

## LETTER OF TRANSMITTAL

**To:** Kurt Markegard

**Date:** December 18, 2023

Planning Division

**Project No:** 23103

P.O. Box 10

**Project:** Mogan Elementary

Laurel, MT 59044

**Reference:** Annexation Agreement

By Mail

Next Day Air

Delivered By Hand

To Pick Up

**Attachments:**

SID Pre-Creation Exhibits

Contract Documents

Prints

Plans/Specifications

Change Order

Plat Submittal

Shop Drawings

Estimate

Other

**MESSAGES:**

Attached is a revised portion of the annexation petition application that includes additional information for the water main extension information proposed. Also included is the proposed annexation agreement, narrative, annexation exhibit, and opinion of probable cost for the proposed public improvements that were presented to the School Board on December 11, 2023. Please let us know if you need any further information and when the next steps will occur to continue the annexation process.

Thanks,

Bryan

Signed: 

Bryan Alexander, PE

## **PROJECT NARRATIVE**

### **Overview**

The Laurel Public School District is requesting annexation of approximately 8 acres into the City of Laurel, Montana as shown on the attached Exhibit A. The school district property looking to be annexed is located just outside the northeast boundary of the Laurel city limits, along the east side of Alder Avenue in Yellowstone County, Montana. Additional annexed properties are located further east of the island in which the proposed annexation tract is located. The property is legally described as: **Lots 1 and 2, Nutting Brothers Subdivision, Second Filing.**

The property lies adjacent to Alder Avenue that defines the eastern-most boundary of Laurel's city limits, and within the boundary of the City of Laurel's Annexation Priority Area that is defined in Laurel's 2020 Growth Policy. The property is currently zoned as R200 - Residential Tracts within Laurel's zoning jurisdiction and is proposed to change to Public when annexation occurs.

### **Utility Extensions**

Upon annexation of the property, City of Laurel public water and sanitary sewer services will be extended to the proposed elementary school building. The intent is that a new public water main will be extended from the existing 12-inch dead end water main in Alder Avenue north approximately 260 feet and terminating with a new fire hydrant. From there, new service lines will be extended on the property to the building. Extension of a new 12-inch storm drain main will be constructed in East 8<sup>th</sup> Street from Cottonwood Avenue to the property. The new public water and storm drain mains will become part of the City of Laurel system and will be located within public rights-of-way.

### **Right-of-way Dedication**

Upon annexation of the property, the school district will dedicate a strip of land 30 feet wide along the north boundary of the property to the City of Laurel for right-of-way for East Maryland Lane.

