CITY OF SWEET HOME
VIEWERS' REPORT COMMITTEE

January 21, 2021, 1:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Meeting Information

A Viewer's Report Meeting will be held at City Hall, 3225 Main Street. In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, the frequency and length of public meetings, including the City Council, boards and commissions, will be minimized. Non-urgent and non-essential City business with expected public feedback will be postponed whenever possible. Individuals attending public meetings in person will be limited to the first six people, required to maintain appropriate social distancing, (6-ft.) and be free of symptoms related to COVID-19. The City of Sweet Home City Council is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. To view the City Council meeting live, online visit **live.sweethomeor.gov**. If you don't have access to the internet you can call in to 541-367-5128 and you'll be asked to choose option #1 to be logged in to the call. Phone Conference ID: 510 641 31#

Call to Order

Roll Call

New Business

a) Resolution No. 1 for 2021 -Willow Street Neighborhood Local Improvement District (L.I.D.)

Installment of water, street, sidewalk, curb, gutter, and storm drain improvements on Willow Street, Yucca Street, part of Tamarack Street, and parts of 18th, 19th and 20th Avenues.

The viewers shall investigate the plat and City Manager's Report and shall make recommendations to the City Council with regard to the project together with a just estimated assessment of the benefits to the property that they determine to be specifically benefitted by the project.

Adjournment

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-367-8969.

REQUEST FOR COUNCIL ACTION

Title:	Request for Council Action – Resolution No. 1 for 2021 -Willow Street Neighborhood Local Improvement District (L.I.D.)
Preferred Agenda:	January 12, 2021
Submitted By:	Robert Snyder, City Attorney
Reviewed By:	Ray Towry, City Manager
Type of Action:	Resolution __x__ Motion ____ Roll Call ____ Other ____
Relevant Code/Policy:	SHMC Chapter 3.16 SHMC Charter Chapter VIII Section 28
Towards Council Goal:	Goal 1 Infrastructure. Vision Statement III WE ASPIRE to provide viable and sustainable infrastructure
Attachments:	Plat of the Project, Deed References, List of Owners (includes other persons that have interest in the property), Map of District and Estimate of Cost of Project Resolution for Viewers, Publication and Notification

Purpose of this RCA:

To present to City Council a Resolution that appoints viewers to review the Plat, Deed References, List of Owners (includes other persons that have interest in the property), Map and Estimate of Cost concerning a proposed Local Improvement District (L.I.D.) in the Willow Street Neighborhood area of the city and then make recommendations to the City Council about the L.I.D.. In short, an L.I.D. is a method to build improvements (e.g. water, streets, sidewalks, curbs, gutters and storm drain infrastructure) in a given district (area of the city) and then provide for the payment of the improvements from the properties benefitted. The Resolution also provides for publication in the paper and notification of owners per SHMC Chapter 3.16 before a City Council decision is made to proceed further with the L.I.D..

Background/Context:

SHMC Chapter 3.16 sets forth the process for an L.I.D. pursuant to SHMC Charter Chapter VIII Section 28. The process starts with the City Council on its own or petitioned by a majority of property owners in a given area of the city (district) to form an L.I.D. to build the improvements requested, then the City Council directs the City Manager to prepare a plat and report (with deed references, owners list, map and cost estimate) and then the City Council passes a Resolution to appoint viewers (and then later in the process ordinances that assess the properties benefitted and provide for liens on them and a payment plan for repayment to the city for the funds expended by the city to build the improvements usually funded by passing a Bancroft Bond as provided in SHMC 3.16.110).

The next initial step is to pass a Resolution that appoints three viewers (three freeholders, who are qualified electors of the city) to investigate the above referred to documents to, "…make recommendations to the City Council about the project together with a just estimated assessment of the benefits to the property that they determine to be specially benefitted by the project. The City Recorder (City Manager) shall act as Clerk for the viewers."

The last L.I.D. for the city was in 1995. A couple have been started since then but not finished. SHMC Charter VIII Section 28 states:

"Streets, sewer, sidewalk, and such other improvements as may be deemed necessary by the council may be made on the motion of the council or on petition of a majority of the property owners interested. Remonstrance of two-thirds of the front footage of property owners concerned shall operate to defeat such motion or petition and the same may not again be considered by the council for a period of six months."

In the proposed L.I.D. improvements for water, street, sidewalk, curb, gutter, and storm drain are being considered in the Willow Street Neighborhood area. The above referred to attached documents describe the area, properties and cost involved in the project. The city has been petitioned by a majority of the property owners to start an L.I.D.. When the viewers come back with their recommendations, the City Council will consider a motion to proceed or not with the L.I.D. after considering the viewers' report and after publication and notification per SHMC 3.16. The next step after the viewers' report is filed with the Recorder (City Manager) in the process would be to publish a notice (2 successive publications) in the paper and send notices to each owner to give them notice of a scheduled City Council meeting to present their objections to the viewers' report and L.I.D., if they have any. "After the public hearing and hearing any objections, if the Council finds the viewers' report to be reasonable and just, it may, by ordinance, establish the improvement district and may direct and order the work to be done."

If an L.I.D. is created by the City Council it will need to decide at later City Council meetings (with additional information) how the L.I.D. will be financed, whether the city will contribute to the cost of the L.I.D., when the liens attach, the rate of interest for the liens (could be same as debt interest as in last L.I.D.) and the allowable payment installment plan (Bancroft Bonds require at least a 10-year plan not to exceed 30-year plan). The 1995 L.I.D. made the assessments on the final construction costs which were based on the average cost between the front footage and square footage method with the depth limited to 150 feet and payment on a 10-year repayment plan.

The L.I.D. in this case is being requested primarily for the water improvement since the area runs out of water sometimes in the summer and arsenic and other chemicals may be in some of the wells in the area. Also, the other improvements for the streets and sidewalks etc. are to improve the area to city standards.

The City Council can abandon and rescind proceedings for projects at any time prior to the final consummation of the proceedings. As stated above by the Charter provision a remonstrance by two thirds of the front footage property owners can also terminate the L.I.D..

