

Volume: Unassigned
City of Portland
Lien Accounting System

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Run date: 10/01/2020

Hearing Estimate Assessment Notice Register

Auditor File No C10069 NW PARK AVE & JOHNSON/KEARNEY STREETS LID - CONSTRUCT STREET, SIDEWALK, SEWER
WATER MAINS AND STORMWATER IMPROVEMENTS AT NW 9TH AVE, NW PARK AVE, NW JOHNSON
AND NW BROADWAY IN THE NW PARK & JOHNSON/KEARNEY LOCAL IMPROVEMENT DISTRICT

Ordinance #	Approval Date
Formation: 37505	09/16/2020
Assessment:	
Registry (Notice) Date:	10/01/2020
Objection Deadline:	10/15/2020
Hearing Date:	10/21/2020

Account Number Legal Description	Property Address Mailing Name/Address	Assessment Amount Assessment Value
Tax Number: R180210240 County Code: M Account Id: 172554 Property Id: R140726 Full Legal Description: COUCHS ADD, BLOCK 113&114&129-132&147&148&192&193&T&Z TL 100	Full Address: 715 NW HOYT ST PORTLAND OR 97209 Mailing Name & Address: PORTLAND DEV COMM 222 NW 5TH AVE PORTLAND OR 97209	Assmt Amt: 9,999,999.99 Assmt Value: Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1
Tax Number: R180210300 County Code: M Account Id: 172555 Property Id: R140728 Full Legal Description: COUCHS ADD, BLOCK 114&129&132&147 TL 200	Full Address: 715 NW HOYT ST PORTLAND OR 97209 Mailing Name & Address: PORTLAND DEV COMM 222 NW 5TH AVE PORTLAND OR 97209	Assmt Amt: 8,000,000.01 Assmt Value: Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1
Tax Number: R180236740 County Code: M Account Id: 172558 Property Id: R141462 Full Legal Description: COUCHS ADD, BLOCK Q, LOT 1-6, INC PT VAC ST LOT 7&8	Full Address: 550 NW 6TH AVE PORTLAND OR 97209 Mailing Name & Address: TRANSPORTATION REALTY INCOME PARTNERS LP % DUCHARNE MCMILLEN & ASSOC PROP TAX PO BOX 80615 INDIANAPOLIS IN 46280	Assmt Amt: 1,792,324.18 Assmt Value: 0.00 Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1

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Assessment:	
Registry (Notice) Date: 10/01/2020	
Objection Deadline: 10/15/2020	
Hearing Date: 10/21/2020	

Account Number Legal Description	Property Address Mailing Name/Address	Assessment Amount Assessment Value
Tax Number: R180236820 County Code: M Account Id: 172556 Property Id: R141463 Full Legal Description: COUCHS ADD, BLOCK 4, LOT 1&4&5&8, LOT 2&3&6&7 EXC PT IN ST	Full Address: 6 NW GLISAN ST PORTLAND OR 97209 Mailing Name & Address: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND OR 97209	Assmt Amt: 1,480,615.62 Assmt Value: Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1
Tax Number: R180237110 County Code: M Account Id: 172557 Property Id: R141467 Full Legal Description: COUCHS ADD, BLOCK V, INC PT VAC ST LOT 1&2, LOT 3&4	Full Address: 550 NW 6TH AVE PORTLAND OR 97209 Mailing Name & Address: TRANSPORTATION REALTY INCOME PARTNERS LP % DUCHARNE MCMILLEN & ASSOC PROP TAX PO BOX 80615 INDIANAPOLIS IN 46280	Assmt Amt: 1,013,052.80 Assmt Value: 0.00 Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1
Tax Number: R180237160 County Code: M Account Id: 172559 Property Id: R141470 Full Legal Description: COUCHS ADD, BLOCK V, LOT 5-8 TL 2200	Full Address: 550 NW 6TH AVE PORTLAND OR 97209 Mailing Name & Address: TRANSPORTATION REALTY INCOME PARTNERS LP % DUCHARNE MCMILLEN & ASSOC PROP TAX PO BOX 80615 INDIANAPOLIS IN 46280	Assmt Amt: 714,007.40 Assmt Value: 0.00 Inv #: Lot Size: 0 # Branches: 0.00 Finance Plan: 0001 Option: 1

Volume: Unassigned

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City of Portland
Lien Accounting System

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Hearing Estimate Assessment Notice Register