# EXHIBIT A

## ANNEXATION EXHIBIT

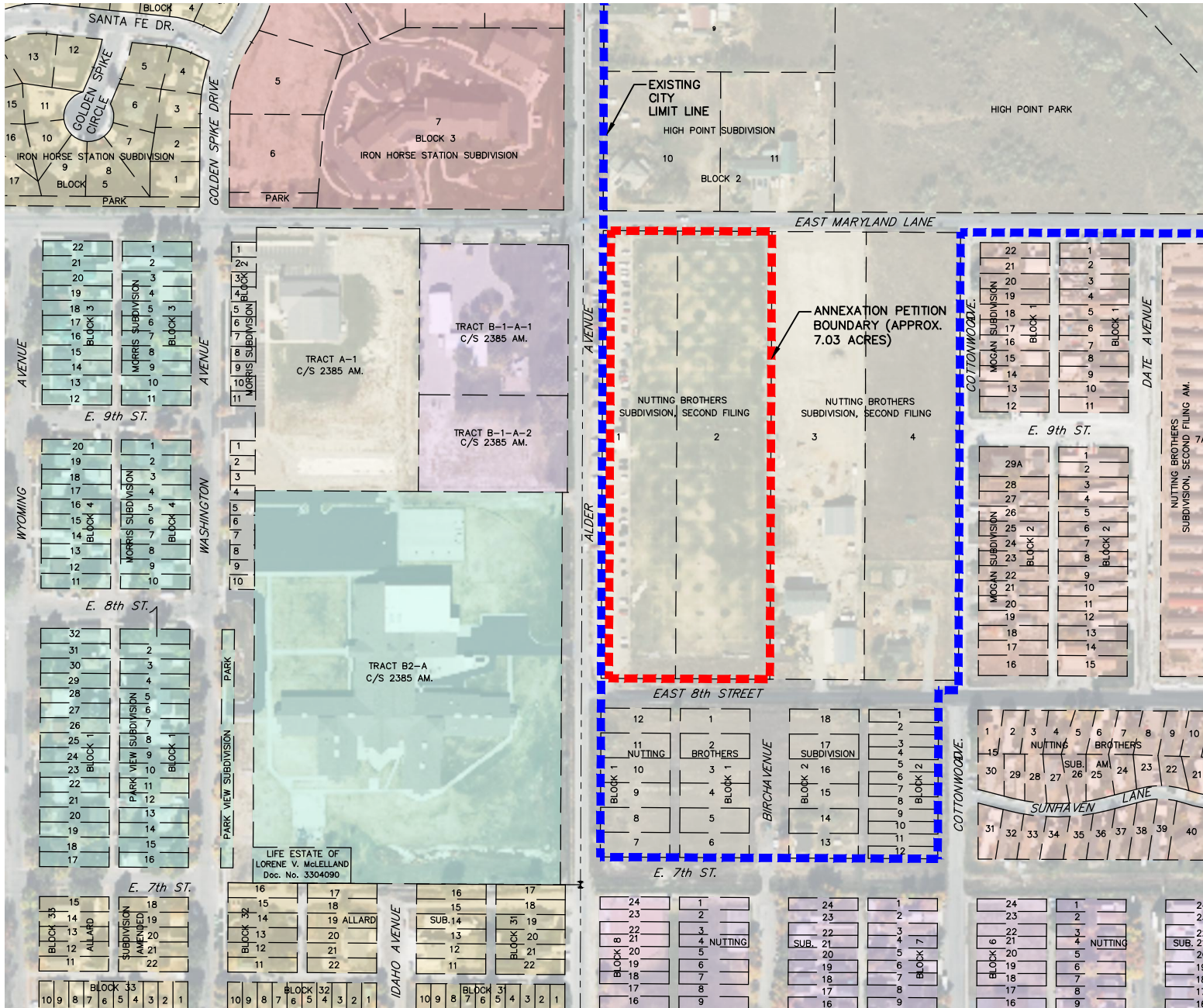
WITHIN NUTTING BROTHERS SUBDIVISION

PREPARED FOR : LAUREL PUBLIC SCHOOLS







AUGUST, 2023

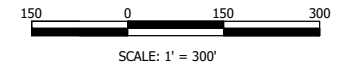
PREPARED BY : **SANDERSON STEWART**

BILLINGS, MONTANA



### LEGEND

-  RESIDENTIAL 200
-  RESIDENTIAL LIMITED MULTI-FAMILY
-  COMMUNITY COMMERCIAL
-  RMH-RESIDENTIAL MOBILE HOME
-  RESIDENTIAL 6000
-  RESIDENTIAL 7500



23103.00

Date: December 12, 2023  
 Project No.: 23103

## Engineer's Opinion of Probable Cost for Mogan Elementary School Offsite Infrastructure Improvements

Schedule I: Utilities

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
101		1 L.S.	Mobilization and Insurance	\$15,623.78 =	\$15,623.78
102		1 L.S.	Payment and Performance Bonds	\$5,514.27 =	\$5,514.27
103		1 L.S.	Traffic Control	\$2,500.00 =	\$2,500.00
104		1 L.S.	Dewatering	\$20,000.00 =	\$20,000.00
<b>E. Maryland Ln.</b>					
			N/A		\$0.00
<b>Alder Ave.</b>					
105		1 E.A.	6-inch Sanitary Sewer Service	\$700.00 =	\$700.00
106	42	L.F.	6-inch Sanitary Sewer Service Pipe	\$45.00 =	\$1,890.00
107	116	C.Y.	Type II Bedding	\$40.00 =	\$4,640.00
108		1 E.A.	Bentonite Trench Plug	\$1,500.00 =	\$1,500.00
109		1 E.A.	Connect to 12-inch Water Main	\$2,500.00 =	\$2,500.00
110		1 E.A.	12-inch Gate Valve	\$6,000.00 =	\$6,000.00
111	260	L.F.	12-inch Water Main	\$95.00 =	\$24,700.00
112	2	E.A.	12-inch Bend	\$1,200.00 =	\$2,400.00
113		1 E.A.	12X12X6 Hydrant Tee	\$1,250.00 =	\$1,250.00
114		1 E.A.	Fire Hydrant and Assembly	\$7,500.00 =	\$7,500.00
115	2	E.A.	4-inch Water Service	\$5,500.00 =	\$11,000.00
<b>E. 8th Street</b>					
116	218	C.Y.	Type II Bedding	\$40.00 =	\$8,711.11
117		1 E.A.	Bentonite Trench Plug	\$1,500.00 =	\$1,500.00
118		1 E.A.	8X8X6 Tapping Tee	\$900.00 =	\$900.00
119		1 E.A.	Fire Hydrant and Assembly	\$7,500.00 =	\$7,500.00
120	490	L.F.	12-inch Storm Drain Main	\$92.00 =	\$45,080.00
121	2	E.A.	Storm Drain 48" Manhole	\$4,500.00 =	\$9,000.00
122		1 E.A.	6-inch Storm Sewer Service	\$700.00 =	\$700.00
123	60	L.F.	6-inch Storm Sewer Service Pipe	\$45.00 =	\$2,700.00
Schedule I Subtotal =					\$183,809.17

