

Appendix C

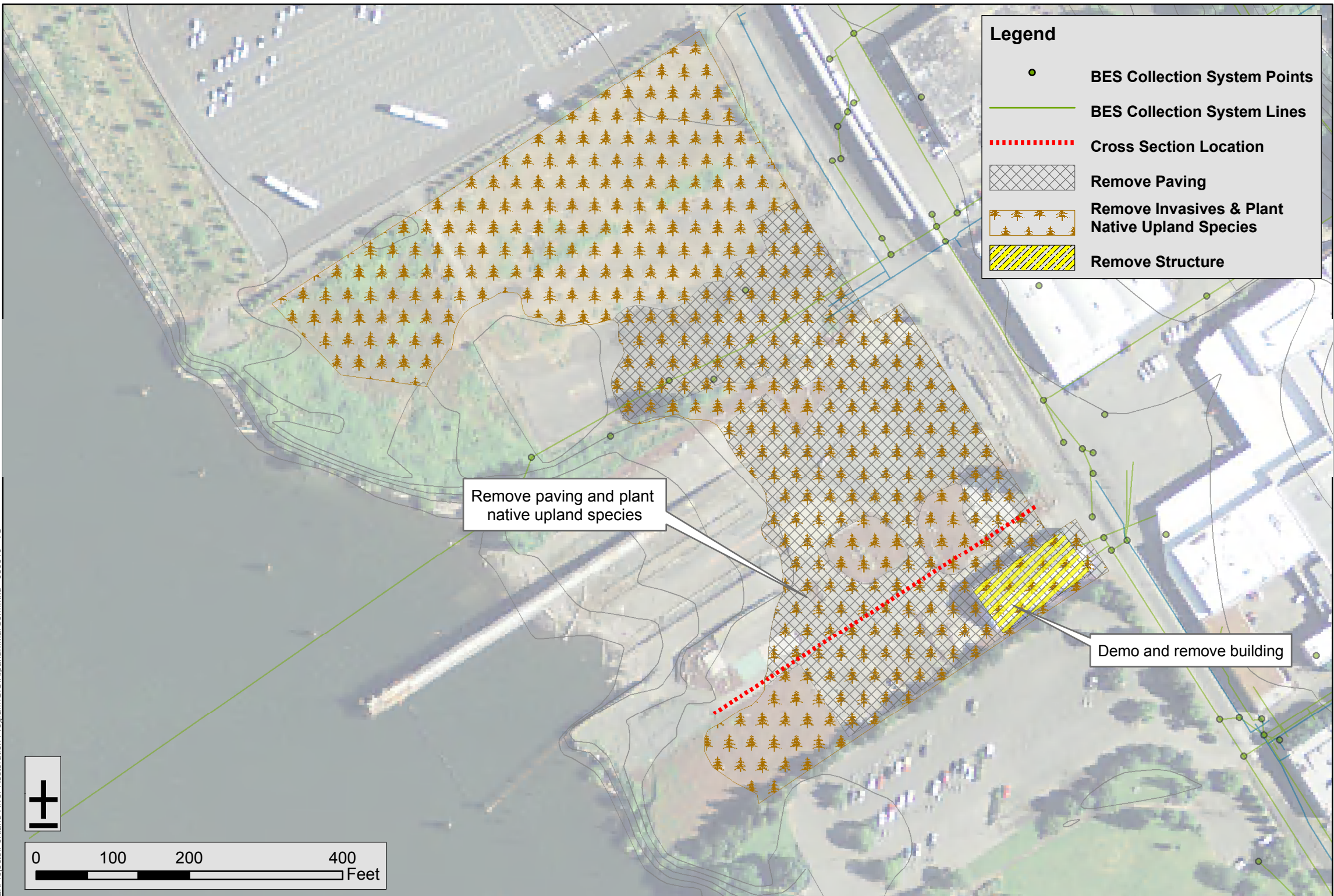
Upland Forest Habitat Restoration Conceptual Designs