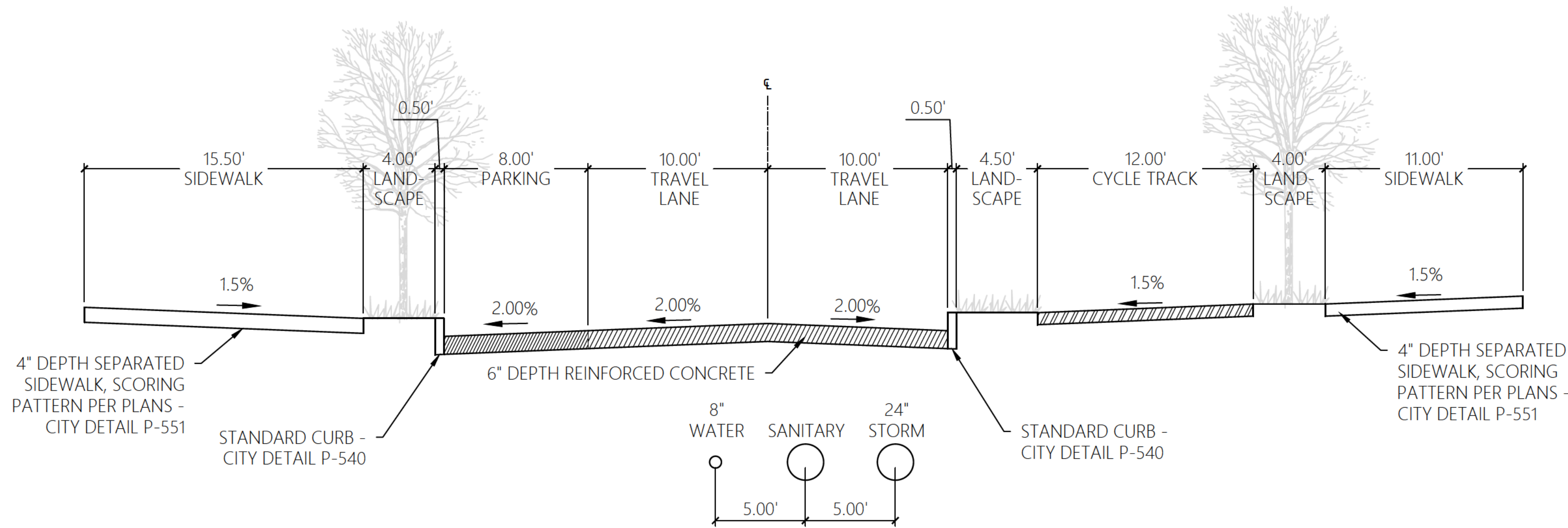
Auditor's File No. C10069

	Ordinance #	Approval Date
Formation:	37505	09/16/2020
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Registry (Notice) Date: 10/01/2020		
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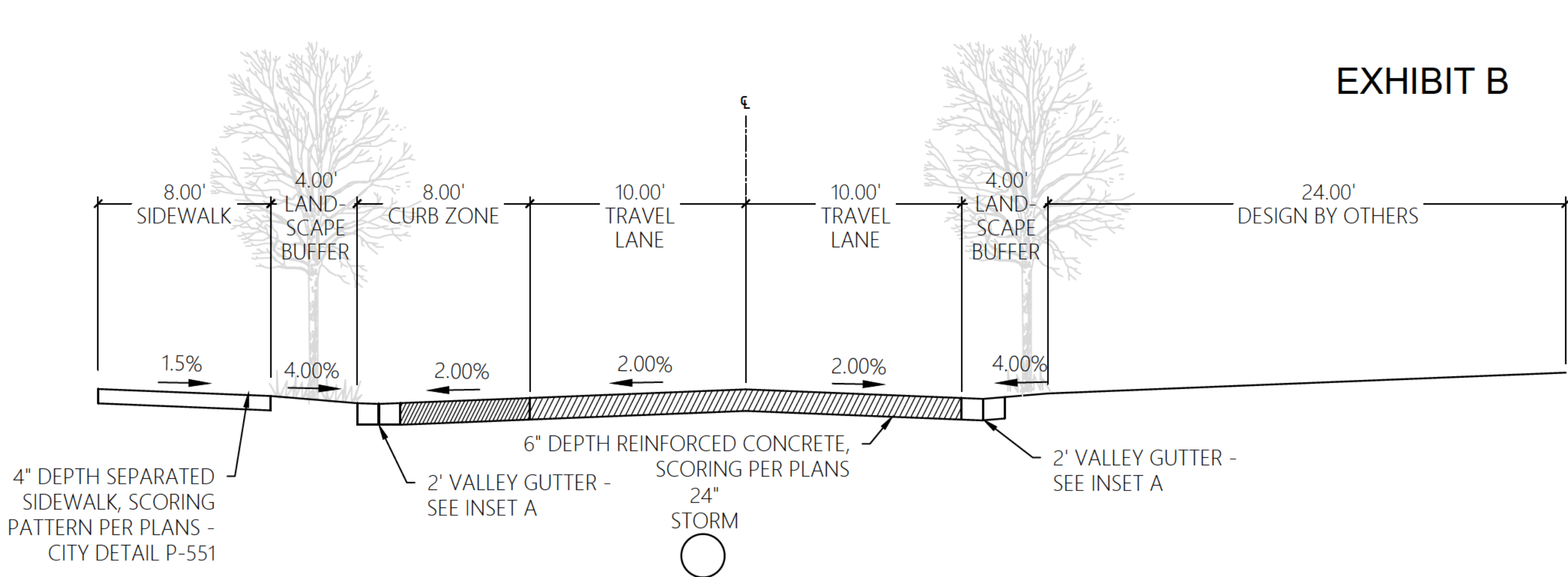
Account Number	Property Address	Assessment Amount
Legal Description	Mailing Name	Assessment Value
	Mailing Address	

