



*Philomath*  
OREGON

TECHNICAL MEMORANDUM

# City Planning Official's Report

Reimbursement Districts  
for the  
Boulevard Apartments

Chris Workman

September 10, 2020

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## Introduction (taken from Philomath Municipal Code Chapter 14.25)

The city of Philomath requires developers to construct and install water, sanitary sewer, storm sewer, and street improvements necessary to serve proposed developments. These improvements are constructed in accordance with city design and construction standards and later dedicated to the city as “public improvements.” Often these street, water, sewer, and storm sewer improvements, particularly those constructed off-site, can and will benefit other property owners when they develop their property. Therefore, these improvements represent a benefit to those property owners.

The purpose of establishing a reimbursement district is to provide a mechanism where owners of property which benefits from the construction of public improvements by another property owner will share in the cost of those improvements through payment of a reimbursement charge at the time the benefited property is developed and/or the improvements are utilized.

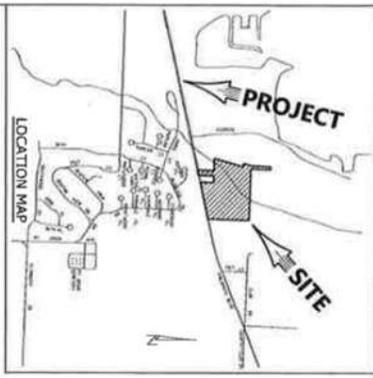
Owners of property which would be subject to a reimbursement charge will be provided an opportunity to review and comment on pertinent information prior to the city establishing a reimbursement district. The city will collect the reimbursement charges and, upon receipt, will forward the funds to the property owner who constructed the improvements. The reimbursement charges established would become due and payable upon development of the benefited property. The reimbursement charges established in this chapter are in addition to, and not in lieu of, other charges which may be required for developers, and the reimbursement districts will expire after 15 years.

## Application

The request for formation of a reimbursement district must be filed in writing no later than three months after completion and acceptance of the street, water or sewer improvements by the City (PMC 14.25.030.C). Acceptance of the water and sewer improvements was completed on October 25, 2019. Multi/Tech Engineering Services, on behalf of their client, Boulevard Apartments, notified the City of Philomath of their request for the formation of a reimbursement District for the project on November 12th, 2019, and street improvements, under the jurisdiction of ODOT, were accepted shortly thereafter. On January 20th, 2020 they submitted a more formal package of information for water, sewer and street reimbursement districts to support the original request. As such, they met the timeline set out for the request to have been made.

Because the similarities between the three reimbursement districts, this report will serve as the official City Planning Official’s Report for all three requests. Common aspects, such as the introduction and information about the application already provided have been combined; however, this report will evaluate each of the three public improvements individually where appropriate.

The following map shoes the general location of each of the three improvements. Appendixes A, B and C contain detailed plans for the street, sewer and water projects, respectively.



# THE BOULEVARD APARTMENTS

SEC. 7, T. 12 S., R. 5 W., W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
14.82 ACRES  
City Planning Docket No. PC 17-04

*Owner / Developer*  
**MT. WEST INVESTMENT CORP.**  
201 FERRY ST. S.E.  
SALEM, OREGON 97301  
DAVID JACOBSON  
david@mtwest.com  
(503) 584-2536

*Engineer / Designer*  
**Mark Grenz, P.E.**  
Multi/Tech Engineering Services, Inc.  
MTE@mtengineering.net  
(503) 363-9217

*Surveyor*  
**Robert Hamman, P.L.S.**  
Multi/Tech Engineering Services, Inc.  
Rhamman@mtengineering.net  
(503) 363-9217

SANITARY SEWER & WATER PIPE SCHEDULE TABLE

SIZE	DEPTH	MIN. COVER	MIN. BURIAL	MIN. TRENCH	MIN. TRENCH	MIN. TRENCH
12"	4'	2'	2'	2'	2'	2'
15"	5'	2'	2'	2'	2'	2'
18"	6'	2'	2'	2'	2'	2'
21"	7'	2'	2'	2'	2'	2'
24"	8'	2'	2'	2'	2'	2'
30"	10'	2'	2'	2'	2'	2'
36"	12'	2'	2'	2'	2'	2'
42"	14'	2'	2'	2'	2'	2'
48"	16'	2'	2'	2'	2'	2'
54"	18'	2'	2'	2'	2'	2'
60"	20'	2'	2'	2'	2'	2'
72"	24'	2'	2'	2'	2'	2'
84"	28'	2'	2'	2'	2'	2'
96"	32'	2'	2'	2'	2'	2'
108"	36'	2'	2'	2'	2'	2'
120"	40'	2'	2'	2'	2'	2'



**AS CONSTRUCTED**

**SHEET INDEX**

SHEET	DESCRIPTION	DATE
SHEET 101	PUBLIC WATER & SANITARY SEWER COVER SHEET	01-00 TO 2-4-00
SHEET 102	OVERALL UTILITY PLAN	2-4-00 TO 2-11-00
SHEET 201	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 202	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 203	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 204	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 205	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 206	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 207	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 208	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 209	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 210	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 211	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 212	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 213	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 214	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 215	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 216	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 217	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 218	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 219	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 220	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 221	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 222	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
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SHEET 247	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 248	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 249	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00
SHEET 250	PUBLIC SANITARY SEWER PLAN	2-11-00 TO 2-11-00

<p>NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.</p> <p>DESIGNER: M.D.G. DRAWN: D.L.B. CHECKED: J.C.B. DATE: DEC. 2012 SCALE: AS SHOWN AS-BUILT: D.S.G.</p>	<p>REVISIONS:</p> <p>1. REVISED PER CITY REVIEW 01-00-04-01</p> <p>2. REVISED PER CITY REVIEW 01-00-04-02</p> <p>3. REVISED PER CITY REVIEW 01-00-04-03</p> <p>4. REVISED PER CITY REVIEW 01-00-04-04</p> <p>5. REVISED PER CITY REVIEW 01-00-04-05</p> <p>6. REVISED PER CITY REVIEW 01-00-04-06</p>	<p><b>THE BOULEVARD APARTMENTS</b></p> <p><b>PUBLIC WATER &amp; SANITARY SEWER COVER SHEET</b></p>	<p><b>MULTI/TECH</b></p> <p>ENGINEERING SERVICES, INC.</p> <p>101</p>
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## Street Reimbursement District

Street Improvements were required by the City through the land use approval for the Boulevard Apartment project.

### Description of Improvements

The approval required the construction of a right-turn pocket and a left-turn pocket to service the joint access to the benefit of the apartment project as well as three adjoining properties that are required to use the common access point. Also included in the qualifying improvements is a walkway and crosswalk to facilitate the movement of pedestrians from the access point toward downtown. The costs for the qualifying improvements add up to \$190,374.

<b>Street Improvement Costs</b>	
(Includes Pedestrian Facilities)	
Construction Costs	\$ 1,178,914.68
Engineering, Inspt, Surveying, etc	\$ 176,837.20
Permit Costs	\$ 47,156.59
Total Project Costs	\$ 1,402,908.47
Reimbursment District eligible Costs	\$ 1,402,908.47

### Method of Assessment

Four properties benefit from the street improvements as all four are required to take access from the common apartment driveway upon further development under an existing ODOT access agreement/ easement along this joint driveway). As all four properties are within the city or its urban growth boundary UGB). See Appendix A for a map of the area.

### Proposed Assessment

The street improvement cost assessments have been distributed to the benefited properties. The assessments are based on the current zoning and developable area of each of the parcels as shown in the following table.

<b>Proposed Street Reimbursement District</b>					
Tax Lot	Address or Name	Parcel Size (Acres)	Current Zoning or Designation	Allocation %	Street Assessment
12507A-01600	Boulevard Apartments	14.33 (258 units)	R-3, Inside City Limits	86.43%	\$1,212,533
12507A-01700	3065 Main St.	1.0	(I), Outside City Limits	6.03%	\$84,595
12507A-01800	3105 Main St.	0.69	IP, Inside City Limits	4.16%	\$58,361
12507A-01900	3157 Main St.	0.56	(I), Outside City Limits	3.38%	\$47,418
Total Reimbursement Available					\$190,374

## Sanitary Sewer Reimbursement District

Sanitary Sewer Improvements were required by the City through the land use approval for the Boulevard Apartment project.

### Description of Improvements

The approval required the construction of a 15-inch sanitary sewer trunk line from its current ending point to Clemens Mill Rd and then a 1-inch sanitary sewer trunk line from Landmark Dr. to the project's entry. The costs for the qualifying improvements are \$736,281.23.

This cost excludes the portion of the sewer improvements that were given for reimbursement from SDC fees. The costs have been distributed to the benefited properties based on the developable area of each of the parcels.

PMC 14.25.020(G) states that "Sewer improvement" means a sewer or sewer line improvement conforming with standards adopted by the city through ordinance or policy, or required through approval of an application for a land use decision, and including, but not limited to, extending a sewer line to property, other than property owned by the applicant, so that sewer service can be provided for such other property without further extension of the line." As this provision allows the inclusion of properties set back from the line and does not prohibit their inclusion in a reimbursement district, it is reasonable that all properties are benefiting from the installation of the sewer line and should pay for that benefit at the time of development. The costs for the qualifying improvements add up to \$713,272.

### ***Sanitary Sewer System Improvement Costs***

Construction Costs	\$ 880,320.00
Engineering, Inspt, Surveying, etc	\$ 132,048.00
Permit Costs	\$ 35,212.80
Total Project Costs	\$1,047,580.80
Less Oversize Costs	\$ 170,639.00
Reimbursement District eligible Costs	\$ 876,941.80

**Method of Assessment**

Nineteen properties benefit from the sewer improvements. All properties are within the city or its urban growth boundary (UGB). See Appendix B for a map of the area.

The sewer improvement cost assessments have been distributed to the benefited properties. The reimbursement is limited to the cost of extending an 8" sewer line to and through each property, which is the minimum sewer size allowed by the Public Works Design Standards. It is not reasonable to make assumptions as to which parcels will use more or less of the sewer line, and regardless of how each parcel may actually develop during the time the reimbursement district exists, each property would have to install its share of the 8" sewer line.

**Proposed Assessment**

All properties are zoned Industrial Park, so assessments are based on the current zoning and developable area of each of the parcels as shown in the table below.

<b>Proposed Sewer Reimbursement District</b>				
Tax Lot	Address	Parcel Size (Acres)	Allocation %	Sewer Assessment
125074-01600		14.33	18.66%	\$ 163,670
12507A-01900	3157 Main St.	0.56	0.73%	\$ 6,396
12507A-01800	3105 Main St.	0.69	0.90%	\$ 7,881
12507A-01700	3065 Main St.	1.00	1.30%	\$ 11,421
12507B-02400	2951 Main St.	10.09	13.14%	\$ 115,243
12507B-02300		14.07	18.33%	\$ 160,700
12507B-01600		12.25	15.95%	\$ 139,913
12507B-02100		10.38	13.52%	\$ 118,555
12507B-02000	432 Landmark Dr.	1.72	2.24%	\$ 19,645
12507B-01900	428 Landmark Dr.	1.12	1.46%	\$ 12,792
12507B-01301		1.78	2.32%	\$ 20,330
12507B-01400	421 Landmark Dr.	3.51	4.57%	\$ 40,089
12507BC-12800	2811 Main St.	0.31	0.40%	\$ 3,541
12507BC-12900	405 Landmark Dr.	0.90	1.17%	\$ 10,279
12507BC-13000		0.47	0.61%	\$ 5,368
12507BC-13100		0.75	0.98%	\$ 8,566
12507BC-13200		1.00	1.30%	\$ 11,421
12507BC-13300		1.19	1.55%	\$ 13,592
12507BC-13400		0.66	0.86%	\$ 7,538
Total Reimbursement Available				\$ 713,272

## Water Reimbursement District

Domestic Water System Improvements were required by the City through the land use approval for the Boulevard Apartment project.

