

VOLUME: 219
CITY OF PORTLAND
OFFICE OF THE CITY AUDITOR
LIEN5405
ASSESSMENT NOTICE REGISTER

PAGE: 405
RUN DATE: 08/24/10

FORMATION: ORDINANCE #: 36809 DATE: 08/11/2010
ASSESSING: ORDINANCE #: 0 DATE: 00/00/0000

AUDITOR'S FILE NO. C10038 SE WATER AVENUE & YAMHILL STREET LID
CONSTRUCT SIDEWALK IMPROVEMENTS AND STORMWATER DRAINAGE FACILITIES

DATE OF NOTICE: 08/25/2010
OBJECTION DATE: 09/08/2010
HEARING DATE: 09/15/2010

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	
TAX NMBR: R226501020	67 SE YAMHILL ST	\$ 144,017.23
PROPERTY ID: R149887	PORTLAND OR 97214	
LEGAL DESC:		\$ 0.00
EAST PORTLAND; BLOCK 17; LOT 3&4	WATER AVENUE PROPERTIES LLC	
	1001 SE WATER AVE #120	INV #:
		SQ FT: 0.00
	PORTLAND OR 97214	# BRANCH: 0.00
ADDL LEGAL DESC:		FINANCE PLAN: 0001
	PHONE NUMBER:	OPTION: 01

184123

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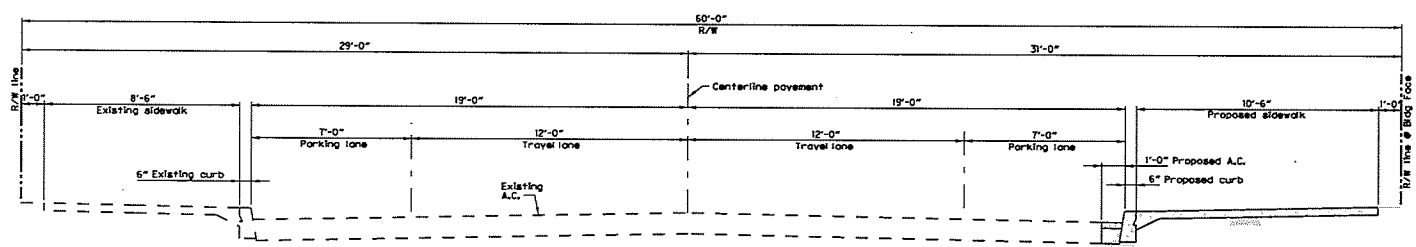
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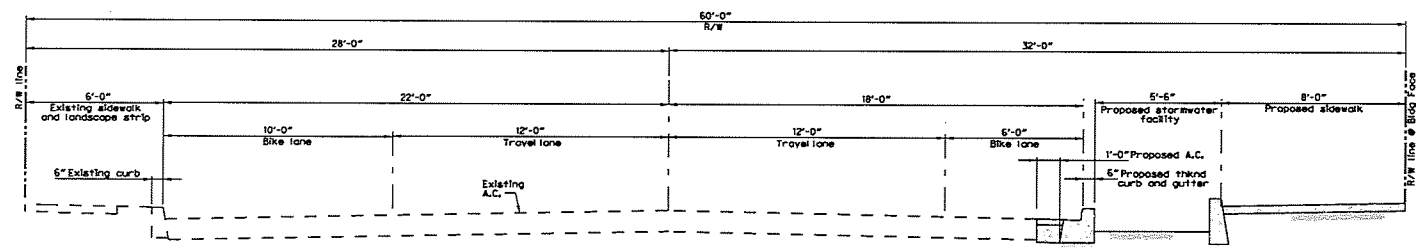
ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