Total Number of Accounts:	6
Total Property Assessment:	23,000,000.00

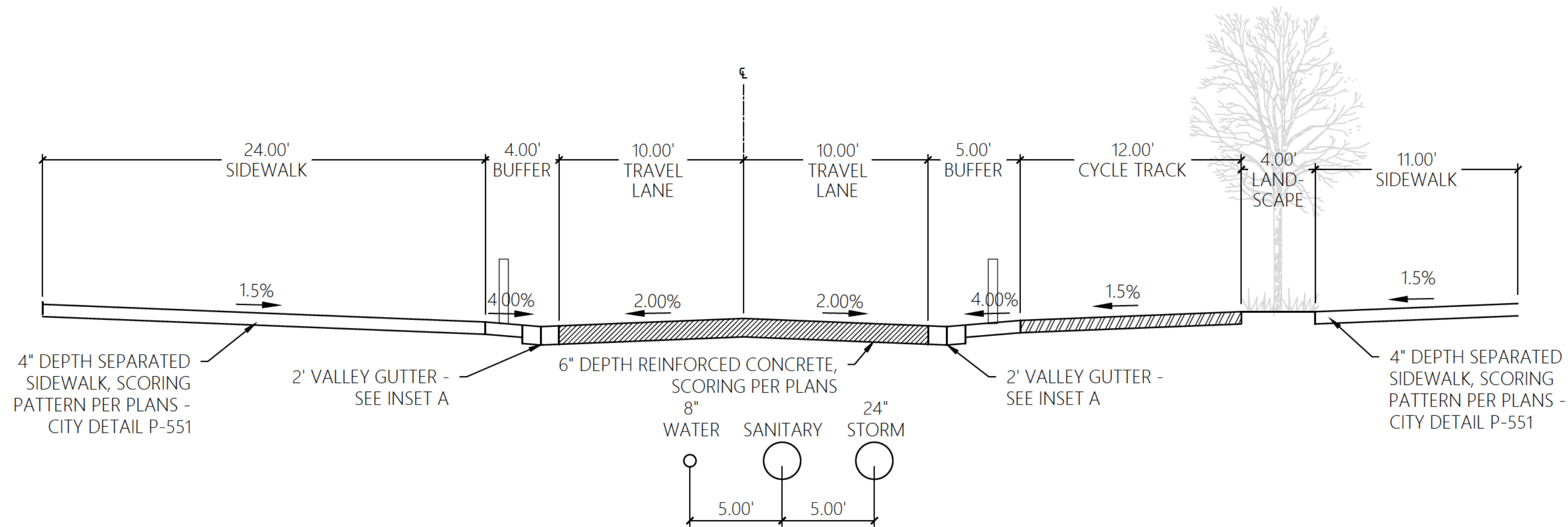
EXHIBIT B



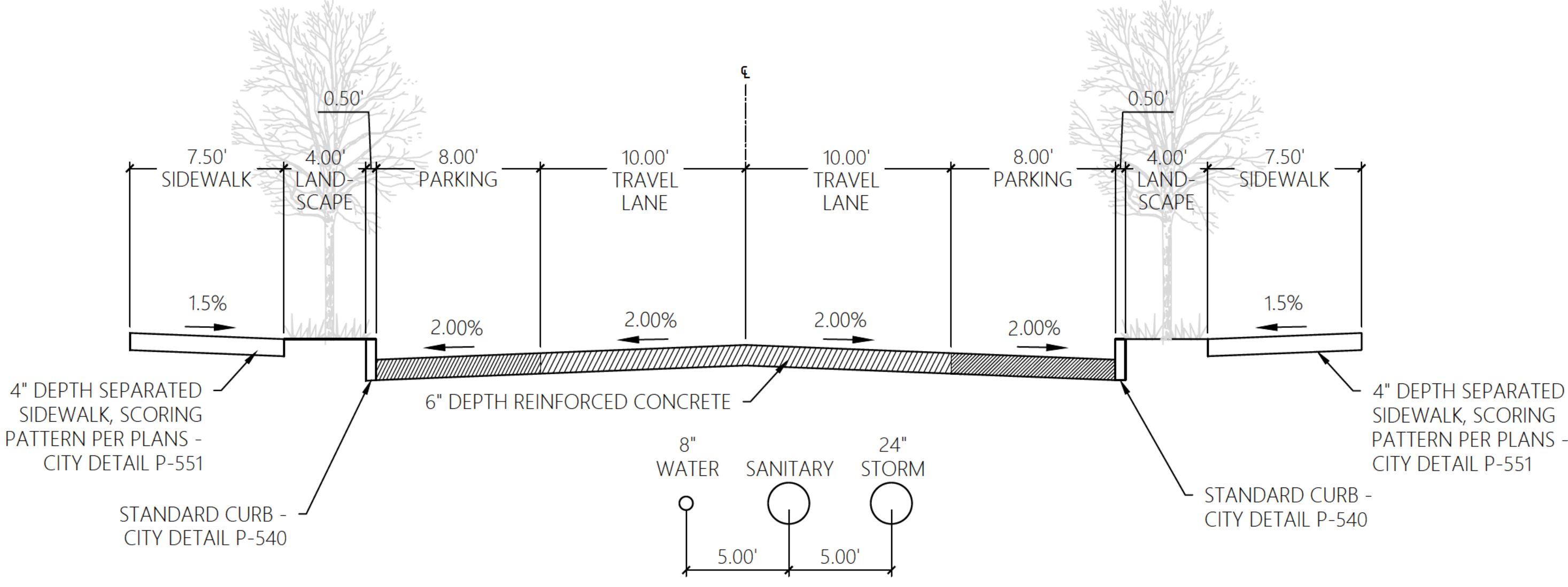