### Description of Improvements

The approval required the construction of a 12-inch water main from its current ending point along the south side of Main Street along with a 12-inch main from the existing 16-inch to the project's entry. The costs for the qualifying improvements are \$334,844.

<b><i>Water System Improvement Costs</i></b>	
Construction Costs	\$ 542,084.50
Engineering, Inspt, Surveying, etc	\$ 81,312.68
Permit Costs	\$ 21,683.38
Total Project Costs	\$ 645,080.56
Less Oversize Costs	\$ 84,897.00
Reimbursement District eligible Costs	\$ 560,183.56

### Method of Assessment

Seven properties benefit from the water improvements. All properties are within the city or its urban growth boundary (UGB). This cost excludes the portion of the water improvements that were given as a reimbursement from SDC fees, so only the pipe required by the Water Master Plan is included in the assessment. See Appendix C for a map of the area.

The water improvement cost assessments have been distributed to the benefited properties. The reimbursement is limited to the cost of extending a 12" sewer line to and through each property, which the pipe size required in the Water Master Plan, which any property would have been required to install. It is not reasonable to make assumptions as to which parcels will use more or less of the water line, and regardless of how each parcel may actually develop during the time the reimbursement district exists, each property would have to install its share of the 12" water line.

### Proposed Assessment

All properties are zoned Industrial Park, so assessments are based on the current zoning and

developable area of each of the parcels as shown in the table below.

<b>Proposed Water Reimbursement District</b>				
<b>Tax Lot</b>	<b>Address</b>	<b>Developable Frontage</b>	<b>Frontage %</b>	<b>Assessment</b>
125074-01600		661.92	40.23%	\$ 225,340
12507A-01900	3157 Main St.	110.00	6.68%	\$ 37,448
12507A-01800	3105 Main St.	115.00	6.99%	\$ 39,150
12507A-01700	3065 Main St	190.00	11.55%	\$ 64,682
12507B-02400	2951 Main St.	408.00	24.79%	\$ 138,897
12507B-02300		60.00	3.65%	\$ 20,426
12507BC-12800	2811 Main St.	100.58	6.11%	\$ 34,241
<b>Total Reimbursement Available</b>				<b>\$ 334,844</b>

## Conclusion

This City Planning Official Report has identified the three reimbursement districts requested by Boulevard Apartments. The street, sewer and water improvements installed off-site in order to develop benefit property owners that may develop, and as such, they are entitled under the Philomath Municipal Code for reimbursement at the time the other parcels development. A chart shows the cumulative effect of the proposed reimbursement districts on each assessed property.

Tax Lot	Address	Street	Sewer	Water	Total
125074-01600	BLVD APTS	\$ 1,212,533	\$ 163,670	\$ 225,340	\$ 1,601,543
12507A-01900	3157 Main St.	\$ 47,418	\$ 6,396	\$ 37,448	\$ 91,262
12507A-01800	3105 Main st.	\$ 58,361	\$ 7,881	\$ 39,150	\$ 105,392
12507A-01700	3065 Main st	\$ 84,595	\$ 11,421	\$ 64,682	\$ 160,699
12507B-02400	2951 Main St.		\$ 115,243	\$ 138,897	\$ 254,140
12507B-02300			\$ 160,700	\$ 20,426	\$ 181,126
12507B-01600			\$ 139,913		\$ 139,913
12507B-02100			\$ 118,555		\$ 118,555
12507B-02000	432 Landmark Dr.		\$ 19,645		\$ 19,645
12507B-01900	428 Landmark Dr.		\$ 12,792		\$ 12,792
12507B-01301			\$ 20,330		\$ 20,330
12507B-01400	421 Landmark Dr.		\$ 40,089		\$ 40,089
12507BC-12800	2811 Main St.		\$ 3,541	\$ 34,241	\$ 37,782
12507BC-12900	405 Landmark Dr.		\$ 10,279		\$ 10,279
12507BC-13000			\$ 5,368		\$ 5,368
125078C-13100			\$ 8,566		\$ 8,566
12507BC-13200			\$ 11,421		\$ 11,421
12507BC-13300			\$ 13,592		\$ 13,592
12507BC-13400			\$ 7,538		\$ 7,538

The proposed reimbursement fees should be adjusted annually beginning on the first anniversary of the date of the reimbursement agreement as a return on the investment for the Boulevard Apartments. The annual fee adjustment should be fixed to the Engineering News-Record (ENR) Construction Cost Index and computed against the reimbursement fee as simple interest and will not compound.

The city may charge a fee for administration of the agreement. If an administration fee is to be fixed by the council, it must be included in the resolution approving and forming the reimbursement district. The administration fee is due and payable to the city at the time the agreement is signed. An administration fee of \$1200 is recommended.

The period of time that the right to reimbursement exists for each district is recommended to be fifteen (15) years. After this time period, the reimbursement districts will no longer be in existence and no reimbursement fee for the Boulevard Apartments will be required of assessed properties upon development or connection into the public utilities.

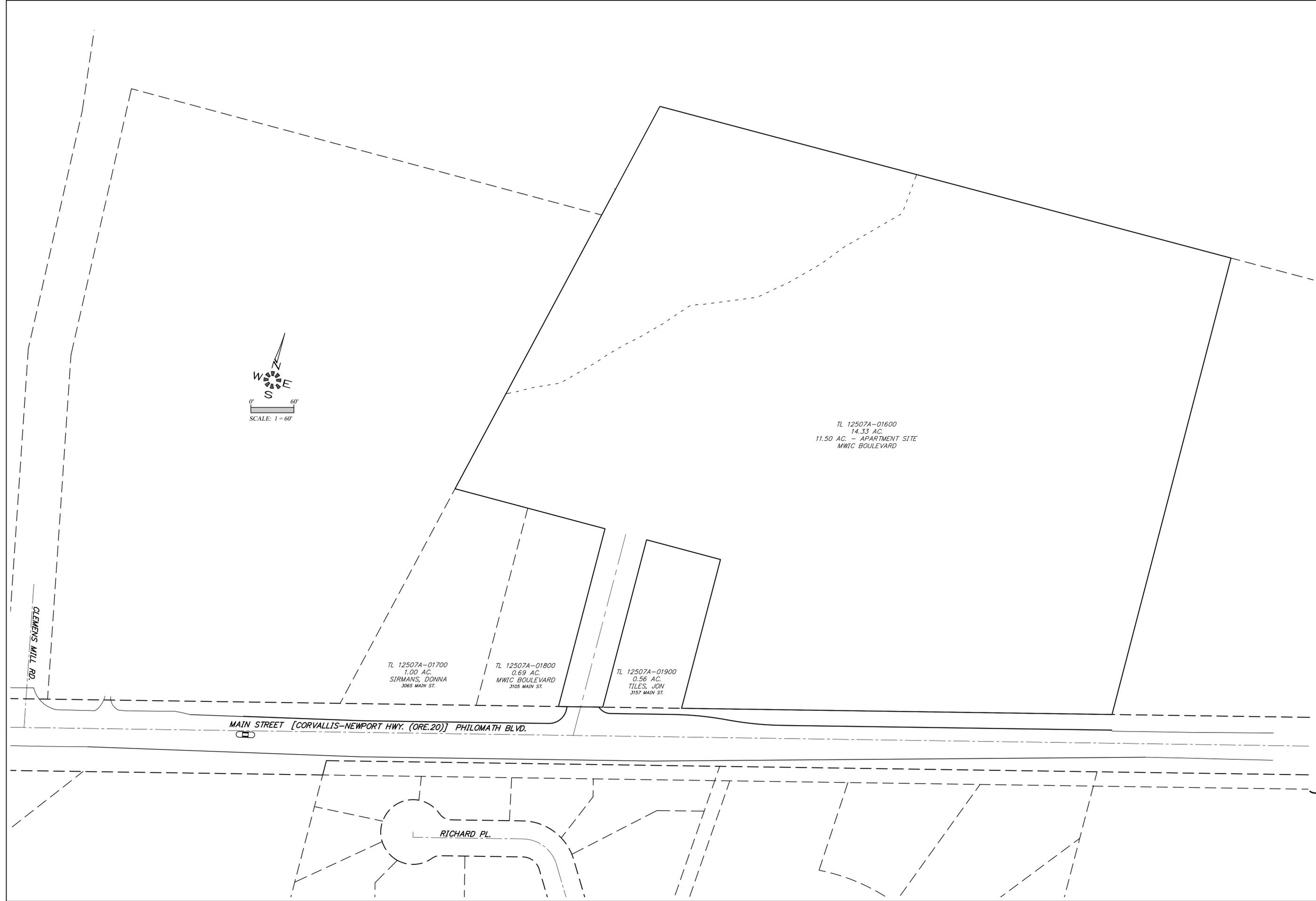
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**Boulevard Apartments Street Improvements Maps and Cost Details**

**Appendix A**

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**REIMBURSEMENT DISTRICT STREET**

**THE BULEVARD APARTMENTS**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6389a\dwg\RD-ST  
 Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: J.C.B.  
 Date: JAN. 2020  
 Scale: AS SHOWN  
 As-Built:



EXPIRES: 06-30-2021

JOB # 6389

# The Boulevard Apartments

Main Street Improvements  
May 25th, 2020

Emery & Sons Const.