To start the L.I.D. process, the viewers need to be appointed by the proposed Resolution. I have contacted Dave Holley, Charlene Adams, Tim McQueary and Nancy Patton and they have all said they would serve as viewers.

The Challenge/Problem:

Should the City Council pass the proposed Resolution to appoint the viewers (and provide for publication and notification) to review the attached documents and make a recommendation to the City Council about the proposed L.I.D.?

Stakeholders:

- City Council – to improve the infrastructure of the city.
- Citizens of Sweet Home – for effective and efficient local government.

- Citizens of the L.I.D. – for improved water, streets, sidewalks, curbs, gutters and storm drains at their properties.

Issues and Financial Impacts:

The financial terms of the proposed L.I.D. will be worked out by the Finance Director for the City of Sweet Home once the initial steps in the L.I.D. are completed. The project will most likely involve the City going out for a Bancroft Bond.

Elements of a Stable Solution:

This L.I.D. would help develop the infrastructure for the Willow Street Neighborhood area in the City.

Options:

1. *Option* – Motion to approve the proposed Resolution.
2. *Option* – Motion to amend the proposed Resolution.
3. *Option* – Motion to reject the proposed Resolution.

Recommendation:

Option 1 is the recommended option: To move by motion that the proposed Resolution be passed to appoint the viewers (state names of three with one alternate) with provisions for publication in the paper and notification of owners per SHMC Chapter 3.16.

CITY MANAGER PLAT AND REPORT FOR THE WILLOW STREET NEIGHBORHOOD LID

THE CITY MANAGER HAS HAD PREPARED THE FOLLOWING PLAT AND REPORT FOR THE CITY COUNCIL AND VIEWERS AS FOLLOWS:

1. **PLAT OF THE PROJECT**
2. **DESCRIPTION OF EACH LOT, TRACT OR PARCEL OF LAND OR PORTION THEREOF, SPECIALLY BENEFITTED THEREBY BY REFERENCE TO A RECORDED DEED CONTAINING THE LEGAL DESCRIPTION**
3. **THE NAME OF THE OWNER OR OWNERS AND OTHER PERSONS WHO HAVE ANY INTEREST IN THE PROPERTY**
4. **A DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT BENEFITTED AND TO BE ASSESSED FOR THE IMPROVEMENT BY A MAP CLEARLY SHOWING THE BOUNDARIES OF THE PROJECT DISTRICT**
5. **AN ESTIMATE OF THE PROBABLE COST ATTRIBUTABLE TO THE PROJECT INCLUDING LEGAL, ADMINISTRATIVE AND ENGINEERING COSTS**

RESOLUTION NO. 1 FOR 2021

A RESOLUTION TO APPOINT VIEWERS FOR LOCAL IMPROVEMENT DISTRICT (LID) KNOWN AS THE WILLOW STREET NEIGHBORHOOD LID.

IN THE MATTER OF PROPOSED WATER, STREET, SIDEWALK, CURB, GUTTER AND STORM DRAIN SYSTEM IMPROVEMENTS; SAID IMPROVEMENTS BEING:

Installment of water, street, sidewalk, curb, gutter and storm drain improvements on Willow Street, Yucca Street, part of Tamarack Street and parts of 18th, 19th and 20th Avenues as set forth below.

WHEREAS, the City Council of the City of Sweet Home is hereby petitioned by a majority of real property owners of the proposed LID who will be especially benefitted by the herein proposed improvments to order the aforementioned improvements;

WHEREAS, the City Council of the City of Sweet Home hereby declares that it desires to initiate this LID and hereby directs the City Manager to make the plat and report prescribed by SHMC 3.16.010;

WHEREAS, the City Manager has made the plat and report as prescribed by SHMC 3.16.010 that includes a Plat, Deed References, Owners Names (includes other persons that have interest in the property), Map and Cost Estimate of the project;

NOW, THEREFORE, be it resolved that in accordance with SHMC Chapter 3.16 for the City of Sweet Home:

Section 1. There are hereby appointed three (3) Viewers with one Alternate being citizens of the City of Sweet Home, Oregon, who are freeholders and qualified electors. The Viewers shall investigate the plat and report (City Manager's Report as stated above) and within ten (10) days make recommendations to the City Council with regard to the project together with a just estimated assessment of the benefits to the property that they determine to be specially benefitted by such project. The City Recorder shall act as clerk for the Viewers. The Viewers shall be as follows:

_____ Viewer

_____ Viewer

_____ Viewer

_____ Alternate

Section 2. Within ten (10) days after the filing of the Viewers' Report, the City Recorder (City Manager) shall cause notice to be published for a period of two (2) successive publications in the City's official newspaper stating that such report is on file in the City Recorder's office subject to examination, giving the date when the same was filed, the estimated probable cost of the proposed improvements, a statement of the properties proposed to be assessed therefor and identifying the district, and notifying all persons interested to present their objections to said report, if any they have, and that said objections, if any there be, will be heard by the City Council on a date specified in such notice not less than ten (10) days after the date of the first publication of the notice. Similar notices shall be sent to the owner of each parcel of property benefitted, the notices to be sent by registered or certified mail and shall be at least 10 days before the date specified for objections to be heard by the City Council.

This resolution shall take effect upon its passage and approval.

PASSED by the City Council and approved by the Mayor this 12th day of January, 2021.