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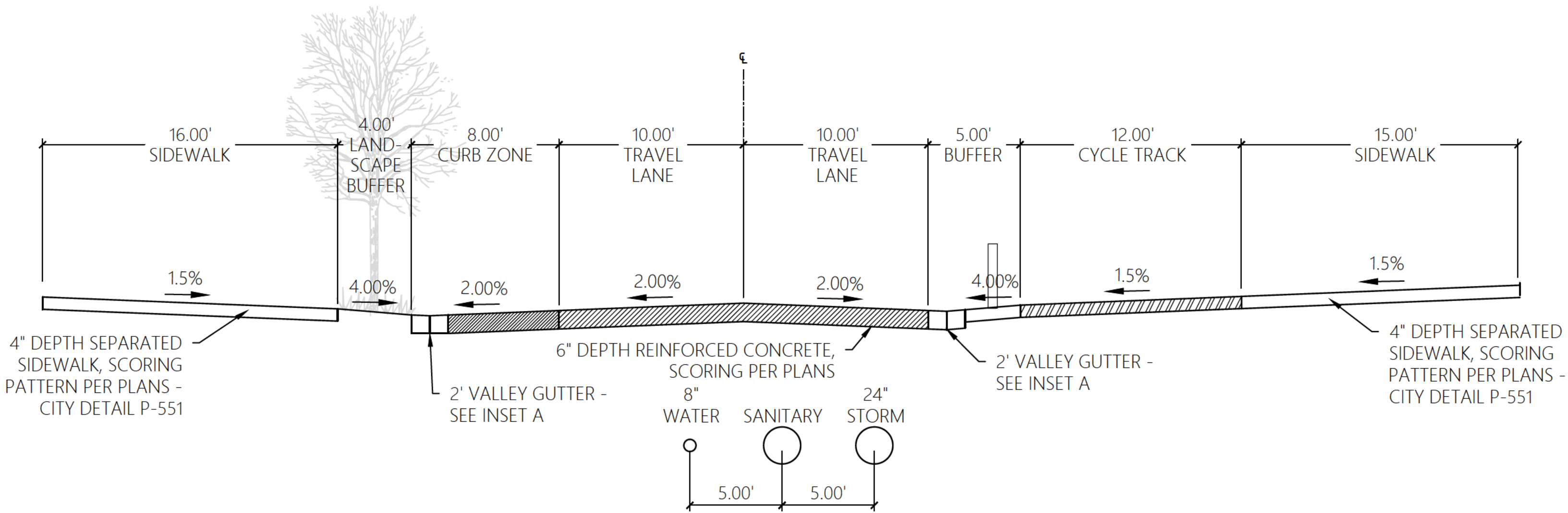
NW PARK AVE - TYPICAL SECTION D - N.T.S.