Item	Quantity	Units	Unit Price	Item Total
<b>General Items</b>				
Mobilization	1	Lump Sum	\$89,857.00	\$ 89,857.00
Traffic Control	1	Lump Sum	\$52,590.00	\$ 52,590.00
				<b>\$ 142,447.00</b>
<b>Erosion Control &amp; Clearing</b>				
Erosion Control	1	Lump Sum	\$10,881.50	\$ 10,881.50
Removal of Obstructions	1	Lump Sum	\$18,000.00	\$ 18,000.00
				<b>\$ 28,881.50</b>
<b>Earthwork</b>				
Tree Removal	37	Each	\$ 489.97	\$ 18,128.89
Street Widening Exc and Base	38676	Sq. Ft.	\$ 5.30	\$ 204,982.80
Subgrade Stab	3138	Sq. Yds	\$ 24.98	\$ 78,387.24
				<b>\$ 301,498.93</b>
<b>Street Work</b>				
Asphalt	1447	Tons	\$ 113.00	\$ 163,511.00
Asphalt Overlay	252	Tons	\$ 99.00	\$ 24,948.00
Curbs	1185	Lin Ft.	\$ 51.50	\$ 61,027.50
Type C Curb	573	Lin. Ft.	\$ 36.50	\$ 20,914.50
Driveway Ramp	785	Sq. Ft.	\$ 15.00	\$ 11,775.00
4" Sidewalk	1223	Sq. Ft.	\$ 11.75	\$ 14,370.25
6" Reinforced Sidewalk	3685	Sq. Ft.	\$ 27.00	\$ 99,495.00
3" Asphalt Driveways	2533	Sq. FT.	\$ 6.20	\$ 15,704.60
HC Ramps	665	Sq. Ft.	\$ 25.00	\$ 16,625.00
Concrete Island	208	Sq. Ft.	\$ 45.00	\$ 9,360.00
Flashing Beacon	1	Lump Sum	\$40,170.00	\$ 40,170.00
Signing	1	Lump Sum	\$17,950.00	\$ 17,950.00
Street Striping	1	Lump Sum	\$28,300.00	\$ 28,300.00
Street Light Conduit	1045	Lin. Ft.	\$ 17.72	\$ 18,517.40
				<b>\$ 542,668.25</b>

### Storm Work

Remove Existing Storm	1	Lump Sum	\$ 7,100.00	\$ 7,100.00
12 Inch Concrete Pipe	218	Lin. Ft.	\$ 93.00	\$ 20,274.00
12 Inch Ductile Iron Pipe	58	Lin. Ft.	\$ 104.00	\$ 6,032.00
12 Inch PVC Pipe	534	Lin. Ft.	\$ 76.00	\$ 40,584.00
10 Inch Concrete Pipe	35	Lin. Ft.	\$ 107.00	\$ 3,745.00
24 Inch Concrete Pipe	75	Lin. Ft.	\$ 136.00	\$ 10,200.00
Shallow Manhole	1	Each	\$ 6,360.00	\$ 6,360.00
24" Manhole	1	Each	\$ 2,960.00	\$ 2,960.00
CG-2 Catch Basin	6	Each	\$ 2,125.00	\$ 12,750.00
Type "D" Storm Ditch Inlet	1	Each	\$ 2,200.00	\$ 2,200.00
Combination Storm Swale	1576	Sq. Ft.	\$ 25.50	\$ 40,188.00
Re-Grade Ditch	284	Lin. Ft.	\$ 9.00	\$ 2,556.00
Storm Outlet	8	Each	\$ 770.00	\$ 6,160.00
Storm Inlet	3	Each	\$ 770.00	\$ 2,310.00
				<b>\$ 163,419.00</b>

**Total Development Cost**

**\$ 1,178,914.68**

Emery & Sons Construction Group											
Boulevard Apartments - Offsite Improvements											
Job # 18-74249											
BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	Schedule Of Values					
						PREVIOUS PAY ESTIMATE	CURRENT PAY ESTIMATE	COMPLETED TO DATE	AMOUNT DUE		
		QTY	DOLLARS	QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE		
Boulevard Apartments - Offsite Improvements											
<b>GENERAL ITEMS</b>											
10	Mobilization	1	LS	\$ 198,000.00	\$ 198,000.00	100%	\$ 198,000.00	0%	\$ -	100%	\$ 198,000.00
20	Erosion Control Per Plan	1	LS	\$ 17,500.00	\$ 17,500.00	100%	\$ 17,500.00	0%	\$ -	100%	\$ 17,500.00
30	Traffic Control	1	LS	\$ 95,000.00	\$ 95,000.00	100%	\$ 95,000.00	0%	\$ -	100%	\$ 95,000.00
	<b>GENERAL ITEMS TOTAL</b>			<b>\$ 310,500.00</b>	<b>\$ 310,500.00</b>		<b>\$ 310,500.00</b>		<b>\$ -</b>		<b>\$ 310,500.00</b>
<b>SANITARY SEWER</b>											
40	Connect to Existing Sewer	1	EA	\$ 2,700.00	\$ 2,700.00	1.00	\$ 2,700.00	-	\$ -	1.00	\$ 2,700.00
50	8in Sanitary Main	13	LF	\$ 171.00	\$ 2,223.00	13.00	\$ 2,223.00	-	\$ -	13.00	\$ 2,223.00
60	15in Sanitary Main	3416	LF	\$ 164.00	\$ 560,224.00	3,416.00	\$ 560,224.00	-	\$ -	3,416.00	\$ 560,224.00
70	48in Sanitary Manholes	11	EA	\$ 9,400.00	\$ 103,400.00	11.00	\$ 103,400.00	-	\$ -	11.00	\$ 103,400.00
	<b>SANITARY SEWER TOTAL</b>			<b>\$ 668,547.00</b>	<b>\$ 668,547.00</b>		<b>\$ 668,547.00</b>		<b>\$ -</b>		<b>\$ 668,547.00</b>
<b>STORM SEWER</b>											
80	Remove Existing Storm	1	LS	\$ 1,950.00	\$ 1,950.00	100%	\$ 1,950.00	0%	\$ -	100%	\$ 1,950.00
90	Relocate Existing Ditch Inlet	1	EA	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00
100	12in Concrete Pipe	181	LF	\$ 93.00	\$ 16,833.00	181.00	\$ 16,833.00	-	\$ -	181.00	\$ 16,833.00
110	C6-2 Inlet	1	EA	\$ 1,900.00	\$ 1,900.00	1.00	\$ 1,900.00	-	\$ -	1.00	\$ 1,900.00
120	Ditch Inlet	2	EA	\$ 1,950.00	\$ 3,900.00	2.00	\$ 3,900.00	-	\$ -	2.00	\$ 3,900.00
130	Combination Swale	500	SF	\$ 25.50	\$ 12,750.00	500.00	\$ 12,750.00	-	\$ -	500.00	\$ 12,750.00
140	Storm Outlet	1	EA	\$ 1,950.00	\$ 1,950.00	1.00	\$ 1,950.00	-	\$ -	1.00	\$ 1,950.00
	<b>STORM SEWER TOTAL</b>			<b>\$ 40,783.00</b>	<b>\$ 40,783.00</b>		<b>\$ 40,783.00</b>		<b>\$ -</b>		<b>\$ 40,783.00</b>
<b>WATER LINE</b>											
150	Connect to Existing Water	2	EA	\$ 1,650.00	\$ 3,300.00	2.00	\$ 3,300.00	-	\$ -	2.00	\$ 3,300.00
160	Coordinate City Provided Hot Tap	1	EA	\$ 1,125.00	\$ 1,125.00	1.00	\$ 1,125.00	-	\$ -	1.00	\$ 1,125.00
170	6in DI Pipe	79	LF	\$ 85.00	\$ 6,715.00	79.00	\$ 6,715.00	-	\$ -	79.00	\$ 6,715.00
180	8in DI Pipe	433	LF	\$ 98.00	\$ 42,434.00	433.00	\$ 42,434.00	-	\$ -	433.00	\$ 42,434.00
190	12in DI Pipe	1554	LF	\$ 136.50	\$ 212,121.00	1,554.00	\$ 212,121.00	-	\$ -	1,554.00	\$ 212,121.00
200	Valves	1	LS	\$ 47,000.00	\$ 47,000.00	100%	\$ 47,000.00	0%	\$ -	100%	\$ 47,000.00
210	Blow Off Assembly	1	EA	\$ 7,100.00	\$ 7,100.00	1.00	\$ 7,100.00	-	\$ -	1.00	\$ 7,100.00
220	Fire Hydrant	1	EA	\$ 7,000.00	\$ 7,000.00	1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00
230	6in Water Service Vault	1	EA	\$ 18,750.00	\$ 18,750.00	1.00	\$ 18,750.00	-	\$ -	1.00	\$ 18,750.00
	<b>WATER LINE TOTAL</b>			<b>\$ 345,545.00</b>	<b>\$ 345,545.00</b>		<b>\$ 345,545.00</b>		<b>\$ -</b>		<b>\$ 345,545.00</b>
<b>ROAD WORK</b>											
240	Removal of Structures and Obstructions	1	LS	\$ 18,000.00	\$ 18,000.00	100%	\$ 18,000.00	0%	\$ -	100%	\$ 18,000.00
250	Street Widening Exc and Base	19885	SF	\$ 4.50	\$ 89,482.50	19,885.00	\$ 89,482.50	-	\$ -	19,885.00	\$ 89,482.50
260	Curb and Gutter	770	LF	\$ 39.00	\$ 30,030.00	770.00	\$ 30,030.00	-	\$ -	770.00	\$ 30,030.00
270	Type C Curb	550	LF	\$ 36.50	\$ 20,075.00	550.00	\$ 20,075.00	-	\$ -	550.00	\$ 20,075.00
280	4in Sidewalk and ADA Ramps	1820	SF	\$ 12.25	\$ 22,295.00	1,820.00	\$ 22,295.00	-	\$ -	1,820.00	\$ 22,295.00
290	6in Concrete Driveway	550	SF	\$ 15.25	\$ 8,387.50	550.00	\$ 8,387.50	-	\$ -	550.00	\$ 8,387.50
300	Asphalt Paving Widening	885	TON	\$ 97.00	\$ 85,845.00	885.00	\$ 85,845.00	-	\$ -	885.00	\$ 85,845.00
310	2in Overlay	190	TON	\$ 94.00	\$ 17,860.00	190.00	\$ 17,860.00	-	\$ -	190.00	\$ 17,860.00
	<b>ROAD WORK TOTAL</b>			<b>\$ 291,975.00</b>	<b>\$ 291,975.00</b>		<b>\$ 291,975.00</b>		<b>\$ -</b>		<b>\$ 291,975.00</b>

BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	PREVIOUS PAY ESTIMATE		CURRENT PAY ESTIMATE		COMPLETED TO DATE	
						QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE
<b>PERMANENT TRAFFIC CONTROL AND ILLUMINATION</b>											
320	Street Lights and Conduit	1	LS	\$ 51,000.00	\$ 51,000.00	100%	\$ 51,000.00	0%	\$ -	100%	\$ 51,000.00
330	Flashing Beacon	1	LS	\$ 21,500.00	\$ 21,500.00	50%	\$ 10,750.00	50%	\$ 10,750.00	100%	\$ 21,500.00
340	Signing	1	LS	\$ 5,500.00	\$ 5,500.00	100%	\$ 5,500.00	0%	\$ -	100%	\$ 5,500.00
350	Striping	1	LS	\$ 28,500.00	\$ 28,500.00	100%	\$ 28,500.00	0%	\$ -	100%	\$ 28,500.00
	<b>PERMANENT TRAFFIC CONTROL TOTAL</b>			<b>\$ 106,500.00</b>	<b>\$ 106,500.00</b>		<b>\$ 95,750.00</b>		<b>\$ 10,750.00</b>		<b>\$ 106,500.00</b>
<b>Contract Project Total</b>							<b>\$ 1,753,100.00</b>		<b>\$ 1,753,100.00</b>		<b>\$ 1,753,850.00</b>
<b>CHANGE ORDERS</b>											
1	CO #01 - Night Work	1	LS	\$ 115,072.25	\$ 115,072.25	100%	\$ 115,072.25	0%	\$ -	100%	\$ 115,072.25
2	CO #02 - Plan Changes	1	LS	\$ 236,166.00	\$ 236,166.00	100%	\$ 236,166.00	0%	\$ -	100%	\$ 236,166.00
3	CO #03 - CR #01, CR #02 and CR #03	1	LS	\$ 589,100.15	\$ 589,100.15	91%	\$ 536,587.84	9%	\$ 52,512.32	100%	\$ 589,100.15
	CR #01 - Waterline Tie In Issues	1	LS	\$ 34,085.00	\$ 34,085.00	100%	\$ 34,085.00	0%	\$ -	100%	\$ 34,085.00
	CR #02 - Rock Excavation	188	CY	\$ 159.00	\$ 29,892.00	188.00	\$ 29,892.00	-	\$ -	188.00	\$ 29,892.00
	CR #03 - ODOT Plan Review Changes	1	LS	\$ 525,123.15	\$ 525,123.15	90%	\$ 472,610.84	10%	\$ 52,512.32	100%	\$ 525,123.15
4	CO #04 - Misc Added Items	1	LS	\$ 115,033.53	\$ 115,033.53	100%	\$ 115,033.53	0%	\$ -	100%	\$ 115,033.53
<b>Current Change Order Total</b>							<b>\$ 1,002,859.62</b>		<b>\$ 52,512.32</b>		<b>\$ 1,055,371.93</b>
<b>ADJUSTMENTS</b>											
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
<b>Total Adjustments as of this Estimate</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Current Project Total W/Change Orders and Adj.</b>							<b>\$ 2,819,221.93</b>		<b>\$ 63,262.32</b>		<b>\$ 2,819,221.93</b>
<b>Total Work Completed to Date:</b>							<b>\$ 2,755,959.62</b>		<b>\$ 63,262.32</b>		<b>\$ 1,769,850.00</b>
<b>Total Change Orders and Adjustments to Date:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 1,055,371.93</b>
<b>Subtotal of All Work Completed to Date:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,819,221.93</b>
<b>Less Retainage @ 5%: NO RETAINAGE</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Subtotal:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,819,221.93</b>
<b>Less Prior Payments:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,755,959.61</b>
<b>Amount Due Previous Estimate(s):</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 0.01</b>
<b>Amount Due This Estimate:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 63,262.31</b>
<b>Total Amount Due:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 63,262.32</b>

I, the undersigned, hereby certify that the above change is true and correct and that payment has not been received.

