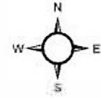




PBOT
PORTLAND BUREAU OF TRANSPORTATION

NW Park Avenue Local Improvement District Map



0 50 100 Feet

All properties 1N1E34

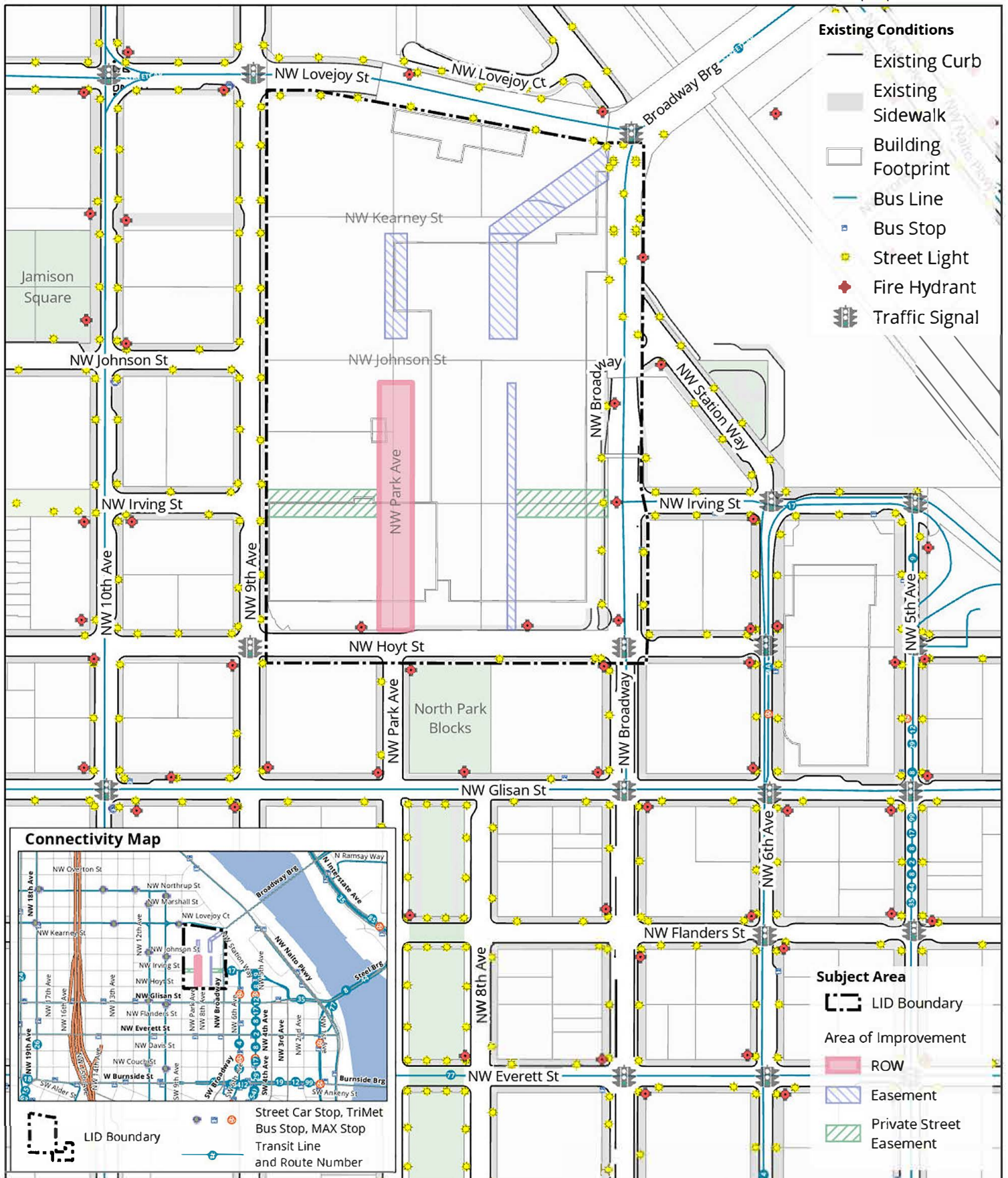


EXHIBIT C

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 Local Improvement District
on October 29, 2024

Construction

Construction Estimate	
Bid Item Total	\$3,905,790.71
Anticipated Items	\$409,708.86
Construction Contingency	\$195,290.00
Utility Undergrounding	\$0.00
	\$4,510,789.57