Schedule II: Streets

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
201		1 L.S.	Mobilization and Insurance	\$11,402.56 =	\$11,402.56
202		1 L.S.	Payment and Performance Bonds	\$4,024.43 =	\$4,024.43
203		1 L.S.	Traffic Control	\$2,500.00 =	\$2,500.00
204		1 L.S.	Stormwater and Erosion Control	\$3,000.00 =	\$3,000.00
<b>E. Maryland Ln.</b>					
205		2 E.A.	ADA Ramp with Truncated Domes	\$1,250.00 =	\$2,500.00
206		1 L.S.	Striping	\$1,500.00 =	\$1,500.00
<b>Alder Ave.</b>					
207	3,034	S.F.	Asphalt Demo	\$1.15 =	\$3,489.10
208	135	C.Y.	Unclassified Excavation	\$17.00 =	\$2,291.60
209	112	C.Y.	1.5" Crushed Base Course	\$42.00 =	\$4,718.00
210	337	S.Y.	3-inch Thick Asphalt	\$20.00 =	\$6,740.00
211	4,619	S.F.	4-inch Thick Sidewalk	\$9.00 =	\$41,571.00
212	2	E.A.	ADA Ramp with Truncated Domes	\$1,250.00 =	\$2,500.00
213	1	E.A.	Street Name Sign with Stop Sign	\$900.00 =	\$900.00
214	2	E.A.	Crosswalk Ahead Signs	\$700.00 =	\$1,400.00
215	2	E.A.	Rapid Flash Beacon Crosswalk	\$2,500.00 =	\$5,000.00
216	1	E.A.	Adjust Ex. Water Valve	\$400.00 =	\$400.00
217	1	L.S.	Striping	\$1,000.00 =	\$1,000.00
<b>E. 8th Street</b>					
218	3,724	S.F.	Asphalt Demo	\$1.15 =	\$4,282.60
219	166	C.Y.	Unclassified Excavation	\$17.00 =	\$2,822.00
220	138	C.Y.	1.5" Crushed Base Course	\$42.00 =	\$5,810.00
221	415	S.Y.	3-inch Thick Asphalt	\$20.00 =	\$8,300.00
222	1,439	S.F.	4-inch Thick Sidewalk	\$9.00 =	\$12,946.50
223	1	E.A.	ADA Ramp with Truncated Domes	\$1,250.00 =	\$1,250.00
224	1	E.A.	Street Name Sign with Stop Sign	\$900.00 =	\$900.00
225	2	E.A.	Other traffic sign	\$700.00 =	\$1,400.00
226	1	L.S.	Striping	\$1,500.00 =	\$1,500.00
Schedule II Subtotal =					\$134,147.80
Construction Subtotal =					\$317,956.96
Construction Subtotal Plus Contingency =					\$365,650.51
<b>Administrative Fees</b>					
Geotechnical Services and Materials Testing				1.25% =	\$4,570.63
Subtotal of Administrative Fees =					\$4,570.63
<b>Construction Total and Administrative Fees =</b>					<b>\$370,221.14</b>