Appr. By:

*R.M.W.*

Emery & Sons Construction - Ryan Ward

Date:

10/25/2019

# The Boulevard Apartments - Offsite Improvements - CR #02



## Emery & Sons Construction Group

PO Box 13069

Salem, OR 97309

Contact: Ryan Ward - ryan.ward@emeryandsons.com

Phone: 503.588.7576

Fax: 503.371.6637

Quote To:

SharpCor

Attn:

Larry Sharp

Email:

larry@sharpcorinc.com

Phone:

503.581.1799

OR CCB:

221536

Date of Plans:

2/27/18

Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Rock Excavation	100.00	CY	159.00	15,900.00
<b>GRAND TOTAL</b>					<b>\$15,900.00</b>

### NOTES:

Hi Larry,

Above is our rock excavation pricing. The 100 CY is just a place holder. We will quantify how much rock exc takes place every night and let you know where we end up. At this point, I have no idea how much rock we will encounter installing the sewer.

If you have any questions, please dont hesitate to call.

Thanks, Ryan

*Delay pays...*

# The Boulevard Apartments - CR #03 - Revised Offsite Improvements Plans - 3/20/19

## Emery & Sons Construction Group, LLC



PO Box 13069  
Salem, OR 97309

Contact: Ryan Ward - ryan.ward@emeryandsons.com  
Phone: 503.588.7576  
Fax: 503.371.6637

Quote To: SharpCor  
Attn: Larry Sharp  
Email: larry@sharpcorinc.com  
Phone: 503.581.1799

OR CCB: 221536  
Date of Plans: 1/31/19 - Revised ODOT Review  
Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2	<b>OFFSITE IMPROVEMENTS</b>				
79	<b>Storm Sewer - Original Plans</b>				
80	Remove Existing Storm	-1.00	LS	1,950.00	-1,950.00
90	Relocate Existing Ditch Inlet	-1.00	EA	1,500.00	-1,500.00
100	12in Concrete Pipe	-181.00	LF	93.00	-16,833.00
110	CG-2 Inlet	-1.00	EA	1,900.00	-1,900.00
120	Ditch Inlet	-2.00	EA	1,950.00	-3,900.00
130	Combination Swale	-500.00	SF	25.50	-12,750.00
140	Storm Outlet	-1.00	EA	1,950.00	-1,950.00
	<b>Storm Sewer - Original Plans</b>				<b>-\$40,783.00</b>
239	<b>Road Work - Original Plans</b>				
240	Removal of Structures and Obstructions	-1.00	LS	18,000.00	-18,000.00
250	Street Widening Exc and Base	-19,885.00	SF	4.75	-94,453.75
260	Curb and Gutter	-770.00	LF	39.00	-30,030.00
270	Type C Curb	-550.00	LF	36.50	-20,075.00
280	4in Sidewalk and ADA Ramps	-1,820.00	SF	12.25	-22,295.00
290	6in Concrete Driveway	-550.00	SF	15.25	-8,387.50
300	Asphalt Paving Widening	-885.00	TON	103.00	-91,155.00
310	2in Overlay	-190.00	TON	99.50	-18,905.00
	<b>Road Work - Original Plans</b>				<b>-\$303,301.25</b>
319	<b>Permanent Traffic Control and Illumination - Orig</b>				
320	Street Lights and Conduit	-1.00	LS	51,000.00	-51,000.00
330	Flashing Beacon	-1.00	LS	21,500.00	-21,500.00
340	Signing	-1.00	LS	5,500.00	-5,500.00
350	Striping	-1.00	LS	28,500.00	-28,500.00
	<b>Permanent Traffic Control and Illumination - Orig</b>				<b>-\$106,500.00</b>
	<b>Original Pricing Credit</b>				<b>-\$450,584.25</b>
	<b>General - New Plans</b>				

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1010	Mobilization	1.00	LS	19,400.00	19,400.00
1020	Erosion Control Per Plan	1.00	LS	6,300.00	6,300.00
1030	Traffic Control	1.00	LS	27,700.00	27,700.00
	<b>General - New Plans Subtotal</b>				<b>\$53,400.00</b>
	<b>Storm Sewer - New Plans</b>				
1100	Remove Existing Storm	1.00	LS	7,100.00	7,100.00
1102	12in Storm Concrete Pipe	218.00	LF	93.00	20,274.00
1104	12in Storm Ductile Iron Pipe	58.00	LF	104.00	6,032.00
1106	12in Storm PVC Pipe	534.00	LF	76.00	40,584.00
1108	10in Storm Concrete Pipe	35.00	LF	107.00	3,745.00
1110	24in Storm Concrete Pipe	75.00	LF	136.00	10,200.00
1112	Shallow Manhole	1.00	EA	6,360.00	6,360.00
1114	24in Manhole	1.00	EA	2,960.00	2,960.00
1118	CG-2 Storm Inlets	6.00	EA	2,125.00	12,750.00
1120	Type D Storm Ditch Inlet	1.00	EA	2,200.00	2,200.00
1130	Combination Storm Swale	1,576.00	SF	25.50	40,188.00
1135	Re-Grade Ditch	284.00	LF	9.00	2,556.00
1140	Storm Outlet	8.00	EA	770.00	6,160.00
1150	Storm Inlet	3.00	EA	770.00	2,310.00
	<b>Storm Sewer - New Plans Subtotal</b>				<b>\$163,419.00</b>
	<b>Road Work - New Plans</b>				
1240	Removal of Structures and Obstructions	1.00	LS	22,500.00	22,500.00
1250	Street Widening Exc and Base	38,676.00	SF	5.30	204,982.80
1260	Curb and Gutter	1,185.00	LF	51.50	61,027.50
1270	Type C Curb	573.00	LF	27.00	15,471.00
1278	Concrete Island	208.00	SF	45.00	9,360.00
1280	ADA Ramps	665.00	SF	25.00	16,625.00
1282	6in Rienforced Sidewalk	3,685.00	SF	27.00	99,495.00
1284	4in Sidewalk - Onsite	1,502.00	SF	11.75	17,648.50
1290	6in Concrete Driveway	785.00	SF	27.00	21,195.00
1295	3in Asphalt Driveways	2,533.00	SF	6.20	15,704.60
1300	Asphalt Paving Widening - ORE 20	1,447.00	TON	113.00	163,511.00
1305	Asphalt Paving - Onsite	252.00	TON	99.00	24,948.00
	<b>Road Work - New Plans Subtotal</b>				<b>\$672,468.40</b>
	<b>Permanent Traffic Control - New Plans</b>				
1320	Flashing Beacon	1.00	LS	40,170.00	40,170.00
1330	Signing	1.00	LS	17,950.00	17,950.00
1340	Striping	1.00	LS	28,300.00	28,300.00
	<b>Permanent Traffic Control - New Plans Subtotal</b>				<b>\$86,420.00</b>
	<b>New Plans Adder</b>				<b>\$975,707.40</b>
<b>GRAND TOTAL</b>					<b>\$525,123.15</b>

# The Boulevard Apartments - CR #04 - Misc Added Items



## Emery & Sons Construction Group, LLC

PO Box 13069

Salem, OR 97309

Contact: Ryan Ward - ryan.ward@emeryandsons.com

Phone: 503.588.7576

Fax: 503.371.6637

Quote To:

SharpCor

Attn:

Larry Sharp

Email:

larry@sharpcorinc.com

Phone:

503.581.1799

OR CCB:

221536

Date of Plans:

1/31/19 - Revised ODOT Review

Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	12in Subgrade Stab - South Side - Actual	2,136.00	SY	24.98	53,357.28
20	12in Subgrade Stab - North Side - Projected	1,002.00	SY	24.98	25,029.96
30	2in Street Light Conduit and Junction Boxes	1,045.00	LF	17.72	18,517.40
40	Tree Removal	37.00	EA	489.97	18,128.89
<b>GRAND TOTAL</b>					<b>\$115,033.53</b>

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**Boulevard Apartments Sewer Improvements Maps and Cost Details**

**Appendix B**

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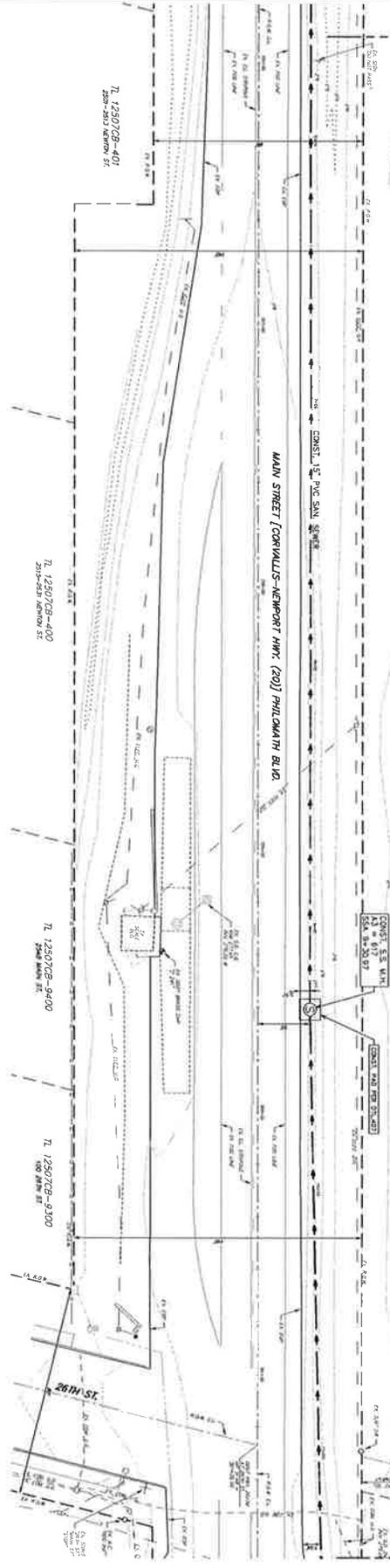


SEE SHEET 201  
MATCH LINE

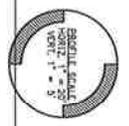
TL 12507-01200  
250' FROM ST.