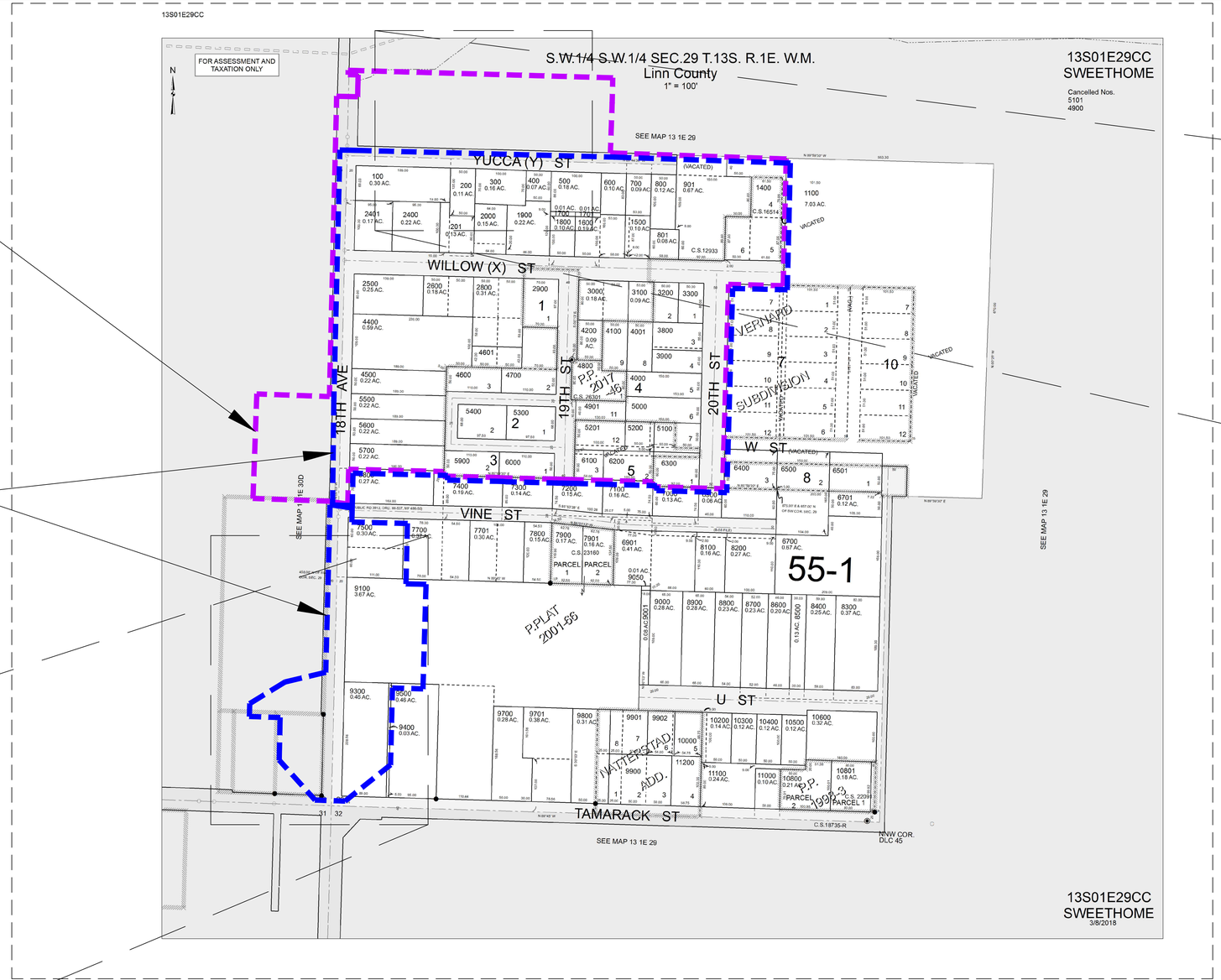
_____
Mayor

ATTEST:

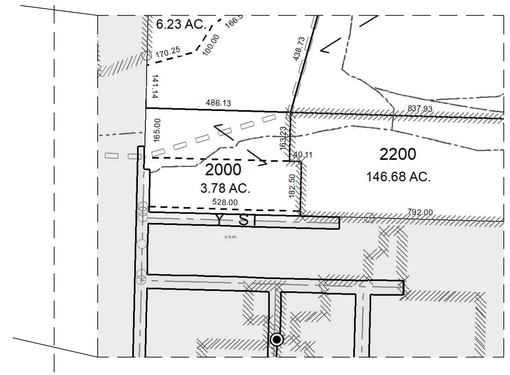
_____
City Manager – Ex Officio City Recorder

Proposed Water Local Improvement District

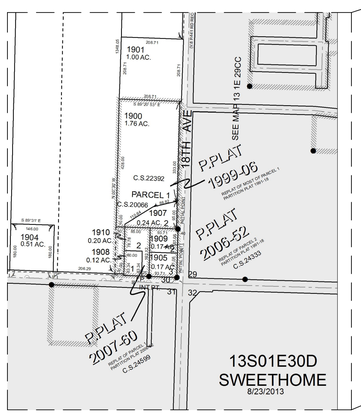
Proposed Street & Sidewalk Local Improvement District



13S 01E 29CC

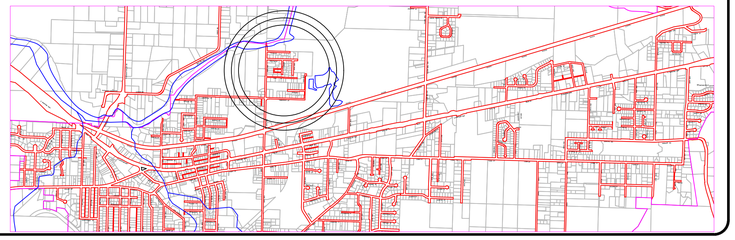


13S 01E 29 Lot 2000
(Boundary Clipped)



13S 01E 30D Lots 1907, 1909, 1905.
(Boundary Clipped)

Sweet Home Vicinity Map.