TOTAL NUMBER OF ACCOUNTS: 1
TOTAL PROPERTY ASSESSMENT: \$ 144,017.23

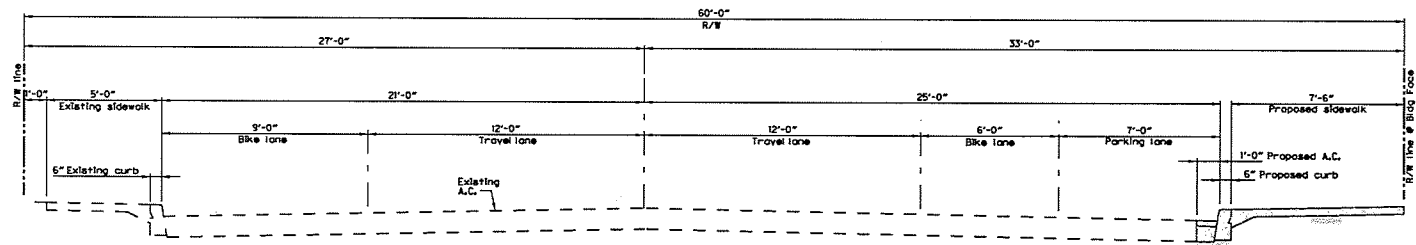
PRELIMINARY REVIEW
9/2/2010



**S.E. Yamhill Street
(Looking West)**
Typical Section 1
Scale: 3/8" = 1'-0"



**S.E. Water Avenue
From corner to end of stormwater facility
(Looking North)**
Typical Section 2
Scale: 3/8" = 1'-0"



**S.E. Water Avenue
From end of stormwater facility to edge of property
(Looking North)**
Typical Section 3
Scale: 3/8" = 1'-0"

EXHIBIT B
184123

Plot Date: 9/2/2010 2:40:01 PM Filename: S:_L\Design\100242 - SE Yamhill St. - Water Ave\CD\PRESENTATION DRAWINGS\SHR 02A-01 TYPICAL SECTIONS\PLT_02A-01.dgn

WARNING
0 1/2"
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

NO.	DATE	DESCRIPTION	REVISION

DESIGNED BY J. Hutchinson	DATE APPROVED Aug. 2010
CAD BY D. Ramer	CIVIL ENGINEER S. Townsend
CHECKED BY J. Job	



APPROVALS:	
SUPERVISING ENGINEER	REG. PROF. ENGR. NO. 14904PE
CITY ENGINEER	REG. PROF. ENGR. NO. 51330PE

CITY OF PORTLAND
BUREAU OF
TRANSPORTATION

SAH ADAMS
STEVE TOWNSEN, P.E.

MAYOR
CITY ENGINEER



S.E. Yamhill Street at S.E. Water Avenue
61 SE Yamhill St. Frontage Improvements LID

Typical Sections

1/4" = 1'-0"	edit
PROJECT NO.	T00242
SHEET NO.	2A



SE Water Avenue and SE Yamhill St LID



0 20 40 Feet

Subject Area

- Local Improvement District Boundary
- Area of Improvement
- Taxlots in LID
- Petition support received

Existing Conditions

- 2 ft Contours
- Existing Curbs
- Existing Edge of Pavement
- Existing Sidewalks
- Street Lights
- TriMet Bus Stops
- TriMet Bus Lines

SE MORRISON BRG-BELMONT ST RAMP

15

EXHIBIT C

SE BELMONT ST

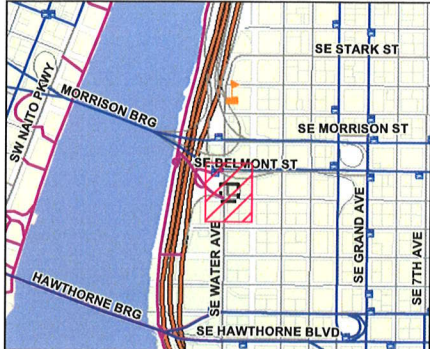
SE 15 FWY-BELMONT ST RAMP

WATER AVENUE
PROPERTIES LLC
1S1E03AA 5900

SE YAMHILL ST

SE WATER AVE

Overview Map



- Subject Area
- TriMet Bus Stops
- TriMet Bus Lines

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATIONLOCAL IMPROVEMENT DISTRICT ADMINISTRATOR'S PRELIMINARY ESTIMATE
of the various kinds of work performed in the sidewalk and stormwater improvement of:

SE Water Avenue and Yamhill Street Local Improvement District

Construction

Construction Estimate

Street

\$ 46,599.49

Stormwater

\$ 10,098.17

\$ 56,697.66

Engineering

Engineering Estimate

Design Engineering - Street

\$ 15,750.79

Design Engineering - Stormwater

\$ 6,413.21

\$ 22,164.00

Construction Engineering - Street

\$ 5,736.82

Construction Engineering - Stormwater

\$ 3,843.18

\$ 9,580.00

\$ 31,744.00

Project Management

Project Management

\$ 9,232.40

\$ 9,232.40

Contingency

Inflation

\$ 3,439.00

Scope Change

\$ 15,523.05

\$ 18,962.05

Auditor's Costs

LID Construction Fund - Progress Payment Interest

\$ 6,199.31

LID Construction Fund - Superintendence

\$ 27.15

Recording

\$ 28.00

\$ 6,254.46

Overhead

65.88% on personnel costs

\$ 21,126.66

\$ 21,126.66

TOTAL PROJECT COSTS

\$ 144,017.23

Property Owner Share

Project Share

\$ 144,017.23

\$ 144,017.23

TOTAL PROJECT FUNDING

\$ 144,017.23

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION
PRELIMINARY ENGINEER'S ESTIMATE
★