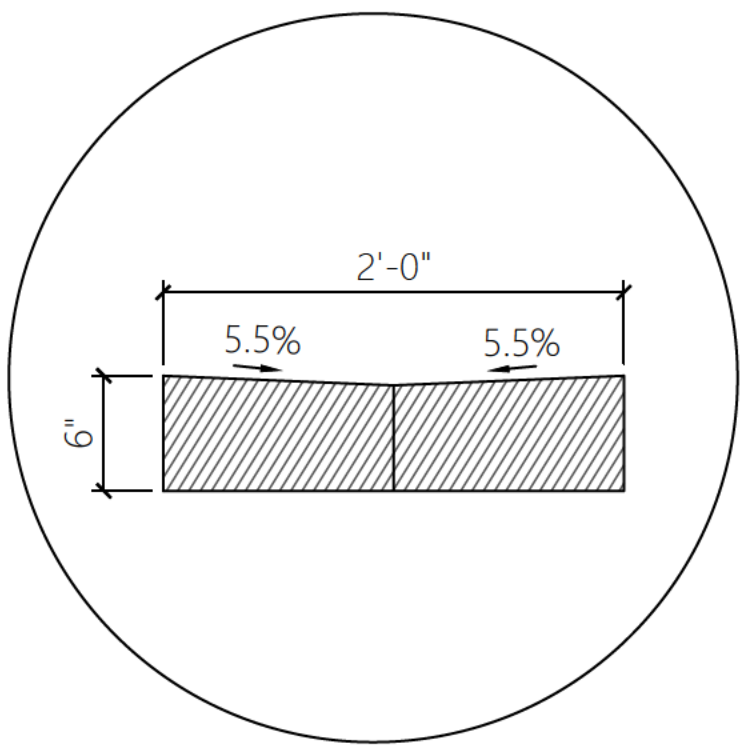
NW JOHNSON STREET - TYPICAL SECTION B - N.T.S.



NW KEARNEY ST - TYPICAL SECTION E - N.T.S.



NW JOHNSON STREET - TYPICAL SECTION C - N.T.S.



INSET A - CONCRETE VALLEY GUTTER

Note: Concept only. Exact dimensions and materials to be developed through design engineering and approved by the City Engineer.

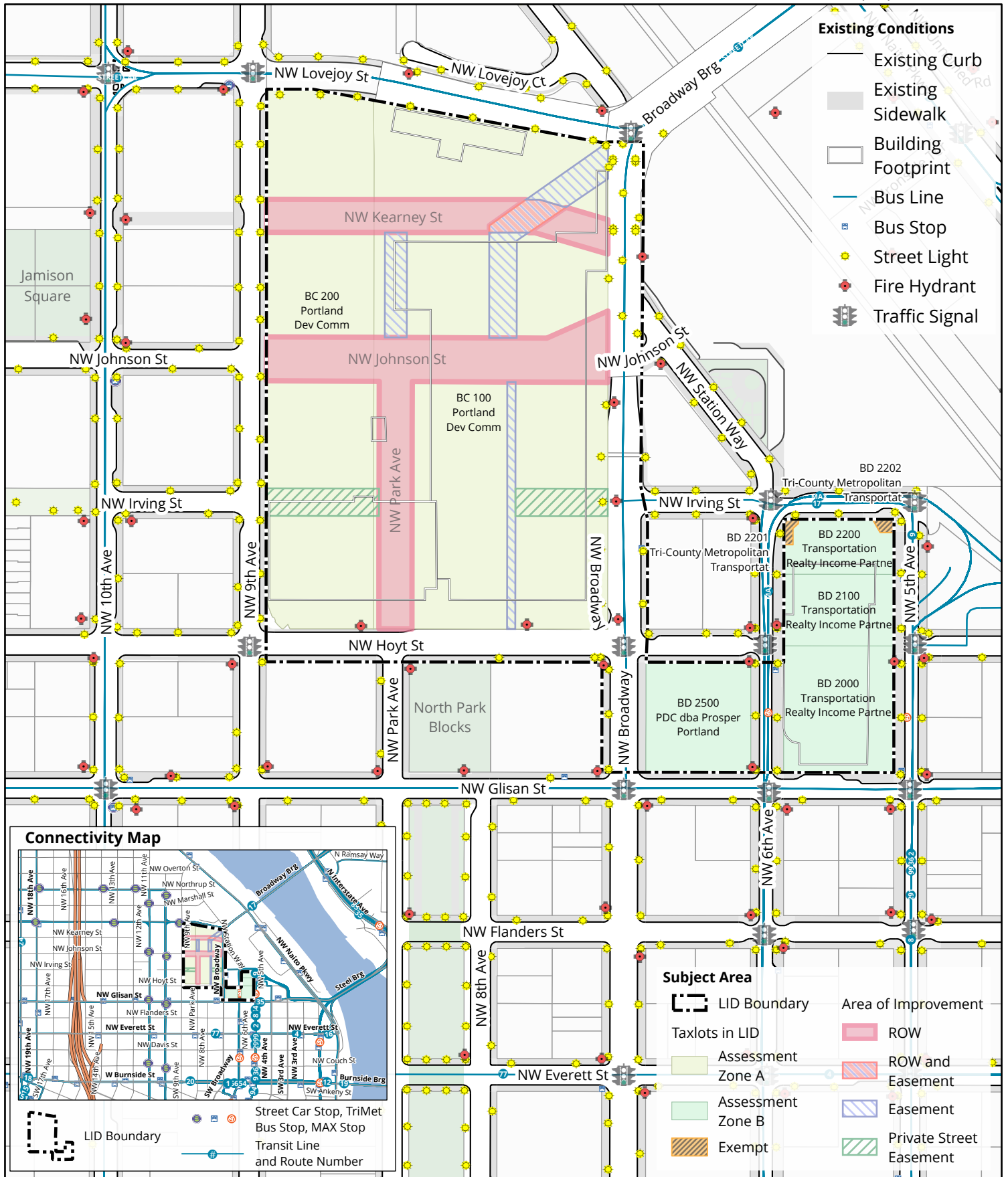
FILE: E055_CT_01_SECTIONS.DWG ### 10/1/2019 4:19:14 PM - GSHAW