LID Area Assessor Maps

Horizontal Scale NTS

DWG No. g:\engr\Projects\Water\18thAve-WillowSt_WaterSys\ ProposedNewWaterSys.dwg	Rev.	Description.	Date.
PRINT DATE 03-05-2020			
SCALE 1" = Varies SHPW2008 START DATE 05-31-2019	Drawn: Checked: Approved: Approved:	SIZE D	

CITY of SWEET HOME, Public Works Department
Engineering Division, 1140 12th Avenue,
T:541-367-6977, F:541-367-6440

LINE IS 2 INCHES FULL SIZE
IF NOT 2" SCALE ACCORDINGLY

TITLE

Willow St Neighborhood LID

Assessor Plat Maps of Waterline & Street Improvements

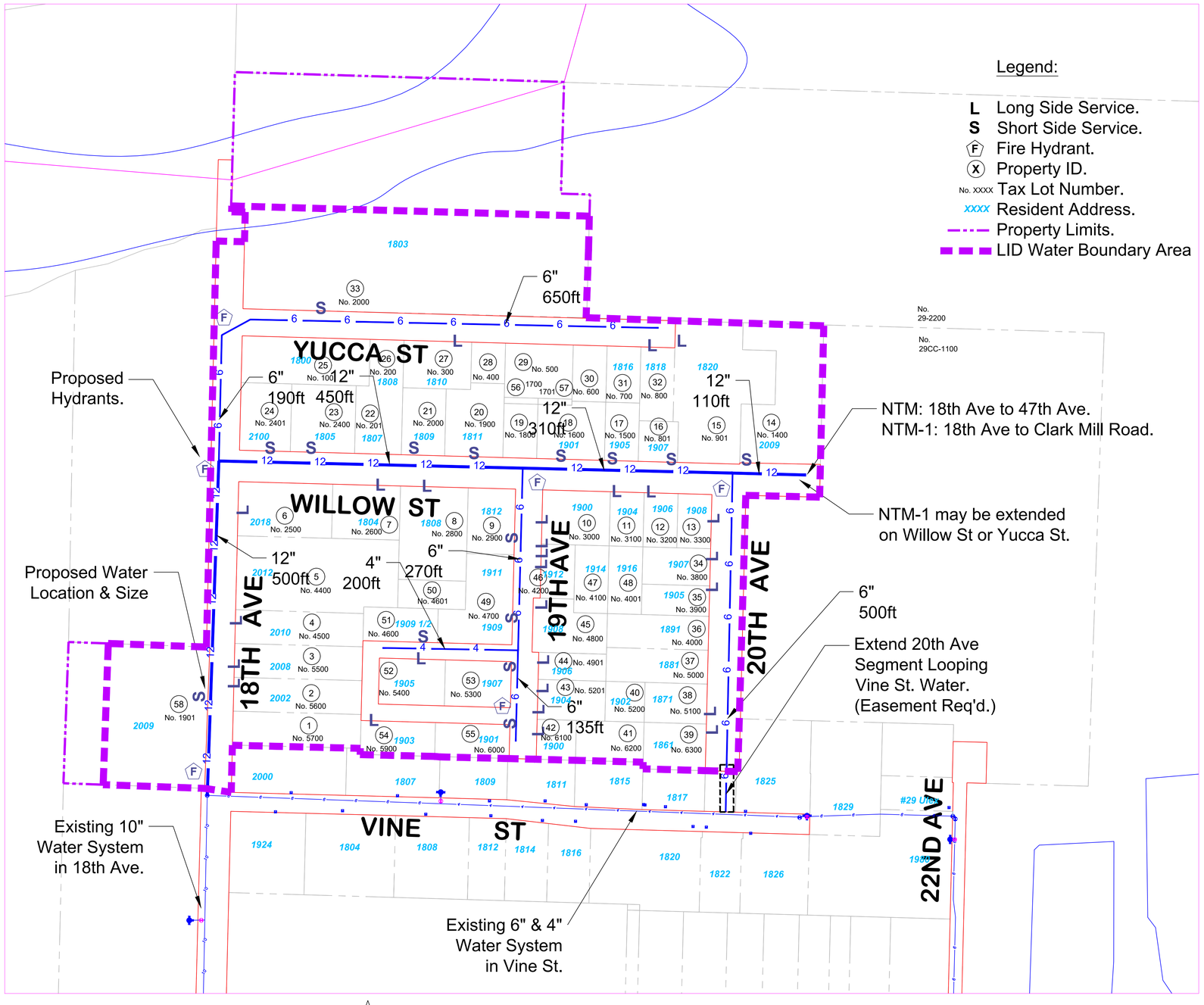
18th Ave, 19th Ave, 20th Ave, Willow St, Yucca St, Tamarack St Corner.

SHEET NUMBER 1 of 4

City of Sweet Home
3225 Main St
Sweet Home OR 97386
1-541-818-8039

Willow St Neighborhood
Local Improvement District
Water, Street, Sidewalk and Storm Network Estimated Improvement Costs

