

EXHIBIT B

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATIONLOCAL IMPROVEMENT DISTRICT ADMINISTRATOR'S PRELIMINARY ESTIMATE
of the various kinds of work performed in the street, stormwater and sidewalk improvement of:NE Alberta Street Phase I Local Improvement District
(NE 76th Avenue to West Property Line of 7945 NE Alberta Street)**Construction**

Construction Estimate	
Street - Contractor Work	\$312,948.26
Street - Maintenance Operations	\$1,018.15
Street Lighting	\$3,568.66
Street Trees	\$17,673.86
Swale Vegetation Planting	\$2,326.38
Extra Work - Wrought Iron Fence - Contractor Work	\$44,799.00
Stormwater - Contractor Work	\$50,928.35
	\$433,262.66

Engineering

Engineering Estimate	
Design Engineering - Street	\$85,666.28
Design Engineering - Stormwater	\$22,796.55
	\$108,462.83
Construction Engineering - Street	\$68,161.92
Construction Engineering - Stormwater	\$40,911.73
	\$109,073.65
	\$217,536.48

Project Management

Project Management	\$51,991.75
	\$51,991.75

Right-of-Way Acquisition

Property Rights	\$137,400.00
Appraisals	\$8,500.00
Title Insurance	\$730.00
Recording	\$112.00
Staff Costs	\$3,445.78
	\$150,187.78

Overhead

65.88% on personnel costs	\$122,453.96
	\$122,453.96

SUBTOTAL - INCURRED COSTS**\$975,432.63****Auditor's Costs**

LID Construction Fund - Progress Payment Interest	\$0.00
LID Construction Fund - Superintendence	\$3,836.68
Recording	\$140.00
	\$3,976.68

Project Management

Project Closeout	\$2,500.00
	\$2,500.00

Construction

Street Trees	\$10,453.56
Swale Vegetation Planting	\$10,022.62
	\$20,476.18

SUBTOTAL - PENDING COSTS**\$26,952.86****TOTAL PROJECT COSTS****\$1,002,385.49****Property Owner Share**

Project Share - Zone A - Core Project	\$634,696.54
Project Share - Zone A - Extra Work	\$44,799.00
Project Share - Zone A - Right-of-Way	\$150,187.78
Project Share - Zone B	\$50,248.21
	\$879,931.53

Portland Bureau of Transportation

Absorption of overhead	\$122,453.96
	\$122,453.96

TOTAL PROJECT FUNDING**\$1,002,385.49**