MATCH LINE  
SEE SHEET 203



NOTE: GRANULAR RESTORATION AT FAILURE  
FOR GRAVE AREAS OUTSIDE OF STREET PAVING, SEE DL-303  
2. FOR PAVED AREA OUTSIDE OF FOOT TRAVEL LINES (INCLUDING  
1. FOR PAVED AREAS OUTSIDE OF FOOT TRAVEL LINES, SEE DL-300



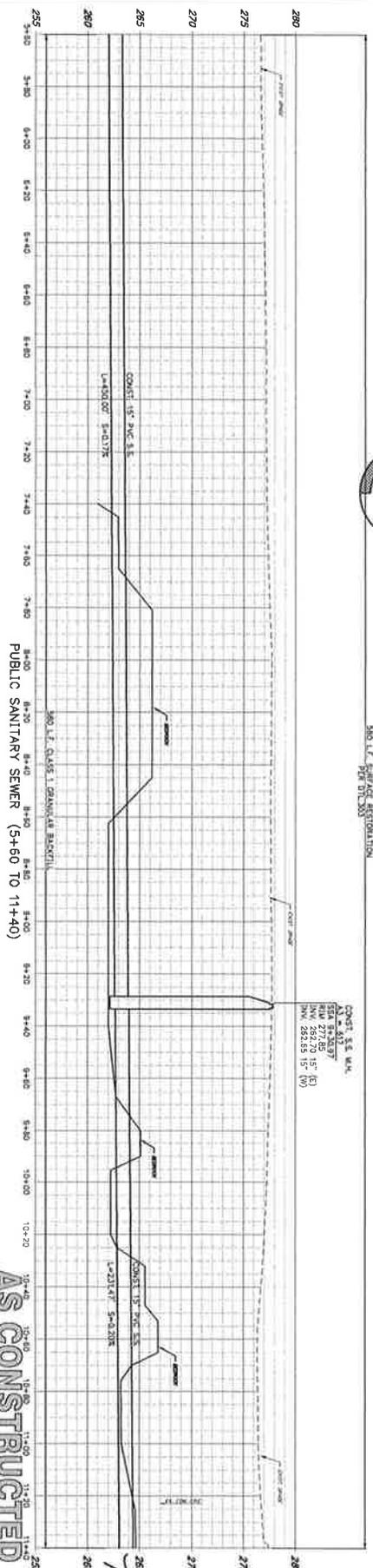
NOTE:  
GRAVEL BACKFILL TO BE  
3/4\"/>

NOTE:  
MANHOLE RIM ELEVATIONS SHOWN ON PLAN TO SET RIMS TO FINISH GRADE IMMEDIATELY AFTER COMPLETION OF BASE ROCK GRADING.

NOTE:  
CONTRACTOR TO REMOVE & REPLACE EXISTING NECESSARY FOR PUBLIC SANITARY SEWER AS CONSTRUCTION IN OLD-TIME HIGH-ST-MW

NOTE:  
EXCAVATING OR SMOOTHER BEYOND THE CC PER DL-300 AND FOOT STAIRWAYS. THIS INCLUDES MANHOLES & THEIR PIPS.

CONSTR. S.S. W/L  
S.S. 15\"/>



PUBLIC SANITARY SEWER (5+60 TO 11+40)

AS CONSTRUCTED

202

Design: M.D.G.  
Drawn: D.G.G.  
Checked: L.C.B.  
Date: DEC. 2017  
Scale: AS SHOWN  
As-Built: D.G.G.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

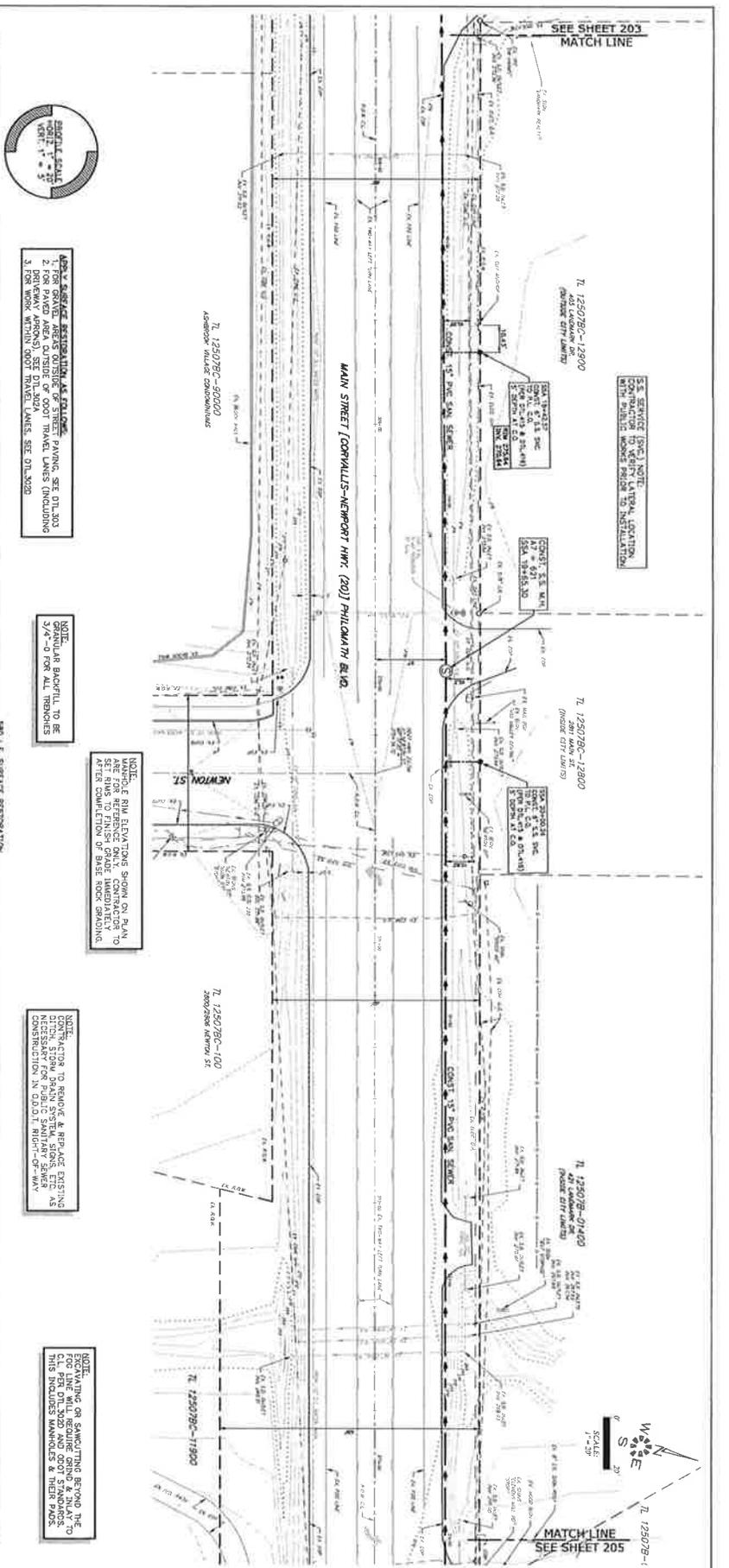
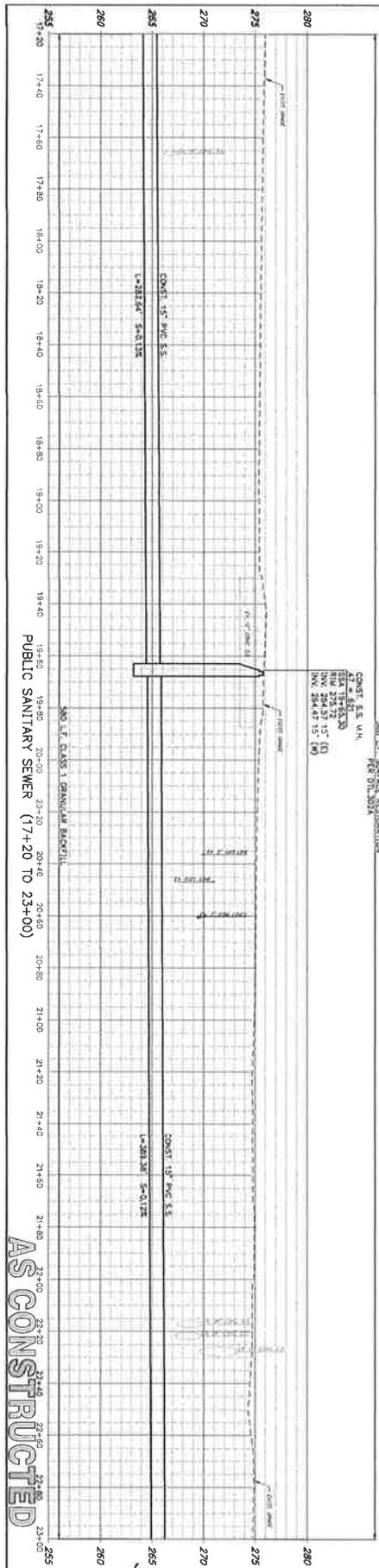
# THE BOULEVARD APARTMENTS

# PUBLIC SANITARY SEWER IMPROVEMENTS

MULTI/TECH  
ENGINEERING SERVICES, INC.  
1150 N. 17th St., Suite 200  
Portland, OR 97228  
Tel: 503.251.8888  
www.multitech-engineering.com

22 of 40





<b>204</b> AS CONSTRUCTED	Design: M.D.G. Drawn: D.G.G. Checked: T.T.B. Date: DEC 2017 Scale: AS SHOWN As-Built: D.G.G.	<b>THE BOULEVARD APARTMENTS</b>	<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>	<b>MULTI/TECH</b> ENGINEERING SERVICES, INC. 24 of 40
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# The Boulevard Apartments

Off-site Sanitary Sewer Trunkline Improvements  
May 25th, 2020

Emery & Sons Const.