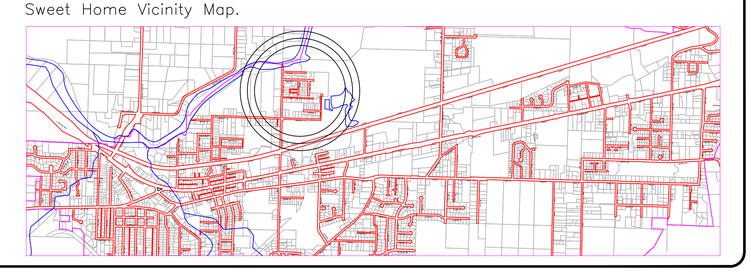
I.D.	Map Page	Tax Lot	Linn Co Account	Site Address	Current Deed Reference No.	Owner of Record
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	131E29CC	5700	240727	na	2012-16271	REVES DALE & BONNIE
2	131E29CC	5600	240719	2006 18th Ave	2012-16271	REVES DALE & BONNIE
3	131E29CC	5500	240701	2008 18th Ave	MF 1775-0450	DUBRAY GARY D
4	131E29CC	4500	240586	2010 18th Ave	2012-07965	VICTOR MANUEL DBA NORTHERN INVESTMENTS
5	131E29CC	4400	240578	2012 18th Ave	2019-02657	VICTOR JOSHUA DBA NORTHERN INVESTMENTS
6	131E29CC	2500	240362	2018 18th Ave	MF 643-138, MF 739-604	WINN LOIS, WHITE DONALD C., WHITE JOY ANN
7	131E29CC	2600	240370	1804 Willow St	MF 199-796	REYNOLDS WAYNE N & VERONICA SUSAN
8	131E29CC	2800	240396	1808 Willow St	2016-14921	DAVIS BILL & CHRISTINA
9	131E29CC	2900	240404	1812 Willow St	2007-27851	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
10	131E29CC	3000	240412	1900 Willow St	2015-07515	VICTOR JOSHUA
11	131E29CC	3100	240420	1904 Willow St	2019-22291	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
12	131E29CC	3200	240446	1906 Willow St	2011-16954	VICTOR MANUEL DBA NORTHERN INVESTMENTS
13	131E29CC	3300	240453	1908 Willow St	2019-08776	PHILLIPS DANIEL AUSTIN, PHILLIPS PENNY LEE, PRUITT SALLY
14	131E29CC	1400	240255	2009 Willow St	2017-06980	KIMBRELL KASSANDRA & KOLNICK JOE
15	131E29CC	901	444949	1820 Yucca St	2018-07497	ANDREWS RODERICK D & CAROL A TRUSTEES
16	131E29CC	801	240206	1907 Willow St	MF 101-345	PRUITT JOHN F & JESSMON M
17	131E29CC	1500	240263	1905 Willow St	2017-09890	RICE JOHN H & LOIS J
18	131E29CC	1600	240271	1901 Willow St	2018-03182	GOODWIN TRAVIS L
19	131E29CC	1800	240297	na	2018-03182	GOODWIN TRAVIS L
20	131E29CC	1900	240305	1811 Willow St	2008-23920	DAVIS CHRISTINA L
21	131E29CC	2000	240313	1809 Willow St	2013-00329	NORTHERN INVESTMENTS
22	131E29CC	201	944801	1807 Willow St	2017-19616	VICTOR MANUEL L
23	131E29CC	2400	240354	1805 Willow St	2010-19846	MELLEIN JENNIFER
24	131E29CC	2401	763813	2100 18th Ave	2016-22021	STEDMAN-CRANE ESTELLE LYNN, HUSHES CURTIS ANTHONY
25	131E29CC	100	240107	1800 Yucca St	2019-02658	VICTOR MANUELL
26	131E29CC	200	240115	1808 Yucca St	2017-19616	VICTOR MANUEL L
27	131E29CC	300	240123	1810 Yucca St	2018-00882	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
28	131E29CC	400	240131	na	2018-00882	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
29	131E29CC	500	240149	1812 Yucca St	2018-00882	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
30	131E29CC	600	240156	1814 Yucca St	2018-00882	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
31	131E29CC	700	240180	1816 Yucca St	MF 751-72	TUNNELL BRENDA
32	131E29CC	800	240198	1818 Yucca St	MF 977-160	TUNNELL BRENDA L
33	131E29	2000	239455	1803 Yucca St	2016-10830	JONES DAVID L
34	131E29CC	3800	240503	1907 20th Ave	2020-05020	BENITEZ SOCORRO
35	131E29CC	3900	240511	1905 20th Ave	2019-13142	ROBINSON TOM
36	131E29CC	4000	240529	1891 20th Ave	MF 737-497	SHAHED OMAR
37	131E29CC	5000	240644	1881 20th Ave	MF 737-497	SHAHED OMAR
38	131E29CC	5100	240651	1871 20th Ave	2011-03669	IVERSON STEPHEN E & CHRISTINE L
39	131E29CC	6300	240784	1861 20th Ave	2011-03669	IVERSON STEPHEN E & CHRISTINE L
40	131E29CC	5200	240669	1902 19th Ave	2009-06046	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
41	131E29CC	6200	240776	na	2008-00032	MARTIN MICHAEL D
42	131E29CC	6100	240768	1900 19th Ave	2006-06046	VICTOR JOSHUA J
43	131E29CC	5201	240677	1904 19th Ave	2006-06046	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
44	131E29CC	4901	240636	1906 19th Ave	2006-06046	VICTOR MANUEL L DBA NORTHERN INVESTMENTS
45	131E29CC	4800	240610	1908 19th Ave	2017-06495	COREY CHARLES
46	131E29CC	4200	240552	1912 19th Ave	2013-20009	VICTOR MANUEL L DBA NORTHERN INVEST
47	131E29CC	4100	240545	1914 19th Ave	2012-10534	VICTOR MANUEL L DBA NORTHERN INVESTM
48	131E29CC	4001	240537	1916 19th Ave	2012-10534	VICTOR MANUEL L DBA NORTHERN INVESTM
49	131E29CC	4700	240602	1909 19th Ave	MF1254-0330	REYNOLDS EVERETT L & WAYNE N
50	131E29CC	4601	942902	na	MF 609-818	ELLINGTON B. J. & ELLINGTON HOPE M
51	131E29CC	4600	240594	1909 1/2 19th Ave	2016-15900	NOE JAMES & PATSY
52	131E29CC	5400	240693	1905 19th Ave	2017-13983	NORTHERN INVESTMENTS
53	131E29CC	5300	240685	1907 19th Ave	2014-06673	VICTOR MANUEL L DBA NORTHERN INVEST
54	131E29CC	5900	240743	1903 19th Ave	2019-13243	MUSGRAVE JASON DON, YOUNG JERRY
55	131E29CC	6000	240750	1901 19th Ave	2011-13196	RODGERS LARRY A, VICTOR MANUEL L DBA NORTHERN INVESTMENTS
56	131E29CC	1700	240289	na - small lot	2018-03182	GOODWIN TRAVIS L
57	131E29CC	1701	345690	na - small lot	2018-03182	GOODWIN TRAVIS L
58	131E30D	1901	242921	2009 18th Ave	2014-09767	ESPINOSA CARMEN & ERASMO JR
	Subtotals:					58
18th Avenue from Tamarack St to Vine St.						
S1	131E29CC	7500	240925	1924 18th Ave	2019-9101	NEHER SAM S & MISTY N
S2	131E29CC	9100	241105	1824 Tamarack St	MF 730-495	RICE GERALD & PATRICIA E
S3	131E29CC	9300	241121	1900 18th Ave	2008-16934	JACKSON MELVIN K & N H
S4	131E30D	1907	862766	1920 & 1922 18th Ave	2018-9102	A1 AMERICAN BUILDING CONTRACTOR LLC
S5	131E30D	1909	914966	1910 18th Ave	2017-18041	SHAMA FAMILY TRUST, SHAMA JOHN L TR
S6	131E30D	1905	776110	1790 Tamarack St	2017-4744	TULLER JAMES D & JANICE D
	Subtotals:					6
	Total					64.00



Project Overview

Horizontal Scale 1" = 80'

Sweet Home Vicinity Map.



