

BREAKDOWN AND EXPLANATION OF PORTLAND EXPOSITION-RECREATION COMMISSION

BUDGET ITEMS FOR FISCAL YEAR JULY 1, 1957 TO JUNE 30, 1958

ATTORNEY FEES

The City Attorney's office at present are charging the Commission \$250 per month for legal services which makes a total of \$3000 per year. In order to expedite acquiring of title to property by the E-R Commission, the services of an independent legal firm has been suggested to help with the work. Legal fees due to property condemnation and other court proceedings has necessitated the putting an additional \$7,000 in the budget, making an over-all estimated total of \$10,000.

ARCHITECT'S FEE

Total estimated fee: 5.5% of \$5,000,000. \$ 275,000.00

Estimated gross fee earned by architects by
June 30, 1958 - 75% of total fee of \$275,000 \$ 216,250.00

Deductions:

10% retainage 21,625.00

Previously paid 4,500.00

1957 Interim budget 15,000.00 41,125.00

Estimated fee due architects July 1, 1957 to
June 30, 1958 175,125.00

Allowance for reimbursable items (printing, travel,
model, etc. 4,875.00

TOTAL ESTIMATED BUDGET REQUIREMENT \$ 180,000.00

APPRAISAL FEES

Based on two appraisals of each piece of property
by independent reputable appraisers:

2 appraisers for 80 days each @ \$100 per day \$16,000.00

Contingency for court appearances etc. 4,000.00

\$20,000.00

NEGOTIATORS FEES

Subsequent to appraisal of property, independent negotiators must be employed to acquire the individual parcels for the E-R Commission.

Total estimated salary due negotiators for property acquisition

\$20,000.00

(Based on a per day basis of not less than \$35 or more than \$50 per negotiator. Exact figures as yet to be ascertained. Figuring 2 negotiators on 100 work days per man, based on the fact that there are approximately 140 parcels, each man would be required to negotiate for approximately 70 parcels) and 1 Supervisor at \$100 per day for approximately 70 days. The Supervisor's primary purpose will be to handle the difficult cases that the negotiators are unable to put together and to coordinate the program between the appraisers and the negotiators.

SITE STUDIES

Site studies made by the City Planning Commission, billed in 1956 and still owed, to be paid out of the 1957-58 budget:

1/1/54 to 6/30/56

All sites studied, and
printed report

\$12,080.50

January 22, 1957

Study made of Feasibility
of University Homes area

460.00

TOTAL

\$12,540.50

ADDITIONS AND BETTERMENTS

Relocation of existing utilities as estimated by Office of City Engineer and various utility companies. Includes cost of providing services for proposed buildings.

Sewer \$39,000

Water 33,000

Telephone None

Gas 26,000

Power 26,600

\$124,600

Demolition and rough grading

75,000

TOTAL REQUIREMENT

\$199,600

BUILDINGS AND OTHER STRUCTURES

This item based on estimate that May 1, 1958 is earliest possible date on which major construction might start. During construction period, the General Contractor will submit requests for payment on first day of each month for work accomplished and materials delivered during previous month. Payment due contractor on or before tenth day of month.

Estimated maximum contractor's progress billing to June 30, 1958	\$275,000.00
Less 10% retainage	<u>27,500.00</u>
TOTAL ESTIMATED BUDGET REQUIREMENT	\$247,500.00

LAND ACQUISITION

Based on acquisition of 20.5 acres in the Broadway-Steel Bridge area. Cost of acquisition based on appraisal by Woodward & Draper, plus a recommended 36% contingency factor.

Woodward and Draper appraisal value	\$1,440,500.00
36% Contingency	<u>470,000.00</u>
TOTAL ESTIMATED BUDGET REQUIREMENT	\$1,910,500.00