				CONSTRUCTED BY _____	DESIGNED BY _____	DATE APPROVED _____		APPROVALS:		BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION			319 SW WASHINGTON ST, SUITE 800 PORTLAND, OR 97204 PHONE: 503.205.4607 FAX: 503.927.2800 www.tooledesign.com	NOT FOR CONSTRUCTION	JOHNSON STREET LAYOUT PLAN TYPICAL SECTIONS	BES JOB NO.									
				PROJECT COMPLETED _____	CAD BY _____	SECTION ENGR _____		BES CHIEF ENGINEER _____ REG. PROF. ENGR. 16301PE		NICK FISH _____ COMMISSIONER		CHLOE EUDALY _____ COMMISSIONER						PBOT JOB NO.									
				MAP CORRECTED BY _____	CHECKED BY _____	BES REVIEWER _____		PBOT PRINCIPAL ENGINEER _____ REG. PROF. ENGR. 75155PE		WILLIAM F. RYAN, P.E. _____ CHIEF ENGINEER		STEVE TOWNSEN, P.E. _____ CITY ENGINEER						SHEET NO.									
				CHECKED BY _____		PBOT REVIEWER _____		PBOT CITY ENGINEER _____ REG. PROF. ENGR. 51538PE										5									
NO. DATE DESCRIPTION APPD.				FINAL MAP DATA																							
REVISIONS																											



Existing Conditions

- Existing Curb
- Existing Sidewalk
- Building Footprint
- Bus Line
- Bus Stop
- Street Light
- Fire Hydrant
- Traffic Signal



CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION

LOCAL IMPROVEMENT DISTRICT ADMINISTRATOR'S PRELIMINARY ESTIMATE
of the various kinds of work performed in the street, sidewalk, stormwater, sanitary sewer and water main improvement of:

NW Park Avenue and Johnson / Kearney Streets Local Improvement District
on October 1, 2020

Construction

Construction Estimate	
Bid Item Total	\$14,053,230.92
Stormwater Plantings And Plant Establishment	\$181,760.00
BOLI Fee Payment	\$14,053.23
Contract Contingency	\$1,405,323.09
Traffic Signals	\$2,429,972.00
Construction Contingency	\$702,661.00
	\$18,787,000.24

Engineering

Engineering Estimate	
Design Engineering	\$1,679,227.75
Construction Engineering	\$732,190.28
	\$2,411,418.03

Project Management

Project Management	\$476,487.73
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Right-of-Way Acquisition

Right-of-Way Acquisition	\$134,627.00
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Project Contingency

Project Contingency	\$2,460,976.09
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Revenue Bureau and Financing Costs

LID Fund or Alternative Financing - Progress Payment Interest	\$1,729,656.07
LID Construction Fund - Superintendence	\$120,175.93
Recording	\$168.00
	\$1,850,000.00

Overhead

75.72% of PBOT personnel costs	\$1,437,094.24
	\$27,557,603.33

TOTAL PROJECT COSTS**\$27,557,603.33**

Local Improvement District (LID) Funding - Assessment Zone 'A'	\$18,000,000.00
Local Improvement District (LID) Funding - Assessment Zone 'B'	\$5,000,000.00
	\$23,000,000.00

Transportation System Development Charge (TSDC) Revenue	\$4,557,603.33
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TOTAL PROJECT FUNDING**\$27,557,603.33**

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION
PRELIMINARY ENGINEER'S ESTIMATE
NW Park Avenue and Johnson / Kearney Streets LID

PRELIMINARY ENGINEER'S ESTIMATE FOR THE construction of street, sidewalk, stormwater, sanitary sewer and water main improvements to NW Park Avenue, NW Johnson Street and NW Kearney Street.