DWG No. g:\engr\Projects\Water\18thAve-WillowSt_WaterSys\ ProposedNewWaterSys.dwg	Rev.	Description.	Date.
PRINT DATE 03-05-2020			
SCALE 1" = Varies SHPW2008 START DATE 05-31-2019	Drawn: Checked: Approved: Approved:	SIZE D	

CITY of SWEET HOME, Public Works Department
Engineering Division, 1140 12th Avenue,
T:541-367-6977, F:541-367-6440

LINE IS 2 INCHES FULL SIZE
IF NOT 2" SCALE ACCORDINGLY

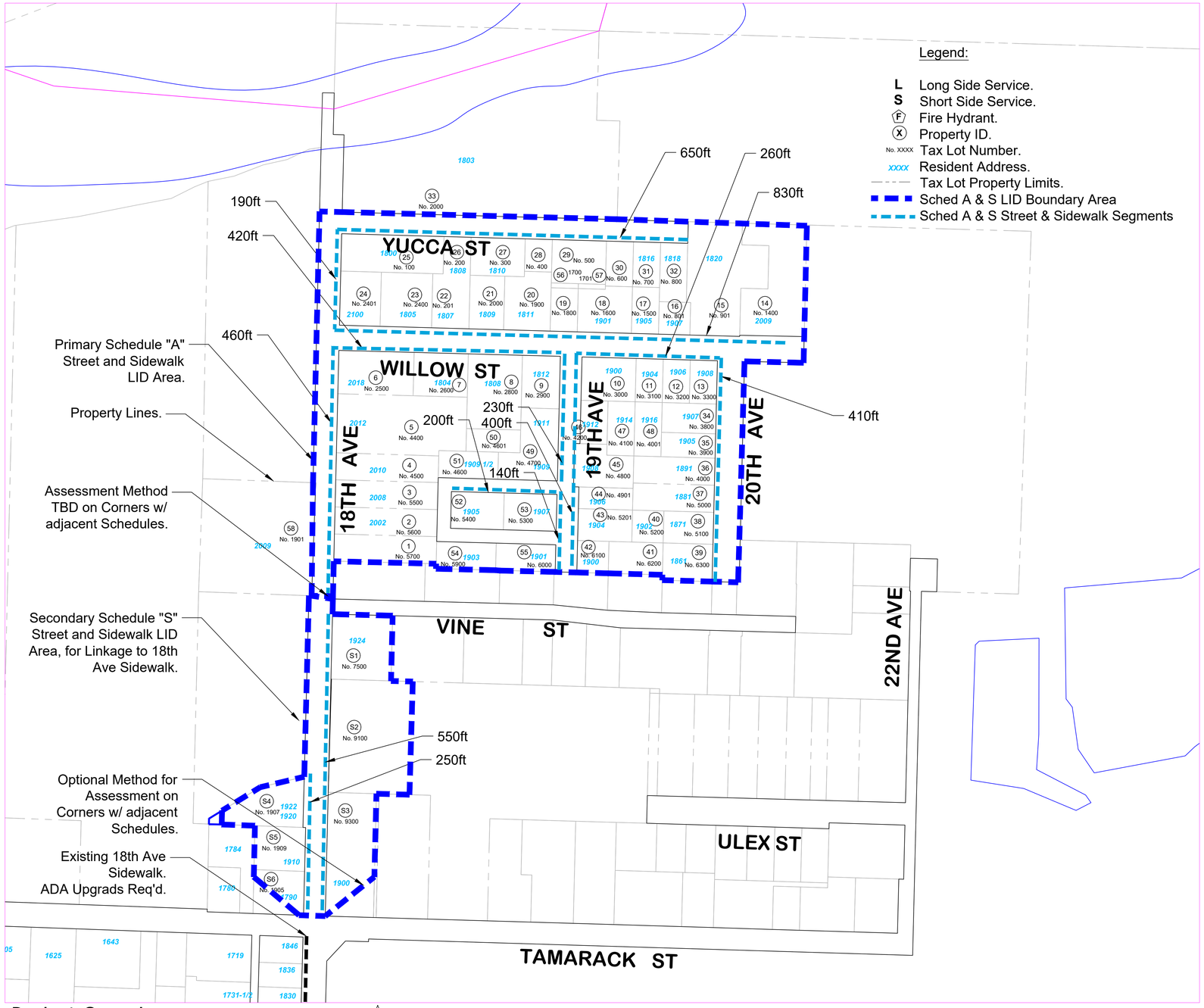
TITLE

Willow St Neighborhood LID

Boundary Map of Waterline & Service Improvements

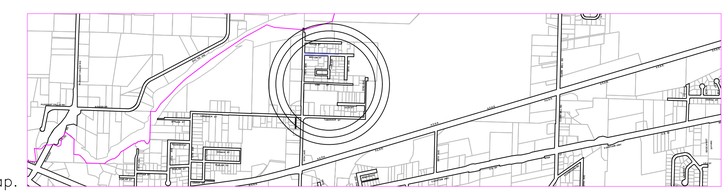
18th Ave, 19th Ave, 20th Ave, Willow St, Yucca St.

SHEET NUMBER 3 of 4



Project Overview

Horizontal Scale 1" = 100'



Sweet Home Vicinity Map.

DWG No. g:\engr\Projects\Water\18thAve-WillowSt_WaterSys\ ProposedNewStreetSidewalkSys.dwg	Rev.	Description.	Date.	
PRINT DATE 01-24-2020				
SCALE 1" = 100' SHPW2008	Drawn: Checked: Approved: Approved:	SIZE D		

CITY of SWEET HOME, Public Works Department
Engineering Division, 1140 12th Avenue,
T:541-367-6977, F:541-367-6440

LINE IS 2 INCHES FULL SIZE
IF NOT 2" SCALE ACCORDINGLY

TITLE

Willow St Neighborhood LID

Boundary Map of Street & Sidewalk Improvements

18th Ave, 19th Ave, 20th Ave, Willow St, Yucca St., Tamarack St Corner.