Engineering

Engineering Estimate	
Design Engineering	\$585,869.00
Construction Engineering	\$429,637.00
	\$1,015,506.00

Project Management

Project Management	\$195,290.00
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Right-of-Way Acquisition

Right-of-Way Acquisition	\$0.00
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Project Contingency

Inflation Contingency	\$1,886,971.76
Project Contingency	\$390,579.07
	\$2,277,550.83

Revenue Bureau and Financing Costs

LID Fund or Alternative Financing - Progress Payment Interest	\$37,985.50
LID Construction Fund - Superintendence	\$537,682.17
Recording	\$812.00
	\$576,479.66

Overhead

83.32% of PBOT personnel costs	\$1,016,677.66
	\$9,592,293.72

TOTAL PROJECT COSTS

\$9,592,293.72

Local Improvement District (LID) Funding - Assessment Zone 'A'	\$8,672,293.72
Local Improvement District (LID) Funding - Assessment Zone 'B'	\$0.00
	\$8,672,293.72
Transportation System Development Charge (TSDC) Revenue	\$920,000.00
State of Oregon Grant HB 1530	\$0.00

TOTAL PROJECT FUNDING

\$9,592,293.72

Exhibit D

Agency City of Portland Bureau of Transportation
Title Engineer's Estimate for 2020 Standard Construction Specifications
Stage
Project Name
Project No.
Date
Engineer

BID ITEMS

BID ITEM NO.	ITEMS OF WORK AND MATERIALS	SPEC REFERENCE	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	0210	LS	1	\$ 390,579.07	\$ 390,579.07
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	0221	LS	1	\$ 390,579.07	\$ 390,579.07
32	EROSION CONTROL	0280	LS	1	\$ 19,528.95	\$ 19,528.95
37	POLLUTION CONTROL PLAN	0290	LS	1	\$ 1,414.32	\$ 1,414.32
38	NON-HAZARDOUS CONTAMINATED SOIL/SEDIMENT DISPOSAL	0291	CUYD	5,400.0	\$ 98.97	\$ 534,438.00
38A	CONTAMINATED GROUNDWATER DISPOSAL	0291	LS	1.0	\$ 6,137.64	\$ 6,137.64
41	CMDP WORK PLANS	0291	LS	1	\$ 2,676.85	\$ 2,676.85
NEW	PREFERENTIAL PATHWAY MITIGATION	0291	LS	1	\$ 5,000.00	\$ 5,000.00
51	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	0310	LS	1	\$ 156,231.63	\$ 156,231.63
52	CLEARING AND GRUBBING	0320	LS	1	\$ 39,057.91	\$ 39,057.91
54	GENERAL EXCAVATION	0330	CUYD	5,400.0	\$ 56.98	\$ 307,692.00
55	EMBANKMENT IN PLACE - CLEAN FILL	0330	CUYD	5,400.0	\$ 52.33	\$ 282,582.00
56	12 INCH SUBGRADE STABILIZATION	0331	SQYD	189.5	\$ 49.62	\$ 9,402.99
57	SUBGRADE GEOTEXTILE	0350	SQYD	1,263.0	\$ 2.11	\$ 2,664.93
57A	GEOGRID GEOTEXTILE	0350	SQYD	1,263.0	\$ 4.50	\$ 5,683.50
NEW	VIDEO INSPECTION OF SEWERS, MAINLINE	401	FOOT	254.0	\$ 8.50	\$ 2,159.00
NEW	TRENCH EXCAVATION, COMMON	405	CUYD	379.0	\$ 125.00	\$ 47,375.00
NEW	TRENCH BACKFILL, CLASS B	405	CUYD	164.0	\$ 20.00	\$ 3,280.00
60	STORMWATER FACILITY	0415	SQFT	568.0	\$ 72.32	\$ 41,077.76
NEW	24 INCH PIPE, HDPE ASTM F714 SDR 26 BEDDING TYPE D	0445	FOOT	254.0	\$ 210.00	\$ 53,340.00
65	CONCRETE MAINTENANCE HOLES, 60 INCH, 0-8 FT DEPTH	0471	EACH	2	\$ 12,905.18	\$ 25,810.36
70	CONCRETE INLETS, TYPE CG-2	0470	EACH	4	\$ 4,424.75	\$ 17,699.00
75	CONCRETE INLETS, TYPE METAL	0470	EACH	5	\$ 1,825.22	\$ 9,126.10
77	CONCRETE INLETS, TYPE BEEHIVE	0470	EACH	5	\$ 2,148.30	\$ 10,741.50
100	AGGREGATE BASE, 8 INCHES THICK	0640	SQYD	1,262.8	\$ 24.51	\$ 30,951.23
113	PLAIN CONCRETE PAVEMENT, UNDOVELLED, 6 INCHES THICK	0756	SQYD	1,262.8	\$ 170.00	\$ 214,676.00
117	CONCRETE CURBS, CURB AND GUTTER	0759	FOOT	120.0	\$ 81.86	\$ 9,823.20
118	CONCRETE CURBS, STANDARD CURB	0759	FOOT	445.0	\$ 41.73	\$ 18,569.85
120	CONCRETE CURBS, THICKENED CURB AND GUTTER	0759	FOOT	120.0	\$ 123.51	\$ 14,821.20
122	CONCRETE DRIVEWAYS	0759	SQFT	1,415.0	\$ 18.67	\$ 26,418.05
123	CONCRETE WALKS	0759	SQFT	4,100.0	\$ 10.92	\$ 44,772.00
124	MONOLITHIC CURB AND SIDEWALKS	0759	SQFT	1,300.0	\$ 24.50	\$ 31,850.00
129	EXTRA FOR NEW CURB RAMPS	0759	EACH	4	\$ 1,932.80	\$ 7,731.20
130	TRUNCATED DOMES ON NEW SURFACES	0759	SQFT	64.0	\$ 68.94	\$ 4,412.16
NEW	VALLEY GUTTER		FOOT	950.0	\$ 65.00	\$ 61,750.00
145	LONGITUDINAL PAVEMENT MARKINGS - PAINT	0860	FOOT	1,000.0	\$ 1.98	\$ 1,980.00
150	PAVEMENT BAR, TYPE B-HS	0867	SQFT	300.0	\$ 10.67	\$ 3,201.00
159	SIGNS, STANDARD SHEETING, SHEET ALUMINUM	0940	SQFT	270.0	\$ 32.94	\$ 8,893.80
NEW	JOINT COMMUNICATIONS TRENCH	0960	FOOT	475.0	\$ 1,722.98	\$ 818,415.50
161	POLE FOUNDATIONS	0970	EACH	7	\$ 7,500.00	\$ 52,500.00
162	LIGHTING POLES	0970	EACH	7	\$ 15,000.00	\$ 105,000.00
163	LIGHTING POLE ARMS	0970	EACH	7	\$ 1,000.00	\$ 7,000.00
164	LUMINAIRES	0970	EACH	7	\$ 1,500.00	\$ 10,500.00