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**Notes:**

*Costs based on Sanderson Stewart off site sketch*

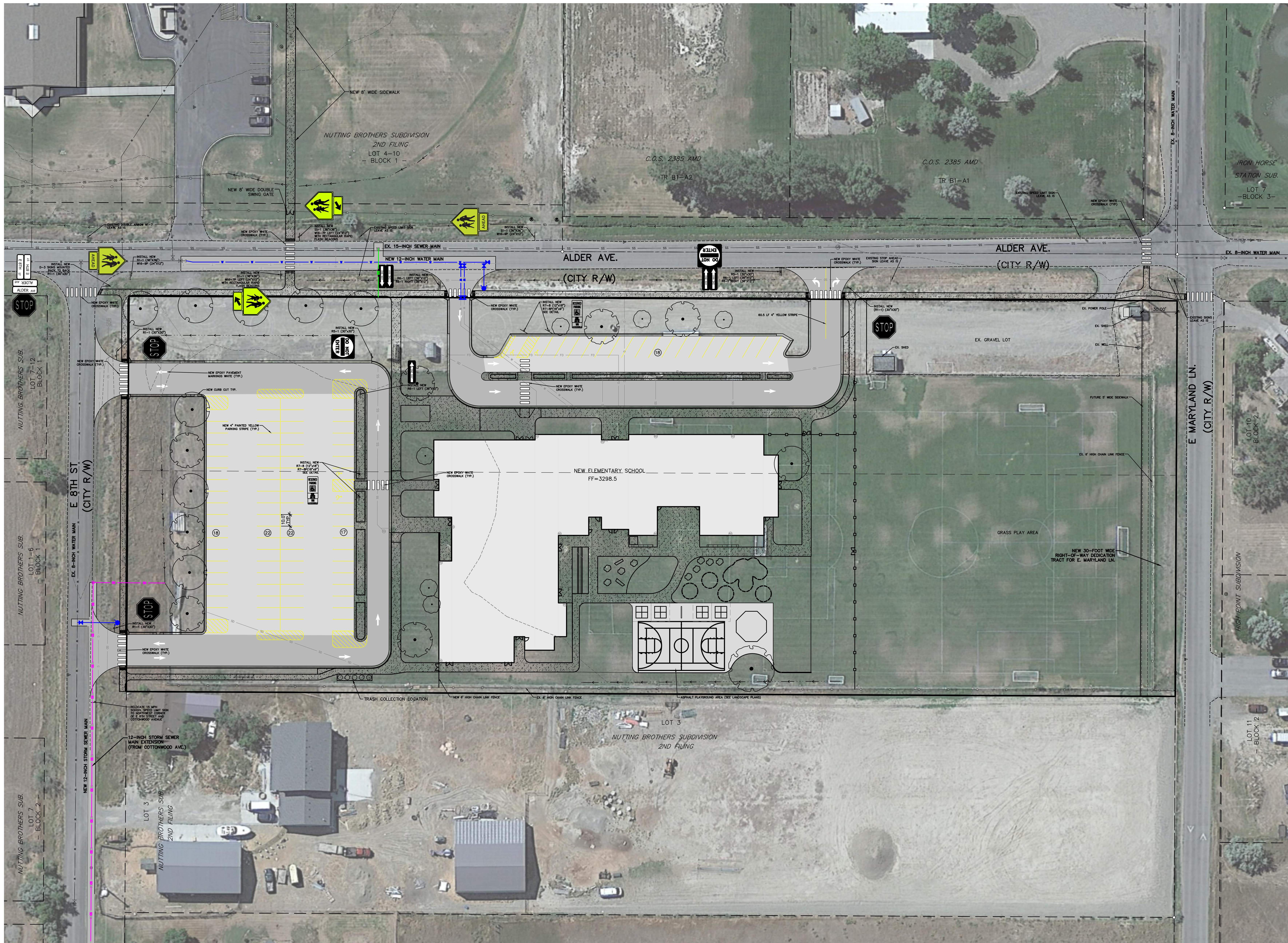
*Mobilization and Insurance based on percentage of total schedule cost* 8.5 %

*Construction contingency* 15 %

*All items are complete and in place.*

*Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.*

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100% DESIGN DEVELOPMENT

sheet OVERALL SITE PLAN

project NEW 3-5 ELEMENTARY

owner LAUREL PUBLIC SCHOOLS

project # 22109-10

revision date

phase 100% DESIGN DEVELOPMENT



issue date 12/08/23

C3.1