North Reach Mitigation Bank Upland Habitat Restoration

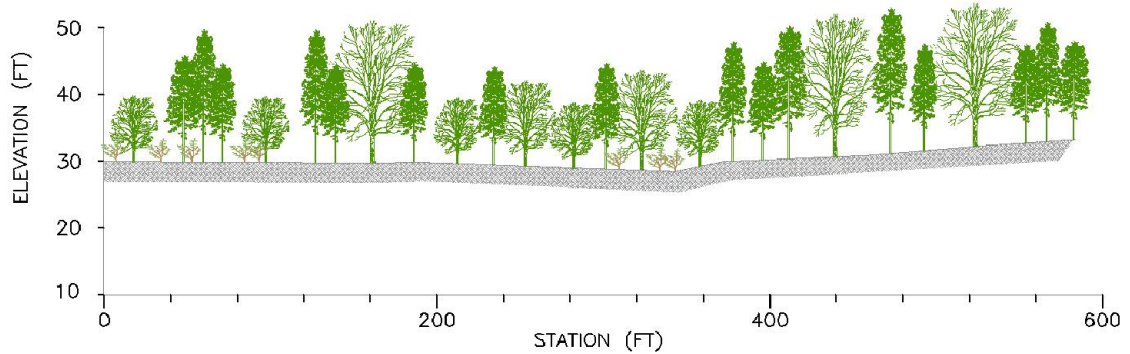


Cost Estimate

Line Item	Quantity	Units	Unit Cost	Cost
Site Preparation	1	LS	\$ 685,727	\$ 685,727
Demo of Structures	9,903	TN	\$ 200	\$ 1,980,652
Demo of Existing Buildings	9,500	SF	\$ 30	\$ 285,000
Remove Invasive Vegetation	8.3	AC	\$ 6,000	\$ 50,011
Plant Riparian Vegetation	8.3	AC	\$ 16,000	\$ 133,362
General Markups	1	LS	\$ 5,172,342	\$ 5,172,342
Total Cost (Rounded)				\$ 8,308,000