173	LAWN SEEDING	1030	SQYD	300.0	\$ 4.36	\$ 1,308.00
174	TOPSOIL	1040	CUYD	100.0	\$ 74.03	\$ 7,403.00
177	DECIDUOUS TREES, 3 INCH CALIPER	1040	EACH	26	\$ 1,431.73	\$ 37,224.98
178	SHRUBS, NO. 3 CONTAINER	1040	EACH	26	\$ 22.54	\$ 586.04
NEW	BENCHES	1095	EACH	4	\$ 3,140.13	\$ 12,560.52
NEW	BICYCLE RACKS	1095	EACH	4	\$ 1,002.31	\$ 4,009.24
NEW	LITTER RECEPTACLES	1095	EACH	4	\$ 1,289.04	\$ 5,156.16
TOTAL BID ITEMS						\$ 3,905,790.71

##### ANTICIPATED ITEMS #####						
ANTICIPATED ITEM NO.	ITEMS OF WORK AND MATERIALS		UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	RIGHT OF WAY MONUMENTATION		LS	1	\$ 5,000.00	\$ 5,000.00
10	STORMWATER PLANTINGS AND PLANT ESTABLISHMENT		SQFT	511.2	\$ 20.00	\$ 10,224.00
19	BOLI FEE PAYMENT		LS	1	\$ 3,905.79	\$ 3,905.79
20	CONTRACT CONTINGENCY		LS	1	\$ 390,579.07	\$ 390,579.07
TOTAL ANTICIPATED ITEMS						\$ 409,708.86