SHEET NUMBER 4 of 4

City of Sweet Home
3225 Main Street
Sweet Home OR 97386
1-541-818-8039

Willow St Neighborhood
Local Improvement District
Waterline Estimated Improvement Costs

1/7/2021

Construction Elements

	No.		Item			Unit	Quantity	Cost	SubTotal	Total
								($)	($)	($)
	(1)		(2)			(3)	(4)	(5)	(6)	(7)
Sched A	**Willow St**		**Mobilization - Admin**							
			Mobilization			L.S.	1	20000	$20,000.00	
			Traffic Control			L.S.	1	3000	$3,000.00	
			Erosion Control			L.S.	1	2500	$2,500.00	
			Clearing Grubbing			L.S.	1	10000	$10,000.00	
			Tree Removal: Large, Single			Ea.	0	$2,000	$0.00	
			Tree Removal: Small, Group			L.S.	0	$20,000	$0.00	
			Tree Trimming: Lower Limbs			L.S.	0	$15,000	$0.00	
			Const Stake			L.S.	1	$5,000	$5,000.00	
			Archeology Analysis			L.S.	0	$10,000	$0.00	
			Cultural Resource Analysis			L.S.	0	$10,000	$0.00	
			Environmental Analysis			L.S.	0	$10,000	$0.00	
			ESCP			L.S.	1	$5,000	$5,000.00	
			ESCP SedFence (Lin Ft + 10%)			L.F.	200	$2.5	$500.00	
			ESCP StrwBales			Ea	4	$50	$200.00	
			ESCP RoadBales			Ea		$25	$0.00	
			ESCP CatchBasin Protection			Ea	6	$150	$900.00	
			Legal, Administrative & Engineering Design & Review			L.S.	1	$60,000	$60,000.00	
			Bond Counsel			L.S.	1	$10,000	$10,000.00	
			Permit Loc/St/Fed			L.S.	1	$6,550	$6,550.00	
			Signs: FLT, CFC, and Warnings			Ea.	0	$450	$0.00	
			Marking: Bike - Ped Logos, Etc.			Ea.	0	$350	$0.00	
			Bike-Pedestrian Counter			Ea.	0	$1,000	$0.00	
			Mitigation/Enhance			L.S.		$0	$0.00	
			PropPin Repl			Ea.		$400	$0.00	
			ROW Easemt/Purc - 100LnFtx2Ft+10xAppr			S.F.		$10	$0.00	$123,650.00
			Subtotal							
			Roadway Trench Paving							
			4" AC			Tn	376	180	$67,619.51	
			Excav Trench CrRock			C.Y.	199	25	$4,969.10	
			3" pvc sleeve			Ea	0.00	40	$0.00	
			sawcut exist paving			L.F.	1300.00	2.5	$3,250.00	
			Subtotal							$75,838.61
Sched A	**Willow St**		**Water**							
			Trench Excavation - DI Pipe			C.Y.	0	90.00	$0.00	
			Trench Backfill 3/4" CrRk - DI Pipe			C.Y.	0	26.00	$0.00	
			Trench Excavation - PVC Pipe			C.Y.	1795	45.00	$80,784.00	
			Trench Backfill 3/4" CrRk - PVC Pipe			C.Y.	1593	35.00	$55,741.58	
			8" Ductile CL52 Waterline - (Opt.)			L.F.	0.00	$62.00	$0.00	
			12" PVC AWWA C900 Waterline			L.F.	1370.00	$55.00	$75,350.00	
			6" PVC AWWA C900 Waterline			L.F.	1610.00	$35.00	$56,350.00	
			4" PVC AWWA C900 Waterline			L.F.	335.00	$20.00	$6,700.00	
			1" PEX AWWA C904 Meter Service w/Box (Near side)			Ea.	15.00	$1,750.00	$26,250.00	
			1" PEX AWWA C904 Meter Service w/Box (Far side)			Ea.	27.00	$2,500.00	$67,500.00	
			Private Side Connection to Residences			Ea.	42.00	$1,800.00	$75,600.00	
			Private Side BackFlow Devices, Valve, w/Box			Ea.	42.00	$230.00	$9,660.00	
			Fire Hydant Assem.			Ea.	6.00	$6,400.00	$38,400.00	
			2" Blow Off			Ea.	5.00	$1,500.00	$7,500.00	
			Disinfection - Pressure Testing			L.S.	1.00	$3,000.00	$3,000.00	
			12"x12"x12" Tee			Ea.	1.00	$4,000.00	$4,000.00	
			12"x12"x6" Tee			Ea.	2.00	$3,500.00	$7,000.00	
			6"x6"x6" Tee			Ea.	2.00	$1,500.00	$3,000.00	
			12" BF Valves			Ea.	7.00	$3,000.00	$21,000.00	
			10" BF Valve			Ea.	1.00	$2,500.00	$2,500.00	
			6" Gate Valves			Ea.	9.00	$1,500.00	$13,500.00	
			4" Gate Valve			Ea.	1.00	$1,000.00	$1,000.00	
			12"x6" Reducers			Ea.	3.00	$650.00	$1,950.00	
			6"x4" Reducers			Ea.	1.00	$150.00	$150.00	
			6" 45deg Bend MjxMj			Ea.	2.00	$400.00	$800.00	
			Subtotal							$557,735.58
						Construction Total				$757,224.20
						Contingency (10%)				$75,722.42
						Subtotal Project Cost				**$832,946.62**
						Full Pavement Overlay				$0.00
						Total Project Request Cost				**$832,946.62**

City of Sweet Home
3225 Main St
Sweet Home OR 97386
1-541-818-8039

Willow St Neighborhood
Local Improvement District
Street, Sidewalk and Storm Network Estimated Improvement Costs