Cross Section



University of Portland Triangle Park

North Reach Mitigation Bank Upland Habitat Restoration

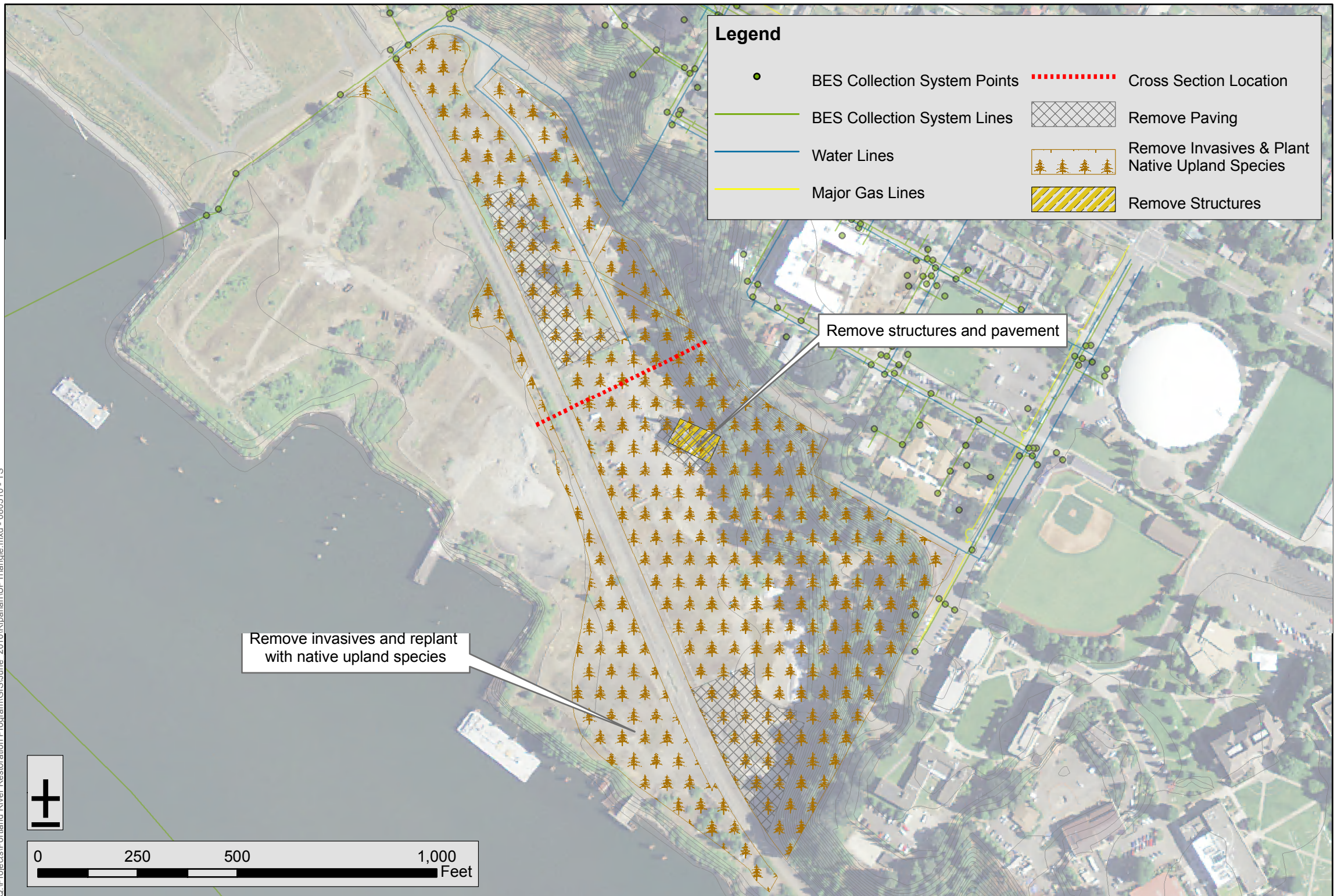


Cost Estimate

Line Item	Quantity	Units	Unit Cost	Cost
Site Preparation	1	LS	\$ 572,120	\$ 572,120
Demo of Structures	6,501	TN	\$ 200	\$ 1,300,299
Demo of Existing Buildings	8,000	SF	\$ 30	\$ 240,000
Remove Invasive Vegetation	22.9	AC	\$ 6,000	\$ 137,178
Plant Upland Vegetation	22.9	AC	\$ 16,000	\$ 365,809
General Markups	1	LS	\$ 4,315,419	\$ 4,315,419
Total Cost (Rounded)				\$ 6,931,000

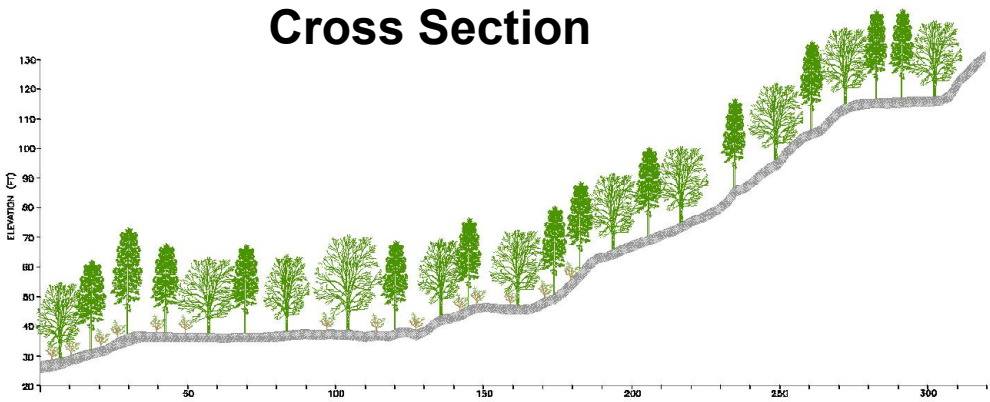
Legend

- BES Collection System Points
- BES Collection System Lines
- Water Lines
- Major Gas Lines
- Cross Section Location
- Remove Paving
- Remove Invasives & Plant Native Upland Species
- Remove Structures



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Cross Section



Existing Ground

Upland

Riparian-Upland Shrub

Willamette Cove

North Reach Mitigation Bank Upland Habitat Restoration



Cost Estimate

Line Item	Quantity	Units	Unit Cost	Cost
Site Preparation	1	LS	\$ 106,598	\$ 106,598
Demo of Structures	149	TN	\$ 200	\$ 29,851
Demo of Existing Buildings	-	SF	\$ 30	\$ -
Remove Invasive Vegetation	15.9	AC	\$ 6,000	\$ 95,689
Plant Upland Vegetation	15.9	AC	\$ 16,000	\$ 255,170
General Markups	1	LS	\$ 804,057	\$ 804,057
Total Cost (Rounded)				\$ 1,292,000



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