##### CONSTRUCTION ESTIMATE SUMMARY #####						
TOTAL BID ITEMS					\$	3,905,791
CONSTRUCTION CONTINGENCY				5% of Bid Items	\$	195,290
SUBTOTAL					\$	4,101,081
ANTICIPATED ITEMS					\$	409,709
TOTAL CONSTRUCTION					\$	4,510,790

For 60%, 95%, and Final estimates stop here. The PM will add soft costs. Hide rows in grey.						
PROJECT DEVELOPMENT				0%	of Bid Items	\$ -
PROJECT MANAGEMENT				5%	of Bid Items	\$ 195,290
DESIGN ENGINEERING				15%	of Bid Items	\$ 585,869
CONSTRUCTION MANAGEMENT				11%	of Bid Items	\$ 429,637
PROJECT DEVELOPMENT OVERHEAD				83.32%	of PD	\$ -
PROJECT MANAGEMENT OVERHEAD				83.32%	of PE	\$ 163,981
DESIGN ENGINEERING OVERHEAD				83.32%	of DE	\$ 491,941
CONSTRUCTION MANAGEMENT OVERHEAD				83.32%	of CM	\$ 360,757
TOTAL PROJECT ENGINEERING & MANAGEMENT						\$ 2,227,474
RIGHT-OF-WAY LAND, IMPROVEMENTS, AND DAMAGES						\$ -
RIGHT-OF-WAY APPRAISAL, TITLE INSURANCE, AND NEGOTIATION						\$ -
RIGHT-OF-WAY CONTINGENCY				30%	of L&I&D	\$ -
TOTAL PROJECT RIGHT-OF-WAY						\$ -
		Years		Inflation		
INFLATION RATE ON CONSTRUCTION CONTRACT		5		5.1%	of Construction	\$ 803,491
INFLATION RATE ON PERSONNEL COSTS		5		5.0%	of Eng. & Mgmt.	\$ 386,849
ALLOWANCE FOR DESIGN REFINEMENT				20%	of Const, Eng. & Mgmt., and Inflation	\$ 1,087,211
TOTAL INFLATION AND ALLOWANCE FOR DESIGN REFINEMENT						\$ 2,277,551
TOTAL 2% FOR ART						\$ -
TOTAL PROJECT ESTIMATE						\$ 9,015,815

Exhibit E

NW Park Avenue Local Improvement District
Apportionment Worksheet
Prepared by the Local Improvement District Administrator on 10/29/24