***** BID ITEMS *****					
NO.	ITEMS OF WORK AND MATERIALS	TOTAL QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	12 INCH PIPE, PVC ASTM D3034 SDR35, BEDDING TYPE: D, COMPLETE	614.00	FOOT	\$220.00	\$135,080.00
2	12 INCH SUBGRADE STABILIZATION	620.00	SQYD	\$55.40	\$34,348.00
3	17 INCH ASPHALT CONCRETE PAVEMENT REPAIR (ROADWAY)	4,800.00	SQYD	\$163.50	\$784,800.00
4	24 INCH PIPE, RCP ASTM C76 CLASS IV, BEDDING TYPE: B	1,296.00	FOOT	\$300.00	\$388,800.00
5	6 INCH PIPE, PVC ASTM D3034 SDR35, BEDDING TYPE: D	628.00	FOOT	\$170.00	\$106,760.00
6	8 INCH PIPE, PVC ASTM D3034 SDR35, BEDDING TYPE: D	974.00	FOOT	\$180.00	\$175,320.00
7	8 INCH SEISMIC AND EARTHQUAKE RESISTANT DUCTILE IRON PIPE, COMPLETE	1,295.00	FOOT	\$180.00	\$233,100.00
8	AGGREGATE BASE, 4 INCHES THICK	2,000.00	SQYD	\$21.50	\$43,000.00
9	AGGREGATE BASE, 4 INCHES THICK (TEMP SIDEWALK AND CONC PARKING AREAS)	4,900.00	SQYD	\$21.50	\$105,350.00
10	AGGREGATE BASE, 4 INCHES THICK (PARKING AREAS)	300.00	SQYD	\$21.50	\$6,450.00
11	BENCHES, TYPE	28.00	EACH	\$3,090.00	\$86,520.00
12	BICYCLE RACKS	28.00	EACH	\$811.03	\$22,708.70
13	CLEARING AND GRUBBING	3.00	LS	\$95,522.23	\$286,566.70
14	CONCRETE CURBS, STANDARD CURB	2,950.00	FOOT	\$56.42	\$166,439.00
15	CONCRETE INLETS, TYPE CONCRETE	45.00	EACH	\$135.00	\$6,075.00
16	CONCRETE INLETS, TYPE G-2	18.00	EACH	\$3,586.70	\$64,560.66
17	CONCRETE MANHOLES, 48 INCH, 0-8 FT DEPTH	6.00	EACH	\$9,000.00	\$54,000.00
18	CONCRETE MANHOLES, 48 INCH, DEEPER THAN 8 FT	29.00	FOOT	\$331.03	\$9,600.00
19	CONCRETE MANHOLES, 60 INCH, 0-8 FT DEPTH	5.00	EACH	\$12,000.00	\$60,000.00
20	CONCRETE MANHOLES, 60 INCH, 0-8 FOOT DEPTH	5.00	EACH	\$12,000.00	\$60,000.00
21	CONCRETE MANHOLES, 60 INCH, DEEPER THAN 8 FT	20.00	FOOT	\$350.00	\$7,000.00
22	CONCRETE VALLEY GUTTER	1,550.00	FOOT	\$42.02	\$65,131.00
23	CONCRETE WALKS	12,650.00	SOFT	\$11.19	\$141,540.00
24	CONTAMINATED GROUNDWATER DISPOSAL	3.00	LS	\$17,836.00	\$53,508.00
25	CONTAMINATED MEDIA DISPOSAL	27,000.00	CUYD	\$160.00	\$4,320,000.00
26	DECIDUOUS TREES, 3 INCH CALIPER	68.00	EACH	\$890.00	\$60,520.00
27	EMBANKMENT IN PLACE (CLEAN FILL)	22,500.00	CUYD	\$24.00	\$540,000.00
28	EROSION CONTROL	3.00	LS	\$38,208.89	\$114,626.68
29	FIRE HYDRANT, COMPLETE	2.00	EACH	\$7,225.00	\$14,450.00
30	GENERAL EXCAVATION (CONTAMINATED SOIL)	22,500.00	CUYD	\$62.70	\$1,410,750.00
31	GREEN BIKE LANE MARKINGS, TYPE F (MMA)	7,200.00	SQFT	\$7.50	\$54,000.00
32	HASP/CMDF WORKPLANS	3.00	LS	\$1,499.00	\$4,497.00
33	HAZARDOUS WASTE CONTINGENCY	211.00	CUYD	\$450.00	\$94,950.00
34	JOINT COMMUNICATION TRENCH, 0-6" DEPTH, COMPLETE	2,025.00	LF	\$80.00	\$162,000.00
35	LAWN SEEDING	800.00	SQYD	\$9.54	\$7,633.67
36	LEVEL 2, 1/2 INCH DENSE, MWMAC MIXTURE (TEMP SIDEWALK)	900.00	TON	\$162.00	\$145,800.00
