ditch. The reconstructed drain consists of 1,985 feet of open ditch., 160 feet of 12 inch pipe, 5 private outlet pipes, and 1 private crossing. The as-built plans have been completed and are attached.

The Hamilton County Drainage Board awarded the contract on July 13, 2015 to Van Horn Excavating. Van Horn Excavating bid amount was \$70,457.00 (Drainage Board Minute Book 16, Page 253).

There were a total of two change orders for additional work or field revisions on the project as allowed by IC 36-9-27-80.5. Change Order #1 was required because of private tiles encountered during construction of the open ditch and outlets were required to be provided. Cost of Change Order #1 was \$1,907.66.

Change Order #2 was to install 160 feet of 12 inch pipe through the Clayton property in place of the proposed open ditch. There was no additional cost for Change Order #2.

Contractor's Bid -----	\$70,457.00
Change Order #1 Total -----	\$1,907.66
Change Order # 2 -----	\$0.00
Total Reconstruction Cost -----	\$72,364.66

As of October 12, 2015 I hereby attest to and agree that the reconstruction was installed according to the specified plans and change orders and have approved such work under IC 36-9-27-82(a). All inspections have been completed. Final inspection was on October 12, 2015 for the majority of the work.

Statement of All Incurred Expenses Paid signed by the contractor as required in IC 36-9-27-82(b) was received on November 8, 2015. The contractors claim for release of retainage was submitted on December 8, 2015.

Partial Pay Requests for this project submitted and paid as allowed in IC 36-9-27-81 are as follows:

Pay Request #1 submitted 8-17-2015	Paid 9-19-2015	\$4,675.00
Pay Request #2 submitted 9-8-2015	Paid 9-19-2015	\$28,945.90
Pay Request #3 submitted 9-21-2015	Paid 10-13-2015	\$19,988.14
Pay Request #4 submitted 9-25-2015	Paid 10-13-2015	\$7,900.92
Pay Request #5 Retainage submitted Feb 29, 2016	Paid 3-29-2016	<u>\$10,854.70</u>
Reconstruction Total		\$72,364.66

The final costs for the reconstruction are as follows:

Bid Item Totals	\$70,457.00
Change Order # 1	\$1,907.66
Change Order # 2	\$0.00
Total Reconstruction Cost	\$72,364.66

I recommend the Board approve the reconstruction as complete and acceptable.

Respectfully,



Andrew Conover
Inspector
Hamilton County Surveyor's Office