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total S.F.	Exempt Area	NW J-K Zone 'A' Assessable S.F.	NW J-K Zone 'B' Assessable S.F.	NW Park Assessable S.F.	Preliminary LID Estimate	NW Johnson- Kearney Zone 'A' Estimate	NW Johnson- Kearney Zone 'B' Estimate	NW Park Avenue Amount	Combined Amount	Zone	B(W) \$	B(W) %	NW J-K Rate/S.F.	NW Park Rate/S.F.	Combined Rate/S.F.	Percent Combined LIDs	Pending Lien Number NW Johnson- Kearney Properties	Pending Lien Number NW Park Avenue	RMV	Ratio	Notes		
Greyhound Properties																												
1N1E34BD	2000	R180236740	R141462	TRANSPORTATION REALTY INCOME PARTNE	550 NW 6TH AVE	46,000	0	0	46,000	0	\$1,792,324.18	\$0.00	\$1,792,324.18	\$0.00	\$1,792,324.18	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	7.8%	172558	NONE	\$7,859,440	4.4		
1N1E34BD	2100	R180237110	R141467	TRANSPORTATION REALTY INCOME PARTNE	550 W/ NW 6TH AVE	26,000	0	0	26,000	0	\$1,013,052.80	\$0.00	\$1,013,052.80	\$0.00	\$1,013,052.80	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	4.4%	172557	NONE	\$4,108,920	4.1		
1N1E34BD	2200	R180237160	R141470	TRANSPORTATION REALTY INCOME PARTNE	550 W/ NW 6TH AVE	18,325	0	0	18,325	0	\$714,007.40	\$0.00	\$714,007.40	\$0.00	\$714,007.40	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	3.1%	172559	NONE	\$2,896,080	4.1		
TriMet Properties																												
1N1E34BD	2201	R180237180	R622343	TRI-COUNTY METROPOLITAN TRANSPORTAT	NW 6TH AVE	890	890	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	X	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	NONE	NONE	\$215,990	n.m.	S	
1N1E34BD	2202	R180237190	R622344	TRI-COUNTY METROPOLITAN TRANSPORTAT	NW 5TH AVE	785	785	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	X	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	NONE	NONE	\$190,510	n.m.	S	
Prosper Portland Properties																												
1N1E34BC	100	R180210240	R140726	PORTLAND DEV COMM	715 NW HOYT ST	36,781	36,781	0	0	0	\$10,630,826.13	\$0.00	\$0.00	\$0.00	\$0.00	A	\$10,630,826.13	100.0%	\$0.00	\$0.00	\$0.00	n.m.	0.0%	172554	NONE	\$5,778,870	n.m.	P, R
1N1E34BC	101	R180210280	R709059	PORTLAND DEV COMM	NEC/ HOYT & NW 9TH AVE	52,191	7,034	45,157	0	45,157	\$0.00	\$1,057,125.61	\$0.00	\$982,846.54	\$2,039,972.15	A	\$2,039,972.15	n.m.	\$23.41	\$21.76	\$45.17	8.9%	1	177471	\$8,190,340	4.0	R	
1N1E34BC	102	R180236970	R709060	PORTLAND DEV COMM	NWC/ HOYT & NW	52,888	0	52,888	0	52,888	\$0.00	\$1,238,097.34	\$0.00	\$1,151,102.26	\$2,389,199.60	A	\$2,389,199.60	n.m.	\$23.41	\$21.76	\$45.17	10.4%	2	177479	\$8,292,080	3.5		
1N1E34BC	103	R180211480	R709061	PORTLAND DEV COMM	NW 9TH AVE	29,910	9,926	19,984	0	19,984	\$0.00	\$467,810.08	\$0.00	\$434,939.34	\$902,749.42	A	\$902,749.42	n.m.	\$23.41	\$21.76	\$45.17	3.9%	3	177473	\$4,686,830	5.2	R	
1N1E34BC	104	R180211440	R709062	PORTLAND DEV COMM	NW 9TH AVE	29,911	3,974	25,937	0	25,937	\$0.00	\$607,185.04	\$0.00	\$564,521.10	\$1,171,706.14	A	\$1,171,706.14	n.m.	\$23.41	\$21.76	\$45.17	5.1%	4	177472	\$4,686,830	4.0	R	
1N1E34BC	105	R180211520	R709063	PORTLAND DEV COMM	NW HOYT ST	41,604	0	41,604	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	A	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	5	NONE	\$6,520,800	n.m.	P, R	
1N1E34BC	106	R180237440	R709064	PORTLAND DEV COMM	NW BROADWAY	59,806	6,788	53,018	0	53,018	\$0.00	\$1,241,147.17	\$0.00	\$1,153,937.79	\$2,395,084.96	A	\$2,395,084.96	n.m.	\$23.41	\$21.76	\$45.17	10.4%	6	177480	\$9,373,650	3.9	P	
1N1E34BC	107	R180211600	R709065	PORTLAND DEV COMM	NW 9TH AVE	59,817	16,520	41,297	0	41,297	\$0.00	\$966,760.08	\$0.00	\$899,830.55	\$1,865,590.63	A	\$1,865,590.63	n.m.	\$23.41	\$21.76	\$45.17	8.1%	7	177475	\$9,373,650	5.0	R	
1N1E34BC	108	R180211560	R709066	PORTLAND DEV COMM	NW BROADWAY	101,414	37,038	64,376	0	64,376	\$0.00	\$1,507,023.04	\$0.00	\$1,401,131.85	\$2,908,154.89	A	\$2,908,154.89	n.m.	\$23.41	\$21.76	\$45.17	12.6%	8	177474	\$15,894,450	5.5	R	
1N1E34BC	109	R180212630	R709067	PORTLAND DEV COMM	SEC/ LOVEJOY & NW 9TH	50,975	9,996	40,979	0	40,979	\$0.00	\$959,300.26	\$0.00	\$891,894.90	\$1,851,195.16	A	\$1,851,195.16	n.m.	\$23.41	\$21.76	\$45.17	8.0%	9	177476	\$7,987,040	4.3	R	
1N1E34BC	110	R180212710	R709068	PORTLAND DEV COMM	NW LOVEJOY ST	30,172	5,092	25,080	0	25,080	\$0.00	\$587,115.39	\$0.00	\$545,861.64	\$1,132,977.03	A	\$1,132,977.03	n.m.	\$23.41	\$21.76	\$45.17	4.9%	10	177477	\$4,728,990	4.2	R	
1N1E34BC	111	R180217360	R709069	PORTLAND DEV COMM	SWC/ LOVEJOY & NW	35,125	5,388	29,737	0	29,737	\$0.00	\$696,142.28	\$0.00	\$647,227.75	\$1,343,370.03	A	\$1,343,370.03	n.m.	\$23.41	\$21.76	\$45.17	5.8%	11	177478	\$5,506,160	4.1	R	
1N1E34BC	200	R180210300	R140728	PORTLAND DEV COMM	715 W/ NW HOYT ST	0	0	0	0	0	\$7,369,173.87	\$0.00	\$0.00	\$0.00	\$0.00	A	\$7,369,173.87	100.0%	\$0.00	\$0.00	\$0.00	n.m.	0.0%	172555	NONE	\$0	n.m.	X
1N1E34BD	2500	R180236820	R141463	PDC DBA PROSPER PORTLAND	NWC/ 6TH & NW GLISAN ST	38,000	0	0	38,000	0	\$1,480,615.62	\$0.00	\$1,480,615.62	\$0.00	\$1,480,615.62	B	\$0.00	0.0%	\$0.00	\$0.00	\$38.96	6.4%	172556	NONE	\$7,600,000	5.1		
TOTAL:					710,594	183,816	398,453	128,325	398,453	\$23,000,000.00	\$9,327,706.29	\$5,000,000.00	\$8,672,293.72	\$23,000,000.01			-0.01	0.0%	\$23.41	\$21.76	\$57.72	100.0%			\$113,890,630	5.0		
3	15.3%		Greyhound Properties		90,325	0	0	90,325		\$3,519,384.38	\$0.00	\$3,519,384.38	\$0.00	\$3,519,384.38			\$0.00	0.0%	\$0.00	\$0.00	\$38.96	15.3%			\$14,864,440	4.2		
2	0.0%		TriMet Properties		1,675	1,675	0	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	n.m.	\$0.00	\$0.00	n.m.	0.0%			\$406,500	n.m.		
8	19.3%		Subtotal		92,000	1,675	0	90,325		\$3,519,384.38	\$0.00	\$3,519,384.38	\$0.00	\$3,519,384.38			\$0.00	0.0%	\$0.00	\$0.00	\$38.96	15.3%			\$15,270,940	4.3		
14	84.7%		Prosper Portland Properties		618,594	182,141	398,453	38,000		\$19,480,615.62	\$9,327,706.29	\$1,480,615.62	\$8,672,293.72	\$19,480,615.63			\$0.01	0.0%	\$23.41	\$0.00	\$49.89	84.7%			\$98,619,690	5.1		
19	100.0%		Total		710,594	183,816	398,453	128,325		\$23,000,000.00	\$9,327,706.29	\$5,000,000.00	\$8,672,293.72	\$23,000,000.01			-0.01	0.0%	\$57.72	\$0.00	\$57.72	100.0%			\$113,890,630	5.0		