Item	Quantity	Units	Unit Price	Item Total
<b>General Items</b>				
Mobilization	1	Lump Sum	\$116,643.00	\$ 116,643.00
Traffic Control	1	Lump Sum	\$ 41,154.00	\$ 41,154.00
				<b>\$ 157,797.00</b>
<b>Erosion Control &amp; Clearing</b>				
Erosion Control	1	Lump Sum	\$ 7,581.00	\$ 7,581.00
Removal of Obstructions	1	Lump Sum	\$ -	\$ -
				<b>\$ 7,581.00</b>
<b>Sanitary Sewer Work</b>				
Connect to Existing	0	Each	\$ -	\$ -
8-Inch Sanitary Sewer Main	0	Each	\$ -	\$ -
10-Inch Sanitary Sewer Main	770	Each	\$ 162.00	\$ 124,740.00
15-Inch Sanitary Sewer Main	2354	Each	\$ 168.00	\$ 395,472.00
6-Inch Sanitary Sewer Laterals	61	Each	\$ 214.00	\$ 13,054.00
Cleanouts	4	Lin Ft.	\$ 4.00	\$ 16.00
48-Inch Sanitary Sewer Manholes	9	Lin. Ft.	\$ 10,000.00	\$ 90,000.00
60-Inch Sanitary Sewer Manholes	1	Lin. Ft.	\$ 14,000.00	\$ 14,000.00
Trench Patch (302A)	1680	Lin. Ft.	\$ 42.00	\$ 70,560.00
Rock Excavation	1	Each	\$ 7,100.00	\$ 7,100.00
				<b>\$ 714,942.00</b>
<b>Total Project Costs</b>				<b>\$ 880,320.00</b>

Emery & Sons Construction Group											
Boulevard Apartments - Offsite Improvements											
Job # 18-74249											
BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	Schedule Of Values					
						PREVIOUS PAY ESTIMATE	CURRENT PAY ESTIMATE	COMPLETED TO DATE	AMOUNT DUE		
		QTY	DOLLARS	QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE		
Boulevard Apartments - Offsite Improvements											
<b>GENERAL ITEMS</b>											
10	Mobilization	1	LS	\$ 198,000.00	\$ 198,000.00	100%	\$ 198,000.00	0%	\$ -	100%	\$ 198,000.00
20	Erosion Control Per Plan	1	LS	\$ 17,500.00	\$ 17,500.00	100%	\$ 17,500.00	0%	\$ -	100%	\$ 17,500.00
30	Traffic Control	1	LS	\$ 95,000.00	\$ 95,000.00	100%	\$ 95,000.00	0%	\$ -	100%	\$ 95,000.00
	<b>GENERAL ITEMS TOTAL</b>			<b>\$ 310,500.00</b>	<b>\$ 310,500.00</b>		<b>\$ 310,500.00</b>		<b>\$ -</b>		<b>\$ 310,500.00</b>
<b>SANITARY SEWER</b>											
40	Connect to Existing Sewer	1	EA	\$ 2,700.00	\$ 2,700.00	1.00	\$ 2,700.00	-	\$ -	1.00	\$ 2,700.00
50	8in Sanitary Main	13	LF	\$ 171.00	\$ 2,223.00	13.00	\$ 2,223.00	-	\$ -	13.00	\$ 2,223.00
60	15in Sanitary Main	3416	LF	\$ 164.00	\$ 560,224.00	3,416.00	\$ 560,224.00	-	\$ -	3,416.00	\$ 560,224.00
70	48in Sanitary Manholes	11	EA	\$ 9,400.00	\$ 103,400.00	11.00	\$ 103,400.00	-	\$ -	11.00	\$ 103,400.00
	<b>SANITARY SEWER TOTAL</b>			<b>\$ 668,547.00</b>	<b>\$ 668,547.00</b>		<b>\$ 668,547.00</b>		<b>\$ -</b>		<b>\$ 668,547.00</b>
<b>STORM SEWER</b>											
80	Remove Existing Storm	1	LS	\$ 1,950.00	\$ 1,950.00	100%	\$ 1,950.00	0%	\$ -	100%	\$ 1,950.00
90	Relocate Existing Ditch Inlet	1	EA	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00
100	12in Concrete Pipe	181	LF	\$ 93.00	\$ 16,833.00	181.00	\$ 16,833.00	-	\$ -	181.00	\$ 16,833.00
110	C6-2 Inlet	1	EA	\$ 1,900.00	\$ 1,900.00	1.00	\$ 1,900.00	-	\$ -	1.00	\$ 1,900.00
120	Ditch Inlet	2	EA	\$ 1,950.00	\$ 3,900.00	2.00	\$ 3,900.00	-	\$ -	2.00	\$ 3,900.00
130	Combination Swale	500	SF	\$ 25.50	\$ 12,750.00	500.00	\$ 12,750.00	-	\$ -	500.00	\$ 12,750.00
140	Storm Outlet	1	EA	\$ 1,950.00	\$ 1,950.00	1.00	\$ 1,950.00	-	\$ -	1.00	\$ 1,950.00
	<b>STORM SEWER TOTAL</b>			<b>\$ 40,783.00</b>	<b>\$ 40,783.00</b>		<b>\$ 40,783.00</b>		<b>\$ -</b>		<b>\$ 40,783.00</b>
<b>WATER LINE</b>											
150	Connect to Existing Water	2	EA	\$ 1,650.00	\$ 3,300.00	2.00	\$ 3,300.00	-	\$ -	2.00	\$ 3,300.00
160	Coordinate City Provided Hot Tap	1	EA	\$ 1,125.00	\$ 1,125.00	1.00	\$ 1,125.00	-	\$ -	1.00	\$ 1,125.00
170	6in DI Pipe	79	LF	\$ 85.00	\$ 6,715.00	79.00	\$ 6,715.00	-	\$ -	79.00	\$ 6,715.00
180	8in DI Pipe	433	LF	\$ 98.00	\$ 42,434.00	433.00	\$ 42,434.00	-	\$ -	433.00	\$ 42,434.00
190	12in DI Pipe	1554	LF	\$ 136.50	\$ 212,121.00	1,554.00	\$ 212,121.00	-	\$ -	1,554.00	\$ 212,121.00
200	Valves	1	LS	\$ 47,000.00	\$ 47,000.00	100%	\$ 47,000.00	0%	\$ -	100%	\$ 47,000.00
210	Blow Off Assembly	1	EA	\$ 7,100.00	\$ 7,100.00	1.00	\$ 7,100.00	-	\$ -	1.00	\$ 7,100.00
220	Fire Hydrant	1	EA	\$ 7,000.00	\$ 7,000.00	1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00
230	6in Water Service Vault	1	EA	\$ 18,750.00	\$ 18,750.00	1.00	\$ 18,750.00	-	\$ -	1.00	\$ 18,750.00
	<b>WATER LINE TOTAL</b>			<b>\$ 345,545.00</b>	<b>\$ 345,545.00</b>		<b>\$ 345,545.00</b>		<b>\$ -</b>		<b>\$ 345,545.00</b>
<b>ROAD WORK</b>											
240	Removal of Structures and Obstructions	1	LS	\$ 18,000.00	\$ 18,000.00	100%	\$ 18,000.00	0%	\$ -	100%	\$ 18,000.00
250	Street Widening Exc and Base	19885	SF	\$ 4.50	\$ 89,482.50	19,885.00	\$ 89,482.50	-	\$ -	19,885.00	\$ 89,482.50
260	Curb and Gutter	770	LF	\$ 39.00	\$ 30,030.00	770.00	\$ 30,030.00	-	\$ -	770.00	\$ 30,030.00
270	Type C Curb	550	LF	\$ 36.50	\$ 20,075.00	550.00	\$ 20,075.00	-	\$ -	550.00	\$ 20,075.00
280	4in Sidewalk and ADA Ramps	1820	SF	\$ 12.25	\$ 22,295.00	1,820.00	\$ 22,295.00	-	\$ -	1,820.00	\$ 22,295.00
290	6in Concrete Driveway	550	SF	\$ 15.25	\$ 8,387.50	550.00	\$ 8,387.50	-	\$ -	550.00	\$ 8,387.50
300	Asphalt Paving Widening	885	TON	\$ 97.00	\$ 85,845.00	885.00	\$ 85,845.00	-	\$ -	885.00	\$ 85,845.00
310	2in Overlay	190	TON	\$ 94.00	\$ 17,860.00	190.00	\$ 17,860.00	-	\$ -	190.00	\$ 17,860.00
	<b>ROAD WORK TOTAL</b>			<b>\$ 291,975.00</b>	<b>\$ 291,975.00</b>		<b>\$ 291,975.00</b>		<b>\$ -</b>		<b>\$ 291,975.00</b>

BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	PREVIOUS PAY ESTIMATE		CURRENT PAY ESTIMATE		COMPLETED TO DATE	
						QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE
<b>PERMANENT TRAFFIC CONTROL AND ILLUMINATION</b>											
320	Street Lights and Conduit	1	LS	\$ 51,000.00	\$ 51,000.00	100%	\$ 51,000.00	0%	\$ -	100%	\$ 51,000.00
330	Flashing Beacon	1	LS	\$ 21,500.00	\$ 21,500.00	50%	\$ 10,750.00	50%	\$ 10,750.00	100%	\$ 21,500.00
340	Signing	1	LS	\$ 5,500.00	\$ 5,500.00	100%	\$ 5,500.00	0%	\$ -	100%	\$ 5,500.00
350	Striping	1	LS	\$ 28,500.00	\$ 28,500.00	100%	\$ 28,500.00	0%	\$ -	100%	\$ 28,500.00
	<b>PERMANENT TRAFFIC CONTROL TOTAL</b>			<b>\$ 106,500.00</b>	<b>\$ 106,500.00</b>		<b>\$ 95,750.00</b>		<b>\$ 10,750.00</b>		<b>\$ 106,500.00</b>
<b>Contract Project Total</b>							<b>\$ 1,753,100.00</b>		<b>\$ 1,753,100.00</b>		<b>\$ 1,753,850.00</b>
<b>CHANGE ORDERS</b>											
1	CO #01 - Night Work	1	LS	\$ 115,072.25	\$ 115,072.25	100%	\$ 115,072.25	0%	\$ -	100%	\$ 115,072.25
2	CO #02 - Plan Changes	1	LS	\$ 236,166.00	\$ 236,166.00	100%	\$ 236,166.00	0%	\$ -	100%	\$ 236,166.00
3	CO #03 - CR #01, CR #02 and CR #03	1	LS	\$ 589,100.15	\$ 589,100.15	91%	\$ 536,587.84	9%	\$ 52,512.32	100%	\$ 589,100.15
	CR #01 - Waterline Tie In Issues	1	LS	\$ 34,085.00	\$ 34,085.00	100%	\$ 34,085.00	0%	\$ -	100%	\$ 34,085.00
	CR #02 - Rock Excavation	188	CY	\$ 159.00	\$ 29,892.00	188.00	\$ 29,892.00	-	\$ -	188.00	\$ 29,892.00
	CR #03 - ODOT Plan Review Changes	1	LS	\$ 525,123.15	\$ 525,123.15	90%	\$ 472,610.84	10%	\$ 52,512.32	100%	\$ 525,123.15
4	CO #04 - Misc Added Items	1	LS	\$ 115,033.53	\$ 115,033.53	100%	\$ 115,033.53	0%	\$ -	100%	\$ 115,033.53
<b>Current Change Order Total</b>							<b>\$ 1,002,859.62</b>		<b>\$ 52,512.32</b>		<b>\$ 1,055,371.93</b>
<b>ADJUSTMENTS</b>											
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
<b>Total Adjustments as of this Estimate</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Current Project Total W/Change Orders and Adj.</b>							<b>\$ 2,819,221.93</b>		<b>\$ 63,262.32</b>		<b>\$ 2,819,221.93</b>
<b>Total Work Completed to Date:</b>							<b>\$ 2,755,959.62</b>		<b>\$ 63,262.32</b>		<b>\$ 1,769,850.00</b>
<b>Total Change Orders and Adjustments to Date:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 1,055,371.93</b>
<b>Subtotal of All Work Completed to Date:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,819,221.93</b>
<b>Less Retainage @ 5%: NO RETAINAGE</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Subtotal:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,819,221.93</b>
<b>Less Prior Payments:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 2,755,959.61</b>
<b>Amount Due Previous Estimate(s):</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 0.01</b>
<b>Amount Due This Estimate:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 63,262.31</b>
<b>Total Amount Due:</b>							<b>\$ -</b>		<b>\$ -</b>		<b>\$ 63,262.32</b>

I, the undersigned, hereby certify that the above change is true and correct and that payment has not been received.