PRELIMINARY ENGINEER'S ESTIMATE FOR THE 61 SE Yamhill LID

VALUES IN BLUE ARE PERCENT OF CONTRACT.

***** BID ITEMS *****

NO.	ITEMS OF WORK AND MATERIALS	TOTAL QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	1.00	LS	\$ 2,505.96	\$ 2,505.96
2	TEMPORARY PROTECTION & DIRECTION OF TRAFFIC	1.00	LS	\$ 313.25	\$ 313.25
3	TEMPORARY SIGNS	48.00	SQFT	\$ 23.41	\$ 1,123.68
14	STRIPE REMOVAL	400.00	FOOT	\$ 0.76	\$ 304.00
19	FLAGGERS	80.00	HOURL	\$ 44.48	\$ 3,558.40
22	EROSION CONTROL	1.00	LS	\$ 469.87	\$ 469.87
24	INLET PROTECTION	2.00	EACH	\$ 105.35	\$ 210.70
30	POLLUTION CONTROL PLAN	1.00	LS	\$ 156.62	\$ 156.62
31	REMOVAL OF STRUCTURES & OBSTRUCTIONS	1.00	LS	\$ 939.74	\$ 939.74
41	CLEARING AND GRUBBING	1.00	LS	\$ 313.25	\$ 313.25
46	GENERAL EXCAVATION	49.00	CUYD	\$ 24.58	\$ 1,204.42
73	12 INCH PIPE, HDPE ASTM F714 SDR 26 BEDDING TYPE:D	50.00	FOOT	\$ 69.07	\$ 3,453.50
87	CONCRETE INLETS, TYPE Atrium	1.00	EACH	\$ 1,200.00	\$ 1,200.00
94	ADJUSTING INLETS	2.00	EACH	\$ 585.30	\$ 1,170.60
121	AGGREGATE BASE	45.00	TON	\$ 29.27	\$ 1,317.15
124	LEVEL 3, 1/2 INCH DENSE, MHMAC MIXTURE	7.00	TON	\$ 85.81	\$ 600.67
139	CONCRETE DRIVEWAYS	440.00	SQFT	\$ 7.02	\$ 3,088.80
142	MONOLITHIC CURB AND SIDEWALKS	1,234.00	SQFT	\$ 9.66	\$ 11,920.44
147	DETECTABLE WARNING SURFACE	9.00	SQFT	\$ 46.82	\$ 421.38
170	PAVEMENT LINE, TYPE A	234.00	SQFT	\$ 4.33	\$ 1,013.22
174	THERMOPLASTIC, NON-PROFILE, 90 MILS, EXTRUDED	160.00	FOOT	\$ 1.11	\$ 177.60
178	REMOVE & REINSTALL EXISTING SIGNS	4.00	LS*	\$ 140.00	\$ 560.00

* Unit Price Shown is on Each Basis

TOTAL BID ITEMS

\$ 36,023.25

***** ANTICIPATED ITEMS *****

NO.	ITEMS OF WORK AND MATERIALS	TOTAL QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	RIGHT OF WAY MONUMENTATION	0.00	LS	\$ -	\$ -
2	ADJUST WATER FACILITIES - FIRE HYDRANT	1.00	EACH	\$ 12,000.00	\$ 12,000.00
###	STORMWATER PLANTINGS AND PLANT ESTABLISHMENT	120.00	SQFT	\$ 12.00	\$ 1,440.00
###	BOLI FEE PAYMENT	1.00	LS	\$ 250.00	\$ 250.00
###	CONTRACT CONTINGENCY(REQUIREMENT TO ACCEPT BIDS UP TO 10% OVER E	1.00	LS	\$ 3,602.33	\$ 3,602.33