Notes: P - Exemption for future extension of the North Park Blocks.
R - Exemption for future right-of-way dedication.
S - Parcel is too small to be developed and is in different property ownership than adjacent taxlots and has no future development potential, and is therefore exempted from assessment.
X - Taxlot no longer exists and has been eliminated since LID formation.



1120 SW Fifth Ave, Suite 1331, Portland OR 97204
Phone: 503-823-4000 Portland.gov/Transportation
Ted Wheeler Mayor **Millicent D. Williams** Director

November 13, 2024

SUMMARY OF REMONSTRANCES AND FINDINGS TO COUNCIL

Create the NW Park Ave Local Improvement District to street, sidewalk, stormwater, sanitary sewer and water main improvements in conjunction with the segregation of pending local improvement district liens (Hearing; Ordinance; C-10076)

I. SUMMARY

No written remonstrance representing any of the owners of the 10 nonexempt properties in the NW Park Avenue Local Improvement District was received by the filing deadline registering objections to formation of the local improvement district.

II. RECOMMENDATION

It is the recommendation of the Local Improvement District Administrator that the City Council overrule any and all objections and approve the Formation Ordinance for the NW Park Avenue Local Improvement District.

Respectfully submitted,

A handwritten signature in black ink that reads "Andrew H. Aebi". The signature is written in a cursive, flowing style.

Andrew H. Aebi
Local Improvement District Administrator