37	LIGHTING POLES, SINGLE ORNAMENTAL, COMPLETE	7.00	EACH	\$20,000.00	\$140,000.00
38	LIGHTING POLES, WOOD, U/G WIRING, COMPLETE	15.00	EACH	\$17,500.00	\$262,500.00
39	LITTER RECEPTACLES	28.00	EACH	\$1,290.00	\$36,120.00
40	LONGITUDINAL PAVEMENT MARKING - PAINT	3,000.00	FOOT	\$1.80	\$5,400.00
41	MOBILIZATION	3.00	LS	\$420,297.83	\$1,260,893.48
42	NEW FIRE HYDRANT, COMPLETE	2.00	EACH	\$7,225.00	\$14,450.00
43	OFF-STREET PATH MARKINGS, TYPE B-HS	9.00	EACH	\$300.00	\$2,700.00
44	PAVEMENT BAR , TYP B-HS	900.00	SQFT	\$8.90	\$8,010.00
45	PAVEMENT LEGEND, TYPE B: BICYCLE LANE SYMBOLS	9.00	EACH	\$354.00	\$3,186.00
46	PIPE TEES OR WYES, 24 INCH X 12 INCH	1.00	EACH	\$1,000.00	\$1,000.00
47	PIPE TEES OR WYES, 8 INCH X 6 INCH	5.00	EACH	\$260.00	\$1,300.00
48	PLAIN CONCRETE PAVEMENT, UNDOVELLED, 6 INCHES THICK	1,400.00	SQYD	\$191.47	\$268,053.80
49	POLLUTION CONTROL PLAN	3.00	LS	\$3,820.89	\$11,462.66
50	PREFERENTIAL PATHWAY MITIGATION	3.00	LS	\$11,586.33	\$34,759.00
51	RECONSTRUCT MANHOLE BASE	3.00	EACH	\$3,500.00	\$10,500.00
52	REMOVAL OF INLETS	45.00	EACH	\$600.00	\$27,000.00
53	REMOVAL OF MANHOLES	11.00	EACH	\$2,200.00	\$24,200.00
54	REMOVAL OF PIPES	6,000.00	FOOT	\$32.65	\$195,900.00
55	REMOVAL OF STRUCTURES & OBSTRUCTIONS	3.00	LS	\$152,835.57	\$458,506.72
56	SHRUBS, NO. 3 CONTAINER	400.00	EACH	\$31.00	\$12,400.00
57	STORMWATER FACILITY, SW-310	6,982.00	SQFT	\$40.00	\$279,280.00
58	STORMWATER FACILITY, SW-362	2,340.00	SQFT	\$40.00	\$93,600.00
59	SUBGRADE GEOTEXTILE	6,200.00	SQYD	\$1.79	\$11,098.00
60	TEMPORARY PROTECTION & DIRECTION OF TRAFFIC	3.00	LS	\$152,835.57	\$458,506.72
61	TIE-IN TO LIVE SYSTEM, INCLUDES EXCAVATION AND BACKFILL	4.00	EACH	\$12,000.00	\$48,000.00
62	TOPSOIL	260.00	CUYD	\$86.49	\$22,486.42
63	TREE GRATE FRAMES	43.00	EACH	\$451.00	\$19,393.00
64	TREE GRATES	43.00	EACH	\$2,017.67	\$86,759.81
65	TRENCH BACKFILL, CLASS B	2,452.00	CUYD	\$60.00	\$147,120.00
66	TRENCH EXCAVATION, COMMON	4,217.00	CUYD	\$10.00	\$42,170.00
67	TYPE "G1" SIGNS IN PLACE	810.00	SQFT	\$36.10	\$29,241.00
68	VIDEO INSPECTION OF SEWERS, MAINLINE	2,270.00	FOOT	\$5.00	\$11,350.00
* Unit Price Shown is on Each or Foot Basis					
TOTAL BID ITEMS					\$14,053,230.92
***** ANTICIPATED ITEMS *****					
NO.	ITEMS OF WORK AND MATERIALS	TOTAL QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	STORMWATER PLANTINGS AND PLANT ESTABLISHMENT	9,088.00	SQFT	\$20.00	\$181,760.00
2	BOLI FEE PAYMENT	3.00	LS	\$4,684.41	\$14,053.23
3	CONTRACT CONTINGENCY (REQUIREMENT TO ACCEPT BIDS UP TO 10% OVER ESTIMATE)	3.00	LS	\$468,441.03	\$1,405,323.09
4	TRAFFIC SIGNALS	4.00	LS	\$607,493.00	\$2,429,972.00
TOTAL ANTICIPATED ITEMS					\$4,031,108.32
TOTAL CONSTRUCTION CONTINGENCY					\$702,661.00
TOTAL CONSTRUCTION					\$18,787,000.24