Appr. By:

*R.M.W.*

Emery & Sons Construction - Ryan Ward

Date:

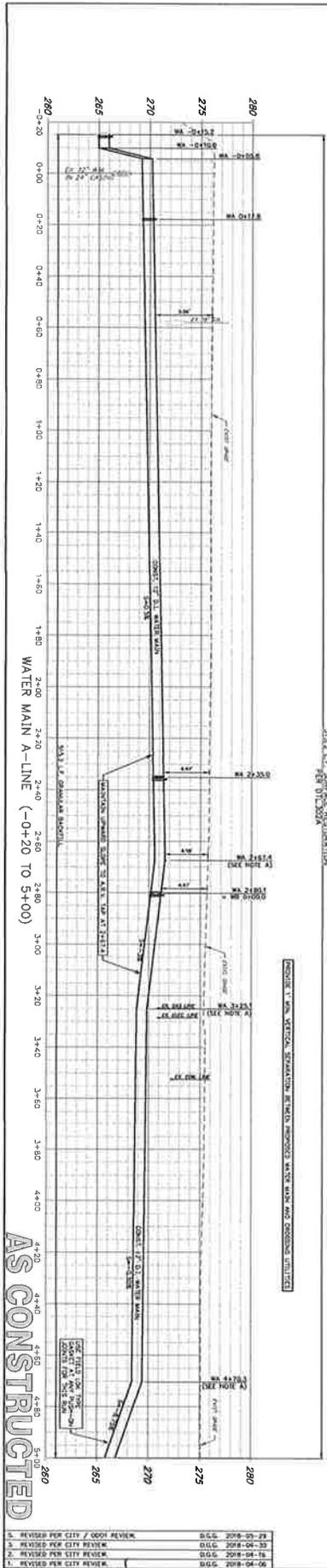
10/25/2019

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**Boulevard Apartments Water Improvements Maps and Cost Details**

**Appendix C**

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3/16/17, SURFACE RECONSTRUCTION

INCLUDE 1" DIA. VERTICAL STABILIZER BENEATH INVERTED WATER MAIN AND CROSSING UNDER

**NOTE:**  
 1. FOR PAVED AREAS OUTSIDE OF STREET PARKING, SEE DT-103  
 2. FOR PAVED AREAS OUTSIDE OF FOOT TRAVEL LANES (INCLUDING  
 3. FOR WORK WITHIN FOOT TRAVEL LANES, SEE DT-103)

**NOTE:**  
 1. FOR PAVED AREAS OUTSIDE OF STREET PARKING, SEE DT-103  
 2. FOR PAVED AREAS OUTSIDE OF FOOT TRAVEL LANES (INCLUDING  
 3. FOR WORK WITHIN FOOT TRAVEL LANES, SEE DT-103)

**NOTE:**  
 1. FOR PAVED AREAS OUTSIDE OF STREET PARKING, SEE DT-103  
 2. FOR PAVED AREAS OUTSIDE OF FOOT TRAVEL LANES (INCLUDING  
 3. FOR WORK WITHIN FOOT TRAVEL LANES, SEE DT-103)

**NOTE:**  
 1. FOR PAVED AREAS OUTSIDE OF STREET PARKING, SEE DT-103  
 2. FOR PAVED AREAS OUTSIDE OF FOOT TRAVEL LANES (INCLUDING  
 3. FOR WORK WITHIN FOOT TRAVEL LANES, SEE DT-103)



5. REVISED PER CITY / ODOT REVIEW	D.G.G. 2018-09-29
4. REVISED PER CITY REVIEW	D.G.G. 2018-09-29
3. REVISED PER CITY REVIEW	D.G.G. 2018-09-29
2. REVISED PER CITY REVIEW	D.G.G. 2018-09-29
1. REVISED PER CITY REVIEW	D.G.G. 2018-09-29

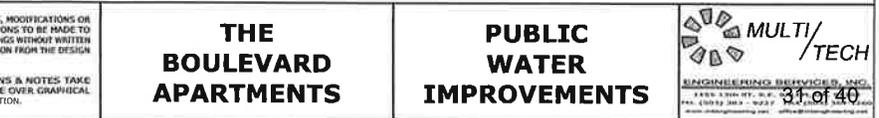
Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: J.C.B.  
 Date: DEC. 2017  
 Scale: AS SHOWN  
 As-Built: D.G.G.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

# THE BOULEVARD APARTMENTS

# PUBLIC WATER IMPROVEMENTS

**MULTI/TECH**  
 ENGINEERING SERVICES, INC.  
 31 of 40



SEE SHEET 504 FOR B-LINE DESIGN

MATCH LINE SEE SHEET 502

IL 125078C-1200  
 (inside city limits)

IL 125078C-1300  
 (inside city limits)

IL 125078C-0100  
 (inside city limits)

IL 125078C-90000  
 (outside city limits)

IL 125078C-90000  
 (outside city limits)

IL 125078C-100  
 (outside city limits)











## The Boulevard Apartments

### *Off-site Project Costs*

Up dated May 25th, 2020

### ***Water System Improvement Costs***

Construction Costs	\$ 542,084.50
Engineering, Inspt, Surveying, etc	\$ 81,312.68
Permit Costs	\$ 21,683.38
Total Project Costs	\$ 645,080.56
Less Oversize Costs	\$ 84,897.00
Reimbursement District eligible Costs	\$ 560,183.56

*Off-site Project Costs - Page 1 of 2*

# The Boulevard Apartments

Off-site Water System Improvements  
May 25th, 2020

Emery & Sons Const.

Item	Quantity	Units	Unit Price	Item Total
<b>General Items</b>				
Mobilization	1	Lump Sum	\$82,100.00	\$ 82,100.00
Traffic Control	1	Lump Sum	\$28,956.00	\$ 28,956.00
				<b>\$ 111,056.00</b>
<b>Erosion Control &amp; Clearing</b>				
Erosion Control	1	Lump Sum	\$ 5,337.50	\$ 5,337.50
Removal of Obstructions	1	Lump Sum	\$ -	\$ -
				<b>\$ 5,337.50</b>
<b>Water Main Work</b>				
Connect to Existing	1	Each	\$ 1,650.00	\$ 1,650.00
Coordinate City Provided Hot Tap	1	Each	\$ -	\$ -
12" by 12" Hot Tap	1	Each	\$ 7,800.00	\$ 7,800.00
16" by 12" Hot Tap	1	Each	\$ 8,200.00	\$ 8,200.00
Straddle Blocks	4	Each	\$ 1,600.00	\$ 6,400.00
6-Inch Ductile Iron Pipe	37	Lin. Ft.	\$ 88.00	\$ 3,256.00
8-Inch Ductile Iron Pipe	126	Lin. Ft.	\$ 100.00	\$ 12,600.00
12-Inch Ductile Iron Pipe	1522	Lin. Ft.	\$ 148.00	\$ 225,256.00
Valves	1	Lump Sum	\$47,000.00	\$ 47,000.00
Blow-Off Assembly	1	Each	\$ 7,100.00	\$ 7,100.00
Plug Existing 8-Inch Valve	1	Each	\$ 1,150.00	\$ 1,150.00
Fire Hydrant	2	Each	\$ 7,000.00	\$ 14,000.00
ARV's	2	Each	\$ 4,300.00	\$ 8,600.00
Trench Patch (302A)	1087	Lin. Ft.	\$ 42.00	\$ 45,654.00
Trench Patch (302D)	35	Lin. Ft.	\$ 84.00	\$ 2,940.00
Mofified 12" by 12" Hot Tap	1	Lump Sum	\$14,381.00	\$ 14,381.00
Modified 16" by 12" Hot Tap	1	Lump Sum	\$ 3,248.00	\$ 3,248.00
Exploritory Excavation at 12" by 12" Tap	1	Lump Sum	\$ 7,245.00	\$ 7,245.00
Added 12" Butterfly Valve	1	Each	\$ 2,051.00	\$ 2,051.00
Added 24" Culvert at Station 7+40 ARV	40	Lin. Ft.	\$ 179.00	\$ 7,160.00
				<b>\$ 425,691.00</b>
<b>Total Project Costs</b>				<b>\$ 542,084.50</b>