1/7/2021

Construction Elements

	No.		Item			Unit	Quantity	Cost	SubTotal	Total
								($)	($)	($)
	(1)		(2)			(3)	(4)	(5)	(6)	(7)
Sched A	**Willow St**		**Mobilization - Admin**							
			Mobilization			L.S.	1	20000	$20,000.00	
			Traffic Control			L.S.	1	2000	$2,000.00	
			Erosion Control			L.S.	1	2500	$2,500.00	
			Clearing Grubbing			L.S.	1	10000	$10,000.00	
			Tree Removal: Large, Single			Ea.	0	$1,000	$0.00	
			Tree Removal: Small, Group			L.S.	0	$20,000	$0.00	
			Tree Trimming: Lower Limbs			L.S.	1	$15,000	$15,000.00	
			Const Stake			L.S.	1	$5,000	$5,000.00	
			Archeology Analysis			L.S.	0	$10,000	$0.00	
			Cultural Resource Analysis			L.S.	0	$10,000	$0.00	
			Environmental Analysis			L.S.	0	$10,000	$0.00	
			ESCP			L.S.	1	$5,000	$5,000.00	
			ESCP SedFence (Lin Ft + 10%)			L.F.	200	$2.5	$500.00	
			ESCP StrwBales			Ea		$50	$0.00	
			ESCP RoadBales			Ea		$25	$0.00	
			ESCP CatchBasin Protection			Ea	6	$150	$900.00	
			Legal, Administrative & Engineering Design & Review			L.S.	1	$65,500	$65,500.00	
			Bond Counsel			L.S.	1	$15,000	$15,000.00	
			Permit Loc/St/Fed			L.S.	1	$6,550	$6,550.00	
			Signs: FLT, CFC, and Warnings			Ea.	0	$450	$0.00	
			Marking: Bike - Ped Logos, Etc.			Ea.	0	$350	$0.00	
			Bike-Pedestrian Counter			Ea.	0	$1,000	$0.00	
			Mitigation/Enhance			L.S.	0	$0	$0.00	
			Pre- & Post- ROW Survey			L.S.	1	$5,000	$5,000.00	
			PropPin Repl			Ea.	1	$400	$400.00	
			ROW Easemt/Purc - 100LnFtx2Ft+10xAppr			S.F.	0	$10	$0.00	$153,350.00
			Subtotal							
			Roadway Trench Paving							
			4" AC			Tn	387	180	$69,717.41	
			Excav AC paving			C.Y.	0	25	$0.00	
			3" pvc sleeve			Ea	0.00	40	$0.00	
			sawcut exist paving			L.F.	500.00	2.5	$1,250.00	
			Sidewalk Panels Replace			C.Y.	0.00	0	$0.00	
			const curb drainage cuts			Ea	0.00	100	$0.00	
			Subtotal							$70,967.41
Sched A	**Willow St**		**Roadway Full Paving-Walk**	Base Rock and 20ft of new AC Pavement & Sidewalks.						
	19th Ave		4" AC - Inc Driveway Aprons			Tn	1215	140	$170,088.80	
	20th Ave		Excav Roadbed 12"			C.Y.	1555.6	35	$54,444.44	
			Base CrRock 8"			C.Y.	1037.6	40	$41,502.22	
			Const Curb & Gutter			L.F.	2200	25	$55,000.00	
			Const Sidewalk			S.F.	7000	15	$105,000.00	
			Const Conc Driveway			S.F.	4000	12.00	$48,000.00	
			Const 5foot conc apron			S.F.	26	800.00	$20,800.00	
			Const 10foot AC apron			S.F.	0	0.00	$0.00	
			ADA Access Ramp			Ea	12	1200.00	$14,400.00	
			Corner Ramp			Ea	12	4000.00	$48,000.00	
			Stormdrainage			L.S.	1	20000	$20,000.00	
			Adjust Mail Boxes			Ea	0	150	$0.00	
			Subtotal							$577,235.47
Sched A	**18th Ave**		**Roadway Full Paving-Walk**	Base Rock and 6ft of new AC Pavement & Sidewalks.						
			4" AC - Inc Driveway Aprons			Tn	439	140	$61,417.58	
			Excav Roadbed 12"			C.Y.	644.4	35	$22,555.56	
			Base CrRock 8"			C.Y.	429.8	40	$17,193.78	
			Vortex Vault Reconstruction			Ea	1	6000	$6,000.00	
			Const Curb & Gutter			L.F.	8700	25	$217,500.00	
			Const Sidewalk			S.F.	1450	15	$21,750.00	
			Const Conc Driveway			S.F.	1980	12.00	$23,760.00	
			Const 5foot conc apron			S.F.	11	800.00	$8,800.00	
			Const 10foot AC apron			S.F.	0	0.00	$0.00	
			ADA Access Ramp			Ea	11	1200.00	$13,200.00	
			Corner Ramp			Ea	11	4000.00	$44,000.00	
			Stormdrainage			L.S.	1	20000	$20,000.00	
			Adjust Mail Boxes			Ea	11	150	$1,650.00	
			Subtotal							$457,826.91
Sched A	**Yucca St**		**Roadway & Sidewalk**	Base Rock and 25ft of new AC Pavement, w/ Curb & Dual-side Sidewalks.						
			4" AC			Tn	373	105	$39,160.80	
			Excav Roadbed 12"			C.Y.	355.6	35	$12,444.44	
			Base CrRock 8"			C.Y.	237.2	40	$9,486.22	
			Const Curb & Gutter			L.F.	1100	14	$15,400.00	
			Const Sidewalk			S.F.	5500	8	$44,000.00	
			Const Conc Driveway			S.F.	800	8.00	$6,400.00	
			Const 5foot conc apron			S.F.	8	800.00	$6,400.00	
			Const 10foot AC apron			S.F.	0	0.00	$0.00	
			ADA Access Ramp			Ea	0	1200.00	$0.00	
			Corner Ramp			Ea	0	4000.00	$0.00	
			Stormdrainage			L.S.	1	10000	$10,000.00	
			Adjust Mail Boxes			Ea	0	150	$0.00	
			Subtotal							$143,291.47
						Construction Total				$1,331,703.85
						Contingency (10%)				$133,170.38
						Subtotal Project Cost				**$1,464,874.23**