TOTAL ANTICIPATED ITEMS

\$ 17,292.33

SCHEDULE SUMMARY

BID ITEMS	\$ 36,023.25
CONSTRUCTION CONTINGENCY	\$ 1,801.00
SUBTOTAL	\$ 37,824.25
ANTICIPATED ITEMS	\$ 17,292.33
TOTAL CONSTRUCTION	\$ 55,116.58
PROJECT MANAGEMENT	\$ 9,170.40
DESIGN ENGINEERING	\$ 20,745.08
BES DESIGN ENGINEERING	\$ 3,000.00
CONSTRUCTION MANAGEMENT	\$ 9,580.00
SUBTOTAL	\$ 42,495.48

NO.	ITEMS OF WORK AND MATERIALS	TOTAL QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	PROJECT ENGINEERING & MANAGEMENT OVERHEAD (PDOT ONLY)		65.88% of PM, Eng, and CM	\$	21,126.66
	TOTAL PROJECT ENGINEERING & MANAGEMENT			\$	63,622.14
	RIGHT-OF-WAY LAND, IMPROVEMENTS, AND DAMAGES			\$	-
	RIGHT-OF-WAY APPRAISAL, TITLE INSURANCE, AND NEGOTIATION			\$	-
	RIGHT-OF-WAY CONTINGENCY		30% of Land, Improve, and Damages	\$	-
	TOTAL PROJECT RIGHT-OF-WAY			\$	-
	INFLATION RATE ON CONTRACT	Years	Inflation		
		1	4.2% of Construction	\$	2,315.00
	INFLATION RATE ON PERSONNEL	1	2.0% of Eng & Mgmt	\$	1,124.00
	ESTIMATE CONTINGENCY FOR UNDEFINED OR CHANGE IN SCOPE		20% of Const, Eng & Mgmt, and Inflation	\$	15,523.06
	TOTAL PROJECT CONTINGENCY			\$	18,962.06
	TOTAL PROJECT ESTIMATE			\$	137,700.77

SE WATER AVENUE AND YAMHILL STREET LOCAL IMPROVEMENT DISTRICT
Remonstrance Evaluation
 Prepared by the Local Improvement District Administrator on 8/31/10

STATE_ID	RNO	OWNER	SITE ADDRESS	Linear Footage		Square Footage		LID	Real Market	Pending			
				Actual	Assessable	Actual	Assessable	Estimate	Value	Lien #	Ratio	Notes	
Petition Support													
1S1E03AA 5900	R226501020	WATER AVENUE PROPERTIES LLC	61-67 SE YAMHILL ST	200	200	10,000	10,000	\$144,017.23	\$734,710	149587	5.1	W	
Withdrawn Petition Support													
None													
Waiver Support													
None													
Government Support													
None													
No Support													
None													
TOTAL:				200	200	10,000	10,000	\$144,017.23					
1	100.0%	Petition Support		200	200	10,000	10,000	\$144,017.23					
0	0.0%	Waiver Support		0	0	0	0	\$0.00					
0	0.0%	Government Support		0	0	0	0	\$0.00					
1	100.0%	Total Support		200	200	10,000	10,000	\$144,017.23					
0	0.0%	Withdrawn Petition Support		0	0	0	0	\$0.00					
0	0.0%	No Support		0	0	0	0	\$0.00					
1	100.0%	Total		200	200	10,000	10,000	\$144,017.23					
Notes: W - Property is waived and/or property has deed restriction in favor of street improvements.													

184123

EXHIBIT F



CITY OF
PORTLAND
BUREAU OF
TRANSPORTATION

184123



Sam
Adams
Mayor

September 8, 2010

Susan D.
Keil
Director

SUMMARY OF REMONSTRANCES AND FINDINGS TO COUNCIL

Create a local improvement district to construct sidewalk and stormwater improvements in the SE Water Ave and Yamhill St Local Improvement District (Hearing; Ordinance; C-10038)

I. SUMMARY

No written remonstrances representing any of the owners of the 1 properties in the SE Water Avenue & Yamhill Street Local Improvement District were received by the filing deadline registering objections to formation of the local improvement district. Total remonstrances represent 0% of the total area of properties included in the local improvement district and 0% of the estimated assessment within the local improvement district.

II. RECOMMENDATION

It is the recommendation of the Local Improvement District Administrator that the City Council overrule any and all remonstrances and form the SE Water Avenue & Yamhill Street Local Improvement District.

Respectfully submitted,

Andrew H. Aebi

Andrew H. Aebi
Local Improvement District Administrator