Emery & Sons Construction Group											
Boulevard Apartments - Offsite Improvements											
Job # 18-74249											
BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	Schedule Of Values					
						PREVIOUS PAY ESTIMATE	CURRENT PAY ESTIMATE	COMPLETED TO DATE	AMOUNT DUE		
		QTY	DOLLARS	QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE		
<b>Boulevard Apartments - Offsite Improvements</b>											
<b>GENERAL ITEMS</b>											
10	Mobilization	1	LS	\$ 198,000.00	\$ 198,000.00	100%	\$ 198,000.00	0%	\$ -	100%	\$ 198,000.00
20	Erosion Control Per Plan	1	LS	\$ 17,500.00	\$ 17,500.00	100%	\$ 17,500.00	0%	\$ -	100%	\$ 17,500.00
30	Traffic Control	1	LS	\$ 95,000.00	\$ 95,000.00	100%	\$ 95,000.00	0%	\$ -	100%	\$ 95,000.00
	<b>GENERAL ITEMS TOTAL</b>			<b>\$ 310,500.00</b>	<b>\$ 310,500.00</b>		<b>\$ 310,500.00</b>		<b>\$ -</b>		<b>\$ 310,500.00</b>
<b>SANITARY SEWER</b>											
40	Connect to Existing Sewer	1	EA	\$ 2,700.00	\$ 2,700.00	1.00	\$ 2,700.00	-	\$ -	1.00	\$ 2,700.00
50	8in Sanitary Main	13	LF	\$ 171.00	\$ 2,223.00	13.00	\$ 2,223.00	-	\$ -	13.00	\$ 2,223.00
60	15in Sanitary Main	3416	LF	\$ 164.00	\$ 560,224.00	3,416.00	\$ 560,224.00	-	\$ -	3,416.00	\$ 560,224.00
70	48in Sanitary Manholes	11	EA	\$ 9,400.00	\$ 103,400.00	11.00	\$ 103,400.00	-	\$ -	11.00	\$ 103,400.00
	<b>SANITARY SEWER TOTAL</b>			<b>\$ 668,547.00</b>	<b>\$ 668,547.00</b>		<b>\$ 668,547.00</b>		<b>\$ -</b>		<b>\$ 668,547.00</b>
<b>STORM SEWER</b>											
80	Remove Existing Storm	1	LS	\$ 1,950.00	\$ 1,950.00	100%	\$ 1,950.00	0%	\$ -	100%	\$ 1,950.00
90	Relocate Existing Ditch Inlet	1	EA	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00
100	12in Concrete Pipe	181	LF	\$ 93.00	\$ 16,833.00	181.00	\$ 16,833.00	-	\$ -	181.00	\$ 16,833.00
110	C6-2 Inlet	1	EA	\$ 1,900.00	\$ 1,900.00	1.00	\$ 1,900.00	-	\$ -	1.00	\$ 1,900.00
120	Ditch Inlet	2	EA	\$ 1,950.00	\$ 3,900.00	2.00	\$ 3,900.00	-	\$ -	2.00	\$ 3,900.00
130	Combination Swale	500	SF	\$ 25.50	\$ 12,750.00	500.00	\$ 12,750.00	-	\$ -	500.00	\$ 12,750.00
140	Storm Outlet	1	EA	\$ 1,950.00	\$ 1,950.00	1.00	\$ 1,950.00	-	\$ -	1.00	\$ 1,950.00
	<b>STORM SEWER TOTAL</b>			<b>\$ 40,783.00</b>	<b>\$ 40,783.00</b>		<b>\$ 40,783.00</b>		<b>\$ -</b>		<b>\$ 40,783.00</b>
<b>WATER LINE</b>											
150	Connect to Existing Water	2	EA	\$ 1,650.00	\$ 3,300.00	2.00	\$ 3,300.00	-	\$ -	2.00	\$ 3,300.00
160	Coordinate City Provided Hot Tap	1	EA	\$ 1,125.00	\$ 1,125.00	1.00	\$ 1,125.00	-	\$ -	1.00	\$ 1,125.00
170	6in DI Pipe	79	LF	\$ 85.00	\$ 6,715.00	79.00	\$ 6,715.00	-	\$ -	79.00	\$ 6,715.00
180	8in DI Pipe	433	LF	\$ 98.00	\$ 42,434.00	433.00	\$ 42,434.00	-	\$ -	433.00	\$ 42,434.00
190	12in DI Pipe	1554	LF	\$ 136.50	\$ 212,121.00	1,554.00	\$ 212,121.00	-	\$ -	1,554.00	\$ 212,121.00
200	Valves	1	LS	\$ 47,000.00	\$ 47,000.00	100%	\$ 47,000.00	0%	\$ -	100%	\$ 47,000.00
210	Blow Off Assembly	1	EA	\$ 7,100.00	\$ 7,100.00	1.00	\$ 7,100.00	-	\$ -	1.00	\$ 7,100.00
220	Fire Hydrant	1	EA	\$ 7,000.00	\$ 7,000.00	1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00
230	6in Water Service Vault	1	EA	\$ 18,750.00	\$ 18,750.00	1.00	\$ 18,750.00	-	\$ -	1.00	\$ 18,750.00
	<b>WATER LINE TOTAL</b>			<b>\$ 345,545.00</b>	<b>\$ 345,545.00</b>		<b>\$ 345,545.00</b>		<b>\$ -</b>		<b>\$ 345,545.00</b>
<b>ROAD WORK</b>											
240	Removal of Structures and Obstructions	1	LS	\$ 18,000.00	\$ 18,000.00	100%	\$ 18,000.00	0%	\$ -	100%	\$ 18,000.00
250	Street Widening Exc and Base	19885	SF	\$ 4.50	\$ 89,482.50	19,885.00	\$ 89,482.50	-	\$ -	19,885.00	\$ 89,482.50
260	Curb and Gutter	770	LF	\$ 39.00	\$ 30,030.00	770.00	\$ 30,030.00	-	\$ -	770.00	\$ 30,030.00
270	Type C Curb	550	LF	\$ 36.50	\$ 20,075.00	550.00	\$ 20,075.00	-	\$ -	550.00	\$ 20,075.00
280	4in Sidewalk and ADA Ramps	1820	SF	\$ 12.25	\$ 22,295.00	1,820.00	\$ 22,295.00	-	\$ -	1,820.00	\$ 22,295.00
290	6in Concrete Driveway	550	SF	\$ 15.25	\$ 8,387.50	550.00	\$ 8,387.50	-	\$ -	550.00	\$ 8,387.50
300	Asphalt Paving Widening	885	TON	\$ 97.00	\$ 85,845.00	885.00	\$ 85,845.00	-	\$ -	885.00	\$ 85,845.00
310	2in Overlay	190	TON	\$ 94.00	\$ 17,860.00	190.00	\$ 17,860.00	-	\$ -	190.00	\$ 17,860.00
	<b>ROAD WORK TOTAL</b>			<b>\$ 291,975.00</b>	<b>\$ 291,975.00</b>		<b>\$ 291,975.00</b>		<b>\$ -</b>		<b>\$ 291,975.00</b>

BID ITEM #	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	CONTRACT PRICE	PREVIOUS PAY ESTIMATE		CURRENT PAY ESTIMATE		COMPLETED TO DATE	
						QTY	DOLLARS	QTY	DOLLARS	QTY	AMOUNT DUE
<b>PERMANENT TRAFFIC CONTROL AND ILLUMINATION</b>											
320	Street Lights and Conduit	1	LS	\$ 51,000.00	\$ 51,000.00	100%	\$ 51,000.00	0%	\$ -	100%	\$ 51,000.00
330	Flashing Beacon	1	LS	\$ 21,500.00	\$ 21,500.00	50%	\$ 10,750.00	50%	\$ 10,750.00	100%	\$ 21,500.00
340	Signing	1	LS	\$ 5,500.00	\$ 5,500.00	100%	\$ 5,500.00	0%	\$ -	100%	\$ 5,500.00
350	Striping	1	LS	\$ 28,500.00	\$ 28,500.00	100%	\$ 28,500.00	0%	\$ -	100%	\$ 28,500.00
	<b>PERMANENT TRAFFIC CONTROL TOTAL</b>			<b>\$ 106,500.00</b>	<b>\$ 106,500.00</b>		<b>\$ 95,750.00</b>		<b>\$ 10,750.00</b>		<b>\$ 106,500.00</b>
<b>Contract Project Total</b>											
				<b>\$ 1,763,850.00</b>	<b>\$ 1,763,850.00</b>		<b>\$ 1,753,100.00</b>		<b>\$ 10,750.00</b>		<b>\$ 1,763,850.00</b>
<b>CHANGE ORDERS</b>											
1	CO #01 - Night Work	1	LS	\$ 115,072.25	\$ 115,072.25	100%	\$ 115,072.25	0%	\$ -	100%	\$ 115,072.25
2	CO #02 - Plan Changes	1	LS	\$ 236,166.00	\$ 236,166.00	100%	\$ 236,166.00	0%	\$ -	100%	\$ 236,166.00
3	CO #03 - CR #01, CR #02 and CR #03	1	LS	\$ 589,100.15	\$ 589,100.15	91%	\$ 536,587.84	9%	\$ 52,512.32	100%	\$ 589,100.15
	CR #01 - Waterline Tie In Issues	1	LS	\$ 34,085.00	\$ 34,085.00	100%	\$ 34,085.00	0%	\$ -	100%	\$ 34,085.00
	CR #02 - Rock Excavation	188	CY	\$ 159.00	\$ 29,892.00	188.00	\$ 29,892.00	-	\$ -	188.00	\$ 29,892.00
	CR #03 - ODOT Plan Review Changes	1	LS	\$ 525,123.15	\$ 525,123.15	90%	\$ 472,610.84	10%	\$ 52,512.32	100%	\$ 525,123.15
4	CO #04 - Misc Added Items	1	LS	\$ 115,033.53	\$ 115,033.53	100%	\$ 115,033.53	0%	\$ -	100%	\$ 115,033.53
<b>Current Change Order Total</b>											
				<b>\$ 1,055,371.93</b>	<b>\$ 1,055,371.93</b>		<b>\$ 1,002,859.62</b>		<b>\$ 52,512.32</b>		<b>\$ 1,055,371.93</b>
<b>ADJUSTMENTS</b>											
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
				\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
<b>Total Adjustments as of this Estimate</b>											
				<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>Current Project Total W/Change Orders and Adj.</b>											
				<b>\$ 2,819,221.93</b>	<b>\$ 2,819,221.93</b>		<b>\$ 2,755,959.62</b>		<b>\$ 63,262.32</b>		<b>\$ 2,819,221.93</b>
<b>Total Work Completed to Date:</b>											
				\$ 1,763,850.00	\$ 1,763,850.00		\$ 1,753,100.00		\$ 10,750.00		\$ 1,763,850.00
<b>Subtotal of All Work Completed to Date:</b>											
				\$ 2,819,221.93	\$ 2,819,221.93		\$ 2,755,959.62		\$ 63,262.32		\$ 2,819,221.93
<b>Less Retainage @ 5%: NO RETAINAGE</b>											
				\$ -	\$ -		\$ -		\$ -		\$ -
<b>Subtotal:</b>											
				\$ 2,819,221.93	\$ 2,819,221.93		\$ 2,755,959.62		\$ 63,262.32		\$ 2,819,221.93
<b>Less Prior Payments:</b>											
				\$ 2,755,959.61	\$ 2,755,959.61		\$ 2,755,959.61		\$ 0.01		\$ 0.01
<b>Amount Due Previous Estimate(s):</b>											
				\$ 63,262.31	\$ 63,262.31		\$ 63,262.31		\$ -		\$ 63,262.31
<b>Amount Due This Estimate:</b>											
				\$ -	\$ -		\$ -		\$ -		\$ -
<b>Total Amount Due:</b>											
				\$ 63,262.31	\$ 63,262.31		\$ 63,262.31		\$ -		\$ 63,262.31

I, the undersigned, hereby certify that the above change is true and correct and that payment has not been received.

Appr. By:

*R.M.W.*

Emery & Sons Construction - Ryan Ward

Date:

10/25/2019

# The Boulevard Apartments - Offsite Improvements - CR #01



## Emery & Sons Construction Group

PO Box 13069  
 Sulem, OR 97309  
 Contact: Ryan Ward - ryan.ward@emeryandsons.com  
 Phone: 503.588.7576  
 Fax: 503.371.6637

Quote To: SharpCor  
 Attn: Larry Sharp  
 Email: larry@sharpcorinc.com  
 Phone: 503.581.1799

OR CCB: 221536  
 Date of Plans: 2/27/18  
 Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Modified 16x12 Hot Tap Connection	1.00	LS	3,248.00	3,248.00
20	Exploratory Excavation at 12x12 Hot Tap	1.00	LS	7,245.00	7,245.00
30	Added 12in In Line Butterfly Valve	1.00	EA	2,051.00	2,051.00
40	Modified 12x12 Hot Tap Connection	1.00	LS	14,381.00	14,381.00
50	Added 24in DI Culvert at Sta 7+40 ARV	40.00	LF	179.00	7,160.00
<b>GRAND TOTAL</b>					<b>\$34,085.00</b>

**NOTES:**

Hi Larry,

Above are the modifications made to connect the water line to the existing City of Philomath system.

**Modified 16x12 Hot Tap:** This connection required an additional 12" butterfly valve and MJ x FLG connection due to the existing line being so shallow.

**Exploratory Excavation at 12x12 Hot Tap:** This connection point ended up being 4 feet deeper and installed in a 24" steel casing. After discussions with the project team, we pot holed 15' west of the designed connection to see if we could install the hot tap there and go over the casing.

**Added 12" In Line Butterfly Valve:** Since the revised hot tap location put the valve in the bottom of the ditch, we were required to install a 12" in line butterfly valve just East of the originally designed connection point.

**Modified 12x12 Hot Tap:** Due to the relocation of the hot tap, we had to install an additional 15 LF of 12" water line, as well as numerous fittings to get up and over the casing. This also required a long sleeve connection to hook on to the line that was previously installed toward the East.

**Added 24in DI Culvert at Sta 7+40 ARV:** The design had this ARV being installed toward the bottom of the ditch. We were directed to install a 24" culvert at this location and build up the ditch to have a flat surface to install the ARV. We installed 40 LF of 24" DI pipe and built up the slope with rock and topsoil.

If you have any questions, please don't hesitate to call.

Thanks, Ryan

RECEIVED AUG 07 2018